



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

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

April 16, 2019

Planning – Fort Bragg
Department of Transportation

Environmental Health - Fort Bragg
CalFire – Prevention

Coastal Commission

CASE#: B_2019-0012

DATE FILED: 3/6/2019

OWNER/APPLICANT: ISHVI BENZVI AUM

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two existing parcels. Parcel one (APN: 118-160-29) will increase from 16± acres to 17± acres. Parcel two (APN: 118-160-29) will decrease from 11± acres to 10± acres.

LOCATION: 2.88± miles northwest of the center of the Town of Mendocino, on the eastside of Point Cabrillo Drive (CR 564), 0.99± miles north of its intersection with State Route 1 (SR 1), located at 13501 Point Cabrillo Dr., Mendocino (APN: 118-160-29).

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

STAFF PLANNER: MIO MENDEZ

RESPONSE DUE DATE: April 30, 2019

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-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 _____

CASE: B_2019-0012

OWNER: AUM ISHVI BENZVI / NANCY LEBRUN / WILLIAM BISHOP TRUST

APPLICANT: VANCE RICKS

REQUEST: Boundary Line Adjustment to reconfigure the boundaries between two existing parcels. Parcel one (APN: 118-160-29) will increase from 16± acres to 17± acres. Parcel two (APN: 118-160-29) will decrease from 11± acres to 10± acres.

LOCATION: 2.88± miles northwest of the center of the Town of Mendocino, on the eastside of Point Cabrillo Drive (CR 564), 0.99± miles north of its intersection with State Route 1 (SR 1), located at 13501 Point Cabrillo Dr., Mendocino (APN: 118-160-29).

APN/S: 118-160-29

PARCEL SIZE: 26.98± Acres

GENERAL PLAN: Rural Residential (RR 10-PD)

ZONING: Rural Residential (RR: 10PD)

EXISTING USES: VACANT

SUPERVISORAL DISTRICT: 5th Supervisorial District

RELATED CASES: Certificate of Compliance (CC_2018-0026)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR 10-PD)	Rural Residential (RR 10-PD)	2.1± Acres, 17.52± Acres	Residential
EAST:	Rural Residential (RR 10-PD)	Rural Residential (RR 10-PD)	17.52± Acres, 74± Acres, 1.5± Acres	Residential
SOUTH:	Rural Residential (RR 10-PD)	Rural Residential (RR 10-PD)	13.9± Acres	Residential
WEST:	Rural Residential (RR 5-PD)	Rural Residential (RR 5-PD)	15.44± Acres, 1± Acre, 8± Acres,	Point Cabrillo Lighthouse State Park / Residential

REFERRAL AGENCIES

LOCAL

- ☐ Agricultural Commissioner
- ☐ Air Quality Management District
- ☐ Airport Land Use Commission
- ☐ Archaeological Commission
- ☐ Assessor’s Office
- ☐ Building Division
- ☐ County Addresser
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (EH) - FB
- ☒ Planning - Fort Bragg
- ☐ Forestry Advisor
- ☐ LAFCO
- ☐ City Planning Department
- ☐ Community Services District
- ☐ Fire District
- ☐ MAC

- ☐ Sanitation District
- ☐ School District
- ☐ Water District
- ☐ Mendocino Transit Authority (MTA)
- ☐ Planning Division
- ☐ Resource Lands Protection Com.
- ☐ Sonoma State University
- ☐ Trails Advisory Council

STATE

- ☒ CALFIRE (Land Use)
- ☐ CALFIRE (Resource Management)
- ☒ California Coastal Commission
- ☐ California Div. of Mine Reclamation
- ☐ California Dept. of Fish & Wildlife
- ☐ California Highway Patrol
- ☐ California Native Plant Society

- ☐ California State Clearinghouse
- ☐ CALTRANS
- ☐ Regional Water Quality Control Board
- ☐ Sierra Club

FEDERAL

- ☐ Sierra Club
- ☐ US Department of Fish & Wildlife
- ☐ US Department of Health Services
- ☐ US Department of Parks & Recreation
- ☐ US Natural Resources Conservation

TRIBAL

- ☐ Cloverdale Rancheria
- ☐ Potter Valley Tribe
- ☐ Redwood Valley Rancheria
- ☐ Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: No development is proposed or associated with this Boundary Line Adjustment.

STAFF PLANNER: MIO MENDEZ

DATE: 4/16/2019

ENVIRONMENTAL DATA

1. MAC:

GIS

N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Mendocino Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

N/A

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Areas

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Study Soils types 117, 214, 161

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

Freshwater Emergent Wetland

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

Point Cabrillo Light Station

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

N/A

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

N/A

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

N/A

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

Local Coastal Plan: Mendocino County

21. STATE CLEARINGHOUSE REQUIRED:

Policy

N/A

22. OAK WOODLAND AREA:

USDA

N/A

23. HARBOR DISTRICT:

Sec. 20.512

N/A

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

See Attached LCP Map(s)

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

See Attached LCP Map(s)

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

See Attached LCP Map(s)

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

See Attached LCP Map(s)

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

See Attached LCP Map(s)

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

HIGHLY SCENIC

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

YES; See Attached LCP Map(s)

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

N/A



Planning and Building
Services

Case No:	B 2019-0012
CalFire No:	
Date Filed:	3/6/19
Fee:	\$3,076
Receipt No:	25851
Received By:	RDF
Office use only	

APPLICATION FORM

APPLICANT

Name: W. Vance Ricks

Phone: (707) 891-3414

Mailing Address: 10580 West Road

City: Redwood Valley

State/Zip: Ca. 95470

email: vancestr@gmail.com

PROPERTY OWNER

Name: Ishvi Aum / Nancy Lebrun & William Bishop Trust

Phone: (707) 937-3624

Mailing Address: P.O. Box 1033

City: Mendocino

State/Zip: Ca. 95460

email: ishvi@aumconstruction.com

AGENT

Name:

Phone:

Mailing Address:

City:

State/Zip:

email:

Assessor's Parcel Number(s)	Parcel Owner(s)	Street Address	Acreage Adjusted Before After	
118-160-x29 (Lot "A")	Aum /Lebrun / Bishop	13501 Point Cabrillo Dr	16±	17±
118-160-x29 (Lot "B")	Aum /Lebrun / Bishop	13501 Point Cabrillo Dr	11±	10±

Briefly describe the proposed parcel adjustments: (Acreage to be adjusted from Assessor's Parcel Number into Assessor's Parcel Number, etc.):

Adjusting approximately 1± acre from LOT "B" to LOT "A"

Parcels created my Certificate of Compliance file number 2018-0026, Mendocino County Building and Planning Department

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

Signature of Applicant/Agent

Date

3/5/19

Signature of Owner

Date

3/5/19

**PROJECT DESCRIPTION QUESTIONNAIRE
FOR BOUNDARY LINE ADJUSTMENTS
LOCATED IN THE COASTAL ZONE**

The purpose of this questionnaire is to provide additional information related to the Coastal Zone concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer the 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.

PRESENT USE OF PROPERTY

1. Are there existing structures on the property? ☐ Yes ☒ No
If yes, describe below, and identify the use of each structure on the map to be submitted with your application.

2. 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?

3. Lot area (within property lines): 27 ☐ square feet ☒ acres.

4. Lot Coverage:

LOT 1

	Existing	Proposed after Adjustment
Building Coverage	0 sq ft	0 sq ft
Paved Area	0 sq ft	0 sq ft
Landscaped Area	0 sq ft	0 sq ft
Unimproved Area	0 sq ft	0 sq ft
TOTAL:	0 sq ft	0 sq ft

LOT 2

	Existing	Proposed after Adjustment
Building Coverage	0 sq ft	0 sq ft
Paved Area	0 sq ft	0 sq ft
Landscaped Area	0 sq ft	0 sq ft
Unimproved Area	0 sq ft	0 sq ft
TOTAL:	0 sq ft	0 sq ft

(If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet.)

5. Parking will be provided as follows:

LOT 1	Existing Spaces 0	Proposed Spaces 0
LOT 2	Existing Spaces 0	Proposed Spaces 0

(If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet.)

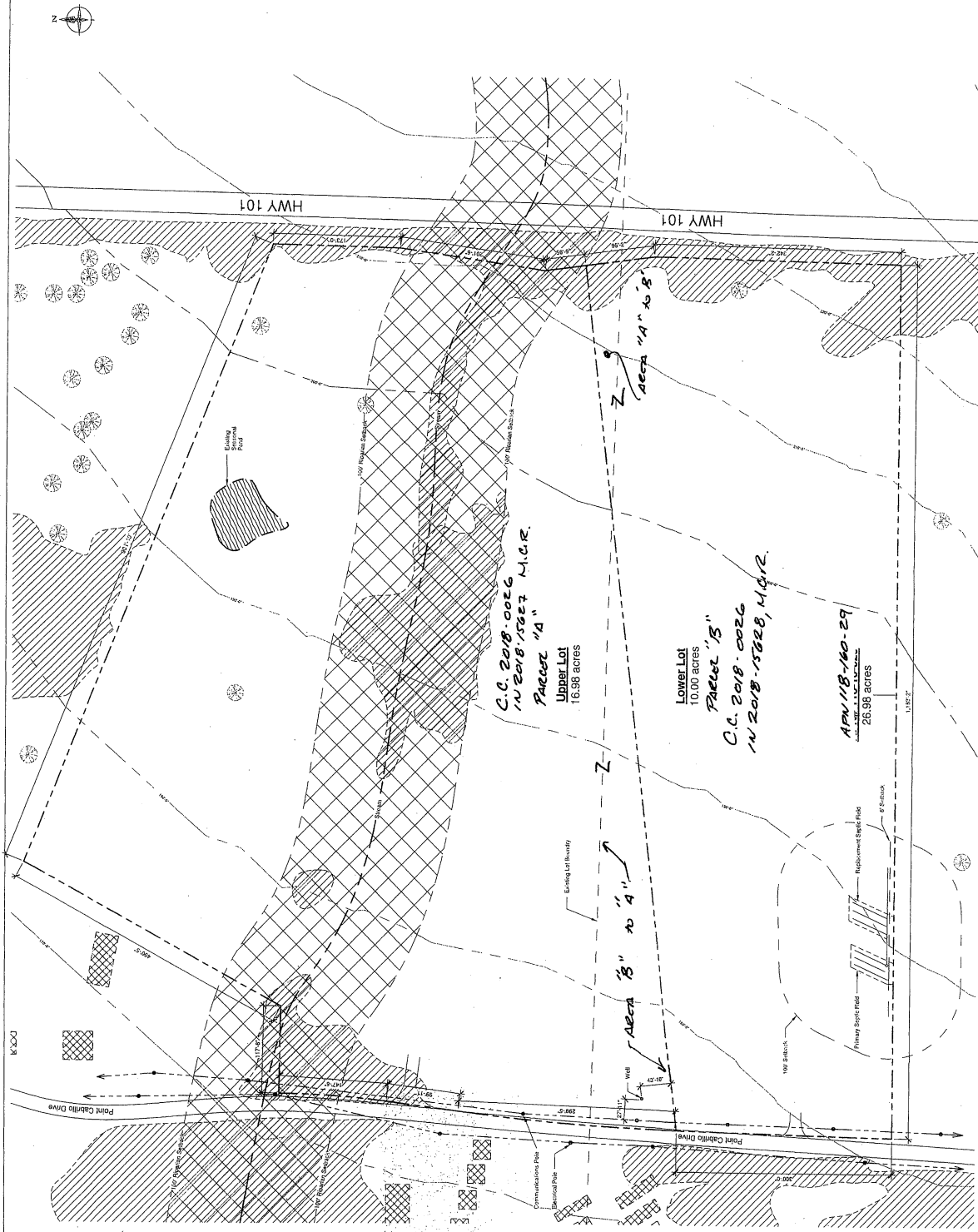
6. Is any grading or road construction planned? ☐ Yes ☒ No
 If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.):

For grading or 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: _____

<p>7. Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, how many acres will be converted? _____ acres. (An agricultural economic feasibility study may be required.)</p>	
<p>8. Will the alteration of parcel boundaries create any new building sites which are visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>9. Will the alteration of parcel boundaries create any new building sites which are visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

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



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.

3/5/19

Date



Applicant

COMPLETE FOR PROJECTS
LOCATED IN THE
COASTAL ZONE ONLY

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 March 04, 2019 (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:

Boundary Line Adjustment

(Description of development)

Located at:

13501 Point Cabrillo Drive

APN 118-160-29

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

On the Gate at the entrance to the property

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



Owner/Authorized Representative

3/4/19

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.

COMPLETE FOR PROJECTS
LOCATED IN 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 : BOUNDARY LINE ADJUSTMENT

LOCATION: 13501 POINT CABRILLO DRIVE

APPLICANT : VANCE RICKS

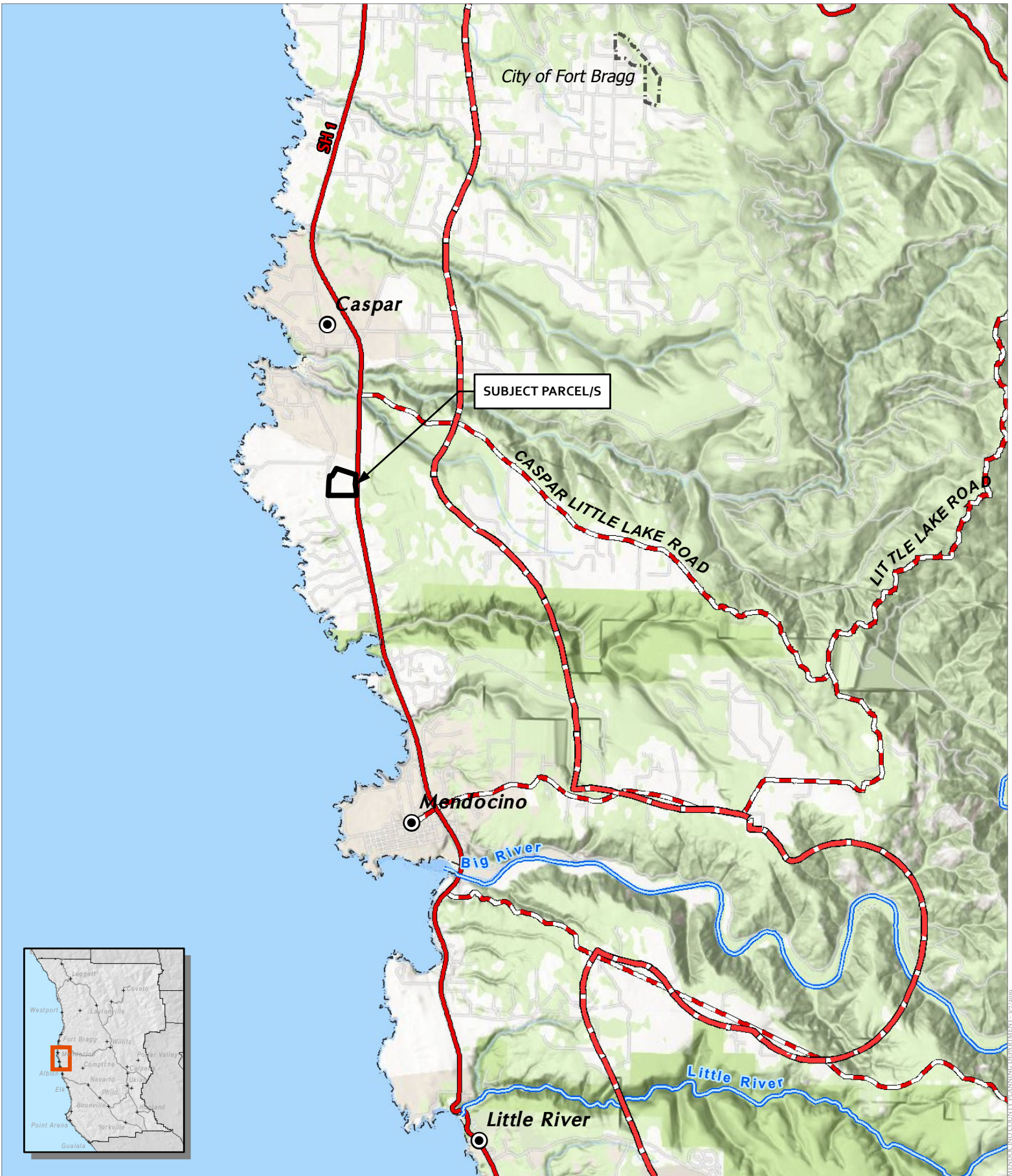
ASSESSOR'S PARCEL NUMBER(S): 118-160-29

DATE NOTICE POSTED: 04 MARCH, 2019

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
501 LOW GAP ROAD, ROOM 1440
UKIAH CA 95482
707-463-4281
HOURS: 8:00 - 5:00





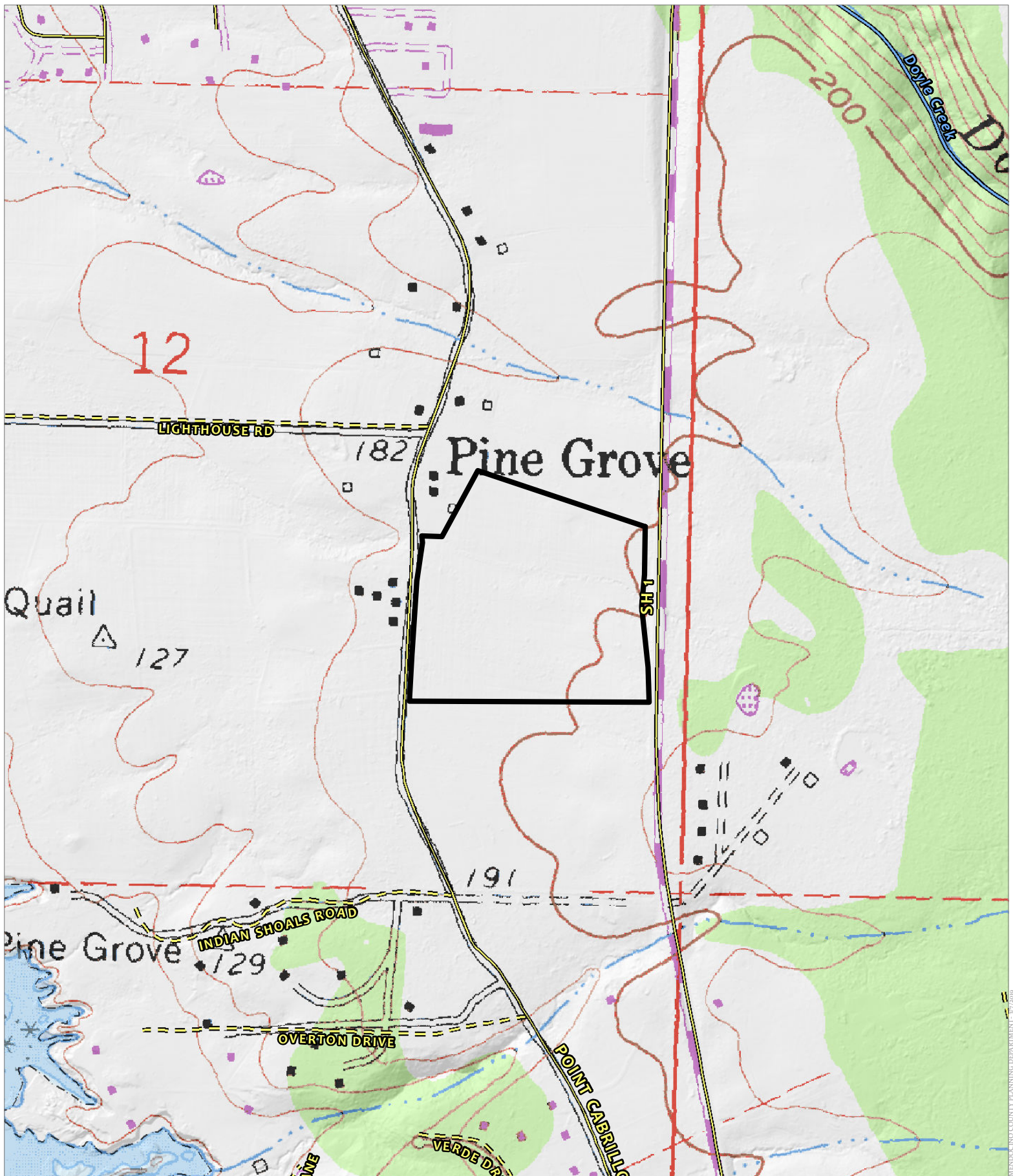
CASE: B 2019-0012
 OWNER: AUM, Ishvi, ET AL
 APN: 118-160-29
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino

● Major Towns & Places	Major Rivers
City Limits	Highways
Coastal Zone Boundary	Major Roads

0 2,550 5,100 Feet
 0 0.5 1 Miles
 1:63,360

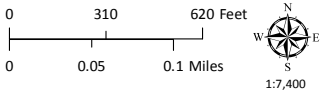
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LOCATION MAP



CASE: B 2019-0012
OWNER: AUM, Ishvi, ET AL
APN: 118-160-29
APLCT: W. Vance Ricks
AGENT: W. Vance Ricks
ADDRESS: 13501 Point Cabrillo Drive, Mendocino

- Named Rivers
- Public Roads
- Private Roads



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET



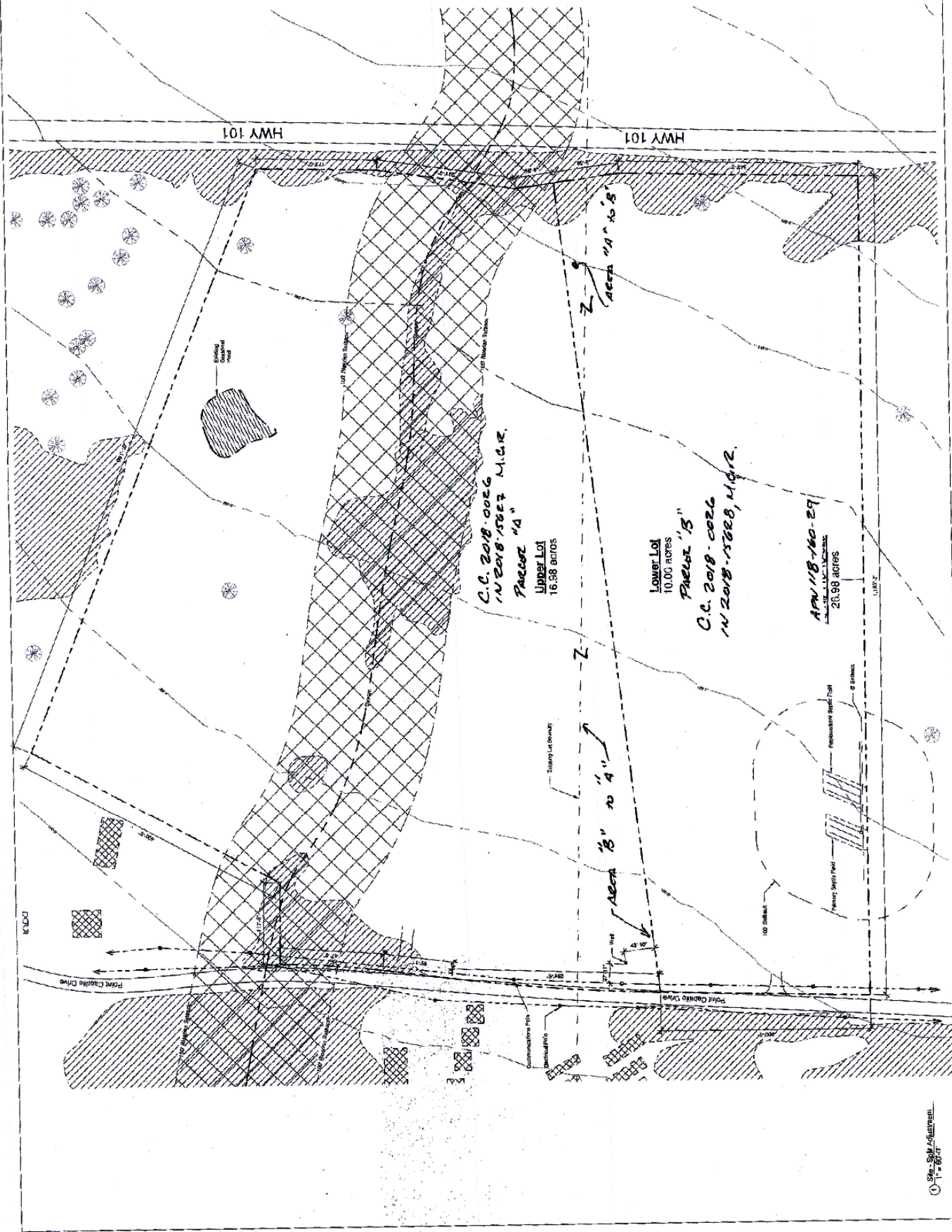
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Public Roads
Private Roads

0 100 200 Feet
0 0.015 0.03 Miles

N
W E
S
1:2,400

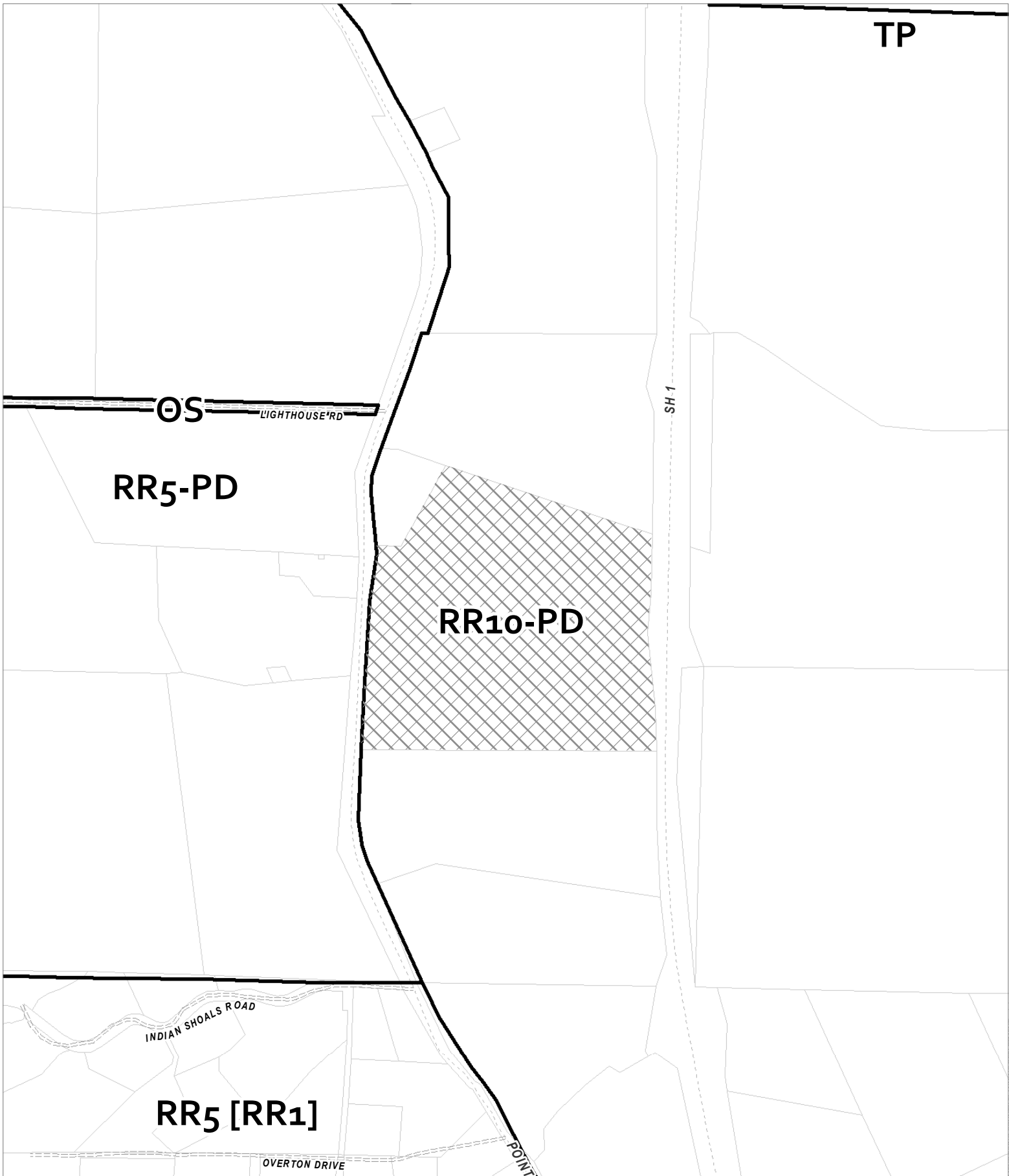
AERIAL IMAGERY





CASE: B 2019-0012
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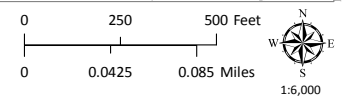
NO SCALE

TENTATIVE MAP



CASE: B 2019-0012
OWNER: AUM, Ishvi, ET AL
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APLCT: W. Vance Ricks
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ADDRESS: 13501 Point Cabrillo Drive, Mendocino

 Zoning Districts
 Public Roads




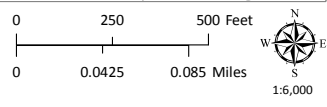
ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/7/2019

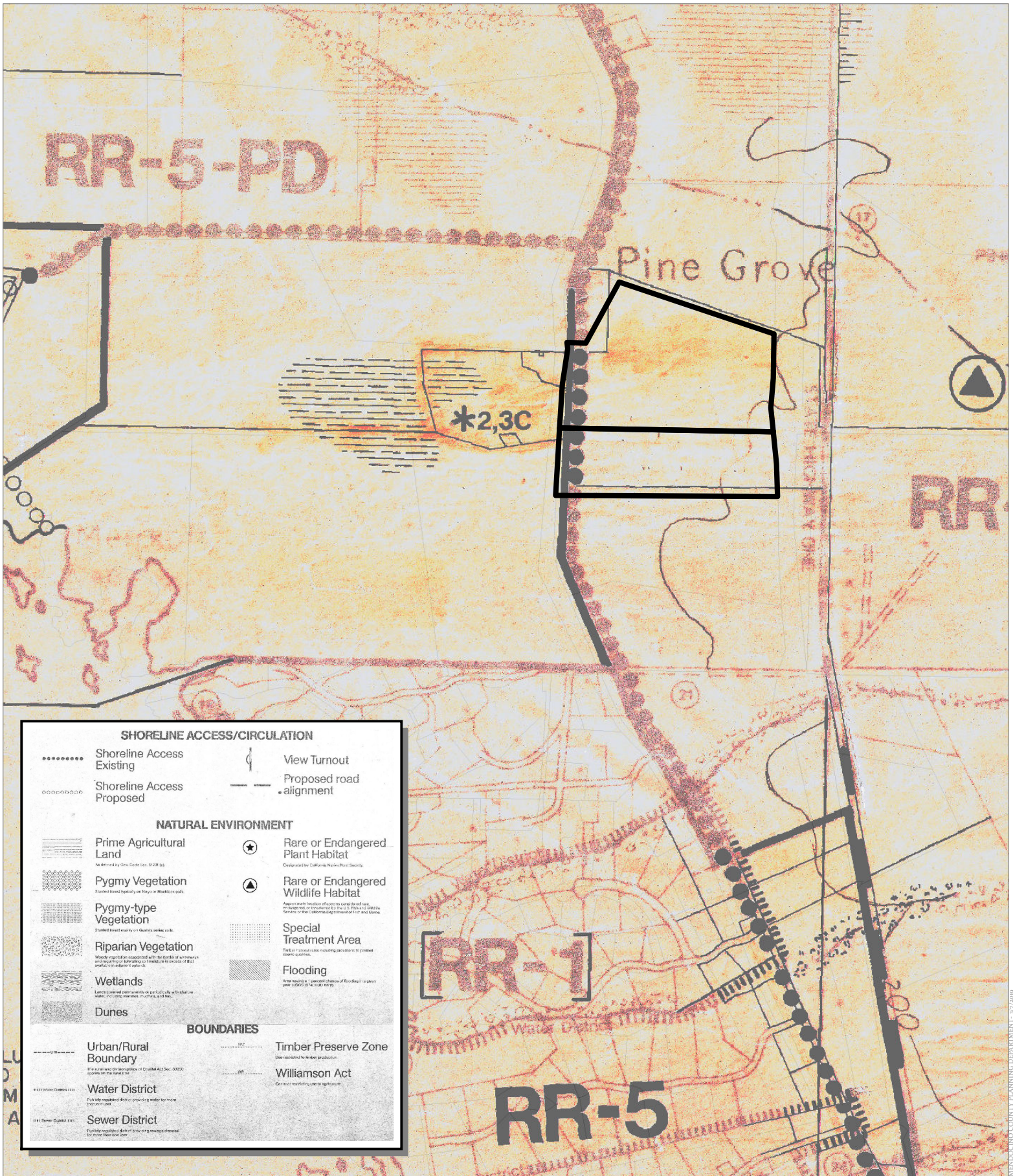


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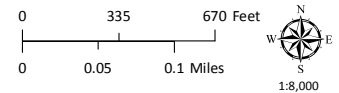
 General Plan Classes

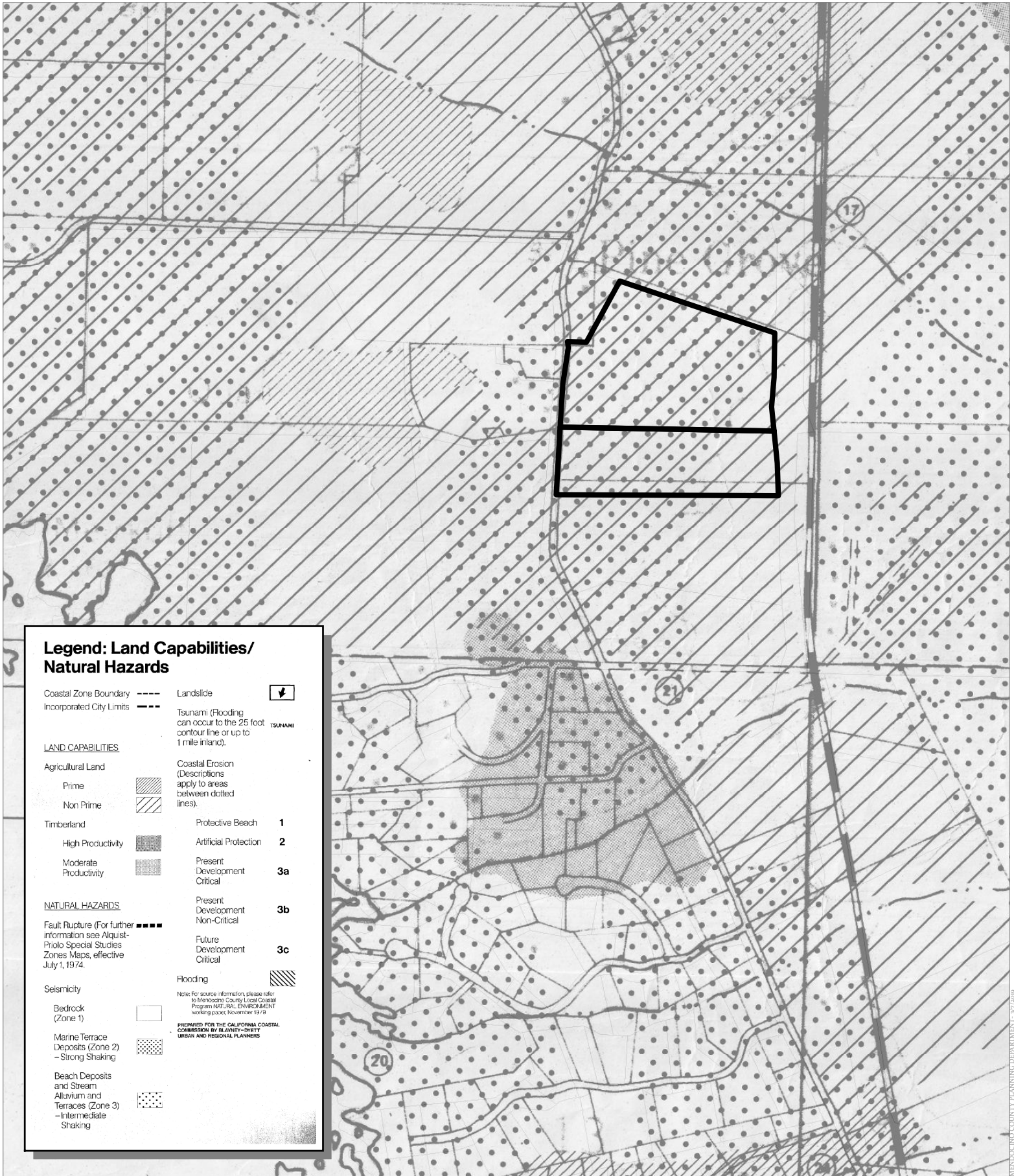


GENERAL PLAN CLASSIFICATIONS



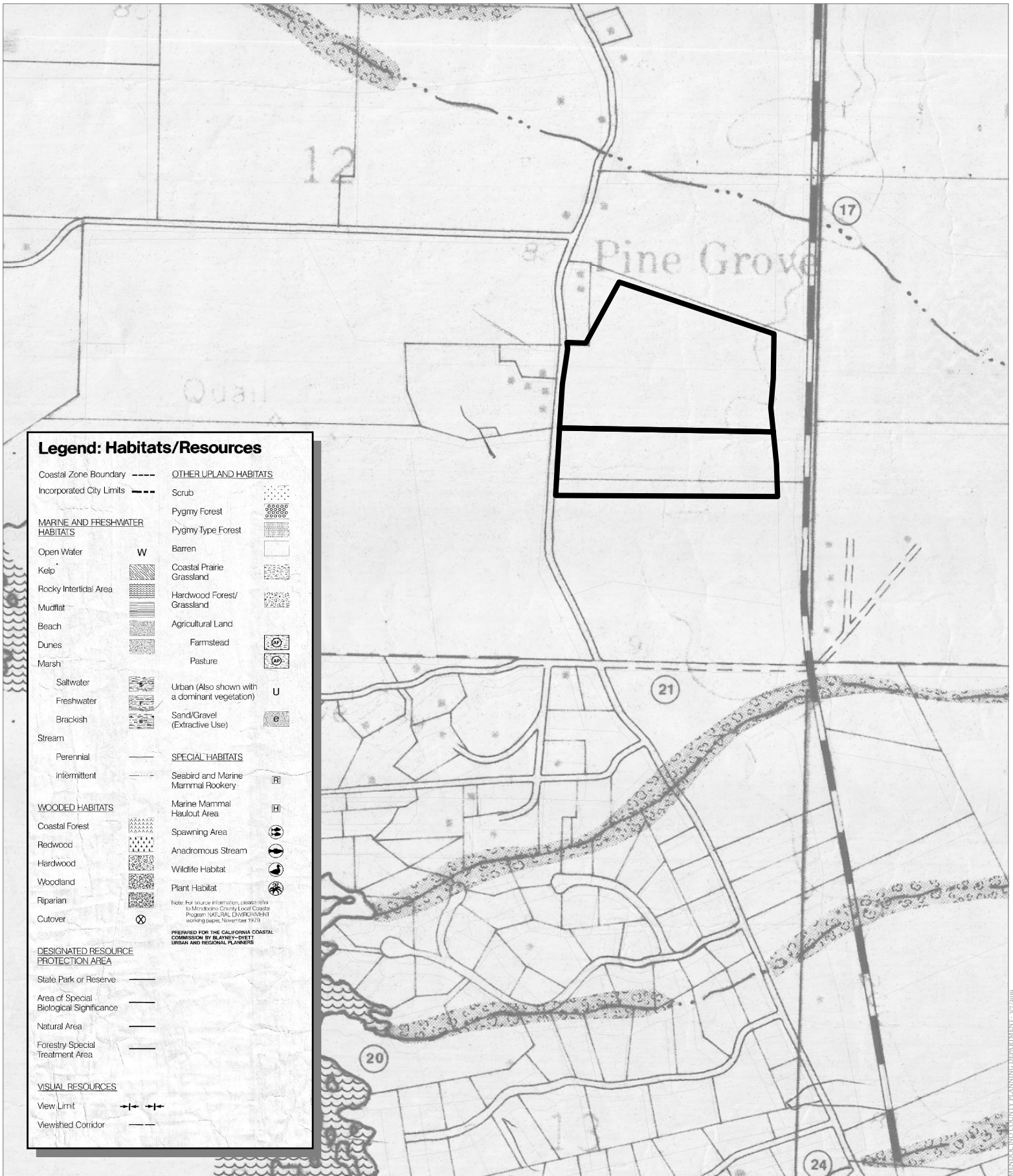
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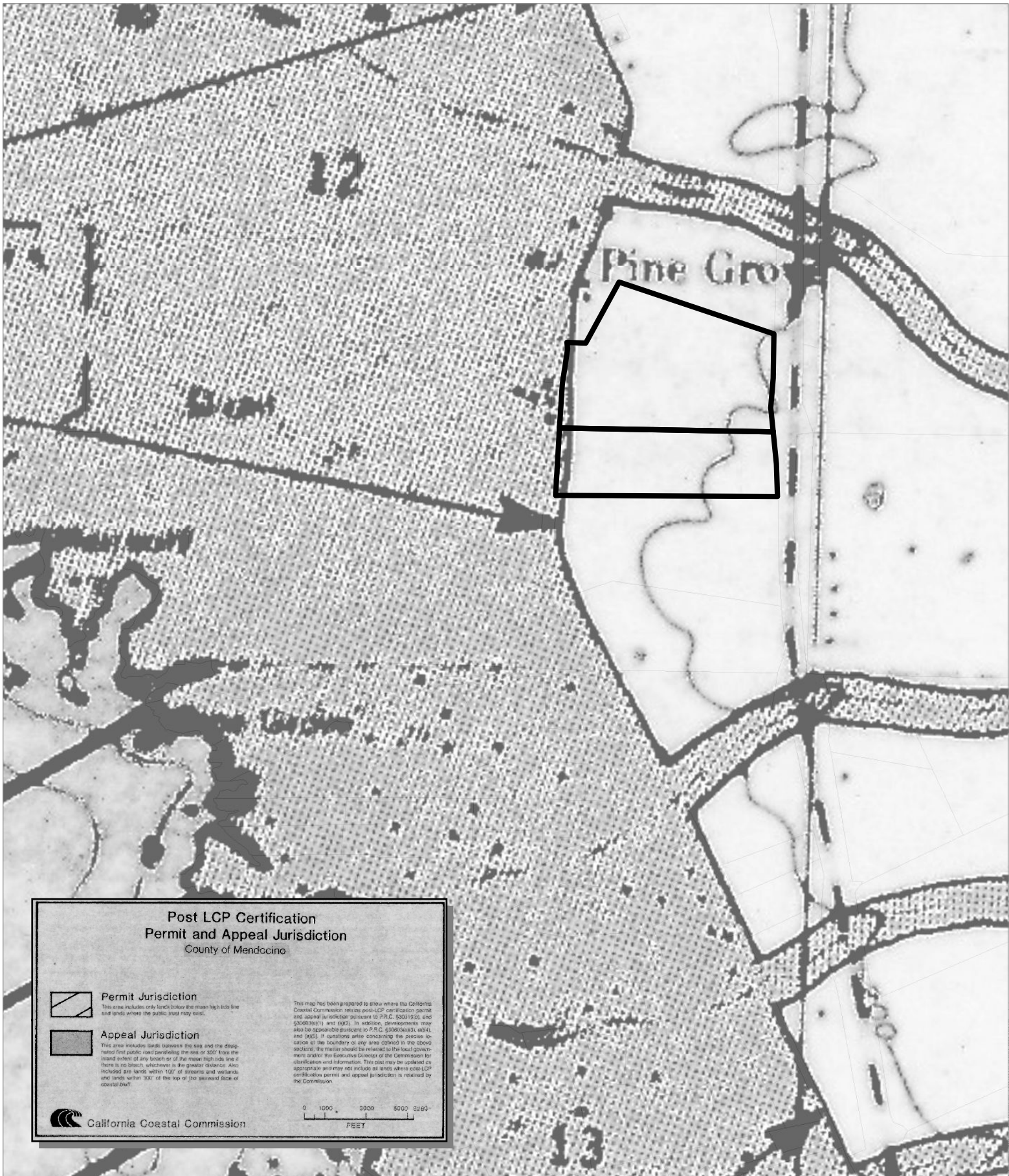
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LCP LAND CAPABILITIES & NATURAL HAZARDS



CASE: B 2019-0012
 OWNER: AUM, Ishvi, ET AL
 APN: 118-160-29
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino

LCP HABITATS & RESOURCES



**Post LCP Certification
Permit and Appeal Jurisdiction**
County of Mendocino



Permit Jurisdiction

This area includes only lands below the mean high tide line and lands where the public trust may exist.



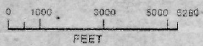
Appeal Jurisdiction

This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 100' of the top or the seaward face of coastal bluff.

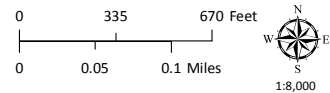
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.C. §20115(i), and §36000(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.C. §36000(a)(3), (a)(4), and (a)(5). In questions arising concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.



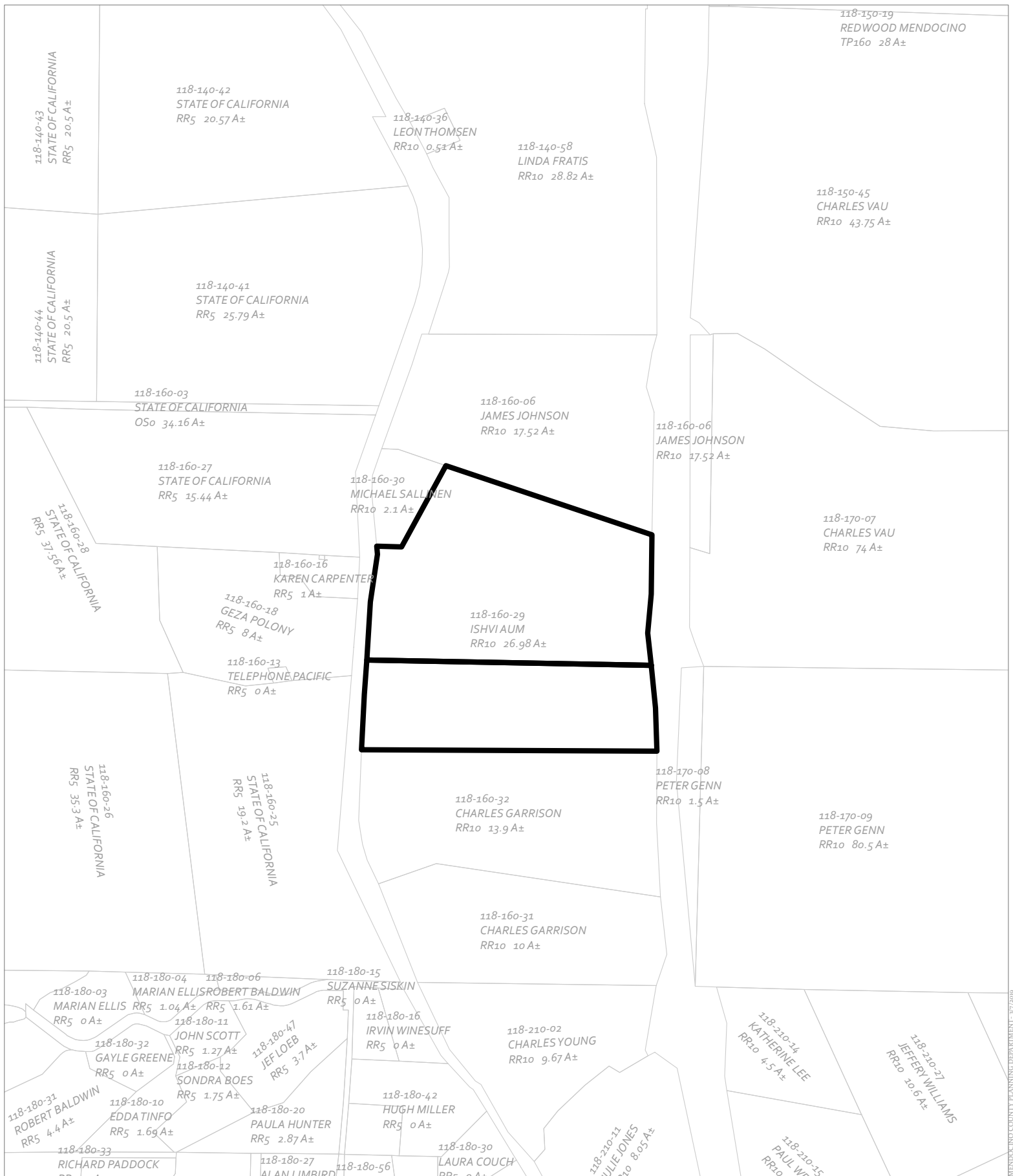
California Coastal Commission



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APPEALABLE AREAS



CASE: B 2019-0012

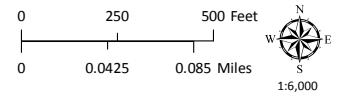
OWNER: AUM, Ishvi, ET AL

APN: 118-160-29

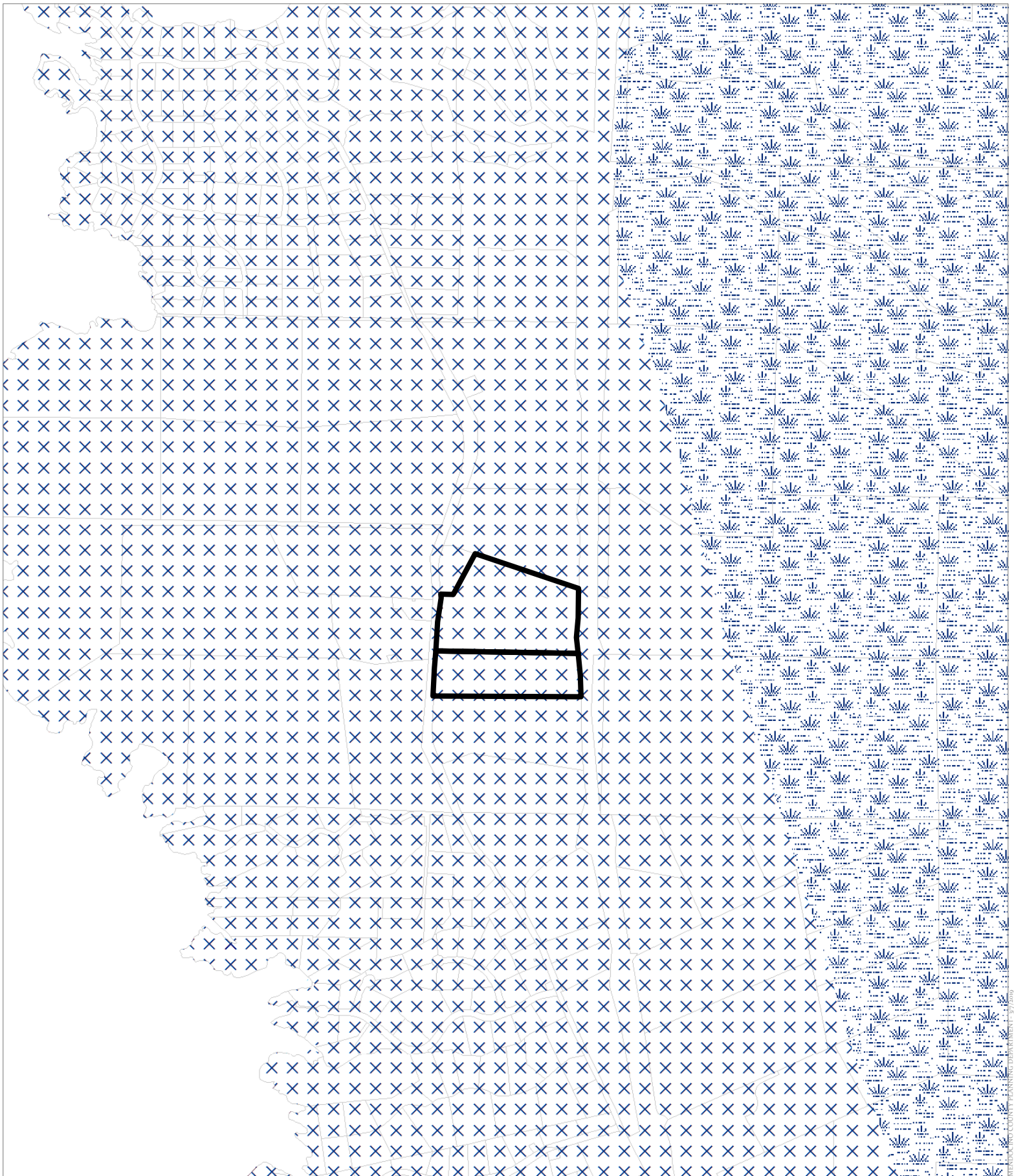
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ADDRESS: 13501 Point Cabrillo Drive, Mendocino

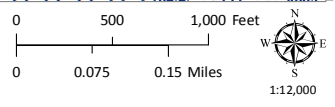


ADJACENT PARCELS

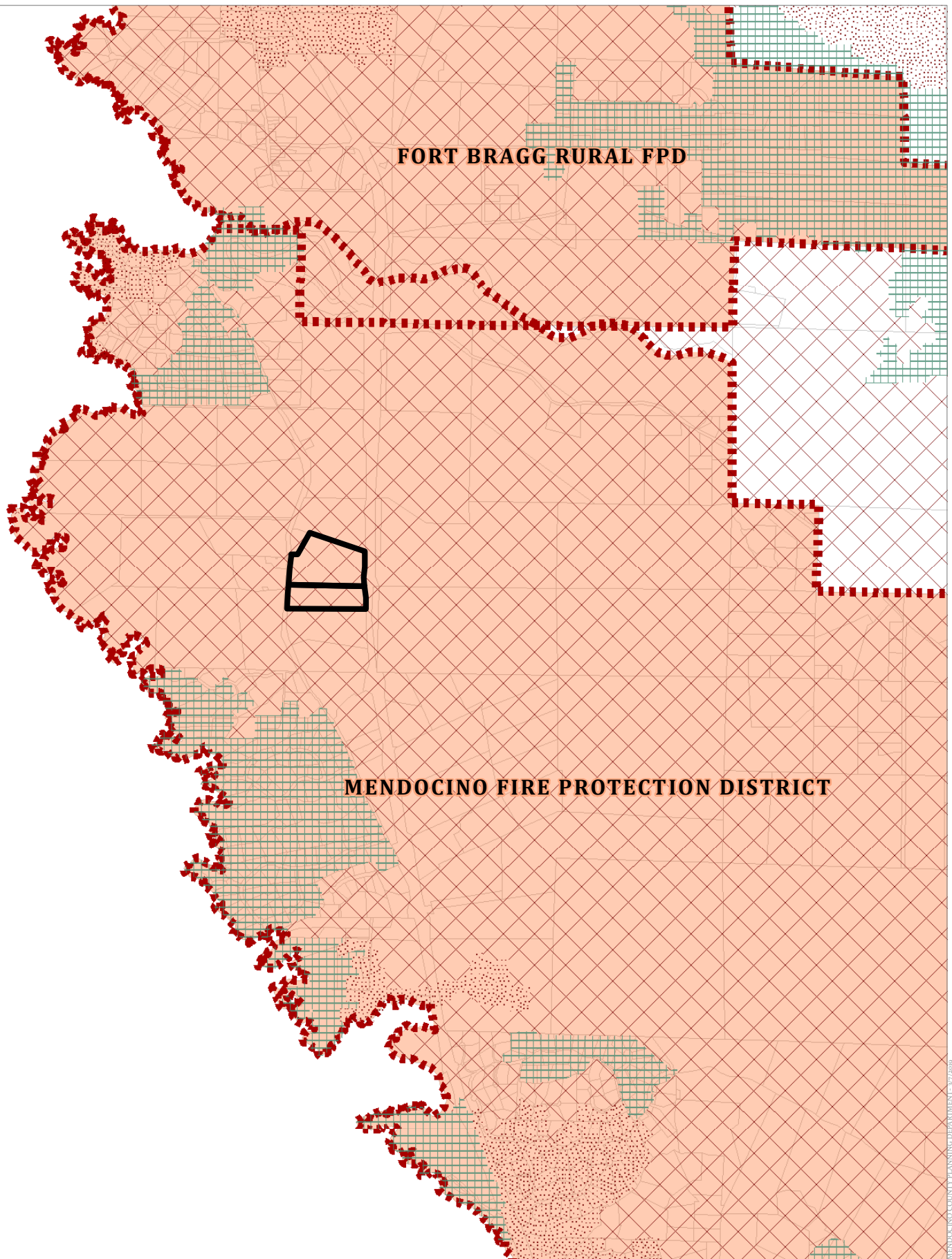


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-  Critical Water Areas
-  Marginal Water Resources

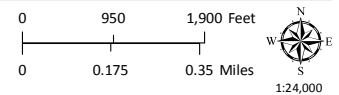


GROUND WATER RESOURCES

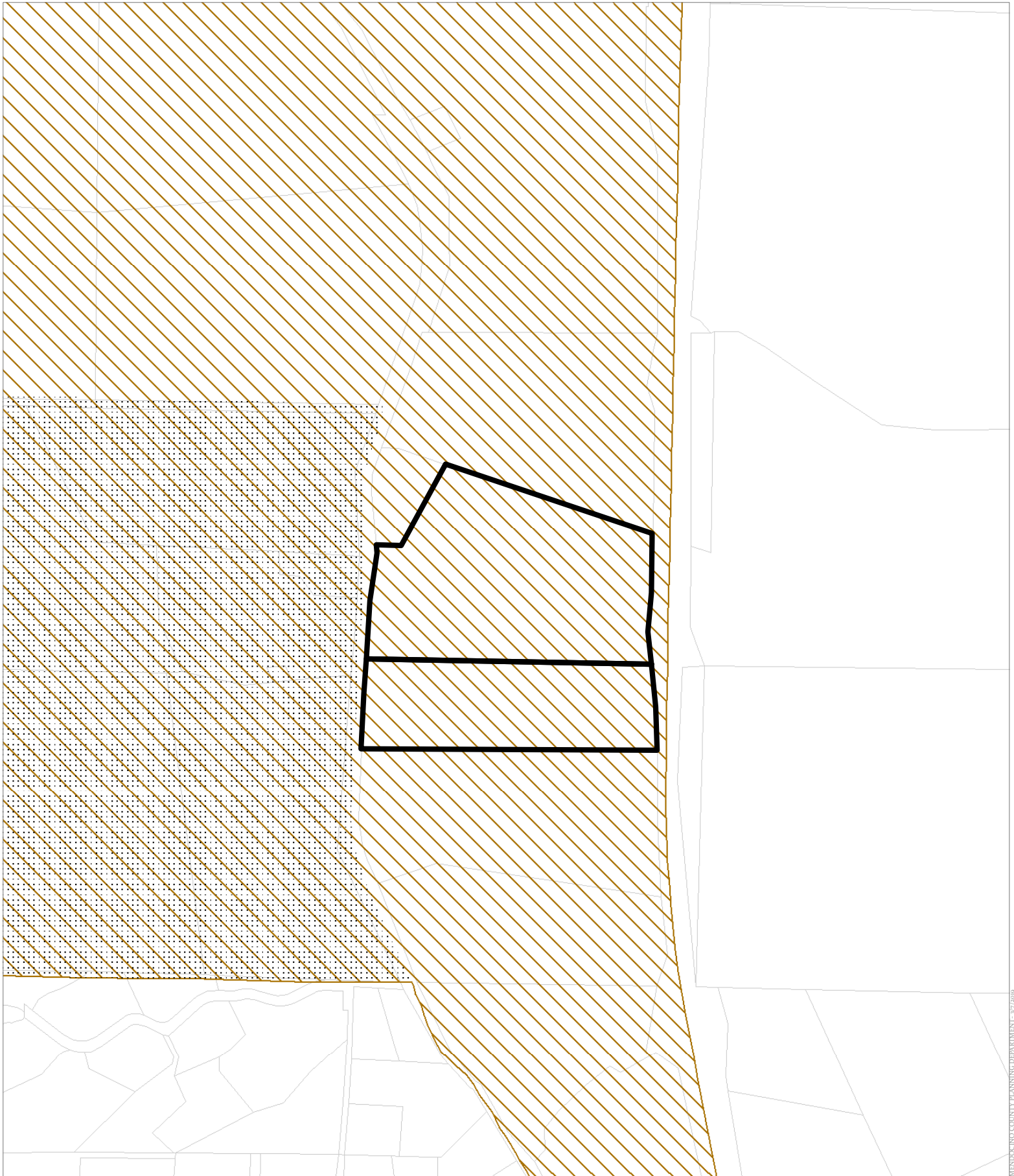


CASE: B 2019-0012
 OWNER: AUM, Ishvi, ET AL
 APN: 118-160-29
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino



-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts

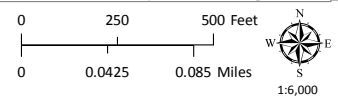


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA



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-  Tree Removal Area
-  Highly Scenic Area





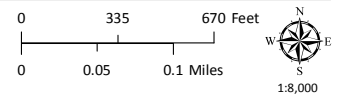
HIGHLY SCENIC & TREE REMOVAL AREAS

Point Cabrillo Light Station

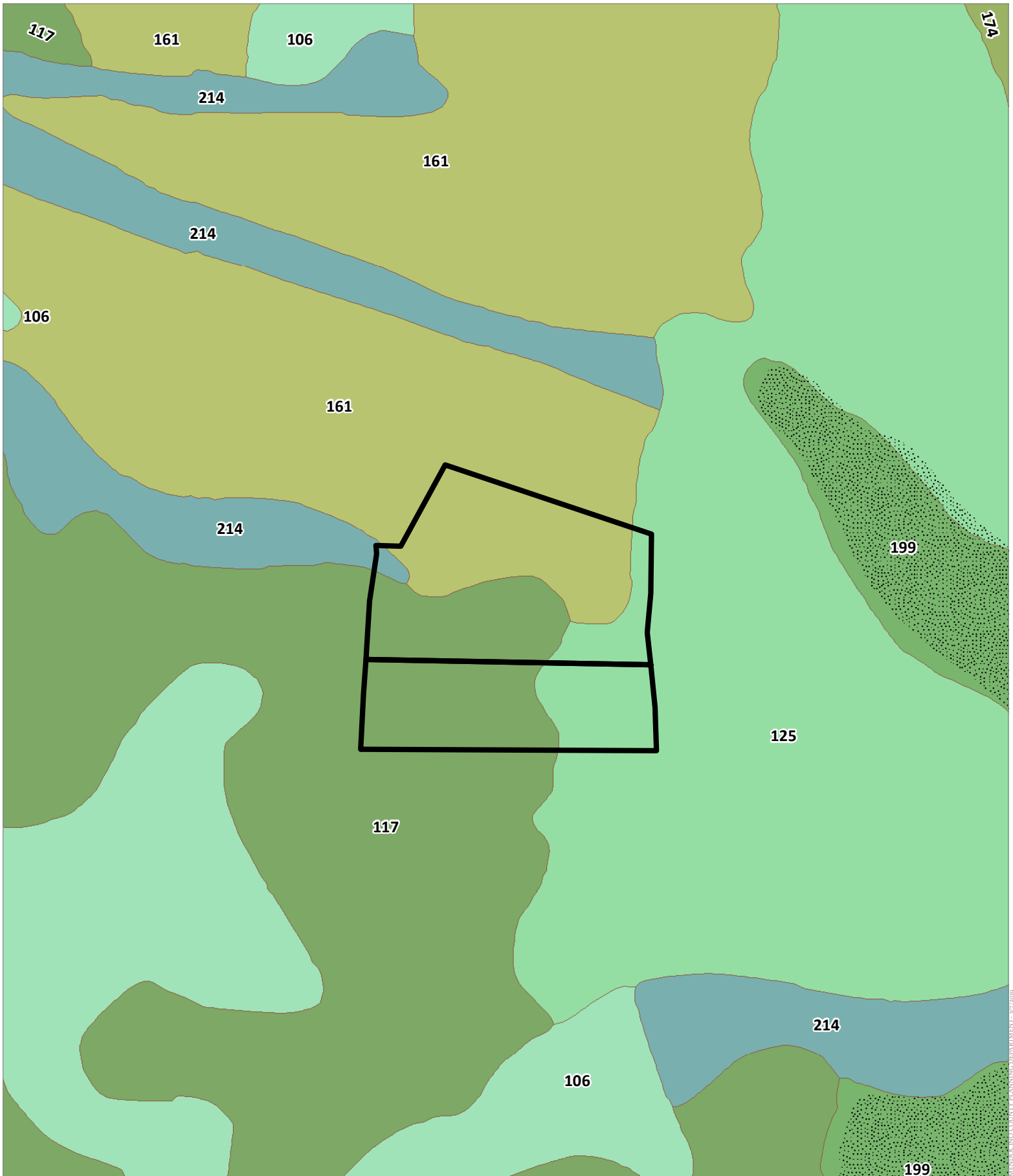
4

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

 Supervisorial Districts 2010
 State Parks

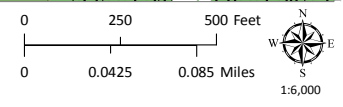


MISC DISTRICTS

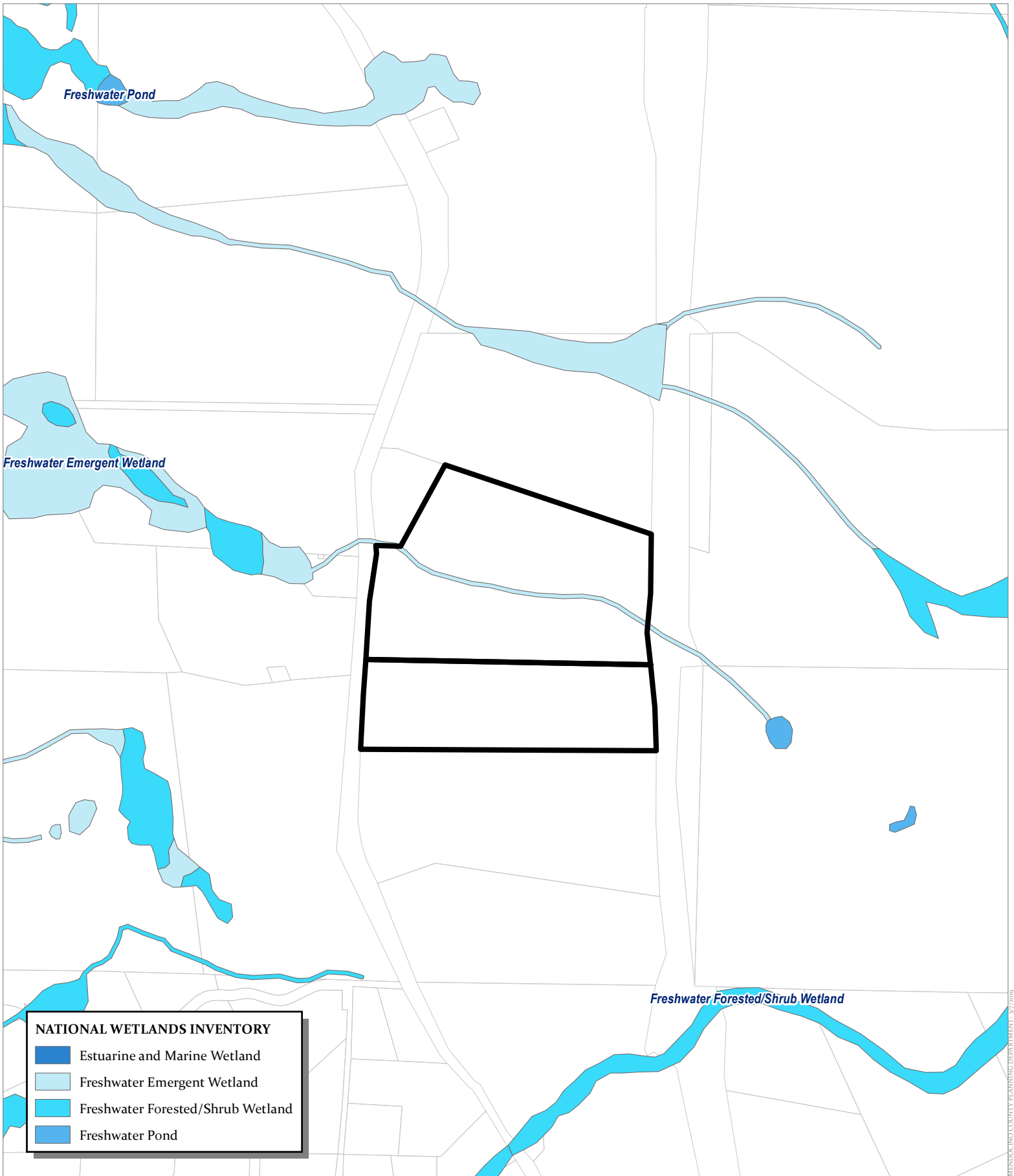


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 Shinglemill-Gibney Complex
 Western Study Soil Types



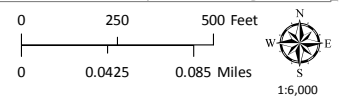
LOCAL SOILS



NATIONAL WETLANDS INVENTORY

- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

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WETLANDS