



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

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

IGNACIO "NASH" GONZALEZ, INTERIM DIRECTOR  
 JULIA ACKER KROG, ASSISTANT DIRECTOR  
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 pbs@mendocinocounty.org  
 www.mendocinocounty.org/pbs

April 22, 2021

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

Sonoma State University  
 Department of Forestry/ CalFire  
 Department of Fish and Wildlife  
 Land Use  
 Coastal Commission  
 County Addresser- Russ Ford

Mendocino City Community Services  
 Mendocino Fire District  
 Cloverdale Rancheria  
 Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians

**CASE#:** CDP\_2021-0002

**DATE FILED:** 1/14/2021

**OWNER/APPLICANT:** ROBERT SCHMITT & MACKENZIE SKYE-SCHMITT

**REQUEST:** Renewal application for CDP\_2018-0001, to construct a third residential unit (1,484 square feet) on a parcel with existing development; located within the Mendocino Mixed Use District. Renewal will result in a new expiration date of July 26, 2021.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the town of Mendocino; located at 45020 Ukiah Street (CR 407F), Mendocino; APN: 119-234-11.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JESSIE WALDMAN

**RESPONSE DUE DATE:** May 6, 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@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: CDPR\_2021-0002

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**OWNER:** ROBERT JOSEPH SCHMITT TTEE

**APPLICANT:** ROBERT SCHMITT & MACKENZIE SKYE-SCHMITT

**AGENT:** N/A

**REQUEST:** Renewal application for CDP\_2018-0001, to construct a third residential unit (1,484 square feet) on a parcel with existing development; located within the Mendocino Mixed Use District. Renewal will result in a new expiration date of July 26, 2021.

**LOCATION:** In the town of Mendocino; located at 45020 Ukiah Street (CR 407F), Mendocino; APN: 119-234-11.

**APN/S:** 119-234-11

**PARCEL SIZE:** 0.3± Acres

**GENERAL PLAN:** Mixed Use (MU:U)

**ZONING:** Mendocino Mixed Use (MMU:12K)

**EXISTING USES:** Residential & Commercial

**DISTRICT:** 5 (Williams)

**RELATED CASES:** CDP\_2018-0001 & MRHB\_2021-0002

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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>	Mixed Use (MU)	Mendocino Mixed Use (MMU)	12K	Residential
<b>EAST:</b>	Mixed Use (MU) & Commercial (C)	Mendocino Mixed Use (MMU) & Mendocino Commercial (MC)	0.3± Acres	Residential & Commercial
<b>SOUTH:</b>	Commercial (C)	Mendocino Commercial (MC)	12K	Commercial
<b>WEST:</b>	Mixed Use (MU)	Mendocino Mixed Use (MMU)	12K	Residential

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### REFERRAL AGENCIES

#### LOCAL

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

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

#### STATE

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

#### TRIBAL

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

#### **ADDITIONAL INFORMATION:**

- The lot is MMU, and there are currently 2 residential units (Warren-Hegenmeyer House Category I) and 2 commercial units (Rego House Category IIa) on the site. The house size was limited based upon the lot square foot coverage area.
- The Original Coastal Development Permit, CDP\_2018-0001, was processed as a Standard CDP; However, the Coastal Commission (CCC) provided email correspondence, dated August 29, 2019, that the project is not appealable to the CCC, pursuant to Section 30603 of the Coastal Act.
- The Archaeological Commission accepted 2017 updated recommendations to a 2003 Archaeological Survey, as part of CDP\_2018-0001, on June 13, 2018.
- Mendocino City Community Services District (MCCSD) stated parcel has sufficient access to groundwater, dated July 19, 2017.
- MHRB\_2021-0002 requesting for a similar Architectural design scheduled for May 3, 2021 Hearing.
- Name of ownership has changed, yet same owners, per proof of legal interest, per CDP\_2018-0001.

## 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

**Urban and Built-Up Land**

### 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

**219—Urban land-**

### 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

**YES, Mendocino Town Plan**

### 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 17: MENDOCINO**

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

LCP Land Capabilities maps/GIS; 20.500

**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

**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**

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 2021-0002  
Date Filed 1-14-21  
Fee \$ \$1701.58  
Receipt No. PRJ 039175  
Received by

Keith G  
Office Use Only

COASTAL DEVELOPMENT PERMIT RENEWAL APPLICATION FORM

Name of Applicant <u>Kennebunkport Family Trust</u>	Name of Owner(s) <u>Robert Schmitt</u> <u>MacKenzie Skye</u>	Name of Agent
Mailing Address <u>1083 Vine St. #162</u> <u>Healdsburg, CA 95448</u>	Mailing Address <u>1083 Vine St. #162</u> <u>Healdsburg, CA 95448</u>	Mailing Address
Telephone Number <u>707-239-8447</u>	Telephone Number <u>707-239-8447</u>	Telephone Number

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.

No changes

Driving Directions

The site is located on the      (N/S/E/W) side of Calpella (name road)  
approximately 200' (feet/miles) West (N/S/E/W) of its intersection with  
Lansing St. (provide nearest major intersection).

Assessor's Parcel Number(s)

119-234-11

Mendocino County

Date of expiration of issued CDP

July 2020

JAN 14 2021

Planning & Building Services

Parcel Size

12,178

⑤ Square Feet  
⑤ Acres

Street Address of Project

45020 UKIAH ST.  
Mendocino, CA

# 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.

The proposed 2-bedroom/2 bath residence will be the Principle Permitted Use on a 12,000 square foot parcel, APN # 119-234-11. The zoning is MMU, thereby allowing a third residential unit. There are 2 residential units on the site and 2 commercial units. The first is on the second story of the Rego Building. The second is a studio apartment in the Rego Building. The commercial spaces are in the Rego Building and the Water Tower base. The existing parking area will be slightly modified, but no new areas of gravel will be added. There will be no new roads, no vegetation removal. The residence will be connected to the public sewer which has been stub-out to this site. The water capacity of the existing well been approved by the Mendocino Community Services District and is stubbed-out to this site. See next pages for further commentary.

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	1932
<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  
 DARK SKIES AND MHRB COMPLAINT

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

*FRONT DOOR ENTRY, PORCH DOOR ENTRY, REAR DOOR ENTRY*

6. What will be the method of sewage disposal?

- Community sewage system, specify supplier MCCSD  
 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  
 Spring  
 Other, specify \_\_\_\_\_

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

Estimate the amount of grading in cubic yards \_\_\_\_\_ 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.).

*Flat*

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.

11. Project Height. Maximum height of structure(s). 28' feet

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

100% ALL WOOD SIDING PAINT COLOR BENJAMIN MOORE SOFT WHITE  
 100% ALL WOOD WINDOWS PAINT COLOR BENJAMIN MOORE SOFT WHITE  
 100% ALL WOOD DOORS WITH 3/4 LIGHT PAINT COLOR BM - JET BLACK  
 COMPOSITION SHINGLES COLOR DARK SMOKE

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?

No

14. If the project is commercial, industrial, or institutional, complete the following: *N/A SFR*

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

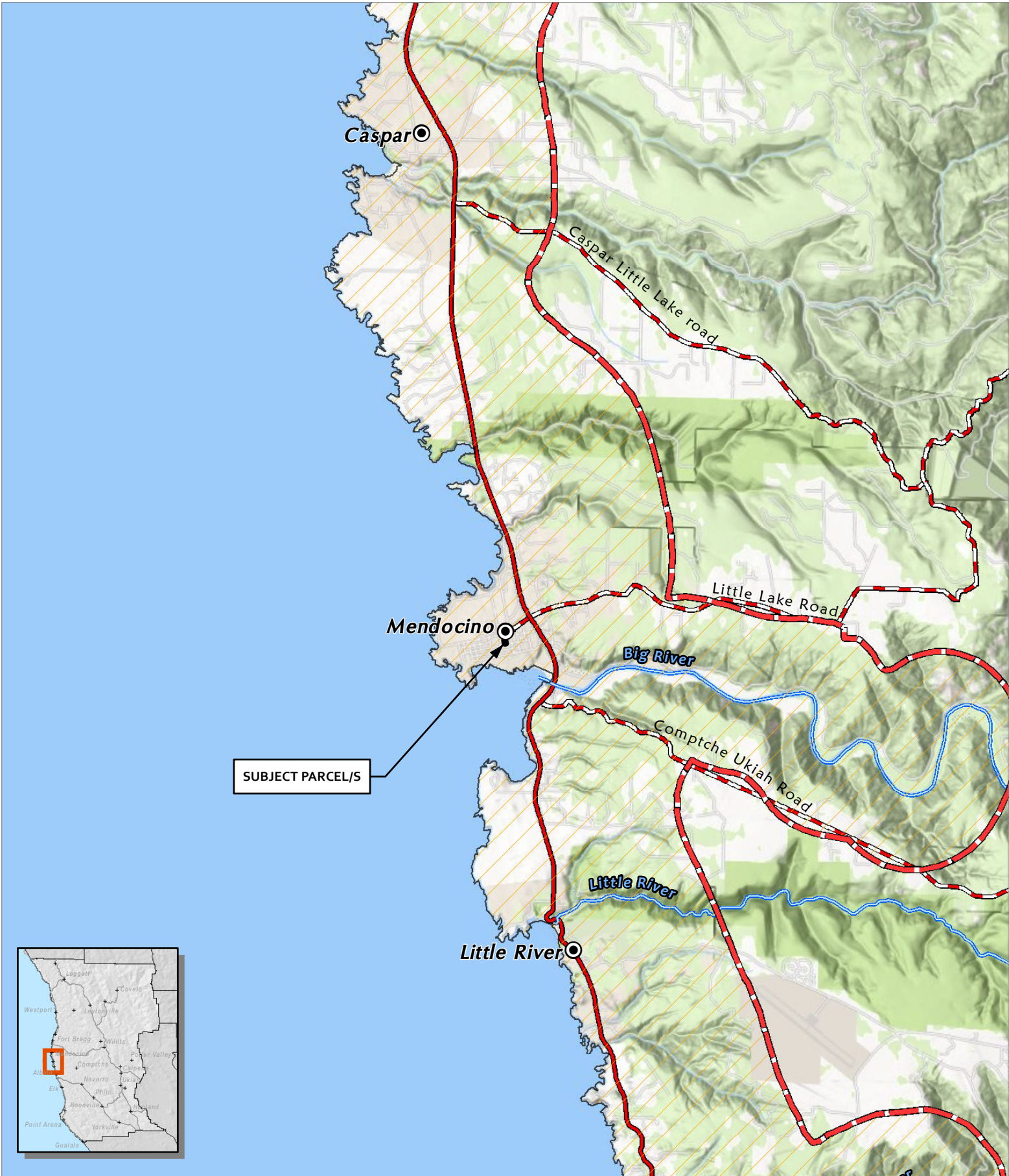
Will the proposed project be phased?  Yes  No

If Yes, explain your plans for phasing.

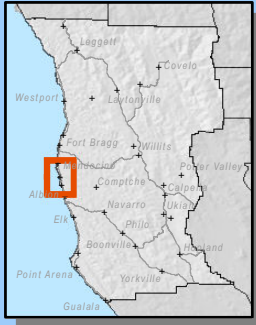
Parking will be provided as follows:

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







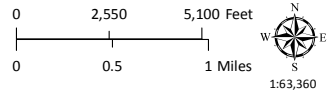


SUBJECT PARCEL/S



CASE: CDPR 2021-0002  
 OWNER: SCHMITT, Robert  
 APN: 119-234-11  
 APLCT: Kennebunkport Family Trust  
 AGENT:  
 ADDRESS: 45020 Ukiah Street, Mendocino

-  Major Towns & Places
-  Major Roads
-  Coastal Zone Boundary
-  Highways



LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/23/2021



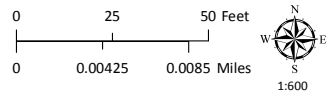
CALPELLA STREET

FORD STREET

UKIAH STREET

Public Roads




CASE: CDPB 2021-0002  
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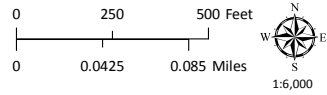


WESTERN SOIL CLASSES



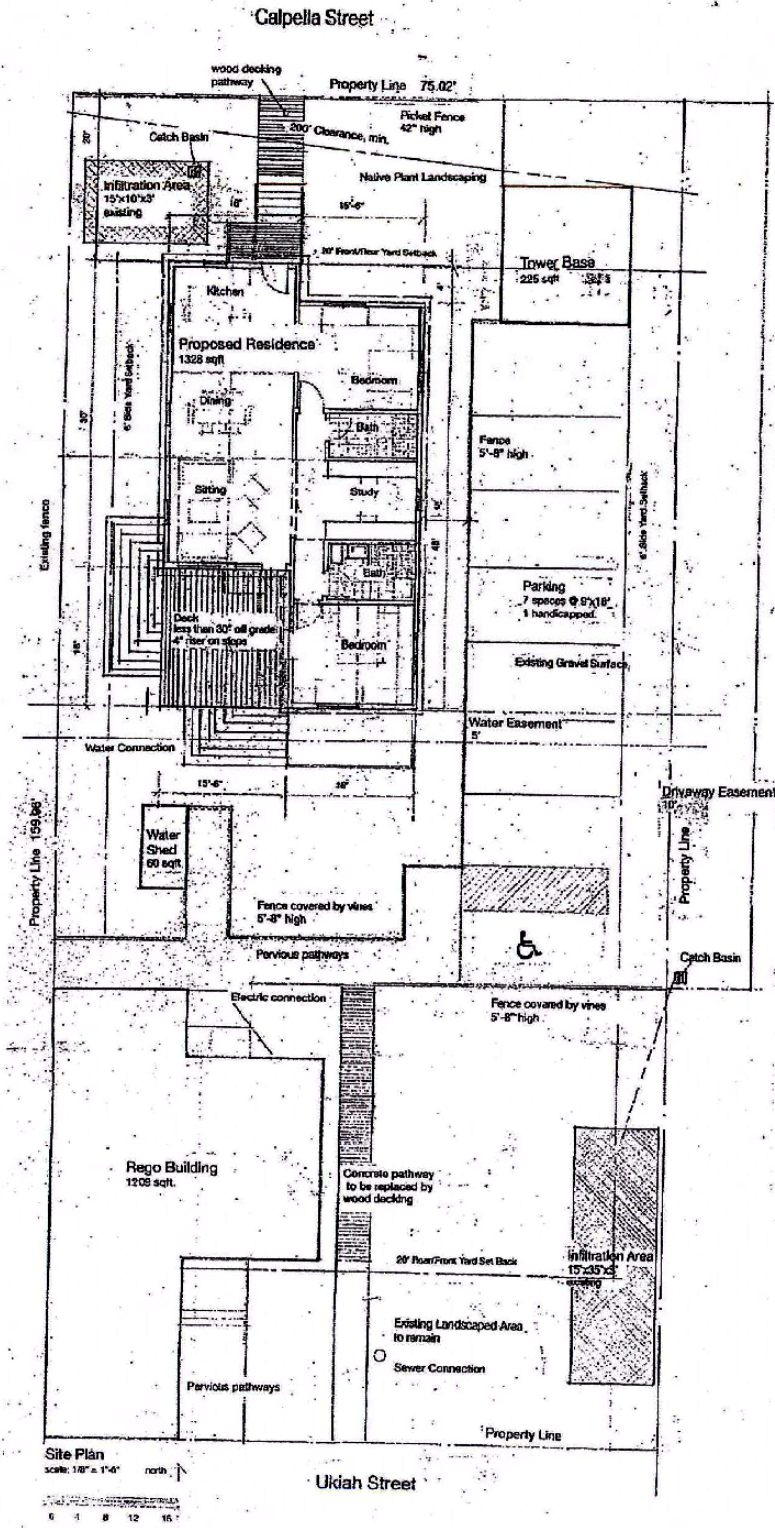
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 OWNER: SCHMITT, Robert  
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 AGENT:  
 ADDRESS: 45020 Ukiah Street, Mendocino

-  Named Rivers
-  Public Roads
-  Private Roads

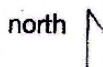


TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT 2021



Plot Plan



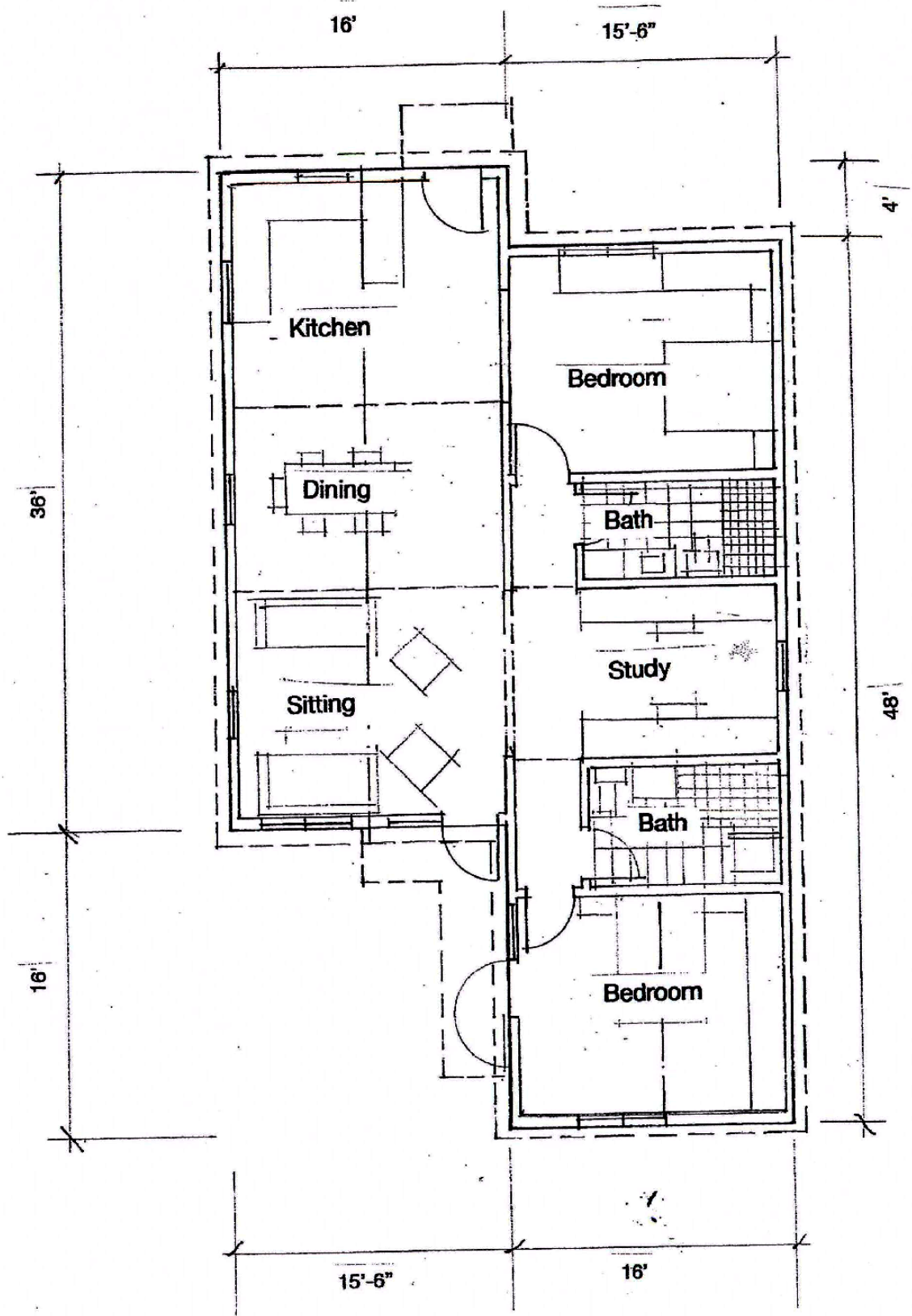
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CASE: CDP 2018-0001  
 OWNER: SCHMITT, Robert, ET AL  
 APN: 119-234-11  
 APLCT: Robert Schmitt  
 AGENT: Thomas Thomson  
 ADDRESS: 45020 Ukiah Street, Mendocino

NO SCALE

PLOT PLAN

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



**Floor Plan**

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

north



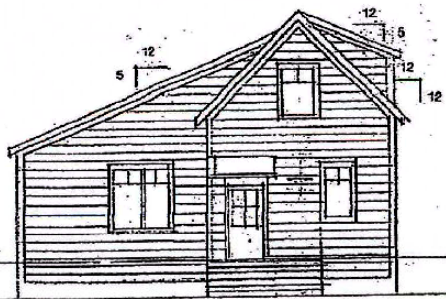
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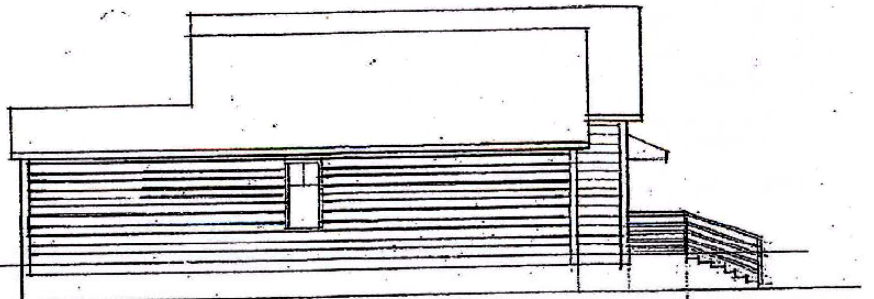
NO SCALE

FLOOR PLAN

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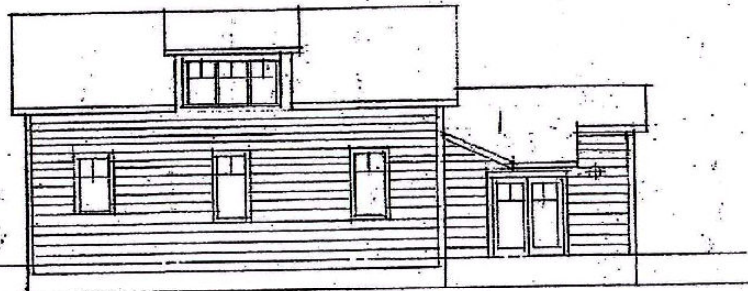
North—Facing Calpella Street



East



South



West

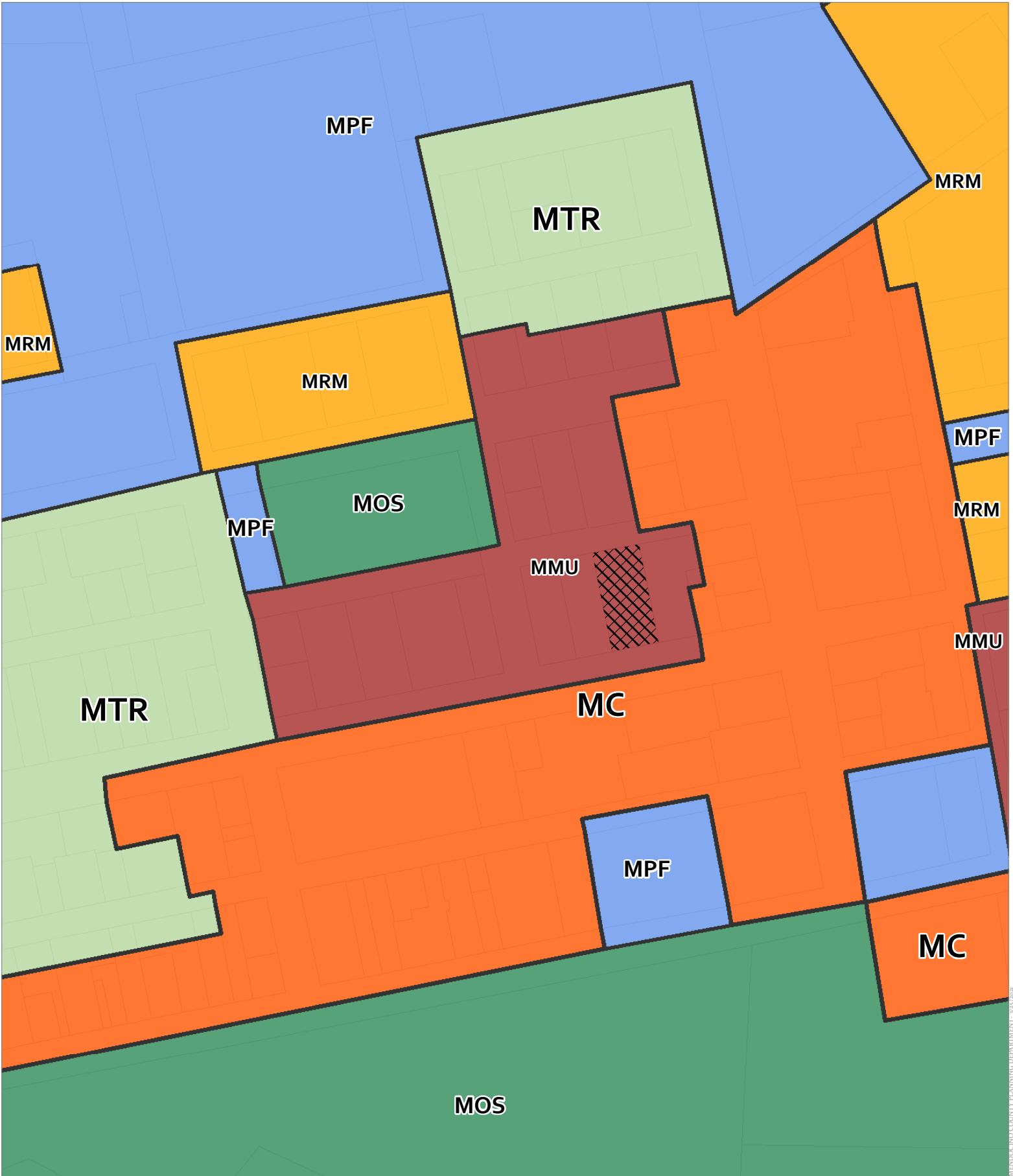


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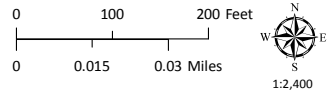
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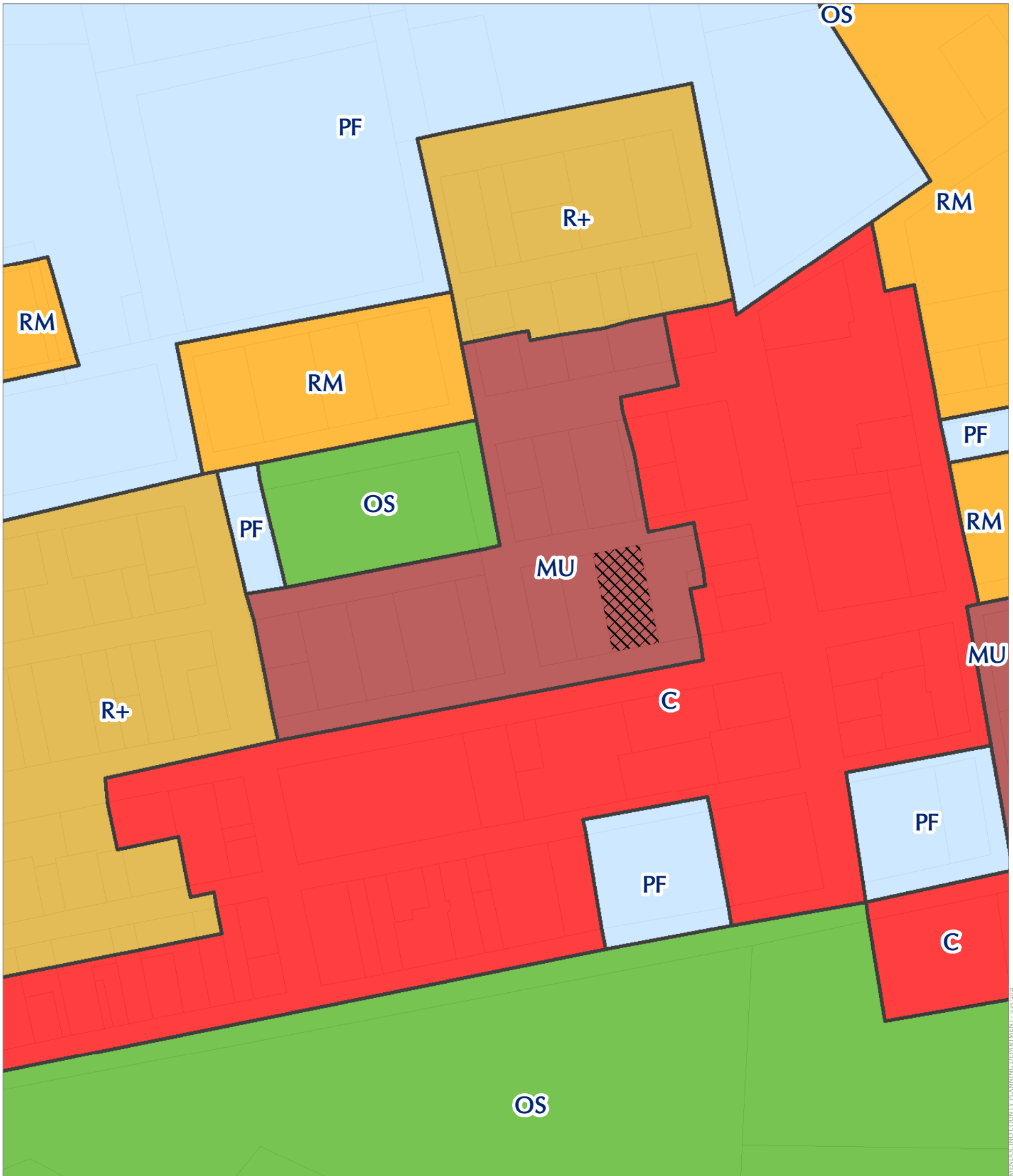
ELEVATIONS

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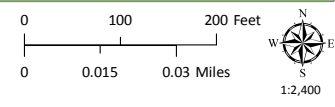


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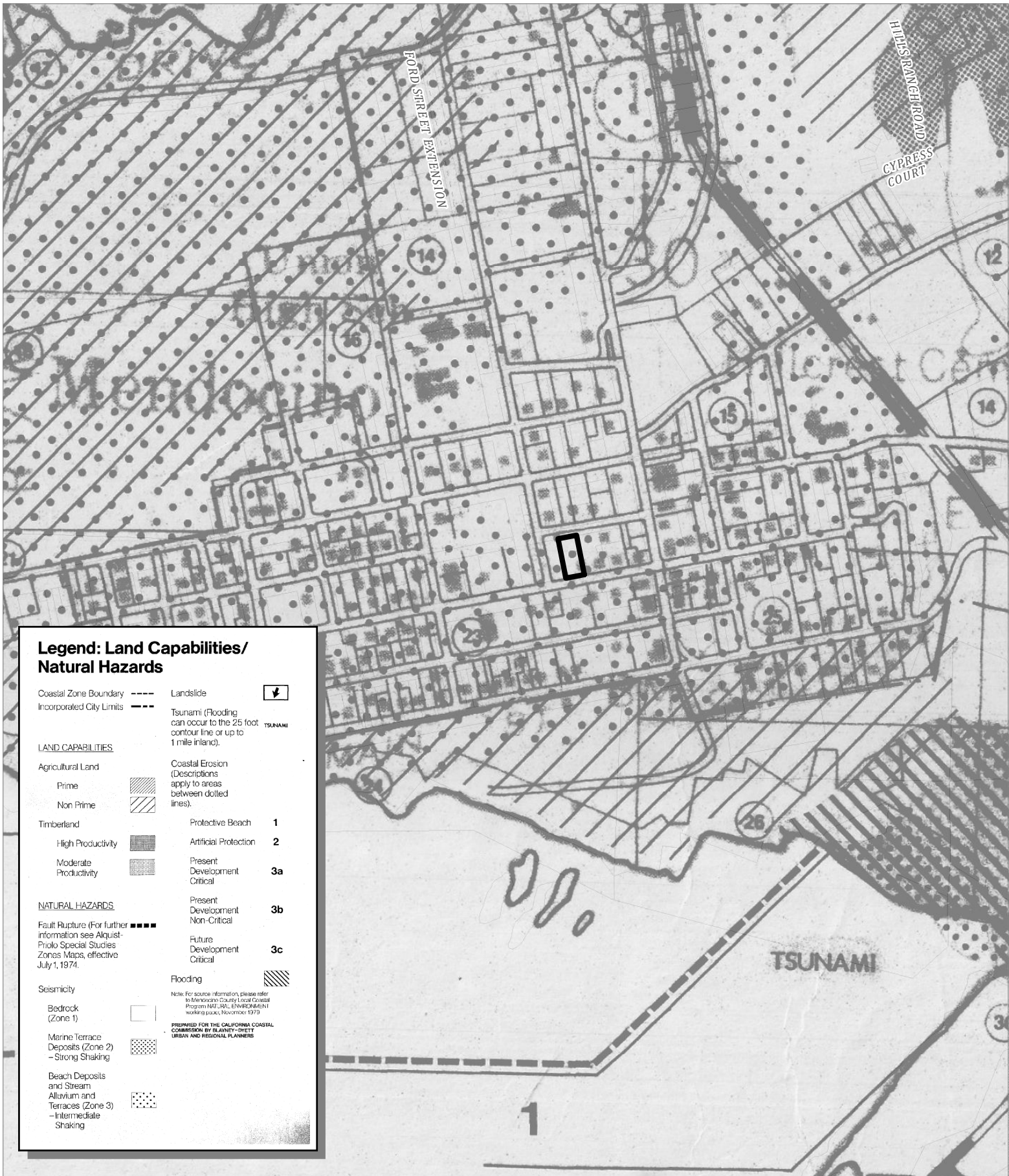




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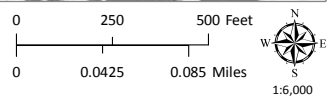
**Legend: Land Capabilities/  
Natural Hazards**

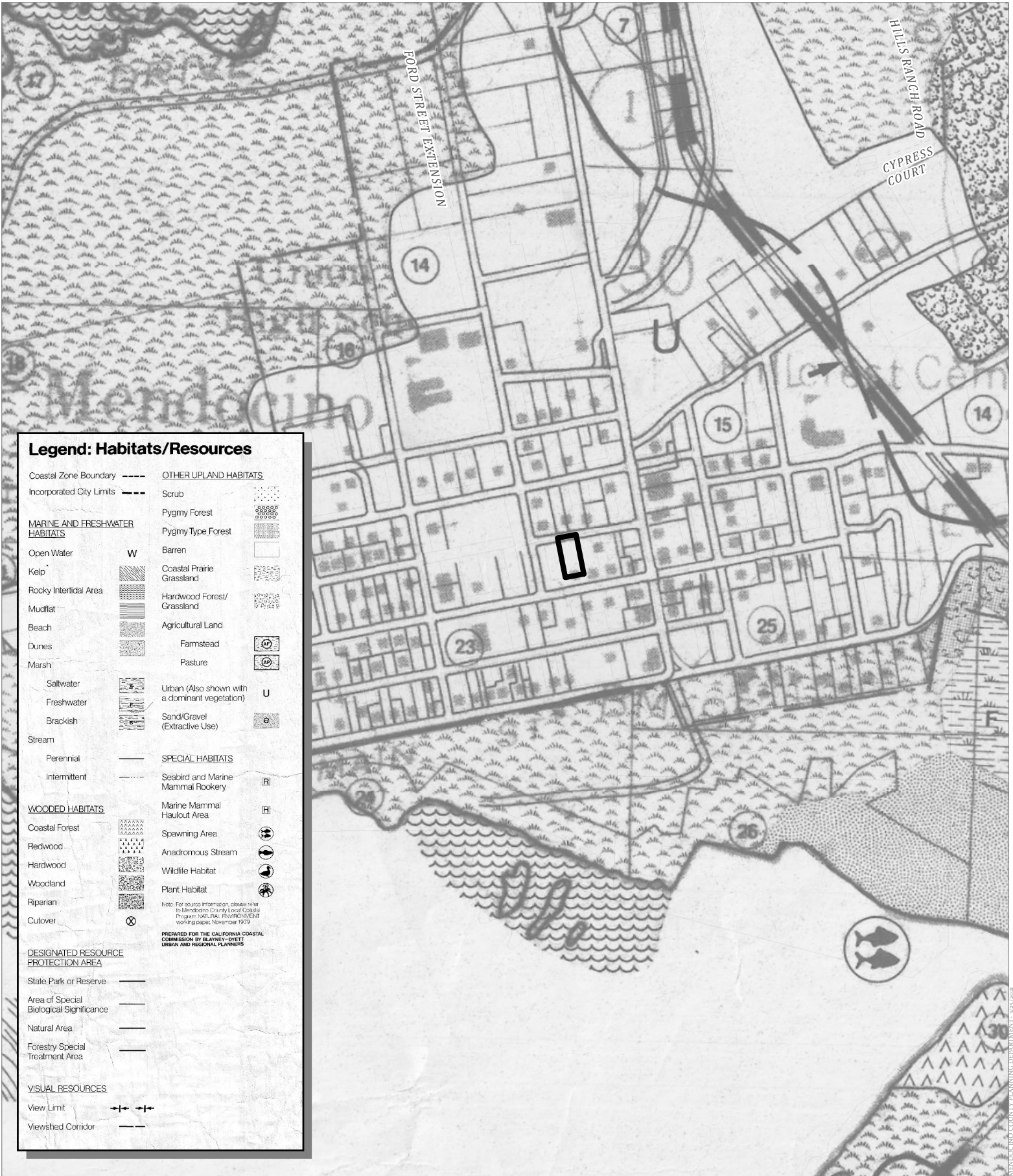
- Coastal Zone Boundary - - - -
- Incorporated City Limits - - - -
  
- LAND CAPABILITIES**
- Agricultural Land
  - Prime
  - Non Prime
- Timberland
  - High Productivity
  - Moderate Productivity
- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, 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-TWETT URBAN AND REGIONAL PLANNERS

CASE: **CDPR 2021-0002**  
 OWNER: **SCHMITT, Robert**  
 APN: **119-234-11**  
 APLCT: **Kennebunkport Family Trust**  
 AGENT:  
 ADDRESS: **45020 Ukiah Street, Mendocino**



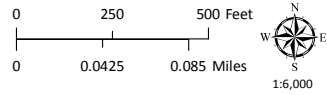


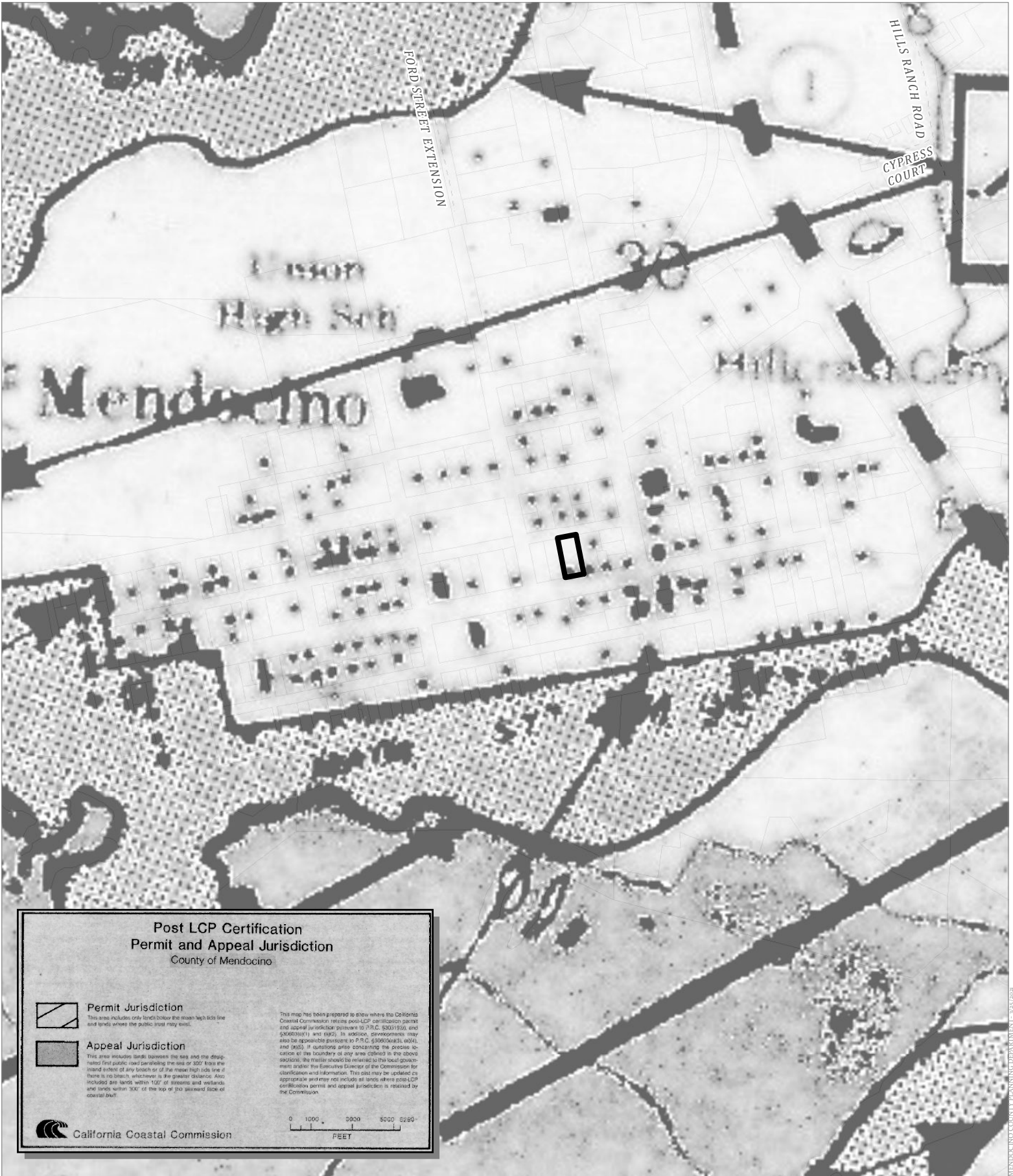
**Legend: Habitats/Resources**

- Coastal Zone Boundary - - - -
- Incorporated City Limits - - - -
- MARINE AND FRESHWATER HABITATS**
- Open Water W
- Kelp
- Rocky Intertidal Area
- Mudflat
- Beach
- Dunes
- Marsh
- Saltwater
- Freshwater
- Brackish
- Stream
- Perennial
- Intermittent
- WOODED HABITATS**
- Coastal Forest
- Redwood
- Hardwood
- Woodland
- Riparian
- Cutover
- DESIGNATED RESOURCE PROTECTION AREA**
- State Park or Reserve
- Area of Special Biological Significance
- Natural Area
- Forestry Special Treatment Area
- VISUAL RESOURCES**
- View Limit
- Viewshed Corridor
- OTHER UPLAND HABITATS**
- Scrub
- Pygmy Forest
- Pygmy Type Forest
- Barren
- Coastal Prairie Grassland
- Hardwood Forest/Grassland
- Agricultural Land
- Farmstead
- Pasture
- Urban (Also shown with a dominant vegetation) U
- Sand/Gravel (Extractive Use) e
- SPECIAL HABITATS**
- Seabird and Marine Mammal Rookery
- Marine Mammal Haulout Area
- Spawning Area
- Anadromous Stream
- Wildlife Habitat
- Plant Habitat

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979  
 PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY-DYETT URBAN AND REGIONAL PLANNERS

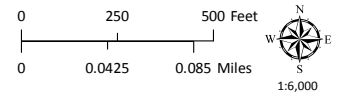
CASE: CDPR 2021-0002  
 OWNER: SCHMITT, Robert  
 APN: 119-234-11  
 APLCT: Kennebunkport Family Trust  
 AGENT:  
 ADDRESS: 45020 Ukiah Street, Mendocino

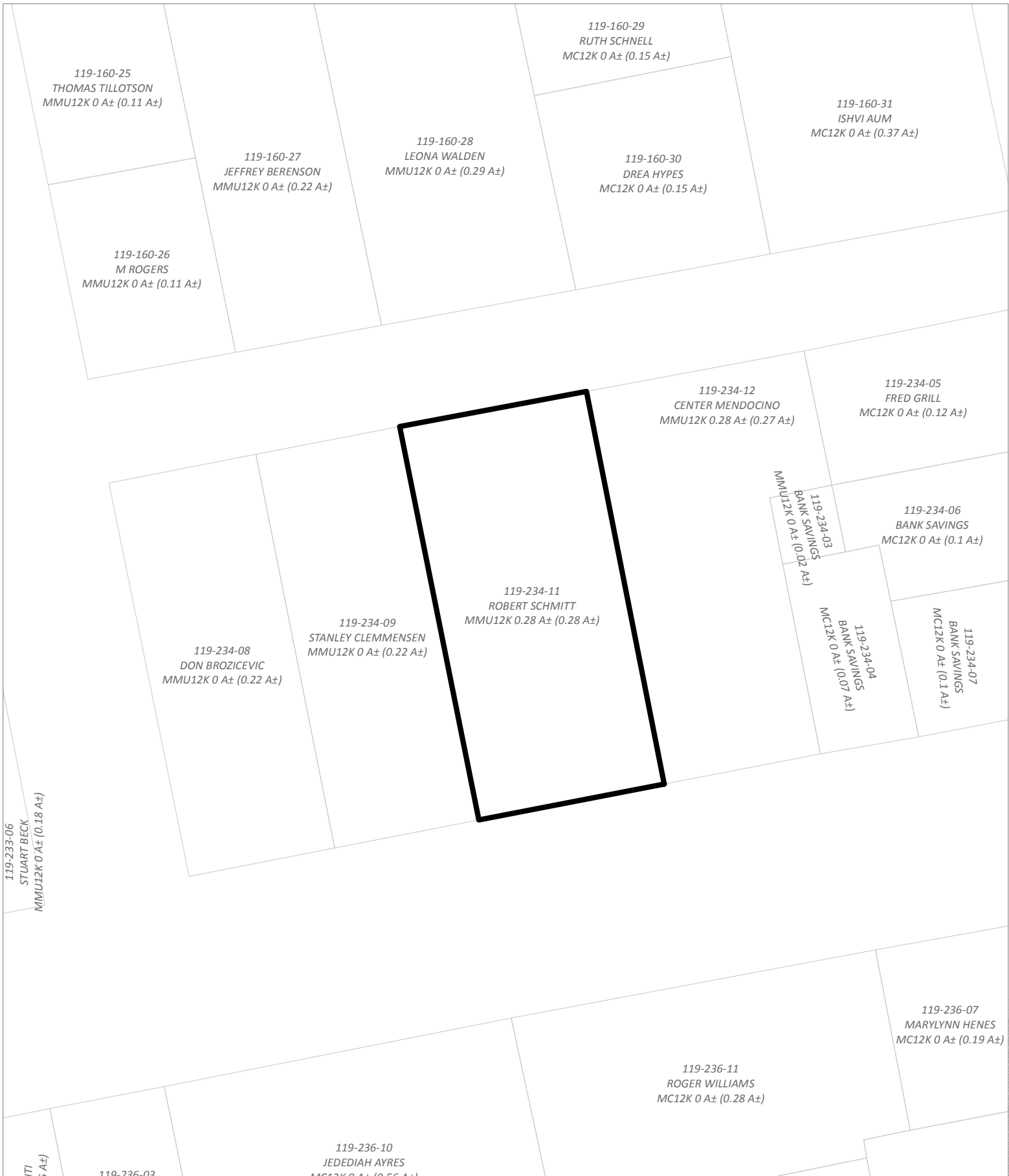




MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2021

CASE: **CDPR 2021-0002**  
 OWNER: **SCHMITT, Robert**  
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 AGENT:  
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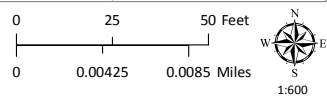




119-233-06  
STUART BECK  
MMU12K 0 A± (0.18 A±)

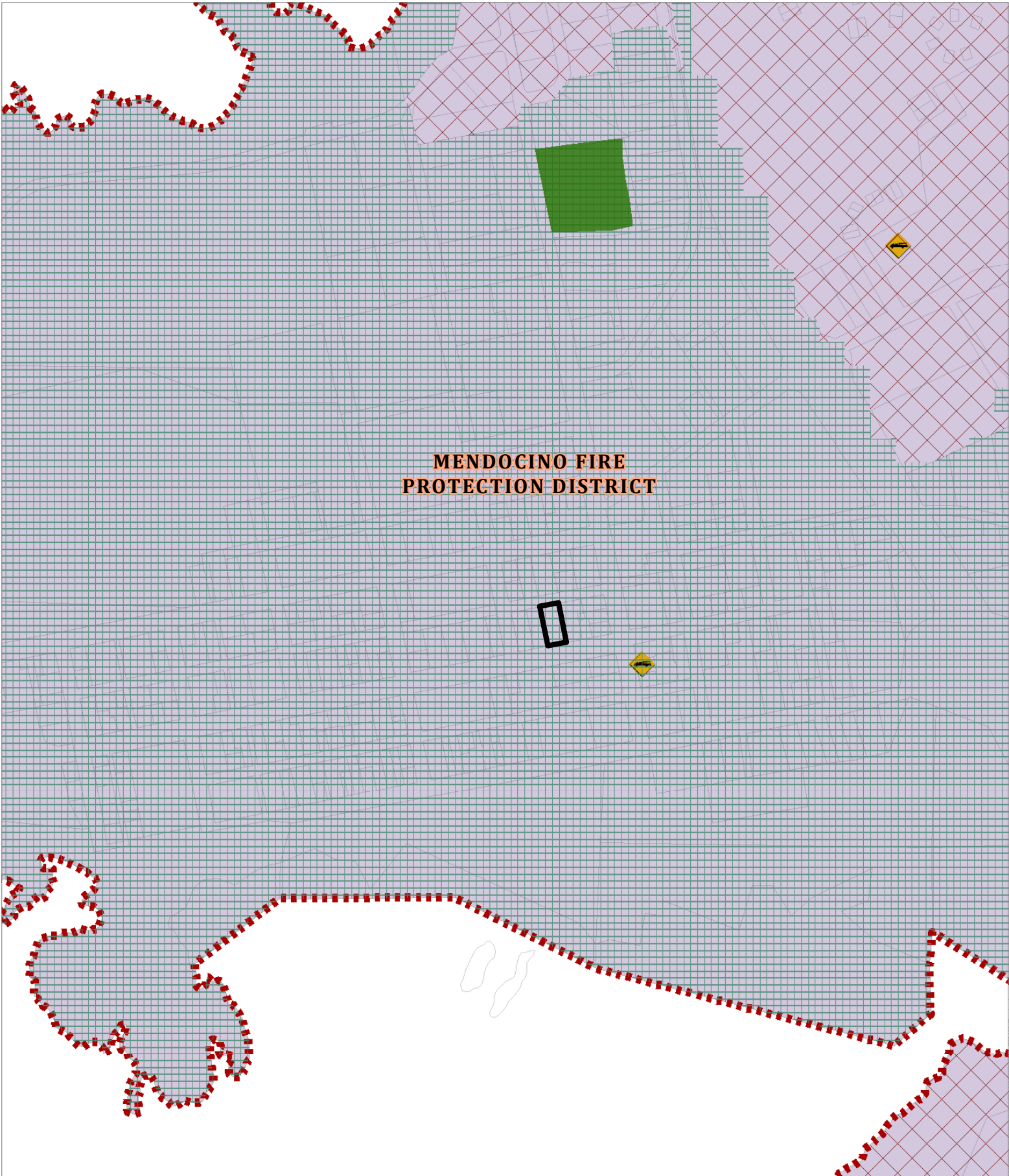
119-236-03  
JEDEDIAH AYRES  
MC12K 0 A± (0.55 A±)

CASE: CDP# 2021-0002  
 OWNER: SCHMITT, Robert  
 APN: 119-234-11  
 APLCT: Kennebunkport Family Trust  
 AGENT:  
 ADDRESS: 45020 Ukiah Street, Mendocino



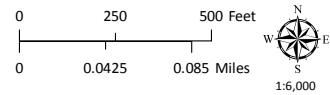
ADJACENT PARCELS

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/27/2021



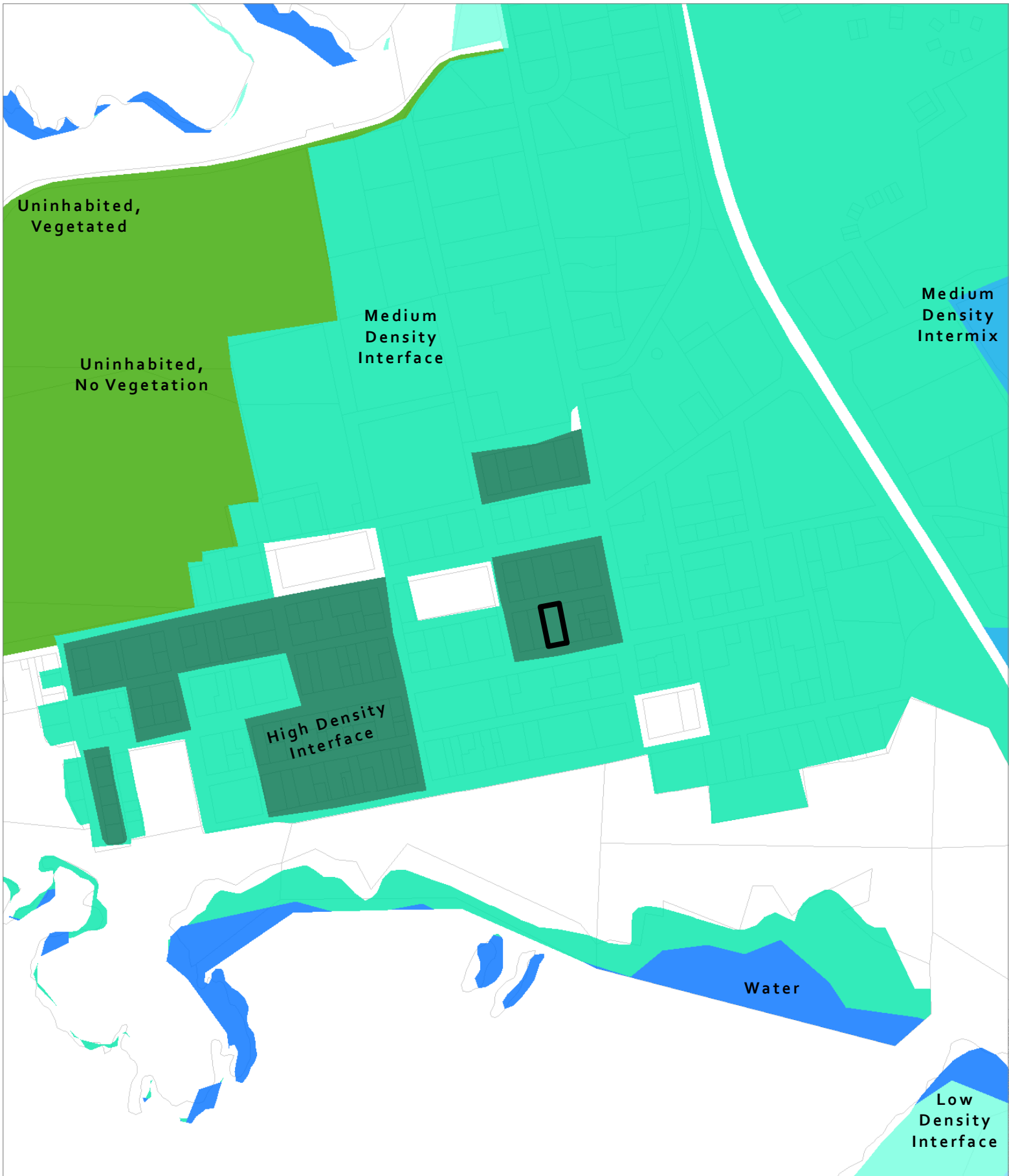
**MENDOCINO FIRE  
PROTECTION DISTRICT**

CASE: CDPR 2021-0002  
 OWNER: SCHMITT, Robert  
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 APLCT: Kennebunkport Family Trust  
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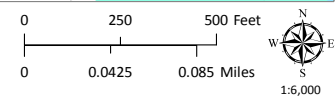
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/27/2023

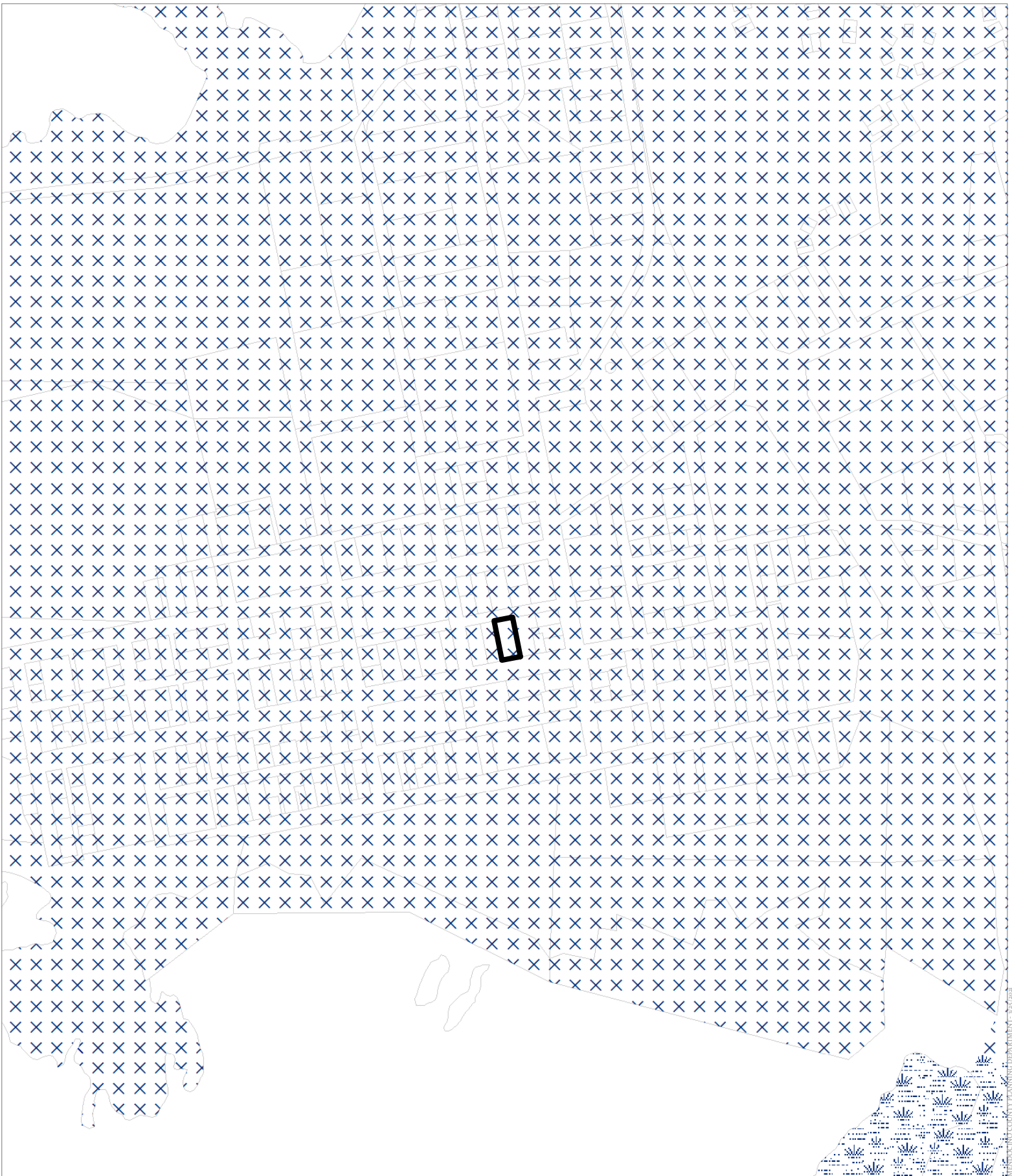


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Water

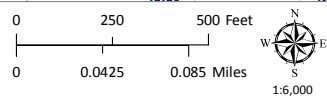


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2021



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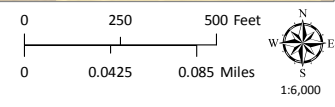
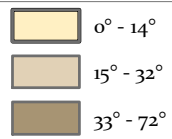
-  Critical Water Areas
-  Marginal Water Resources



**GROUND WATER RESOURCES**



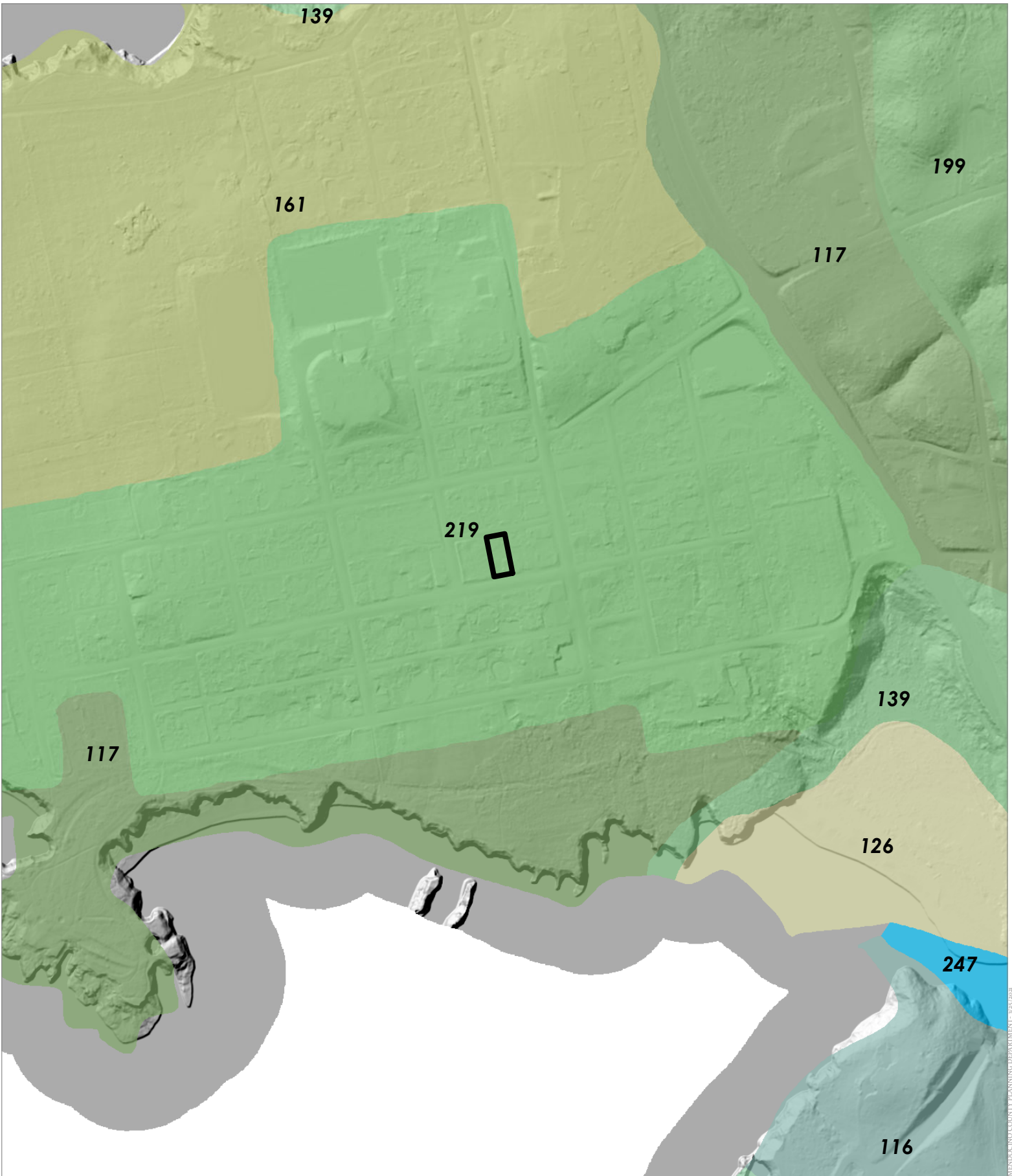
CASE: **CDPR 2021-0002**  
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 APN: **119-234-11**  
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**ESTIMATED SLOPE**

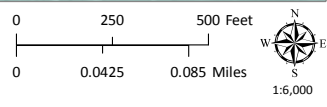
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/27/2023





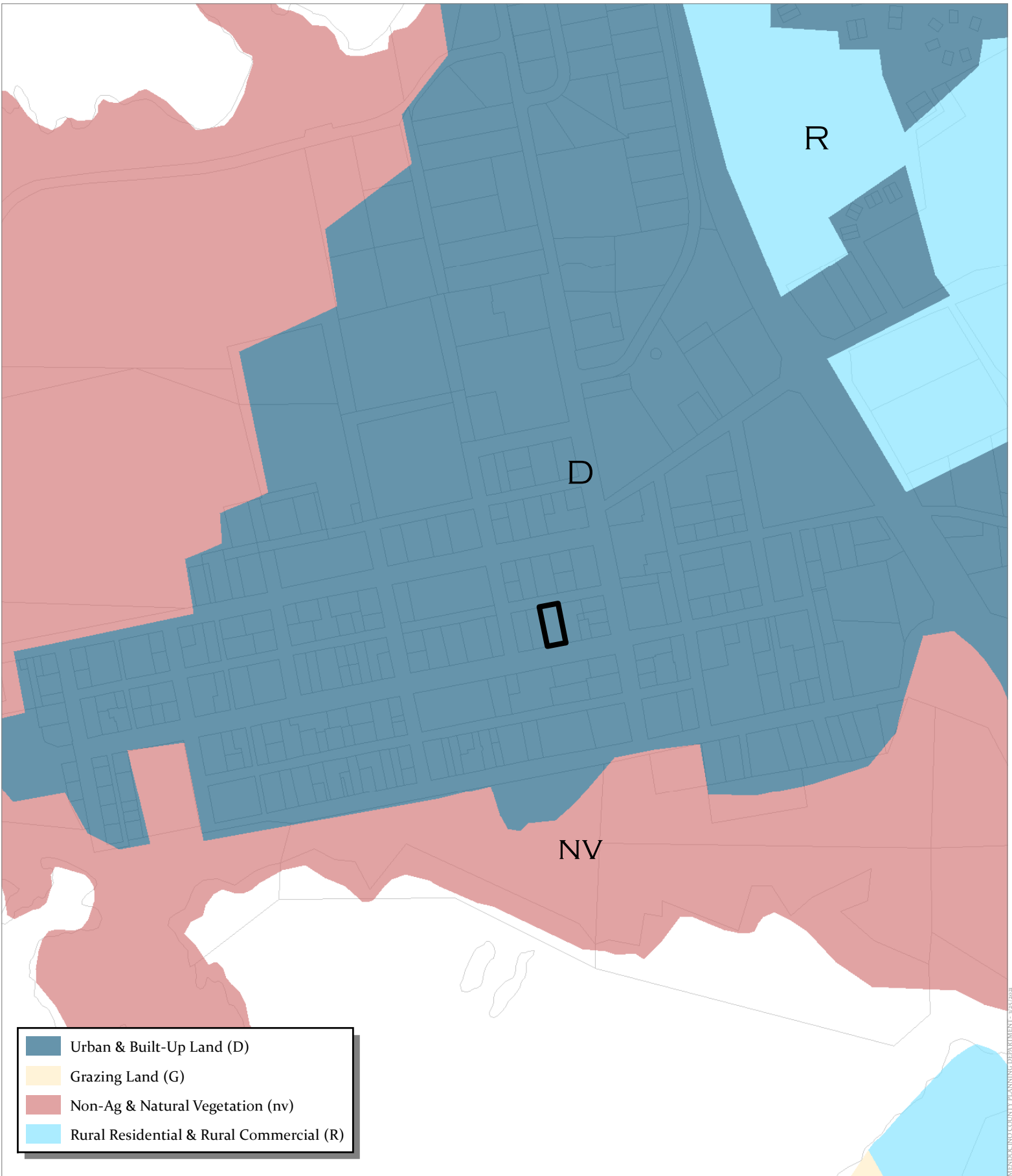
CASE: **CDPR 2021-0002**  
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 **Shinglemill-Gibney Complex**



**WESTERN SOIL CLASSES**

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/27/2021



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

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