July 22, 2020

CASE#: CDP_2020-0009
DATE FILED: 2/11/2020
OWNER/APPLICANT: ISHVI BENZVI AUM
REQUEST: Standard Coastal Development Permit to construct a new driveway encroachment with rolling gate, fencing along the northern parcel boundary, installation of a well, pump house, septic system and power to the site.
LOCATION: In the Coastal Zone, 3.0± miles north of Mendocino, on the west side of State Highway 1 (SH 1), 1.0± mile north from intersection of Point Cabrillo Drive (CR 564) and Brest Road, located at 13501 Point Cabrillo Dr., Mendocino (APN: 118-160-34).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: NONE
STAFF PLANNER: JULIA ACKER
RESPONSE DUE DATE: August 5, 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. 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_2020-0009

OWNER: ISHVI BENZVI AUM AND NANCY SUSAN LEBRUN

APPLICANT: ISHVI BENZVI AUM

REQUEST: Standard Coastal Development Permit to construct a new driveway encroachment with rolling gate, fencing along the northern parcel boundary, installation of a well, pump house, septic system and power to the site.

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APN/S: 118-160-34-00

PARCEL SIZE: 11.7± acres

GENERAL PLAN: Rural Residential, 10 acre minimum parcel size, with a Planned Unit Development Combining District (RR10PD)

ZONING: Rural Residential, 10 acre minimum parcel size, with a Planned Unit Development Combining District (RR10-PD)

EXISTING USES: Vacant land, agricultural use

DISTRICT: 4th (Gjerde)

RELATED CASES: CDU 20-07, B 20-93, CDP_2016-0049, CC_2018-0026, and B_2019-0012

ADJACENT GENERAL PLAN ADJACENT ZONING ADJACENT LOT SIZES ADJACENT USES
NORTH: RR10-PD RR10-PD 2.1 – 26.98± Acres Residential/Vacant
EAST: RR10-PD RR10-PD 1.5 – 80.5± Acres Vacant
SOUTH: RR10-PD RR10-PD 13.9± Acres Residential/Vacant
WEST: RRS-PD RRS-PD 1 – 19.2± Acres Residential/Vacant

REFERRAL AGENCIES

LOCAL
Assessor’s Office
Building Division Fort Bragg
Department of Transportation (DOT)
Environmental Health (EH)
Mendocino Volunteer Fire District
Planning Division Fort Bragg

STATE
CAlFIRE (Land Use)
California Coastal Commission
CALTRANS

TRIBAL
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: CDP_2016-0049 over the previous full parcel (26.98± acres) that was subsequently recognized as two separate parcels under Certificate of Compliance #CC_2018-0026 which were then adjusted into their present configuration through Boundary Line Adjustment #B_2019-0012.

STAFF PLANNER: JULIA ACKER DATE: 7/22/2020
# 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
   - Grazing Land

5. **FLOOD ZONE CLASSIFICATION:**
   - FEMA Flood Insurance Rate Maps (FIRM)
   - NO

6. **COASTAL GROUNDWATER RESOURCE AREA:**
   - Coastal Groundwater Study/GIS
   - Critical Water Area

7. **SOIL CLASSIFICATION:**
   - Mendocino County Soils Study Eastern/Western Part
   - Types: 117,125,161,214 – No Pygmy soils on site.

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
    - Freshwater Emergent Wetland

12. **EARTHQUAKE FAULT ZONE:**
    - Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
    - Marine Terrace Deposits (Zone 2) – Strong Shaking

13. **AIRPORT LAND USE PLANNING AREA:**
    - Airport Land Use Maps, 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
    - NO

16. **STATE FOREST/PARK/RECREATION AREA ADJACENT:**
    - Point Cabrillo Light Station State Historic Park

17. **LANDSLIDE HAZARD:**
    - Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
    - Marine Terrace Deposits (Zone 2) – Strong Shaking

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
    - NO

22. **OAK WOODLAND AREA:**
    - USDA
    - NO

23. **HARBOR DISTRICT:**
    - Sec. 20.512
    - NO

24. **LCP LAND USE CLASSIFICATION:**
    - LCP Land Use maps/GIS
    - Map 15 - Caspar

25. **LCP LAND CAPABILITIES & NATURAL HAZARDS:**
    - LCP Land Capabilities maps/GIS; 20.500
    - Marine Terrace Deposits (Zone 2) – Strong Shaking

26. **LCP HABITATS & RESOURCES:**
    - LCP Habitat maps/GIS; 20.506
    - NO

27. **COASTAL COMMISSION APPEALABLE AREA:**
    - Post LCP Certification Permit and Coastal Association maps/GIS; 20.504
    - Yes, Highly Scenic

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**FOR PROJECTS WITHIN THE COASTAL ZONE ONLY**

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 Maps/GIS; General Plan 4-9
    - NO

31. **BLUFFTOP GEOLOGY:**
    - GIS/20.500.020
    - NO
COASTAL ZONE APPLICATION FORM

APPLICANT

Name: Ishvi Aum
Mailing Address: P.O. Box 1033
City: Mendocino
State: CA
Zip Code: 95460
Phone: 707-937-3624

PROPERTY OWNER

Name: Ishvi Aum
Mailing Address: P.O. Box 1033
City: Mendocino
State: CA
Zip Code: 95460
Phone: 707-937-3624

AGENT

Name
Mailing Address
City
State
Zip Code
Phone

PARCEL SIZE

10 +/-
☐ Square feet
☑ Acres

STREET ADDRESS OF PROJECT

13501 Point Cabrillo Drive, Mendocino, CA 95460

ASSESSOR’S PARCEL NUMBER(S)

118-16-034

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

Signature of Applicant/Agent 2/11/20
Date
Signature of Owner 2/11/20
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 your 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.

   Install New Encroachment with Rolling Gate, Boundry Fencing on Northern Edge, Well, Pump House, PGE Power drop, and Septic System.

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

<table>
<thead>
<tr>
<th>TYPE OF UNIT</th>
<th>NUMBER OF STRUCTURES</th>
<th>SQUARE FEET PER DWELLING UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td></td>
<td>120 sq ft</td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td></td>
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</tr>
</tbody>
</table>

   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.

6. Will any existing structures be demolished?  □ Yes  ☑ No
Will any existing structures be removed?  □ Yes  ☑ No
If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure ________ feet.

8. Lot area (within property lines): 435521 +/-  ☑ square feet  □ acres

9. Lot Coverage:

<table>
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<tr>
<th></th>
<th>EXISTING</th>
<th>NEW PROPOSED</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building coverage</td>
<td>0</td>
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</tr>
<tr>
<td>Paved area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscaped area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unimproved area</td>
<td>435521</td>
<td>-120</td>
<td>435401</td>
</tr>
</tbody>
</table>

GRAND TOTAL: 435521 square feet
(Should equal gross area of parcel)

10. Gross floor area: 120 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of covered spaces</td>
<td></td>
<td></td>
<td>Size</td>
</tr>
<tr>
<td>Number of uncovered spaces</td>
<td></td>
<td></td>
<td>Size</td>
</tr>
<tr>
<td>Number of standard spaces</td>
<td></td>
<td></td>
<td>Size</td>
</tr>
<tr>
<td>Number of handicapped spaces</td>
<td></td>
<td></td>
<td>Size</td>
</tr>
</tbody>
</table>
12. Utilities will be supplied to the site as follows:

A. Electricity
   - ☑️ Utility Company (requires extension of services to site: 60 feet 0 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.
Mendocino County Division of Environmental Health
120 W. Fir Street
Fort Bragg, CA 95437

re: 13501 Point Cabrillo Dr., Mendocino

Health Inspector,

In 2001 we developed an Individual Sewage Disposal System proposal for the above referenced site. That proposal, which was for a two bedroom single family residence, was approved by the DEH that year.

Mendocino County Division of Environmental Health policy 4211.03, Expirations for Site Evaluations requires that design proposal greater than 5 years old be re-certified by the designer of the system to ensure that the proposal is still the best option for the conditions on site.

This letter is intended to address the policy requirements as we are confirming that the 2001 proposal is still valid and the system design is still the most appropriate for the site.

We are also taking this opportunity to acknowledge new ownership of the parcel. Please change your records to reflect the new owners of this parcel at this time;

Ernest and Corrine Egger
Ishvi Aum
P.O. Box 387
Albion, CA 95410

The new owners would like an acknowledgement that the policy requirements have been met as well as an acknowledgement that the new ownership information has been received.

Sincerely,

Carl Rittiman, CPSS
SITE EVALUATION REPORT

INDIVIDUAL SEWAGE DISPOSAL SYSTEM PROPOSAL

OWNERS: Alberta and Michael Cottrell

MAILING ADDRESS: 39830 Little River Airport Road, Little River, CA 95456

PROPERTY ADDRESS: 13501 Point Cabrillo Drive, Mendocino

AP #: 118-160-29

LOCATION: Point Cabrillo Drive across from Point Cabrillo Campground, a map is attached.

PARCEL SIZE: 26.98 acres

PROJECT DESCRIPTION: This project was undertaken to design an on-site sewage disposal system for a proposed two-bedroom residence and a barn. The barn is to be constructed at this time and the system shall be sized to accommodate the future residence.

Attached is a compilation of soils and site information, including a plot plan, soil profile report, system specifications and soil textural analyses for review.

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ABOVE DESIGNATED SITE USING APPROVED PROCEDURES AND THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IT COMPLIES WITH ALL STATE AND COUNTY REQUIREMENTS FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM AT THE TIME OF THIS EVALUATION.

[Signature]
CARL A. RITTIMAN
CERTIFIED PROFESSIONAL SOIL SCIENTIST
P.O. BOX 1700 MENDOCINO, CA 95460
707-937-0804 PHONE
707-937-0575 FAX
crit@mcn.org e-mail

DATE: 5/11/01

[Stamp]
Possible Barn/
House Site

Possible Driveway

100% Replacement
Field Area

Highline Leachfield
As Described

Concrete Distribution
Box Set for Equal Distribution

Edge of Trench
Cover

Point Cabrillo Drive
Site Evaluation Report

Site Address: 13501 Point Cabrillo Dr.  
City: Mendocino  
Owner Name: Roberta and Michael Ustrel  
Mailing Address: 391830 Little River Highway  
City: Little River  
State, Zip: CA 95456  
Location Description: Point Cabrillo Drive to the parcel across from Point Cabrillo Campground, trap attached.  
Project Description (# of bedrooms): Two bedroom SFR and BDRM  
Water Source: Individual  
Distance to Wastewater System: ART DRILLED YET

<table>
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<tr>
<th>Profile #</th>
<th>Initial Area</th>
<th>Expansion Area</th>
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<th>Modified Highline</th>
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<td>GRAVITY / EQUAL</td>
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Trench Calculation: SEE THE ATTACHED CALCULATIONS

Requested Waiver: GROUNDWATER SEPARATION DISTANCE

Special Design Features: 

Site Evaluator's Statement: I hereby certify that I have examined the above designated site using approved procedures, and that to the best of my information, knowledge and belief it complies with all State and County requirements for an On-site Sewage System at the time of this evaluation.

Date: ____________________________ (seal)  
Signed: ____________________________

F:\USERS\SAM\Reports\FormData\DATASUM.WPD
13551 Pt Cabrillo Dr
16.98 acres
APN# 118-16-033

100' Riparian Setback

Stream

100' Riparian Setback

Existing Pond

Existing Encroachment and Gated Access

117'-8'

100% Replacement Area

Primary Septic Field

Existing Power Drop 10x12 Pump House

Setback

New Boundary Fence Between Parcels

Primary Septic Field

100% Replacement Area

Proposed Power Drop

Proposed Encroachment and Gated Access

Proposed Well

Proposed 10x12 Pump House

Site - CDP Letter
1" = 200'-0"
1. Rolling Gate - Letter
   3/8" = 1'-0"

2. Cattle Fencing - Letter
   3/8" = 1'-0"

AUM CONSTRUCTION INC.
General Contractor Lic. #817715
www.aumconstruction.com

Ishvi Aum
CDP Minor Use
13501 Point Cabrillo Dr, Mendocino CA 95460

APN #: 118-16-034
DATE: 02/10/2020

SCALE: 3/8" = 1'-0"
DRAWN BY: SLLC
CASE: CDP 2020-0009
OWNER: AUM, Ishvi & Nancy Lebrun
APN: 118-160-34
AFLCT: Ishvi Aum
AGENT:
ADDRESS: None Assigned, Mendocino

Zoning Districts
Public Roads
Assessors Parcels

ZONING DISPLAY MAP
CASE: CDP 2020-0009
OWNER: AUM, Ishvi & Nancy Lebrun
APN: 118-160-34
APLCT: Ishvi Aum
AGENT:
ADDRESS: None Assigned, Mendocino

BIOLOGICAL RESOURCES
CASE: CDP 2020-0009
OWNER: AUM, Ishvi & Nancy Lebrun
APN: 118-160-34
APLCT: Ishvi Aum
AGENT:
ADDRESS: None Assigned, Mendocino

Post LCP Certification
Permit and Appeal Jurisdiction
County of Mendocino

<table>
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<th>Permit Jurisdiction</th>
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</table>
MENDOCINO FIRE PROTECTION DISTRICT

CASE: CDP 2020-0009
OWNER: AUM, Ishvi & Nancy Lebrun
APN: 118-160-34
APLCT: Ishvi Aum
AGENT: None Assigned, Mendocino
ADDRESS: None Assigned, Mendocino

High Fire Hazard
Moderate Fire Hazard
County Fire Districts

Assessors Parcels
CASE: CDP 2020-0009
OWNER: AUM, Ishvi & Nancy Lebrun
APN: 118-160-34
APLCT: Ishvi Aum
AGENT:
ADDRESS: None Assigned, Mendocino

HIGHLY SCENIC & TREE REMOVAL AREAS