



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

May 10, 2019

Planning – Ukiah
Department of Transportation
Code Enforcement
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor

Caltrans
CalFire – Resource Management
Department of Fish and Wildlife
Coastal Commission
Elk Community Water District
Elk Community Fire District

Elk Community Services District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDP_2019-0008

DATE FILED: 2/22/2019

OWNER: ROBERT BERNSTEIN

APPLICANT: KAREN CHAMBERS

REQUEST: Standard Coastal Development Permit to relocate an existing illegally located, 120 sq. ft. storage shed on a fully developed parcel.

LOCATION: In the Coastal Zone, within the Town of Elk, on the west side of State Hwy 1 (SH 1), located at 5850 S. Hwy. 1 (APN: 127-181-02).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JESSIE WALDMAN

RESPONSE DUE DATE: May 24, 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: CDP_2019-0008

OWNER: ROBERT BERNSTEIN

APPLICANT: KAREN CHAMBERS

AGENT: N/A

REQUEST: A Standard Coastal Development Permit for relocation and after-the-fact authorization of a 120 sq. ft. storage shed on a parcel with an existing single family residence.

LOCATION: In the Coastal Zone, within the Town of Elk, on the west side of State Hwy 1 (SH 1), located at 5850 S. Hwy. 1 (APN: 127-181-02).

APN/S: 127-181-02

PARCEL SIZE: 0.2 ± Acres

GENERAL PLAN: Rural Village RV:U
ZONING: Rural Village RV:40K

EXISTING USES: Residential

DISTRICT: 5

RELATED CASES: IC_2018-0582

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Village (RV)	Rural Village (RV:40K)	0.7 ± Acres	Residential
EAST:	Range Land (RL)	Range Land (RL160)	86.2 ± Acres	Residential
SOUTH:	Rural Village (RV)	Rural Village (RV:40K)	1.5 ± Acres	Residential
WEST:	Rural Village (RV)	Rural Village (RV:40K)	1.5 ± Acres	Residential

REFERRAL AGENCIES

<u>LOCAL</u>		
☒ Assessor’s Office	☒ Elk Community Fire District	☒ California Dept. of Fish & Wildlife
☒ Building Division (FB)	☒ Elk Community Water District	☒ CALTRANS
☒ Code Enforcement (Ukiah)	☒ Planning Division (Ukiah)	<u>TRIBAL</u>
☒ Department of Transportation (DOT)	<u>STATE</u>	☒ Cloverdale Rancheria
☒ Environmental Health (EH-FB)	☒ CALFIRE (Resource Management)	☒ Redwood Valley Rancheria
☒ Elk Community Services District	☒ California Coastal Commission	☒ Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

APN: 127-181-15: CDP_1994-0017 (Addition), CDP_2000-0045 (Addition and remodel), CDPM_2000-0045(2012) (Add bath)

APN: 127-181-01: CDP_1997-0077 (Septic Repair)

APN: 127-150-01: CDP_2004-0054 (Garage)

STAFF PLANNER: JESSIE WALDMAN **DATE:** 5/10/2019

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

HIGH FIRE HAZARD

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

ELK COMMUNITY SERVICES DISTRICT

4. FARMLAND CLASSIFICATION:

GIS

NO

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

CRITICAL

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

144—Flumeville clay loam, 0 to 5 percent

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NO

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

YES

17. LANDSLIDE HAZARD:

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

NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy

YES

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

MAP 20: ELK

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

BEACH DEPOSITS AND STREAM ALLTIVIU AND TERRACES
(ZONE 3) - INTERMEDIATE SHAKING

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

BARREN

27. COASTAL COMMISSION APPEALABLE AREA:

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

YES

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

NO

29. HIGHLY SCENIC AREA:

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

NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

NO

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

NO

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-2019-0008
CDF No(s)	
Date Filed	2/22/19
Fee	\$2384.00
Receipt No.	PRS-2019-0008
Received by	Vandy
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Karen Chambers
Mailing Address P.O. Box 45
City Elk State CA Zip Code 95432 Phone 877-1875

PROPERTY OWNER

Name Robert Bernstein
Mailing Address 31723 Hiway 128
City Cloverdale State CA Zip Code 95425 Phone 894-3662

AGENT

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

PARCEL SIZE

100' x 80' ☒ Square feet
☐ Acres

STREET ADDRESS OF PROJECT

5850 S. Hiway 1

ASSESSOR'S PARCEL NUMBER(S)

127-181-02

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

Karen Chambers 1/10/19
Signature of Applicant/Agent Date

Robert Bernstein 2/15/19
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.

Moving an existing shed to the : required set backs.

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
☒ Single Family	House	1,200 sq'
☐ Mobile Home	Shed	120 sq'
☐ Duplex		
☐ 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.

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.

A two bedroom home w sun room

A 10 x 12 foot 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.

~~The shed will be turned 90° and move to required distance from property line. 5' on the West 6' on the South.~~

7. Project Height. Maximum height of structure ☒ 11 feet.

8. Lot area (within property lines): 80 x 100 ☒ square feet ☐ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>1,320</u> square feet	_____ square feet	<u>1,320</u> square feet
Paved area	<u>406</u> square feet	_____ square feet	<u>406</u> square feet
Landscaped area	<u>6,274</u> square feet	_____ square feet	<u>6,274</u> square feet
Unimproved area	_____ square feet	_____ square feet	_____ square feet

GRAND TOTAL: 8,000 square feet
(Should equal gross area of parcel)

10. Gross floor area: 1,200 sq feet shed square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces Existing 1 Proposed _____ Total 1

Number of covered spaces	_____	Size _____
Number of uncovered spaces	<u>1</u>	Size <u>406 sq'</u>
Number of standard spaces	_____	Size _____
Number of handicapped spaces	_____	Size _____

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 _____

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? ☐ Yes ☒ No If yes, explain:
18.	Does the project involve sand removal, mining or gravel extraction? ☐ Yes ☒ 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? ☐ Yes ☒ 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? ☐ Yes ☒ No If yes, explain:
21.	Is the proposed development visible from: A. State Highway 1 or other scenic route? ☐ Yes ☒ No B. Park, beach or recreation area? ☐ Yes ☒ No
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☒ 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 ☐ Yes ☒ No B. Filling ☐ Yes ☒ No C. Dredging ☐ Yes ☒ No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes ☐ Yes ☒ 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? ☐ Yes ☒ No

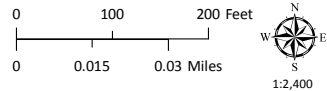
If you need additional room to answer any question, attach additional sheets.





CASE: CDP 2019-0008
OWNER: BERNSTEIN, Robert
APN: 127-181-02
APLCT: Karen Chambers
AGENT:
ADDRESS: 5850 S. Hwy. 1, Elk

- Major Towns & Places
- Public Roads



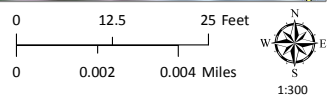
AERIAL IMAGERY

RENO COUNTY PLANNING DEPARTMENT - 2/28/2019



CASE: CDP 2019-0008
OWNER: BERNSTEIN, Robert
APN: 127-181-02
APLCT: Karen Chambers
AGENT:
ADDRESS: 5850 S. Hwy. 1, Elk

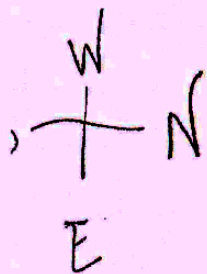
Public Roads



AERIAL IMAGERY

SH 1
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2019



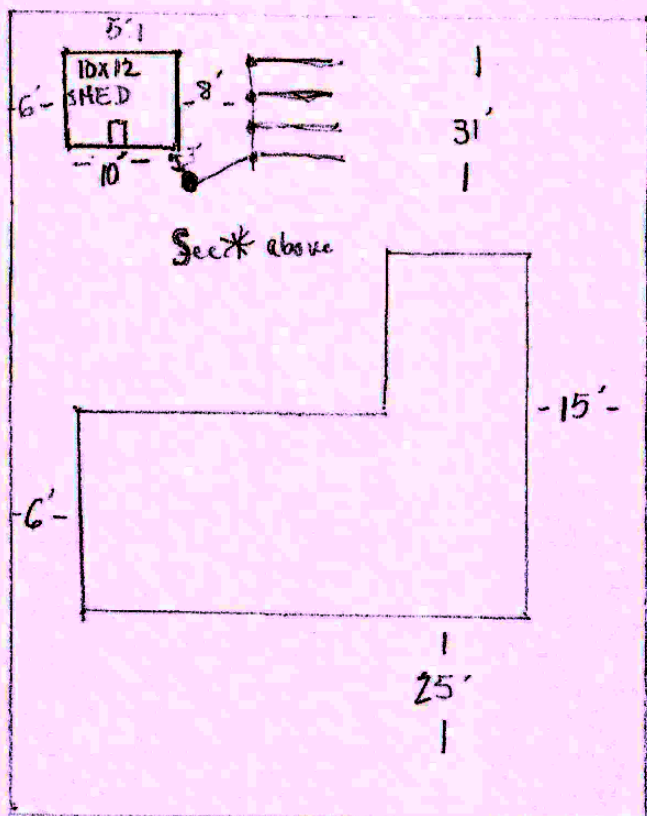


PLOT PLAN

Scale 1" = 20'

* Septic Riser is 3' from corner of SHED
the leach field is 8' from SHED

- 80' -



Elk
P.D.
add
street

* 5850 S. Highway 1

to
Catholic
Church

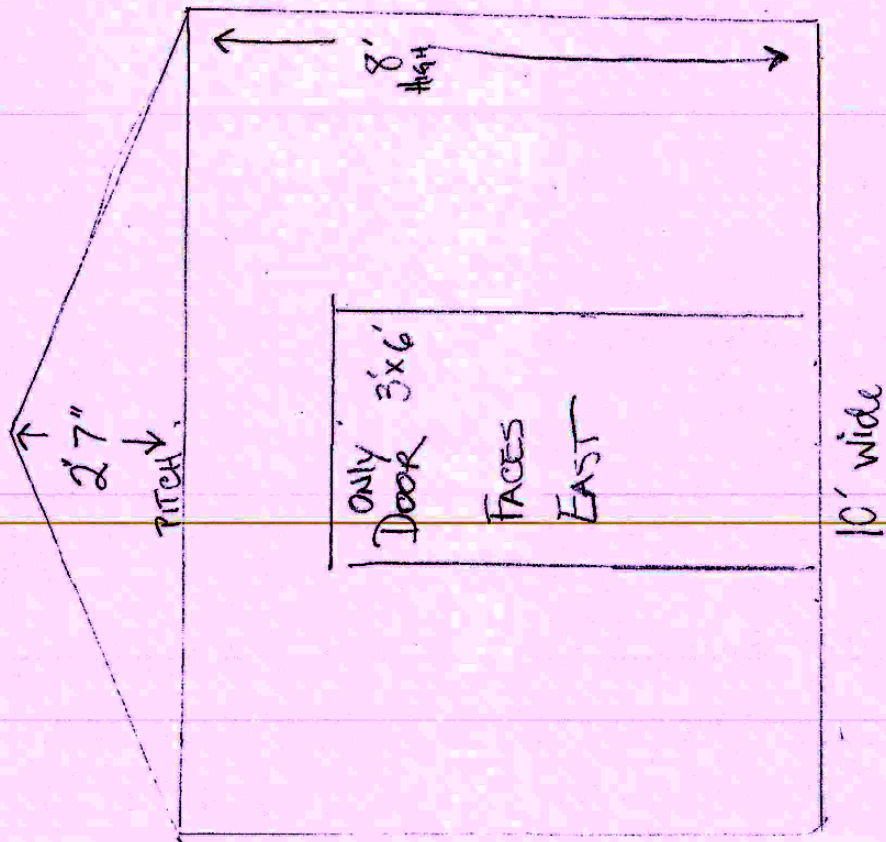
AP# 127-181-02
Robert Bernstein owner.
5850 S. Highway 1 Elk CA. 95432

W
+
N
E

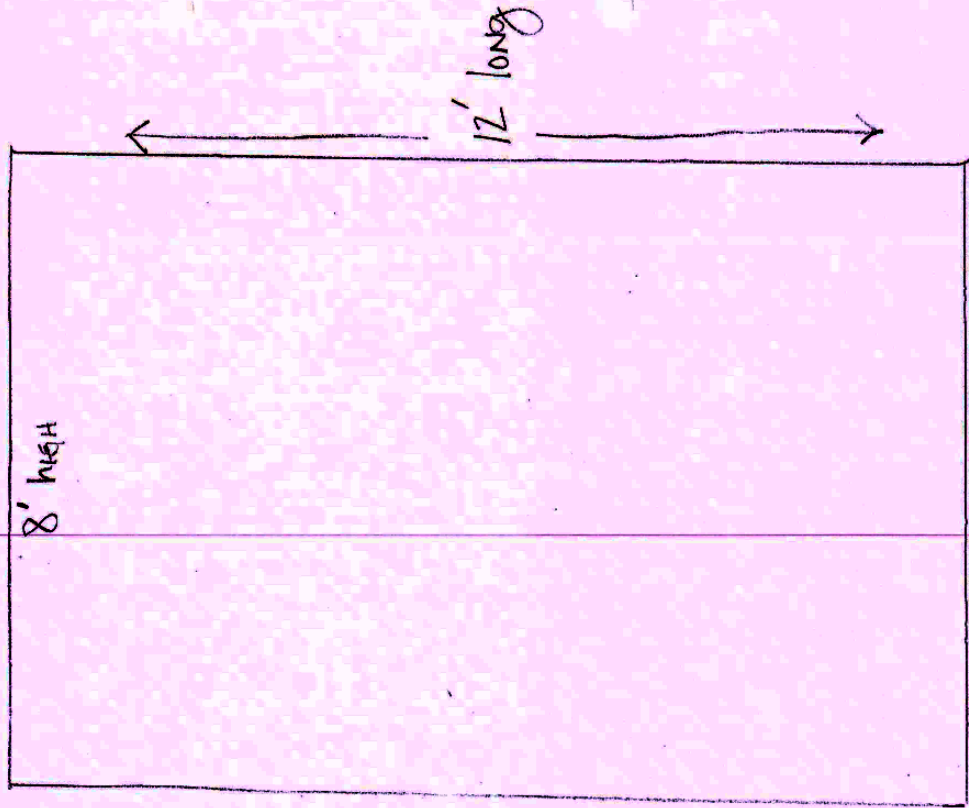
* The 10' WIDE WALLS FACE
East and West

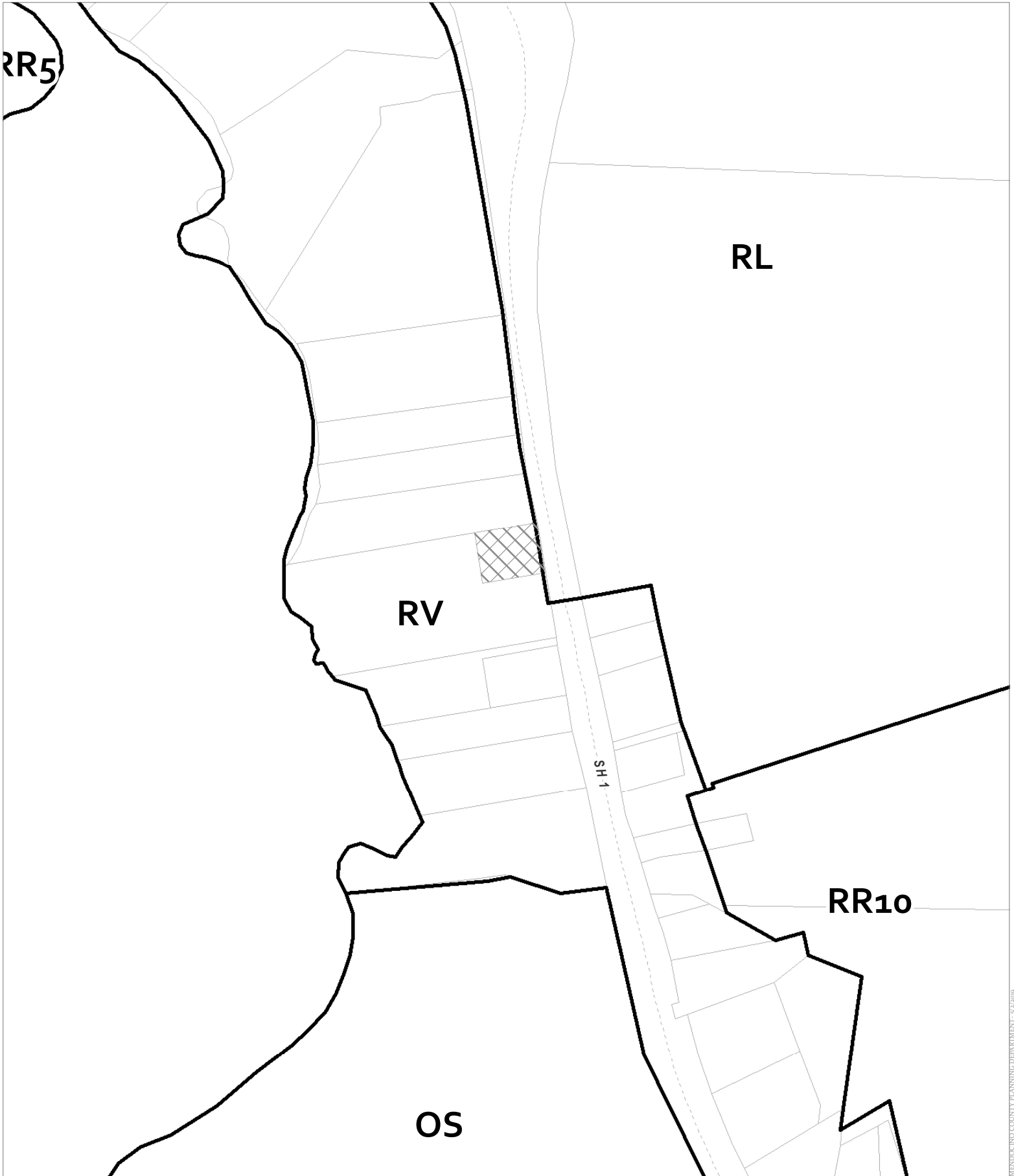
W
+
N
E

Scale 5" = 10'



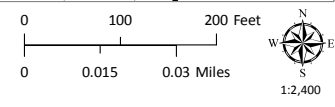
* The 12' long sides FACE
North + South



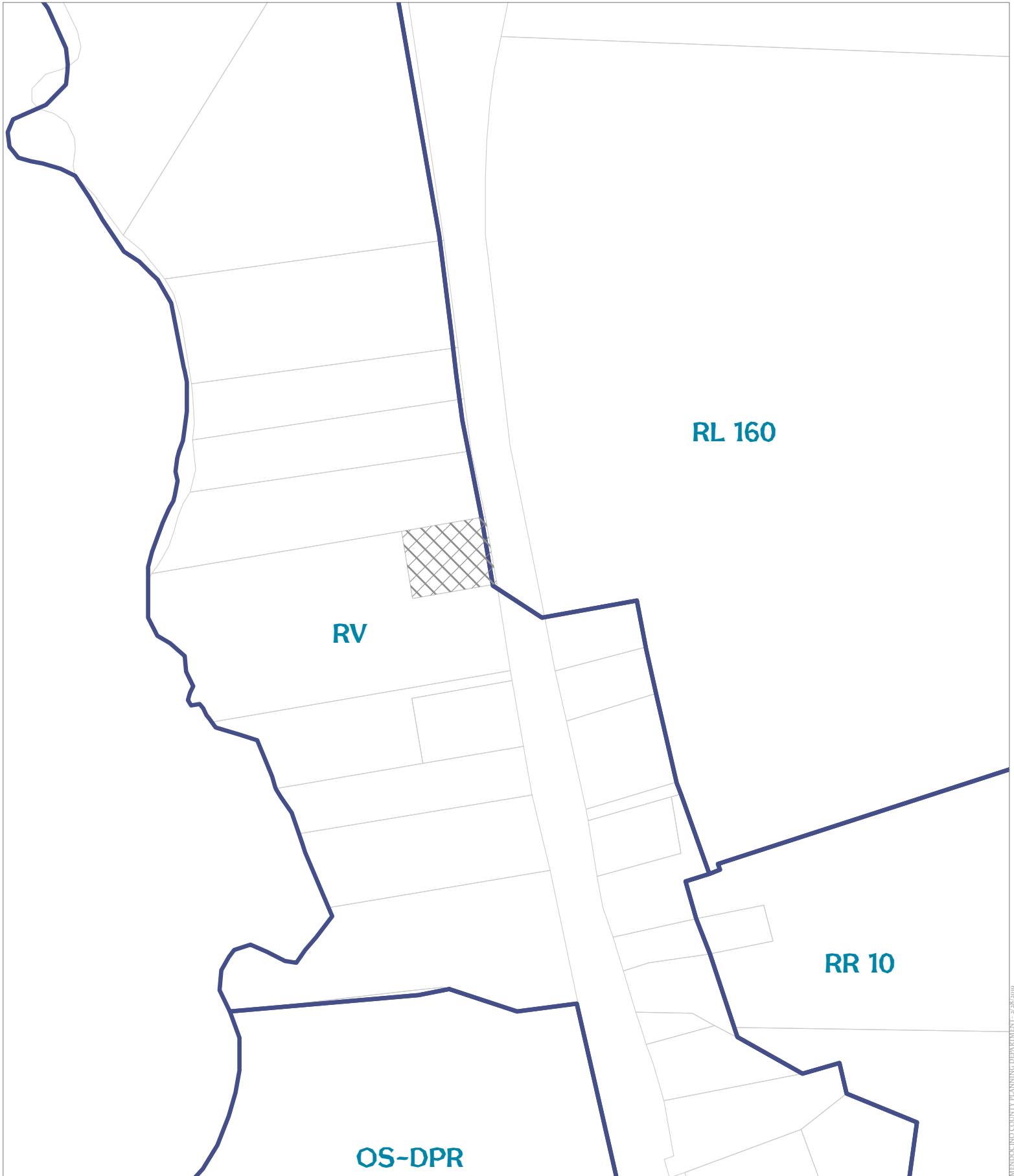


CASE: CDP 2019-0008
OWNER: BERNSTEIN, Robert
APN: 127-181-02
APLCT: Karen Chambers
AGENT:
ADDRESS: 5850 S. Hwy. 1, Elk

 Zoning Districts
 Public Roads

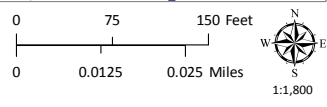


ZONING DISPLAY MAP

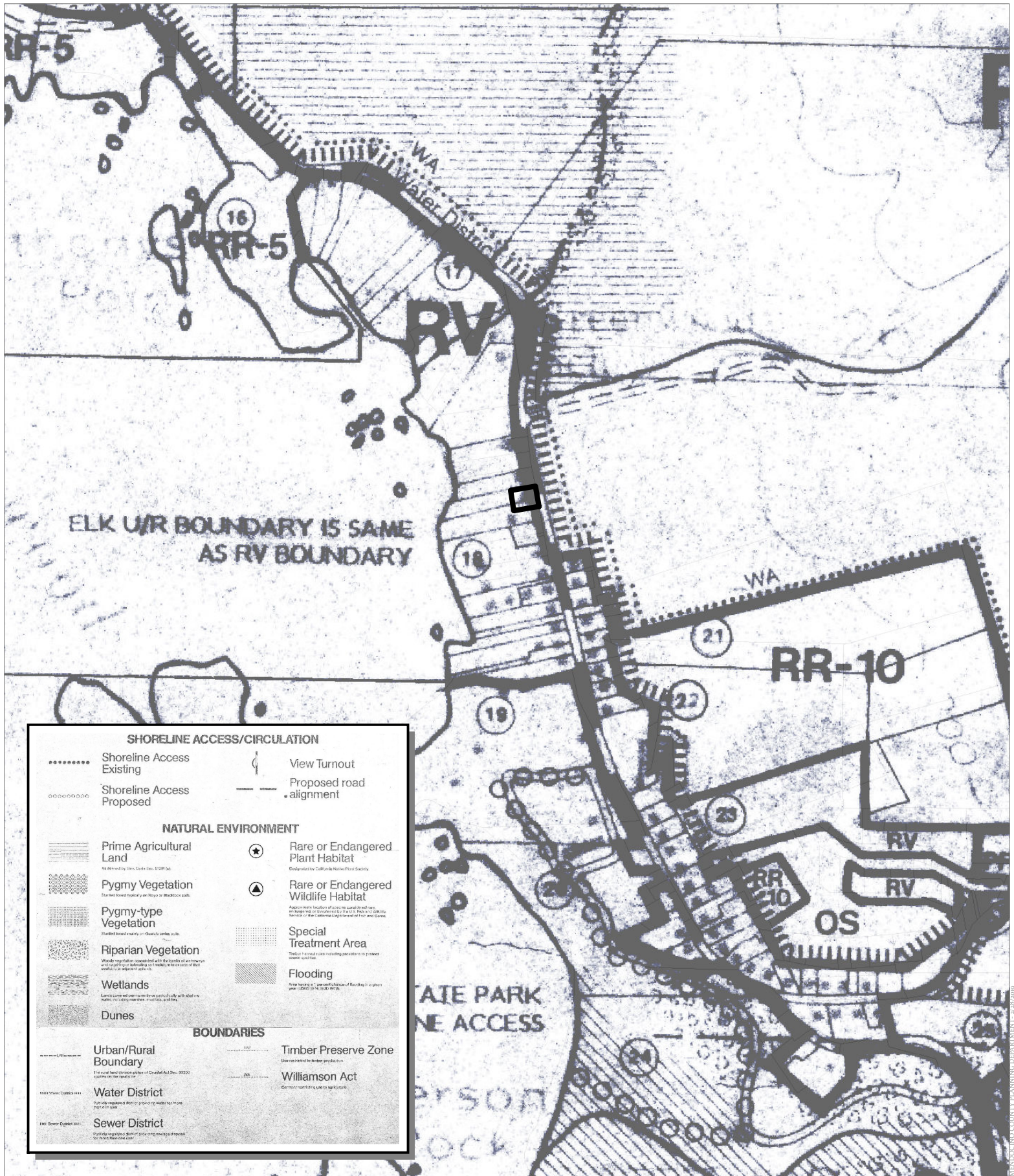


CASE: CDP 2019-0008
OWNER: BERNSTEIN, Robert
APN: 127-181-02
APLCT: Karen Chambers
AGENT:
ADDRESS: 5850 S. Hwy. 1, Elk

 General Plan Classes

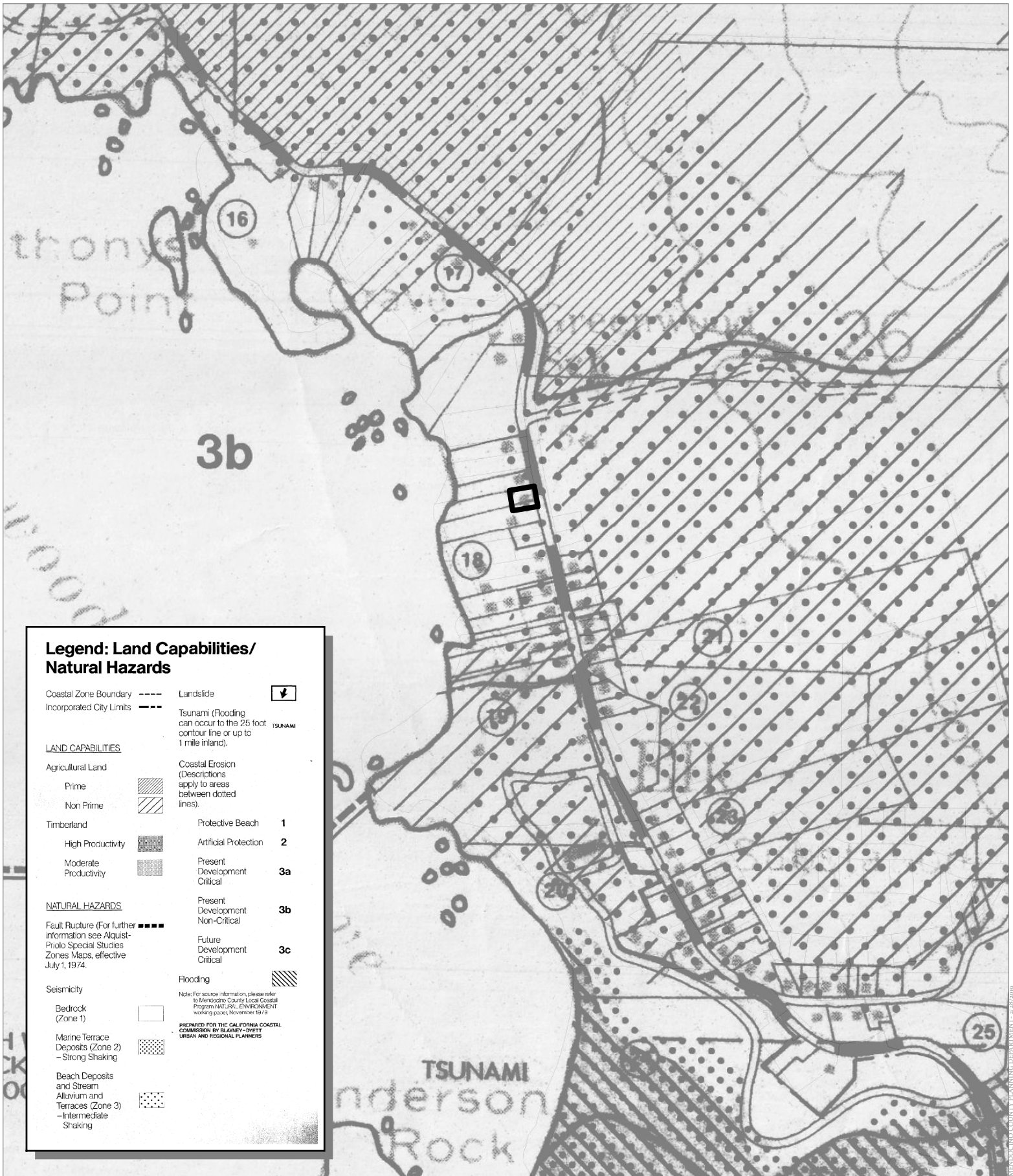


GENERAL PLAN CLASSIFICATIONS



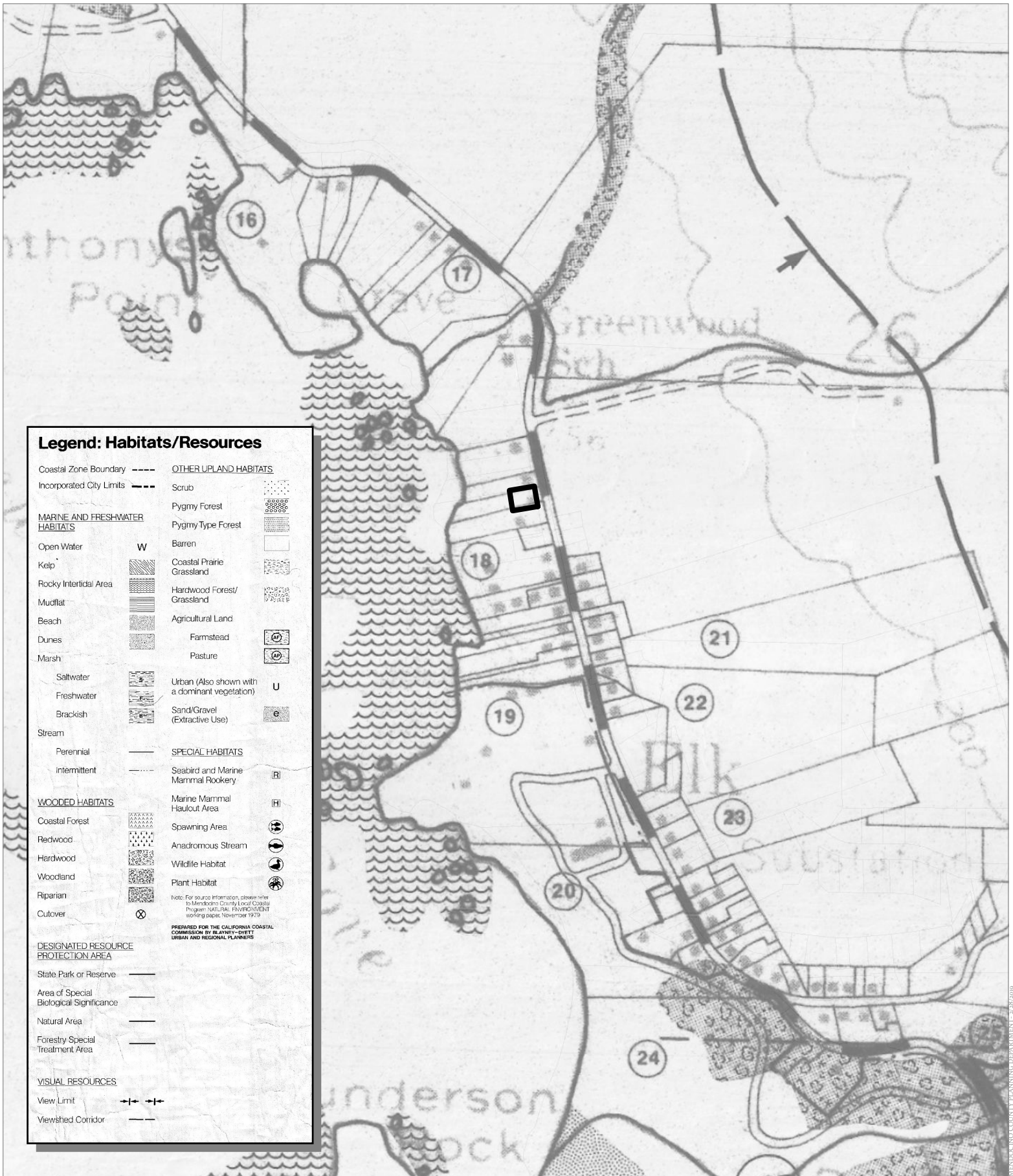
CASE: CDP 2019-0008
 OWNER: BERNSTEIN, Robert
 APN: 127-181-02
 APLCT: Karen Chambers
 AGENT:
 ADDRESS: 5850 S. Hwy. 1, Elk

LCP LAND USE MAP 20: ELK



CASE: CDP 2019-0008
OWNER: BERNSTEIN, Robert
APN: 127-181-02
APLCT: Karen Chambers
AGENT:
ADDRESS: 5850 S. Hwy. 1, Elk

LCP LAND CAPABILITIES & NATURAL HAZARDS



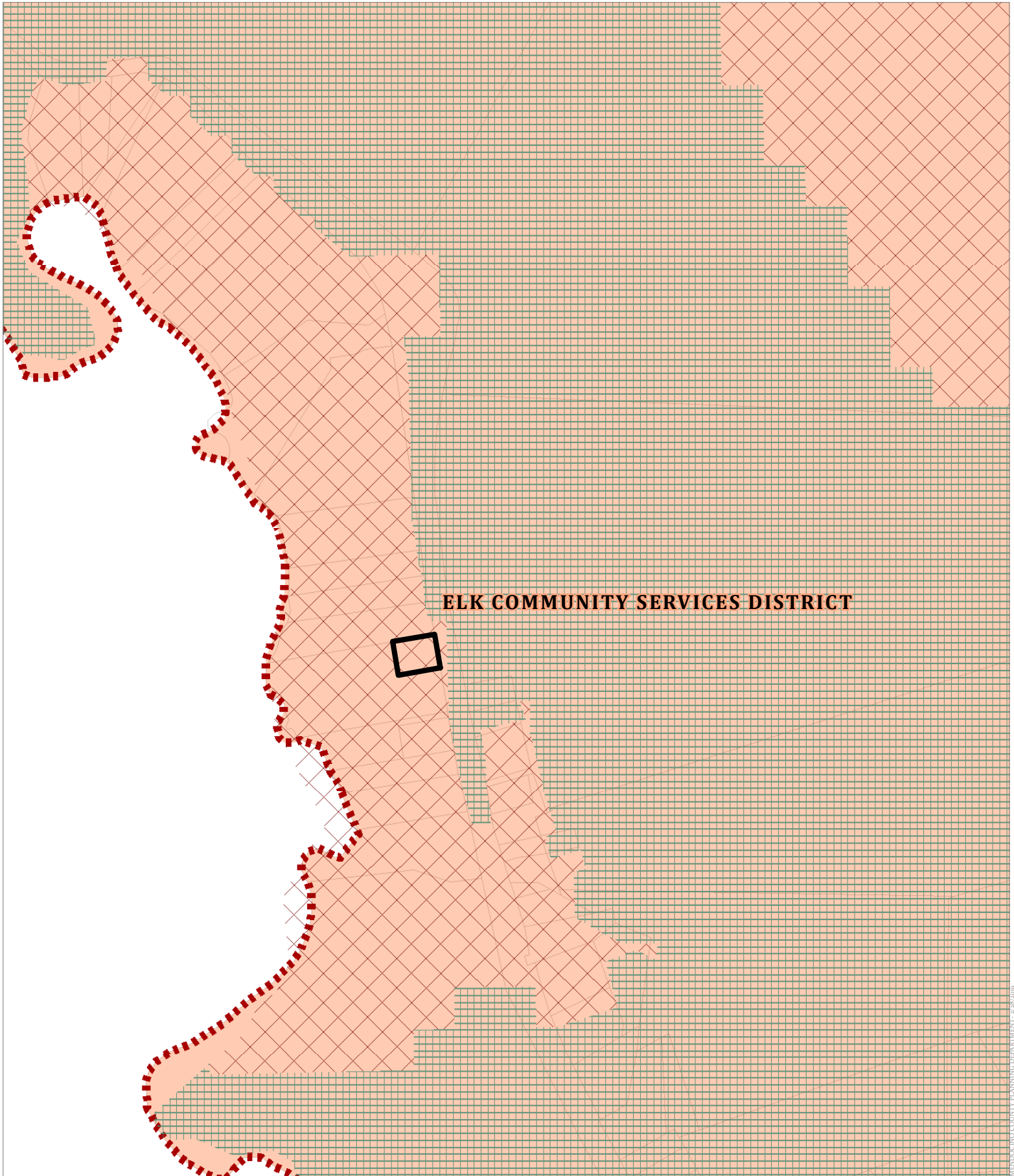
CASE: CDP 2019-0008
 OWNER: BERNSTEIN, Robert
 APN: 127-181-02
 APLCT: Karen Chambers
 AGENT:
 ADDRESS: 5850 S. Hwy. 1, Elk



CASE: CDP 2019-0008
OWNER: BERNSTEIN, Robert
APN: 127-181-02
APLCT: Karen Chambers
AGENT:
ADDRESS: 5850 S. Hwy. 1, Elk

APPEALABLE AREAS

ADJACENT PARCELS



CASE: CDP 2019-0008
OWNER: BERNSTEIN, Robert
APN: 127-181-02
APLCT: Karen Chambers
AGENT:
ADDRESS: 5850 S. Hwy. 1, Elk

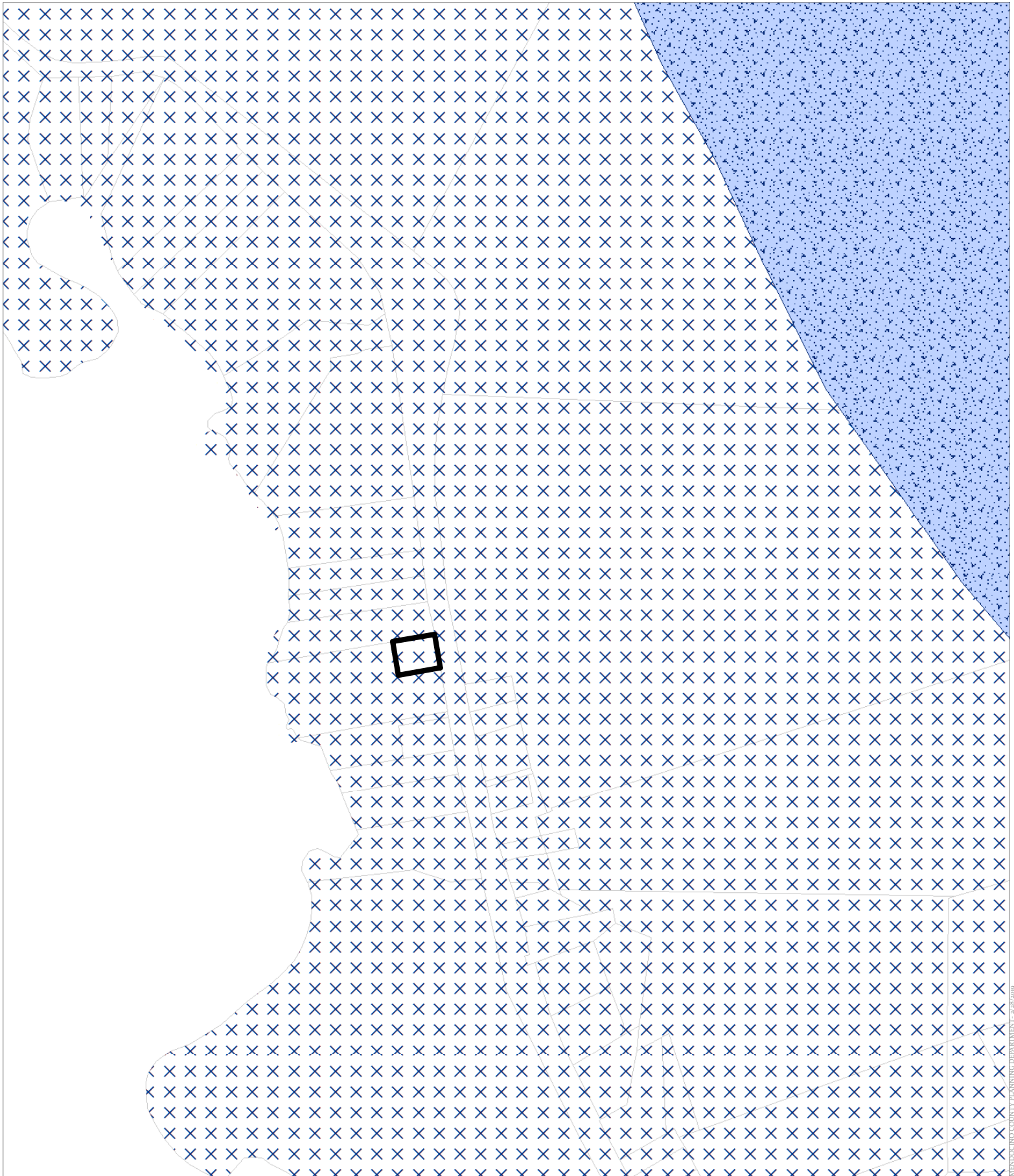
 High Fire Hazard
 Moderate Fire Hazard
 Fire Stations

 County Fire Districts

0 150 300 Feet
0 0.025 0.05 Miles

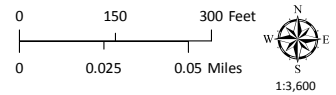
N
W
S
E
1:3,600

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

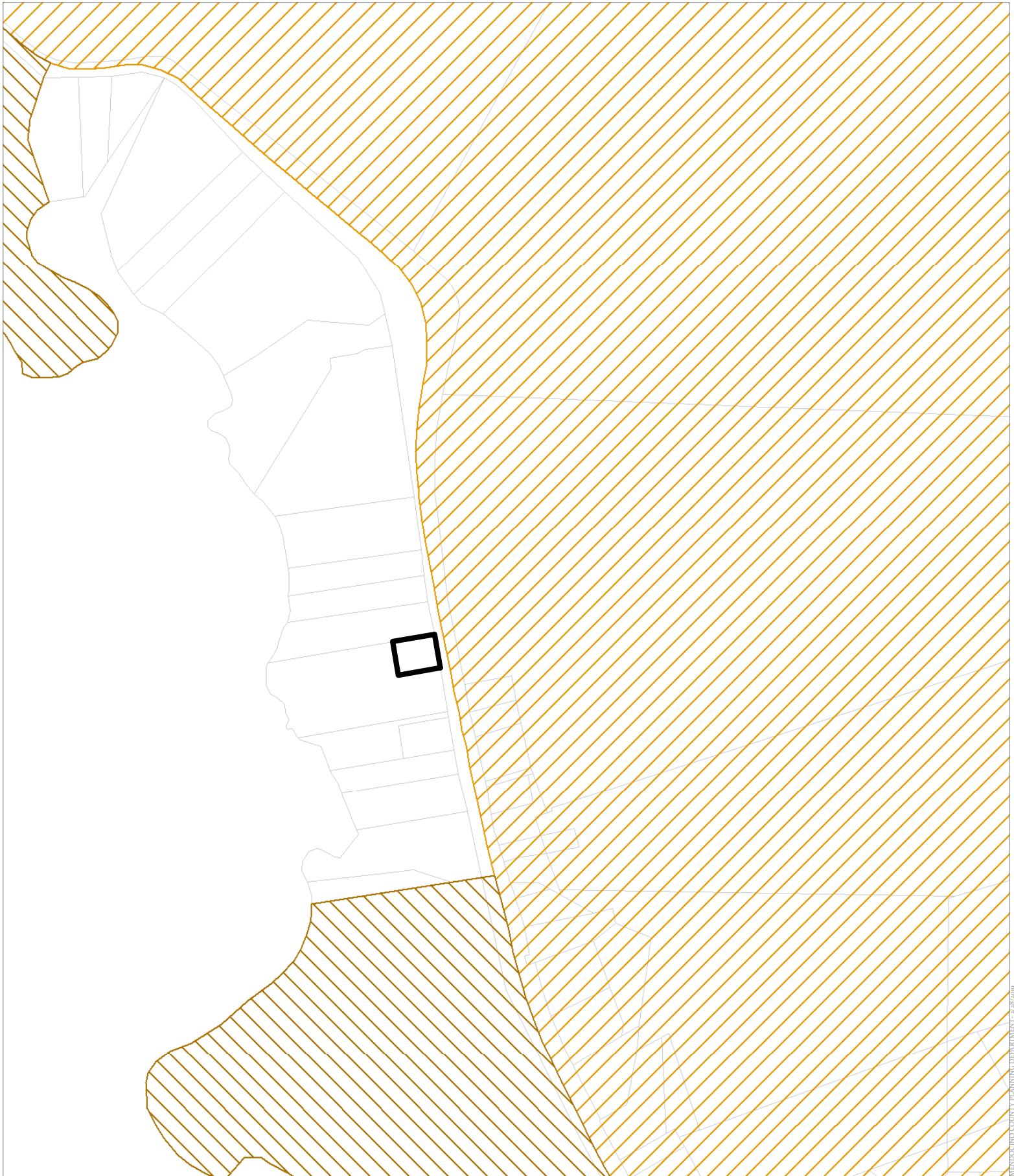


CASE: CDP 2019-0008
OWNER: BERNSTEIN, Robert
APN: 127-181-02
APLCT: Karen Chambers
AGENT:
ADDRESS: 5850 S. Hwy. 1, Elk

-  Critical Water Areas
-  Critical Water Resources Bedrock



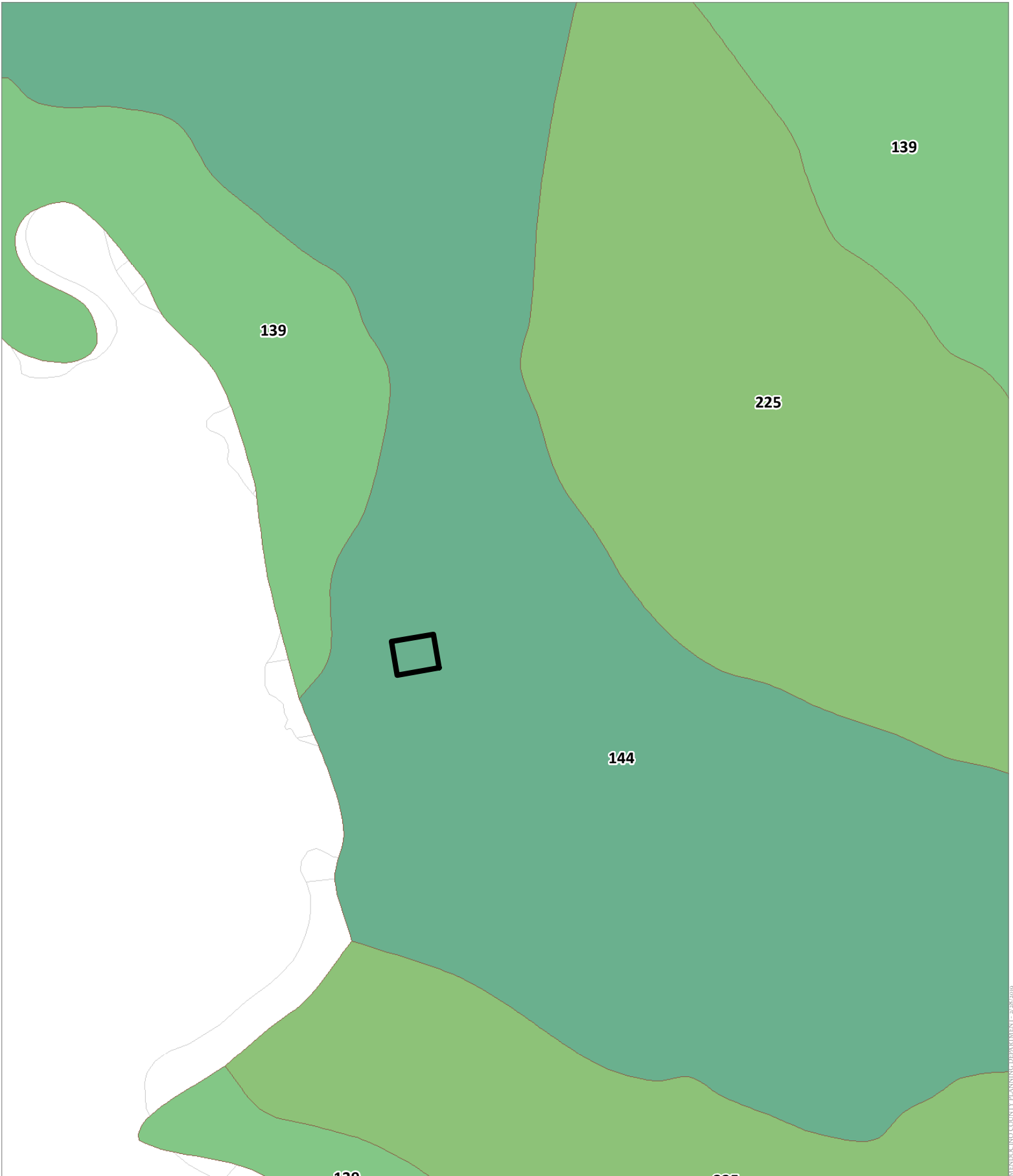
GROUND WATER RESOURCE AREAS



CASE: CDP 2019-0008
OWNER: BERNSTEIN, Robert
APN: 127-181-02
APLCT: Karen Chambers
AGENT:
ADDRESS: 5850 S. Hwy. 1, Elk

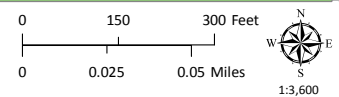
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)

HIGHLY SCENIC & TREE REMOVAL AREAS



CASE: CDP 2019-0008
OWNER: BERNSTEIN, Robert
APN: 127-181-02
APLCT: Karen Chambers
AGENT:
ADDRESS: 5850 S. Hwy. 1, Elk

 Western Study Soil Types



LOCAL SOILS