



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

JANUARY 25, 2021

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

Archaeological Commission
 Department of Forestry/ CalFire
 Land Use - Prevention
 Coastal Commission
 Mendocino City Community Services District

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

CASE#: CDP_2020-0032

DATE FILED: 11/15/2020

OWNER: STEVEN JORDAN TTEE AND ROBERT JORDAN AND [OWNER3 NAME]

APPLICANT: ROBERT JORDAN

AGENT: JOHN JOHANSON

REQUEST: Administrative Coastal Development Permit to construct a 600 square foot guest cottage.

ENVIRONMENTAL DETERMINATION: Categorically Exempt - 15303 Class 3(e) new construction of an accessory structure.

LOCATION: Within the Town of Mendocino, within Zone B, on the south side of Little Lake Road (CR 408) between Blair Street (CR 407U) and Wheeler Street (CR 407V), located at 44461 Little Lake Road, Mendocino (APN: 119-120-14).

SUPERVISORIAL DISTRICT: 5

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. 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: 119-120-14

PARCEL SIZE: 0.4± Acres

GENERAL PLAN: Rural Residential (RR2:U)
ZONING: Mendocino Rural Residential (MRR:2)

EXISTING USES: Residential

DISTRICT: 5 (Williams)

RELATED CASES: None

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR)	Mendocino Rural Residential (MRR)	1.0± Acres	Residential
EAST:	Rural Residential (RR)	Mendocino Rural Residential (MRR)	0.5± Acres	Residential
SOUTH:	Rural Residential (RR)	Mendocino Rural Residential (MRR)	0.5± Acres	Residential
WEST:	Rural Residential (RR)	Mendocino Rural Residential (MRR)	0.5± Acres	Residential

REFERRAL AGENCIES

LOCAL

- Archaeological Commission
- Assessor's Office
- Building Division (FB)
- Department of Transportation (DOT)
- Environmental Health (EH) (FB)
- Mendocino City Community Services District (MSCCD)

- Mendocino Fire District (MVFD)
- Mendocino Historical Review Board (MHRB)
- Planning Division (Ukiah)

STATE

- CALFIRE (Land Use)
- California Coastal Commission

TRIBAL

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

ADDITIONAL INFORMATION:

- Located within Zone B where proposed development is not visible from any point of Zone A
- Will Serve Letter, Mendocino City Community Services District (MCCSD), dated November 9, 2020
- CalFire # 455-20

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/GISs

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

Mendocino Fire Protection District (Local Responsible Agency)

4. FARMLAND CLASSIFICATION:

GIS

Urban & Built-Up Land (D)

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

199—Shinglemill-Gibney complex

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 (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

MENDOCINO TOWN LAND USE MAP

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

BEACH DPOSITS & STREAM ALLUVIUM & TERRAE (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

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

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-2020-0032
CDF No(s)	
Date Filed	11/16/2020
Fee	\$ 3966.00
Receipt No.	PRS-G38810
Received by	M. GOINES
	Office Use Only

COASTAL ZONE APPLICATION FORM

APPLICANT

Name ROBERT JORDAN
Mailing Address 2445 FLAGSTONE DRIVE
City NAPA State CA Zip Code 94558 Phone 707 227 6851

PROPERTY OWNER

Name ROBERT JORDAN
Mailing Address 2445 FLAGSTONE DRIVE
City NAPA State CA Zip Code 94558 Phone 707 227 6851

AGENT

Name JOHN ROYER JOHANSEN, ARCHITECT
Mailing Address BOX 490
City ALBION State CA Zip Code 95410 Phone 707 937 3487

PARCEL SIZE

17,200 Square feet
 Acres

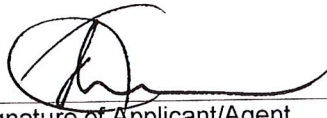
STREET ADDRESS OF PROJECT

44461 LITTLE LAKE RD.

ASSESSOR'S PARCEL NUMBER(S)

119 120 1A

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


Signature of Applicant/Agent

8 NOV 2020
Date

Signature of Owner

Date

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

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

1 STRY, 1 BEDROOM, WOOD FRAME
600 S.F. GUEST CABIN

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	ONE	600 S.F.
<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: N/A

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.

3 BEDRM. RESIDENCE TO BE CONVERTED
 TO A 2 BEDROOM RESIDENCE
 1 CAR GARAGE
 2 SMALL STORAGE BUILDINGS

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 10 feet.

8. Lot area (within property lines): 17,700 square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>2,500</u> square feet	<u>600</u> square feet	<u>3,100</u> square feet
Paved area	<u>N/A</u> square feet	<u>-</u> square feet	<u>-</u> square feet
Landscaped area	<u>2,000</u> square feet	<u>2,000</u> square feet	<u>4,000</u> square feet
Unimproved area	<u>-</u> square feet	<u>-</u> square feet	<u>10,100</u> square feet
GRAND TOTAL:			<u>10,100</u> square feet

(Should equal gross area of parcel)

10. Gross floor area: 600 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing	Proposed	Total
Number of covered spaces	<u>4</u>	<u>-</u>	<u>4</u>
Number of uncovered spaces	<u>4</u>	<u>-</u>	<u>4</u>
Number of standard spaces	<u>-</u>	<u>-</u>	<u>-</u>
Number of handicapped spaces	<u>-</u>	<u>-</u>	<u>-</u>

Size _____
 Size _____
 Size _____
 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.

RECESSED DOWNLIGHTS

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: N/A

- 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? NA cubic yards.



Location of dredged material disposal site: NA

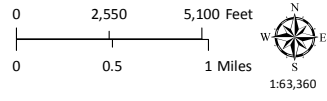
Has a U.S. Army Corps of Engineers permit been applied for? Yes No

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



CASE: **CDP 2020-0032**
 OWNER: **JORDAN, Robert & Nancy**
 APN: **119-120-14**
 APLCT: **Robert Jordan**
 AGENT: **John Johansen**
 ADDRESS: **44461 Little Lake Road, Mendocino**

-  Major Towns & Places
-  Coastal Zone Boundary



LOCATION MAP

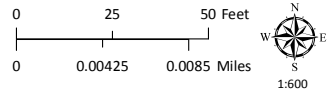
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/27/2021



LITTLE LAKE ROAD

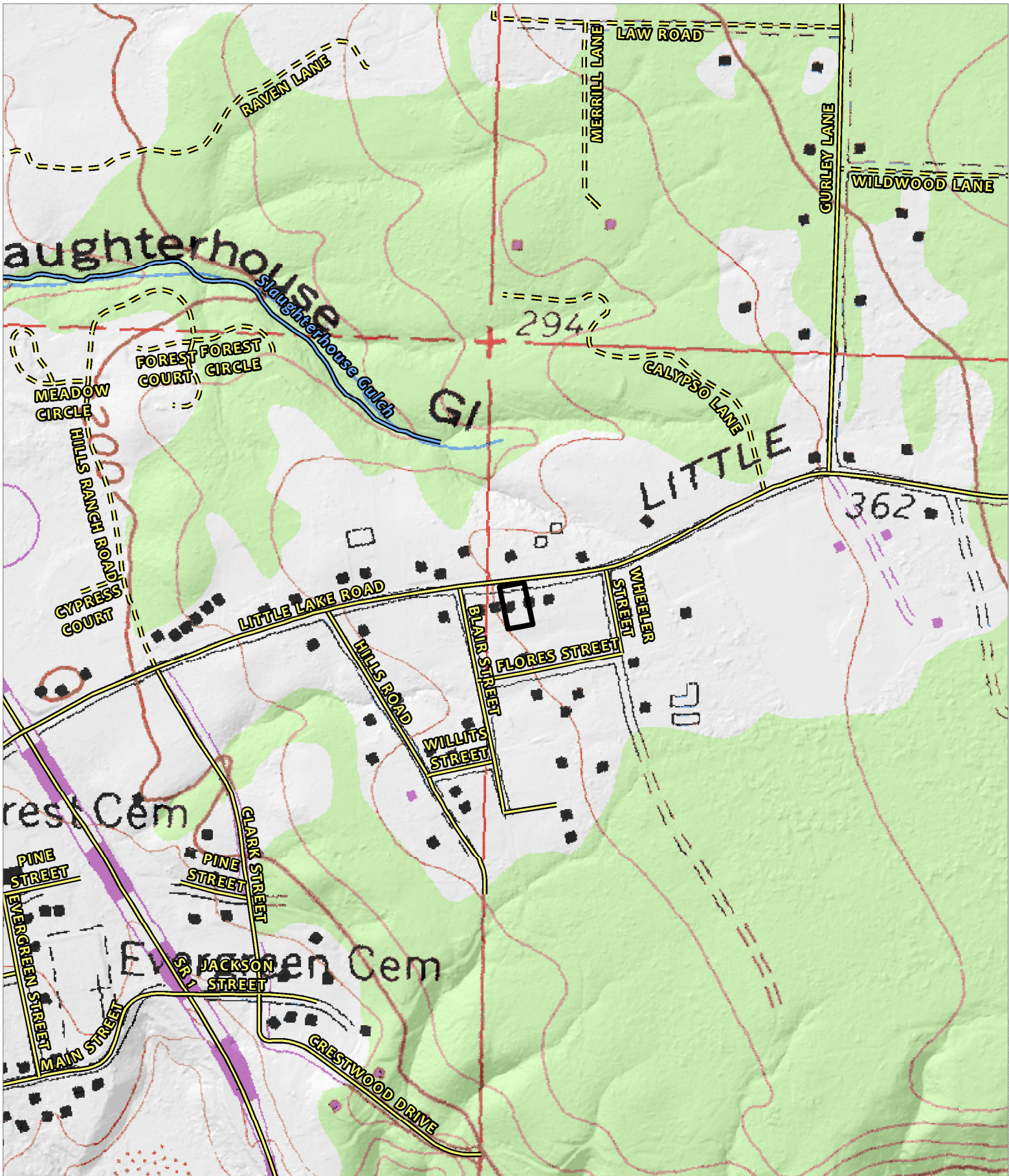
BLAIR STREET

CASE: CDP 2020-0032
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AGENT: John Johansen
ADDRESS: 44461 Little Lake Road, Mendocino

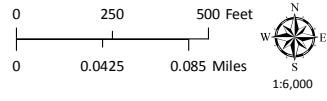


MENDOCINO COUNTY PLANNING DEPARTMENT - 11/17/2020

AERIAL IMAGERY



CASE: CDP 2020-0032
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TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/7/2020

LITTLE LAKE RD.

CARAVAN →

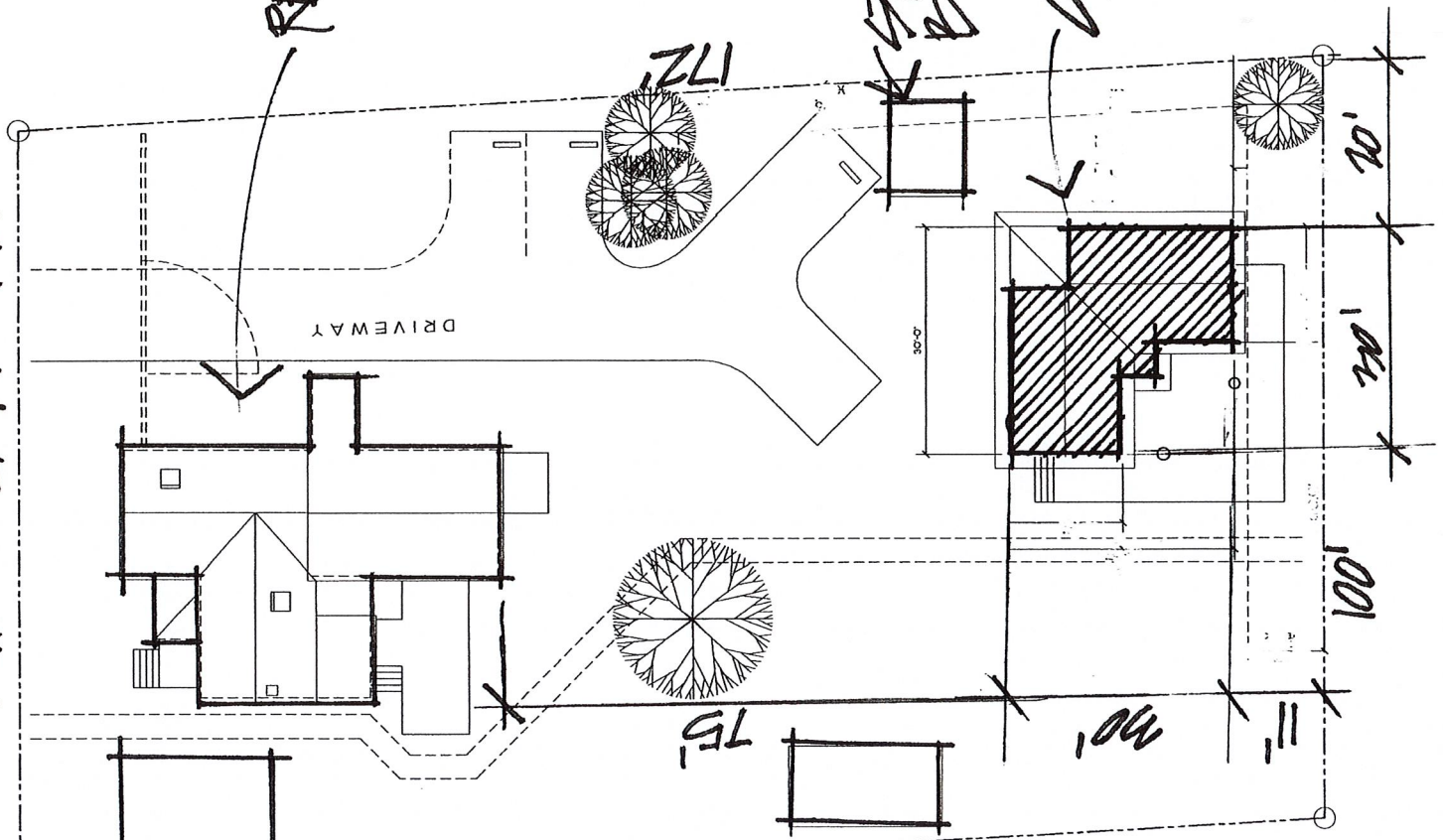
RESIDENCE

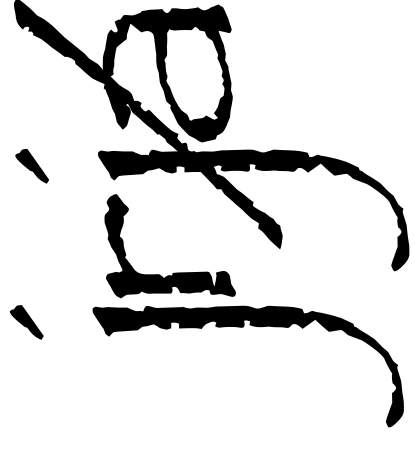
STORAGE
BLDG. →

STORAGE
BLDG.

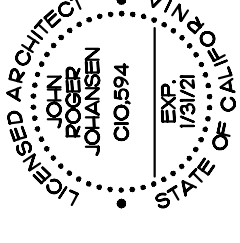
GUEST COTTAGE

SITE PLAN
1" = 25'-0"





JOHN ROBER JOHANSEN ARCHITECT
3990 S. ALVARADO AVENUE, SUITE 100, #10
MENDOCINO, CALIFORNIA 94949
jrja@mcn.org
707 937 3487

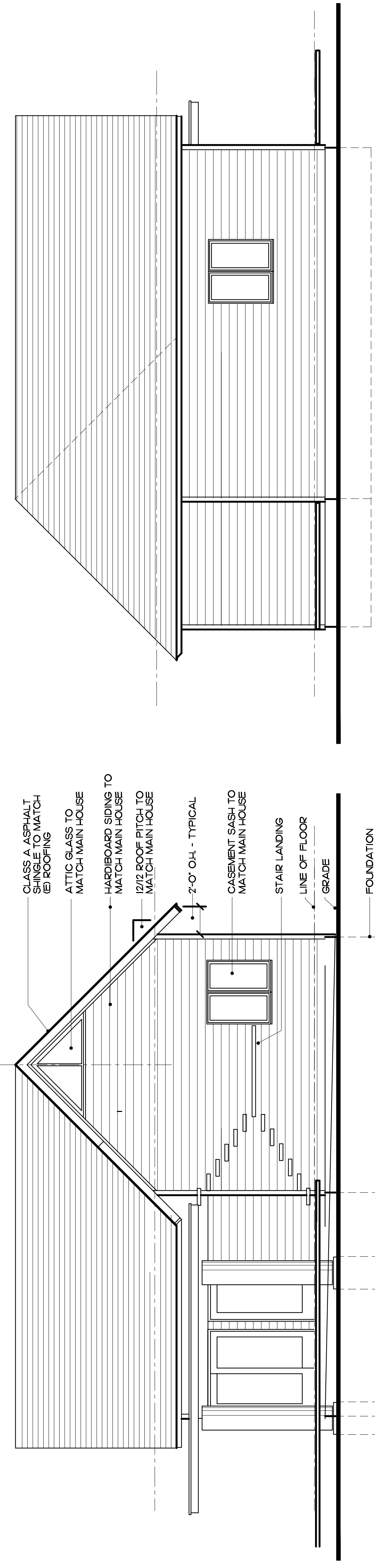


Jordan
Guest Cottage
at
44461 Little Lake Road
Mendocino, California 94960

**Exterior
Elevations**

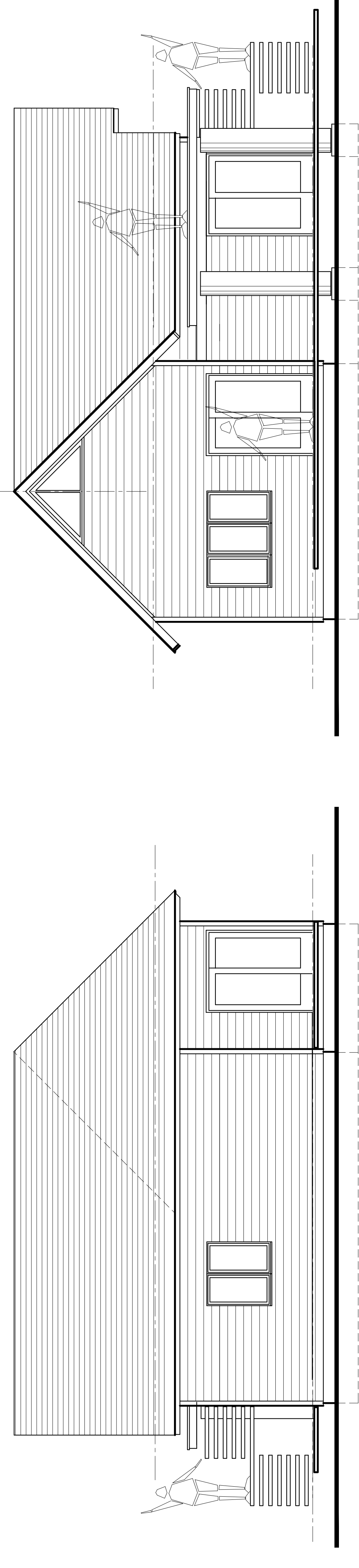
REVISION		30 SEPTEMBER 2020
DATE		2035
PROJECT NUMBER		1"-48" (1/4" = 1')
SCALE		JRJ
DRAWN BY		JRJ
CHECKED BY		JRJ
SHEET NUMBER		

P.2



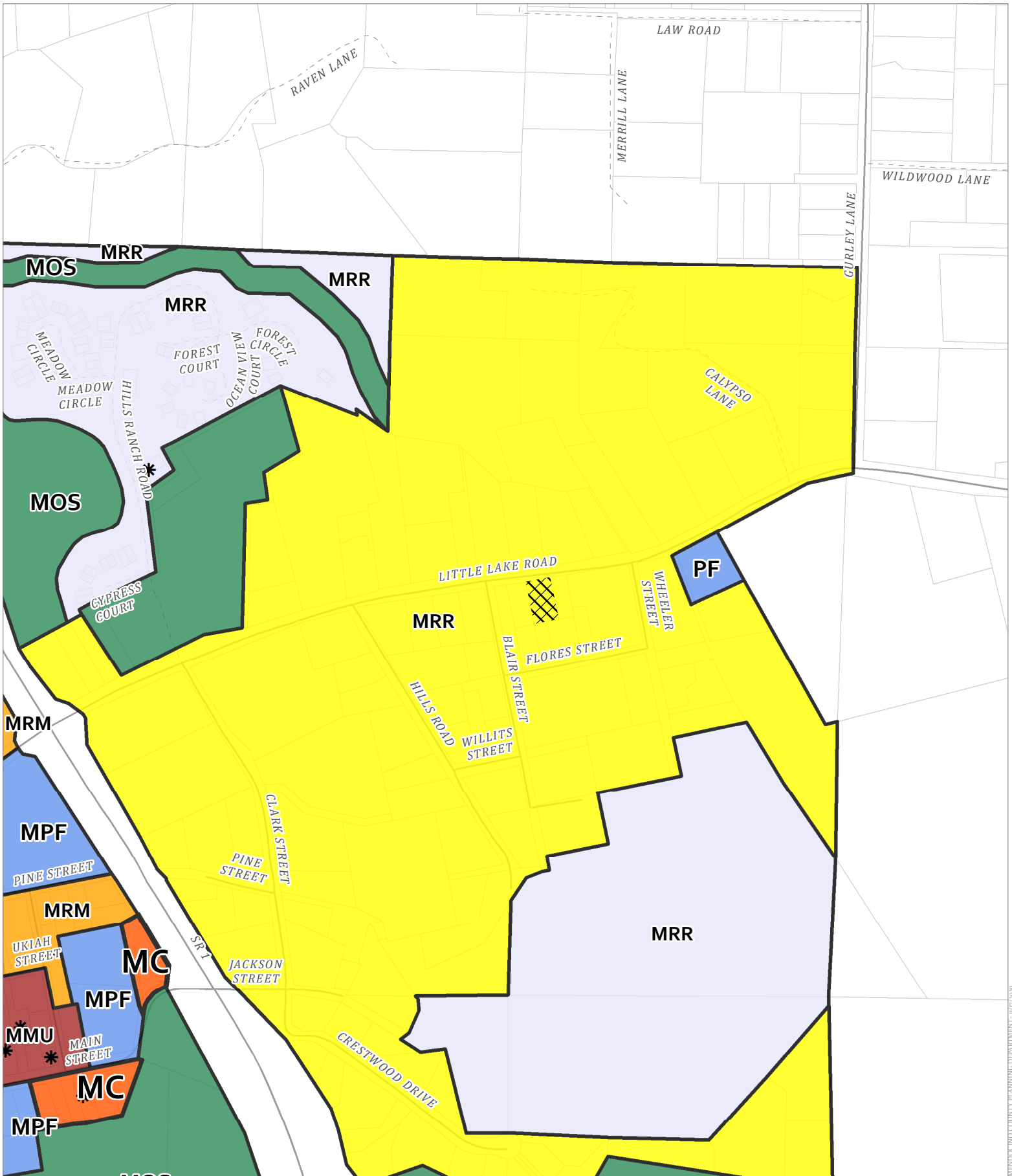
SOUTH ELEVATION 4
SCALE 1" = 48' (1/4" = 1')

NORTH ELEVATION 3
SCALE 1" = 48' (1/4" = 1')



EAST ELEVATION 2
SCALE 1" = 48' (1/4" = 1')

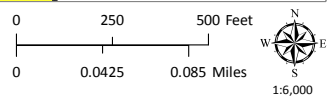
WEST ELEVATION 1
SCALE 1" = 48' (1/4" = 1')

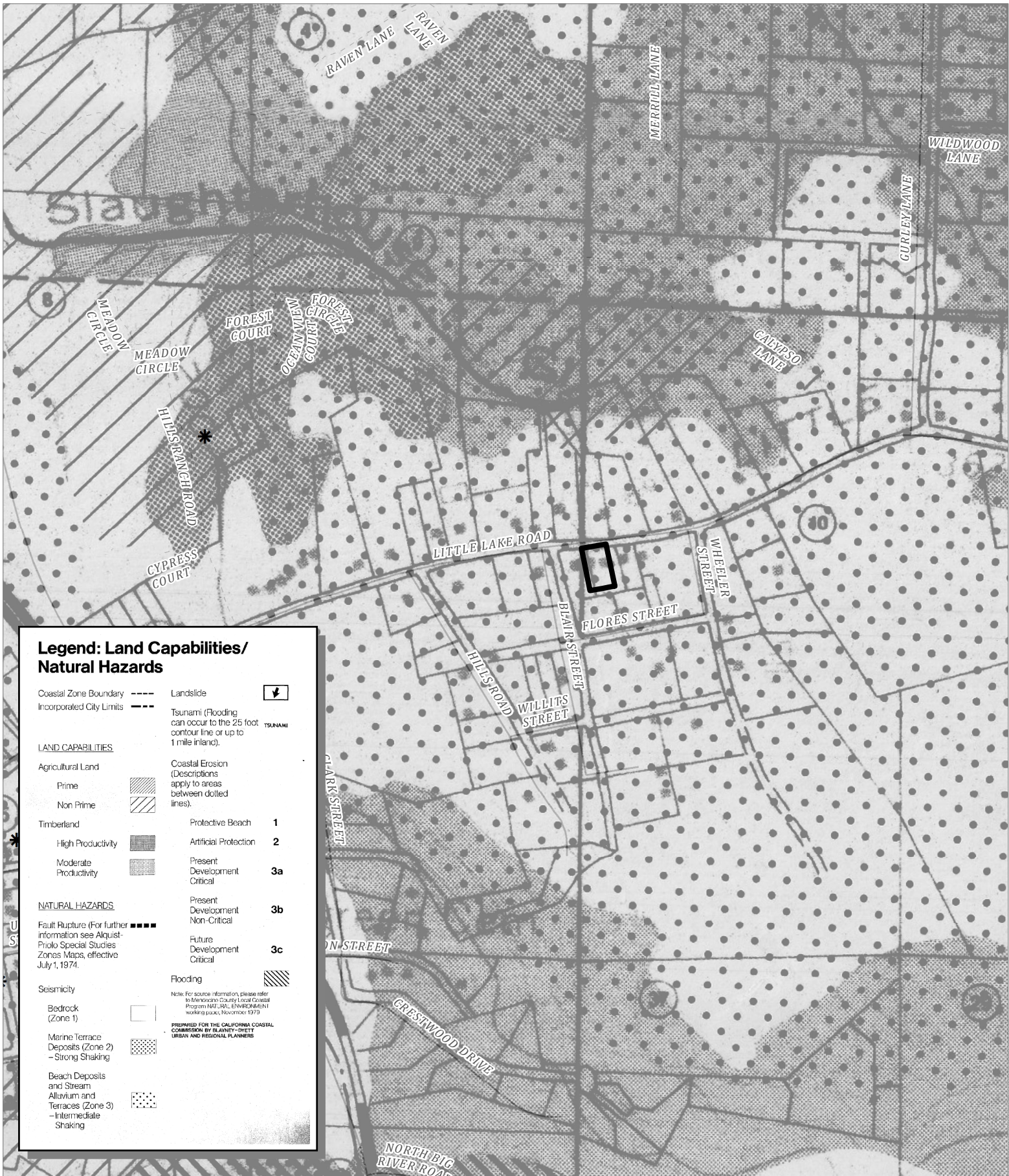


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/17/2020

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- * Visitor Serving Facilities
- Public Roads





**Legend: Land Capabilities/
Natural Hazards**

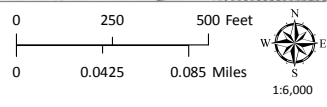
- Coastal Zone Boundary
- Incorporated City Limits

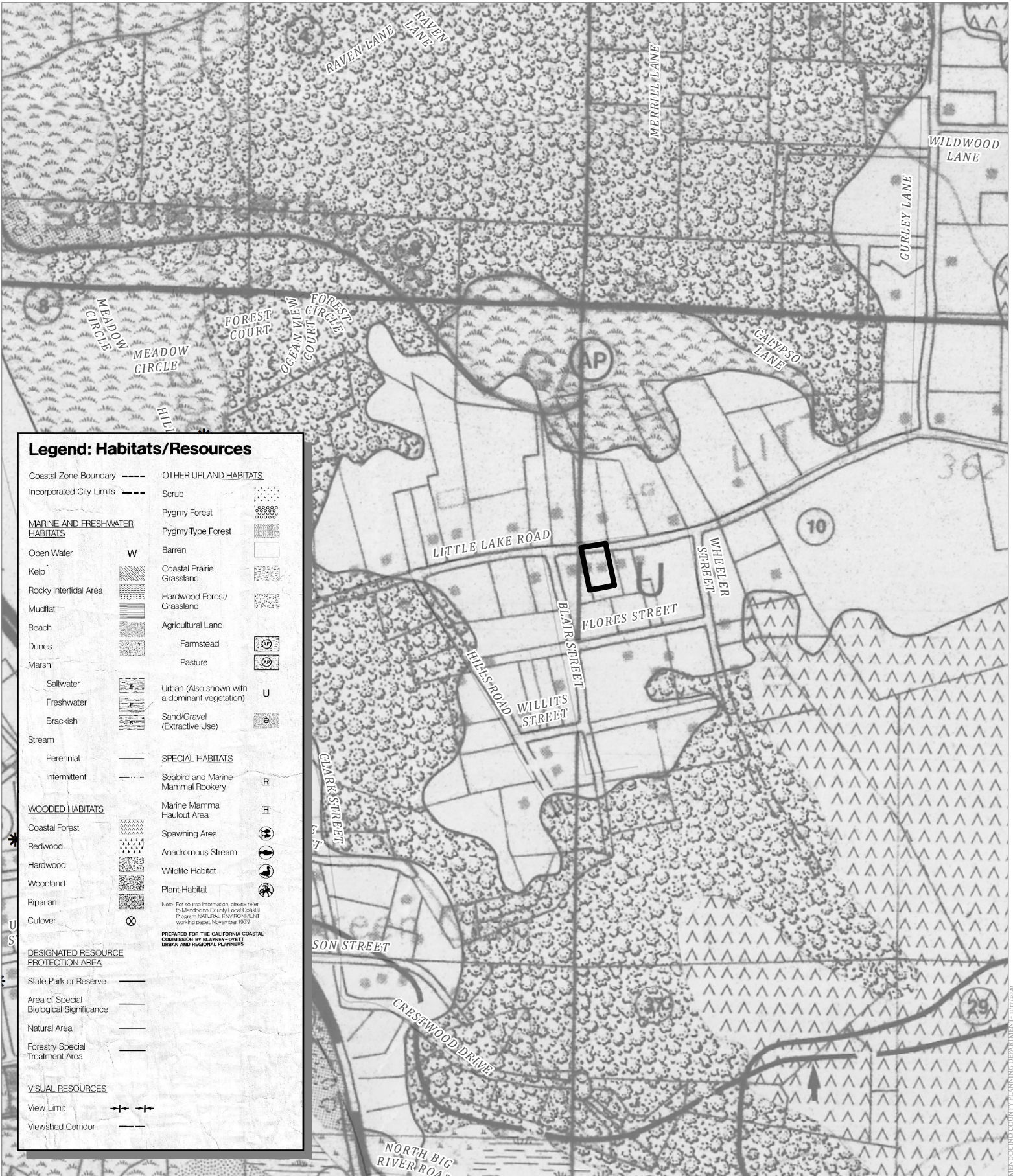
- LAND CAPABILITIES**
- Agricultural Land
 - Prime
 - Non Prime
- Timberland
 - High Productivity
 - Moderate Productivity
- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.
- Seismicity
 - Bedrock (Zone 1)
 - Marine Terrace Deposits (Zone 2) - Strong Shaking
 - Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking
- Landslide
- Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).
- Coastal Erosion (Descriptions apply to areas between dotted lines).
 - Protective Beach 1
 - Artificial Protection 2
 - Present Development Critical 3a
 - Present Development Non-Critical 3b
 - Future Development Critical 3c
- Flooding

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1975.
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-OWETT URBAN AND REGIONAL PLANNERS

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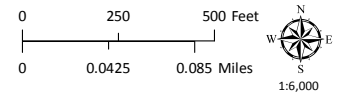
Visitor Serving Facilities
 Public Roads





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* Visitor Serving Facilities
 — Public Roads





**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 that 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 slope of coastal dunes.

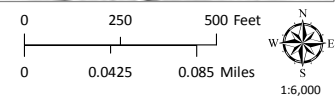
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. (3001152), and (3000081) and (300), in addition, developments may also be appealable pursuant to P.R.C. (3000083), (3004), and (3005). In questions arising 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.

0 1000 3000 5000 5250
FEET

California Coastal Commission

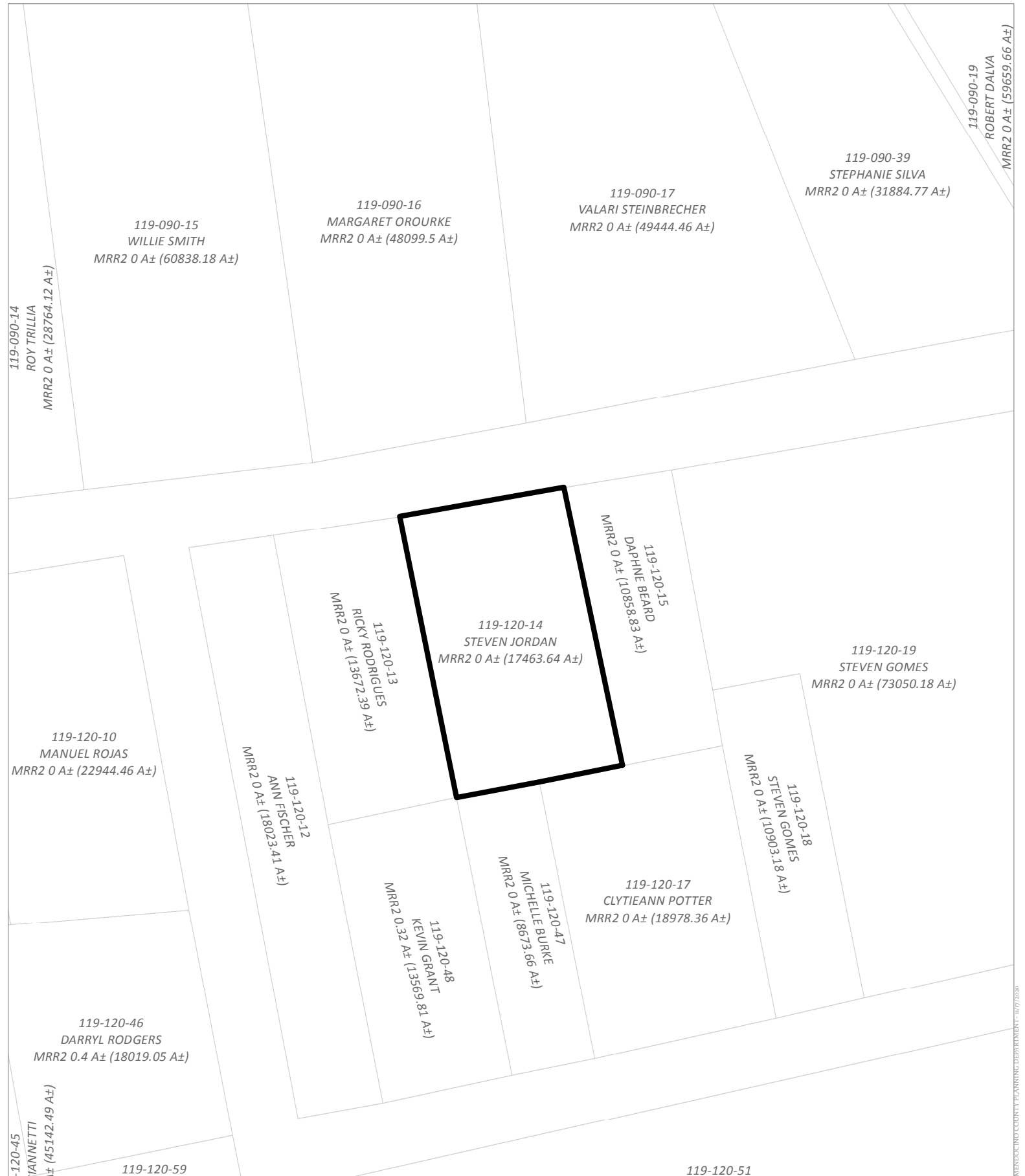
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* Visitor Serving Facilities
 — Public Roads

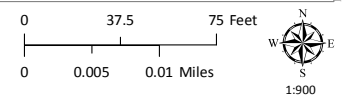


POST LCP CERTIFICATION & APPEAL JURISDICTION

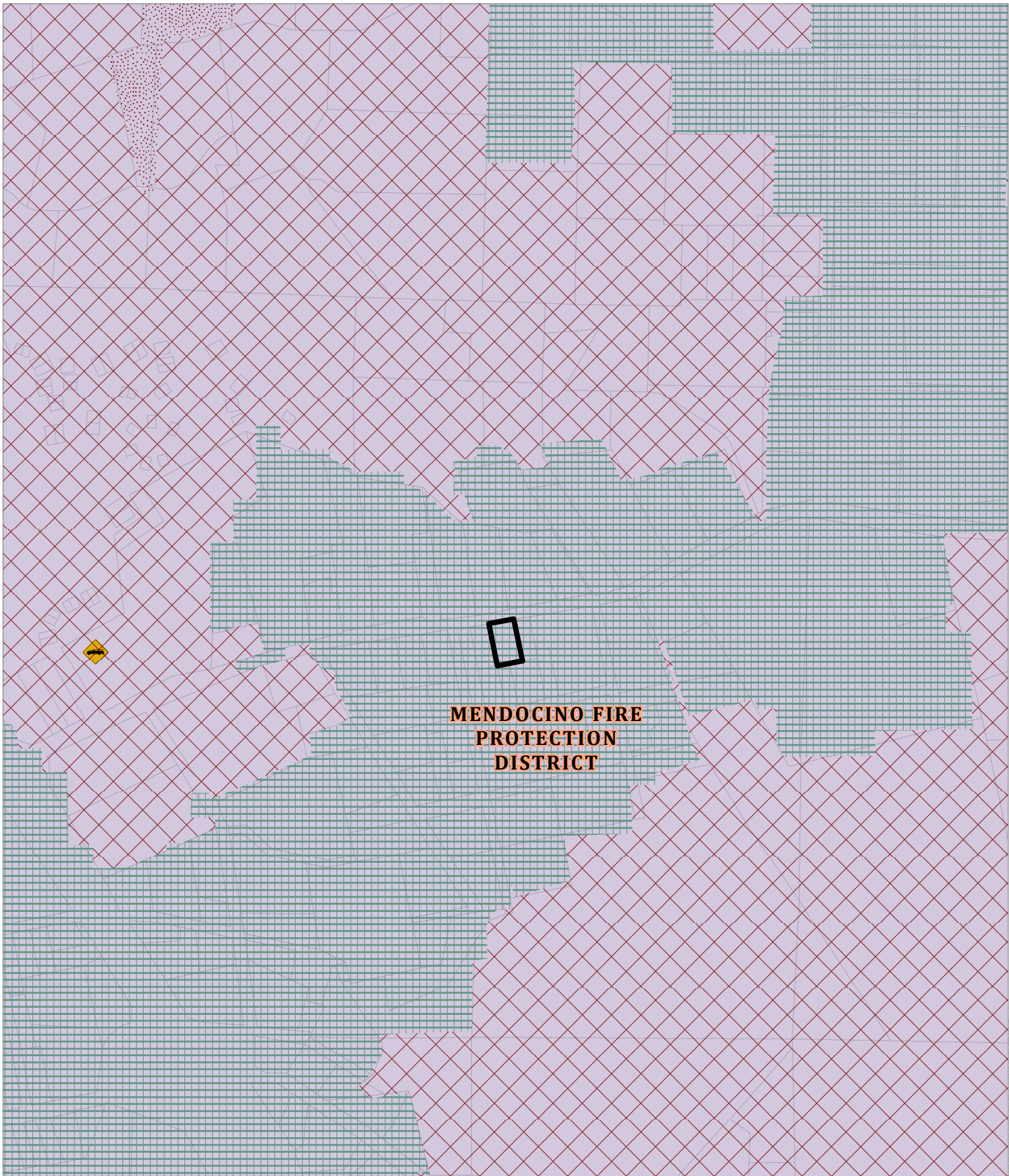
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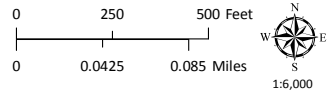
ADJACENT PARCELS



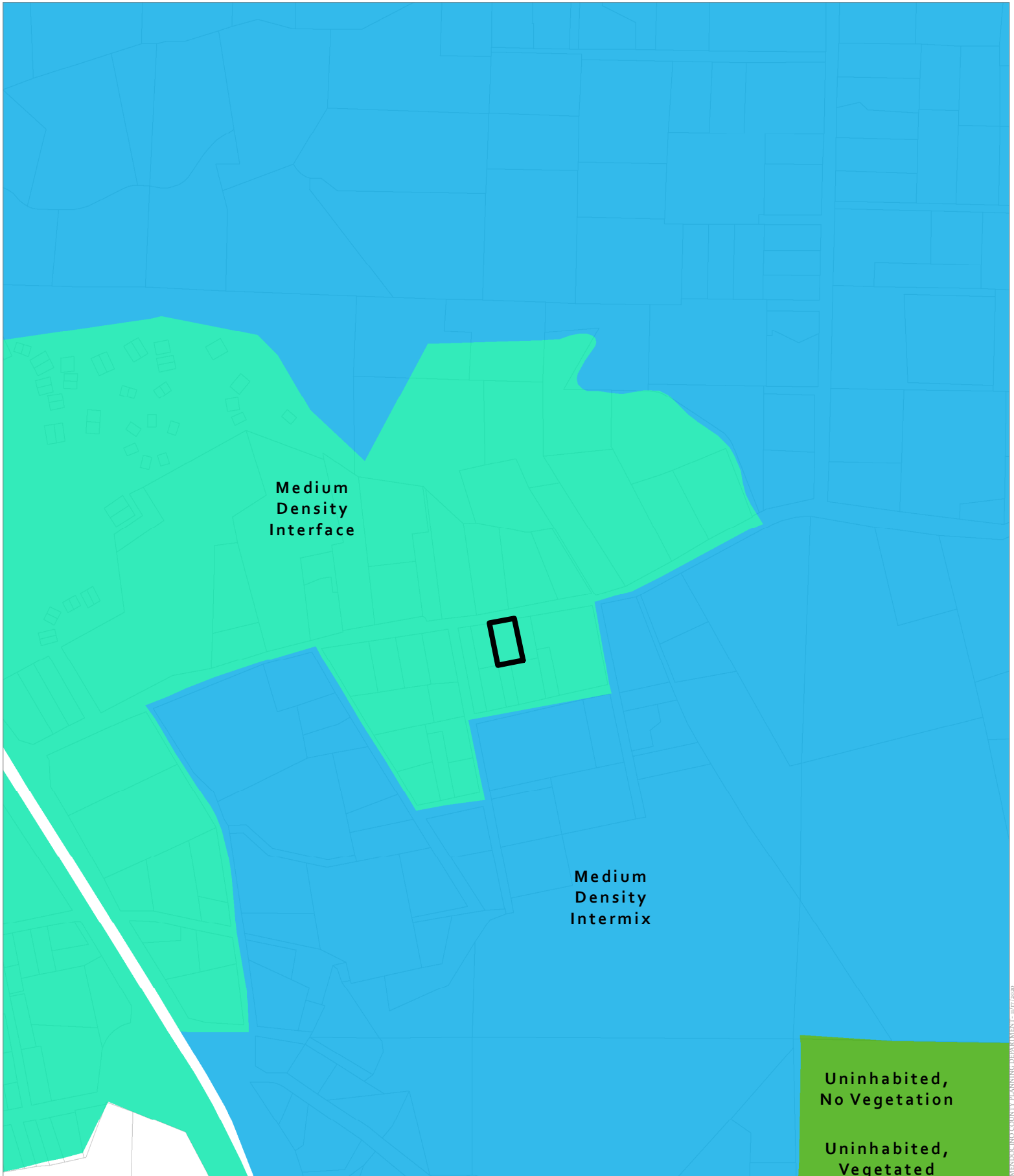
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/27/2020

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 APLCT: **Robert Jordan**
 AGENT: **John Johansen**
 ADDRESS: **44461 Little Lake Road, Mendocino**

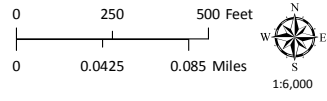
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  Fire Stations
-  County Fire Districts

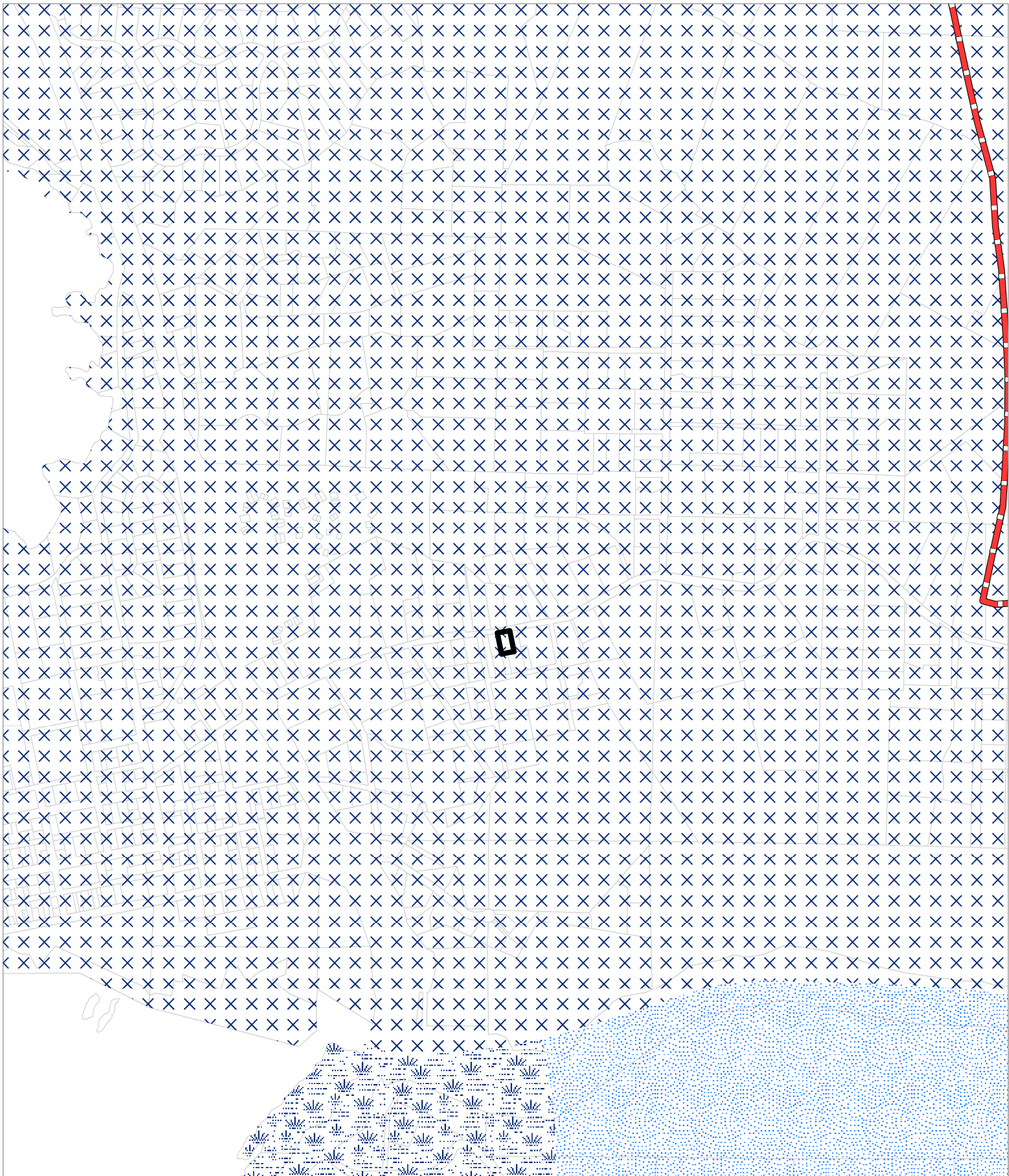


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA



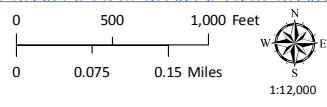
CASE: CDP 2020-0032
 OWNER: JORDAN, Robert & Nancy
 APN: 119-120-14
 APLCT: Robert Jordan
 AGENT: John Johansen
 ADDRESS: 44461 Little Lake Road, Mendocino





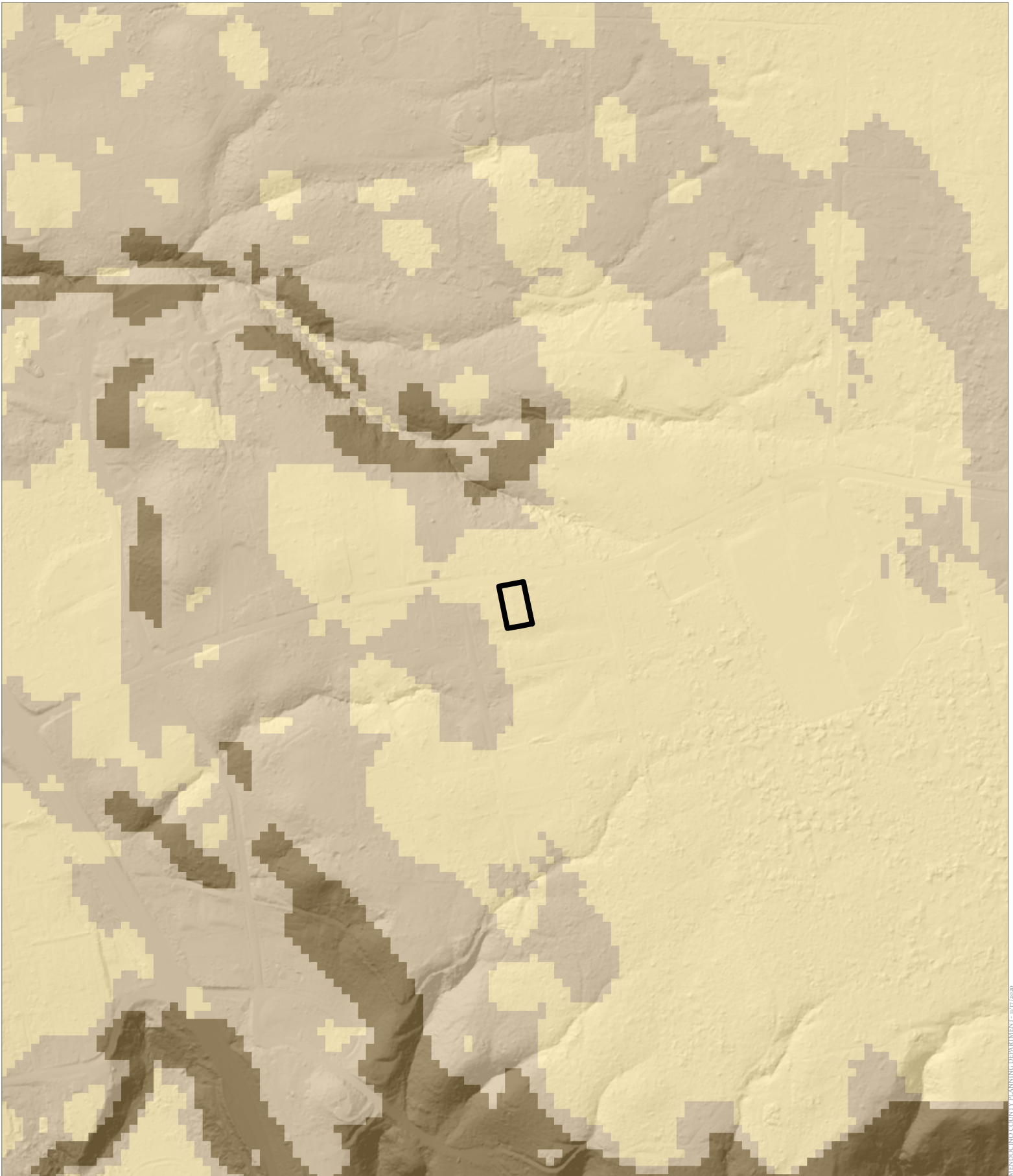
CASE: CDP 2020-0032
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-  Coastal Zone Boundary
-  Marginal Water Resources
-  Critical Water Areas
-  Sufficient Water Resources



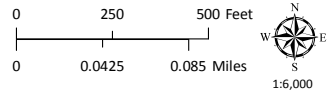
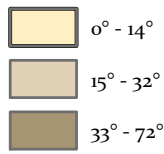
GROUND WATER RESOURCES

MENDOCINO COUNTY PLANNING DEPARTMENT - 07/2021

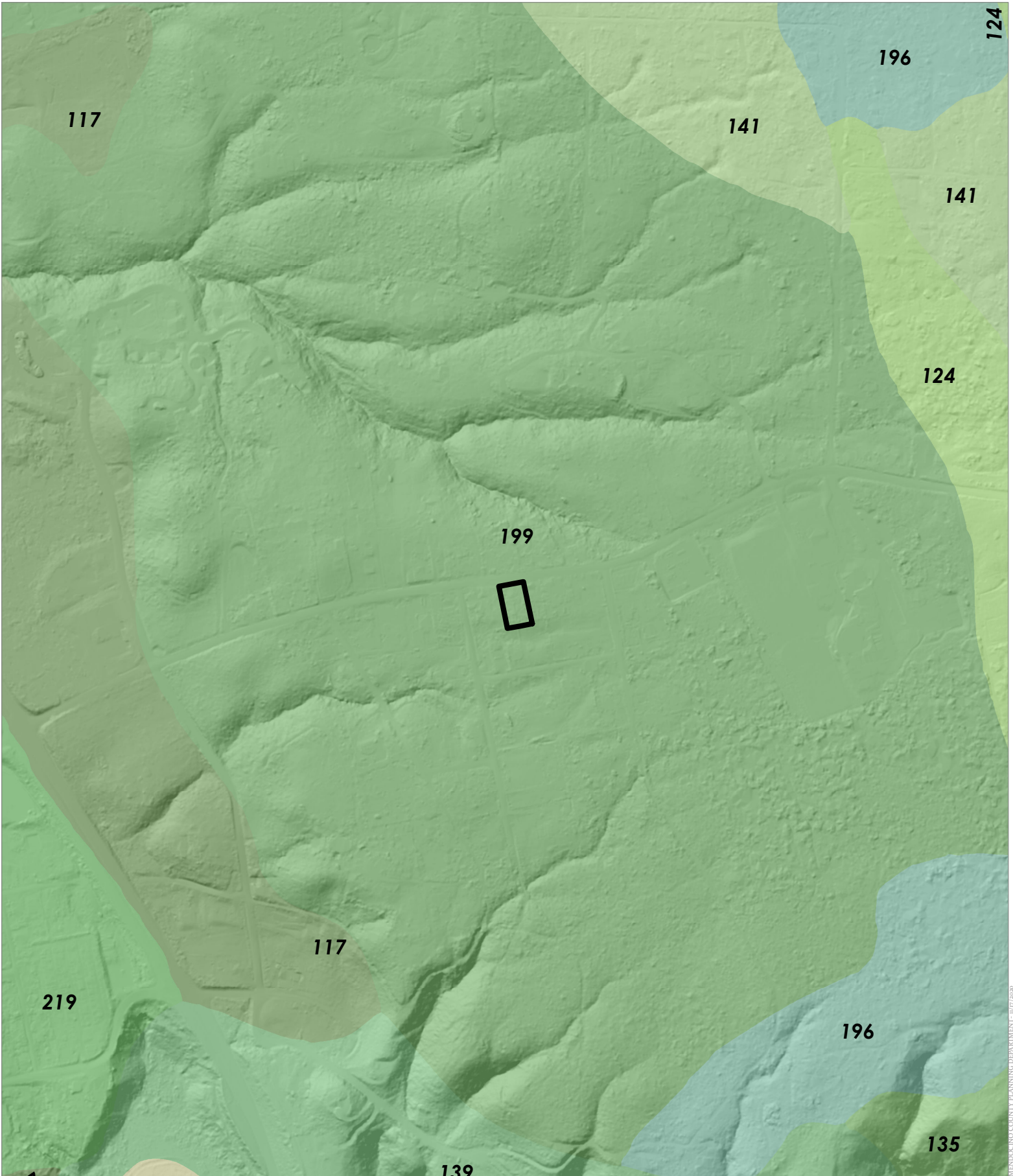


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/17/2020



CASE: CDP 2020-0032
OWNER: JORDAN, Robert & Nancy
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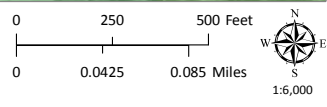


ESTIMATED SLOPE



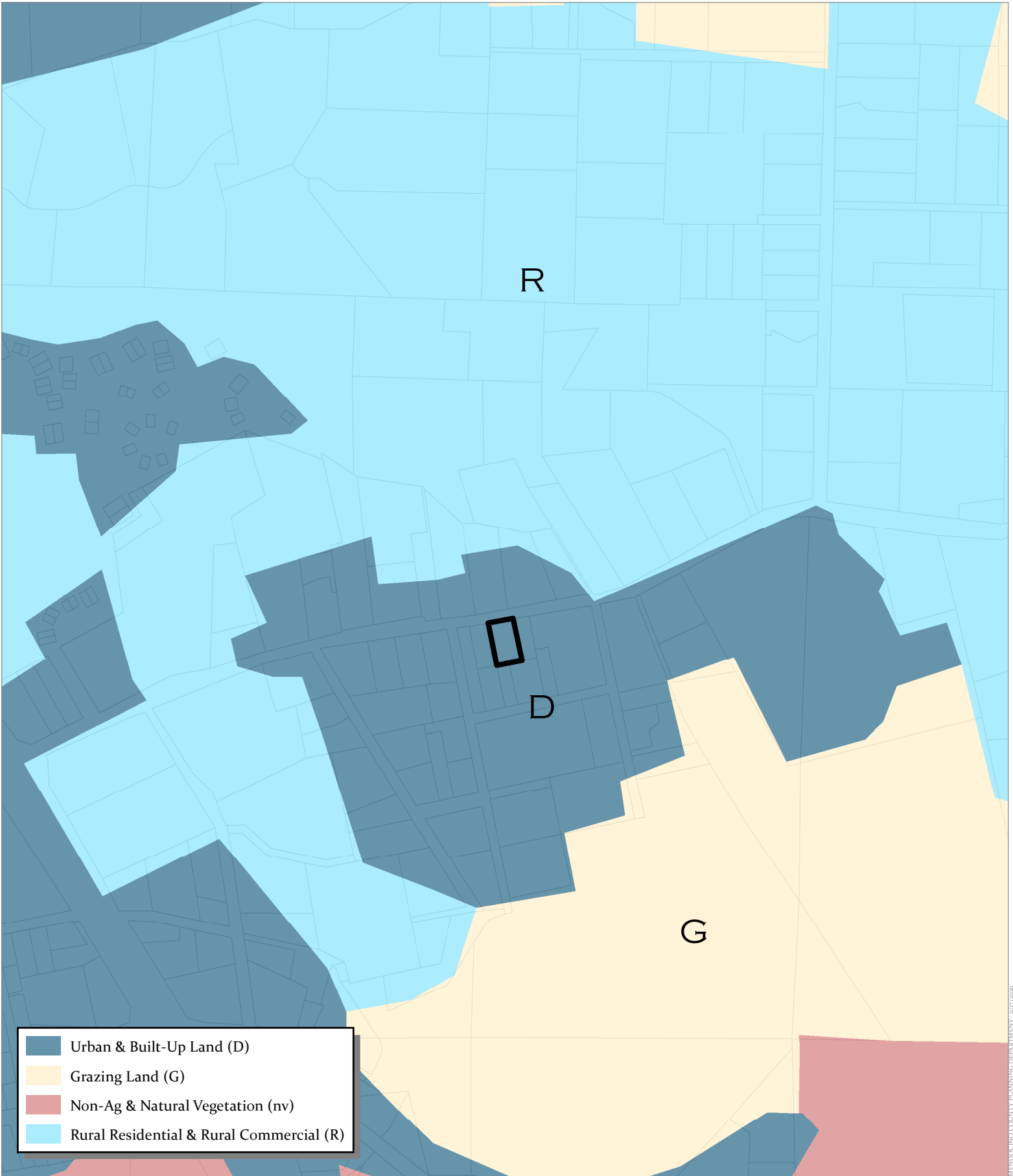
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-  Shinglemill-Gibney Complex
-  Bishop Pine



WESTERN SOIL CLASSES

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/17/2020



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

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