



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

February 17, 2021

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

Department of Forestry/ CalFire  
 Resource Management  
 Land Use  
 Department of Fish and Wildlife  
 County Addresser- Russ Ford  
 Covelo Fire Protection District

Covelo Community Services  
 Round Valley MAC  
 Cloverdale Rancheria  
 Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians

**CASE#:** AP\_2021-0001

**DATE FILED:** 1/7/2021

**OWNER:** KARIN HOEHNE

**APPLICANT:** ROLAND HOEHNE

**AGENT:** DANIEL GRUBAUGH

**REQUEST:** Administrative Permit to allow for a single-family residence on a parcel in the Multi-family Residential (R-3) zoning district.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In Covelo, on the corner of Howard Street (CR 334D), County Road 335B, and Greely Street (CR 334C), 900± feet west of Highway 162; located at 23801 Howard St, Covelo (APN 033-240-01).

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** SAM VANDEWATER

**RESPONSE DUE DATE:** March 3, 2021

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://www.mendocinocounty.org)

Select "Government" from the drop-down; then locate Planning and 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@co.mendocino.ca.us](mailto: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 \_\_\_\_\_

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**APN/S:** 033-240-01

**PARCEL SIZE:** 1± Acres

**GENERAL PLAN:** Suburban Residential (SR)

**ZONING:** Multiple-family Residential (R3:12K)

**EXISTING USES:** vacant

**DISTRICT:** 3<sup>rd</sup> District (Haschak)

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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>	Suburban Residential (SR)	Suburban Residential (SR)	0.5± Acres (A), 0.3± A	Residential
<b>EAST:</b>	Suburban Residential (SR)	Suburban Residential (SR)	0.3± A, 0.3± A	Residential
<b>SOUTH:</b>	Suburban Residential (SR)	Suburban Residential (SR)	1± A	Residential
<b>WEST:</b>	Suburban Residential (SR)	Suburban Residential (SR)	0.3± A, 0.3± A	Residential

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**REFERRAL AGENCIES**

**LOCAL**

- Assessor's Office
- Building Division (Ukiah)
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Covelo Community Services District
- Covelo Fire Protection District
- Round Valley MAC

**STATE**

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- Department of Fish and Wildlife

**TRIBAL**

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

**ADDITIONAL INFORMATION:**

**STAFF PLANNER:** SAM VANDY VANDEWATER

**DATE:** 2/16/2021

## ENVIRONMENTAL DATA

**1. MAC:**

GIS

*Round Valley Municipal Advisory Council*

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*N/A*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*Covelo Fire Protection District*

*California Department of Forestry and Fire Prevention  
(CalFire)*

**4. FARMLAND CLASSIFICATION:**

GIS

*Developed*

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)

*NO*

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS

*N/A*

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part

*Eastern Soils Survey (188, 204)*

**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:**

*NO*

**13. AIRPORT LAND USE PLANNING AREA:**

Airport Land Use Plan; GIS

*YES*

**14. SUPERFUND/BROWNFIELD/HAZMAT SITE:**

GIS; General Plan 3-11

*NO*

**15. NATURAL DIVERSITY DATABASE:**

CA Dept. of Fish & Wildlife Rarefind Database/GIS

*YES*

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

GIS; General Plan 3-10

*NO*

**17. LANDSLIDE HAZARD:**

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

*NO*

**18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34

*NO*

**19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

*NO*

**20. SPECIFIC PLAN/SPECIAL PLAN AREA:**

Various Adopted Specific Plan Areas; GIS

*NO*

**21. STATE CLEARINGHOUSE REQUIRED:**

Policy

*NO*

**22. OAK WOODLAND AREA:**

USDA

*YES*

**23. HARBOR DISTRICT:**

Sec. 20.512

*NO*



Planning and Building  
Services

Case No:	AP-2021-0001
CalFire No:	N/A
Date Filed:	1-8-21
Fee:	\$1121.00
Receipt No:	PRJ-039047
Received By:	Vandy
<i>Office use only</i>	

## APPLICATION FORM

### APPLICANT

Name: KARIN HOEHNE - Roland C. Hoehne Phone: 707-953-6216

Mailing Address: PO Box 398  
*Living Trust = new owner*

City: Covelo State/Zip: CA 95428 email: roland@cmtt.com

### PROPERTY OWNER

Name: Karin Hoehne Phone: 707-953-6216

Mailing Address: PO Box 398

City: Covelo State/Zip: CA 95428 email: karindiana23@gmail.com

### AGENT

Name: Daniel Grubaugh Phone: 707-462-5000

Mailing Address: 2450 N State St

City: Ukiah State/Zip: CA 95482 email: Dan @BC-homes.com


Parcel Size: 40,000 / .91 (Sq. feet/Acres) Address of Property: 23801 Howard St

Assessor Parcel Number(s): 033-240-01


### TYPE OF APPLICATION:

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard                | <input type="checkbox"/> Rezoning                    |
| <input type="checkbox"/> Agricultural Preserve            | <input type="checkbox"/> General Plan Amendment      | <input type="checkbox"/> Use Permit-Cottage          |
| <input type="checkbox"/> Airport Land Use                 | <input type="checkbox"/> Land Division-Minor         | <input checked="" type="checkbox"/> Use Permit-Minor |
| <input type="checkbox"/> CDP- Admin                       | <input type="checkbox"/> Land Division- Major        | <input type="checkbox"/> Use Permit-Major            |
| <input type="checkbox"/> CDP- Standard                    | <input type="checkbox"/> Land Division-Parcel        | <input type="checkbox"/> Variance                    |
| <input type="checkbox"/> Certificate of Compliance        | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other                       |
| <input type="checkbox"/> Development Review               | <input type="checkbox"/> Modification of Conditions  |  |
| <input type="checkbox"/> Exception                        | <input type="checkbox"/> Reversion to Acreage        |  |

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

  
Signature of Applicant/Agent

12-5-2020  
Date

  
Signature of Owner

12 Dec. 2020  
Date



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

Estimated employees per shift: NA

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. Will vegetation be removed on areas other than the building sites and roads?  Yes  No Explain:

Brush & weeds to be removed  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	<u>6</u>	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	_____	
Proposed Additional Spaces	_____	
Total	_____	

8. Is any road construction or grading 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.).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. For grading or road construction, complete the following: NA

- 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 \_\_\_\_\_

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

11. 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.

12. Will the development provide public or private recreational opportunities?  Yes  No  
 If yes, explain below:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input type="checkbox"/> No
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15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking :  Yes  No  
 Filling:  Yes  No  
 Dredging:  Yes  No

Placement of structures in:  
 open coastal waters  
 wetlands  
 estuaries  
 lakes

If so, 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

16. 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.  
 Front and back door porch lights  
 \_\_\_\_\_  
 \_\_\_\_\_

17. Utilities will be supplied to the site as follows:

A. Electricity:  
 Utility Company (service exists to the parcel)  
 Utility Company (requires extension of service to site: \_\_\_\_\_ feet \_\_\_\_\_ miles)  
 On Site Generation - Specify: \_\_\_\_\_

B. Gas:  
 Utility Company/Tank  
 On Site Generation - Specify: \_\_\_\_\_  
 None

C. Telephone:  Yes  No

18. What will be the method of sewage disposal?  
 Community sewage system - Specify supplier \_\_\_\_\_  
 Septic Tank  
 Other - Specify: \_\_\_\_\_

19. What will be the domestic water source:  
 Community water system - Specify supplier \_\_\_\_\_  
 Well  
 Spring  
 Other - Specify: \_\_\_\_\_

20. Are there any associated projects and/or adjacent properties under your ownership?  
 Yes  No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:  
 \_\_\_\_\_  
 \_\_\_\_\_

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):  
 \_\_\_\_\_ Cornell Lovell & Howard St \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

23. Are there existing structures on the property?  Yes  No  
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

24. Will any existing structures be demolished or removed?  Yes  No NA  
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

25. Project Height. Maximum height of existing structures \_\_\_\_\_ feet. Maximum height of proposed structures 18 feet.

26. Gross floor area of existing structures \_\_\_\_\_ square feet (including covered parking and accessory buildings). Gross floor area of proposed structures \_\_\_\_\_ square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 1350 and 1200  square feet  acres.

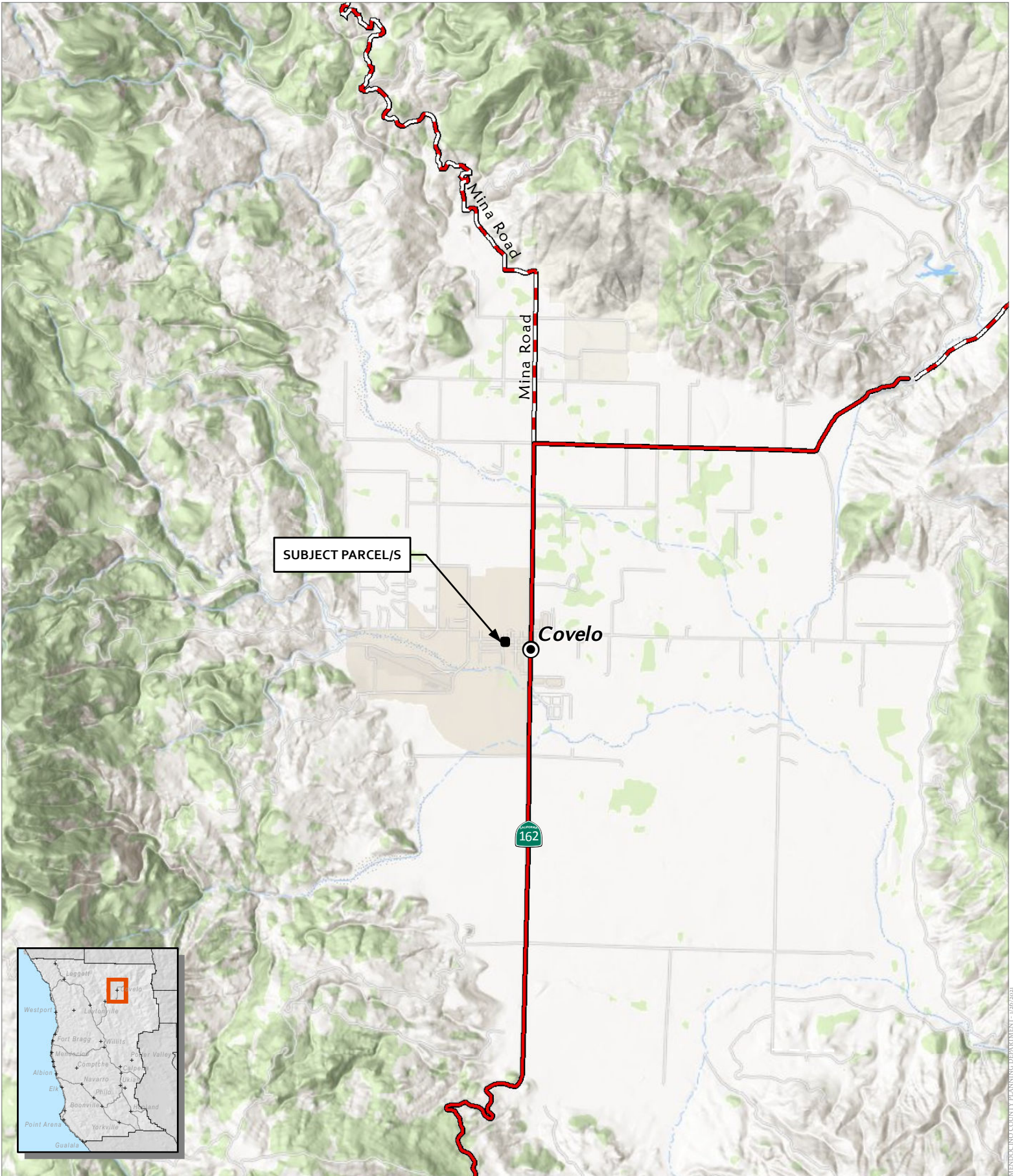
28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.  
Flat .92 acre lot in a subdivision  
 \_\_\_\_\_  
 \_\_\_\_\_

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.  
Site built and manufactured homes  
 \_\_\_\_\_  
 \_\_\_\_\_

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>
Agricultural				
Commercial				
Industrial				
Institutional				
Timberland				
Other				





SUBJECT PARCEL/S

Covelo

162

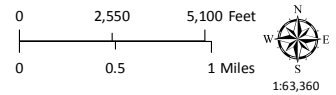


CASE: AP 2021-0001  
 OWNER: HOEHNE, Karin  
 APN: 033-240-01  
 APLCT: Roland C. Hoehne  
 AGENT: Daniel Grubaugh  
 ADDRESS: 23801 Howard Street, Covelo

● Major Towns & Places

— Highways

— Major Roads



LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/20/2021

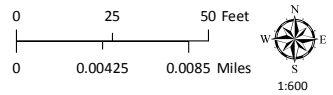


HOWARD STREET

LOVELLE STREET

GREELY STREET

Public Roads



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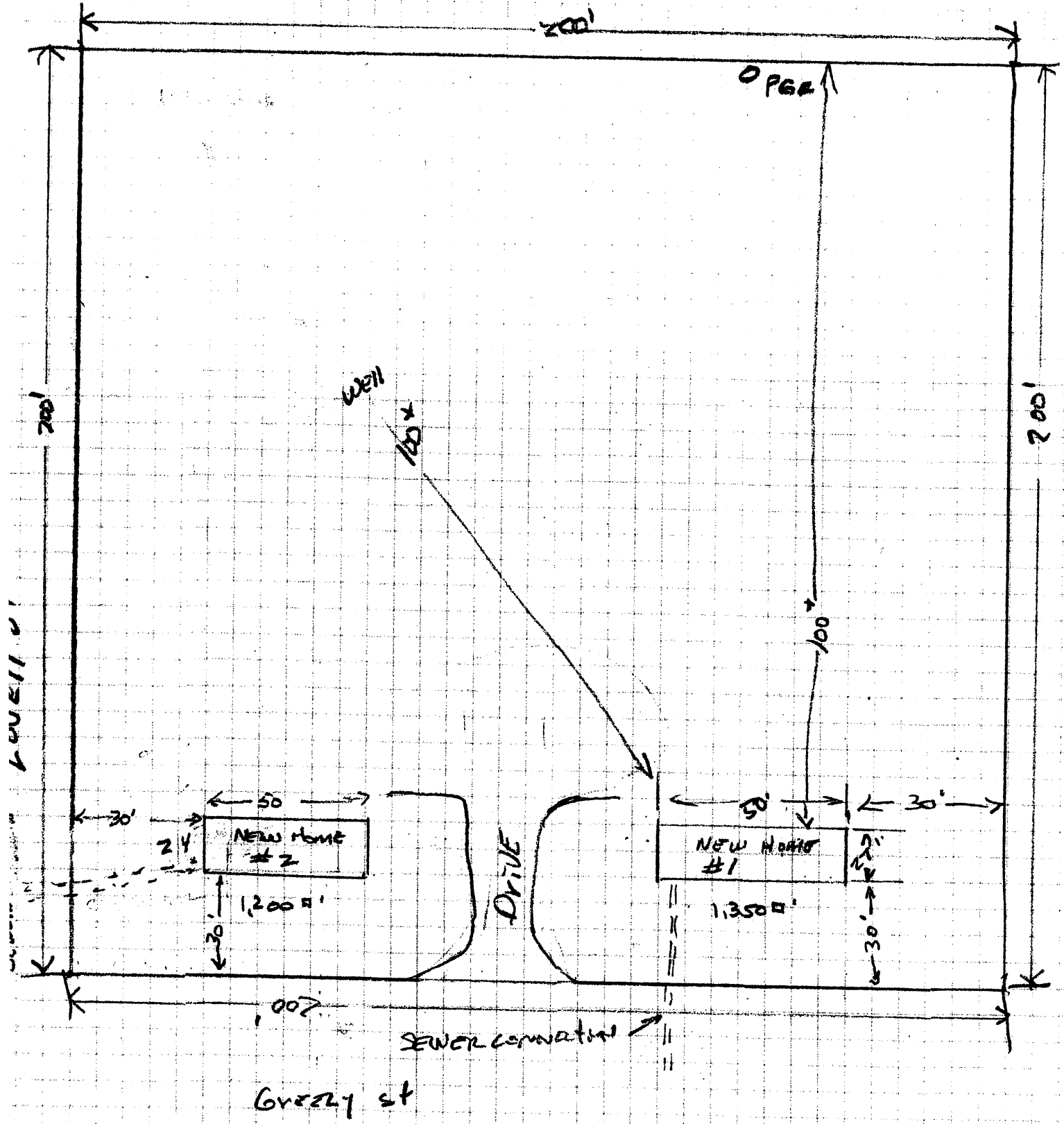
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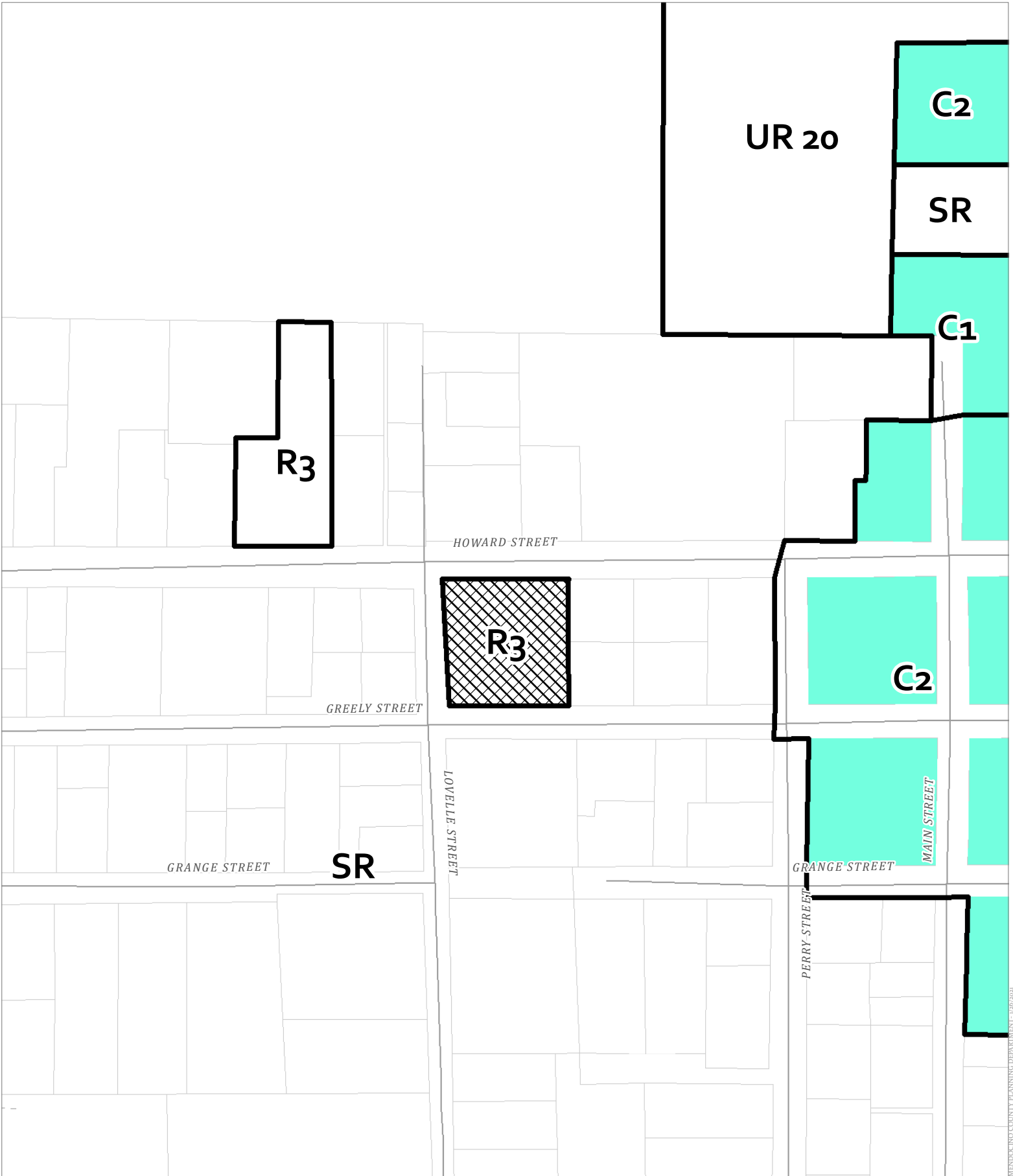
23801 HOWARDS, COLLEJO CA 95482

APN 33-240-01




Collected 10-31-2020

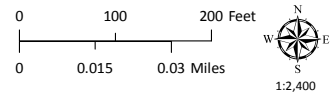
HOWARD



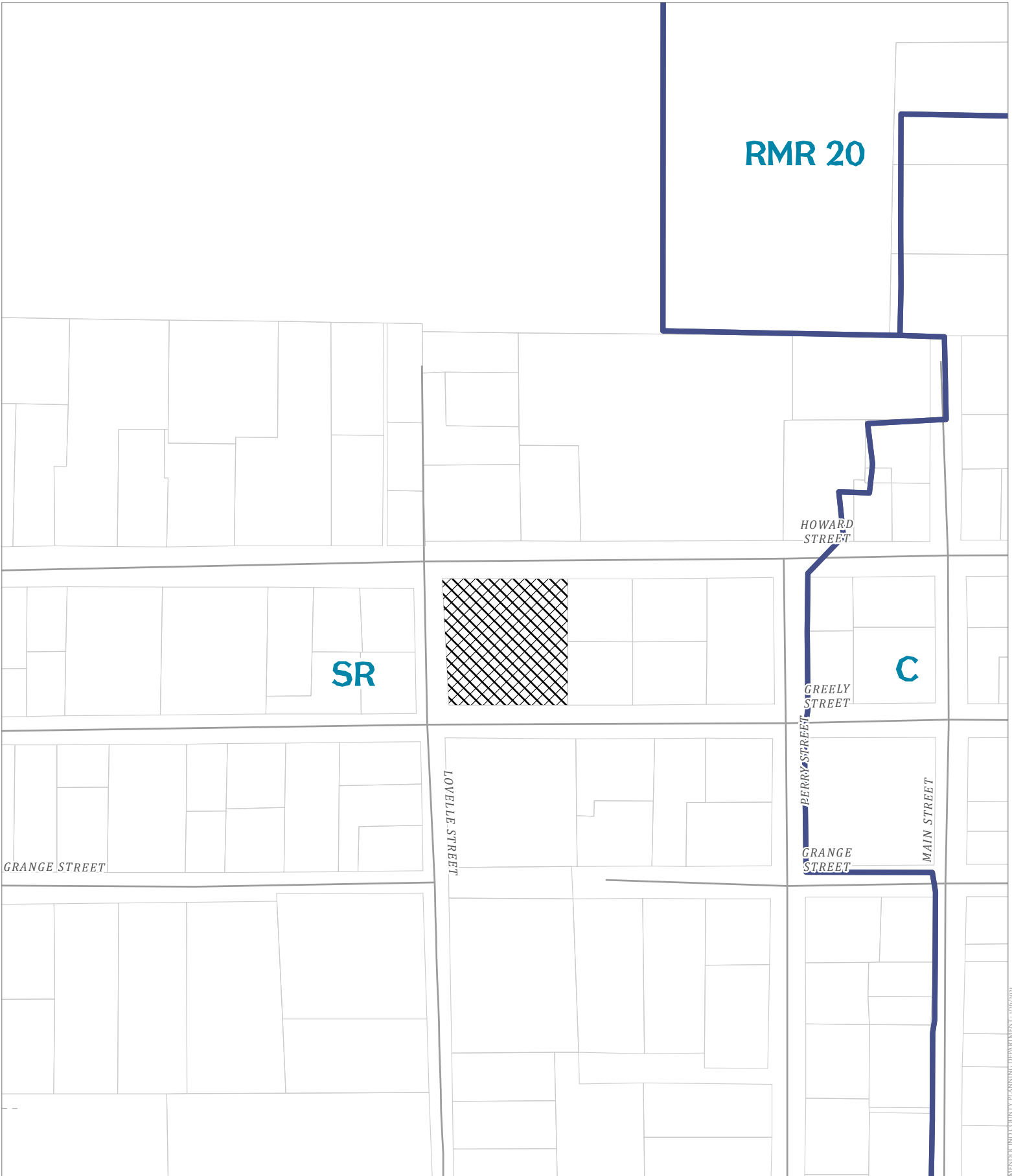


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-  Zoning Districts
-  Community Character (CC) Districts
-  Public Roads

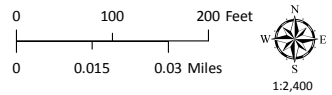


MENDOCINO COUNTY PLANNING DEPARTMENT - 1/20/2021

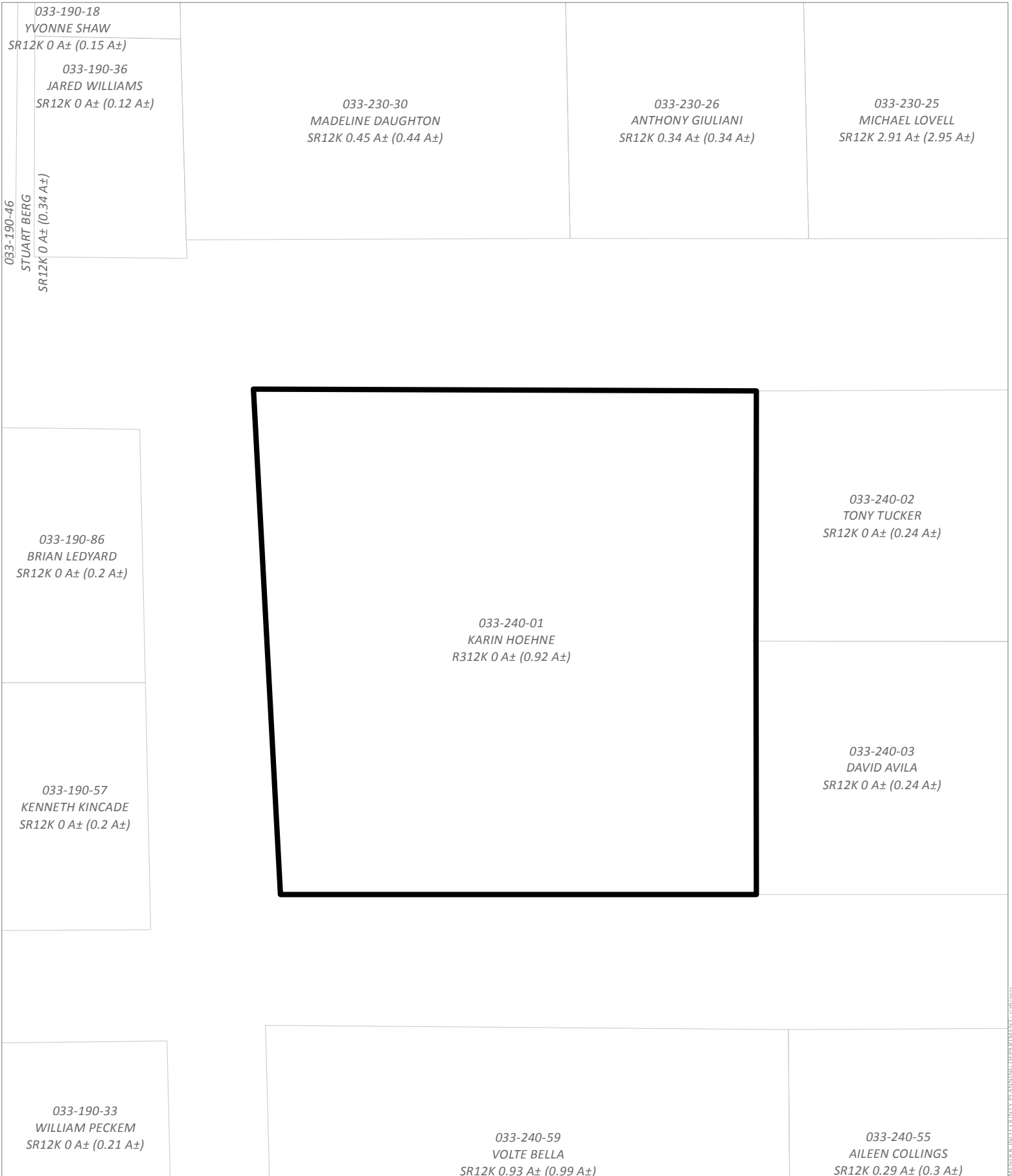


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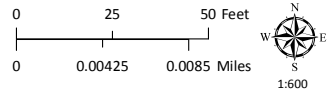
 General Plan Classes  
 Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/20/2021



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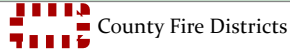
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/20/2021

ADJACENT PARCELS

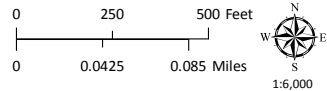


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 FRA  
 LRA  
 Fire Stations

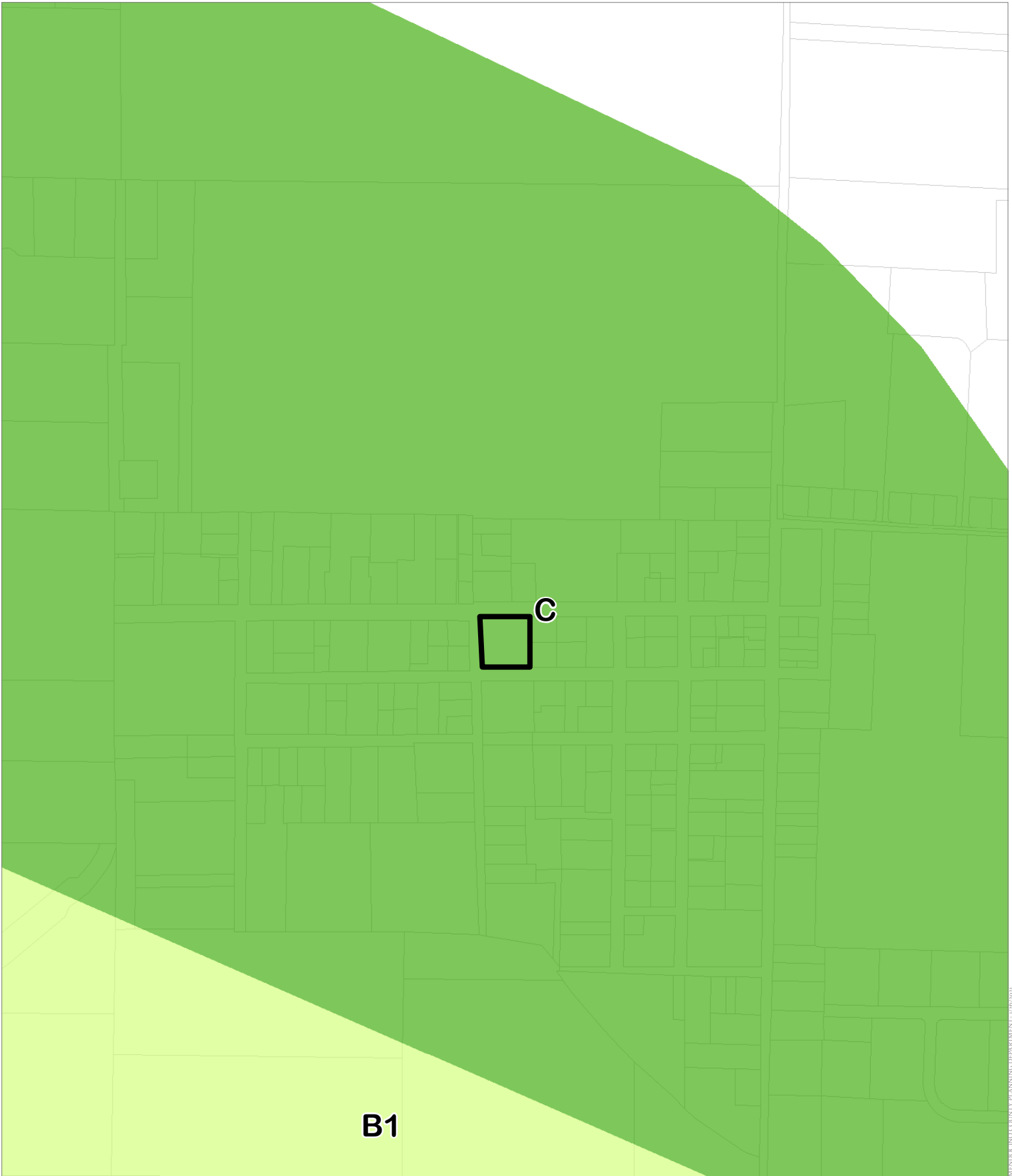


County Fire Districts

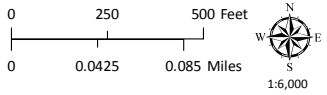


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/20/2021

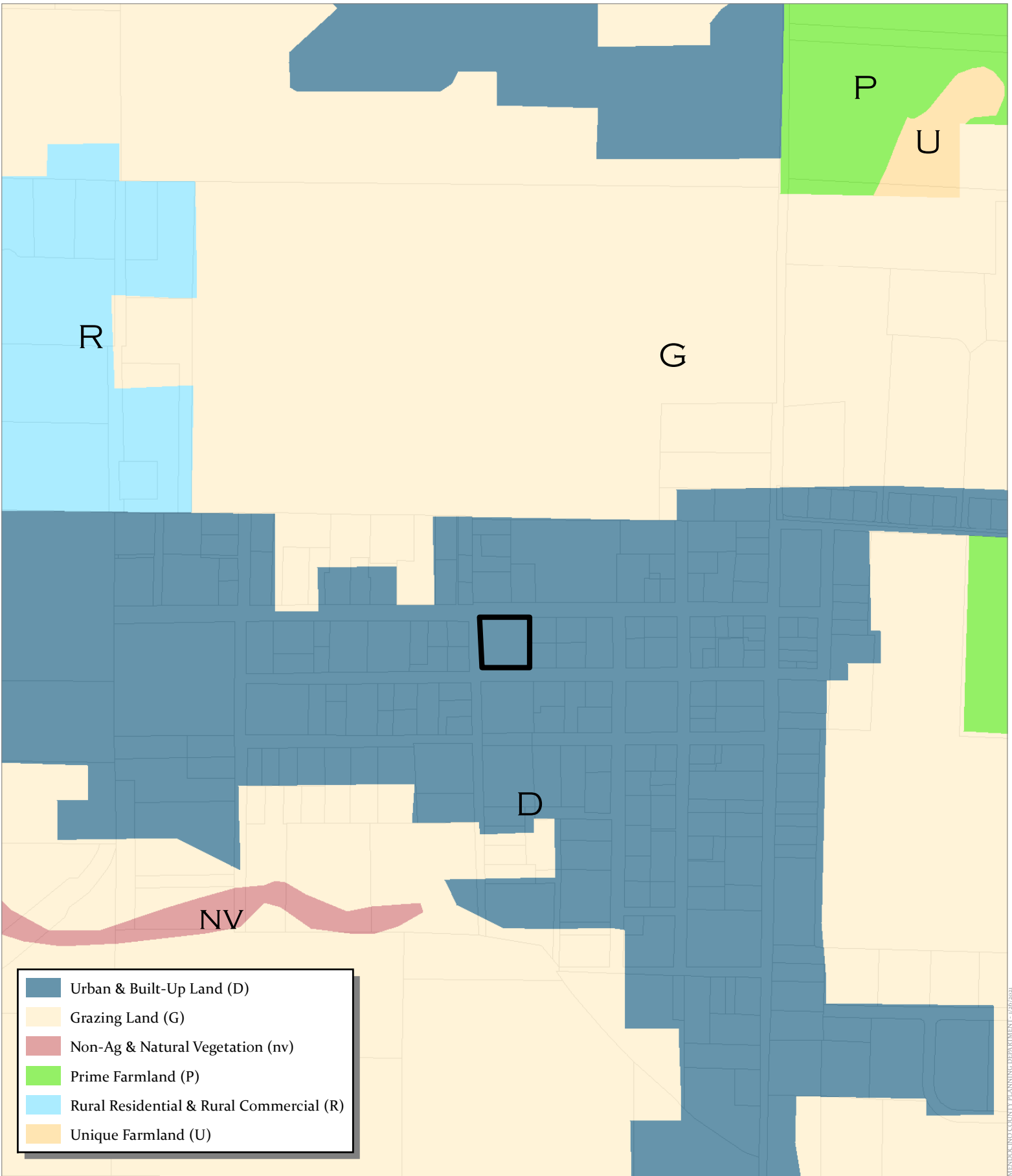


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MENDOCINO COUNTY PLANNING DEPARTMENT - 12/20/2021





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

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