



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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

NASH GONZALEZ, INTERIM 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

February 17, 2021

Department of Transportation  
 Environmental Health - Fort Bragg  
 Assessor  
 Air Quality Management  
 Archaeological Commission  
 Caltrans

Department of Forestry/ CalFire  
 Land Use  
 Department of Fish and Wildlife  
 Coastal Commission  
 US Fish & Wildlife Service  
 US Natural Resources Conservation

Albion-Little River Fire Department  
 Cloverdale Rancheria  
 Redwood Valley Rancheria  
 Sherwood Band of Pomo Indians

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

**DATE FILED:** 1/11/2021

**OWNER/APPLICANT:** Elizabeth E McBee-Horner, James B Horner

**AGENT:** Jackie Dixon - Wynn Coastal Planning & Biology

**REQUEST:** Coastal Development Permit Renewal for CDP\_2013-0014, which authorized construction of a 3,000± square foot single family residence with an attached 576± square foot garage, and 640 square foot or less guest cottage, maximum building height 18 feet above grade. Install septic, well, utilities and construct 7,500 linear feet gravel drive. There are no modifications to the original request of CDP\_2013-0014. The renewal will result in a new expiration of January 11, 2022.

**ENVIRONMENTAL DETERMINATION:** Categorical Exempt

**LOCATION:** In the Coastal Zone, 1± mile south of Little River town center, situated north of East Buckhorn Cove Road (Private), 0.5± miles east of its intersection with Highway 1 (SR 1), located at 40001 East Buckhorn Cove Rd., Little River (APN: 121-020-27).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** TIA SAR

**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 \_\_\_\_\_

**CASE: CDPR\_2021-0001**

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**OWNER/**

**APPLICANT:** Horner, Elizabeth Mcbee & John

**AGENT:** Jackie Dixon, Wynn Coastal Planning & Biology

**REQUEST:** Coastal Development Permit Renewal for CDP\_2013-0014, which authorized construction of a 3,000± square foot single family residence with an attached 576± square foot garage, and 640 square foot or less guest cottage, maximum building height 18 feet above grade. Install septic, well, utilities and construct 7,500 linear feet gravel drive. There are no modifications to the original request of CDP\_2013-0014. The renewal will result in a new expiration of January 11, 2022.

**LOCATION:** In the Coastal Zone, 1± mile south of Little River town center, situated north of East Buckhorn Cove Road (Private), 0.5± miles east of its intersection with Highway 1 (SR 1), located at 40001 East Buckhorn Cove Rd., Little River (APN: 121-020-27).

**APN/S:** 121-020-27-00

**PARCEL SIZE:** 20.74± Acres

**GENERAL PLAN:** Coastal Element, Remote Residential (RMR20:R\*)

**ZONING:** Division II, Remote Residential District (RMR:20); Development Limitation (DL) Combining District

**EXISTING USES:** Vacant

**DISTRICT:** 5

**RELATED CASES:** CDPR\_2019-0005; CDPR\_2018-0008; CDP\_2013-0014; CDMS\_2013-0005; MS\_17-89

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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>	Remote Residential	RMR20	27.2 Acres	Residential
<b>EAST:</b>	Forrest Land	TPZ	62.2 Acres	TPZ
<b>SOUTH:</b>	Remote Residential	RMR20	23.7 Acres	Residential
<b>WEST:</b>	Remote Residential	RMR20	5.6 Acres	Vacant

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**REFERRAL AGENCIES**

**LOCAL**

- Air Quality Management District
- Archaeological Commission
- Assessor's Office
- Department of Transportation (DOT)
- Environmental Health (FB)
- Albion-Little River Fire Department

**STATE**

- CALFIRE (Land Use)
- California Coastal Commission
- California Dept. of Fish & Wildlife
- CALTRANS

**TRIBAL**

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

**FEDERAL**

- US Department of Fish & Wildlife
  - US Natural Resources Conservation
- 

**ADDITIONAL INFORMATION:** A portion of land is development limited, and subject to Mendocino County Code Chapter 20.416 (DL – Development Limitations Combining Districts)

**STAFF PLANNER:** TIA SAR

**DATE:** 1/28/2021

## ENVIRONMENTAL DATA

### 1. MAC:

GIS

*None*

### 2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

*Moderate Fire Hazard*

### 3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

*LRA: Albion Little River Fire Protection District*

### 4. FARMLAND CLASSIFICATION:

GIS

*No*

### 5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

*No*

### 6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

*Marginal Water Resource*

### 7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

*Western Soils 145, 141, and 199*

### 8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

*None*

### 9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

*No*

### 10. TIMBER PRODUCTION ZONE:

GIS

*Adjacent*

### 11. WETLANDS CLASSIFICATION:

GIS

*Yes*

### 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

*See Topographic Map*

### 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

*Various Adopted Specific Plan Areas; GIS*

### 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

*RMR20 and RMR-20-DL*

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

LCP Land Capabilities maps/GIS; 20.500

*No*

### 26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

*Mapped as Barren Land*

### 27. COASTAL COMMISSION APPEALABLE AREA:

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

*No*

### 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

*Yes, westerly portion of lot mapped HSA*

### 30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

*None-Prime Agricultural Lands and Beach Deposits*

### 31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

*No*

**COUNTY OF MENDOCINO  
DEPT OF PLANNING & BUILDING SERVICES**

**120 WEST FIR STREET  
FORT BRAGG, CA 95437  
Telephone: 707-964-5379  
Fax: 707-961-2427**

Case No(s) CDPR-2021-0001

Date Filed 1/8/2021

Fee \$ 1641.58

Receipt No. PRJ-032071

Received by Tia Sar

1/11/2021

**Office Use Only**

**COASTAL DEVELOPMENT PERMIT RENEWAL APPLICATION FORM**

Name of Applicant Elizabeth Mcbee-Horner & James Horner	Name of Owner(s) Elizabeth Mcbee-Horner & James Horner	Name of Agent Jackie Dixon, Wynn Coastal Planning and Biology
Mailing Address 43700 Buckhorn Cove Rd. Little River, CA 95456	Mailing Address 43700 Buckhorn Cove Rd. Little River, CA 95456	Mailing Address 703 N. Main St. Fort Bragg CA. 95437
Telephone Number (415) 420-8267	Telephone Number Same	Telephone Number (707) 964-2537

Please describe any actions taken to initiate development since issuance of the coastal development permit. List any changes to the property and or structure(s) since CDP issuance.

Well has been installed, water tank has been installed at top of road dedicated to fire suppression, 7,500sf driveway has been installed.

**Driving Directions**

The site is located on the N (N/S/E/W) side of E. Buckhorn Cove Road (private) (name road) approximately 0.5 Miles (feet/miles) E (N/S/E/W) of its intersection with State Highway 1 (SR 1) (provide nearest major intersection).

Assessor's Parcel Number(s) 121-020-27-00	Date of expiration of issued CDP January 11, 2021
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Parcel Size <u>20.74</u> <input type="checkbox"/> Square Feet <input checked="" type="checkbox"/> Acres	Street Address of Project 43700 Buckhorn Cove Rd. Little River, CA 95456
--	--

**RECEIVED**

JAN 08 2021



# COASTAL DEVELOPMENT PERMIT RENEWAL

## APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies that will be reviewing your project proposal. The more detail that is provided, the easier it will be to promptly process your application. Please answer all questions. For those questions, which do not pertain to your project, please indicate "Not Applicable" or "N/A".

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Coastal Development Permit Renewal for CDP\_2013-0014 (CDPR\_2019-0005), which authorized construction of a 3,000sf SFR with an attached 576sf garage, and 640sf or less guest cottage, maximum building height 18ft above grade. Install septic, well, utilities and construct 7500 linear ft. gravel drive. There are no changes to the original request.

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

TYPE OF UNIT	NUMBER OF STRUCTURES/UNITS	SQUARE FEET PER UNIT
<input checked="" type="checkbox"/> Single Family	1 _____	3,000 _____
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex/Multifamily	_____	_____

3. Are there existing structures on the property?  Yes  No  
If yes, describe below and identify the use of each structure on the plot plan.

4. 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  
 None
- C. Telephone:  Yes  No

5. 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.

Shielded, downcast fixtures; see attached detail

6. What will be the method of sewage disposal?

- Community sewage system, specify supplier \_\_\_\_\_  
 Septic Tank (indicate primary + replacement leachfields on plot plan)  
 Other, specify \_\_\_\_\_

7. What will be the domestic water source?

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

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

Estimate the amount of grading in cubic yards 40 c.y. If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.

Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

Proposed driveway is about 700ft on a moderate to flat slope.

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

If yes, explain:

10. Is the proposed development visible from:

- A. State Highway 1?  Yes  No  
B. Park, beach or recreation area?  Yes  No

If you answered yes to either question, explain.

Site is potentially visible from Highway 1, though largely screened by existing vegetation and set back on the slope. See attached exhibit.

11. Project Height. Maximum height of structure(s). 18' feet

12. Describe all exterior materials and colors of all structures.



	<u>Material</u>	<u>Color</u>
Siding:	Hardie-Panel	Shake Redwood Stain
Roof:	Certaiteed fiberglass	Platinum
Doors:	Wood	Sherwin Williams Rookwood Brown
Trim:	Hardie-trim	Sherwin Williams Rookwood Brown
Window Frames:	Marvin aluminum	Bahama Brown

13. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, rare or endangered plants, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site?

There is a riparian area noted in a biological scoping survey created by Spade Natural Resources Consulting. All construction will occur outside a 100' buffer of the riparian area.

Please see enclosed Biological Scoping Survey Update Report by Wynn Coastal Planning & Biology, dated July 15th 2019 for further detail.

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

Total square footage of all structures: \_\_\_\_\_  
 Estimated employees per shift: \_\_\_\_\_ N/A  
 Estimated shifts per day: \_\_\_\_\_  
 Type of loading facilities proposed: \_\_\_\_\_

Will the proposed project be phased?  Yes  No

If Yes, explain your plans for phasing.

Parking will be provided as follows: N/A

Number of Spaces	Existing _____	Proposed _____	Total _____
Number of standard spaces	_____	Size _____	
Number of handicapped spaces	_____	Size _____	





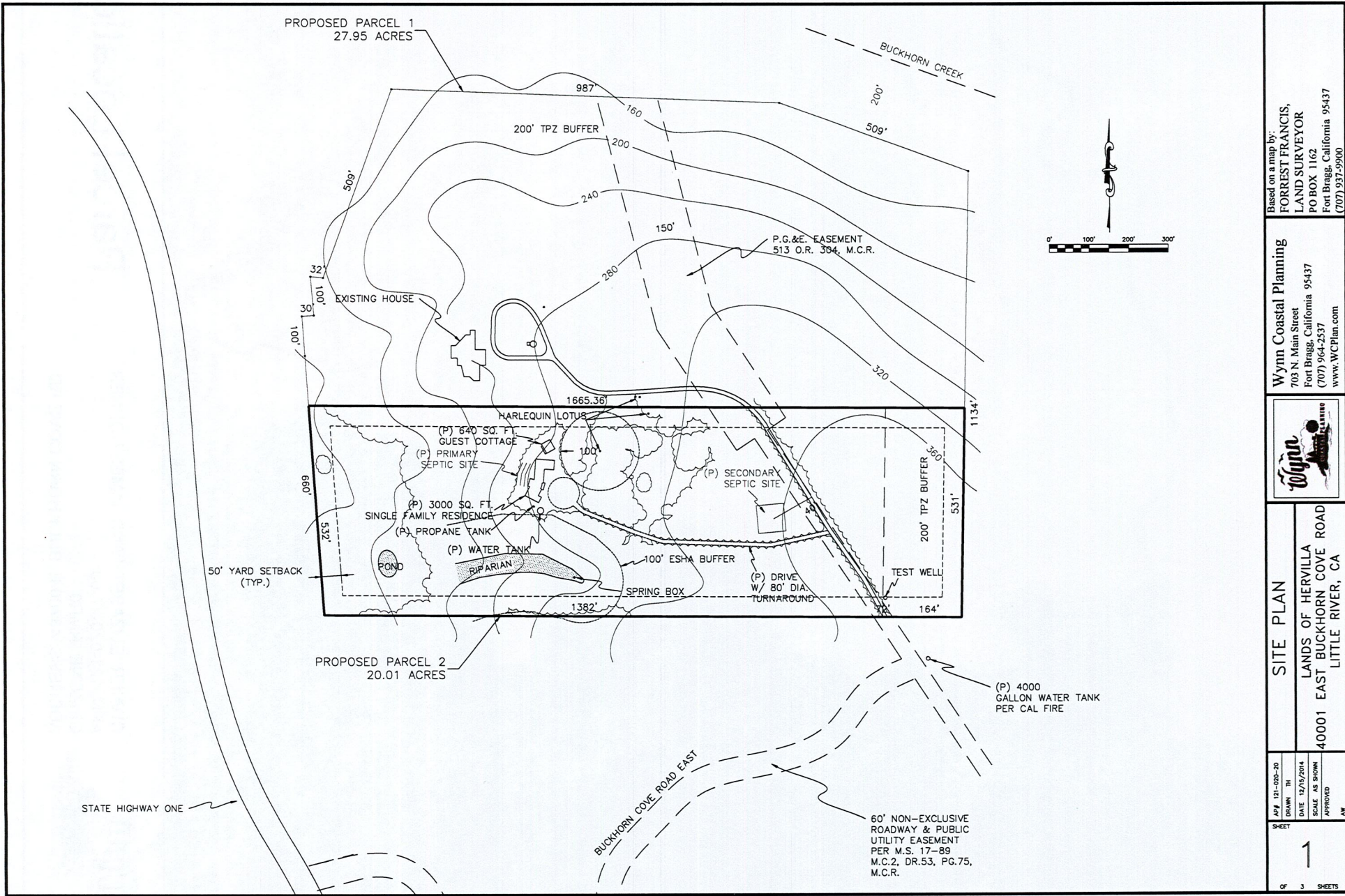
APN: 121-020-27-00



OWNER: ELIZABETH AND JAMES HORNER  
 APN: 121-020-27-00  
 GP/ZONE: RMR0  
 ADDRESS: 43700 E. BUCKHORN COVE RD

## Parcel Location





Based on a map by:  
**FORREST FRANCIS,**  
 LAND SURVEYOR  
 PO BOX 1162  
 Fort Bragg, California 95437  
 (707) 937-9900

**Wynn Coastal Planning**  
 703 N. Main Street  
 Fort Bragg, California 95437  
 (707) 964-2537  
 www.WCPlan.com

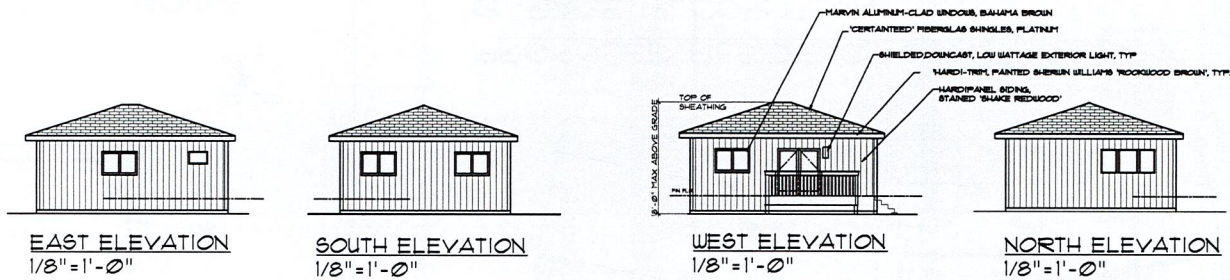


**SITE PLAN**  
 LANDS OF HERVILLA  
 40001 EAST BUCKHORN COVE ROAD  
 LITTLE RIVER, CA

APP 121-000-20  
 DRAWN: TH  
 DATE: 12/15/2014  
 SCALE: AS SHOWN  
 APPROVED: [Signature]  
 JW

SHEET  
 1  
 OF 3 SHEETS





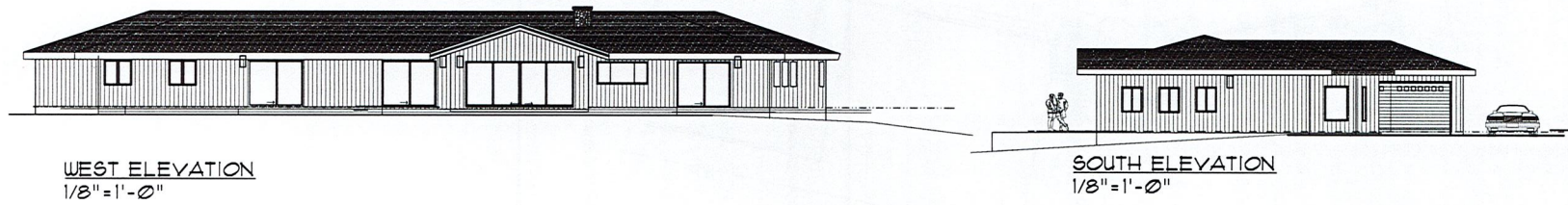
EAST ELEVATION  
1/8" = 1'-0"

SOUTH ELEVATION  
1/8" = 1'-0"

WEST ELEVATION  
1/8" = 1'-0"

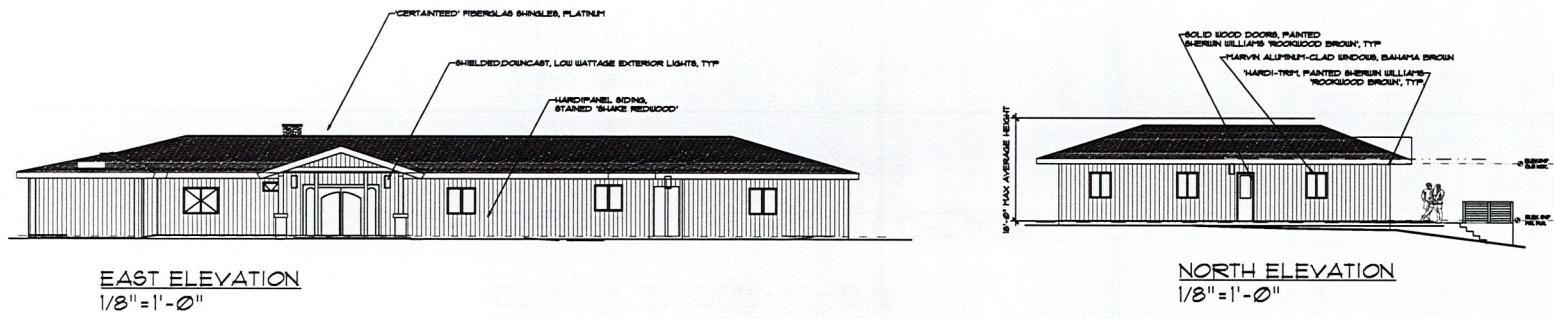
NORTH ELEVATION  
1/8" = 1'-0"

PROPOSED GUEST COTTAGE ELEVATIONS



WEST ELEVATION  
1/8" = 1'-0"

SOUTH ELEVATION  
1/8" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"

NORTH ELEVATION  
1/8" = 1'-0"

PROPOSED RESIDENCE W/ATTACHED GARAGE ELEVATIONS

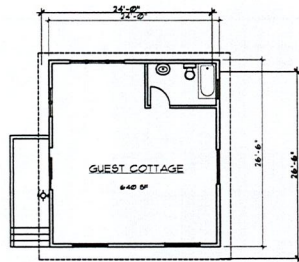


PROPOSED PARCEL 2 of MINOR SUBDIVISION

OF APN 121-020-20-00

PROPOSED RESIDENCE & GUEST COTTAGE

FOR HERVILLA/PYORRE

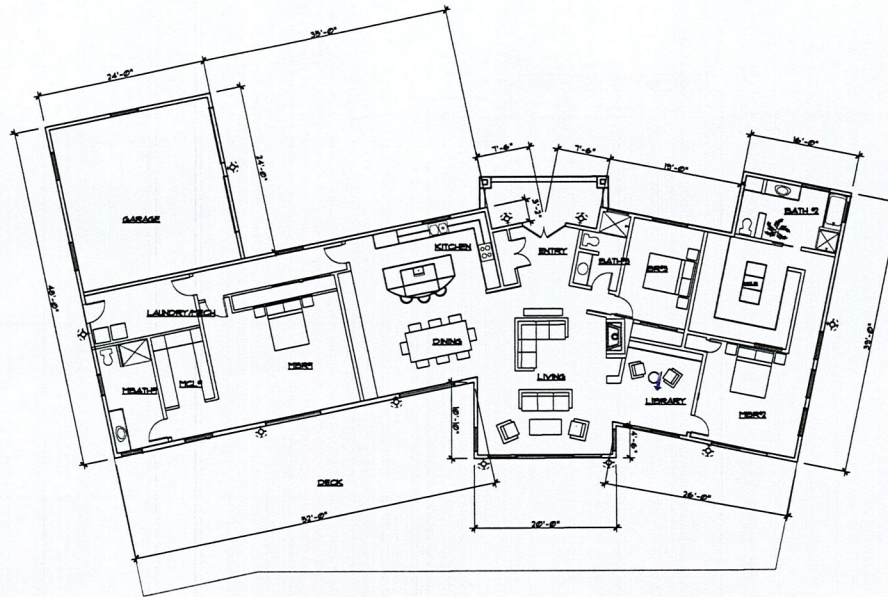


CALLED  
NORTH

PROPOSED GUEST HOUSE  
FLOOR PLAN

PROPOSED GUEST COTTAGE 640 SF

$\frac{1}{8}'' = 1' - 0''$



PROPOSED RESIDENCE W/ ATTACHED  
GARAGE FLOOR PLAN

PROPOSED RESIDENCE - 3000 SF

PROPOSED ATTACHED GARAGE 516 SF

$\frac{1}{8}'' = 1' - 0''$

NORTH



Debra Lennox, AIA  
PO Box 798 Mendocino, CA 95460  
707-971-0770  
dlennox@mac.org  
www.dbralennox.com



WYNN COASTAL PLANNING  
710 N. Main St. Fort Bragg, CA 95437  
707-964-2337  
www.WCPlan.com

**FLOOR PLANS**

PROPOSED PARCEL 2 OF MINOR SUBDIVISION  
OF APN 121-020-20-00  
PROPOSED RESIDENCE & GUEST COTTAGE  
HERVILLA/PYORRE  
4800 E. Buckhorn Cove Rd. Little River, CA 95564

DATE	JAN 2013
SCALE	1/8" = 1'-0"
DRAWN	DBI
JOB	20126
FILE	WYNNZ
UPDATED	2/13

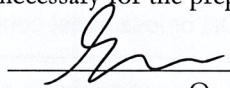
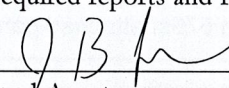
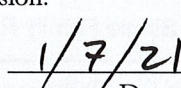
SHEET	A1
OF	SHEETS



SUBMIT ONLY ONE COPY

## CERTIFICATION AND SITE VIEW AUTHORIZATION

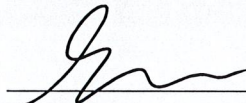
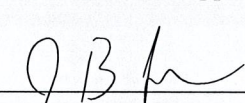
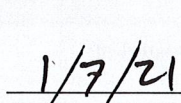
1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

    
Owner/Authorized Agent Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

### AUTHORIZATION OF AGENT

I hereby authorize Wynn Coastal Planning & Biology to act as my representative and to bind me in all matters concerning this application.

    
Owner Date

## MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address



**COMPLETE FOR PROJECTS  
LOCATED WITHIN THE  
COASTAL ZONE ONLY**

**DECLARATION OF POSTING**

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on January 22, 2021 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

Construction of 3,000sf Single Family Residence with 576sf attached garage and 640st or less guest cottage. Maximum building height of 18' above grade.

(Description of development)

Located at:

On the North Side of E. Buckhorn Cove Rd., approximately 0.5 miles East of it's intersection with State Highway 1.

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

At entrance to property

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)



Owner/Authorized Representative

01/06/21

Date

(A copy of the notice which was posted shall be attached to this form).

**NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.**



**SUBMIT ONLY ONE COPY**

**INDEMNIFICATION AND HOLD HARMLESS**

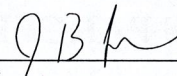
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

**INDEMNIFICATION AGREEMENT**

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: \_\_\_\_\_

1/7/21



Applicant



# NOTICE OF PERMIT RENEWAL

**A COASTAL PERMIT RENEWAL APPLICATION FOR DEVELOPMENT ON  
THIS SITE IS PENDING BEFORE THE COUNTY OF MENDOCINO:**

**CDP # TO BE RENEWED:** CDP\_2013-0014 (CDPR\_2019-0005)

**PROJECT DESCRIPTION:** Coastal Development Permit Renewal for CDP\_2013-0014, which  
authorized construction of a 3,000sf SFR with an attached 576sf garage, and 640sf or less guest cottage,  
maximum building height 18ft above grade. Install septic, well, utilities and construct 7,500 linear ft. gravel  
drive. There are no changes to the original request.

**LOCATION:** On the North Side of E. Buckhorn Cove Rd., approximately 0.5 miles East of it's intersection  
with State Highway 1.

**APPLICANT:** Elizabeth Mcbee-Horner and James Horner

**ASSESSOR'S PARCEL NUMBER (S):** 121-020-27-00

**DATE NOTICE POSTED:** January 22, 2021

ANY PERSON WISHING TO CONTEST THE GRANTING OF THIS RENEWAL WITHOUT A PUBLIC HEARING MUST SUBMIT TO THE PLANNING DIVISION A WRITTEN REQUEST WITHIN 10 DAYS TO HOLD A PUBLIC HEARING. FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO  
PLANNING & BUILDING SERVICES  
120 WEST FIR STREET  
FORT BRAGG, CA 95437

TELEPHONE 707-964-5379 • FAX 707-961-2427  
HOURS: 8:00 - 12:00 & 1:00 - 5:00



HEPLER JANE M SUCCTTEE  
PO BOX 384  
LITTLE RIVER CA 95456  
121-020-04-00

HEPLER JANE M SUCCTTEE  
PO BOX 384  
LITTLE RIVER CA 95456  
121-020-05-00

MENDOCINO REDWOOD COMPANY LLC  
PO BOX 996  
UKIAH CA 95482  
121-020-15-05

TAFF GARY MARSHALL & TONI LYNN  
TTEES  
PO BOX 458  
LITTLE RIVER CA 95456  
121-020-19-00

PYORRE JUSTIN T & MELISSA N  
PO BOX B  
LITTLE RIVER CA 95456  
121-020-20-00

ORSELLI LISA TTEE  
PO BOX 397  
LITTLE RIVER CA 95456  
121-020-24-00

NASK INVESTMENTS LLC  
6227 LONG MEADOWS ST  
RIVERSIDE CA 92595  
121-050-10-00

GIBESON GREGORY RUSSELL & LYNNE  
HILL TTEES  
PO BOX 6853  
TAHOE CITY CA 96145  
121-050-11-00

CECIL JOHN  
PO BOX 370  
COLUSA CA 95932  
121-050-12-00

BAUCCIO FEDELE TTEE  
2732 GREEN ST  
SAN FRANCISCO CA 94123  
121-050-17-00

MCKINNEY E MELVILLE & SUSAN E  
PO DRAWER B  
LITTLE RIVER CA 95456  
121-050-18-00

MALLORY ENTERPRISES LLC  
PO BOX 8  
LITTLE RIVER CA 95456  
121-050-26-00





**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 25, 2019

**Mendocino County**

Planning - Ukiah  
 Department of Transportation  
 Environmental Health - Fort Bragg  
 Building Inspection - Fort Bragg  
 Assessor  
 Forestry Advisor  
 Air Quality Management

AUG 07 2019

Archaeological Commission  
 County Addresser  
 Caltrans  
 CalFire - Prevention  
 Department of Fish and Wildlife  
 Planning Commission  
 US Fish & Wildlife Service

US Natural Resources Conservation  
 Albion Little River Fire District  
 Mendocino School District  
 Cloverdale Rancheria  
 Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians

**Planning & Building Services**

**RECEIVED**  
 JUL 31 2019

**CASE#:** CDPR\_2018-0008  
**DATE FILED:** 12/14/2018  
**OWNER:** CHARLES D & DALPHINIA HERVILLA  
**APPLICANT:** CHARLES D. HERVILLA  
**AGENT:** WYNN COASTAL PLANNING & BIOLOGY

**BY:** .....

**REQUEST:** Coastal Development Permit Renewal for CDP\_2013-0014, which authorized construction of a 3,000± sq. ft. single family residence with an attached 576± sq. ft. garage, and 640 sq. ft. or less guest cottage, maximum building height 18 ft. above grade. Install septic, well, utilities and construct 7500 linear ft. gravel drive. There are no changes to the original request. The renewal will result in a new expiration of January 11, 2020.

**LOCATION:** In the Coastal Zone, 1± mile south of Little River, situated north of East Buckhorn Cove Road (private), and 0.5± miles east of its intersection with State Highway 1 (SH 1), located at 40001 East Buckhorn Cove Rd, Little River (APN: 121-020-27).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** TIA SAR

**RESPONSE DUE DATE:** August 8, 2019

**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).

*Redwood Valley Tribe defers to comments + concerns from MPA*

**REVIEWED BY:**

Signature *Mary Coy* Department *Admin* Date *9/10/19*



## Owner/Agent Information

CAL FIRE File Number 76-12 Date 5/8/2012  
Owner's Last Name Hervilla Owner's First Name Danny & Dalphina  
Owner's Phone Number (707) 937-0803  
Owner's Mailing Address POB 1261 Agent/Phone # Amy Wynn 707 964 2537  
Mendocino, CA 95460

## Project Information

Project Street # 40001 Project Street Name East Buckhorn Cove R Type of Project Minor Subdivision  
Project City/Community Little River Battalion 6 Fort Bragg Finaled

## Conditions of Approval

With reference to the above case number, the California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in Title 14, "Natural Resources; Div. 1.5, be adhered to in order to gain a "Final Clearance" and "Approval for occupancy" from this Department. Local agencies may have additional requirements that may be more restrictive.

**Address Standard**

California Code of Regulations, Title 14, Section 1274.01

Address must be posted at the beginning of construction and maintained thereafter. It shall be posted on BOTH sides of a mailbox or post at driveway entrance so it is visible from BOTH directions of travel. Minimum 3 inch letter height, 3/8 inch stroke. Reflectorized, contrasting with background color. Sequential numbering issued by Mendocino County will be utilized. Multiple Addresses will be on a single post.

**Driveway Standard**

California Code of Regulations, Title 14, Section 1273.10

Driveway will be minimum 10 feet wide, all weather surface. It shall be a maximum of 16 % grade, minimum 50 feet inside radius on turns, and have a minimum 15 feet vertical clearance. Driveways longer than 150 feet, but less than 800 feet require a turnout near the midpoint. Driveways longer than 800 feet require turnouts every 400 feet. Turnouts shall be a minimum 10 feet wide and 30 feet long with a 25 foot taper at each end. A 40 foot radius turnaround or 60 foot hammerhead "T" is required for driveways longer than 300 feet and must be within 50 feet of the building. Gates will be 2 feet wider than the traffic lane and located at least 30 feet in from the road.

**Road Standard**

California Code of Regulations, Title 14, Section 1273

Roads will have two-9 foot traffic lanes (18 ft. wide road surface), Minimum 40,000 lb. load capacity, and have an all weather surface. Roads will have a maximum grade of 16%, a minimum curve radius of 50 foot, and a minimum of 15 foot vertical clearance. Dead end roads shall not exceed: 800 ft for parcels 1 acre or less - 1320 ft. for parcels 1 to 4.99 acres - 2640 ft. for parcels 5 to 19.99 acres - 5280 ft. for parcels 20 acres or larger. Dead end roads are also required to have turnarounds every 1320 ft. and at terminus. Turnarounds shall be a minimum 40 ft. radius or 60 ft. hammerhead "T". Roads shall be officially recognized by Mendocino County with approved signs at each intersection and visible for 100 feet from both directions. The sign shall be minimum 3 inch letter height, 3/8 inch stroke, reflectorized and contrasting with background color. One Way Road Standards (if approved) are available from this office.





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360 NORTH BUSH STREET \* UKIAH \* CALIFORNIA \* 95482  
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STEVE DUNNICLIFF, DIRECTOR  
Telephone 707-463-4281  
FAX 707-463-5709  
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[pbs@co.mendocino.ca.us](mailto:pbs@co.mendocino.ca.us)  
[www.co.mendocino.ca.us/planning](http://www.co.mendocino.ca.us/planning)

### ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below:

1. General Plan Amendment (Inland and Coastal)
2. Rezone (Inland and Coastal)
3. Ordinance Amendment (Inland and Coastal)
4. Major or Parcel Subdivision
5. Re-subdivision or Reversion to Acreage
6. Major Use Permit (Inland and Coastal)
7. Major Use Permit Renewal/Modification (Inland only)
8. Development Review
9. Development Review Modification

Once an application has been submitted and the processing costs approach 125% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

*I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended*

Applicant Signature

1/7/21

Date





# Mendocino County

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## Planning and Building Services

860 North Bush Street  
Ukiah, CA 95482  
(707) 234-6650

120 West Fir Street  
Fort Bragg, CA 95437  
(707) 964-5379

**Paid By: Elizabeth E McBee-Horner, Jame**

**CDPR\_2021-0001**

**Receipt: PRJ\_039071**

**Date: 1/11/2021**

**Pay Method: CHECK 653**

**Received By: TIA SAR**

**Project Number: CDPR\_2021-0001**

**Project Description: HERVILLA, RENEW CDP\_2013-14**

**Site Address: 43700 BUCKHORN COVE RD EA**

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
DOT FEES	1100-1910-826182		\$90.00
UMIN UMAJ COT DR SMARA CDPA CDPS RE			\$90.00
EH FEES	1100-4011-822606		\$300.00
CDPA CDPS EM EH FEE			\$300.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00
RENEWAL	1100-2851-822609		\$1,024.58
CDPS RENEWAL			\$1,024.58
<b>Total Fees Paid:</b>			<b>\$1,641.58</b>