



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

**CDP_2017-0004
SEPTEMBER 28, 2017**

SUMMARY

OWNER/APPLICANT: KEVIN A. & MARIAN V. BROWN
634 INWOOD DRIVE
CAMPBELL, CA 95008

REQUEST: A Coastal Development Standard Permit request to construct a two story, 1,467 sq. ft. single family residence, a detached garage, and associated site improvements.

DATE DEEMED COMPLETE: July 7, 2017

LOCATION: Within the Ward Avenue Subdivision, 4± miles north of Fort Bragg, located west of Highway 1, located at 25025 Ward Avenue, Fort Bragg (APN: 069-141-15).

TOTAL ACREAGE: 0.93 acres

GENERAL PLAN: Mendocino County General Plan
Rural Residential (RR5[RR1])

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

SUPERVISORIAL DISTRICT: 4

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

APPEABLE: Yes, Appeal Jurisdiction

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: Juliana Cherry

BACKGROUND

PROJECT DESCRIPTION: A Coastal Development Permit request to construct a two story, 1,467 square foot single family residence; construct a detached 576 square foot garage; construct associated improvements including a circular driveway covering an area of 4,084 square feet, RV storage pad, 2 culverts across the County maintained roadside ditch; well and septic system; and remove existing vegetation in areas proposed for development. In total, 12 trees with twelve inch diameter or greater, including 5 beach pines, 2 Monterey pines, and 5 eucalyptus trees, are proposed to be removed.

APPLICANTS' STATEMENT: "Project to build a 2 bedroom, 2 bath house and a detached 2 car garage. The house has a footprint of 1325 square feet and 1467 square feet of living space, which includes an upstairs loft. The detached garage is 576 square feet. A circular drive way will cover an area of 4084 square feet. Two culverts will be built across the county maintained roadside ditch. Existing vegetation located in the areas being developed will be removed. The project will include a three stage septic system with a leach field of 38 feet x 43 feet near the back of the property."

RELATED APPLICATIONS ON-SITE:

- CE_2016-0021 test well

Adjacent Parcels:

- CE_2015-0034 replace well on the adjacent parcel to north
- CE_2016-0034 adjacent parcel to south
- LCP_87-71, ST_3180, BP_959-977 Garage on the adjacent parcel to east
- BP_2006-0312 Garage, CE_2015-001, ST_26187 replace septic on the adjacent parcel to west

SITE CHARACTERISTICS: The 0.93 acre site is located approximately four miles north of the City of Fort Bragg. It is located south and east of MacKerricher State Park.¹ On a coastal terrace approximately one half mile from the coast and one-half mile from an area of forested hills The property is located approximately 200 feet west of Highway One and approximately 700 feet east of the Pacific Ocean. The parcel is currently undeveloped, but is a part of the relatively built out Ward Avenue Subdivision and is surrounded by developed residential parcels of similar size. The land is relatively flat and is vegetated by non-native grassland interspersed with remnant shore pine forest and Monterey pines on its west side, and a eucalyptus grove on its eastern side. The small amount of native habitat observed on the site is fragmented and not connected to a larger intact habitat area. Coastal dune habitat is present approximately 400 feet to the northeast of the parcel. Soils are mapped as Sirdrak loamy sand, 0-15% slopes (Natural Resources Conservation Service, 2006). (Sirdrak loamy sand soils are included in the National hydric soil list due to the inclusion of Tropaquets soils which make up approximately five percent of the Sirdrak loamy sand soil unit.²)

Site elevations vary between 80 to 100 feet above mean sea level (amsl). The proposed building location is on a gently-sloped ridge facing westerly. Elevations range from approximately 83-feet amsl at the northwesterly boundary of the parcel, to approximately 86 feet amsl at the building site location, after which slopes descend to approximately 84 feet amsl at the southwesterly boundary of the parcel.

The LCP Land Use Map characterizes the site as residential built up land and that does not contain any natural environmental components on site.³ Additionally, the project site does not contain any prime or non-prime agricultural land.⁴ The entire site is mapped as underlain by beach deposits and stream alluvium and terraces (Zone 3), and is subject to intermediate shaking.⁵ The site is located within a designated “Dunes” groundwater resources area and a high fire hazard area.^{6, 7} The site is subject to coastal erosion, though it is classified as “present development non-critical.”⁸ Mapping does not associate the following with the subject site: faults, landslides, flood, or tsunami hazard.⁹

Two potential resources were identified in July 2015 by Spade Natural Resources Consulting, a seasonally wet roadside ditch conveying stormwater runoff and remnant shore pines. Additionally, the site was determined to have a low potential for presence of wildlife species of concern, such as special status or nesting birds, special-status bats, upland migration use by northern red-legged frogs, and Sonoma tree vole in the non-native Monterey pines.¹⁰ A Biological Assessment Addendum was prepared by Brooks Forestry Biologists, dated June 27, 2017, in which the roadside ditch was determined to not be an area warranting protection, as no special-status species were observed and the area is mowed, scraped, and maintained by the County. Additionally, the site was determined to lack existing habitat for the Sonoma tree vole, which nest in redwood forests and feed primarily on Douglas-fir needles.

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 (RR5). The proposed single family residential land use is a principally permitted land use in the RR District.

¹ Mendocino County Department of Planning & Building Services. February 2017. *Highly Scenic & Tree Removal Areas* [map].

² Spade Natural Resources Consulting. July 31, 2015. *Biological Scoping and Botanical Survey Report*.

³ Mendocino County Department of Planning & Building Services. February 2017. *LCP Land Use Map 10: Newport* [map].

⁴ Mendocino County Department of Planning & Building Services. February 2017. *LCP Land Capabilities & Natural Hazards* [map].

⁵ Mendocino County Department of Planning & Building Services. February 2017. *LCP Land Capabilities & Natural Hazards* [map].

⁶ Mendocino County Department of Planning & Building Services. February 2017. *Ground Water Resource* [map].

⁷ Mendocino County Department of Planning & Building Services. February 2017. *Fire Hazard Zones & Responsibility Areas* [map].

⁸ Mendocino County Department of Planning & Building Services. February 2017. *LCP Land Capabilities & Natural Hazards* [map].

⁹ Mendocino County Department of Planning & Building Services. No Date. *LCP Land Capabilities & Natural Hazards* [map].

¹⁰ Spade Natural Resources Consulting. July 31, 2015. *Biological Scoping and Botanical Survey Report*.

| Table 1. Surrounding Land Use and Zoning | | | | |
|--|--------------------------|--------------------|-----------------------|------------------|
| | ADJACENT GENERAL PLAN | ADJACENT ZONING | ADJACENT LOT SIZES | ADJACENT USES |
| NORTH | RR5 [RR1] | RR5 [RR1] | Less than 1 acre | Residential |
| EAST | RR5 [RR2] | RR5 [RR2] | 4 acres | Residential |
| SOUTH | RR5 [RR1] | RR5 [RR1] | Less than 1 acre | Residential |
| WEST | RR5 [RR1] | RR5 [RR1] | Less than 1 acre | Residential |

The parcels immediately to the north, south, east, and west are currently developed with single family residences and other 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. The project site is within the appeal jurisdiction of the California Coastal Commission Post LCP Certification Permit and Appeal Jurisdiction.

LAND USE: The parcel is classified as Rural Residential (RR5[RR1]) 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.¹¹ The proposed single-family residence, garage, and associated improvements are 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.¹² 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 is subject to the requirements of MCC Chapter 20.376 *RR – Rural Residential District* and Chapter 20.472 *Off-Street Parking Requirements*. The project complies with the intent of the Rural Residential District, its development requirements, and with other zoning requirements of Division II of Title 20 of the Mendocino County Code.

- *Section 20.376.030 Minimum Front and Rear Yards for RR Districts.* The project would comply with the minimum front and rear yard requirements, which are 20 feet each.¹³
- *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 project, as proposed, would be 27 feet in height and would not affect public views to the ocean nor be out of character with the size of surrounding structures in the vicinity.¹⁴
- *Section 20.376.065 Maximum Lot Coverage for RR Districts.* The project, as proposed, would result in a total lot coverage of approximately five percent, which would not exceed the maximum allowed lot coverage of twenty-percent for parcels less than two acres in size located with a RR District.

¹¹ Mendocino County General Plan. Chapter 2.2 of the Coastal Element, 1991.

¹² Mendocino County Coastal Zoning Code, § II-20.376.005 (1991). Print.

¹³ See attachment "Site Plan."

¹⁴ See attachments "Garage Elevations," Residence Elevations," and Coastal Zone Site and Project Description Questionnaire #7.

- *Section 20.472.015 Minimum Vehicle Parking.* A minimum of two parking spaces are required for the project. A total of three uncovered, off-street parking spaces are proposed.¹⁵

Chapter 20.496 Environmentally Sensitive Habitat and Other Resource Areas: The proposed project is consistent with MCC Section 20.496, Environmentally Sensitive Habitats and Other Resource Areas. The purpose of this Chapter is to ensure that environmentally sensitive habitats 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 populations¹⁶. Environmentally Sensitive Habitat Areas (ESHAs) include: sand dunes, wetland, riparian areas, and other areas containing species of rare or endangered plants and habitats of rare and endangered plants and animals.

The site is adjacent to MacKerricher State Park beach dunes.¹⁷ Based on review of the California Natural Diversity Database (version 8/2016), occurrences of several special-status plant and wildlife species within the vicinity of the project site have been observed, including: coastal triquetrella (*Triquetrella californica*), dark eyed gilia (*Gilia millefoliata*), western snowy plover (*Charadrius alexandrinus nivosus*), and the ten mile shoulderband (*Noyo intersessa*).¹⁸ A Biological Scoping and Botanical Survey Report (Biological Report) was prepared by Spade Natural Resources Consulting, dated July 31, 2015, and a Biological Assessment Addendum was prepared by Brooks Forestry Biologists on June 27, 2017. Two potential resources of concern were originally identified on the subject site in July 2015 by Spade Natural Resources Consulting, including a seasonally-wet roadside ditch conveying stormwater runoff and remnant shore pines. Additionally, the site was determined to have a low potential for presence of wildlife species of concern, such as special-status or nesting birds, special-status bats, upland migration use by northern red-legged frogs, and Sonoma tree vole in the non-native Monterey pines.¹⁹ As provided in the Biological Assessment Addendum, the roadside ditch was determined to not be an area warranting protection, as no special-status species were observed and the area is mowed, scraped, and maintained by the County. Additionally, the site was determined to lack existing habitat for the Sonoma tree vole, which nest in redwood forests and feed primarily on Douglas fir needles. As currently proposed, all of the beach pines located on the site would be removed as the habitat was found to be sub marginal and less than 2,000-square-feet in area.²⁰

It was determined that the small amount of native habitat present on the site is fragmented and not connected to a larger intact habitat area. The site appears to be used by common domestic and wildlife species adapted to human disturbance, and has a low potential for presence of wildlife species of concern, such as special status or nesting birds, special status bats, upland migration use by northern red-legged frogs, and low potential for presence of Sonoma tree vole in non-native Monterey pines. Spade Natural Resources Consulting recommends that the California Department of Fish and Wildlife (CDFW) should be consulted regarding the roadside ditch and fragmented beach pine forest patch to determine if these features warrant special protection as Environmentally Sensitive Habitat Areas (ESHAs). If such protection is warranted, a suitable buffer area should be established around these features, and other measures should be developed for the protection of these features. On the project site, several trees have been identified for removal, including 12 trees over 12 inches in diameter (five beach pines, two Monterey pines, and five eucalyptus trees). Four beach pines between 12 and 14 inches in diameter and one beach pine that is 18 inches in diameter are currently located where the home and driveway construction are proposed. Additionally, two Monterey pines, 16 to 18 inches in diameter, all dead or diseased, are located in the areas of the proposed garage and RV slab construction. In order to build access for the driveway and the proposed development, the existing beach pine habitat located on the site would need to be eliminated.

Since the proposed project has the potential to impact special-status plant species potentially present on the site or other sensitive natural communities identified within the vicinity of the site, several conditions were recommended by the biologist to lessen these potential impacts. On July 21, 2017, the Department of Fish and Wildlife concurred with the site assessment and recommendations. As conditioned, Staff finds

¹⁵ Coastal Zone Site and Project Description Questionnaire #11.

¹⁶ Mendocino County Coastal Zoning Code §II-20.96.010 (1995)

¹⁷ Mendocino County Department of Planning & Building Services. February 2017. *LCP Land Capabilities & Natural Hazards* [map]

¹⁸ Mendocino County Department of Planning & Building Services. February 2017. *Sensitive Habitats* [map].

¹⁹ Spade Natural Resources Consulting. July 31, 2015. *Biological Scoping and Botanical Survey Report*.

²⁰ Brooks Forestry Biologists. June 27, 2017. *Biological Assessment Addendum*.

the proposed project would not significantly impact any sensitive coastal resources.

Chapter 20.504 Visual Resource and Special Treatment Areas: The project 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 Ward Avenue and is not designated as a potential public access trail location. As shown on LCP Map 12 *Cleone*, existing public access follows the shoreline which is west of the project site.²¹ Coastal Element Chapter 4.3 includes policy 4.3-3, which identifies designated access points and trails adjacent to Ward Avenue, MacKerricher State Park, and generally located west of the project site.

Hazards Management: The parcel is located in an area classified with a “Moderate Fire Hazard” severity rating.²² Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire) and the Fort Bragg Rural Fire Protection Department (FPD). The project application was referred to CalFire and the FPD for input; however, no responses have been received. Conditional clearance from CalFire (CalFire File Number 26-17) has been provided for the project, dated January 31, 2017, in which standards related to the address, driveway, road, emergency water supply, defensible space, and maintaining defensible space are required. A standard condition requiring the Applicants to secure of 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. With the inclusion of the standard condition, Staff finds the project to be consistent with Mendocino County policies for fire protection.

Grading, Erosion, and Run-Off: Although the Applicants indicated that there would not be grading associated with the proposed project, site preparation, including minimal grading, in the areas of the development would occur. Additionally, trenching would be required to underground water pipes and septic lines. The project is required to implement Best Management Practices (BMPs), to prevent erosion and run-off during project construction, and to vegetate, any bare soils 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 was referred to California Historic Resource Information Center (CHRIS) and the Mendocino County Archaeological Commission for review and comment. In a letter response from the CHRIS, dated July 20, 2017, no cultural resources were identified by a past cultural resources study completed in 1985. However CHRIS staff, recommend further archival and field study. Two factors support their recommendation. (1) the environmental setting and features associated within known sites, Native American resources in this part of Mendocino County have been found in coastal areas and near watercourses, particularly where there is access to salmon fishing spots. Sites are also found near oak woodland and in areas with access to large games and marine mammals. Given the similarity to one or more of these environmental factors and the proximity to previously recorded sites, there is a moderate potential for unrecorded Native American resources in the proposed project area. (2) Due to the passage of time since the previous survey, and changes in archaeological theory and method since that time, CHRIS recommends that a qualified archaeologist conduct further archival and field study for the entire project area to identify archaeological resources.

The project was referred to three local tribes for review and comment, including the Cloverdale Rancheria, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Little River Band of Pomo Indians. A response was received from the Redwood Valley Little River Band of Pomo Indians, dated July 19, 2017, in which the tribal chairperson noted that the project site is not within the immediate cultural territory of the Redwood Valley Little River Band of Pomo Indians. However, the area does include Tan Oak and other traditional food sources that should be protected.

The project is scheduled for consideration by the Archaeological Commission on September 13, 2017. Staff will furnish the Commission’s action and recommendations at the Coastal Permit Administrator’s public hearing in Fort Bragg, CA. Staff notes that a Standard Condition advises the Applicants of the “Discovery Clause,” which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project.

²¹ Mendocino County Department of Planning & Building Services. February 2017. *Ground Water Resources* [map].

²² Mendocino County Department of Planning & Building Services. February 2017. *Fire Hazard Zones & Responsibility Areas* [map].

Groundwater Resources: The project site is located within a mapped “Dunes” groundwater resources area.²³ The subject parcel is proposing the utilization of an on-site well, where CE_2016-0021 and the Department of Environmental Health has issued a permit for a drilled test well. Environmental Health notes that the site has an approved septic design and recommends conditional approval of the request.

Transportation/Circulation: The project would not contribute a significant amount of new 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.

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.

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 proposed development would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The proposed project would utilize an on-site well and septic disposal system; 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 Division II of Title 20 of the Mendocino County Code, 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 and a single-family residence is categorically exempt pursuant to Section 15303(a); 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 there are no known resources within the vicinity of the site; 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. The site is currently undeveloped, but is located within a developed rural residential community and this project would not significantly increase demand 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, including Policy 4.3-3.

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

²³ Mendocino County Department of Planning & Building Services. February 2017. *Ground Water Resources* [map].

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. To comply with MCC Section 20.376.045, the building height limit is twenty-eight (28) feet above natural grade.
10. 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.
11. 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.
12. 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 fourteen 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.

13. 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 fifty-foot buffer shall be implemented around the roost site.
14. 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.
15. 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.
16. 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.

Staff Report Prepared By:

Date

Juliana Cherry
Planner III

Appeal Period: 10 Days
Appeal Fee: \$1,616.00

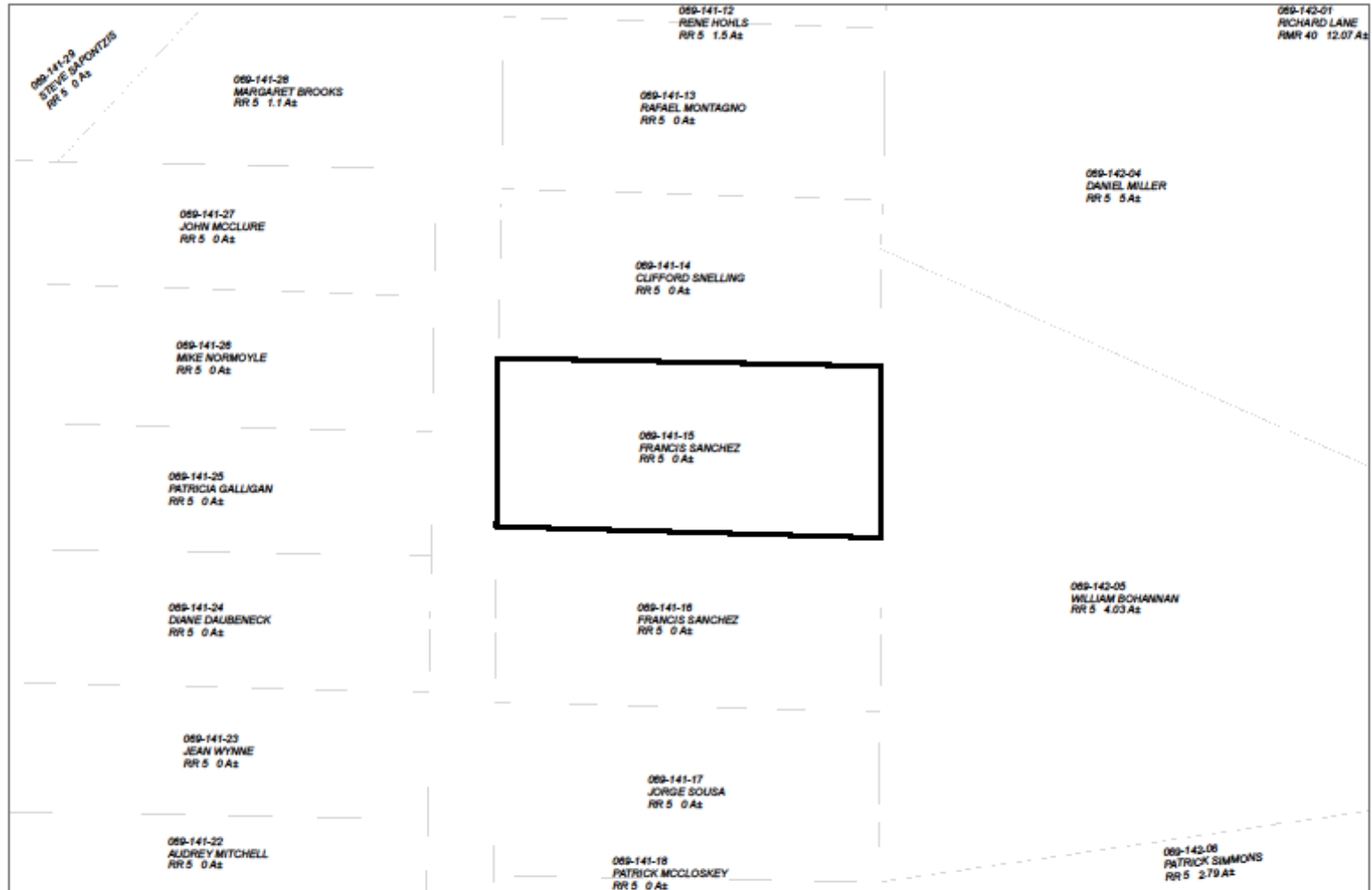
ATTACHMENTS:

- | | |
|---|--|
| A. Adjacent Parcels | K. LCP Habitats & Resources |
| B. Aerial Imagery | L. LCP Land Use Map 12: Cleone |
| C. Appealable Areas | M. LCP Land Capabilities & Natural Hazards |
| D. Biological Study Area | N. Location Map |
| E. Biological Resource | O. Residence Main Floor |
| F. Fire Hazard Zones & Responsibility Areas | P. Residence Upper Floor |
| G. Groundwater Resources | Q. Residence Elevations |
| H. Garage Elevation | R. Topographic Map |
| I. Garage Floor Plan | S. Wildland-Urban Interface Zones |
| J. General Plan Classifications | T. Zoning Display Map |

SUMMARY OF REFERRAL AGENCY COMMENTS:

| | |
|--------------------------------------|-------------|
| Planning (Ukiah) | No Comment |
| Department of Transportation | No Response |
| Environmental Health (Fort Bragg) | Comments |
| Building Inspection (Fort Bragg) | No Response |
| Assessor | No Response |
| Sonoma State University | Comments |
| State Clearinghouse | No Response |
| CalFire | No Response |
| Department of Fish & Wildlife | Comments |
| Coastal Commission | No Response |
| Cloverdale Rancheria | No Response |
| Sherwood Valley Band of Pomo Indians | No Response |
| Redwood Valley Rancheria | Comments |
| Fort Bragg School District | No Response |
| Fort Bragg Rural Fire District | No Comment |

ATTACHMENT A



CASE: CDP 2017-0004
 OWNER: BROWN, Kevin & Marian
 APN: 069-141-15
 APLOT: Kevin Brown
 AGENT:
 ADDRESS: 25025 Ward Avenue, Fort Bragg

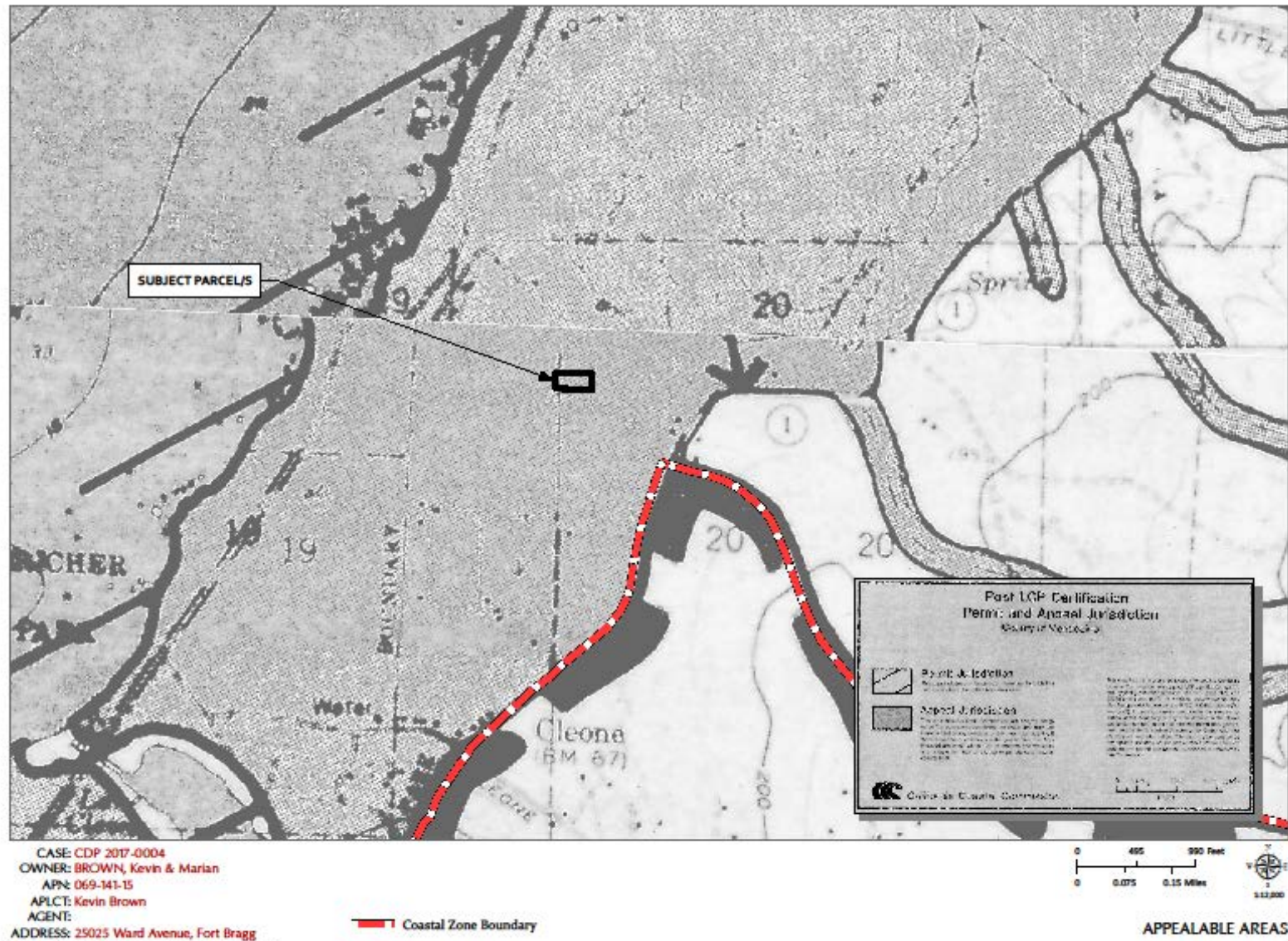
Map produced by the Mendocino County Planning & Building Services, February, 2017
 All spatial data is approximate. Map provided without warranty of any kind.

ADJACENT PARCELS

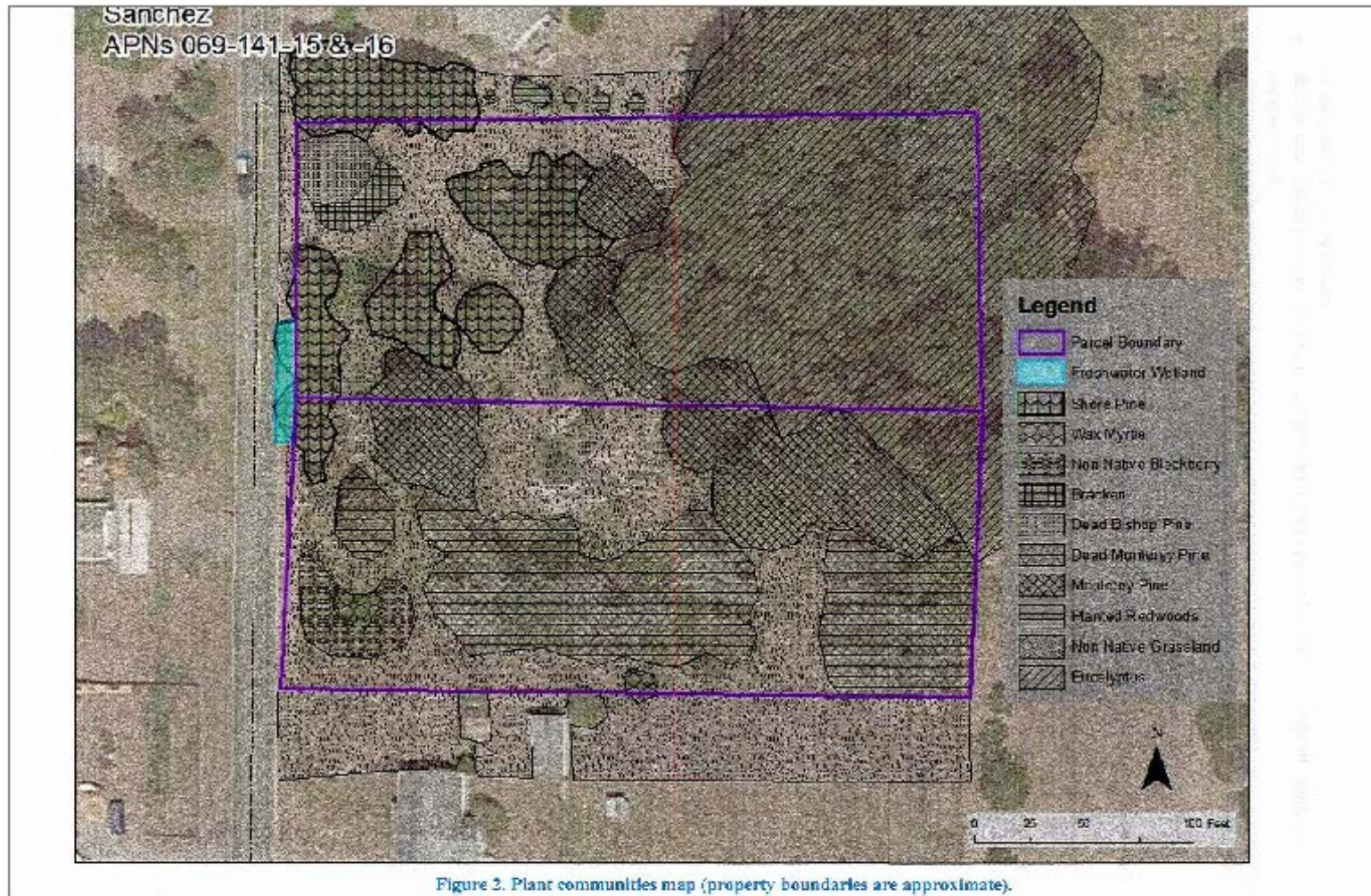
ATTACHMENT B



ATTACHMENT C



ATTACHMENT D



CASE: CDP 2017-0004
OWNER: BROWN, Kevin & Marian
APN: 069-141-15
APLCT: Kevin Brown
AGENT:
ADDRESS: 25025 Ward Avenue, Fort Bragg

Map produced by the Mendocino County Planning & Building Services, February, 2017
All spatial data is approximate. Map provided without warranty of any kind.

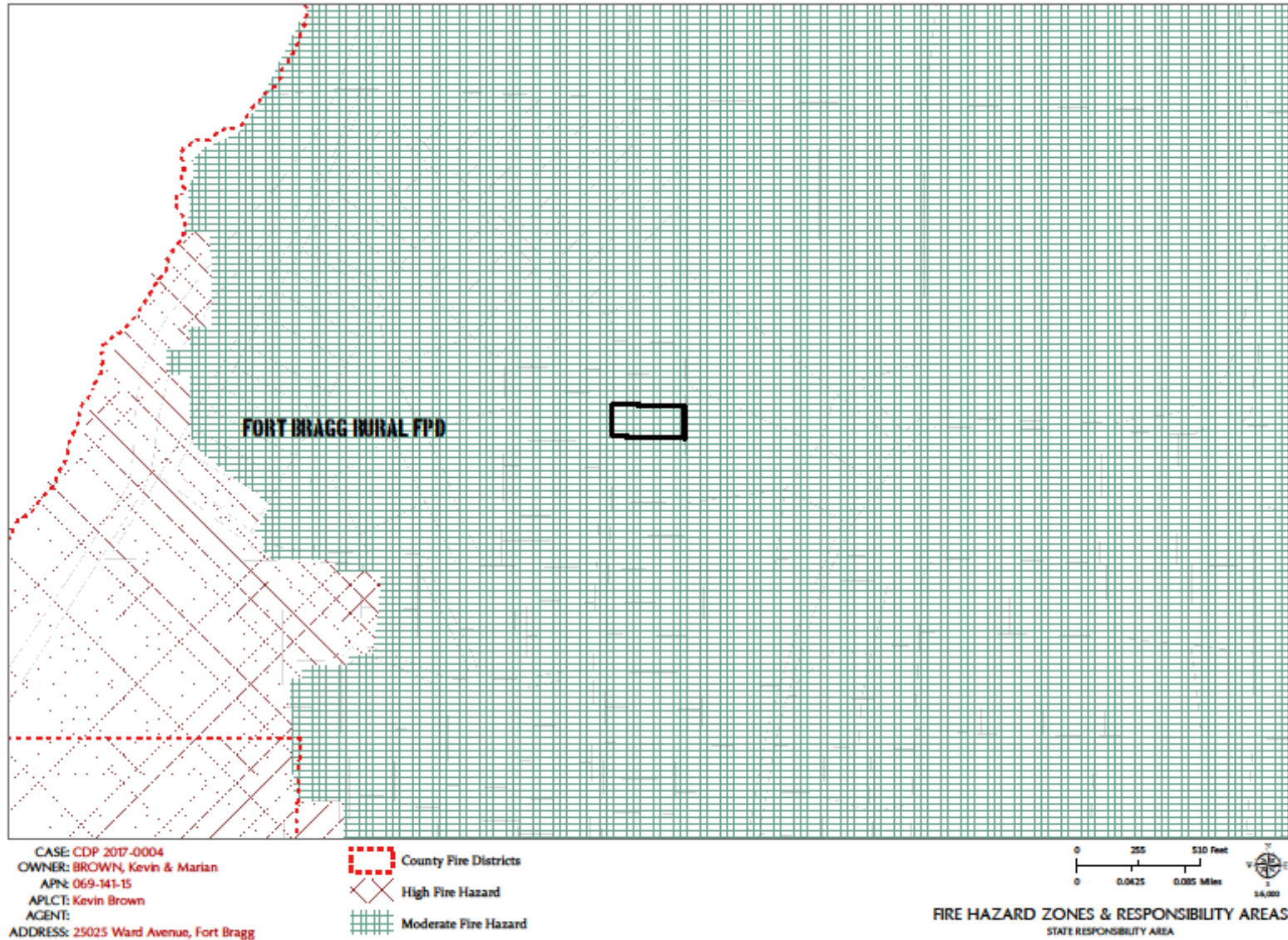
NO SCALE

BIOLOGICAL STUDY AREA

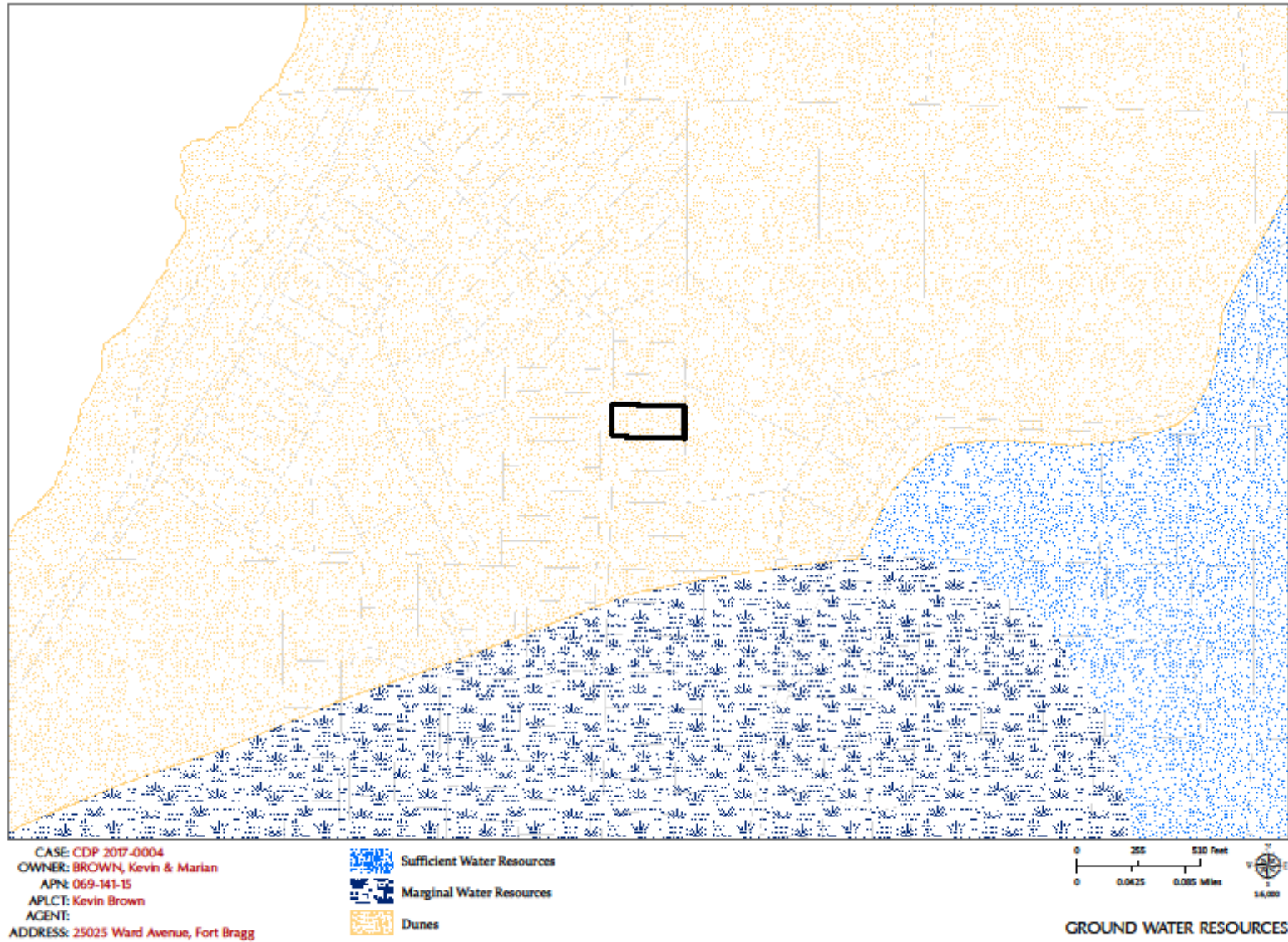
ATTACHMENT E

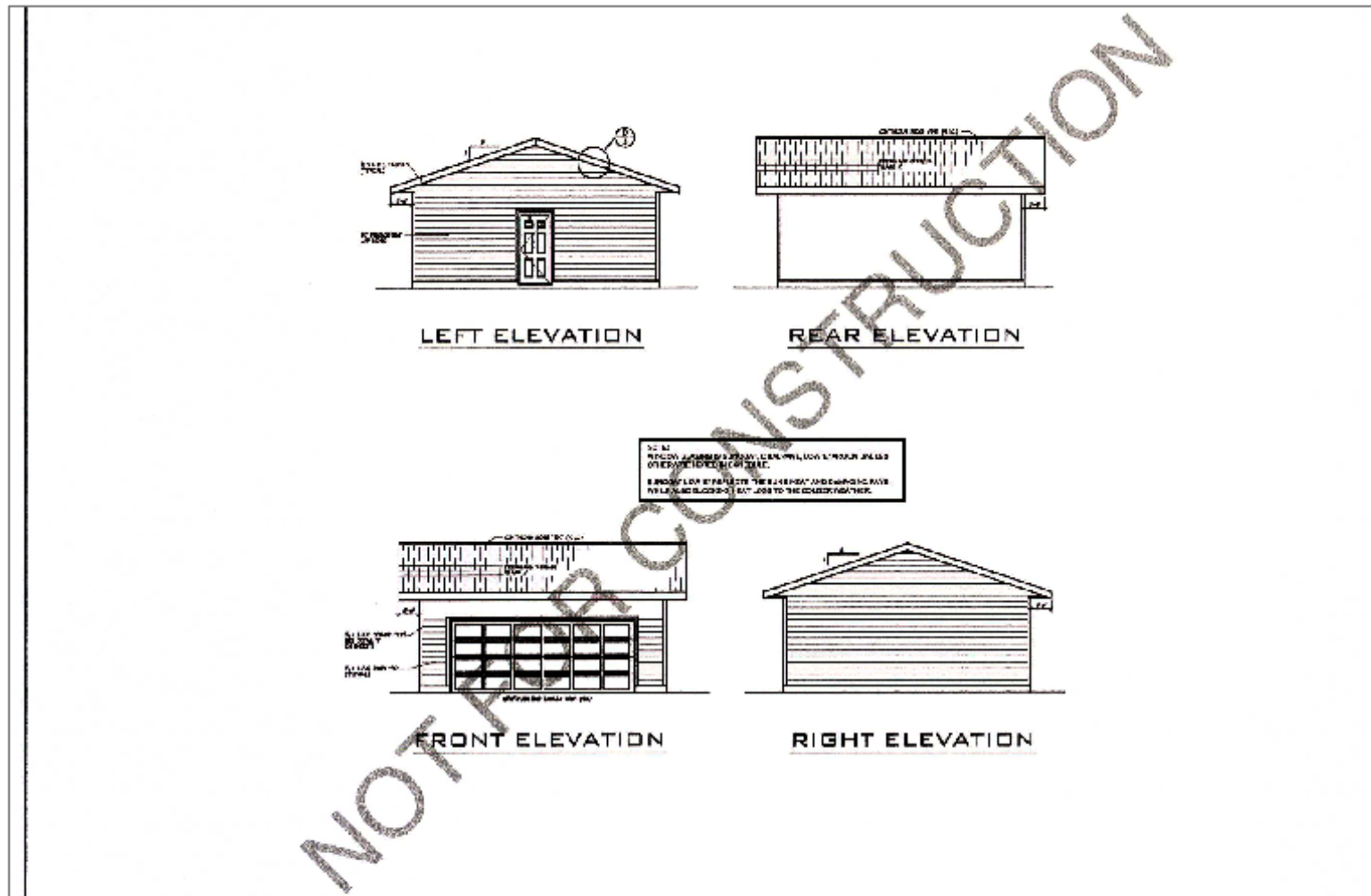


ATTACHMENT F



ATTACHMENT G



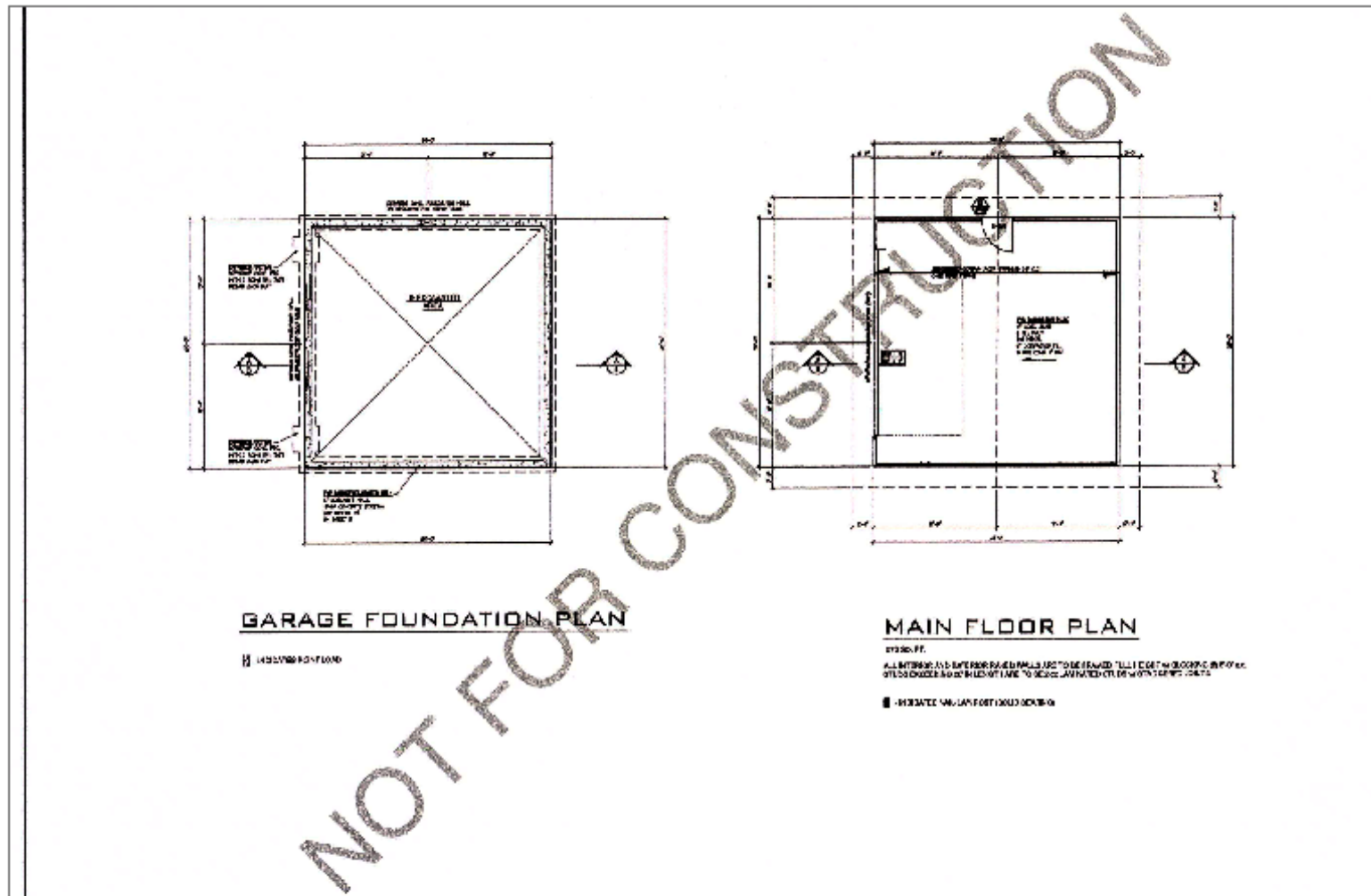


CASE: CDP 2017-0004
 OWNER: BROWN, Kevin & Marian
 APN: 069-141-15
 APPLICANT: Kevin Brown
 AGENT:
 ADDRESS: 25025 Ward Avenue, Fort Bragg

NO SCALE

GARAGE ELEVATIONS

Map produced by the Mendocino County Planning & Building Services, February, 2017
 All spatial data is approximate. Map provided without warranty of any kind.



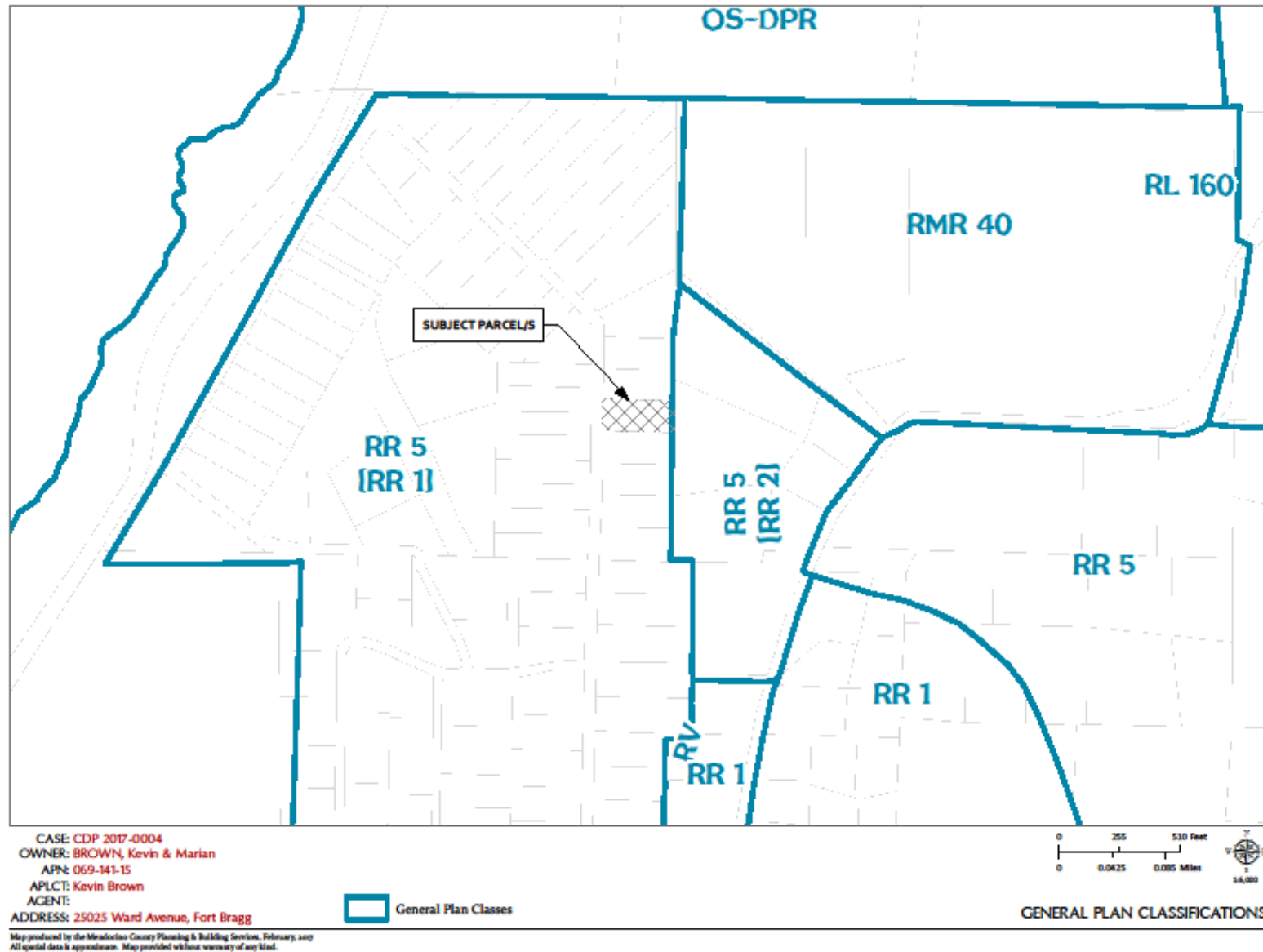
CASE: CDP 2017-0004
 OWNER: BROWN, Kevin & Marian
 APN: 069-141-15
 APPLICANT: Kevin Brown
 AGENT:
 ADDRESS: 25025 Ward Avenue, Fort Bragg

Map produced by the Mendocino County Planning & Building Services, February, 2017.
 All spatial data is approximate. Map provided without warranty of any kind.

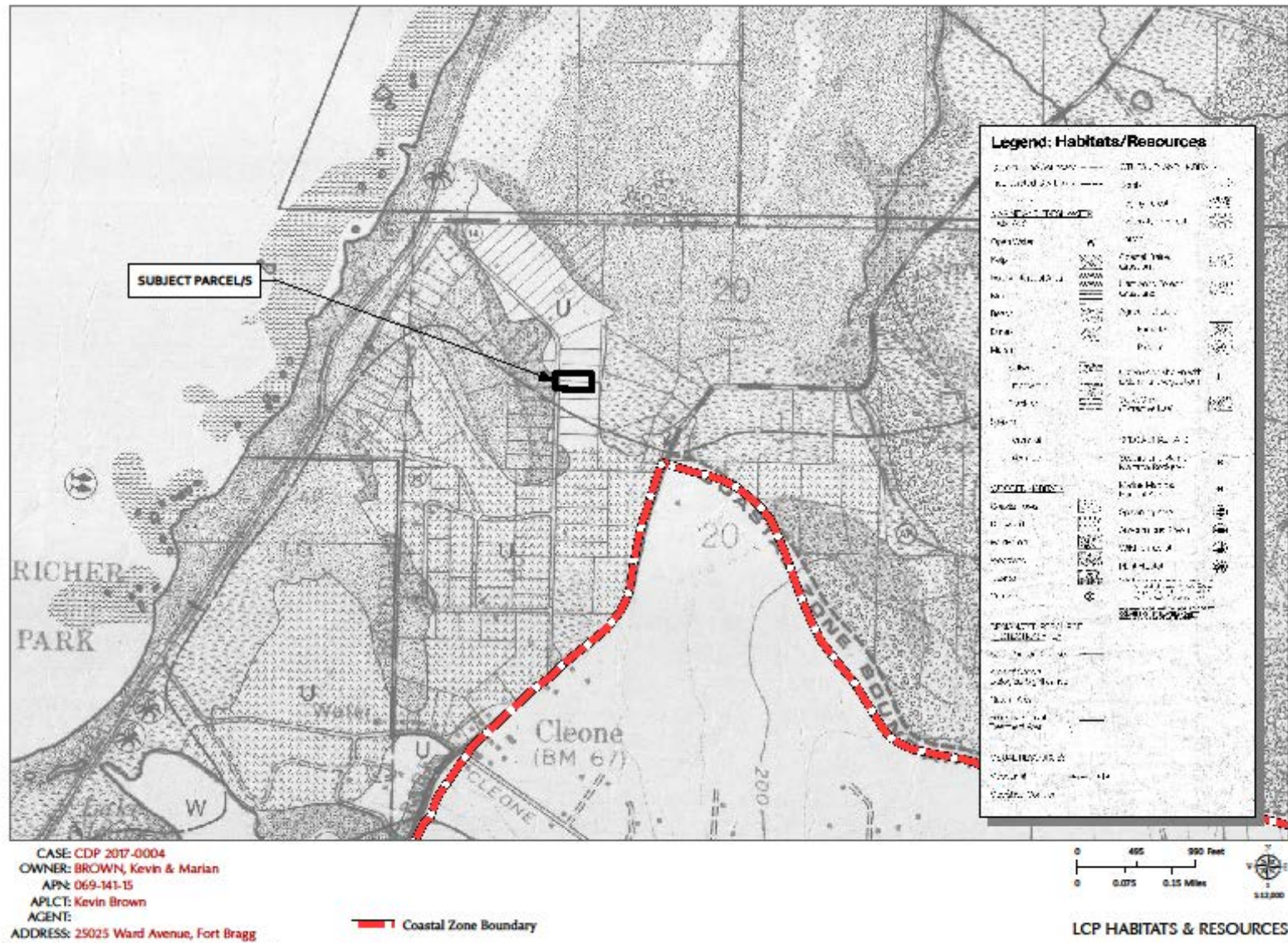
NO SCALE

GARAGE FLOOR PLAN

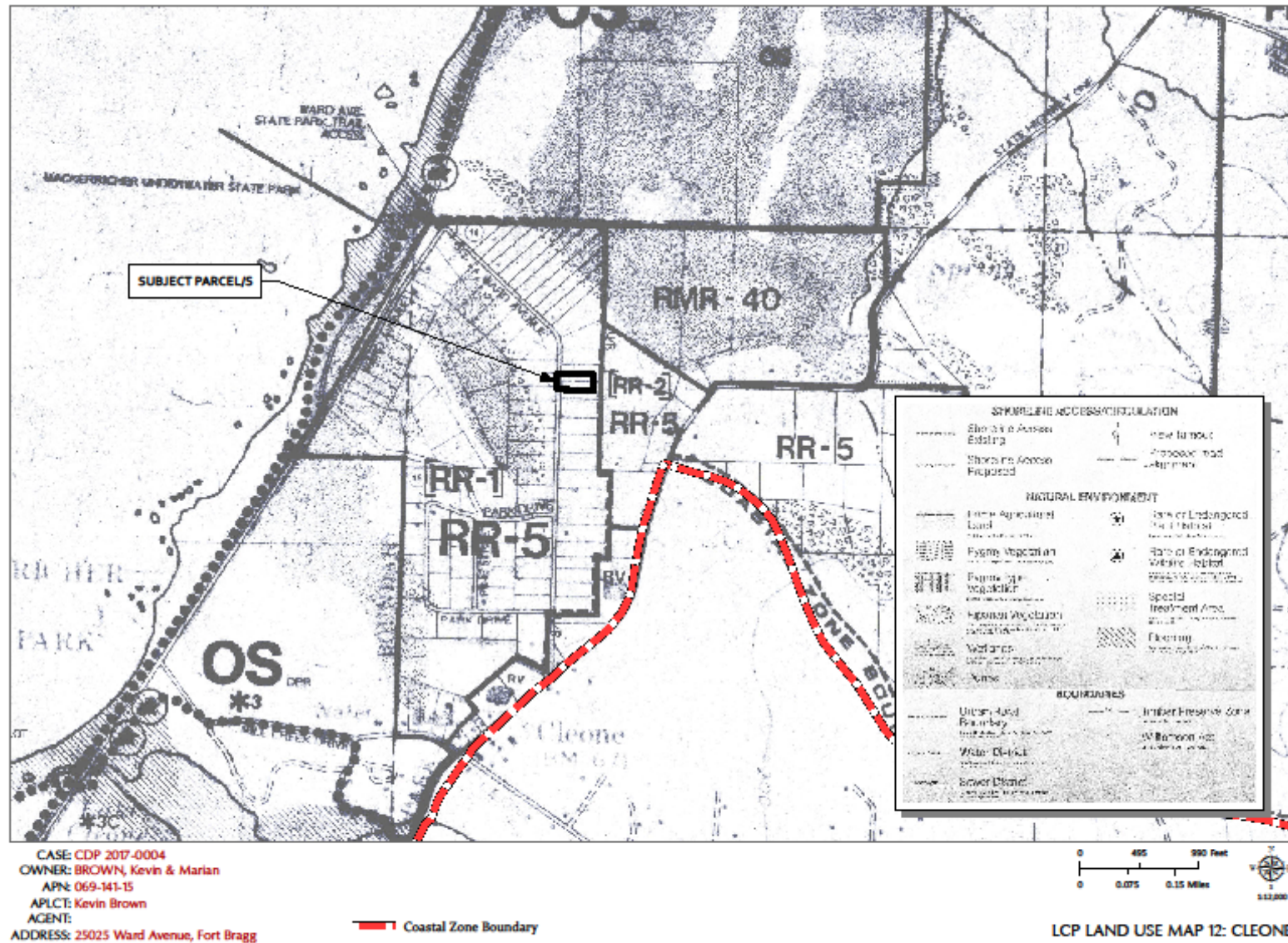
ATTACHMENT J



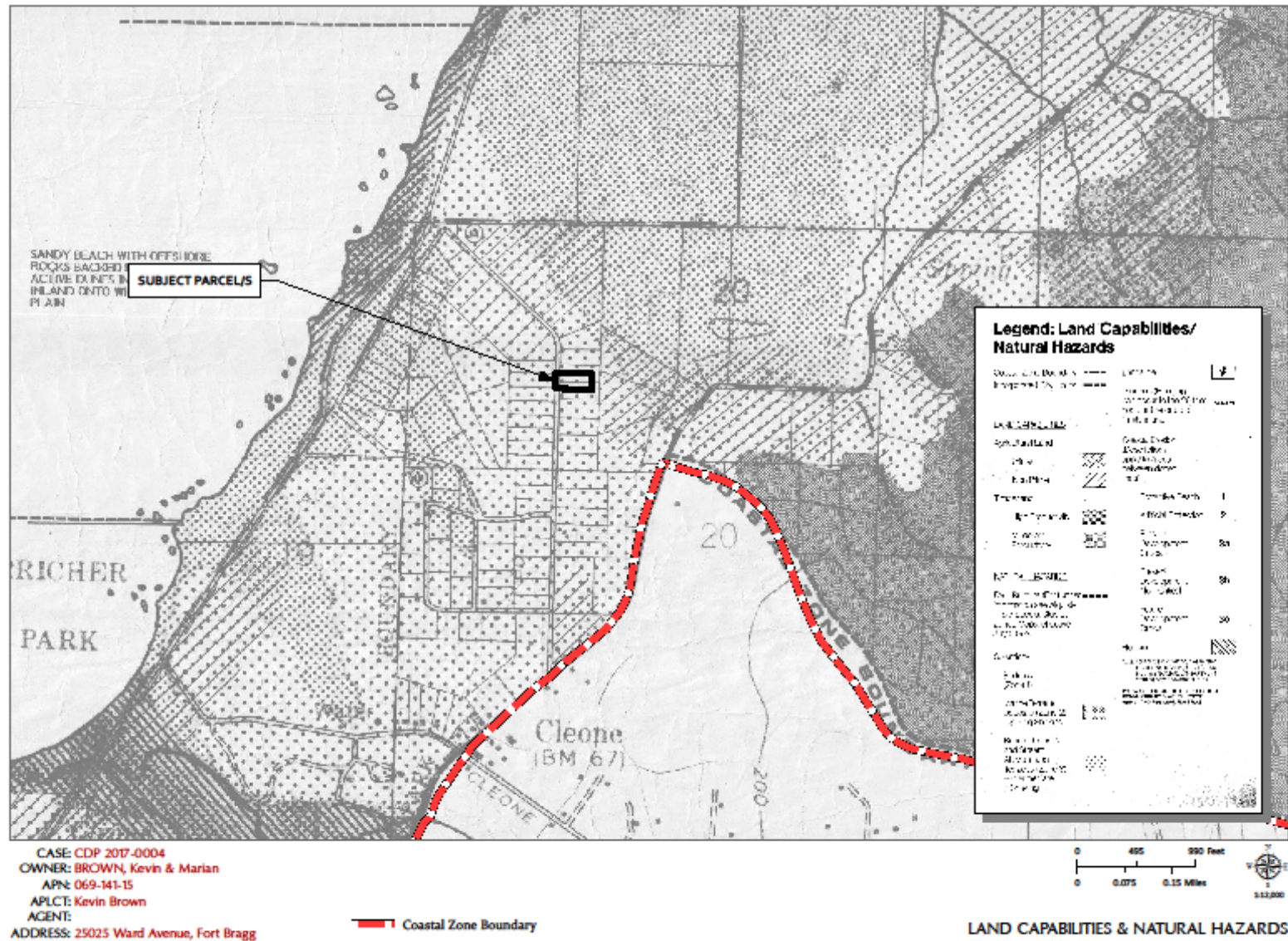
ATTACHMENT K



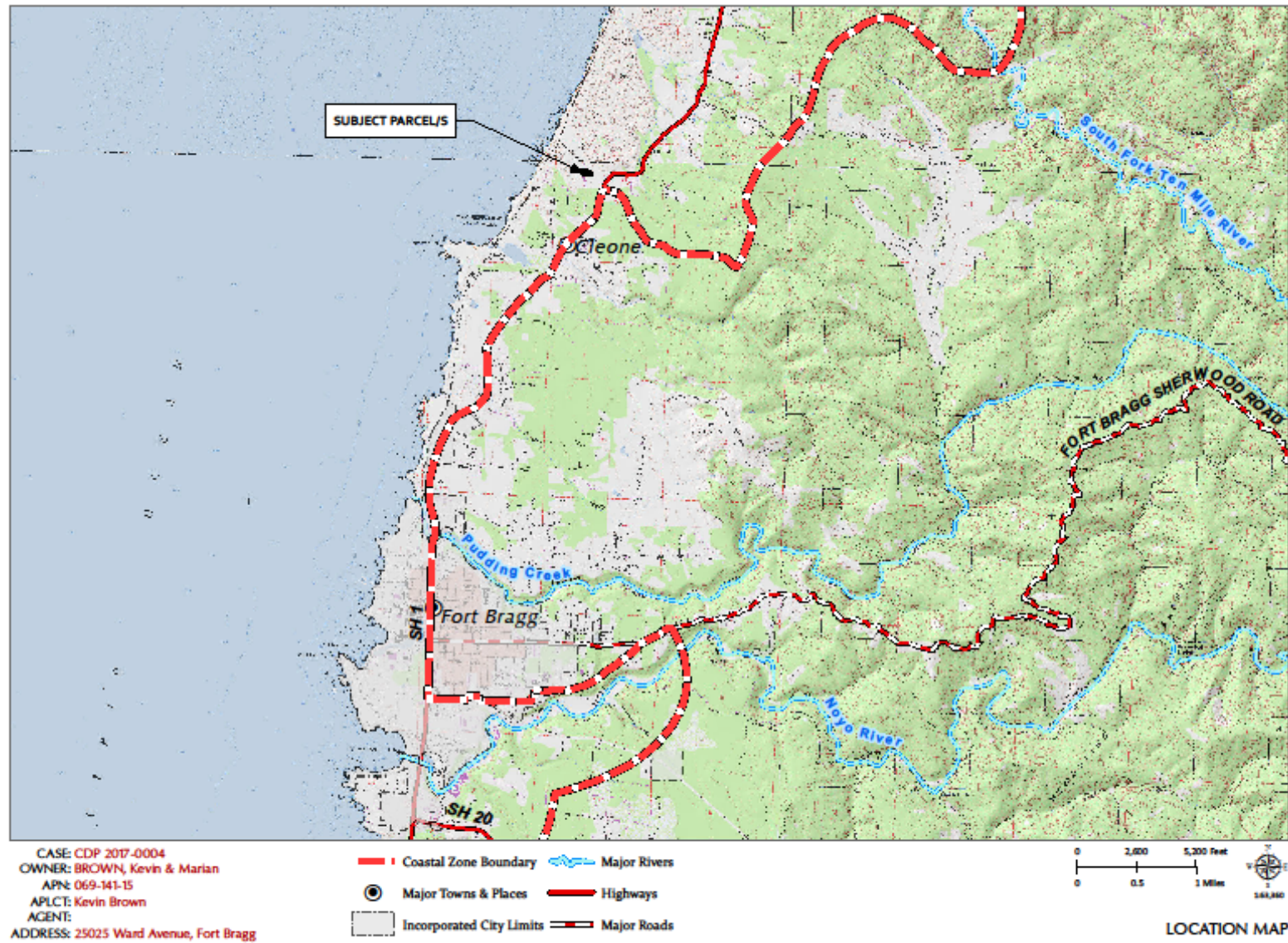
ATTACHMENT L

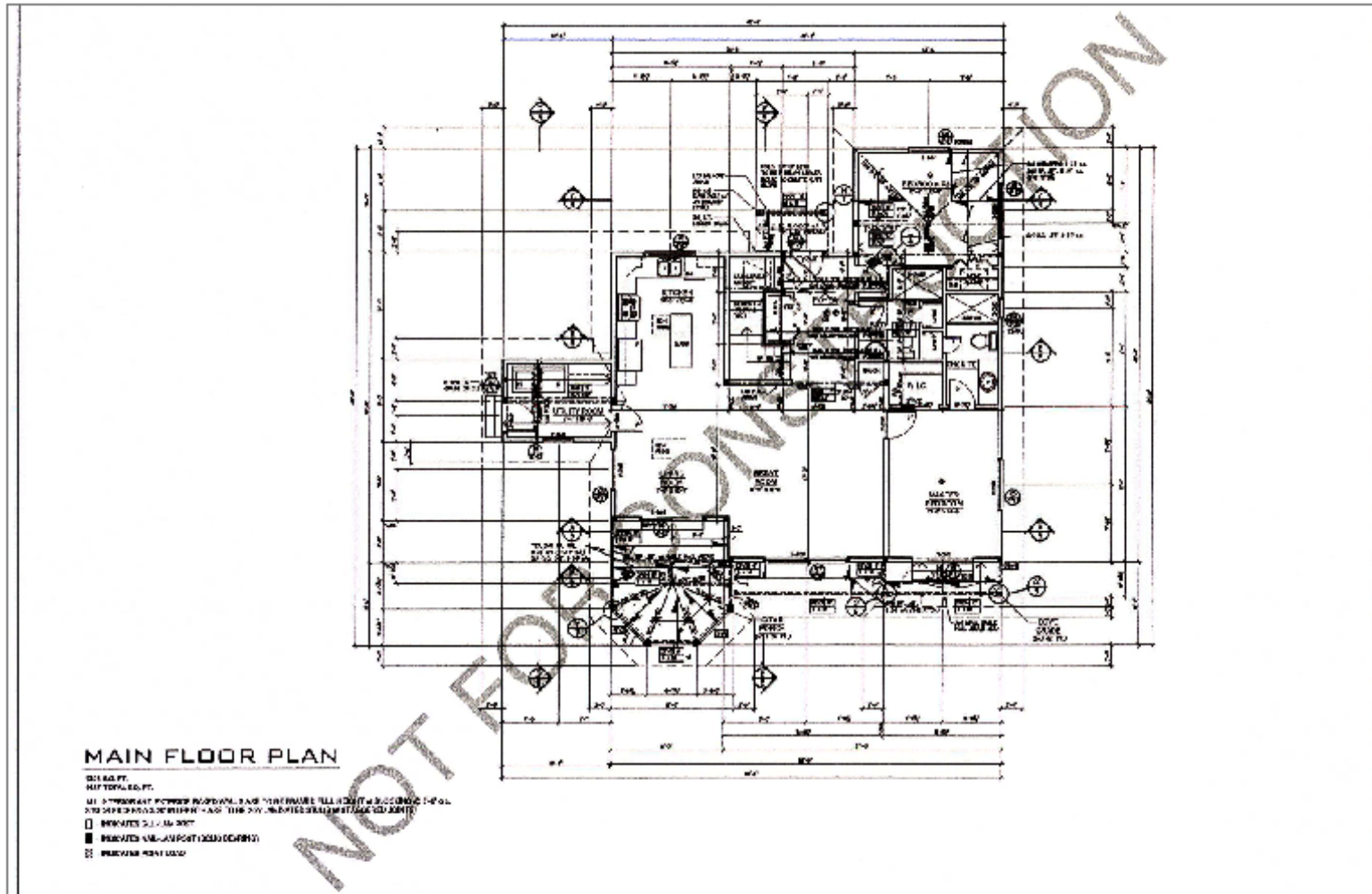


ATTACHMENT M



ATTACHMENT N



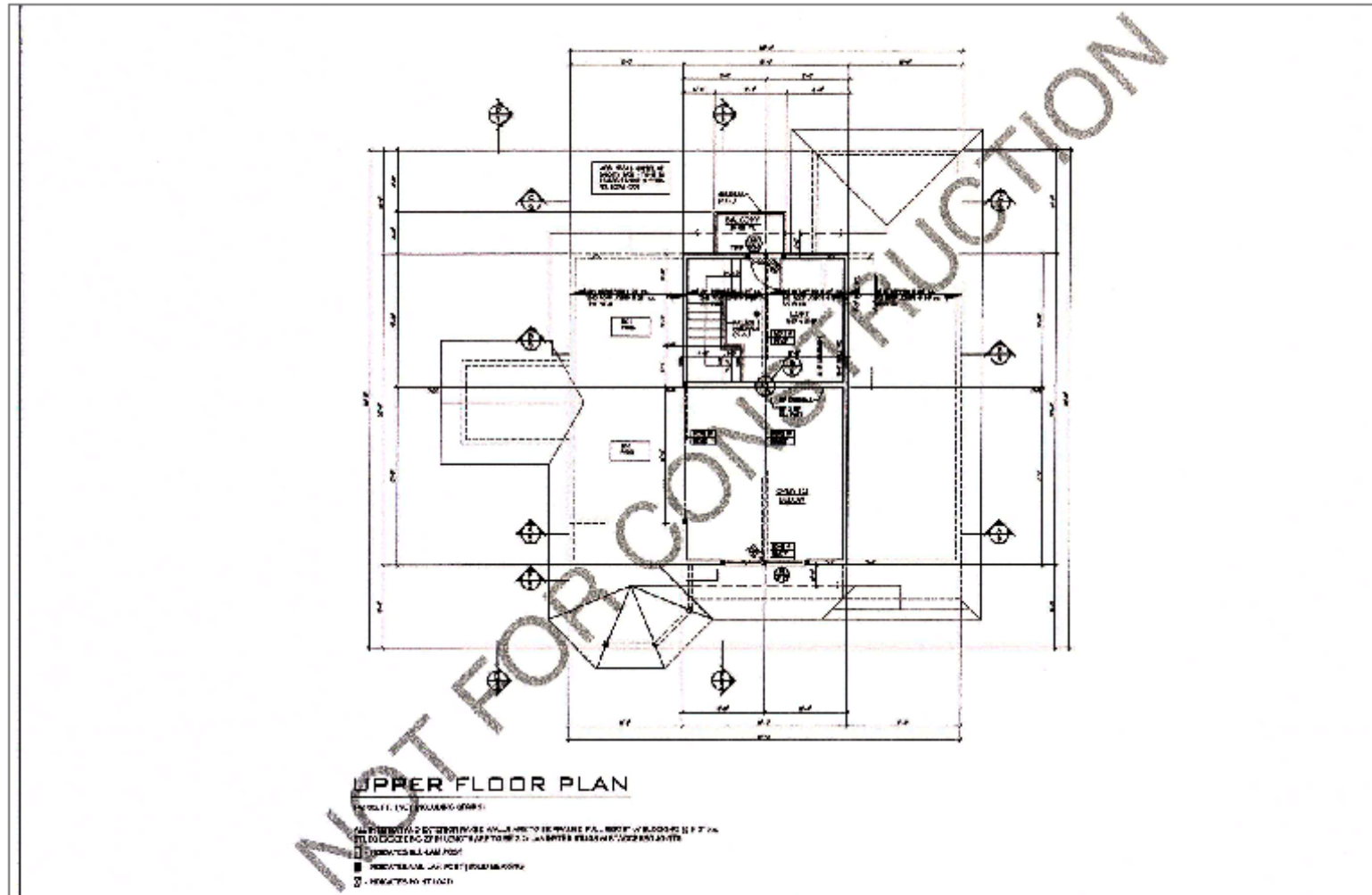


CASE: CDP 2017-0004
OWNER: BROWN, Kevin & Marian
APN: 069-141-15
APLCT: Kevin Brown
AGENT:
ADDRESS: 25025 Ward Avenue, Fort Bragg

NO SCALE

RESIDENCE MAIN FLOOR PLAN

Map produced by the Mendocino County Planning & Building Services, February, 2007
All spatial data is approximate. Map provided without warranty of any kind.



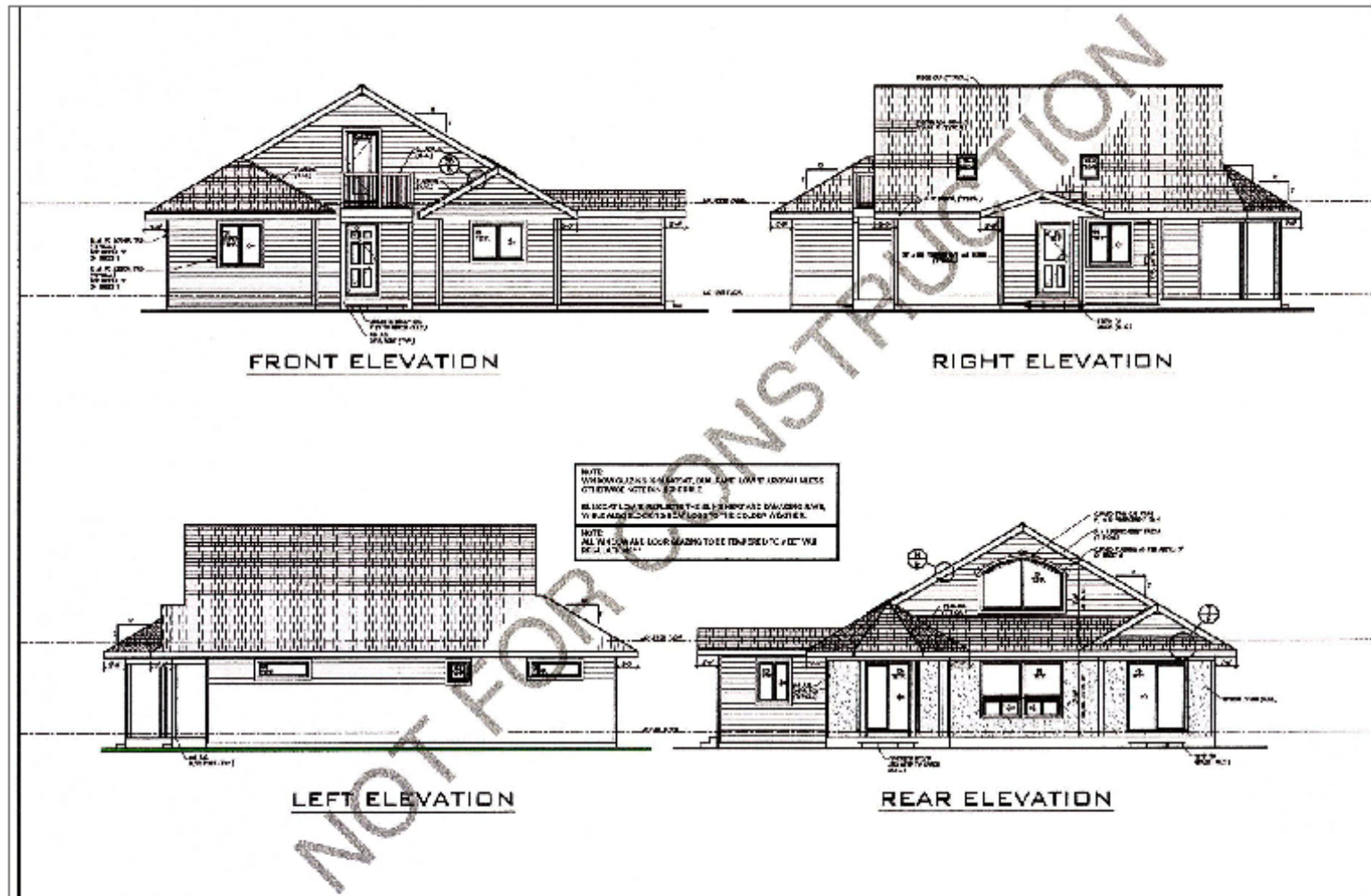
CASE: CDP 2017-0004
 OWNER: BROWN, Kevin & Marian
 APN: 069-141-15
 APLCT: Kevin Brown
 AGENT:
 ADDRESS: 25025 Ward Avenue, Fort Bragg

NO SCALE

RESIDENCE UPPER FLOOR PLAN

Map produced by the Mendocino County Planning & Building Services, February, 2017
 All spatial data is approximate. Map provided without warranty of any kind.

ATTACHMENT Q



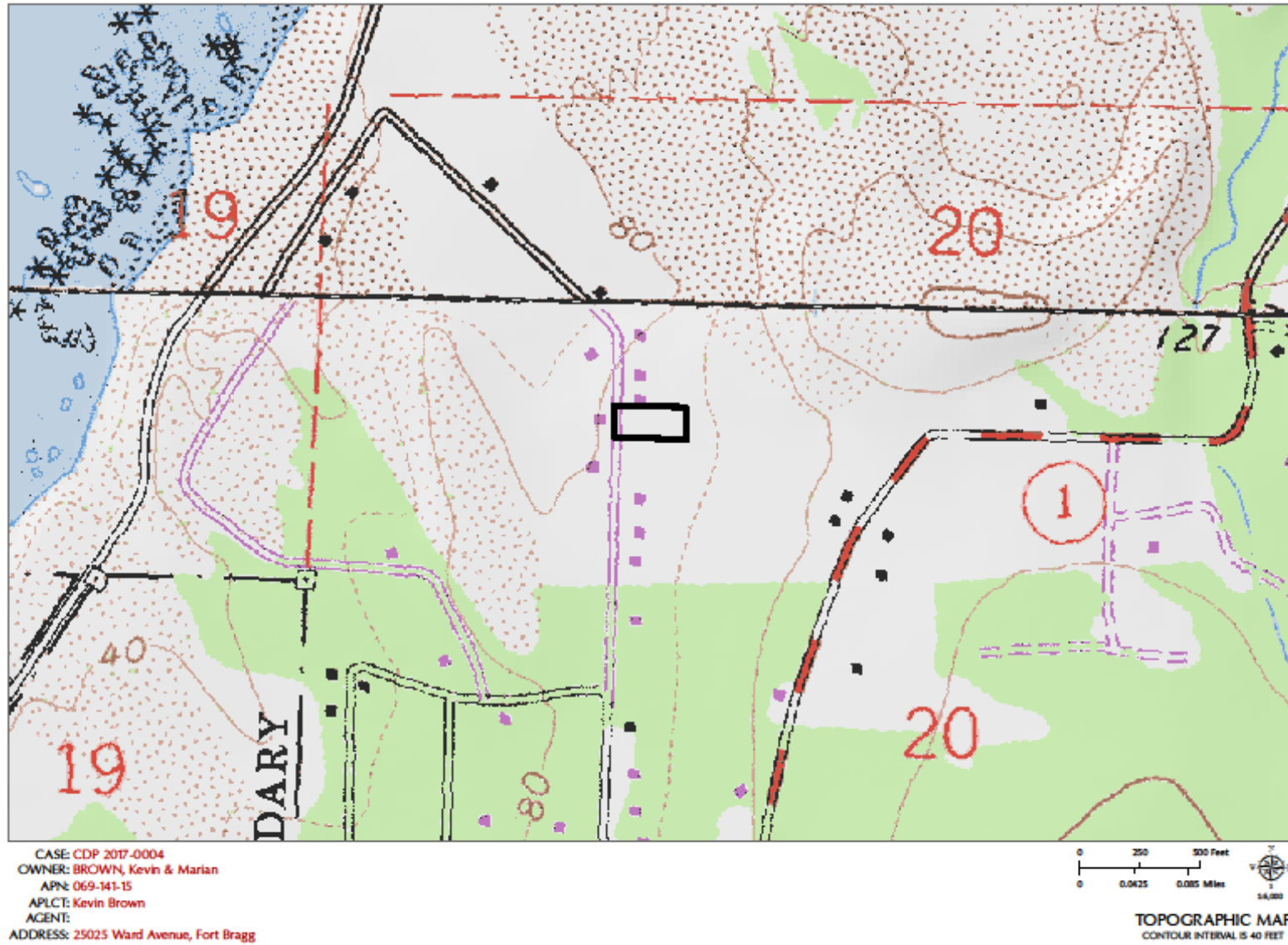
CASE: CDP 2017-0004
 OWNER: BROWN, Kevin & Marian
 APN: 069-141-15
 APLCT: Kevin Brown
 AGENT:
 ADDRESS: 25025 Ward Avenue, Fort Bragg

NO SCALE

RESIDENCE ELEVATIONS

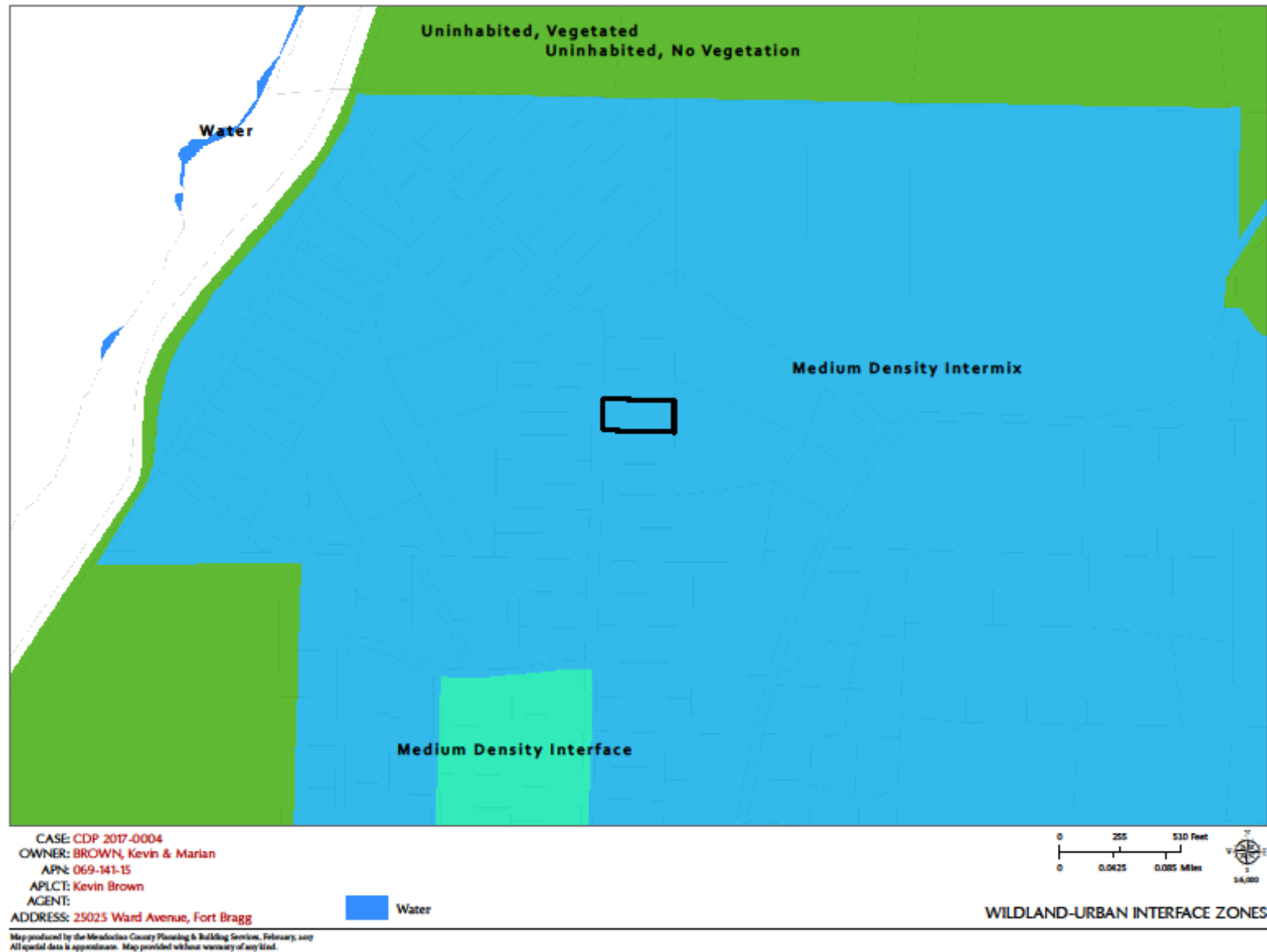
Map produced by the Mendocino County Planning & Building Services, February, 2017
 All spatial data is approximate. Map provided without warranty of any kind.

ATTACHMENT R



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

ATTACHMENT S



ATTACHMENT T

