



COUNTY OF MENDOCINO  
DEPARTMENT OF PLANNING AND BUILDING SERVICES  
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November 24, 2014

Planning -  
Department of Transportation  
Environmental Health -  
Building Inspection -

Assessor  
Caltrans  
Department of Fish and Wildlife  
Coastal Commission

US Fish & Wildlife Service  
Gualala Municipal Advisory Council

**CASE#:** CDP 36-2007

**DATE FILED:** 6/27/2007

**OWNER:** ALAN M BUEHLER, FAMILY TRUST

**APPLICANT:** WALTER BUEHLER

**REQUEST:** Repair septic system.

**LOCATION:** Located in the Coastal Zone on the west side of Highway 1, 0.5± miles south of the Anchor Bay Store at 36120 S. Highway 1 (APN: 144-100-24).

**PROJECT COORDINATOR:** JULIA ACKER

**RESPONSE DUE DATE:** December 9, 2014

Attached to this form is information describing the above noted project(s). The County Planning and Building Services Department is soliciting your input, which will be used in staff analysis, and will be 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@co.mendocino.ca.us](mailto:pbs@co.mendocino.ca.us). Please note the case number and name of the project coordinator with all correspondence to this department.

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

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

REVIEWED BY:

Signature \_\_\_\_\_ Department \_\_\_\_\_ Date \_\_\_\_\_

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OWNER: ALAN BUEHLER AND WALTER BUEHLER

APPLICANT: WALTER BUEHLER

REQUEST: Repair septic system.

LOCATION: Located in the Coastal Zone on the west side of Highway 1, approximately 0.5 miles south of the Anchor Bay Store at 36120 S. Highway 1 (APN: 144-100-24).

ACREAGE: 1.5 Acres

GENERAL PLAN: RR5(2) ZONING: RR:L-5(RR:L-2)[FP] COASTAL ZONE: Yes

EXISTING USES: Residential SUPERVISORIAL DISTRICT: 5

TOWNSHIP: RANGE: SECTION: USGS QUAD#: 70

RELATED CASES ON SITE:

RELATED CASES IN VICINITY:

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RR5	RR:L-5[FP]*2	2.94 Acres	Residential Courts
EAST:	RR10	RR:L-10*1C	13 Acres	Hotel/Motel
SOUTH:	RR5(2)	RR:L-5(RR:L-2)[FP]	0.81 Acres	Vacant
WEST:	PACIFIC OCEAN	PACIFIC OCEAN	PACIFIC OCEAN	PACIFIC OCEAN

## REFERRAL AGENCIES:

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Planning (Ukiah)             | <input type="checkbox"/> Trails Advisory Council   | <input type="checkbox"/> CHP                    |
| <input checked="" type="checkbox"/> Department of Transportation | <input type="checkbox"/> Native Plant Society  | <input type="checkbox"/> MTA                    |
| <input checked="" type="checkbox"/> Environmental Health (FB)    | <input type="checkbox"/> State Clearinghouse   | <input type="checkbox"/> County Addresser       |
| <input checked="" type="checkbox"/> Building Inspection (FB)     | <input checked="" type="checkbox"/> Caltrans   | <input type="checkbox"/> LAFCO                  |
| <input type="checkbox"/> Emergency Services                      | <input type="checkbox"/> CalFire   | <input checked="" type="checkbox"/> Gualala MAC |
| <input checked="" type="checkbox"/> Assessor                     | <input checked="" type="checkbox"/> Department of Fish & Game                                | <input type="checkbox"/> Laytonville MAC        |
| <input type="checkbox"/> Farm Advisor                            | <input checked="" type="checkbox"/> Coastal Commission                                       | <input type="checkbox"/> Westport MAC           |
| <input type="checkbox"/> Agriculture Commissioner                | <input type="checkbox"/> RWQCB   | <input type="checkbox"/> School District        |
| <input type="checkbox"/> Forestry Advisor                        | <input type="checkbox"/> Division of Mines & Geology   | <input type="checkbox"/> Sewer District         |
| <input type="checkbox"/> Air Quality Management District         | <input type="checkbox"/> Department of Health Services                                       | <input type="checkbox"/> Water District         |
| <input type="checkbox"/> ALUC                                    | <input type="checkbox"/> Department of Parks & Recreation                                    | <input type="checkbox"/> Fire District          |
| <input type="checkbox"/> County Water Agency                     | <input type="checkbox"/> Department of Conservation  | <input type="checkbox"/> Community Svcs         |
| <input type="checkbox"/> Archaeological Commission               | <input type="checkbox"/> Soil Conservation Service   | <input type="checkbox"/> City Planning          |
| <input type="checkbox"/> Sonoma State University                 | <input type="checkbox"/> Army Corps of Engineers   |   |
| <input type="checkbox"/>   |  |   |
| <input checked="" type="checkbox"/> US Fish & Wildlife Service   |  |   |
| <input type="checkbox"/>   | <input type="checkbox"/> Russian River Flood Control/Water Conservation Improvement District |   |

## ADDITIONAL INFORMATION:

In April of 2008 Mr. Buehler contacted the Mendocino County Planning and Building Services office requesting the subject permit be placed on HOLD until such a time as Mr. Buehler could proceed with the permitting costs. The project has been on HOLD since 2008.

County Staff was contacted in 2014 to continue processing the application. As a result, the project is being re-referred to applicable agencies for review and comment.

ASSESSOR'S PARCEL #: 144-100-24

PROJECT COORDINATOR: JULIA ACKER PREPARED BY: JULIA ACKER DATE: 11/21/2014

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**ENVIRONMENTAL DATA**  
(To be completed by Planner)

**COUNTY WIDE**

- | Yes                                 | No                                  |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 2. Hazard/Landslides Map   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Development located outside Floodplain area.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 4. Within/Adjacent to Agriculture Preserve or Timberland Production  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# EXEMPT |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | High   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Wild and Scenic River.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 7. Adjacent to State Forest/Park/Recreation Area.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8. Adjacent to Equestrian/Hiking Trail.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Within/Near Hazardous Waste Site.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 10. Require Water Efficient Landscape Plan.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 11. Biological Resources/Natural Area Map.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 12. Natural Diversity Data Base.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Behren's Silverspot Butterfly, Pacific Gilia   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 13. Soil Type(s)/Pygmy Soils.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Bruhel-Shinglemill complex 2 to 15 percent slopes and Windvohollow loam 0-5 percent slopes                               |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 14. Airport CLUP Planning Area – ALUC#_____  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 15. Specific Plan Area.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 16. State Permitting Required/State Clearinghouse Review   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 17. Oak Woodland Area  |

**COASTAL ZONE**

- | Yes                                 | No                                  |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 16. Exclusion Map.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 17. Appealable Area/Original Jurisdiction Map.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Blufftop Parcel  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 18. LUP Map.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Map #31- shows parcel in a tree removal area, and adjacent to two visitor serving facilities |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 19. Land Capabilities/Natural Hazards Map.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 20. Habitats/ESHA/Resources Map.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Rocky-Intertidal Area shown offshore of subject parcel                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 21. Coastal Groundwater Study Zone.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | CWR- Critical Water Resources  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 22. Highly Scenic Area/Special Communities.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Tree Removal Area  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 23. Ocean Front Parcel (Blufftop Geology).   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 24. Adjacent to beach/tidelands/submerged land/Public Trust Land.                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 25. Noyo Harbor/Albion Harbor.   |

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DEPT OF PLANNING & BUILDING SERVICES  
790 SOUTH FRANKLIN STREET  
FORT BRAGG, CA 95437  
Telephone: 707-964-5379

Case No(s) 36-2007  
CDF No(s) \_\_\_\_\_  
Date Filed \_\_\_\_\_  
Fee \_\_\_\_\_  
Receipt No. \_\_\_\_\_  
Received by \_\_\_\_\_

Office Use Only

## COASTAL DEVELOPMENT PERMIT APPLICATION FORM

Name of Applicant <u>Walter D. Buehler</u>	Name of Owner(s) <u>C.L. Buehler Fam Trust &amp; Alan M. Buehler</u>	Name of Agent <u>NA</u>
Mailing Address <u>2830 MORSE AVE Sacramento, CA 95821</u>	Mailing Address <u>2830 MORSE AVE Sacramento, CA 95821</u>	Mailing Address <u>NA</u>
Telephone Number <u>916-973-8292</u>	Telephone Number <u>916-973-8292</u>	Telephone Number <u>NA</u>

### Project Description:

Repair of existing Septic System.  
Repair was designed by David R. Miller  
DMC Consulting Services P.O. Box 247  
Willits, CA 95490

### Driving Directions

The site is located on the W (N/S/E/W) side of South Highway 1 (name road)  
approximately 1/2 mile (feet/miles) — (N/S/E/W) of its intersection with  
South of Anchor Bay, CA (provide nearest major intersection). AB Stone

### Assessor's Parcel Number(s)

144-100-24

### Parcel Size

1 1/2 acres  
(2 acre usable) ☐ Square Feet  
☒ Acres

### Street Address of Project

36120 South Highway 1  
Anchor Bay, CA 95445

Please note: Before submittal, please verify correct street address with the Planning Division in Ukiah.

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# COASTAL DEVELOPMENT PERMIT

## 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, driveways, propane tanks, oil tanks, water storage tanks, solar panels, etc.
- Repair of existing Septic System  
Includes septic tank, pump tank & treatment tank  
See Report by David R. Miller, Minor grading  
grass removed & replaced. No trees removed.  
No Change in existing driveway.*

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

TYPE OF UNIT	NUMBER OF STRUCTURES/UNITS	EXISTING SQ. FEET PER STRUCTURE	PROPOSED SQ. FEET PER STRUCTURE	TOTAL SQ. FEET PER STRUCTURE
<input checked="" type="checkbox"/> Single Family	<u>1</u>	<u>760</u>	<u>0</u>	<u>760</u>
<input type="checkbox"/> Mobile Home				
<input type="checkbox"/> Duplex/Multifamily				
<input type="checkbox"/> Detached Structures (List individually)				

3. Are there existing structures on the property? ☒ Yes ☐ No  
If yes, describe below and identify the use of each structure on the site plan.
- Small house 28' x 28' w/ porch 10' x 28'*

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

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5. Will there be any new exterior lighting? ☐ Yes ☒ No  
If yes, provide lighting details and specifications for all exterior lighting fixtures. Please ensure that all fixtures are downcast and shielded. Identify the location of all exterior lighting on the site 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) This is project  
☐ Other, specify \_\_\_\_\_

7. What will be the domestic water source?

☒ Community water system, specify supplier North Gualala Water Co - exists  
☐ Well ☐ On-site ☐ Off-site  
☐ Spring ☐ On-site ☐ Off-site  
☐ Other, specify \_\_\_\_\_

8. Is any grading or road/driveway construction planned? ☐ Yes ☒ No

Estimate the amount of grading in cubic yards: None 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.

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 on areas other than the building sites and roads? ☐ Yes ☒ No  
If yes, explain:

How many trees will be removed to implement the project: 0. 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. Will the proposed development be visible from:

A. State Highway 1?

☐ Yes

☒ No

B. Park, beach, or recreation area?

☐ Yes

☒ No

(Project is underground)

If you answered yes to either question, explain.

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11. Project Height. Maximum height of structure(s): 0 feet

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

Siding material	<u>N/A</u>	Color	_____
Trim material	<u> </u>	Color	_____
Chimney material	<u> </u>	Color	_____
Roofing material	<u> </u>	Color	_____
Window frame material	<u> </u>	Color	_____
Door material	<u> </u>	Color	_____
Fencing material	<u> </u>	Color	_____
Retaining walls material	<u> </u>	Color	_____
Other exterior materials	<u> </u>	Color	_____

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?

Small water course crossing property that carries water only in rainy season.

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

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

Will the proposed project be phased? ☐ Yes ☐ No

If Yes, explain your plans for phasing.

Parking will be provided as follows:

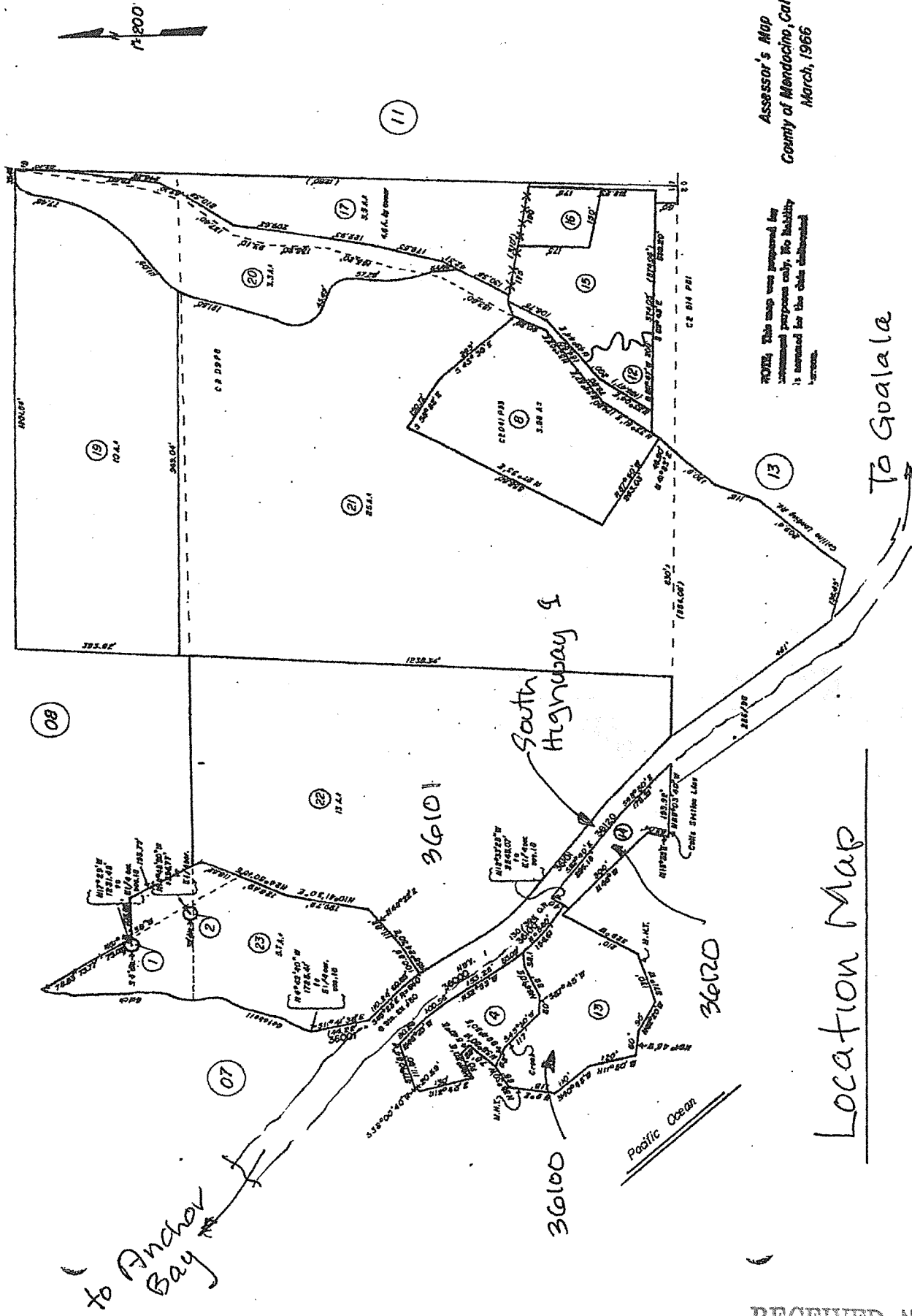
Number of Spaces Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_ Total: \_\_\_\_\_

Number of standard spaces: \_\_\_\_\_ Size: \_\_\_\_\_

Number of handicapped spaces: \_\_\_\_\_ Size: \_\_\_\_\_

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Part of S 1/2 of SW 1/4 of Sec. 17 T. 11 N. R. 15 W. M.D.B. AM. 52-002 144-16

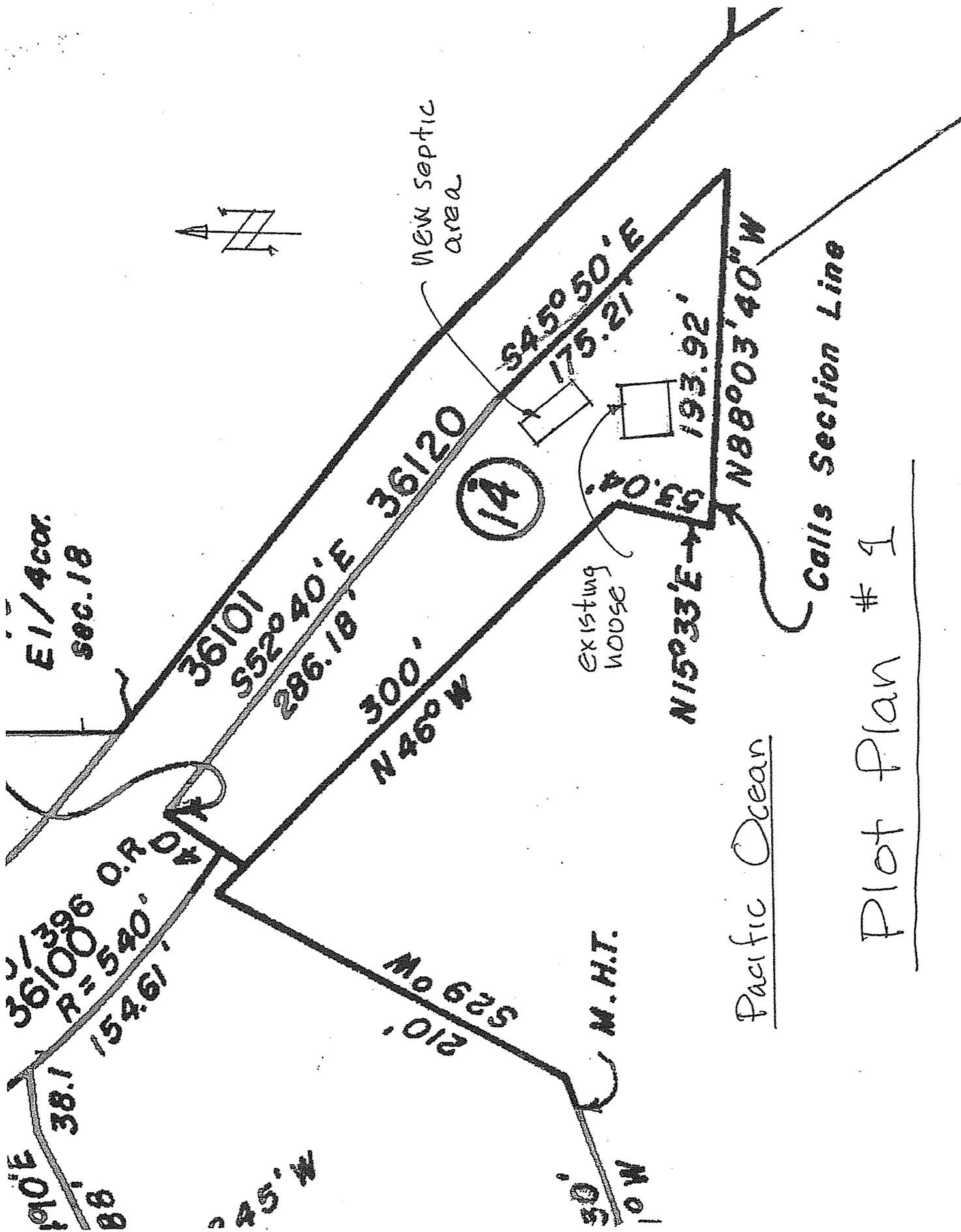


Assessor's Map  
County of Mendocino, Cali  
March, 1966

NOTE: This map was prepared for  
assessed purposes only. No liability  
is assumed for the data contained  
hereon.

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