



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

Air Quality Management
 Department of Forestry/ CalFire
 Prevention
 Coastal Commission
 Mendocino Fire District

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

CASE#: CDPR_2021-0005

DATE FILED: 5/10/2021

OWNER/APPLICANT: LANDBANK PROPERTIES

AGENT: PATRICK SAVILLE

REQUEST: Coastal Development Permit Renewal for CDP_2019-0013, which authorized construction to convert the second floor of an existing structure from a commercial use to a residential use. The first floor will remain commercial, and no modifications are requested to the exterior façade or footprint of the subject structure. There are no modifications to the original request of CDP_2019-0013. The renewal will result in a new expiration of August 22, 2022.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Town of Mendocino, .02 ± miles east of the intersection of Kasten St. (CR 407L) and Main St. (CR 407E); located at 45094 Main St., Mendocino; APN: 119-238-21.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: TIA SAR

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: CDPR_2021-0005

OWNER/

APPLICANT: LANDBANK PROPERTIES NO 2 LP

AGENT: PATRICK SAVILLE

REQUEST: Coastal Development Permit Renewal for CDP_2019-0013, which authorized construction to convert the second floor of an existing structure from a commercial use to a residential use. The first floor will remain commercial, and no modifications are requested to the exterior façade or footprint of the subject structure. There are no modifications to the original request of CDP_2019-0013. The renewal will result in a new expiration of August 22, 2022.

LOCATION: In the Town of Mendocino, .02 ± miles east of the intersection of Kasten St. (CR 407L) and Main St. (CR 407E); located at 45094 Main St., Mendocino; APN: 119-238-21.

APN/S: 119-238-21-00

PARCEL SIZE: 0.1± Acres

GENERAL PLAN: Commercial (C); Urban (U)

ZONING: Mendocino Commercial (MC:12K)

EXISTING USES: Commercial

DISTRICT: 5th Supervisorial District

RELATED CASES: N/A

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Commercial (C)	Mendocino Commercial (MC)	1.12 A±	Commercial
EAST:	Commercial (C)	Mendocino Commercial (MC)	0.12 A±	Commercial
SOUTH:	Open Space (OS)	Mendocino Open Space (MOS)	11.5 A±	Open Space
WEST:	Commercial (C)	Mendocino Commercial (MC)	0.2 A±	Commercial

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Assessor's Office
- Building Division (Fort Bragg)
- Department of Transportation (DOT)
- Environmental Health (Fort Bragg)
- Mendocino Fire District

- Mendocino School District
- Mendocino Community Service District
- Planning Division (Fort Bragg)

STATE

- CALFIRE (Land Use)
- California Coastal Commission

TRIBAL

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

ADDITIONAL INFORMATION: There are no modifications to the original request of CDP_2019-0013.

STAFF PLANNER: TIA SAR

DATE: 6/23/2021

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/GIS

Mendocino Fire Protection District

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 Area

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soil Classifications 219

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

YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

Mendocino Headlands State Park

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

Mendocino Town Area

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

LCP LAND USE MAP 17: Mendocino

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Non-Prime and Beach Deposits and Stream Alluvium and Terraces (Zone 3)-Intermediate Shaking

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Barren Upland

27. COASTAL COMMISSION APPEALABLE AREA:

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

Post LCP Certification & Appeal Jurisdiction

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

YES

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-2021-0005
Date Filed 5-16-2021
Fee \$ 1652.89
Receipt No. PDJ-041878
Received by @UNALDMANJ

Office Use Only

COASTAL DEVELOPMENT PERMIT RENEWAL APPLICATION FORM

Name of Applicant <u>Landbank Properties No2, LP</u>	Name of Owner(s) <u>Same</u>	Name of Agent <u>PATRICK SAVILLE general Partner</u>
Mailing Address <u>233 E CARRILLO ST, #C Santa Barbara, CA 93101</u>	Mailing Address <u>Same</u>	Mailing Address <u>Same</u>
Telephone Number <u>707-972-0711</u>	Telephone Number <u>707-972-0711</u>	Telephone Number <u>805-845-8200</u>

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 CHANGE OR ACTIONS HAVE TAKEN PLACE
BECAUSE OF PANDEMIC-COVID 19-TRAGEDY

Driving Directions

The site is located on the N (N/S/E/W) side of MAIN STREET (name road)
approximately 1/4 (feet/miles) W (N/S/E/W) of its intersection with
Highway 1 (provide nearest major intersection).

Assessor's Parcel Number(s)

119-238-21

Date of expiration of issued CDP

AUGUST 22, 2021

Parcel Size

4356 +/-

Square Feet
 Acres

Street Address of Project

45094 MAIN STREET
MENDOCINO, CA 95460

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.

Extension of 9/19/19 permit

Change in use: Convert 2nd Floor of building from Commercial to Residential. 1st Floor will remain Commercial. No changes to exterior or footprint of building. Proposed residential use is 4-bedroom

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

Extension of 9/19/19 Permit

TYPE OF UNIT	NUMBER OF STRUCTURES/UNITS	SQUARE FEET PER UNIT
<input checked="" type="checkbox"/> Single Family	0	2160SF - Convert use from Commercial to Residential, 2 nd Floor of structure only. No new structures. Change in use only
<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 Propane
- None

C. Telephone: Yes No

No change to current service

5. Will there be any exterior lighting? Yes No

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

Note - NO CHANGE

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 NO CHANGE

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

Estimate the amount of grading in cubic yards N/A 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.). N/A

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

EXTENSION OF
9/19/19 PERMIT

If you answered yes to either question, explain.

VERY DISTANT VIEW FROM HIGHWAY 1, THROUGH THE TREES, VISIBLE FROM THE MENDOCINO HEADLANDS PARK, WHICH IS DIRECTLY ACROSS THE STREET

Development is FOR CHANGE OF USE; NO CHANGE TO EXTERIOR OF BUILDING.

11. Project Height. Maximum height of structure(s). N/A feet

12. Describe all exterior materials and colors of all structures. N/A

N/A

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

THERE ARE NO KNOWN ESHA'S WITHIN THE PROJECT AREA

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

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

N/A

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 _____

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

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

Owner/Authorized Agent

Date

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

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

Owner

Date

MAIL DIRECTION

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

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

COMPLETE FOR PROJECTS
LOCATED WITHIN THE
COASTAL ZONE ONLY

DECLARATION OF POSTING

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

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

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on MAY 10, 2021 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

Extend 2ND Floor ~~As~~ Commercial To Residential
Approval For 1 Year
(Description of development)

Located at:

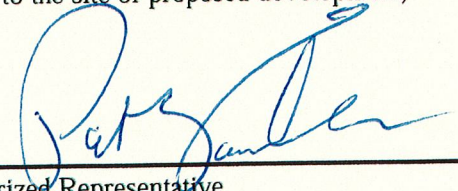
45094 MAIN STREET, MENDOCINO, CA 95460
119-238-21

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

MAY 10, 2021

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


Owner/Authorized Representative

5/10/21
Date

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

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

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

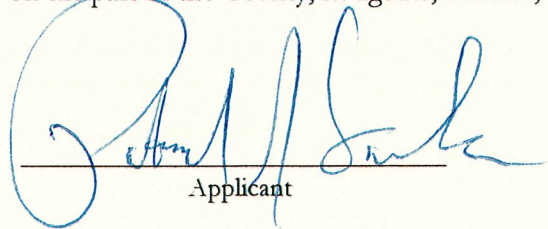
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

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

Date: _____

May 7, 2021



Applicant

MAILING LIST

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

AP# 000-000-00 LAST NAME, FIRST NAME STREET ADDRESS/P.O. BOX CITY, STATE ZIP		

NOTICE OF PERMIT RENEWAL

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

CDP # TO BE RENEWED: CDP 2019-0013

PROJECT DESCRIPTION: Extend Approval To
Convert 2ND Floor of an existing structure from
A Commercial use to a Residential use. The 1ST Floor will
Remain Commercial, and No modifications are requested to the
Exterior facade or footprint of the subject structure.

LOCATION: _____
45094 Main Street, Mendocino, CA 95460

APPLICANT: LandBank Properties, No 2., LP

ASSESSOR'S PARCEL NUMBER (S): 119-238-21-00

DATE NOTICE POSTED: MAY 10, 2021

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

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

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



APN 119-235-10-00

VAN L PHILLIPS
PO BOX 2370
BORREGO SPRINGS CA 92004

APN 119-236-01-00

MENDOCINO HOTELS LLC
212 SUTTER ST 3RD FL
SAN FRANCISCO CA 94108

APN 119-237-10-00

ROGER A WILLIAMS
PO BOX 85
MENDOCINO CA 95460

APN 119-238-01-00

JARVIS NICHOLS BUILDING
PARTNERSHIP
40450 LITTLE RIVER AIRPORT RD
LITTLE RIVER CA 95456

APN 119-238-08-00

GLEN A RICARD
PO BOX 47
MENDOCINO CA 95460

APN 119-238-19-00

MICHAEL & EULA LENIHAN
PO BOX 395
MENDOCINO CA 95460

APN 119-235-11-00

VAN L PHILLIPS
PO BOX 2370
BORREGO SPRINGS CA 92004

APN 119-237-07-00

ROBERT E & SUSAN B
CIMMIYOTTI
PO BOX 57
MENDOCINO CA 95460

APN 119-237-11-00

JUDITH SUCCTTEE STEELE
PO BOX 1458
MENDOCINO CA 95460

APN 119-238-04-00

MENDOCINO HOTELS LLC
212 SUTTER ST 3RD FL
SAN FRANCISCO CA 94108

APN 119-238-09-00

HILDEGARDE H HEIDT
PO BOX 767
MENDOCINO CA 95460

APN 119-238-20-00

BEAR FLAG MANAGEMENT LLC
PO BOX 396
MENDOCINO CA 95460

APN 119-235-12-00

SUSAN & ROBERT CIMMIYOTTI
PO BOX 57
MENDOCINO CA 95460

APN 119-237-09-00

SANDRA SPECK & SAUL
MCELROY
11101 GURLEY LN
MENDOCINO CA 95460

APN 119-237-12-00

MARK R & RENEE L GANDER
30189 SHERWOOD RD
FORT BRAGG CA 95437

APN 119-238-07-00

JEFFREY A & JUSTINE R
CORBETT
13803 STRAWBERRY CIR
PENN VALLEY CA 95946

APN 119-238-18-00

MENDOCINO HOTELS LLC
212 SUTTER ST 3RD FL
SAN FRANCISCO CA 94108

APN 119-238-21-00

LANDBANK PROPERTIES NO
233 E CARRILLO ST STE C
SANTA BARBARA CA 93101

COASTAL DEVELOPMENT PERMIT RENEWAL PROJECT INTAKE CHECKLIST

The following information and materials must be submitted at the time a coastal development permit renewal application is filed with the Planning Division. Applicants should check off each completed item under the box marked "A" and submit this checklist with the application.

A C

1. **FIVE (5) SETS** of items a-d. Copies must be on 8 ½" x 11" paper, collated and stapled into individual application packets.

- a) **APPLICATION FORM AND COASTAL ZONE PROJECT DESCRIPTION QUESTIONNAIRE.** Please be sure to answer all questions thoroughly and accurately.
- b) **LOCATION MAP** using USGS quad maps with parcel boundaries (See attached example).
- c) **SITE PLAN** drawn to scale (See attached example).
- d) **ARCHITECTURAL BUILDING FLOOR PLANS & ELEVATIONS** (& Sign Detail, if applicable).

A C

2. **SIGNED CERTIFICATION AND SITE VIEW AUTHORIZATION FORM - 1 Copy**

A C

3. **SIGNED DECLARATION OF POSTING - 1 Copy**

A C

4. **SIGNED INDEMNIFICATION AGREEMENT- 1 Copy**

A C

5. **UPDATED STAMPED, LEGAL SIZE ENVELOPES** addressed to all **owners** of property situated within three hundred (300) feet of property boundaries and **occupants** situated within one hundred (100) feet of the property lines of the project site (excluding roads) and to any other parties known to the applicant to have an interest in the proposed development. Return address shall be left blank on the envelopes.

purchase → Purchase Smart Artistic Co

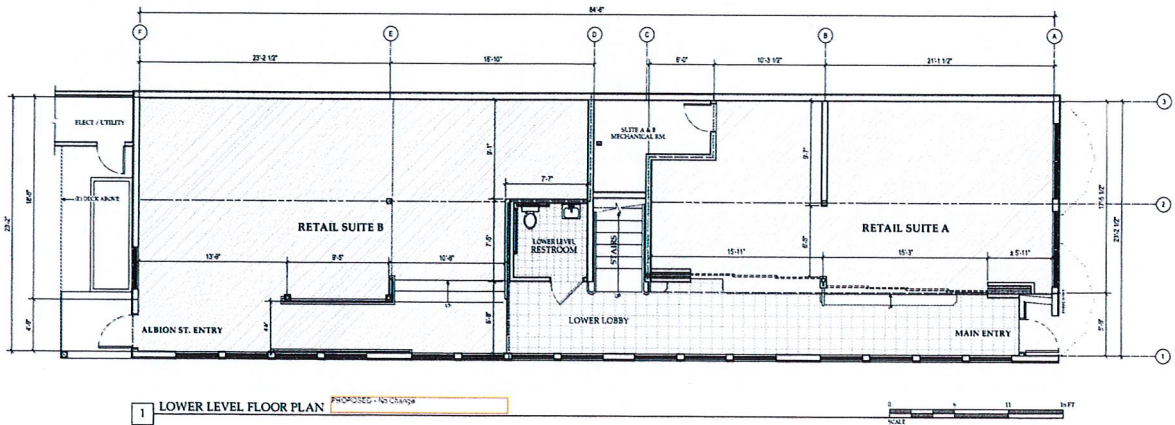
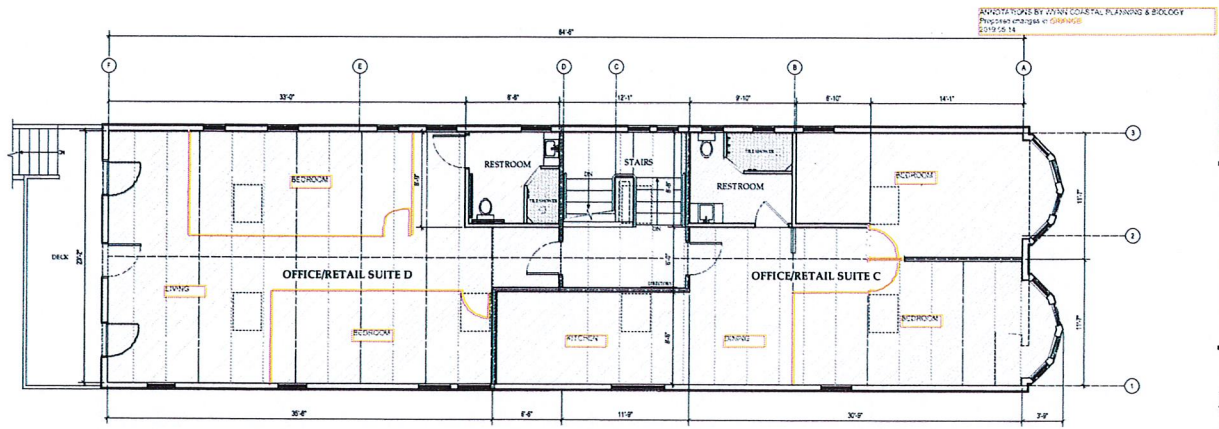
A C

6. **UPDATED MAILING LIST - 1 COPY** A list of the names, addresses and Assessor's Parcel Numbers of owners/occupants/parties of interest as required above shall be typed or printed legibly on the form provided in the application packet.

A C

7. **FILING FEE** (check with a planner for fee amount). Checks to be made payable to the County of Mendocino.

*RVA
in possession*



LandBank Properties, Inc.
110501 Lavigne St., Suite Two
Mendocino, California 95461
Tel: 707.737.2673
P.O. Box 1000 Mendocino, CA 95461

Mendocino Arcade Building
45094 Main Street
Mendocino, California 95437

LEASING PLAN
Project: LBP-45094 Main St
Date: 10/17/2012



Mendocino County

Planning and Building Services

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

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

Paid By: LANDBANK PROPERTIES NO 2 LP
233 E CARRILLO ST STE C

SANTA BARBARA CA 93101

Project Number: CDPR_2021-0005

Project Description: Landbank, Renew CDP_2019-0013

Site Address: 45094 MAIN ST

CDPR_2021-0005

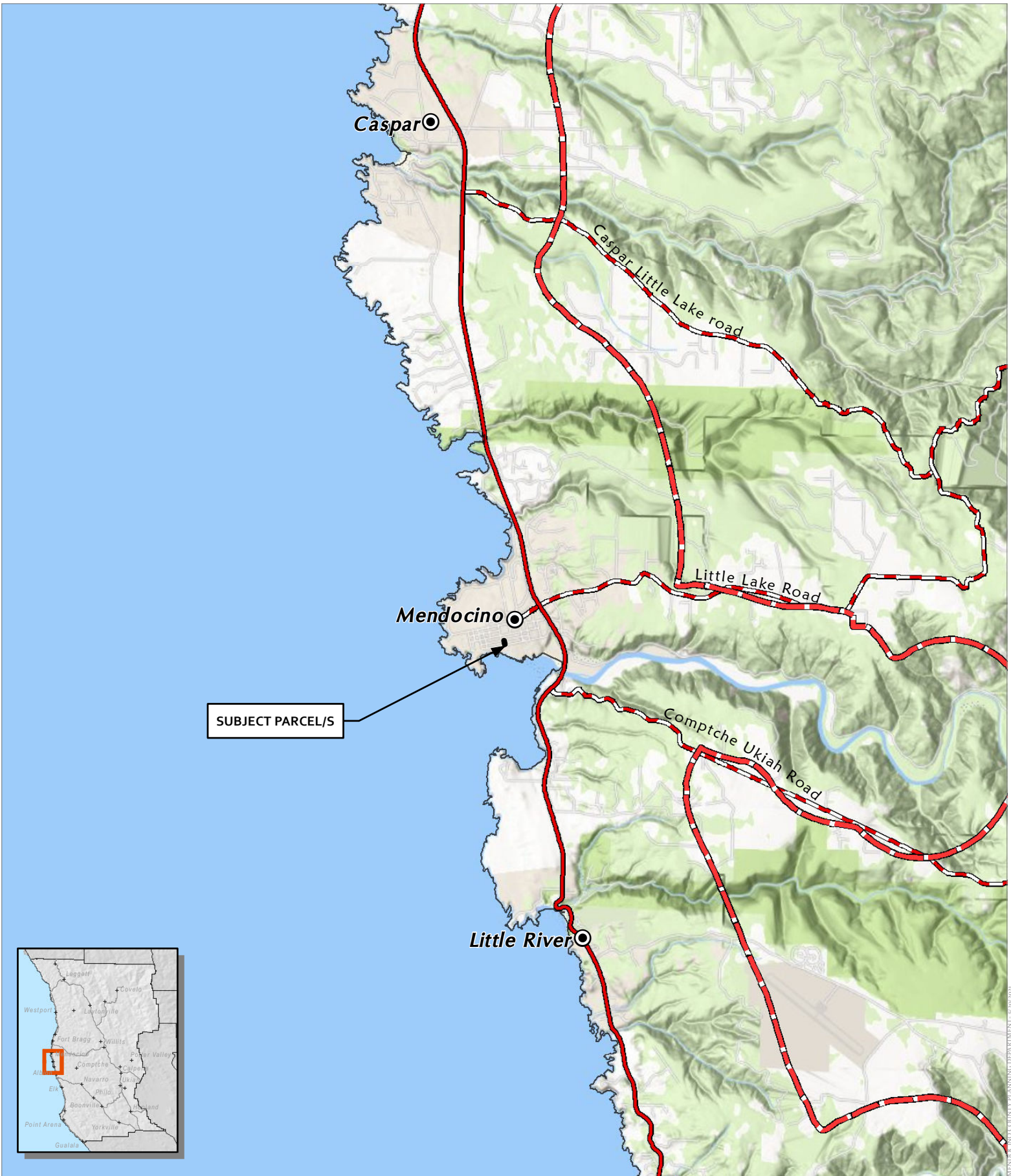
Receipt: PRJ_041878

Date: 5/10/2021

Pay Method: CHECK 1170

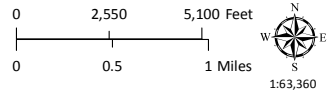
Received By: JESSIE WALDMAN

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
DOT FEES	1100-1910-826182		\$400.00
UMIN UMAJ COT DR CDPA CDPS COUNTY R			\$400.00
EH FEES	1100-4011-822606		\$300.00
CDPA CDPS EM EH FEE			\$300.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00
RENEWAL	1100-2851-822609		\$725.89
CDPA RENEWAL			\$725.89
Total Fees Paid:			\$1,652.89



CASE: CDPR 2021-0005
 OWNER: Landbank Properties No. 2, LP
 APN: 119-238-21
 APLCT: Landbank Properties No. 2, LP
 AGENT: Patrick Saville
 ADDRESS: 45094 Main Street, Mendocino

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






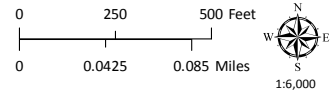
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/30/2021



CASE: **CDPR 2021-0005**
 OWNER: **Landbank Properties No. 2, LP**
 APN: **119-238-21**
 APLCT: **Landbank Properties No. 2, LP**
 AGENT: **Patrick Saville**
 ADDRESS: **45094 Main Street, Mendocino**

-  Major Towns & Places
-  Public Roads
-  Private Roads



AERIAL IMAGERY



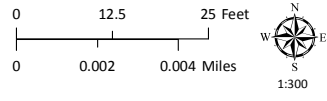
ALBION STREET

KASTEN STREET

MAIN STREET

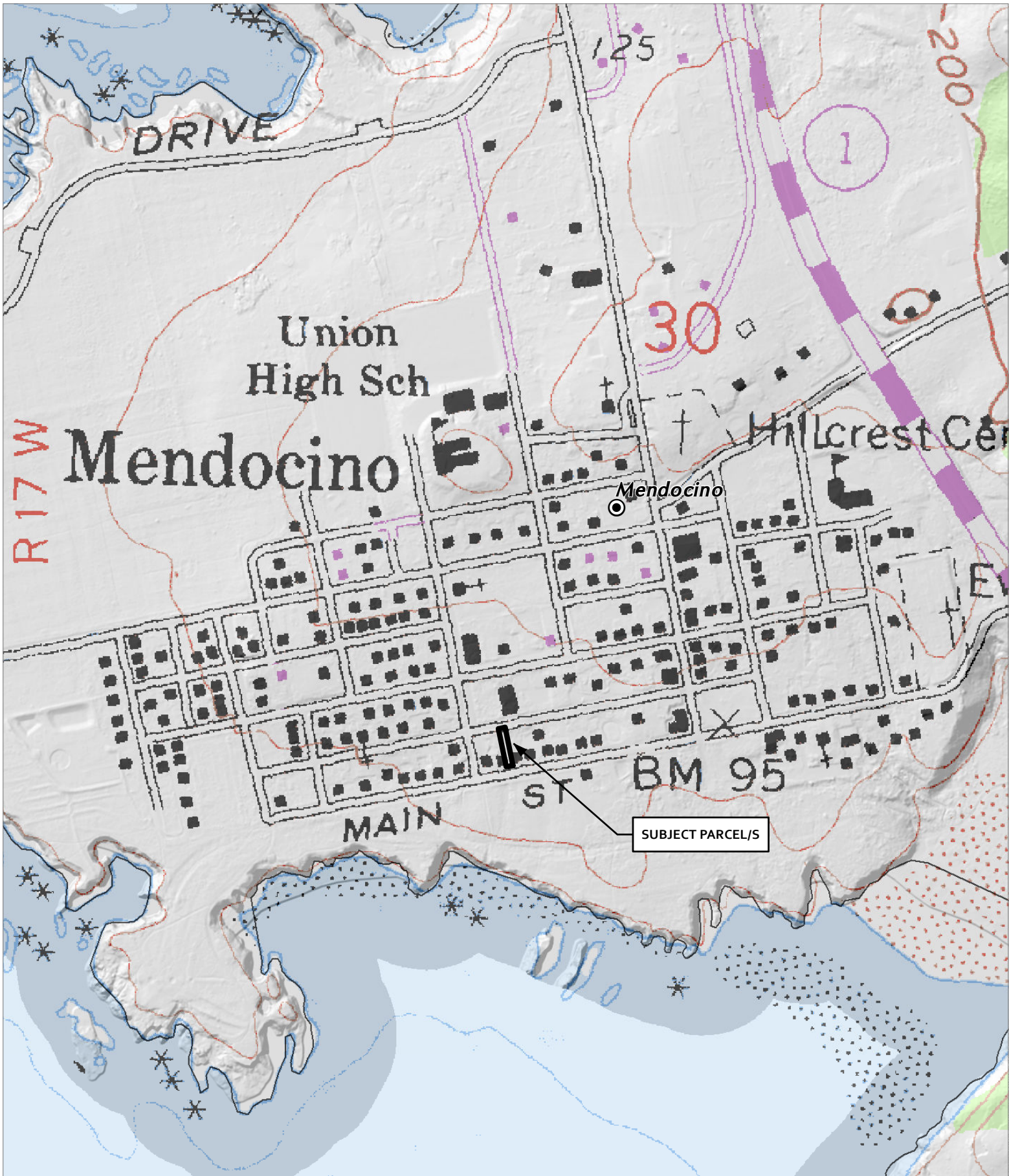
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OWNER: Landbank Properties No. 2, LP
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APLCT: Landbank Properties No. 2, LP
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ADDRESS: 45094 Main Street, Mendocino

Public Roads



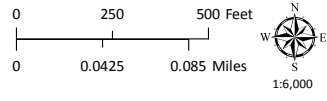
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT 9/20/2021



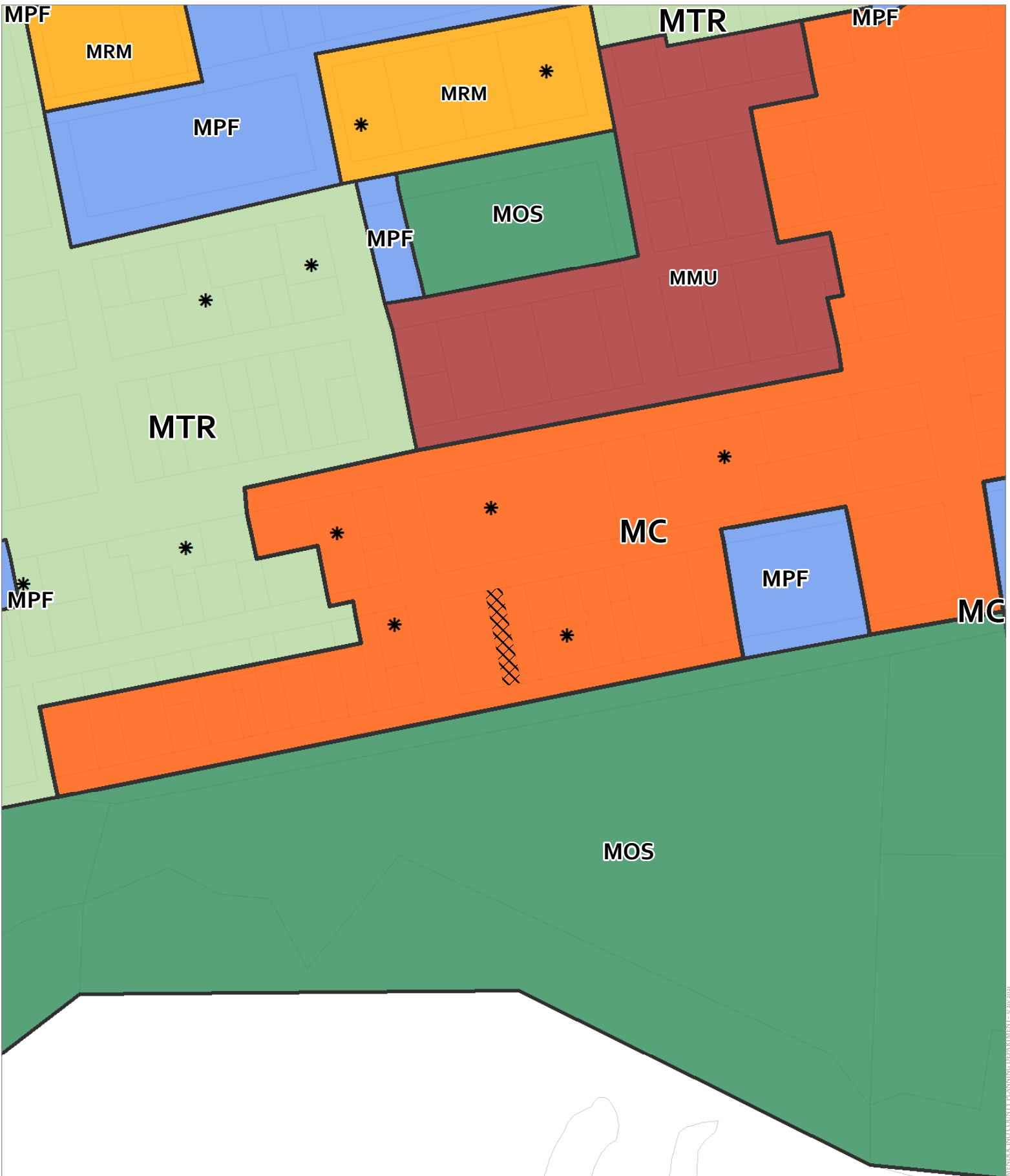
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Major Towns & Places



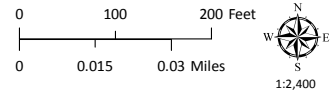
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/20/2021



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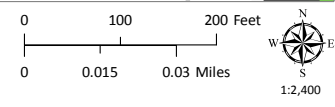
* Visitor Serving Facilities





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* Visitor Serving Facilities

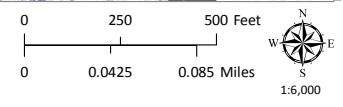


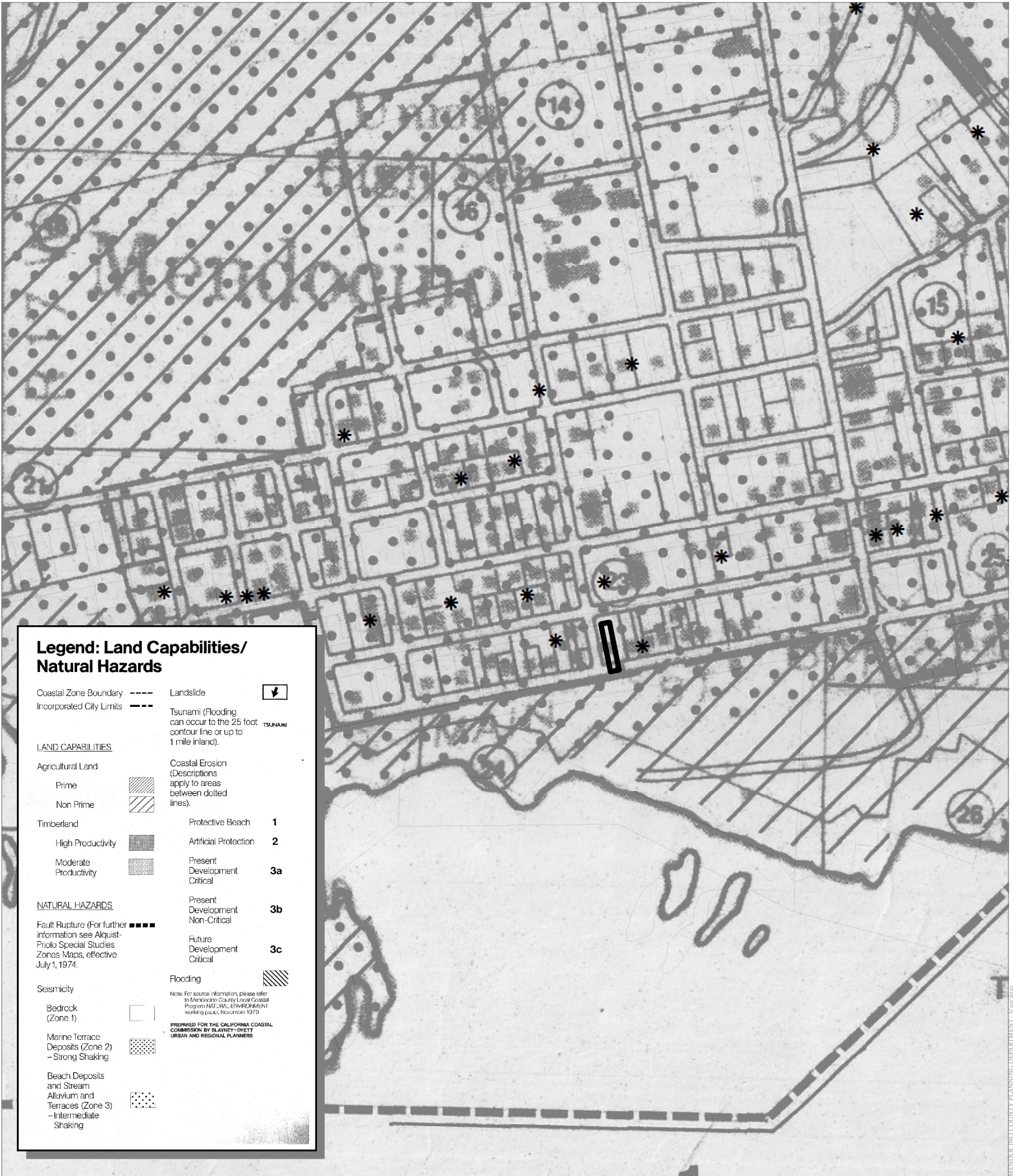
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/20/2021



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**Legend: Land Capabilities/
Natural Hazards**

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

LAND CAPABILITIES

Agricultural Land
Prime [diagonal lines] Non Prime [cross-hatch]

Timberland
High Productivity [stippled] Moderate Productivity [dotted]

NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974) [thick dashed line]

Seismicity
Bedrock (Zone 1) [white] Marine Terrace Deposits (Zone 2) - Strong Shaking [cross-hatch] Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [dotted]

Landslide [arrow pointing down]

Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). [wavy line]

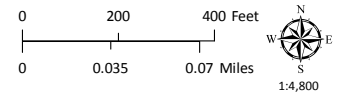
Coastal Erosion (Descriptions apply to areas between dotted lines).
Protective Beach 1 [solid black] Artificial Protection 2 [dotted] Present Development Critical 3a [stippled] Present Development Non-Critical 3b [dotted] Future Development Critical 3c [cross-hatch]

Flooding [diagonal lines]

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1975.

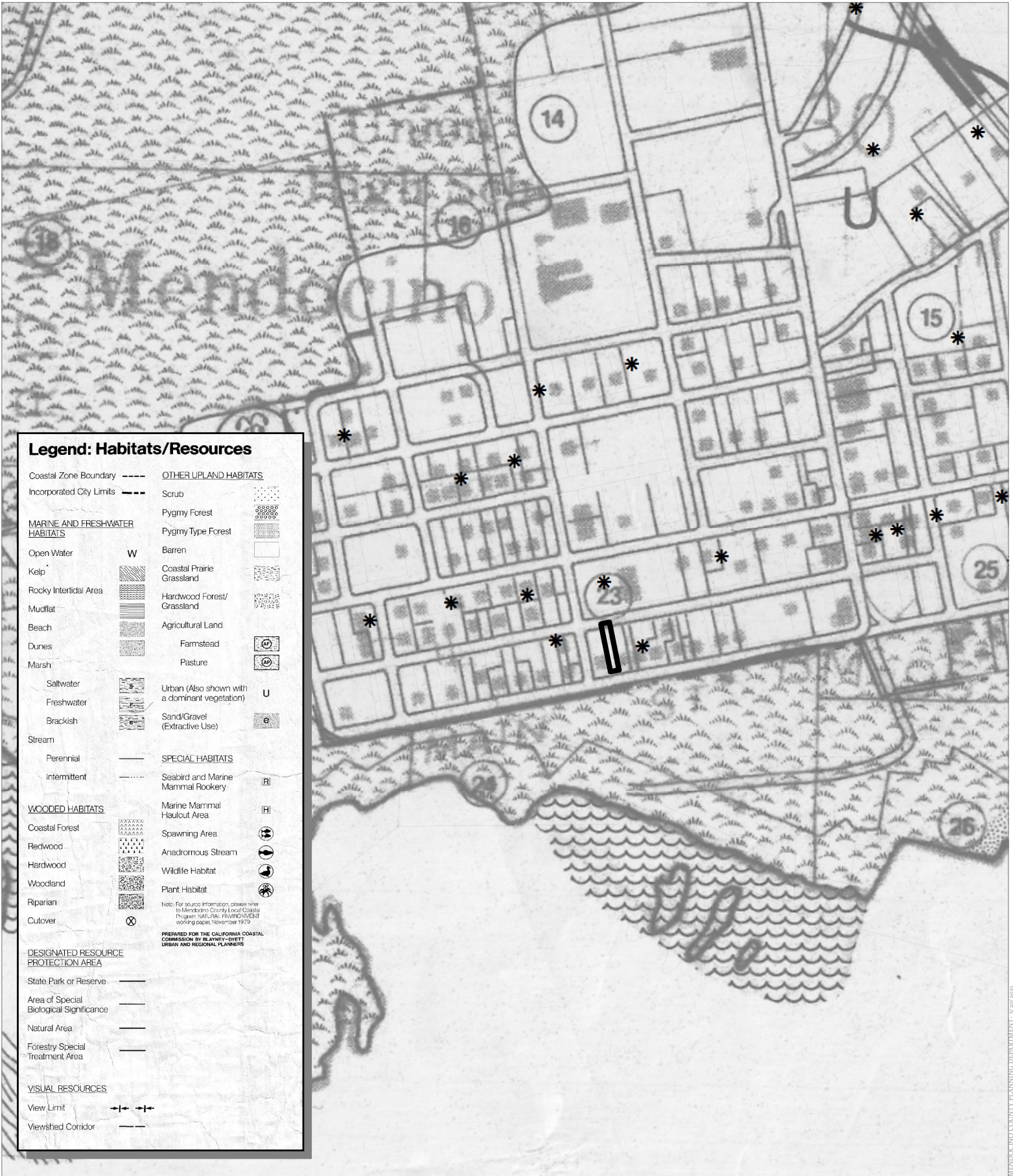
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-TWETT URBAN AND REGIONAL PLANNERS

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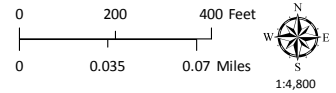
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/20/2021



Legend: Habitats/Resources

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

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MENDOCINO COUNTY PLANNING DEPARTMENT - 9/20/2021



**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 bluffs.

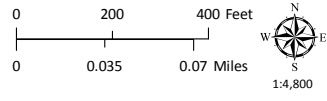
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §20015(a), and §20020(a)(1) and §202, in addition, developments may also be appealable pursuant to P.R.C. §20020(a)(3), (a)(4), and (a)(5). In questioning areas 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

FEET

CASE: **CDPR 2021-0005**
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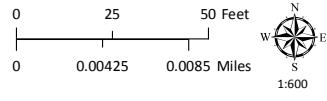
***** Visitor Serving Facilities



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/20/2021



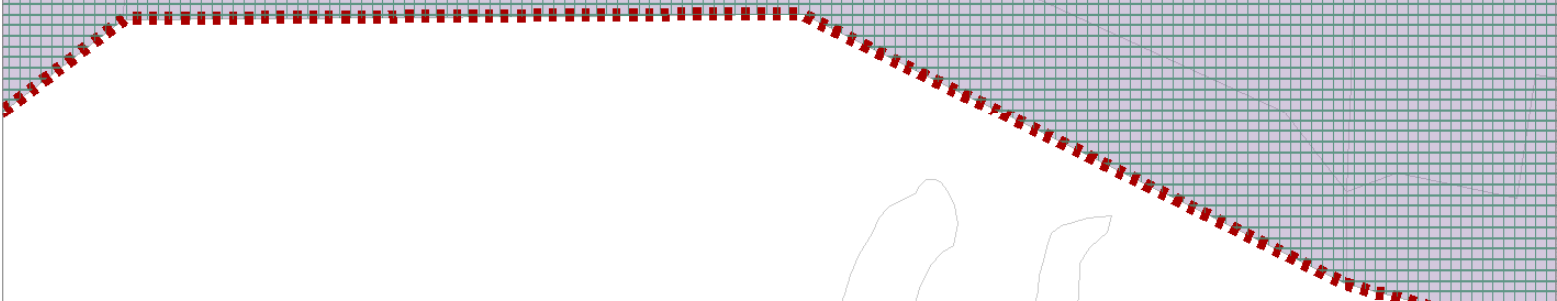
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ADJACENT PARCELS

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/20/2021

**MENDOCINO FIRE
PROTECTION
DISTRICT**



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 Moderate Fire Hazard  County Fire Districts
 Fire Stations

0 100 200 Feet
0 0.015 0.03 Miles
N
W S E
1:2,400

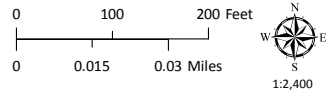
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT 2/9/2021

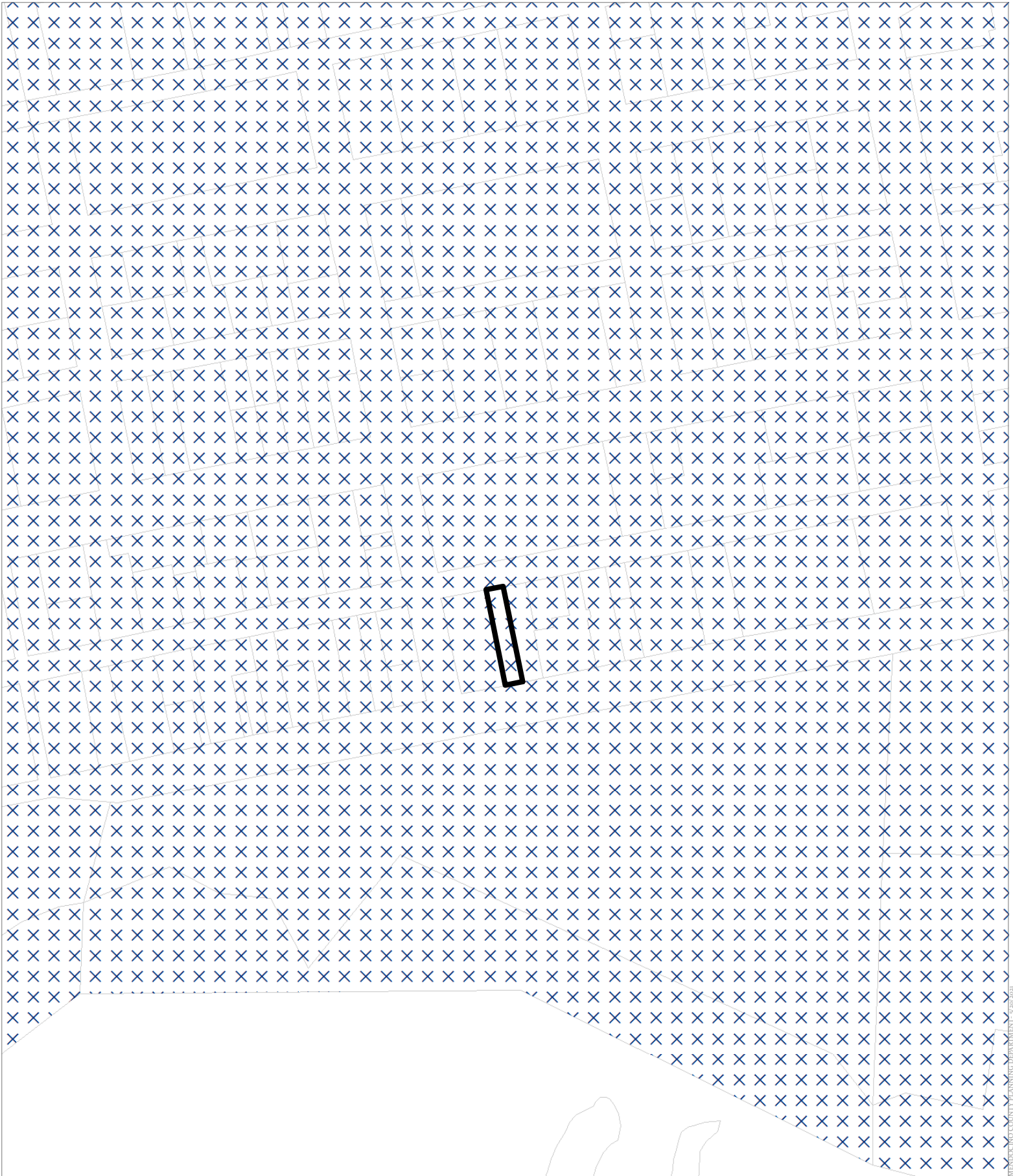


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 Water



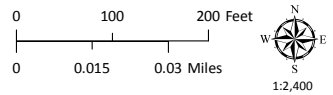
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/20/2021



MENDOCINO COUNTY PLANNING DEPARTMENT 9/20/2021

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 Critical Water Areas

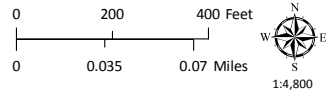


GROUND WATER RESOURCES



MENDOCINO CITY
COMMUNITY
SERVICES DISTRI

 County Water Districts

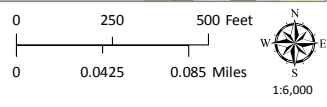


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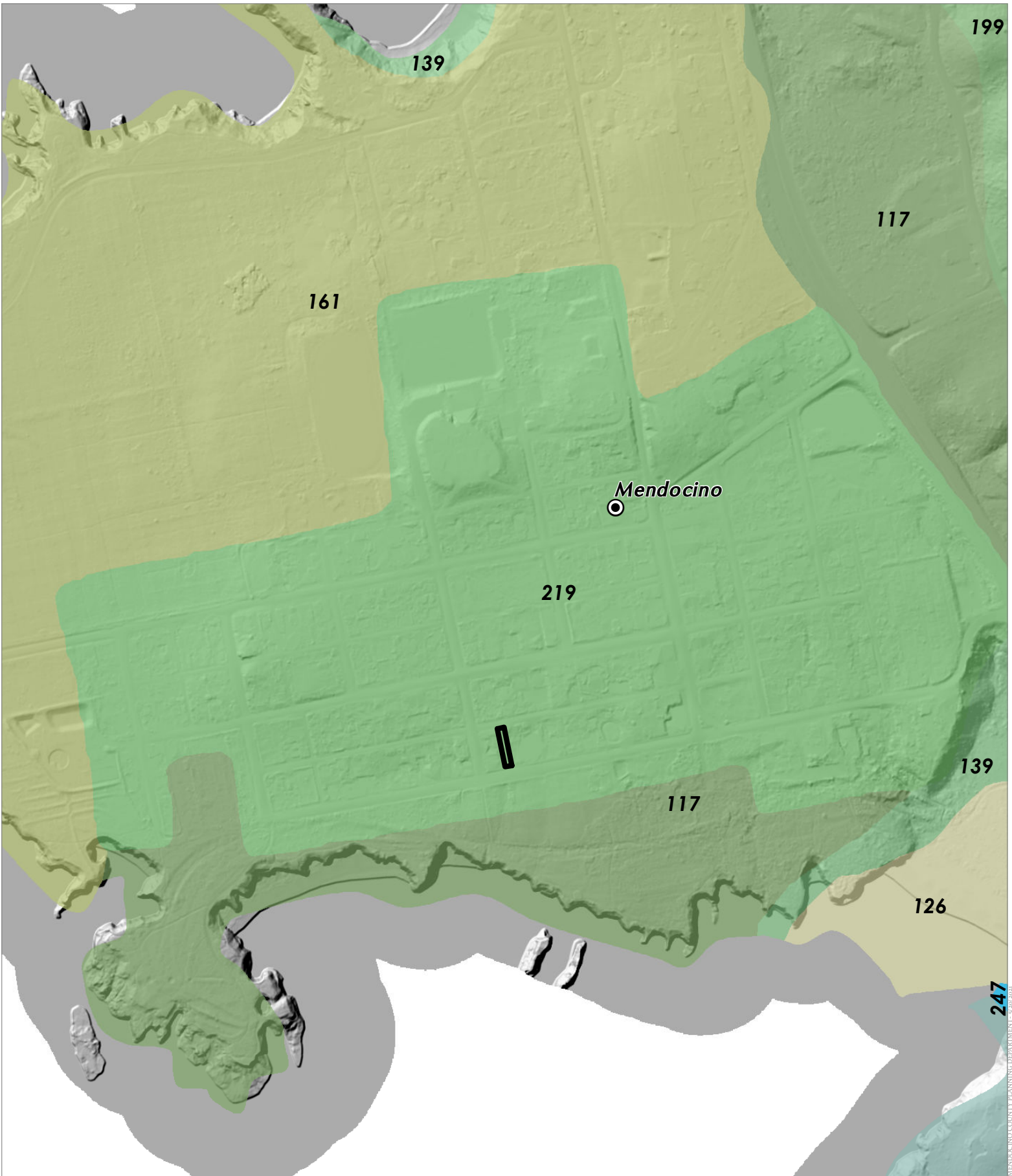
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- Major Towns & Places
- 0° - 14°
- 15° - 32°
- 33° - 72°





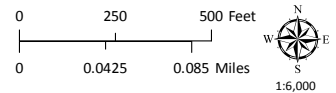
ESTIMATE SLOPE

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/20/2021



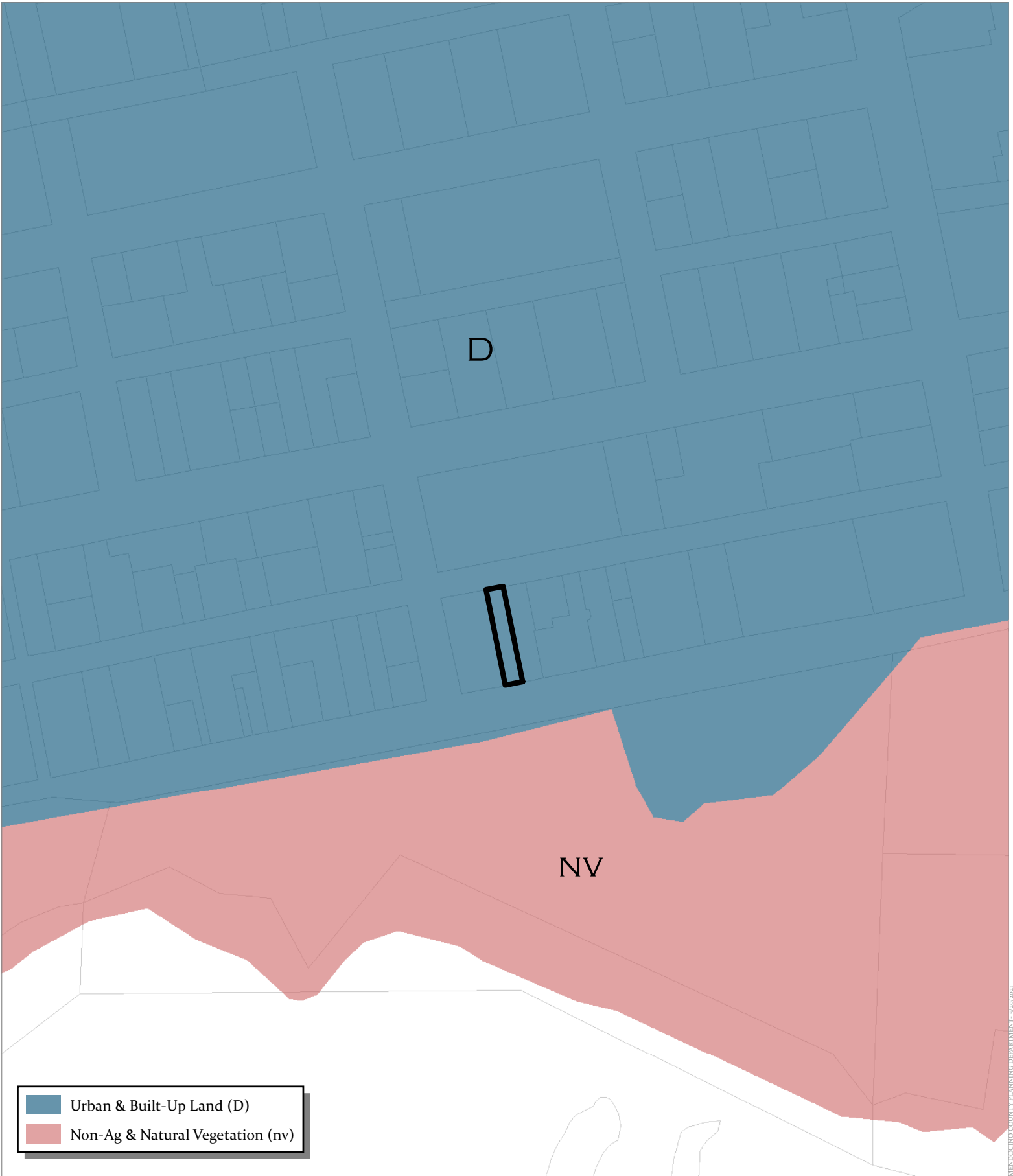
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-  Major Towns & Places
-  Shinglemill-Gibney Complex



WESTERN SOIL CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 2021-2024



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/20/2021

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