



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
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FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

July 28, 2017

Planning – Ukiah
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor
Air Quality Management

Sonoma State University
Native Plant Society
Department of Forestry/ CalFire
Department of Fish and Wildlife
Coastal Commission
Gualala Municipal Advisory Council

Point Arena School District
South Coast Fire District
Redwood Valley Rancheria
Cloverdale Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDP_2017-0021

DATE FILED: 4/3/2017

OWNER/APPLICANT: BASTIAN/BARRY L & SUZANNE VIOL

REQUEST: After the fact permitting of two 99 ft. by 30 ft. greenhouses (6,000± sq.ft.), a pond for fire protection and agricultural uses and associated grading.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration. 15303 Class (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. 15304 Class (a) Grading on land with a slope of less than 10 percent. Class (i) Fuel management activities within 30 feet of structures to reduce the volume of flammable vegetation, provided that the activities will not result in the taking of endangered, rare, or threatened plant or animal species or significant erosion and sedimentation of surface waters.

LOCATION: The site is in the Coastal Zone, 7± miles north east of Gualala, located east of Highway 1, 1± mile north of the intersection of Iversen Road and Fish Rock Road, at 35640 Timberwood Way, Gualala (APN: 141-100-23).

STAFF PLANNER: Bill Kinser

RESPONSE DUE DATE: August 11, 2017

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

OWNER:

BARRY AND SUZANNE BASTIAN

APPLICANT:

BARRY AND SUZANNE BASTIAN

REQUEST:

After the fact permitting of two 99 feet by 30 feet greenhouses (approximately 6,000 square feet), a pond for fire protection and agricultural uses and associated grading.

LOCATION:

The site is in the Coasal Zone, approximately 7 miles north east of Gualala, located east of Highway 1, approximately 1 mile north of the intersection of Iversen Road and Fish Rock Road, at 35640 Timberwood Way, Gualala (APN: 141-100-23).

ACREAGE:

27.15 acres

GENERAL PLAN:

Rural Residential 10 acre minimum (RR10[R*])

ZONING:

Rural Residential 10 (RR10)

COASTAL ZONE: YES

EXISTING USES:

Residential and Agricultural

SUPERVISORIAL DISTRICT: 5

TOWNSHIP:

11N.

RANGE:

15W.

SECTION:

6

USGS QUAD#:

57

RELATED CASES ON SITE: F_6867 Med. H.; CE 108-0 replace well; CDP_11-2009 wind turbine (withdrawn)

RELATED CASES IN VICINITY: CDP_68-93 SFR (adjacent parcel to north)

CDMS 4-2006 (adjacent parcel to south)

CDP_79-94 SFR/garage; CDP_65-93 electric for well; CDP_34-95 SFR; CDP_5-08 SFR/guest cottage;

CDP_22-98 SFR; CDP_42-01 storage (adjacent parcel to east)

CDP_24-2012 SFR (adjacent parcel to west)

| | ADJACENT GENERAL PLAN | ADJACENT ZONING | ADJACENT LOT SIZES | ADJACENT USES |
|--------|--------------------------|--------------------|-----------------------|---------------------------------|
| NORTH: | RR10-DL | RR10-DL | 22.82 acres | Residential and Agricultural |
| EAST: | RR10 | RR10 | 4 acres | Residential and Agricultural |
| SOUTH: | RR10-DL | RR10-DL | 23 acres | Residential and Agricultural |
| WEST: | RR10 | RR10 | 20 acres | Residential and Agricultural |

REFERRAL AGENCIES:

☒Planning (Ukiah)

☒Department of Transportation

☒Environmental Health (FB)

☒Building Inspection (FB)

☐Emergency Services

☒Assessor

☐Farm Advisor

☐Agriculture Commissioner

☐Forestry Advisor

☒Air Quality Management District

☐ALUC

☐County Water Agency

☐Archaeological Commission

☒Sonoma State University

☐US Fish & Wildlife Service

☒Sherwood Valley Band of Pomo Indians

☐Russian River Flood Control/Water Conservation Improvement District

☐Trails Advisory Council

☒Native Plant Society

☐State Clearinghouse

☐Caltrans

☒CalFire

☒Department of Fish & Wildlife

☒Coastal Commission

☐RWQCB

☐Division of Mines & Geology

☐Department of Health Services

☐Department of Parks & Recreation

☐Department of Conservation

☐Soil Conservation Service

☐Army Corps of Engineers

☒Redwood Valley Rancheria

☒Cloverdale Rancheria

☐Russian River Flood Control/Water Conservation Improvement District

☐CHP

☐MTA

☐County Addresser

☐LAFCO

☒Gualala MAC

☐Laytonville MAC

☐Westport MAC

☐Sierra Club

☒Point Arena School District

☐Sewer District

☐Water District

☒South Coast Fire District

☐Community Svcs

☐City Planning

ADDITIONAL INFORMATION:

-Engineered site plans/topographic map of the pond and greenhouses required.

ASSESSOR'S PARCEL #: 141-100-23-00

PROJECT COORDINATOR: BILL M. KINSER

PREPARED BY: BILL M. KINSER

DATE: 7/6/2017

ENVIRONMENTAL DATA
(To be completed by Planner)

| | | COUNTY WIDE |
|-------------------------------------|-------------------------------------|--|
| Yes | No | |
| | NO | 1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____ |
| | NO | 2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____ |
| | NO / NO | 3. Within/Adjacent to Agriculture Preserve / Timberland Production |
| | NO | 4. Within/Near Hazardous Waste Site |
| | YES | 5. Natural Diversity Data Base Pygmy Cypress and Thin-Lobed Horkelia |
| | NO | 6. Airport CLUP Planning Area – ALUC#_____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Adjacent to State Forest/Park/Recreation Area. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Adjacent to Equestrian/Hiking Trail. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Hazard/Landslides Map |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Require Water Efficient Landscape Plan. Critical Water Resources Bedrock |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Biological Resources/Natural Area Map. Pygmy Cypress and Thin-Lobed Horkelia |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# High Fire Hazard |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Soil Type(s)/Pygmy Soils. Bishop Pine: Seaside-Rock outcrop complex, Fishrock-Iversen complex and Havensneck sandy loam |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Wild and Scenic River. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Specific Plan Area. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16. State Permitting Required/State Clearinghouse Review |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Oak Woodland Area |

| | | COASTAL ZONE |
|-------------------------------------|-------------------------------------|---|
| Yes | No | |
| | NO | 16. Exclusion Map. |
| | Critical Bedrock | 17. Coastal Groundwater Study Zone. |
| | NO | 18. Highly Scenic Area/Special Communities. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 19. Land Capabilities/Natural Hazards Map. Timberland: High Productivity |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 20. Habitats/ESHA/Resources Map. Pygmy Forest, Pygmy Vegetation, Pygmy-type Vegetation |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Appealable Area/Original Jurisdiction Map. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 22. LCP Map. Map 30: Anchor Bay |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Ocean Front Parcel (Blufftop Geology). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Adjacent to beach/tidelands/submerged land/Public Trust Land. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Noyo Harbor/Albion Harbor. |

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www.co.mendocino.ca.us/planning



| | |
|-----------------|---------------|
| Case No(s) | CDP 2017-0021 |
| CDF No(s) | |
| Date Filed | |
| Fee | |
| Receipt No. | |
| Received by | |
| Office Use Only | |

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Barry + Suzanne Bastian
Mailing Address PO Box 1404
City GOVALATA State CA Zip Code 95445 Phone 707-884-4433

PROPERTY OWNER

Name BASTIAN / Bluhm
Mailing Address PO Box 1404
City GOVALATA State CA Zip Code 95445 Phone 707-884-4433

AGENT

Name Self
Mailing Address _____
City _____ State _____ Zip Code _____ Phone _____

PARCEL SIZE

27.15 ☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

35640 TIMBERWOOD WAY

ASSESSOR'S PARCEL NUMBER(S)

PN # 141-100-23

I certify that the information submitted with this application is true and accurate.

Barry Bastian 12/31/16
Signature of Applicant/Agent Date

Barry Bastian 12/31/16
Signature of Owner Date

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. *the construction of two 99' x 30' Greenhouses and a 140' x 30' pond for agriculture and fire protection. To be accomplished in the burn area from fire 3 years ago June 10th 2013. DIRT road thru burn area to Greenhouses. Grading for project accomplished with the fire clean up.*

2. If the project is residential, please complete the following:

| TYPE OF UNIT | NUMBER OF STRUCTURES | SQUARE FEET PER DWELLING UNIT |
|--|----------------------|-------------------------------|
| <input type="checkbox"/> Single Family | <i>N/A</i> | _____ |
| <input type="checkbox"/> Mobile Home | | _____ |
| <input type="checkbox"/> Duplex | | _____ |
| <input type="checkbox"/> Multifamily | | _____ |

If Multifamily, number of dwelling units per building: _____

3. If the project is commercial, industrial, or institutional, complete the following: *DOCUMENT ATTACHED*

Total square footage of structures: *Greenhouses 6,000 sq feet*
 Estimated employees per shift: *We have an UNINCORPORATED*
 Estimated shifts per day: *NON-PROFIT ASSOCIATION*
 Type of loading facilities proposed: *SENIOR CITIZEN COLLECTIVE*

4. Will the proposed project be phased? ☒ Yes ☐ No
 If Yes, explain your plans for phasing. *Greenhouses in place. awaiting permits. Pond is partially constructed was found as result of fire. Desire to enlarge for agriculture and fire protection for subdivision. Last would be creation of Orchard and Garden Area in burned area. It would be an on-going creation.*

5. Are there existing structures on the property? ☒ Yes ☐ No
If yes, describe below and identify the use of each structure on the plot plan.

1. MAIN DWELLING
2. STUDIO / OFFICE
3. WATER TOWER
4. Green houses
5. POND AREA

6. Will any existing structures be demolished? ☐ Yes ☒ No
Will any existing structures be removed? ☐ Yes ☒ No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure 13 feet. 14'2"

8. Lot area (within property lines): 27.15 ☒ square feet ☐ acres

9. Lot Coverage:

| | EXISTING | NEW PROPOSED | TOTAL |
|-------------------|-------------------------------|------------------------------|-----------------------------|
| Building coverage | <u>6,202</u> square feet | <u>6,000</u> square feet | <u>12,202</u> square feet |
| Paved area | <u>NA</u> square feet | <u>NA</u> square feet | <u>NA</u> square feet |
| Landscaped area | <u>4,416</u> square feet | <u>130,680</u> square feet | <u>135,096</u> square feet |
| Unimproved area | <u>(1172,036)</u> square feet | <u>1,035,356</u> square feet | <u>6035.356</u> square feet |

GRAND TOTAL: 1,182,654 square feet
(Should equal gross area of parcel)

10. Gross floor area: _____ square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

| Number of Spaces | Existing | Proposed | Total |
|------------------------------|----------|--------------------------|------------------------------|
| Number of covered spaces | | <u>4 STUDIO / OFFICE</u> | Size <u>APPROX 20' X 12'</u> |
| Number of uncovered spaces | | <u>2 FRONT OF HOUSE</u> | Size <u>20 X 12'</u> |
| Number of standard spaces | | <u>NA</u> | Size _____ |
| Number of handicapped spaces | | <u>NA</u> | Size _____ |

There are many undeveloped areas where one could park
Studio / Office 992 SFT
Tower 96 SFT
Green House 6,000 SFT
3 ag structures - APPX - 3,264
HOUSE 1850
ACRE - 1 = 43,560 SFT
27.15 = 1,182,654

12. Utilities will be supplied to the site as follows:

A. Electricity

☒ Utility Company (service exists to the parcel).

☐ Utility Company (requires extension of services to site: _____ feet _____ miles)

☐ On Site generation, Specify: _____

☐ None

B. Gas

☒ Utility Company/Tank

☐ On Site generation, Specify: _____

☐ None

C. Telephone: ☒ Yes

☐ No

13. Will there be any exterior lighting? ☐ Yes ☒ No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

14. What will be the method of sewage disposal?

☐ Community sewage system, specify supplier _____

☒ Septic Tank

☐ Other, specify _____

15. What will be the domestic water source?

☐ Community water system, specify supplier _____

☒ Well

☐ Spring

☒ Other, specify Rain fed Pond

16. Is any grading or road construction planned? ☒ Yes ☐ No

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.). Moderate slope / completed

For grading and road construction, complete the following:

A. Amount of cut: 325 cubic yards

B. Amount of fill: 60-80 cubic yards

C. Maximum height of fill slope: 3" to 5" feet

D. Maximum height of cut slope: 1-2.5 feet feet

E. Amount of import or export: none cubic yards

F. Location of borrow or disposal site: none

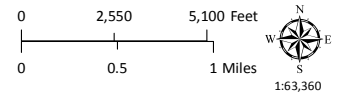
| | | |
|-----|---|--|
| 17. | Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: | <i>all was removed by fire</i> |
| 18. | Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring may be required. | |
| 19. | Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.) | |
| 20. | Will the development provide public or private recreational opportunities? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: | <i>Pond for swimming and fish</i> |
| 21. | Is the proposed development visible from: | <i>area is 2 1/2 miles east of Hy 1 @ 1350 elevation</i> |
| | A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 22. | Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: | |
| 23. | Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes? | |
| | A. Diking <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| | Amount of material to be dredged or filled? _____ cubic yards. | |
| | Location of dredged material disposal site: _____ | |
| | Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

If you need additional room to answer any question, attach additional sheets.



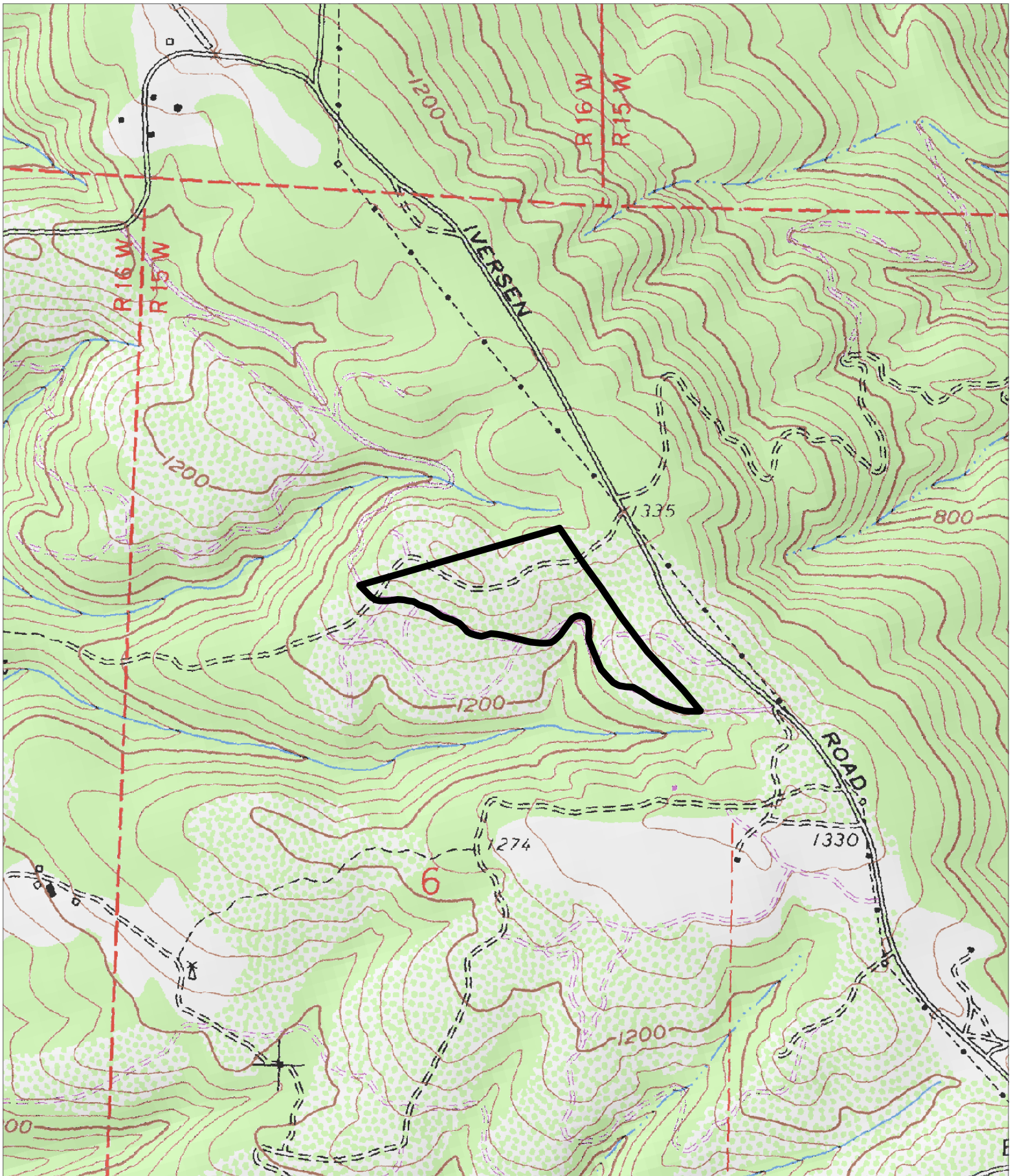
CASE: CDP 2017-0021
 OWNER: **BASTIAN, Barry & Suzanne**
 APN: 141-100-23
 APLCT: Barry & Suzanne Bastian
 AGENT:
 ADDRESS: 35640 Timberwood Way, Gualala

- Major Towns & Places
- Major Roads
- California Counties
- Highways

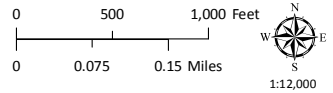


LOCATION MAP

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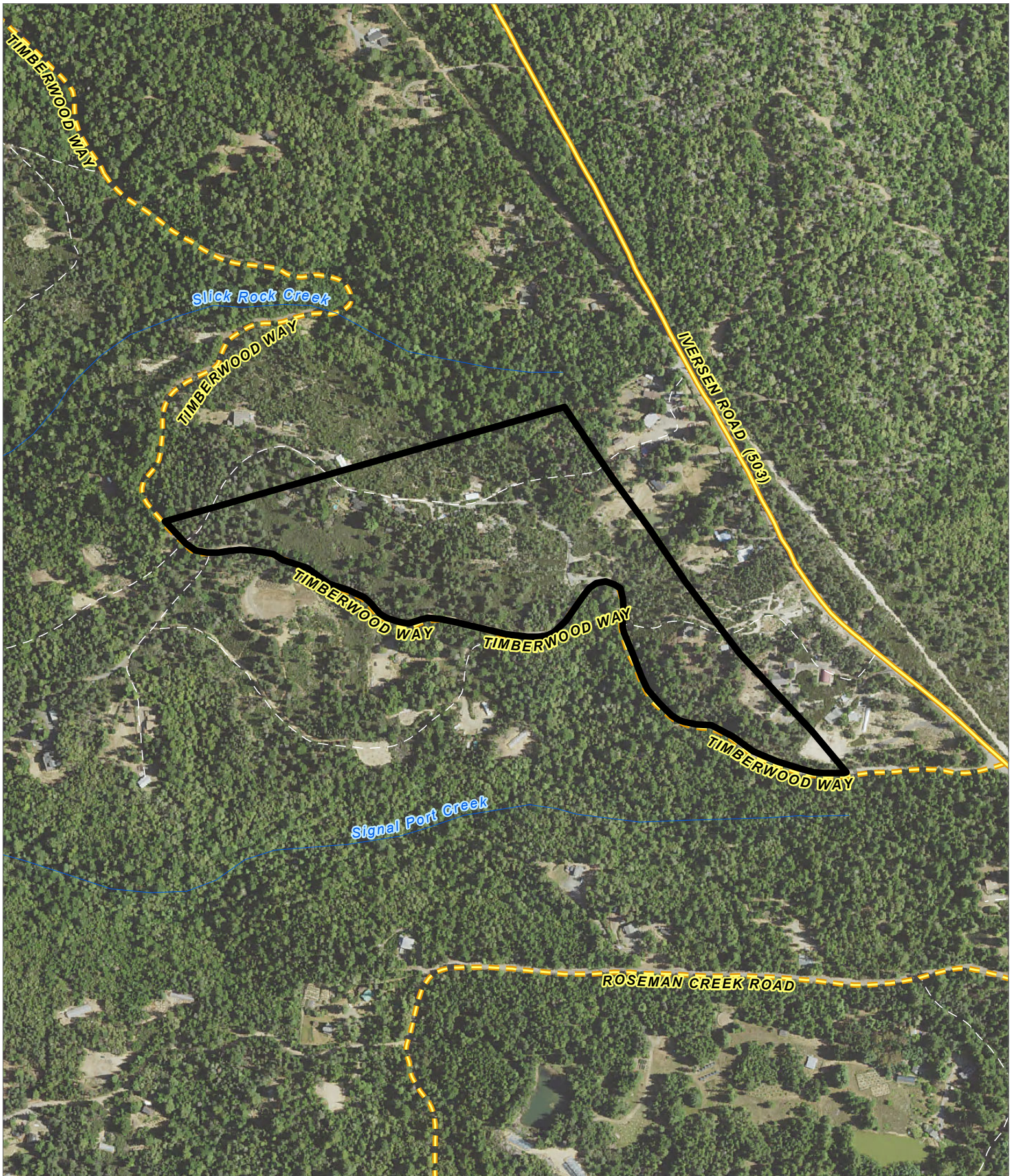


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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

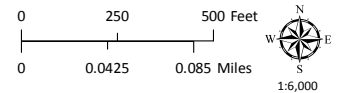
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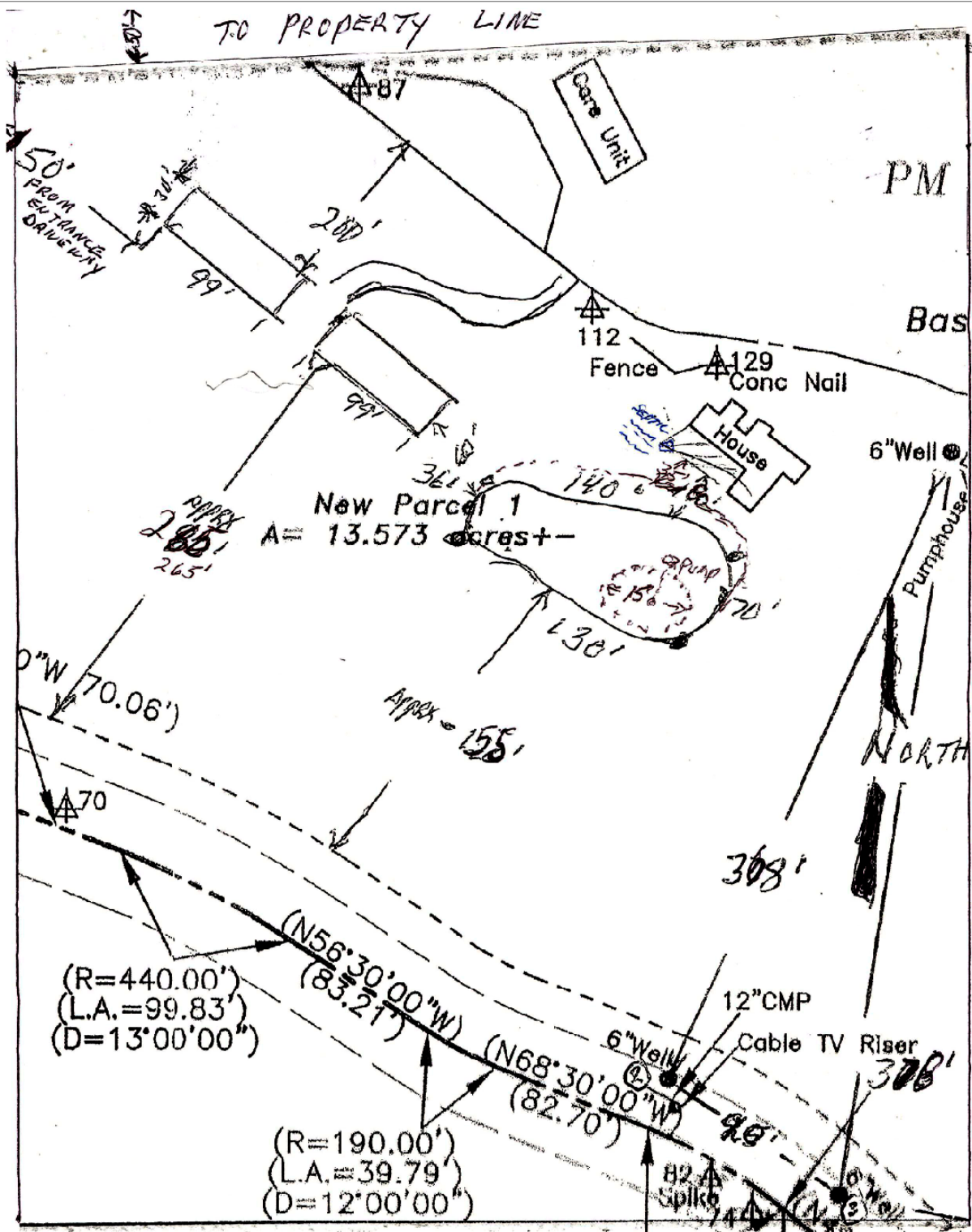
 Named Rivers
 Public Roads
 Private Roads

 Driveways/Unnamed Roads



AERIAL IMAGERY

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BASTIAN/Bluhm
 35640 TIMBERWOOD WAY
 GUALALA, CA 95445
 PN# 141-100-23

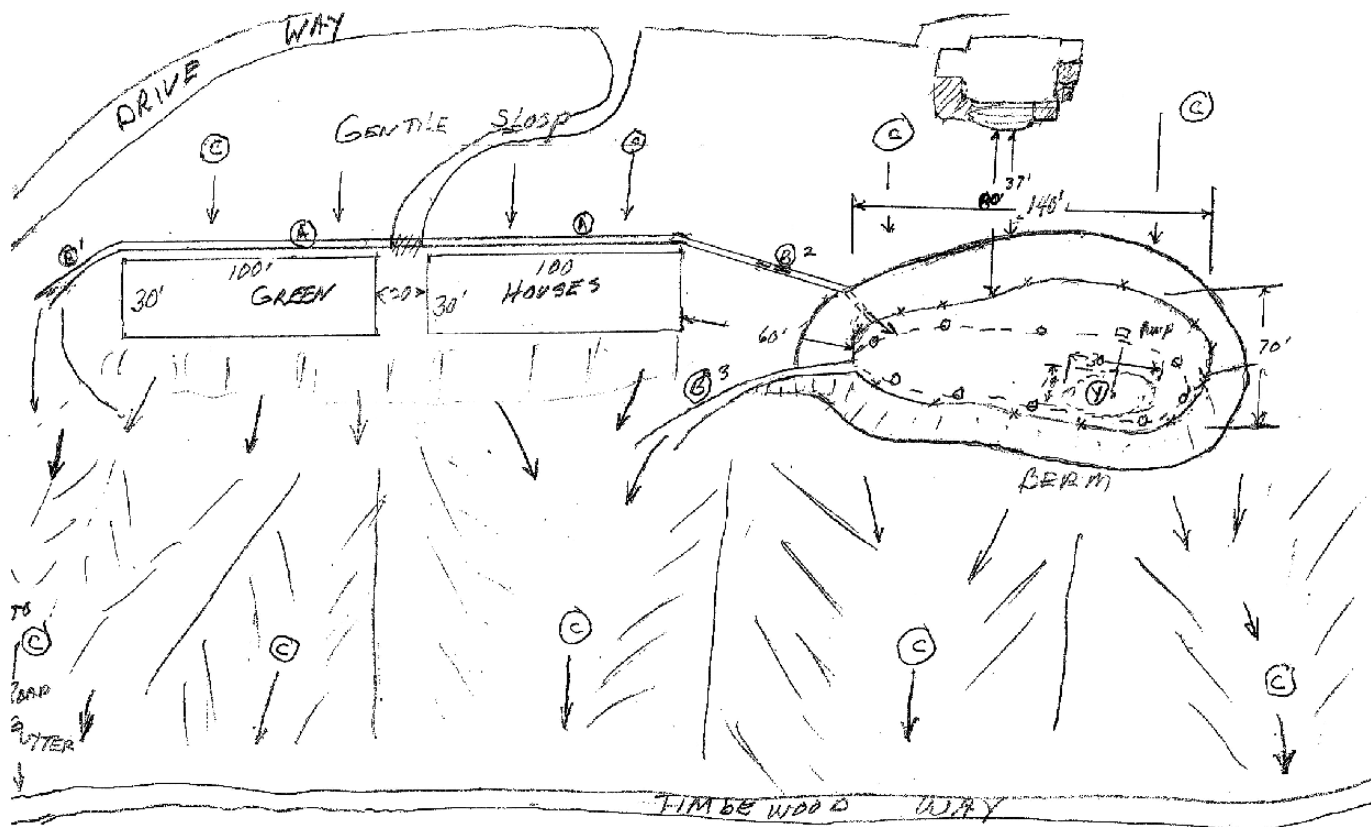
Map #3
 IN SET

CASE: CDP 2017-0021
 OWNER: BASTIAN, Barry & Suzanne
 APN: 141-100-23
 APLCT: Barry & Suzanne Bastian
 AGENT:
 ADDRESS: 35640 Timberwood Way, Gualala

NO SCALE

SITE PLAN

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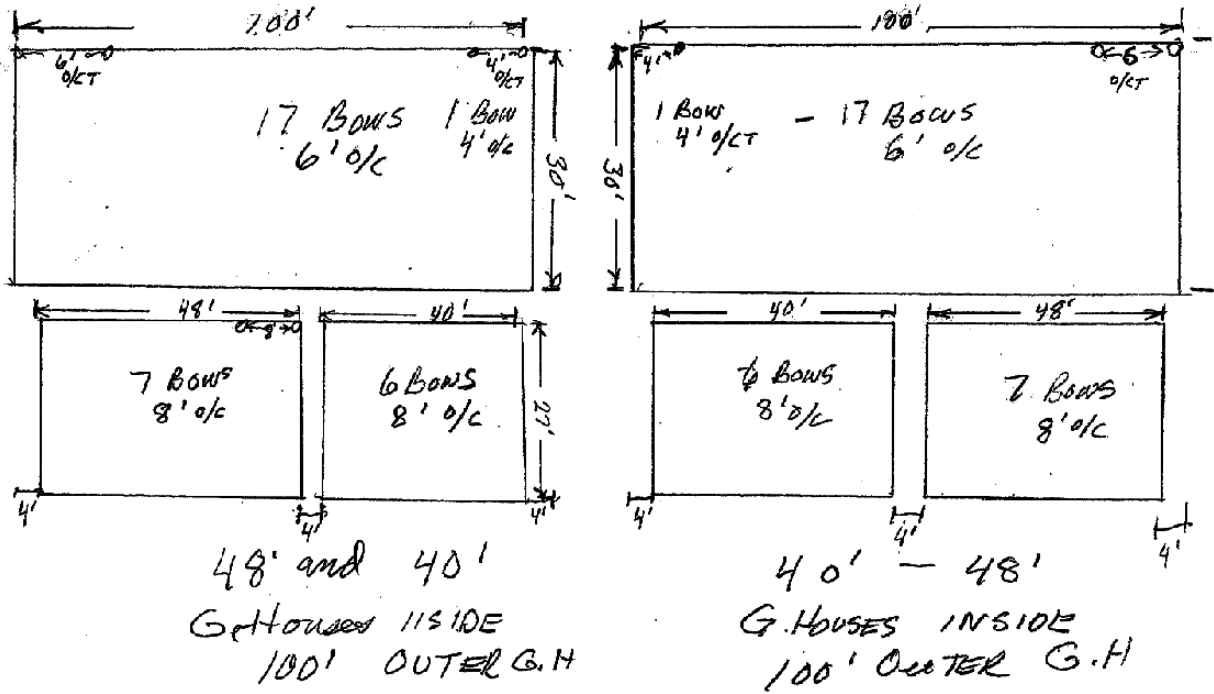
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NO SCALE

PLOT PLAN

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CONSTRUCTION PLANS FOR 30 X 97 GREENHOUSE



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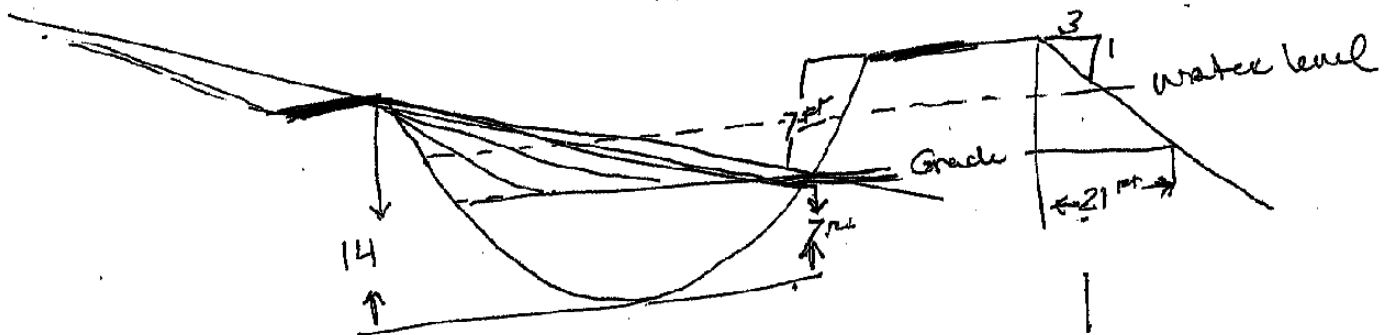
NO SCALE

GREENHOUSE PLANS

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#1
BASTIAN 1 Blg h m
35640 TIMBER WOOD WAY
GUALALA, CA 95445
PN# 141-100-23

POND EXEMPTION

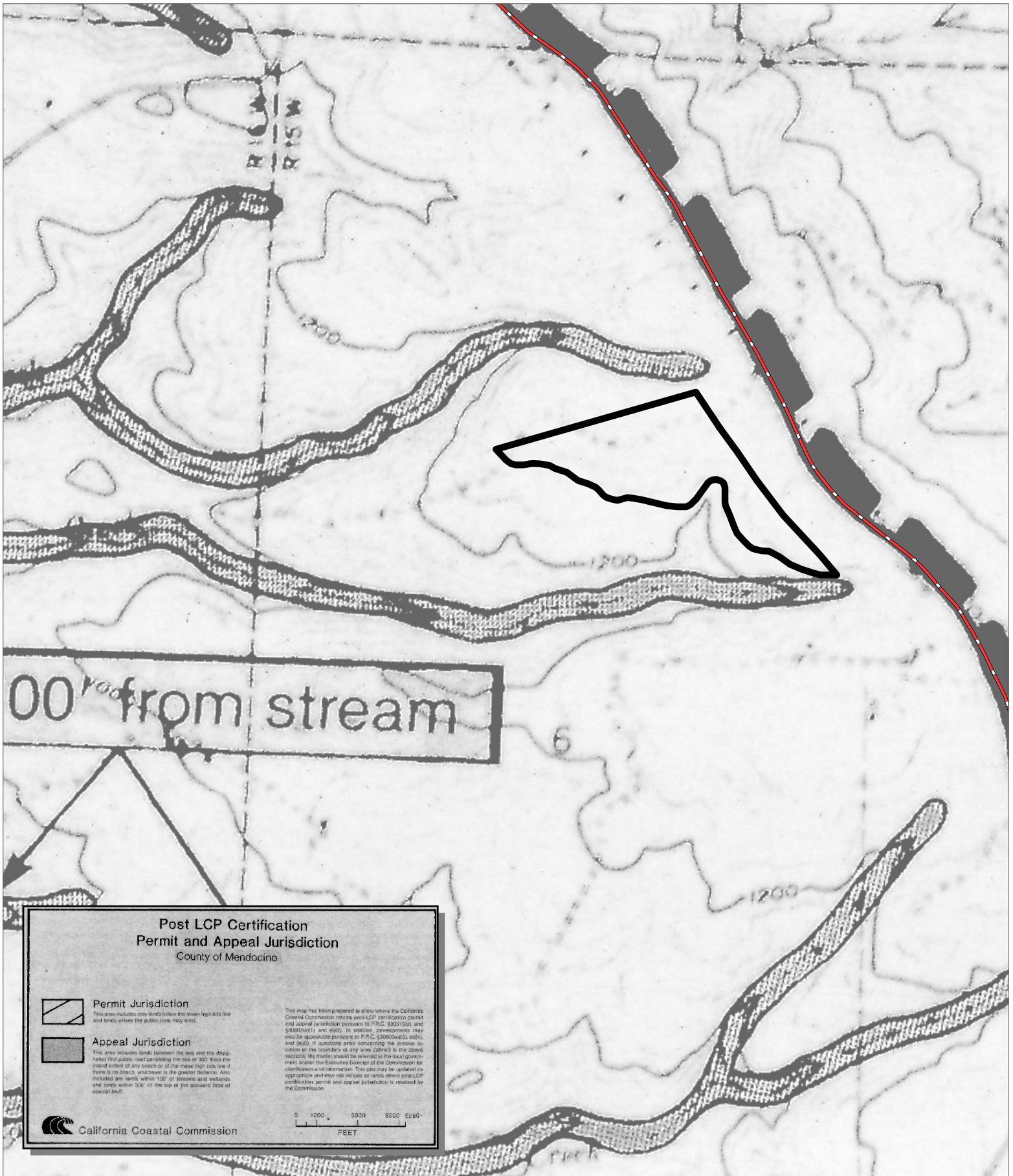


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NO SCALE

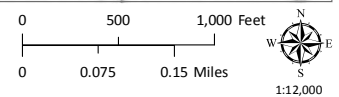
POND EXEMPTIONS

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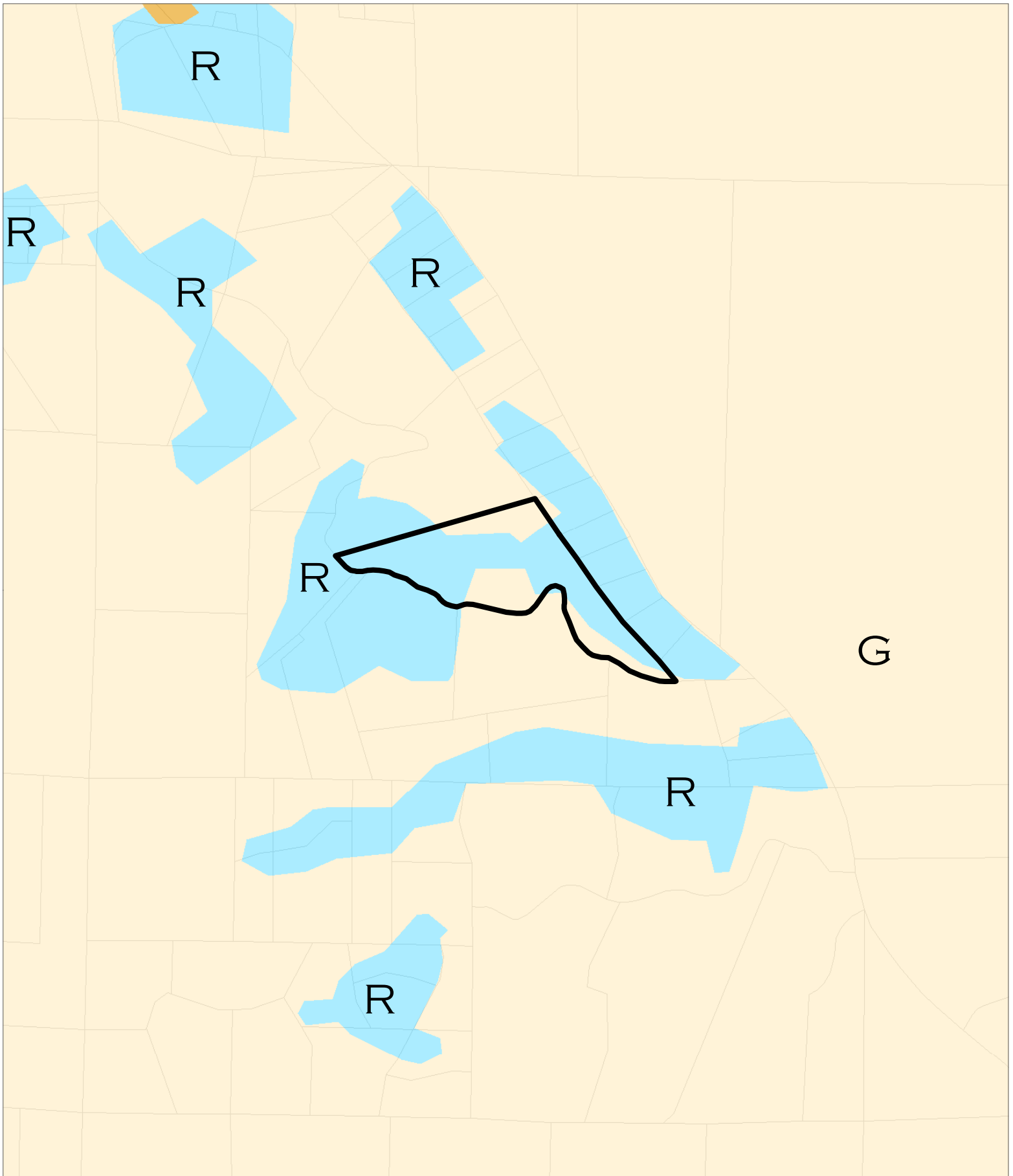
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— Coastal Zone Boundary





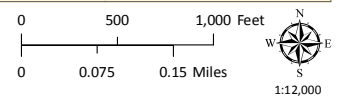
APPEALABLE AREAS

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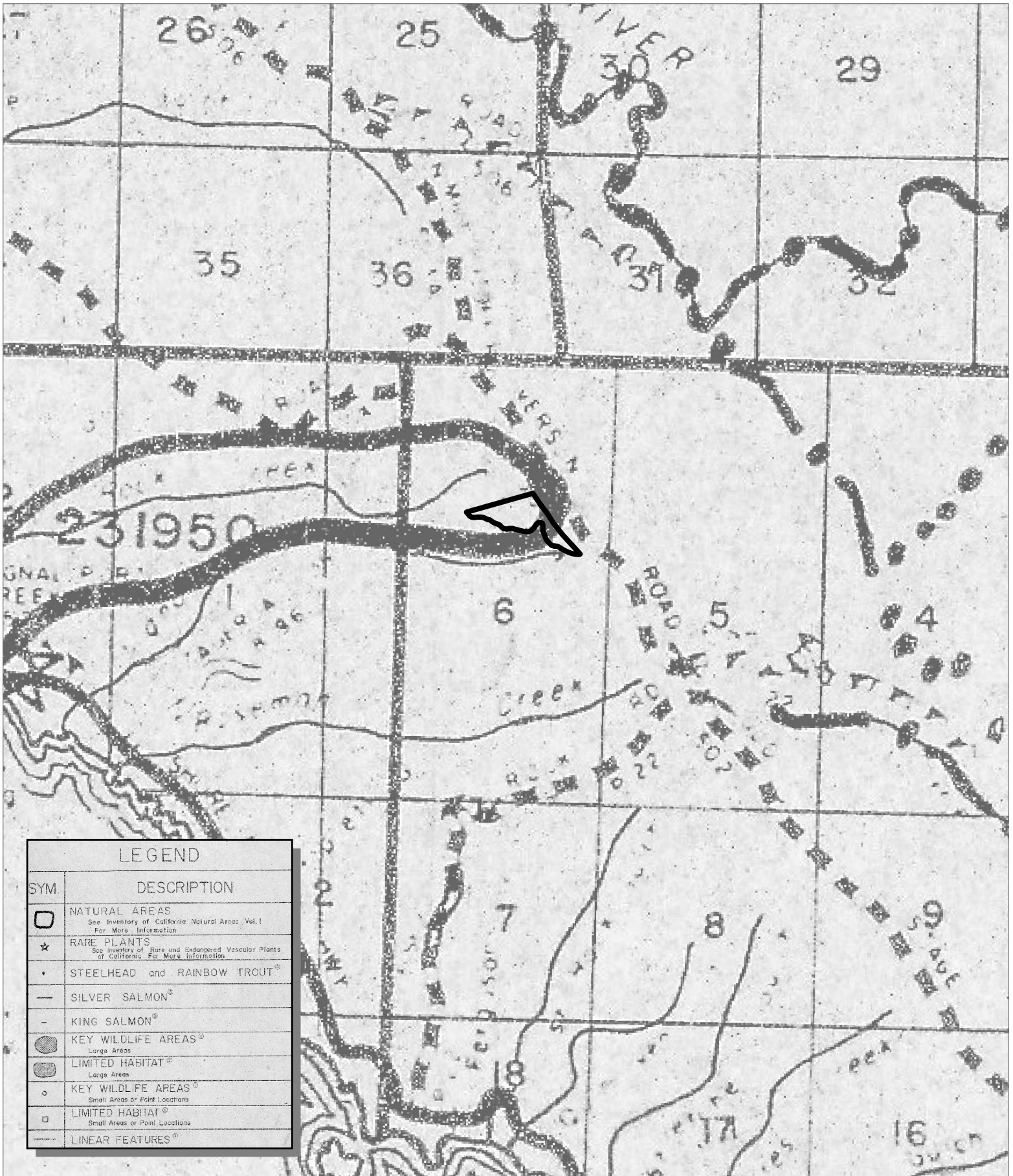
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-  Grazing Land (G)
-  Rural Residential & Rural Commercial (R)
-  Semi-Ag & Rural Commercial (sAC)



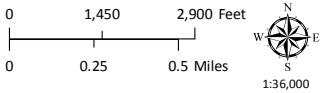
IMPORTANT FARMLAND

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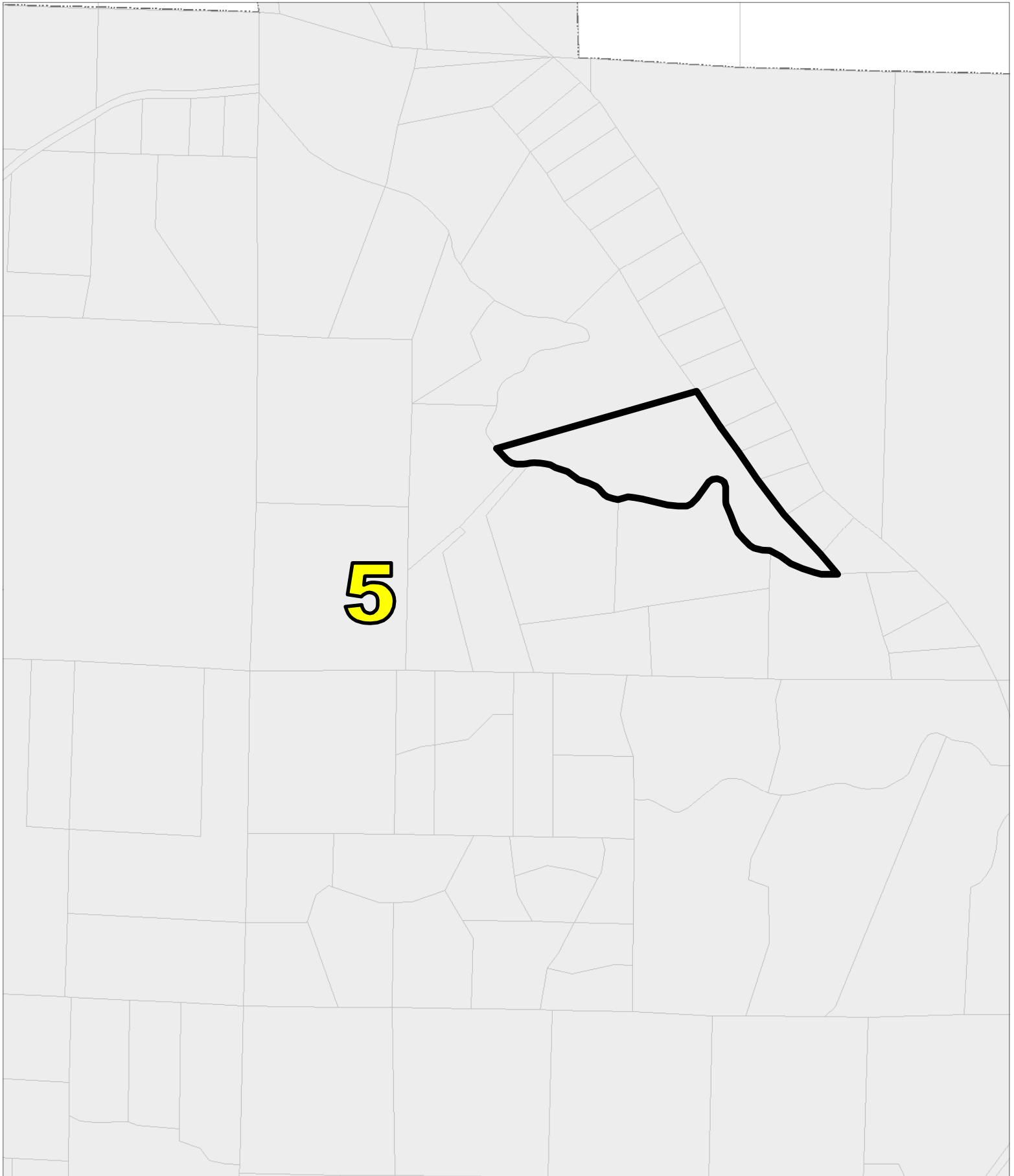
| LEGEND | |
|--------|--|
| SYM. | DESCRIPTION |
| | NATURAL AREAS <small>See Inventory of California Natural Areas, Vol. I For More Information</small> |
| | RARE PLANTS <small>See Inventory of Rare and Endangered Vascular Plants of California, For More Information</small> |
| | STEELHEAD and RAINBOW TROUT® |
| | SILVER SALMON® |
| | KING SALMON® |
| | KEY WILDLIFE AREAS® <small>Large Areas</small> |
| | LIMITED HABITAT® <small>Large Areas</small> |
| | KEY WILDLIFE AREAS® <small>Small Areas or Point Locations</small> |
| | LIMITED HABITAT® <small>Small Areas or Point Locations</small> |
| | LINEAR FEATURES® |

CASE: CDP 2017-0021
 OWNER: BASTIAN, Barry & Suzanne
 APN: 141-100-23
 APLCT: Barry & Suzanne Bastian
 AGENT:
 ADDRESS: 35640 Timberwood Way, Gualala





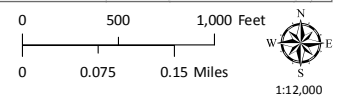
BIOLOGICAL RESOURCES

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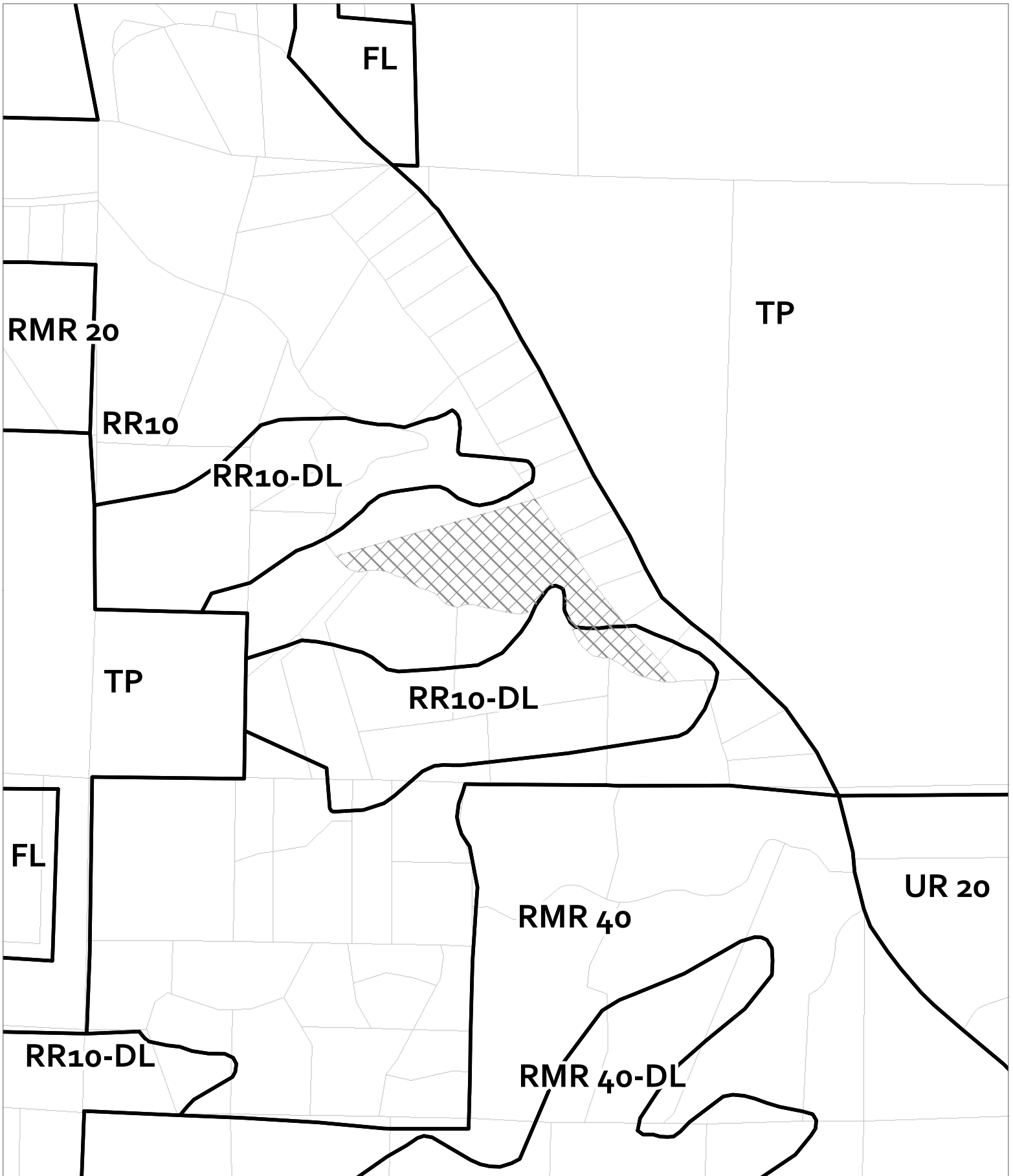
CASE: CDP 2017-0021
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 Supervisorial Districts 2010
 Gualala MAC

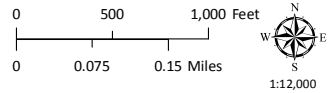



MISC

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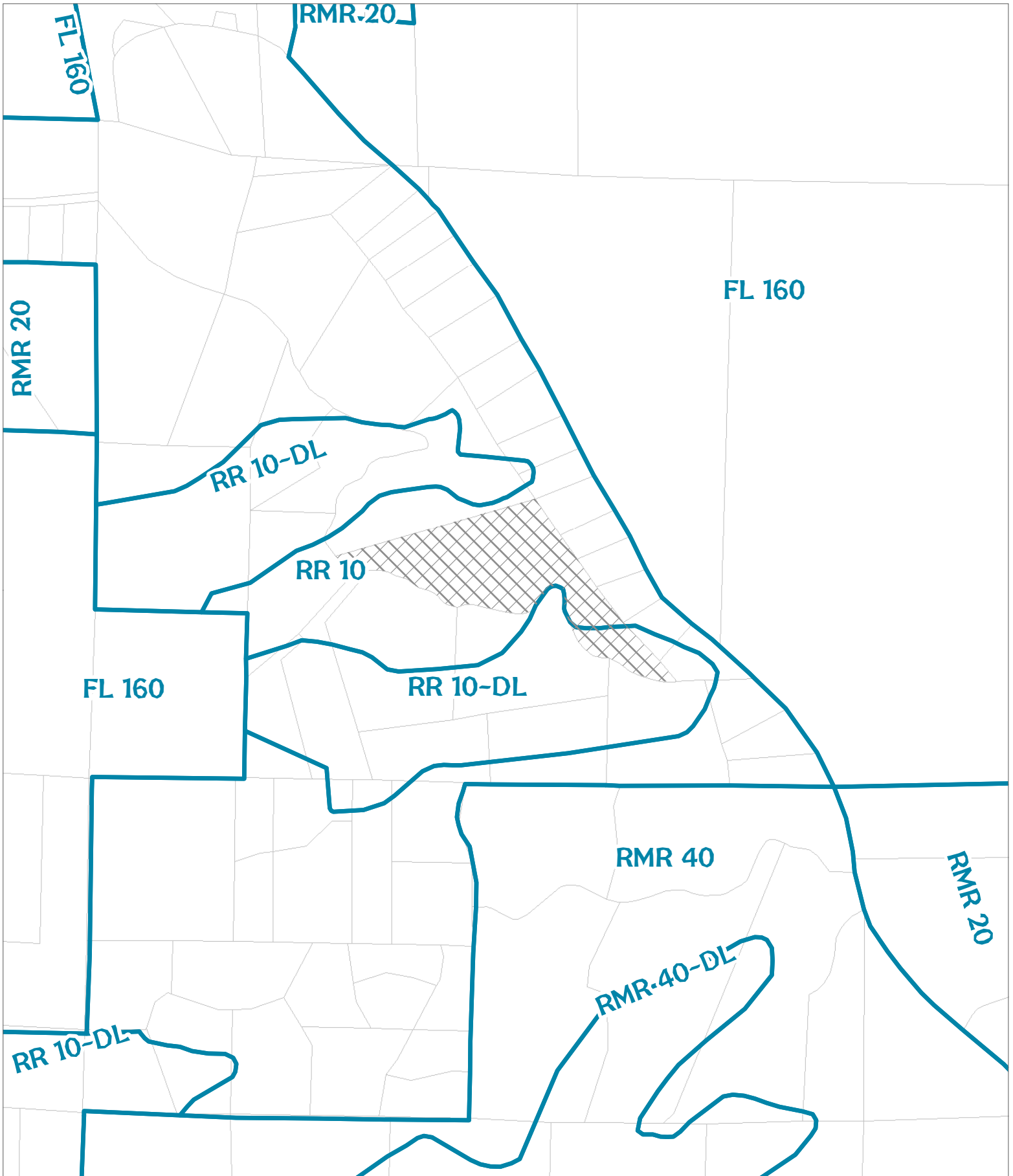
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 Zoning Districts

ZONING DISPLAY MAP

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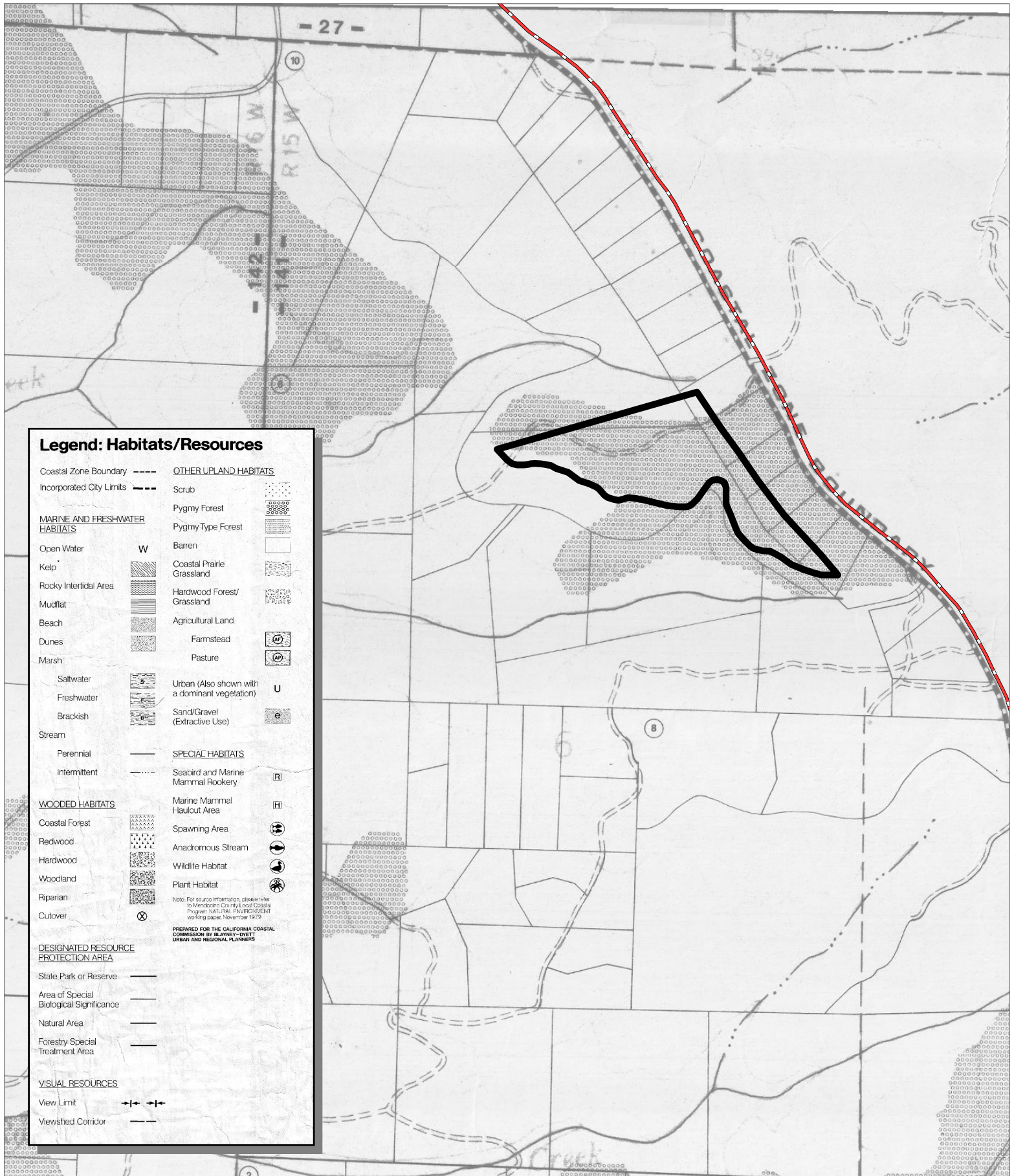


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 General Plan Classes

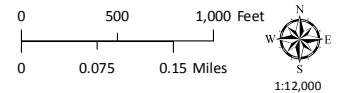
GENERAL PLAN CLASSIFICATIONS

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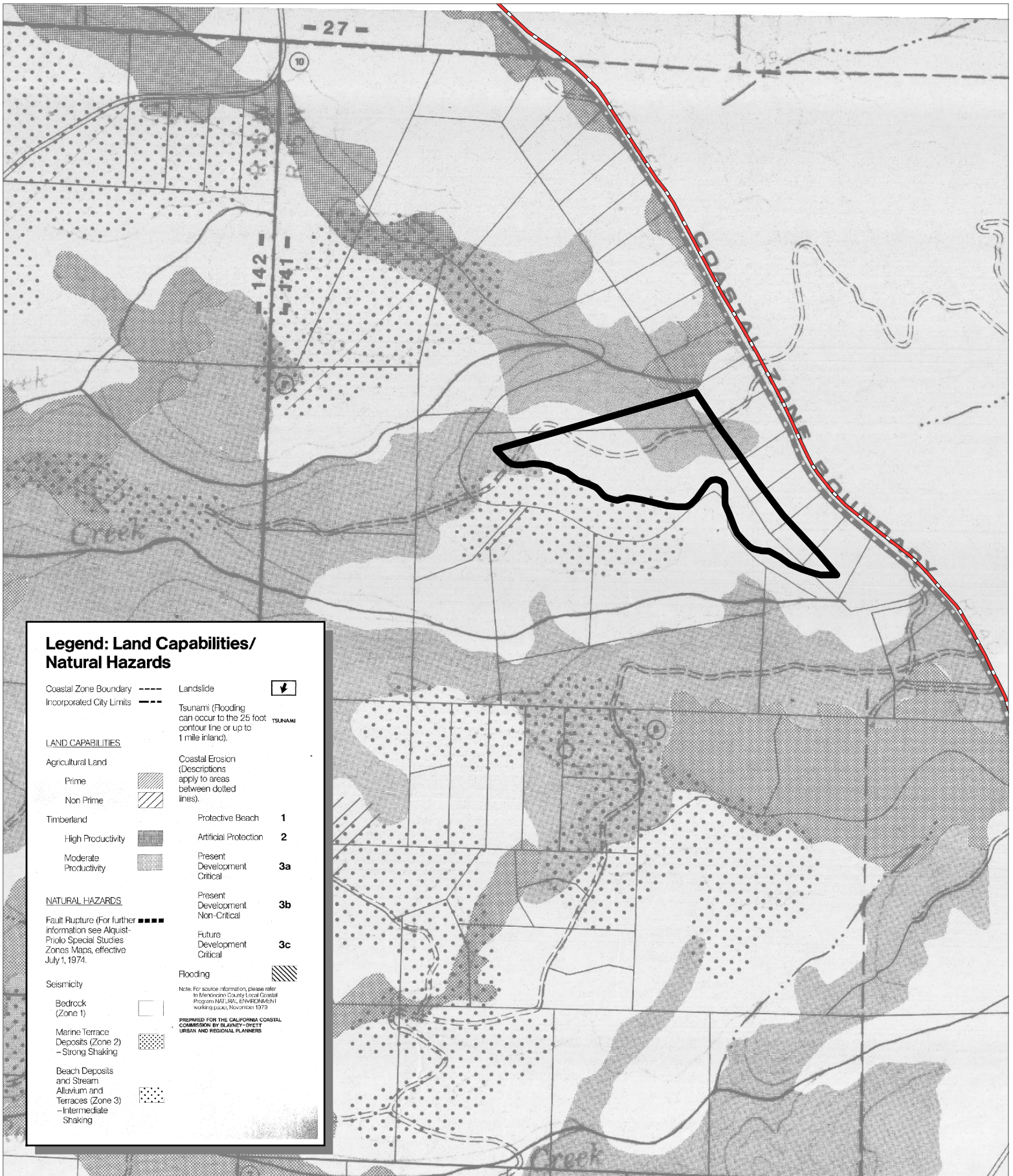
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Coastal Zone Boundary



LCP HABITATS & RESOURCES

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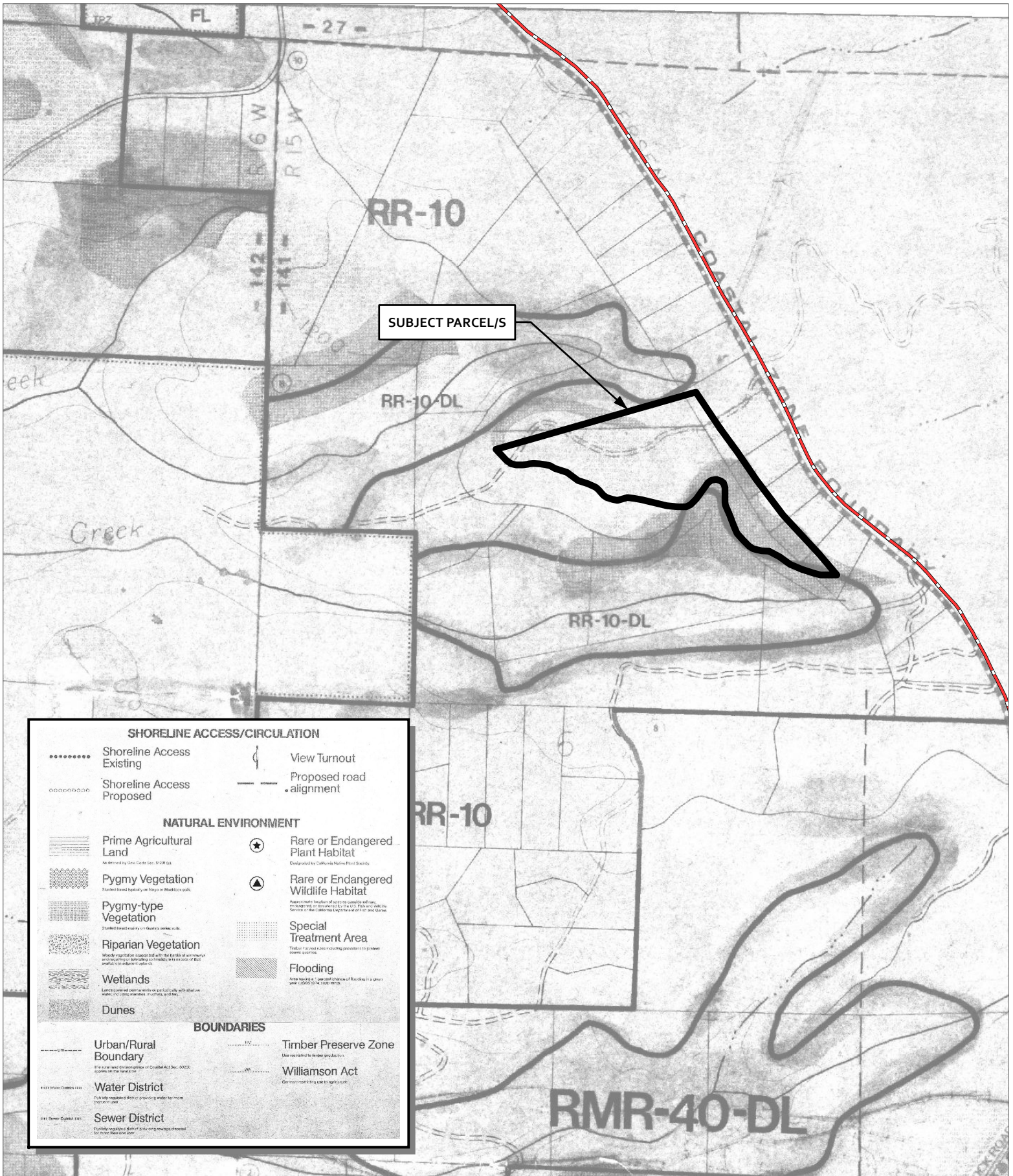


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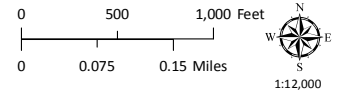
Coastal Zone Boundary

LCP LAND CAPABILITIES & NATURAL HAZARDS

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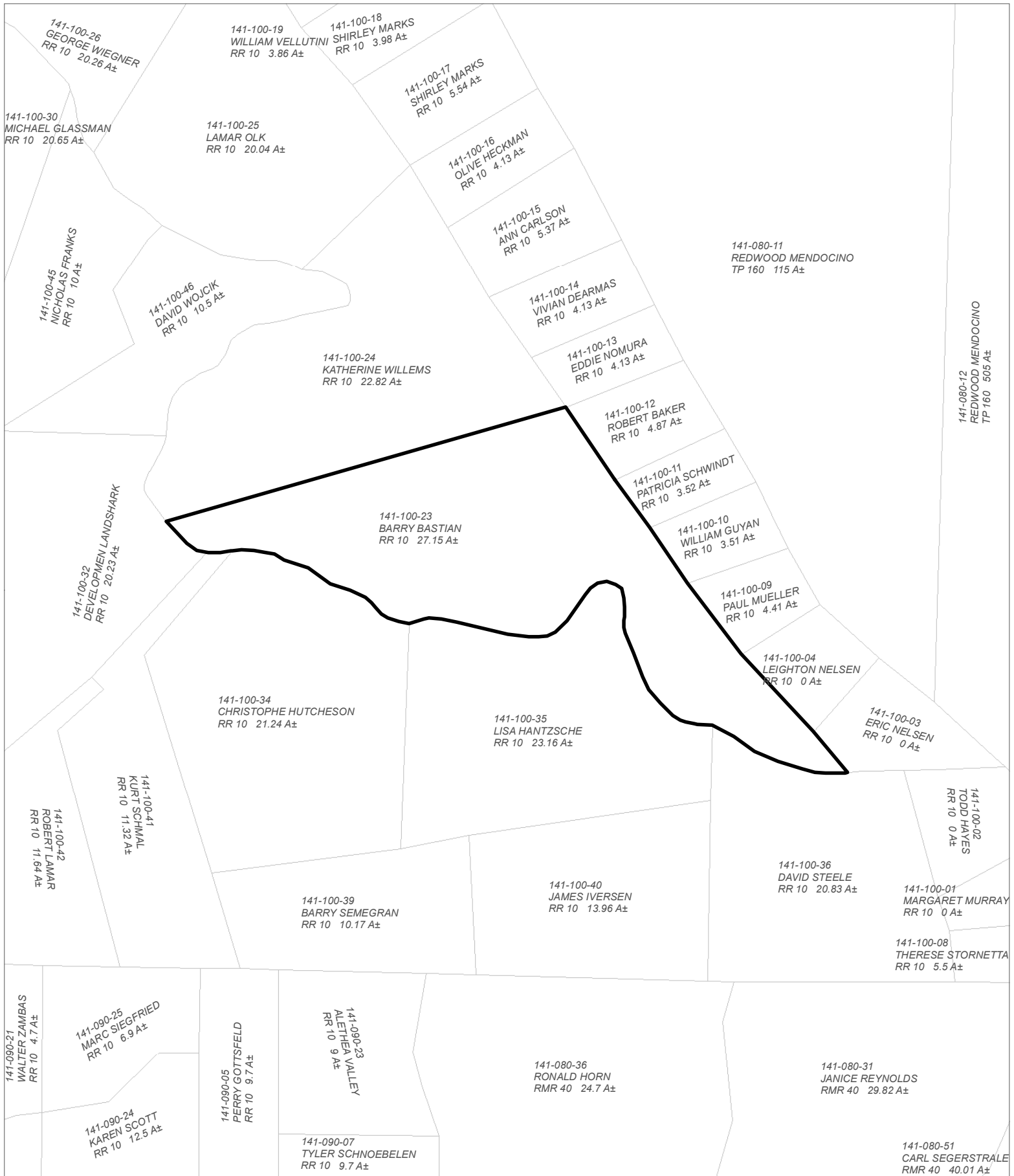


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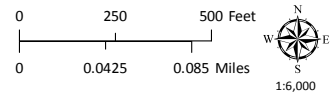


LCP LAND USE MAP 30: ANCHOR BAY

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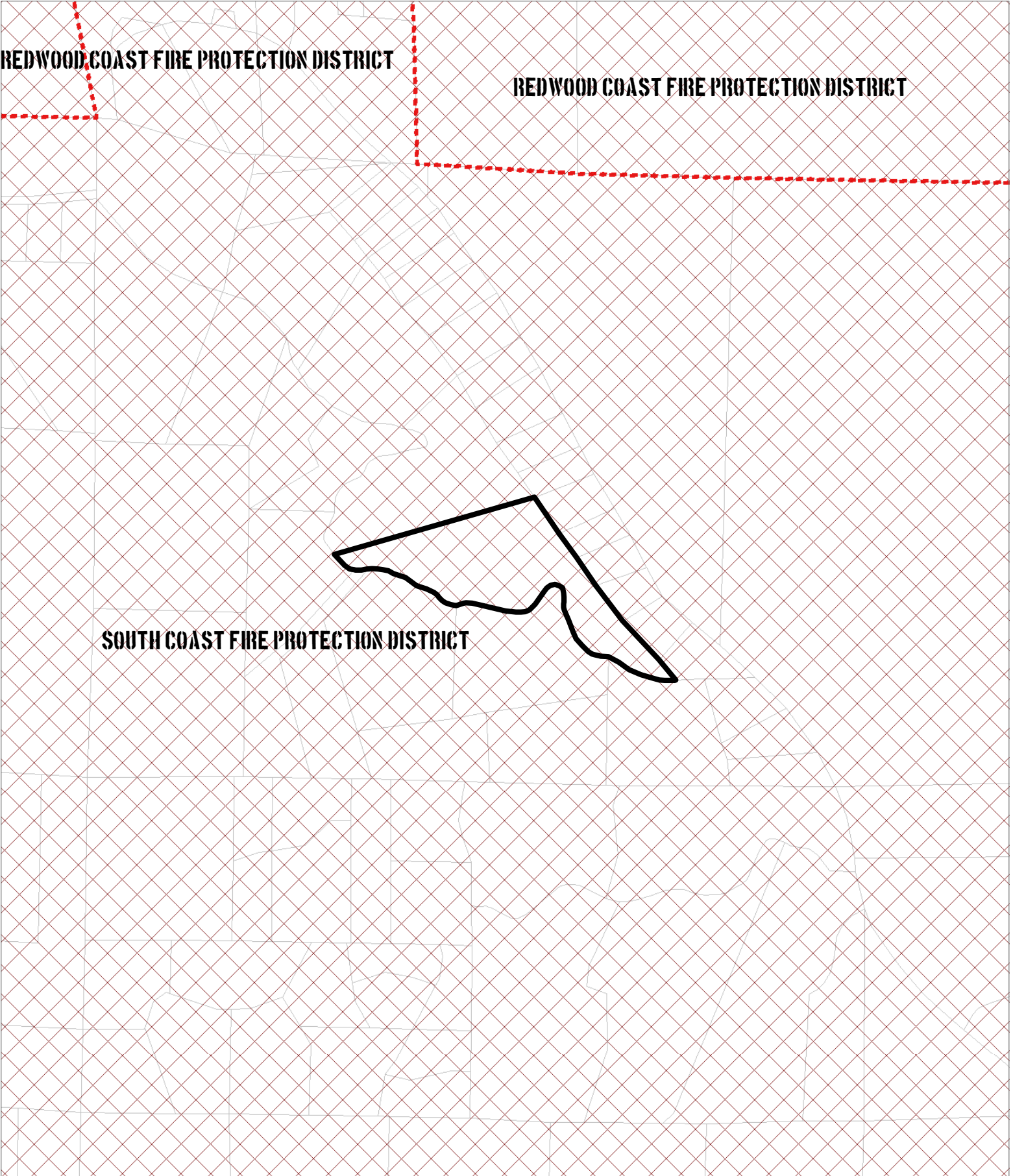


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ADJACENT PARCELS

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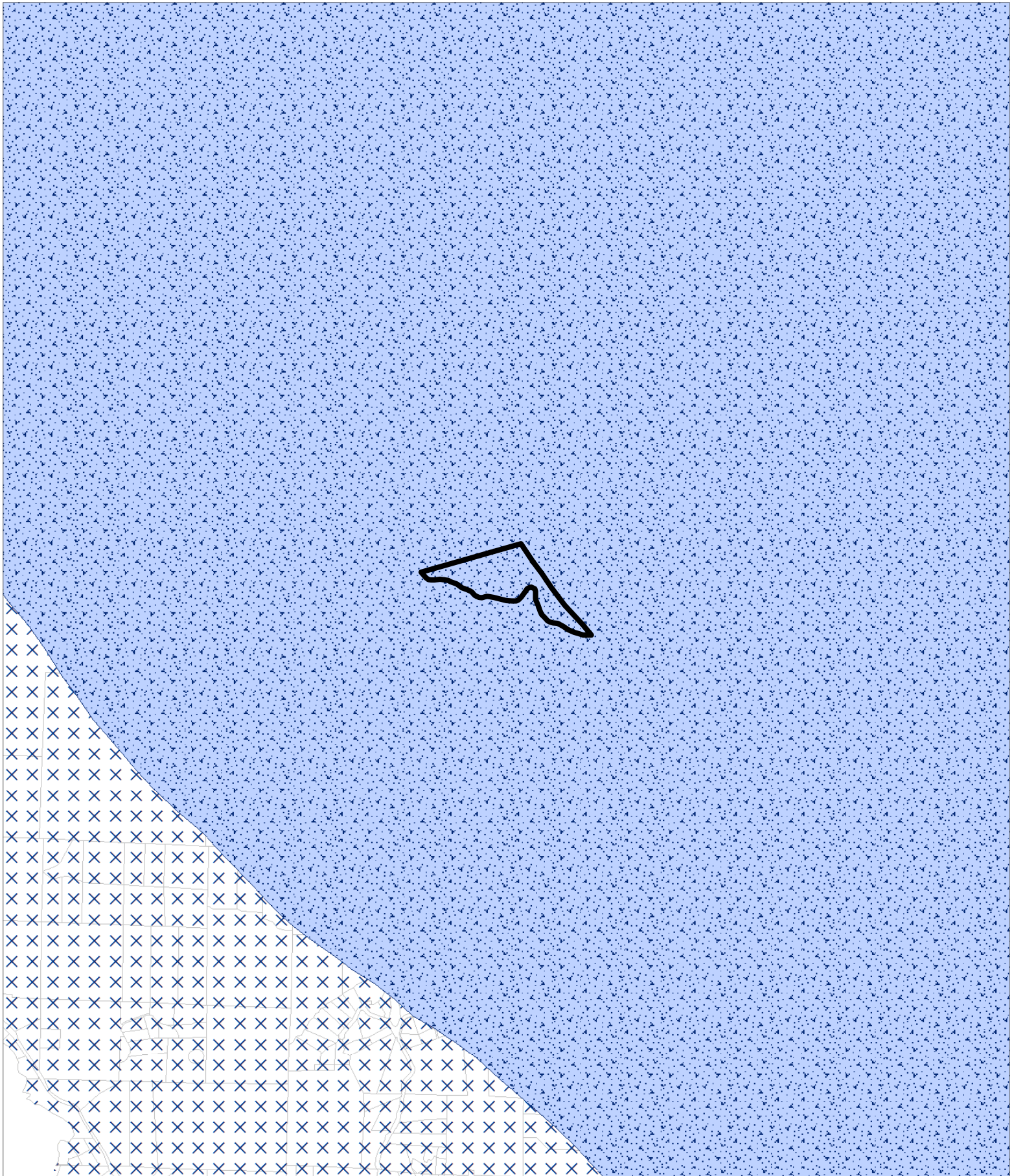


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 County Fire Districts
 High Fire Hazard

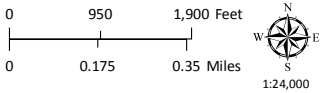
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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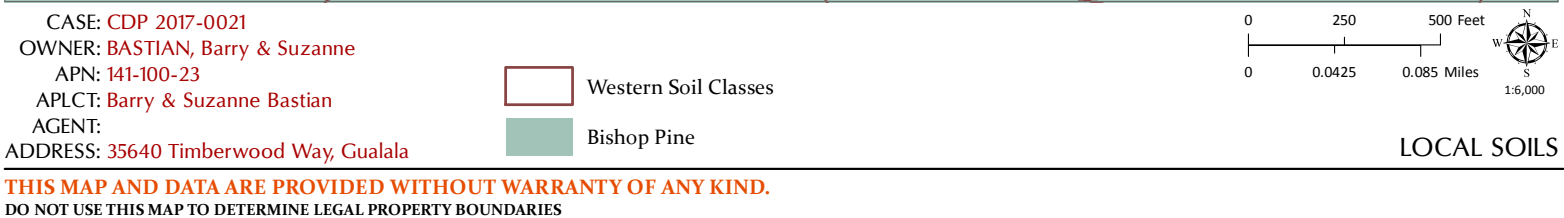
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× × × Critical Water Areas
✓ ✓ ✓
Critical Water Resources Bedrock



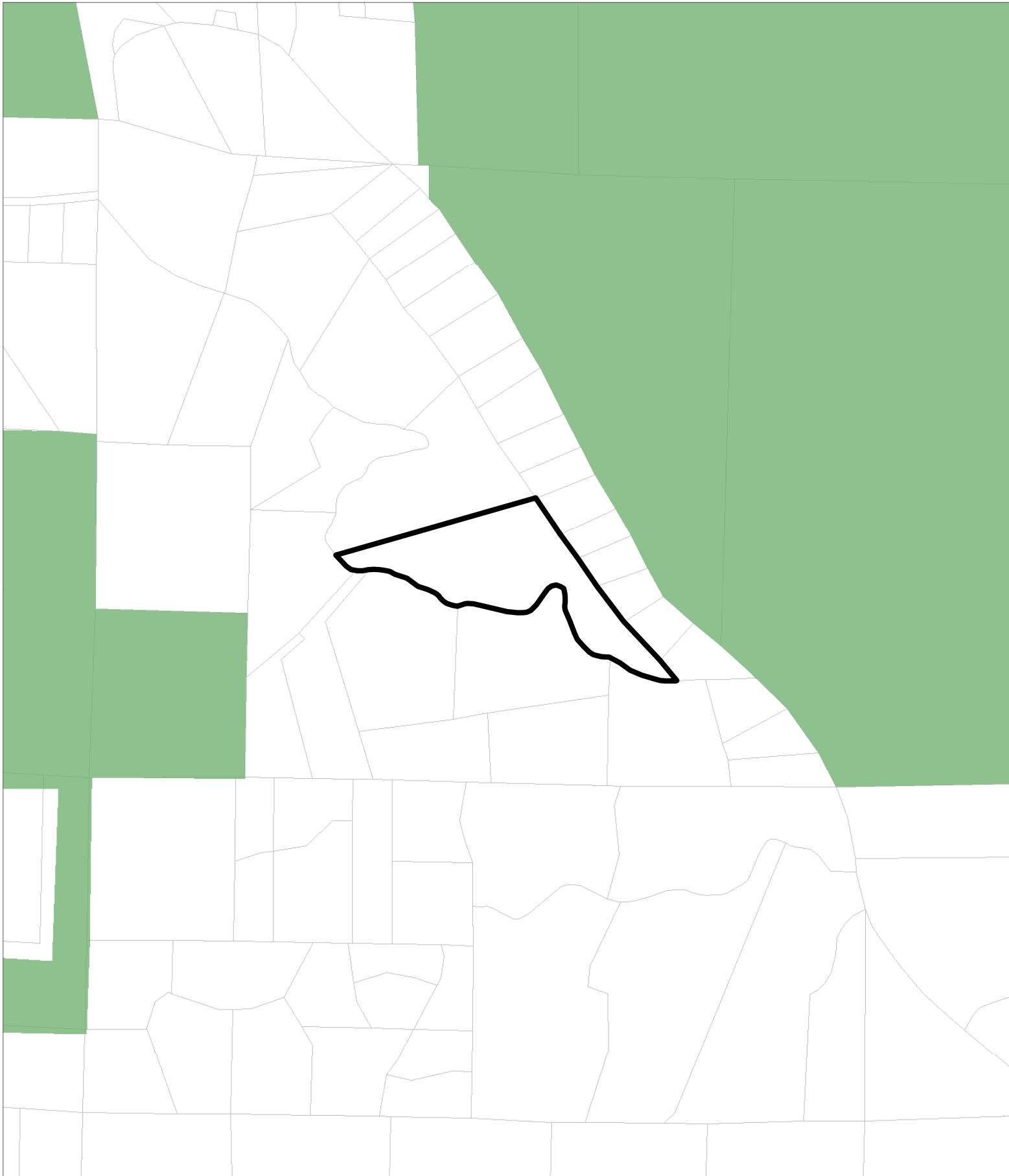
GROUND WATER RESOURCES

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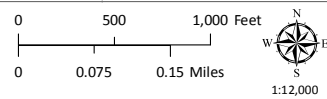
LOCAL SOILS

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 TPZ 2015



TIMBER PRODUCTION ZONES

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