



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

October 22, 2024

Planning – Fort Bragg
Department of Transportation
Environmental Health -Fort Bragg
Building Inspection - Fort Bragg
Assessor
Air Quality Management
Archaeological Commission

Sonoma State University
Caltrans
Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife
California Coastal Commission
Department of Parks & Recreation

Cloverdale Rancheria
Potter Valley Tribe
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Elk Community Services District

CASE#: CDPM_2024-0008

DATE FILED: 8/6/2024

OWNER/APPLICANT: DONALD BUCHANAN

AGENT: MEGHAN DURBIN

REQUEST: Standard Coastal Development Permit Modification of CDP_2023-0028 to demolish dilapidated structures including a garage and a chicken coop.

ENVIRONMENTAL DETERMINATION:

LOCATION: In the Coastal Zone, 0.2± mile of the Elk town center, 0.4± miles northwest of the intersection of State Route 1 and Philo-Greenwood Road, located at 5800 S. Highway 1, Elk, CA; APN:127-181-01.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SHELBY MILLER

RESPONSE DUE DATE: November 5, 2024

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: CDPM_2024-0008

OWNER/

APPLICANT: DONALD BUCHANAN

AGENT: WYNN COASTAL PLANNING & BIOLOGY, MEGHAN DURBIN

REQUEST: Standard Coastal Development Permit Modification of CDP_2023-0028 to demolish dilapidated structures including a garage and a chicken coop.

LOCATION: In the Coastal Zone, 0.2± mile of the Elk town center, 0.4± miles northwest of the intersection of State Route 1 and Philo-Greenwood Road, located at 5800 S. Highway 1, Elk, CA; APN:127-181-01.

APN: 127-181-01

PARCEL SIZE: 0.5± Acre

GENERAL PLAN: Rural Village (RV)

ZONING: Rural Village (RV:40K)

EXISTING USES: Residence

DISTRICT: 5 (Williams)

RELATED CASES: CDP_2023-0028: Septic Replacement. Finaled. 1/25/2024.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Village (RV)	Rural Village (RV:40K)	0.5± Acre	Residential
EAST:	Rangeland (RL160)	Rangeland (RL:160)	86± Acres	Agriculture
SOUTH:	Rural Village (RV)	Rural Village (RV:40K)	1.5±, 0.2± Acres	Residential
WEST:	Pacific Ocean	Pacific Ocean	N/A	N/A

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Archaeological Commission
- Assessor's Office
- Building Division FB
- Department of Transportation (DOT)
- Environmental Health (EH)
- Elk Community Services District

- Planning Division FB
- Sonoma State University

STATE

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

FEDERAL

- US Department of Parks & Recreation

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: SHELBY MILLER

DATE: 10/22/2024

ENVIRONMENTAL DATA

1. MAC:

GIS
N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
CAL FIRE

4. FARMLAND CLASSIFICATION:

GIS
Urban and 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

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
Flumeville clay loam

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 and 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
Yes

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
Yes 5-10 Risk

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
N/A

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
N/A

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
No

21. STATE CLEARINGHOUSE REQUIRED:

Policy
Yes

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
N/A

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500
Beach Deposits and Stream Alluvium and Terraces (Zone 3) – Intermediate Shaking, and High Productivity Timberland

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
NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020
Yes

**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) CDPM 2024-0008
 CDF No(s) _____
 Date Filed 8/6/24
 Fee \$ \$4,869-
 Receipt No. 63159
 Received by RDF

Material Immaterial

Office Use Only

COASTAL DEVELOPMENT PERMIT AMENDMENT APPLICATION FORM

Name of Applicant Donald Buchanan	Name of Owner(s) Donald Buchanan, Successor Trustee	Name of Agent Wynn Coastal Planning & Biology, Meghan Durbin
Mailing Address 5645 W Dalcross Drive Boise, ID 83714	Mailing Address 5645 W Dalcross Drive Boise, ID 83714	Mailing Address 703 N Main Street Fort Bragg, CA 95437
Telephone Number 510-712-0034	Telephone Number 510-712-0034	Telephone Number 707-964-2537

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

Signed by: Meghan Durbin 8/5/2024
 Signature of Applicant/Agent Date

DocuSigned by: [Signature] 8/2/2024
 Signature of Owner Date

Driving Directions

The site is located on the W (N/S/E/W) side of Highway One (name road)
 approximately 0.5 (feet/miles) N (N/S/E/W) of its intersection with
Philo Greenwood Road (provide nearest major intersection).

Assessor's Parcel Number(s) 127-181-01-00	Previous Coastal Development Permit # (s) CDP_2023-0028
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Parcel Size <u>0.73</u> <input type="checkbox"/> Square Feet <input checked="" type="checkbox"/> Acres	Street Address of Project 5800 Highway One, Elk, CA 95432 Please note: Before submittal, please verify correct street address with the Planning Division in Ukiah.
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COASTAL DEVELOPMENT PERMIT AMENDMENT APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies who 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. 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. (Please describe all proposed modifications to the issued permit.)

Propose demolition of older structures (garage and chicken coop) west of residence which have partially collapsed and were recently discovered to be encroaching on the neighbor's property to north.

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	One _____	2152 _____
<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.

single family residence; storage shed; garage; chicken coop

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

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

- B. **Gas**
- Utility Company/Tank
 - None

- C. Telephone: Yes No

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

6. What will be the method of sewage disposal?

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

7. What will be the domestic water source? **Elk Water District**

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

8. Is any grading including road/driveway construction planned? Yes No

Estimate the amount of grading (cut and fill quantities) in cubic yards: _____ c.y. Please indicate on the site plan the areas and quantities of grading. **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.**

Estimate the length of the proposed road/driveway: _____ feet.

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

9. Will vegetation be removed accommodate the proposed project? Yes No
 If yes, explain:

How many trees will be removed as a result of the project: _____. Indicate on the site plan all trees to be removed which are greater than 12-inches in diameter (measured four feet from the ground). If applicable, please indicate on the site plan the size, location and species of all on-site trees that provide screening from public view areas.

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). **12** feet (to be demolished)

12. Describe all exterior materials and colors of all structures. **N/A - no new exterior finishes**

Siding material _____ . Color _____ .
 Trim material _____ . Color _____ .
 Chimney material _____ . Color _____ .
 Roofing material _____ . Color _____ .
 Window frame material _____ . Color _____ .
 Door material _____ . Color _____ .
 Fencing material _____ . Color _____ .
 Retaining walls material _____ . Color _____ .
 Other exterior materials _____ . Color _____ .

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

Yes No

If yes, please describe the resource and attach any biological/botanical reports:

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: _____

Will the proposed project be phased? Yes No


If Yes, explain your plans for phasing.

Parking will be provided as follows: **N/A - no parking proposed**

Number of Spaces Existing _____ Proposed _____ Total _____

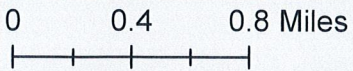
Number of standard spaces _____ Size _____

Number of handicapped spaces _____ Size _____

 Subject Parcel



Map created 5/31/2023
Asa Spade & Christa Walters



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CLIENT: Buchanan
APN: 127-181-01
ADDRESS: 5800 S. Highway 1 Elk, CA

Subject Parcel Location

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.

DocuSigned by:  8/2/2024
2E3B8F04EA7246C _____ Date
 Owner/ Authorized Agent

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

AUTHORIZATION OF AGENT

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

DocuSigned by:  8/2/2024
2E3B8F04EA7246C _____ Date
 Owner

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

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: 8/2/2024

DocuSigned by:

2E3B8F04FA7246C
Applicant



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING & BUILDING SVCS.

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482
120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

JULIA KROG, DIRECTOR
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FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122, 19-170, 21-194 and 23-190)

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 **\$98.00/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.

DocuSigned by:

2E3B8F04E A7246C

8/2/2024

Applicant Signature

Date

OFFICE USE ONLY:

Project or Permit Number

**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 AUGUST 6, 2024 (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:

Demolish old garage and chicken coop

(Description of development)

Located at:

5800 Highway One, Elk, CA 94532

127-181-01-00

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

Driveway

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

Signed by:
Meghan Durbin
Owner/Authorized Representative
~~8/5/2024~~ 8/6/2024 MD
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.

NOTICE OF PERMIT AMENDMENT

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

COASTAL DEVELOPMENT PERMIT # TO BE AMENDED: 2023-0028

PROPOSED AMENDMENT : _____
demolish old garage and chicken coop

LOCATION: 5800 Highway One, Elk, CA 95432

APPLICANT : Donald Buchanan

ASSESSOR'S PARCEL NUMBER(S): 127-181-01-00

DATE NOTICE POSTED: AUGUST 6, 2024

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





SUBJECT PARCEL

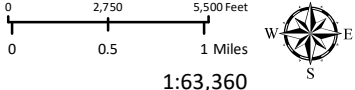
Philo Greenwood Road



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, ©SA, Geoland, FEMA, Intermap and the GIS user community

CASE: CDPM 2024-0008
OWNER: BUCHANAN, Donald
APN: 127-181-01
APLCT: Donald Buchanan
AGENT: Wynn Coastal Planning
ADDRESS: 5800 Hwy 1, Elk

-  Coastal Zone Boundary
-  Highways
-  Major Roads



1:63,360

LOCATION

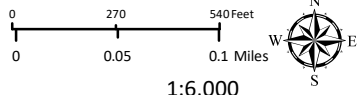
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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CASE: CDPM 2024-0008
OWNER: BUCHANAN, Donald
APN: 127-181-01
APLCT: Donald Buchanan
AGENT: Wynn Coastal Planning
ADDRESS: 5800 Hwy 1, Elk

- Highways (2017) Driveways/Unnamed Roads
- Public Roads
- Private Roads



1:6,000

AERIAL IMAGERY

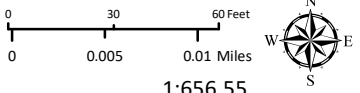
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CASE: CDPM 2024-0008
OWNER: BUCHANAN, Donald
APN: 127-181-01
APLCT: Donald Buchanan
AGENT: Wynn Coastal Planning
ADDRESS: 5800 Hwy 1, EIk

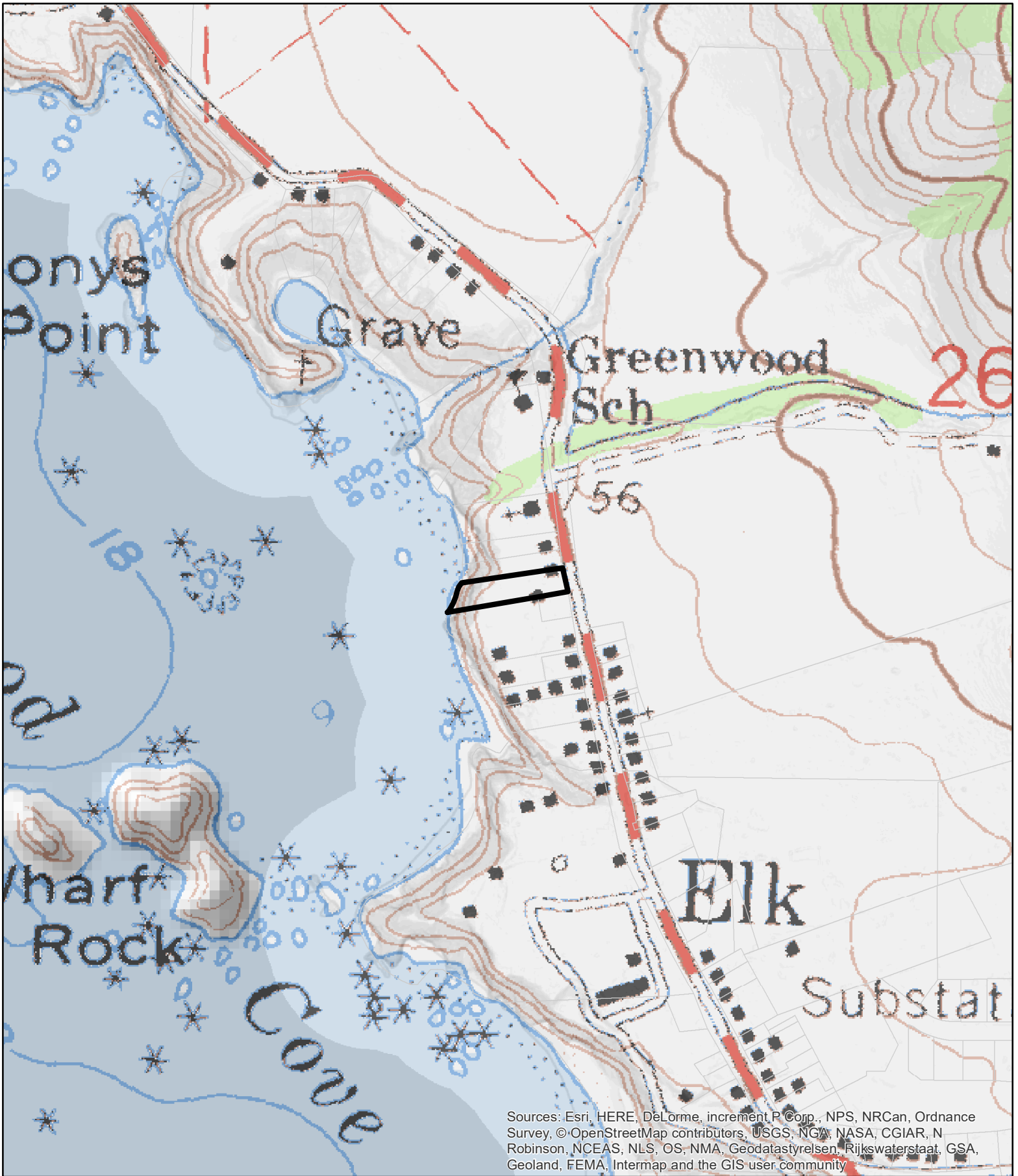
-  Highways (2017)
-  Public Roads



1:656.55


AERIAL IMAGERY

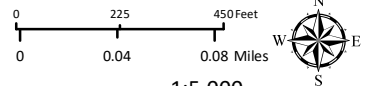
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OWNER: BUCHANAN, Donald
APN: 127-181-01
APLCT: Donald Buchanan
AGENT: Wynn Coastal Planning
ADDRESS: 5800 Hwy 1, Elk

 Assessors Parcels

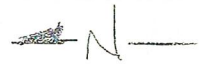


1:5,000
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

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

SITE PLAN

92' Highway One



1" = 30'

⊙ = SOIL PROFILE

⊙ = MONITORING WELL

—•—•—•— = CONTOUR LINE (X₂)

PALM TREE

1.5" PVC SCH 40 FURLE LINE

SHED

1500 GALLON CONCRETE PUMP CHAMBER

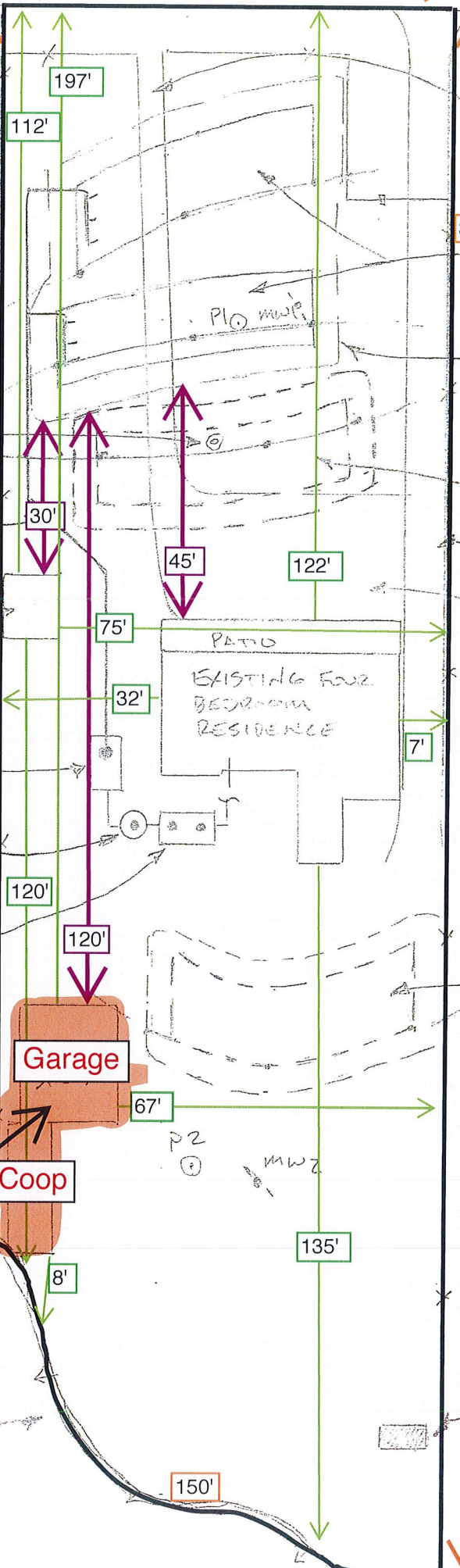
'WHITEWATER' AEROBIC TREATMENT UNIT

1500 GALLON CONCRETE SEPTIC TANK

FENCE / APPROX PROPERTY LINE (TYP.)

STRUCTURES TO BE DEMOLISHED

APPROXIMATE BUFF FACE



EDGE OF PAVEMENT

CONCRETE WALKWAY

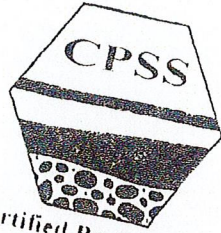
341' DUAL BED AT-GRADE LEACHFIELD

EXTENT OF TOPSOIL COVER

REPLACEMENT AREA BED #1

DRIVEWAY

CONCRETE (FIN)



Certified Professional Soil Scientist CARLA RITTIMAN 02859

REPLACEMENT AREA BED #2

* EXISTING WATER SERVICE TO BE IDENTIFIED AND RECORDED

ASSUMED SEPTIC TANK TO BE ABANDONED

Garage

Coop

PATIO
EXISTING FOUR BEDROOM RESIDENCE

P2
MW2

236'

197'

112'

341'

30'

45'

122'

75'

32'

7'

120'

120'

67'

135'

8'

150'



easterly shed

westerly shed

11/16/2023 3:29:14 PM save date
11/16/2023 3:29:14 PM print date

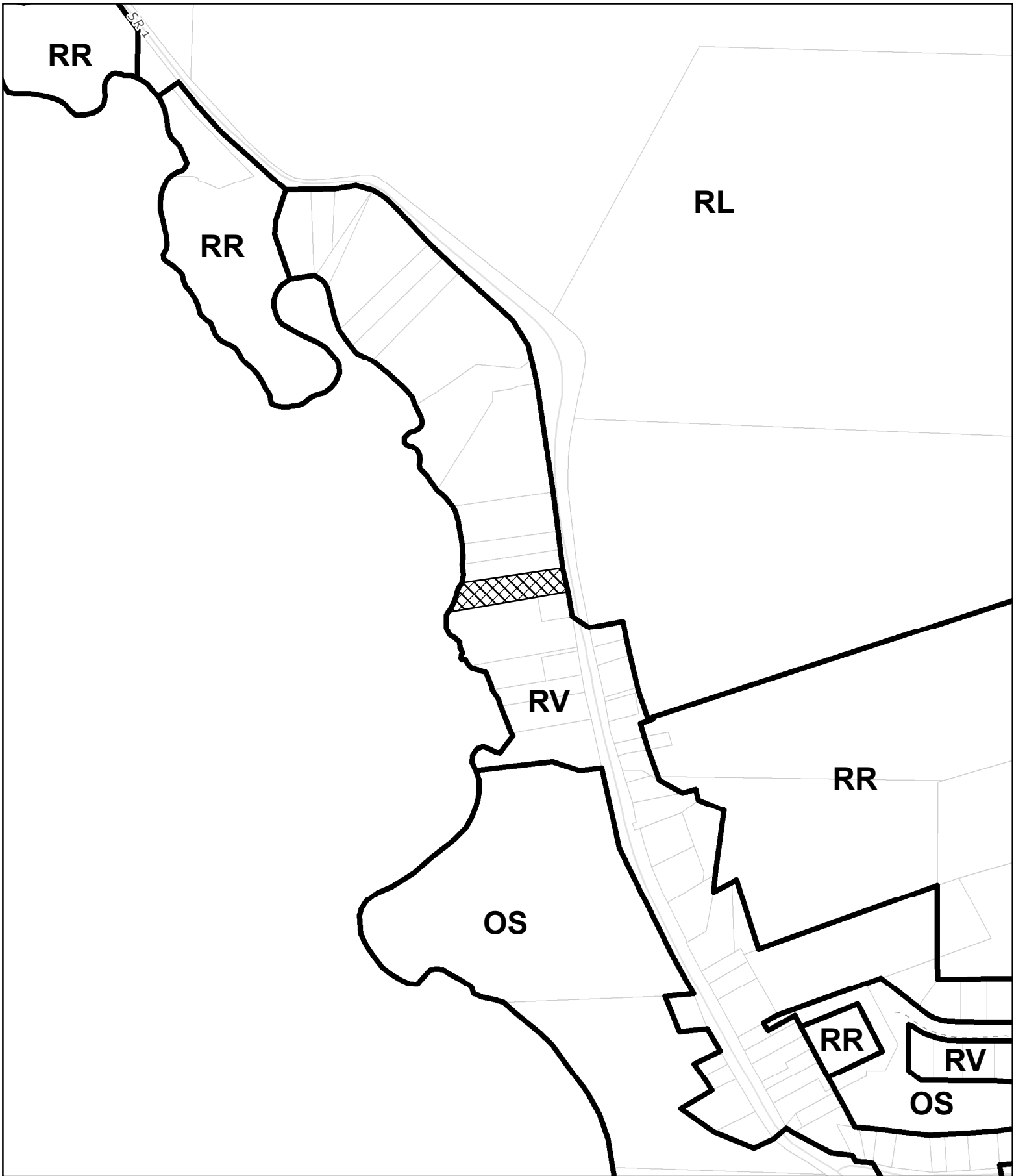


Brunsing Associates, Inc.
 5468 Skylane Blvd., Suite 201
 Santa Rosa, California 95403
 Tel: (707) 528-6108





Job No.: 12239.05
 Appr.: *EEO*
 Date: 11/16/23

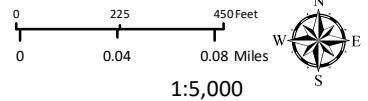
SITE PHOTOGRAPH A
Looking South-Southwest
 5780 South Highway 1
 Elk, California

PLATE
2



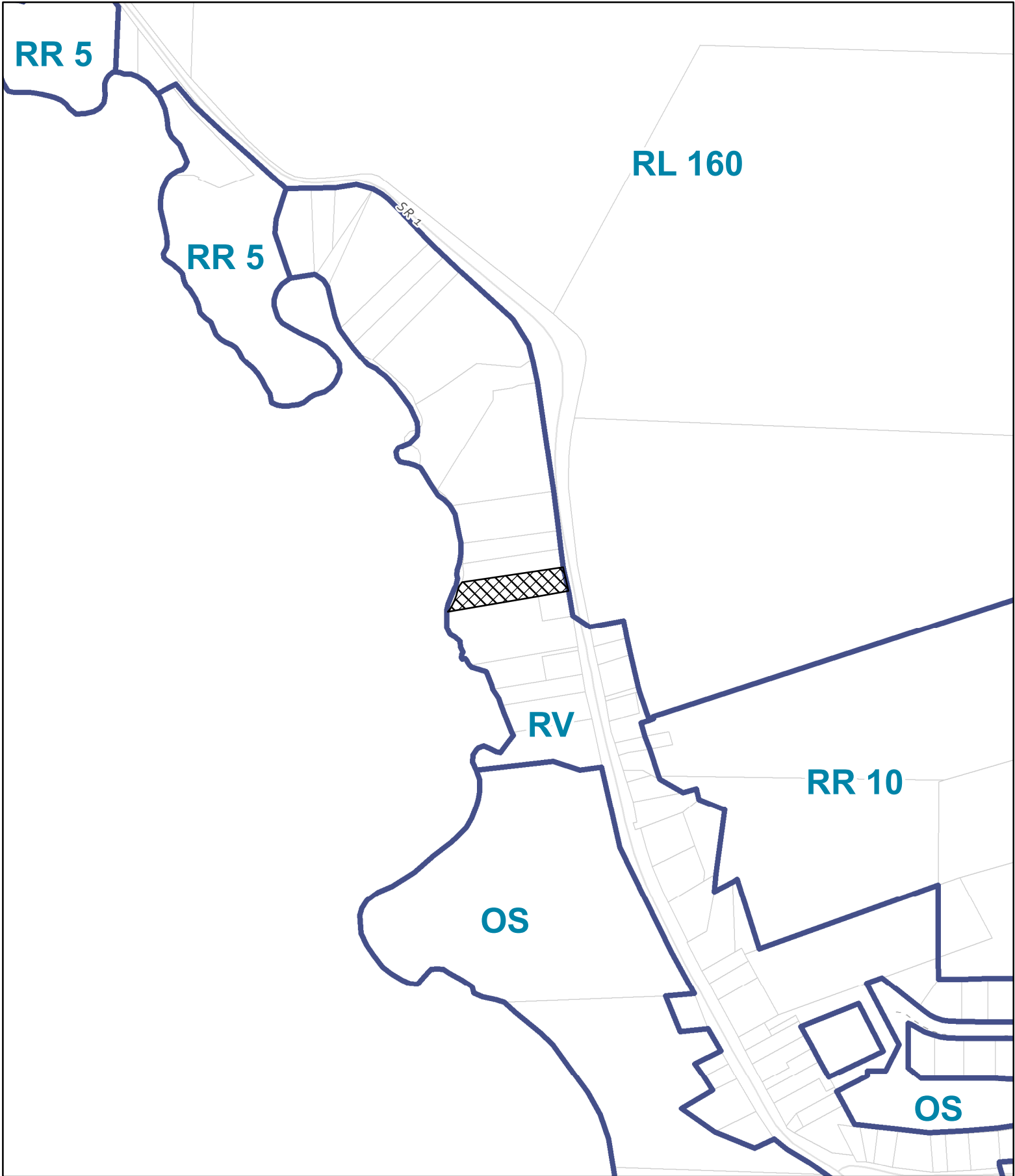
CASE: CDPM 2024-0008
OWNER: BUCHANAN, Donald
APN: 127-181-01
APLCT: Donald Buchanan
AGENT: Wynn Coastal Planning
ADDRESS: 5800 Hwy 1, EIK

-  Zoning Districts
-  Assessors Parcels
-  Public Roads
-  Private Roads






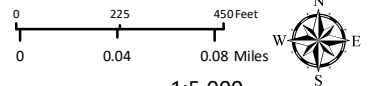
ZONING

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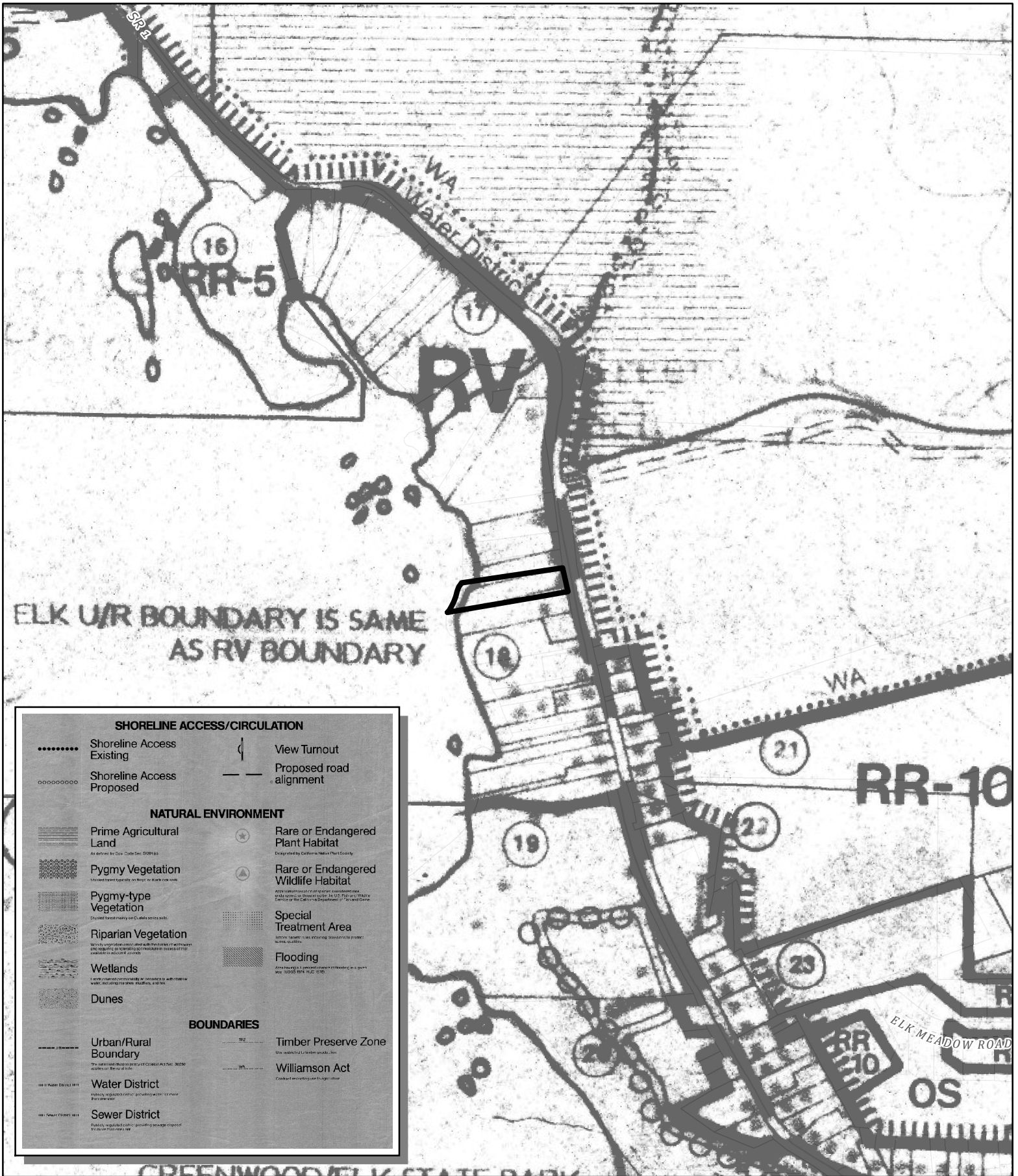
-  Public Roads
-  Private Roads
-  Assessors Parcels



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GENERAL PLAN

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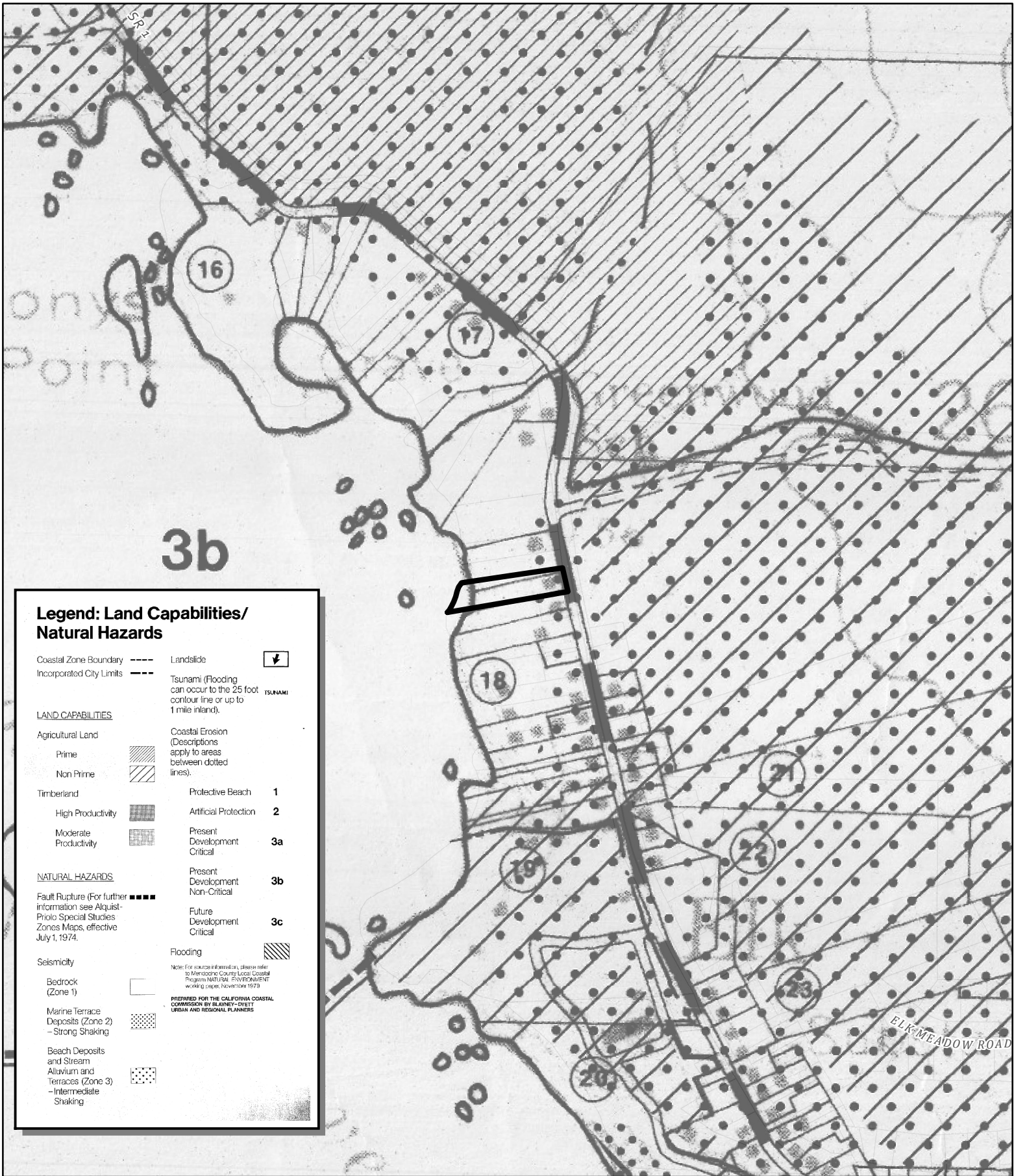


CASE: CDPM 2024-0008
OWNER: BUCHANAN, Donald
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AGENT: Wynn Coastal Planning
ADDRESS: 5800 Hwy 1, Eik

Public Roads
 Private Roads
 Assessors Parcels

LCP LAND USE MAP 20: EIK

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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 [stippled]
- High Productivity [grid]
- Moderate Productivity [dotted]
- 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]
 - Marine Terrace Deposits (Zone 2) - Strong Shaking [dotted]
 - Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [stippled]
- 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.) [dotted lines]
- Protective Beach 1 [solid line]
- Artificial Protection 2 [dashed line]
- Present Development Critical 3a [diagonal lines]
- Present Development Non-Critical 3b [dotted]
- Future Development Critical 3c [stippled]
- Flooding [wavy lines]

3b



18

19

21

22

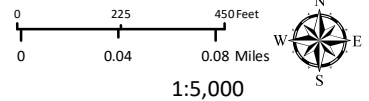
23

20

ELKMEADOW ROAD

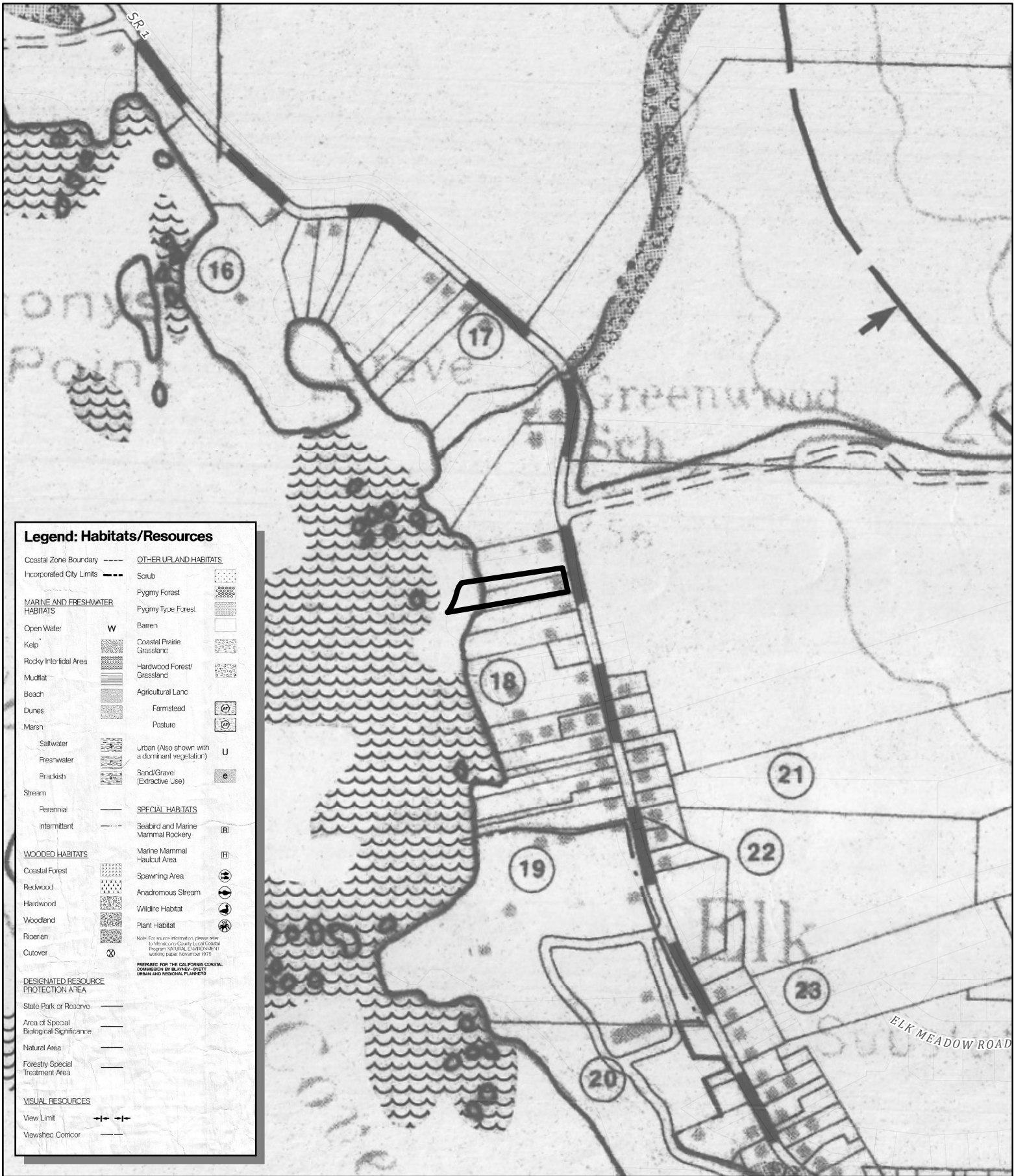
CASE: CDPM 2024-0008
OWNER: BUCHANAN, Donald
APN: 127-181-01
APLCT: Donald Buchanan
AGENT: Wynn Coastal Planning
ADDRESS: 5800 Hwy 1, Elk

- Public Roads [solid line]
- Private Roads [dashed line]
- Assessors Parcels [white box]



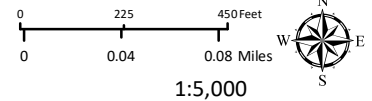
LCP LAND CAPABILITIES & NATURAL HAZARDS

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ADDRESS: 5800 Hwy 1, Elk

Public Roads
 Private Roads
 Assessors Parcels



LCP HABITATS & RESOURCES

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**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 adjacent to the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the 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 face of coastal dunes.

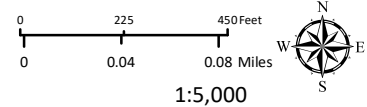
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30519.05 and §30602(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.R.C. §30605(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This plot 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 5260

FEET

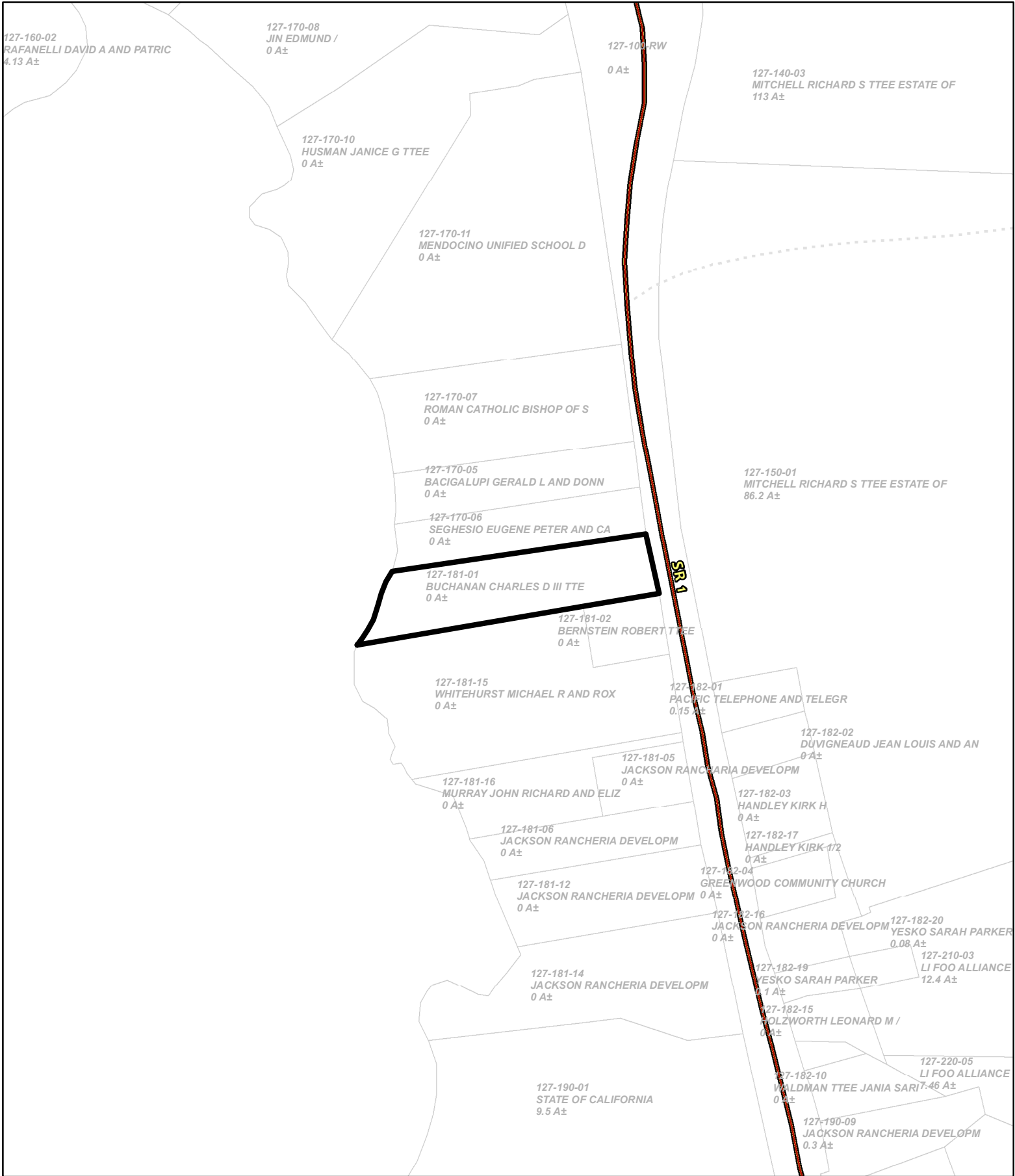
CASE: CDPM 2024-0008
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- Public Roads
- Private Roads
- Assessors Parcels







POST LCP CERTIFICATION & APPEAL JURISDICTION

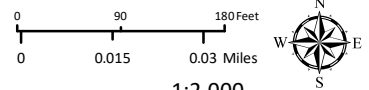
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CASE: CDPM 2024-0008
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-  Highways (2017)
-  Public Roads
-  Driveways/Unnamed Roads

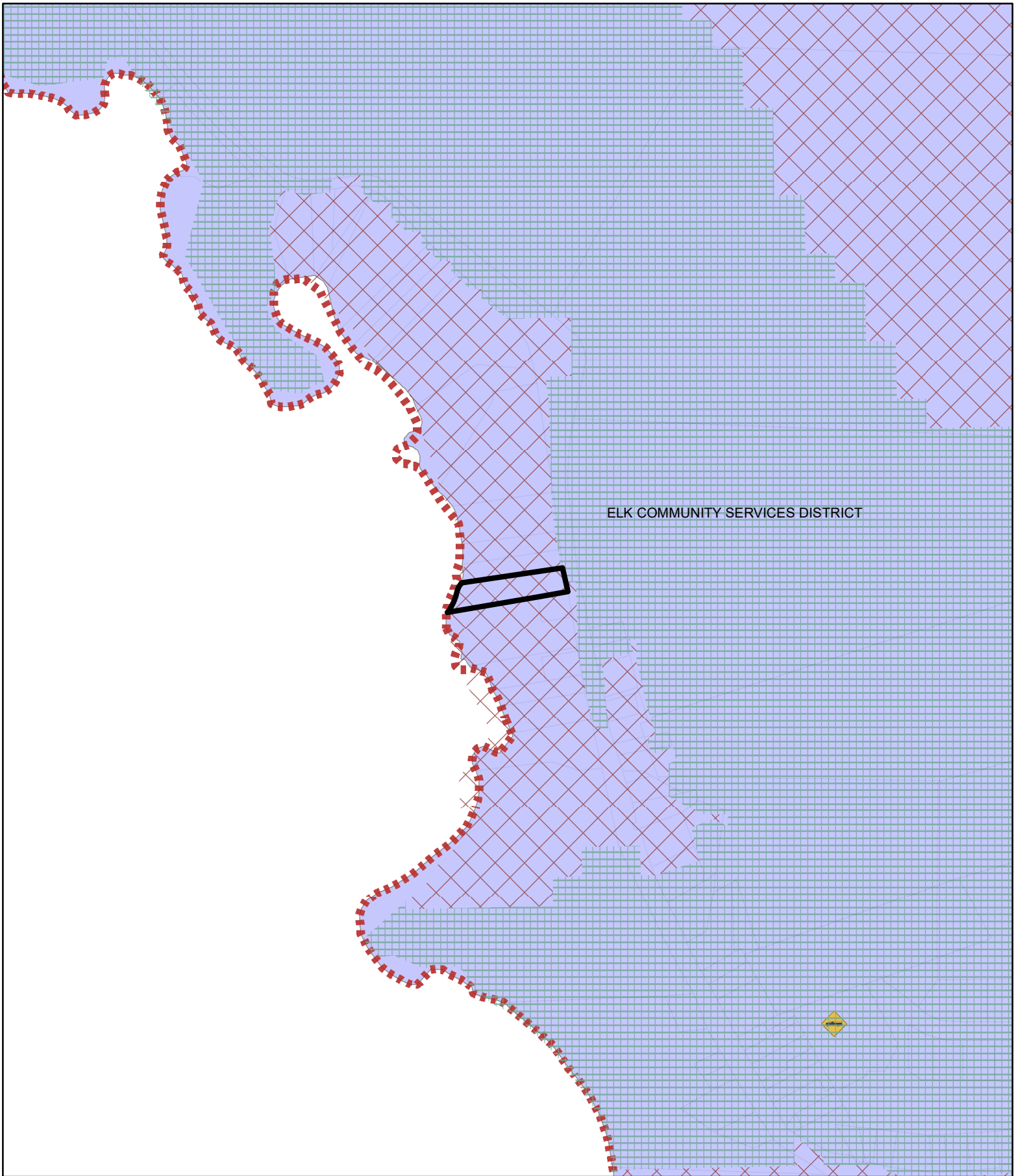
 Assessors Parcels



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ADJACENT PARCELS

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ELK COMMUNITY SERVICES DISTRICT

CASE: CDPM 2024-0008
OWNER: BUCHANAN, Donald
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AGENT: Wynn Coastal Planning
ADDRESS: 5800 Hwy 1, Elk



High Fire Hazard



Moderate Fire Hazard



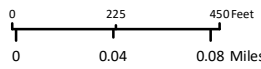
County Fire Districts



Fire Stations



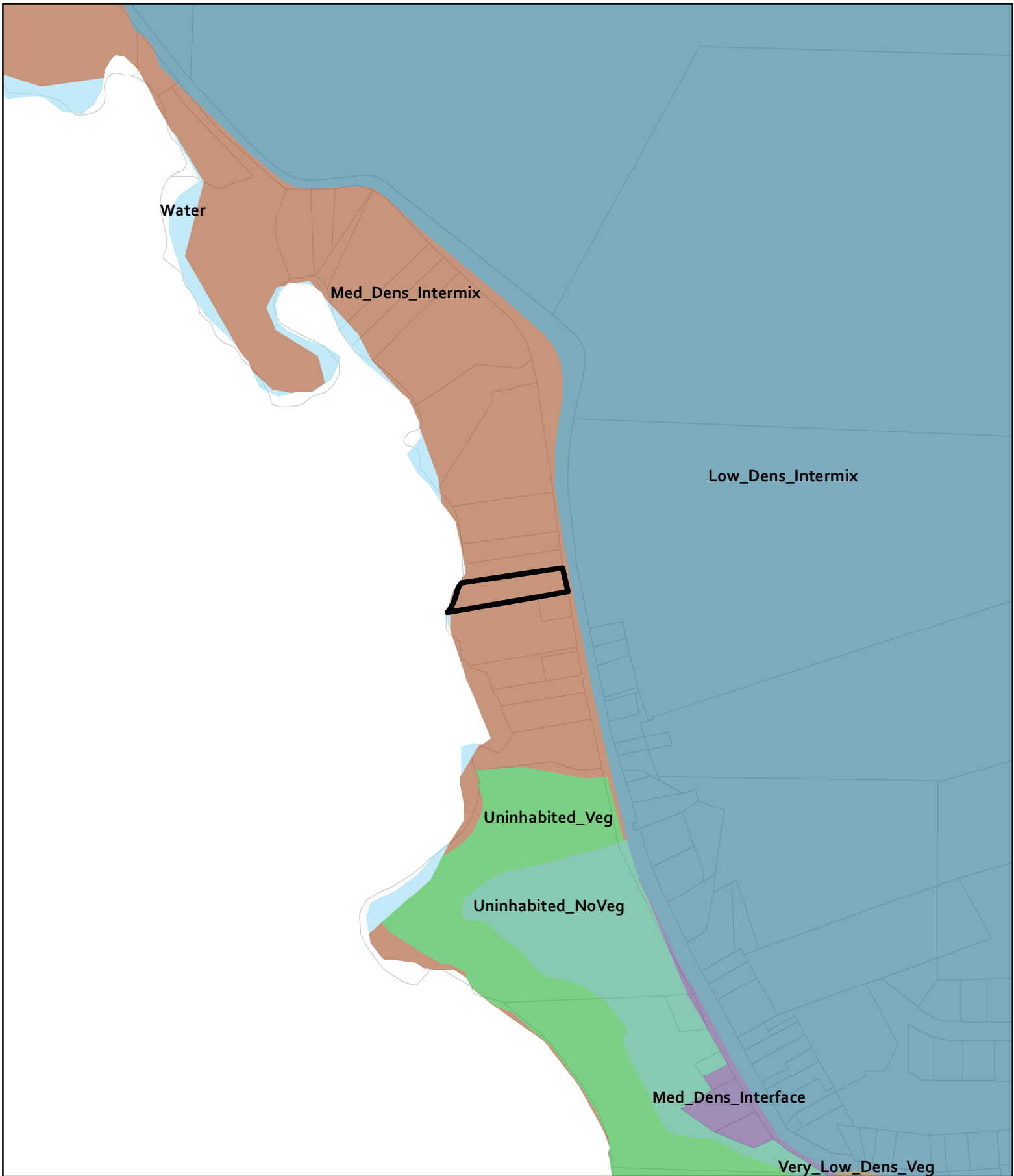
Assessors Parcels




1:5,000

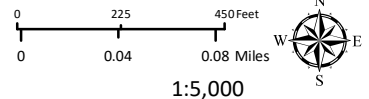
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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CASE: CDPM 2024-0008
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ADDRESS: 5800 Hwy 1, EIk

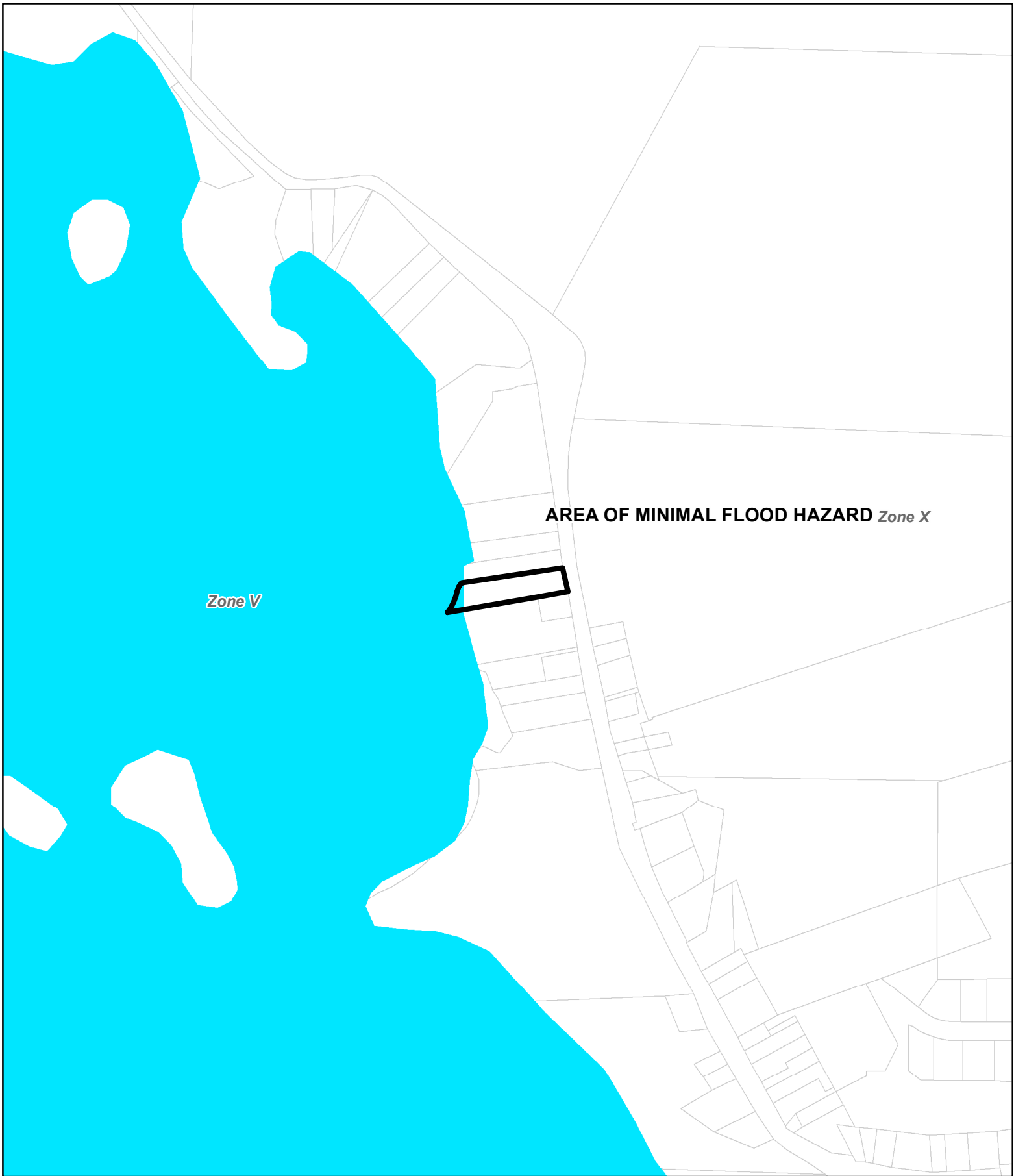
 Assessors Parcels





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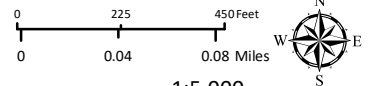
WILDLAND-URBAN INTERFACE

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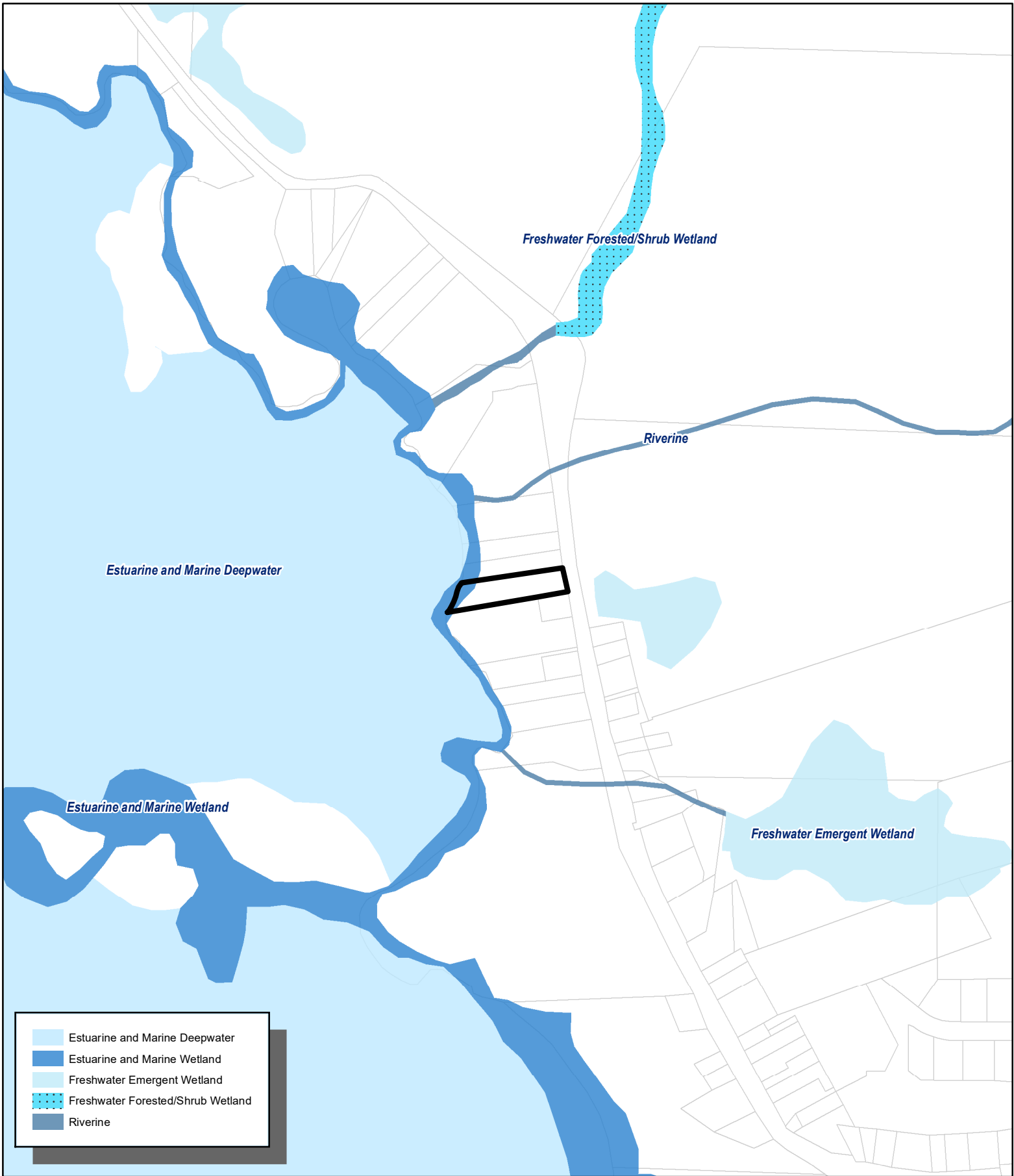
CASE: CDPM 2024-0008
OWNER: BUCHANAN, Donald
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APLCT: Donald Buchanan
AGENT: Wynn Coastal Planning
ADDRESS: 5800 Hwy 1, EIK





 1% Annual Chance Flood Hazard
 Assessors Parcels




1:5,000
FLOOD ZONES

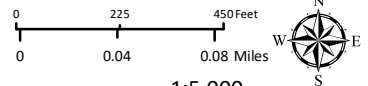
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	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Riverine

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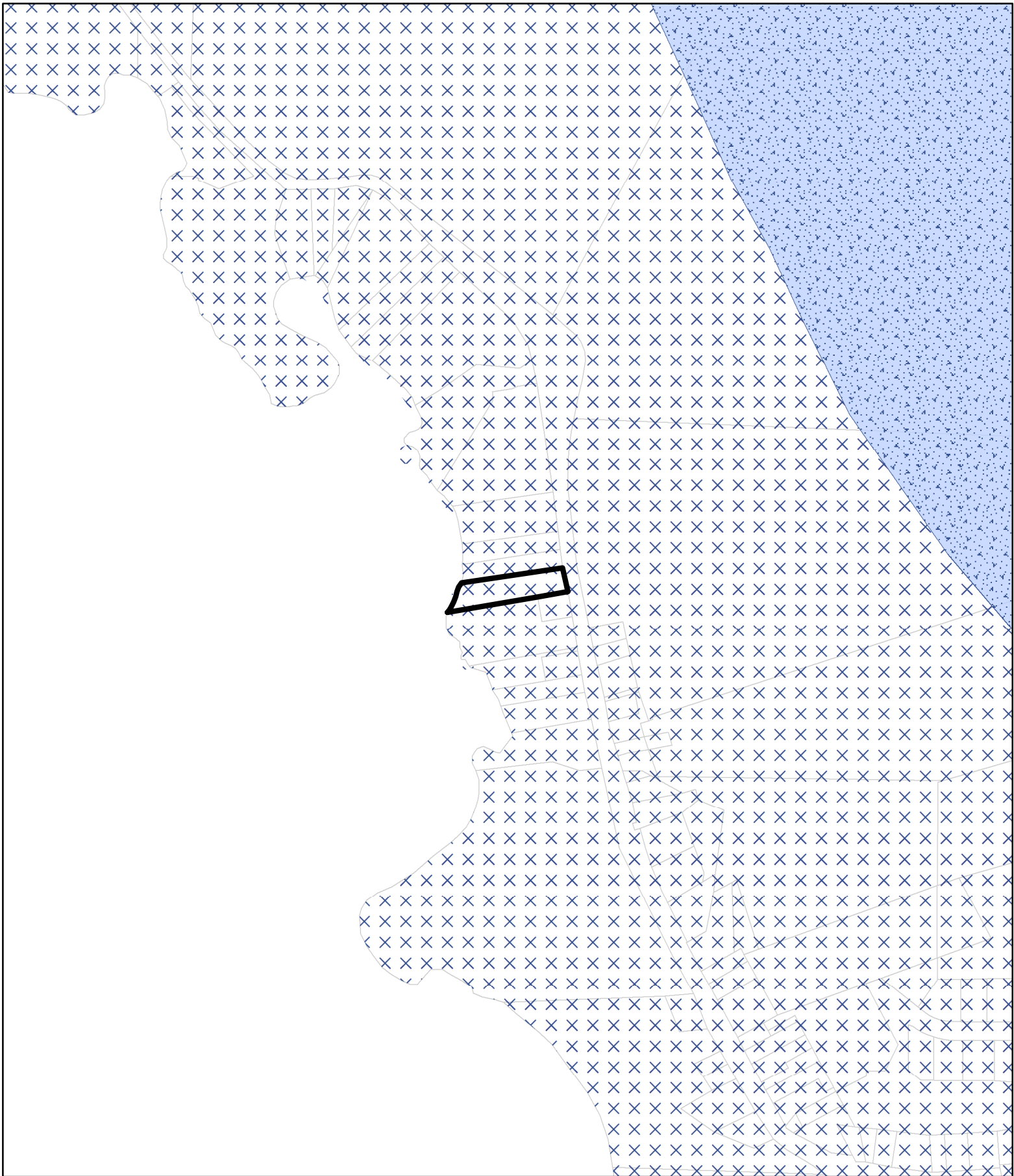
 Assessors Parcels






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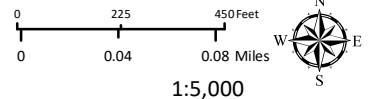
WETLANDS

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ADDRESS: 5800 Hwy 1, Eik

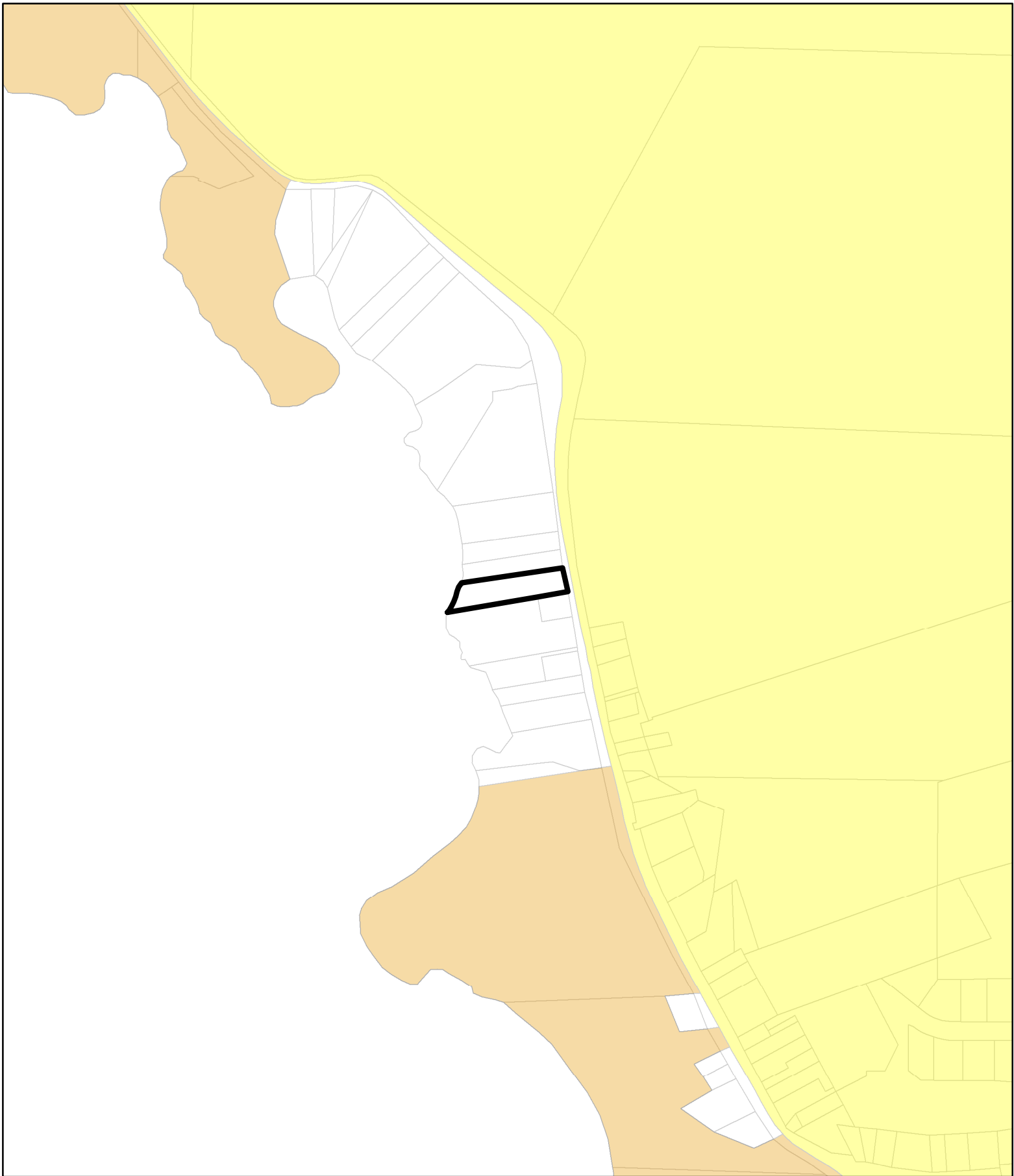
-  Critical Water Resources
-  Critical Water Resources Bedrock
-  Assessors Parcels




1:5,000

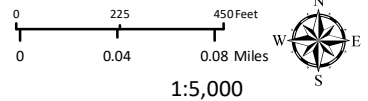
COASTAL GROUND WATER RESOURCES

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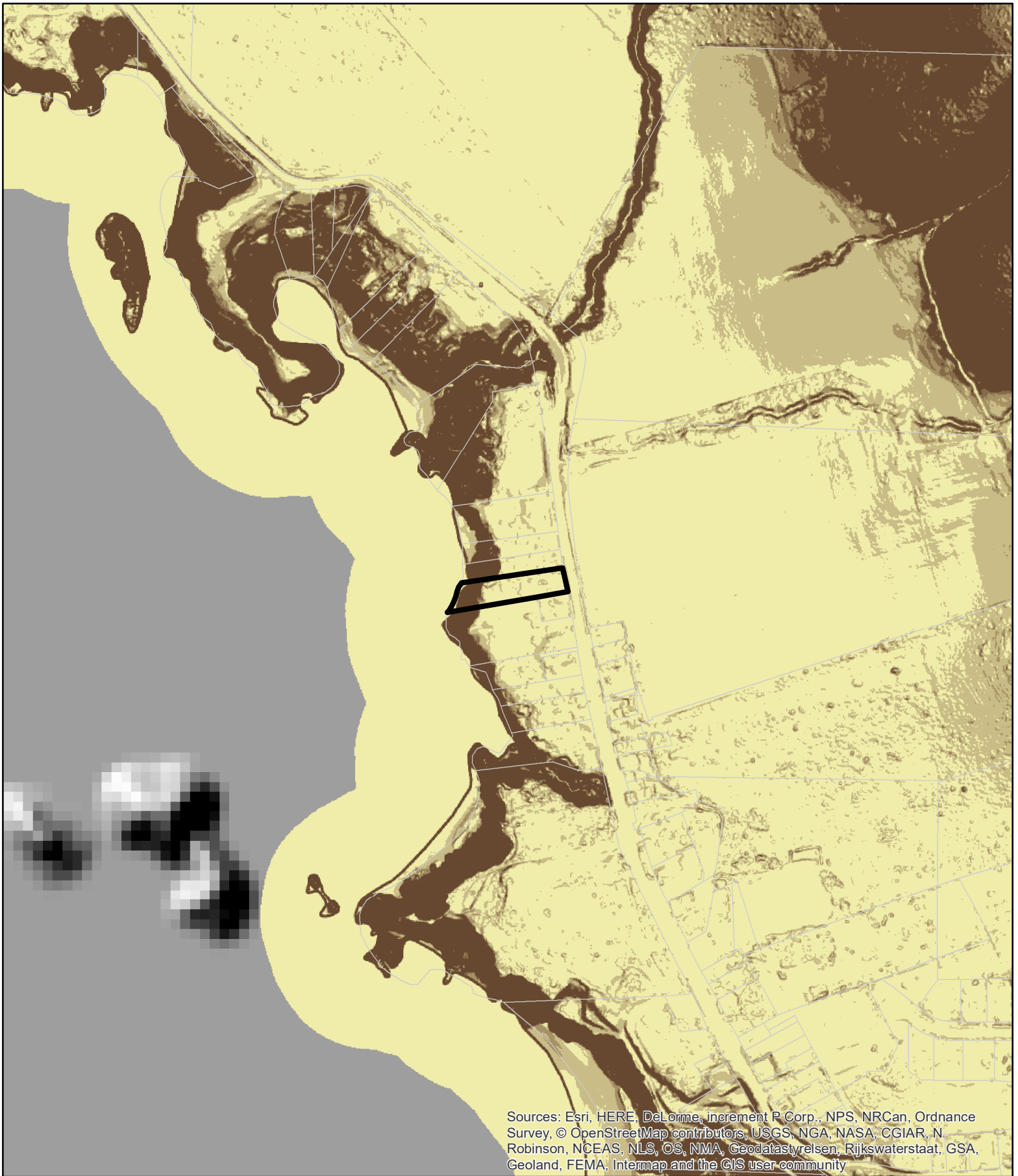
CASE: CDPM 2024-0008
OWNER: BUCHANAN, Donald
APN: 127-181-01
APLCT: Donald Buchanan
AGENT: Wynn Coastal Planning
ADDRESS: 5800 Hwy 1, Eik

 Assessors Parcels









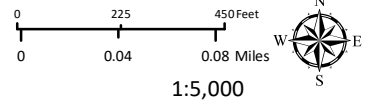
HIGHLY SCENIC AREAS

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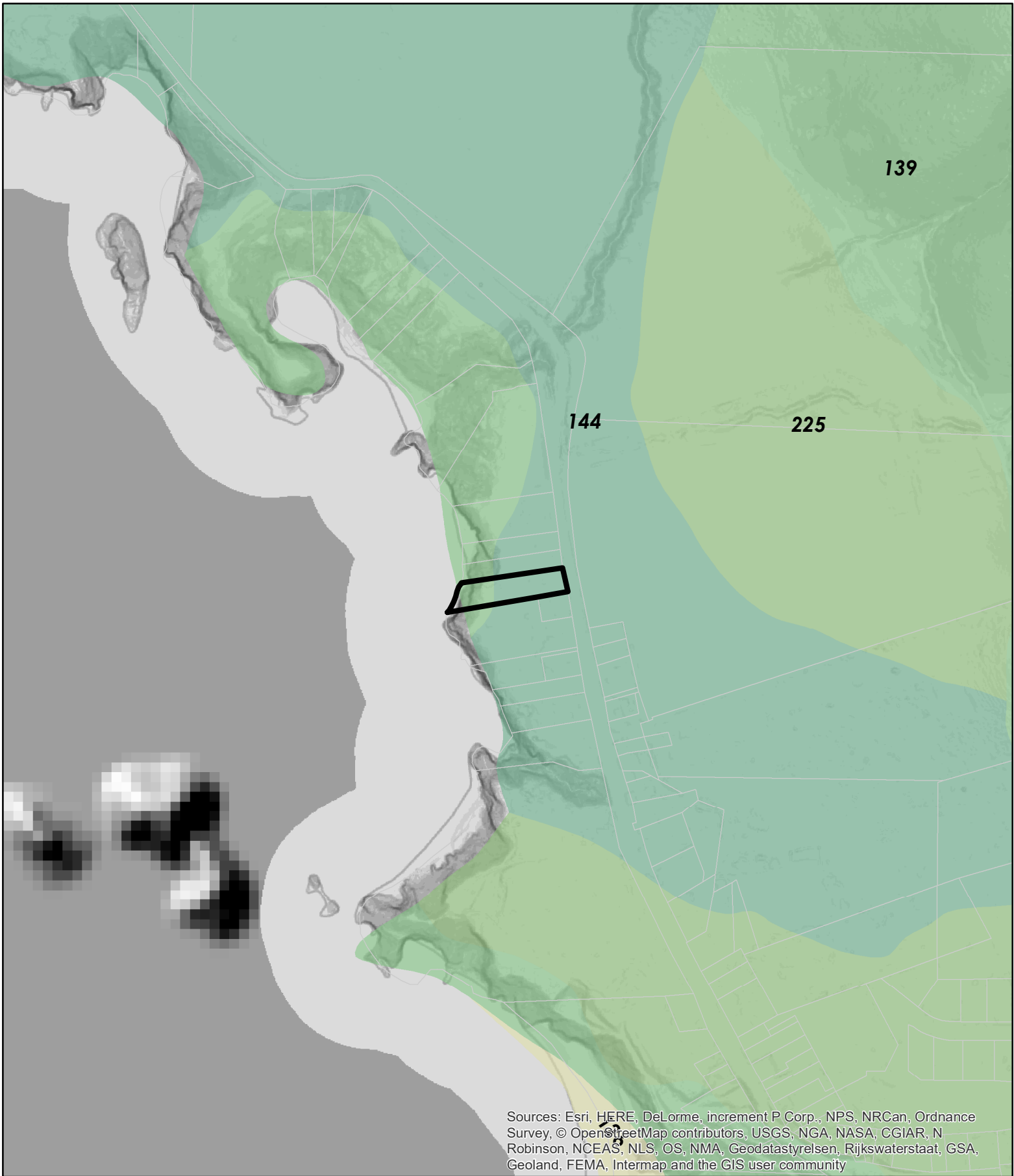
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AGENT: Wynn Coastal Planning
ADDRESS: 5800 Hwy 1, Eik

	Assessors Parcels		20% - 30%
	0 - 10%		30% - 40%
	10% - 20%		40% - 50%




ESTIMATED SLOPE

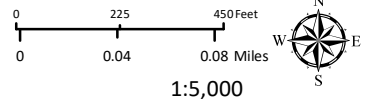
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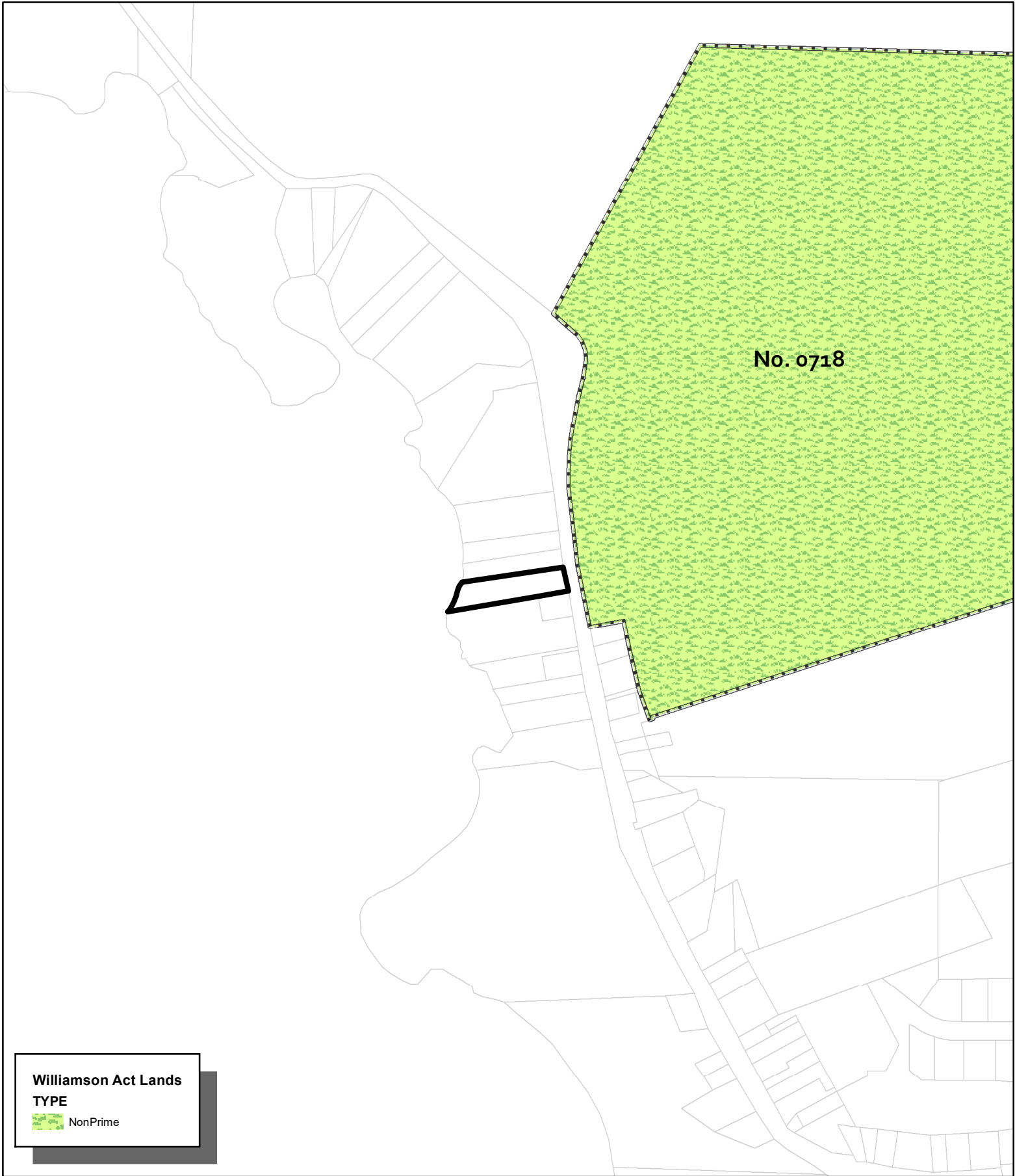
 Assessors Parcels



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WESTERN SOIL CLASSIFICATIONS

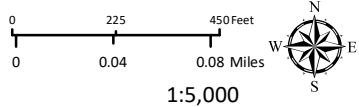
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No. 0718

Williamson Act Lands
TYPE
 NonPrime

 Assessor's Parcels

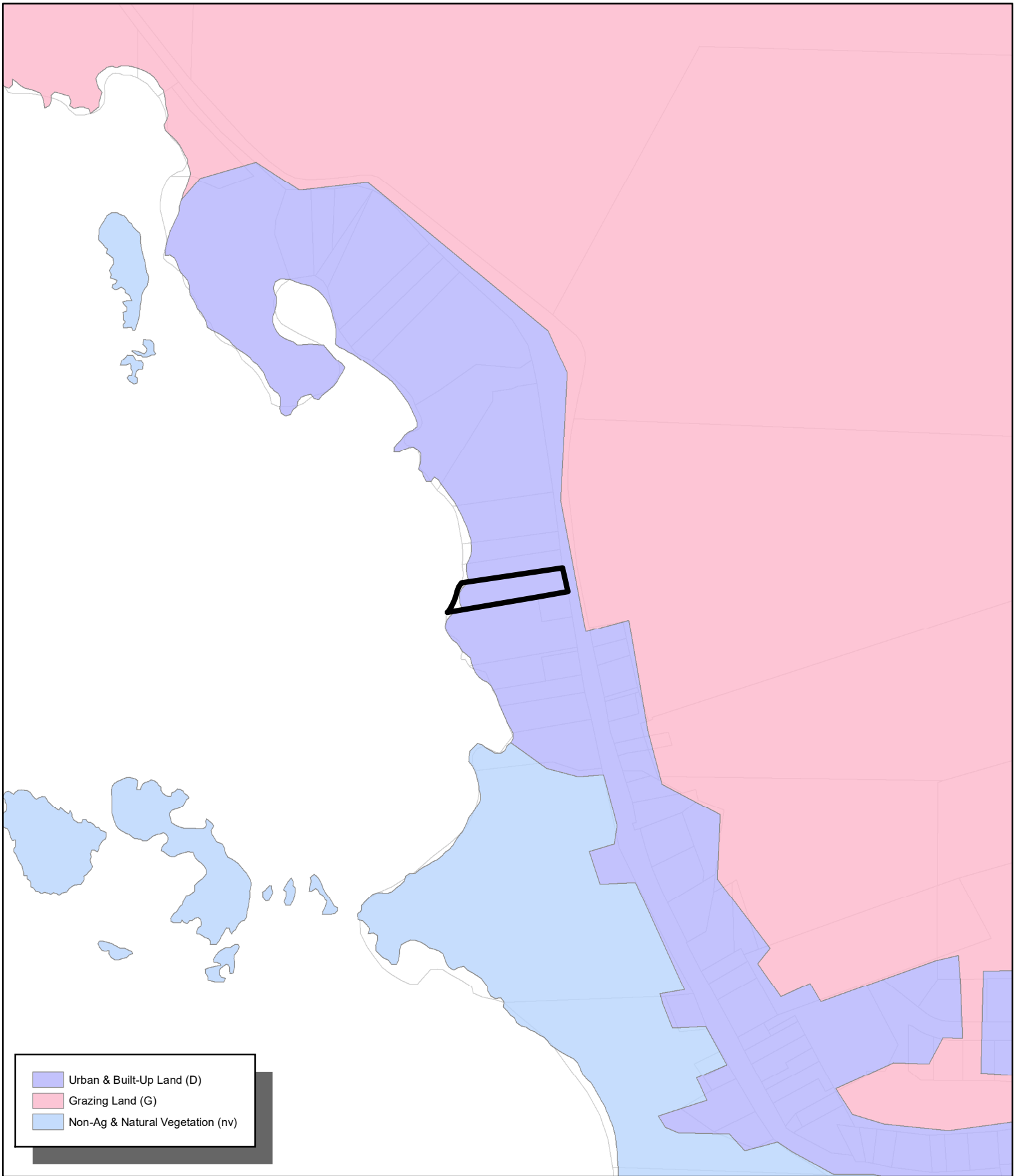


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WILLIAMSON ACT

CASE: CDPM 2024-0008
OWNER: BUCHANAN, Donald
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APLCT: Donald Buchanan
AGENT: Wynn Coastal Planning
ADDRESS: 5800 Hwy 1, EIk

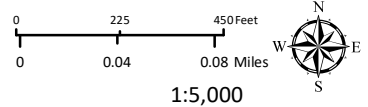
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- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)

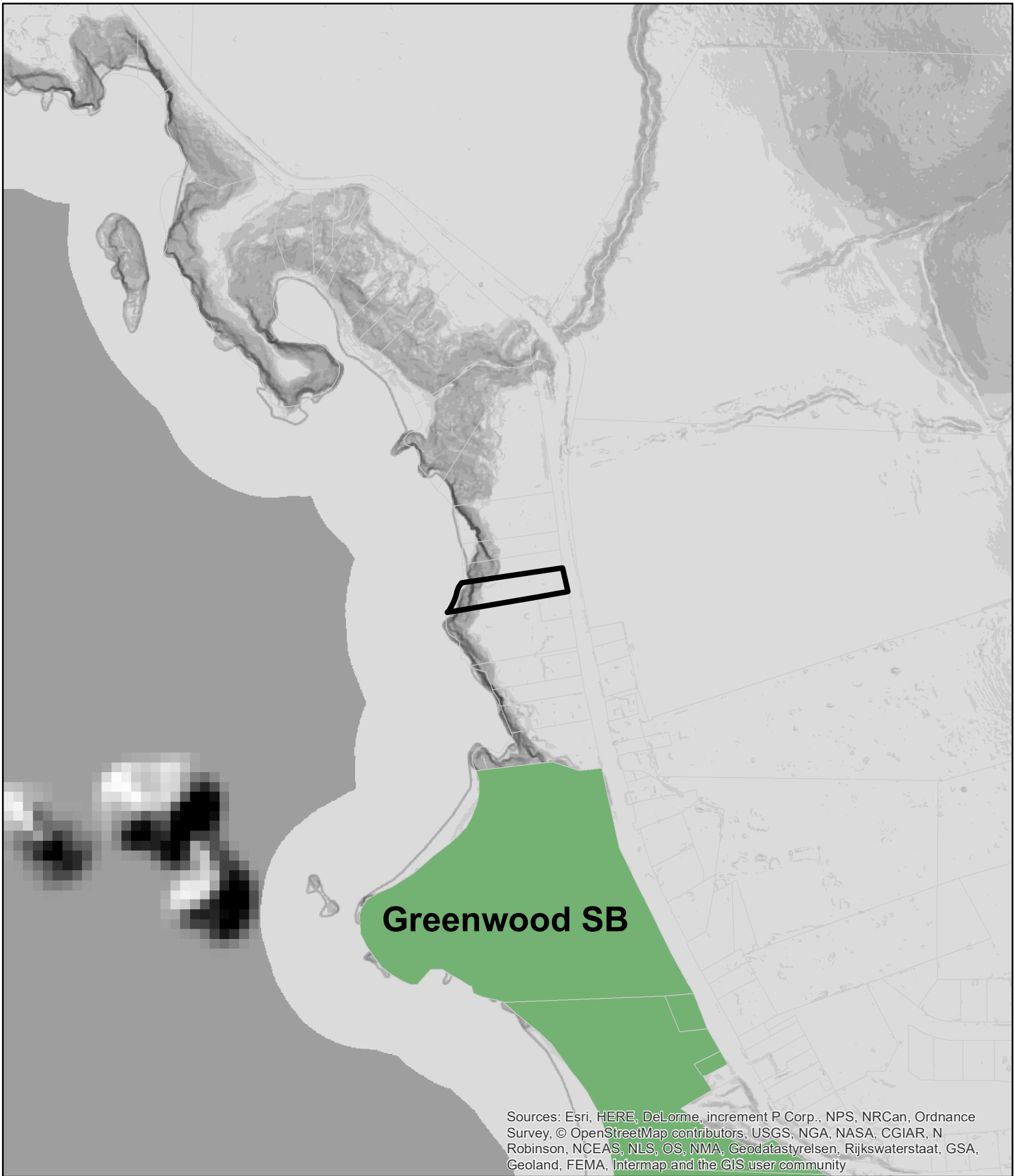
CASE: CDPM 2024-0008
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ADDRESS: 5800 Hwy 1, Eik

Assessors Parcels





IMPORTANT FARMLANDS

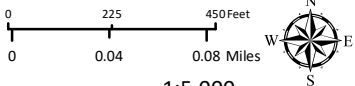
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CASE: CDPM 2024-0008
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APN: 127-181-01
APLCT: Donald Buchanan
AGENT: Wynn Coastal Planning
ADDRESS: 5800 Hwy 1, Eik

-  Assessors Parcels
-  State Parks



1:5,000
STATE PARKS

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703 North Main Street, Fort Bragg CA 95437
ph: 707-964-2537 fx: 707-964-2622 www.WCPlan.com

SUBMITTAL

October 16, 2024

Planning and Building Services
ATTN: Shelby Miller
860 N Bush Street
Ukiah, CA 95482

RE: CDPM_2024- 0008 Bat Survey & Minimization Measures

Owner: Donald Buchanan

Site: 5800 Highway One
Elk, CA 95432
APN: 127-181-01-00

Dear Shelby:

This communication is a response to the correction letter from you dated August 20th and our Zoom meeting with you and Jenn Garrison of CDFW on September 18th.

Our biology team recently visited the project site to survey for bat habitation and habitat suitability in the sheds proposed to be demolished. Per the recommendation by CDFW during our Zoom meeting, they also implemented minimization measures to discourage future bat habitation.

Enclosed please find written documentation of the survey and measures taken, including photos.

The dimensions of the garage/carriage house are approximately 16' x 26'. The condition of the chicken coop and its proximity to the bluff edge made it unsafe to measure. For reference, it is estimated to be of a similar square footage or slightly smaller than the garage.

Thank you for your continued attention to this project. Please let me know if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads 'Meghan Durbin'.

Meghan Durbin, Senior Planner
meghan@wcplan.com
707-409-9597 direct

Encl: per above

CC: Donald Buchanan (owner/applicant); file



703 North Main Street, Fort Bragg CA 95437
ph: 707-964-2537 fx: 707-964-2622 www.WCPlan.com

October 15, 2024

Donald M. Buchanan
5645 W. Dalcross Dr.
Boise, ID 83714

RE: Bat survey – habitat suitability
5800 South Highway One
Elk, CA 95432
APN: 127-181-01

Mr. Buchanan:

The Mendocino County Department of Planning and Building Services sent you a letter on August 20, 2024, to address concerns regarding project modification CDPM_2024_0008. Specifically, the demolition of the chicken coop and carriage house / garage structures and potential impact to bats or other species of special concern.

On September 27, 2024, Wynn Coastal Planning & Biology (WCPB) Senior Biologist, Asa Spade, visited the site to determine if any evidence of bats was present within or around the structures, as well as to make observations of any other species of special concern. Mr. Spade surveyed both structures, the chicken coop nearer the bluff edge was not habitable for bat species as it was collapsed in on itself with one wall already absent. **(Figure 1 & Figure 2)**. The carriage house / garage **(Figure 3)** was accessed **(Figure 4)** and there was no evidence of bats or any other species besides wood rats inhabiting the building. Wood rat droppings were present on a shelf against one wall. **(Figure 5)**. Because all species of bats in our area are insectivorous bat droppings are distinguishable from rodent droppings because they contain insect exoskeletons and moth wing scales that are relatively conspicuous.

Mr. Spade removed or propped open garage doors on both the north and south sides of the building and placed the doors/boards on the floor inside the building. This should result in the building no longer being suitable for bat hibernation as well as being unsuitable as a breeding/maternal colony refugium. **(Figure 6 - Figure 8)**. This minor modification to the building was done during a time of year when bats are not hibernating and not raising vulnerable young.

Recommendations:

The project site no longer has habitat suitable for bat hibernation or maternal colonies. Previous recommendations for bat surveys within two weeks before the demolition of the structures should no longer be necessary. The structures are still potential nesting sites for some species of birds, such as barn swallows or black phoebes, and nesting bird surveys are recommended within two weeks of demolition if it will occur during the nesting season. **(Table 1)**.

Please let us know if you have any questions or comments.

All the best,

A handwritten signature in blue ink, appearing to read 'Asa Spade', is written over a light blue circular stamp.

Asa Spade, Senior Biologist
Wynn Coastal Planning & Biology

Contributing Biologists

Asa B Spade has over 15 years of experience surveying for special status natural resources in coastal Mendocino county. He graduated from Humboldt State University with a Bachelor of Science majoring in Environmental Science, with a concentration in Landscape Ecosystems as well as a minor in Botany. He has been trained in Army Corps wetland delineation by the Coastal Training Program at Elkhorn Slough and in Advanced Wetland Delineation by the Wetland Science and Coastal Training Program. He has been trained in the environmental compliance process for wetland projects in San Francisco bay and outer coastal areas. In 2011 Asa completed training to survey for California red-legged frog held by Elkhorn Slough Coastal Program. In 2015 he attended a Townsend's big eared bat basal hollow habitat assessment and survey methods workshop taught by Michael Baker, Leila Harris, and Adam Hutchins. Asa has trained with the Carex Working Group in identifying grasses and sedges of Northern California as well as a CNPS sedge workshop taught by CA Fish and Wildlife staff biologist Gordon Leppig. In 2019, he completed a training for burrowing owls taught by Dr. Lynne Trulio through the Elkhorn Slough Coastal Training Program and completed foothill yellow legged frog training taught by David Cook and Jeff Alvarez. Asa conducted field work for the Classification and Mapping of Mendocino Cypress Woodland and Related Vegetation using CNPS/CDFW Rapid Assessment/Relevé protocol. In 2021 Asa completed training by Jeff Alvarez and Jeff Wilcox on the eradication of bullfrogs within the range of California red-legged and foothill yellow legged frog. He is on the Fish and Wildlife Service approved list for Point Arena mountain beaver surveys and has done surveys for Behren's silverspot butterfly, Northern spotted owl, Sonoma tree vole, foothill yellow-legged frog and the California red-legged frog. He has contributed natural resources expertise to more than 250 coastal development projects in Mendocino County.



Figure 1. Old chicken coop with collapsed wall.



Figure 2. Another view of the collapsed coop.



Figure 3. Carriage house / garage exterior before modification.



Figure 4. The interior of the carriage house was already relatively drafty.



Figure 5. Woodrat droppings present in carriage house.



Figure 6. Carriage house / garage post modification.



Figure 7. Carriage house / garage post modification.



Figure 8. Carriage house / garage post modification from the north looking south.

Table 1. Months during which nesting bird surveys should be conducted prior to beginning construction or vegetation removal.

Months During Which Preconstruction Surveys Are Required For Birds											
January	February	March	April	May	June	July	August	September	October	November	December
Legend											
	Surveys Are Not Needed										
	Surveys Are Needed										