

OWNER: BROWN JUDITH L TTEE

APPLICANT: SUPERIOR PUMP AND DRILLING INC.

REQUEST: Coastal Development Permit to relocate existing water system into new 8 feet by 8 feet pump house and existing storage tank onto 9 feet by 9 feet tank pad next to the new pump house.

LOCATION: The site is in the Coastal Zone approximately one (1) mile south of the town of Little River on the east side of Highway 1 at 6801 N. Hwy 1, Little River (APN: 121-050-09).

ACREAGE: 1

GENERAL PLAN: Remote Residential: 20 acres ZONING: Remote Residential: 20 acres COASTAL ZONE: YES

EXISTING USES: Residential Hotel/Motel/Resorts SUPERVISORIAL DISTRICT: 5

TOWNSHIP: 16N RANGE: 17W SECTION: 8 USGS QUAD#: 42

RELATED CASES ON SITE: N/A

RELATED CASES IN VICINITY: N/A

| | ADJACENT GENERAL PLAN | ADJACENT ZONING | ADJACENT LOT SIZES | ADJACENT USES |
|--------|--------------------------|--------------------|-----------------------|------------------------------------|
| NORTH: | RMR20 | RMR20 | | Residential Hotel/Motel/Resorts |
| EAST: | RMR20 | RMR20 | 4 acres | Residential Hotel/Motel/Resorts |
| SOUTH: | RMR20 | RMR20 | 1 acre | Residential Hotel/Motel/Resorts |
| WEST: | RR5 | RR5 | | Residential |

REFERRAL AGENCIES:

- ☒ Planning (UKIAH)
☒ Department of Transportation
☒ Environmental Health (FB)
☒ Building Inspection (FB)
☐ Emergency Services
☒ Assessor
☐ Farm Advisor
☐ Agriculture Commissioner
☐ Forestry Advisor
☒ Air Quality Management District
☐ ALUC
☐ County Water Agency
☐ Archaeological Commission
☐ Sonoma State University
☐ US Fish & Wildlife Service
☒ Sherwood Valley Band of Pomo Indians
☐ Russian River Flood Control/Water Conservation Improvement District
- ☐ Trails Advisory Council
☐ Native Plant Society
☐ State Clearinghouse
☒ Caltrans
☒ CalFire
☐ Department of Fish & Game
☒ Coastal Commission
☐ RWQCB
☐ Division of Mines & Geology
☐ Department of Health Services
☐ Department of Parks & Recreation
☐ Department of Conservation
☐ Soil Conservation Service
☐ Army Corps of Engineers
☒ Redwood Valley Rancheria
☒ Cloverdale Rancheria
- ☐ CHP
☐ MTA
☐ County Addresser
☐ LAFCO
☐ Gualala MAC
☐ Laytonville MAC
☐ Westport MAC
☐ Sierra Club
☐ School District
☐ Sewer District
☐ Water District
☐ Fire District
☐ Community Svcs
☐ City Planning

ADDITIONAL INFORMATION:

ASSESSOR’S PARCEL #: 121-050-09-00

PROJECT COORDINATOR: JULIA ACKER PREPARED BY: JULIA ACKER DATE: 6/20/2017

ENVIRONMENTAL DATA
(To be completed by Planner)

| COUNTY WIDE | | |
|-------------------------------------|-------------------------------------|--|
| Yes | No | |
| NO | | 1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____ |
| NO | | 2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____ |
| NO / NO | | 3. Within/Adjacent to Agriculture Preserve / Timberland Production |
| NO | | 4. Within/Near Hazardous Waste Site |
| YES | | 5. Natural Diversity Data Base CNDDDB: Bluff Wallflower |
| NO | | 6. Airport CLUP Planning Area – ALUC#_____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Adjacent to State Forest/Park/Recreation Area. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Adjacent to Equestrian/Hiking Trail. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Hazard/Landslides Map |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Require Water Efficient Landscape Plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Biological Resources/Natural Area Map. CNDDDB: Bluff Wallflower |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF# High Fire Hazard Zone |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Soil Type(s)/Pygmy Soils. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Wild and Scenic River. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Specific Plan Area. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16. State Permitting Required/State Clearinghouse Review |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Oak Woodland Area |

| COASTAL ZONE | | |
|-------------------------------------|-------------------------------------|---|
| Yes | No | |
| NO | | 16. Exclusion Map. |
| Marginal | | 17. Coastal Groundwater Study Zone. |
| HS-C | | 18. Highly Scenic Area/Special Communities. Little River |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 19. Land Capabilities/Natural Hazards Map. Beach Deposits and Stream Alluvium and Terraces/Non Prime |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 20. Habitats/ESHA/Resources Map. Barren |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 21. Appealable Area/Original Jurisdiction Map. Appeal Jurisdiction – conditionally highly scenic and visible from Highway 1. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 22. Blayney-Dyett Map. Map 18: Albion |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Ocean Front Parcel (Blufftop Geology). Project is more than 300 feet away of the bluff edge. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Adjacent to beach/tidelands/submerged land/Public Trust Land. Project is more than 300 feet away of the bluff edge. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Noyo Harbor/Albion Harbor. |



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning

June 20, 2017

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

Assessor
Air Quality Management
Sherwood Valley Band of Pomo Indians
Caltrans

Department of Forestry/ CalFire
Coastal Commission
Redwood Valley Rancheria
Cloverdale Rancheria

CASE#: CDP_2017-0012

DATE FILED: 4/28/2017

OWNER: BROWN JUDITH L TTEE

APPLICANT: SUPERIOR PUMP & DRILLING INC

AGENT: JUSTIN QUEVEDO, SUPERIOR PUMP & DRILLING INC

REQUEST: Coastal Development Permit to relocate existing water system into new 8 feet by 8 feet pump house and existing storage tank onto 9 feet by 9 feet tank pad next to the new pump house.

ENVIRONMENTAL DETERMINATION: Class 3 - Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. Categorically Exempt

LOCATION: The site is in the Coastal Zone approximately one (1) mile south of the town of Little River on the east side of Highway 1 at 6801 N. Hwy 1, Little River (APN: 121-050-09).

STAFF PLANNER: JULIA ACKER

RESPONSE DUE DATE: July 7, 2017

Attached to this form is information describing the above noted project(s). The County Planning and Building Services Department is soliciting your input, which will be used in staff analysis, and will be 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@co.mendocino.ca.us. 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 _____

COUNTY OF MENDOCINO
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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 2017-0012 |
| CDF No(s) | NA |
| Date Filed | 4/28/2017 |
| Fee | \$2,638.00 |
| Receipt No. | 15145 |
| Received by | RL |
| Office Use Only | |

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Superior Pump & Drilling Inc
Mailing Address 1251 N. Main St
City Fort Bragg State CA Zip Code 95437 Phone 707 964 9511

PROPERTY OWNER

Name JUDITH BROWN
Mailing Address 669 Congo St.
City San Francisco State CA Zip Code 94131 Phone 415 585 9180

AGENT

Name JUSTIN QUEVEDO / Superior Pump & Drilling Inc.
Mailing Address 1251 N. Main St
City F.B State CA Zip Code 95437 Phone 964-9511

PARCEL SIZE

1 ☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

6801 N. HWY 1 LITTLE RIVER CA

ASSESSOR'S PARCEL NUMBER(S)

121.050-09

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

[Signature] 4.28.17
Signature of Applicant/Agent Date

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.

Relocate EXISTING WATER SYSTEM INTO NEW PUMPHOUSE.
MOVE EXISTING STORAGE TANK NEXT TO NEW PUMPHOUSE

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

| TYPE OF UNIT | NUMBER OF STRUCTURES | SQUARE FEET PER DWELLING UNIT |
|--|----------------------|-------------------------------|
| <input type="checkbox"/> Single Family | _____ | _____ |
| <input type="checkbox"/> Mobile Home | _____ | _____ |
| <input type="checkbox"/> Duplex | _____ | _____ |
| <input type="checkbox"/> 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: 3,600
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.

broom & bath

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 9' 6" feet.

8. Lot area (within property lines): 43,500 ☒ square feet 1 ☐ acres

9. Lot Coverage:

| | EXISTING | NEW PROPOSED | TOTAL |
|-------------------|-------------------------|------------------------|-------------------------|
| Building coverage | <u>3600</u> square feet | <u>145</u> square feet | <u>3745</u> square feet |
| Paved area | <u>0</u> square feet | <u>0</u> square feet | <u>0</u> square feet |
| Landscaped area | _____ square feet | _____ square feet | _____ square feet |
| Unimproved area | _____ square feet | _____ square feet | _____ square feet |

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

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

11. Parking will be provided as follows: NA

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

12. Utilities will be supplied to the site as follows: NA

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? NA

- ☐ Community sewage system, specify supplier _____
☐ Septic Tank
☐ Other, specify _____

15. What will be the domestic water source? NA

- ☐ Community water system, specify supplier _____
☐ Well
☐ Spring
☐ Other, specify _____

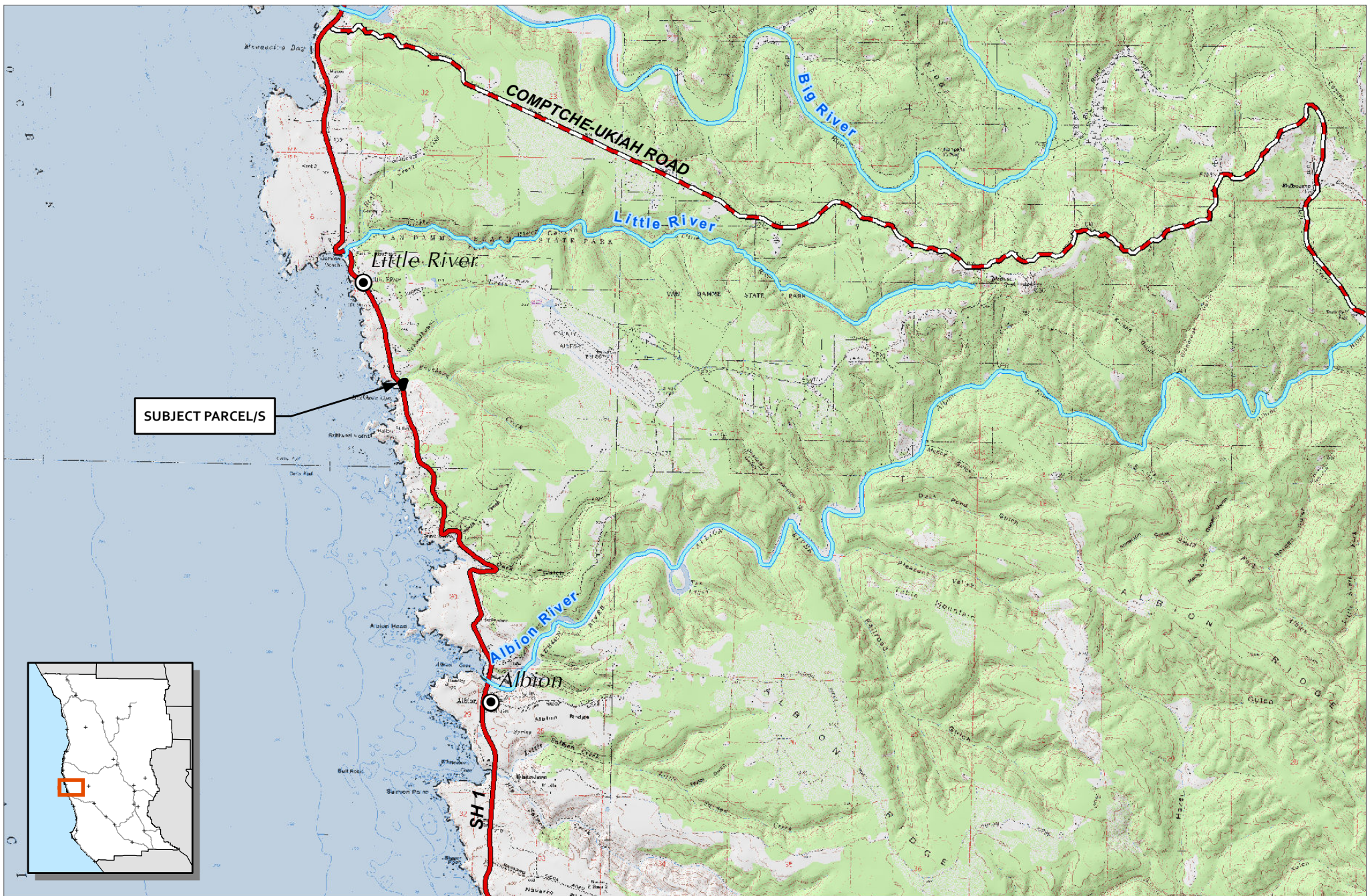
16. Is any grading or road construction planned? ☐ Yes ☒ No
If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: |
| 18. | Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <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.) |
| 20. | Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: |
| 21. | Is the proposed development visible from: A. State Highway 1 or other scenic route? <input checked="" type="checkbox"/> Yes <i>/partial</i> <input type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 22. | Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

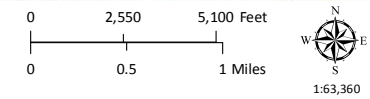
If you need additional room to answer any question, attach additional sheets.



SUBJECT PARCEL/S

CASE: CDP 2017-0012
OWNER: BROWN, Judith
APN: 121-050-09
APLCT: Superior Pump & Drilling, Inc.
AGENT: Justin Quevado
ADDRESS: 6801 N. Hwy. 1, Little River

- Major Towns & Places
- Major Roads
- Major Rivers
- Highways



LOCATION MAP

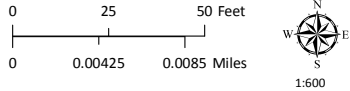
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

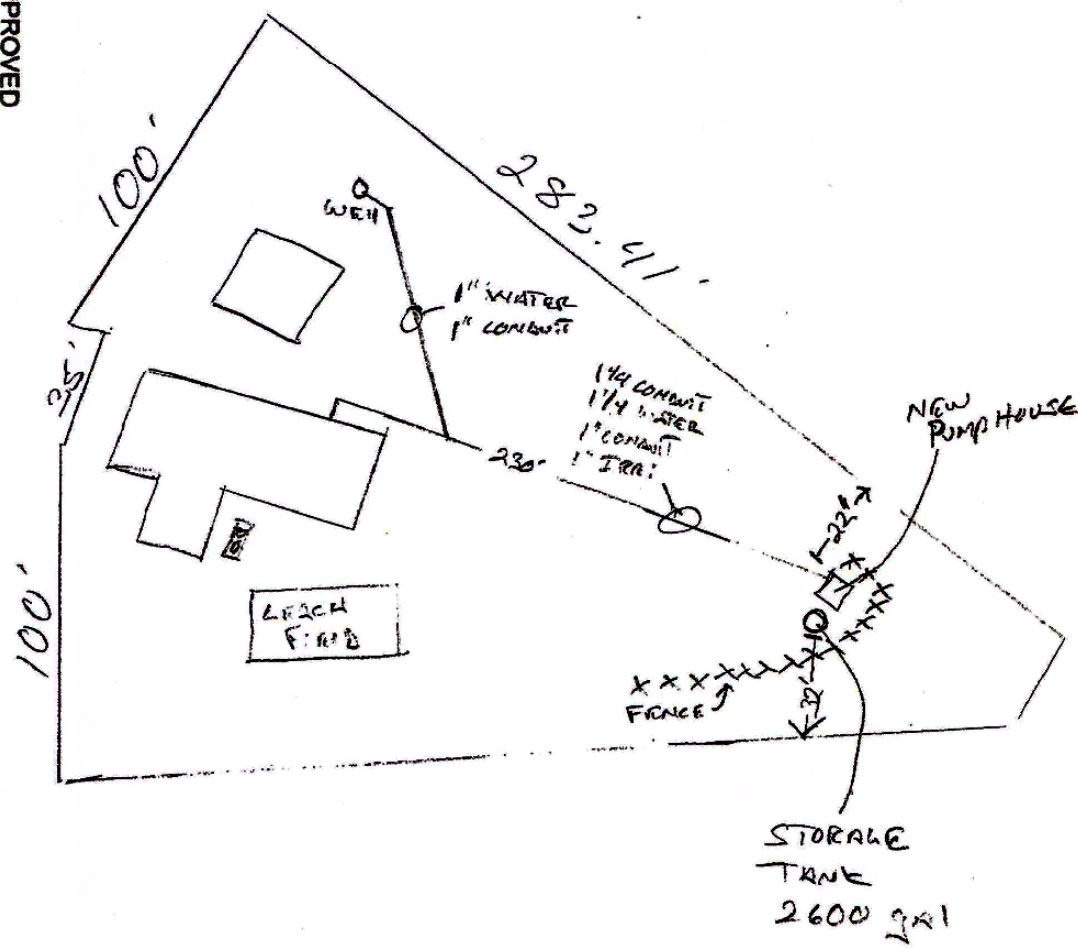
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Public Roads



AERIAL IMAGERY

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APPROVED

Approval of these plans extends only to that which is shown and described hereon, but does not authorize or approve any omission or deviation of requirements of State Laws or Local Ordinances.

One set of approved plans shall be available on the project site at all times.
COUNTY OF MENDOCINO
BUILDING INSPECTION DEPT.

Date 2/23/17 By [Signature]

JOB COPY

BF-2017-0091
Brown

NO SCALE

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SITE PLAN

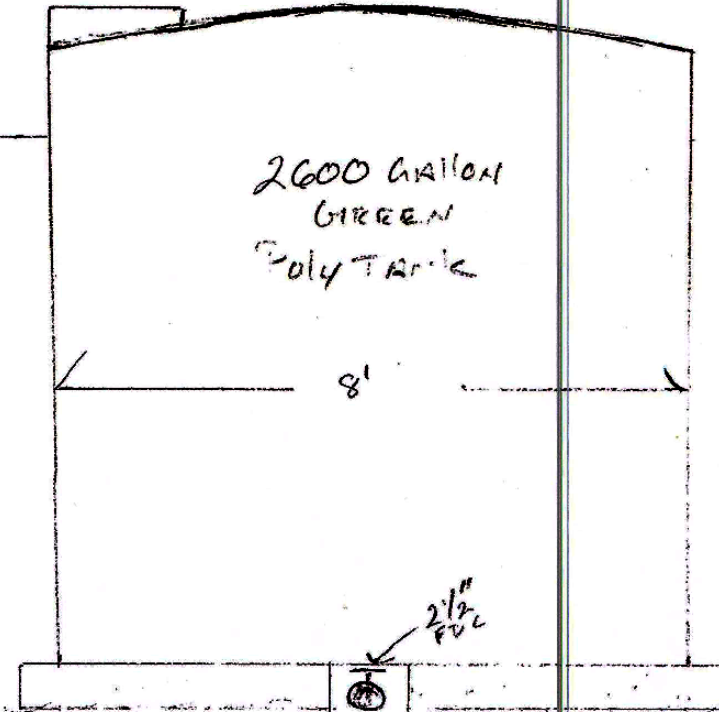
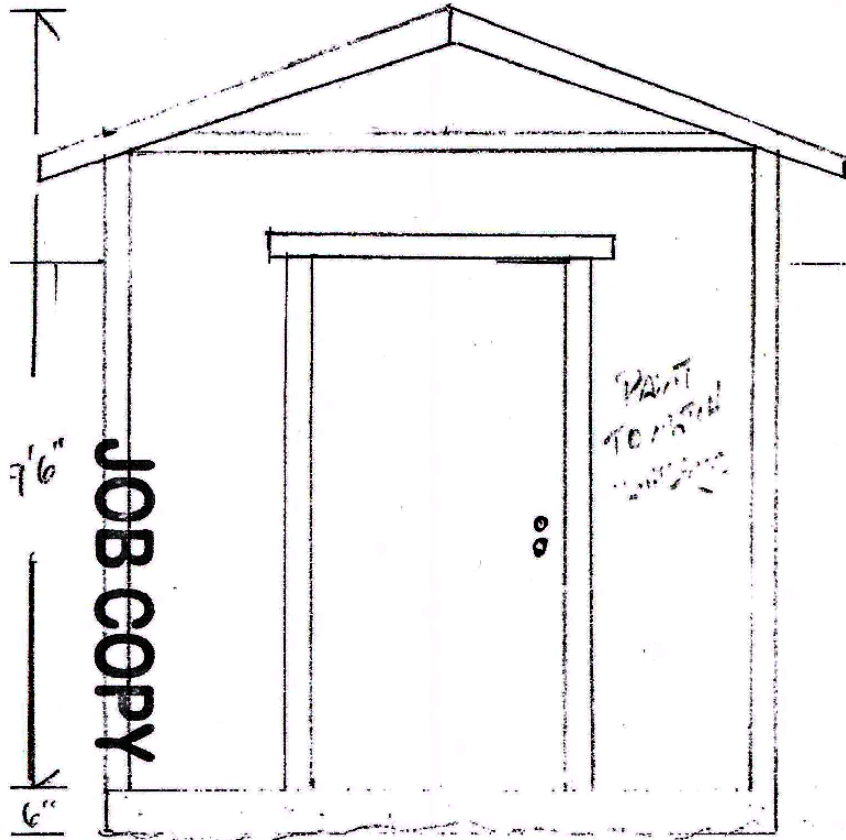
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PUMP HOUSE 8' x 8'

TANK PAD 9' x 9'

8'

EXISTING
FENCE
6'6" - 7' TALL



7'6"

8'

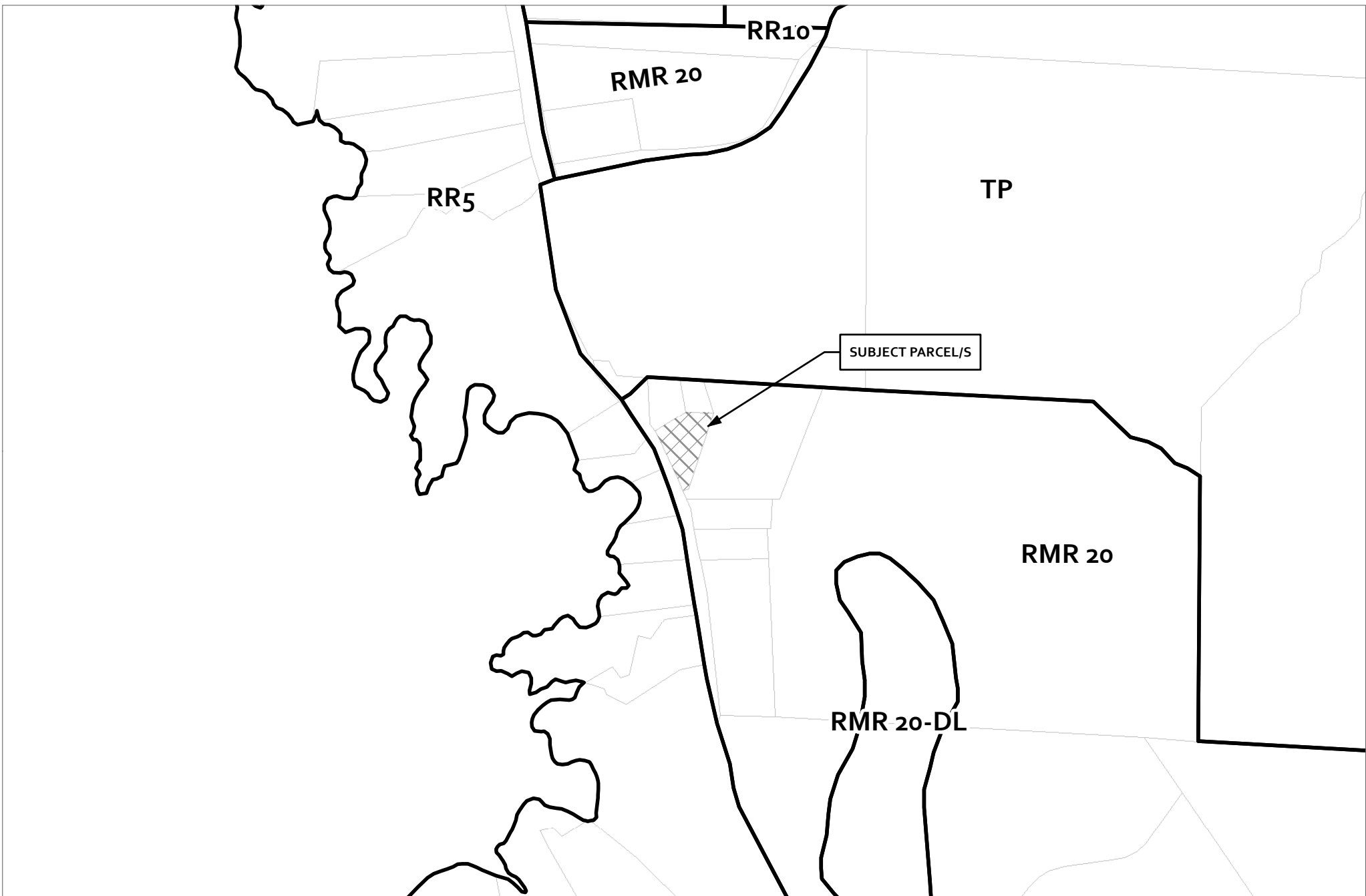
6"

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NO SCALE

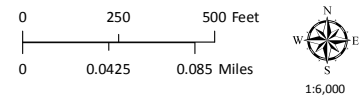
PUMP HOUSE ELEVATIONS

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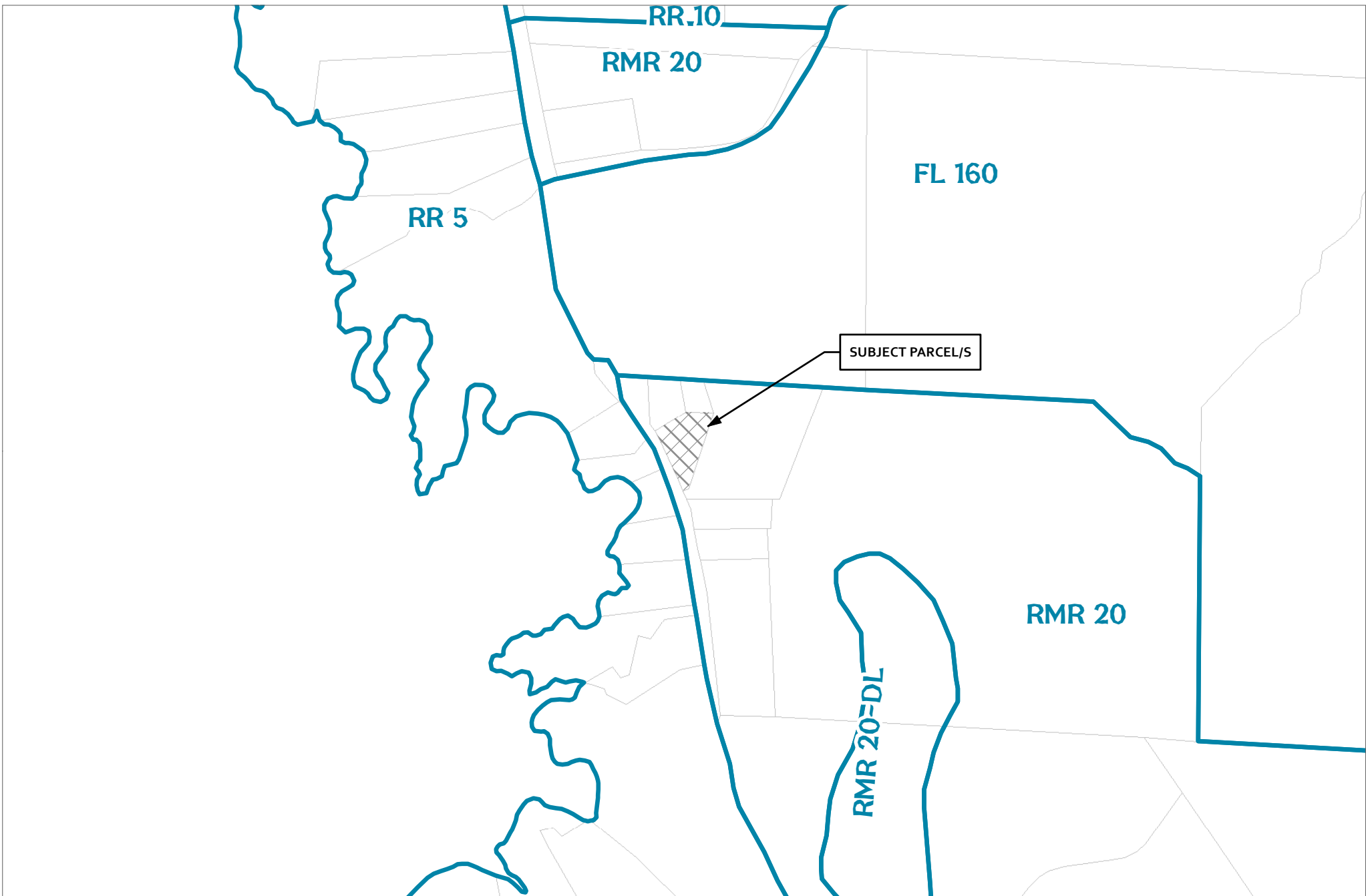
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 Zoning Districts




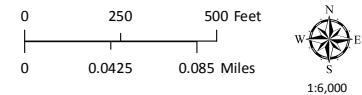
ZONING DISPLAY MAP

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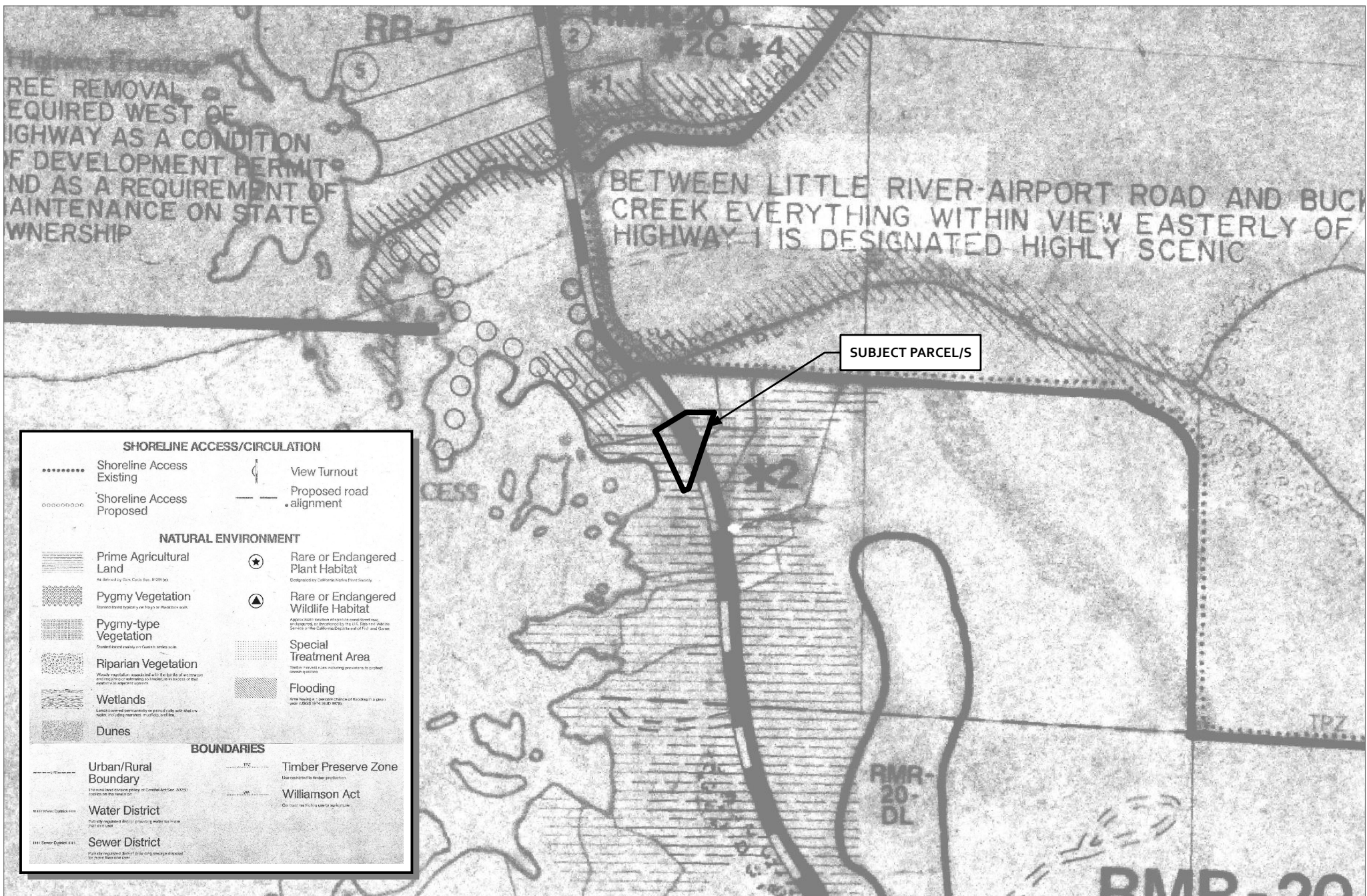
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 General Plan Classes

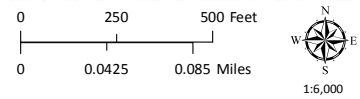


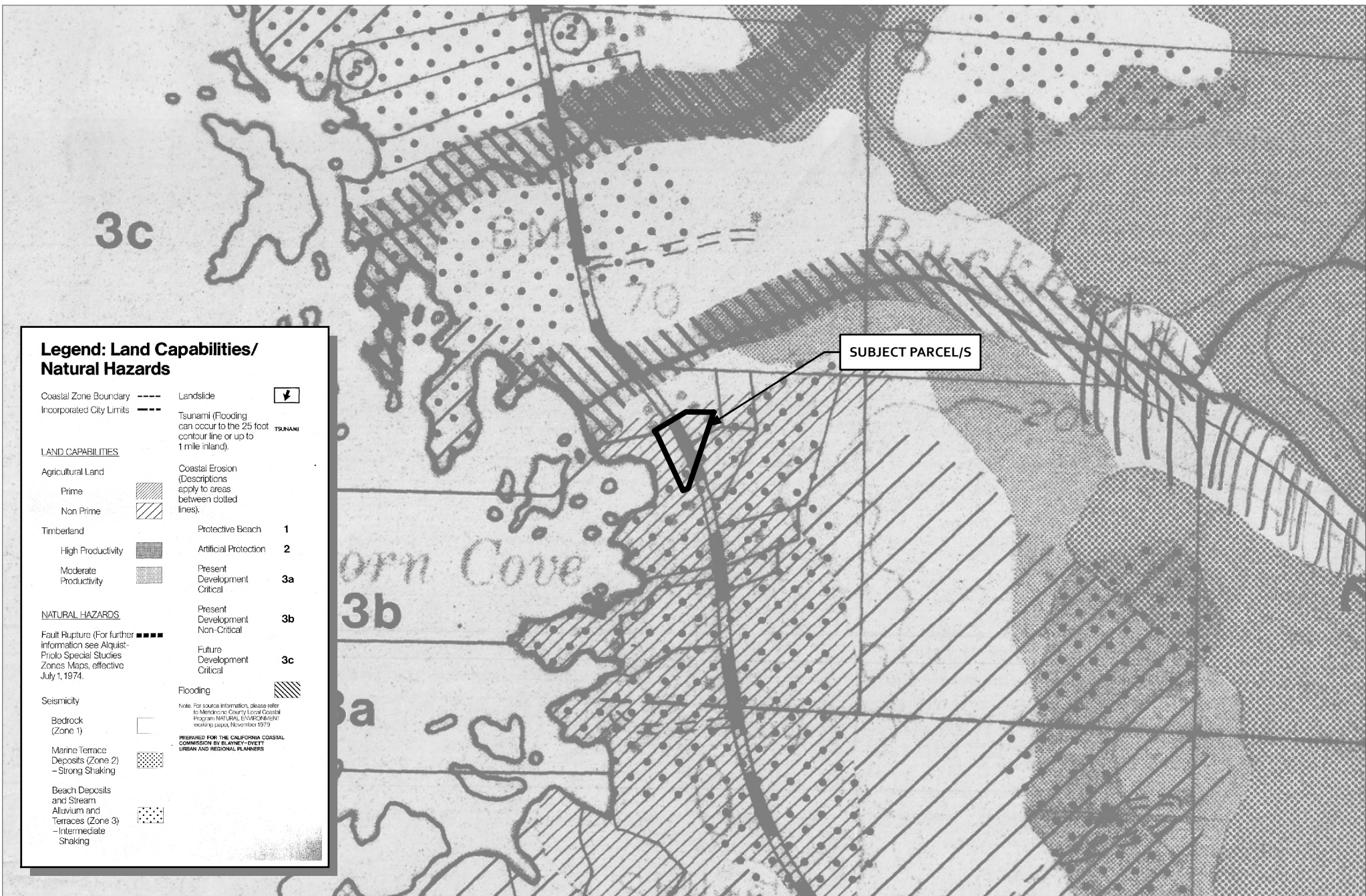
GENERAL PLAN CLASSIFICATIONS

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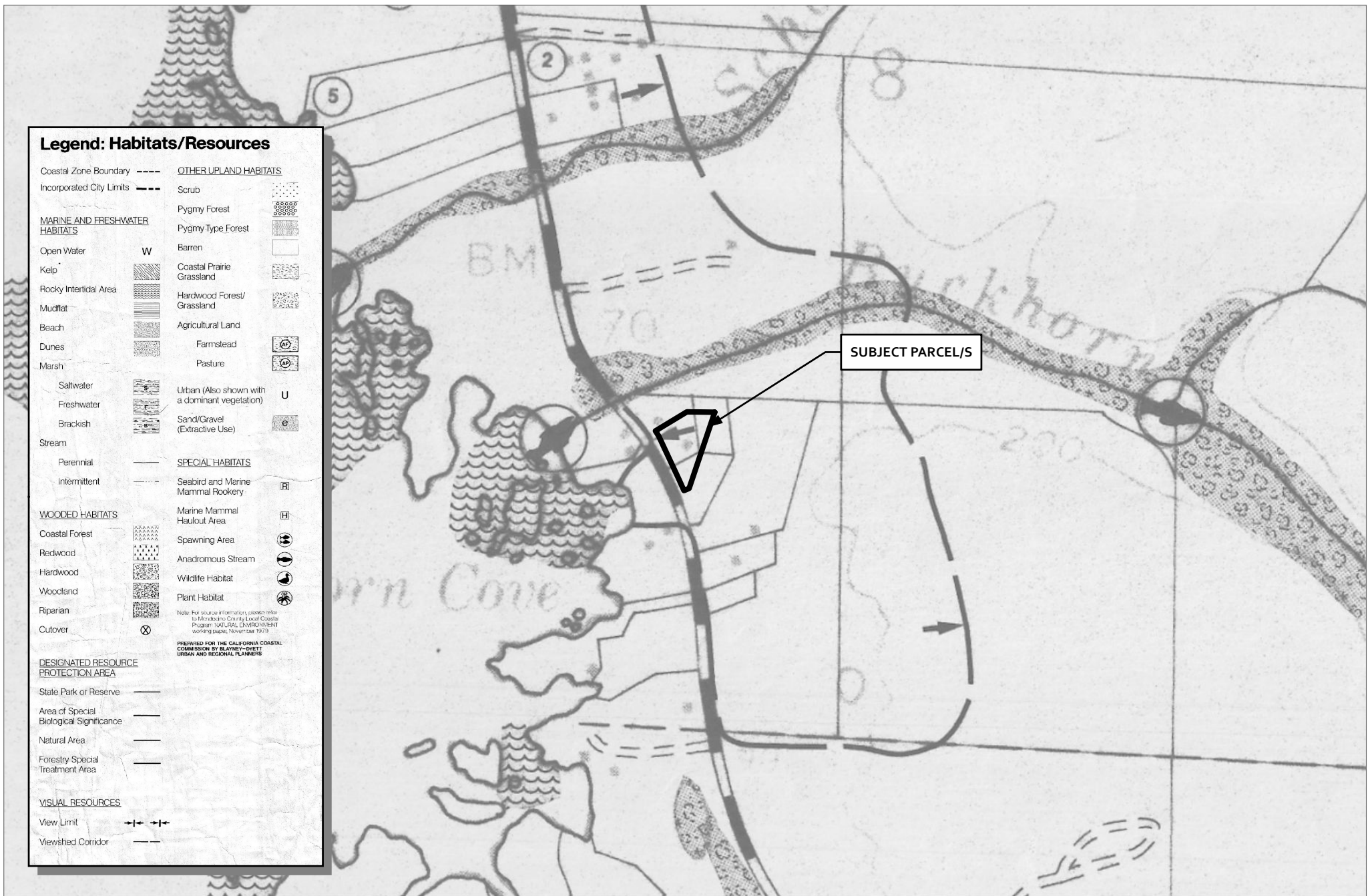




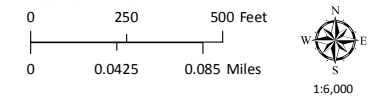
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LCP LAND CAPABILITIES & NATURAL HAZARDS

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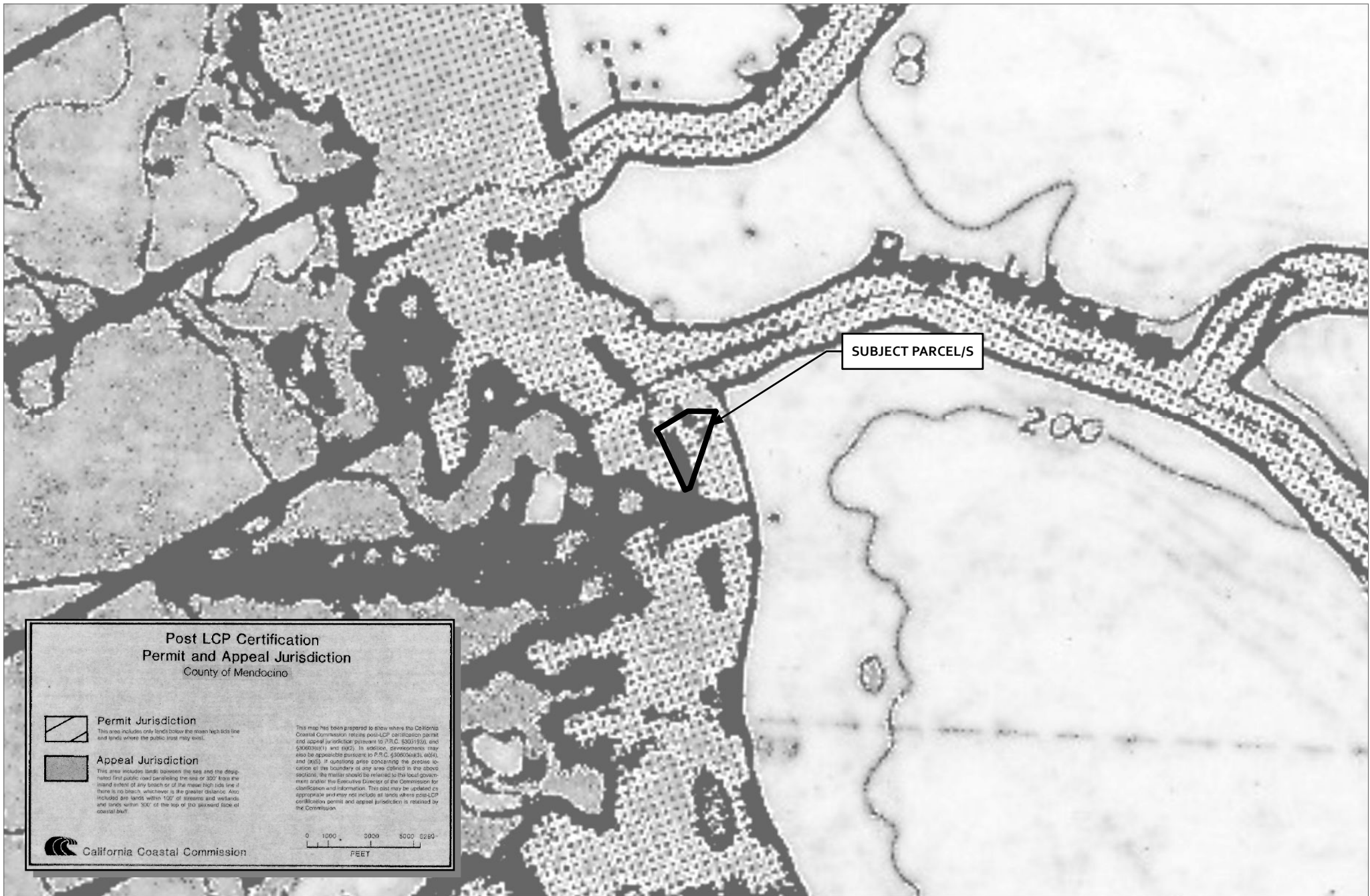


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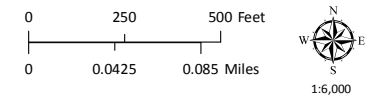


LCP HABITATS & RESOURCES

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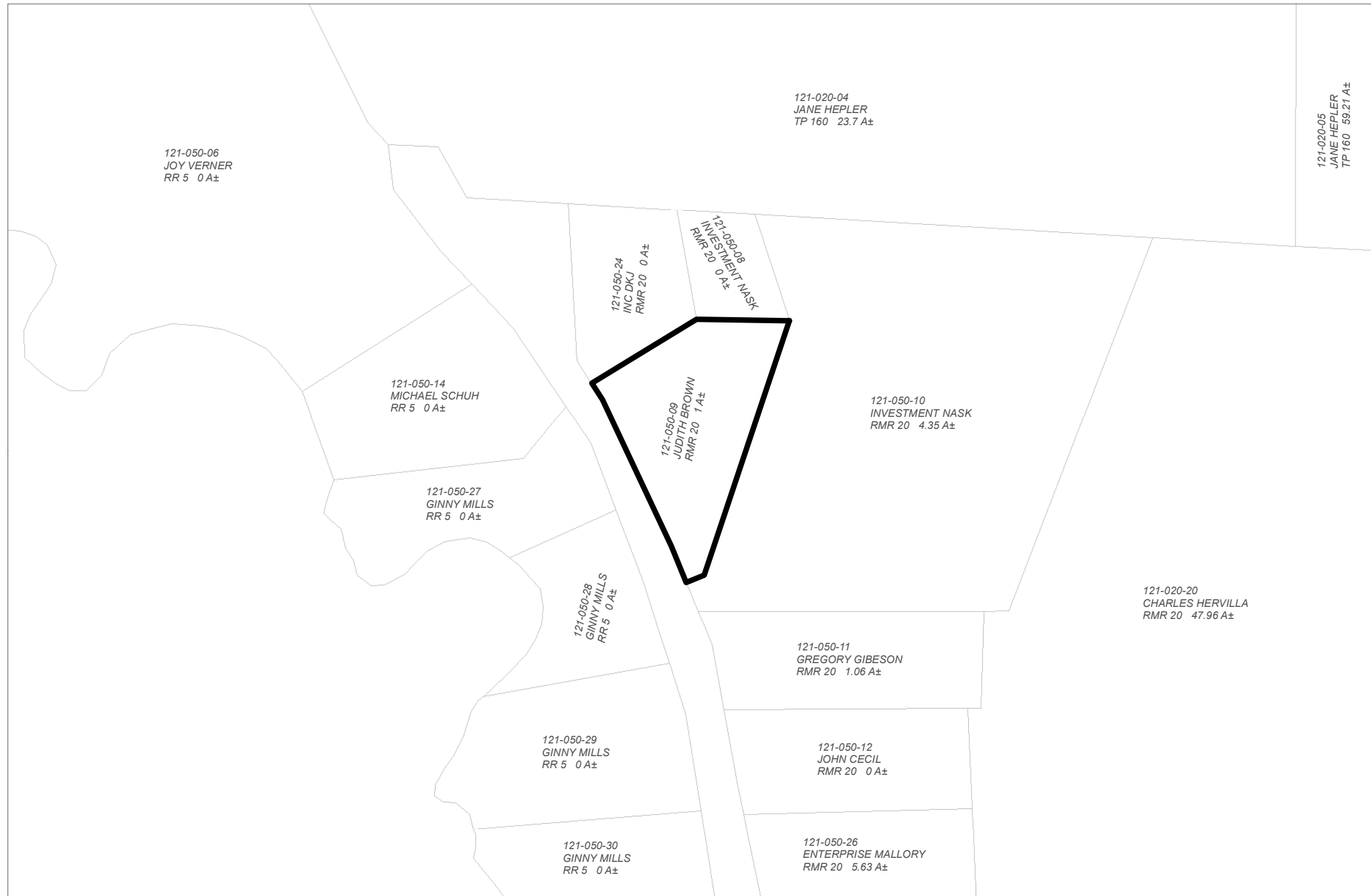


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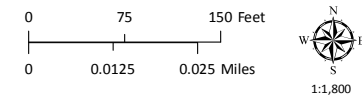


APPEALABLE AREAS

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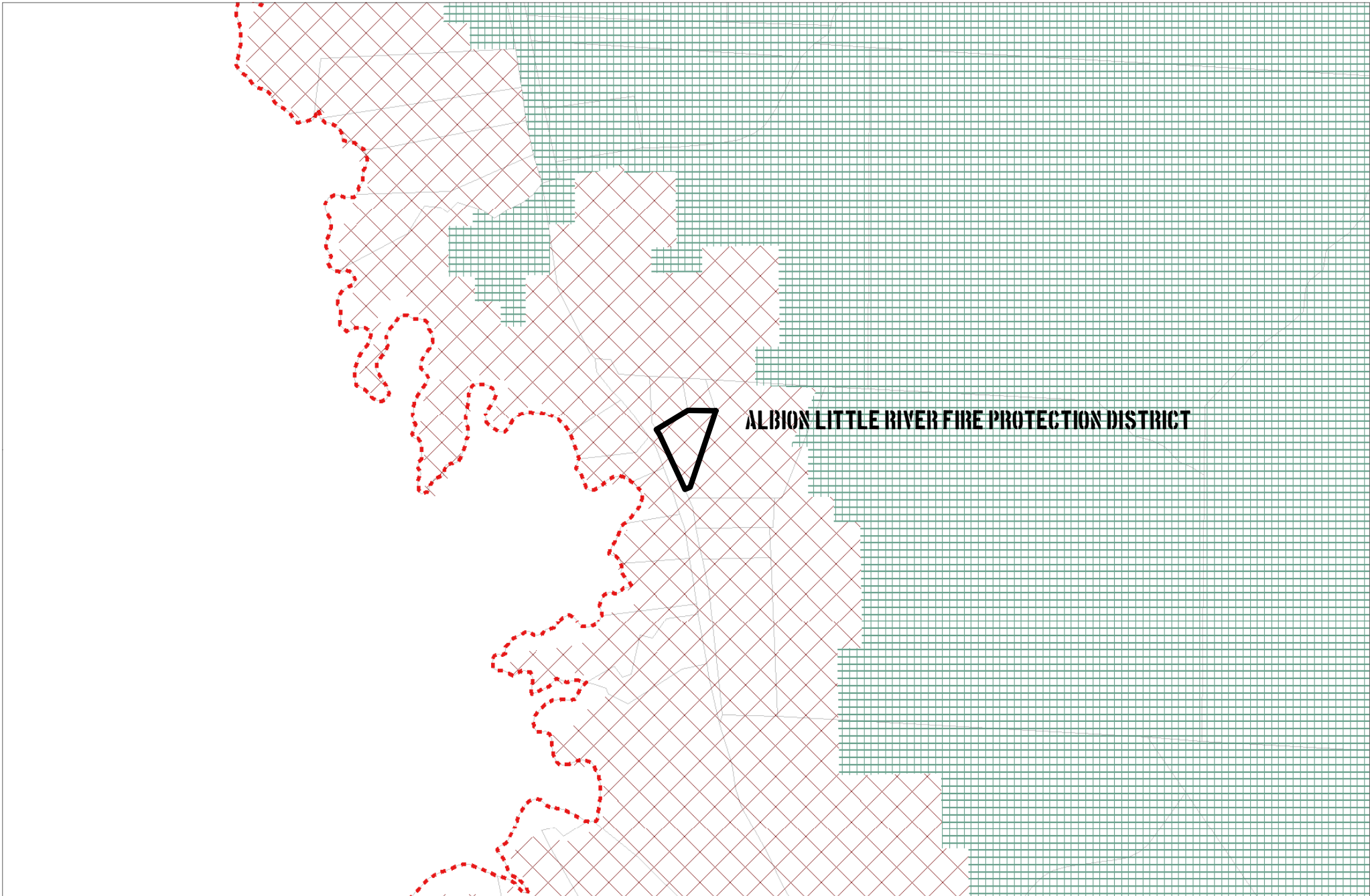


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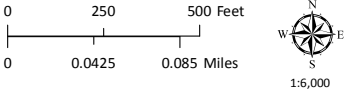
ADJACENT PARCELS

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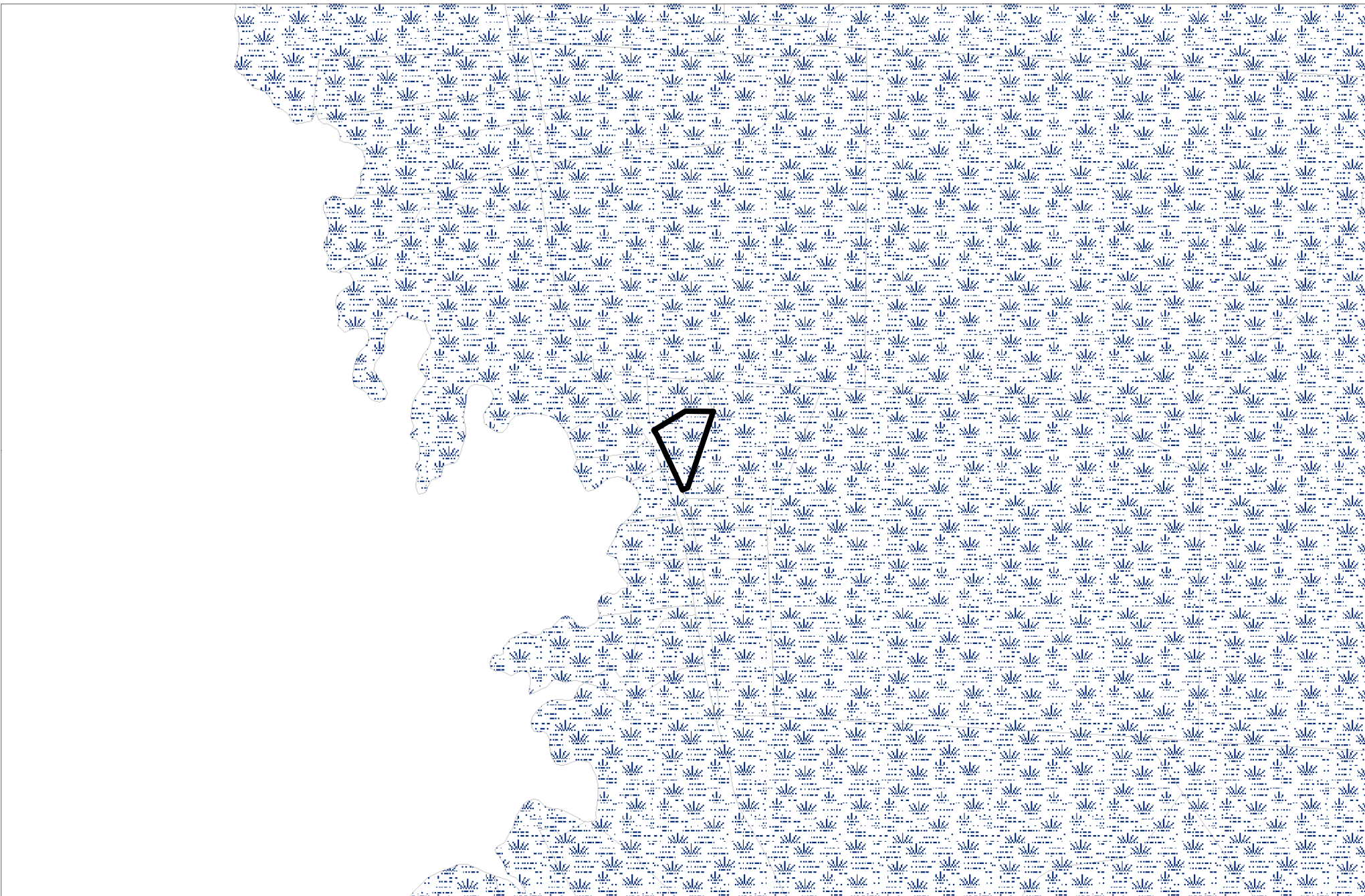
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-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard

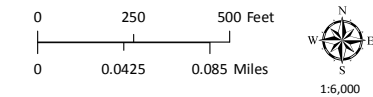
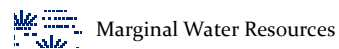


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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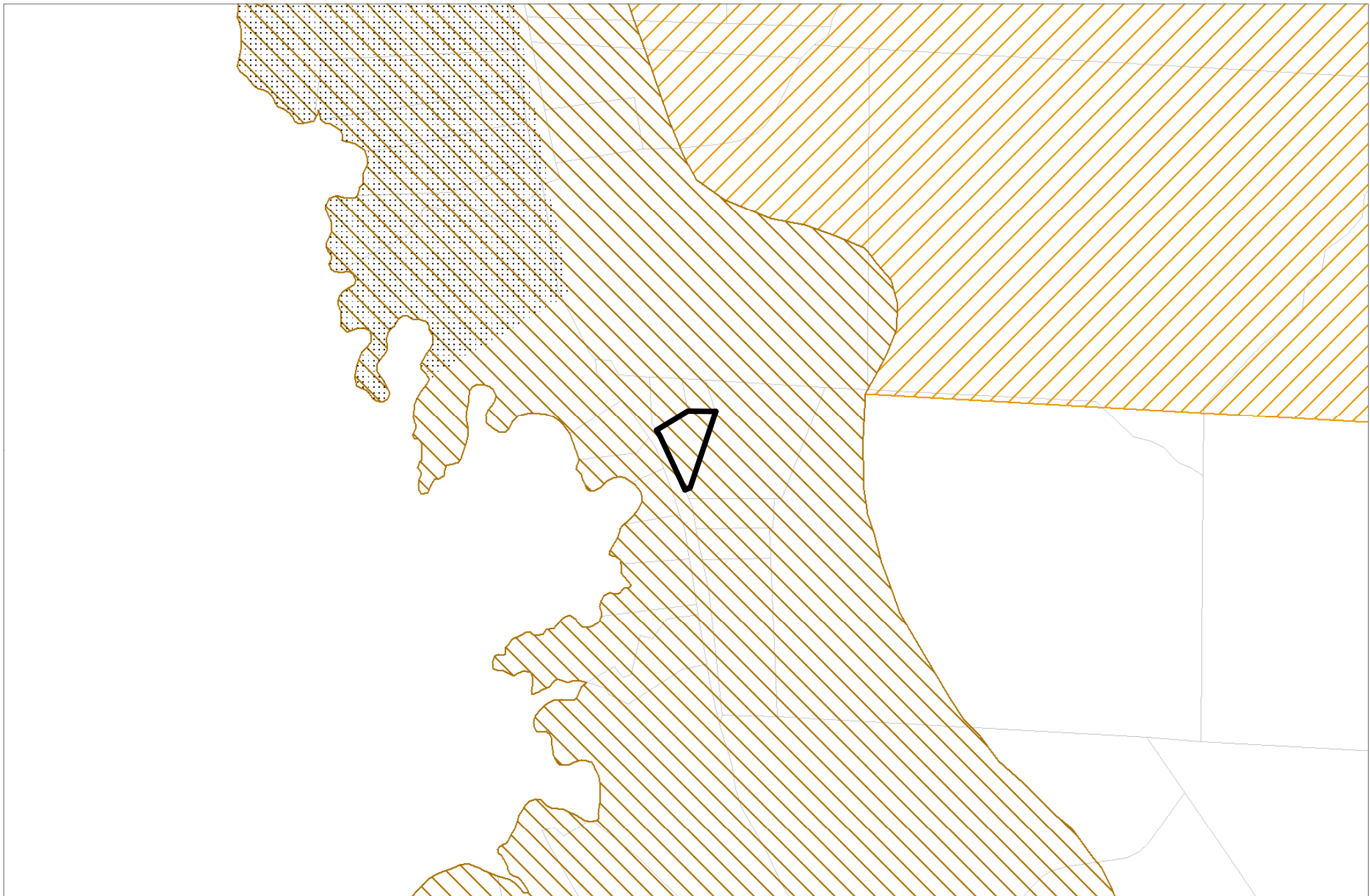


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APLCT: Superior Pump & Drilling, Inc.
AGENT: Justin Quevado
ADDRESS: 6801 N. Hwy. 1, Little River






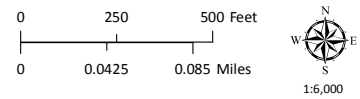
GROUND WATER RESOURCES

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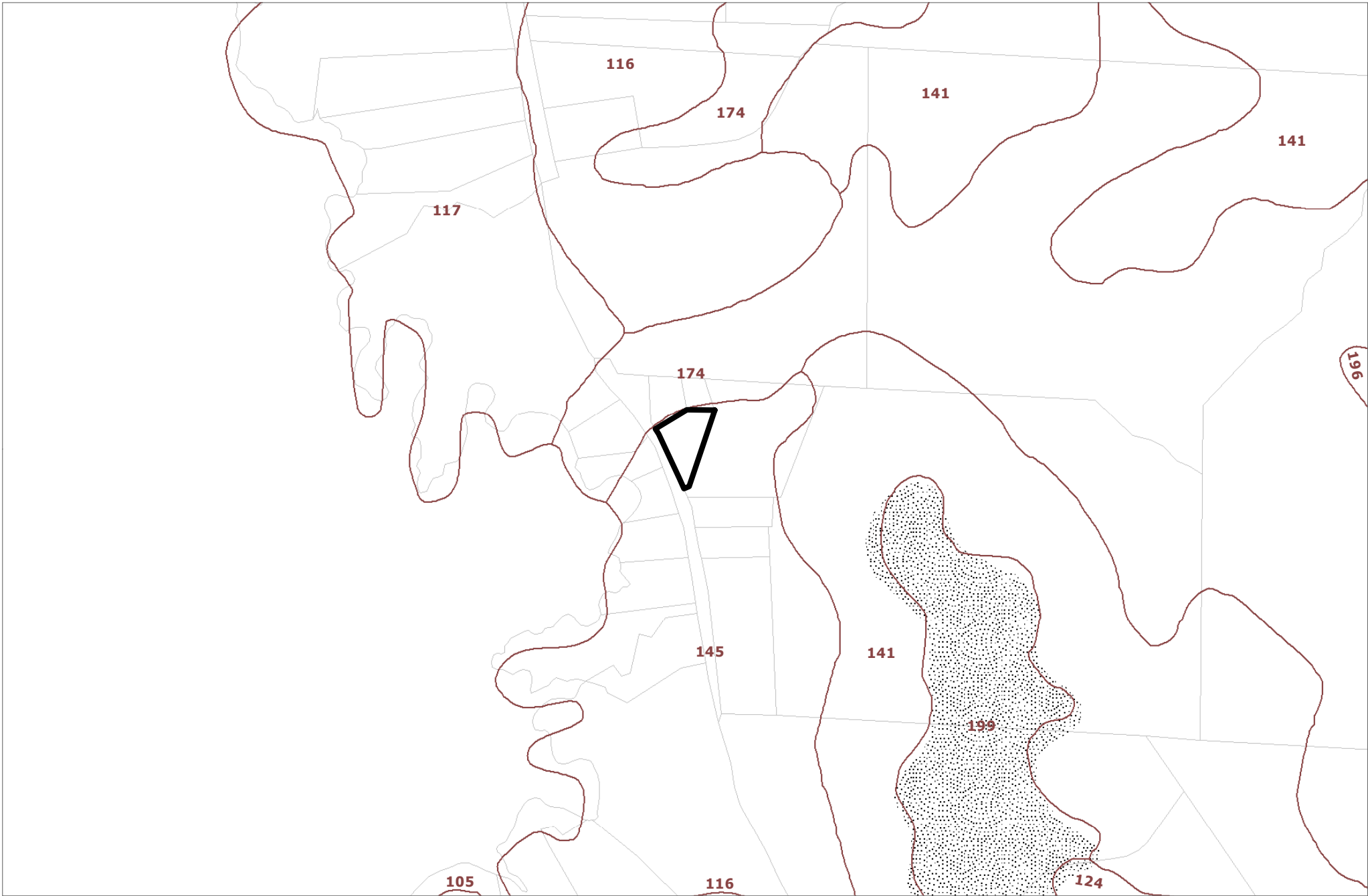
CASE: CDP 2017-0012
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-  Tree Removal Area
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)





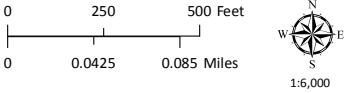
HIGHLY SCENIC & TREE REMOVAL AREAS

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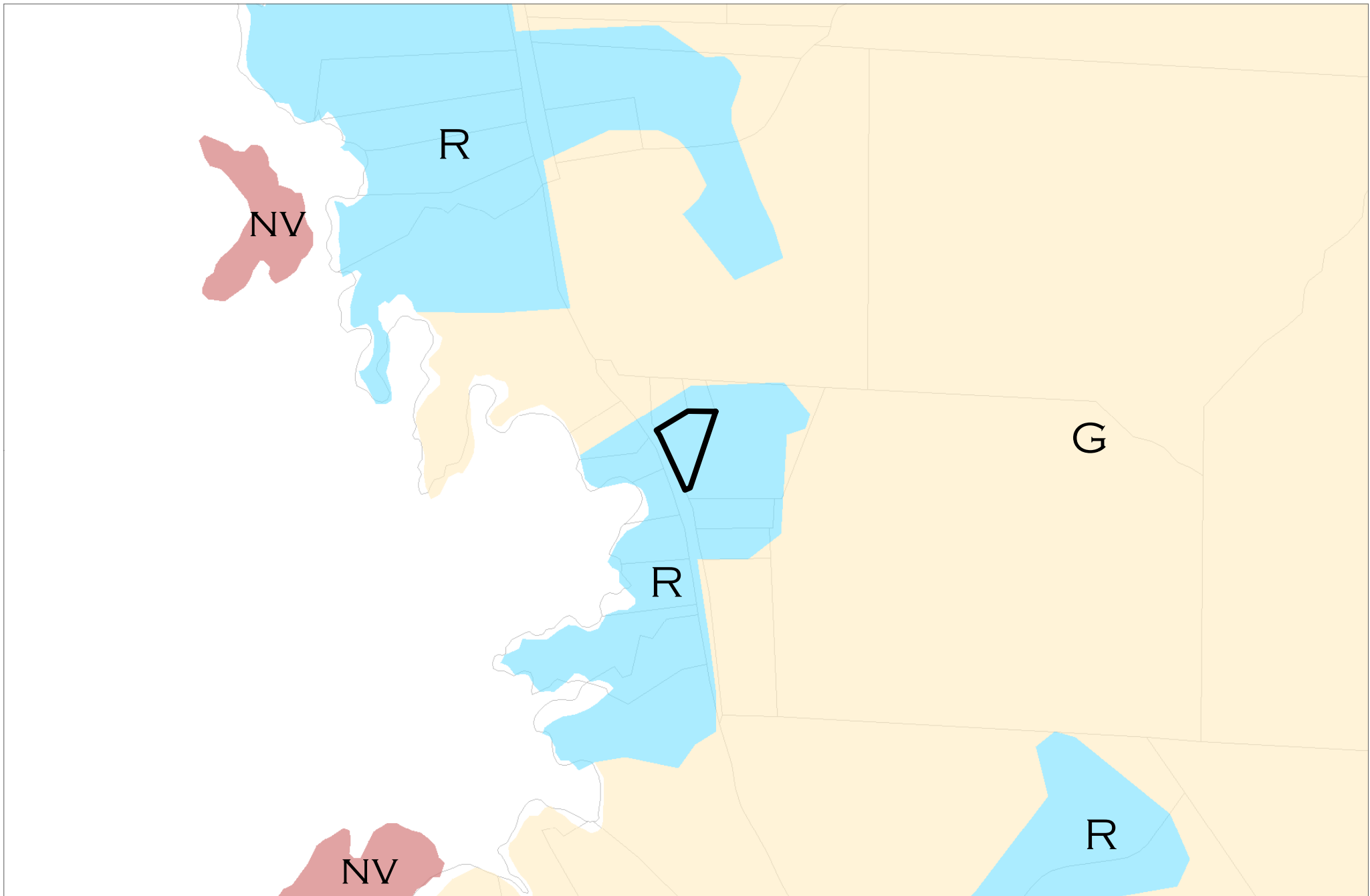
CASE: CDP 2017-0012
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-  Western Soils
-  Shinglemill-Gibney Complex






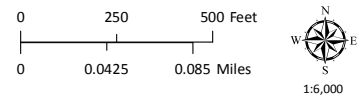
LOCAL SOILS

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-  Grazing Land (G)
-  Non-Ag & Natural Vegetation (nv)
-  Rural Residential & Rural Commercial (R)



IMPORTANT FARMLAND

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