



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

STEVE DUNNICLIFF, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning

April 22, 2015

Planning - Ukiah
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg

Assessor
Archaeological Commission-
Sonoma State University
Caltrans

Department of Forestry/ CalFire
Coastal Commission
Gualala Municipal Advisory Council
* South Coast Fire District

CASE#: CDP_2015-0006

DATE FILED: 3/9/2015

OWNER/APPLICANT: DENNIS ROBBINS & KATHRYN PENCE

PROJECT COORDINATOR: JULIA ACKER

REQUEST: Coastal Development Permit for an after the fact authorization for construction of a Family Care Unit and septic system.

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA Class 3.

LOCATION: In the Coastal Zone, 6± miles north of the town of Gualala, on the north side of Roseman Creek Road (private) 3,000± feet east of its intersection with Highway 1, located at 42450 Roseman Creek Road, Gualala (APN 143-010-08).

RESPONSE DUE DATE: May 8, 2015

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. 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 _____

RECEIVED APR 29 2015

OWNER/APPLICANT: ROBBINS DENNIS & KATHRYN PENCE

REQUEST: After the fact authorization for construction of a Family Care Unit and septic system.

LOCATION: In the Coastal Zone, approximately 6 miles north of the town of Gualala, on the north side of Roseman Creek Road (a private road) approximately 3,000 feet east of its intersection with Highway 1, located at 42450 Roseman Creek Road, Gualala (APN 143-010-08).

ACREAGE: 40 acres

GENERAL PLAN: RMR40

ZONING: RMR:L-40

COASTAL ZONE: YES

EXISTING USES: Single Family Residential

SUPERVISORIAL DISTRICT: 5

TOWNSHIP:

RANGE:

SECTION:

USGS QUAD#: 70

RELATED CASES ON SITE: BC_2014-0012 Violation for construction of a residence, family care unit, septic, well and accessory structures without permits.

CE #2015-0003 Authorization for single family residence.

BF_2015-0164 Building Permit for construction of single family residence.

RELATED CASES IN VICINITY:

| | ADJACENT GENERAL PLAN | ADJACENT ZONING | ADJACENT LOT SIZES | ADJACENT USES |
|--------|--------------------------|--------------------|-----------------------|------------------------------|
| NORTH: | RMR40 | RMR:L-40 | 40 acres | Single Family Residential |
| EAST: | RR10 | RR:L-10 | 6.15 acres | Single Family Residential |
| SOUTH: | RMR40 | RMR:L-40 | 38.63 acres | Single Family Residential |
| WEST: | RR5 | RR:L-5 | 16.71 acres | Single Family Residential |

REFERRAL AGENCIES:

- ☒ Planning (Ukiah)
- ☒ Department of Transportation
- ☒ Environmental Health (FB)
- ☒ Building Inspection (FB)
- ☐ Emergency Services
- ☒ Assessor
- ☐ Farm Advisor
- ☐ Agriculture Commissioner
- ☐ Forestry Advisor
- ☐ Air Quality Management District
- ☐ ALUC
- ☐ County Water Agency
- ☐ Archaeological Commission
- ☒ Sonoma State University
- ☐ US Fish & Wildlife Service
- ☐
- ☐ Russian River Flood Control/Water Conservation Improvement District

- ☐ Trails Advisory Council
- ☐ Native Plant Society
- ☐ State Clearinghouse
- ☒ Caltrans
- ☒ CalFire
- ☐ Department of Fish & Game
- ☒ Coastal Commission
- ☐ RWQCB
- ☐ Division of Mines & Geology
- ☐ Department of Health Services
- ☐ Department of Parks & Recreation
- ☐ Department of Conservation
- ☐ Soil Conservation Service
- ☐ Army Corps of Engineers

- ☐ CHP
- ☐ MTA
- ☐ County Addresser
- ☐ LAFCO
- ☒ Gualala MAC
- ☐ Laytonville MAC
- ☐ Westport MAC
- ☐ Sierra Club
- ☐ School District
- ☐ Sewer District
- ☐ Water District
- ☒ South Coast Fire District
- ☐ Community Svcs
- ☐ City Planning

ADDITIONAL INFORMATION:

ASSESSOR'S PARCEL #: 143-010-08

PROJECT COORDINATOR: JULIA ACKER PREPARED BY: JULIA ACKER DATE: 4/22/2015

RECEIVED APR 29 2015

ENVIRONMENTAL DATA
(To be completed by Planner)

COUNTY WIDE

| Yes | No | |
|-------------------------------------|-------------------------------------|---|
| | NO | 1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____ |
| | NO | 2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____ |
| | NO / NO | 3. Within/Adjacent to Agriculture Preserve / Timberland Production |
| | NO | 4. Within/Near Hazardous Waste Site |
| | YES | 5. Natural Diversity Data Base |
| | NO | 6. Airport CLUP Planning Area – ALUC#_____ |
| <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. Hazard/Landslides Map |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Landslide shown three parcels to the east of the subject parcel, over a mile away. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Require Water Efficient Landscape Plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Biological Resources/Natural Area Map. Pygmy type fores shown on NE boundary of parcel; however, the Pygmy Vegetation Amendment maps show the area as a “deleted” area, meaning that pygmy vegetation was not present at the site. Signal Port Creek is also shown on the NW corner of the property, several thousand feet from the existing improvements. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# 285-06 High Hazard Rating |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Soil Type(s)/Pygmy Soils. Quinliven-Ferncreek complex, 2-5% slopes; Tropaquepts, 0-15% slopes; Yellowhound-Kibesillah complex, 50-75% slopes (on northwest corner on either side of Signal Port Creek) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Wild and Scenic River. |
| <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 | |
|-------------------------------------|-------------------------------------|---|
| PORTION | | 16. Exclusion Map. Proposed improvements are not eligible for an exclusion |
| CRITICAL | | 17. Coastal Groundwater Study Zone. |
| NO | | 18. Highly Scenic Area/Special Communities. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Land Capabilities/Natural Hazards Map. Moderate productive timberland, beach deposits & stream alluvium & terraces-intermediate shaking-Zone3 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Habitats/ESHA/Resources Map. Pygmy type fores shown on NE boundary of parcel; however, the Pygmy Vegetation Amendment maps show the area as a “deleted” area, meaning that pygmy vegetation was not present at the site. Signal Port Creek is also shown on the NW corner of the property, several thousand feet from the existing improvements. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Appealable Area/Original Jurisdiction Map. East of 1 st public road, no coastal waters in close proximity, not highly scenic |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 22. Land Use Planning Map. Map #30 Anchor Bay- no notations of importance shown on the map |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Ocean Front Parcel (Blufftop Geology). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Adjacent to beach/tidelands/submerged land/Public Trust Land. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Noyo Harbor/Albion Harbor. |

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

Case No(s) CDP #2015-0006
CDF No(s) _____
Date Filed _____
Fee _____
Receipt No. _____
Received by _____
Office Use Only

COASTAL DEVELOPMENT PERMIT APPLICATION FORM

| | | |
|--|--|------------------|
| Name of Applicant <u>Dennis and Katie Robbins PENCE</u> | Name of Owner(s) <u>Dennis, Katie Robbins</u> | Name of Agent |
| Mailing Address <u>42450 ROSEMAN CREEK RD. GUALALA, CA. 95445</u> | Mailing Address <u>42450 ROSEMAN CREEK RD. GUALALA, CA. 95445</u> | Mailing Address |
| Telephone Number <u>707-884-3048</u> | Telephone Number | Telephone Number |

Project Description:

Single family Dwelling approx. 2,000 sq.ft., septic system, wells (already)
Ag. buildings, Family care unit 1,000. sq. ft. w/ upstairs storage

Driving Directions

The site is located on the N (N/S/E/W) side of Roseman Creek rd. (name road)
approximately 3000 (feet/miles) E (N/S/E/W) of its intersection with
Hwy. 1 7.25 mile marker (provide nearest major intersection).

Assessor's Parcel Number(s)

143-010-08-00

Parcel Size

40

☐ Square Feet
☒ Acres

Street Address of Project

42450 Roseman Creek rd.
Gualala, Ca. 95445

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

RECEIVED APR 29 2015

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.

Single family dwelling approx. 2300 sq. ft. house
 Septic system
 Road into building site
 Propane tank
 Water storage tanks
 Solar panels
 FAMILY CARE UNIT 1000 sq. ft.

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 | 1 residence | 1 | 2300 | 2300 |
| <input type="checkbox"/> Mobile Home | 1 family care | 1000 | | 1000 |
| <input type="checkbox"/> Duplex/Multifamily | | | | |
| <input checked="" type="checkbox"/> Detached Structures (List individually) | 1 Barn | 900 | | 900 |
| | 1 chicken coop | 126 | | 126 |
| | 1 utility shed | 120 | | 120 |
| | 1 cob shed | 100 | | 100 |


3. Are there existing structures on the property? ☒ Yes
 If yes, describe below and identify the use of each structure on the site 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: Solar system, w/ propane generator
☐ None
- B. Gas
☒ Utility Company/Tank (2)
☐ None
- C. Telephone: ☒ Yes ☐ No

RECEIVED APR 29 2015

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.

Mission style sconces 

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?

- ☐ Community water system, specify supplier _____
☒ 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: _____ 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: 300 feet.

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

Flat

9. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No
If yes, explain:

How many trees will be removed to implement the project: 6 not greater than 12" 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

If you answered yes to either question, explain.

RECEIVED APR 29 2015

11. Project Height. Maximum height of structure(s): 24' feet

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

| | | | |
|--------------------------|---|-------|-----------------------|
| Siding material | <u>1" REDWOOD - board & batten siding</u> | Color | <u>unstained</u> |
| Trim material | <u>REDWOOD</u> | Color | <u>unstained</u> |
| Chimney material | <u>Stainless steel chimney pipe / woodstove</u> | Color | <u>steel</u> |
| Roofing material | <u>Composite shingle - black</u> | Color | <u>Black</u> |
| Window frame material | <u>Vinyl</u> | Color | <u>beige + bronze</u> |
| Door material | <u>Wood w/ Glass</u> | Color | <u>unstained</u> |
| Fencing material | <u>0</u> | Color | |
| Retaining walls material | <u>0</u> | Color | |
| Other exterior materials | <u>Redwood posts & decking - redwood</u> | Color | <u>unstained</u> |

13. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, rare or endangered plants, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site? No -

Signal port creek flows through the lower corner of the property approx 2000+ feet away from house site

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:

Number of Spaces Existing: _____ Proposed: _____ Total: _____

Number of standard spaces: _____ Size: _____

Number of handicapped spaces: _____ Size: _____

GERDA
ENGELBART
DESIGNER

707/431-9841

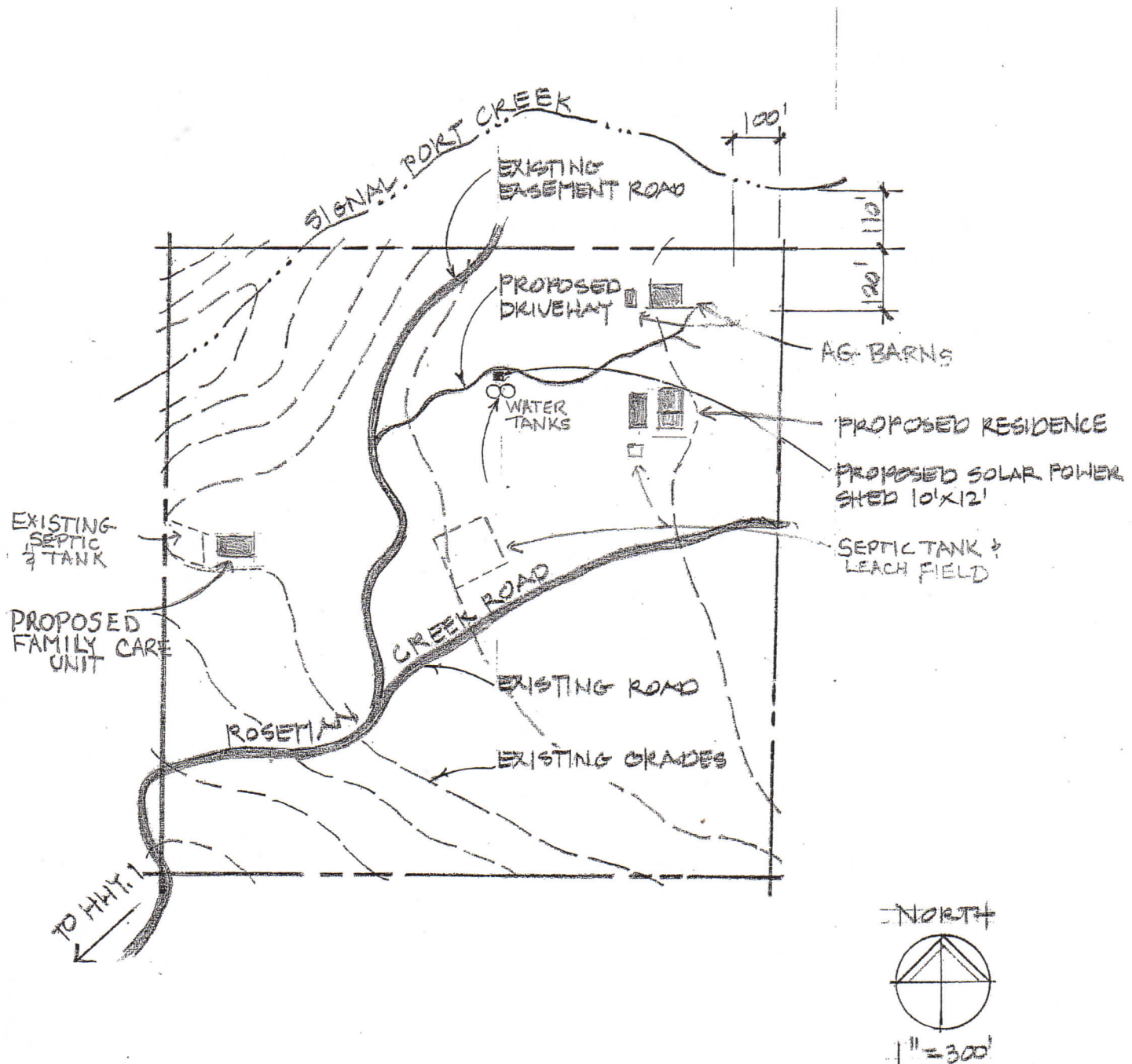
NEW RESIDENCE

42450 ROSEMAN CREEK ROAD, GUALALA, CA

APN: 143-010-08

SITE PLAN

DATE: 2-17-15



RECEIVED APR 29 2015

GERDA
ENGELBART
DESIGNER

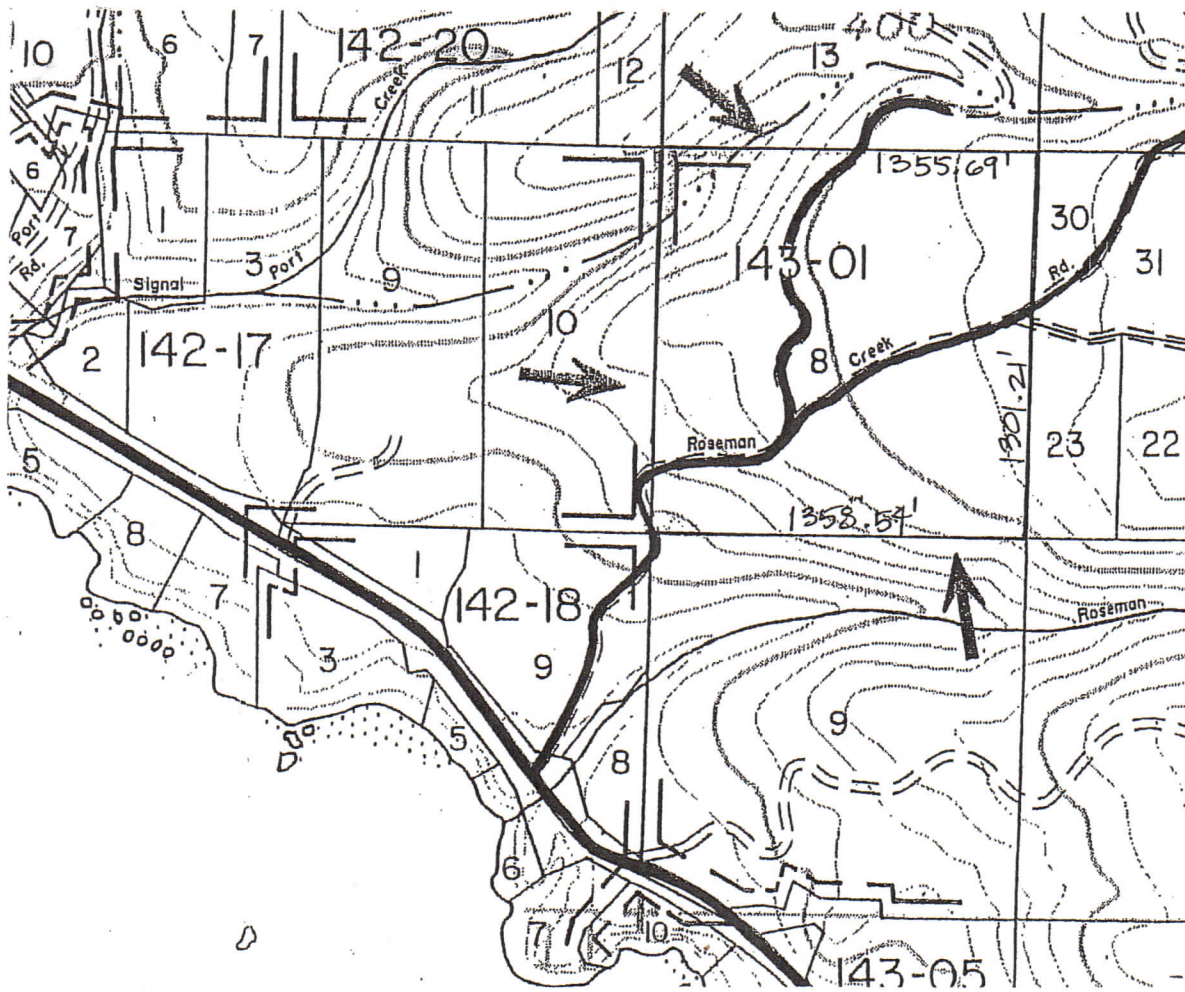
707/431-9841

42450 ROSEMAN CREEK ROAD
GUALALA, CA

APN: 143-010-08

LOCATION
MAP 2
USGS QUAD

DATE: 2/1/15



NORTH



RECEIVED APR 29 2015

GERDA
ENGELBART
DESIGNER

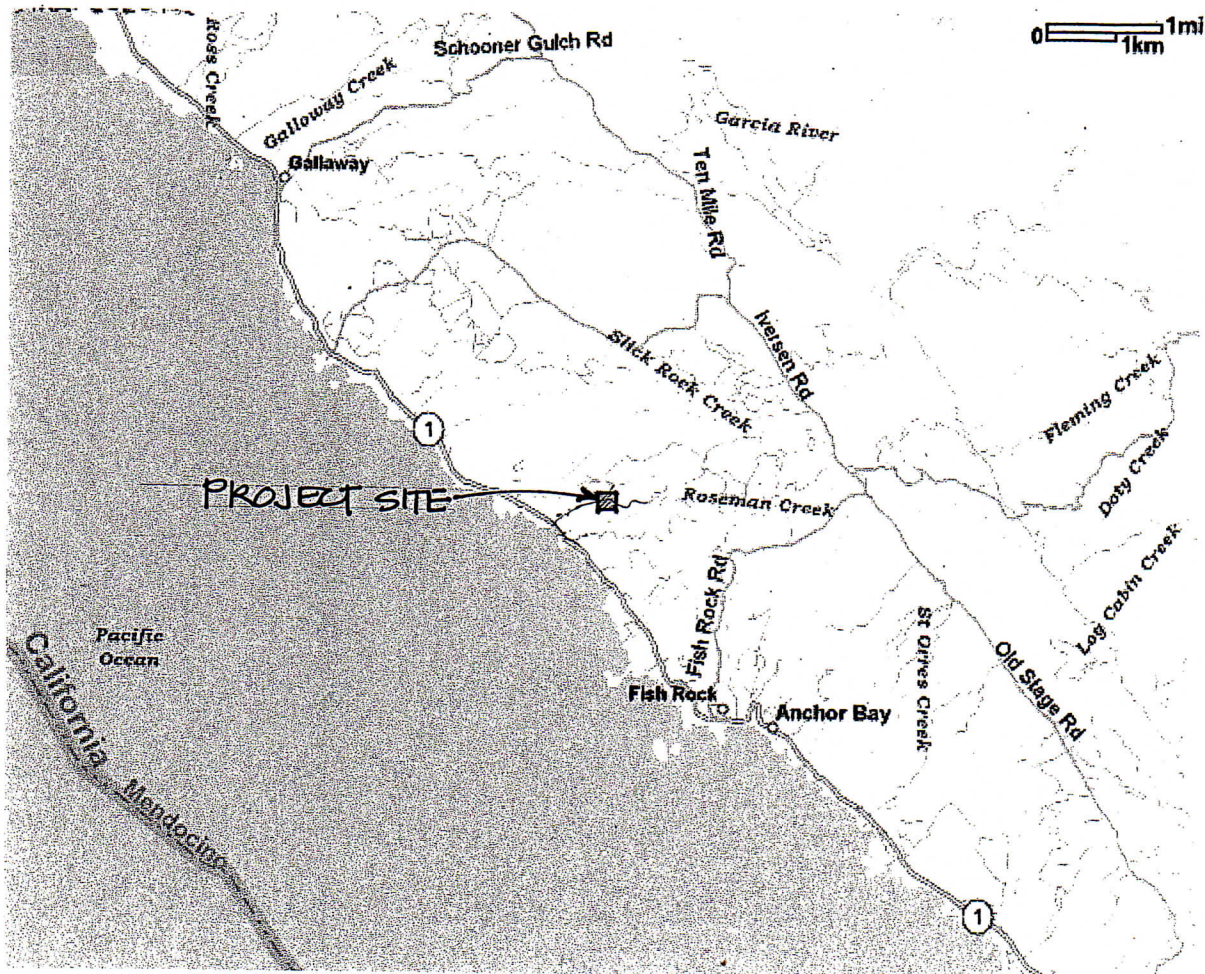
707/431-9841

42450 ROSEMAN CREEK ROAD
GUALALA, CA

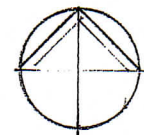
APN: 143-010-08

LOCATION
MAP

DATE: 2/1/15



NORTH



RECEIVED APR 29 2015