



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT – CDP STANDARD**

**CDP_2016-0019
SEPTEMBER 28, 2017**

SUMMARY

OWNER/APPLICANT: PASTRE FAMILY TRUST, DANIEL PASTRE
TRUSTEE
PO BOX 387
NEVADA CITY, CA 95959

REQUEST: A Coastal Development Standard Permit request to construct a 1,530 sq. ft. single family residence and associated improvements.

DATE DEEMED COMPLETE: July 5, 2017

LOCATION: The site is 5± miles south of the City of Point Arena and located on the northwest corner of Iversen Lane and Iversen Road, located at 46900 Iversen Road, Gualala (APN 142-032-02).

TOTAL ACREAGE: 1.9 acres

GENERAL PLAN: General Plan, *Coastal Element Chapter 4.11 Mallo Pass Creek to Iversen Road Planning Area*
Rural Residential (RR5[RR1])

ZONING: Division II of Title 20, Mendocino County Code
Rural Residential (RR5[RR1])

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Pursuant to Section 15303, Class 3(a) of the California Environmental Quality Act, the proposed single-family residence is categorically exempt from environmental review.

APPEABLE: Yes, within 100 ft. of Environmentally Sensitive Habitat

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: Juliana Cherry

BACKGROUND

PROJECT DESCRIPTION: A Coastal Development Permit request to construct a two story, 1,530 square foot single family residence and associated improvements, including an attached deck, septic infrastructure, trench water lines, and to test the hydrological adequacy of an existing well. A reduced buffer analysis is recommended by the project biologist to consider a buffer of 50 feet from natural resource areas for development, including the new residence, septic infrastructure, and trenching between the well and the proposed residence.¹ The Applicant would like to use a trailer during construction; this would be an allowable temporary use in accordance with MCC Section 20.460.035.

APPLICANTS' STATEMENT: None.

¹ Spade Natural Resources Consulting. *Botanical Survey and Wildlife Scoping Survey for 46900 Iversen Road.* January 9, 2017.

RELATED APPLICATIONS: None.

SITE CHARACTERISTICS: The 1.9 acre site is currently undeveloped and located approximately five miles north of Anchor Bay and five miles south of Point Arena, in the Iversen Subdivision, at 46900 Iversen Road, Gualala, CA (APN: 142-032-02). The property is located on a coastal terrace. Elevations rise across the lot and range from approximately 139 feet, at the northwesterly boundary of the parcel, to approximately 168 feet at the building site location. The properties to the north, south, east, and west are residentially developed (five in total). Vegetation at the project site is dominated by a non-native cypress stand and non-native grassland, and coyote brush is also present near the project site.² Vegetation removal would occur in areas proposed for development.

The site is primarily designated as grazing land, with the northeastern portion of the site designated as urban and built-up land.³ Additionally, the entire site is classified as barren land.⁴ While the parcel is not a bluff top parcel, the western parcel boundary is located approximately 220 feet from the bluff edge. The Natural Resource Conservation Service (NRCS) shows the soils underlying the parcel to be mapped as Cabrillo-Heeser Complex, 0 to 5 percent slopes and Dystropepts, 30 to 75 percent slopes. The Cabrillo-Heeser Complex contains a 3 percent component of Tropaquepts soil which is a hydric soil type according to the 2015 National Hydric Soils List.⁵ Additionally, the entire site comprises non-prime agricultural land.⁶ Approximately one-half of the site is underlain by beach deposits and stream alluvium and terraces (Zone 3), and is subject to intermediate shaking.⁷ The site is mapped as "Critical Water Area" and high fire hazard area.^{8, 9} The site is subject to coastal erosion, though it is classified as "present development non-critical."¹⁰

Based on review of the Natural Diversity Database (version 3/2017) and a 2017 botanical survey prepared by Spade Natural Resource Consulting, occurrences of several special-status plant species on and within the vicinity of the project site have been observed, including: supple daisy (*Erigeron supplex*), Point Reyes checkerbloom (*Sidalcea calycosa* ssp. *rhizomata*), Blasdale's bent grass (*Agrostis bladalei*), coastal bluff morning glory (*Calystegia purpurata* ssp. *saxicola*), purple-stemmed checkerbloom (*Sidalcea malviflora* ssp. *purpurea*), coast lily (*Lilium maritimum*), swamp harebell (*Campanula californica*), perennial goldfields (*Lasthenia californica* ssp. *macrantha*).¹¹ Additionally, the project site is located within the known habitat of several special status wildlife species, including: Behren's silverspot butterfly (*Speyeria zerene behrensi*), Western bumblebee (*Bombus occidentalis*), Obscure bumblebee (*Bombus californicus*), California red-legged frog (*Rana aurora draytonii*), and Sonoma tree vole (*Arborimus pomus*).¹² Additionally, there is the potential for special-status and nesting birds protected under the Migratory Bird Act, in addition to special-status bats, to be located on or near the project site; however, no wildlife of concern were observed at the site.¹³ Several special-status resources were observed on and in the vicinity of the site and would be classified as Environmentally Sensitive Habitat Areas (ESHAs), including two potential wetland areas (a seasonal drainage/wax myrtle scrub riparian area and wetland swale on the west side of the property, and an area of wet non-native grassland, approximately 800

² Spade Natural Resources Consulting. *Botanical Survey and Wildlife Scoping Survey for 46900 Iversen Road*. January 9, 2017.

³ Mendocino County Department of Planning & Building Services. No Date. *Important Farmland* [map].

⁴ Mendocino County Department of Planning & Building Services. No Date. *LCP Habitats & Resources* [map].

⁵ Natural Resources Conservation Service. Web Soil Survey. n.d. Soil Data Explorer – Land Classification. Accessed August 16, 2017. Available at: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.

⁶ Mendocino County Department of Planning & Building Services. No Date. *LCP Land Capabilities & Natural Hazards* [map].

⁷ Mendocino County Department of Planning & Building Services. No Date. *LCP Land Capabilities & Natural Hazards* [map].

⁸ Mendocino County Department of Planning & Building Services. No Date. *Ground Water Resources* [map].

⁹ Mendocino County Department of Planning & Building Services. No Date. *Fire Hazard Zones & Responsibility Areas* [map].

¹⁰ Mendocino County Department of Planning & Building Services. No Date. *LCP Land Capabilities & Natural Hazards* [map].

¹¹ Mendocino County Department of Planning and Building Services. No Date. *Natural Diversity Database* [map].

¹² Spade Natural Resources Consulting. *Botanical Survey and Wildlife Scoping Survey for 46900 Iversen Road*. January 9, 2017.

¹³ Spade Natural Resources Consulting. *Botanical Survey and Wildlife Scoping Survey for 46900 Iversen Road*. January 9, 2017.

square feet in size, to the north of the property [presumed wetland]) and one special status plant, deceiving sedge, found in the area of wet non-native grassland at the north side of the property.¹⁴

Mapping does not associate the following with the subject site: faults, landslides, flood, or tsunami hazard.¹⁵

SURROUNDING LAND USE AND ZONING: As listed on Table 1 below, the site and surrounding lands to the north, south, east, and west are designated Rural Residential (RR-5). The existing and proposed land use is a principally permitted land use in the RR District.

Table 1. Surrounding Land Use and Zoning				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	RR-5(1)	RR-5	42,091 ± sqft	Residential
EAST	RR-5(1)	RR-5	42,050 ± sqft	Residential
SOUTH	RR-5(2)	RR-5	121,083 ± sqft	Residential
WEST	RR-5(1)	RR-5	37,564 ± sqft	Residential

The adjacent surrounding parcels are developed with single-family residences and appurtenant structures. The proposed project is compatible with surrounding land uses and development.

LOCAL COASTAL PROGRAM CONSISTENCY

The proposed project is consistent with the goals and policies of the Local Coastal Program as detailed below.

LAND USE: The parcel is classified as Rural Residential with a 5 acre minimum parcel size by the Mendocino County General Plan. The Rural Residential classification is intended to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability.¹⁶ The proposed development of a single-family residence is consistent with the Rural Residential Land Use classification.

ZONING: The project site is located within a Rural Residential District, which is intended to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability.¹⁷ The proposed single family residence is a principally permitted use within the Rural Residential District, pursuant to Mendocino County Coastal Zoning Code Chapter 20.376 *RR -- Rural Residential District*.

The proposed development, which involves construction of a single family residence and appurtenant structures, is subject to the requirements of MCC Chapter 20.376 *RR -- Rural Residential District* Chapter 20.472 *Off-Street Parking Requirements*, and Chapter 20.496 *Environmentally Sensitive Habitat Areas*. Since the project site is less than 5 acres in size (1.9 acres), it is subject to the development standards of the alternative minimum density allowed for the site (1 acre minimum). The project complies with development requirements of Division II of Title 20 of the Mendocino County Code (including the development criteria for Environmentally Sensitive Habitat Areas which is discussed below in Environmentally Sensitive Habitat and Other Resource Areas).

- *Section 20.376.030 Minimum Front and Rear Yards for RR Districts.* The project would comply with

¹⁴ Spade Natural Resources Consulting. *Botanical Survey and Wildlife Scoping Survey for 46900 Iversen Road*. January 9, 2017.

¹⁵ Mendocino County Department of Planning & Building Services. No Date. *LCP Land Capabilities & Natural Hazards* [map].

¹⁶ Mendocino County General Plan. Chapter 2.2 of the Coastal Element. 1991.

¹⁷ Mendocino County Coastal Zoning Code, § II-20.376.005 (1991). Print.

the minimum front and rear yard requirements, which are 20 feet each.

- *Section 20.376.035 Minimum Side Yards for RR Districts.* The project would comply with the minimum side yard requirement of 6-feet.
- *Section 20.376.045 Building Height Limit for RR Districts.* The maximum building height allowed in the RR District is 28 feet above the natural grade. The proposed project would be 29 feet in height and would not be out of character with the size of surrounding structures in the vicinity. A condition is recommended to reduce the maximum building height to meet the 28 foot requirement.
- *Section 20.376.065 Maximum Lot Coverage for RR Districts.* The project, as proposed, would result in a total lot coverage of 1.8 percent, which would not exceed the maximum allowed lot coverage of 20 percent for sites located with a RR District.
- *Section 20.472.015 Minimum Vehicle Parking.* A minimum of two parking spaces are required for the project. A total of two uncovered off street parking spaces would be provided. Mendocino County Department of Transportation has requested that the property owner seek an Encroachment Permit for driveway access from Iversen Road.

Chapter 20.496 Environmentally Sensitive Habitat and Other Resource Areas: The project is consistent with the MCC Chapter 20.496 *Environmentally Sensitive Habitats and Other Resource Areas*. The purpose of this Chapter is to ensure that environmentally sensitive habitat and other designated resource areas which constitute significant public resources are protected for both the wildlife inhabiting them as well as the enjoyment of present and future populations¹⁸. Environmentally Sensitive Habitat Areas (ESHAs) include: wetlands, lands with species of rare or endangered plants or habitats of rare and endangered plants and animals, and others. Riparian and wetland ESHA habitats were identified in the Biological Report.¹⁹ Other habitat areas observed within the study area included non-native grassland and a non-native cypress stand, in addition to coyote brush located near the project site. One special-status plant species (deceiving sedge) was observed on the site. While no rare or endangered wildlife species were observed within the project area, there is potential habitat on site for special status birds, bats, and amphibians.

The site is located east of Highway One and the Pacific Ocean's rocky intertidal area.²⁰ A *Botanical Survey and Wildlife Scoping Survey* (Biological Report) was prepared for the site by Spade Natural Resources Consulting, dated January 9, 2017. The proposed building site is located beyond a mapped 50-foot buffer. As noted in the Biological Report, the majority of the property is dominated by planted Monterey cypress trees; other tree species located on the site include Douglas fir, Bishop pine, Monterey pine, and tan oak. Approximately 12,000 square feet of non-native grassland were present on the project site. An approximate 800 square foot area at the northern portion of the property had plant species growing, including special status deceiving sedge (*Carex saliniformis*). Occurrences of several special status plant and wildlife species within the vicinity of the project site have been observed, including: Behren's silverspot butterfly (*Speyeria zerene behrensi*), Western bumblebee (*Bombus occidentalis*), Obscure bumblebee (*Bombus californicus*), California red-legged frog (*Rana aurora draytonii*), Sonoma tree vole (*Arborimus pomo*), Baker's goldfields (*Lasthenia californica*), and Supple daisy (*Erigeron supplex*). Special status and nesting birds protected under the Migratory Bird Treaty Act may be present or near the property, including: white-tailed kite, merlin, burrowing owl, rufous hummingbird, Allen's hummingbird and olive sided flycatcher. Additionally, there is the potential for special status bats, including pallid bat, silver-haired bat, western red bat, hoary bat, long-eared, and Yuma myotis, to occur at the site.²¹ While no wildlife of concern were observed at the site, several special-status resources were observed in the vicinity of the site, including two wetland areas (a Wax Myrtle Scrub wetland swale to the west of the property, and an area of wet non-native grassland to the north of the property) and one

¹⁸ Mendocino County Coastal Zoning Code, § II-20.96.010 (1995).

¹⁹ Spade Natural Resource Consulting. January 9, 2017. Botanical Survey and Wildlife Scoping Survey for 46900 Iversen Road.

²⁰ Mendocino County Department of Planning & Building Services. No Date. *LCP Land Capabilities & Natural Hazards* [map].

²¹ Spade Natural Resources Consulting. *Botanical Survey and Wildlife Scoping Survey*. January 9, 2017.

special status plant, deceiving sedge, found in the area of wet non-native grassland at the north side of the property.²²

Per Section 20.496.020(A)(1) of the MCC, a buffer area shall be established adjacent to all ESHAs to provide for a sufficient area to protect the sensitive habitat from degradation. A 50 foot buffer is proposed between a development and identified special status areas; for example, an existing well is located approximately 50 feet from special status areas. The Biological Report includes a variety of measures to avoid or minimize potential impacts to the biological resources located on and immediately adjacent to the project site. As conditioned, Staff finds that the proposed project would not significantly impact any sensitive biological resources.

On April 25, 2017, Planning and Building Services referred the proposal to California Department of Fish and Wildlife for consultation and in accordance with MCC Section 20.496.020(A)(1)(b) *Sensitivity of Species to Disturbance*, which reads: "The width of the buffer zone shall be based, in part, on the distance necessary to ensure that the most sensitive species of plants and animals will not be disturbed significantly by the permitted development. Such a determination shall be based on [three factors listed] after consultation with the Department of Fish and [Wildlife] or others with similar expertise." No response from the Department of Fish and Wildlife has been received, but an analysis is included in the Biological Report to consider a reduced buffer for the existing well and finds that a 50 foot buffer would be sufficient to protect the identified ESHAs. Regarding the sensitivity of nesting, feeding, breeding, resting, or other habitat requirements of both resident and migratory fish and wildlife species, the Biological Report states that the clearing of vegetation and the initiation of construction could be done during the non-breeding season between September and January.²³ Regarding an assessment of the short-term and long-term adaptability of various species to human disturbance, the Biological Report's reduced buffer analysis states the proposed driveway for the residence would not result in impacts to the area of deceiving sedge.²⁴ Finally, regarding an assessment of the impact and activity levels of the proposed development on the resource, the Biological Report's reduced buffer analysis states that the proposed residential development may result in a slight increase in foot traffic along the road and it is not expected to significantly impact the small population of deceiving sedge.²⁵

Since the proposed project has the potential to impact special status plants and wildlife species, or other sensitive natural communities identified within the vicinity of the site, several conditions were recommended by the biologist to lessen these potential impacts. As conditioned, Staff finds the proposed project would not significantly impact any sensitive biological resources.

Chapter 20.504 Visual Resource and Special Treatment Areas: The project site is not located in a mapped Highly Scenic Area, but staff does recommend a condition requiring the property owner to demonstrate compliance with MCC Section 20.504.035 *Exterior Lighting* prior to the issuance of a Building Permit.

Public Access: The project site is located east of Highway One and is not designated as a potential public access trail location. As shown on LCP *Map 28 Schooner Gulch*, existing public access to the shore is located southwest of the site.²⁶

Hazards Management: The parcel is located in an area classified with a "High Fire Hazard" severity rating.²⁷ Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire) and the site is located just outside the service boundaries of the South Coast Fire Protection District.²⁸ The project application was referred to CalFire, the South Coast Fire Protection District, and the Coast Life Support Community Services District for input; however, each agency had no comment on

²² Spade Natural Resources Consulting. *Botanical Survey and Wildlife Scoping Survey for 46900 Iversen Road*. January 9, 2017.

²³ *ibid.* Page 14.

²⁴ *ibid.* Reduced Buffer Analysis. Page 2 or Section 20.496.020(A)1b-ii.

²⁵ *ibid.* Reduced Buffer Analysis. Page 2 or Section 20.496.020(A)1b-iii.

²⁶ Mendocino County Department of Planning & Building Services. No Date. *Ground Water Resources* [map].

²⁷ Mendocino County Department of Planning & Building Services. No Date. *Fire Hazard Zones & Responsibility Areas* [map].

²⁸ Mendocino County Department of Planning & Building Services. No Date. *Fire Hazard Zones & Responsibility Areas* [map].

the project. Conditional clearance from CalFire (CalFire File Number 86-16) has been provided for the project, dated May 11, 2016, in which standards related to address, driveway, emergency water supply, defensible space and maintaining defensible space must be met. Additional comments from CalFire further identify the emergency water supply requirements and a condition is recommended to meet this requirement. A Standard Condition requiring the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction ensures any fire protection policy or plan would be addressed. As conditioned, Staff finds the project to be consistent with Mendocino County policies for fire protection.

Grading, Erosion, and Run-Off: Site preparation, including grading, in the area of development would occur. Additionally, trenching would be required to install the underground water pipes from the existing well and septic system. However, the project would be required to implement BMPs to prevent erosion and run-off during project construction and revegetate any bare soils as soon as feasible after the construction phase is complete. As conditioned, Staff finds the project would not result in significant erosion or run-off impacts.

Archaeological/Cultural Resources: The proposed project, which involves development of a single-family residence and associated infrastructure, was referred to the Archaeological Commission and Sonoma State University. In a letter response received from the Northwest Information Center (NWIC) at Sonoma State University, dated May 11, 2017, no prior cultural resource studies are on record for the project site. The Archaeological Commission reviewed the proposed project, and during its June 14, 2017, hearing, determined that an archaeological survey was required for the project. An archaeological survey report was prepared for the project by Thad Van Bueren, on July 3, 2017, and no cultural, historical, or archaeological sites were observed on the site. The archaeological survey was accepted by the Archaeological Commission during its hearing on August 9, 2017.

The project was referred to three local tribes for review and comment, including the Sherwood Valley Band of Pomo Indians, the Redwood Valley Little River Band of Pomo Indians, and the Cloverdale Rancheria. To date, no responses have been received from any of the three local tribes.

Staff notes that a Standard Condition advises the applicant of the "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project. As conditioned, Staff finds the project to be consistent with Mendocino County policies for protection of paleontological and archaeological resource.

Groundwater Resources: The project site is located within a mapped Critical Water Area in which additional building sites are contingent upon an adequate water supply or a positive hydrological report.^{29, 30} The applicant propose use of an existing well; a hydrological study is required pursuant with MCC Section 20.516.015(B) and is recommended as a condition of project approval.³¹

Transportation/Circulation: The project would not contribute new sources of traffic on local and regional roadways. The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned.

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the Project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 3, Section 15303(a).

PROJECT FINDINGS AND CONDITIONS

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed project, and adopts the following findings and conditions.

²⁹ Mendocino County Department of Planning & Building Services. No Date. *Ground Water Resources* [map].

³⁰ Mendocino County Coastal Zoning Code, §20.516.015(B) (2011).

³¹ Mendocino County Coastal Zoning Code, §20.516.015(B) (2011).

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed development is in conformity with the certified Local Coastal Program. A single-family residence is a principally permitted use within the Rural Residential land use classification and is consistent with the intent of the RR Classification; and
2. Pursuant with MCC Section 20.532.095(A)(2), the as conditioned proposed development would be provided with adequate utilities, access roads, drainage, and other necessary facilities; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed development is consistent with the purpose and intent of the Rural Residential Zoning District, as well as all other provisions of District II of Title 20 of the Mendocino County Code, including development criteria for Environmentally Sensitive Habitat Areas, and preserves the integrity of the Rural Residential Zoning District; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed single-family residence, if constructed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. A single-family residence is categorically exempt pursuant to Class 3(a), Section 15303; and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development would not have any adverse impact on any known archaeological or paleontological resources, as the site has been surveyed and the Archaeological Commission accepted the survey at their meeting on August 9, 2017; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development. Construction of a single-family residence and associated infrastructure is not anticipated to significantly affect demands on public services; and
7. Pursuant with MCC Section 20.532.095(B), the proposed development would not diminish public access to Mendocino County coastal areas and conforms to the goals and policies of the Coastal Element of the General Plan. The project site is not located between the first public road and the Pacific Ocean; and is not designated as a potential public access point.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.

6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100-feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. Prior to issuance of a Building Permit, the property owner shall provide building plans demonstrating compliance with MCC Section 20.376.045 and demonstrate that the maximum building height is twenty-eight (28) feet above natural grade.
11. Prior to issuance of a Building Permit, the property owner shall furnish exterior lighting details to the satisfaction of the Director. Exterior lighting shall be kept to the minimum necessary for safety and security purposes and shall be downcast and shielded, and shall be positioned in a manner that will not shine light or allow light glare to extend beyond the boundaries of the parcel in compliance with Section 20.504.035 of the Mendocino County Code.
12. The Property Owner shall record a deed with the location and extent of the buffer area as shown in the Biological Scoping Survey Report dated January 19, 2017, by Spade Natural Resources Consulting.
13. Standard Best Management Practices (BMPs) shall be employed to assure minimization of erosion resulting from construction. Ground disturbance shall be limited to the minimum necessary and disturbed soil areas shall be stabilized as soon as feasible. Any soil stockpiles shall be covered or otherwise stabilized to prevent dust impacts. Any bare soil created by the construction phase of the project shall be revegetated with native vegetation and/or native seed mixes for soil stabilization.
14. The clearing of vegetation and the initiation of construction shall occur in the bird non-breeding season between September and January. If the clearing of vegetation and the initiation of construction cannot be done in the non-breeding season and must occur during bird breeding season (between February and August), a qualified biologist shall perform pre-construction breeding bird surveys within 14 days of the onset of construction or clearing of vegetation. If active breeding bird nests are observed, no ground disturbance activities shall occur within a minimum 100-foot exclusion zone. The exclusion zone(s) shall remain in place around the active nest(s) until all young are no longer dependent upon the nest(s). A biologist shall monitor the nest site(s) weekly during the breeding season to ensure the buffer is sufficient to protect the nest(s) from potential disturbances.
15. If construction activities or vegetation removal would occur between November 1 and August 31, pre-construction surveys (including surveying trees, rock outcrops, and building subject to removal or demolition for evidence of bat use [guano accumulation, or acoustic or visual

detections]) shall be conducted to determine the presence or absence of bat roost sites. If evidence of bat use is found, then a qualified biologist shall conduct acoustic surveys under appropriate conditions using an acoustic detector, to determine whether a site is occupied. If bats are found, a minimum 50-foot buffer shall be implemented around the roost site.

16. Within two weeks prior to construction, project contractors shall be trained by a qualified biologist in the identification of the California red-legged frog. Construction crews shall begin each day with a visual search around all stacked or stored materials, as well as along any silt fences, to detect the presence of frogs. If a California red-legged frog is detected, construction activities shall be halted. Construction crews shall contact the U.S. Fish and Wildlife Service (USFWS) or a qualified biologist, and gain clearance prior to re-initiating work.
17. If a rain event occurs during the construction period, all construction-related activities shall cease for a period of 48-hours after the rain stops. Prior to resuming construction activities, trained construction crew member(s) shall examine the site for the presence of frogs. If no special-status frogs are found, construction activities may resume.
18. Landscaping on the parcel shall not include any invasive plants. Heavy equipment undercarriages and tires shall be washed prior to entering the site in order to remove any invasive plant seeds.
19. If the project is not located within 0.5-miles driving distance of a working hydrant or within five driving miles of a year-round fire station, a minimum emergency supply of 2,000-gallons or a fire hydrant shall be provided on-site.
20. Prior to issuance of a Building Permit, a hydrological study shall be completed for the proposed project to the satisfaction of the Mendocino County Department of Environmental Health.
21. A Coastal Development Administrative Permit is hereby granted for temporary occupancy of the travel trailer while constructing the single-family residence, subject to the following conditions of approval:
 - a) The term of this administrative permit is valid for the period required to complete construction of the primary dwelling, but shall not exceed two years unless renewed. The administrative permit shall be effective on the effective date of CDP #2016-0019 and shall expire two years henceforth.
 - b) A valid building permit for a permanent dwelling on the premises must be in effect.
 - c) Building and Health permits must be obtained prior to the set up and occupancy of the travel trailer.
 - d) All utility connections to the travel trailer shall be disconnected and the trailer shall be removed from the property or placed in dead storage per MCC Section 20.456.015(J) prior to the final building inspection or occupancy of the permanent dwelling, whichever comes first.
22. Site access from Iversen Road shall require an Encroachment Permit. A standard private driveway approach shall be constructed to serve 46900 Iversen Road (CR 503), minimum width of ten (10) feet, area to be improved fifteen (15) feet from the edge of the County road, to be surfaced with asphalt concrete (AC).
23. No vehicle may be stored or parked within any ESHA or ESHA buffer. Pursuant with MCC Section 20.472.010(C), no motor vehicle over three-quarter ton, boat, or recreational vehicle shall be stored or parked in any front yard setback nor any side or rear yard setback facing a street for a continuous period exceeding seventy-two hours.
24. Prior to issuance of a Building Permit, the property owner shall furnish exterior lighting details to the satisfaction of the Director. Exterior lighting shall be kept to the minimum necessary for safety and security purposes and shall be downcast and shielded, and shall be positioned in a manner that will not shine light or allow light glare to extend beyond the boundaries of the parcel in compliance with Section 20.504.035 of the Mendocino County Code.

Staff Report Prepared By:

Date

Juliana Cherry
Planner III

Appeal Period: 10 Days

Appeal Fee: \$1,616.00

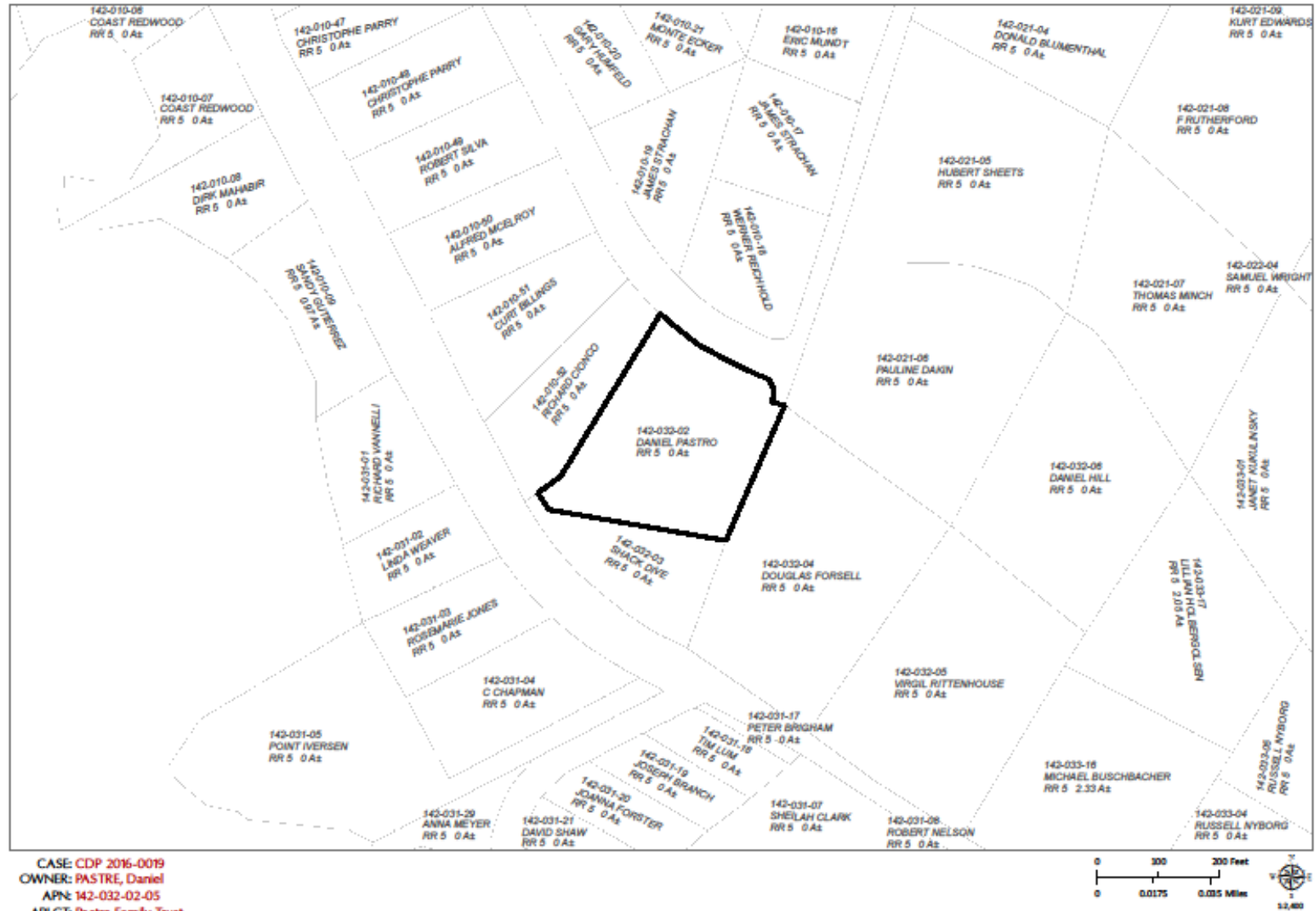
ATTACHMENTS:

- A. Adjacent Parcels
- B. Aerial Imagery
- C. Elevations
- D. Fire Hazard Zones & Responsibility Areas
- E. General Plan Classifications
- F. Ground Water Resources
- G. Highly Scenic & Tree Removal Areas
- H. Elevation
- I. Important Farmland
- J. Floor Plan
- K. General Plan Classifications Map
- L. LCP Appealable Areas
- M. LCP Land Use Map 28: Schooner Gulch
- N. LCP Land Capabilities & Natural Hazards
- O. LCP Habitats & Resources
- P. Location Map
- Q. Misc. Districts
- R. Site Plan
- S. Local Soils Map
- T. Upper Floor Plan
- U. Wildland-Urban Interface Zone
- V. Zoning Display Map

SUMMARY OF REFERRAL AGENCY COMMENTS:

Planning (Ukiah)	Comments
Department of Transportation	No Response
Environmental Health (Fort Bragg)	Comment
Building Inspection (Fort Bragg)	No Comment
Assessor	No Response
Archaeological Commission	Comments
Sonoma State University	Comments
CalFire	No Comment
Department of Fish & Wildlife	No Response
Coastal Commission	No Response
Sherwood Valley Band of Pomo Indians	No Response
Redwood Valley Rancheria	No Response
Cloverdale Rancheria	No Response
Gualala MAC	No Response
South Coast Fire District	No Comment
Coast Life Support Community Services District	No Comment

ATTACHMENT A



ADJACENT PARCELS

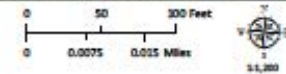
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ATTACHMENT B



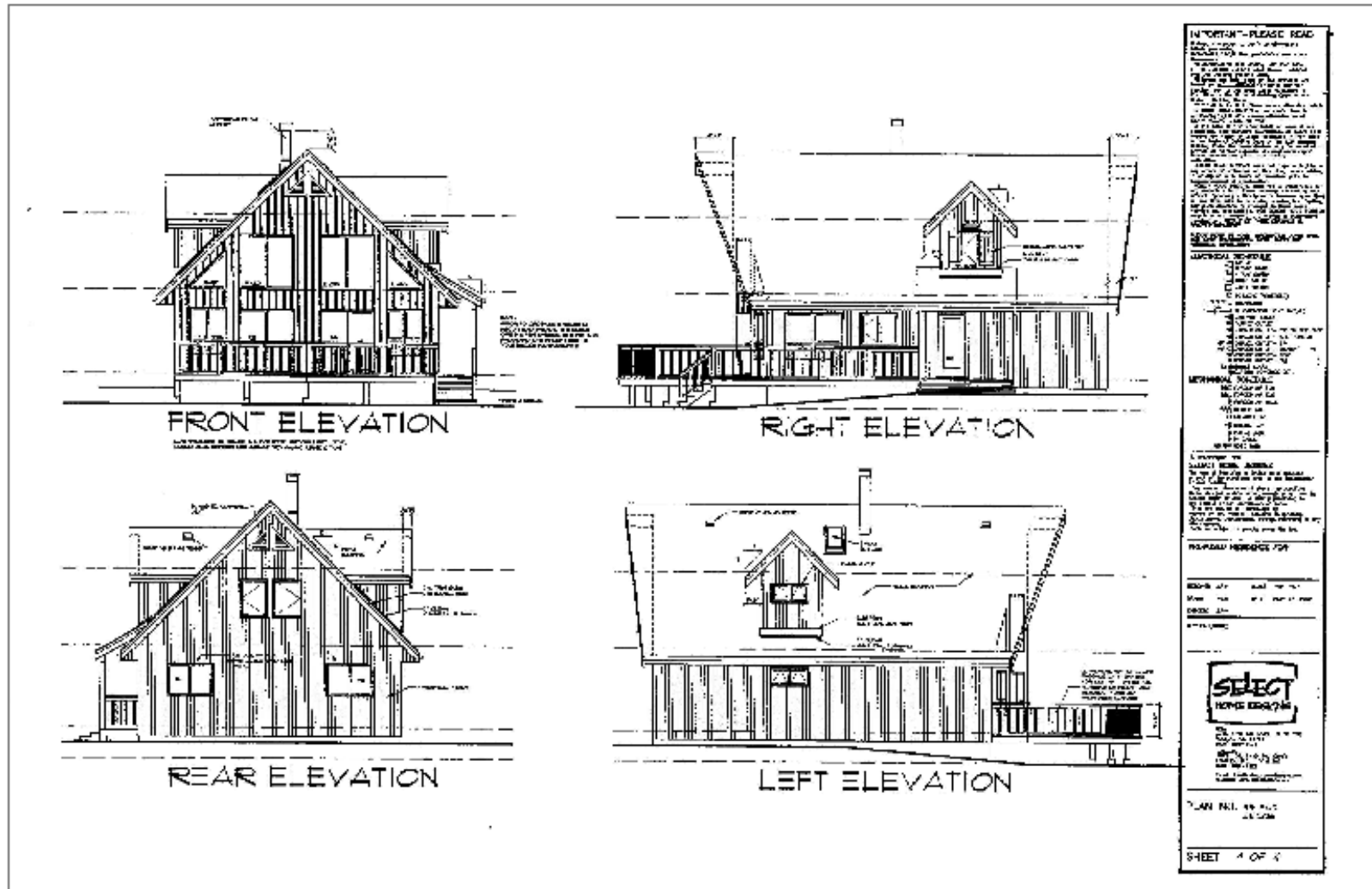
CASE: CDP 2016-0019
OWNER: PASTRE, Daniel
APN: 142-032-02-05
APLC: Pastre Family Trust
AGENT:
ADDRESS: 46900 Iversen Road, Gualala

Public Roads
Private Roads



AERIAL IMAGERY

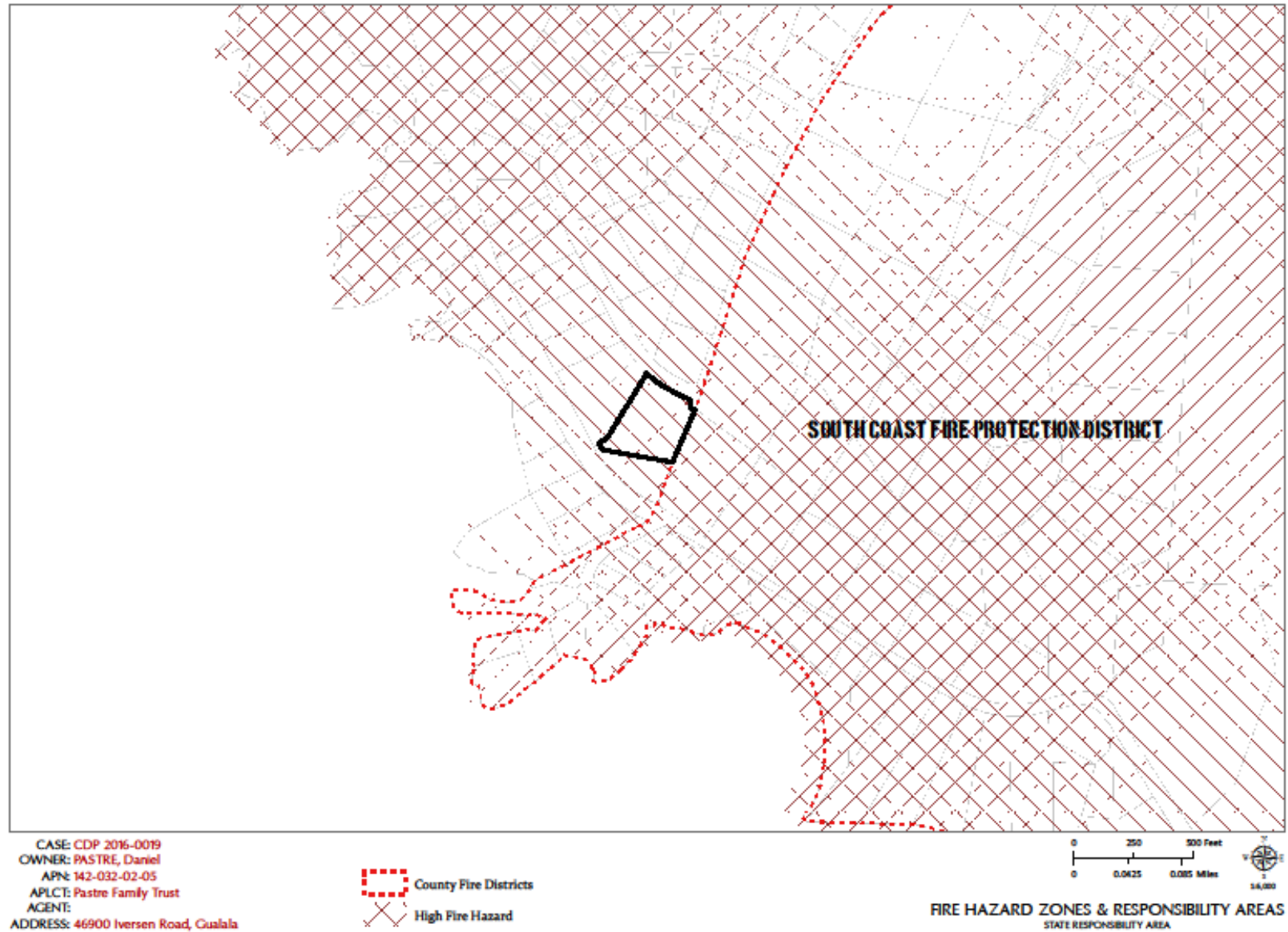
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CASE: CDP 2016-0019
 OWNER: PASTRE, Daniel
 APN: 142-032-02-05
 APLC: Pastre Family Trust
 AGENT:
 ADDRESS: 46900 Iversen Road, Gualala

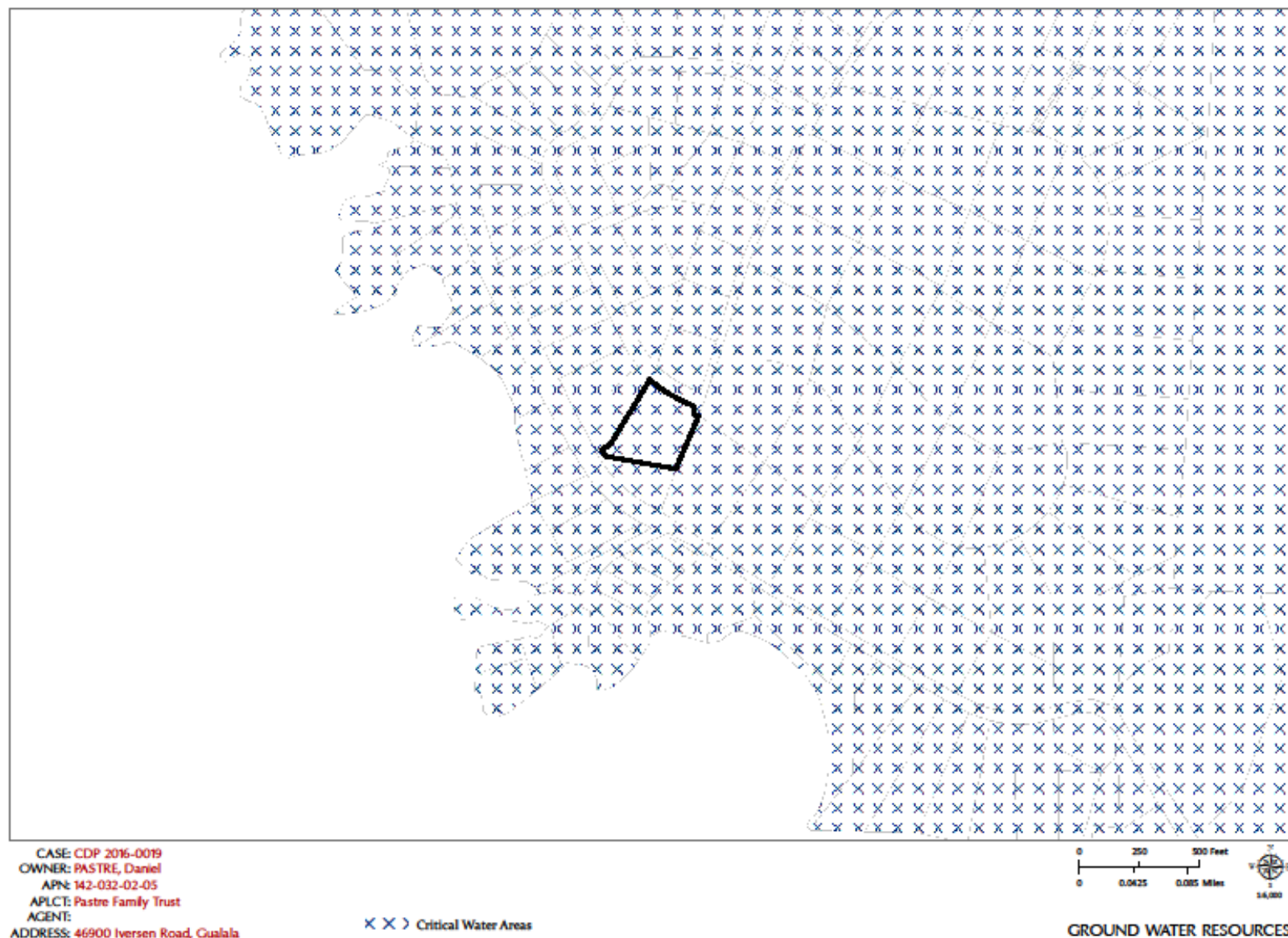
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ATTACHMENT D

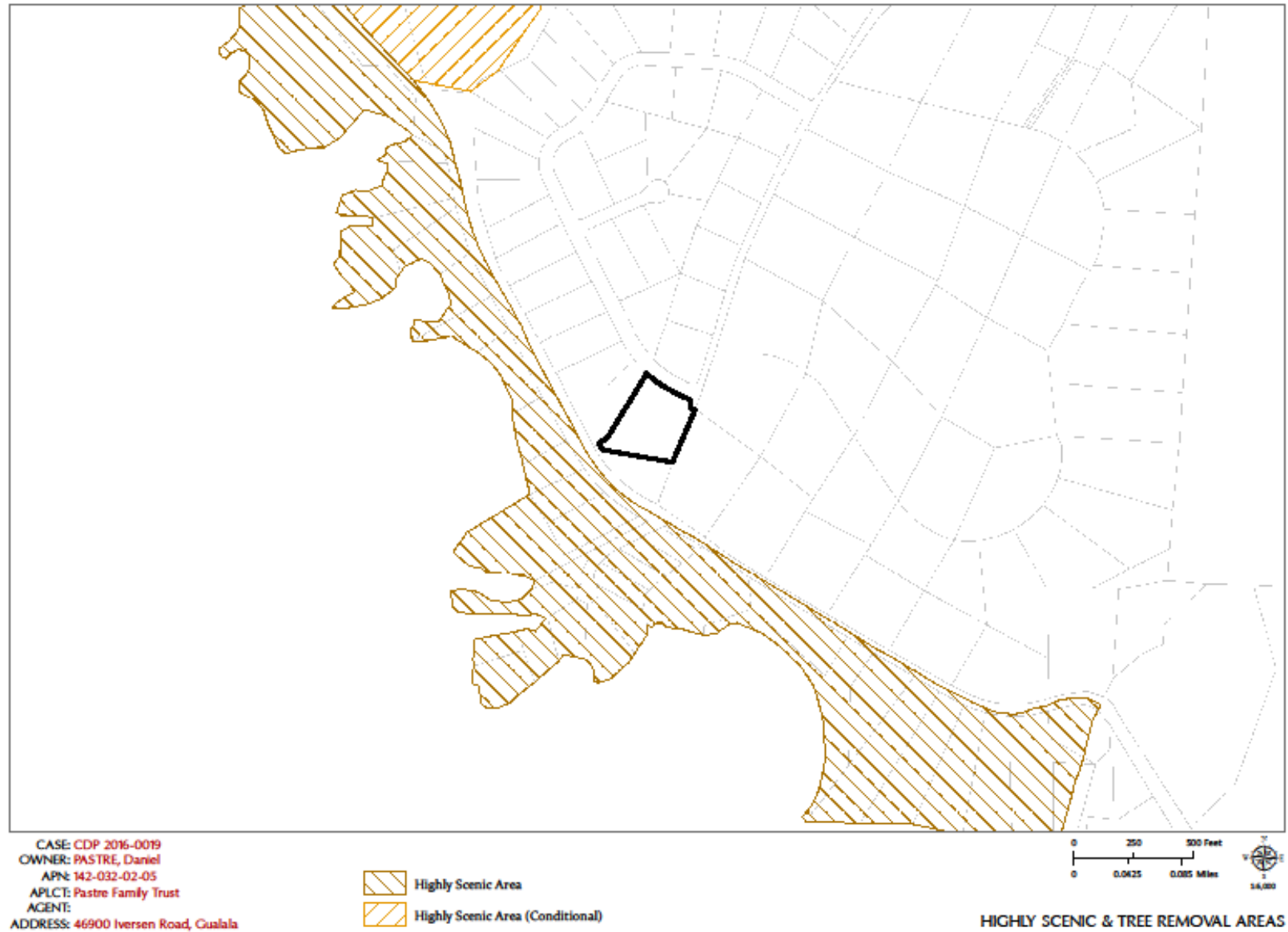


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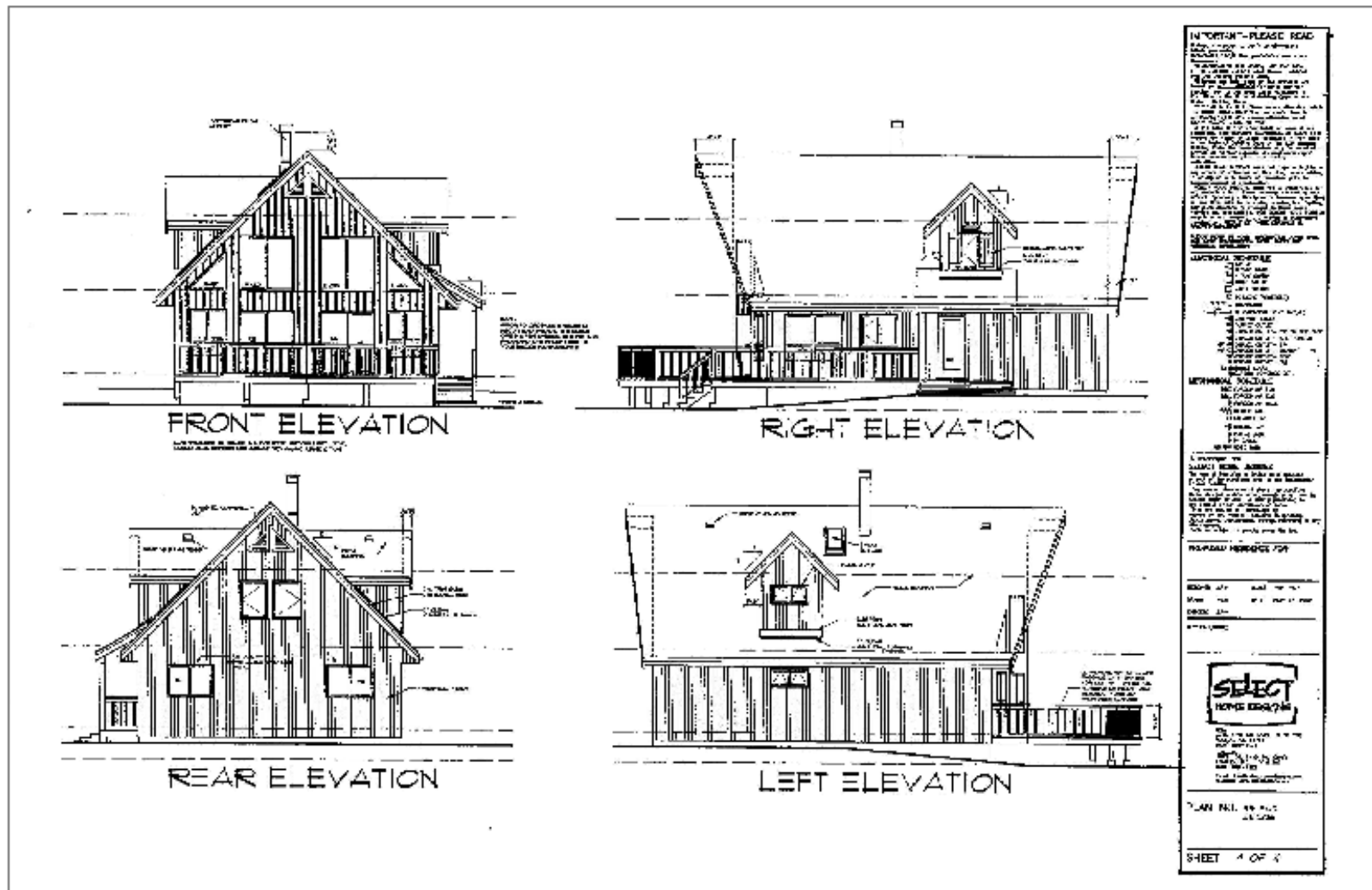
ATTACHMENT E



ATTACHMENT F



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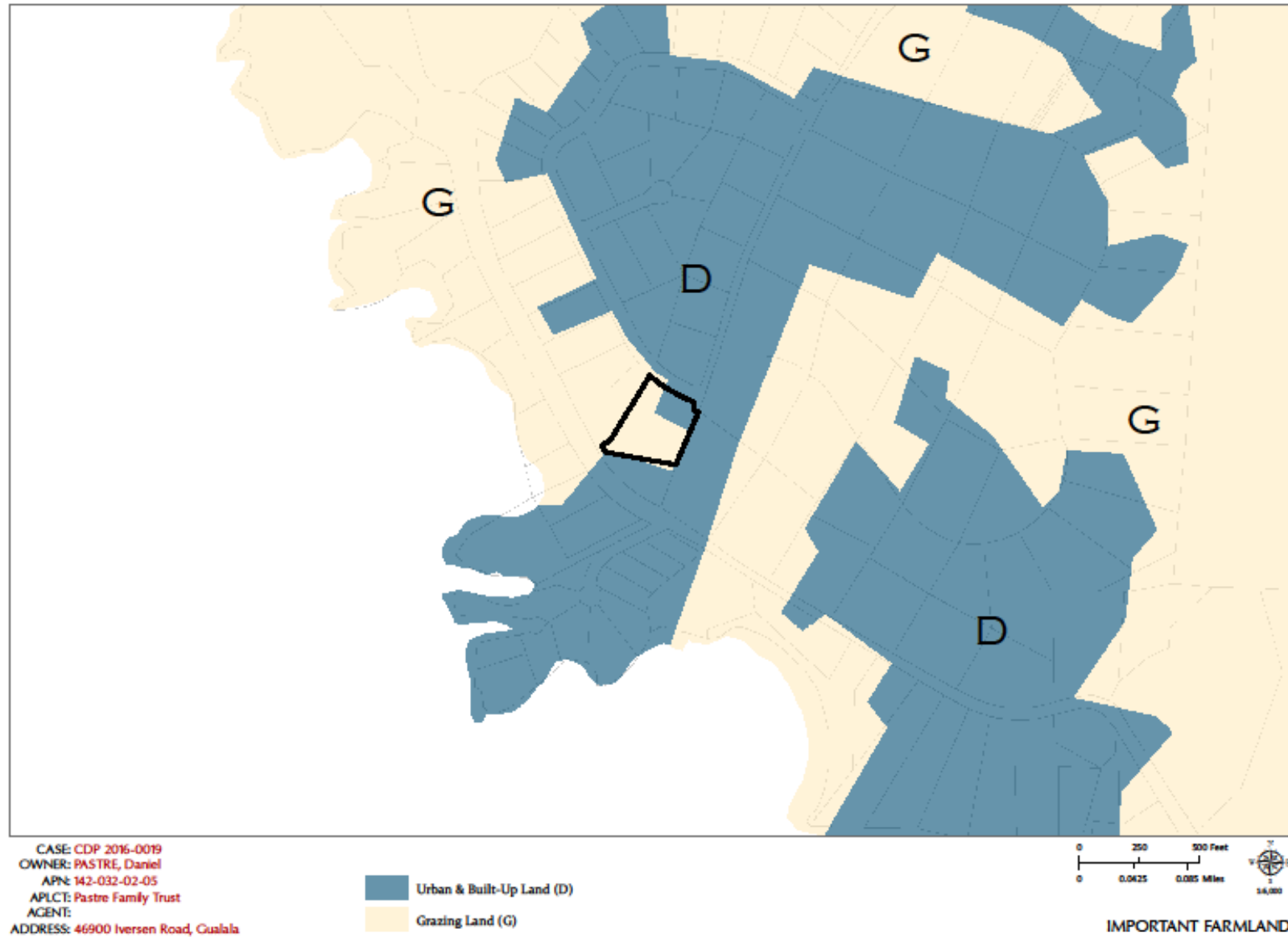
CASE: CDP 2016-0019
OWNER: PASTRE, Daniel
APN: 142-032-02-05
APLCT: Pastre Family Trust
AGENT:
ADDRESS: 46900 Iversen Road, Gualala

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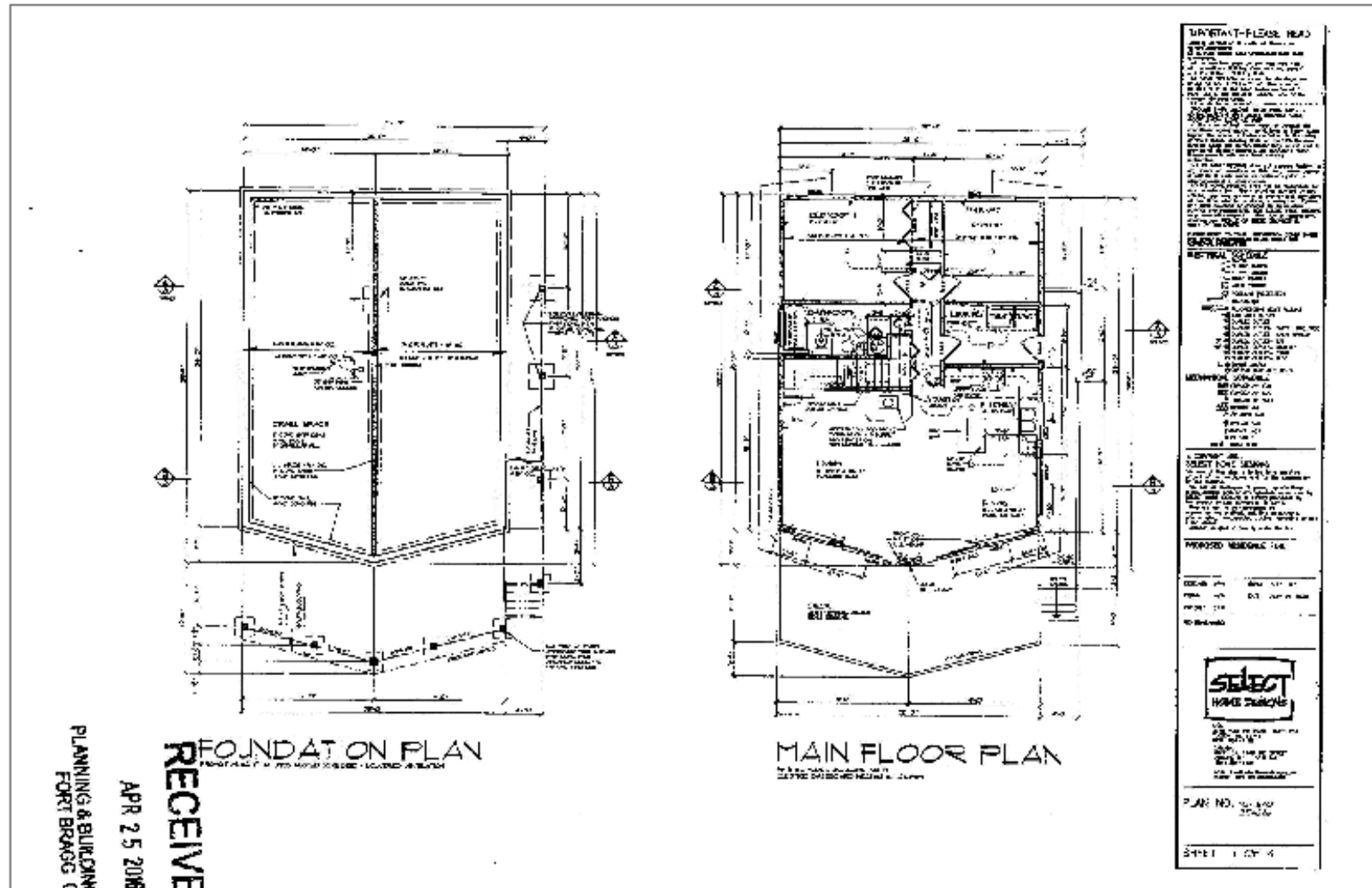
NO SCALE

ELEVATIONS

ATTACHMENT H



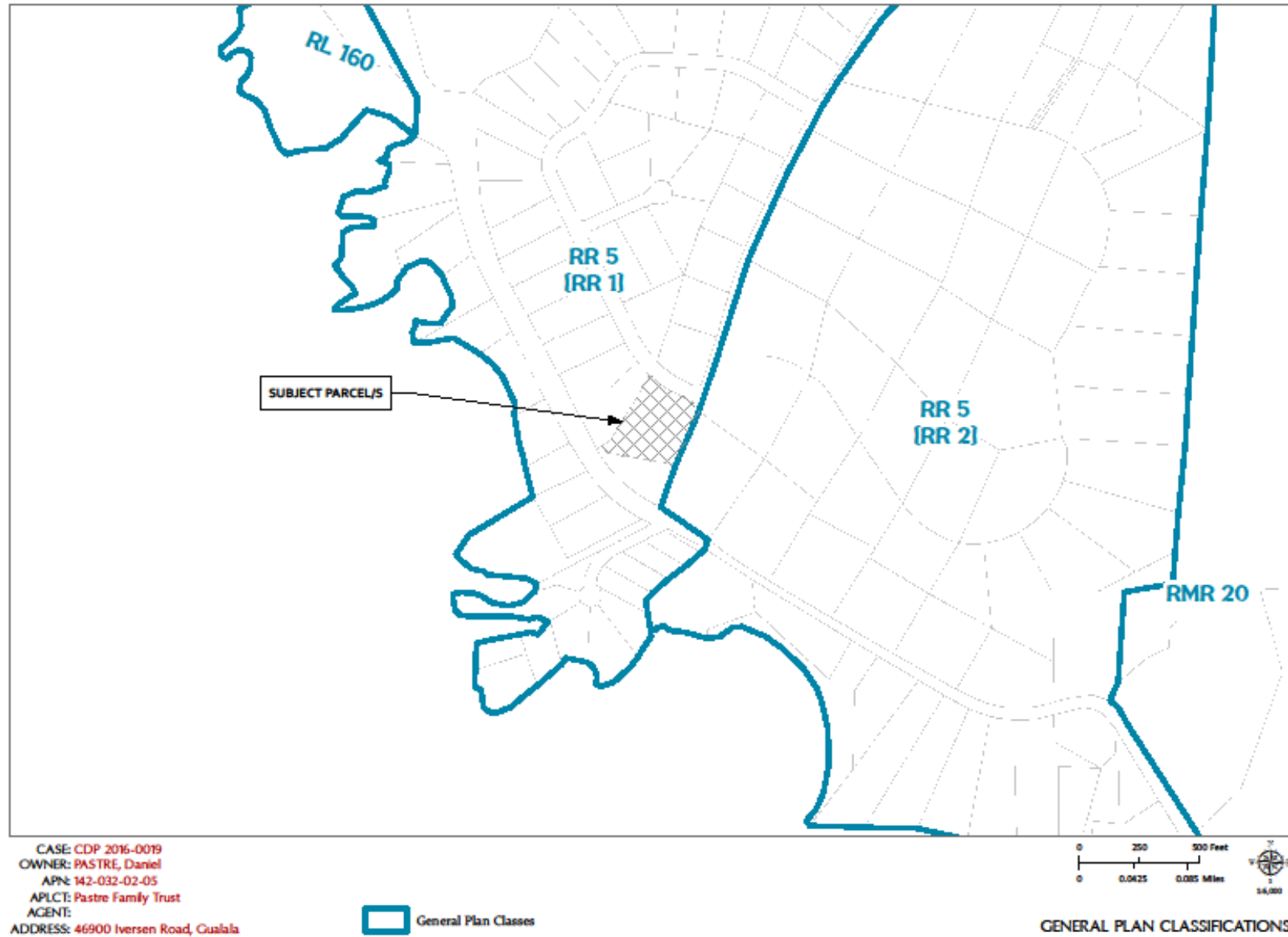
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CASE: CDP 2016-0019
 OWNER: PASTRE, Daniel
 APN: 142-032-02-05
 APPLICANT: Pastre Family Trust
 AGENT:
 ADDRESS: 46900 Iversen Road, Gualala

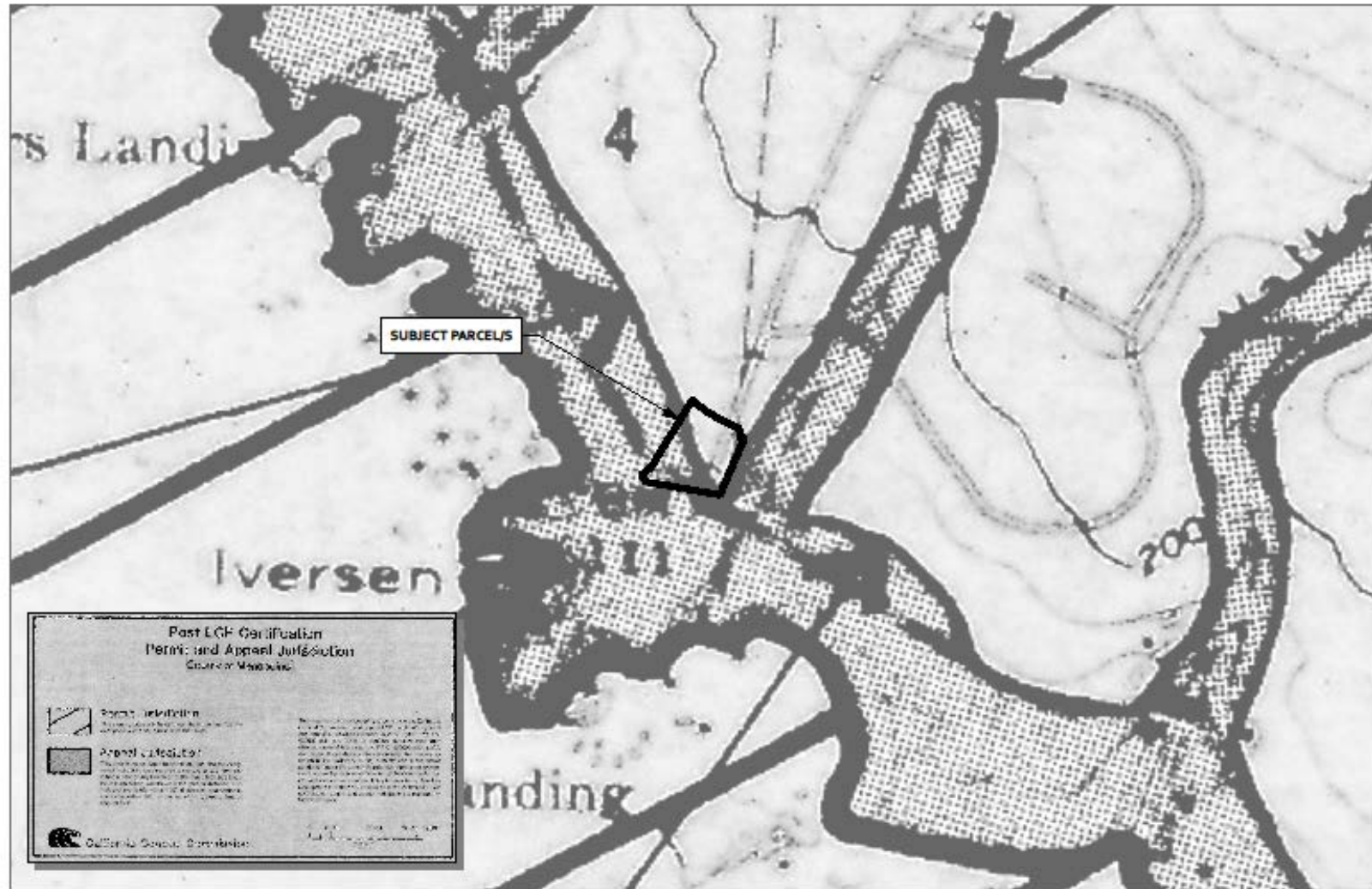
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ATTACHMENT J

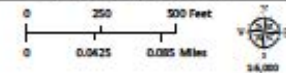


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ATTACHMENT K



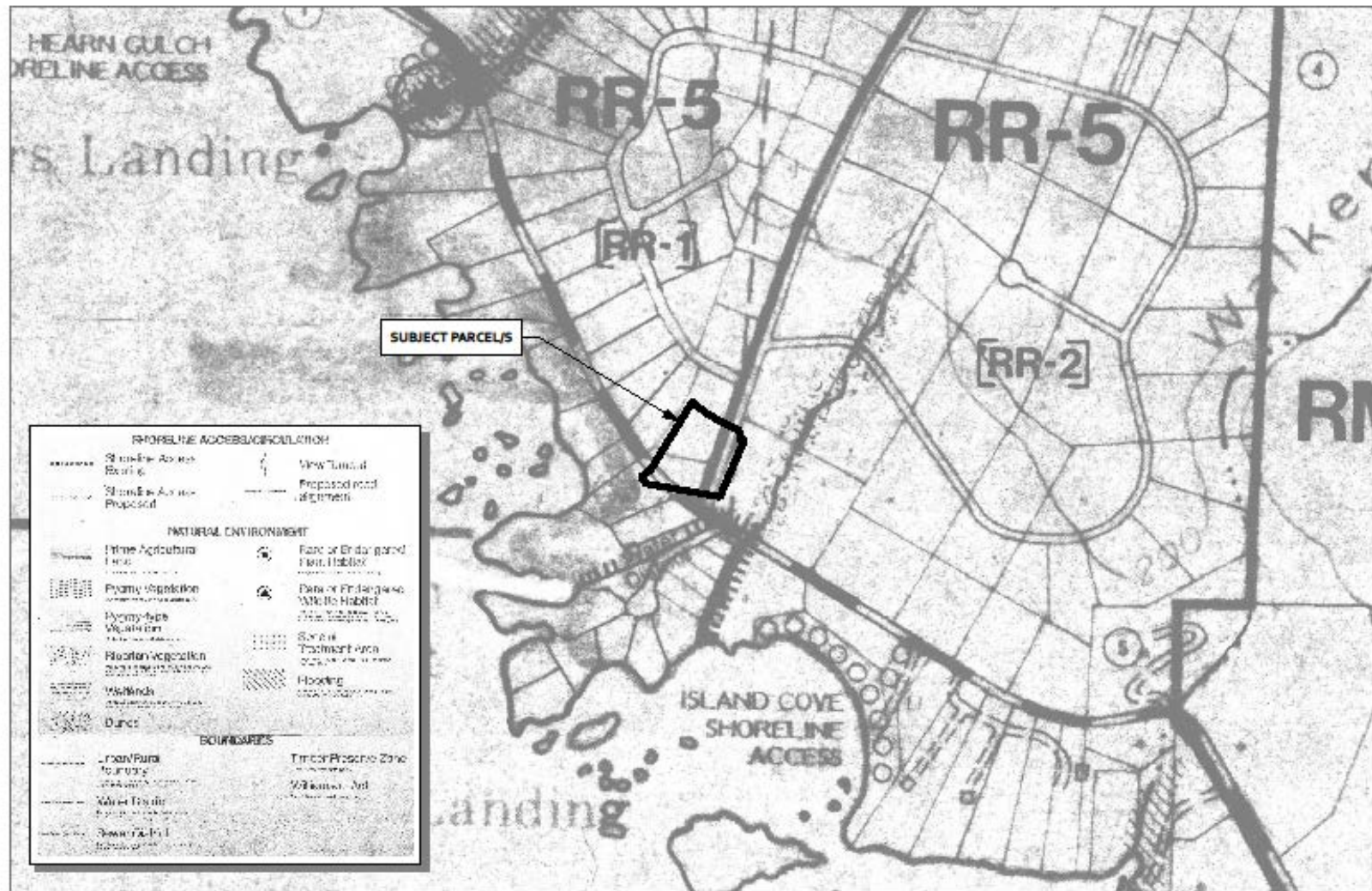
CASE: CDP 2016-0019
OWNER: PASTRE, Daniel
APN: 142-032-02-05
APLC: Pastre Family Trust
AGENT:
ADDRESS: 46900 Iversen Road, Gualala



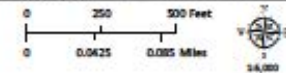
LCP APPEALABLE AREAS

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ATTACHMENT L



CASE: CDP 2016-0019
 OWNER: PASTRE, Daniel
 APN: 142-032-02-05
 APPLICANT: Pastre Family Trust
 AGENT:
 ADDRESS: 46900 Iversen Road, Gualala



LCP LAND USE MAP 28: SCHOONER GULCH

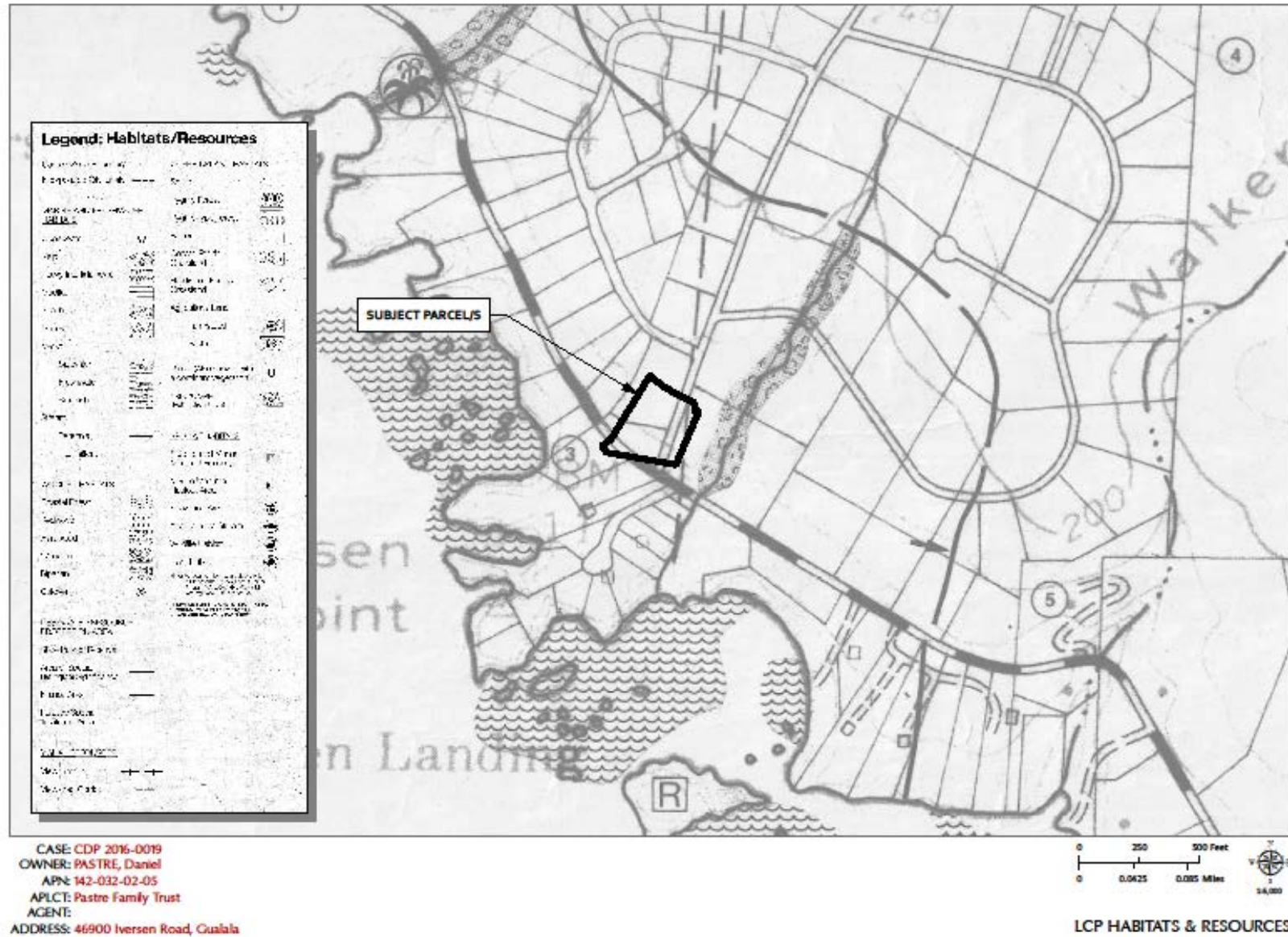
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CASE: CDP 2016-0019
OWNER: PASTRE, Daniel
APN: 142-032-02-05
APLCT: Pastre Family Trust
AGENT:
ADDRESS: 46900 Iversen Road, Guadalupe

LCP LAND CAPABILITIES & NATURAL HAZARDS

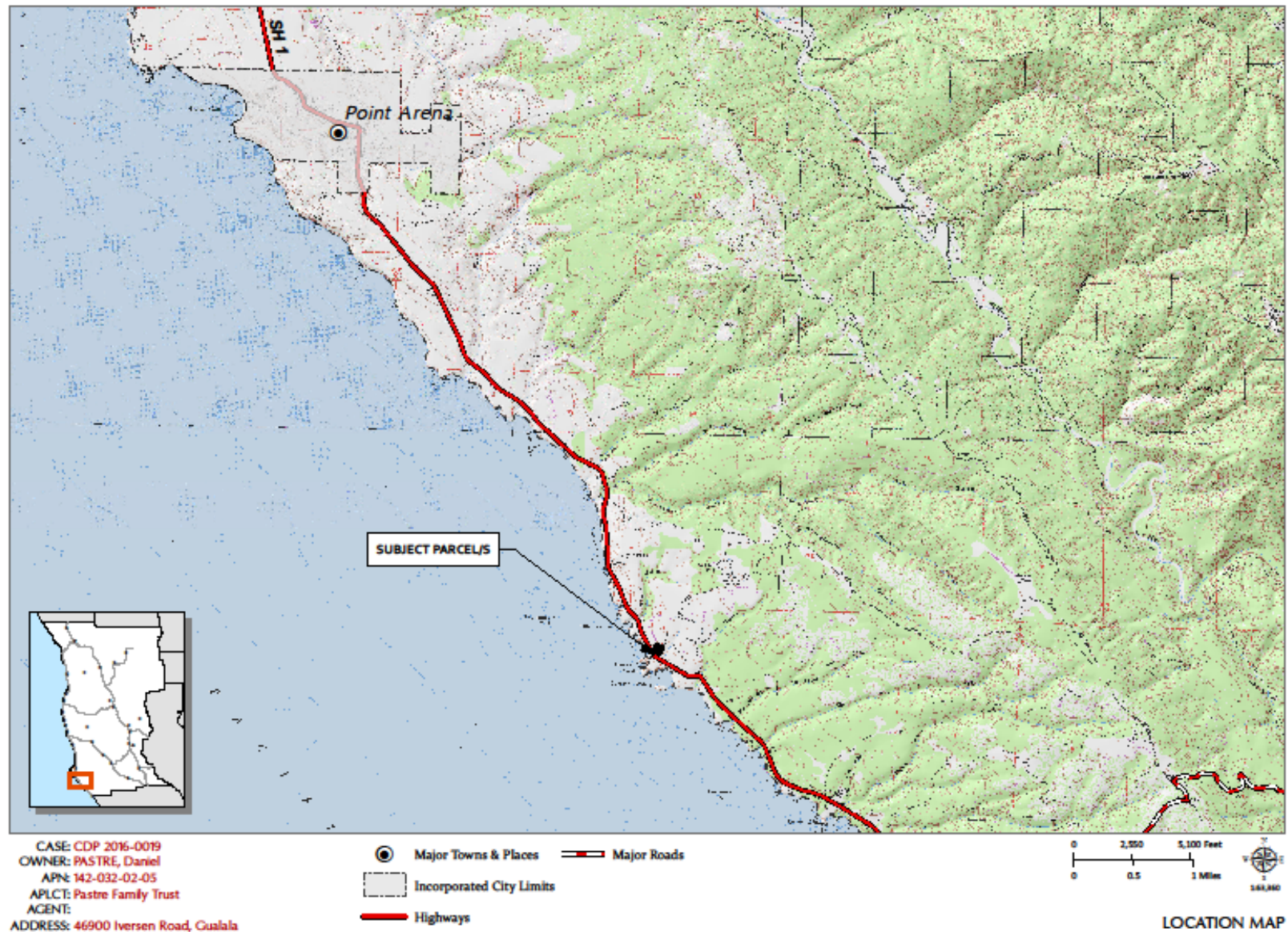
LCP LAND CAPABILITIES & NATURAL HAZARDS

ATTACHMENT N

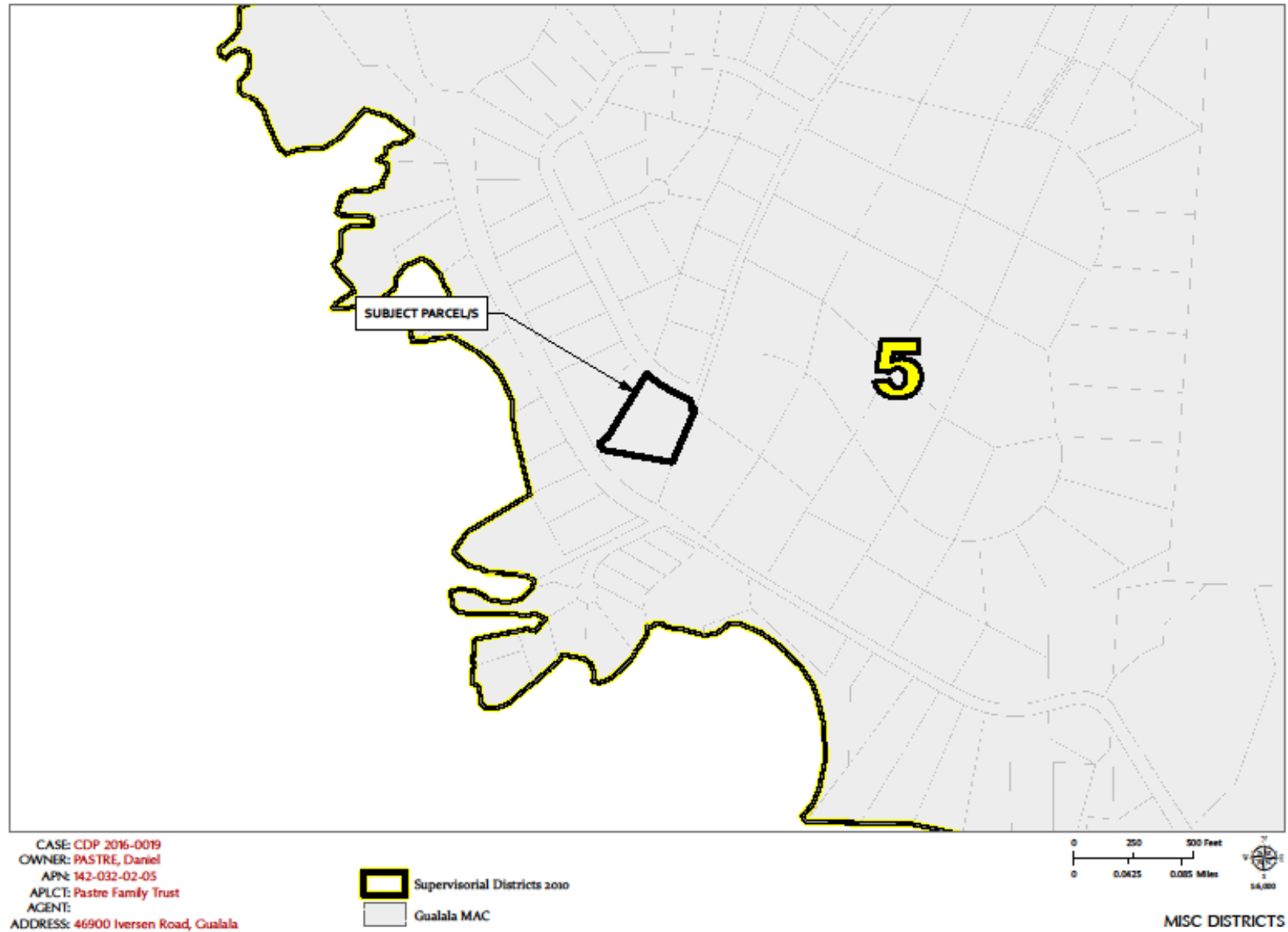


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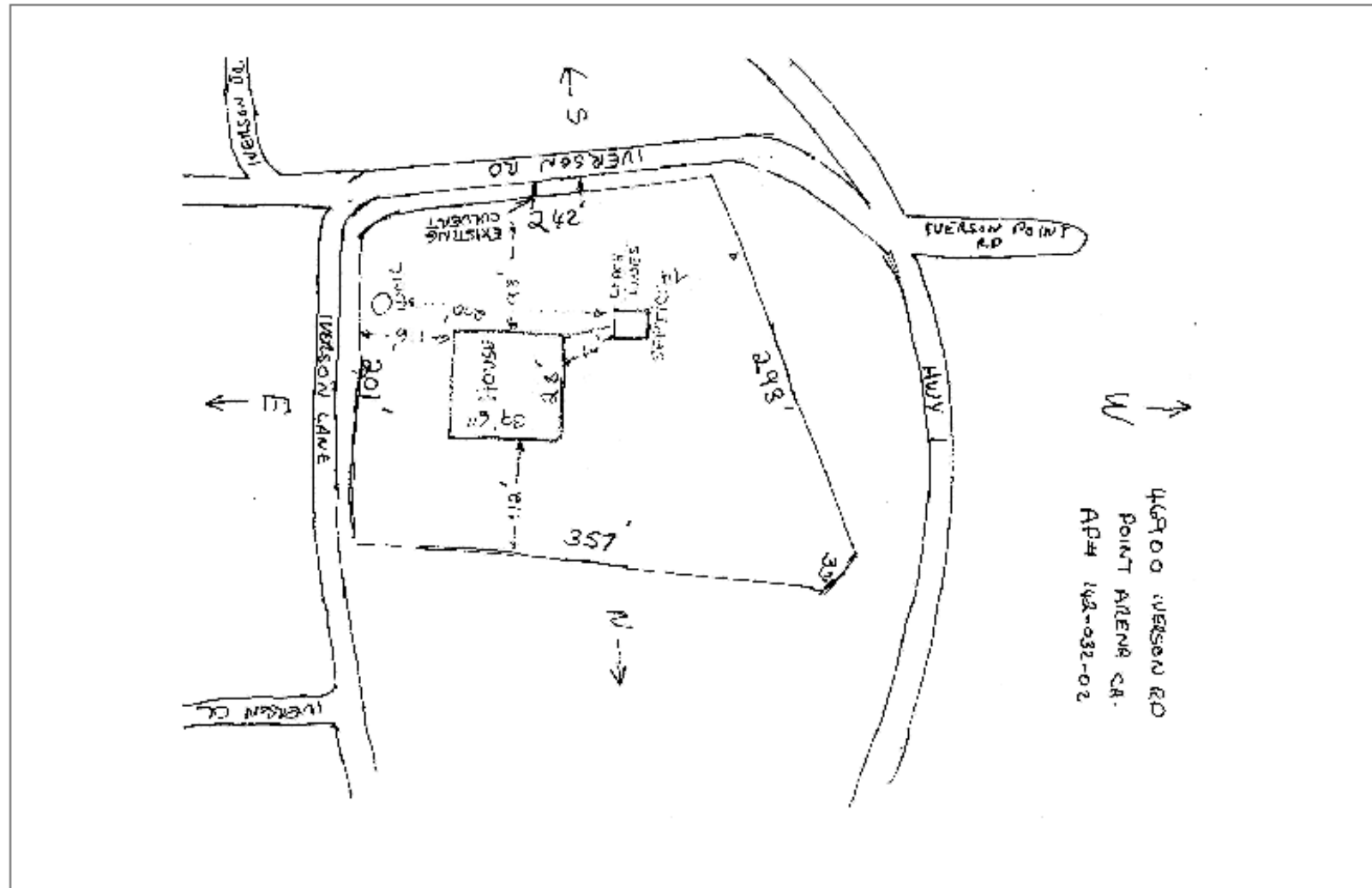
ATTACHMENT O



ATTACHMENT P



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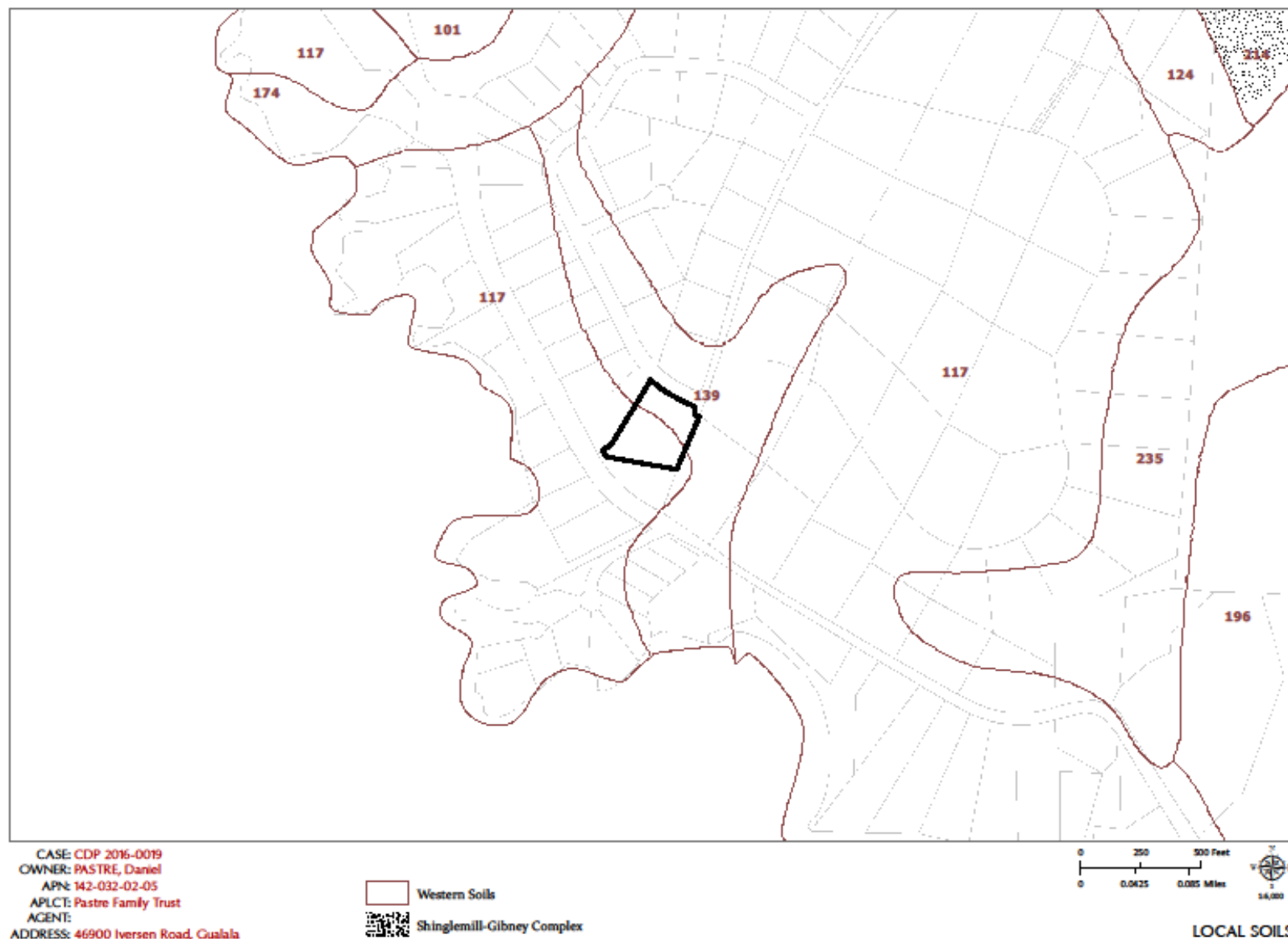
CASE: CDP 2016-0019
 OWNER: PASTRE, Daniel
 APN: 142-032-02-05
 APLCT: Pastre Family Trust
 AGENT:
 ADDRESS: 46900 Iversen Road, Guadalupe

NO SCALE

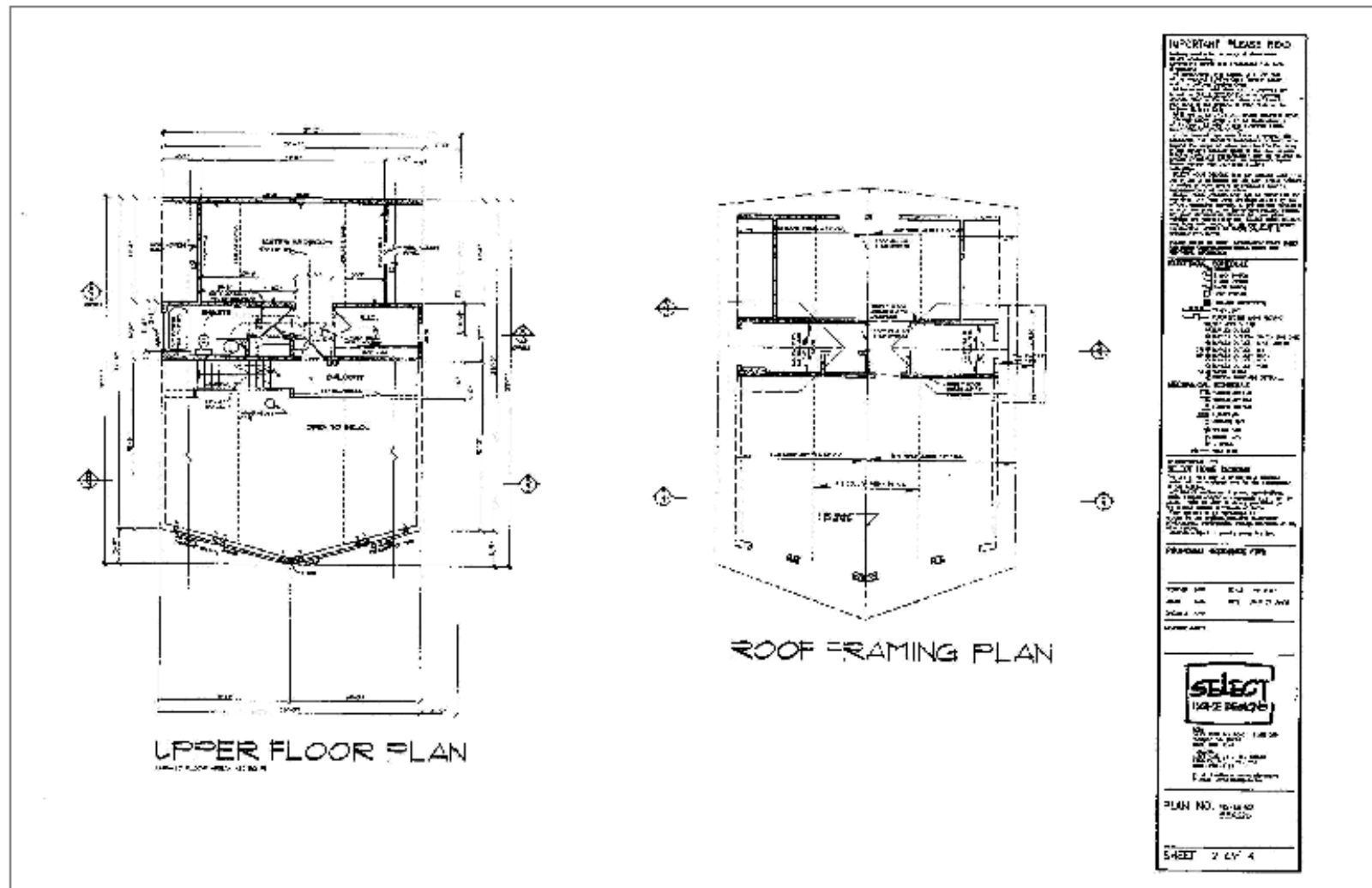
SITE PLAN

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ATTACHMENT R



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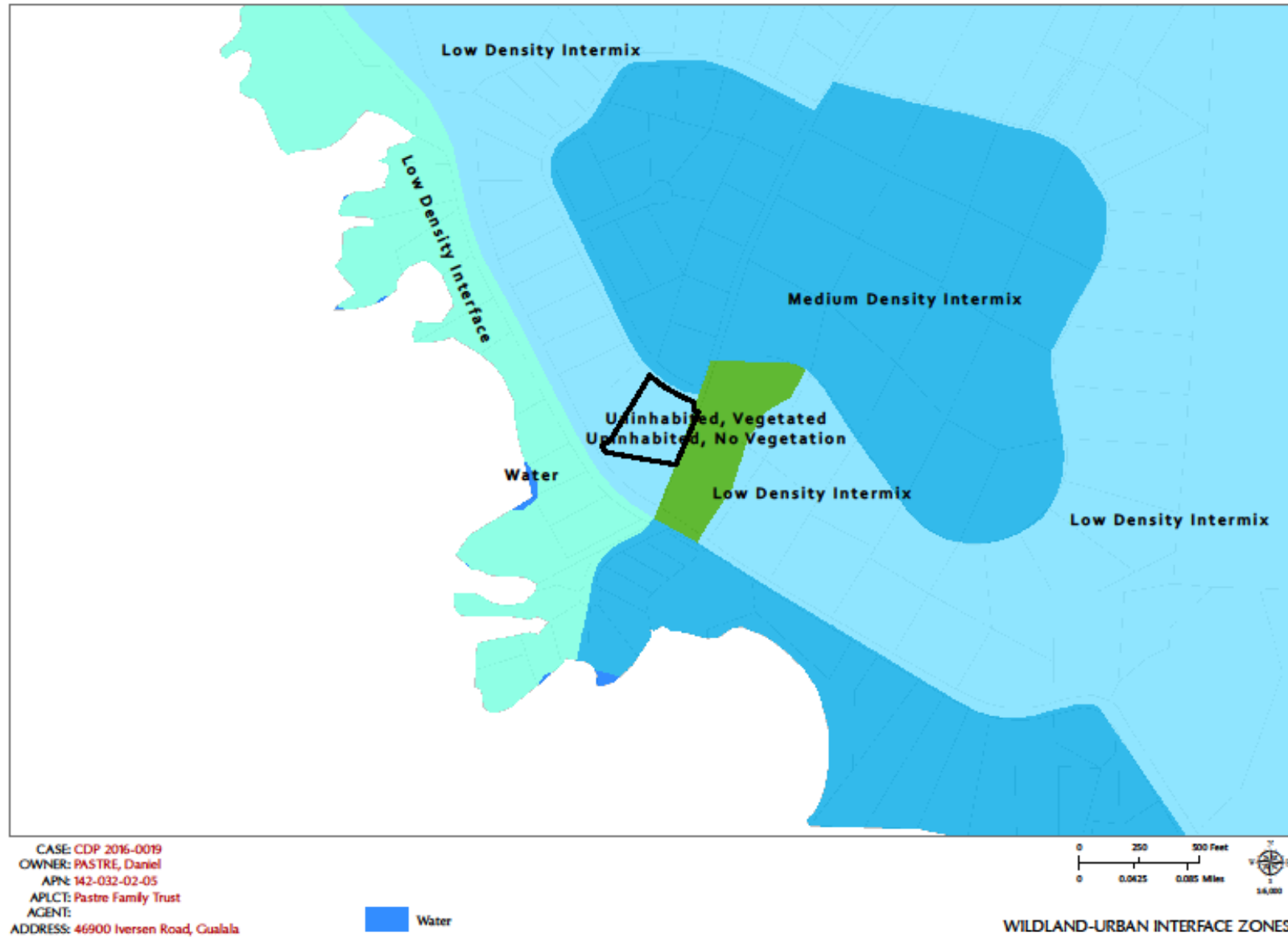
NO SCALE

UPPER FLOOR PLAN

CASE: CDP 2016-0019
OWNER: PASTRE, Daniel
APN: 142-032-02-05
APLCT: Pastre Family Trust
AGENT:
ADDRESS: 46900 Iversen Road, Gualala

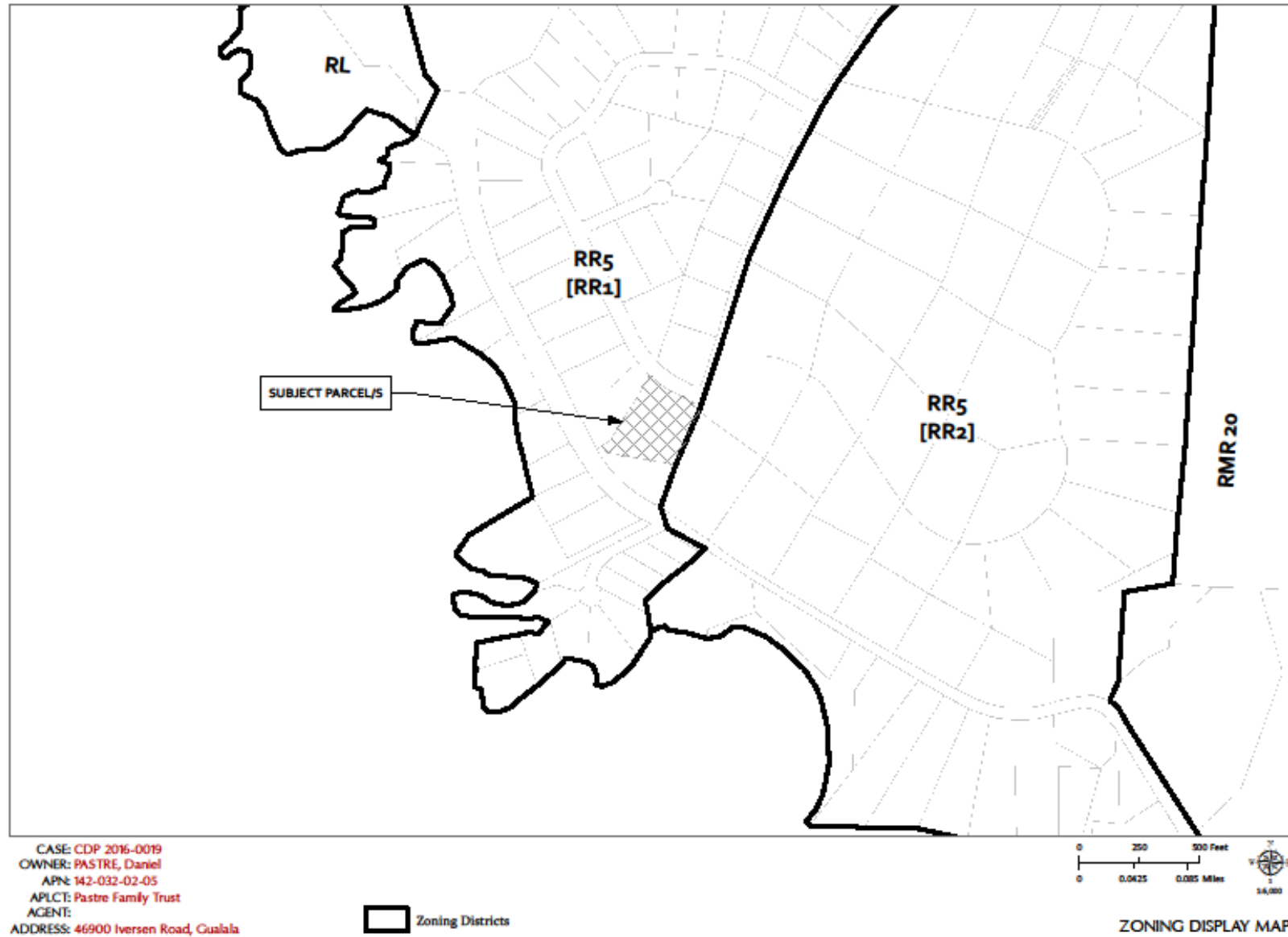
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ATTACHMENT T



THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.

ATTACHMENT U



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