



**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  
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 pbs@mendocinocounty.org  
 www.mendocinocounty.org/pbs

JANUARY 25, 2021

Planning – Ukiah  
 Environmental Health - Fort Bragg  
 Archaeological Commission

Sonoma State University  
 Coastal Commission  
 Cloverdale Rancheria

Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians

**CASE#:** CDP\_2020-0033

**DATE FILED:** 11/23/2020

**OWNER:** ROBERT L & ANNE N BALDWIN

**APPLICANT:** ROBERT L & ANNE N BALDWIN

**AGENT:** CARL RITTIMAN & ASSOCIATES

**REQUEST:** Standard Coastal Development Permit for the construction of a replacement septic system.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt. Pursuant to Section 15301, Class 1 (d) of the California Environmental Quality Act, the restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment. Categorically Exempt

**LOCATION:** In the Coastal Zone, 2.5± miles north of the Town of Mendocino center, on the south side of Indian Shoals Road (Private), 0.25± miles west of its intersection with Point Cabrillo Drive (CR 564), located at 45421 Indian Shoals Road, Mendocino Area (APN: 118-180-31).

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** JESSIE WALDMAN

**RESPONSE DUE DATE:** FEBRUARY 8, 2021

**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\_2020-0033**

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**APN/S:** 118-180-31

**PARCEL SIZE:** 4.4± Acres

**GENERAL PLAN:** Rural Residential (RR5(1):R)

**ZONING:** Rural Residential (RR:5)

**EXISTING USES:** Residential

**DISTRICT:** 4 (Gjerde)

**RELATED CASES:** Septic System Replacement Permit, ST27460

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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>	Rural Residential (RR5(1))	Rural Residential (RR5(1))	3.0± Acres	Residential
<b>EAST:</b>	Rural Residential (RR5(1))	Rural Residential (RR5(1))	2.0± Acres	Residential
<b>SOUTH:</b>	Rural Residential (RR5(1))	Rural Residential (RR5(1))	1.5± Acres	Residential
<b>WEST:</b>	Pacific Ocean	Pacific Ocean	Pacific Ocean	Pacific Ocean

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**REFERRAL AGENCIES**

**LOCAL**

- Archaeological Commission
- Environmental Health (EH)
- Planning Division (Ukiah)
- Sonoma State University

**STATE**

- California Coastal Commission

**TRIBAL**

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

**ADDITIONAL INFORMATION:**

- Parcel originally developed in 1965, with a Single-Family Residence and ancillary development;
- Proposed development is to be located:
  - At the southeast portion of the parcel, within a regularly mowed area, as shown on the Site Plan map, and
  - Does not propose vegetation removal, and
  - More than 500 feet way from bluff top, and
  - More than 200 feet east of any mapped Environmentally Sensitive Habitat Area (ESHA), where the proposed location is separated from ESHA by existing development.

**STAFF PLANNER:** JESSIE WALDMAN

**DATE:** 1/22/2021

## ENVIRONMENTAL DATA

### 1. MAC:

GIS

*NO*

### 2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

*Moderate Fire Hazard*

### 3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

*CalFire (State Responsible Agency) - CalFire #455-20*

*Mendocino Fire Protection District (Local Responsible Agency)*

### 4. FARMLAND CLASSIFICATION:

GIS

*Rural Residential & Rural Commercial (R)*

### 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

*106—Biaggi loam*

### 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

*NO*

### 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

*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

*LAND USE MAP 15: CASPAR*

### 25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

*Non-Prime Ag Land; Beach Deposits and Stream Alluvium and Terraces (Zone 3)*

### 26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

*BARREN*

### 27. COASTAL COMMISSION APPEALABLE AREA:

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

*YES, BLUFF TOP PARCEL*

### 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*



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www.co.mendocino.ca.us/planning



Case No(s)	CDP-2020-0033
CDF No(s)	n/a
Date Filed	11-23-2020
Fee	2,399. <sup>00</sup>
Receipt No.	POJ-038471
Received by	M. WALDMAN
Office Use Only	

## COASTAL ZONE APPLICATION FORM

### APPLICANT

Name Anne + Robert Baldwin  
Mailing Address 1243 Los Trancos Road  
City Portola Valley State CA Zip Code 94028 Phone (650) 851-0954

### PROPERTY OWNER

Name Anne + Robert Baldwin  
Mailing Address 1243 Los Trancos Rd  
City Portola Valley State CA Zip Code 94028 Phone (650) 851-0954

### AGENT

Name Carl Rittiman and Associates  
Mailing Address P O Box 590  
City Mendocino State CA Zip Code 95460 Phone (707) 937-0804

### PARCEL SIZE

4.2  Square feet  
 Acres

### STREET ADDRESS OF PROJECT

45421 Indian Sheels Rd., Mendocino

### ASSESSOR'S PARCEL NUMBER(S)

118-180-31

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

Anne N. Baldwin, 8/14/20

Signature of Applicant/Agent

Date

Anne N. Baldwin  
Signature of Owner

8/14/20  
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.

*Repair of existing leach field for existing three-bedroom residence.*

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	<u>1</u>	_____
<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: N/A

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.

Single family home.

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 N/A feet.

8. Lot area (within property lines): 4.2  square feet  acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>1700</u> square feet	<u>0</u> square feet	<u>1700</u> square feet
Paved area	<u>7500</u> square feet	<u>0</u> square feet	<u>7500</u> square feet
Landscaped area	<u>0</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Unimproved area	<u>158,800</u> square feet	<u>0</u> square feet	<u>158,800</u> square feet

GRAND TOTAL: 168,000 square feet  
 (Should equal gross area of parcel)

10. Gross floor area: 1700 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>2</u>	Proposed <u>0</u>	Total <u>2</u>
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: \_\_\_\_\_ 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?

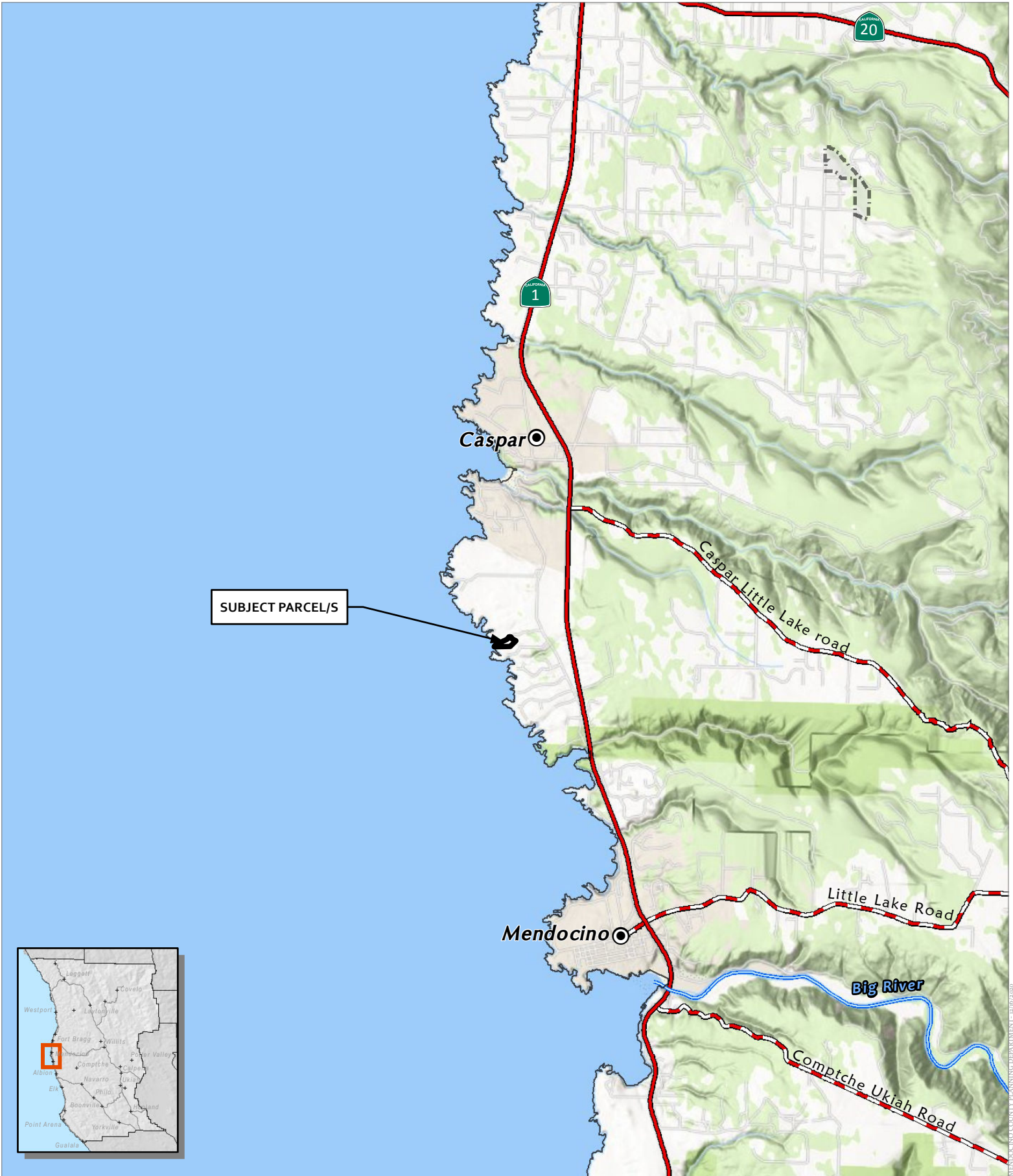
A. Diking  Yes  No  
 B. Filling  Yes  No  
 C. Dredging  Yes  No  
 D. Placement of structures in open coastal waters, wetlands, estuaries or lakes  Yes  No

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

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

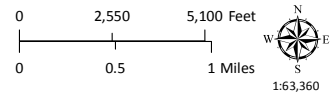
Has a U.S. Army Corps of Engineers permit been applied for?  Yes  No

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



CASE: CDP 2020-0033  
 OWNER: BALDWIN, Robert & Anne  
 APN: 118-180-31  
 APLCT: Anne & Robert Baldwin  
 AGENT: Carl Rittiman & Associates  
 ADDRESS: 45421 Indian Shoals Road, Mendocino

- Major Towns & Places
- City Limits
- Highways
- Major Roads



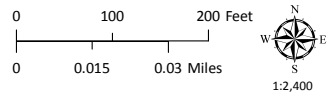
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT 12/07/2020



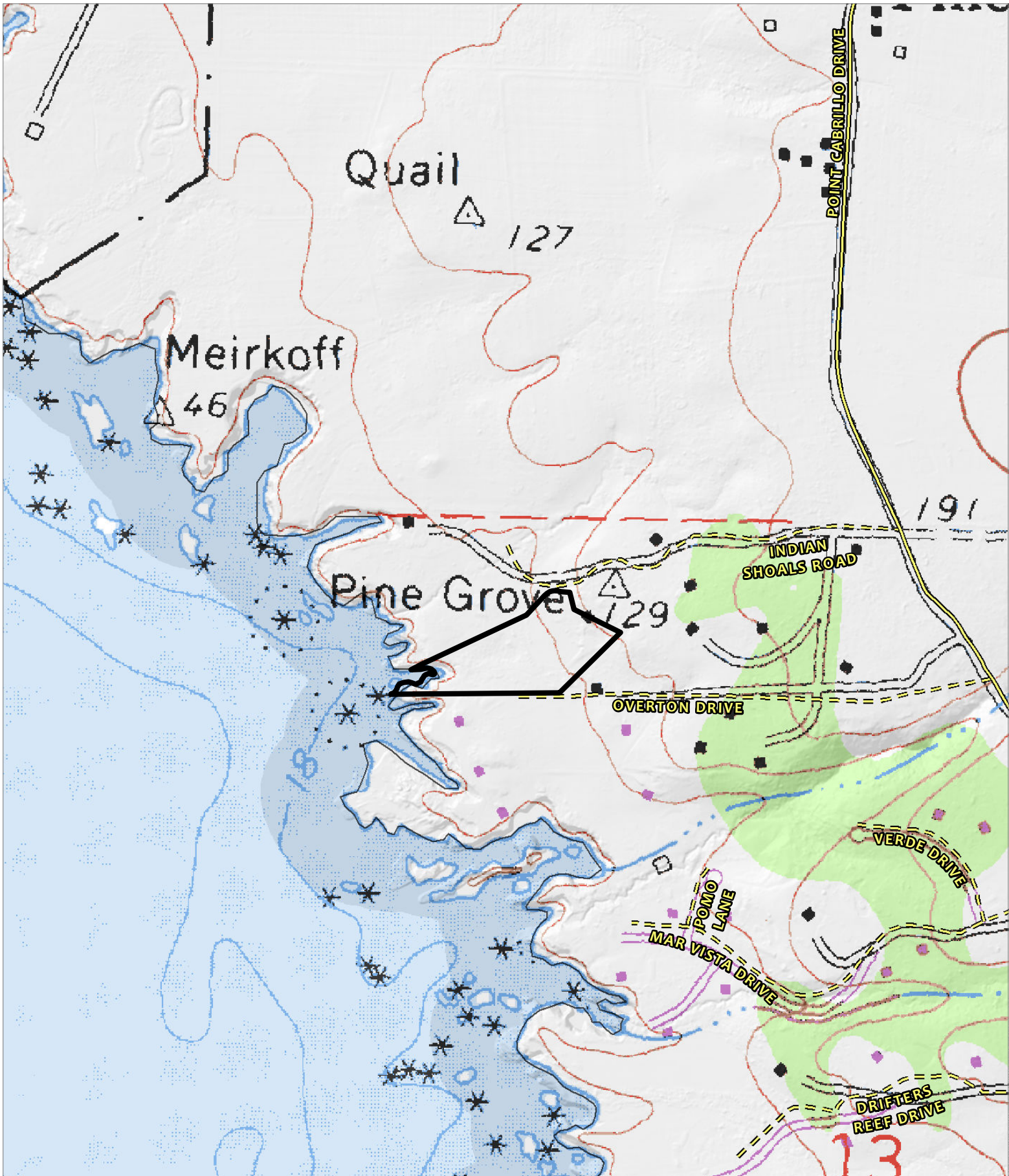


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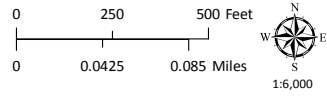
AERIAL IMAGERY





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 Public Roads



TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT 12/10/2020



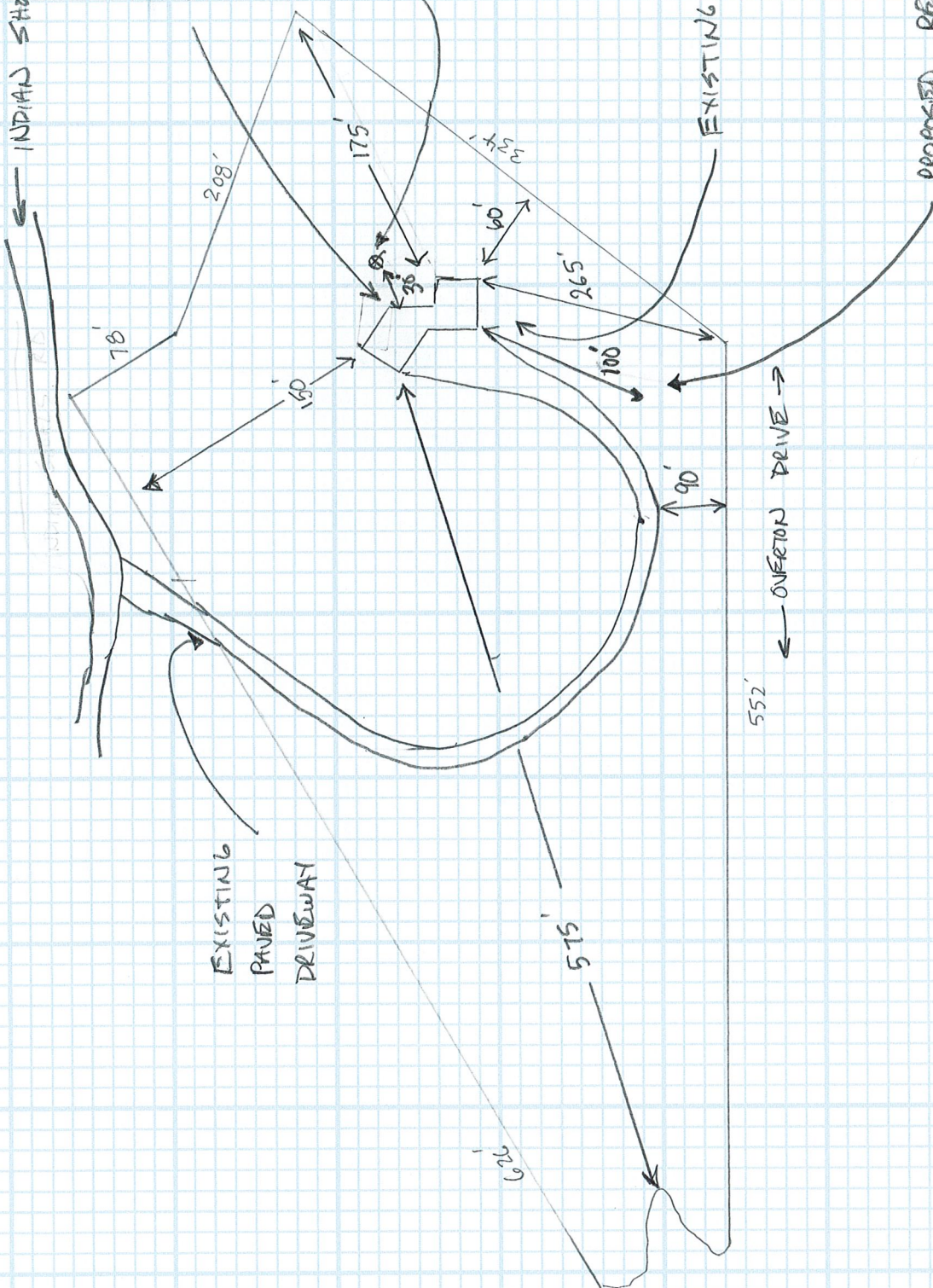
INDIAN SHORES ROAD

EXISTING SINGLE FAMILY RESIDENCE

EXISTING WELL

EXISTING LEACHFIELD AREA

PROPOSED REPLACEMENT LEACHFIELD AREA  
SEE ATTACHED DETAIL



N ↑  
1" = 100'

PLOT PLAN

45421 INDIAN SHORES  
OVERALL SITE MAP

APN 118-180-31

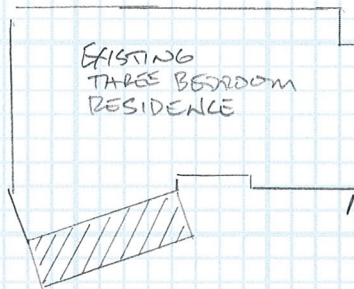
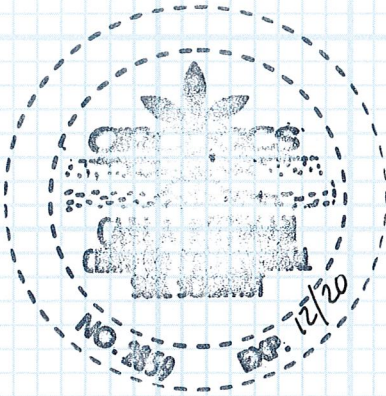


⊗ WELL



1" = 40'

X = AUGERED SOIL PROFILE



ON-LINE P/L STAKE

45'

EXISTING SEPTIC TANK

105'

EXISTING LEACHFIELD AREA

CONCRETE DISTRIBUTION SPLITTER BOX

CONCRETE DISTRIBUTION BOXES SET FOR EQUAL DISTRIBUTION

5-7%

STANDARD LEACHFIELD AS DESCRIBED

X  
100%  
X  
REPL. AREA

EXISTING DRIVEWAY

OVERFLOW DRAIN

APPROX PROPERTY CORNER

TO INDIAN SIKAS ROAD

100 FEET TO NEIGHBORS WELL

PLOT PLAN DETAIL

\* SEE PROPOSAL FOR ALL \*  
DESIGN NOTES + SYSTEM  
DETAILS



RR5:PD


INDIAN SHOALS ROAD

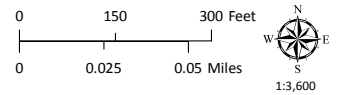
OVERTON DRIVE

RR5 [RR1]

POMO LANE

MAR VISTA DRIVE

 Zoning Districts



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ZONING DISPLAY MAP

RR 5-PD


INDIAN SHOALS ROAD

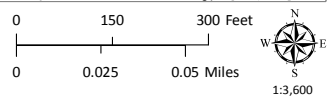
OVERTON DRIVE

RR 5 (RR 1)

POMO LANE

MAR VISTA DRIVE

 General Plan Classes



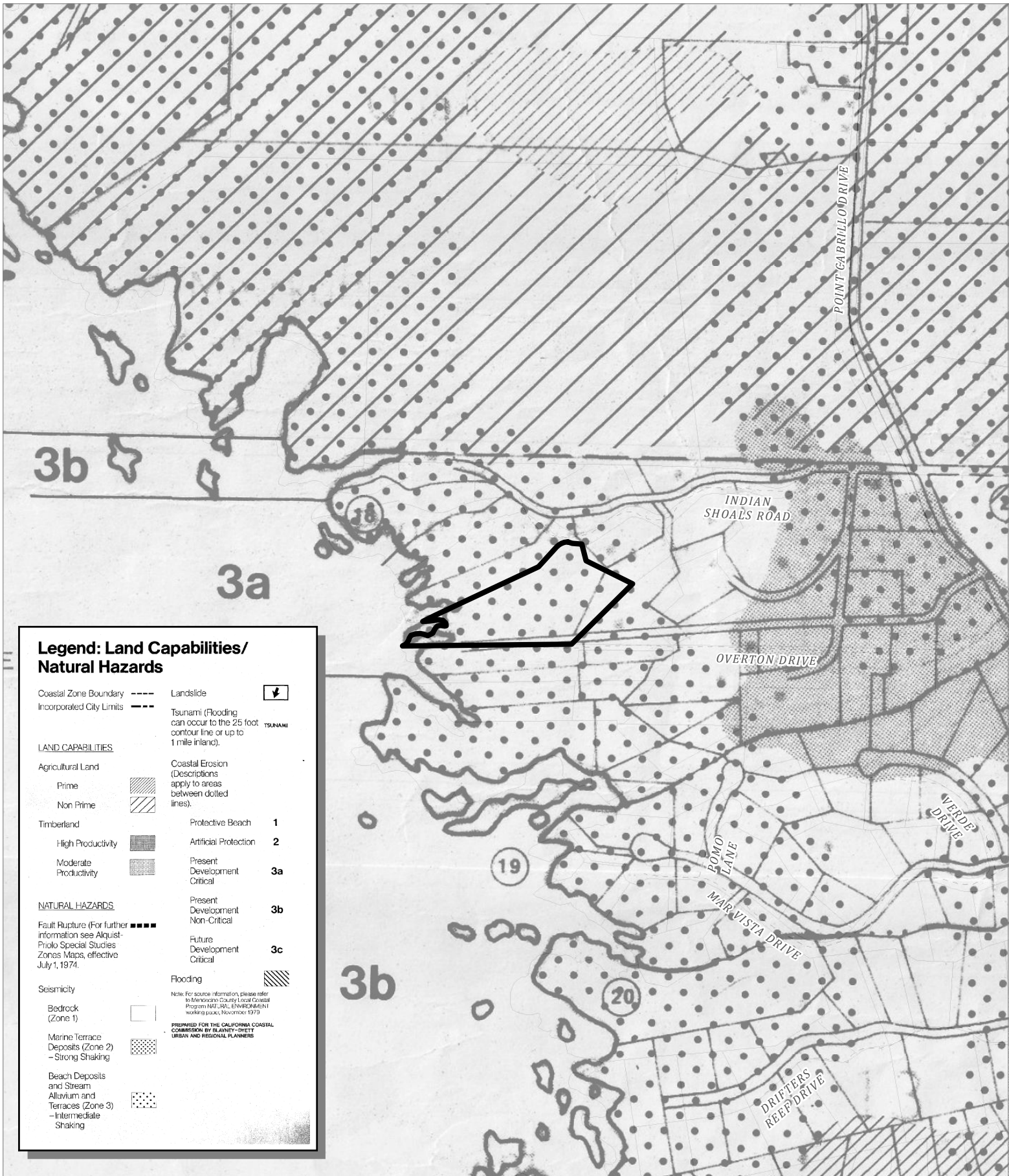
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MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2020



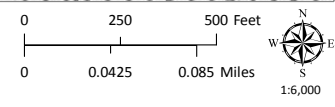




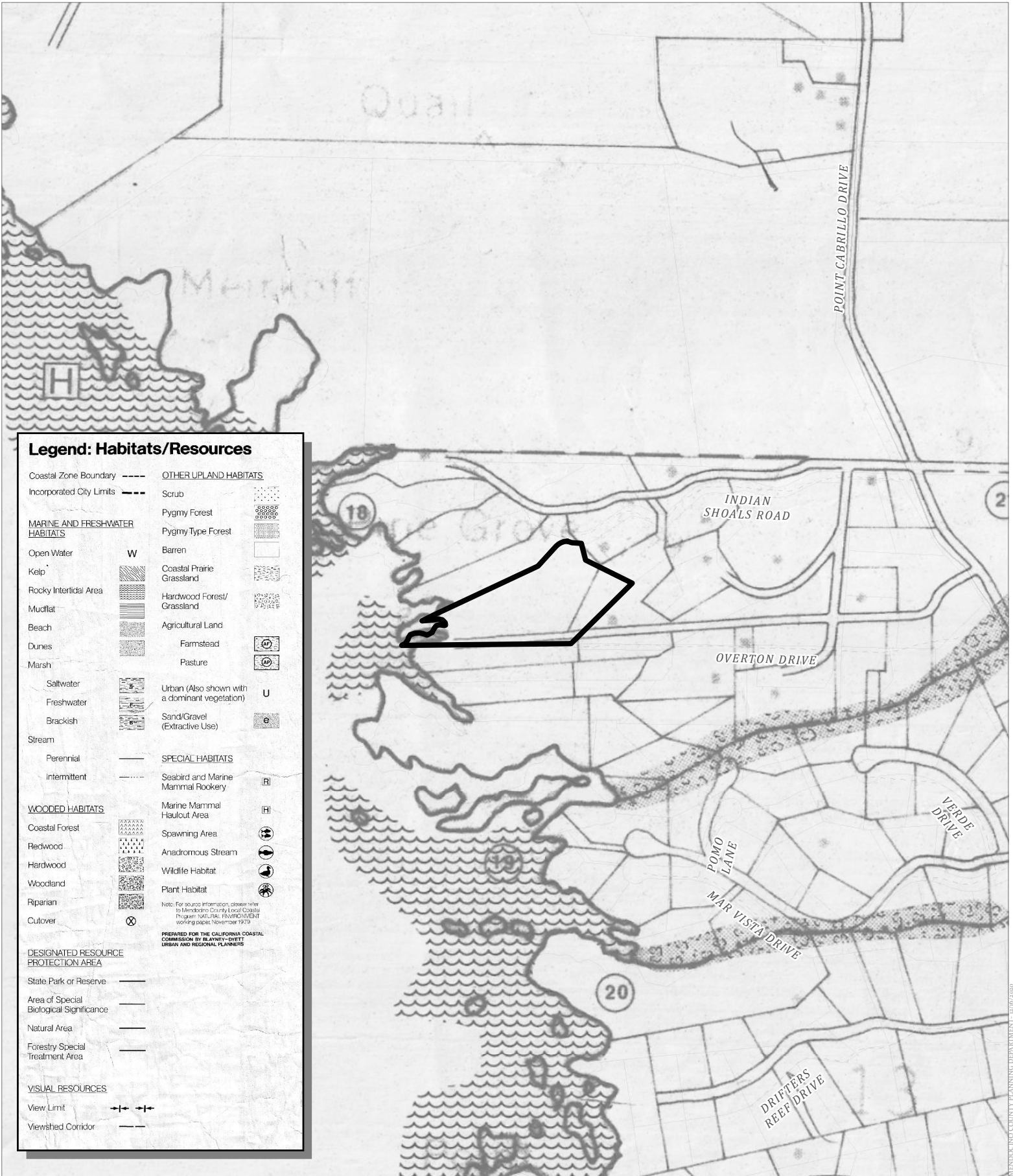


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Public Roads

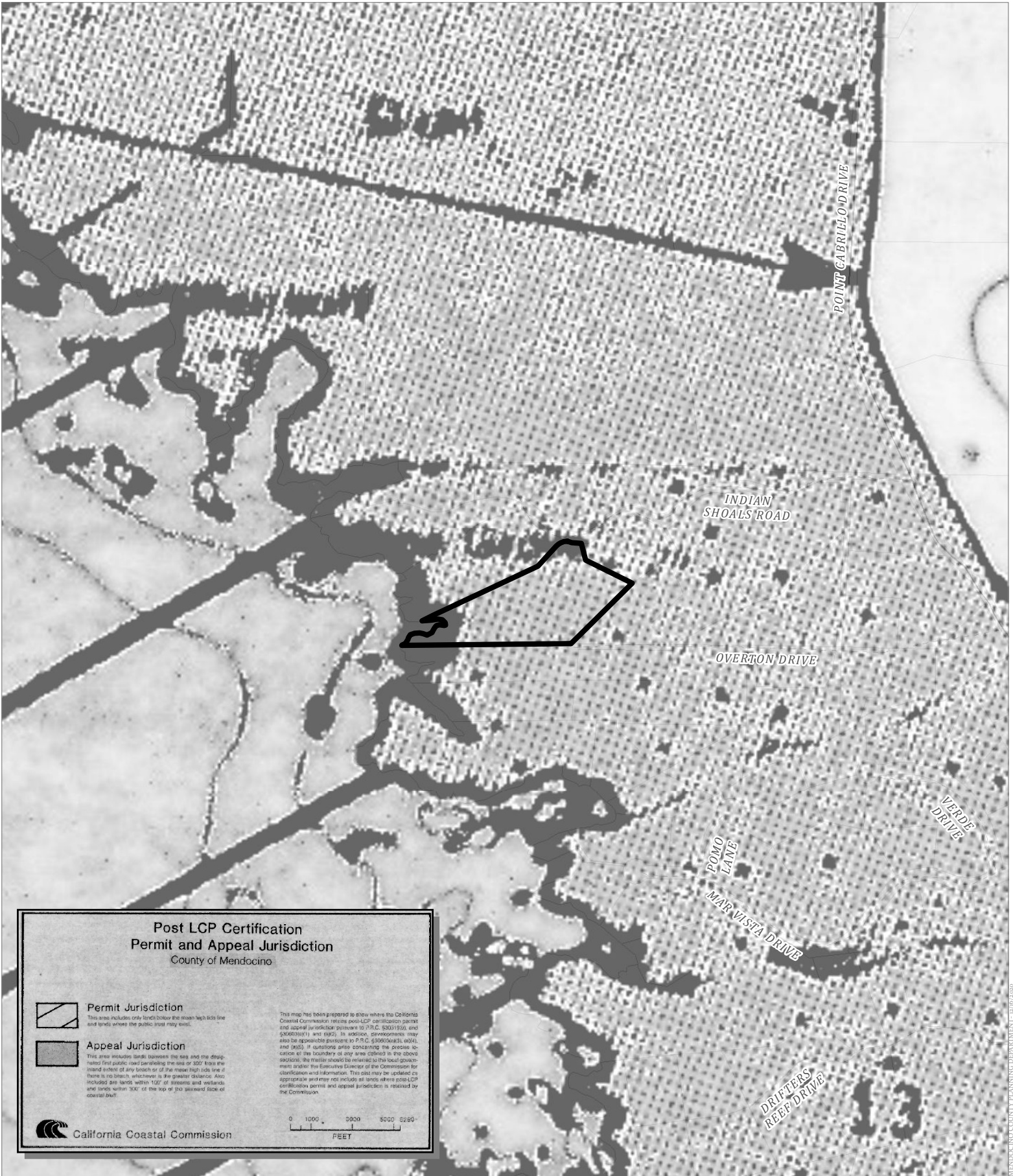








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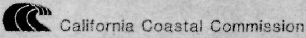
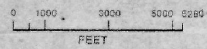




**Post LCP Certification  
Permit and Appeal Jurisdiction**  
County of Mendocino

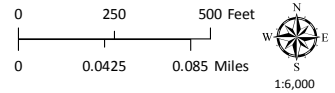
-  **Permit Jurisdiction**  
This area includes only lands below the mean high tide line and lands where the public trust may exist.
-  **Appeal Jurisdiction**  
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands, and lands within 300' of the top of the seaward face of coastal dunes.

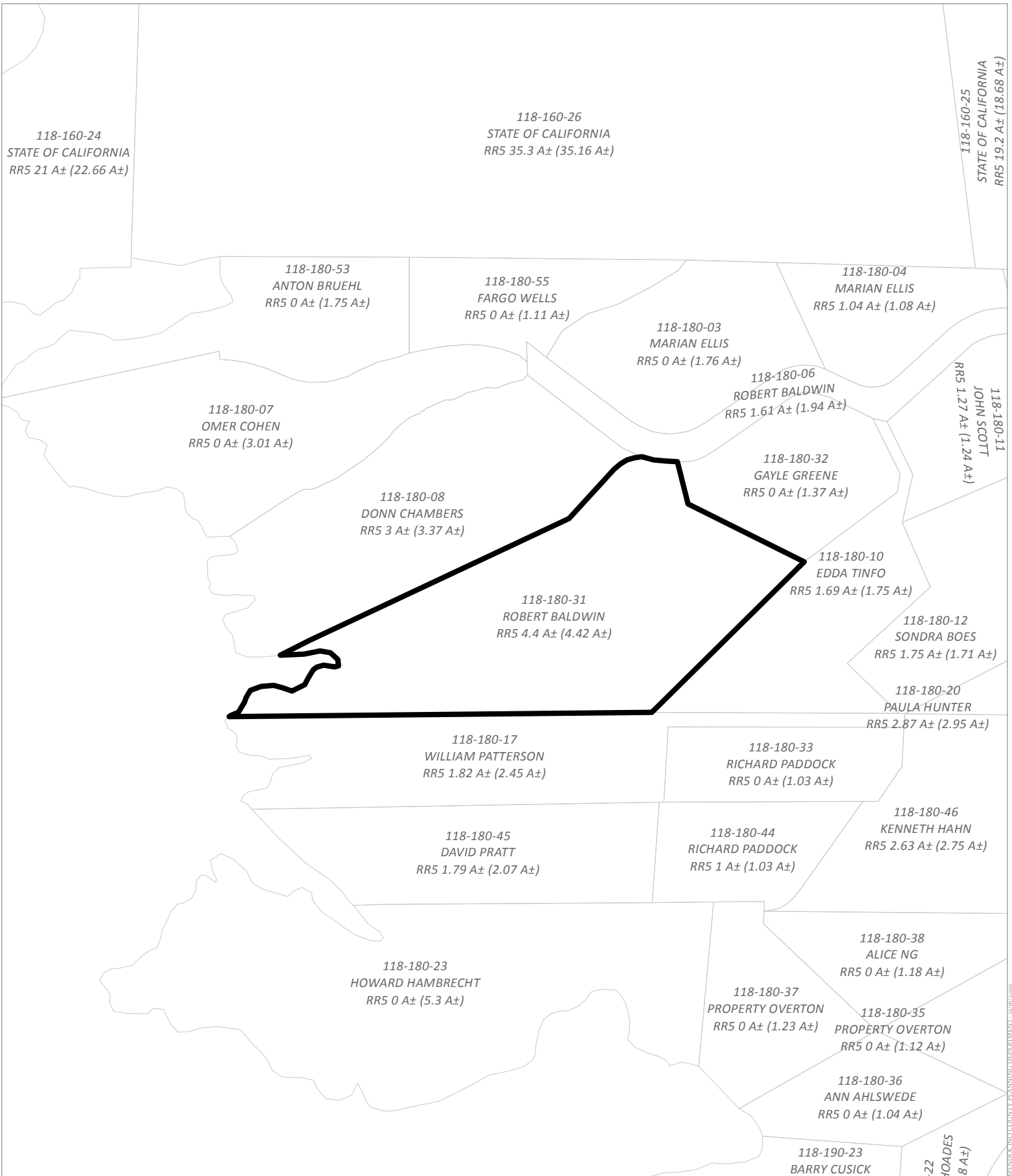
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30015(b), and §30003(d)(1) and (d)(2). In addition, developments may also be appealable pursuant to P.R.C. §30003(a)(3), (a)(4), and (a)(5). In questioning areas concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government under the Executive Director of the Commission for clarification and information. This plat may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.



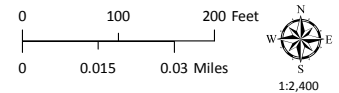
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— Public Roads



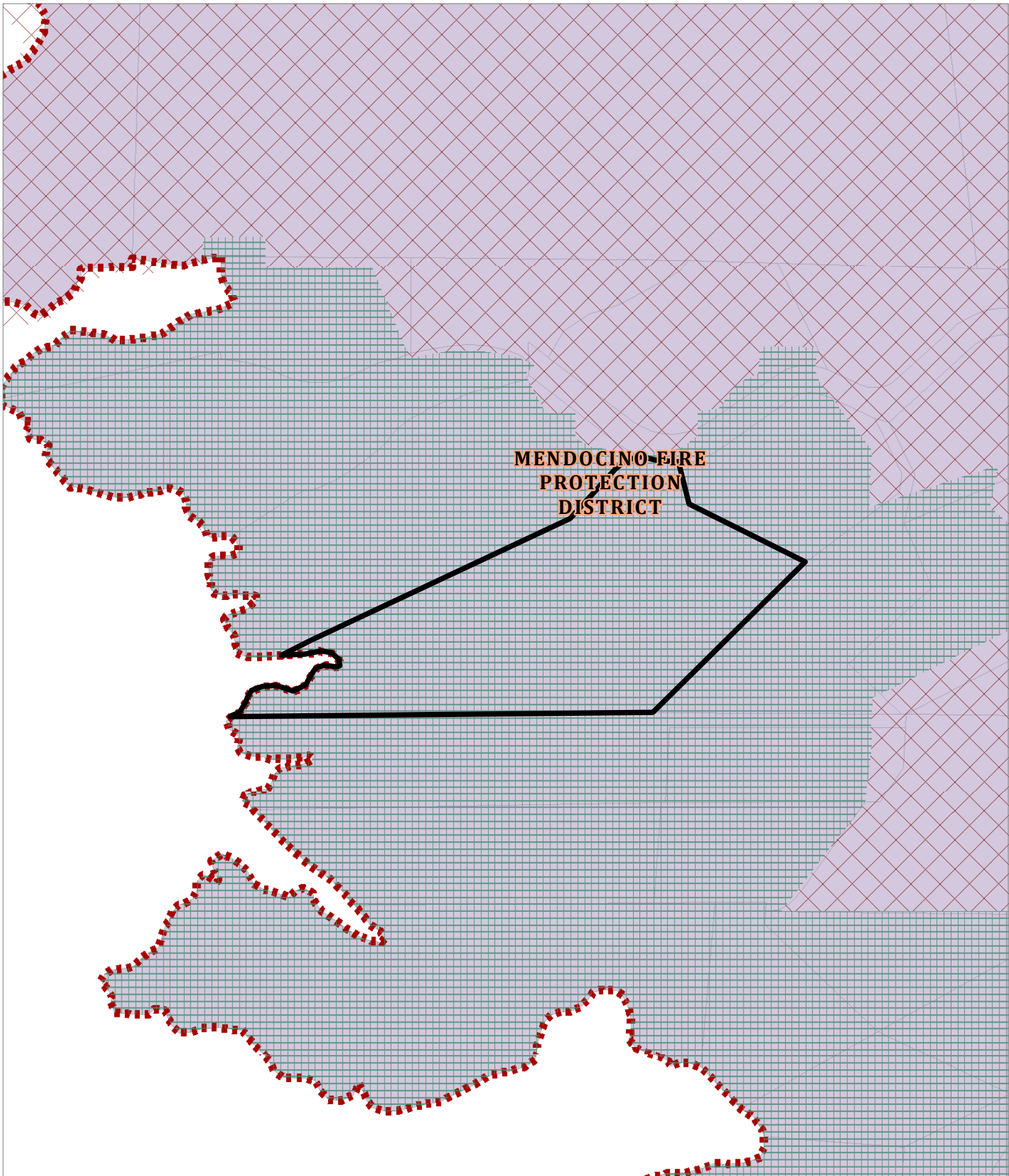


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ADJACENT PARCELS

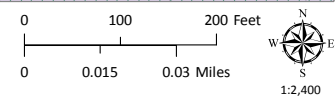




**MENDOCINO FIRE  
PROTECTION  
DISTRICT**

CASE: CDP 2020-0033  
 OWNER: BALDWIN, Robert & Anne  
 APN: 118-180-31  
 APLCT: Anne & Robert Baldwin  
 AGENT: Carl Rittiman & Associates  
 ADDRESS: 45421 Indian Shoals Road, Mendocino

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



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

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/07/2020

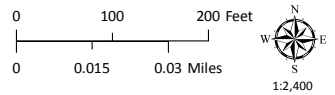
Uninhabited,  
Vegetated

Uninhabited,  
No Vegetation

Medium Density  
Intermix

Water

 Water

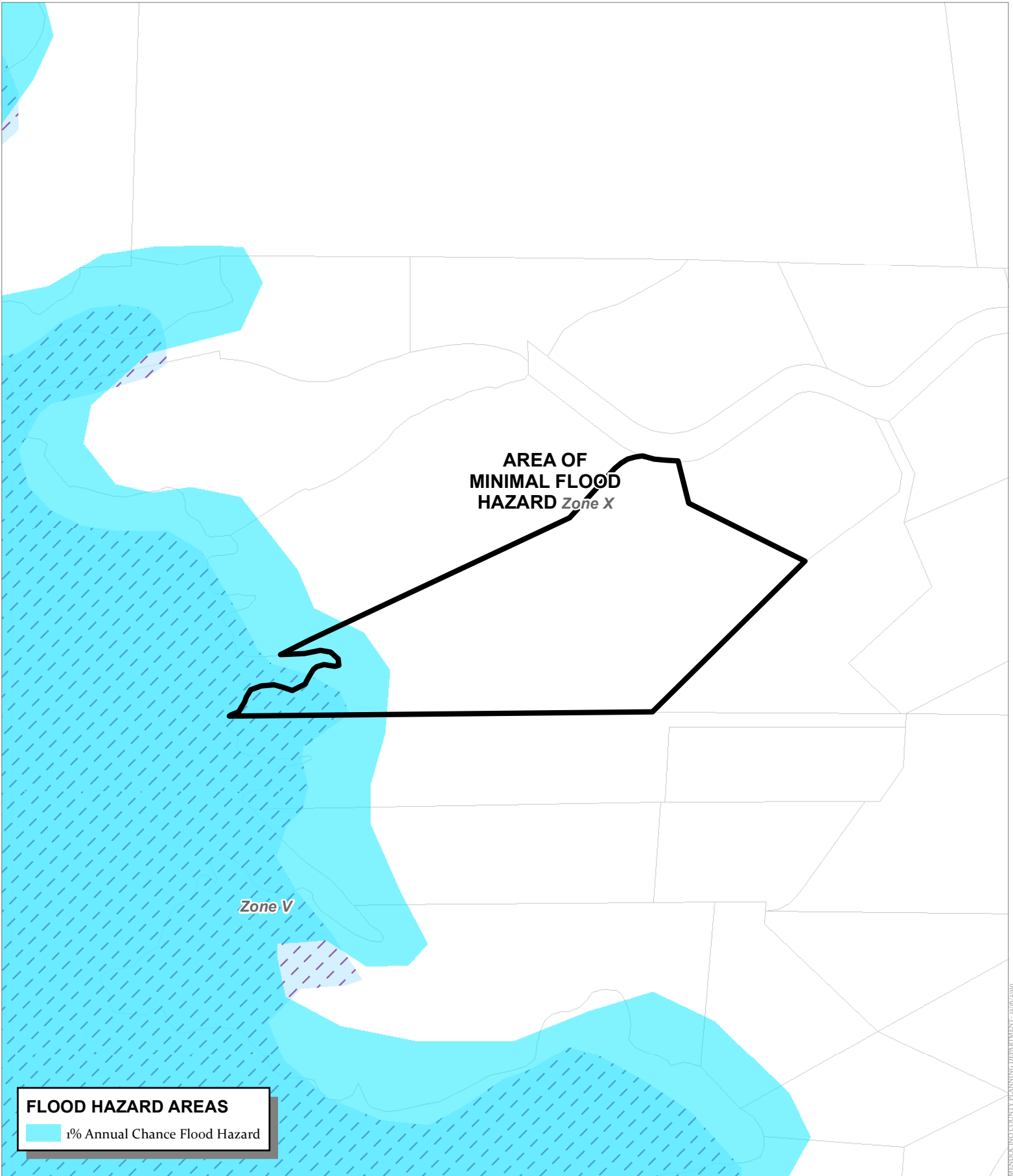


CASE: CDP 2020-0033  
OWNER: BALDWIN, Robert & Anne  
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ADDRESS: 45421 Indian Shoals Road, Mendocino

WILDLAND-URBAN INTERFACE AREAS


MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2020





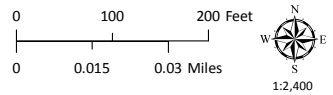
**AREA OF  
MINIMAL FLOOD  
HAZARD Zone X**

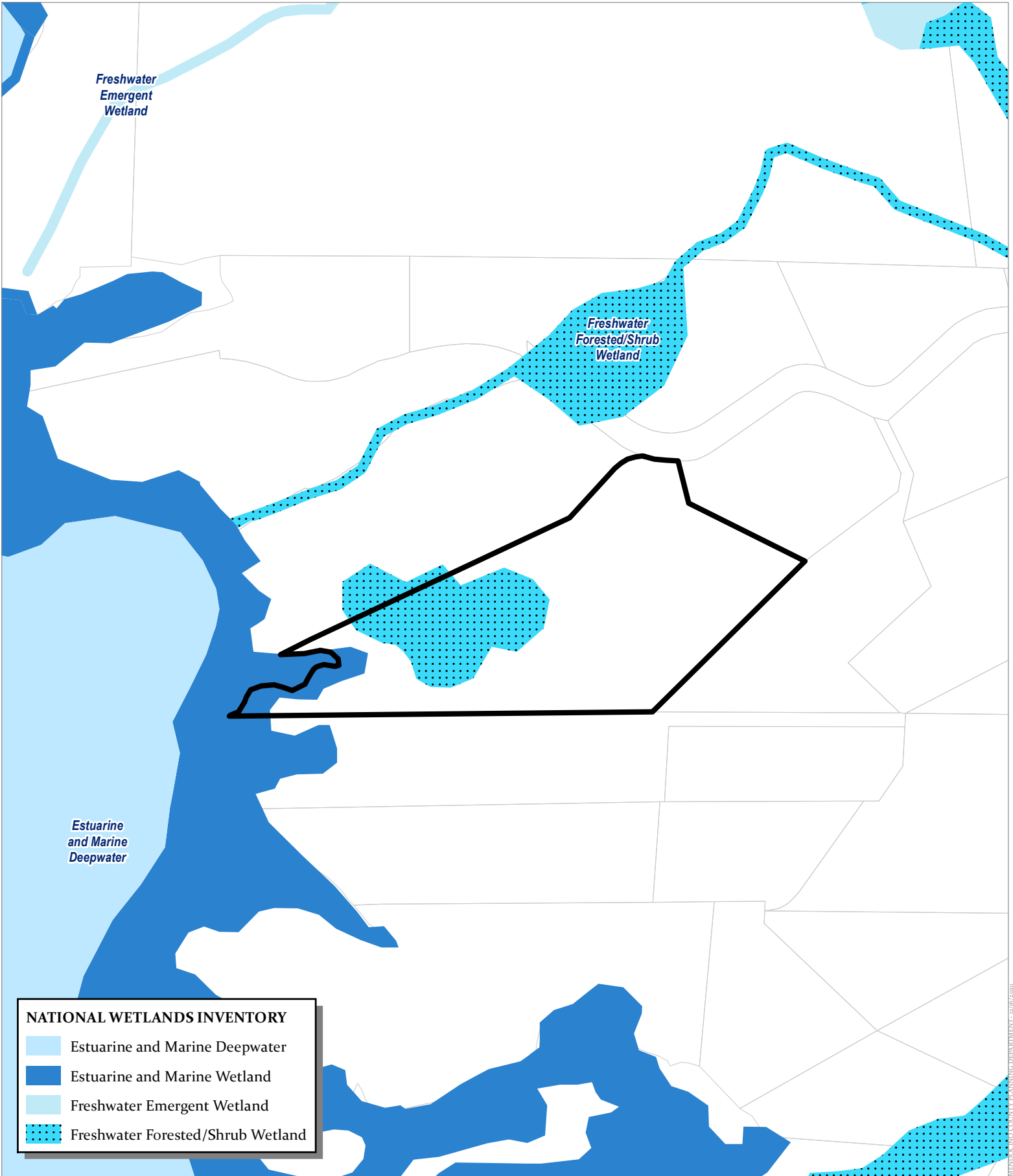
**Zone V**

 Tsunami Inundation Zones

**FLOOD HAZARD AREAS**  
 1% Annual Chance Flood Hazard

CASE: CDP 2020-0033  
 OWNER: BALDWIN, Robert & Anne  
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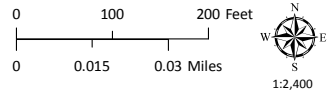




**NATIONAL WETLANDS INVENTORY**

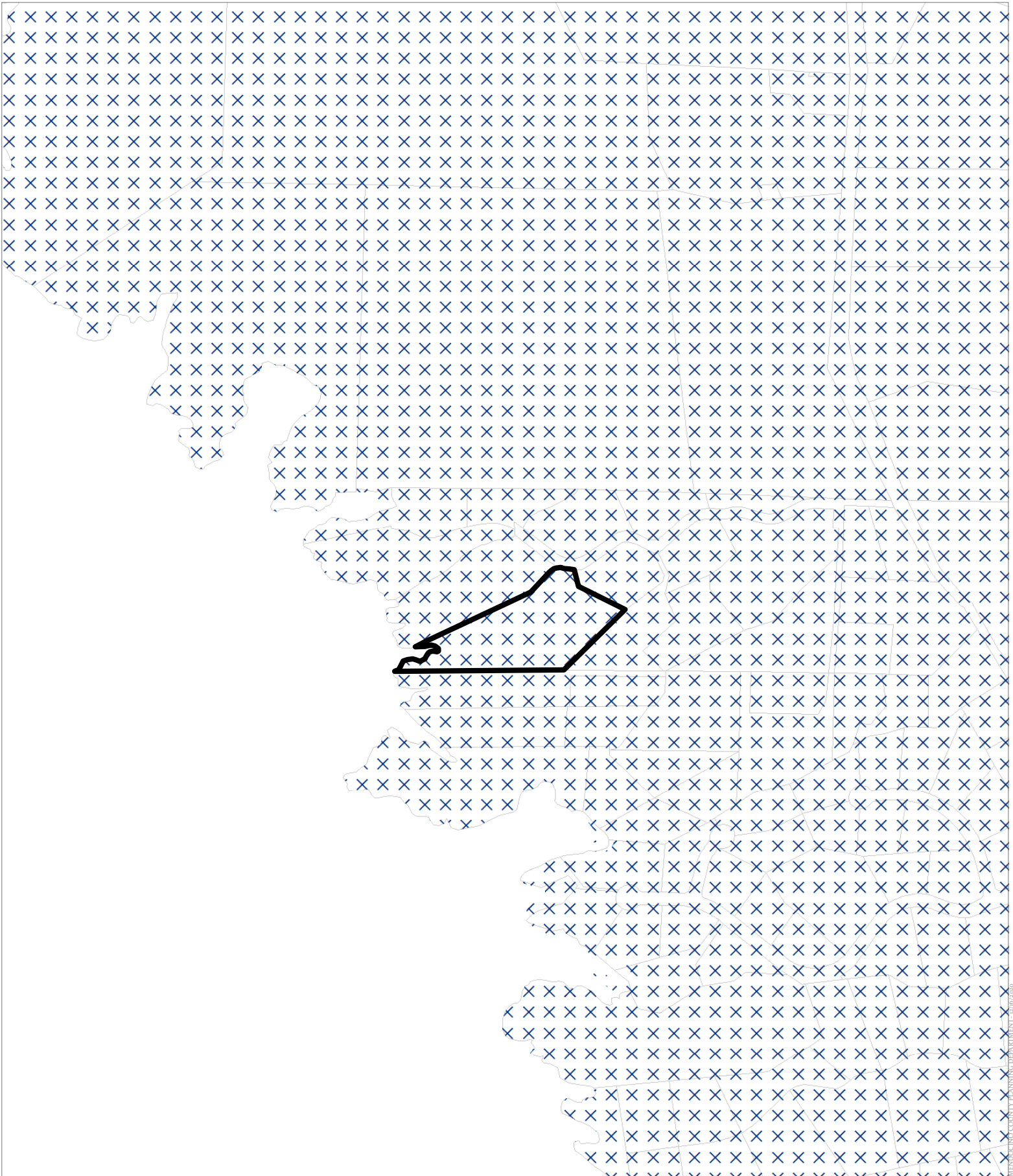
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland

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MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2020

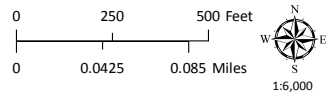




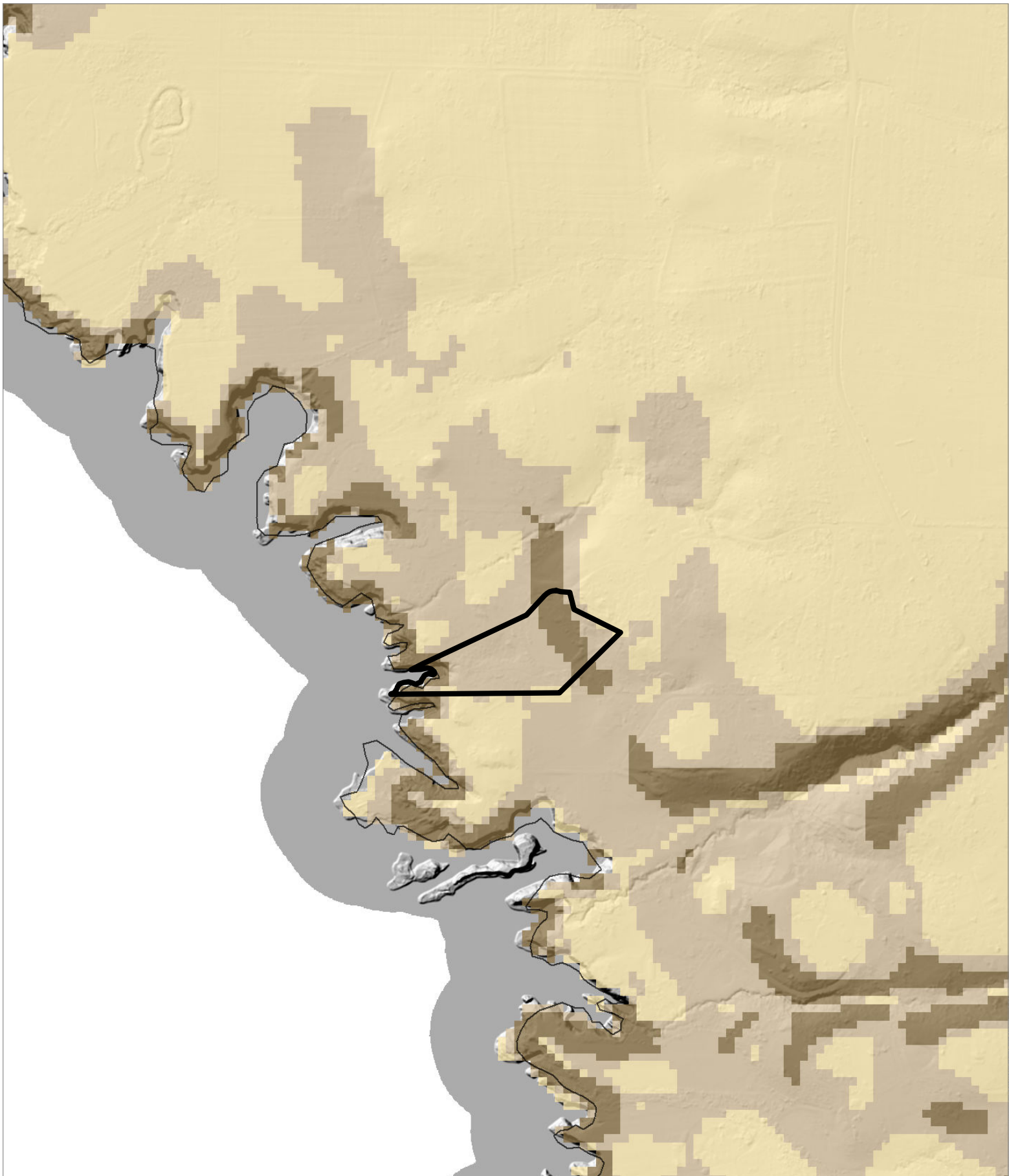
MENDOCINO COUNTY PLANNING DEPARTMENT 2017/2020

CASE: CDP 2020-0033  
OWNER: BALDWIN, Robert & Anne  
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APLCT: Anne & Robert Baldwin  
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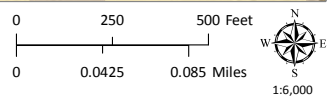
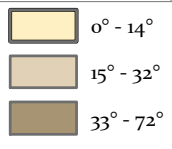
 Critical Water Areas



GROUND WATER RESOURCES



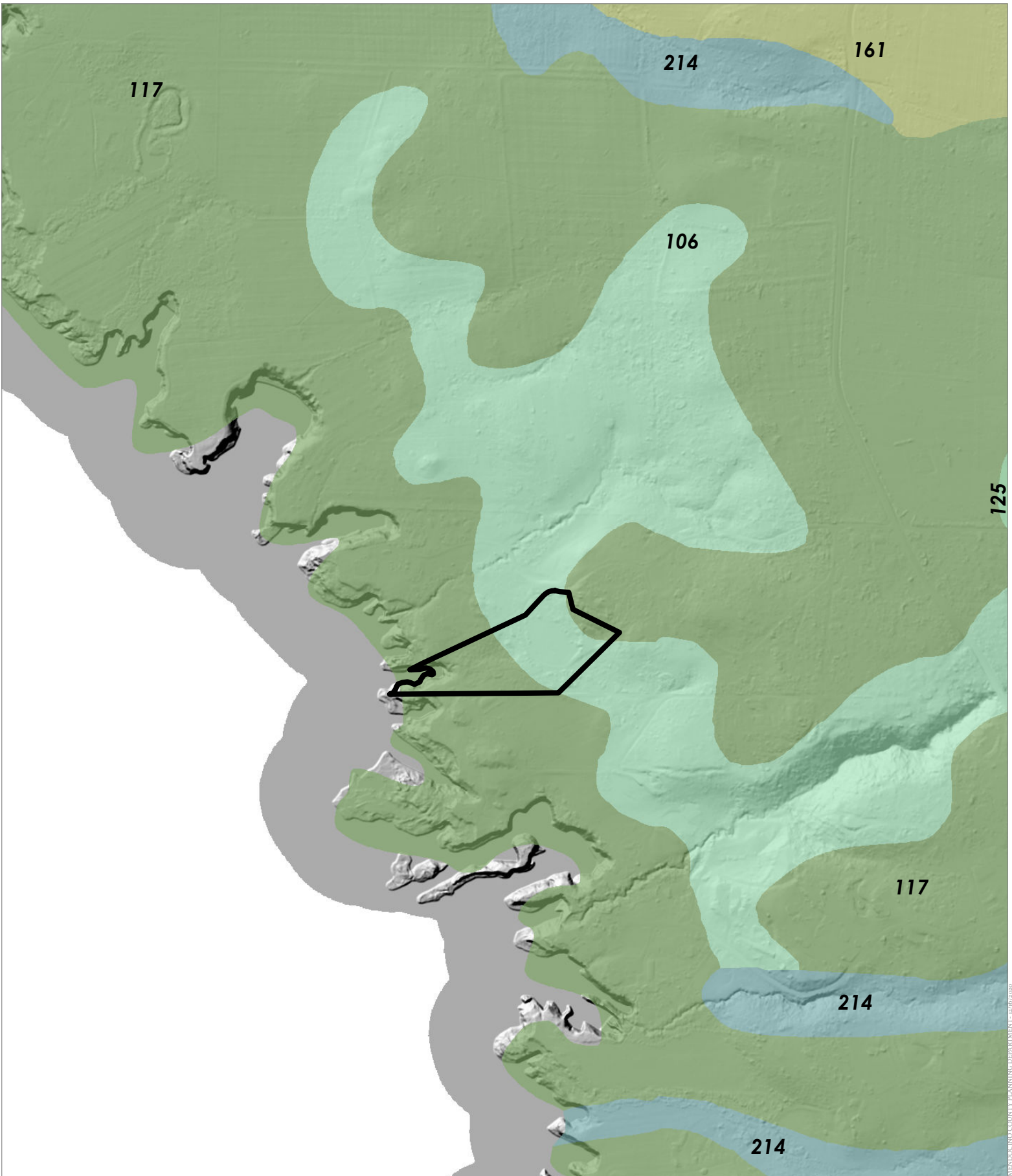
CASE: CDP 2020-0033  
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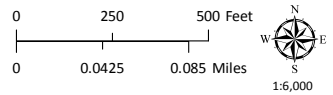
ESTIMATED SLOPE

MENDOCINO COUNTY PLANNING DEPARTMENT 10/10/2020

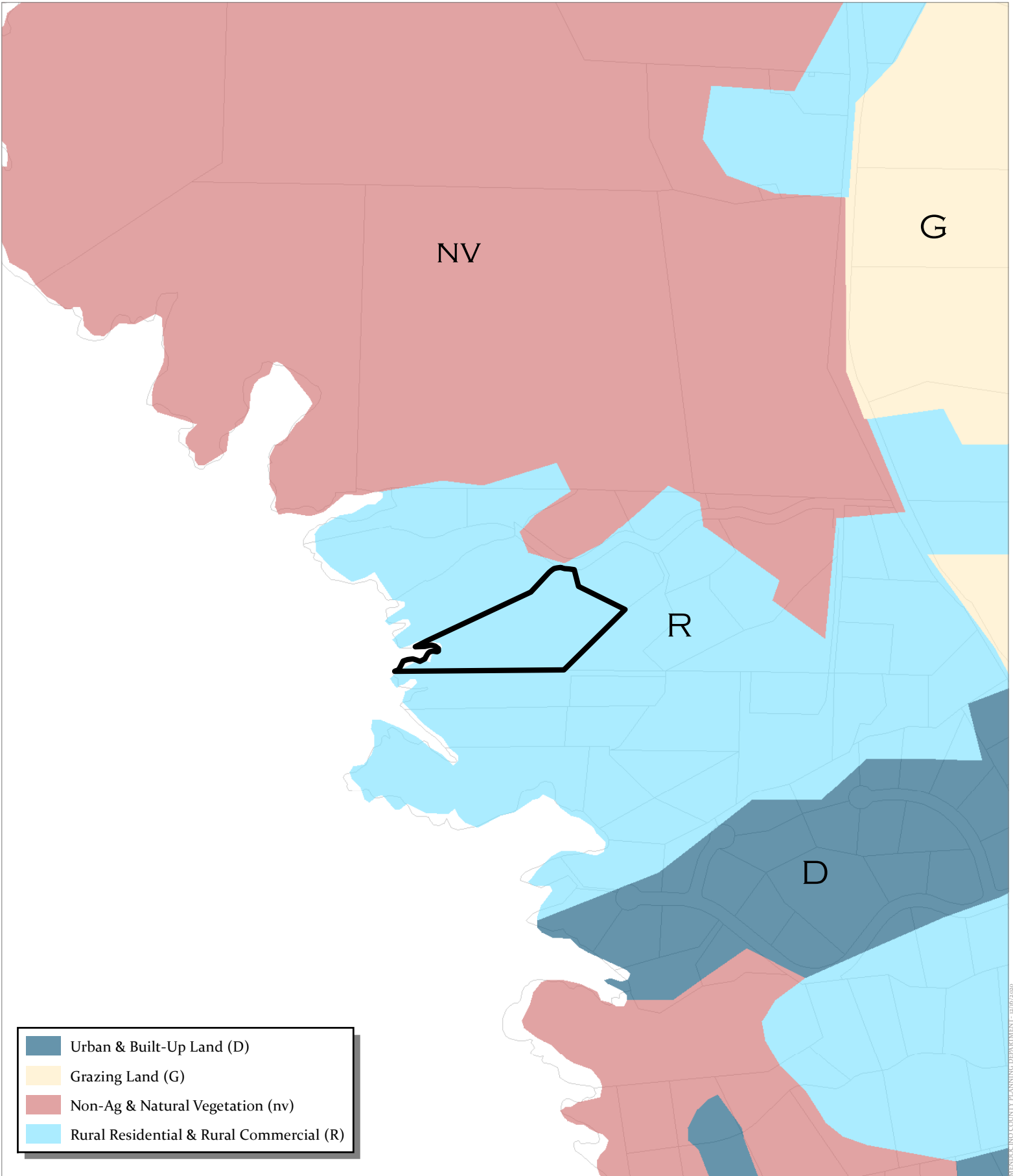




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WESTERN SOIL CLASSES



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

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