



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
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www.mendocinocounty.org/pbs

June 28, 2019

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor

County Addresser
CalFire – Prevention
CalFire – Resource Management
Cloverdale Rancheria

Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: V_2019-0004

DATE FILED: 6/4/2019

OWNER/APPLICANT: MAX STOVER

REQUEST: A variance to reduce the minimum front, side and rear setbacks from fifty (50) feet to twenty (30) feet in order to facilitate the construction of an open-sided pole barn/shade structure at the northern property line.

LOCATION: 7.7± miles northeast of Covelo town center, lying on the south side of Mendocino Pass Road (CR 338), 1.4± miles west of its intersection with Indian Dick Road (Private), located at 32600 Mendocino Pass Rd., Covelo (APN: 032-280-49).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: July 12, 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 _____

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APN/S: 032-280-49-00

PARCEL SIZE: 39.5± ACRES

GENERAL PLAN: RL (RANGELAND)

ZONING: RL:160 (RANGELAND:160 ACRE PARCEL MINIMUM)

EXISTING USES: Residential

DISTRICT: Supervisorial District 3 (Haschak)

RELATED CASES: TU_2012-0066 (Gravel Driveway – Encroachment Permit); BU_2012-0396 (Grading of Driveway); BU_2016-0022 (Grading for drainage from driveway)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rangeland (RL)	Rangeland (RL160)	80± acres	Agricultural
EAST:	Rangeland (RL)	Rangeland (RL160)	77± acres	Agricultural
SOUTH:	Rangeland (RL)	Rangeland (RL160)	240± acres	Agricultural
WEST:	Rangeland (RL)	Rangeland (RL160)	240± acres	Agricultural

REFERRAL AGENCIES

<u>LOCAL</u>		
<input checked="" type="checkbox"/> Assessor’s Office	<input checked="" type="checkbox"/> Environmental Health (EH)	<u>TRIBAL</u>
<input checked="" type="checkbox"/> Building Division Ukiah	<u>STATE</u>	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> County Addresser	<input checked="" type="checkbox"/> CALFIRE (Land Use)	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Department of Transportation (DOT)	<input checked="" type="checkbox"/> CALFIRE (Resource Management)	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: Located in an area of naturally occurring asbestos. Potential habitat for species identified in the natural diversity database.

ENVIRONMENTAL DATA

1. MAC:

GIS

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate - High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Calfire

4. FARMLAND CLASSIFICATION:

GIS

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

FEMA Zone - A

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Eastern Soil Types

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office

10. TIMBER PRODUCTION ZONE:

GIS

11. WETLANDS CLASSIFICATION:

GIS

Riverine

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

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

17. LANDSLIDE HAZARD:

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

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

21. STATE CLEARINGHOUSE REQUIRED:

Policy

22. OAK WOODLAND AREA:

USDA

23. HARBOR DISTRICT:

Sec. 20.512

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

27. COASTAL COMMISSION APPEALABLE AREA:

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

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

29. HIGHLY SCENIC AREA:

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

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020



Planning and Building
Services

Case No: V-2019-0004
CalFire No: 185-19
Date Filed: 06-04-2019
Fee: \$2,245.03
Receipt No: PRJ-027911
Received By: Jesse Davis

Office use only

APPLICATION FORM

APPLICANT

Name: Max Stover Phone: 707-489-2512

Mailing Address: P.O. Box 312

City: Calpella State/Zip: Ca. 95418 email: _____

PROPERTY OWNER

Name: Max Stover Phone: 707-489-2512

Mailing Address: P.O. Box 312

City: Calpella State/Zip: Ca 95418 email: _____

AGENT

Name: NA Phone: _____

Mailing Address: _____

City: _____ State/Zip: _____ email: _____

Parcel Size: 40 acres (Sq. feet/Acres) Address of Property: 32600 Mendocino Pass Rd.

Assessor Parcel Number(s): 032-280-49

TYPE OF APPLICATION:

- ☐ Administrative Permit
- ☐ Agricultural Preserve
- ☐ Airport Land Use
- ☐ CDP- Admin
- ☐ CDP- Standard
- ☐ Certificate of Compliance
- ☐ Development Review
- ☐ Exception

- ☐ Flood Hazard
- ☐ General Plan Amendment
- ☐ Land Division-Minor
- ☐ Land Division- Major
- ☐ Land Division-Parcel
- ☐ Land Division-Resubdivision
- ☐ Modification of Conditions
- ☐ Reversion to Acreage

- ☐ Rezoning
- ☐ Use Permit-Cottage
- ☐ Use Permit-Minor
- ☐ Use Permit-Major
- ☒ Variance
- ☐ Other

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

Max Stover
Signature of Applicant/Agent

5/19/2019
Date

Max Stover
Signature of Owner

5/19/2019
Date

SITE A PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information 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 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. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

I have an existing permitted well (permit # WW 22867, 6/13/2016), permitted grading of driveway (permit # BU 2012-0346, 12/9/2013) and permitted grading of land to improve drainage (permit # BU 2016-0022, 2/19/2016). I have planted approx. 400 trees and shrubs (mostly Calif. natives) since 2016.

Project: I have a very unique and very beautiful property. Although, one with severe limitations for development due to the topography and the fact that it is cut/divided by two roads (Mendocino Pass Rd. and Hams Pass / Blands Cove Rd.) and the middle fork of the Eel River. I only have one suitable site for development and it is limited due to a large rock out-cropping and the hilly terrain. However, it does not meet the 50' setback requirement. I am seeking a variance to allow me to build an open-sided pole barn/shade structure within 30-49' of my north property line. This will allow me to derive greater enjoyment from my property by allowing me a place to get out of the sun and a protected area for storage of personal property and my vehicle. Thank you for your consideration.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: <u>storage building, shade structure</u> <input checked="" type="checkbox"/> Other: <u>shade structure</u>			16'x16' (256) 12'x24' (to be removed)	20'x36' (720 sq. ft.)	976 sq. ft.
Total Structures Permitted Area Landscaped Area 1 acre Unimproved Area 39 acres	1	1	256	720	976
GRAND TOTAL (Equal to gross area of Parcel)					

3. If the project is commercial, industrial or institutional, complete the following.

NA

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:

I plan to connected to PG&E. The next phase will be a 16'x32' shop in the same area. The proposed site for the shop is 62' from the existing fence/property line. However I may want to change the planned location of the shop. I would like this variance to allow me to build other structures in the same area as the shade structure to allow me more leeway with the placement of 2nd phase development.

5. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No Explain: (continued)

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☒ No If yes, explain:

7. How much off-street parking will be provided?

NA

	Number	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	_____	
Proposed Additional Spaces	_____	
Total	_____	

8. Is any road construction or grading 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.).

9. For grading or road construction, complete the following:

NA

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	_____	

10.	Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
11.	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.		
12.	Will the development provide public or private recreational opportunities? If yes, explain below:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div>			
13.	Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
15.	Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes? <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Diking : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Filling: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Dredging: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </div> <div style="width: 45%;"> Placement of structures in: no <input checked="" type="checkbox"/> open coastal waters no <input checked="" type="checkbox"/> wetlands no <input checked="" type="checkbox"/> estuaries no <input checked="" type="checkbox"/> lakes no </div> </div> If so, 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		
16.	Will there be any exterior lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.		
17.	Utilities will be supplied to the site as follows: A. Electricity: <input type="checkbox"/> Utility Company (service exists to the parcel) <input checked="" type="checkbox"/> Utility Company (requires extension of service to site: <u>50</u> feet _____ miles) <input checked="" type="checkbox"/> On Site Generation - Specify: <u>solar</u> B. Gas: <input checked="" type="checkbox"/> Utility Company/Tank <u>Propane</u> <input type="checkbox"/> On Site Generation - Specify: _____ <input type="checkbox"/> None C. Telephone: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>Cellular telephone service 707-489-2512</u>		
18.	What will be the method of sewage disposal? <input type="checkbox"/> Community sewage system - Specify supplier _____ <input type="checkbox"/> Septic Tank <input checked="" type="checkbox"/> Other - Specify: <u>When on property use motorhome (self-contained), dump site 1 mile away at Black Butte Campground</u>		
19.	What will be the domestic water source: <input type="checkbox"/> Community water system - Specify supplier _____ <input checked="" type="checkbox"/> Well <input type="checkbox"/> Spring <input type="checkbox"/> Other - Specify: _____		

20. Are there any associated projects and/or adjacent properties under your ownership?
☐ Yes ☒ No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:

Building permit for a 20'x36' shade structure / storage for personal equipment, vehicle

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):

6.00 mi. east of Hwy 162 on Mendocino Pass Rd., Covelo. Intersection of Hams Pass Rd / Blands Cove Rd and Mendocino Pass Rd. is on subject property

23. Are there existing structures on the property? ☒ Yes ☐ No
If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.

16'x16' storage building, 12'x24' shade structure (temporary, to be removed)

24. Will any existing structures be demolished or removed? ☒ Yes ☐ No
If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

12'x24' shade structure will be removed

25. Project Height. Maximum height of existing structures 10' feet. Maximum height of proposed structures 16' feet.

26. Gross floor area of existing structures 256 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 720 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 40 ☐ square feet ☒ acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.

open land; mostly grassland, a few oak trees, I have planted approx. 400 native plants mostly oak, manzanita, deer grass, some other flowering shrubs and trees, a few fruit trees, etc. Two unpermitted structures 16'x16' storage building and 12'x24' shade structure (temporary to be removed)

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.

North - openland mostly grassland some oaks; East - openland mostly grassland some oak trees; West - openland mostly grassland some oak trees; South - openland, forested oak, fir, pine

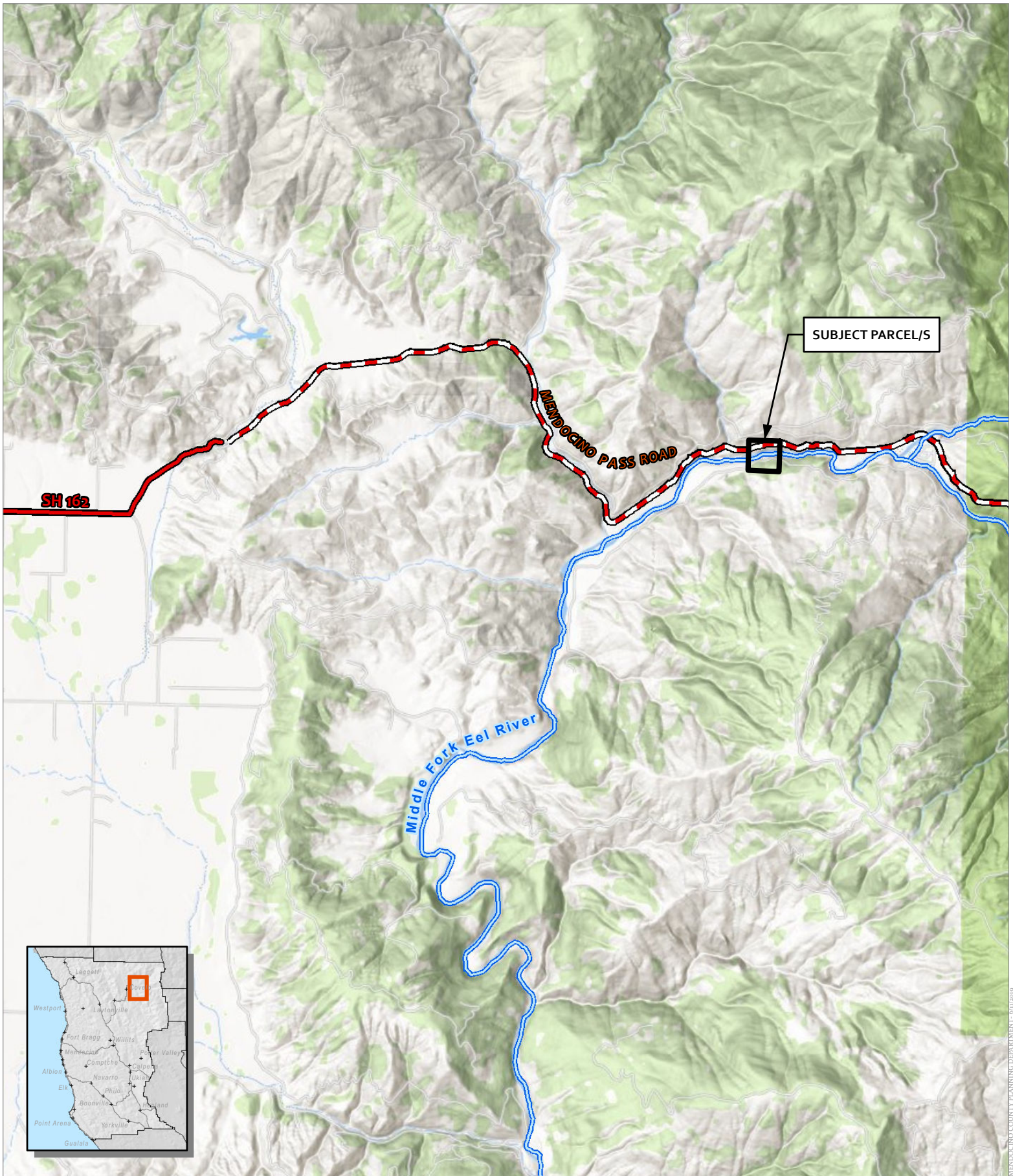
30. Indicate the surrounding land uses:

	North	East	South	West
Vacant	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Residential Agricultural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Institutional Timberland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

property on East property line used for grazing cattle
property on south property line used for grazing cattle

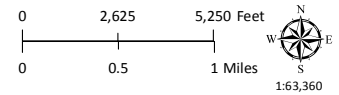
Question 4 pg. 3

The existing 16'x16' storage building, which I want to get permitted, is 48' from the existing fence/property line. I would like this ~~at~~ variance to include this structure as well.



CASE: V 2019-0004
 OWNER: **STOVER, Max**
 APN: 032-280-49
 APLCT: Max Stover
 AGENT:
 ADDRESS: 32600 Mendocino Pass Road, Covelo




Major Rivers
 Highways
 Major Roads



LOCATION MAP

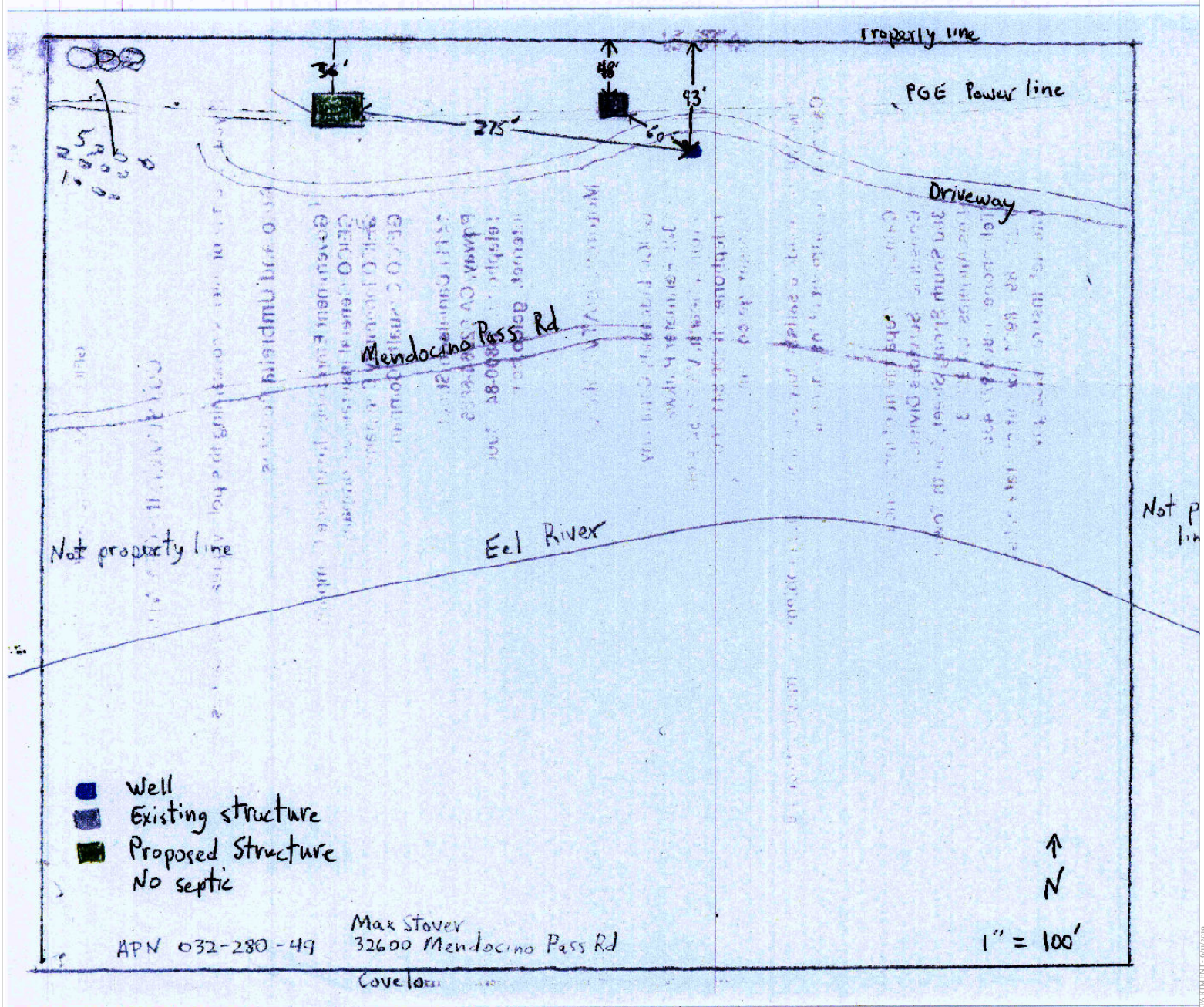


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 Named Rivers
 Public Roads
 Driveways/Unnamed Roads

0 100 200 Feet
0 0.015 0.03 Miles
N
W E
S
1:2,400

AERIAL IMAGERY

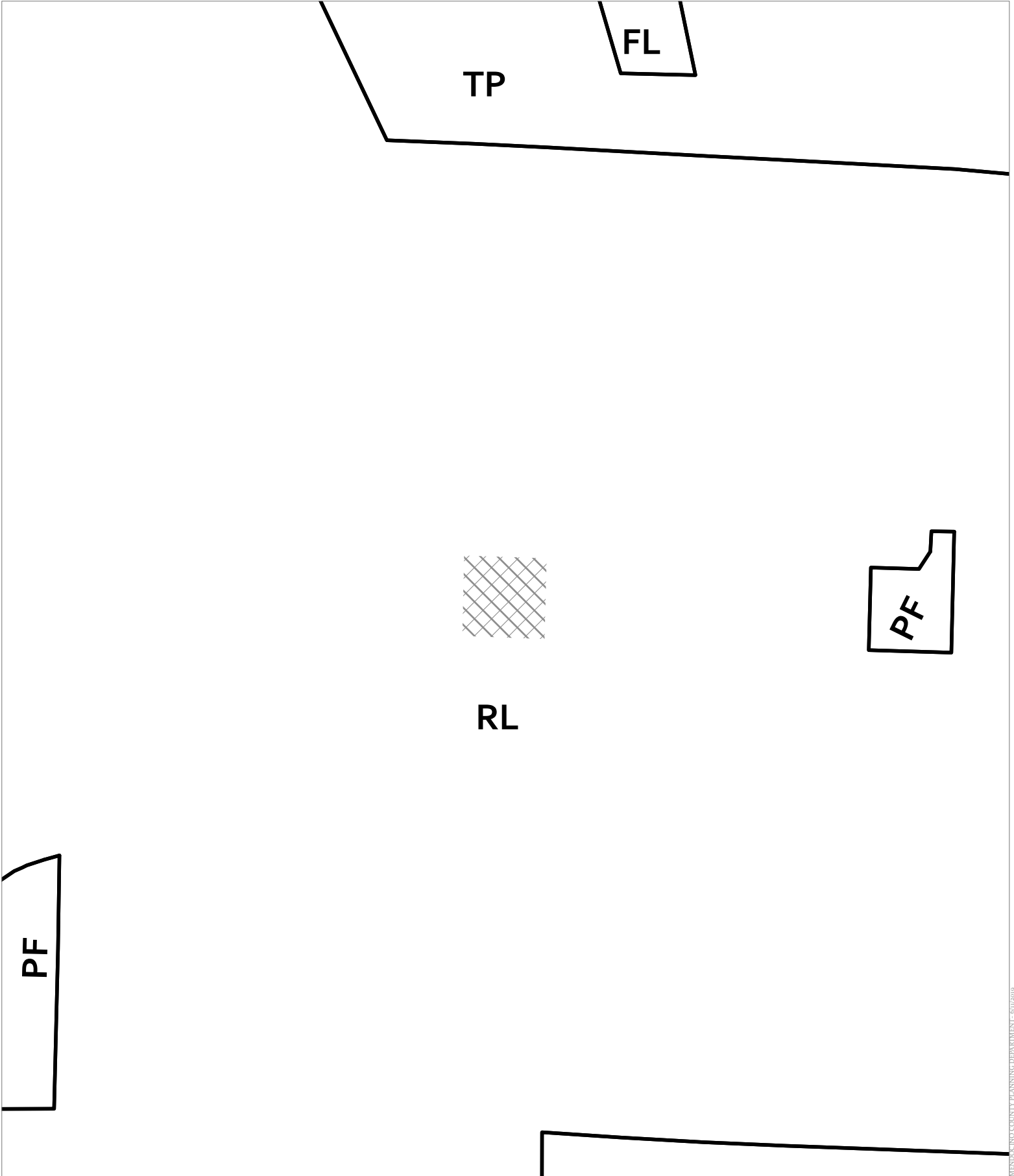


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NO SCALE

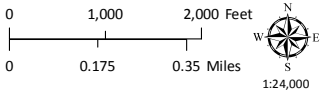
SITE PLAN



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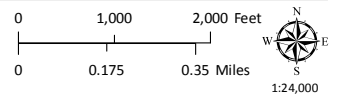
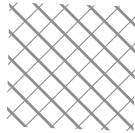
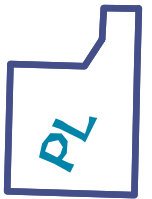
Zoning Districts



ZONING DISPLAY MAP

FL 160

RL 160

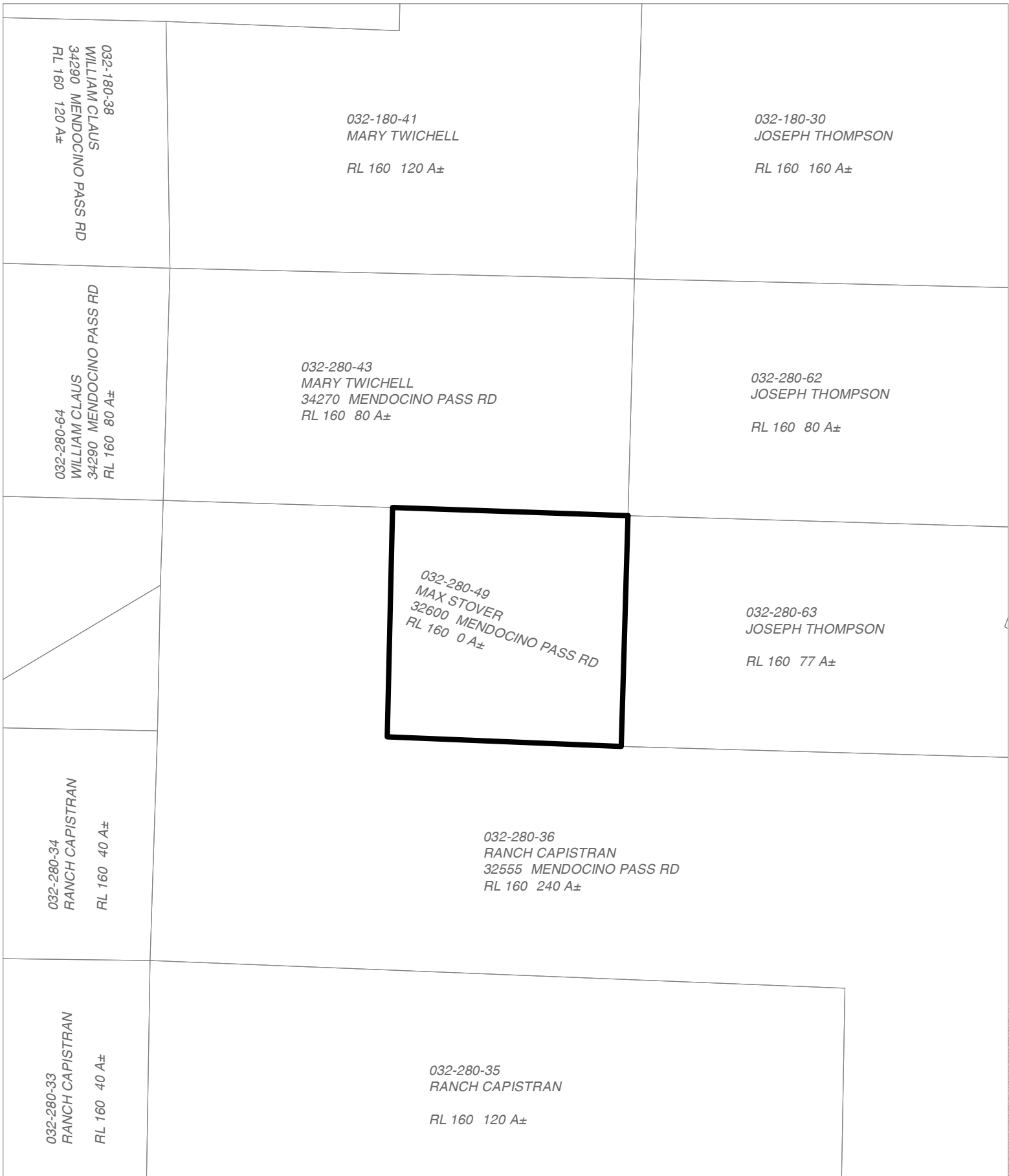


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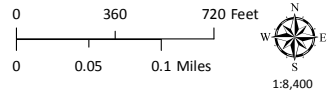


General Plan Classes

GENERAL PLAN CLASSIFICATIONS

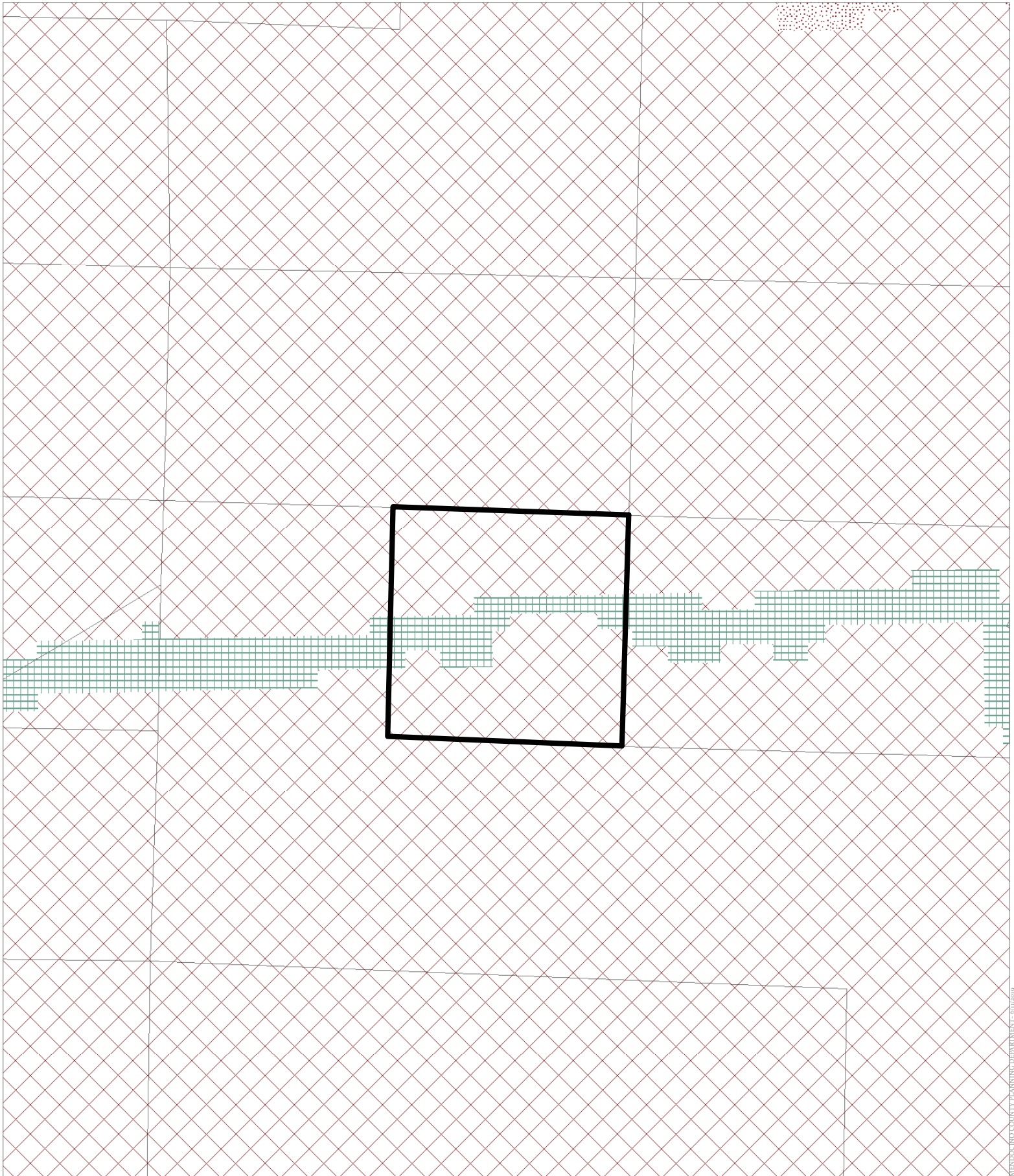


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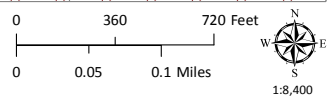
ADJACENT PARCELS

MENDOCINO COUNTY PLANNING DEPARTMENT - 6/17/2019



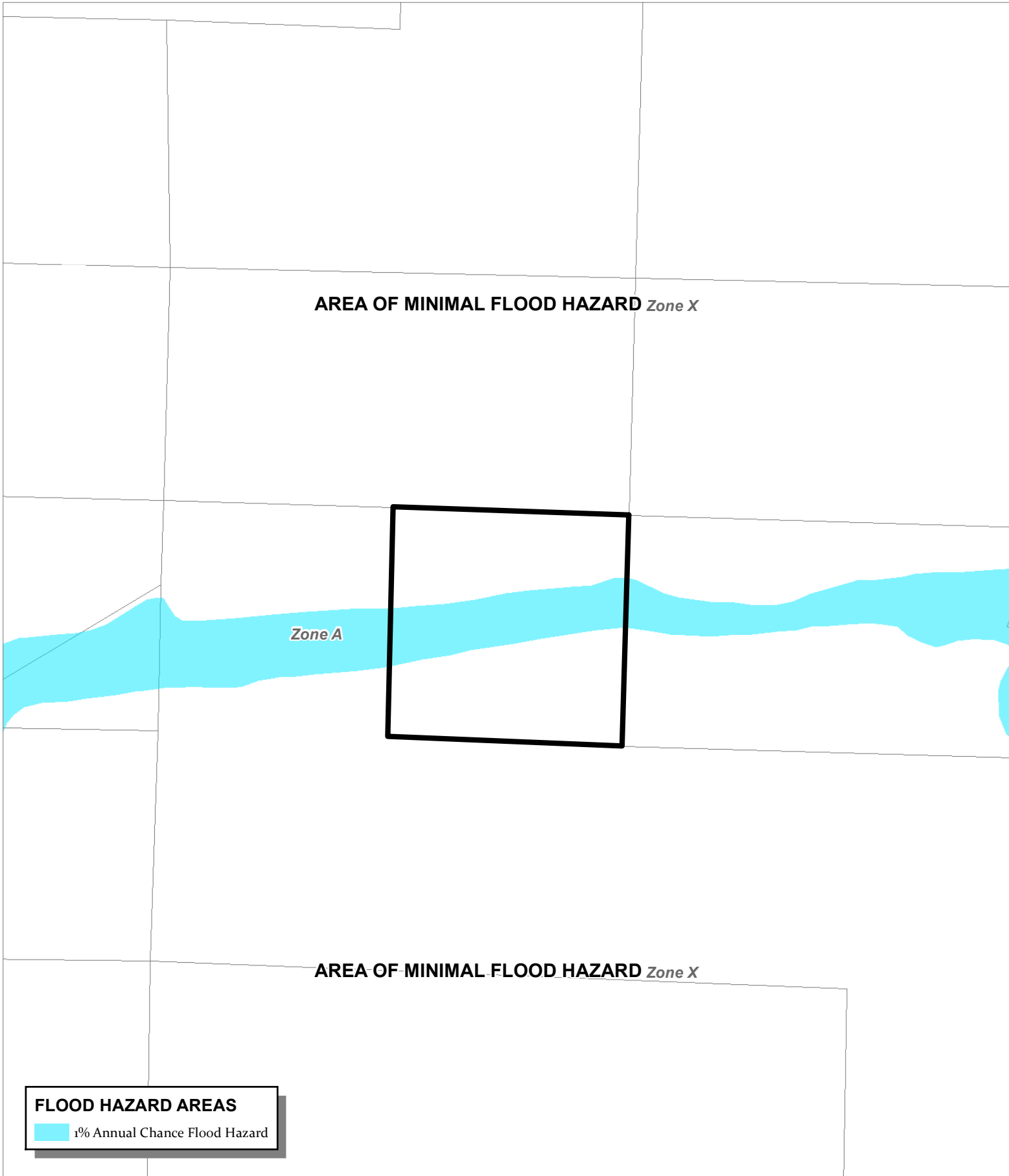
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 Very High Fire Hazard
 High Fire Hazard
 Moderate Fire Hazard



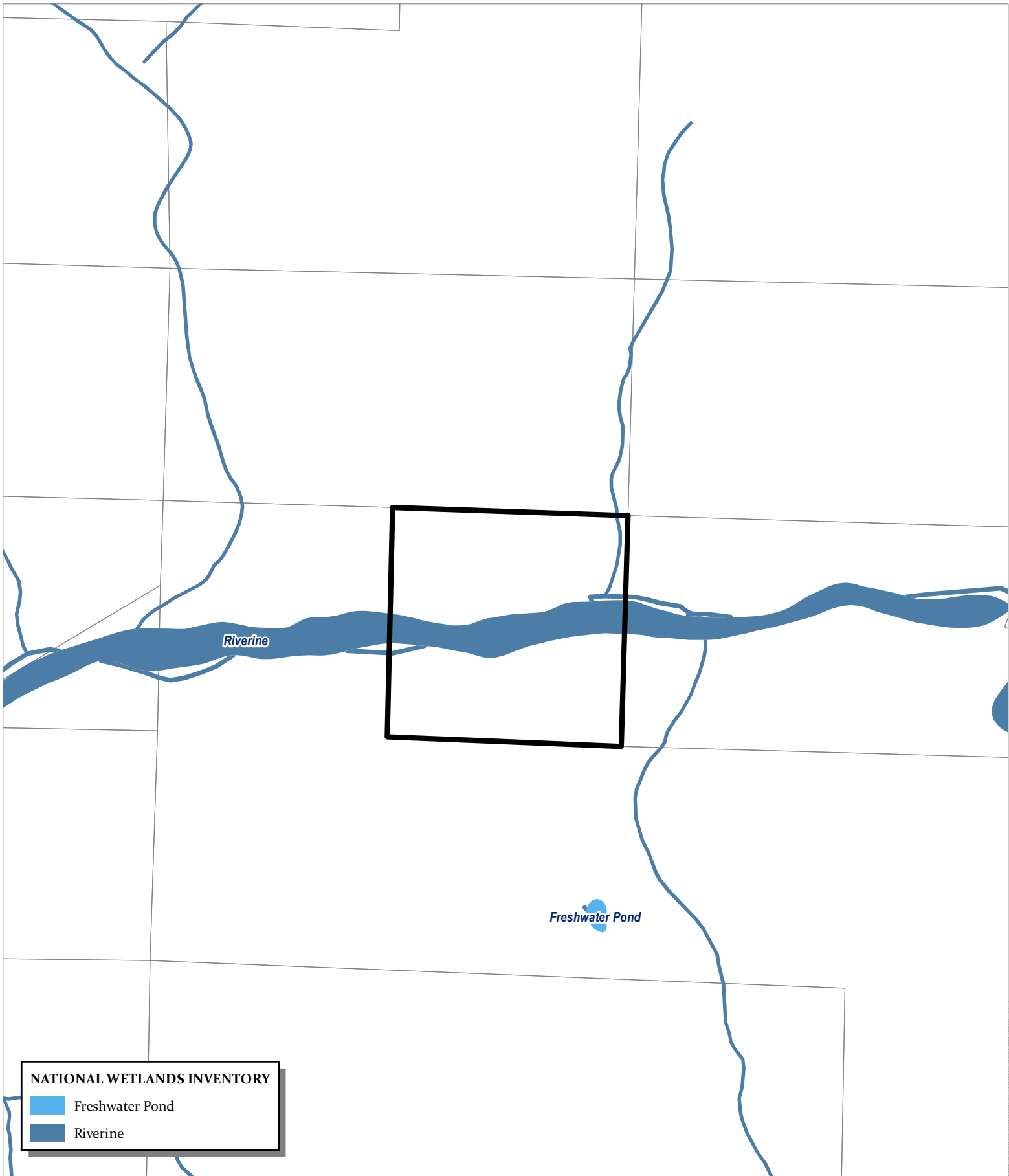
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 6/12/2019





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APLCT: **Max Stover**
AGENT:
ADDRESS: **32600 Mendocino Pass Road, Covelo**

0 360 720 Feet
0 0.05 0.1 Miles
N
W E
S
1:8,400
SPECIAL FLOOD HAZARD AREAS

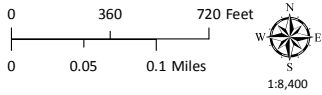


NATIONAL WETLANDS INVENTORY

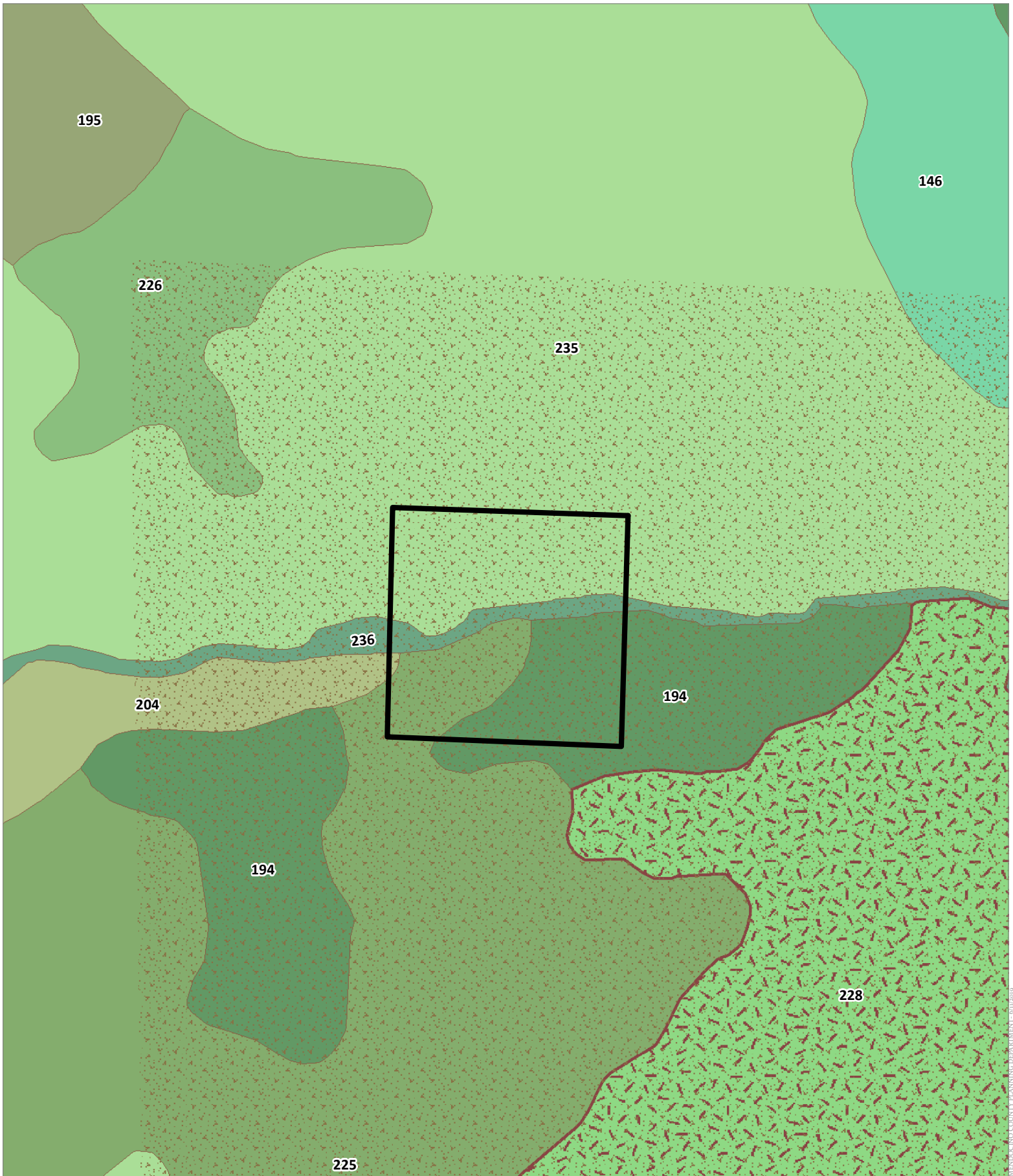
-  Freshwater Pond
-  Riverine

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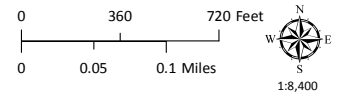


MENDOCINO COUNTY PLANNING DEPARTMENT - 6/1/2019



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-  Naturally Occurring Asbestos
-  Eastern Serpentine Inclusions
-  Eastern Study Soil Types



SOIL CLASSIFICATIONS