



**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 24, 2020

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

Air Quality Management  
Caltrans  
CalFire - Prevention  
Department of Fish and Wildlife  
Coastal Commission

US Fish & Wildlife Service  
Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

**CASE#:** CDPM\_2019-0006

**DATE FILED:** 12/5/2019

**OWNER:** JIN EDMUND

**APPLICANT:** HARBOR HOUSE INN, AMANDA NEMEC

**AGENT:** WYNN COASTAL PLANNING & BIOLOGY

**REQUEST:** Standard Coastal Development Permit to install a new standby generator (48 kW) on a 4 ft. by 8 ft. concrete pad. Install 4 Electric Vehicle (EV) charging stations on existing perimeter fence adjacent to the parking spaces.

**LOCATION:** In the Coastal Zone, within the town of Elk, on the west side of State Route 1 (SR 1), 0.5± miles north of its intersection with Philo Greenwood Rd (CR 132), located at 5600 S. Hwy 1 (APN: 127-170-08).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** TIA SAR

**RESPONSE DUE DATE:** May 8, 2020

**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](mailto: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: CDPM\_2019-0006

**OWNER:** JIN EDMUND AND EVA LU, HH HOLDINGS, LLC

**APPLICANT:** HARBOR HOURSE INN, AMANDA NEMEC, INN MANAGER

**AGENT:** AMY WYNN, WYNN COASTAL PLANNING & BIOLOGY

**REQUEST:** Standard Coastal Development Permit to install a new standby generator (48 kW) on a 4 ft. by 8 ft. concrete pad. Install 4 Electric Vehicle (EV) charging stations on existing perimeter fence adjacent to the parking spaces.

**LOCATION:** In the Coastal Zone, within the town of Elk, on the west side of State Route 1 (SR 1), 0.5± miles north of its intersection with Philo Greenwood Rd (CR 132), located at 5600 S. Hwy 1 (APN: 127-170-08).

**APN/S:** 127-170-08

**PARCEL SIZE:** 2.6± Acre

**GENERAL PLAN:** Rural Village: Urban (RV:U)

**ZONING:** Rural Village, minimum parcel size 40,000 ft² (RV:40K)

**EXISTING USES:** Commercial

**DISTRICT:** 5<sup>th</sup> Supervisorial District (Williams)

**RELATED CASES:** CDP#25-2008, CDPM#25-2008 (2010) & CDPM#25-2008 (2014)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Range Land	RL160	143 Acre	Range Land
<b>EAST:</b>	Rural Village	RV40K	1.67 Acre	Residential
<b>SOUTH:</b>	N/A (Ocean)	N/A (Ocean)	N/A (Ocean)	N/A (Ocean)
<b>WEST:</b>	Rural Village	RV40K	0.5 Acre	Residential

REFERRAL AGENCIES

LOCAL

- ☒ Air Quality Management District
- ☒ Assessor’s Office
- ☒ Building Division (FB)
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (FB)
- ☒ Planning Division (Ukiah)

STATE

- ☒ CALFIRE (Land Use)
- ☒ CALTRANS
- ☒ California Coastal Commission
- ☒ California Dept. of Fish & Wildlife

FEDERAL

- ☒ US Department of Fish & Wildlife

TRIBAL

- ☒ Cloverdale Rancheria
- ☒ Redwood Valley Rancheria
- ☒ Sherwood Valley Band of Pomo Indians

**ADDITIONAL INFORMATION:** BF\_2019-1056 – Building Permit for installation of a new standby generator was applied for on 12/13/2019.

**STAFF PLANNER:** TIA SAR

**DATE:** 4/16/2020

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

State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS

Urban & Built-Up Land (D)

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

139 & 144 Western Soil Classification

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

Riverine

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

NO

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](http://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

NO

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 Deposit and Stream Alluvium and Terraces (Zone 3)

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Barren Land

27. COASTAL COMMISSION APPEALABLE AREA:

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

Yes, Appealable to CCC

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

Short-leaved evax

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

Yes

**COUNTY OF MENDOCINO  
DEPT OF PLANNING & BUILDING SERVICES  
790 SOUTH FRANKLIN STREET  
FORT BRAGG, CA 95437  
Telephone: 707-964-5379**

Case No(s) \_\_\_\_\_  
CDF No(s) \_\_\_\_\_  
Date Filed \_\_\_\_\_  
Fee \$ \_\_\_\_\_  
Receipt No. \_\_\_\_\_  
Received by \_\_\_\_\_  
☐ Material ☐ Immaterial  
Office Use Only

**COASTAL DEVELOPMENT PERMIT AMENDMENT APPLICATION FORM**

Name of Applicant  Harbor House Inn Attn: Amanda Nemec, Inn Manager	Name of Owner(s)  Edmund Jin & Eva Lu HH Holdings, LLC	Name of Agent  Amy Wynn, Principal Planner Wynn Coastal Planning & Biology
Mailing Address  PO Box 369 Elk, CA 95432	Mailing Address  45875 Northport Loop East Fremont, CA 95438	Mailing Address  703 North Main Street Fort Bragg, CA 95437
Telephone Number  800-720-7474	Telephone Number  	Telephone Number  707-964-2537

Project Description: - **REVISED 2020.03.06**

Install a generator on approximate 4'x8' concrete pad to supplement existing power source in the event of power outages. Trenching will occur to connect the generator to the exiting electrical box on site. **Install four Electric Vehicle (EV) charging stations (destination chargers).**

**Driving Directions**

The site is located on the West side of Highway One, approximately ½ mile North of its intersection with Philo-Greenwood Road, in Elk.

Assessor's Parcel Number(s)

127-170-08-00

Previous Coastal Development Permit # (s)

CDP #2008-0025 **(new case #CDPM #2019-0006)**

Parcel Size

2.4 +/-

☐

Square Feet

☒

Acres

Street Address of Project

5600 South Highway One  
Elk, CA 95432

**Please note: Before submittal, please verify correct street address with the Planning Division in Ukiah.**



# COASTAL DEVELOPMENT PERMIT

## APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies who will be reviewing your project proposal. The more detail that is provided, 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".

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Install a generator on approximate 4'x8' concrete pad to supplement existing power source in the event of power outages. Trenching will occur to connect the generator to the exiting electrical box on site. **Install four Electric Vehicle (EV) charging stations (destination chargers)**

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

TYPE OF UNIT	EXISTING	PROPOSED	TOTAL SQUARE FEET PER STRUCTURE
<input type="checkbox"/> Single Family			
<input type="checkbox"/> Mobile Home			
<input type="checkbox"/> Garage/Mechanical Rm.			
<input type="checkbox"/> Deck			

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

The Harbor House Inn & Restaurant, which includes cottages and typical associated infrastructure. Please see attached site plan for further project details.

4. 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: \_\_\_ backup generator proposed \_\_\_\_\_  
☐ None

B. Gas

- ☒ Utility Company/Tank (existing)  
☐ None

- C. Telephone: ☒ Yes ☐ No. (existing)

5. 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.  
  
No new lighting proposed

6. What will be the method of sewage disposal? (existing)  
  
☐ Community sewage system, specify supplier \_\_\_\_\_  
☒ Septic Tank (indicate primary + replacement leachfields on plot plan)  
☒ Other, specify \_\_on site septic tanks, feeding off-site leach fields\_\_\_\_\_

7. What will be the domestic water source? (existing)  
☒ Community water system, specify supplier \_\_Elk County Water District  
☐ Well  
☐ Spring  
☐ Other, specify \_\_\_\_\_

8. Is any grading or road construction planned? ☐ Yes ☒ No  
  
Estimate the amount of grading in cubic yards \_\_\_\_\_ c.y. If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.  
  
Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No  
If yes, explain:

10. Is the proposed development visible from:  
  
A. State Highway 1? ☒ Yes ☐ No  
B. Park, beach or recreation area? ☐ Yes ☒ No

If you answered yes to either question, explain.

**Charging units would be attached to the perimeter fencing on the eastern property line.**

11. Project Height. Maximum height of structure(s). 6' maximum average height above finish grade.

12. Describe all exterior materials and colors of all structures. (proposed generator EV charging)

Material

Color

<i>Siding:</i>	Aluminum	Bisque
<i>Trim:</i>	n/a	n/a
<i>Chimney:</i>	n/a	n/a
<i>Roofing:</i>	n/a	n/a
<i>Window Frames:</i>	n/a	n/a
<i>Door:</i>	n/a	n/a
<i>Fencing:</i>	n/a	n/a
<i>Retaining Walls:</i>	n/a	n/a
<i>Other:</i>	<u>plastic/aluminum</u>	<u>black/aluminum</u>

13. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, rare or endangered plants, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site?

Property is a combination of hardscape, landscaped and ruderal, amongst existing buildings, in the area of the proposed generator.

Riparian located on southern portion of property, which is more than 200' south of proposed generator, buffered from existing development by existing buildings.

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

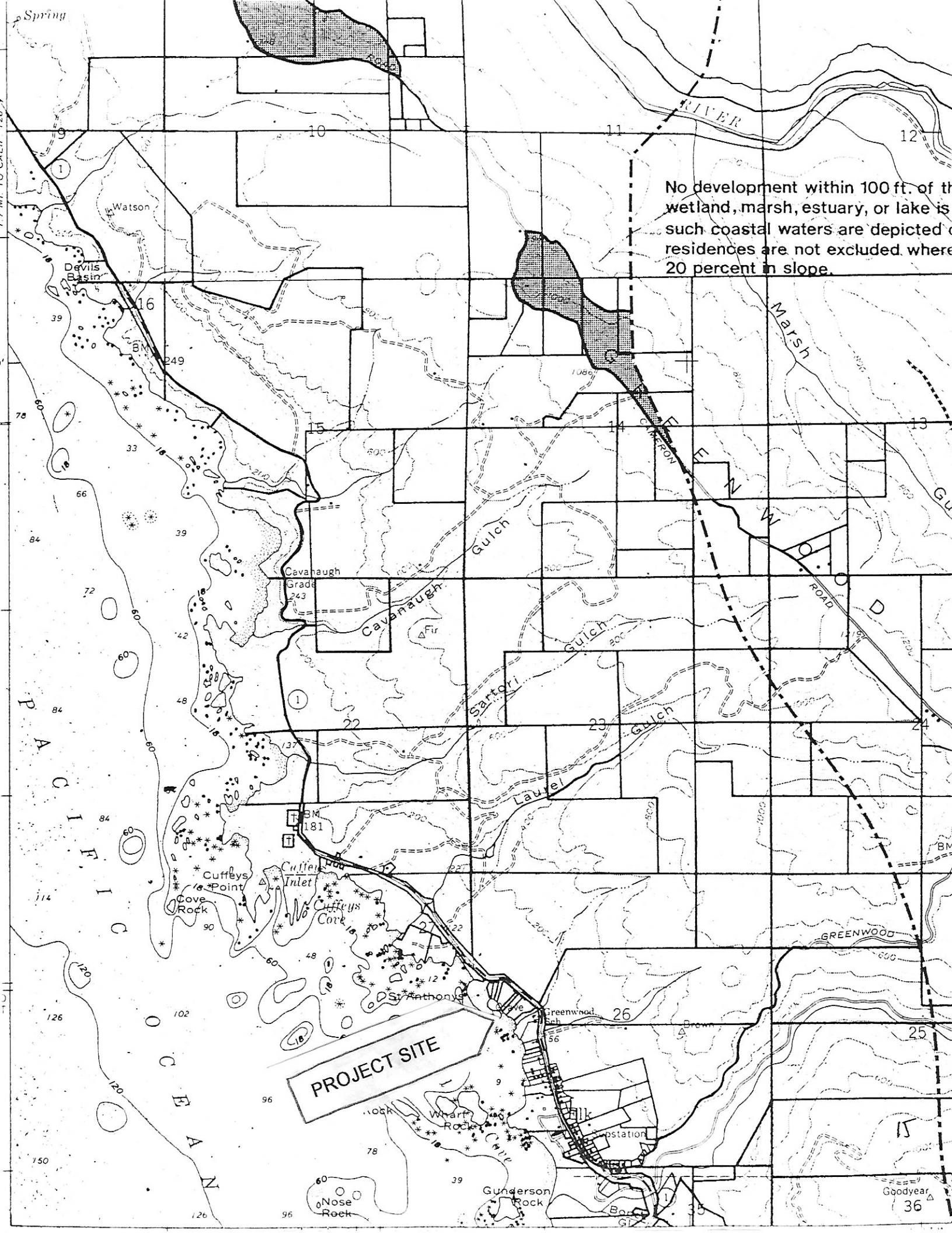
Total square footage of all structures: 40sf  
Estimated employees per shift: 12  
Estimated shifts per day: 2  
Type of loading facilities proposed: n/a

Will the proposed project be phased? ☐ Yes ☒ No

If Yes, explain your plans for phasing.

Parking will be provided as follows:

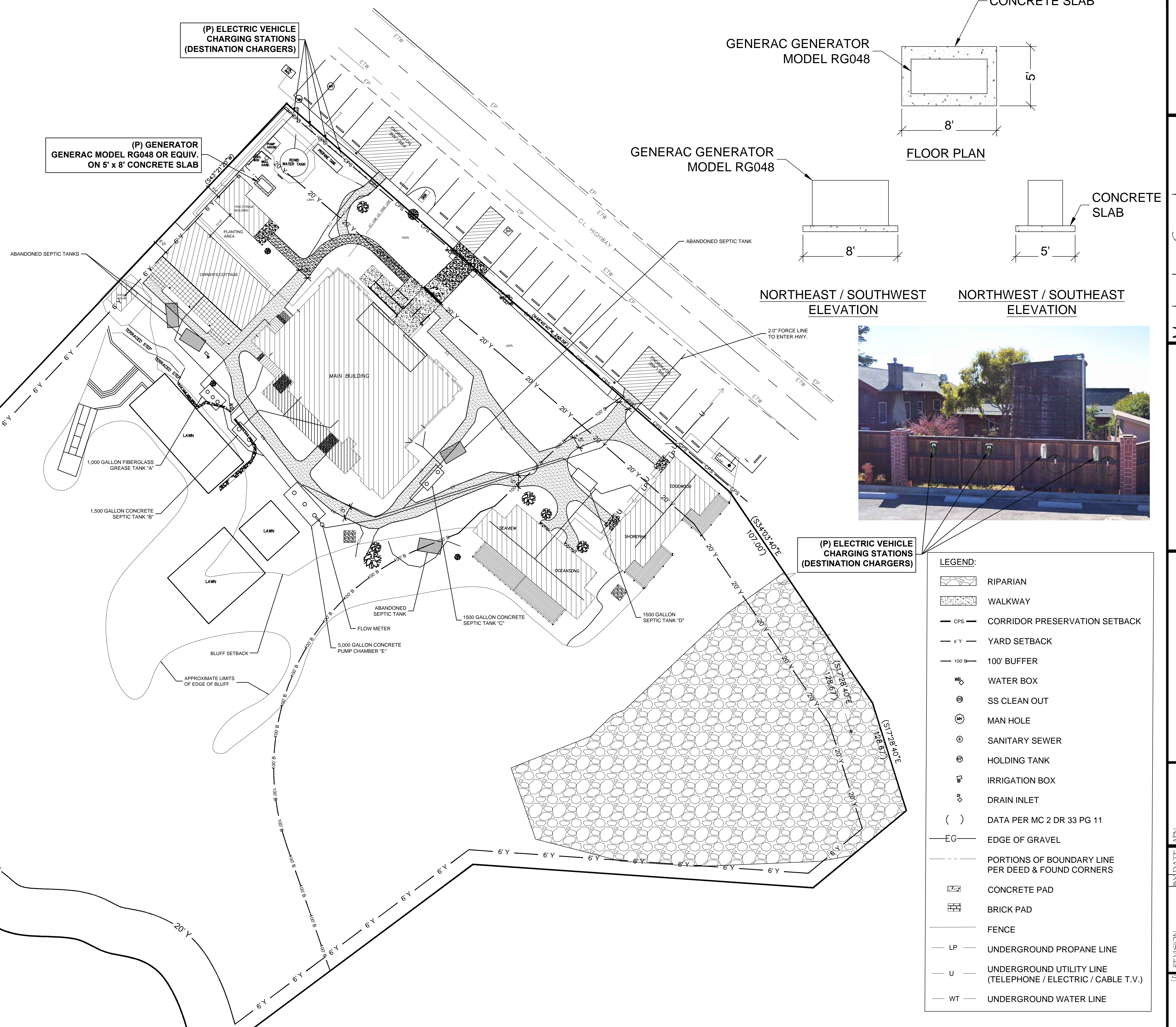
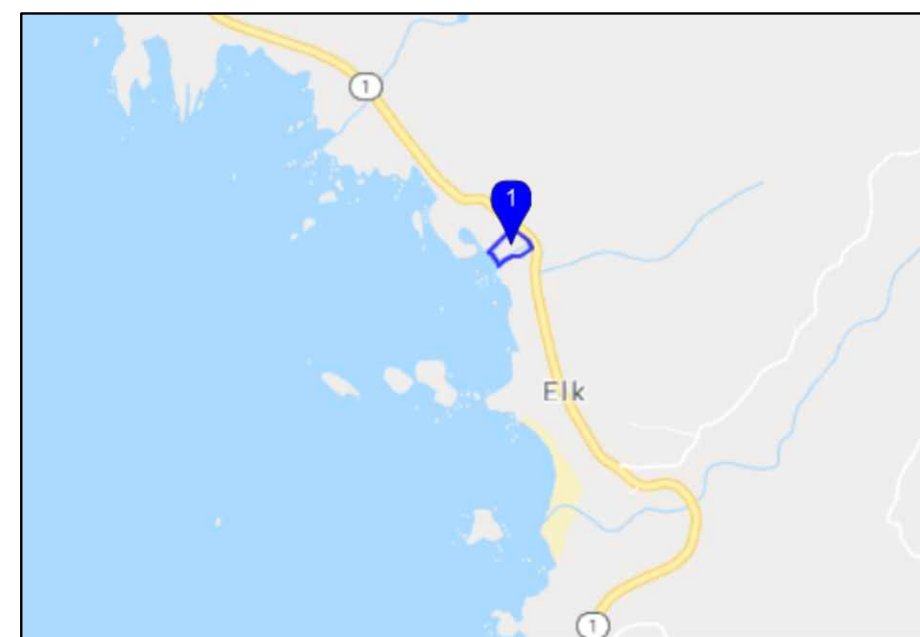
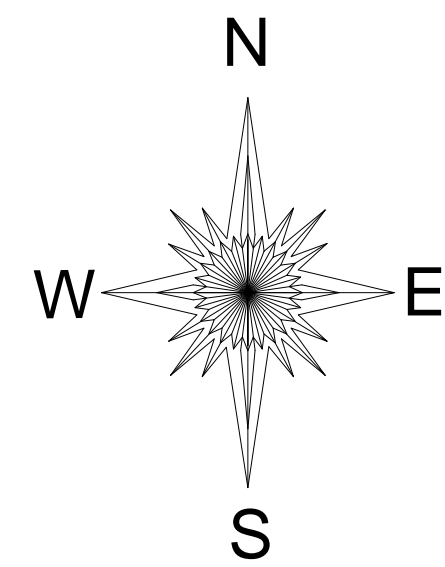
Number of Spaces	Existing <u>21</u>	Proposed <u>0</u>	Total <u>21</u>
Number of standard spaces	<u>19</u>	Size	
Number of handicapped spaces	<u>2</u>	Size	





<b>General Notes</b>	
General Plan Designation:	RV
Zoning District:	RV
Urban/Rural:	Urban
Highly Scenic Area:	No
Proposed Land Use:	Install a backup generator
Appealable to Coastal Commission:	Yes
Entitlement Permit Type:	CDP
Yard Setbacks:	20' Front & Rear; 6' Sides
Corridor Preservation Setback:	45'
Height Limit:	35'
Environmental Constraints:	Yes, Riparian
Potential Geologic Hazards:	No
Water Source:	On-site well
Wastewater Disposal:	On-site septic
Tree Removal:	None

Lot Coverage:	
Footprint - (E) Buildings, Decks / Walkways:	7,889 sf
Footprint - (P) Concrete Slab:	40 sf
Total Lot Coverage (Footprint):	7,929 sf (7.58%)



SITE PLAN	1" = 20'	1
-----------	----------	---

for construction.

Map based on a Survey by:  
Julian Land Surveys (925) 228-8828

Map based on a Site Plan by:  
SN Architects (707) 961-0911



ph: 707-964-2537 fx: 707-964-2622 [www.WCPlan.com](http://www.WCPlan.com)

HARBOR HOUSE

5600 S. Highway One  
Elk, CA

127-170-08-00	DRAWING TH
---------------	------------

DATE: 3/10/2020

DATE: 3/10/2020

APPROVED BY:

---

1007

---

---

HEET

F 1 SHEETS





## Protector QS Series 48kW Gaseous Generator

RG048

[Configured vs. Standard »](#)

Powered by liquid-cooled engines, these units offer the opportunity to add features and options to address specific applications, such as advanced controls for instant monitoring, without the cost of more expensive configured systems.

### SPEC SHEETS

[RG048 Spec Sheet](#)

Share This Product



6' high



Proposed electric vehicle destination charging stations (four); to be installed on existing perimeter fence adjacent to parking spaces.

## 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

3/25/2020  
\_\_\_\_\_  
Date

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

### AUTHORIZATION OF AGENT

I hereby authorize Amy Wynn, Wynn Coastal Planning & Biology to act as my representative and to bind me in all matters concerning this application.

  
\_\_\_\_\_  
Owner

03/25/2020  
\_\_\_\_\_  
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	Name	Name
Mailing Address	Mailing Address	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 December 3, 2019, revised project description March 22, 2020, I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

Install a generator on approximate 4'x8' concrete pad to supplement existing power source in the event of power outages. Trenching will occur to connect the generator to the exiting electrical box on site. **Install four Electric Vehicle (EV) charging stations (destination chargers).**

Located at:

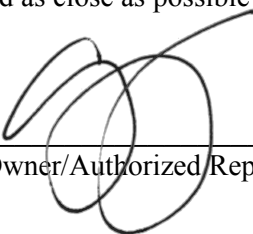
5600 South Highway One, Elk

APN 127-170-08-00

The public notice was posted at:

Entrance to property

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

  
\_\_\_\_\_  
Owner/Authorized Representative

2020.03.27

\_\_\_\_\_  
Date

(A copy of the notice that 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.

# NOTICE OF PERMIT AMENDMENT

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

COASTAL DEVELOPMENTN PERMIT # TO BE AMENDED: CDP #2008-0025

Proposed Development: Install a generator on approximate 4'x8' concrete pad to supplement existing power source in the event of power outages. Trenching will occur to connect the generator to the exiting electrical box on site. **Install four Electric Vehicle (EV) charging stations (destination chargers)**

Location: 5600 South Highway One, Elk

Applicant: Harbor House Inn

Attn: Amanda Nemec, Inn Manager

Agent: Amy Wynn, Wynn Coastal Planning & Biology

Assessor's Parcel Number: APN 127-170-08-00

Date Notice Posted: December 3, 2019, **revised project description March 10, 2020**

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

County of Mendocino  
Planning and Building Services  
790 South Franklin Street  
Fort Bragg, CA 95437  
Office 707 964 5379 Fax 707 961 2427  
Hours: 8 am to 12:00 and 1 pm to 5 pm

## **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: \_\_\_\_\_

12.1.19



\_\_\_\_\_  
Applicant



1 Property Address: 5600 S HWY 1 ELK CA 95432

Ownership

County: MENDOCINO, CA  
Assessor: KATRINA BARTOLOMIE, ASSESSOR  
Parcel # (APN): 127-170-08-00  
Parcel Status: ACTIVE  
Owner Name: JIN EDMUND LU EVA  
Mailing Address: 60 PARKWOOD DR ATHERTON CA 94027  
Legal Description:

Assessment

Total Value:	\$4,093,398	Use Code:	0016	Use Type:	RESID. HOTEL/MOTEL/RESORTS
Land Value:	\$2,450,704	Tax Rate Area:	104-025	Zoning:	RV 40K
Impr Value:	\$1,642,694	Year Assd:	2019	Census Tract:	110.01/1
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	40%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	12/05/2005	05/11/2004	05/04/1998	12/05/2005
Document Number:	26343	10281	2502632	26343
Document Type:				
Transfer Amount:	\$3,298,000		\$1,900,000	
Seller (Grantor):				

Property Characteristics

Bedrooms:		Fireplace:		Units:	
Baths (Full):		A/C:		Stories:	
Baths (Half):		Heating:		Quality:	
Total Rooms:		Pool:		Building Class:	
Bldg/Liv Area:		Park Type:		Condition:	
Lot Acres:	2.886	Spaces:		Site Influence:	
Lot SqFt:	125,757	Garage SqFt:		Timber Preserve:	
Year Built:				Ag Preserve:	
Effective Year:					

APN 127-140-01-00  
Wilroth Elk Ranch LLC  
175 Water Street  
Petaluma, CA 94952

APN 127-140-03-00  
Richard S Mitchell  
PO Box 174  
Elk, CA 95432

APN 127-150-01-00  
Richard S Mitchell  
PO Box 174  
Elk, CA 95432

APN 127-160-02-00  
David A & Patricia L Rafanelli  
6470 Wine Creek Road  
Healdsburg, CA 95448

APN 127-160-05-00  
Robert J Matson  
PO Box 185  
Elk, CA 95432

APN 127-160-06-00  
Sou-Tien & Yea Fei Wang  
261 Montego Drive  
Danville, CA 95426

APN 127-160-07-00  
Jean A Mazzoni  
425 Poppy Hill Drive  
Healdsburg, CA 95448

APN 127-170-08-00  
Edmund Jin  
60 Parkwood Drive  
Atherton, CA 94027

APN 127-170-10-00  
Janice G Husman  
21638 Paseo De Los Portales  
Sonora, CA 95370

APN 127-170-11-00  
Mendocino Unified School District  
PO Box 1154  
Mendocino, CA 95460

APN 127-160-07-00  
Occupant  
5520 Hwy 1  
Elk, CA 95432

APN 127-160-07  
Occupant  
5550 Hwy 1  
Elk, CA 95432

APN 127-170-10-00  
Occupant  
5650 Hwy 1  
Elk, CA 95432

APN 127-170-11-00  
Occupant  
5700 Hwy 1  
Elk, CA 95432



# Mendocino County Planning and Building Services

Date: 3/9/2020

860 North Bush Street  
Ukiah, CA 95482  
(707) 463-4281

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

## PROJECT FEE ESTIMATE

Contact: MIO MENDEZ

Situs Address: 5600 SO HWY 1

Applicant Name:

**Project Number: EST\_2019-0295**

Type: COASTAL

Desc: Mod to CDP\_25-2008 Ge

<u>Fee Description</u>	<u>Account</u>	<u>Qty</u>	<u>Amount</u>
APPLICATION UPDATE	1100-2851-827600		\$436.00
<del>CDPA CDPS EM EH FEE</del>	<del>1100-4011-822606</del>		<del>\$300.00</del>
<del>GPDS MODIFICATION</del>	<del>1100-2851-822609</del>		<del>\$3,129.62</del>
<del>GENERAL PLAN</del>	<del>1100-2851-826188</del>		<del>\$116.00</del>
<del>RECORDS MANAGEMENT</del>	<del>1222-2852-826260</del>		<del>\$111.00</del>
<del>UMIN UMAJ COT DR SMARA CDPA CDPS REF</del>	<del>1100-1910-826182</del>		<del>\$90.00</del>

**Total Fee Estimate for EST\_2019-0295 : ~~\$4,182.62~~**

**TOTAL ESTIMATE: \$4,182.62**



BANK OF AMERICA  
11-35/1210

3340

H H HOLDING, LLC  
4296 SANTA MONICA TERRACE  
FREMONT, CA 94539

3/10/2020

PAY TO THE  
ORDER OF

County of Mendocino

\$ \*\*436.00

Four Hundred Thirty-Six and 00/100\*\*\*\*\*

DOLLARS

County of Mendocino  
Department of Planning&Building Services  
120 West Fir Street  
Fort Bragg, California 95437

MEMO

Permit application fee



AUTHORIZ [Redacted Signature]



[Redacted MICR line]

Det ails on Back.

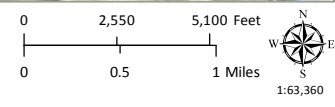
Security





CASE: **CDPM 2019-0006**  
 OWNER: **JIN, Edmund**  
 APN: **127-170-08**  
 APLCT: **Harbor House Inn**  
 AGENT: **Amy Wynn**  
 ADDRESS: **5600 S. Hwy. 1, Elk**

- Major Towns & Places
- Highways
- Coastal Zone Boundary
- Major Roads
- Major Rivers



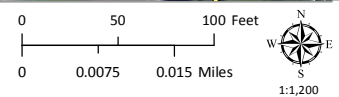
LOCATION MAP





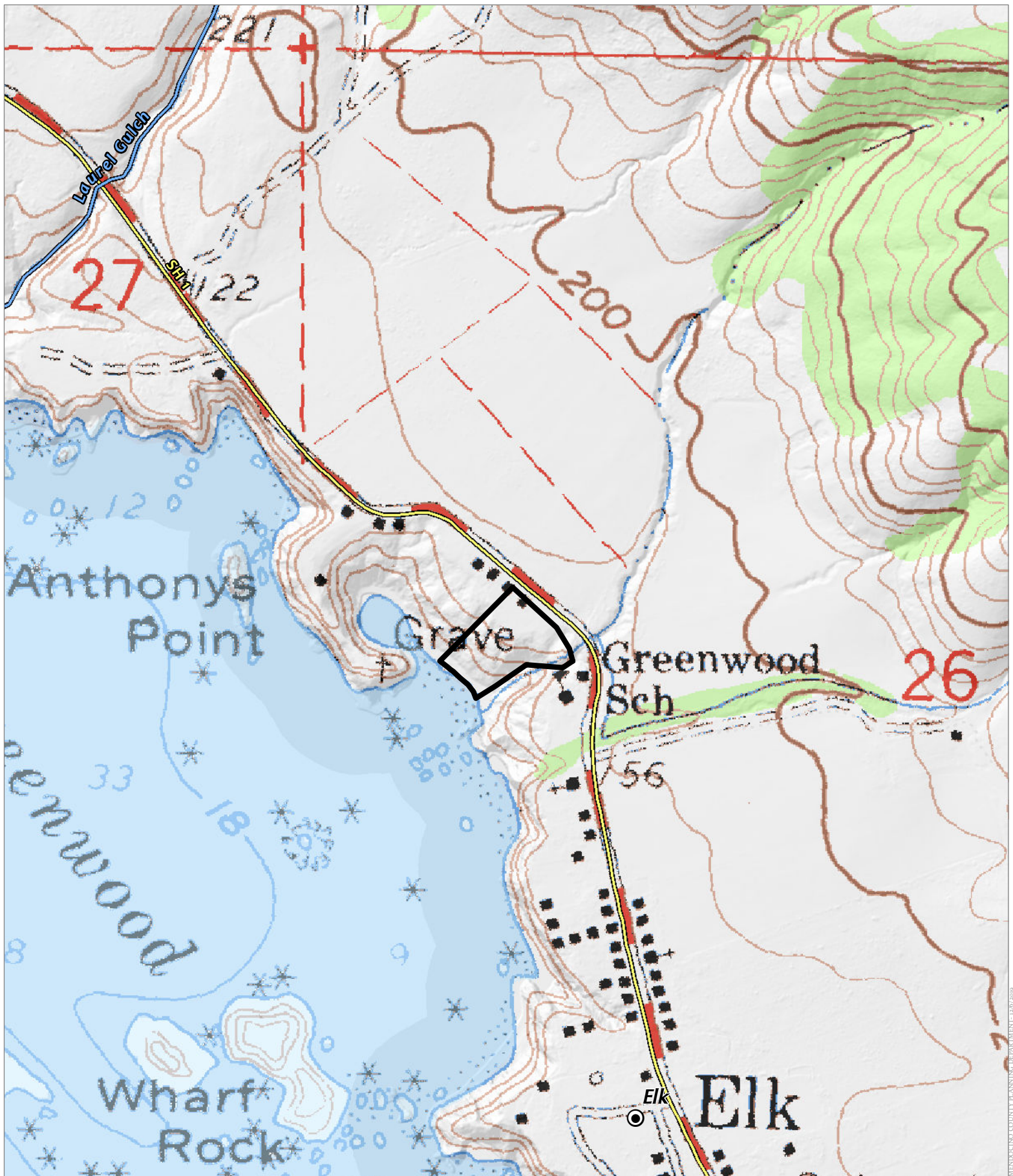
CASE: **CDPM 2019-0006**  
OWNER: **JIN, Edmund**  
APN: **127-170-08**  
APLCT: **Harbor House Inn**  
AGENT: **Amy Wynn**  
ADDRESS: **5600 S. Hwy. 1, Elk**

Public Roads  
Driveways/Unnamed Roads



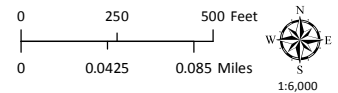
AERIAL IMAGERY





CASE: **CDPM 2019-0006**  
 OWNER: **JIN, Edmund**  
 APN: **127-170-08**  
 APLCT: **Harbor House Inn**  
 AGENT: **Amy Wynn**  
 ADDRESS: **5600 S. Hwy. 1, Elk**

- Major Towns & Places
- Private Roads
- Named Rivers
- Driveways/Unnamed Roads
- Public Roads



**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

VENTURA COUNTY PLANNING DEPARTMENT - 12/07/2019

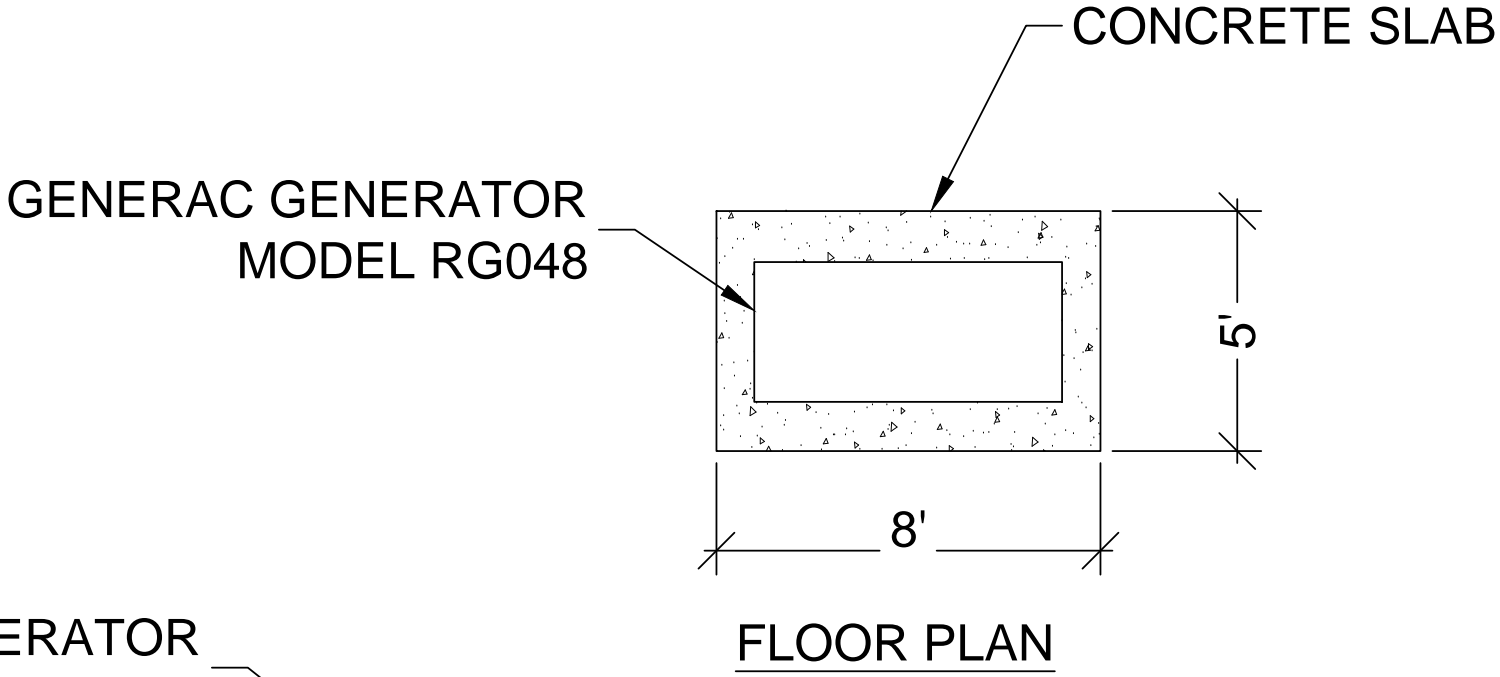
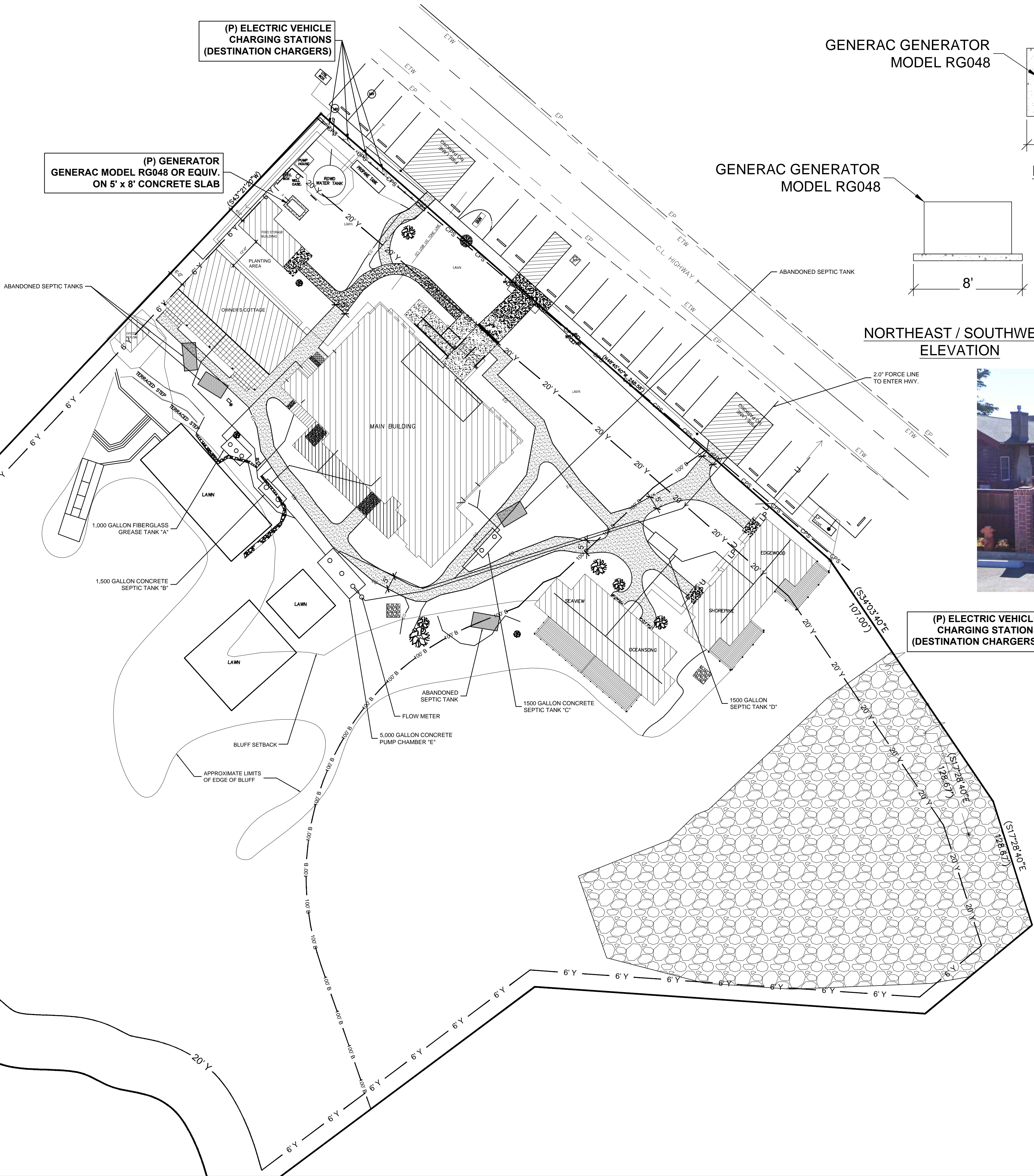
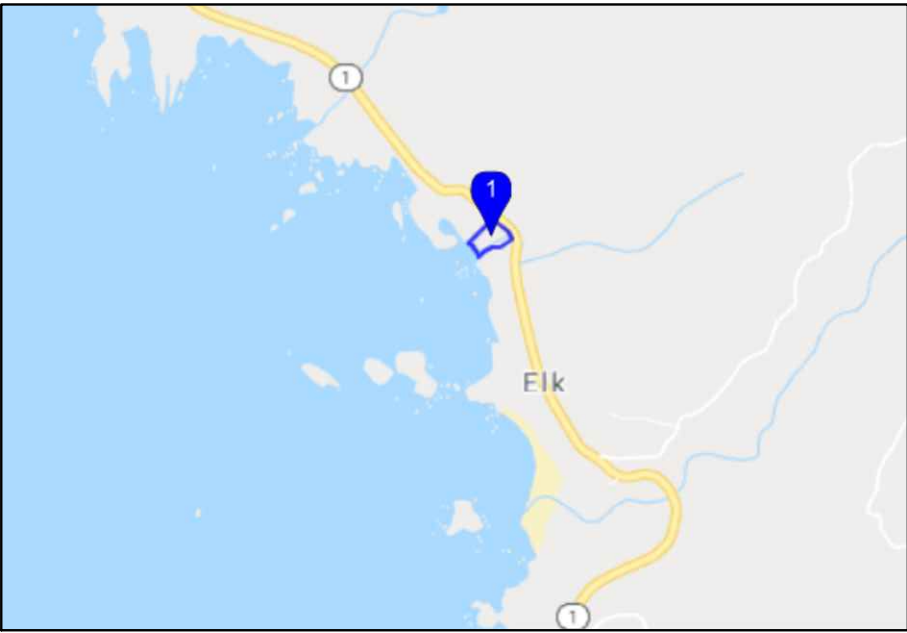
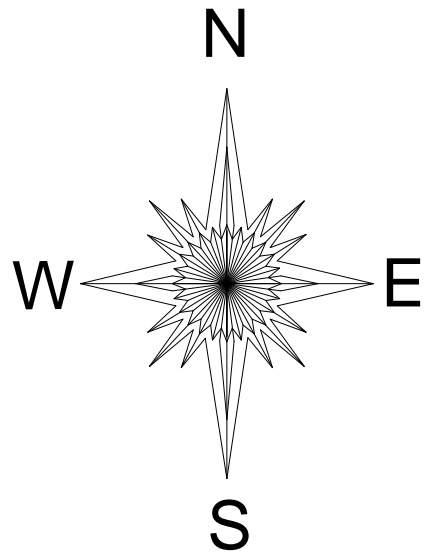


Lands of Harbor House  
A Portion of Lots 1, 2, 3 Section 26, Township 15 North,  
Range 17 West, Mount Diablo Base & Meridian  
Mendocino County, CA

**General Notes**  
General Plan Designation: RV  
Zoning District: RV  
Urban/Rural: Urban  
Highly Scenic Area: No  
Proposed Land Use: Install a backup generator  
Appealable to Coastal Commission: Yes  
Entitlement Permit Type: CDP  
Yard Setbacks: 20' Front & Rear; 6' Sides  
Corridor Preservation Setback: 45'  
Height Limit: 35'  
Environmental Constraints: Yes, Riparian  
Potential Geologic Hazards: No  
Water Source: On-site well  
Wastewater Disposal: On-site septic  
Tree Removal: None

CDP Lot Coverage Tabulation  
Gross Site Area: 2.4 Acres (104,544 sf)  
Maximum allowable lot coverage: 50% (52,272 sf)

Lot Coverage:  
Footprint - (E) Buildings, Decks / Walkways: 7,889 sf  
Footprint - (P) Concrete Slab: 40 sf  
Total Lot Coverage (Footprint): 7,929 sf (7.58%)



**LEGEND:**

	RIPARIAN
	WALKWAY
	CORRIDOR PRESERVATION SETBACK
	YARD SETBACK
	100' BUFFER
	WATER BOX
	SS CLEAN OUT
	MAN HOLE
	SANITARY SEWER
	HOLDING TANK
	IRRIGATION BOX
	DRAIN INLET
	DATA PER MC 2 DR 33 PG 11
	EDGE OF GRAVEL
	PORTIONS OF BOUNDARY LINE PER DEED & FOUND CORNERS
	CONCRETE PAD
	BRICK PAD
	FENCE
	UNDERGROUND PROPANE LINE
	UNDERGROUND UTILITY LINE (TELEPHONE / ELECTRIC / CABLE T.V.)
	UNDERGROUND WATER LINE

SITE PLAN | 1" = 20' | 1

Design review, not meant for construction.

Map based on a Survey by:  
Julian Land and Surveys (925) 228-8828

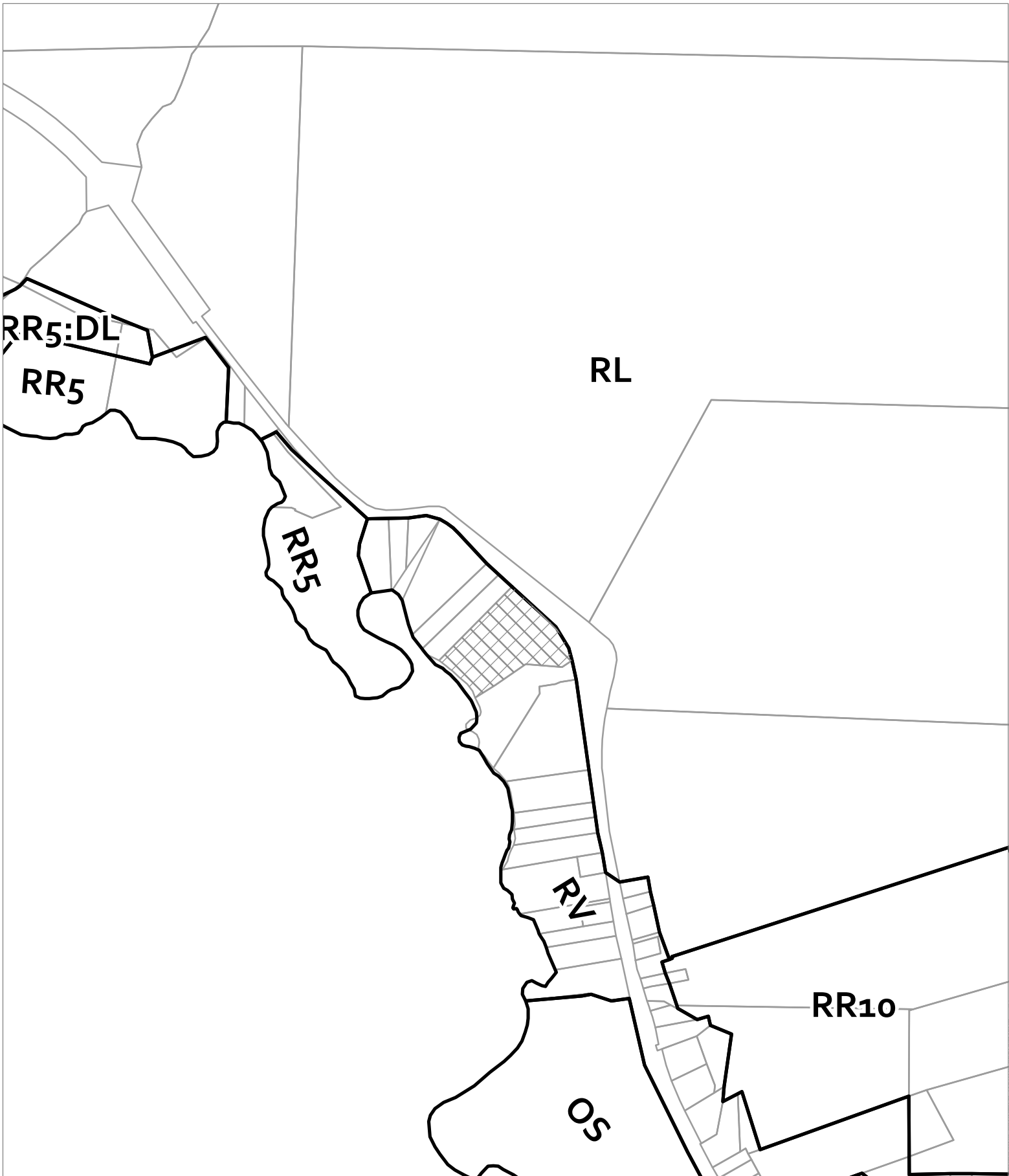
Map based on a Site Plan by:  
SN Architects (707) 961-0911

**Wynn**  
COASTAL PLANNING & DESIGN



703 North Main Street, Fort Bragg, CA 95437  
ph: 707-964-2537 fx: 707-964-2622 www.WCPlan.com

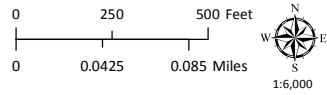
HARBOR HOUSE		5600 S. Highway One Ukiah, CA	
APN: 027-170-08-00	DRAWN BY: TH	DATE: 1/10/2020	SCALE: AS SHOWN
BY DATE	REVISION	APPROVED BY:	
SHEET		1	
		OF 1 SHEETS	





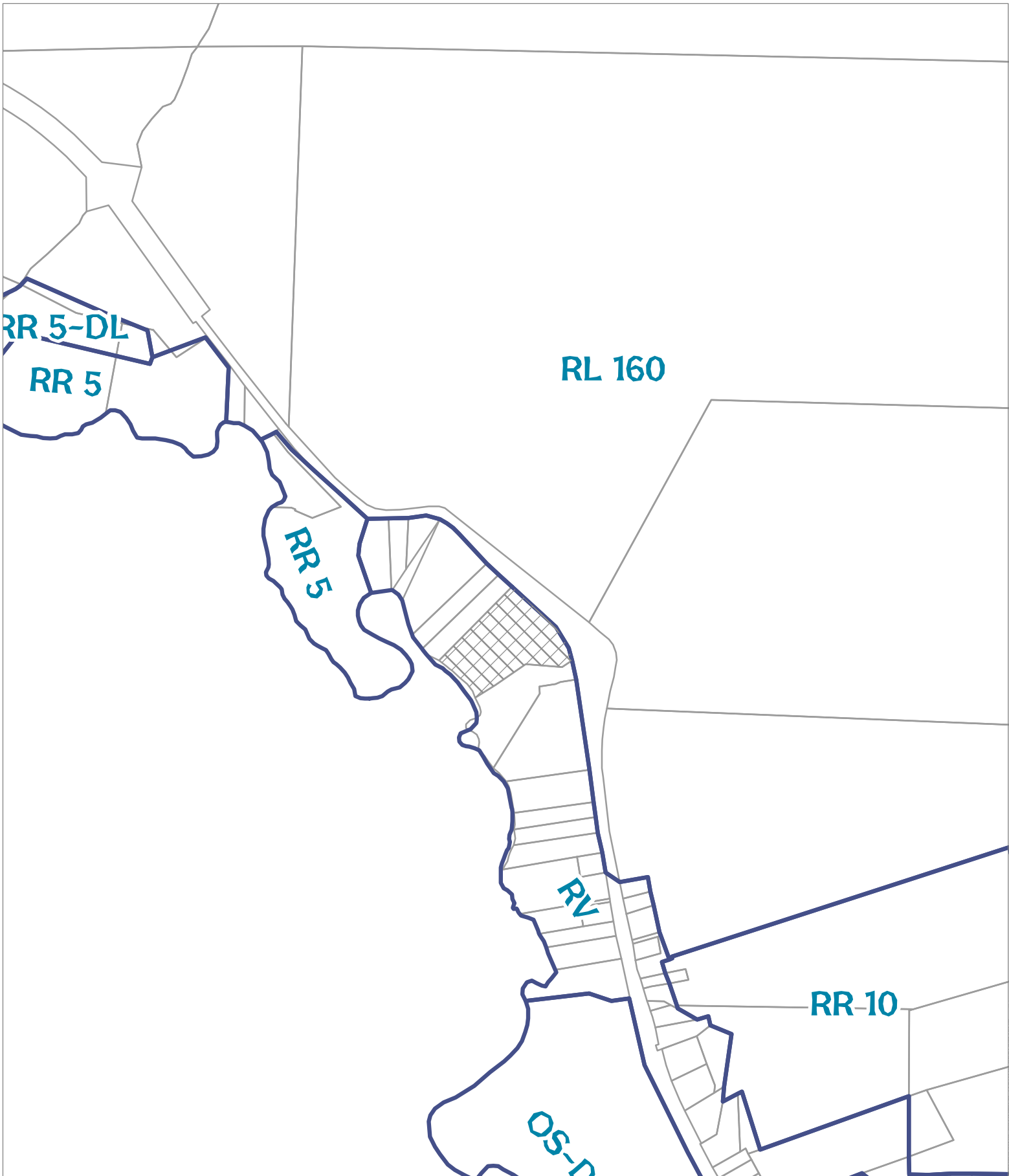
CASE: **CDPM 2019-0006**  
OWNER: **JIN, Edmund**  
APN: **127-170-08**  
APLCT: **Harbor House Inn**  
AGENT: **Amy Wynn**  
ADDRESS: **5600 S. Hwy. 1, Elk**

-  Zoning Districts
-  Assessors Parcels



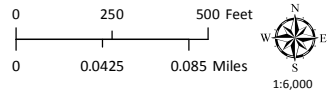
**ZONING DISPLAY MAP**

MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2019



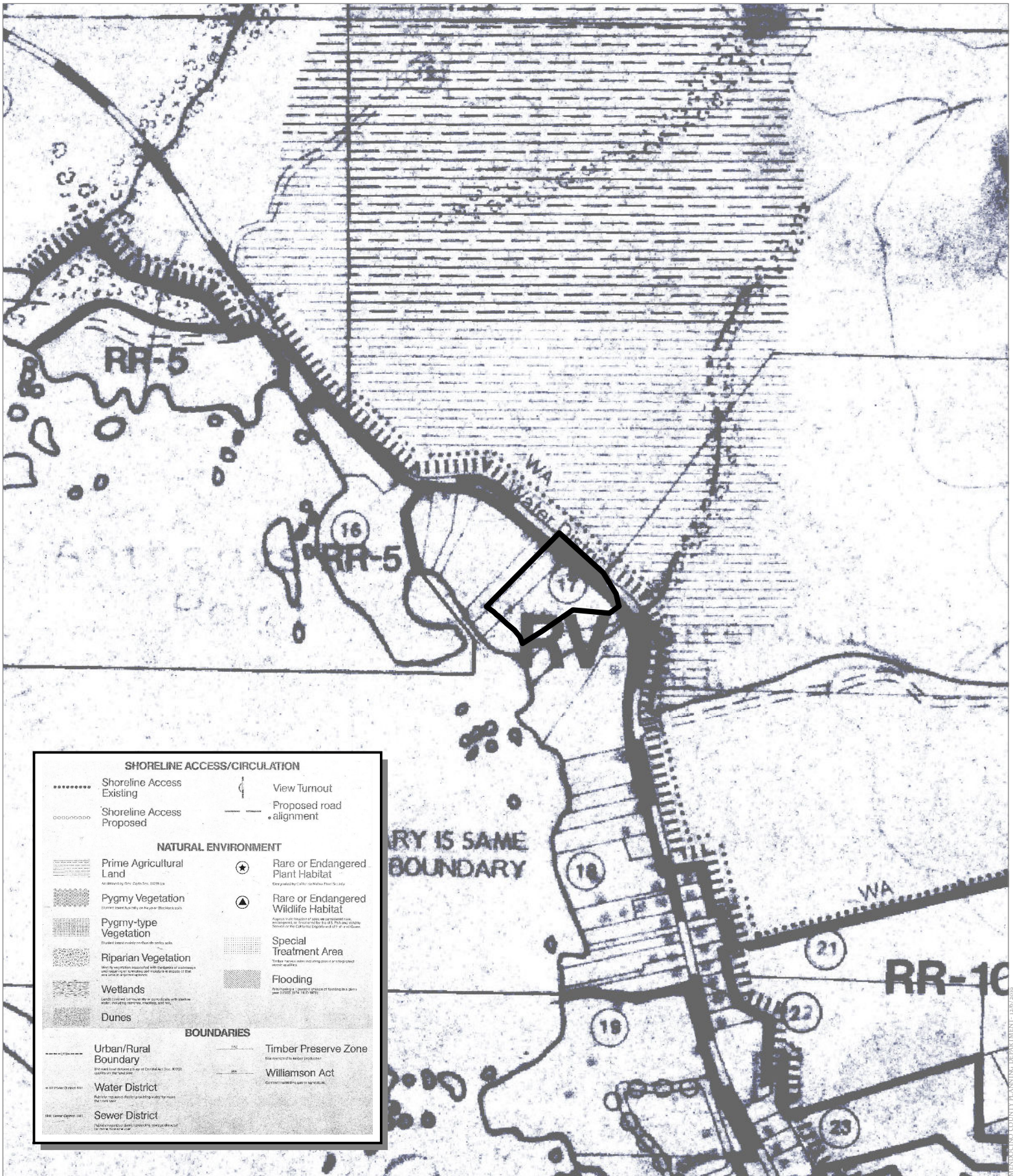
CASE: CDPM 2019-0006  
OWNER: JIN, Edmund  
APN: 127-170-08  
APLCT: Harbor House Inn  
AGENT: Amy Wynn  
ADDRESS: 5600 S. Hwy. 1, Elk

- General Plan Classes
- Assessors Parcels



GENERAL PLAN CLASSIFICATIONS

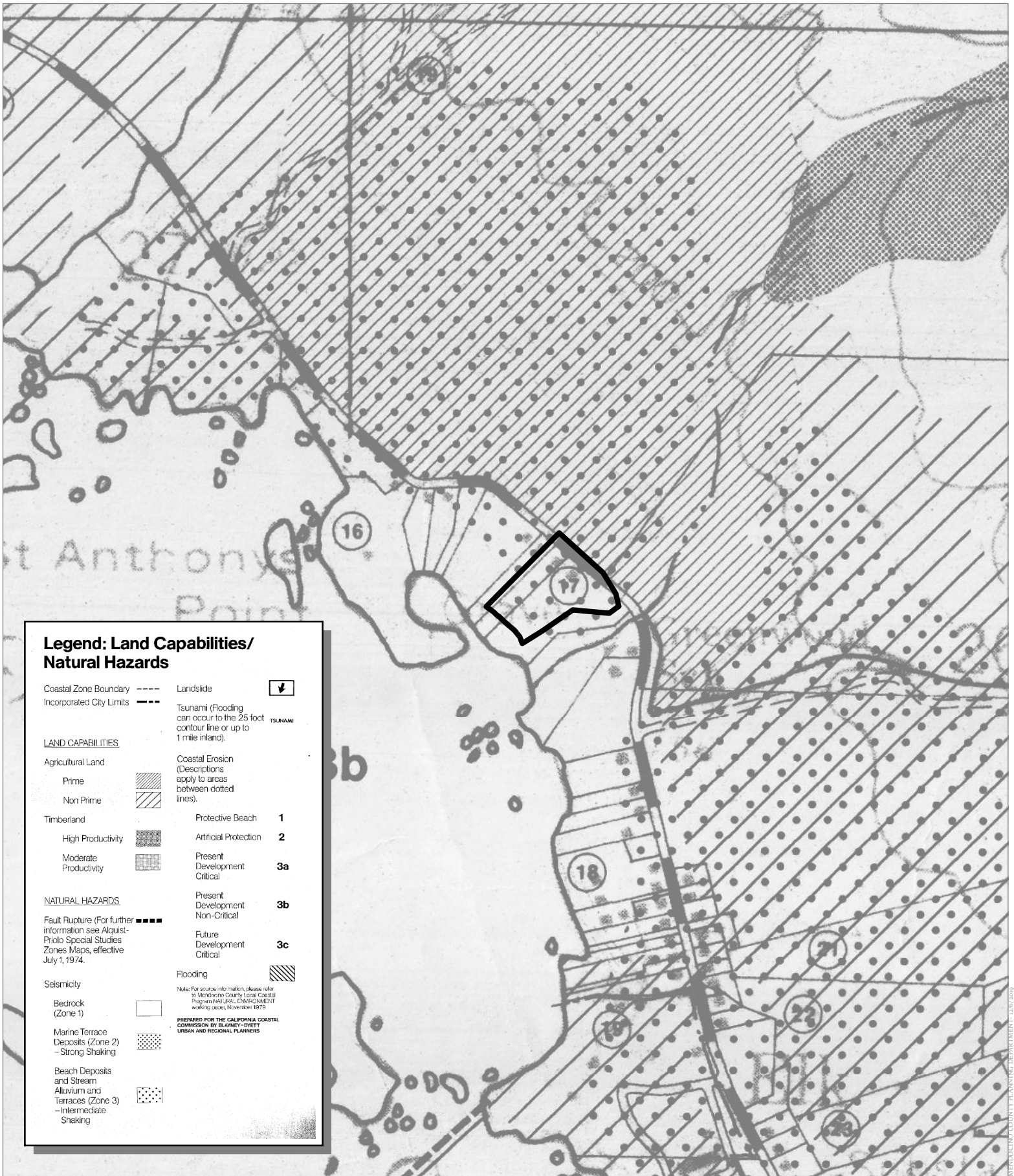






CASE: CDPM 2019-0006  
 OWNER: JIN, Edmund  
 APN: 127-170-08  
 APLCT: Harbor House Inn  
 AGENT: Amy Wynn  
 ADDRESS: 5600 S. Hwy. 1, Elk

LCP LAND USE MAP 20: ELK





### Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary ---  
Incorporated City Limits ---  
Landslide   
Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). 

#### LAND CAPABILITIES

Agricultural Land

Prime 

Non Prime 

Timberland

High Productivity 

Moderate Productivity 

Coastal Erosion (Descriptions apply to areas between dotted lines).

Protective Beach 1


Artificial Protection 2

Present Development Critical 3a

Present Development Non-Critical 3b


Future Development Critical 3c


#### NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974. 

Seismicity

Bedrock (Zone 1) 

Marine Terrace Deposits (Zone 2) - Strong Shaking 

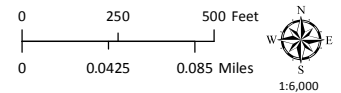
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking 

Flooding 

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.

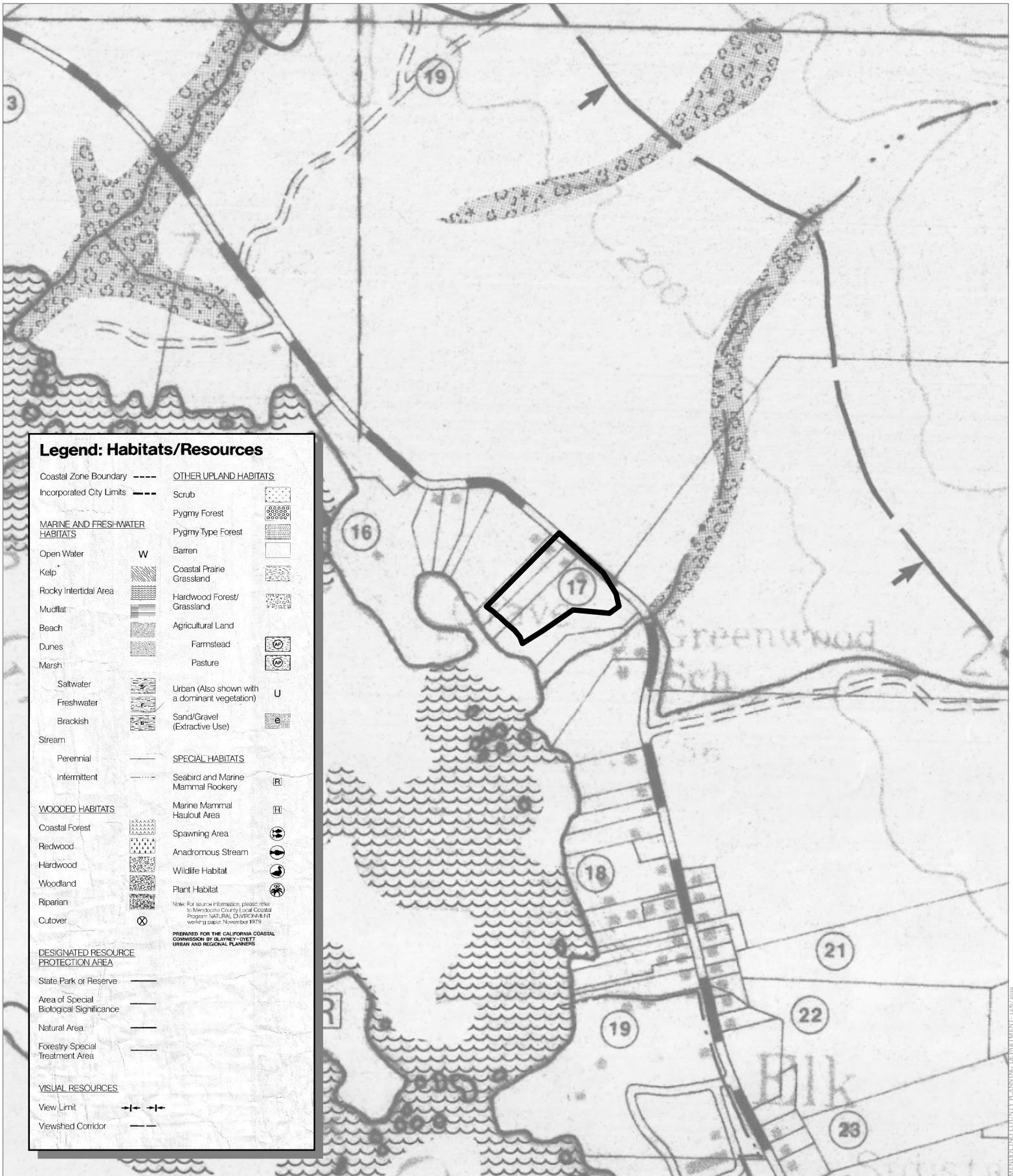
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-ORRICK URBAN AND REGIONAL PLANNERS

CASE: CDPM 2019-0006  
OWNER: JIN, Edmund  
APN: 127-170-08  
APLCT: Harbor House Inn  
AGENT: Amy Wynn  
ADDRESS: 5600 S. Hwy. 1, Elk

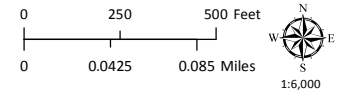


LCP LAND CAPABILITIES & NATURAL HAZARDS



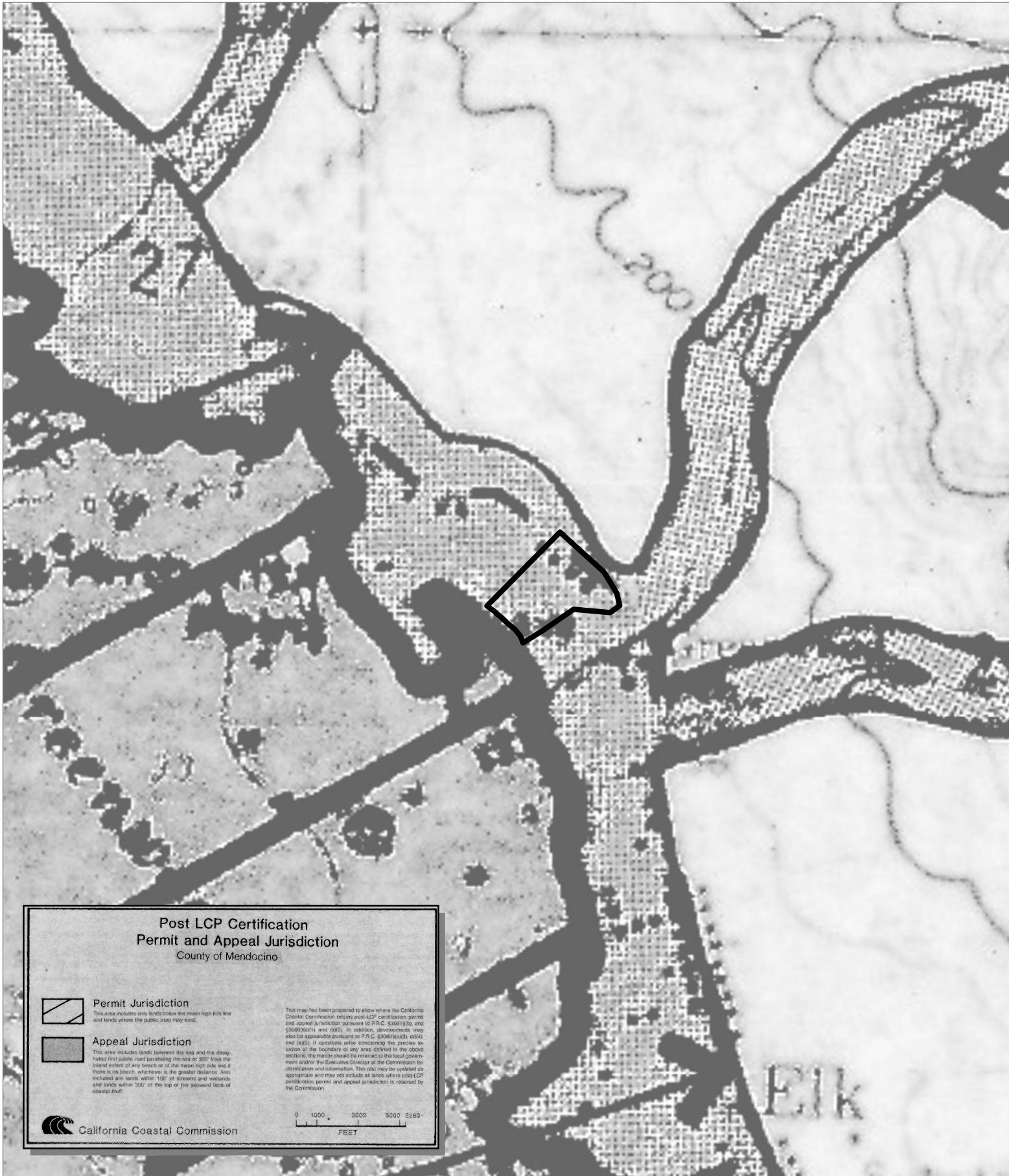


CASE: **CDPM 2019-0006**  
 OWNER: **JIN, Edmund**  
 APN: **127-170-08**  
 APLCT: **Harbor House Inn**  
 AGENT: **Amy Wynn**  
 ADDRESS: **5600 S. Hwy. 1, Elk**



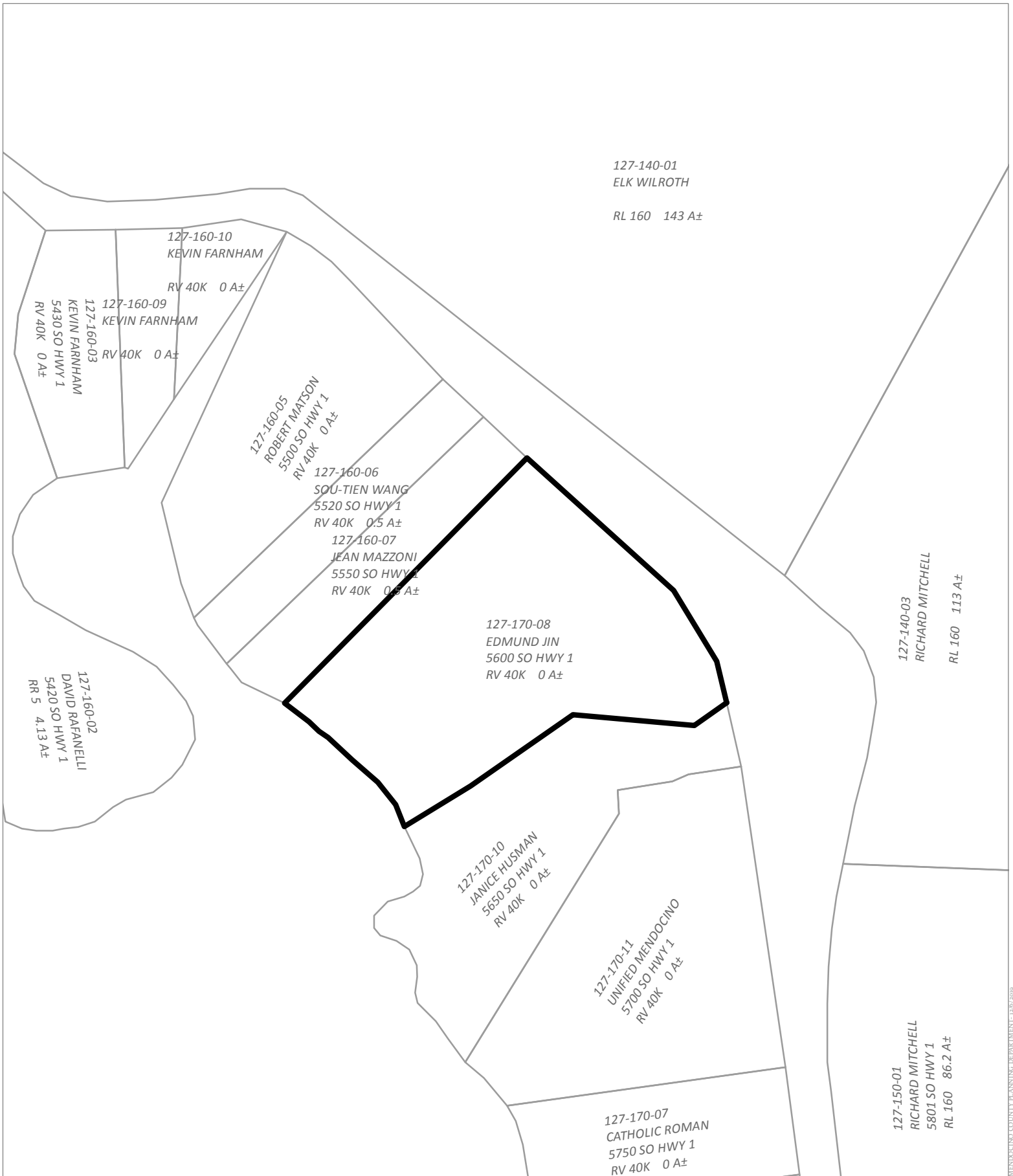
LCP HABITATS & RESOURCES






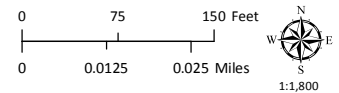
CASE: **CDPM 2019-0006**  
 OWNER: **JIN, Edmund**  
 APN: **127-170-08**  
 APLCT: **Harbor House Inn**  
 AGENT: **Amy Wynn**  
 ADDRESS: **5600 S. Hwy. 1, Elk**

**APPEALABLE AREAS**

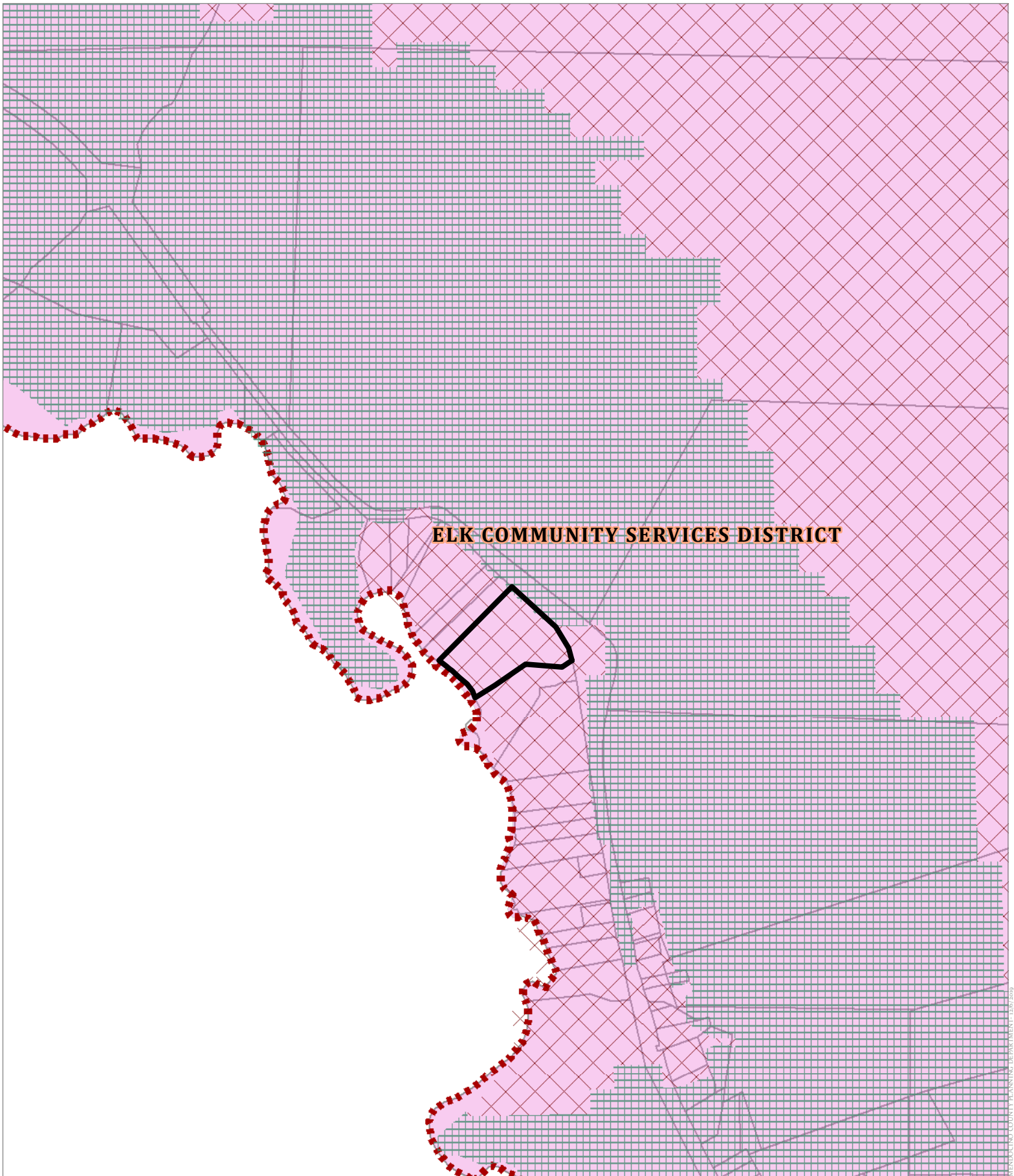


CASE: CDPM 2019-0006  
 OWNER: JIN, Edmund  
 APN: 127-170-08  
 APLCT: Harbor House Inn  
 AGENT: Amy Wynn  
 ADDRESS: 5600 S. Hwy. 1, Elk




 Assessors Parcels





ADJACENT PARCELS



CASE: **CDPM 2019-0006**  
OWNER: **JIN, Edmund**  
APN: **127-170-08**  
APLCT: **Harbor House Inn**  
AGENT: **Amy Wynn**  
ADDRESS: **5600 S. Hwy. 1, Elk**

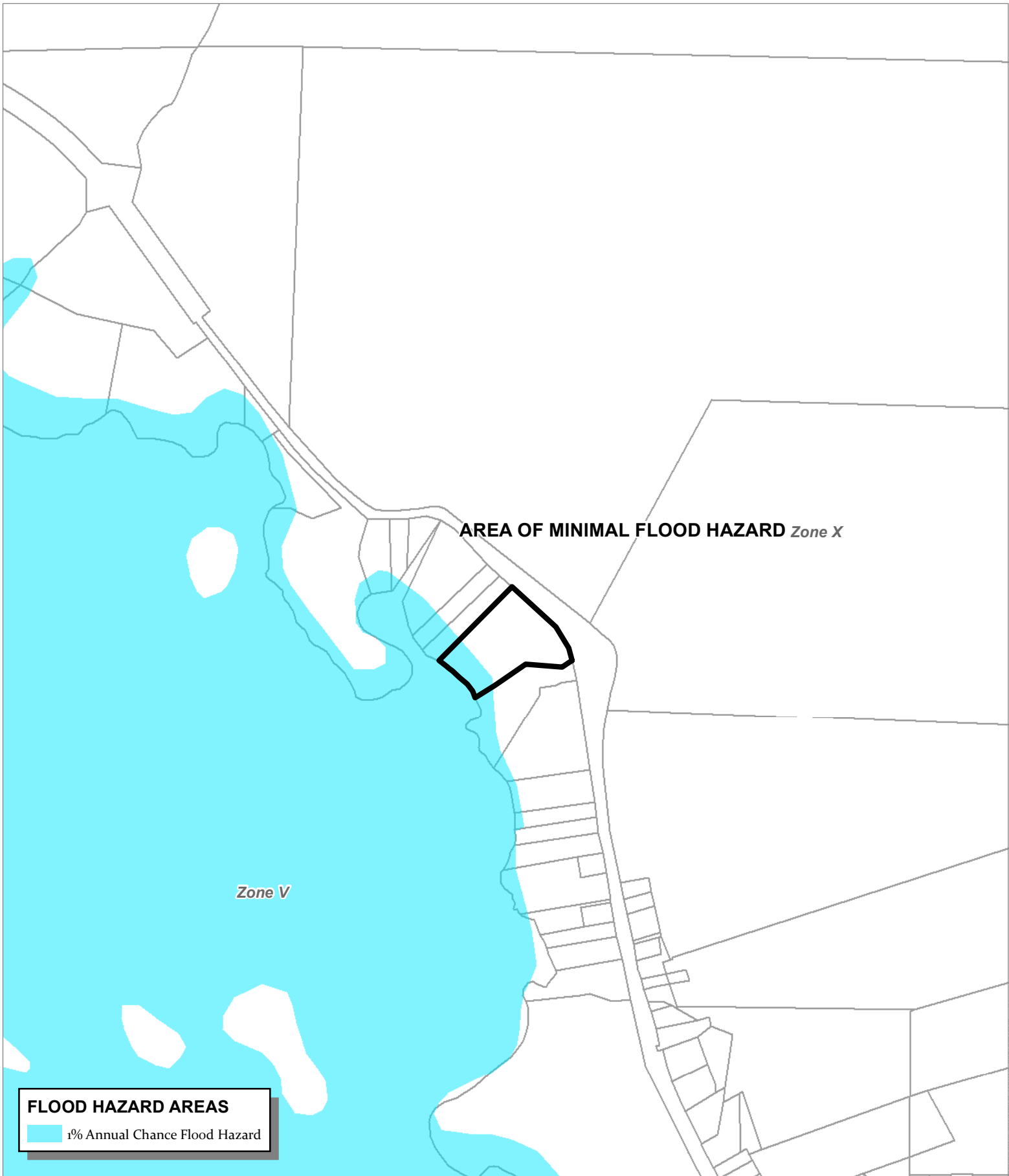
 High Fire Hazard  
 Moderate Fire Hazard  
 Fire Stations

 County Fire Districts  
 Assessors Parcels


0 250 500 Feet  
0 0.0425 0.085 Miles  
1:6,000

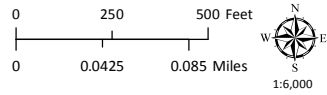
N  
W  
S  
E

**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA



CASE: **CDPM 2019-0006**  
OWNER: **JIN, Edmund**  
APN: **127-170-08**  
APLCT: **Harbor House Inn**  
AGENT: **Amy Wynn**  
ADDRESS: **5600 S. Hwy. 1, Elk**

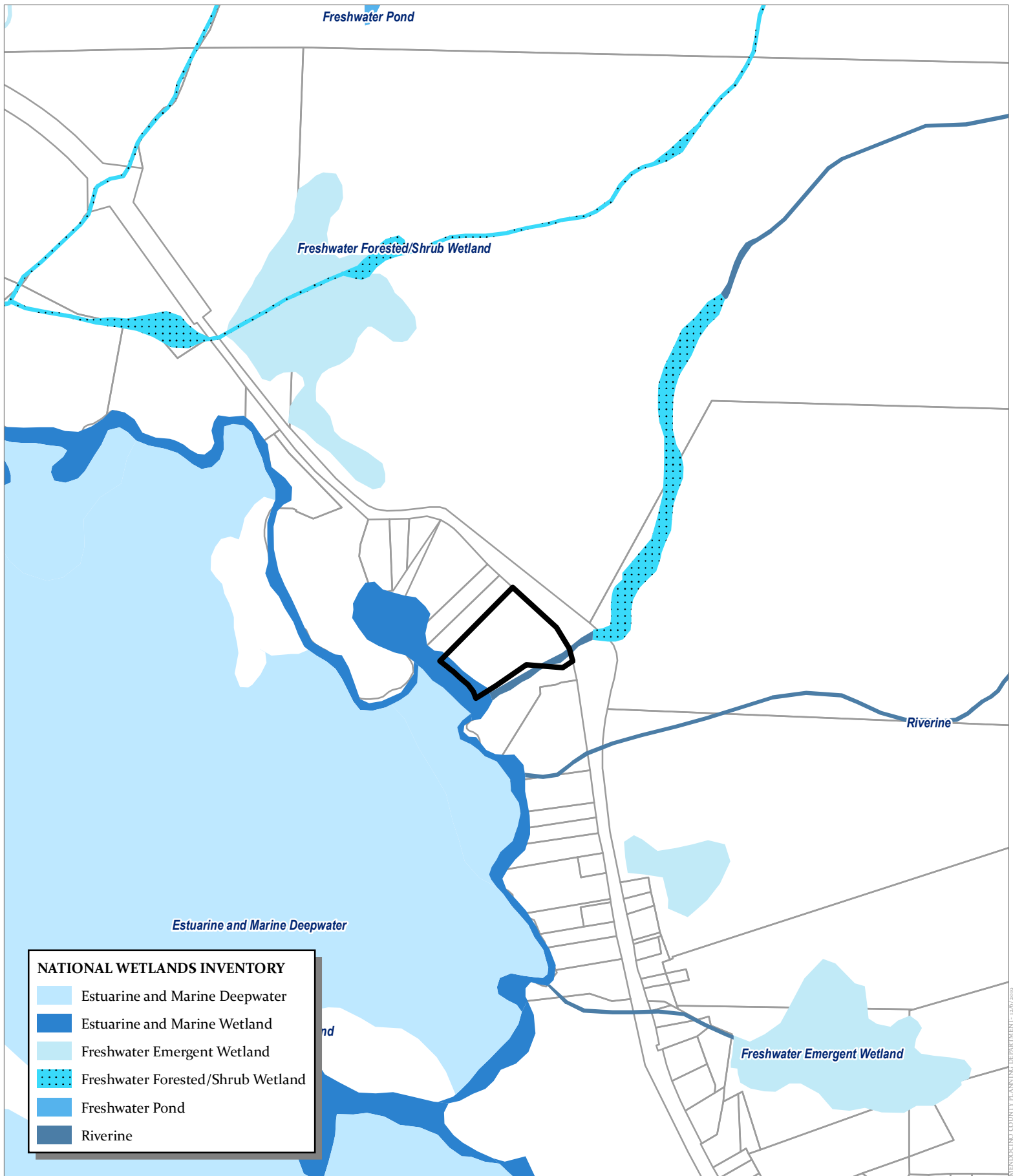
 Assessors Parcels



**SPECIAL FLOOD HAZARD AREAS**

RENOUCO COUNTY PLANNING DEPARTMENT - 12/07/2019

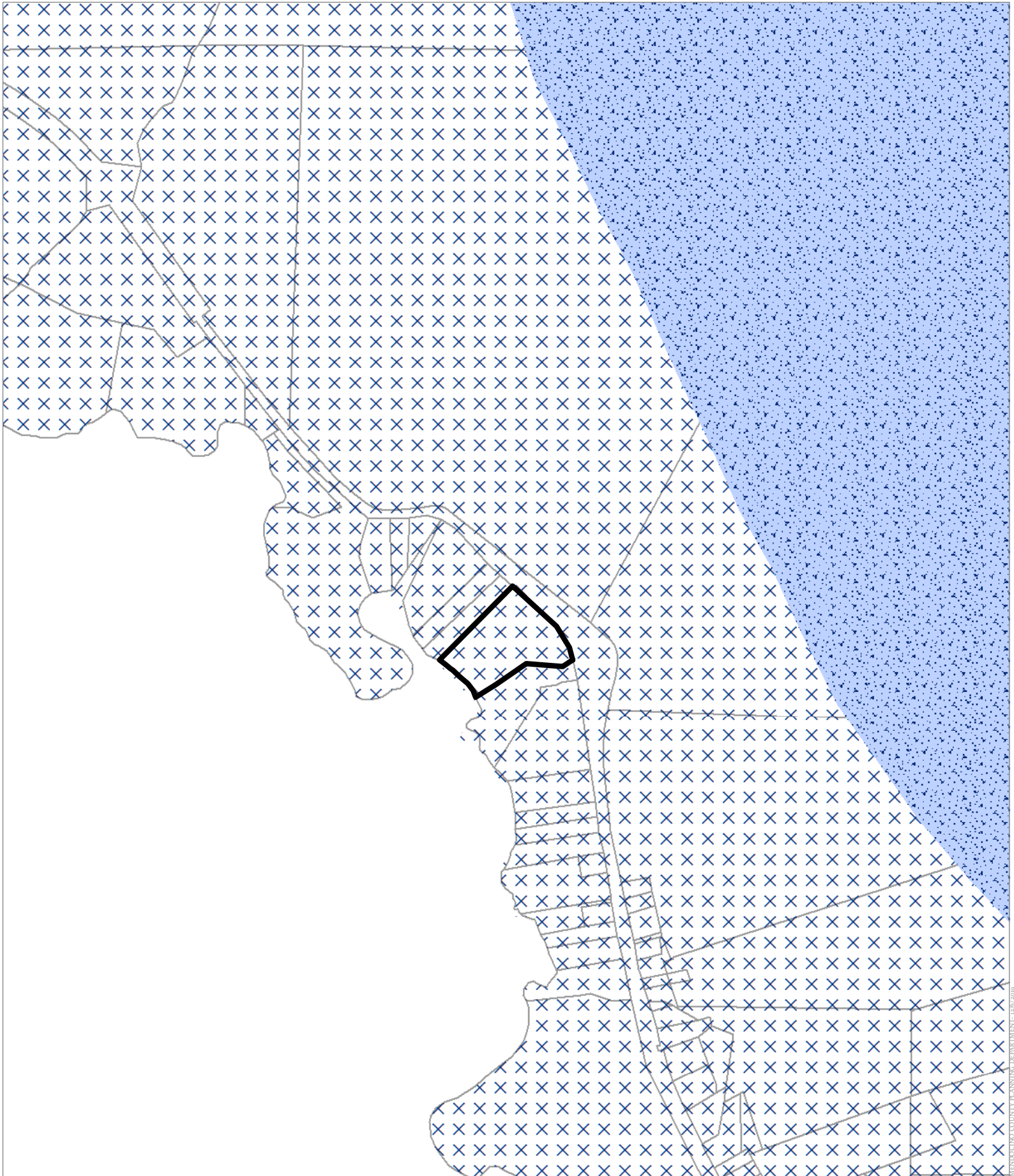







CASE: **CDPM 2019-0006**  
 OWNER: **JIN, Edmund**  
 APN: **127-170-08**  
 APLCT: **Harbor House Inn**  
 AGENT: **Amy Wynn**  
 ADDRESS: **5600 S. Hwy. 1, Elk**

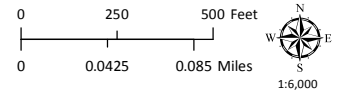
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2019

**WETLANDS**

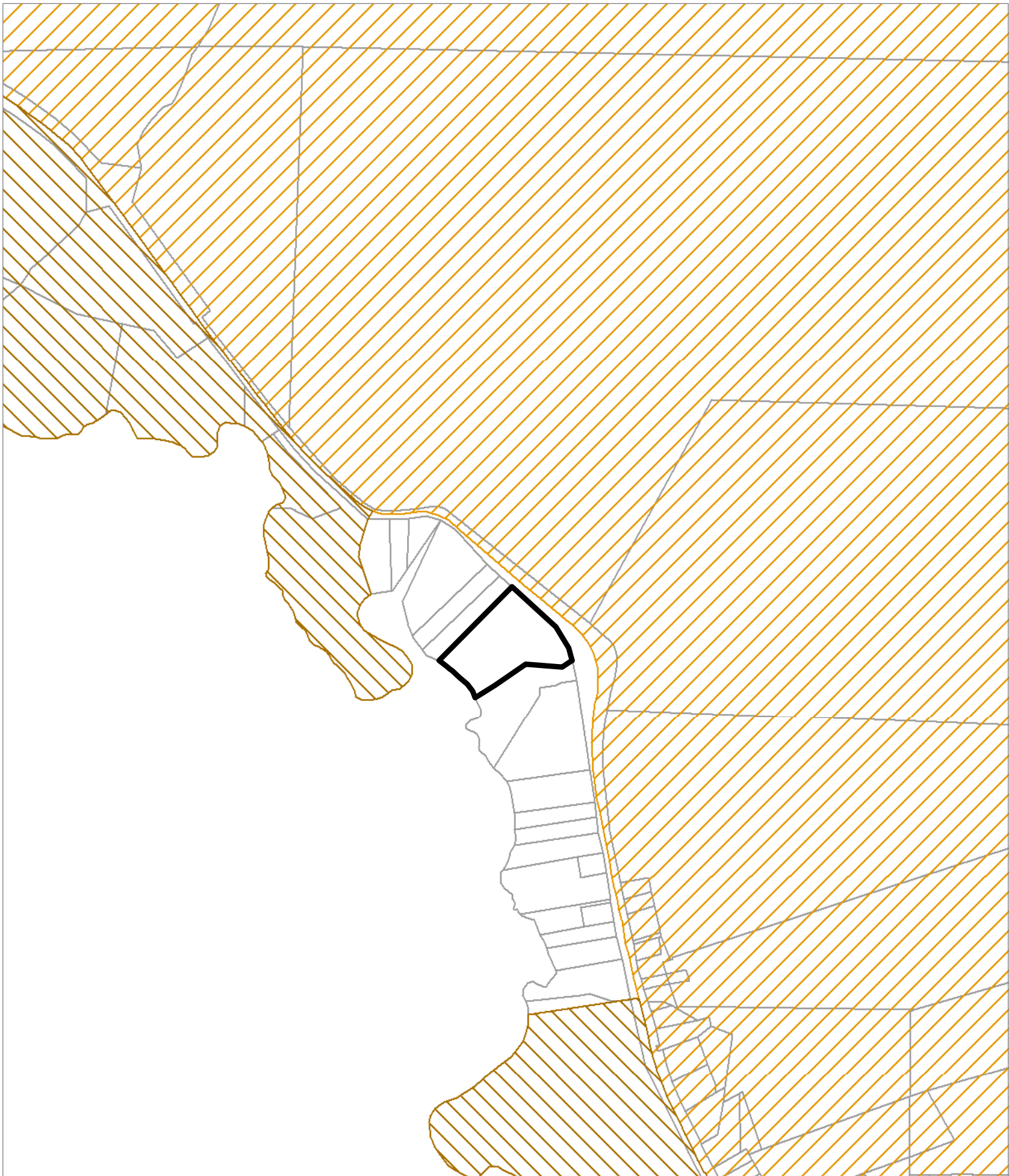


CASE: **CDPM 2019-0006**  
OWNER: **JIN, Edmund**  
APN: **127-170-08**  
APLCT: **Harbor House Inn**  
AGENT: **Amy Wynn**  
ADDRESS: **5600 S. Hwy. 1, Elk**




-  Critical Water Areas
-  Critical Water Resources Bedrock
-  Assessors Parcels

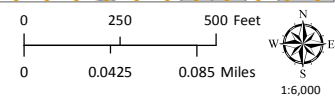


## GROUND WATER RESOURCES



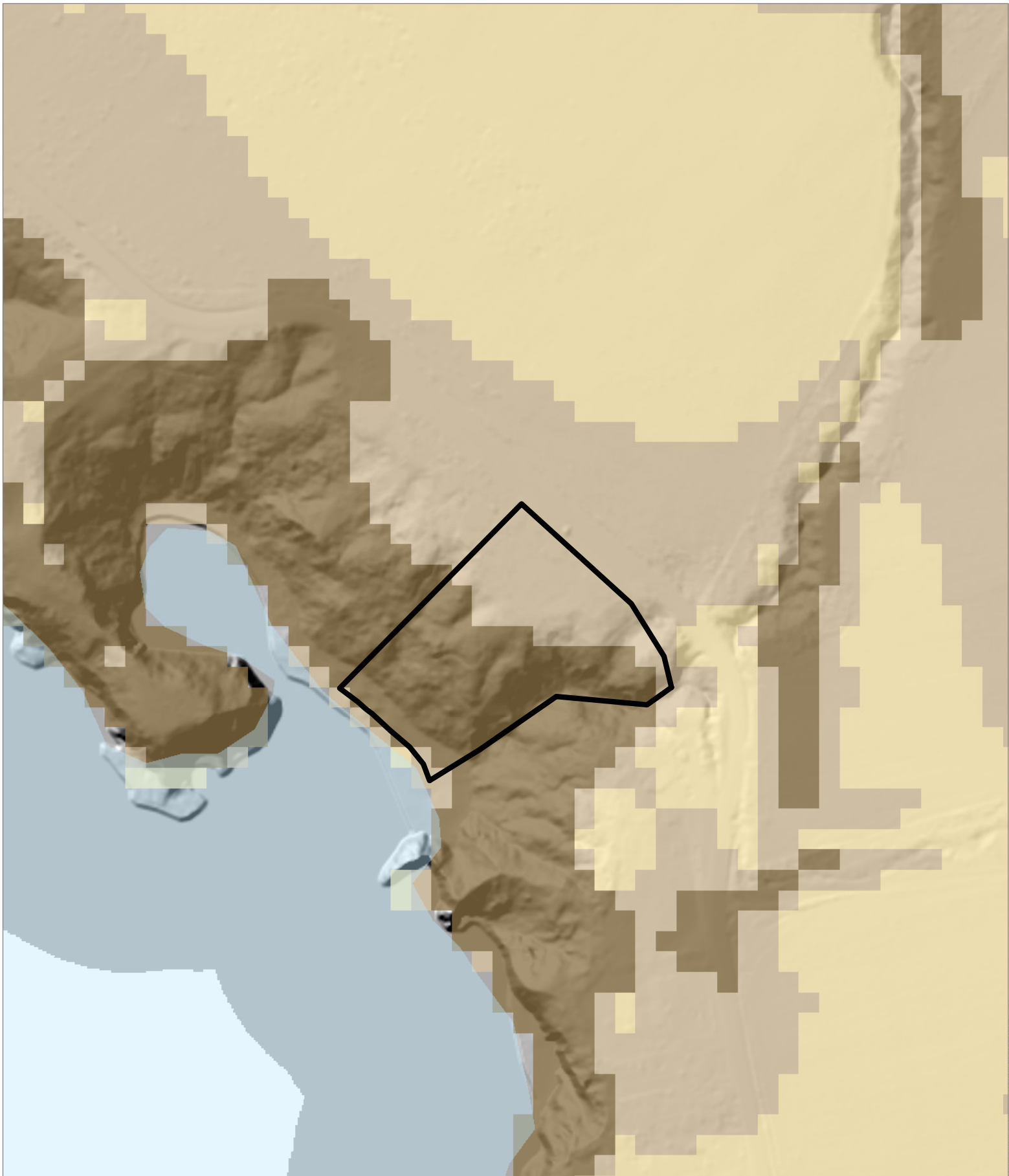
CASE: **CDPM 2019-0006**  
OWNER: **JIN, Edmund**  
APN: **127-170-08**  
APLCT: **Harbor House Inn**  
AGENT: **Amy Wynn**  
ADDRESS: **5600 S. Hwy. 1, Elk**

-  Highly Scenic Area
-  Highly Scenic Area (Conditional)
-  Assessors' Parcels



**HIGHLY SCENIC AND TREE REMOVAL AREAS**





MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2019

CASE: **CDPM 2019-0006**  
OWNER: **JIN, Edmund**  
APN: **127-170-08**  
APLCT: **Harbor House Inn**  
AGENT: **Amy Wynn**  
ADDRESS: **5600 S. Hwy. 1, Elk**

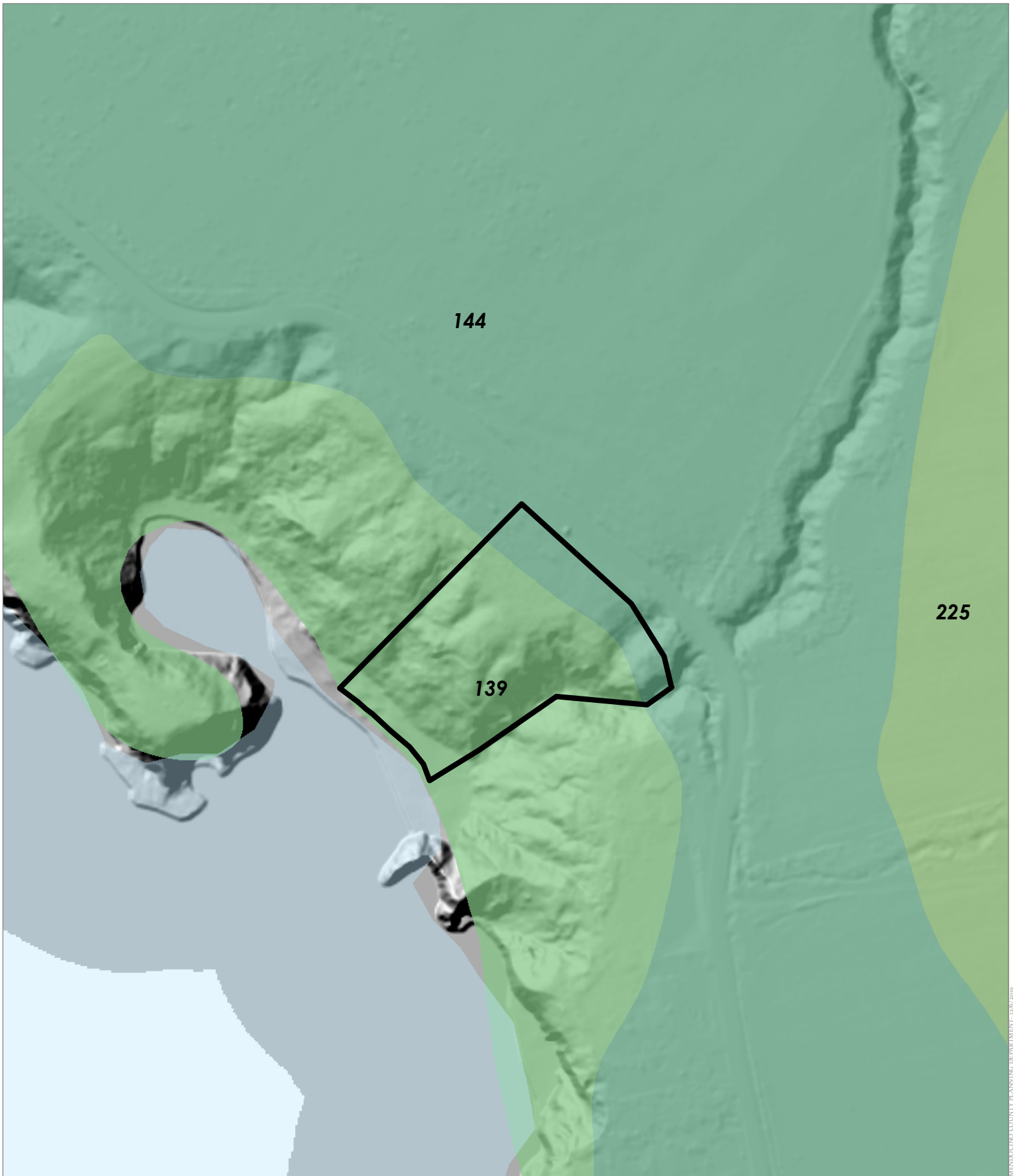
0° - 14°  
15° - 32°  
33° - 72°

0 100 200 Feet  
0 0.015 0.03 Miles

N  
W  
E  
S  
1:2,400

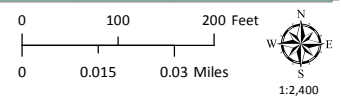
ESTIMATED SLOPE



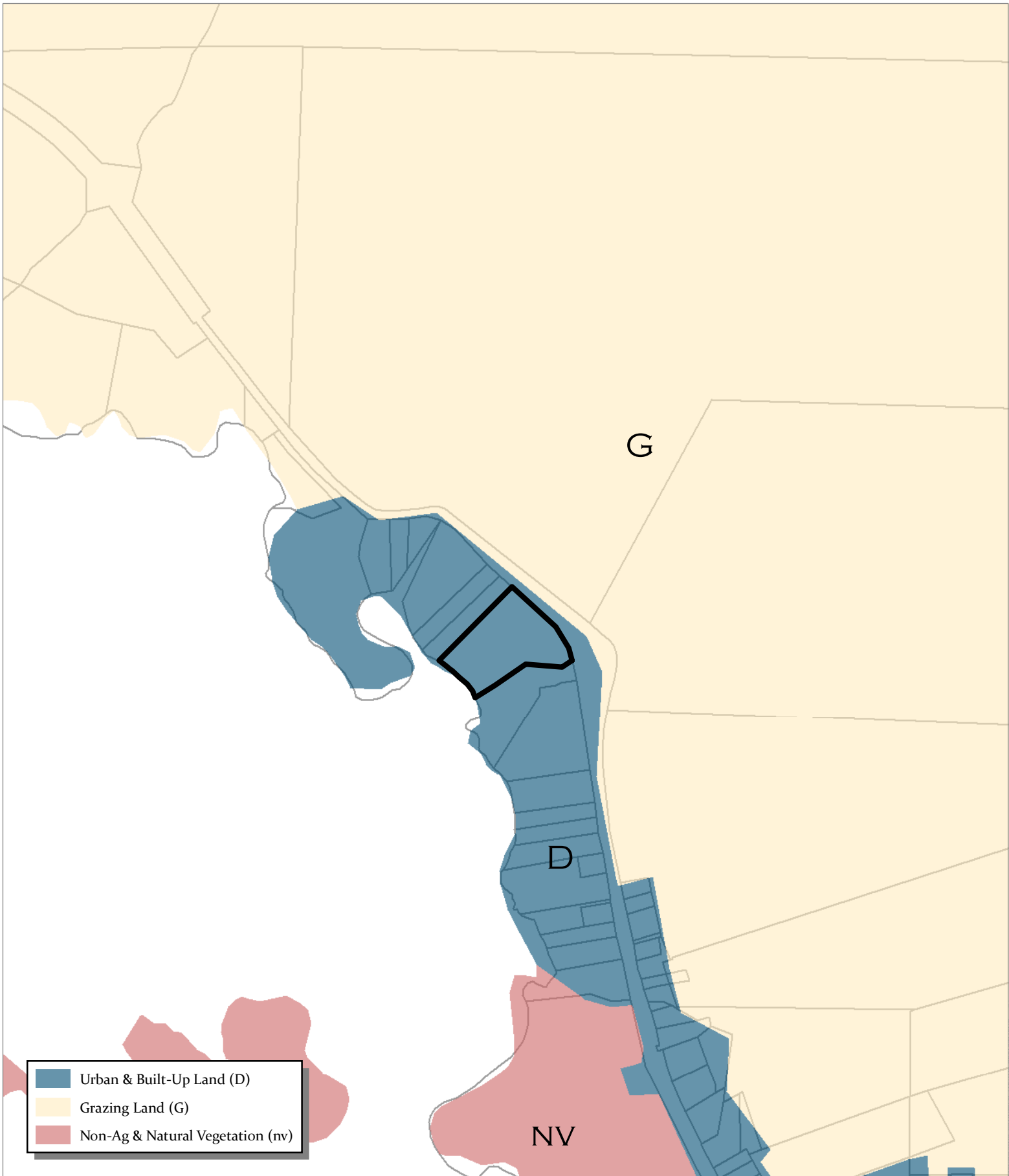


MENDOCINO COUNTY PLANNING DEPARTMENT - 12/09/2019


CASE: CDPM 2019-0006  
OWNER: JIN, Edmund  
APN: 127-170-08  
APLCT: Harbor House Inn  
AGENT: Amy Wynn  
ADDRESS: 5600 S. Hwy. 1, Elk

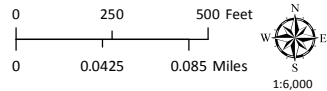


WESTERN SOIL CLASSIFICATIONS



CASE: **CDPM 2019-0006**  
OWNER: **JIN, Edmund**  
APN: **127-170-08**  
APLCT: **Harbor House Inn**  
AGENT: **Amy Wynn**  
ADDRESS: **5600 S. Hwy. 1, Elk**

 Assessor's Parcels



FARMLAND CLASSIFICATIONS