



**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

July 22, 2020

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

Assessor  
 Caltrans  
 CalFire - Prevention  
 Coastal Commission

Mendocino Volunteer Fire District  
 Cloverdale Rancheria  
 Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians

**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](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: CDP\_2020-0009**

---

**OWNER:** ISHVI BENZVI AUM AND NANCY SUSAN LEBRUN

**APPLICANT:** ISHVI BENZVI AUM

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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:** 4<sup>th</sup> (Gjerde)

**RELATED CASES:** CDU 20-07, B 20-90, CDP\_2016-0049, CC\_2018-0026, and B\_2019-0012

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|               | <u>ADJACENT GENERAL PLAN</u> | <u>ADJACENT ZONING</u> | <u>ADJACENT LOT SIZES</u> | <u>ADJACENT USES</u> |
|---------------|------------------------------|------------------------|---------------------------|----------------------|
| <b>NORTH:</b> | RR10-PD                      | RR10-PD                | 2.1 – 26.98± Acres        | Residential/Vacant   |
| <b>EAST:</b>  | RR10-PD                      | RR10-PD                | 1.5 – 80.5± Acres         | Vacant               |
| <b>SOUTH:</b> | RR10-PD                      | RR10-PD                | 13.9± Acres               | Residential/Vacant   |
| <b>WEST:</b>  | RR5-PD                       | RR5-PD                 | 1 – 19.2± Acres           | Residential/Vacant   |

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**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:

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

*NO*

### 16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

*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](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 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; 20.496

*NO*

### 27. COASTAL COMMISSION APPEALABLE AREA:

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

*Yes, Highly Scenic*

### 28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

*NO*

### 29. HIGHLY SCENIC AREA:

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

*NO*

### 30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

*NO*

### 31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

*NO*

COUNTY OF MENDOCINO  
DEPT OF PLANNING AND BUILDING SERVICES  
120 WEST FIR STREET  
FORT BRAGG, CA 95437  
Telephone: 707-964-5379  
FAX: 707-961-2427  
pbs@co.mendocino.ca.us  
www.co.mendocino.ca.us/planning



|                 |               |
|-----------------|---------------|
| Case No(s)      | CDP-2020-0009 |
| CDF No(s)       |               |
| Date Filed      | 2-11-2020     |
| Fee             | \$2,384.00    |
| Receipt No.     | PRJ-033367    |
| Received by     | Tia Sar       |
| Office Use Only |               |

## COASTAL ZONE APPLICATION FORM

### APPLICANT

Name Ishvi Aum  
Mailing Address PoBox 1033  
City Mendocino State CA Zip Code 95460 Phone 707-937-3624

### PROPERTY OWNER

Name Ishvi Aum  
Mailing Address PoBox 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]  
Signature of Applicant/Agent

2/11/20  
Date

[Signature]  
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 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.

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:

| TYPE OF UNIT                           | NUMBER OF STRUCTURES | SQUARE FEET PER DWELLING UNIT |
|--|----------------------|-------------------------------|
| <input type="checkbox"/> Single Family | Pump House _____     | 120 sq ft _____               |
| <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: \_\_\_\_\_  
 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:

|                                     | EXISTING                  | NEW PROPOSED            | TOTAL                     |
|-------------------------------------|---------------------------|-------------------------|---------------------------|
| Building coverage                   | <u>0</u> square feet      | <u>120</u> square feet  | <u>120</u> square feet    |
| Paved area                          | _____ square feet         | _____ square feet       | _____ square feet         |
| Landscaped area                     | _____ square feet         | _____ square feet       | _____ square feet         |
| Unimproved area                     | <u>435521</u> square feet | <u>-120</u> square feet | <u>435401</u> square feet |
| GRAND TOTAL:                        |                           |                         | <u>435521</u> 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:

| Number of Spaces             | Existing <sup>0</sup> | Proposed <sup>0</sup> | Total <sup>0</sup> |
|------------------------------|-----------------------|-----------------------|--------------------|
| 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:

A. Electricity

- Utility Company (service exists to the parcel).  
 Utility Company (requires extension of services to site: 60 feet \_\_\_\_\_ miles  
 On Site generation, Specify: \_\_\_\_\_  
 None

B. Gas

- Utility Company/Tank  
 On Site generation, Specify: \_\_\_\_\_  
 None

C. Telephone:  Yes  No

13. Will there be any exterior lighting?  Yes  No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

14. What will be the method of sewage disposal?

- Community sewage system, specify supplier \_\_\_\_\_  
 Septic Tank  
 Other, specify \_\_\_\_\_

15. What will be the domestic water source?

- Community water system, specify supplier \_\_\_\_\_  
 Well  
 Spring  
 Other, specify \_\_\_\_\_

16. Is any grading or road construction planned?  Yes  No

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

- A. Amount of cut: \_\_\_\_\_ cubic yards  
B. Amount of fill: \_\_\_\_\_ cubic yards  
C. Maximum height of fill slope: \_\_\_\_\_ feet  
D. Maximum height of cut slope: \_\_\_\_\_ feet  
E. Amount of import or export: \_\_\_\_\_ cubic yards  
F. Location of borrow or disposal site: \_\_\_\_\_  
\_\_\_\_\_

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

18. Does the project involve sand removal, mining or gravel extraction?  Yes  No  
 If yes, detailed extraction, reclamation and monitoring may be required.

19. Will the proposed development convert land currently or previously used for agriculture to another use?  Yes  No  
 If yes, how many acres will be converted? \_\_\_\_\_ acres (An agricultural economic feasibility study may be required.)

20. Will the development provide public or private recreational opportunities?  Yes  No  
 If yes, explain:

21. Is the proposed development visible from:

A. State Highway 1 or other scenic route?  Yes  No  
 B. Park, beach or recreation area?  Yes  No

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

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

A. Diking  Yes  No  
 B. Filling  Yes  No  
 C. Dredging  Yes  No  
 D. Placement of structures in open coastal waters, wetlands, estuaries or lakes  Yes  No

Amount of material to be dredged or filled? \_\_\_\_\_ cubic yards.

Location of dredged material disposal site: \_\_\_\_\_

Has a U.S. Army Corps of Engineers permit been applied for?  Yes  No

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



01 2400  
FICOPY

RECEIVED  
DATE: 03/21/04  
MENDOCINO COUNTY  
ENVIRONMENTAL HEALTH

**CARL RITTIMAN & ASSOCIATES, INC.**  
Certified Professional Soil Scientist  
PO Box 590 • Mendocino CA 95460

ARCHIVAL  
REVIEW

APR 034

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.

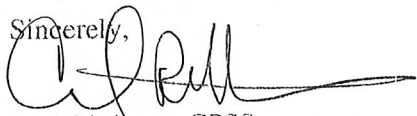
Mendocino County Division of Environmental Health policy 4211.03, Expirations for Site Evaluations requires that design proposal greater than 5 years old be re-certified by the designer of the system to ensure that the proposal is still the best option for the conditions on site.

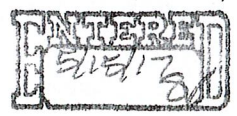
This letter is intended to address the policy requirements as we are confirming that the 2001 proposal is still valid and the system design is still the most appropriate for the site.

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  
fshvi 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



COPY  
FILE COPY

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.

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

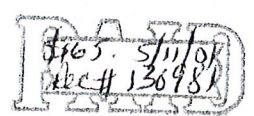
I HEREBY CERTIFY THAT I HAVE EXAMINED THE ABOVE DESIGNATED SITE USING APPROVED PROCEDURES AND THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IT COMPLIES WITH ALL STATE AND COUNTY REQUIREMENTS FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM AT THE TIME OF THIS EVALUATION.

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



SITE # 20801



\* SEE THE ATTACHED PLAN \*  
FOR ALL DESIGN AND  
CONSTRUCTION NOTES

1" = 40'  
N

COPY

POSSIBLE BARN/  
HOUSE SITE

POSSIBLE  
DRIVEWAY

3-SPB

P1

100% REPLACEMENT  
FIELD AREA

3-SPB

P2

HIGHLINE  
LEACHFIELD  
AS DESCRIBED

EDGE OF  
TURSOIL  
COVER

CONCRETE  
DISTRIBUTION  
BOX SET FOR  
EQUAL  
DISTRIBUTION

FEARLE WINE / PROPERTY LINE

← Point Cabrillo Drive →

# MENDOCINO COUNTY

Environmental Health **COPY**

## Site Evaluation Report

Site Address: 13501 POINT CABRILLO DR.  
 City: MENDOCINO  
 Owner Name: ALBERTA AND MICHAEL GREEN  
 Mailing Address: 39830 LITTLE RIVER RD.  
 City: LITTLE RIVER  
 State, Zip: CA 95456  
 Location Description: POINT CABRILLO DRIVE TO THE PARCEL ACROSS FROM THE POINT CABRILLO CAMPGROUND. MAP ATTACHED  
 Project Description(# of bedrooms): TWO BEDROOM JFR AND BARN  
 Water Source: INDIVIDUAL  
 Distance to Wastewater System: NOT DRINKED YET

Site Evaluator: C. RUTLAND  
 APN: 118-160-29  
 Land Div. #: -  
 Home phone: 937-5015  
 Work phone: -

Profile #  
 Slope (%)  
 Effective Soil Depth (IN)  
 Absorption System Type  
 Distribution Method  
 Soil Suitability Class  
 Soil Perc Rate (MPI)  
 Design App. Rate (G/SF/D)  
 Design Flow (G/D)  
 Absorption Area (SF)  
 Linear Area (SF/LF)  
 Total Trench (LF)  
 Trench Depth (IN)  
 Trench Width (IN)

| Initial Area                     | Expansion Area                   |
|----------------------------------|----------------------------------|
| P2                               | P1                               |
| 3-580                            | 3-580                            |
| 72                               | 72                               |
| MODIFIED HIGHWAY GRAVITY / EQUAL | MODIFIED HIGHWAY GRAVITY / EQUAL |
| 20                               | 20                               |
| 0.5                              | 0.5                              |
| 300                              | 300                              |
| 600                              | 600                              |
| 4.0                              | 4.0                              |
| 150                              | 150                              |
| 21                               | 21                               |
| 24                               | 24                               |

Trench Calculation: SEE THE ATTACHED CALCULATIONS

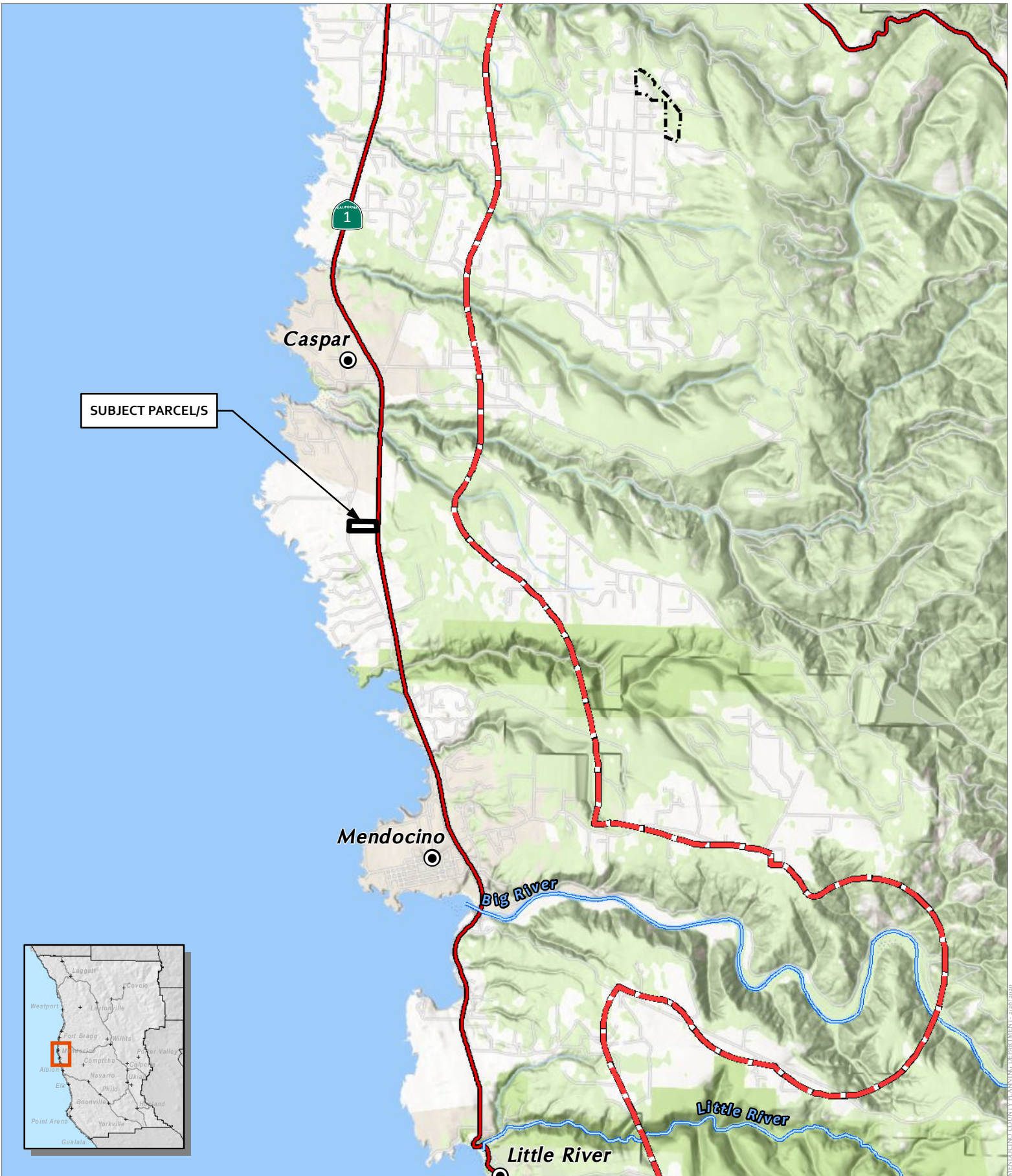
Requested Waiver: GROUNDWATER SEPARATION DISTANCE

Special Design Features: -

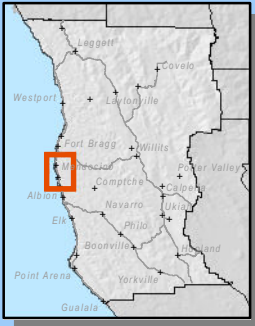
Site Evaluator's Statement: I hereby certify that I have examined the above designated site using approved procedures, and that to the best of my information, knowledge and belief it complies with all State and County requirements for an On-site Sewage System at the time of this evaluation.

Date: \_\_\_\_\_ (seal)






Signed: C. Rutland

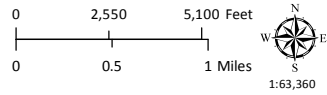


SUBJECT PARCEL/S



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

-  Major Towns & Places
-  City Limits
-  Coastal Zone Boundary
-  Major Rivers
-  Highways

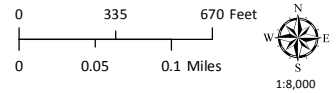


LOCATION MAP



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

-  Named Rivers
-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads



AERIAL IMAGERY





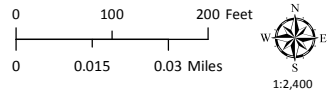
POINT CABRILLO DRIVE

SH 1

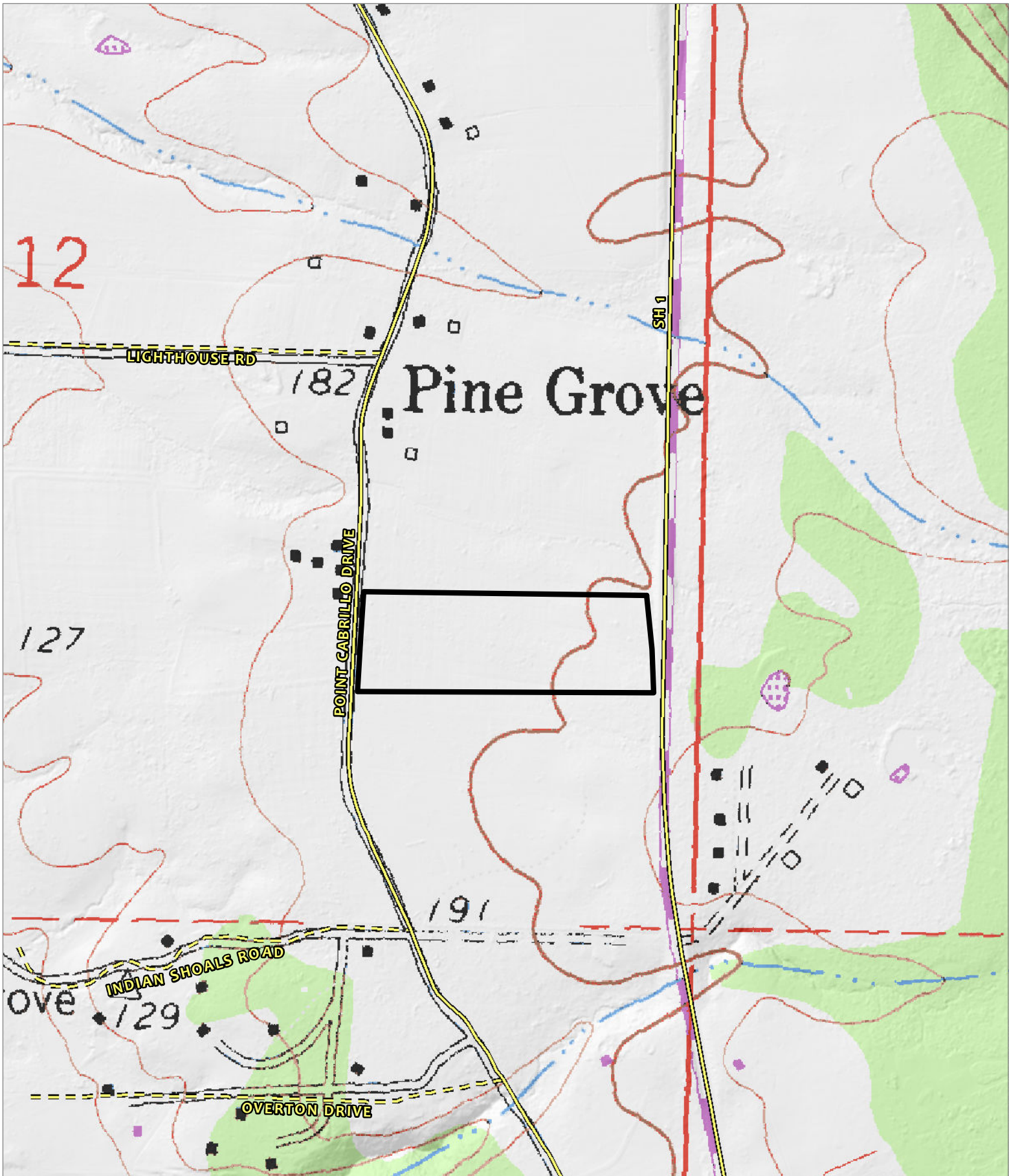


CASE: CDP 2020-0009  
OWNER: AUM, Ishvi & Nancy Lebrun  
APN: 118-160-34  
APLCT: Ishvi Aum  
AGENT:  
ADDRESS: None Assigned, Mendocino




-  Public Roads
-  Driveways/Unnamed Roads

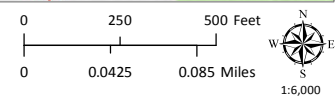


AERIAL IMAGERY



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

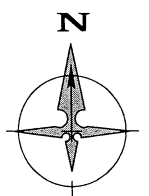
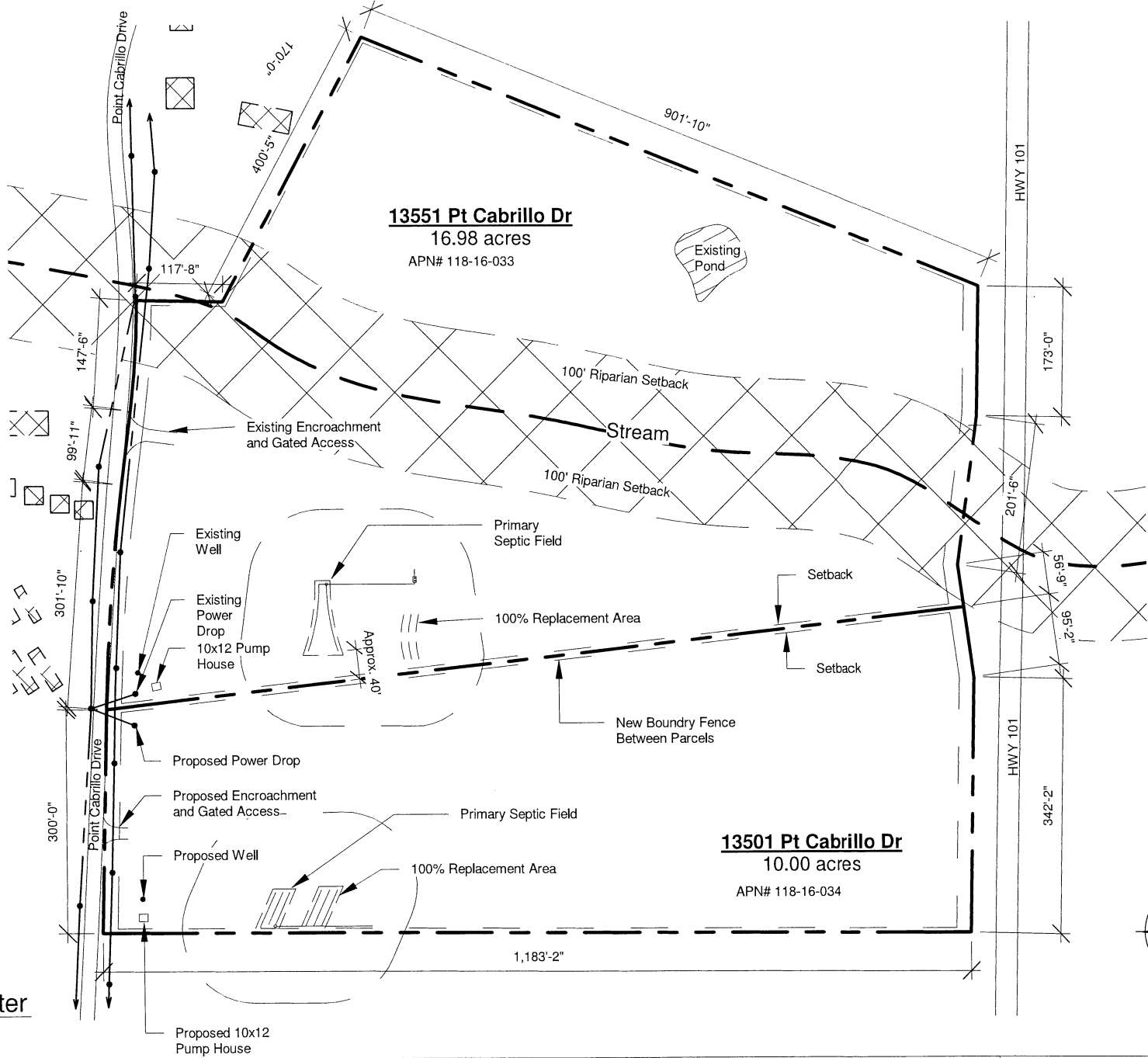
-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads



TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/20/2020





**RECEIVED**

FEB 11 2020

PLANNING & BUILDING SERV  
CITY OF MENDOCINO, CA

1 Site - CDP Letter  
1" = 200'-0"



**AUM CONSTRUCTION INC.**  
General Contractor Lic. # 817115  
www.aumconstruction.com

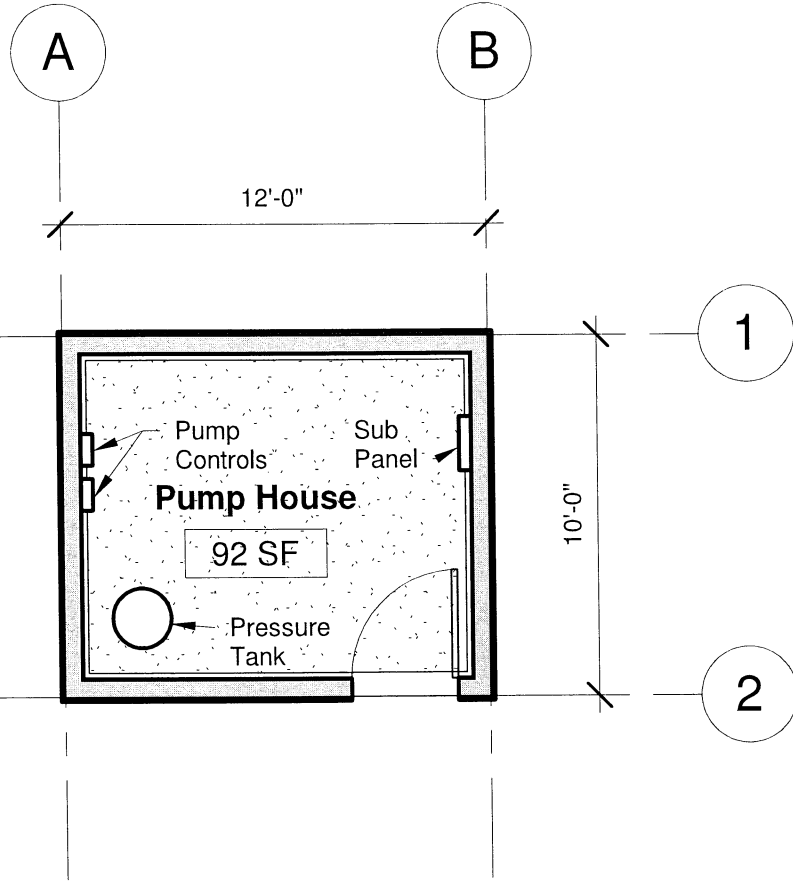
Ishvi Aum  
CDP Minor Use  
13501 Point Cabrillo Dr, Mendocino CA 95460

APN # : 118-16-034

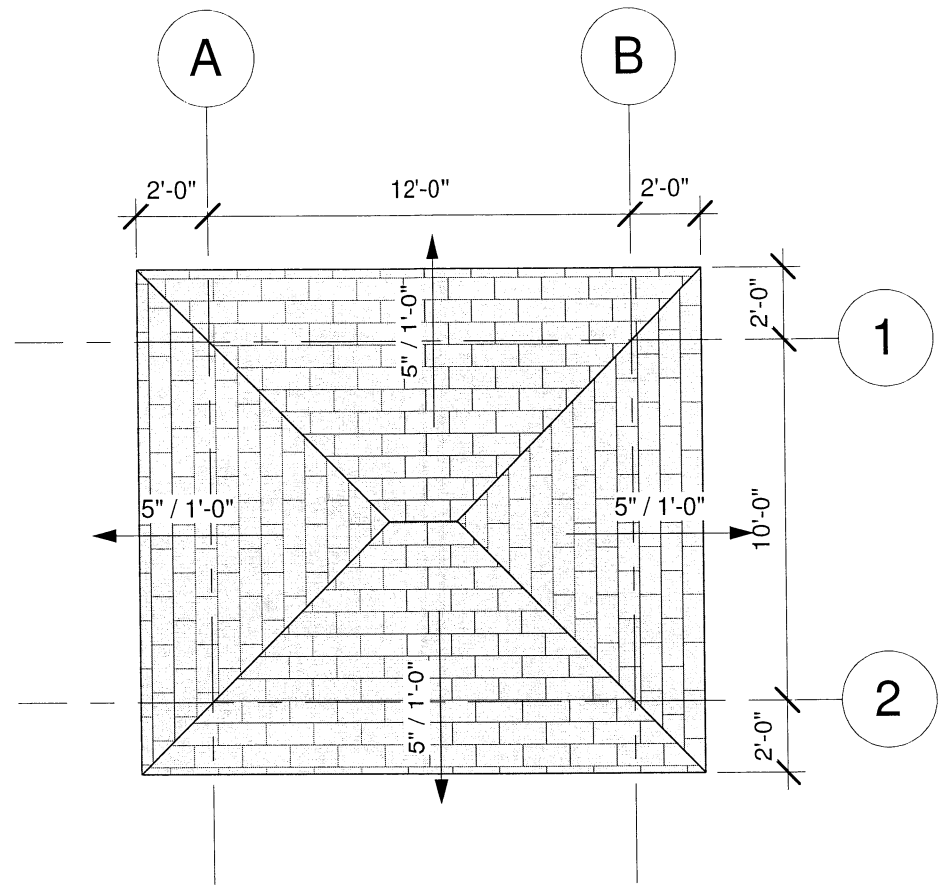
DATE : 02/10/2020

SCALE : 1" = 200'-0"

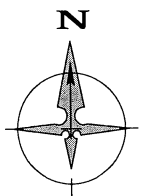
DRAWN BY : SLLC

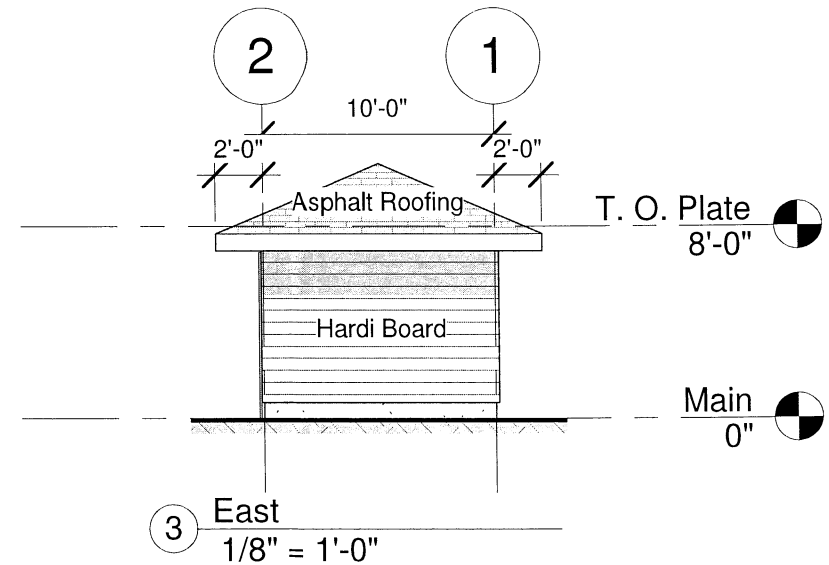
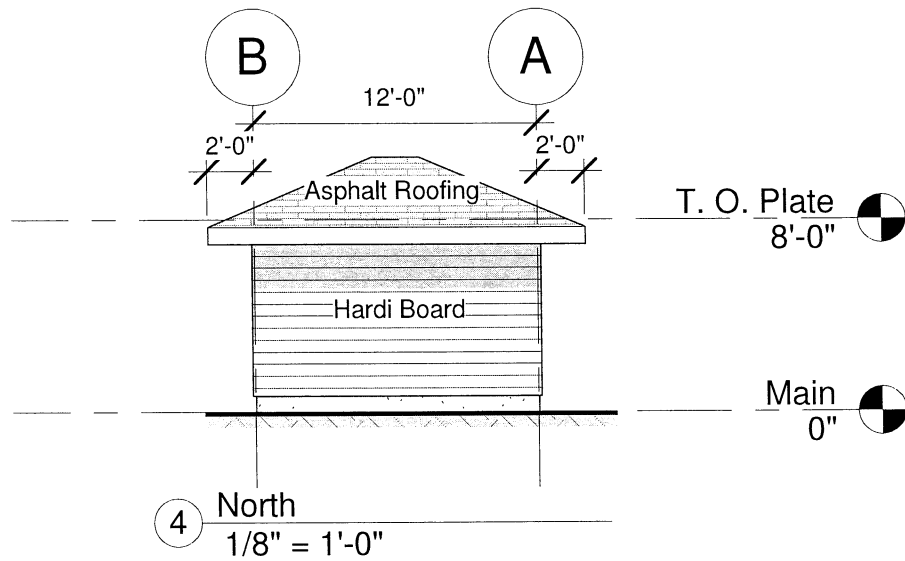
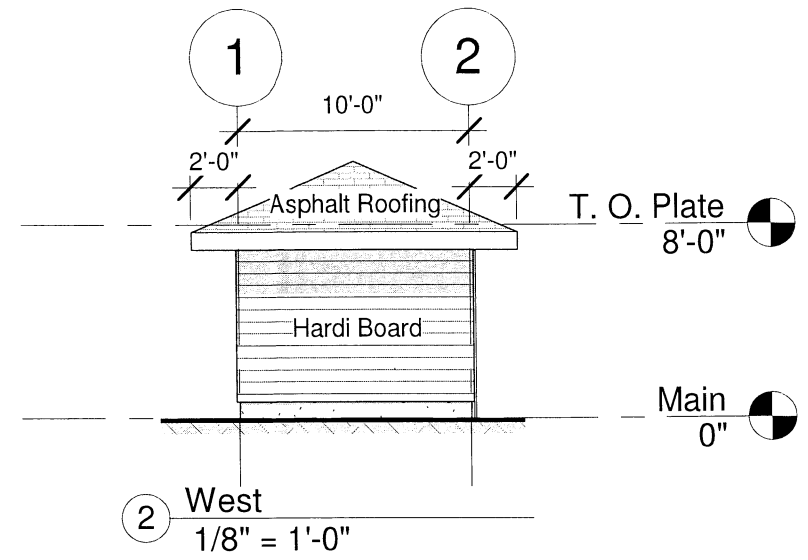
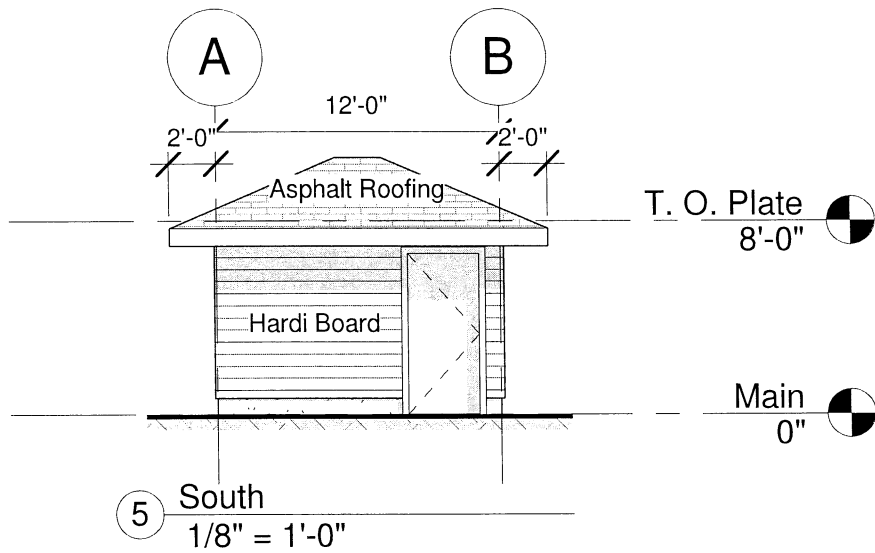


① Main  
3/16" = 1'-0"



② Roof  
3/16" = 1'-0"





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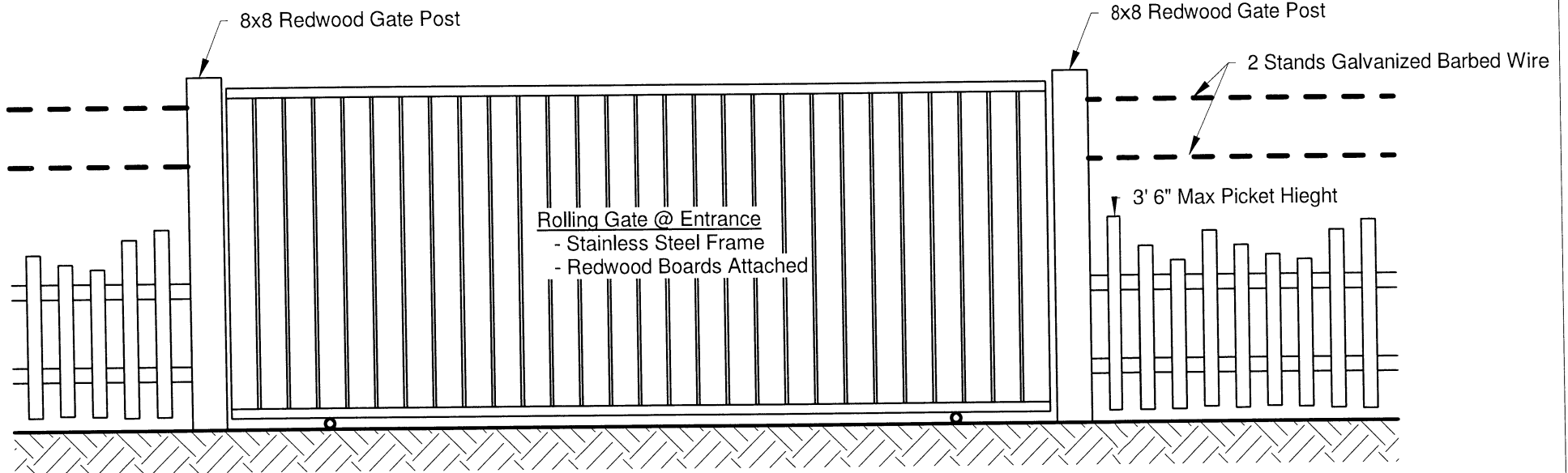
Ishvi Aum  
CDP Minor Use  
13501 Point Cabrillo Drive, Mendocino, CA 95460

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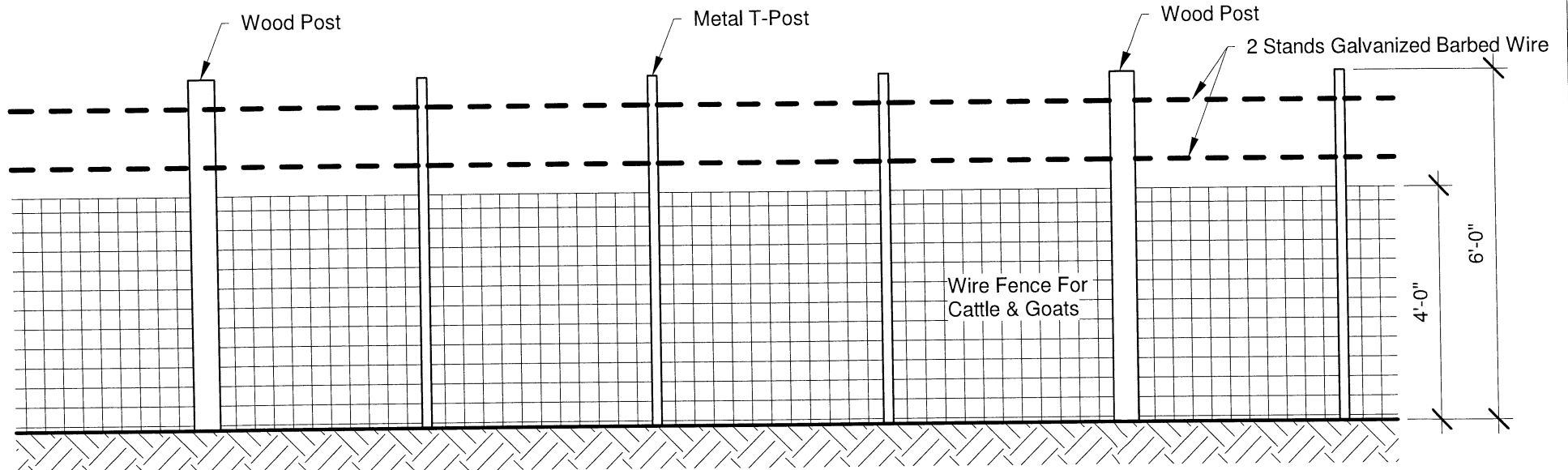
SCALE : 1/8" = 1'-0"

DATE : 02/10/2020

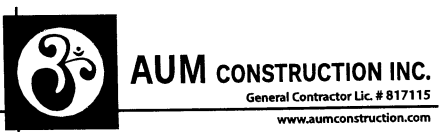
DRAWN BY : SLLC



① Rolling Gate - Letter  
 3/8" = 1'-0"

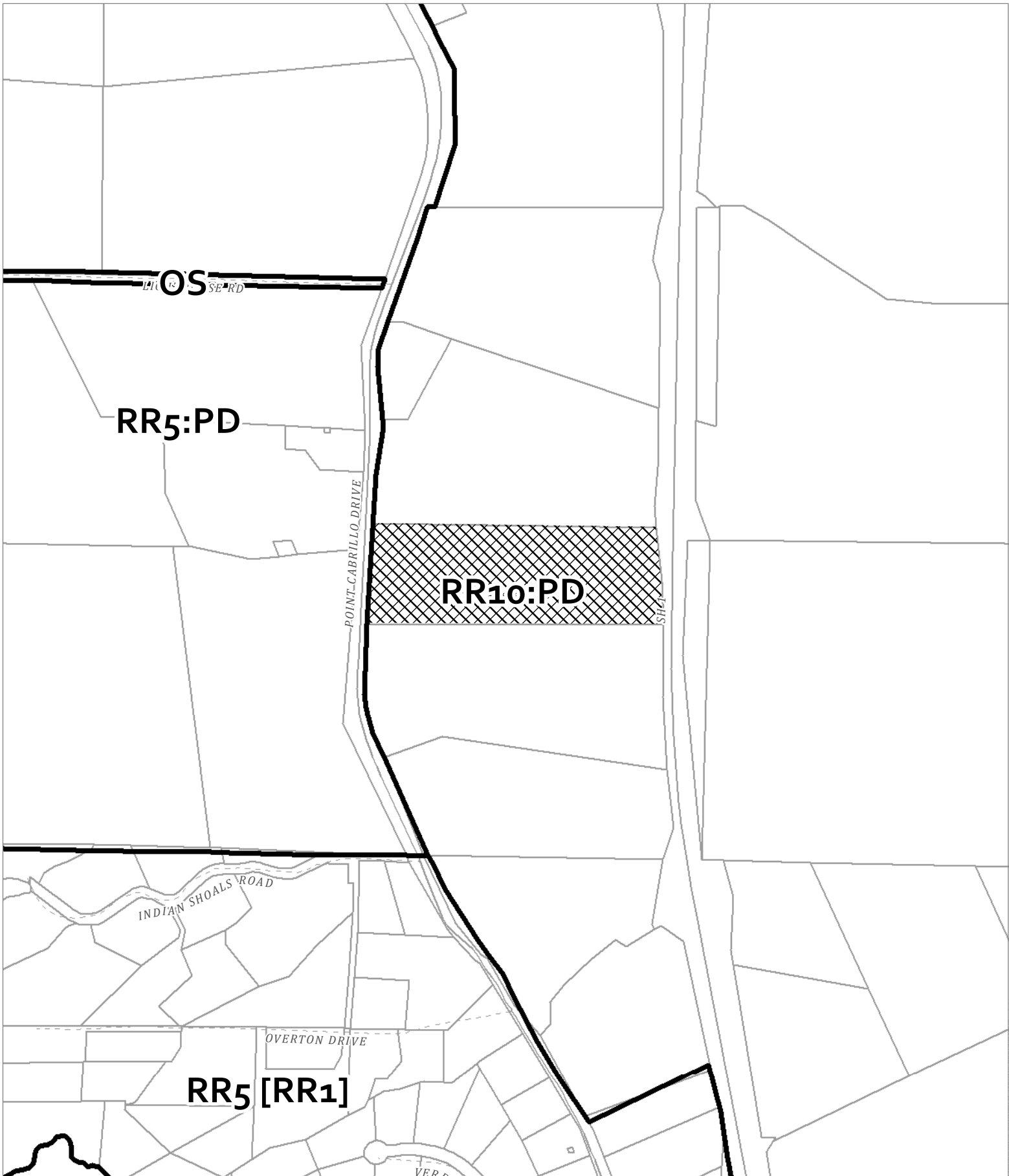


② Cattle Fencing - Letter  
 3/8" = 1'-0"






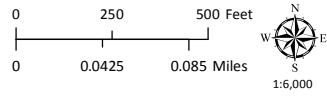
Ishvi Aum  
 CDP Minor Use  
 13501 Point Cabrillo Dr, Mendocino CA 95460

|                    |                      |
|--------------------|----------------------|
| APN # : 118-16-034 | SCALE : 3/8" = 1'-0" |
| DATE : 02/10/2020  | DRAWN BY : SLLC      |

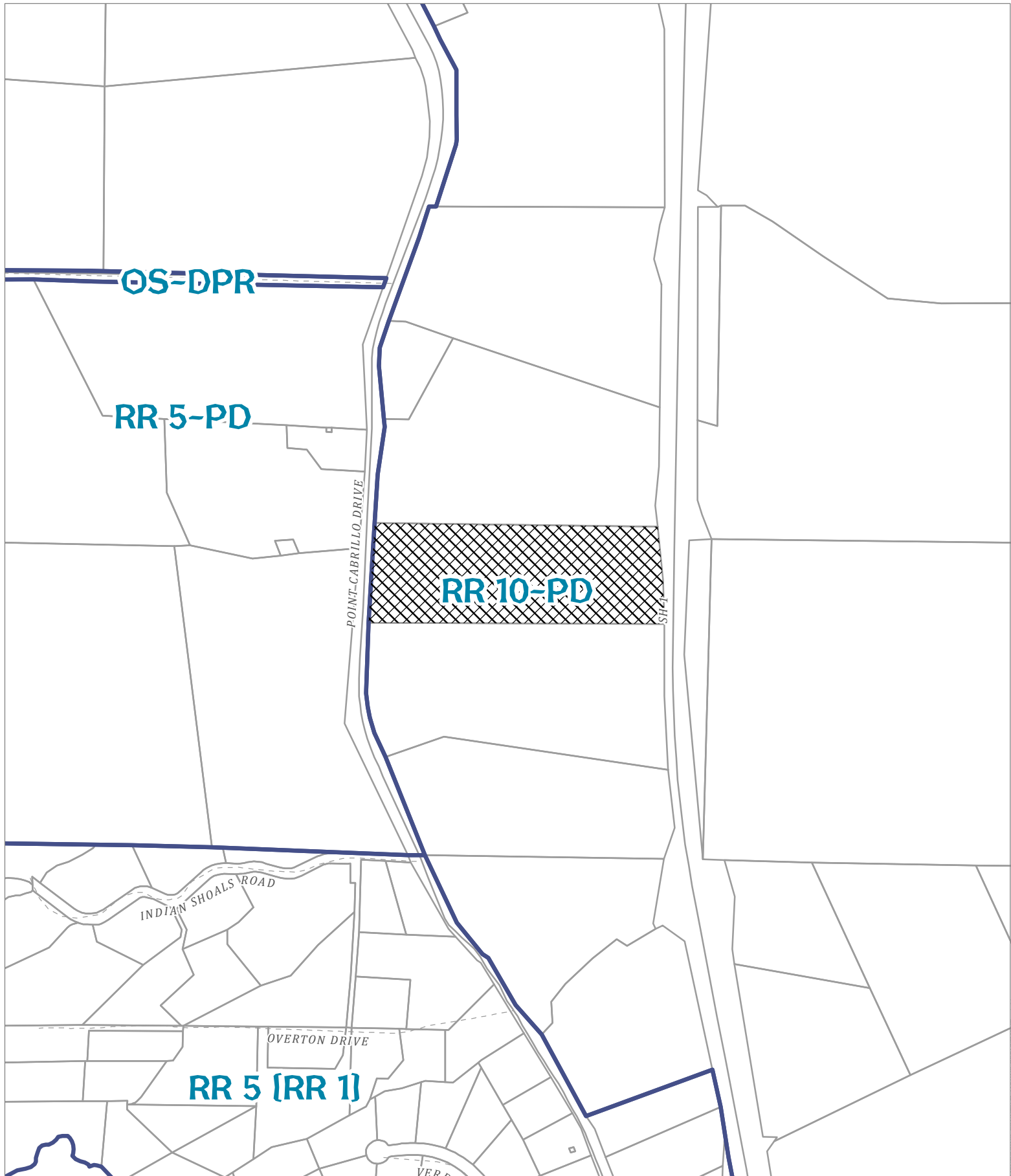


CASE: CDP 2020-0009  
 OWNER: AUM, Ishvi & Nancy Lebrun  
 APN: 118-160-34  
 APLCT: Ishvi Aum  
 AGENT:  
 ADDRESS: None Assigned, Mendocino




-  Zoning Districts
-  Public Roads
-  Assessors Parcels

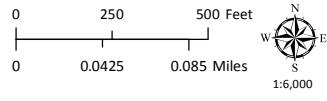


ZONING DISPLAY MAP



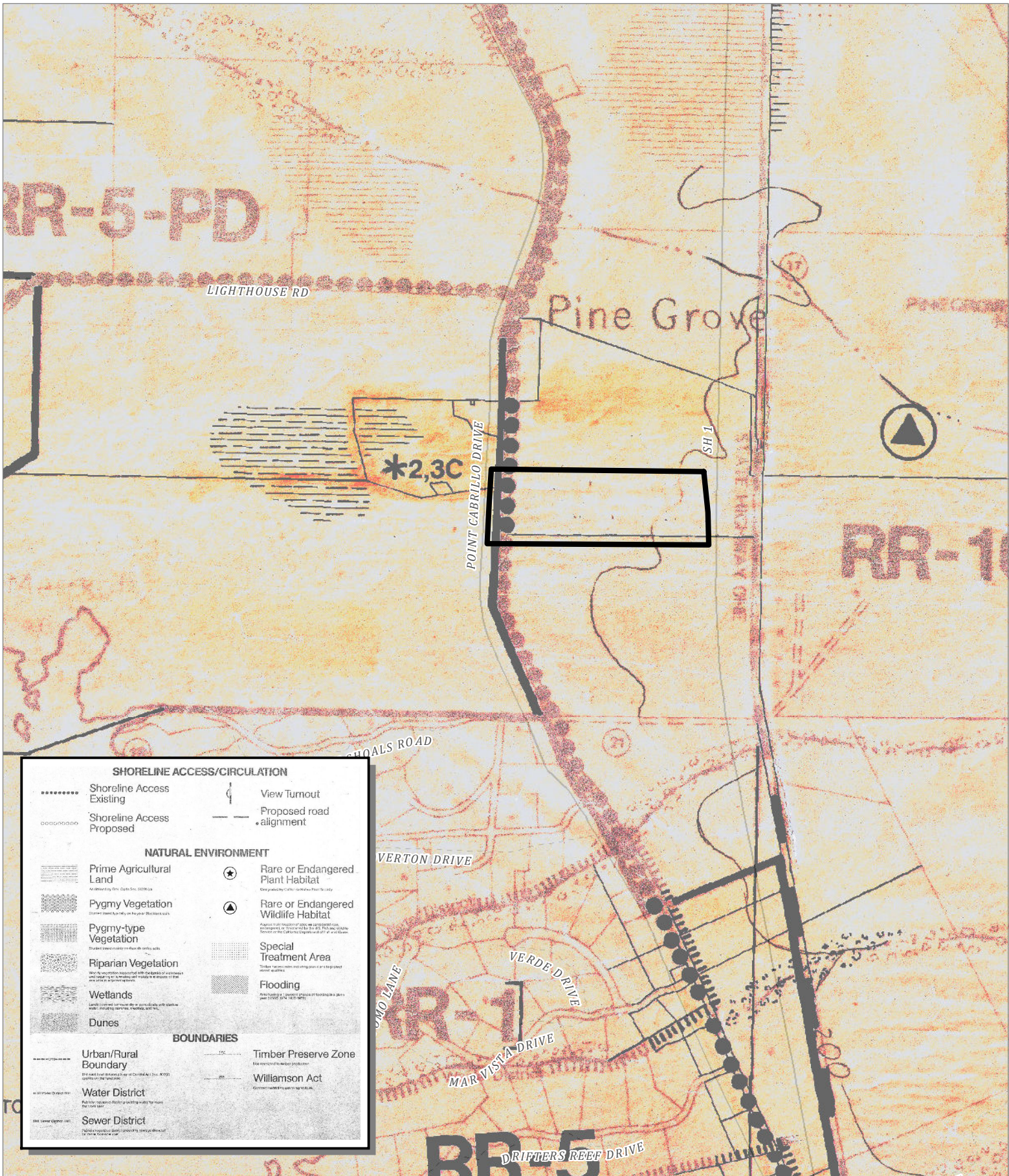
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-  General Plan Classes
-  Public Roads
-  Assessors Parcels



GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/20/2020



**SHORELINE ACCESS/CIRCULATION**

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

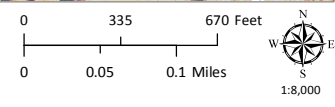
**NATURAL ENVIRONMENT**

- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

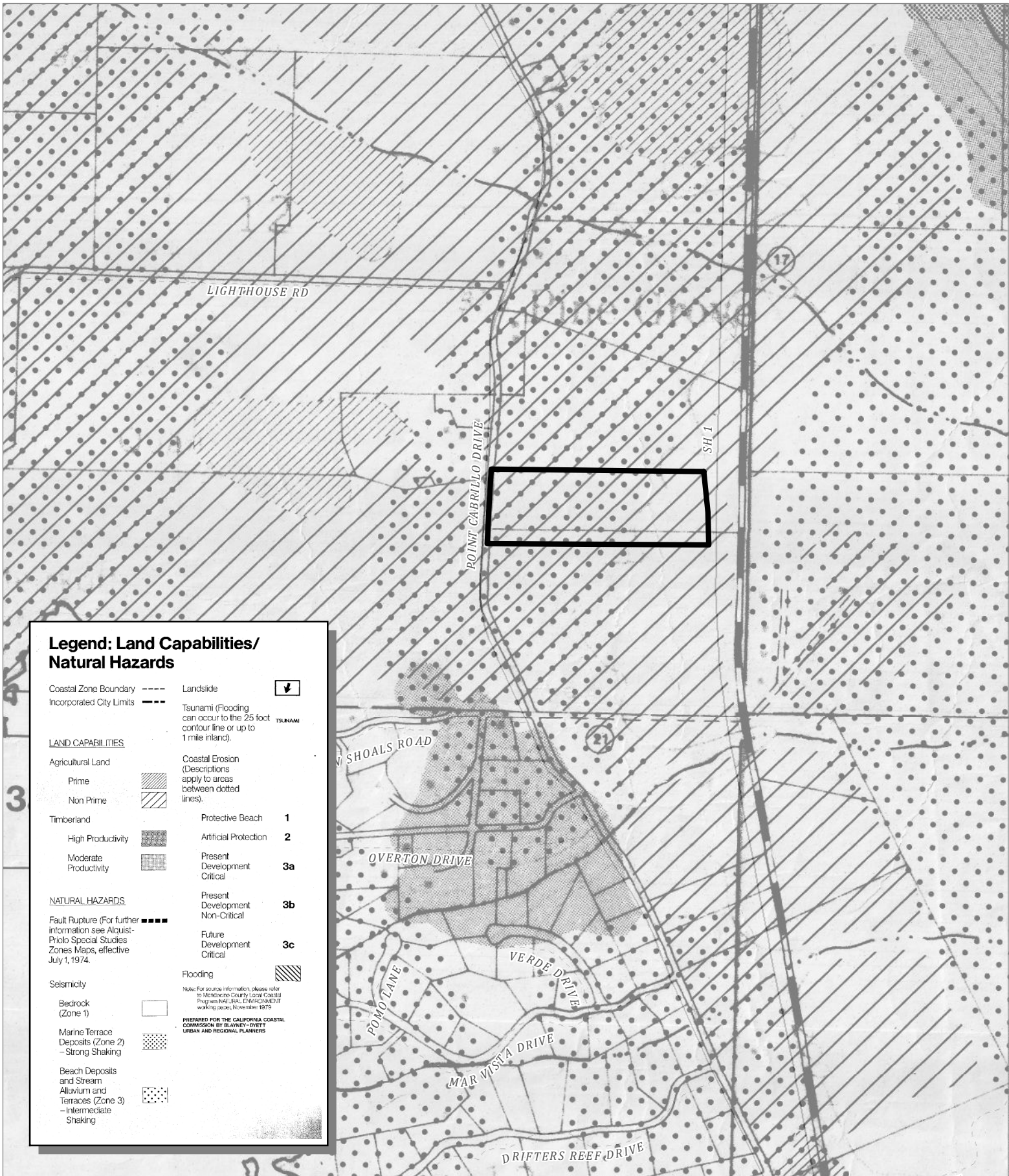
**BOUNDARIES**

- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

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Public Roads

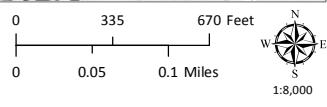


### Legend: Land Capabilities/ Natural Hazards

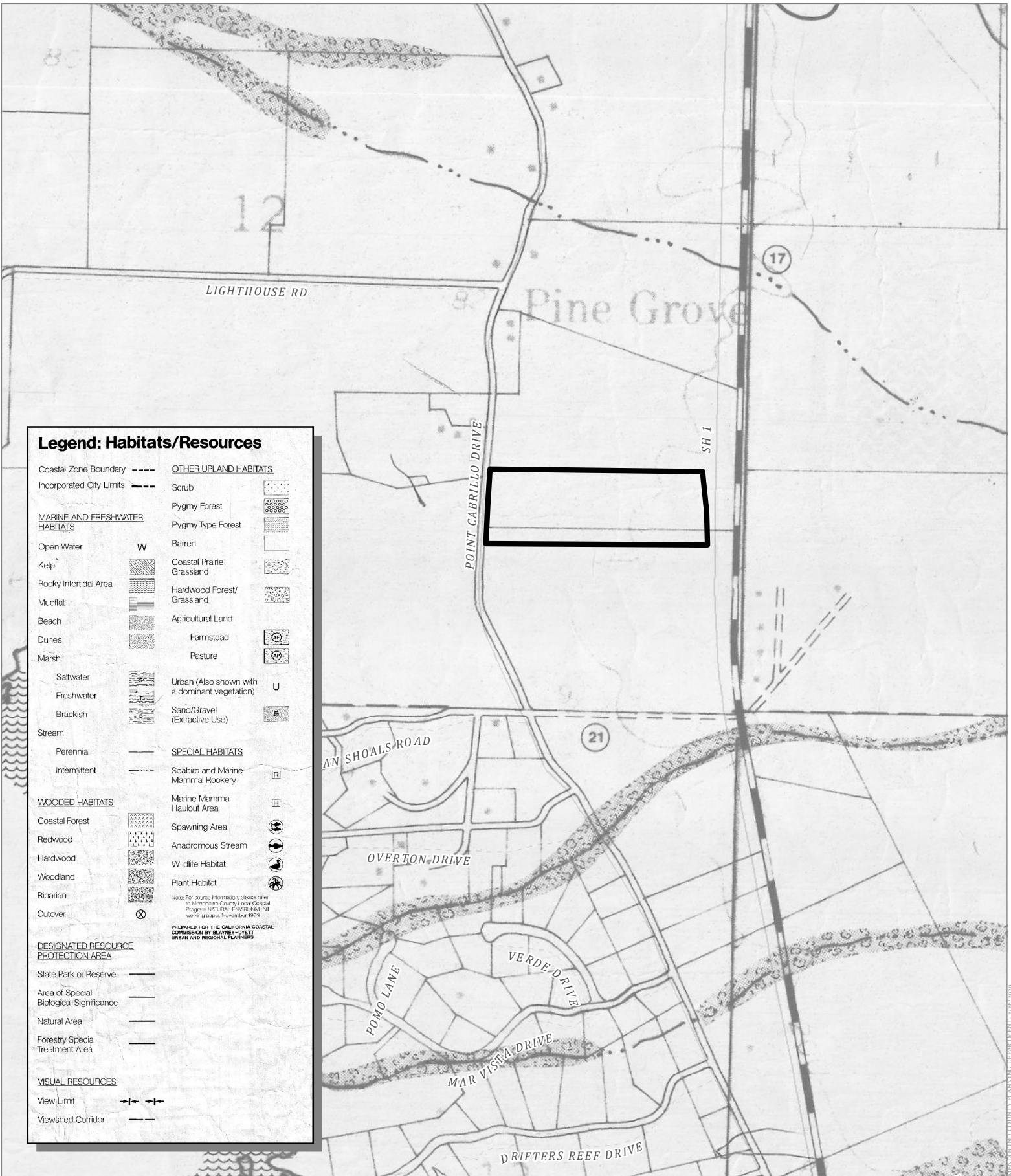
|   |     |  |    |
|---|-----|--|----|
| Coastal Zone Boundary   | --- | Landslide  |    |
| Incorporated City Limits  | --- | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).   |    |
| <b>LAND CAPABILITIES</b>  |     |  |    |
| Agricultural Land   |     | Coastal Erosion (Descriptions apply to areas between dotted lines).  |    |
| Prime   |     | Protective Beach   | 1  |
| Non Prime   |     | Artificial Protection  | 2  |
| Timberland  |     | Present Development Critical   | 3a |
| High Productivity   |     | Present Development Non-Critical   | 3b |
| Moderate Productivity   |     | Future Development Critical  | 3c |
| <b>NATURAL HAZARDS</b>  |     |  |    |
| Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974. | --- | Flooding   |    |
| Seismicity  |     | <small>Notes: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.</small><br><small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVENY-BRETT URBAN AND REGIONAL PLANNERS</small> |    |
| Bedrock (Zone 1)  |     |  |    |
| Marine Terrace Deposits (Zone 2) - Strong Shaking   |     |  |    |
| Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking                               |     |  |    |

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Public Roads





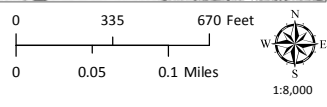


**Legend: Habitats/Resources**

|  |           |   |           |
|--|-----------|---|-----------|
| Coastal Zone Boundary                      | ----      | OTHER UPLAND HABITATS   |           |
| Incorporated City Limits                   | ----      | Scrub   | [Pattern] |
| <b>MARINE AND FRESH-WATER HABITATS</b>     |           | Pygmy Forest  | [Pattern] |
| Open Water                                 | W         | Pygmy Type Forest   | [Pattern] |
| Kelp                                       | [Pattern] | Barren  | [Pattern] |
| Rocky Intertidal Area                      | [Pattern] | Coastal Prairie   | [Pattern] |
| Mudflat                                    | [Pattern] | Grassland   | [Pattern] |
| Beach                                      | [Pattern] | Hardwood Forest/  | [Pattern] |
| Dunes                                      | [Pattern] | Grassland   | [Pattern] |
| Marsh                                      | [Pattern] | Agricultural Land   | [Pattern] |
| Saltwater                                  | [Pattern] | Farmstead   | [Pattern] |
| Freshwater                                 | [Pattern] | Pasture   | [Pattern] |
| Brackish                                   | [Pattern] | Urban (Also shown with  | U         |
| Stream                                     |           | a dominant vegetation)  |           |
| Perennial                                  | —         | Sand/Gravel   | e         |
| Intermittent                               | ---       | (Extractive Use)  |           |
| <b>WOODED HABITATS</b>                     |           | <b>SPECIAL HABITATS</b>   |           |
| Coastal Forest                             | [Pattern] | Seabird and Marine  | [Symbol]  |
| Redwood                                    | [Pattern] | Mammal Rookery  |           |
| Hardwood                                   | [Pattern] | Marine Mammal   | [Symbol]  |
| Woodland                                   | [Pattern] | Haulout Area  |           |
| Riparian                                   | [Pattern] | Spawning Area   | [Symbol]  |
| Cutover                                    | [Symbol]  | Anadromous Stream   | [Symbol]  |
|  |           | Wildlife Habitat  | [Symbol]  |
|  |           | Plant Habitat   | [Symbol]  |
|  |           | <small>Note: For source information, please refer to Mendocino County Local Coastal Program Volume 1B, FHWS&amp;C Final Working Paper, November 1979.</small> |           |
|  |           | <small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-OVETT URBAN AND REGIONAL PLANNERS</small>  |           |
| <b>DESIGNATED RESOURCE PROTECTION AREA</b> |           |   |           |
| State Park or Reserve                      | —         |   |           |
| Area of Special Biological Significance    | —         |   |           |
| Natural Area                               | —         |   |           |
| Forestry Special Treatment Area            | —         |   |           |
| <b>VISUAL RESOURCES</b>                    |           |   |           |
| View Limit                                 | —+—+—     |   |           |
| Viewshed Corridor                          | —         |   |           |

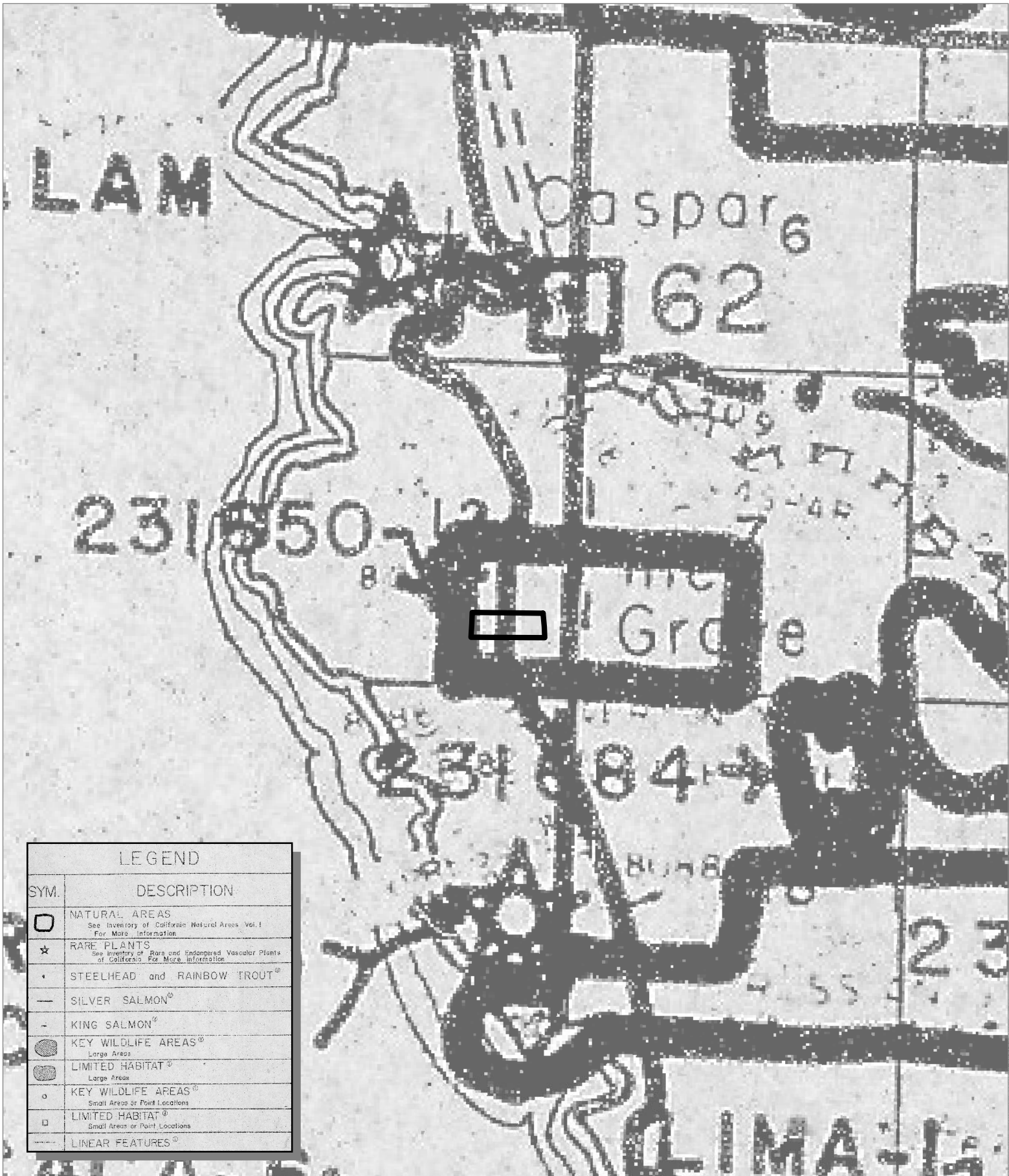
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 ADDRESS: None Assigned, Mendocino

— Public Roads



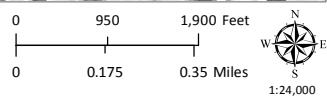
LCP HABITATS & RESOURCES

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/20/2020



| LEGEND |   |
|--------|---|
| SYM.   | DESCRIPTION   |
| □      | NATURAL AREAS<br><small>See Inventory of California Natural Areas, Vol. I For More Information</small>                |
| ★      | RARE PLANTS<br><small>See Inventory of Rare and Endangered Vascular Plants of California For More Information</small> |
| •      | STEELHEAD and RAINBOW TROUT <sup>®</sup>  |
| —      | SILVER SALMON <sup>®</sup>  |
| -      | KING SALMON <sup>®</sup>  |
| ●      | KEY WILDLIFE AREAS <sup>®</sup><br><small>Large Areas</small>   |
| ◐      | LIMITED HABITAT <sup>®</sup><br><small>Large Areas</small>  |
| ○      | KEY WILDLIFE AREAS <sup>®</sup><br><small>Small Areas or Point Locations</small>                                      |
| ◑      | LIMITED HABITAT <sup>®</sup><br><small>Small Areas or Point Locations</small>   |
| ---    | LINEAR FEATURES <sup>®</sup>  |

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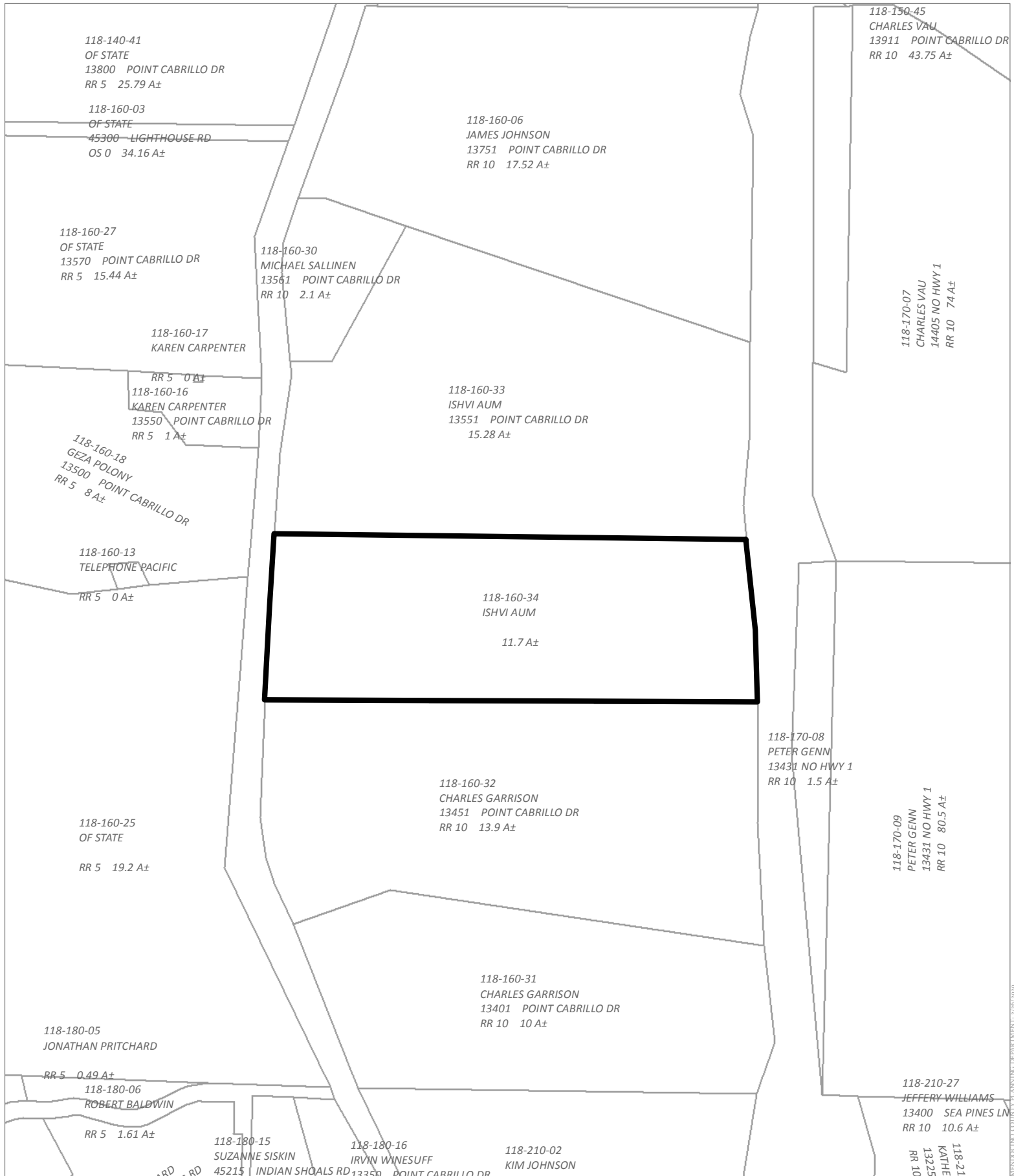
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/20/2020




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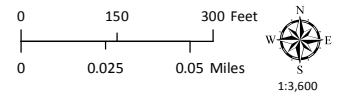
POST LCP CERTIFICATION & APPEAL JURISDICTION

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/20/2020

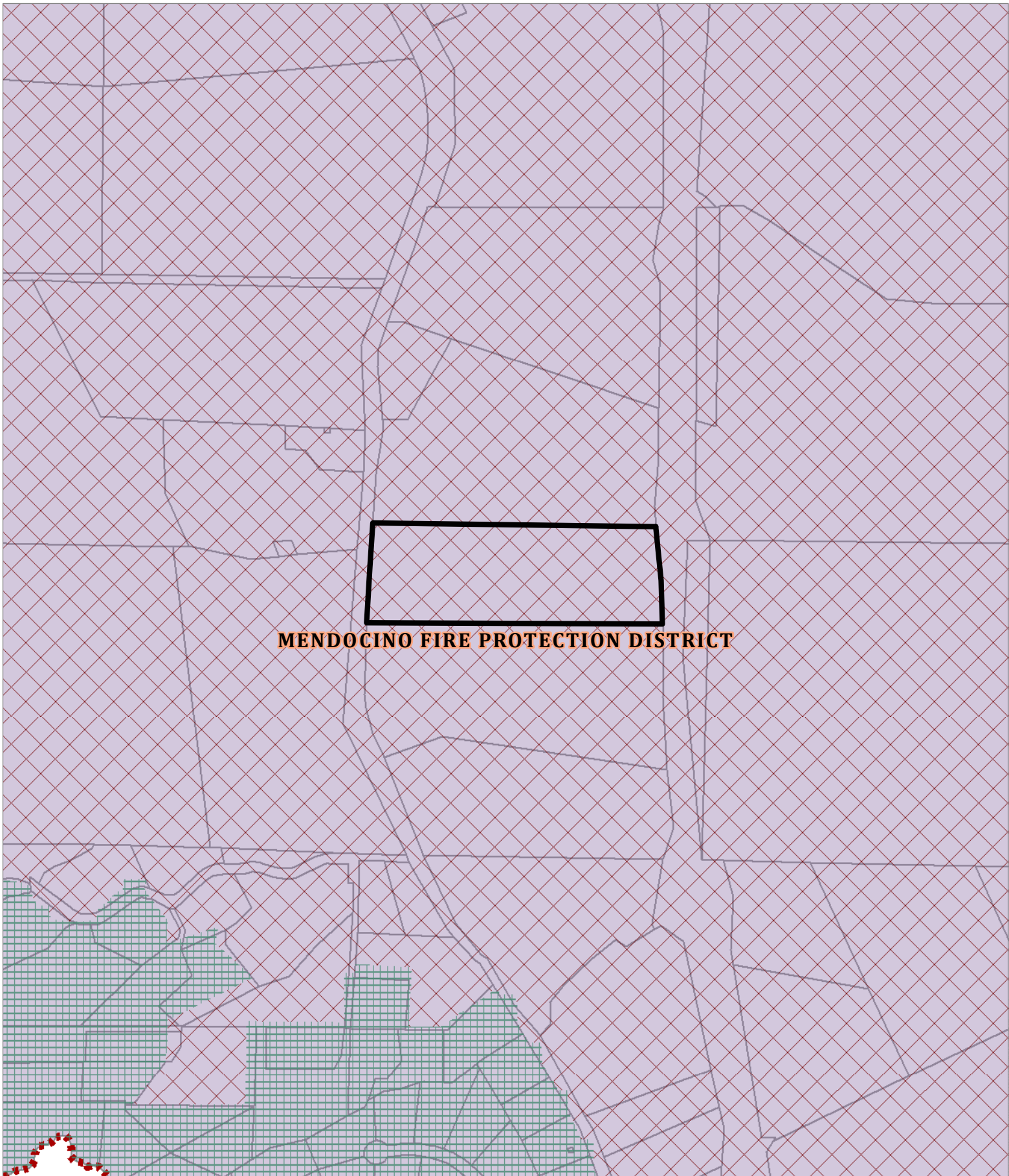


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 Assessor's Parcels







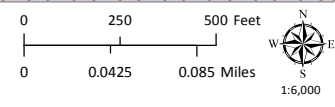
ADJACENT PARCELS



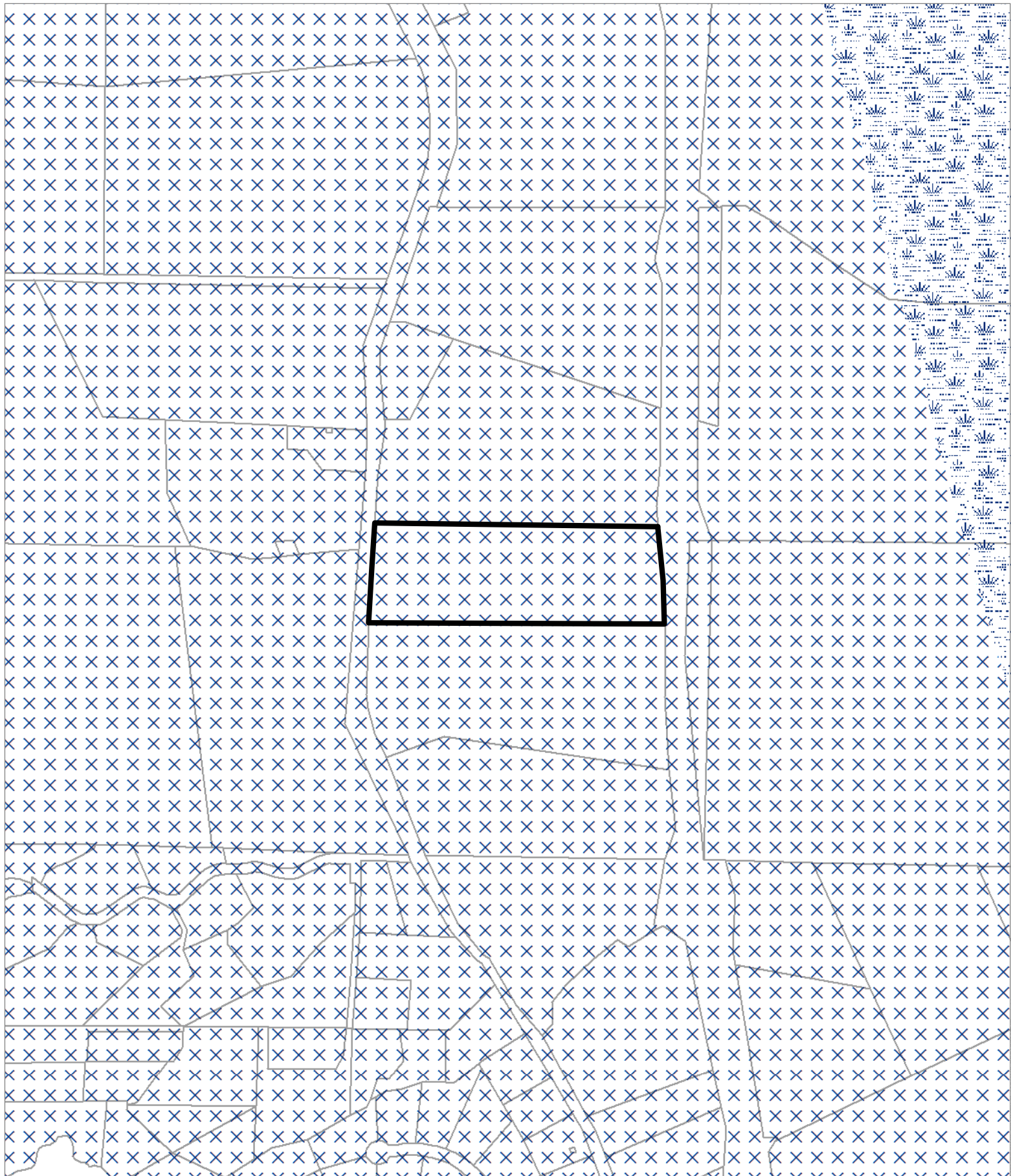
**MENDOCINO FIRE PROTECTION DISTRICT**

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 AGENT:  
 ADDRESS: None Assigned, Mendocino




 High Fire Hazard    
  Assessors Parcels  
 Moderate Fire Hazard  
 County Fire Districts

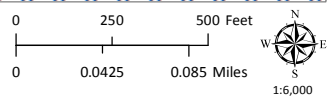


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA



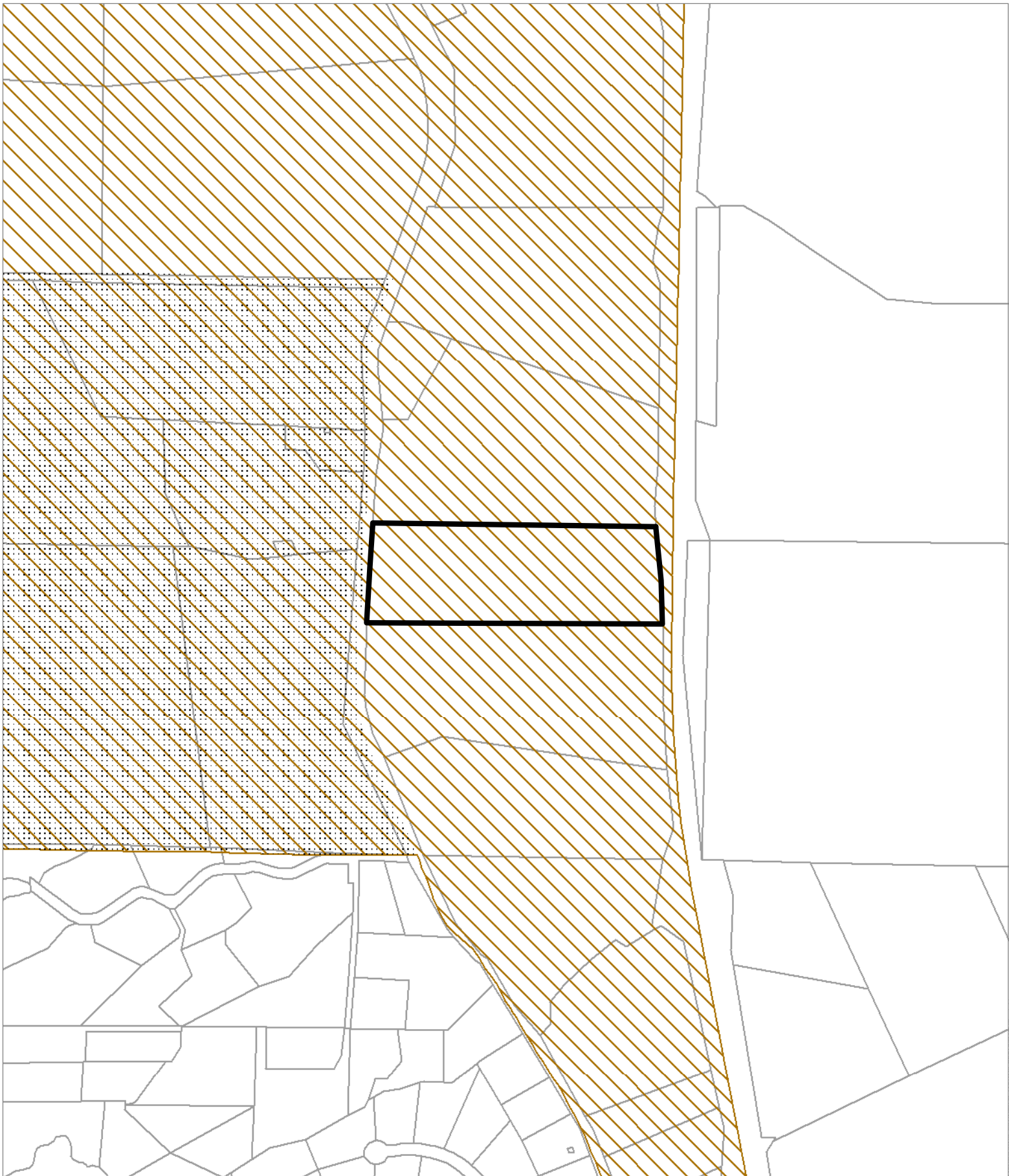
CASE: **CDP 2020-0009**  
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 APLCT: **Ishvi Aum**  
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 ADDRESS: **None Assigned, Mendocino**

-  Critical Water Areas
-  Marginal Water Resources
-  Assessors Parcels



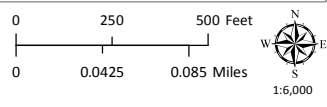
**GROUND WATER RESOURCES**

MENDOCINO COUNTY PLANNING DEPARTMENT (2/20/2020)



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-  Tree Removal Area
-  Highly Scenic Area
-  Assessor's Parcels

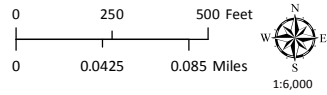
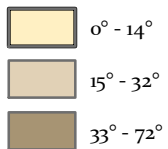


**HIGHLY SCENIC & TREE REMOVAL AREAS**



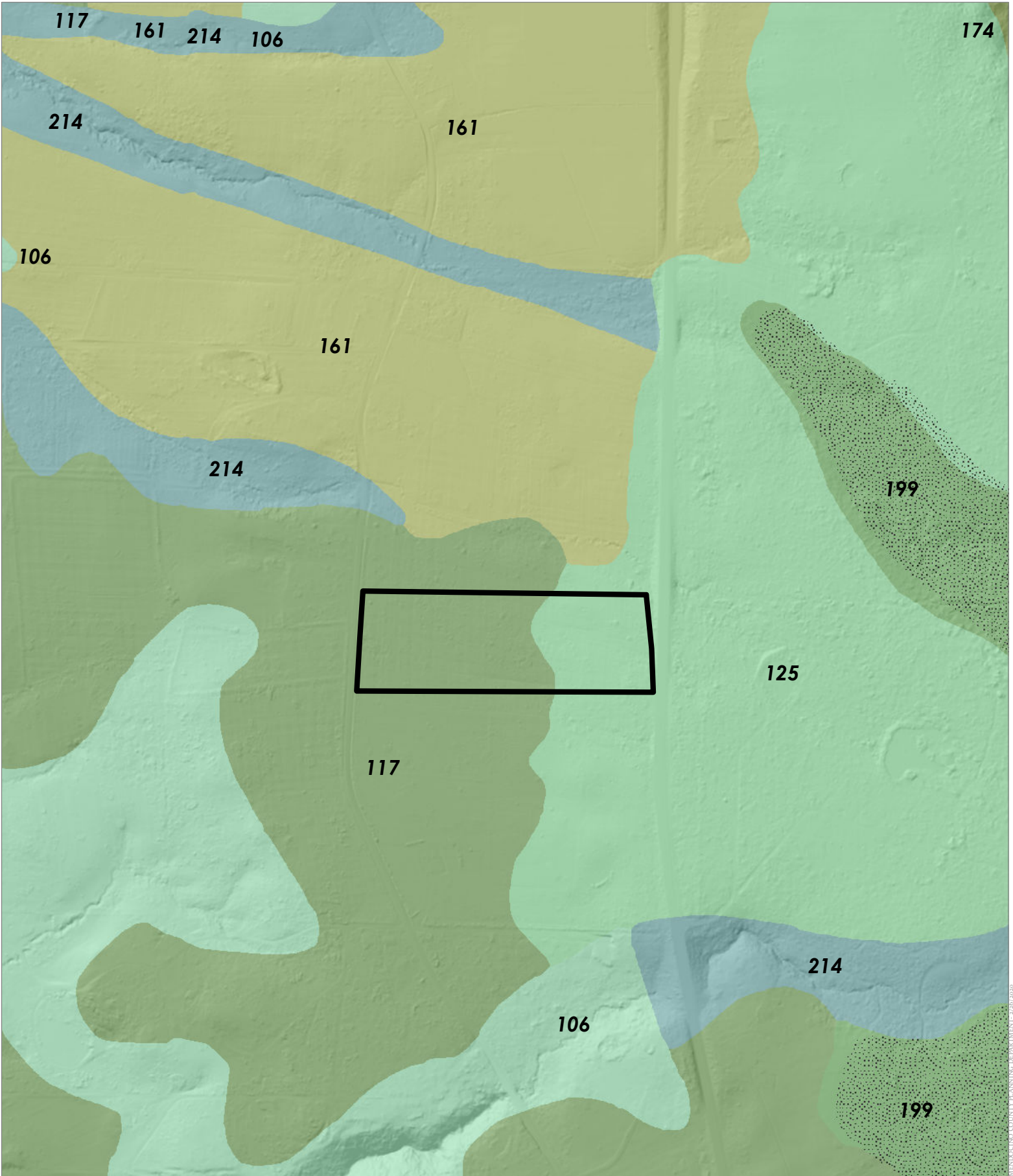
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/20/2020

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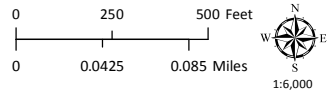
**ESTIMATED SLOPE**



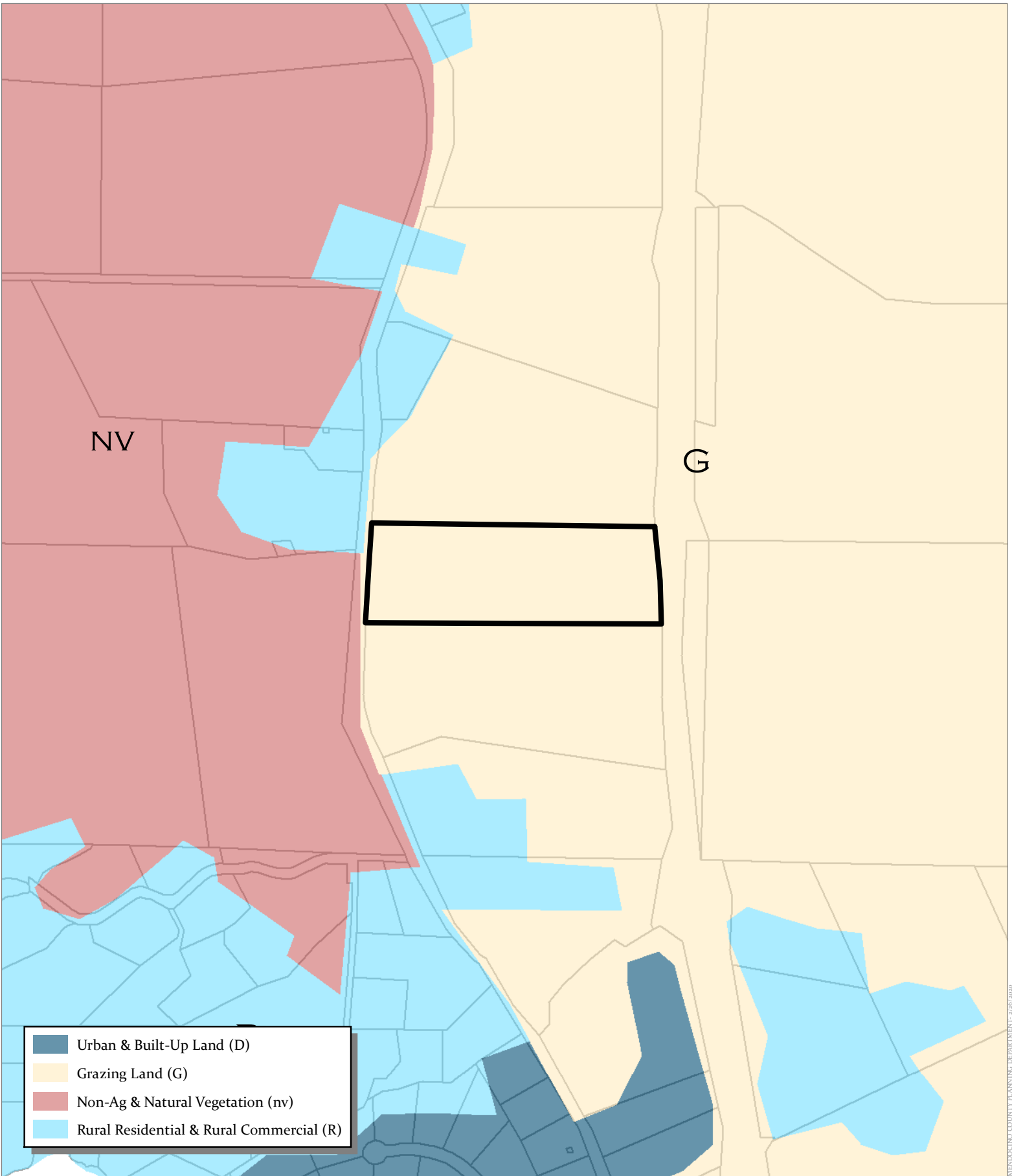


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 **Shinglemill-Gibney Complex**



**WESTERN SOIL CLASSES**



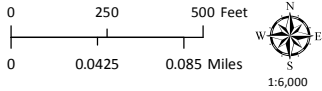
NV

G

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

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Assessors Parcels



FARMLAND CLASSIFICATIONS

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