



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
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

April 11, 2018

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

Redwood Valley Rancheria
State Clearinghouse
Department of Forestry/ CalFire
Department of Fish and Wildlife
Coastal Commission
Cloverdale Rancheria

Sherwood Valley Band of Pomo Indians
County Addresser
MCC Sewer
Mendocino Fire District
Sonoma State University

CASE#: CDP_2018-0001

DATE FILED: 1/16/2018

OWNER: KENNEBUNK PORT FAMILY TRUST

APPLICANT: SCHMITT ROBERT & MACKENZIE SKYE

AGENT: THOMAS THOMSON

REQUEST: A Standard Coastal Development Permit to construct a 1484 sq. ft. single family residence

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the town of Mendocino, located at 45020 Ukiah St. (407F), Mendocino (APN: 119-234-11).

STAFF PLANNER: Debra Bieber

RESPONSE DUE DATE: April 25, 2018

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:

Kennebunk Port Family Trust

APPLICANT:

SCHMITT ROBERT & Mackenzie Skye

AGENT:

Thomas Thomson

REQUEST:

A Standard Coastal Development Permit to construct a 1484 sqft Single Family Residence.

LOCATION:

In the town of Mendocino, at 45020 Ukiah Street(407F), Mendocino, APN: 119-234-11.

ACREAGE:

0.28

GENERAL PLAN:

MU:U

ZONING:

MMU:12K

COASTAL ZONE:

YES

EXISTING USES:

Residential and commercial

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

30

RANGE:

R 18 W

SECTION:

T 17 N

USGS QUAD#:

42

RELATED CASES ON SITE: MHRB #03-18.

RELATED CASES IN VICINITY:

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	MU	MMU	12K	MMU
EAST:	MU, C	MMU	.28 Acres	MMU
SOUTH:	C	MC	12K	MC
WEST:	MU	MMU	12K	MMU

REFERRAL AGENCIES:

☒Planning (FB - MHRB)

☒Department of Transportation

☒Environmental Health (Ukiah - FB)

☒Building Inspection (Ukiah - 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

☒Redwood Valley Rancheria

☐Russian River Flood Control/Water Conservation Improvement District

☐Trails Advisory Council

☐Native Plant Society

☒State Clearinghouse

☐Caltrans

☒CalFire

☒Department of Fish & Game

☒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

☒Cloverdale Rancheria

☒Sherwood Valley Band of Pomo Indians

☐CHP

☐MTA

☒County Addresser

☐LAFCO

☐Gualala MAC

☐Laytonville MAC

☐Westport MAC

☐Sierra Club

☐School District

☒MCC Sewer District

☐Water District

☒Mendocino Fire District

☐Community Svcs

☐City Planning

ADDITIONAL INFORMATION: The approximately 1484 sqft single family residence, is the principle permitted use on a 12,000 square foot parcel in the Mendocino Town Area A. The lot is MMU, and there are currently 2 residential units on the site and 2 commercial units. The house size was limited based upon the lot square foot coverage area.

There are 2 residential units and 2 commercial units already on the property. The parking area will be slightly modified, but no new areas of gravel will be added.

The Mendocino Community Service District was contacted and approved per provided letter dated July 19, 2017.

ASSESSOR’S PARCEL #: 1192341100

PROJECT COORDINATOR: DEBRA BIEBER PREPARED BY: DEBRA BIEBER DATE:

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
	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input checked="" type="checkbox"/> Mendo FPD (LRA) <input checked="" type="checkbox"/> SRA-CDF# TBD Moderate Fire Hazard
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Specific Plan Area. Mendocino Town Plan
<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	17. Coastal Groundwater Study Zone.
	YES	18. Highly Scenic Area/Special Communities. Mendocino Town Plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Land Capabilities/Natural Hazards Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	20. Habitats/ESHA/Resources Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. LCP Blayney-Dyett Map, # 17 Mendocino.
<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.

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES

120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning



Case No(s)	CDP 2018-0001
CDF No(s)	
Date Filed	1-16-2018
Fee	34052.00
Receipt No.	
Received by	Juliana
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name ROBERT SCHMITT & MACKENZIE SEYE
Mailing Address 1241 UNIVERSITY RD.
City HOPLAND State CA. Zip Code 95449 Phone 707-239-8447

PROPERTY OWNER

Name KENNERBUNK-PORT TRUST ROBERT SCHMITT & MACKENZIE SEYE TRUSTEES
Mailing Address 1241 UNIVERSITY RD.
City HOPLAND State CA. Zip Code 95449 Phone 707-239-8447

AGENT

Name THOMAS THOMSON, ARCHITECT
Mailing Address 799 HILLVIEW WAY
City CHICO State CA Zip Code 95926 Phone 314-324-5920

PARCEL SIZE

12000 ☒ Square feet
☐ Acres

STREET ADDRESS OF PROJECT

45020 UPIAH

ASSESSOR'S PARCEL NUMBER(S)

APN # 119-234-11

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

[Signature]
Signature of Applicant/Agent

01-12-18
Date

[Signature]
Signature of Owner

01-12-18
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 proposed 2 bedroom/2 bath residence will be the Principle Permitted Use on a 12,000 square foot parcel, APN # 119-234-11. The zoning is MMU, thereby allowing a third residential unit. There are 2 there residential units on the site and 2 commercial units. The first is on the second story of the Rego Building. The second is a studio apartment in the Rego Building. The commercial spaces are in the Rego Building and the Water Tower base. The existing parking area will be slightly modified, but no new areas of gravel will be added. Some will be removed. There will be no new roads, no vegetation removal and minimal grading. Gravel will be replaced with soil. The residence will be connected to the public sewer which has been stub-out to this site. The water capacity of the existing well been approved by the Mendocino Community Services District and is stubbed-out to this site.
See next pages for further commentary.

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	<u>1</u>	<u>1499 sq ft.</u>
<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:

Total square footage of structures: _____
 Estimated employees per shift: _____
 Estimated shifts per day: _____
 Type of loading facilities proposed: _____

4. Will the proposed project be phased? ☐ Yes ☒ No
 If Yes, explain your plans for phasing.

CDP Project Description for Proposed Single Family Residence APN # 119-234-11

Permits issues on this and related projects include the following:

MHRB Permit #2017-0014 approved 01/08/2018

MHRB Permit #03-18 July, 182003

Community Development Minor Use Permit #4-98 January 25, 2001

Boundary Line Adjustment May 27, 2004 CDB-78-2003.

Residence to be Principle Permitted

Proposed residence description: The proposed single family residence is designed in the New England "Salt Box" style. It's dimensions are determined by lot coverage requirements and site dimensions. The 32' wide Calpella St. facing of the proposed residence is made up of two 16' wide architecturally connected offset sections reflecting the dominant 16' dimension of the smaller building, aka 'shed/water tower base' adjacent and to the east of the proposed residence on the Northeast corner of the property. Similarly this design has been incorporated to reflect the 32' wide Ukiah St. facing building located at the front of the property with it's two 16' architecturally connected offset sections. The existing building fronting Ukiah St. is known as the 'Red House' aka Rego Building. The Red House is an accurate reconstruction or facsimile of the building that was previously there, and completely rebuilt in 2005.

The 16' wide gable roofed part of the facade of the proposed residence faces Calpella St. as does the shed roof part of the residence which also has a side view of Calpella St. The shed roof part of the residence is 15'6" wide and sits 4' South of the gable part of the front façade. This setback of the shed roof part of the facade makes the gable facade the dominant face of the residence. The proposed residence style and siting fits into the pattern of the buildings that are on Capella Street and that are set back at various distances. The proposed front setback is similar to the residence directly to the west. At this West end of the street the set back is 20'.

The gable part of the building has a vertical emphasis with it's 16' width by 24' height consistent with other Mendocino buildings. The building directly to the West is several feet taller, while the buildings on the North side of Calpella are about the same height thereby making these street facades in harmony and balance with each other. There are 2 exceptions to the latter, the first exception is the building with the very tall hedge that was built in the 1960's which is north and slightly east of the proposed subject and has a nearly flat roof that is lower in height than the proposed residence. The second exception is the water tower base aka 'shed/office' located on the subject property which is approximately 16' in height. The water tower base aka 'shed/office' is adjacent to the proposed residence and is 6' setback off the street (MHRB #03-18).

There has been no new building structures on the proposed part of the parcel since 2005 when the Red House facing Ukiah was completely rebuilt.

Site analysis: The size of the residence has been determined by analysis of site coverage of the existing buildings according to MHRB Permit #03-18. The total site coverage is limited by the MMU Zoning District to 25%. This residence completes the site coverage at 24.9% with a proposed building footprint of 1328 square feet. The site limits on the North & South ends of the building are determined by the water easement on the South end of the property and the 20' front yard setback of Calpella Street.

Setbacks: The proposed residence west side setback is approximate 12'. The east side setback is approximate 24' to the property line and is approximately 43' to the adjacent duplex to the east with 20' front/rear yard setbacks. The side yards are greater than 6'.

Height: The proposed Residence is 24' off grade. The roof slopes are for the Gable portion 12/12 and for the shed portion 5/12. A maximum of exposure of the foundation walls is to be 10".

Materials: Materials used on the residence will be the same or similar as on the existing buildings on the site. The materials are to be as follows:

1. Roof to be a dark grey composition shingle; 2. Wood siding to be WWPA Cove Lap Siding #105 or similar; 3. Windows to be Sierra-Pacific or similar, tall Casement wood windows with 3-1/2" S4S flat casing; 4. Paint color to be soft white; 5. Window casings are to be a light grey; 6. Gutters and downspouts are to be copper; 7. Glass in windows are to be non-reflective; 8. Building exterior light fixtures will conform to the "Dark Sky" principles.

Parking: Parking spaces will be gravel and on site as they currently exist and in approximately the same location. Seven standard parking spaces and one Handicap parking space for a total of 8 parking spaces are on site.

Fence: The front picket fence will be 42" high painted a soft white. The cedar fence at the South and east end of the residence site will be 5'-8" high with the south side facing Ukiah street covered with plantings to soften the fence line with species to be determined.

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.

REGO BUILDING
WATER TOWER BASE
WATER SHED

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 24 feet.

8. Lot area (within property lines): 12066 ☒ square feet ☐ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>2716</u> square feet	<u>1326</u> square feet	<u>4044</u> square feet
Paved area	<u>120</u> square feet	<u>—</u> square feet	<u>—</u> square feet
Landscaped area	<u>10436</u> square feet	<u>—</u> square feet	<u>9108</u> square feet
Unimproved area	<u>—</u> square feet	<u>—</u> square feet	<u>—</u> square feet

GRAND TOTAL: — 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 7 Proposed 92 Total 9

Number of covered spaces
Number of uncovered spaces
Number of standard spaces
Number of handicapped spaces

—
—
8
1

Size —
Size —
Size 9x18
Size 9x18 + side space

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 MCCSD.
☐ Septic Tank
☐ Other, specify _____

15. What will be the domestic water source?

- ☐ Community water system, specify supplier _____
☒ Well
☐ Spring
☐ Other, specify _____

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.).

For grading and road construction, complete the following:

- A. Amount of cut: _____ cubic yards
B. Amount of fill: _____ cubic yards
C. Maximum height of fill slope: _____ feet
D. Maximum height of cut slope: _____ feet
E. Amount of import or export: _____ cubic yards
F. Location of borrow or disposal site: _____

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:
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
21.	Is the proposed development visible from: 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 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 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 type="checkbox"/> No

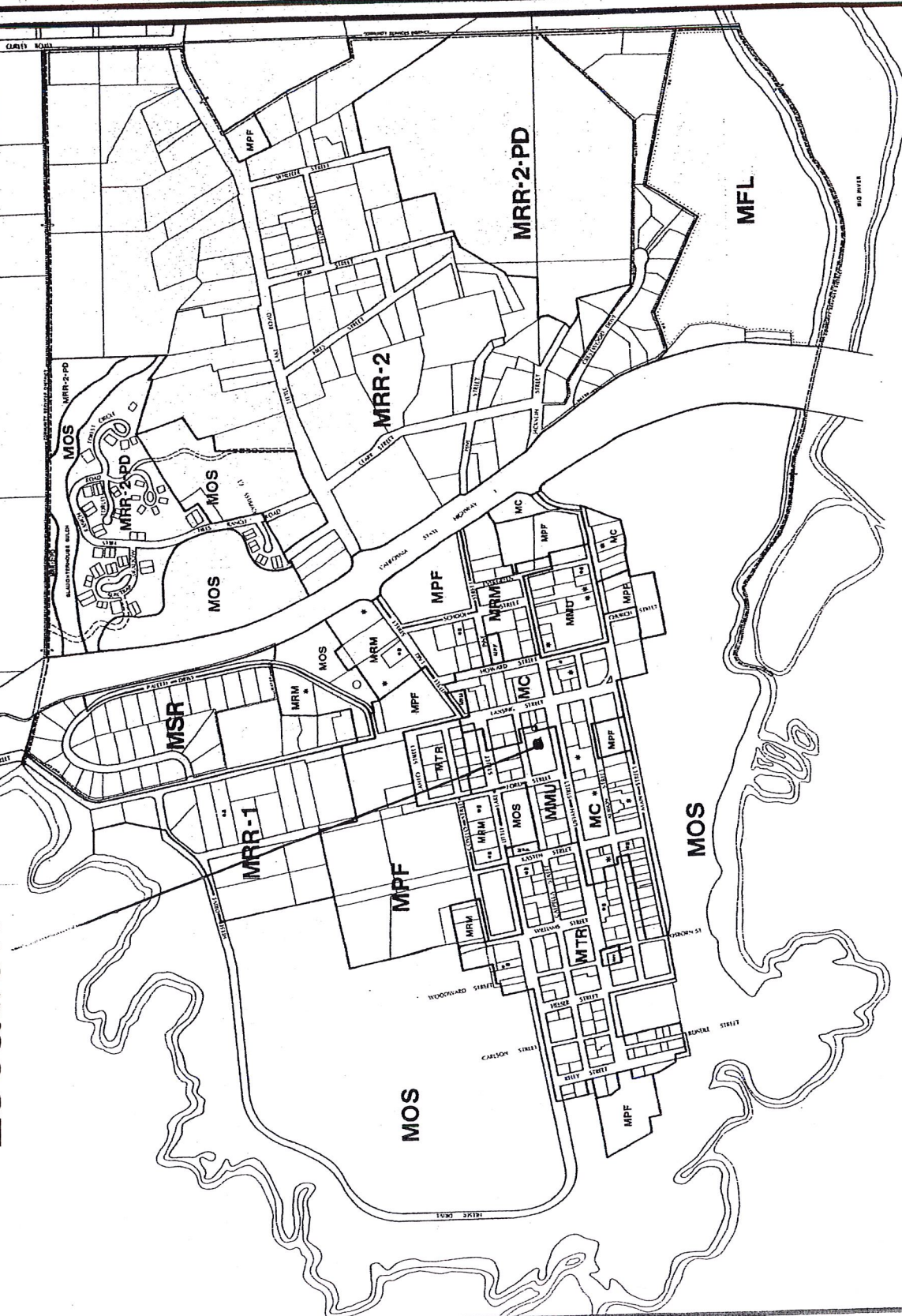
If you need additional room to answer any question, attach additional sheets.

ADOPTED BY THE BOARD OF SUPERVISORS
January 23, 1995

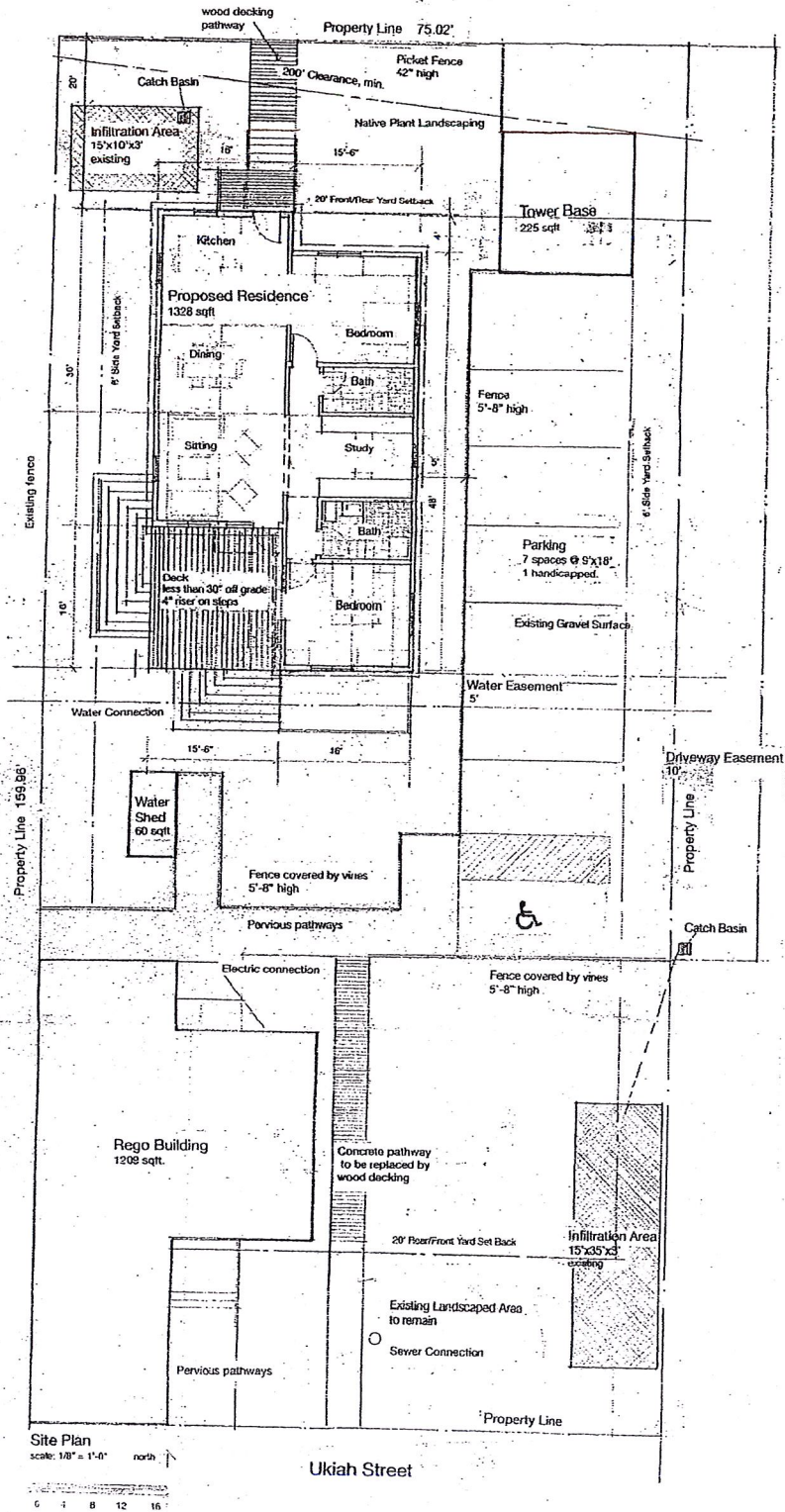
This publication was prepared with financial assistance from the U. S. Office of Ocean and Coastal Planning and Development, Biological Oceanic and Management Administration, under the Memorandum of Understanding between the U. S. Department of Commerce and the Federal Capital Zone Management Act of 1971, as amended, and from the Caribbean Coastal Commission, established by the Statute of 1976.



Location

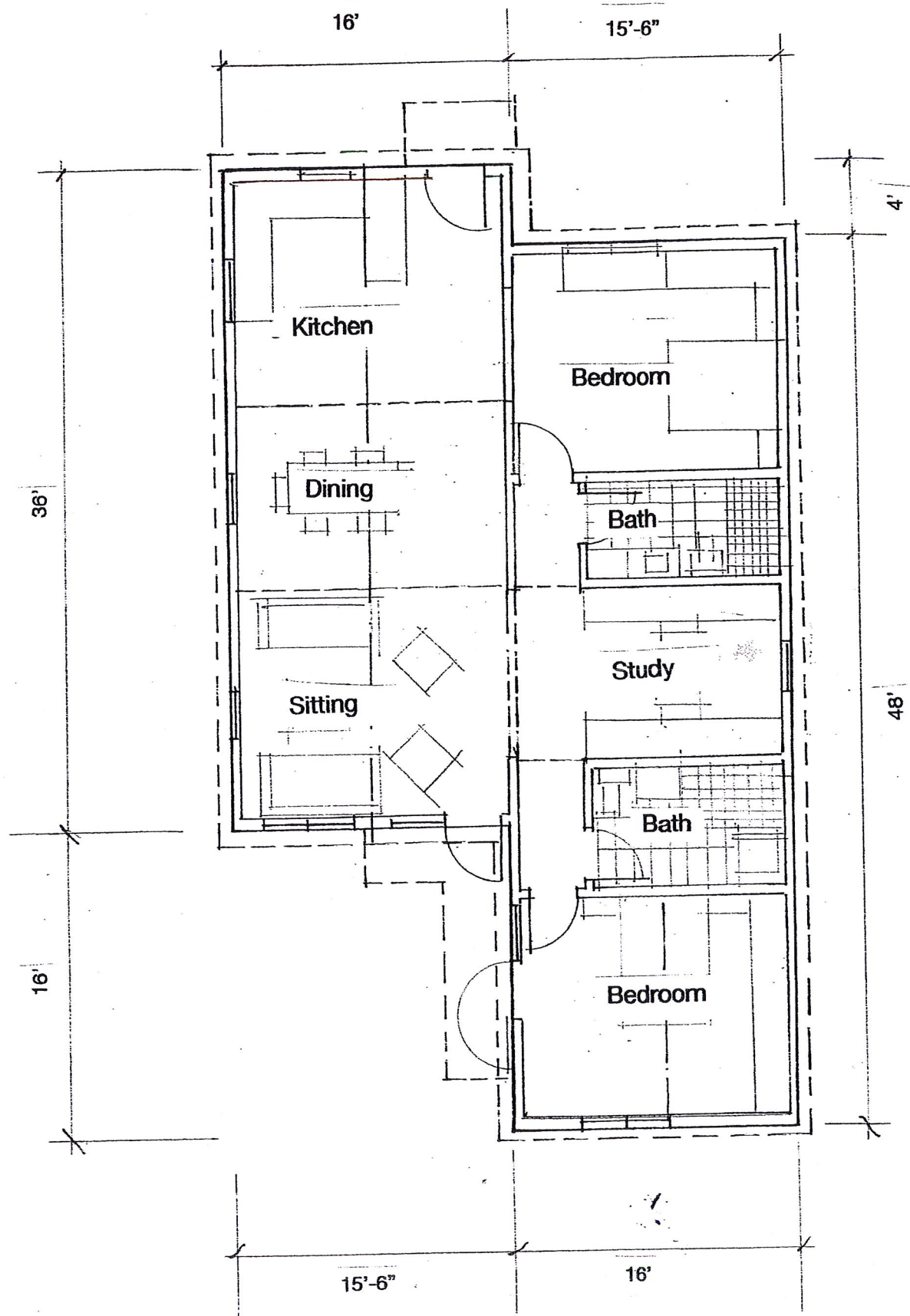


Calpella Street



Plot Plan

north ↑



Floor Plan

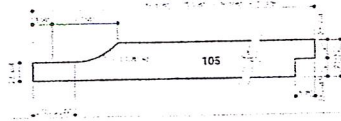
scale: 1/8" = 1'-0"

north

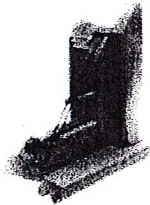


APPENDIX : Materials

1. Roof Shingles:
2. WWPA Cove Lap Siding Pattern #105 2-3/32" x 9-1/8".



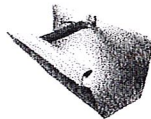
3. Sierra Pacific Wood Casement Window, or equal, with 1" x 3-1/2" casing and permanent wood muttons. This mutton pattern is not the one proposed



3 1/2" animated fir (flat) complete with heavier sill nosing

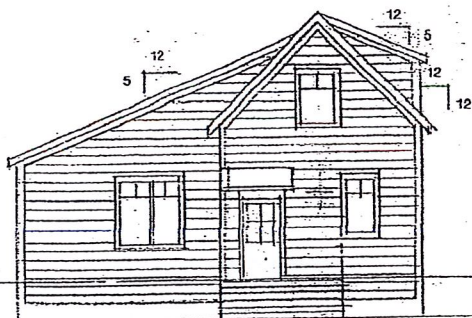


4. Exterior Paint Color:
5. Window casing Color:
6. Gutters & Downspouts: 4" copper gutter

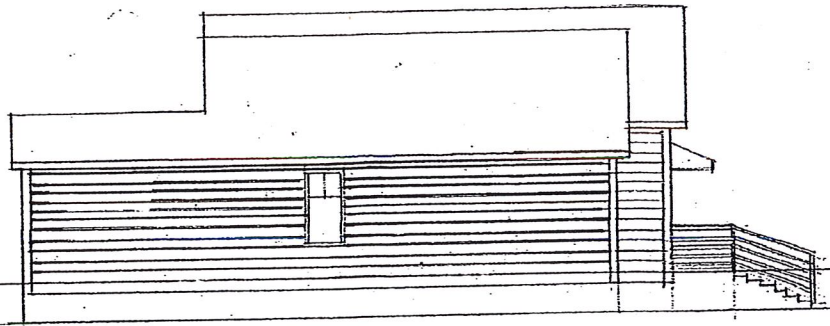


7. Glass in windows is to be non-reflective.
8. Maximum foundation exposure to be 10"
9. Exterior light fixtures to be "Dark Sky" compliant: Location will be on front of residence at door and porch at rear (see plan/elevations for locations). Fixture 1: 4" recessed light with moisture resistant lens in entry canopy & porch canopy. Fixture 2: Westley 8-1/2" LED outdoor wall light.





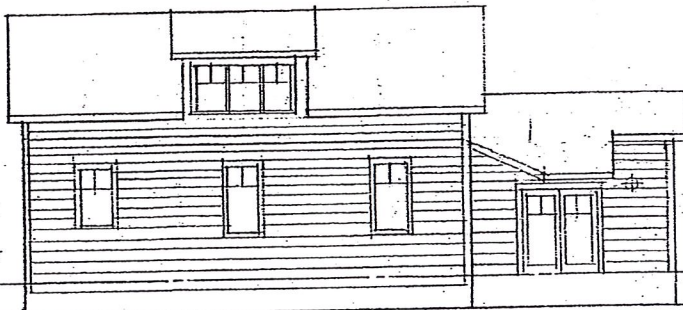
North—Facing Calpella Street



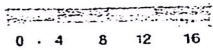
East



South



West



Proposed Residence Elevations

COMPLETE FOR PROJECTS
LOCATED WITHIN THE
COASTAL ZONE ONLY

NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE
IS PENDING BEFORE THE COUNTY OF MENDOCINO:

PROPOSED DEVELOPMENT : _____

Construct a 2 Bedroom/2 bath Residence

LOCATION: 45020 Ukiah Street Mendocino, CA. 95460

APPLICANT : Robert Schmitt & Mackenzie Skye

ASSESSOR'S PARCEL NUMBER(S): APN 119-234-11

DATE NOTICE POSTED: _____

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
860 NORTH BUSH STREET
UKIAH, CA 95482
707-234-6650

101

2012

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: 01-12-18



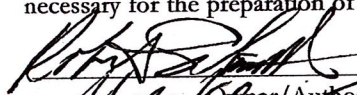
Applicant

4

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.


Owner/Authorized Agent

01-12-18
Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize Thomas Thomson to act as my representative and to bind me in all matters concerning this application.


Owner

01-12-18
Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name ROBERT SCHMITT & MACKENZIE SKYE	Name THOMAS THOMSON ARCHITECT	Name
Mailing Address 1241 UNIVERSITY RD HIGHLAND, CA 95449	Mailing Address 799 HILLVIEW WAY CHICO, CA 95926	Mailing Address

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on _____ (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

PROPOSED SINGLE FAMILY RESIDENCE

(Description of development)

Located at:

45020 UKIAH ST.
MENDOCINO CA 95460

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

IN FRONT of 45020 UKIAH ST.
ON PENCE MENDOCINO, CA. 95460

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

[Signature]

Owner/Authorized Representative

Monique Gipe
01/12/10

Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

Proof of Ownership

RECORDING REQUESTED BY:
First American Title Company

**MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:**
Robert Joseph Schmitt and Mackenzie Lindy Skye
2318 Ashwood Pl.
Paso Robles, CA 93446

2016-15633

Recorded at the request of:
FIRST AMERICAN TITLE
11/23/2016 11:56 AM
Fee: \$25.00 Pgs: 1 of 5

OFFICIAL RECORDS
Susan M. Ranochak - Clerk-Recorder
Mendocino County, CA



Space Above This Line for Recorder's Use Only

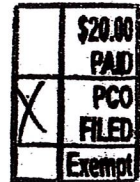
A.P.N.: 119-234-11-00

File No.: 4007-5302815 (AKR)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$742.50; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$

- [☒] computed on the consideration or full value of property conveyed, OR
[☐] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[☒] unincorporated area; [☐] City of Mendocino, and



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Mendocino Center Associates, a Limited Partnership**

hereby GRANTS to **Robert Joseph Schmitt and Mackenzie Lindy Skye, as Trustees of the Kennebunkport Family Trust dated May 7, 2004**

the following described property in the unincorporated area of **Mendocino**, County of **Mendocino**, State of **California**:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF MENDOCINO, STATE OF CALIFORNIA AND BEING A PORTION OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 17 WEST, MOUNT DIABLO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF UKIAH STREET, 195.02 FEET EASTERLY OF THE EASTERLY LINE OF FORD STREET AS SHOWN AND DELINEATED ON THAT CERTAIN RECORD OF SURVEY FILED IN MAP CASE 2, DRAWER 26, PAGE 47, MENDOCINO COUNTY RECORDS; THENCE SOUTH 77° 36' 00" WEST, ALONG THE NORTHERLY LINE OF UKIAH STREET 75.02 FEET; THENCE LEAVING THE NORTHERLY LINE OF UKIAH STREET, NORTH 12° 24' 00" WEST, PARALLEL WITH THE EASTERLY LINE OF FORD STREET, 159.96 FEET TO A POINT ON THE SOUTHERLY LINE OF CALPELLA STREET; THENCE NORTH 77° 36' 00" EAST, ALONG THE SOUTHERLY LINE OF CALPELLA STREET, 75.02 FEET; THENCE LEAVING THE SOUTHERLY LINE OF CALPELLA STREET, SOUTH 12° 24' 00" EAST, 159.96 FEET, TO THE POINT OF BEGINNING.

SAID DESCRIPTION IS PURSUANT TO MENDOCINO COUNTY COASTAL DEVELOPMENT BOUNDARY LINE ADJUSTMENT #CDB 78-2003 AND WAS CREATED BY QUIT CLAIM DEED RECORDED AUGUST 10, 2004 AS INSTRUMENT NO. 2004-18136, MENDOCINO COUNTY RECORDS.

APN: 119-234-11-00

Mail Tax Statements To: **SAME AS ABOVE**

Thomas L. Thomson, Architect
799 Hill View Way 45081 Cahto P.O. Box 1955
Chico, CA. 95926 Mendocino CA. 95460
530.566.1042 tltmat@sbcglobal.net (c) 314.324.5920

January 15, 2018, 2017

RE: Coastal Zone Application for APN #119-234-11.
Approved MHRB_2017-0014

Ms. Juliana Cherry
Planner III
County of Mendocino
Department of Planning & Building Services
120 West Fir Street
Fort Bragg, CA. 95437

Dear Ms. Cherry,

As per your request, on behalf of Robert Schmitt & Mackenzie Skye, I am submitting the following documents in support of our **Application for a Coastal Development Permit** for the construction of a single family residence on their property at 45020 Ukiah Street Mendocino, CA. APN#119-234-11.

The MRRB approved their Application on January 8, 2018.

The 10 copies of the following material is hereby submitted in support of this Application:

Page 1 > 7. Coastal Zone Application Form.
Page 8. Location Map.
Page 9. Plot Plan.
Page 10. Floor Plan.
Page 11. Materials Description.
Page 12. Proposed Residence Elevations.

A single copy of the following material is being submitted

Page A. Certification and Site View Authorization.
Page B. Indemnification Agreement
Page C. Proof of Ownership—Property Deed
Page D. Declaration of Posting
Page E. Copy of Notice of Pending Permit.
1 copy 24" x 36" drawing of 1/8" scale drawings.

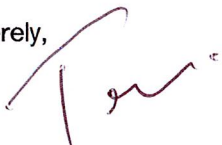
Envelopes for mailing

List of parcel owners with 300' radius of property

The fee will be paid upon submission and notice will be posted on this day at the site.

We trust the attached documents will be sufficient to grant a Coastal Development Permit, however, if you have any questions, please do not hesitate to call.

Sincerely,



Thomas L. Thomson, Architect



Mendocino County

Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: SCHMITT ROBERT & Mackenzie Sky

CDP_2018-0001

Receipt: PRJ_019017

Date: 1/16/2018

Pay Method: CHECK 1001

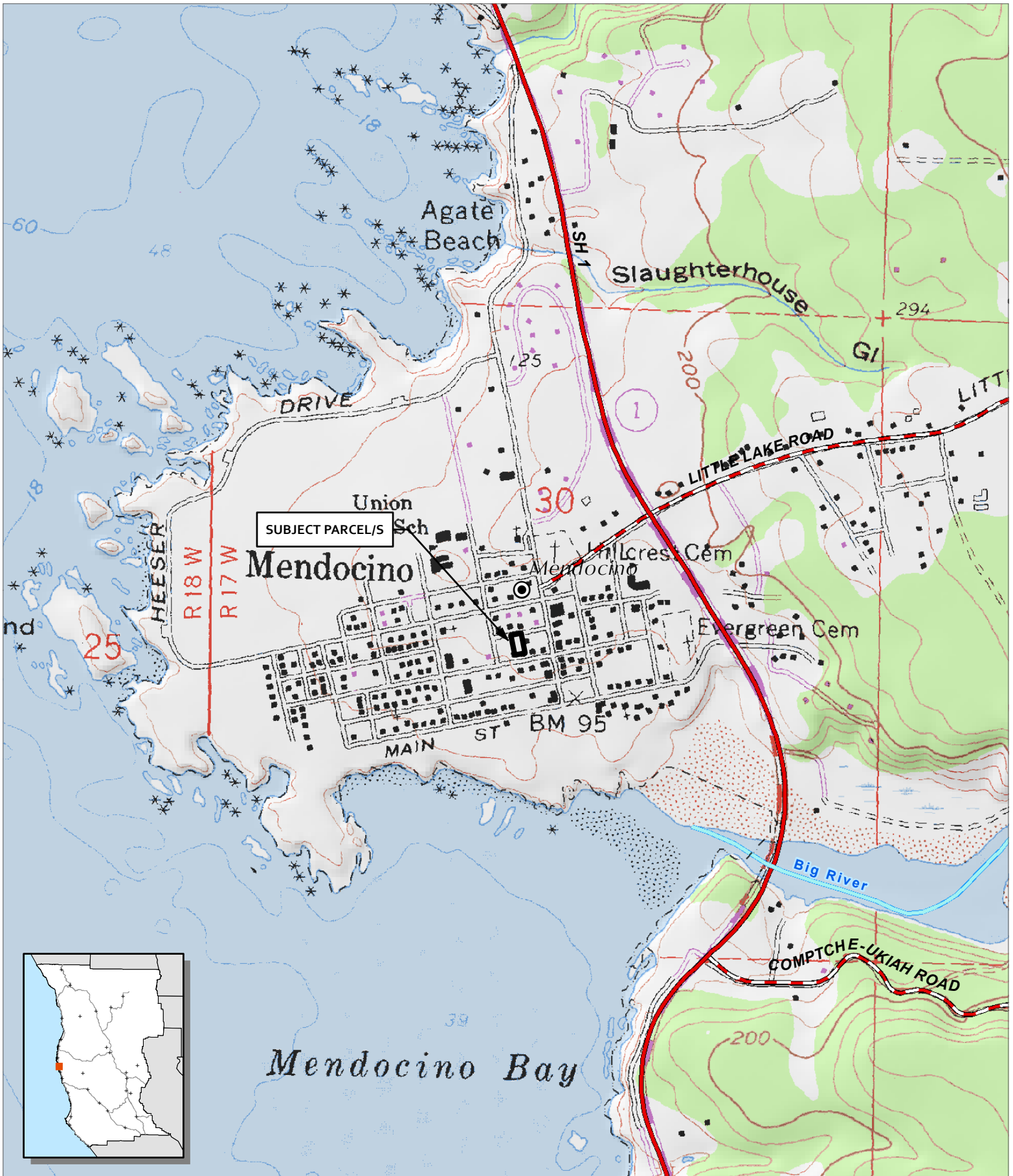
Received By: JULIANA CHERRY

Project Number: CDP_2018-0001





Project Description: Kennebunkport, SFR

Site Address: 45020 UKIAH ST

Fee Description	Account Number	Qty	Fee Amount
BASE FEES	1100-2851-822609		\$3,375.00
CDPA BASE			\$3,375.00
DOT FEES	1100-1910-826182		\$150.00
UMIN UMAJ COT DR CDPA CDPS SFR DOT2E			\$150.00
EH FEES	1100-4011-822606		\$300.00
CDPA CDPS EM EH FEE			\$300.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00
Total Fees Paid:			\$4,052.00



CASE: CDP 2018-0001
 OWNER: SCHMITT, Robert, ET AL
 APN: 119-234-11
 APLCT: Robert Schmitt
 AGENT: Thomas Thomson
 ADDRESS: 45020 Ukiah Street, Mendocino

 Major Towns & Places
  Major Roads
 Major Rivers
 Highways

0 500 1,000 Feet
 0 0.075 0.15 Miles
 1:12,000

LOCATION MAP

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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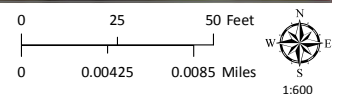


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CASE: CDP 2018-0001
OWNER: SCHMITT, Robert, ET AL
APN: 119-234-11

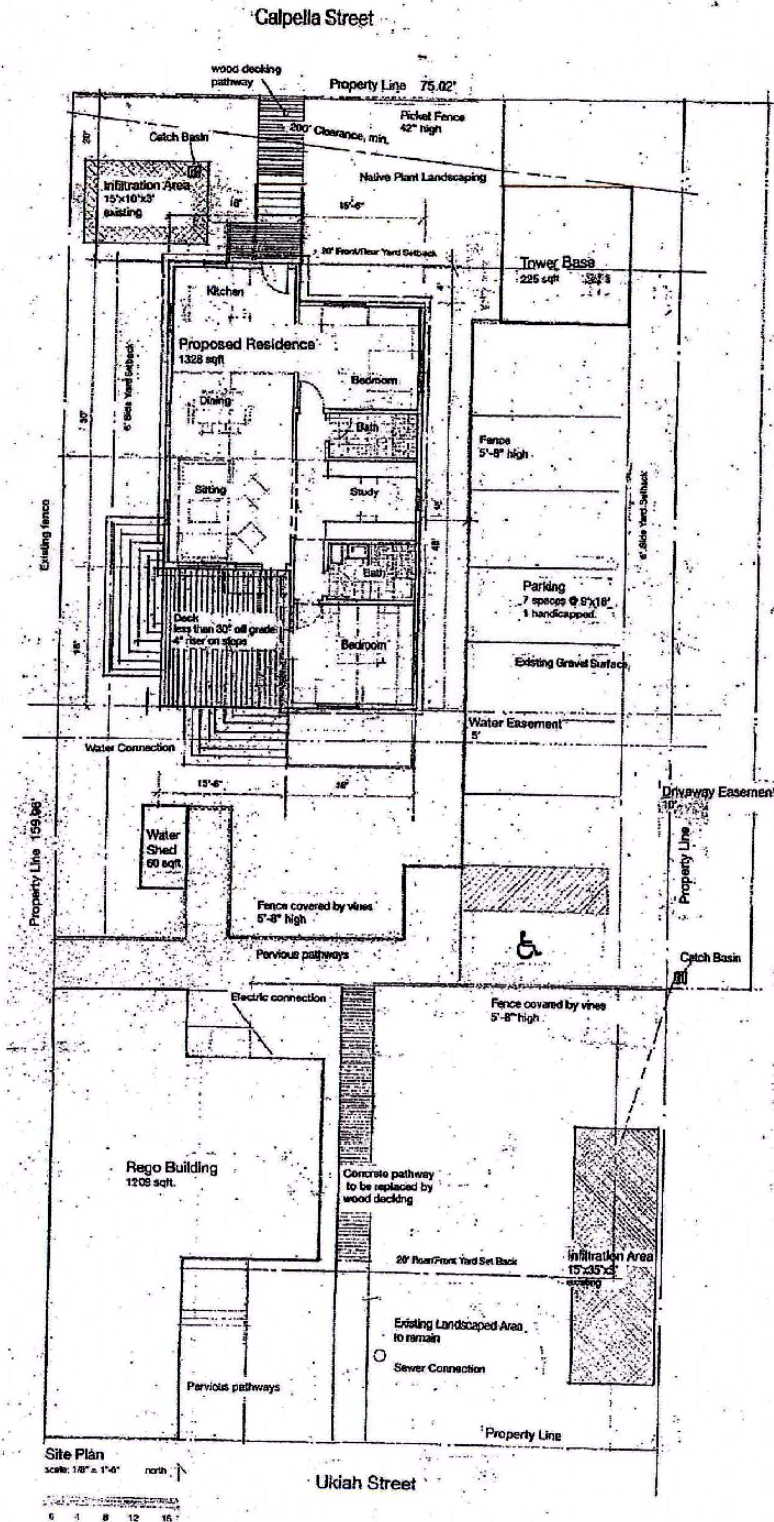
APLCT: Robert Schmitt
AGENT: Thomas Thomson
ADDRESS: 45020 Ukiah Street, Mendocino

Public Roads

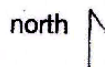


AERIAL IMAGERY

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Plot Plan



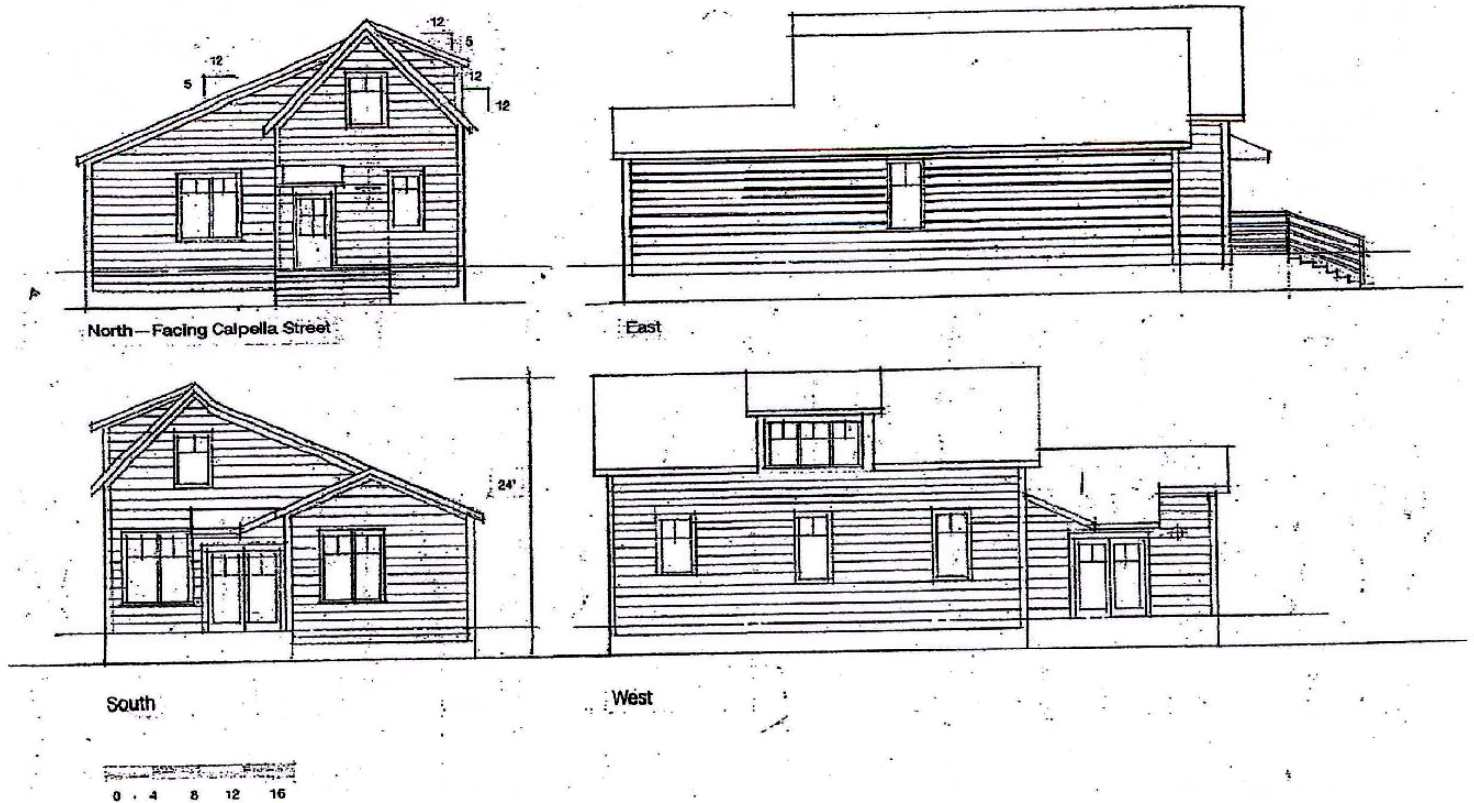
9

CASE: CDP 2018-0001
 OWNER: SCHMITT, Robert, ET AL
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NO SCALE

PLOT PLAN

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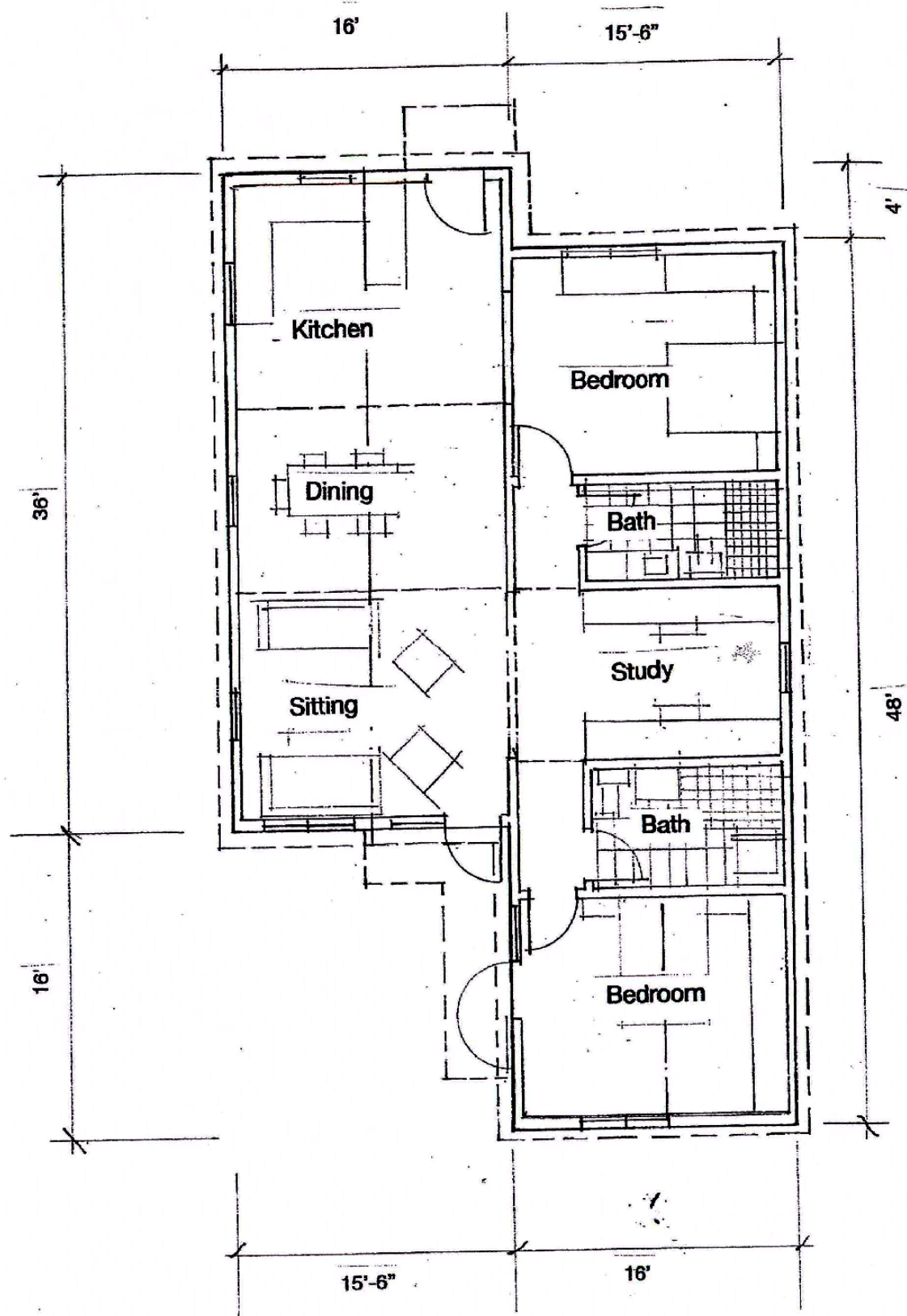


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NO SCALE

ELEVATIONS

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Floor Plan

scale: 1/8" = 1'-0"

north

10

CASE: CDP 2018-0001
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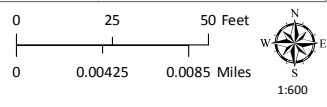
NO SCALE

FLOOR PLAN

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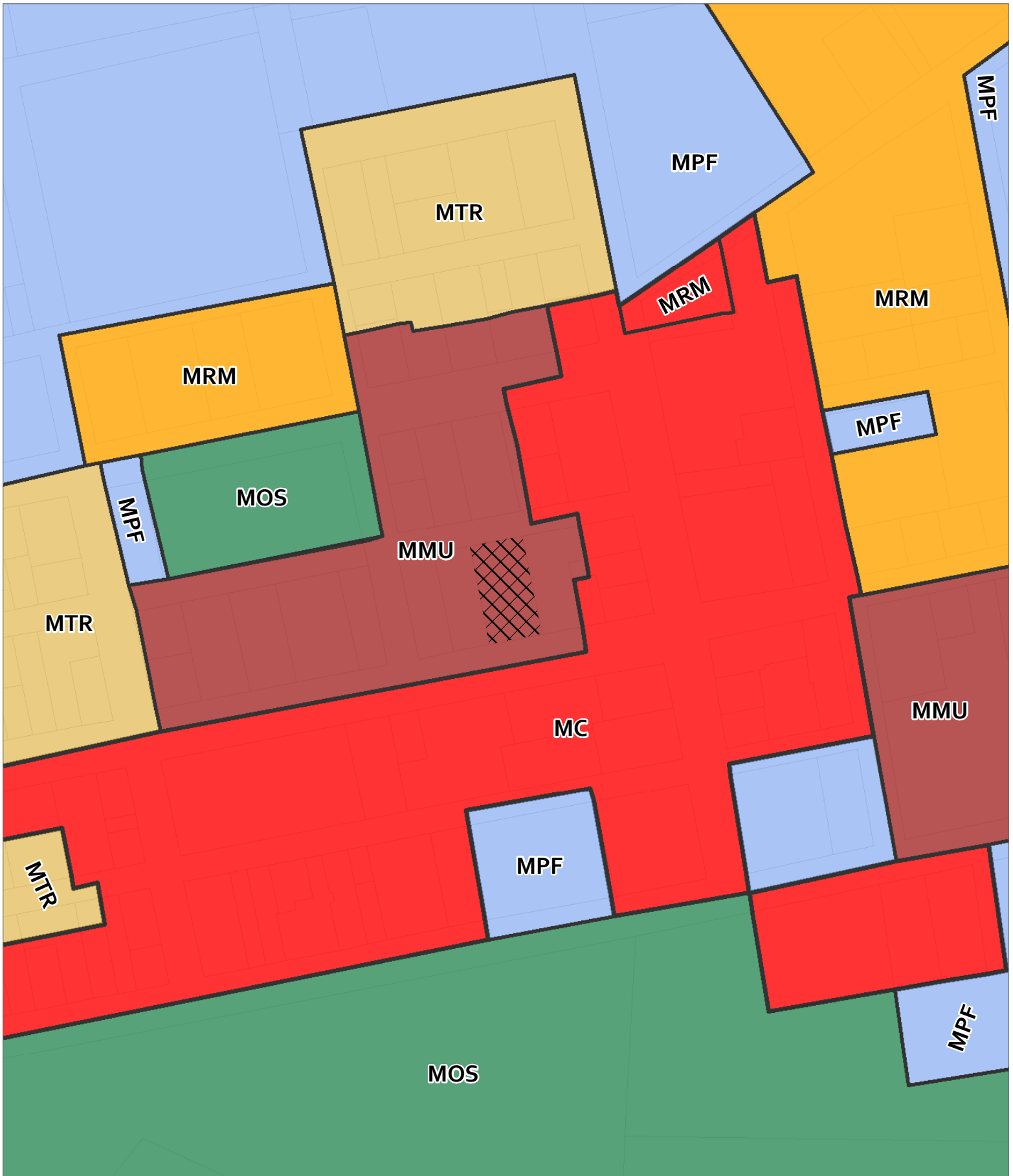


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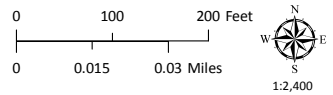


ADJACENT PARCELS

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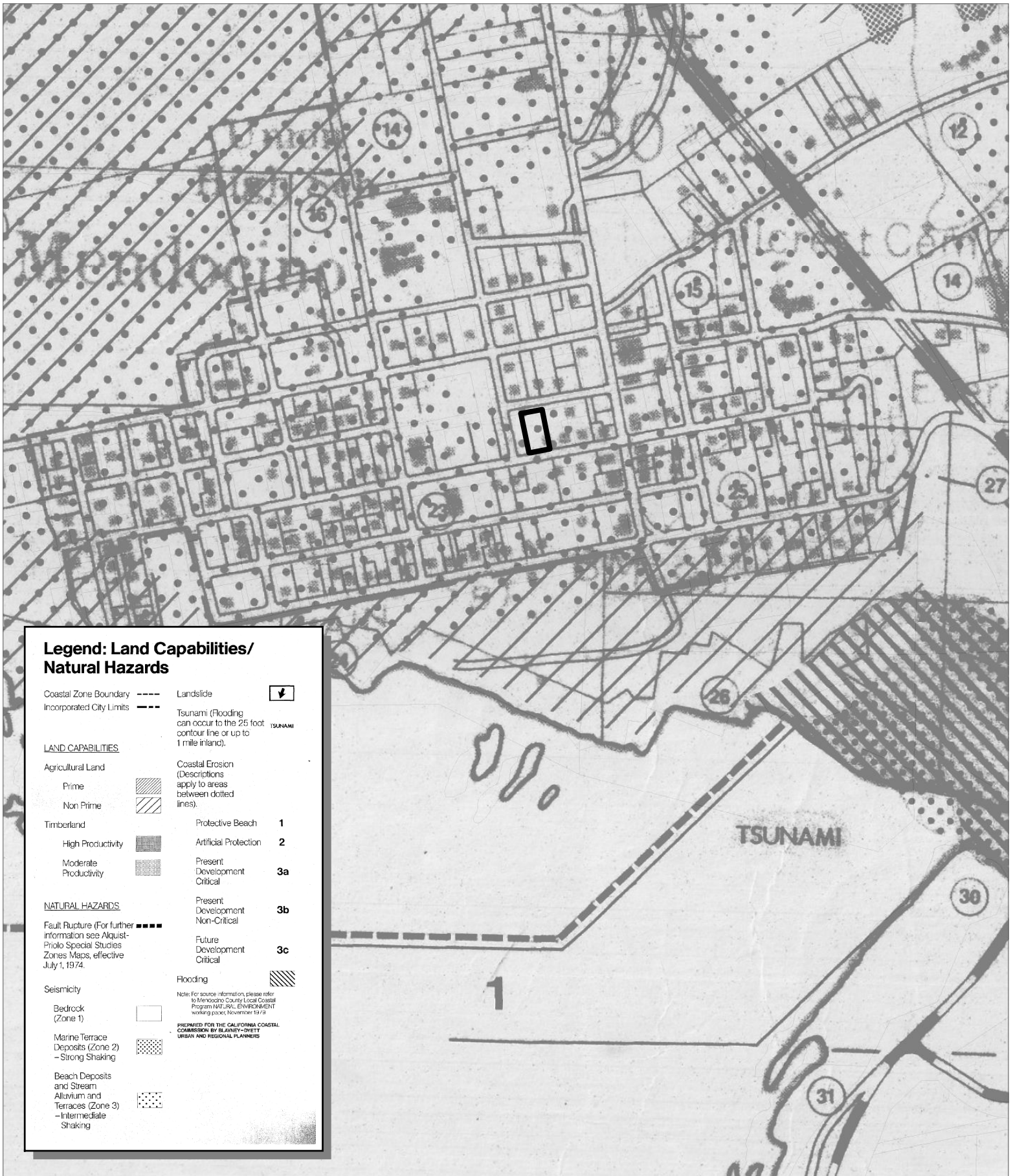


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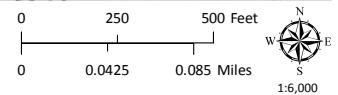


MENDOCINO ZONING DISTRICTS

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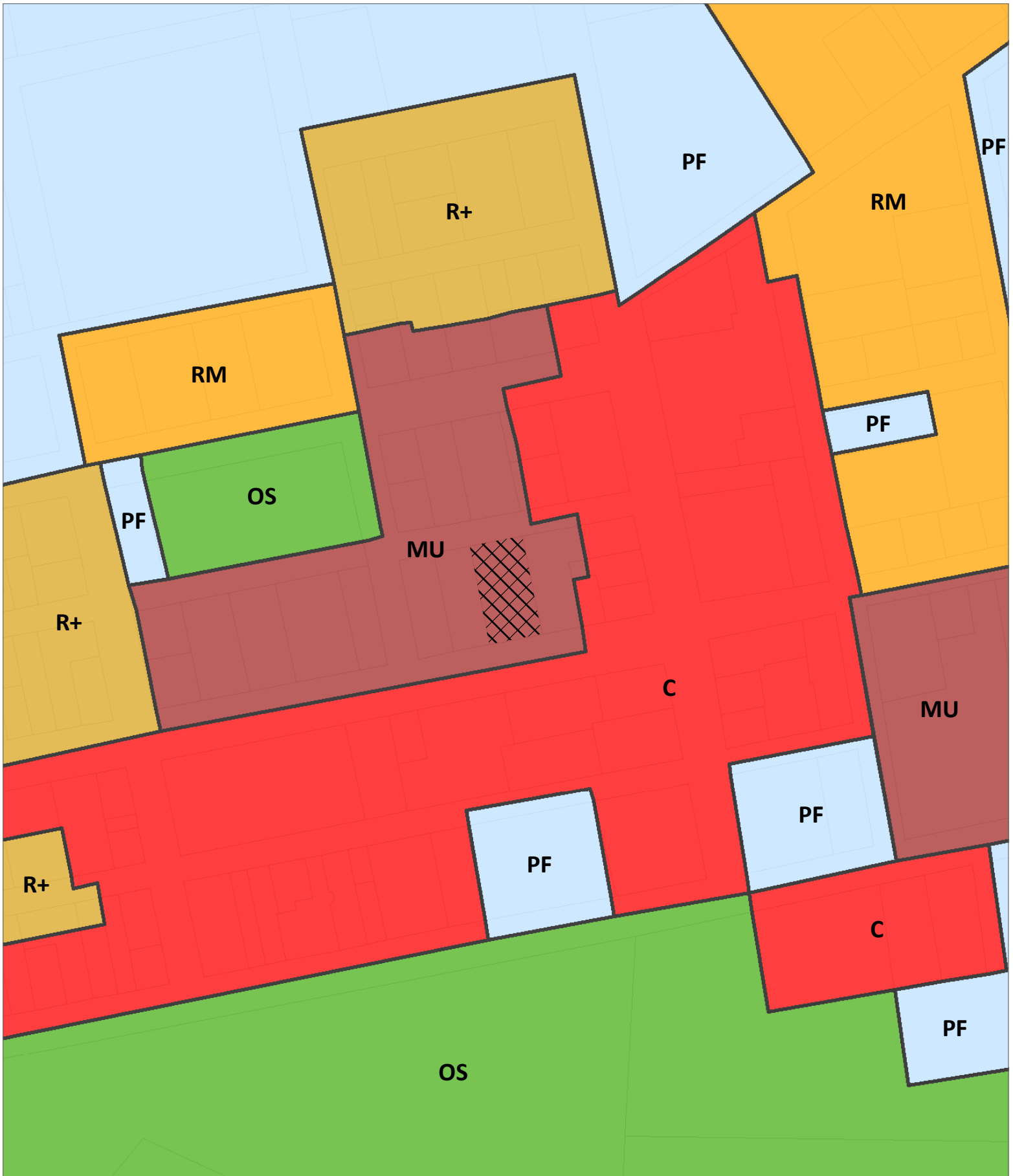


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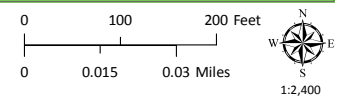


LCP LAND CAPABILITIES & NATURAL HAZARDS

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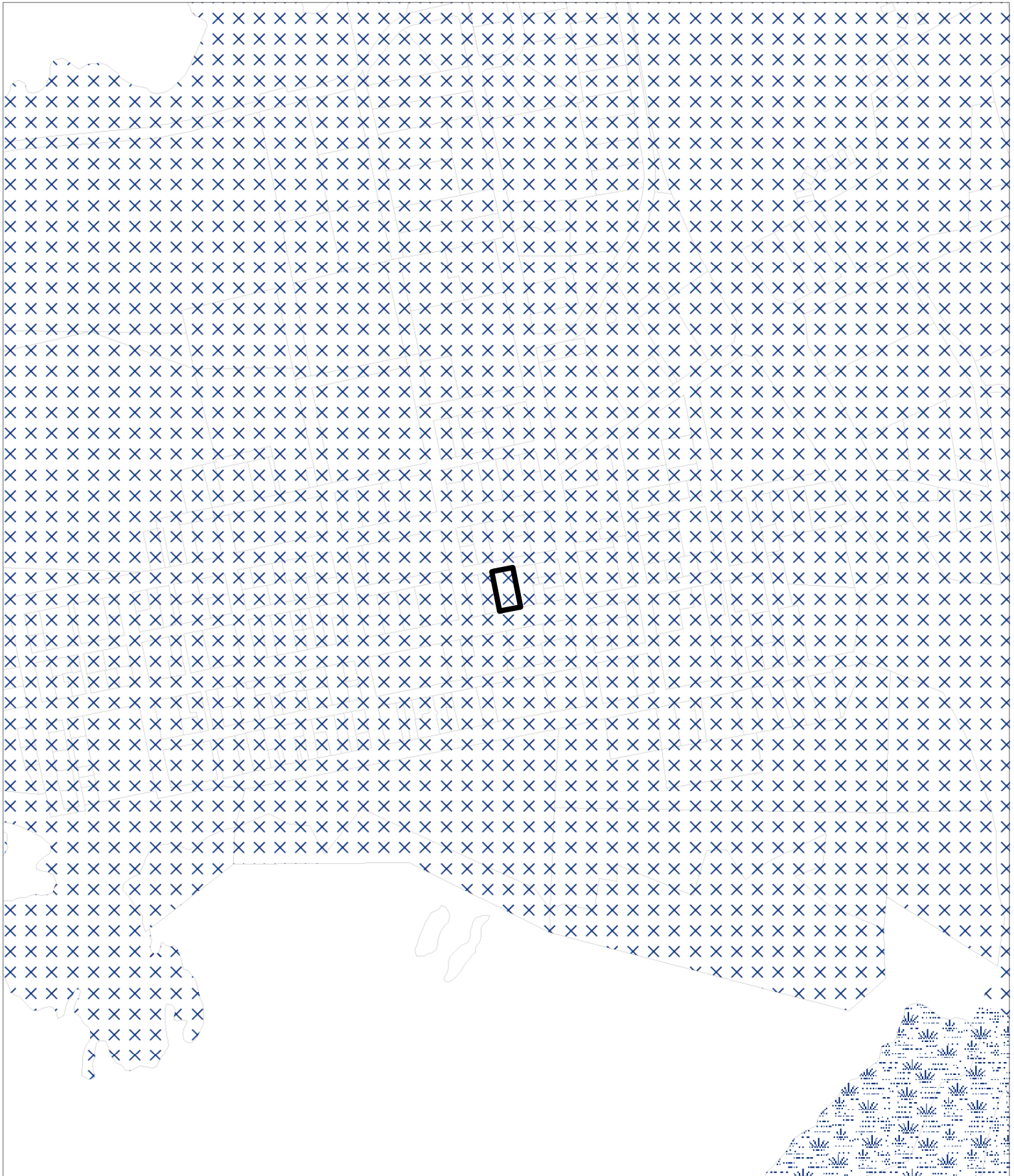


MENDOCINO GENERAL PLAN CLASSIFICATIONS

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FIRE HAZARD ZONES & RESPONSIBILITY AREAS



CASE: CDP 2018-0001
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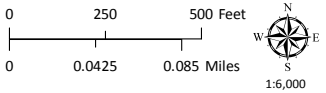
APN: 119-234-11

APLCT: Robert Schmitt

AGENT: Thomas Thomson

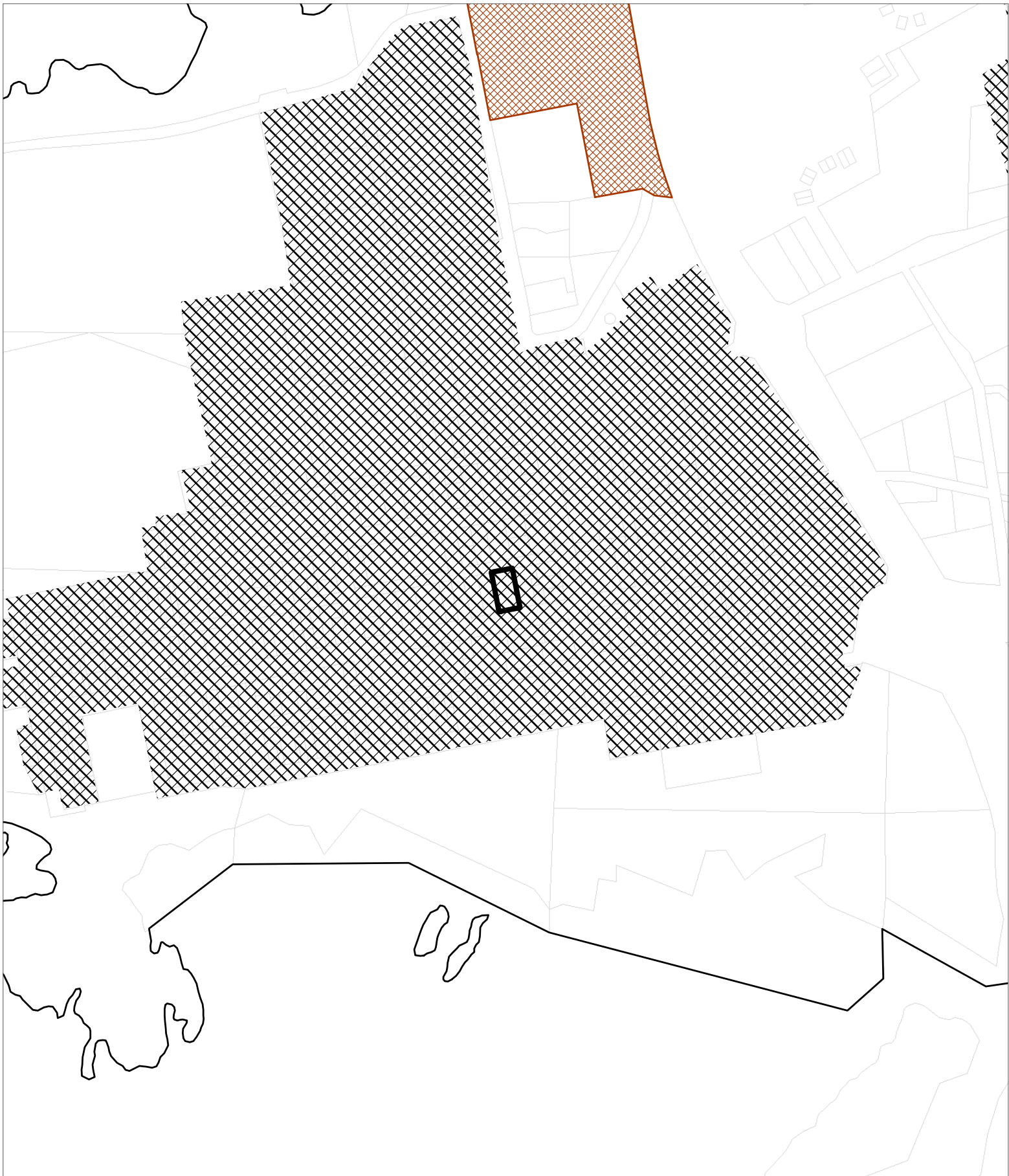
ADDRESS: 45020 Ukiah Street, Mendocino

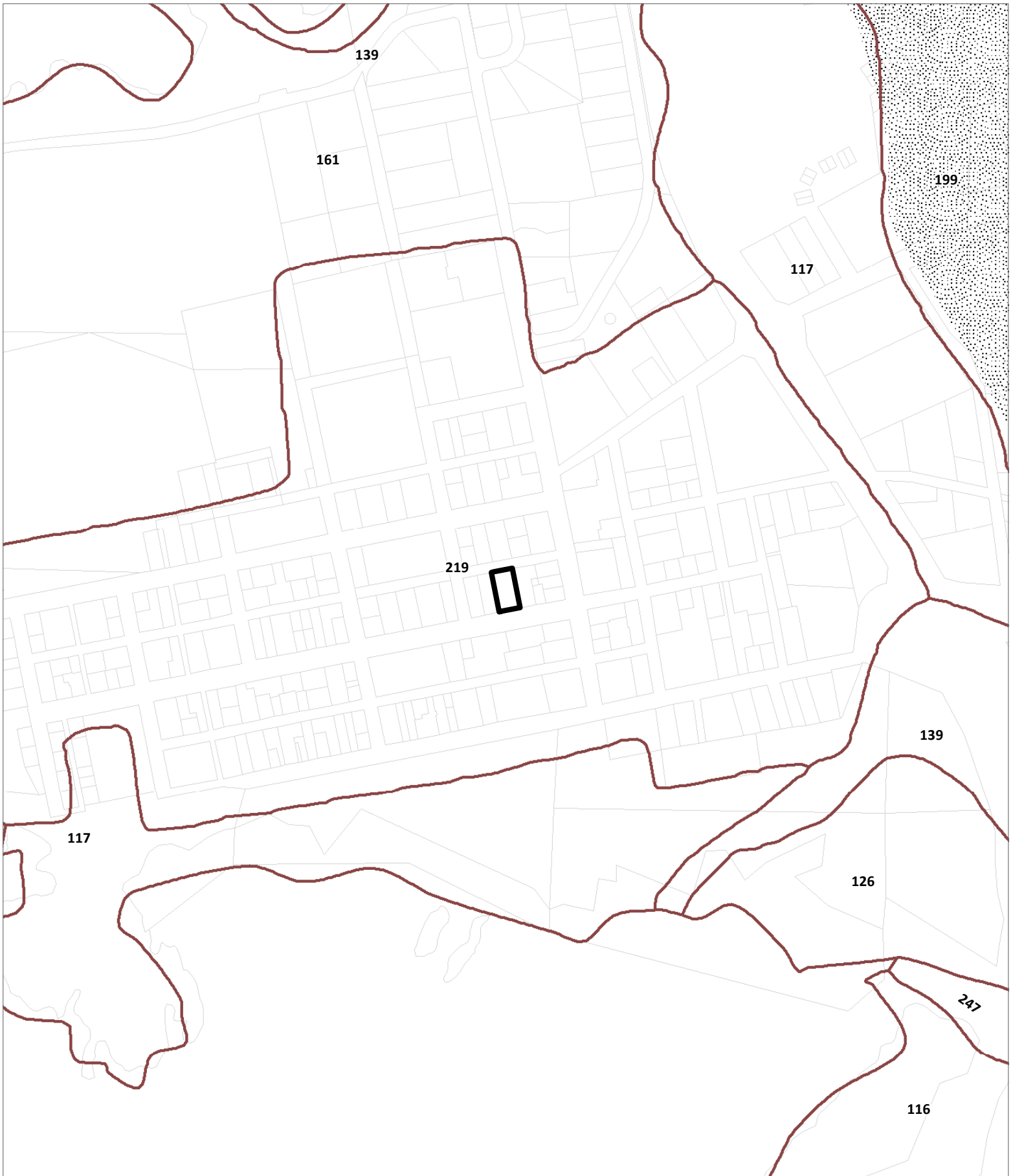
Critical Water Areas
Marginal Water Resources





GROUNDWATER RESOURCES

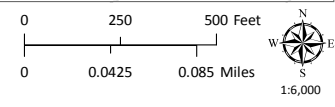
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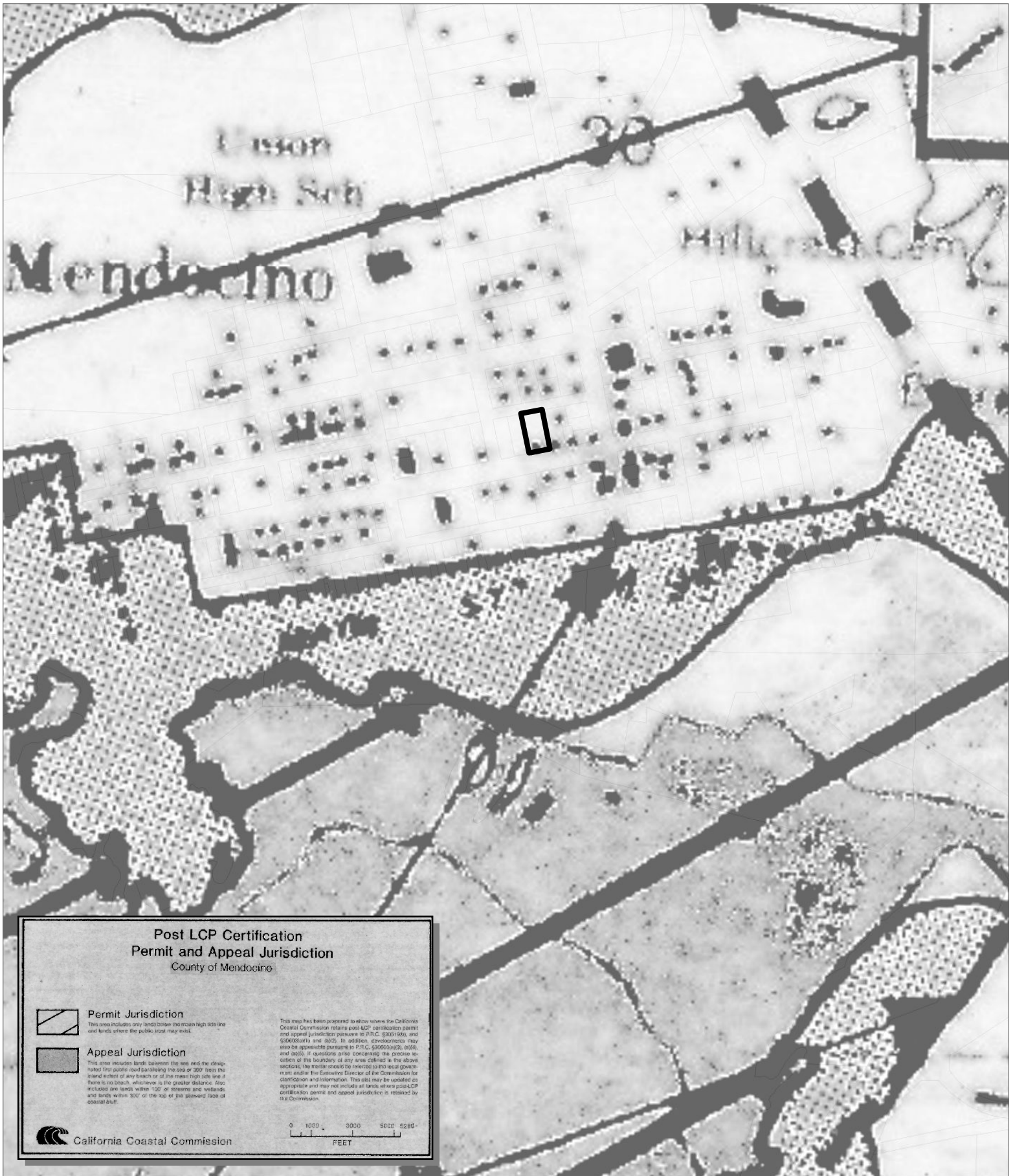
CASE: CDP 2018-0001
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 Western Soil Classes
 Shinglemill-Gibney Complex

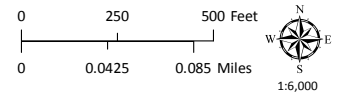


LOCAL SOILS

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AGENT: Thomas Thomson
ADDRESS: 45020 Ukiah Street, Mendocino



APPEALABLE AREAS

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