COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

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

March 8, 2018

Planning –Ukiah	US Fish & Wildlife Service	Sherwood Valley Rancheria
Department of Transportation	State Clearinghouse	Redwood Valley Rancheria
Environmental Health - FB	Caltrans	Cloverdale Rancheria
Building Inspection - FB	Department of Forestry/ CalFire	Albion-Little River Fire District
Assessor	Coastal Commission	Department of Fish & Wildlife

CASE#: CDP_2017-0042
DATE FILED: 10/18/2017
OWNER/APPLICANT: MORSE KIRT & CORALIE
REQUEST: A Coastal Development Permit request to remove an existing 288 sq. ft. mobile home; install a 385 sq. ft. manufactured home; construct a 220 sq. ft. deck; and install a replacement leech field, well, and 125 amp panel for the existing pump house.
ENVIRONMENTAL DETERMINATION: Categorically Exempt Section 15301 (Existing Facilities) and Section 15303 (New Construction)
LOCATION: The site is in the Coastal Zone 1.4 miles northeast of the Albion town center, 1.2 miles northeast of Albion Ridge Rd., 0.2 miles north of the intersection of Albion Ridge Rd. and Road D, located at 3550 Albion Ridge Rd., Albion (APN: 123-060-19).
STAFF PLANNER: Juliana Cherry
RESPONSE DUE DATE: March 16, 2018

PROJECT INFORMATION CAN BE FOUND AT:
www.mendocinocounty.org
Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

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

☐ No comment at this time.

☐ Recommend conditional approval (attached).

☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)

☐ Recommend denial (Attach reasons for recommending denial).

☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).

☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

REPORT FOR: STANDARD COASTAL DEVELOPMENT PERMIT **CASE #: CDP_2017-0042**

OWNER: CORALIE AND KIRT MORSE

APPLICANT/AGENT: CORALIE AND KIRT MORSE

REQUEST: A Coastal Development Permit request to remove an existing 288-square-foot mobile home; install a 385-square-foot manufactured home; construct a 220-square-foot deck; and install a replacement leech field, well, and 125 amp panel for the existing pump house.

LOCATION: The site is 1.4± miles northeast of the Albion town center, 1.2± miles northeast of Albion Ridge Road, 0.2± miles north of the intersection of Albion Ridge Road and Road D located at 3550 Albion Ridge D Road, Albion (APN: 123-060-19).

ACREAGE: 30,000 square feet or 0.69 acres

GENERAL PLAN: Rural Residential Planned Unit Development (RR5PD[R])

ZONING: Rural Residential (RR5) **COASTAL ZONE:** Yes. Appeal Jurisdiction.

EXISTING USES: Residential **SUPERVISORIAL DISTRICT:** 5

TOWNSHIP: 16N **RANGE:** 17W **SECTION:** 21 **USGS QUAD#:** 55

RELATED CASES ON SITE: On-site: BV_2017-0076 (remove old trailer/replace w/new manudactured home w/deck), BF_2017-0169 (replace and relocate 125 amp panel to pump storage building), BF_2003-0851 (replace 100 amp with 200 amp), IC_2017-0121 (placed motor home w/out permit, no septic on file per EH)

RELATED CASES IN VICINITY: 989-1093 (temp. electric), CDP 89-98 (SFR/guest cottage/temp. M.H.), 1332 (septic replace), 999-388 (SFR) (parcel bordering to the north and west); CDP 76-02 (major veg. removal), CDB 55-2001 (parcel to south); CE 50-98, CE 22-98 (test well), ST 22512 (septic), BF 2001-0326 (SFR/garage), BF 2001-0327 (storage) (parcel to east)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RR5:PD	RR5:PD	58.7 acres	Residential
EAST:	RR5:PD	RR5:PD	1 acre	Residential
SOUTH:	RR5:PD	RR5:PD	2 acres	Residential
WEST:	RR5:PD	RR5:PD	58.7 acres	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
- ☒ Sherwood Valley Rancheria
- ☒ Redwood Valley Rancheria
- ☒ Cloverdale Rancheria
- ☒ Albion-Little River Fire District
- ☐ Community Svcs
- ☐ City Planning

ADDITIONAL INFORMATION: CalFire has received and reviewed applicant's State Fire Regulation Application Form. Conditions of approval were attached and include maintaining 100 feet of defensible space, abiding by tree removal requirements, and meeting address and driveway standards set forth by CalFire.

APN 123-060-19 is mapped within the California Coastal Commission Appeal Jurisdiction.

ASSESSOR'S PARCEL #: 123-060-19-00

PROJECT COORDINATOR: JULIANA CHERRY **PREPARED BY:** J CHERRY **DATE:** 03/02/2018

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** great burnet, Oregon goldthread, and Townsend's big-eared bat
NO		6.	**Airport CLUP Planning Area – ALUC#_____**
☐	☒	7.	**Adjacent to State Forest/Park/Recreation Area.**
☐	☒	8.	**Adjacent to Equestrian/Hiking Trail.**
☐	☒	9.	**Hazard/Landslides Map**
☐	☒	10.	**Require Water Efficient Landscape Plan.**
☐	☒	11.	**Biological Resources/Natural Area Map.**
☒	☐	12.	**Fire Hazard Severity Classification: ☒ LRA: Albion-Little River Fire Protection District ☒ SRA-CDF# 245-17** High Fire Hazard
☐	☒	13.	**Soil Type(s)/Pygmy Soils.** 214: Tropaquepts
☐	☒	14.	**Wild and Scenic River.**
☐	☒	15.	**Specific Plan Area.**
☒	☐	16.	**State Permitting Required/State Clearinghouse Review** Coastal Commission. CDFW. Caltrans. CalFire.
☐	☒	17.	**Oak Woodland Area**

COASTAL ZONE

Yes	No		
No		16.	**Exclusion Map.**
Critical		17.	**Coastal Groundwater Study Zone.**
NO		18.	**Highly Scenic Area/Special Communities.**
☒	☐	19.	**Land Capabilities/Natural Hazards Map.** Timberland High Productivity
☒	☐	20.	**Habitats/ESHA/Resources Map.** Riparian vegetation on northwest corner of the parcel
☒	☐	21.	**Appealable Area/Original Jurisdiction Map.** Mapped Appeal Jurisdiction
☒	☐	22.	**Blayney-Dyett Map.** Map 18: Albion
☐	☒	23.	**Ocean Front Parcel (Blufftop Geology).**
☐	☒	24.	**Adjacent to beach/tidelands/submerged land/Public Trust Land.**
☐	☒	25.	**Noyo Harbor/Albion Harbor.**

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www.co.mendocino.ca.us/planning

Case No(s)	CDP-2017-0042
CDF No(s)	245-17
Date Filed	10-18-2017
Fee	$4,052.
Receipt No.	PRJ-017801
Received by	Juliana Cherry
	Office Use Only

COASTAL ZONE APPLICATION FORM

APPLICANT

Name: Kirt Morse / Coralie Morse
Mailing Address: P.O. Box 154
City: Philo State: CA Zip Code: 95466 Phone: 707 895 2543

PROPERTY OWNER

Name: Kirt & Coralie Morse
Mailing Address: Box 154
City: Philo State: CA Zip Code: 95466 Phone: 707 895 2543

AGENT

Name: Same
Mailing Address:
City: State: Zip Code: Phone:

PARCEL SIZE

1 ☐ Square feet ☑ Acres

STREET ADDRESS OF PROJECT

3550 Albion Ridge Road "D"

ASSESSOR'S PARCEL NUMBER(S)

123-060-019

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

Signature of Applicant/Agent — Date: 8/2/17
Signature of Owner — Date: 8/2/17

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that your give us of your project and the site, 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".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. REMOVE AND REPLACE 1 BEDROOM MOBILE WITH 1 BEDROOM MANUFACTURED HOME, THERE IS AN EXISTING WELL AND SEPTIC SYSTEM EXISTING MOBILE HOME, WELL AND POWER WERE INSTALLED IN 1969. DRIVEWAY IS ROCK BASE.

construct 10 x 22 ± deck not attached to primary residence (p).

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
☑ Single Family	1	385 FT
☐ Mobile Home		
☐ Duplex		
☐ Multifamily		

If Multifamily, number of dwelling units per building: _____

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

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

4. Will the proposed project be phased? ☐ Yes ☑ No
If Yes, explain your plans for phasing.

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

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

B. Gas
- [ ] Utility Company/Tank
- [ ] On Site generation, Specify: _____
- [x] None

C. Telephone: [x] Yes [ ] No

13. Will there by any exterior lighting? [x] Yes [ ] No
If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.
TWO DOWN CAST LIGHTS, ONE AT EACH EXTERIOR DOOR

14. What will be the method of sewage disposal?

- [ ] Community sewage system, specify supplier _____
- [x] Septic Tank
- [ ] Other, specify Existing Septic

15. What will be the domestic water source?

- [ ] Community water system, specify supplier _____
- [x] Well
- [ ] Spring
- [ ] Other, specify _____

16. Is any grading or road construction planned? [ ] Yes [x] No
If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

A. Amount of cut: _____ cubic yards
B. Amount of fill: _____ cubic yards
C. Maximum height of fill slope: _____ feet
D. Maximum height of cut slope: _____ feet
E. Amount of import or export: _____ cubic yards
F. Location of borrow or disposal site: _____
_____

5. Are there existing structures on the property? ☑ Yes ☐ No
If yes, describe below and identify the use of each structure on the plot plan. 1 BEDRM MOBILE HOME 8'x36' (PUMP HOUSE/STORAGE BUILDING) 9'x14'

6. Will any existing structures be demolished? ☑ Yes ☐ No
Will any existing structures be removed? ☑ Yes ☐ No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable. MOBILE HOME WILL BE DISMANTLED AND HAULED AWAY

7. Project Height. Maximum height of structure 15' feet.

8. Lot area (within property lines): 1 ☐ square feet ☑ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	288 square feet	385 square feet	____ square feet
Paved area	0 square feet	0 square feet	0 square feet
Landscaped area	0 square feet	0 square feet	0 square feet
Unimproved area	30,000 square feet	0 square feet	30,000 square feet

GRAND TOTAL: ____ square feet
(Should equal gross area of parcel)

10. Gross floor area: ____ square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces Existing 10 Proposed 0 Total 10

Number of covered spaces	0	Size ____
Number of uncovered spaces	10	Size EACH 12x20
Number of standard spaces	10	Size EACH 12x20
Number of handicapped spaces	0	Size ____

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

18. Does the project involve sand removal, mining or gravel extraction? ☐ Yes ☑ No
If yes, detailed extraction, reclamation and monitoring may be required.

19. Will the proposed development convert land currently or previously used for agriculture to another use? ☐ Yes ☑ No
If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)

20. Will the development provide public or private recreational opportunities? ☐ Yes ☑ No
If yes, explain:

21. Is the proposed development visible from:

A. State Highway 1 or other scenic route? ☐ Yes ☑ No
B. Park, beach or recreation area? ☐ Yes ☑ No

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☑ No
If yes, explain:

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

A. Diking ☐ Yes ☑ No
B. Filling ☐ Yes ☑ No
C. Dredging ☐ Yes ☑ No
D. Placement of structures in open coastal waters, wetlands, estuaries or lakes ☐ Yes ☑ No

Amount of material to be dredged or filled? _____ cubic yards.

Location of dredged material disposal site: _____
_____

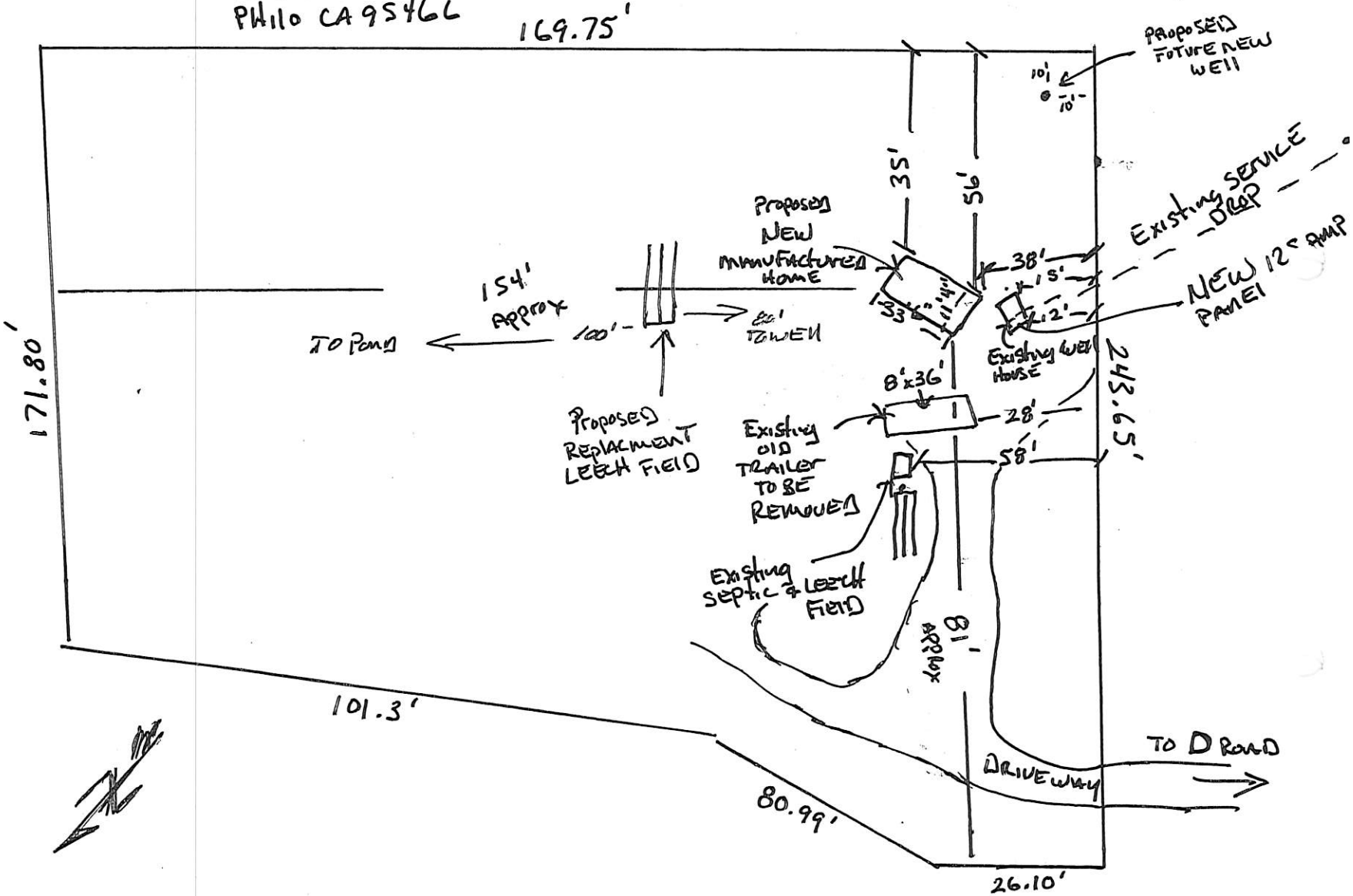
Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ☑ No

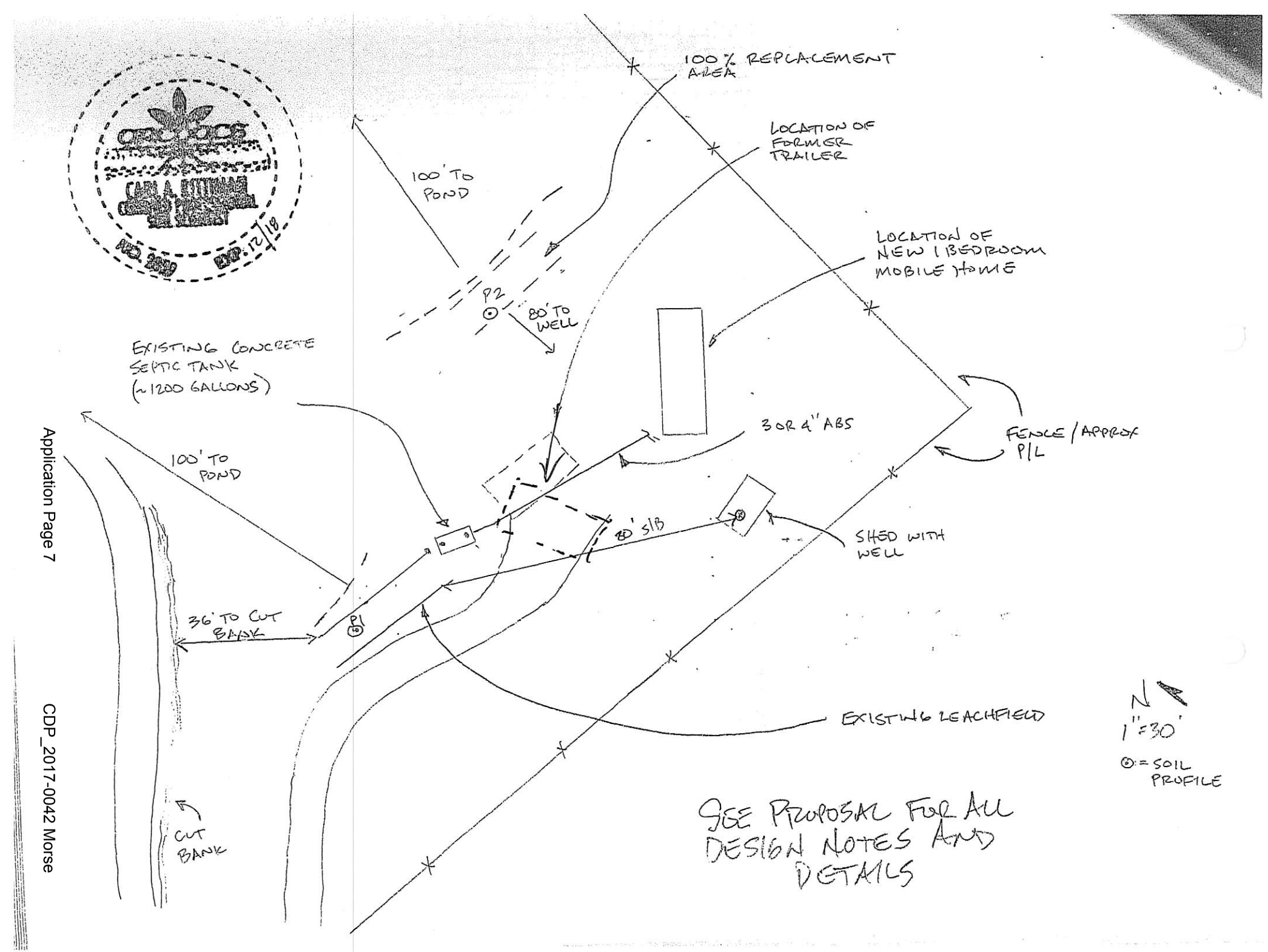
If you need additional room to answer any question, attach additional sheets.

3550 D ROAD
ALBION CA.

Ap# 123-060-019

owners: KIRT & CORALIE MORSE
P.O. Box 154
PHILO CA 95466



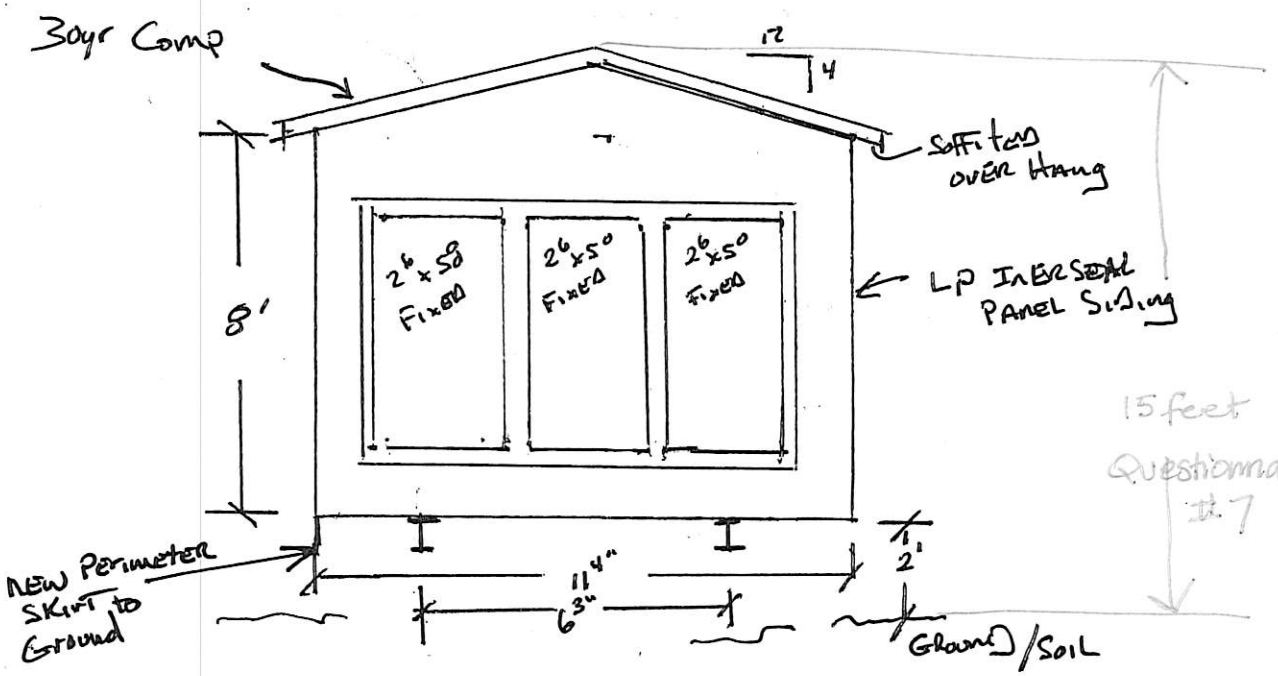

100% REPLACEMENT AREA
LOCATION OF FORMER TRAILER
100' TO POND
LOCATION OF NEW 1 BEDROOM MOBILE HOME
P2
80' TO WELL
EXISTING CONCRETE SEPTIC TANK (~1200 GALLONS)
3 OR 4" ABS
FENCE / APPROX P/L
100' TO POND
80' S/B
SHED WITH WELL
36' TO CUT BANK
P1
EXISTING LEACHFIELD
CUT BANK
1"=30'
⊙ = SOIL PROFILE
SEE PROPOSAL FOR ALL DESIGN NOTES AND DETAILS

A.P. # 123-060-019

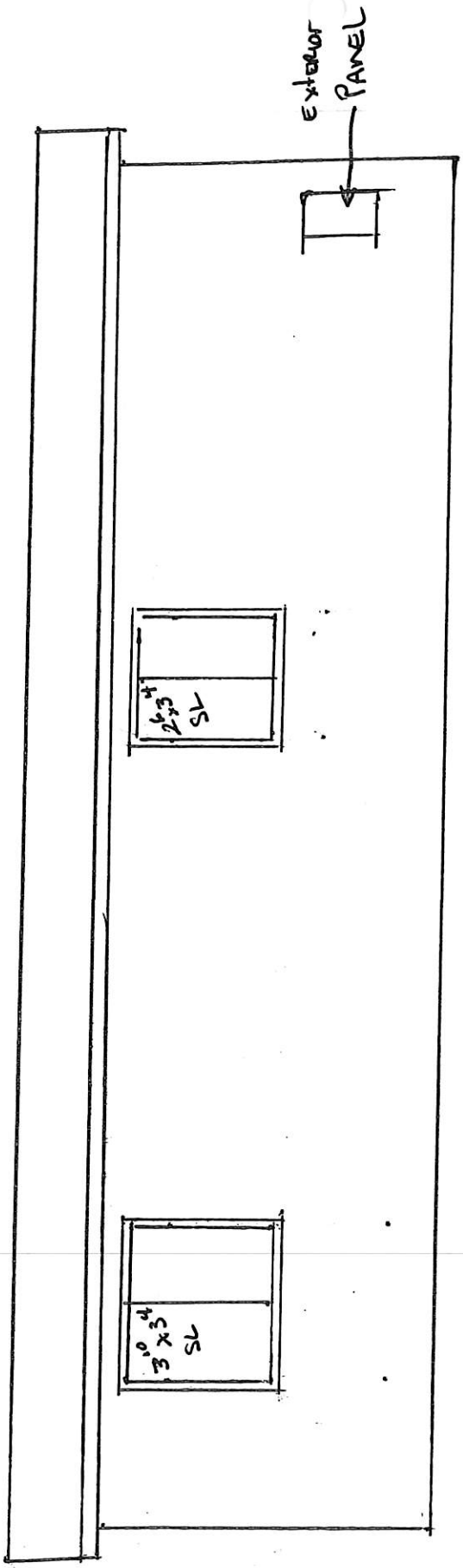
BV2017-0076

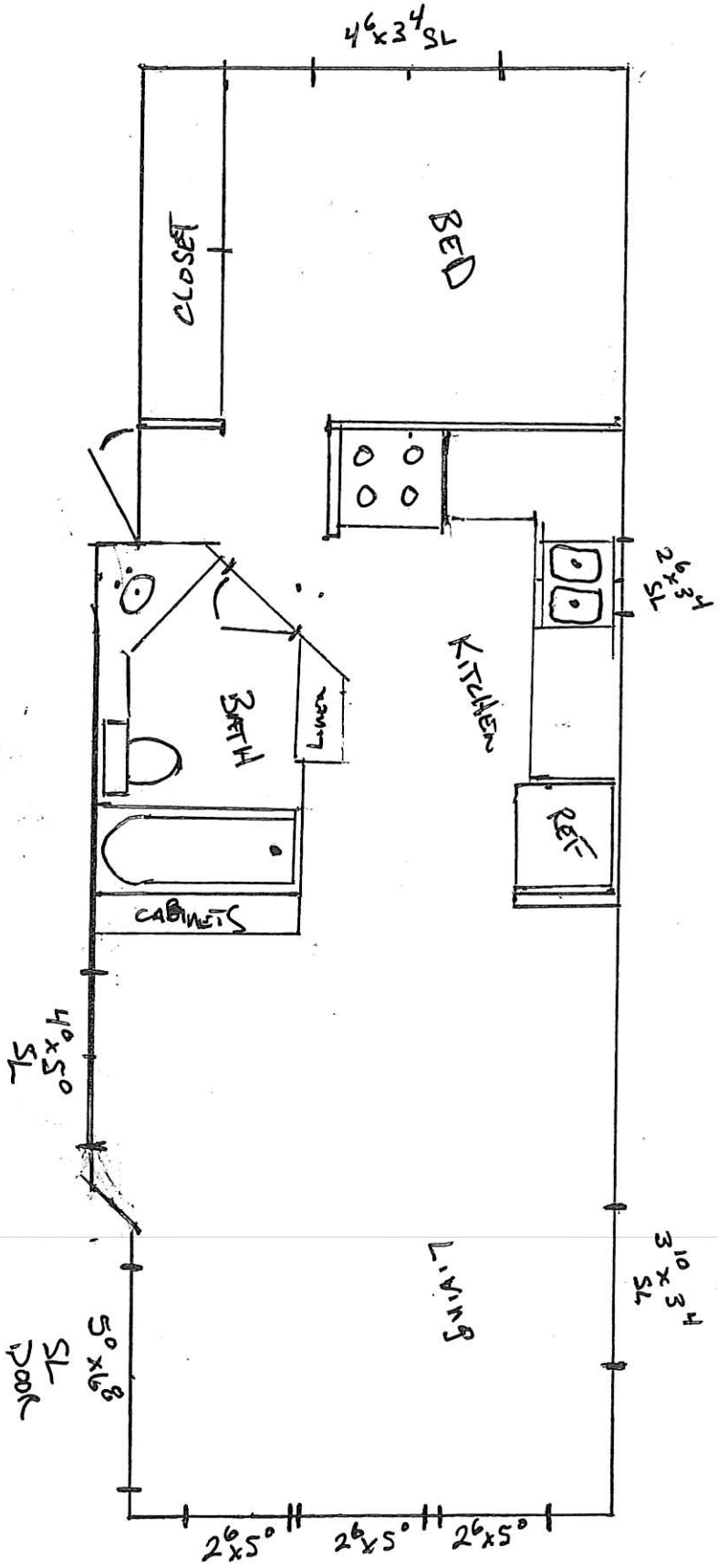
3550 ALBION RIDGE ROAD D

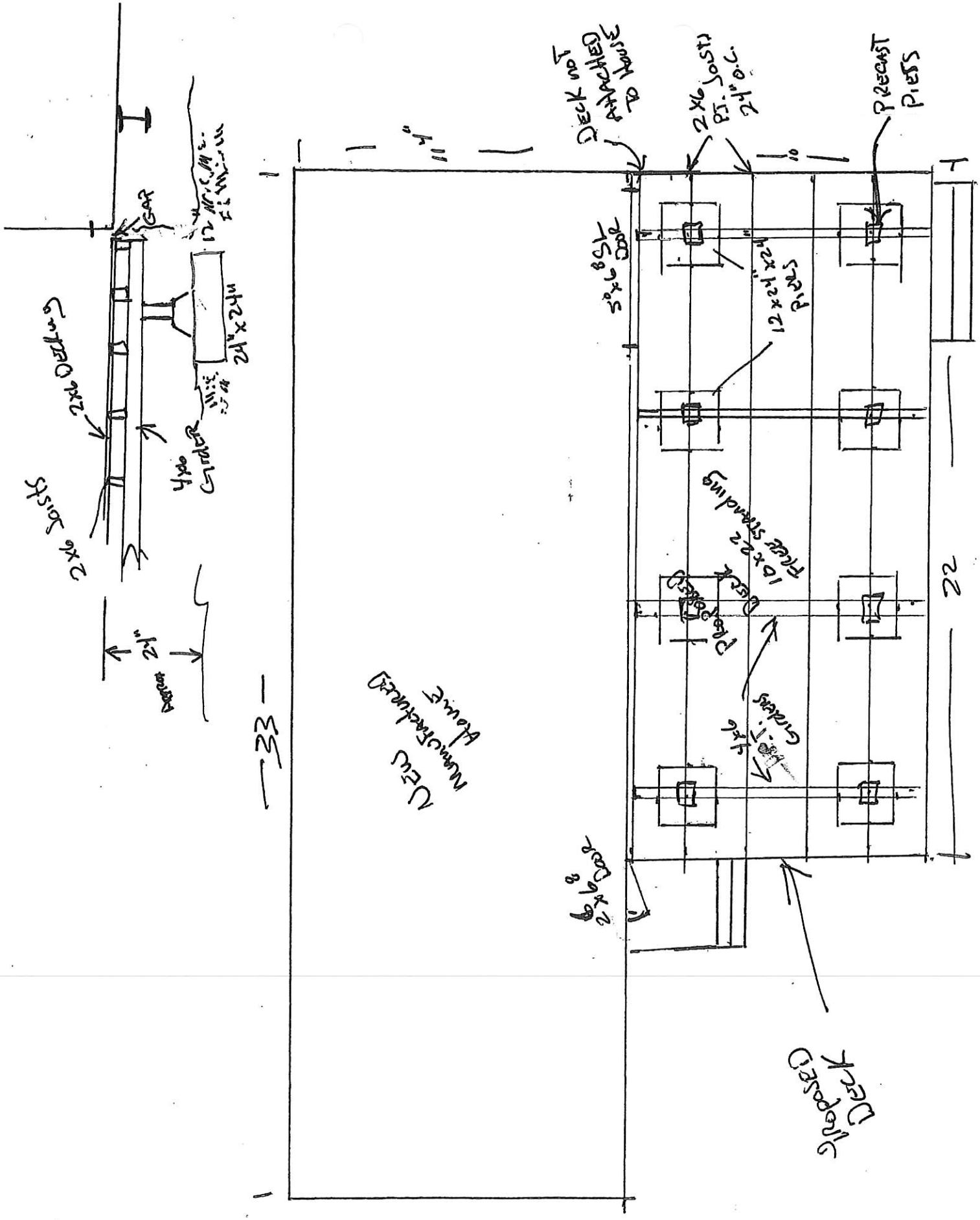
OWNERS: KURT AND CORALIE MORSE
Box 154
PHILO CA 95466



WEST


Exterior
PANEL
2'x3'
SL
3'0"x3'
SL
SOUTH


4⁶x3⁴ SL
CLOSET
BED
2⁶x3⁴ SL
KITCHEN
BATH
LINEN
REF
CABINETS
4⁰x5⁰ SL
LIVING
3¹⁰x3⁴ SL
5⁰x6⁸ SL DOOR
2⁶x5⁰
2⁶x5⁰
2⁶x5⁰



Deck not attached to house
2x6 Pt. Joists 24" o.c.
Precast Piers
12x24"x24" Piers
10x22 Free Standing
Proposed Deck
4x6 Pt. Girders
New Manufactured House
2x6 Joists
2x6 Decking
4x6 Girder
24"x24"
Gap
24"
22
33

Order No. 500816 SP

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Mendocino, and is described as follows:

Parcel One:

Commencing at the section corner common to Sections 21, 22, 27 and 28, Township 16 North, Range 17 West, Mount Diablo Meridian; thence North along the section line common to Sections 21 and 22, Township 16 North, Range 17 West, Mount Diablo Meridian, 208.75 feet to and for the point of beginning of this description; thence leaving said section line West, parallel with the South boundary of said Section 21, 243.65 feet; thence North 1° 32' West 26.10 feet; thence North 36° 01' East 80.99 feet; thence North 14° 14' East 101.30 feet; thence East 171.80 feet to the section line common to Sections 21 and 22; thence South along said section line common to Sections 21 and 22, 189.75 feet to the point of beginning.

A. P. No. 123-060-19

Parcel Two:

An easement for ingress and egress over a strip of land described as follows: Commencing at the Southeast corner of Section 21, Township 16 North, Range 17 West, Mount Diablo Meridian; thence West along the South line of said Section 21, 228.75 feet to and for the point of beginning of this description; thence 20 feet each side of the following described line, North 208.75 feet.

***

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OCT 2 3 2017
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2001-03982
Page: 2 of 2

BV 2017-0076

Owner/Agent Information

CAL FIRE File Number: 245-17 Date: 06/16/17

Owner's Last Name: Morse Owner's First Name: Kirt & Coralie

Owner's Phone Number: 707-895-2543

Owner's Mailing Address: P.O. Box 154 Philo CA, 95466 Agent/Phone #: none

Project Information

Project Street #: 3550 Project Street Name: D Road Type of Project: Residence

Project City/Community: Albion Battalion: 6 Fort Bragg Finaled ☐

Conditions of Approval

With reference to the above case number, the California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in Title 14, "Natural Resources; Div. 1.5, be adhered to in order to gain a "Final Clearance" and "Approval for occupancy" from this Department. Local agencies may have additional requirements that may be more restrictive.

☒ **Address Standard** California Code of Regulations, Title 14, Section 1274.01

Address must be posted at the beginning of construction and maintained thereafter. It shall be posted on BOTH sides of a mailbox or post at driveway entrance so it is visible from BOTH directions of travel. Minimum 3 inch letter height, 3/8 inch stroke. Reflectorized, contrasting with background color. Sequential numbering issued by Mendocino County will by utilized. Multiple Addresses will be on a single post.

☒ **Driveway Standard** California Code of Regulations, Title 14, Section 1273.10

Driveway will be minimum 10 feet wide, all weather surface. It shall be a maximum of 16 % grade, mininimum 50 feet inside radius on turns, and have a minimum 15 feet vertical clearance. Driveways longer than 150 feet, but less than 800 feet require a turnout near the midpoint. Driveways longer than 800 feet require turnouts every 400 feet. Turnouts shall be a minimum 10 feet wide and 30 feet long with a 25 foot taper at each end. A 40 foot radius turnaround or 60 foot hammerhead "T" is required for driveways longer than 300 feet and must be within 50 feet of the building. Gates will be 2 feet wider than the traffic lane and located at least 30 feet in from the road.

☐ **Road Standard** California Code of Regulations, Title 14, Section 1273

Roads will have two-10 foot traffic lanes (20 ft. wide road surface), Minimum 40,000 lb. load capacity, and have an all weather surface. Roads will have a maximum grade of 16%, a minimum curve radius of 50 foot, and a minimum of 15 foot vertical clearance. Dead end roads shall not exceed: 800 ft for parcels 1 acre or less - 1320 ft. for parcels 1 to 4.99 acres - 2640 ft. for parcels 5 to 19.99 acres - 5280 ft. for parcels 20 acres or larger. Dead end roads are also required to have turnarounds every 1320 ft. and at terminus. Turnarounds shall be a minimum 40 ft. radius or 60 ft. hammerhead "T". Roads shall be officially recognized by Mendocino County with approved signs at each intersection and visible for 100 feet from both directions. The sign shall be minimum 3 inch letter height, 3/8 inch stroke, reflectorized and contrasting with background color. One Way Road Standards (if approved) are available from this office.

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FORT BRAGG CA

Standard California Code of Regulations, Title 14, Section 1273.07

...ges shall have a minimum 40,000 lb. load capacity, minimum 15 foot vertical clearance. Appropriate signing including: Weight limits, Vertical Clearance, One Way Road, Single Lane conditions shall be posted. One lane bridges shall provide an unobstructed view from one end to the other with turnouts at both ends.

☐ **Emergency Water Supply Standard** California Code of Regulations, Title 14, Section 1275.01

Subdivisions shall meet or exceed either PUC Revised General Order #103, NFPA Standard 1231, or ISO Rural Class 8 Standard (local jurisdiction may require more as these are minimum standards). Fire Hydrant shall be 18 inches above grade, minimum 4 feet and maximum 12 feet from road or driveway. Hydrant shall be minimum 50 feet and maximum 1/2 mile from building it serves, and minimum 8 feet from flammable vegetation. Hydrant shall have 2 1/2 inch male National Hose fitting, suitable crash protection and located where Fire Apparatus using it will not block entry. Hydrant shall be identified with a 3 inch reflectorized blue dot on driveway sign, or placed within 3 feet of hydrant, or identified by blue highway marker as specified by State Fire Marshal.

☒ **Defensible Space Standard** California Code of Regulations, Title 14, Section 1276.01

All parcels 1 acre or larger shall provide a minimum 30 foot setback for all buildings from all property lines and/or center of a road. All parcels less than 1 acre shall provide for same practical effect by standards set forth by local jurisdiction.

☒ **Maintaining Defensible Space** Public Resources Code, Section 4291

Any person who owns, leases, or controls any property within the State Responsibility Area, shall at all times maintain a firebreak by clearing an area of all flammable vegetation or other combustible material 30 feet immediately around and adjacent to any building or structure. Additionally, a fuel reduction zone is required for an additional 70 feet or to the property line, whichever is nearer, this zone shall eliminate the fuel continuity. The total defensible space is 100 feet or to the property line. This subdivision does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

CAL FIRE:ADDITIONAL COMMENTS:

K. Brett Pinson Assistant Chief

By:

Reviewing Official Patricia Austin
Fire Prevention Bureau

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OCT 23 2017
PLANNING & BUILDING SERV
FORT BRAGG CA

January 30, 2018

Kirt Morse
P.O. Box 154
Philo, CA

Re: CDP 2017-0042 Biological site review at 3550 Albion Ridge Road D

Mr. Morse,

After a desktop and field review of your parcel, located at 3550 Albion Ridge Road D, I did not find a justification for moving your mobile home location and orientation back to its original foot print, nor do I find a need for additional biological surveys.

The Project consist of the replacement and realignment of a small mobile home at 3550 Albion Ridge Road D, APN 123-061-19. The Morse parcel is approximately 0.82 acre, located in Section 21, T16N, R17W, MDB&M. The parcel is within the Albion 7.5' USGS quadrangle and within the California Coastal Zone, located south of the Albion River on a fairly level coastal terrace with a small intermittent drainage along the north side of the parcel (see attached map).

The vegetation community at the site is redwood forest and correlates to a *Sequoia sempervirens* Forest Alliance (Sawyer et. al 2009). The overstory is dominated by redwood (*Sequoia sempervirens*), Douglas-fir (*Psuedotsuga menziesii*), and Grand fir (*Abies grandis*). Mid-story dominates include huckleberry (*Vaccinium ovatum* and *V. parvifolium*), rhododendron (*Rhododendron macrophyllum*), and California wax myrtle (*Morella californica*). Understory dominates are sword fern (*Polystichum californica*), yerba santa (*Whipplea modesta*), woodland madia (*Anisocarpus madiodies*), and vanilla grass (*Anthoxanthum occidentale*).

A riparian habitat is located at the northern edge of the parcel, formed by a neighbor's road crossing creating an impoundment of a small stream and a small pond feature. Hydrophytic vegetation is limited to the pond's margin approximately 130 feet slope-distance from the closest corner of the mobile home structure.

The small parcel is nearly level on the south side where the parcel is accesses, the former mobile home was located and where the mobile home is currently situated. Then the parcel gradually slopes down to the pond to the north. A small expansion to the forest clearing was conducted several years ago, under a Cal Fire permit, expanding the clearing within the nearly level portion of the parcel. The re-orientation of the mobile home still provides for an adequate or equal protection to the riparian habitat >100 feet away at the parcels edge. No signs of listed plants or communities were observed during my January 17, 2018 site visit.

A desktop review of California Natural Diversity Database reported multiple sensitive species near the site. The following is a list of species reported near the site that could potentially occur:

Common Name	Scientific Name	Project Impacts
ANIMAL		
Sonoma tree vole	Arborimus pomo	Yes, no signs of tree voles were observed
Townsend's big-eared bat	Corynorhinus townsendii	No sheltering or rearing structures were observed
red-bellied newt	Taricha rivularis	Habitat is present for this migratory amphibian
PLANT		
California sedge	Carex californica	No vegetative indicators of this perennial herb were observed.
Oregon goldthread	Coptis laciniata	No vegetative indicators of this perennial were observed.
swamp harebell	Campanula californica	No vegetative indicators of this perennial herb were observed.
pygmy cypress	Hesperocyparis pygmaea	Observed >200 ft. from the Morse parcel.
Bolander's beach pine	Pinus contorta ssp. bolanderi	Observed >200 ft. from the Morse parcel.
great burnet	Sanguisorba officinalis	No vegetative indicators of this perennial were observed.
PLANT COMMUNITY		
Grand Fir Forest	Grand Fir Forest	The site is a redwood forest. This community was not observed during the site visit.
Mendocino Pygmy Cypress Forest	Mendocino Pygmy Cypress Forest	This community was observed and is located several hundred feet east and north of the parcel.
Sphagnum Bog	Sphagnum Bog	This community is found east of the parcel within the wetlands associated with the pygmy forests. Sphagnum bog was not observed at the parcels.

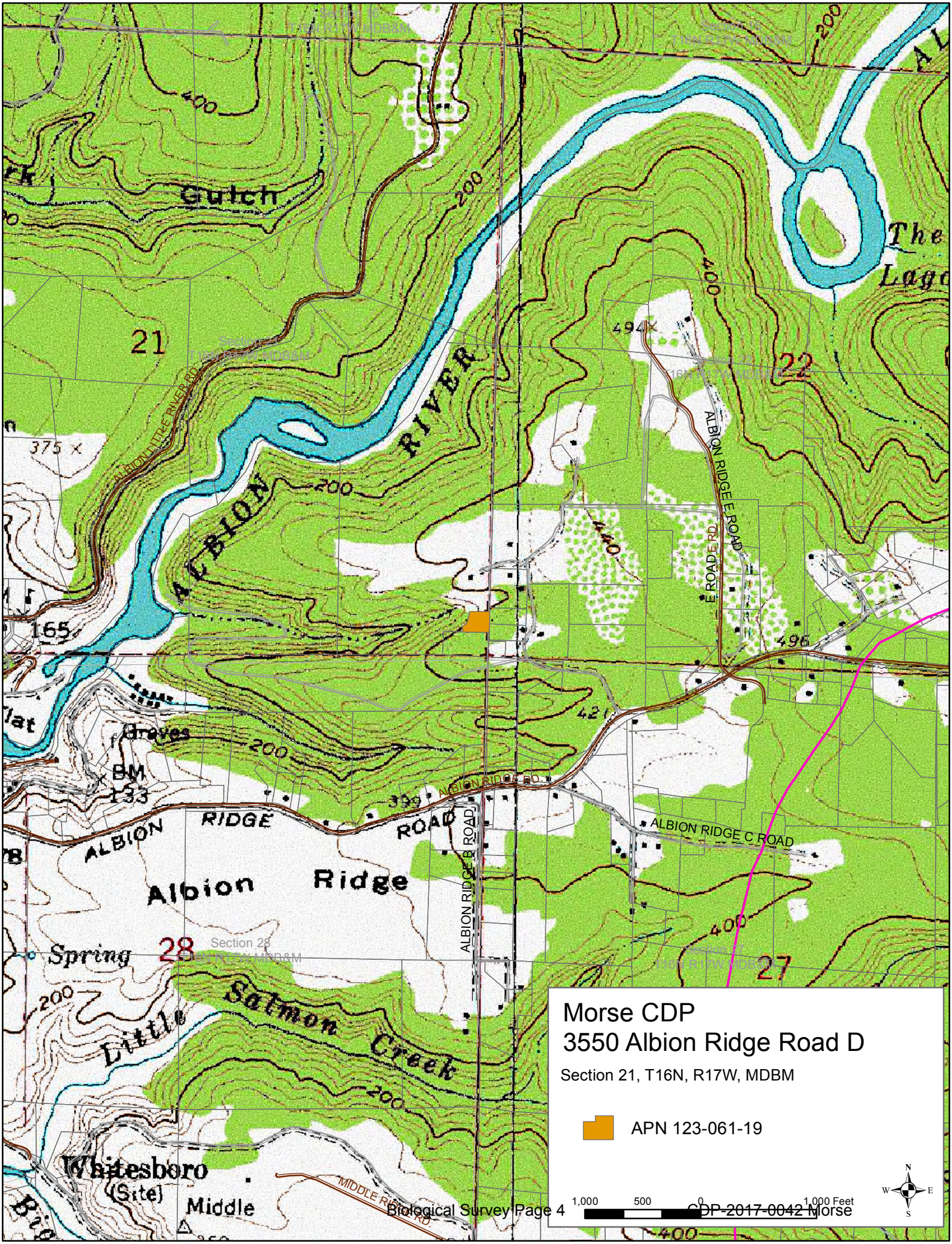
No mitigations for biological resources are proposed and no further biological studies are recommended.

Please feel free to contact me if you have any questions.

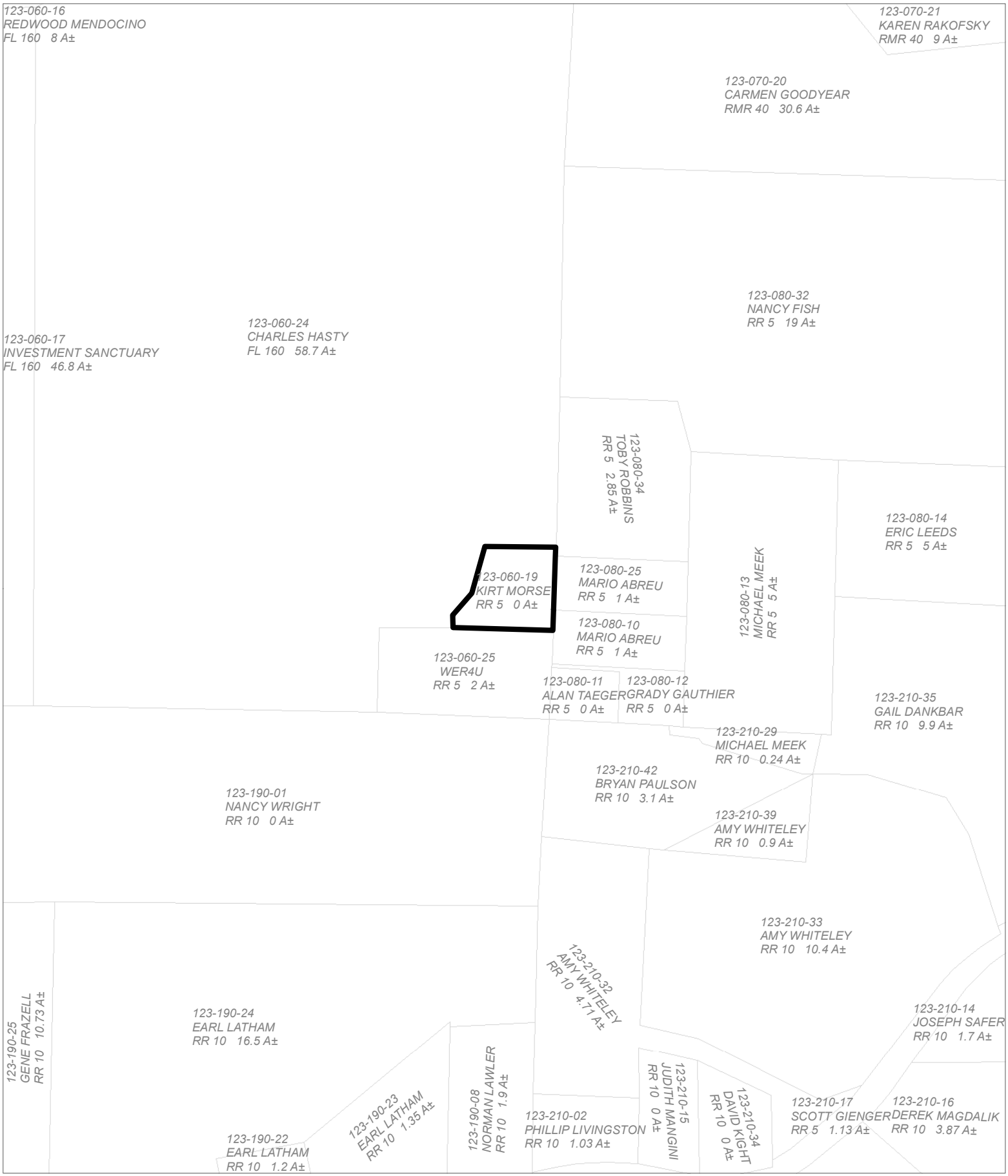
Thank you,

Estelle P. Clifton, Senior Botanist

B.S. Forestry (Production Management), Humboldt State University, Arcata, Ca. 2005 and B.A. Culture Ecology and Sustainable Community, New College of California, San Francisco, Ca. 2001. Coursework included completion of a plant taxonomy course. She has over thirteen years of professional experience in the study of flora and habitat types of the Pacific Northwest. Ms. Clifton provides Botanical Assessments, for large and small projects, requiring CEQA compliance. She conducts Special Status Plant Species Surveys; classifies watercourses, riparian vegetation, maps vegetative communities, and utilizes GIS and GPS applications. She also has experience with wetland delineations, as per the Army Corps of Engineers Technical Report (#Y-87-1) and the California Coastal Act guidelines.


Morse CDP
3550 Albion Ridge Road D
Section 21, T16N, R17W, MDBM
APN 123-061-19
1,000 500 0 1,000 Feet
N
S
E
W
Gulch
21
22
27
28
Albion Ridge
Albion River
Little Salmon Creek
Whitesboro (Site)
Middle
Spring
Graves
BM 133
ALBION RIDGE ROAD
ALBION RIDGE B ROAD
ALBION RIDGE C ROAD
ALBION RIDGE E ROAD
E ROAD E RD
ALBION LITTLE RIVER RD
MIDDLE RIDGE RD
Section 28
T16N R17W MDB&M
375
165
494
496
421
399
440
400
200

400
Section 21
T16N R17W MDB&M
Section 22
T16N R17W MDB&M
240
320
280
360
Section 28
T16N R17W MDB&M
Morse CDP
3550 Albion Ridge Road D
Section 21, T16N, R17W, MDBM
APN 123-061-19
Watercourse
100
50
0
100 Feet
N
W
E
S



CASE: CDP 2017-0042
OWNER: MORSE, Kirt & Coralie
APN: 123-060-19
APLCT: Kirt Morse
AGENT:
ADDRESS: 3550 Albion Ridge D Road, Albion

0 150 300 Feet
0 0.025 0.05 Miles
1:3,600

ADJACENT PARCELS

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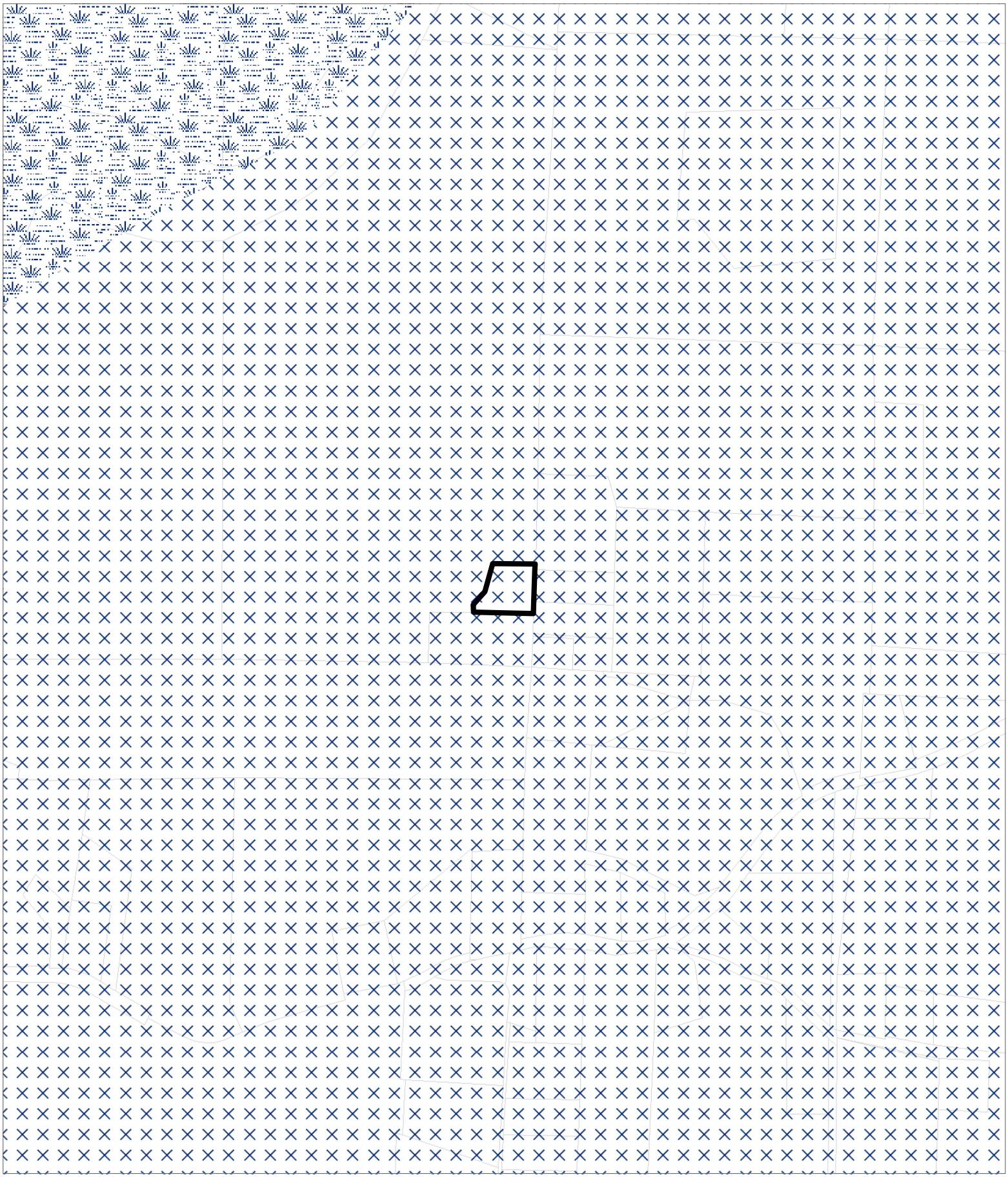

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Critical Water Areas

Marginal Water Resources

0 250 500 Feet

0 0.0425 0.085 Miles

N W E S

1:6,000

GROUND WATER RESOURCES

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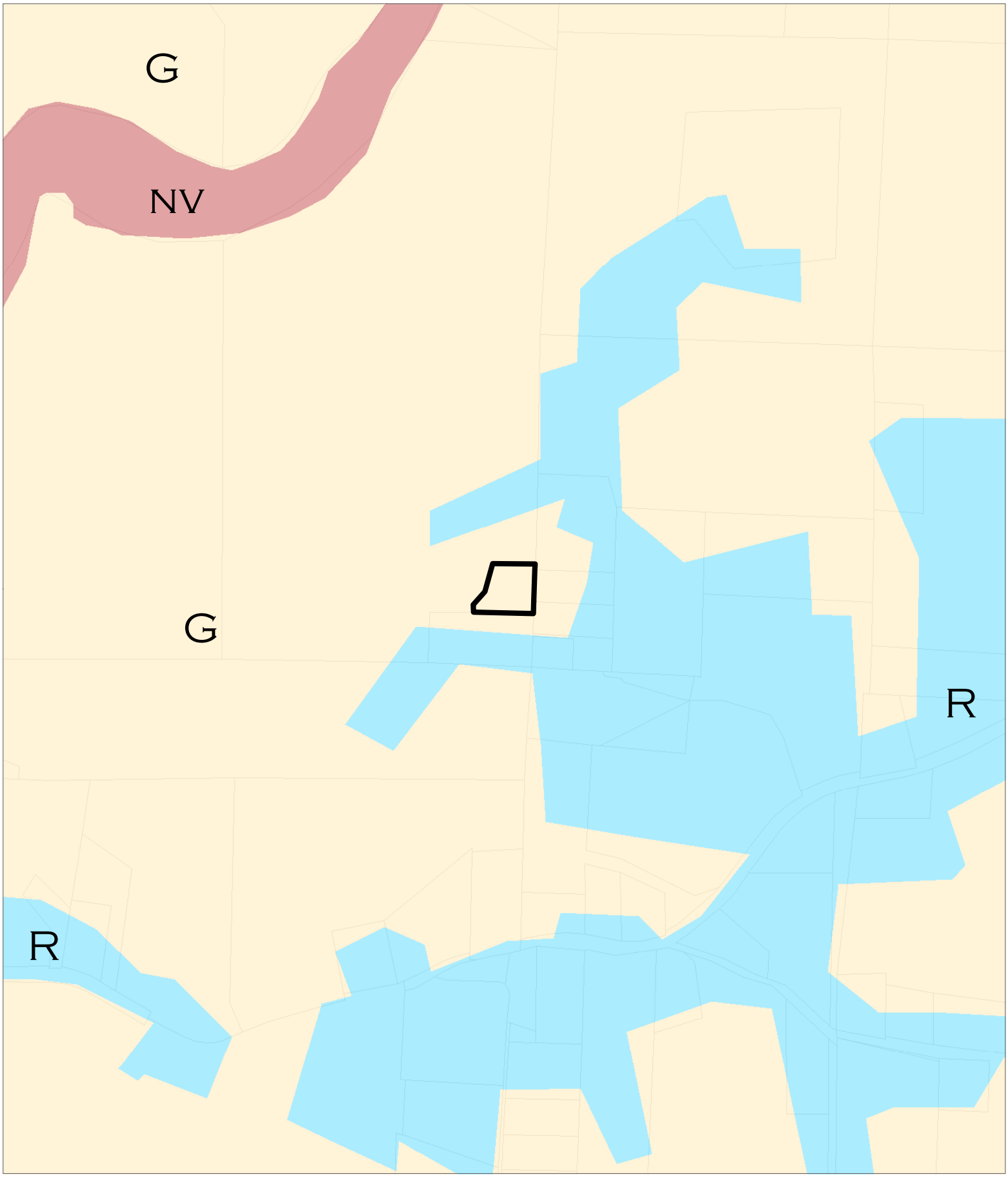

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Grazing Land (G)
Non-Ag & Natural Vegetation (nv)
Rural Residential & Rural Commercial (R)

0 250 500 Feet
0 0.0425 0.085 Miles
N W E S
1:6,000

IMPORTANT FARMLAND

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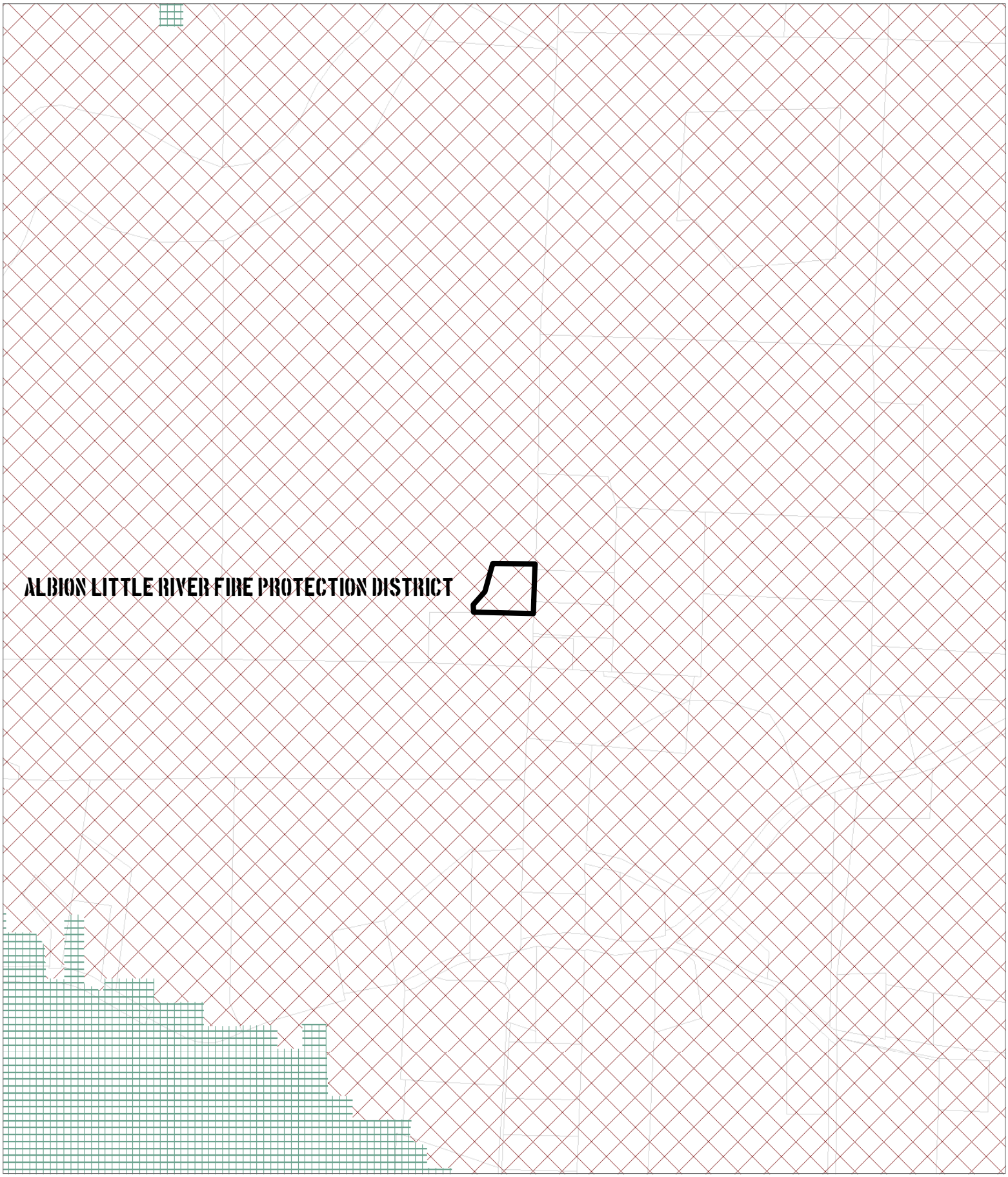

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County Fire Districts
High Fire Hazard
Moderate Fire Hazard

0 250 500 Feet
0 0.0425 0.085 Miles
N W E S
1:6,000

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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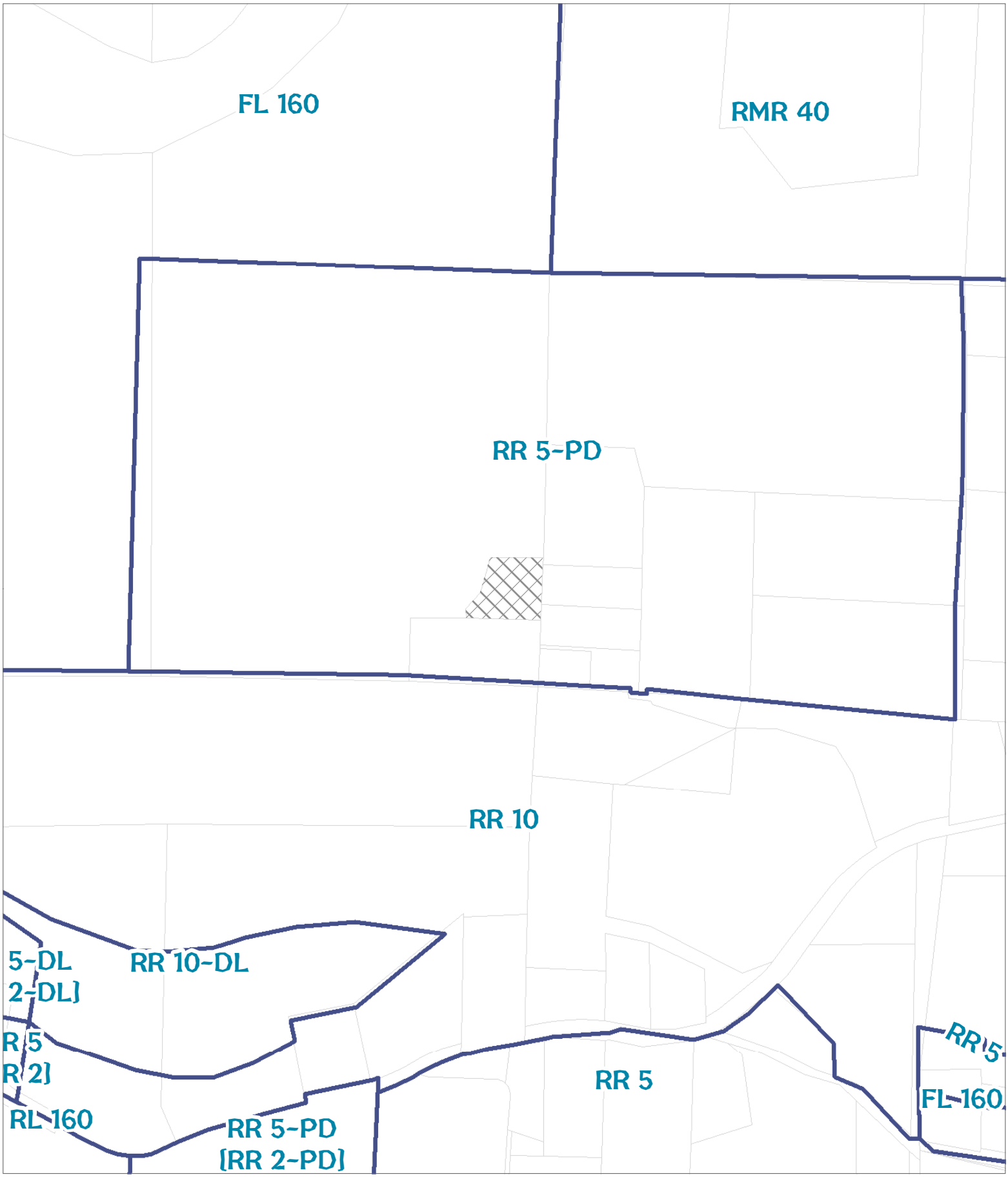

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0 200 400 Feet
0 0.035 0.07 Miles
N W E S
1:4,800

General Plan Classes

GENERAL PLAN CLASSIFICATIONS

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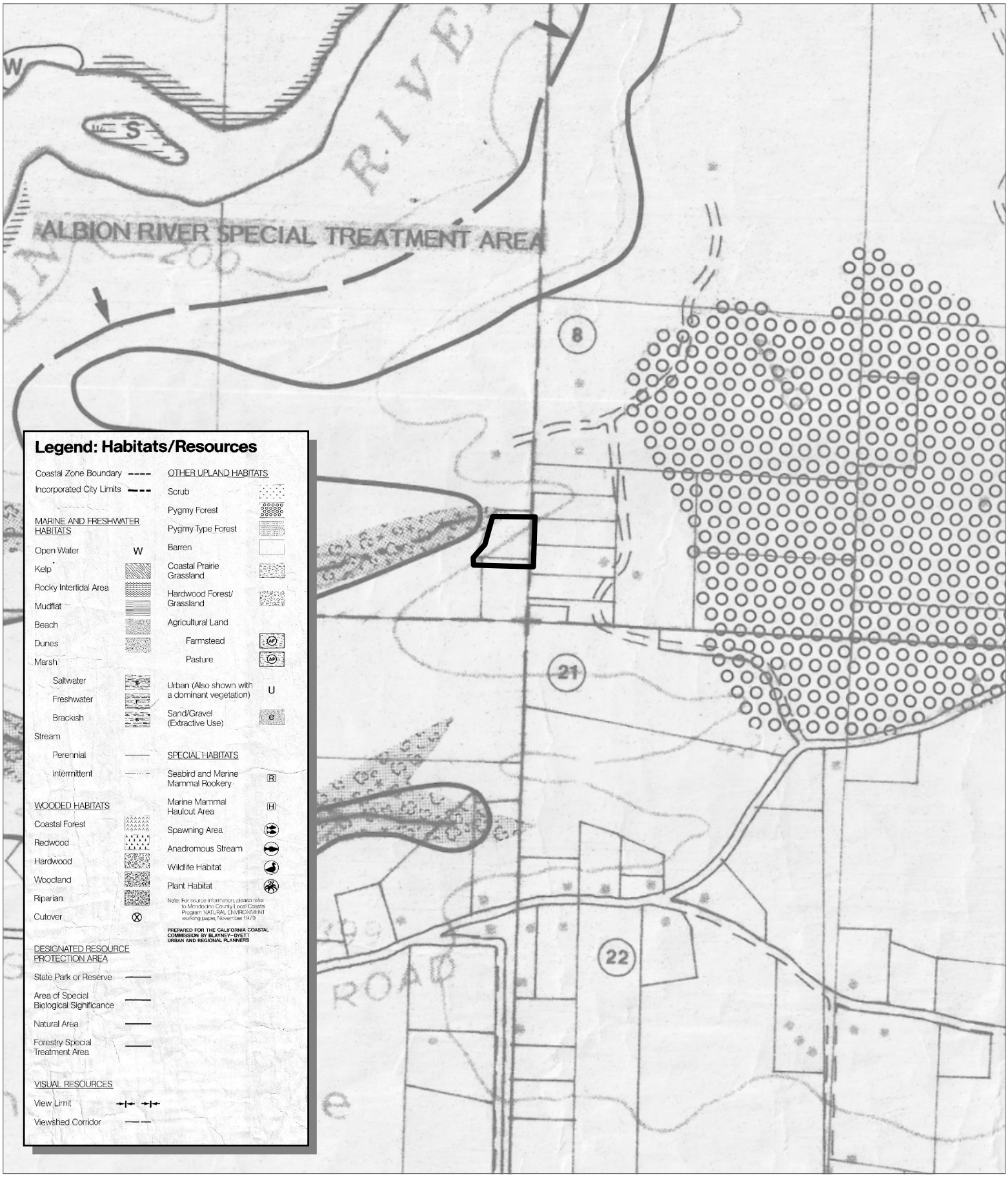

Legend: Habitats/Resources

Coastal Zone Boundary
Incorporated City Limits

MARINE AND FRESHWATER HABITATS
- Open Water W
- Kelp
- Rocky Intertidal Area
- Mudflat
- Beach
- Dunes
- Marsh
  - Saltwater S
  - Freshwater F
  - Brackish B
- Stream
  - Perennial
  - Intermittent

WOODED HABITATS
- Coastal Forest
- Redwood
- Hardwood
- Woodland
- Riparian
- Cutover ⊗

DESIGNATED RESOURCE PROTECTION AREA
- State Park or Reserve
- Area of Special Biological Significance
- Natural Area
- Forestry Special Treatment Area

VISUAL RESOURCES
- View Limit
- Viewshed Corridor

OTHER UPLAND HABITATS
- Scrub
- Pygmy Forest
- Pygmy Type Forest
- Barren
- Coastal Prairie Grassland
- Hardwood Forest/ Grassland
- Agricultural Land
  - Farmstead AP
  - Pasture AP
- Urban (Also shown with a dominant vegetation) U
- Sand/Gravel (Extractive Use) e

SPECIAL HABITATS
- Seabird and Marine Mammal Rookery R
- Marine Mammal Haulout Area H
- Spawning Area
- Anadromous Stream
- Wildlife Habitat
- Plant Habitat

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-DYETT URBAN AND REGIONAL PLANNERS

CASE: CDP 2017-0042
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0 250 500 Feet
0 0.0425 0.085 Miles
N W E S
1:6,000

LCP HABITATS & RESOURCES

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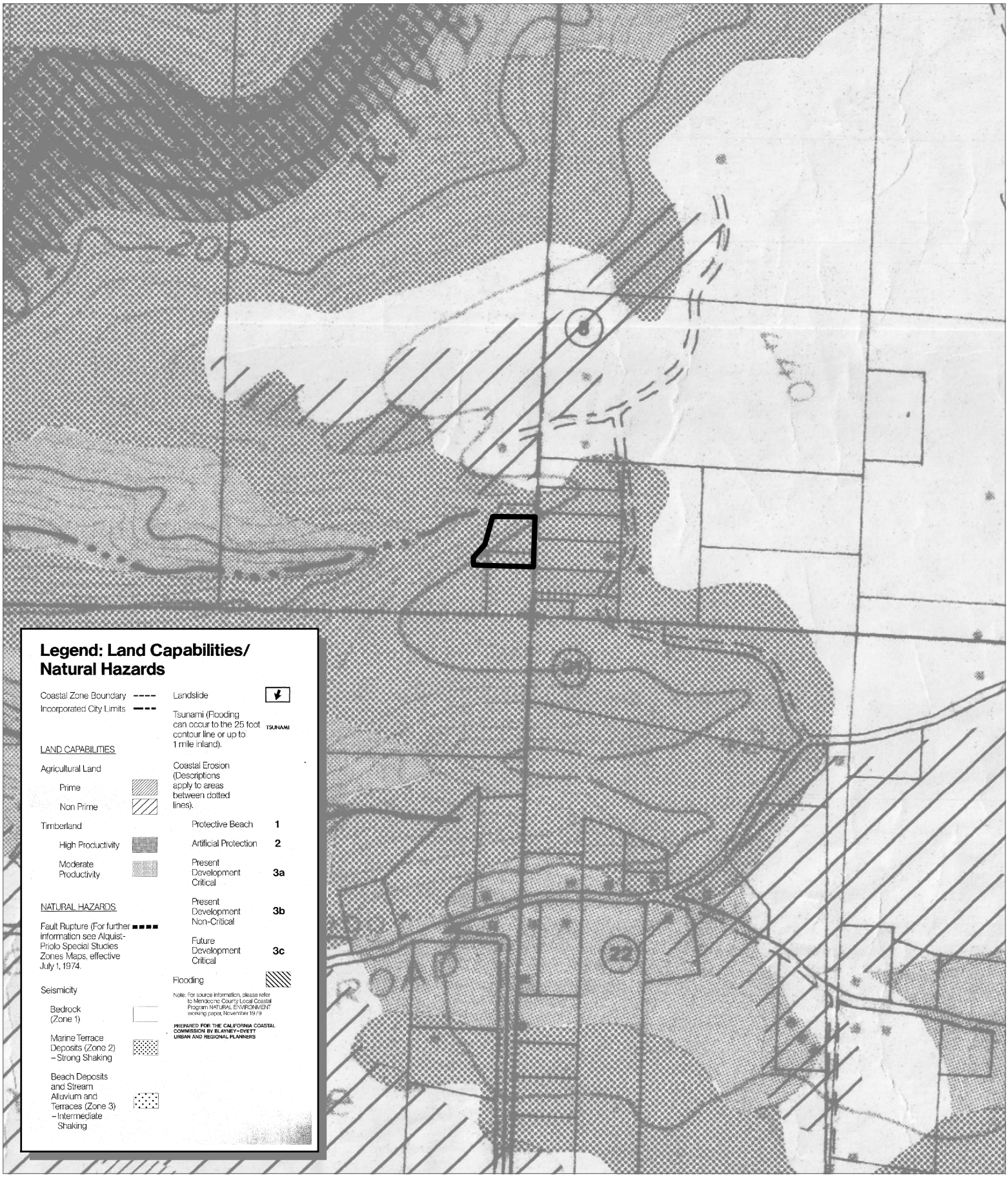

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0 250 500 Feet
0 0.0425 0.085 Miles
N W E S
1:6,000

LCP LAND CAPABILITIES & NATURAL HAZARDS

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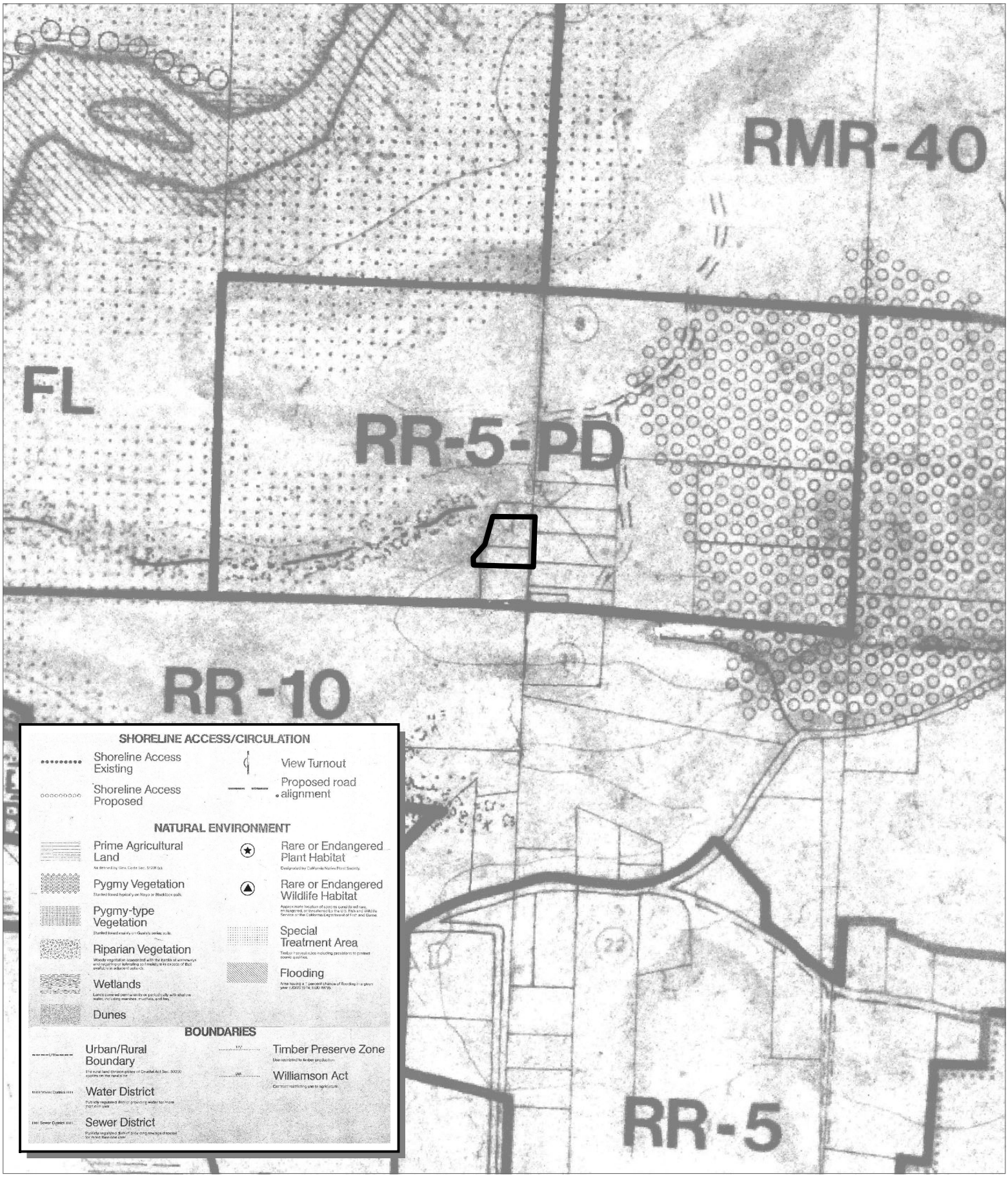

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0 250 500 Feet
0 0.0425 0.085 Miles
N W E S
1:6,000

LCP LAND USE MAP 18: ALBION

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Major Towns & Places
Major Roads
Major Rivers
Highways

0 2,550 5,100 Feet
0 0.5 1 Miles
1:63,360

LOCATION MAP

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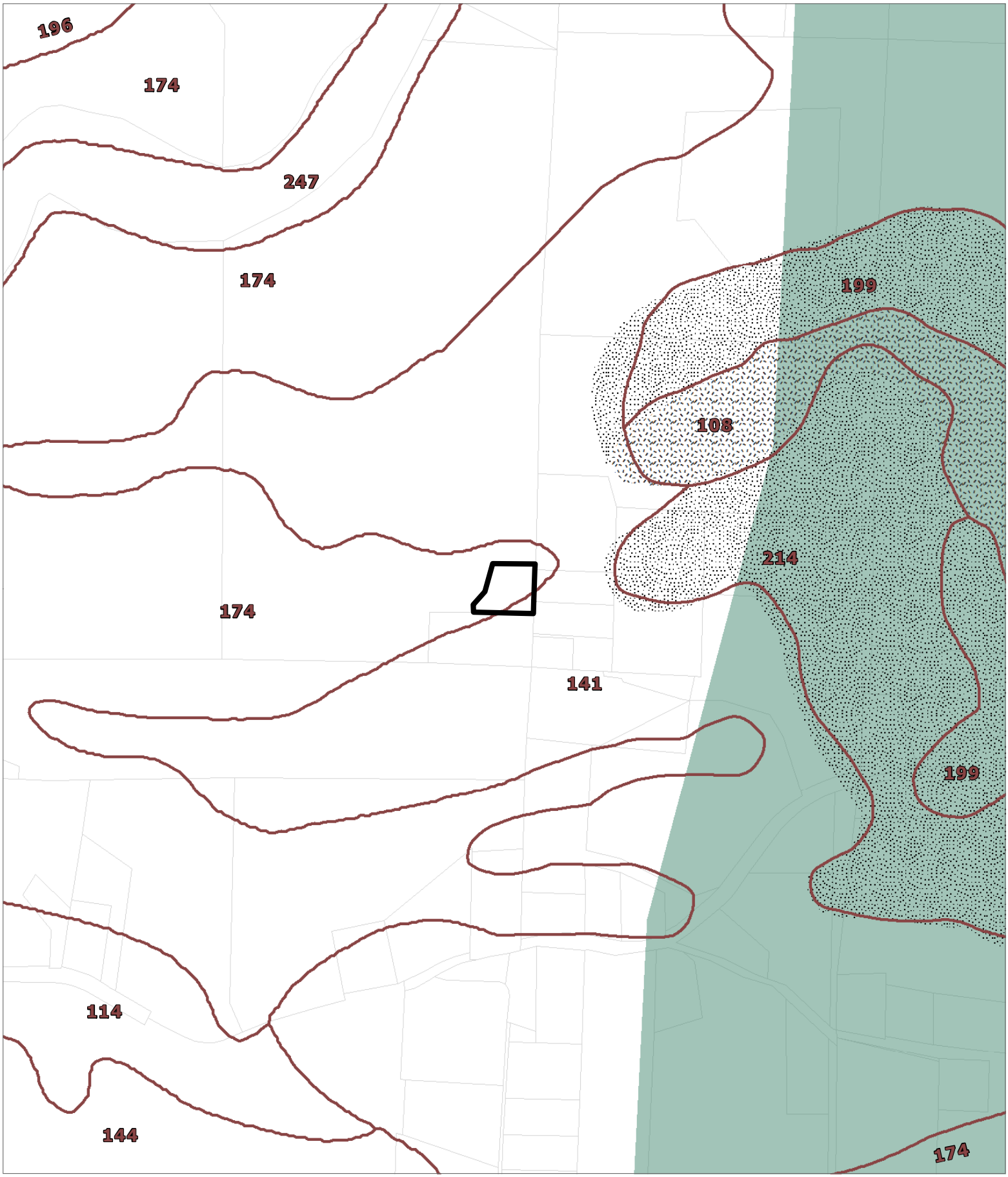

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Western Soil Classes
Blacklock & Aborigine
Shinglemill-Gibney Complex
Bishop Pine

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

LOCAL SOILS

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0 250 500 Feet
0 0.0425 0.085 Miles
N W E S
1:6,000

TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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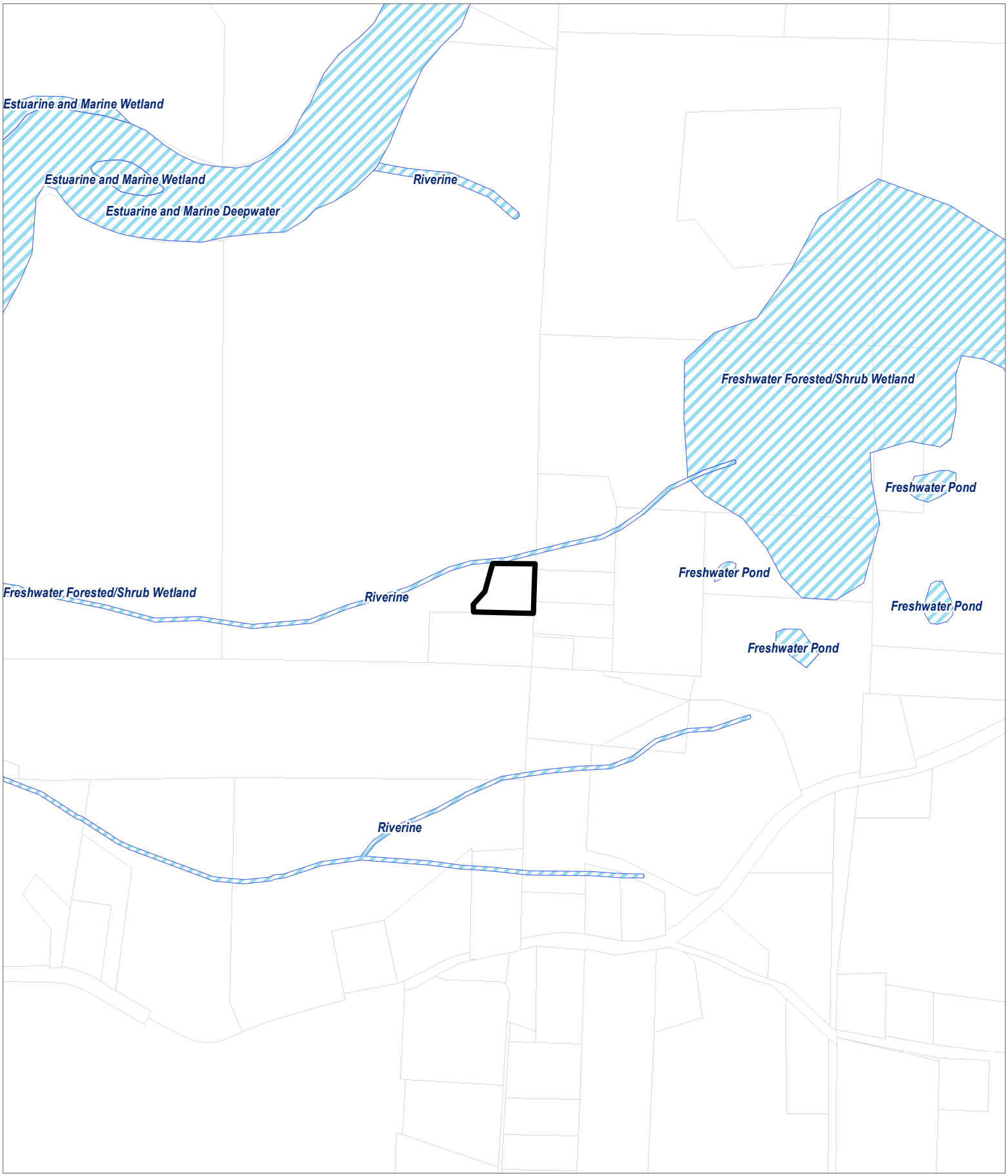

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0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

National Wetlands Inventory

WETLANDS

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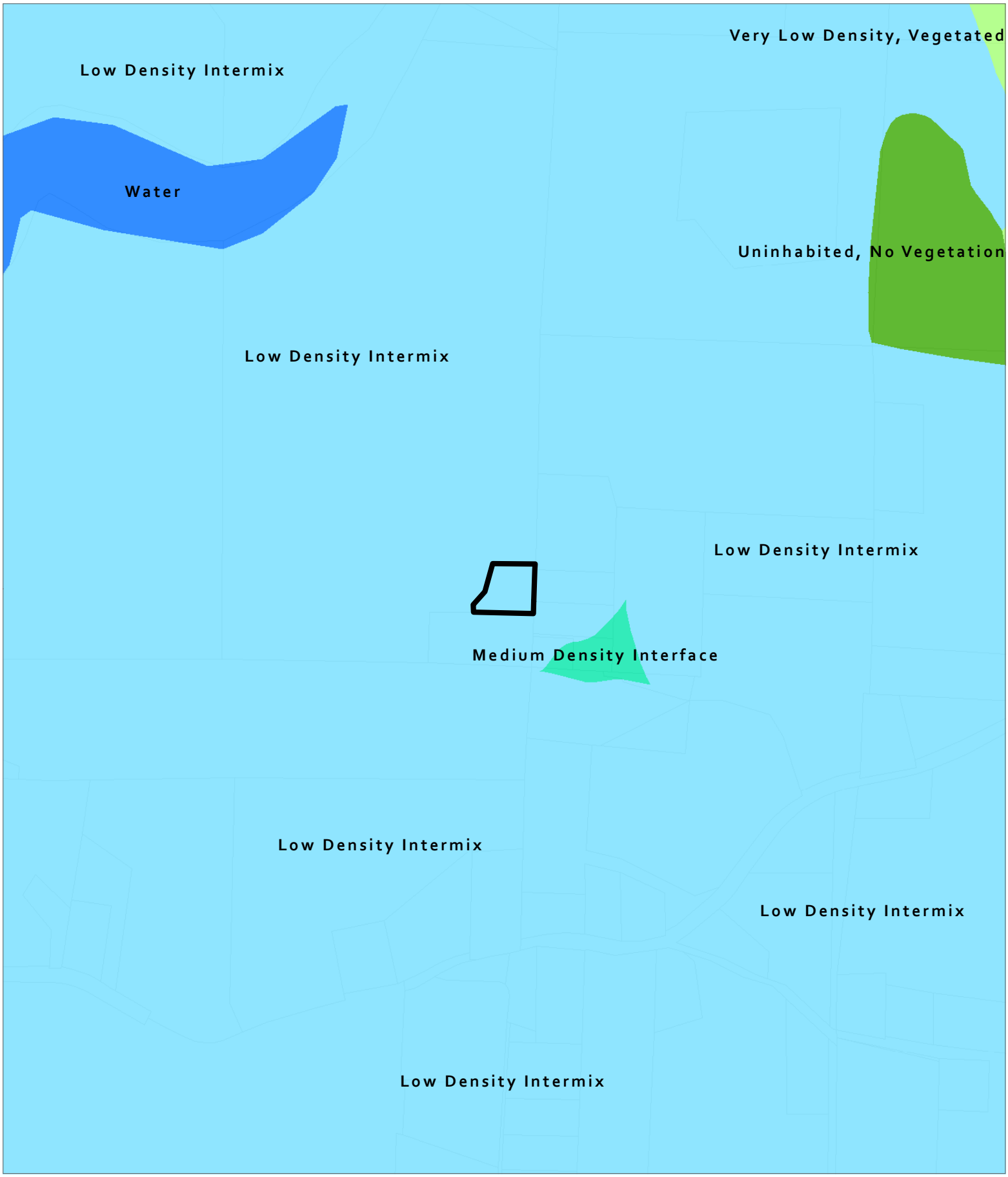

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Water

0 250 500 Feet
0 0.0425 0.085 Miles
N W E S
1:6,000

WILDLAND-URBAN INTERFACE ZONES

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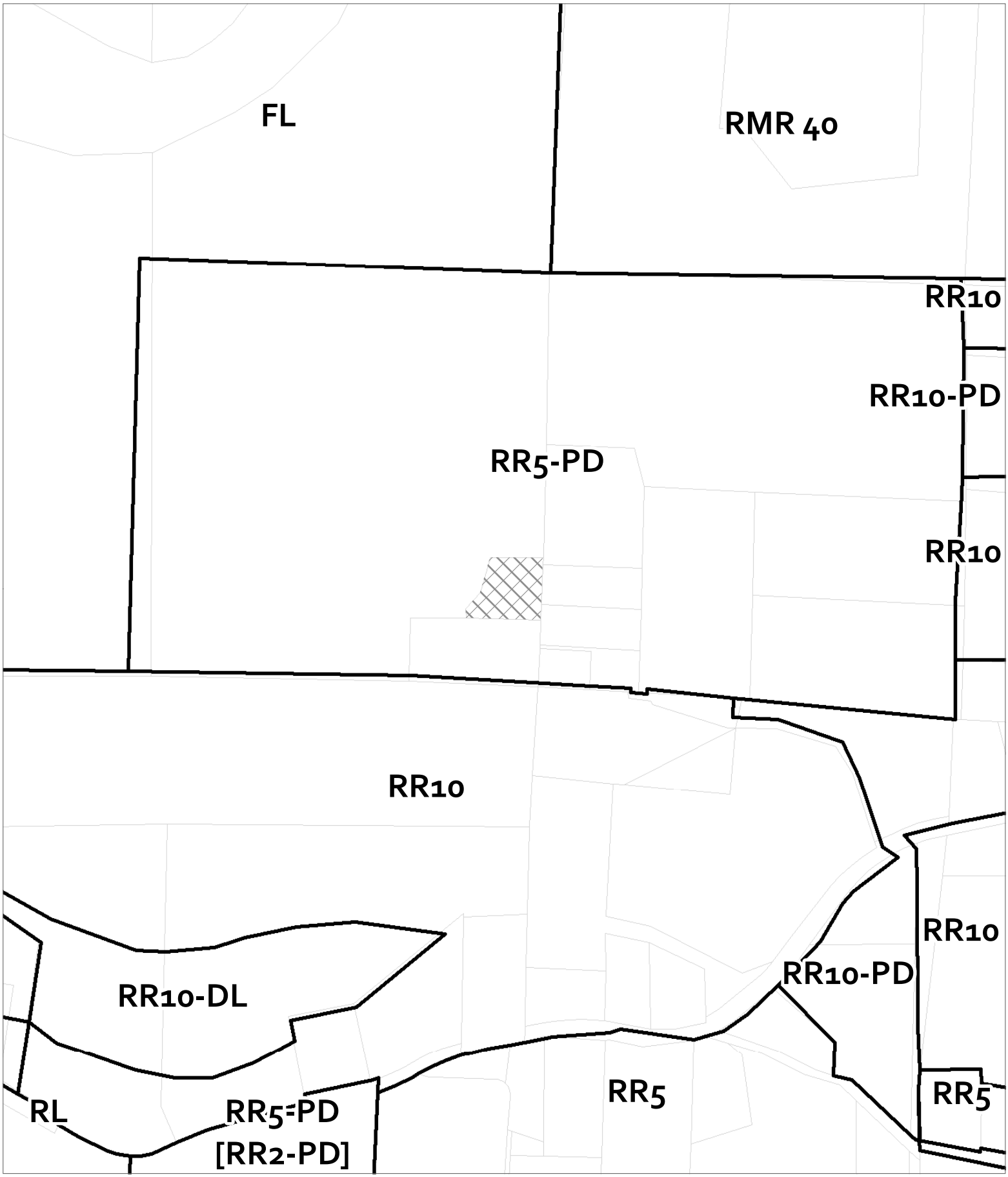

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0 200 400 Feet
0 0.035 0.07 Miles
1:4,800

Zoning Districts

ZONING DISPLAY MAP

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