



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
 TELEPHONE: 707-234-6650
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 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

June 24, 2021

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

Assessor
 Department of Fish and Wildlife
 Coastal Commission
 County Addresser- Russ Ford

Albion River Fire Protection District
 Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: CDP_2021-0018

DATE FILED: 3/9/2021

OWNER: YOSHIDA TAKAKO MAE & WOLF SCHUBERT

APPLICANT: WOLF SCHUBERT

REQUEST: Standard Coastal Development Permit to install a 10 panel ground mounted solar array adjacent to existing deck and residence, including a 6 foot by 40 foot concrete anchor doubling as a walkway.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 1.0± miles southeast of Little River town center, west of State Rout 1 (State), 0.25 miles northeast of its intersection with Buckhorn Road (Private) located at 6682 N HWY 1, Litte River (APN: 121-050-30).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MATT GOINES

RESPONSE DUE DATE: July 8, 2021

PROJECT INFORMATION CAN BE FOUND AT:

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. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: CDP_2021-0018

OWNER: YOSHIDA TAKAKO MAE & WOLF SCHUBERT

APPLICANT: WOLF SCHUBERT

AGENT: N/A

REQUEST: Standard Coastal Development Permit to install a 10 panel ground mounted solar array adjacent to existing deck and residence, including a 6 foot by 40 foot concrete anchor doubling as a walkway.

LOCATION: In the Coastal Zone, 1.0± miles southeast of Little River town center, west of State Route 1 (State), 0.25 miles northeast of its intersection with Buckhorn Road (Private); located at 6682 N HWY 1, Litte River; APN: 121-050-30.

APN/S: 121-050-30

PARCEL SIZE: 1.65± Acres

GENERAL PLAN: Rural Residential (RR5:R)

ZONING: Rural Residential (RR:5)

EXISTING USES: Residential

DISTRICT: 5

RELATED CASES: BP_2021-0180 (Ground Mount Solar)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR:5)	Rural Residential (RR:5)	1.67 Acres	Residential
EAST:	Remote Residential (RMR:20)	Remote Residential (RMR:20)	0.62, 3.27 Acres	Vacant Land, Residential
SOUTH:	Rural Residential (RR:5)	Rural Residential (RR:5)	2.55, 1.8 Acres	Residential
WEST:	N/A	N/A	N/A	N/A

REFERRAL AGENCIES

LOCAL

- Assessor's Office
- Building Division Fort Bragg
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)

- Albion Little River Fire Protection District
- Planning Division Fort Bragg

STATE

- California Coastal Commission

- California Dept. of Fish & Wildlife

TRIBAL

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

ADDITIONAL INFORMATION: The proposed project is located more than 100 feet away from the designated wetland area near the bluff edge of the property. Additionally this project abuts an existing deck and will have a particularly minimal impact in regards to resources and sensitive preceptors. Because of this, No Archaeological survey is being requested because of the location and minimal ground disturbance.

STAFF PLANNER: MATT GOINES

DATE: 6/22/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Albion Little River Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

Rural Residential & Rural Commercial (R)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Marginal

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

145 – 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

Estuarine & Marine Wetland

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

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 (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

Prime Agricultural Land

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Prime.

*Beach Deposit & Stream Alluvium & Terraces
(Zone 3) Intermediate Shaking.*

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Barren

27. COASTAL COMMISSION APPEALABLE AREA:

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

YES

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

HIGHLY SCENIC

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

Barren

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

YES

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES

120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
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www.co.mendocino.ca.us/planning



Case No(s)	CDP-2021-0018
CDF No(s)	N/A
Date Filed	3/19/21
Fee	\$ 2,324.00
Receipt No.	PRJ-040552
Received by	Mae Yoshida
	Office Use Only

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Wolf Schubert
Mailing Address 6682 N Highway 1
City Little River State CA Zip Code 95456 Phone 408-904-8731

PROPERTY OWNER

Name Mae Yoshida & Wolf Schubert
Mailing Address 6682 N Highway 1
City Little River State CA Zip Code 95456 Phone 408-904-8731

AGENT

Name _____
Mailing Address _____
City _____ State _____ Zip Code _____ Phone _____

PARCEL SIZE

1.66

Square feet
 Acres

STREET ADDRESS OF PROJECT

6682 N Highway 1, Little River CA 95456

ASSESSOR'S PARCEL NUMBER(S)

121-050-30

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

Wolf Schubert 3/8/2021
Signature of Applicant/Agent Date

Wolf Schubert 3/8/2021
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.

This project consists of 10 solar panels mounted at ground level along a permitted existing elevated deck to architecturally hide the deck support structure (deck skirt). The solar panels are part of an effort to reduce the carbon footprint of the residence together with a battery energy storage system. The solar panels have a continuously black appearance and are angled at the sky at about 60 - 70 degrees similar to a steep roof mounted system. The solar panels are positioned 2" away from the edge of the deck to appear as part of the existing elevated deck. To achieve the necessary safety from wind uplift they are ballast mounted on a 4" deep concrete slab with the appearance of a 6 ft. wide, 40 ft. long walkway along the west and southwest sides of the existing deck. The ground disturbance does not exceed the existing permitted footings of the deck structure. The proposed ballast mount avoids the construction of deep concrete piers for the solar mount therefore resulting in a very limited ground disturbance.

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	1	2809
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

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

Total square footage of structures: _____
 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.

The existing residential structure was permitted in 2006 on APN 121-050-30. The existing elevated deck in this project is part of this structure.
 APN 121-050-27, 121-050-28 & 121-050-29 are owned by us through Yoshida-Schubert LLC.
 APN 121-050-29 has a small vacation rental building and a storage building.
 APN 121-050-28 and 121-050-27 are in their natural state without any structures.

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 6 feet.

8. Lot area (within property lines): 1.66 square feet acres

9. Lot Coverage:

	EXISTING		NEW PROPOSED		TOTAL
Building coverage	<u>3150</u>	square feet	<u>90</u>	square feet	<u>3240</u> square feet
Paved area	<u>3100</u>	square feet	<u>160</u>	square feet	<u>3260</u> square feet
Landscaped area	<u>2000</u>	square feet	<u>0</u>	square feet	<u>2000</u> square feet
Unimproved area	<u>63800</u>	square feet	<u>0</u>	square feet	<u>63800</u> square feet
GRAND TOTAL:					<u>72300</u> square feet (Should equal gross area of parcel)

10. Gross floor area: 3409 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>4</u>	Proposed _____	Total _____
Number of covered spaces	<u>2</u>	_____	Size _____
Number of uncovered spaces	<u>2</u>	_____	Size _____
Number of standard spaces	_____	_____	Size _____
Number of handicapped spaces	_____	_____	Size _____

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

A. Electricity

- Utility Company (service exists to the parcel).
 Utility Company (requires extension of services to site: _____ feet _____ miles)
 On Site generation, Specify: _____
 None

B. Gas

- Utility Company/Tank
 On Site generation, Specify: _____
 None

C. Telephone: Yes No

13. Will there be any exterior lighting? Yes No
If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

14. What will be the method of sewage disposal?

- Community sewage system, specify supplier _____
 Septic Tank
 Other, specify _____

15. What will be the domestic water source?

- Community water system, specify supplier _____
 Well
 Spring
 Other, specify _____

16. Is any grading or road construction planned? Yes No
If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

- A. Amount of cut: _____ cubic yards
B. Amount of fill: _____ cubic yards
C. Maximum height of fill slope: _____ feet
D. Maximum height of cut slope: _____ feet
E. Amount of import or export: _____ cubic yards
F. Location of borrow or disposal site: _____

17.	Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
18.	Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
21.	Is the proposed development visible from: A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Amount of material to be dredged or filled? _____ cubic yards. Location of dredged material disposal site: _____ _____ Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

SCOPE OF WORK

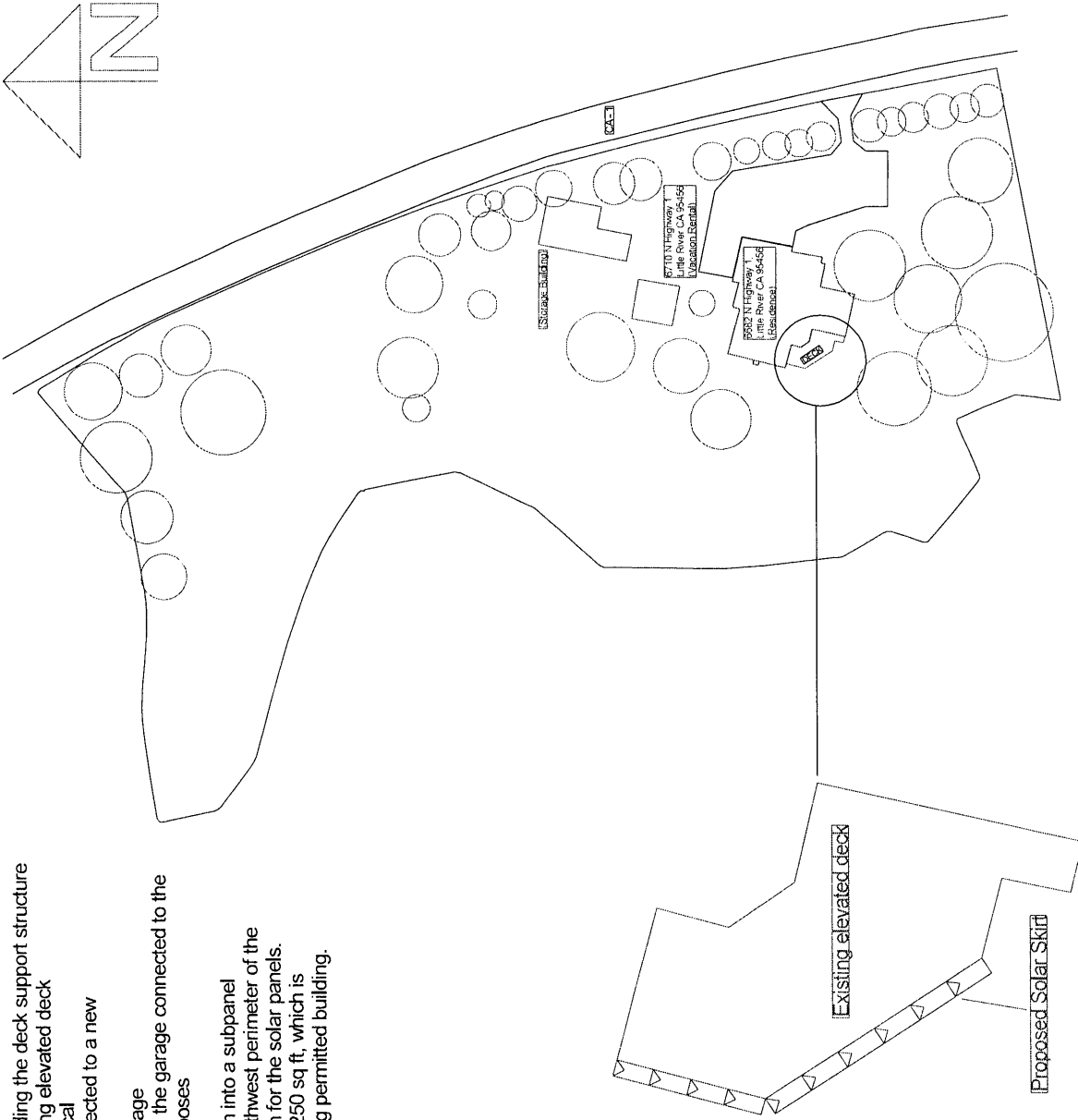
- (1) Install 10 new solar panels (3.8 kW) as a skirt hiding the deck support structure along the west and southwest sides of the existing elevated deck with an inclination of about 20-30 deg from vertical
- (2) Install 10 new microinverters at each panel connected to a new solar combiner in the garage
- (3) Install a new Enphase Enpower switch in the garage
- (4) Install (2) new Enphase Encharge 10 batteries in the garage connected to the Enphase Enpower switch for power backup purposes
- (5) Install a new main panel in the garage
- (6) Convert the existing main panel in the utility room into a subpanel
- (7) A new concrete walkway along the west and southwest perimeter of the existing deck is being used as mounting platform for the solar panels. The area covered by the new walkway is about 250 sq ft, which is less than 10% of the area covered by the existing permitted building.

GENERAL NOTES

- (1) All new equipment shall be UL listed.

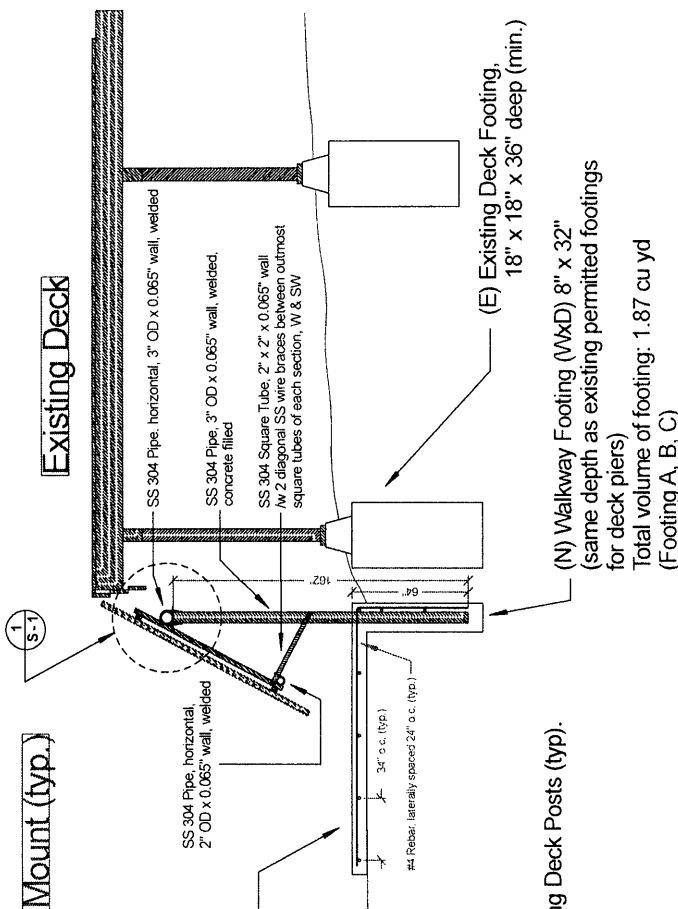
PAGE INDEX

- A1 - Site Plan
- E1 - Solar Layout
- E2 - Enphase Ensemble Garage
- E3 - One-Line Diagram
- S1 - Solar Panel Mount
- CS - Cut Sheets



Solar Panel Mount (typ.)

Existing Deck



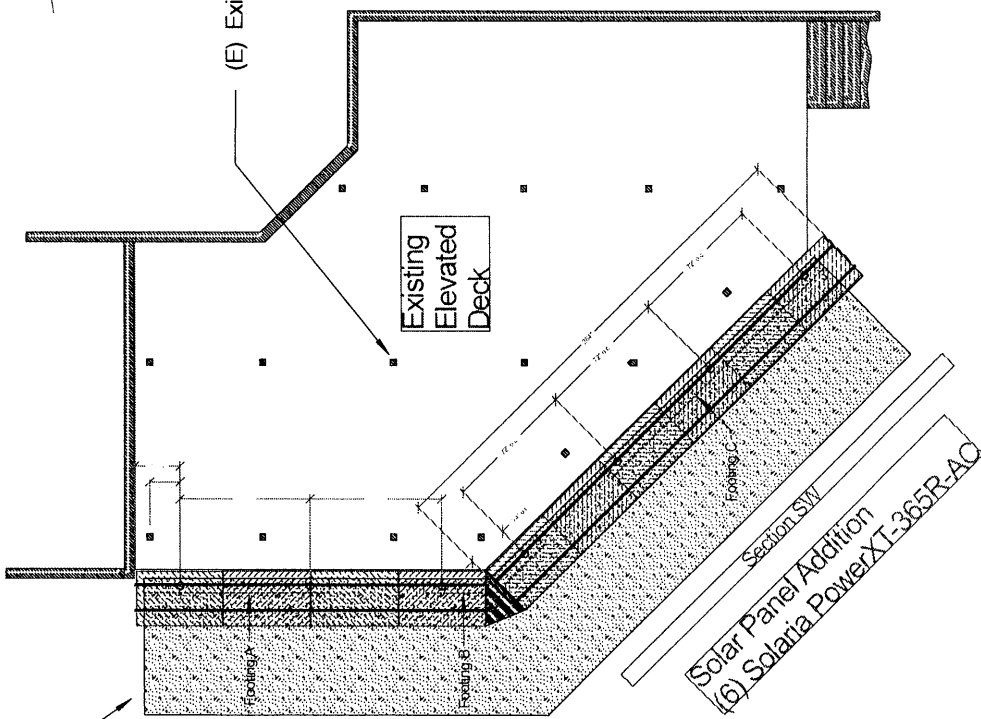
(N) Concrete Walkway as Ballast Mount (WxD) 75" x 4" above ground

(N) Concrete Walkway, 75" Wide, 250 sq as Ballast Mount

(E) Existing Deck Posts (typ.)

(E) Existing Deck Footing, 18" x 18", x 36" deep (min.)

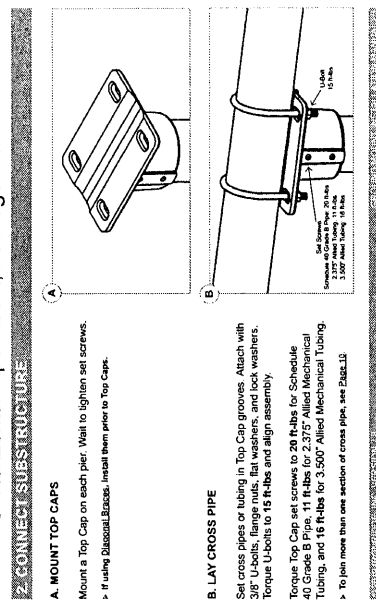
(N) Walkway Footing (WxD) 8" x 32" (same depth as existing permitted footings for deck piers)
Total volume of footing: 1.87 cu yd (Footing A, B, C)



Solar Panel Addition
(4) Solaria PowerXT-400R-PM w/ Enphase IQ7+ Microinverters

Existing Elevated Deck

3" Horizontal Pipe Mount, Ironridge Inc.



A. MOUNT TOP CAPS

Mount a Top Cap on each pier. Wait to tighten set screws.
> If using Glass/Aluminum, install them prior to Top Caps.









B. LAY CROSS PIPE

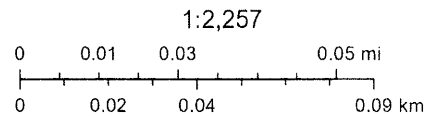
Set cross pipes or tubing in Top Cap grooves. Attach with 3/8" U-bolts, flange nuts, flat washers, and lock washers. Torque U-bolts to 15 ft-lbs and align assembly.
Torque Top Caps set screws to 20 ft-lbs for Schedule 40 Grade B Pipe, 11 ft-lbs for 2.375" Allied Mechanical Tubing, and 16 ft-lbs for 3.500" Allied Mechanical Tubing.
> Do not join more than one section of cross pipe. See Table 13.

Scale: 1" = 4'



2/22/2021, 9:55:59 AM

-  County Boundary
-  Public Roads
-  Streams
-  Highways
-  Parcels
-  Communities
-  Private Roads
-  Incorporated Cities



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

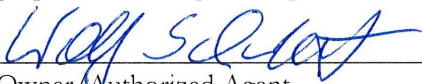
As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought 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: 3/8/2021

Wally Scott
Applicant

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.

_____  _____ 3/8/2021
Owner/Authorized Agent Date

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

AUTHORIZATION OF AGENT

I hereby authorize _____ 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



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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FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

ACKNOWLEDGMENT 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 (as adopted by the Board of Supervisors in Resolution No.'s 11-072, 16-150, 18-122 and 19-170):

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% 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

W. Schultz

3/8/2021

Applicant Signature

Date

OFFICE USE ONLY:

Project or Permit Number

wolf.schubert@yoshidalaw.com

From: Tax Collector <ttc@mendocinocounty.org>
 Sent: Friday, February 19, 2021 8:57 AM
 To: wolf.schubert@yoshidalaw.com
 Subject: Re: Property Tax payments for 121-050-30, 121-050-29, 121-050-28, 121-050-27

Good morning Wolf,
 Here's the information you've requested.

```

MENDOCINO
TCTF130
** SECURED PROPERTY TAXES **
ASSMT 43419 PAY INSTALL 1 PAY
PARCEL 1210503000 0.00
NAME YOSHIDA TAKAKO MAE / REMARK
RPS DATES
----- INSTALLMENT ONE -----
PAYMENT STATUS PAID
INSTALL AMNT 5828.63
PENALTY AMNT
PENALTY DATE 12262020 BATCH H36102
DATE 12262020
----- INSTALLMENT TWO -----
PAYMENT STATUS PAID
INSTALL AMNT 5828.63
PENALTY AMNT
COST AMNT
PENALTY DATE 04102021 BATCH H36102
DATE 12262020
    
```

```

MENDOCINO
TCTF130
** SECURED PROPERTY TAXES **
ASSMT 43418 PAY INSTALL 1 PAY I
PARCEL 1210502900 0.00
NAME YOSHIDA SCHUBERT LLC REMARK
RPS DATES
----- INSTALLMENT ONE -----
PAYMENT STATUS PAID
INSTALL AMNT 3258.20
PENALTY AMNT
PENALTY DATE 12102020 BATCH S08450
DATE 11212020
----- INSTALLMENT TWO -----
PAYMENT STATUS PAID
INSTALL AMNT 3258.20
PENALTY AMNT
COST AMNT
PENALTY DATE 04102021 BATCH S08450
DATE 11212020
    
```

MENDOCINO TCTF130 ** SECURED PROPERTY TAXES *

ASSMT 43418 PAY INSTALL 1 PAY I
 PARCEL 1210502700 0.00
 NAME YOSHIDA SCHUBERT LLC REMARK RPS DATES

----- INSTALLMENT ONE -----
 PAYMENT STATUS PAID
 INSTALL AMNT 985.77
 PENALTY AMNT
 PENALTY DATE 12102020
 DATE 11212020 BATCH S08454

----- INSTALLMENT TWO -----
 PAYMENT STATUS PAID
 INSTALL AMNT 985.77
 PENALTY AMNT
 COST AMNT
 PENALTY DATE 04102021
 DATE 11212020 BATCH S08454

Cathy

Mendocino County Tax Collector - 501 Low Gap Rd. Rm 1060 - Ukiah, CA 95482 - Phone (707) 234-6875 -
<http://www.mendocinocounty.org/tc>

>>> <wolf.schubert@yoshidalaw.com> 2/18/2021 11:11 AM >>>
 Because your website is down and I cannot retrieve this information, can you please e-mail me the most recent property tax payment records for our properties in Little River, CA 95456?

121-050-30,
 121-050-29,
 121-050-28,
 121-050-27

Property 121-050-30 is in the name of Mae Yoshida & Wolf Schubert

MENDOCINO TCTF130 ** SECURED PR

ASSMT 43417 PAY INSTALL 1
 PARCEL 1210502800 0.
 NAME YOSHIDA SCHUBERT LLC

----- INSTALL -----
 PAYMENT STATUS PAID
 INSTALL AMNT 1277.87
 PENALTY AMNT
 PENALTY DATE 12102020
 DATE 11212020 BATCH

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 _____ (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:

Mounting of 10 solar panels exhibiting a continuously black surface at ground level in front of an elevated deck as an architectural deck skirt.

(Description of development)

Located at:
6682 N Highway 1, Little River CA 95456
APN 121-050-30

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

Public notice was posted at the driveway entrance visible from Highway 1.

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

Wally S. Quib
Owner/Authorized Representative

3/8/2021
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.

COASTAL ZONE DEVELOPMENT
 COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

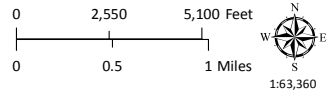
AP# 000-000-00 LASTNAME, FIRSTNAME STREET ADDRESS CITY, STATE ZIP	AP# 121-050-17 Baucchio, Fedele 6600 N Highway 1 Little River CA 95456	
AP# 121-050-029 Yoshida-Schubert, LLC 711 14th St Modesto CA 95354		
AP# 121-050-028 Yoshida-Schubert LLC 711 14th St Modesto CA 95354		
AP# 121-050-027 Yoshida-Schubert LLC 711 14th St Modesto CA 95354		
AP# 121-050-09 Brown, Judith 6801 N Highway 1 Little River CA 95456		
AP# 121-050-10 NASK Investments, LLC 6751 N Highway 1 Little River CA 95456		
AP# 121-050-11 Gibeson, Gregory Russell 6701 N Highway 1 Little River CA 95456		
AP# 121-050-12 Cecil, John 6675 N Highway 1 Little River CA 95456		
AP# 121-050-16 Cecil, John 6630 N Highway 1 Little River CA 95456		



SUBJECT PARCEL/S

CASE: CDP 2021-0018
 OWNER: SHUBERT, Wolf
 APN: 121-050-30
 APLCT:
 AGENT: 6682 N. Highway 1, Little River
 ADDRESS:

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





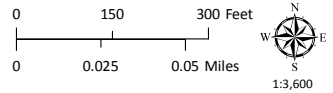
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/12/2021



CASE: CDP 2021-0018
OWNER: SHUBERT, Wolf
APN: 121-050-30
APLCT:
AGENT: 6682 N. Highway 1, Little River
ADDRESS:

-  Named Rivers
-  Public Roads
-  Private Roads

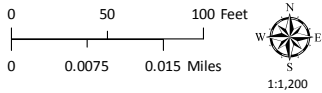


AERIAL IMAGERY



CASE: CDP 2021-0018
OWNER: SHUBERT, Wolf
APN: 121-050-30

Public Roads



APLCT:
AGENT: 6682 N. Highway 1, Little River
ADDRESS:

AERIAL IMAGERY

PHOTOGRAPH BY TOWN OF LITTLE RIVER

SCOPE OF WORK

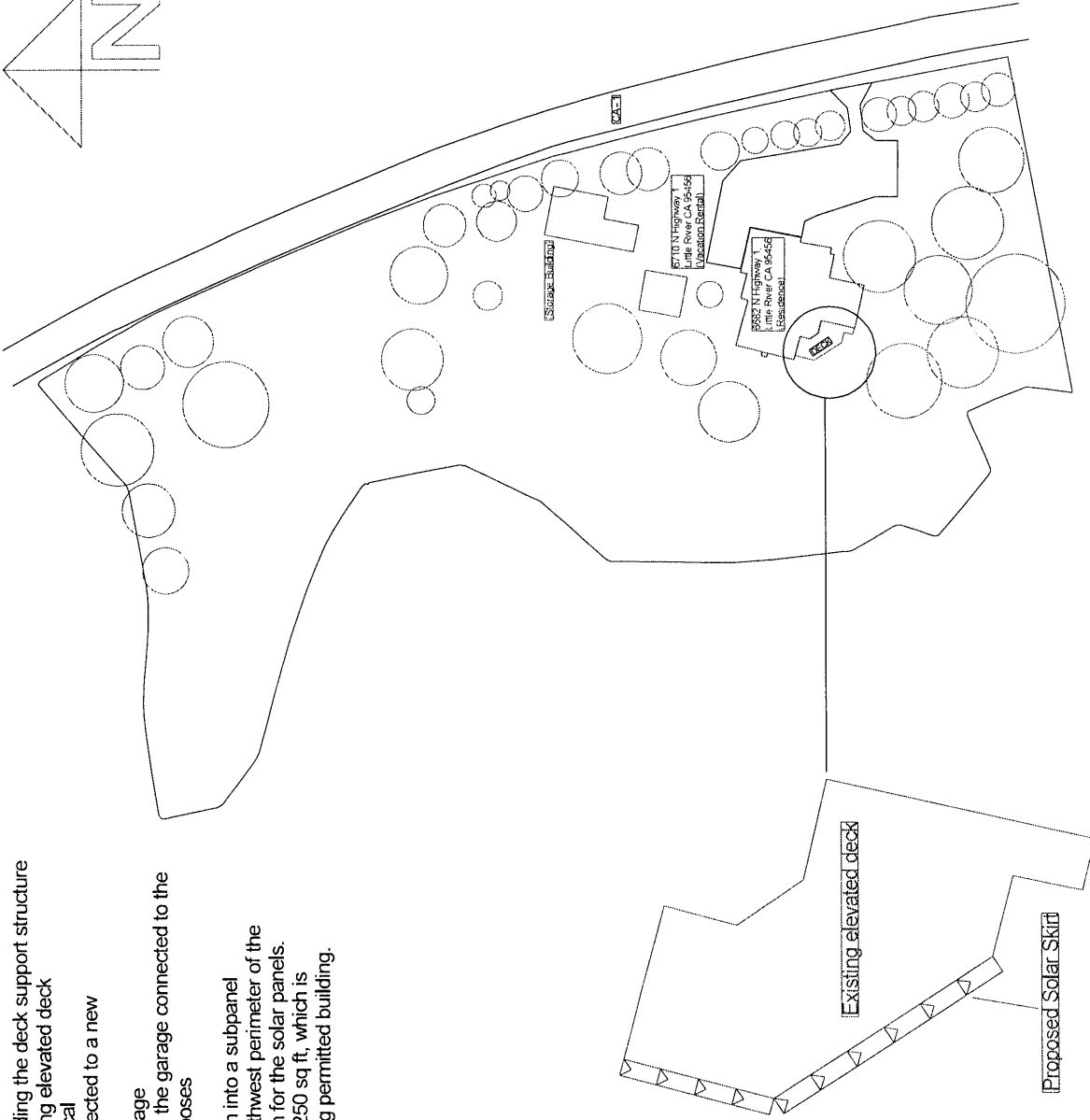
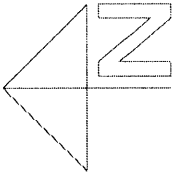
- (1) Install 10 new solar panels (3.8 kW) as a skirt hiding the deck support structure along the west and southwest sides of the existing elevated deck with an inclination of about 20-30 deg from vertical
- (2) Install 10 new microinverters at each panel connected to a new solar combiner in the garage
- (3) Install a new Enphase Enpower switch in the garage
- (4) Install (2) new Enphase Encharge 10 batteries in the garage connected to the Enphase Enpower switch for power backup purposes
- (5) Install a new main panel in the garage
- (6) Convert the existing main panel in the utility room into a subpanel
- (7) A new concrete walkway along the west and southwest perimeter of the existing deck is being used as mounting platform for the solar panels. The area covered by the new walkway is about 250 sq ft, which is less than 10% of the area covered by the existing permitted building.

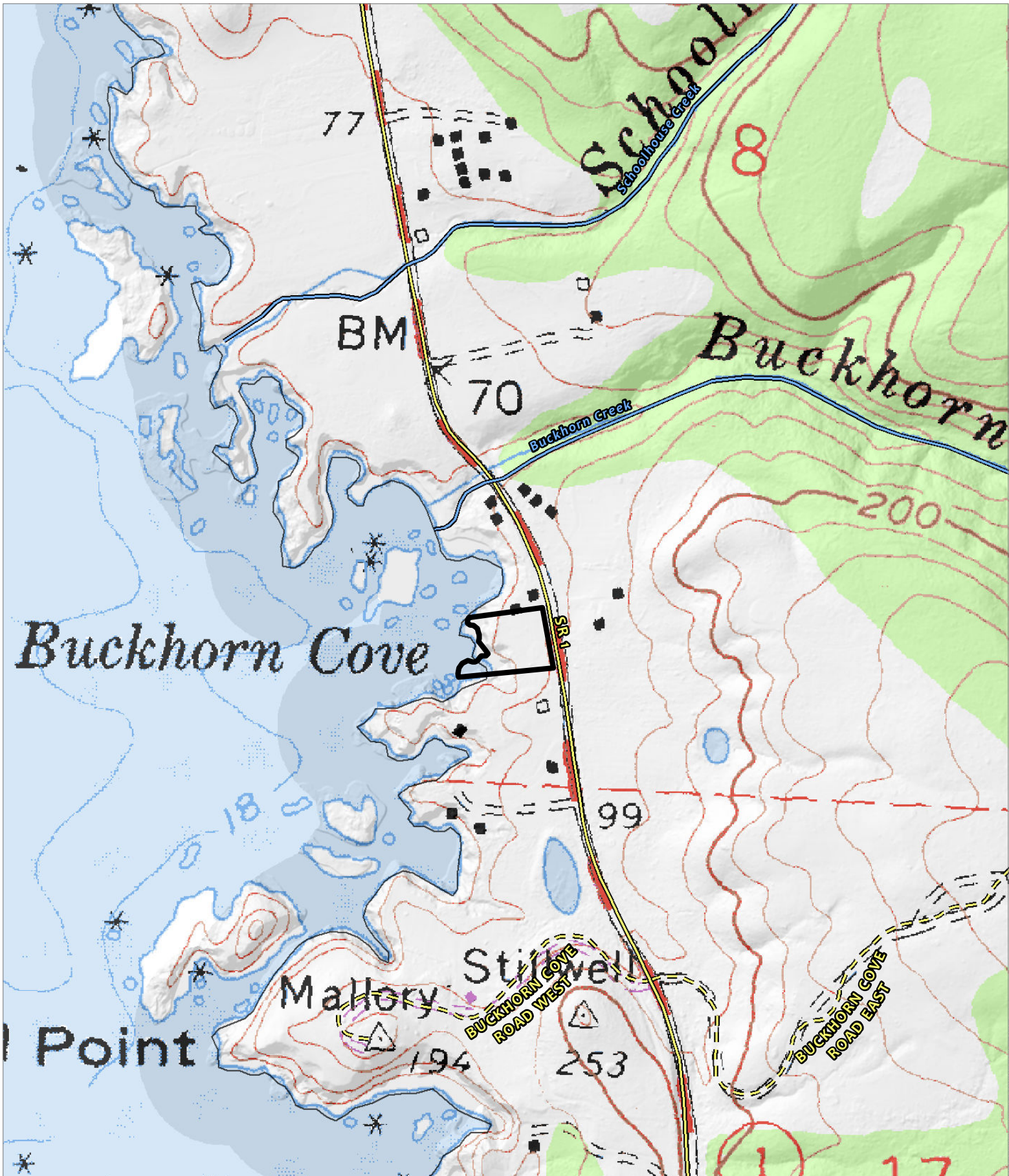
GENERAL NOTES

- (1) All new equipment shall be UL listed.




PAGE INDEX

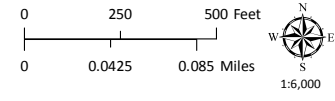
- A1 - Site Plan
- E1 - Solar Layout
- E2 - Enphase Ensemble Garage
- E3 - One-Line Diagram
- S1 - Solar Panel Mount
- CS - Cut Sheets





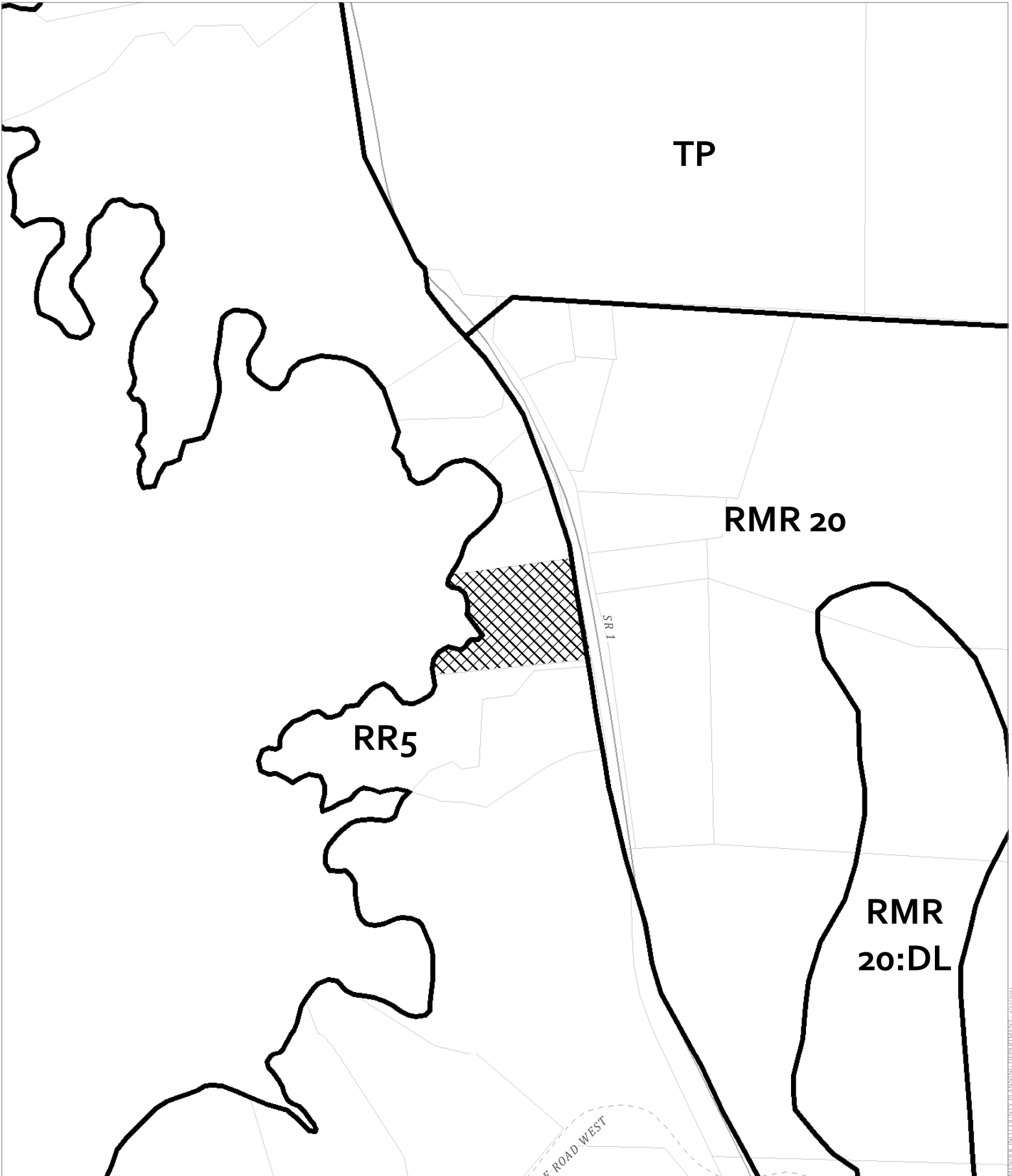
CASE: CDP 2021-0018
 OWNER: SHUBERT, Wolf
 APN: 121-050-30
 APLCT:
 AGENT: 6682 N. Highway 1, Little River
 ADDRESS:

-  Named Rivers
-  Public Roads
-  Private Roads



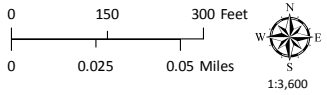
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

TENDON COUNTY PLANNING DEPARTMENT - 4/12/2021

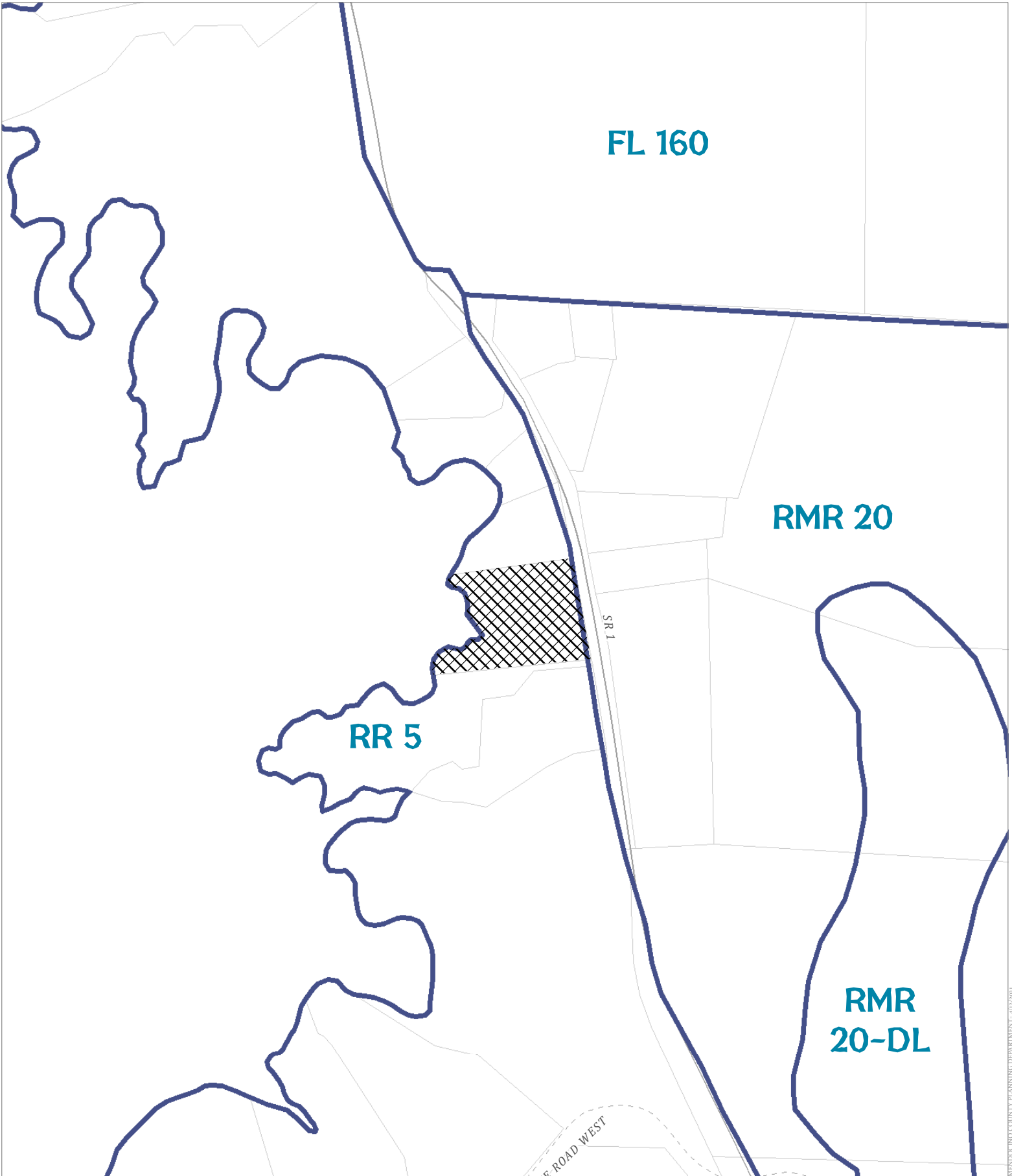


CASE: CDP 2021-0018
 OWNER: SHUBERT, Wolf
 APN: 121-050-30
 APLCT:
 AGENT: 6682 N. Highway 1, Little River
 ADDRESS:



 Zoning Districts
 Public Roads

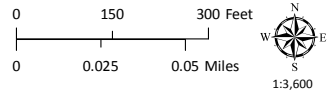


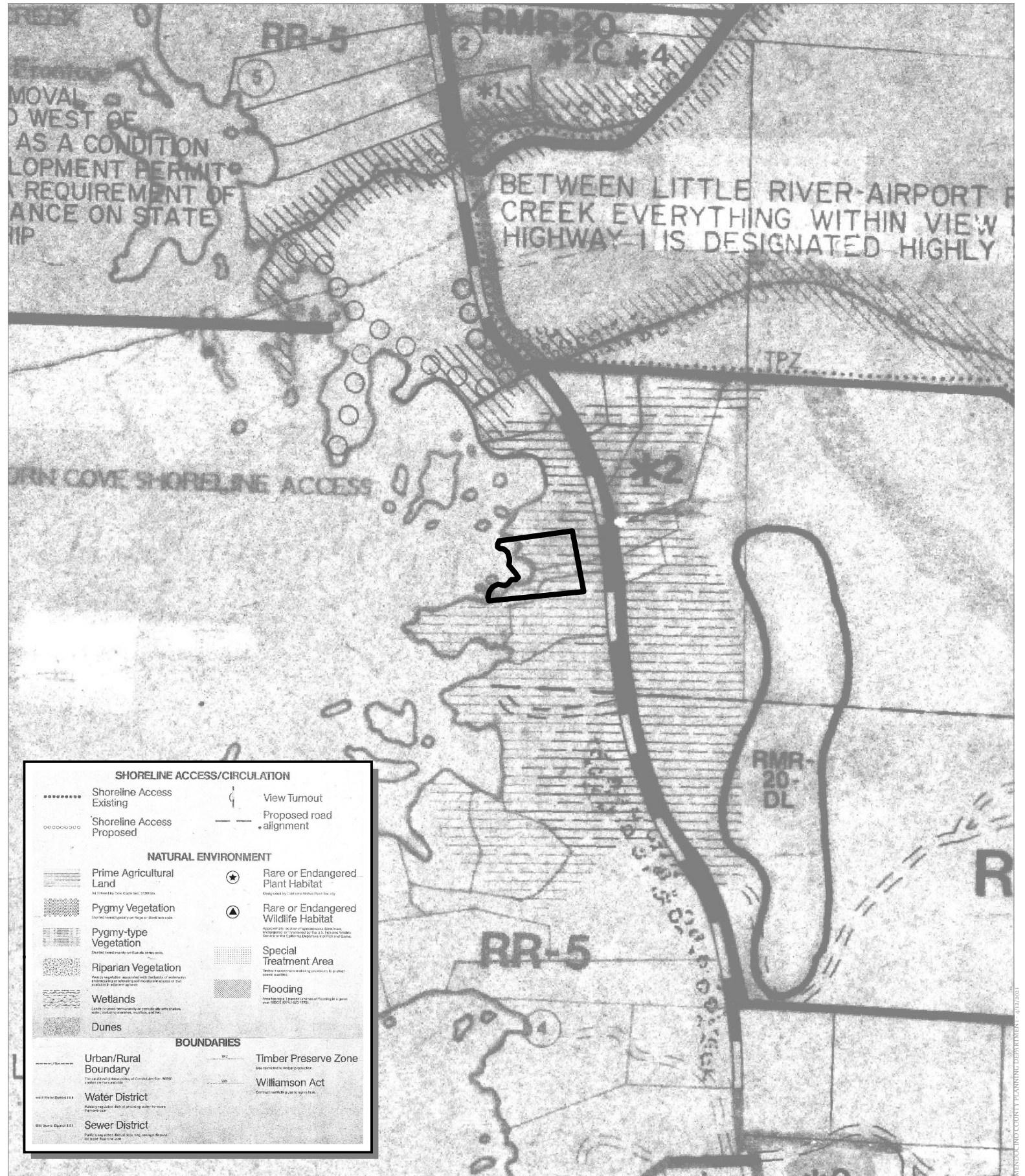
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/12/2021



CASE: CDP 2021-0018
 OWNER: SHUBERT, Wolf
 APN: 121-050-30
 APLCT:
 AGENT: 6682 N. Highway 1, Little River
 ADDRESS:

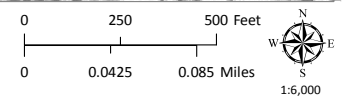
 General Plan Classes
 Public Roads



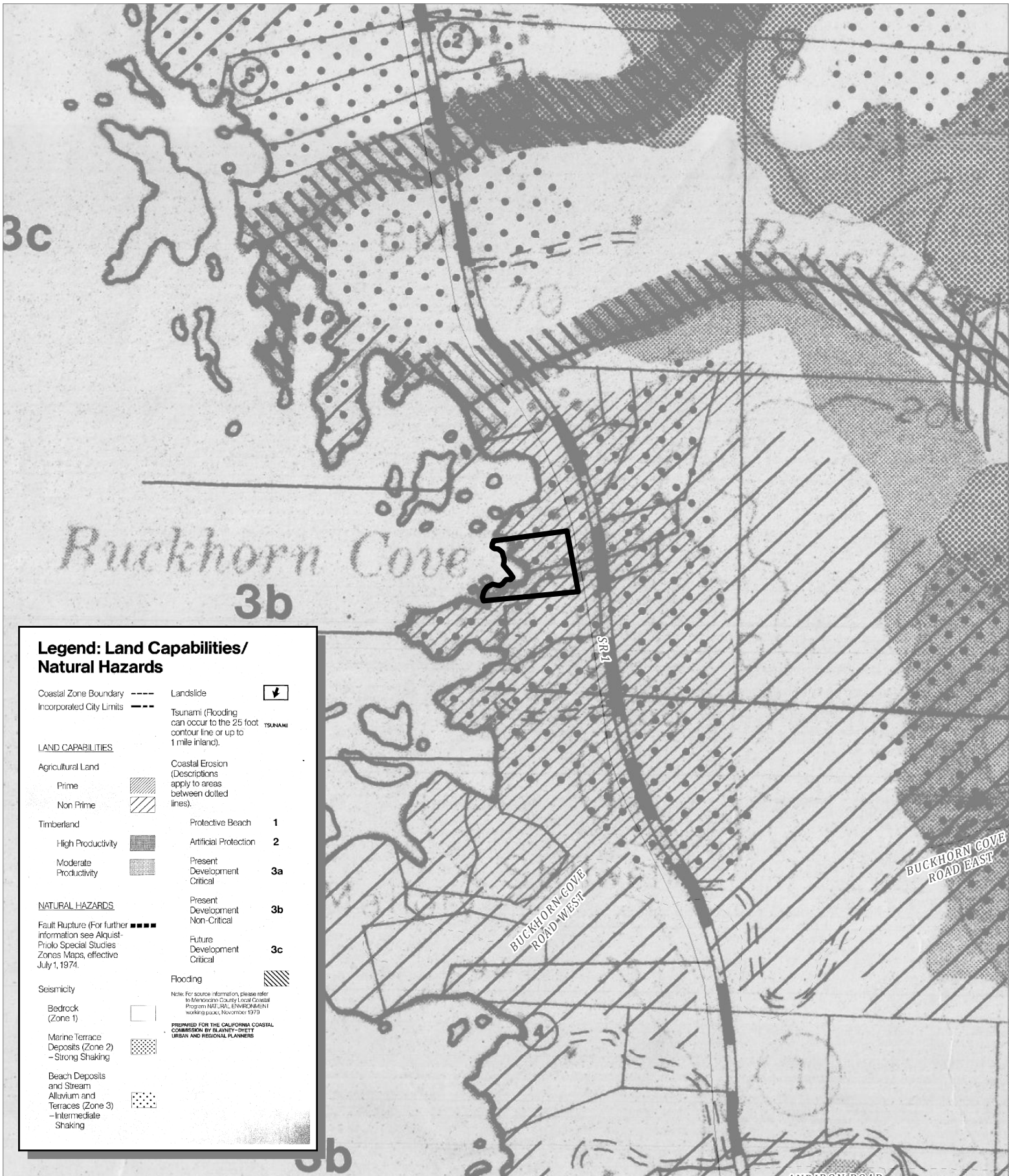


SHORELINE ACCESS/CIRCULATION	
.....	Shoreline Access Existing
o-o-o-o-o-o-o	Shoreline Access Proposed
⤵	View Turnout
---	Proposed road alignment
NATURAL ENVIRONMENT	
[Pattern]	Prime Agricultural Land <small>All created by Gov. Code Sec. 37080(a)</small>
[Pattern]	Pygmy Vegetation <small>Outlined based on riparian or floodplains</small>
[Pattern]	Pygmy-type Vegetation <small>Outlined based on riparian or floodplains</small>
[Pattern]	Riparian Vegetation <small>Wetlands regulated associated with the riparian or wetlands and floodplains and floodplains associated with riparian or floodplains</small>
[Pattern]	Wetlands <small>Wetlands covered temporarily or periodically with shallow water, including swamps, marshes, and bays</small>
[Pattern]	Dunes
[Symbol]	Rare or Endangered Plant Habitat <small>Designated by California Native Plant Society</small>
[Symbol]	Rare or Endangered Wildlife Habitat <small>Designated by California Native Plant Society or the California Department of Fish and Game</small>
[Pattern]	Special Treatment Area <small>Wetlands of special significance to riparian or floodplains</small>
[Pattern]	Flooding <small>Areas subject to frequent or periodic flooding in areas over 1000 feet in length</small>
BOUNDARIES	
[Line]	Urban/Rural Boundary <small>As defined by the California Statewide Planning Act, 1969</small>
[Line]	Water District <small>Publicly regulated body of governing water for more than one year</small>
[Line]	Sewer District <small>Publicly regulated body of governing sewer for more than one year</small>
[Line]	Timber Preserve Zone <small>See regulations for timber production</small>
[Line]	Williamson Act <small>Contract with the State for agricultural use</small>

CASE: CDP 2021-0018
 OWNER: SHUBERT, Wolf
 APN: 121-050-30
 APLCT: Wolf Schubert
 AGENT:
 ADDRESS: 6682 N. Highway 1, Little River



MENDOCINO COUNTY PLANNING DEPARTMENT 4/12/2021



**Legend: Land Capabilities/
Natural Hazards**

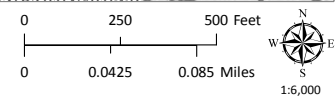
- Coastal Zone Boundary - - - - -
- Incorporated City Limits - - - - -

- LAND CAPABILITIES**
- Agricultural Land
 - Prime [diagonal lines]
 - Non Prime [cross-hatch]
- Timberland [vertical lines]
- High Productivity [horizontal lines]
- Moderate Productivity [stippled]

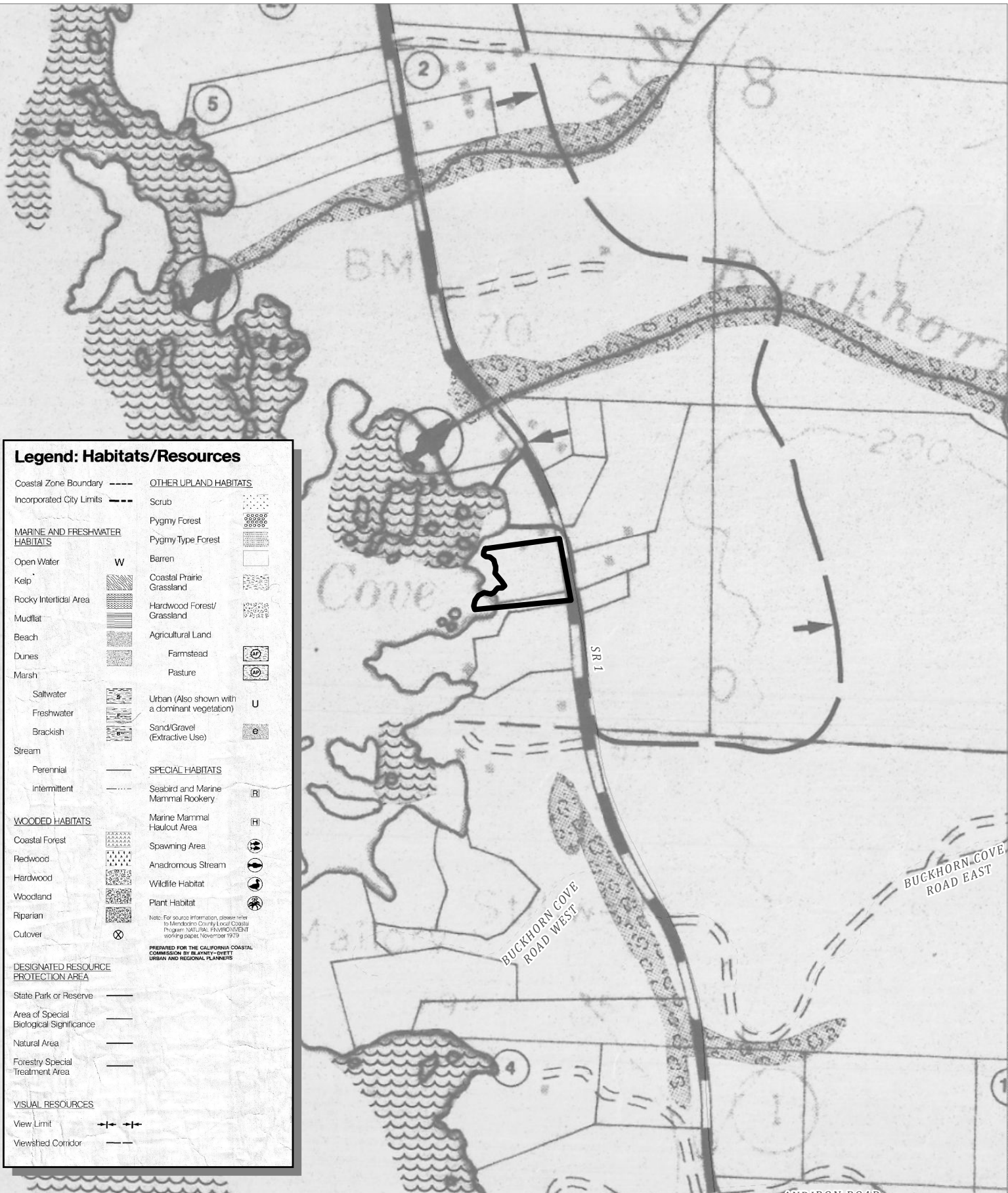
- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.) [thick dashed line]
- Seismicity
 - Bedrock (Zone 1) [white box]
 - Marine Terrace Deposits (Zone 2) - Strong Shaking [stippled box]
 - Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [dotted box]
- Landslide [arrow pointing down]
- Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). [wavy line]
- Coastal Erosion (Descriptions apply to areas between dotted lines).
 - Protective Beach 1 [diagonal lines]
 - Artificial Protection 2 [cross-hatch]
 - Present Development Critical 3a [horizontal lines]
 - Present Development Non-Critical 3b [stippled]
 - Future Development Critical 3c [vertical lines]
- Flooding [diagonal lines]

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

— Public Roads



CASE: CDP 2021-0018
 OWNER: SHUBERT, Wolf
 APN: 121-050-30
 APLCT: Wolf Schubert
 AGENT:
 ADDRESS: 6682 N. Highway 1, Little River

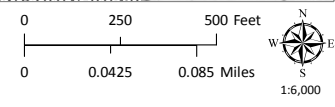


Legend: Habitats/Resources

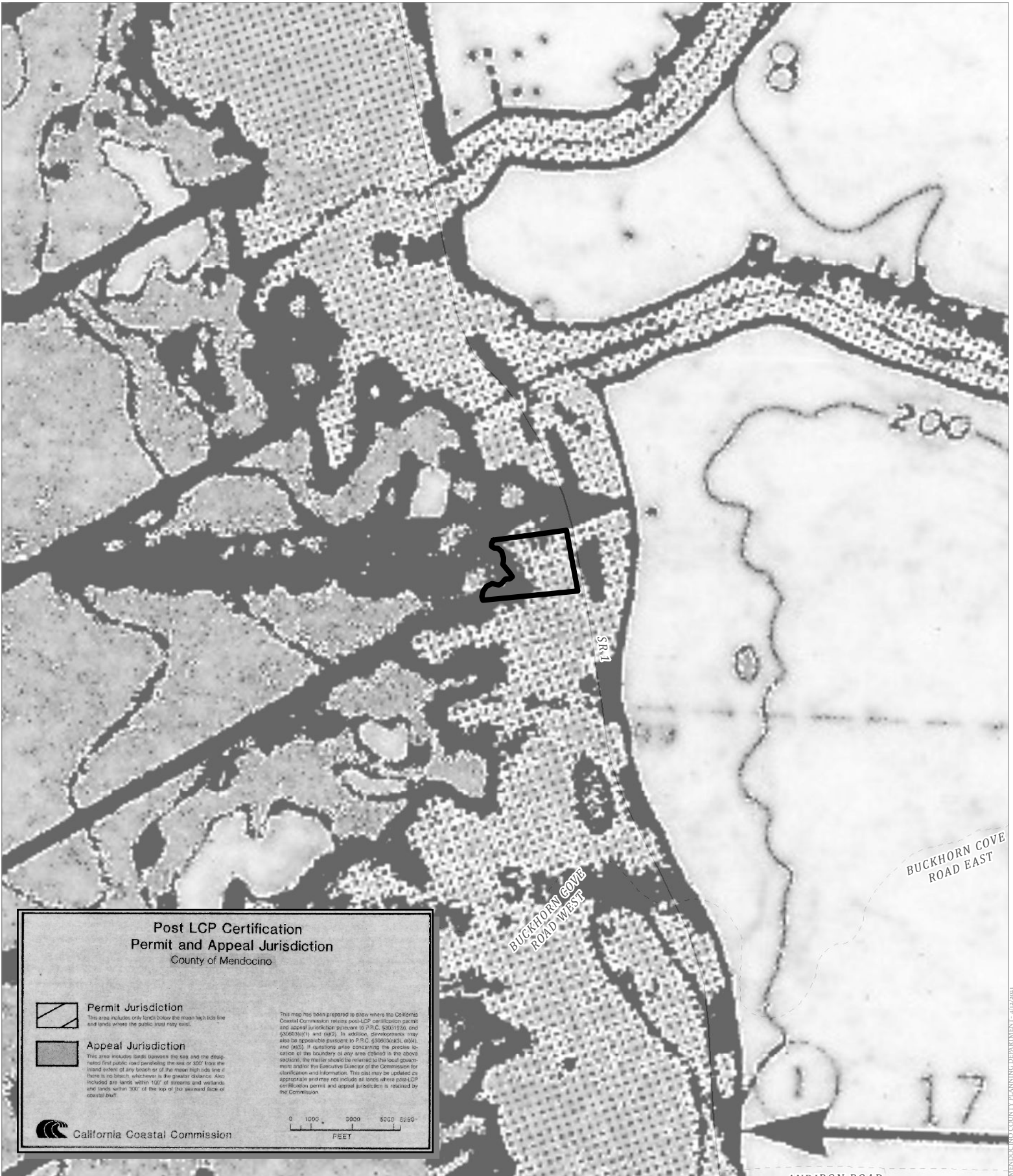
Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	- - -	Scrub
MARINE AND FRESHWATER HABITATS		
Open Water	W	Pygmy Forest
Kelp	[Symbol]	Pygmy Type Forest
Rocky Intertidal Area	[Symbol]	Barren
Mudflat	[Symbol]	Coastal Prairie
Beach	[Symbol]	Grassland
Dunes	[Symbol]	Hardwood Forest/
Marsh	[Symbol]	Grassland
Saltwater	[Symbol]	Agricultural Land
Freshwater	[Symbol]	Farmstead
Brackish	[Symbol]	Pasture
Stream	[Symbol]	Urban (Also shown with a dominant vegetation)
Perennial	[Symbol]	Sand/Gravel (Extractive Use)
Intermittent	[Symbol]	
WOODED HABITATS		
Coastal Forest	[Symbol]	SPECIAL HABITATS
Redwood	[Symbol]	Seabird and Marine Mammal Rookery
Hardwood	[Symbol]	Marine Mammal Haulout Area
Woodland	[Symbol]	Spawning Area
Riparian	[Symbol]	Anadromous Stream
Cutover	[Symbol]	Wildlife Habitat
		Plant Habitat
<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979</small>		
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY SLAYNE-YEITZ URBAN AND REGIONAL PLANNERS</small>		
DESIGNATED RESOURCE PROTECTION AREA		
State Park or Reserve	[Symbol]	
Area of Special Biological Significance	[Symbol]	
Natural Area	[Symbol]	
Forestry Special Treatment Area	[Symbol]	
VISUAL RESOURCES		
View Limit	[Symbol]	
Viewshed Corridor	[Symbol]	

CASE: CDP 2021-0018
 OWNER: SHUBERT, Wolf
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 AGENT:
 ADDRESS: 6682 N. Highway 1, Little River


Public Roads




MENDOCINO COUNTY PLANNING DEPARTMENT - 4/12/2021




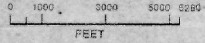
**Post LCP Certification
Permit and Appeal Jurisdiction**
County of Mendocino

 **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. §20019(a), and §20020(d)(1) and (d)(2). In addition, developments may also be appealable pursuant to P.R.C. §20020(a)(3), (a)(4), and (a)(5). 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 plan may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

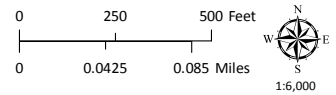




FEET

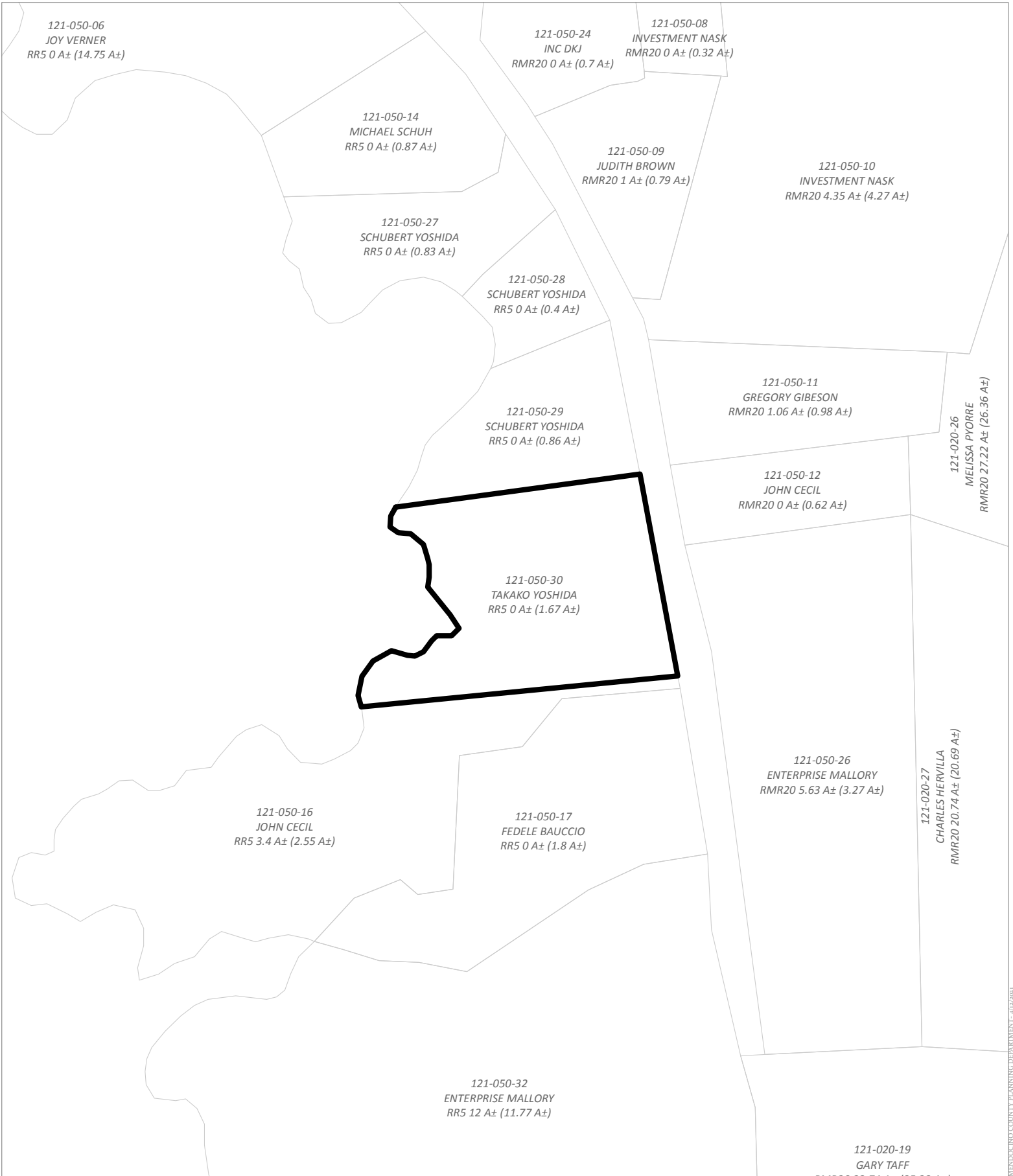
CASE: **CDP 2021-0018**
 OWNER: **SHUBERT, Wolf**
 APN: **121-050-30**
 APLCT: **Wolf Schubert**
 AGENT:
 ADDRESS: **6682 N. Highway 1, Little River**

 Public Roads

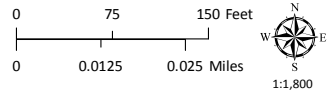


POST LCP CERTIFICATION & APPEAL JURISDICTION

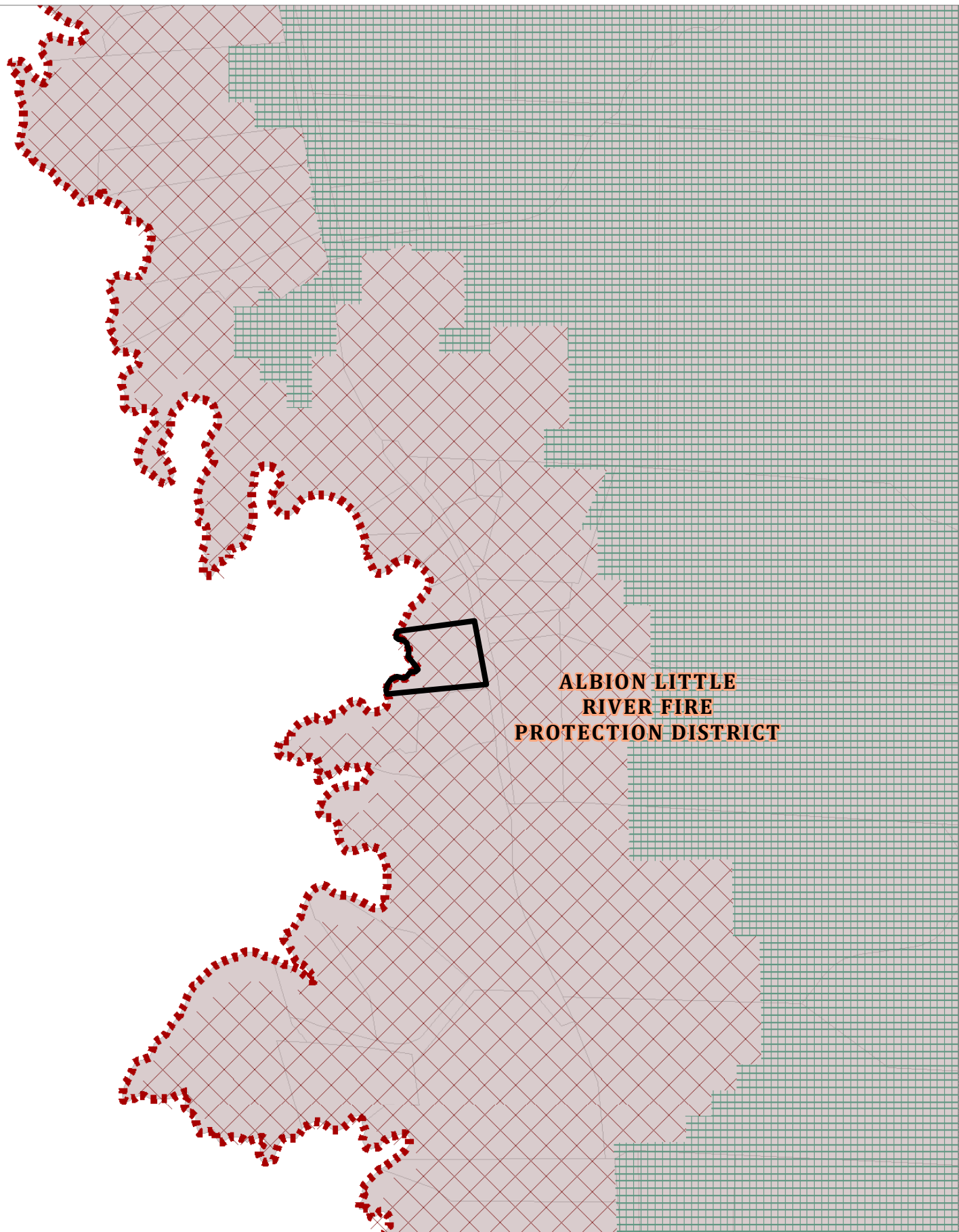
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/12/2021



CASE: CDP 2021-0018
 OWNER: SHUBERT, Wolf
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 AGENT: 6682 N. Highway 1, Little River
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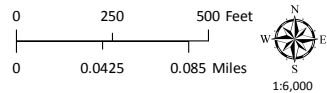


ADJACENT PARCELS



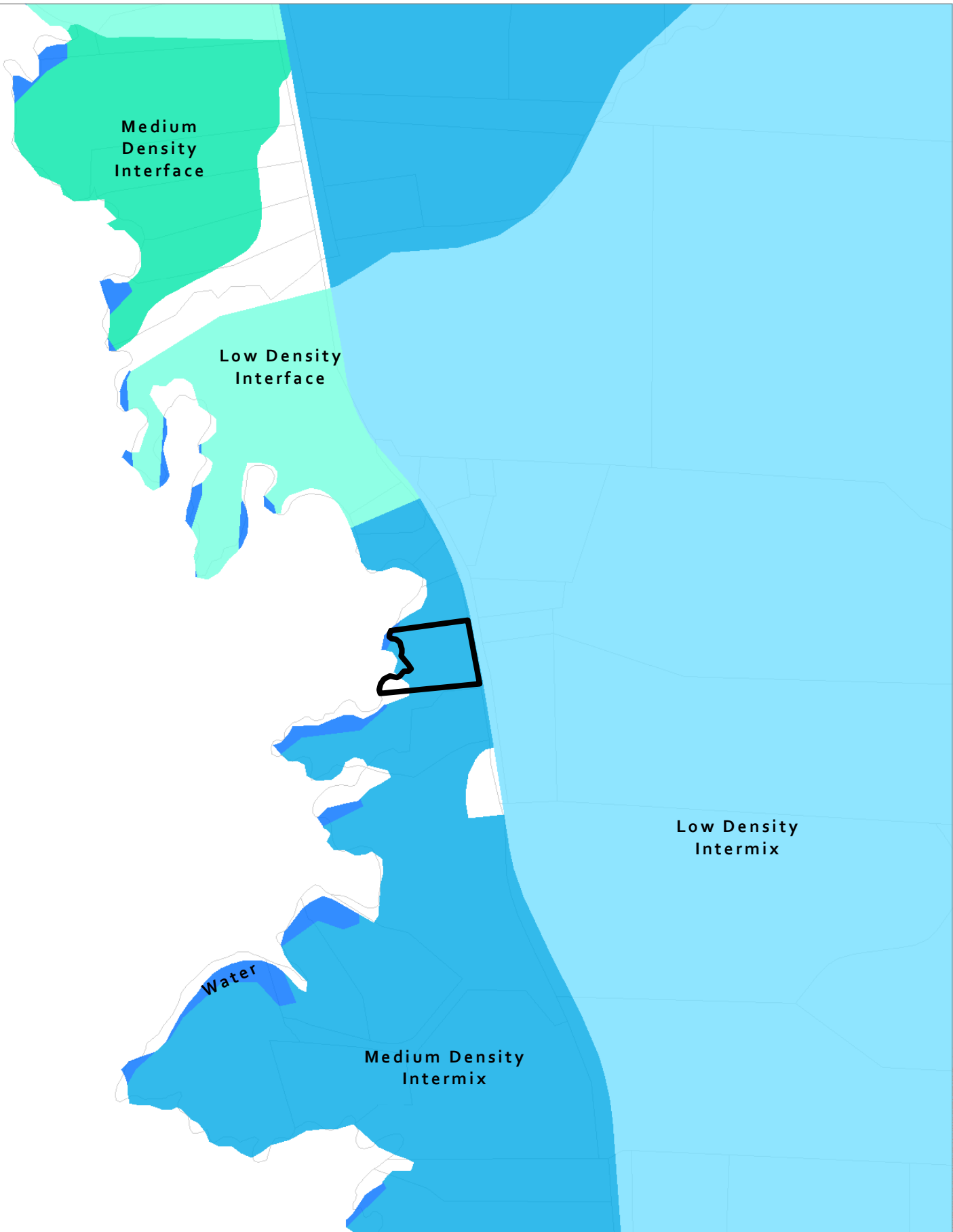
CASE: CDP 2021-0018
 OWNER: SHUBERT, Wolf
 APN: 121-050-30
 APLCT:
 AGENT: 6682 N. Highway 1, Little River
 ADDRESS:

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



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

HENNING COUNTY PLANNING DEPARTMENT - 4/12/2021



Medium
Density
Interface

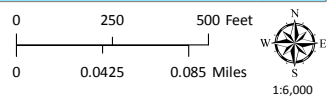
Low Density
Interface

Water

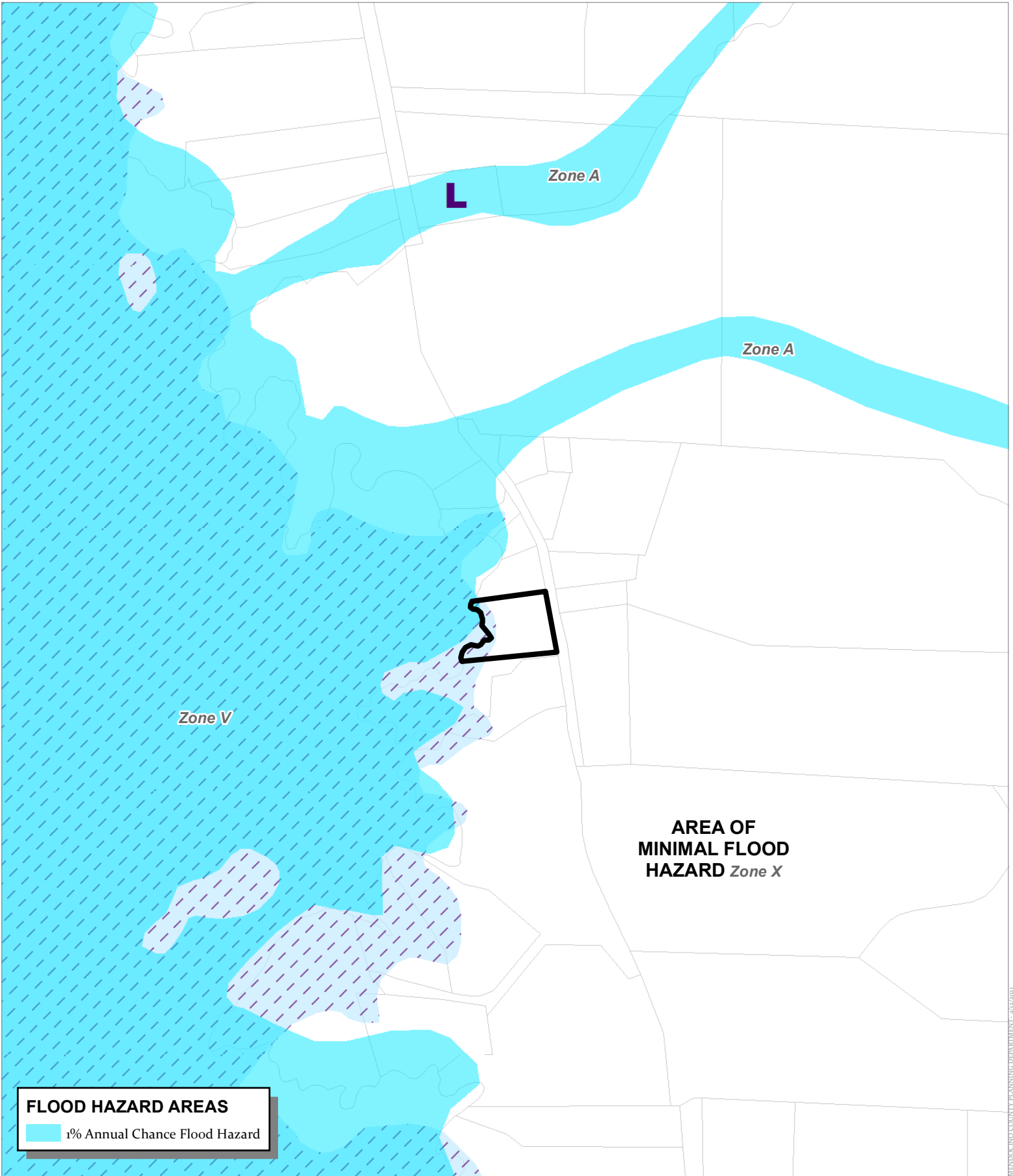
Medium Density
Intermix

Low Density
Intermix

 Water






CASE: CDP 2021-0018
OWNER: SHUBERT, Wolf
APN: 121-050-30
APLCT:
AGENT: 6682 N. Highway 1, Little River
ADDRESS:

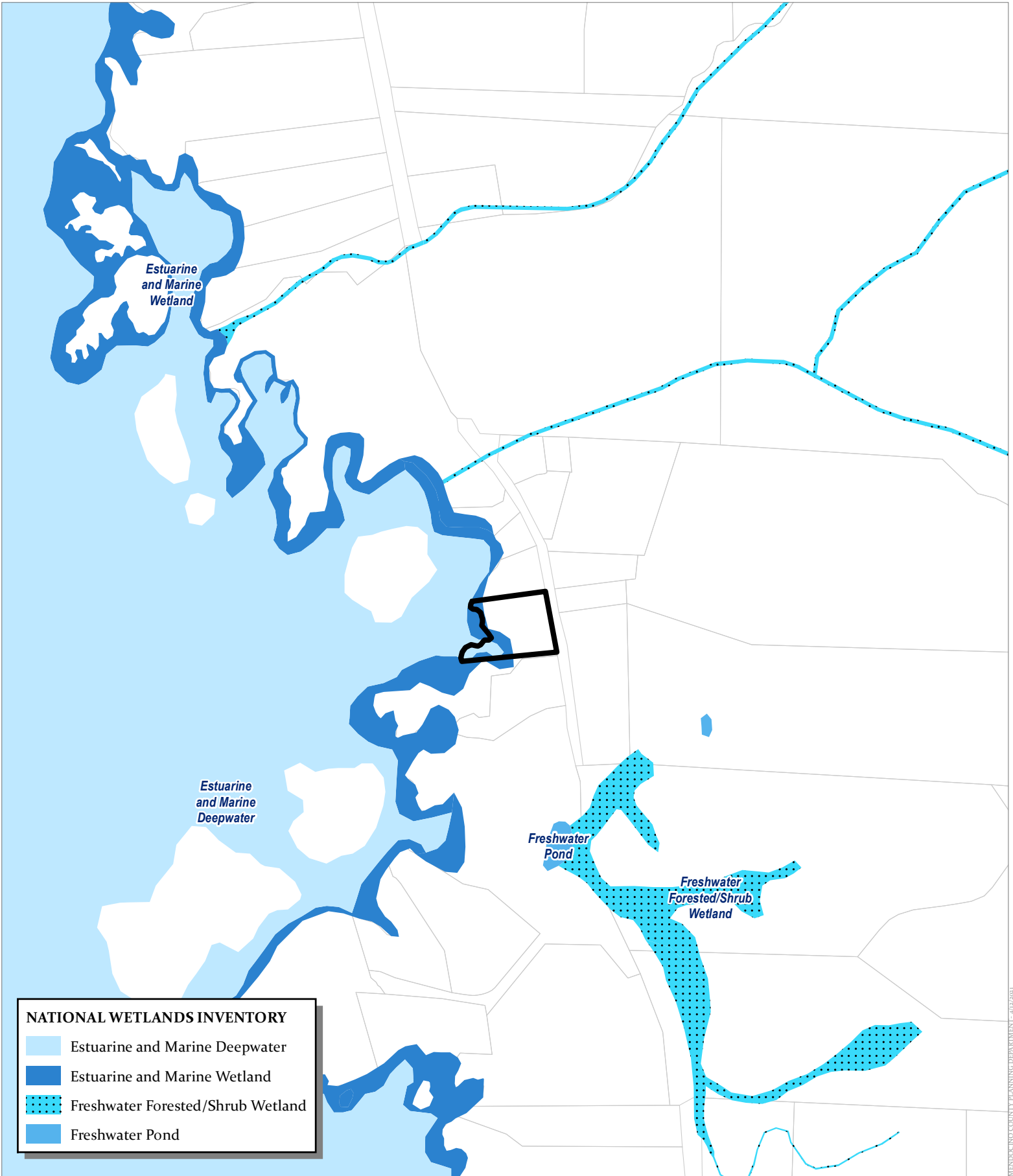


MENDOCINO COUNTY PLANNING DEPARTMENT - 4/12/2021

CASE: CDP 2021-0018
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 APLCT:
 AGENT: 6682 N. Highway 1, Little River
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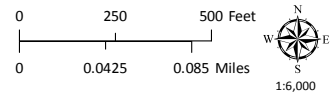
 LOMA Letters
 Tsunami Inundation Zones

0 250 500 Feet
 0 0.0425 0.085 Miles

 1:6,000

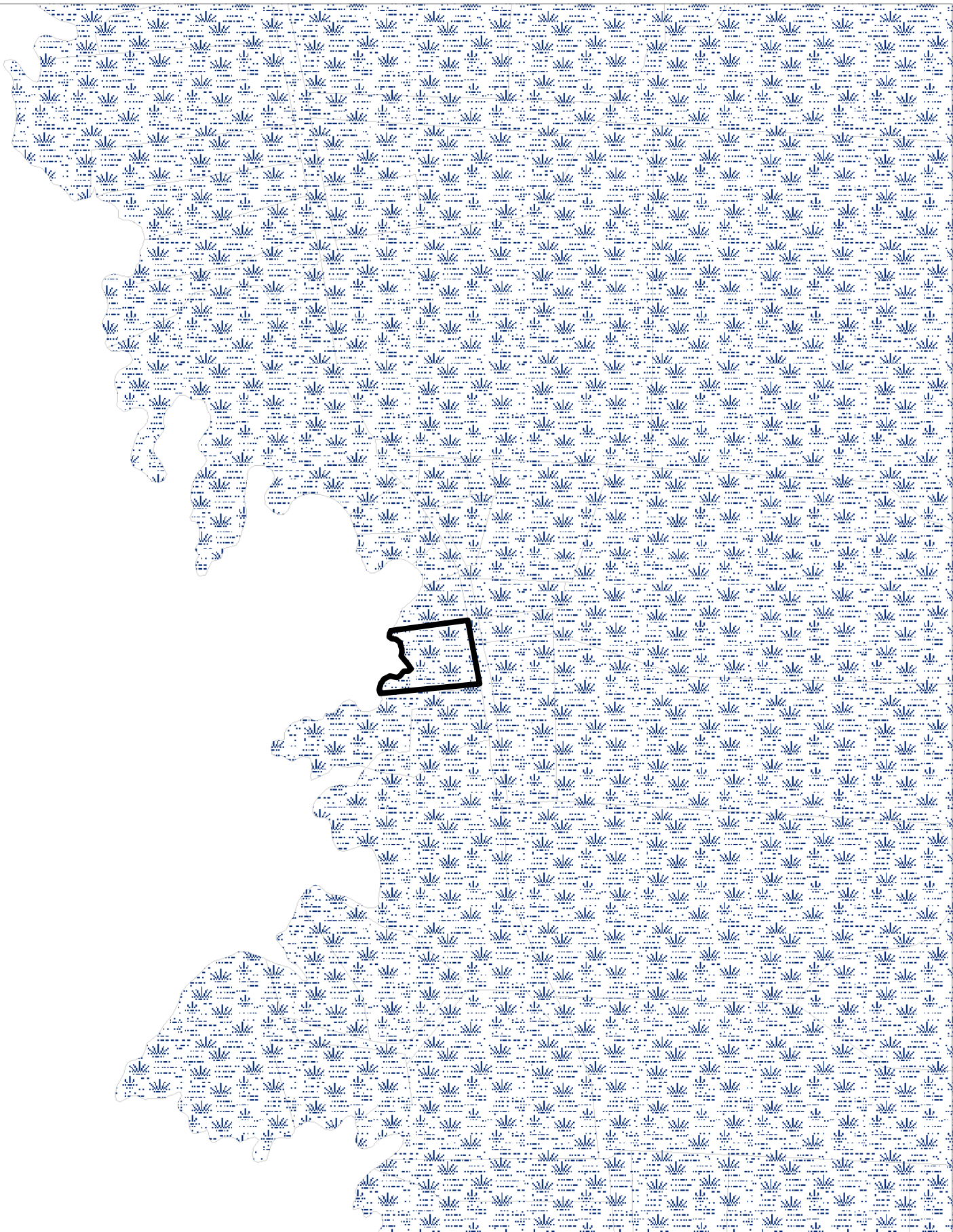


MENDOCINO COUNTY PLANNING DEPARTMENT - 4/12/2021


CASE: CDP 2021-0018
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 APN: 121-050-30
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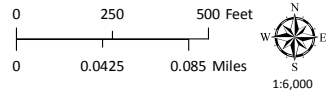


WETLANDS

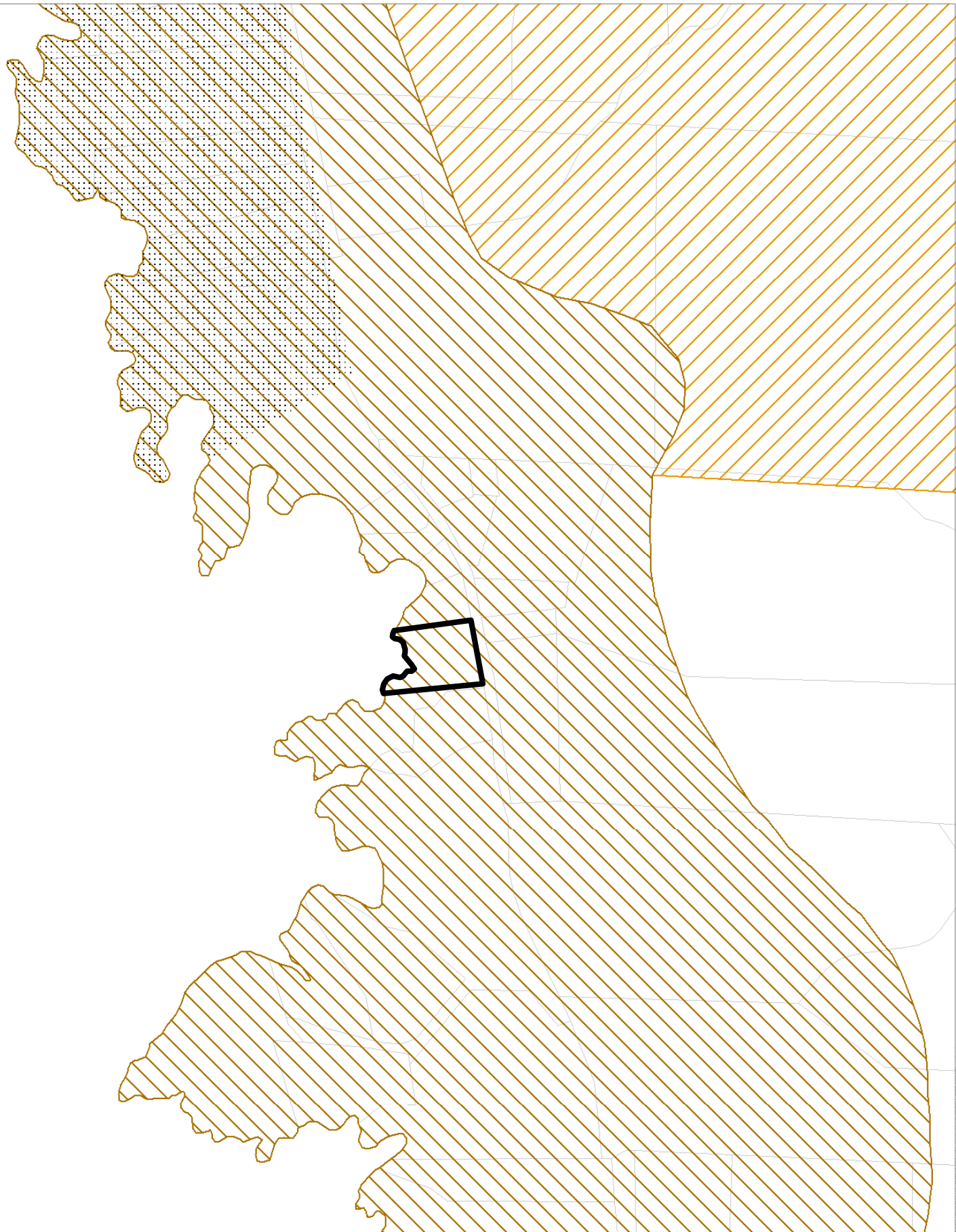


CASE: CDP 2021-0018
OWNER: SHUBERT, Wolf
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APLCT:
AGENT: 6682 N. Highway 1, Little River
ADDRESS:

 Marginal Water Resources






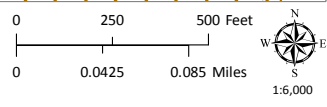
GROUND WATER RESOURCES



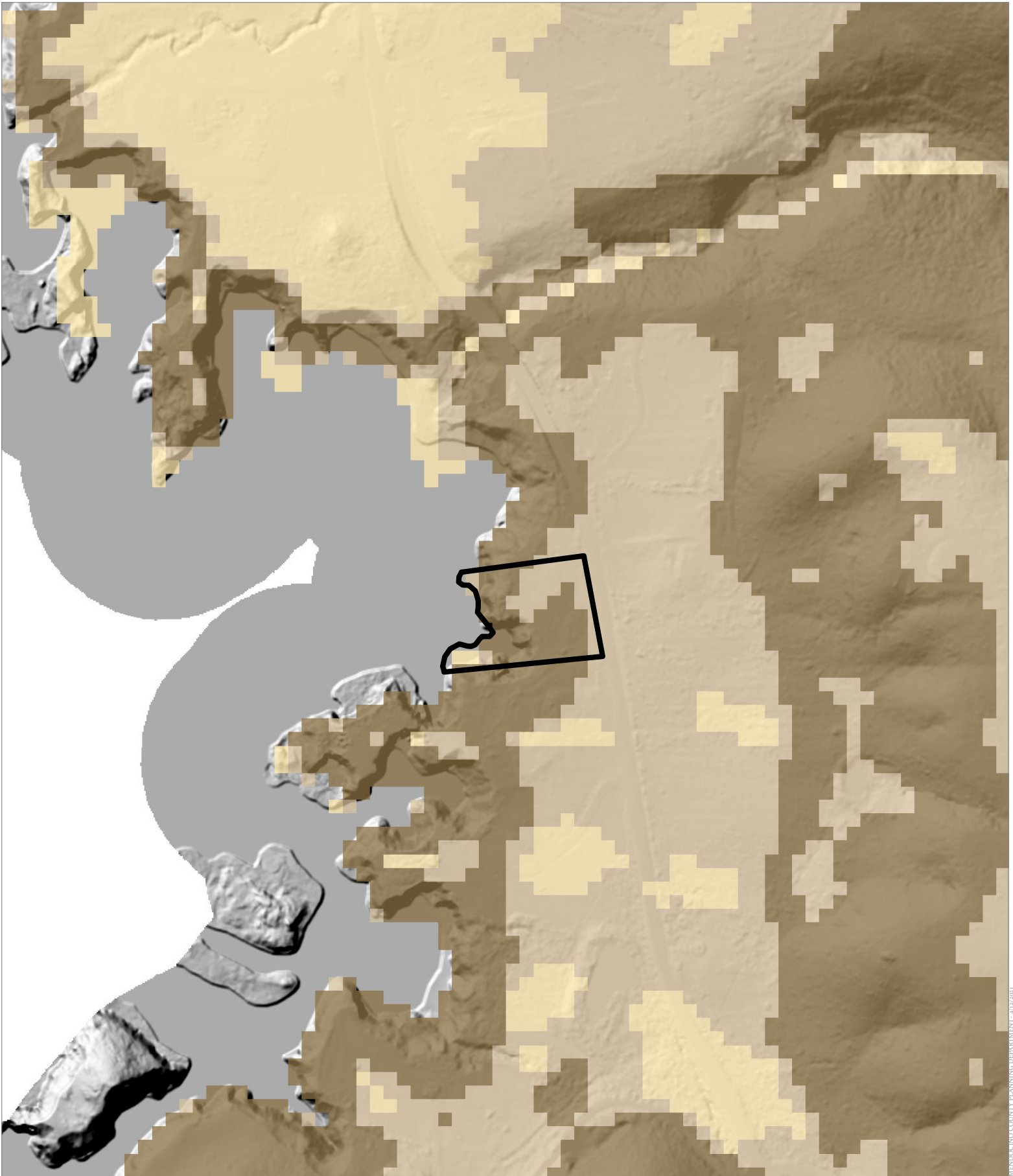
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/12/2021

CASE: CDP 2021-0018
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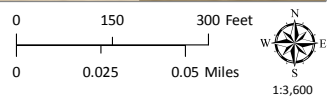
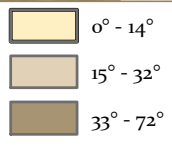
-  Tree Removal Area
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)



HIGHLY SCENIC & TREE REMOVAL AREAS

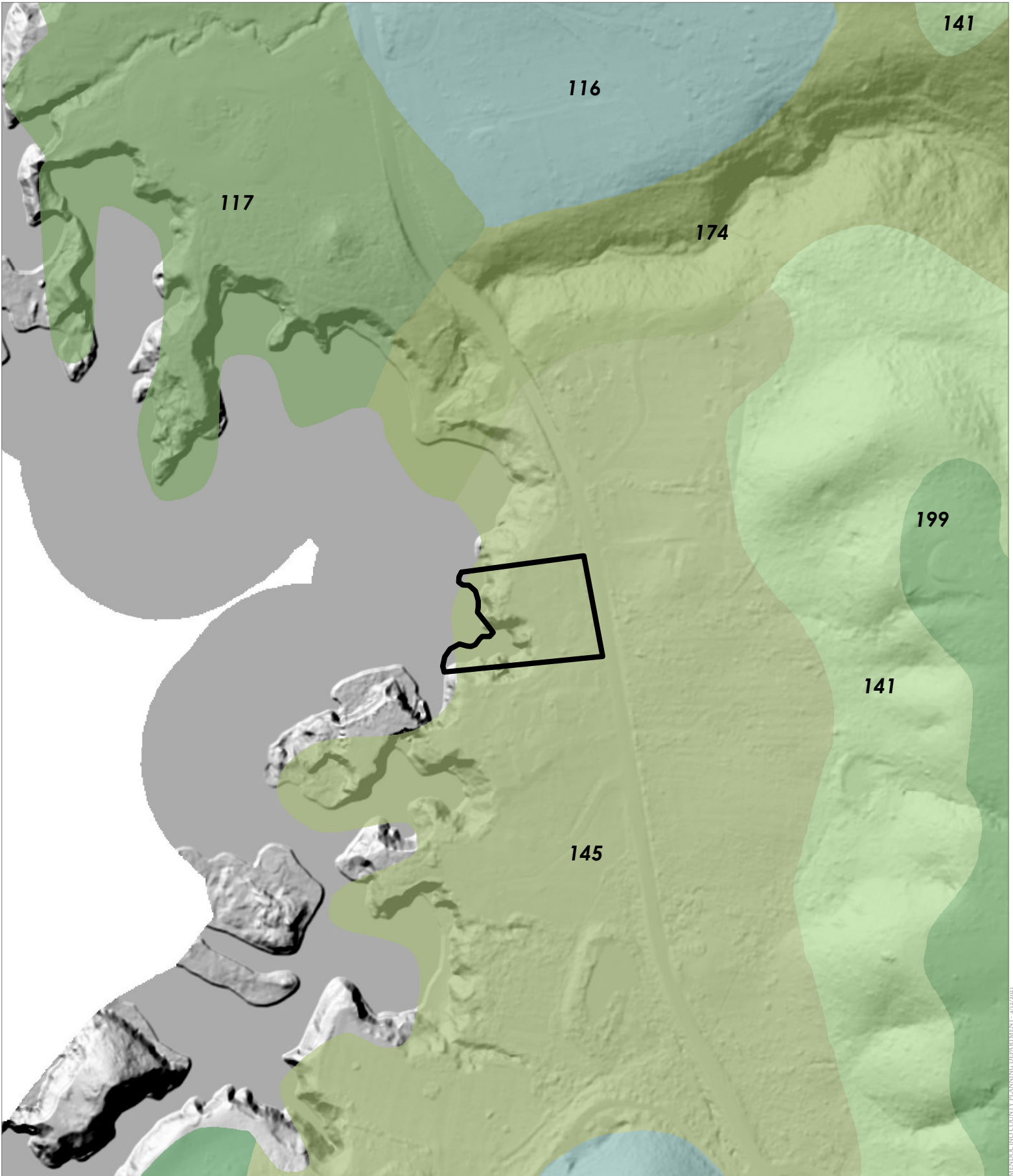


CASE: CDP 2021-0018
 OWNER: SHUBERT, Wolf
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 AGENT: 6682 N. Highway 1, Little River
 ADDRESS:




ESTIMATED SLOPE

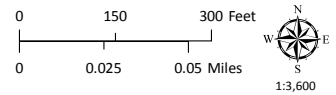
MENARD COUNTY PLANNING DEPARTMENT - 4/12/2021



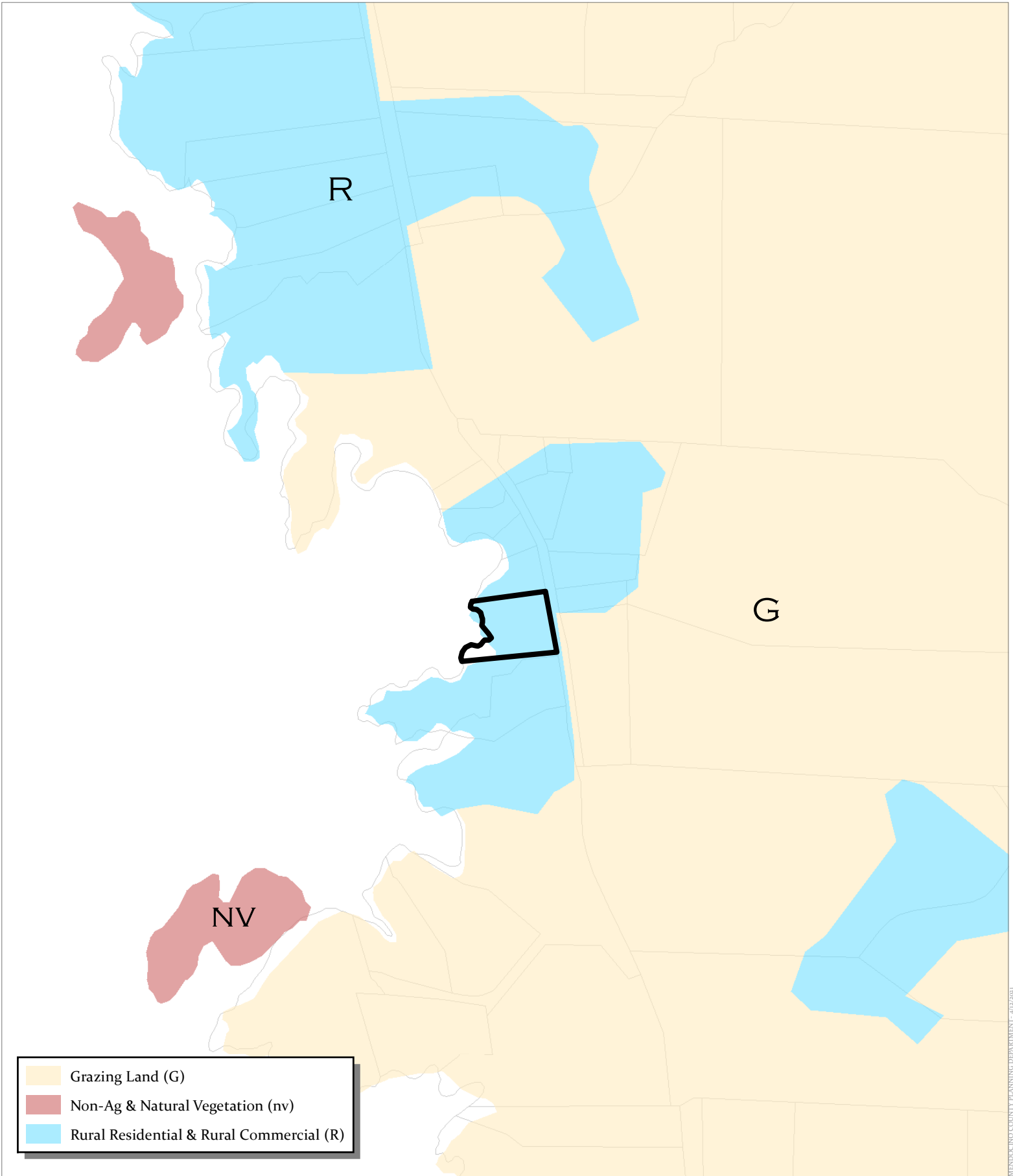
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/12/2021




CASE: **CDP 2021-0018**
 OWNER: **SHUBERT, Wolf**
 APN: **121-050-30**
 APLCT:
 AGENT: **6682 N. Highway 1, Little River**
 ADDRESS:

 Shinglemill-Gibney Complex



WESTERN SOIL CLASSIFICATIONS



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

CASE: CDP 2021-0018
 OWNER: SHUBERT, Wolf
 APN: 121-050-30
 APLCT:
 AGENT: 6682 N. Highway 1, Little River
 ADDRESS:

