



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

July 11, 2018

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

US Fish & Wildlife Service
Department of Forestry/ CalFire
Department of Fish and Wildlife
Coastal Commission
North Gualala Fire District

Point Arena City Planning
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Rancheria

CASE#: CDPR_2018-0003

DATE FILED: 4/5/2018

OWNER/APPLICANT: MARY ANN & JOHN MCVICAR

AGENT: PAUL STYSKAL

REQUEST: Coastal Development Permit Renewal of CDP_2005-0067, which authorized the construction of a 2,271 sq. ft. single family residence with a detached 576 sq. ft. garage, installation of a driveway, septic system, and removal of 24± trees. The renewal will result in a new expiration date of May 25, 2019.

LOCATION: In the Coastal Zone, 1.5± miles north of Gualala, on the west side of Glenn Drive (CR 534), 1,800± ft. northwest of its intersection with Hwy. 1, located at 36830 Glenn Drive, Gualala (APN: 144-300-03).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Jessie Waldman

RESPONSE DUE DATE: July 25, 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 _____

OWNER:

MCVICAR MARY ANN & JOHN D

APPLICANT:

MCVICAR MARY ANN & JOHN D

AGENT:

PAUL STYSKAL

REQUEST:

Coastal Development Permit Renewal of CDP 2005-0067, which authorized the construction of a 2,271 square foot single family residence with a detached 576 square foot garage, installation of a driveway, septic system, and removal of approximately 24 trees.

No changes to the original request. The renewal will result in a new expiration date of May 25, 2018.

LOCATION:

In the Coastal Zone, approximately 1.5 miles north of Gualala, on the west side of Glennen Drive (CR 534), approximately 1,800 feet northwest of its intersection with Highway 1, at 36830 Glennen Drive (APN: 144-300-03).

ACREAGE:

0.85 acre

GENERAL PLAN:

Rural Residential 5(2)

ZONING:

Rural Residential 5

COASTAL ZONE:

YES

EXISTING USES:

Undeveloped

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

11 N

RANGE:

15 W

SECTION:

21

USGS QUAD#:

70

RELATED CASES ON SITE: ST#23723, Septic permit for subject parcel. CDP 2005-0067, subject coastal development permit being renewed.

RELATED CASES IN VICINITY:

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Rural Residential 5(2)	Rural Residential 5	0.65 acre	Vacant
EAST:	Rural Residential 5(2)	Rural Residential 5	0.61 acre	Single Family Residential
SOUTH:	Rural Residential 5(2)	Rural Residential 5	0.8 acre	Vacant
WEST:	Rural Residential 5(2)	Rural Residential 5	0.61 acre	Single Family Residential

REFERRAL AGENCIES:

☒ Planning (Ukiah)

☒ Department of Transportation

☒ Environmental Health (FB)

☒ Building Inspection (FB)

☐ Emergency Services

☒ Assessor

☐ Farm Advisor

☐ Agriculture Commissioner

☐ Forestry Advisor

☐ Air Quality Management District

☐ ALUC

☐ County Water Agency

☐ Archaeological Commission

☐ Sonoma State University

☒ US Fish & Wildlife Service

☒ Tribes

☐ Russian River Flood Control/Water Conservation Improvement District

☐ Trails Advisory Council

☐ Native Plant Society

☐ State Clearinghouse

☐ Caltrans

☒ CalFire

☒ Department of Fish & Game

☒ Coastal Commission

☐ RWQCB

☐ Division of Mines & Geology

☐ Department of Health Services

☐ Department of Parks & Recreation

☐ Department of Conservation

☐ Soil Conservation Service

☐ Army Corps of Engineers

☐ CHP

☐ MTA

☐ County Addresser

☐ LAFCO

☐ Gualala MAC

☐ Laytonville MAC

☐ Westport MAC

☐ Sierra Club

☐ School District

☐ Sewer District

☒ North Gualala Water District

☐ South Coast Fire District

☐ Community Svcs

☒ Point Arena City Planning

ADDITIONAL INFORMATION: Biological Assessment (dated November, 2003). Botanical Survey and Wetland Determination/Delineation (dated 7/31/2006) and addendum (dated 10/29/2006). Botanical Survey Update (dated 4/12/2016).

ASSESSOR’S PARCEL #: 144-300-03

PROJECT COORDINATOR: JESSIE WALDMAN PREPARED BY: JESSIE WALDMAN DATE: 6/12/2018

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
	NO	6. Airport CLUP Planning Area – ALUC#_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF# Except <1acre Very High Fire Hazard
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. Quinliven-Ferncreek complex
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

COASTAL ZONE		
Yes	No	
	YES	16. Exclusion Map.
	Critical	17. Coastal Groundwater Study Zone.
	NO	18. Highly Scenic Area/Special Communities.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	19. Land Capabilities/Natural Hazards Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Habitats/ESHA/Resources Map. Creek on site. Biological Assessment has identified an ESHA within 100 feet of development.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map.
<input type="checkbox"/>	<input type="checkbox"/>	22. Blayney-Dyett Map. Map 31: Gualala
<input type="checkbox"/>	<input checked="" type="checkbox"/>	23. Ocean Front Parcel (Blufftop Geology).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Noyo Harbor/Albion Harbor.

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DEPT OF PLANNING & BUILDING SERVICES

120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
Fax: 707-961-2427

Case No(s) CDP-2018-0003
Date Filed 04-05-2018
Fee \$ \$1,218.50
Receipt No TET-020264
Received by SHARON DEWITT

Office Use Only

COASTAL DEVELOPMENT PERMIT RENEWAL APPLICATION FORM

Name of Applicant <u>JOHN MCVICAR</u> <u>MARY ANN MCVICAR</u>	Name of Owner(s) <u>SAME AS</u> <u>APPLICANT</u>	Name of Agent <u>PAUL STYSKAL</u>
Mailing Address <u>119 TARTAN WAY</u> <u>FAIRFIELD, CA.</u> <u>94534</u>	Mailing Address ↓	Mailing Address <u>P.O. BOX 1177</u> <u>GUALALA, CA.</u> <u>95445</u>
Telephone Number <u>707-864-5616 HOME</u> <u>707-718-3498 CELL</u>	Telephone Number ↓	Telephone Number <u>707-884-1534</u>

Please describe any actions taken to initiate development since issuance of the coastal development permit. List any changes to the property and or structure(s) since CDP issuance.

Driving Directions

The site is located on the W (N/S/E/W) side of GLENNEN DRIVE (name road)
approximately 1800 (feet/miles) N.W. (N/S/E/W) of its intersection with
SOUTH COAST HIGHWAY 1 (provide nearest major intersection).

Assessor's Parcel Number(s) <u>144-300-03</u>	Date of expiration of issued CDP <u>MAY 25, 2018</u>
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Parcel Size <u>.85</u> <input type="checkbox"/> Square Feet <input checked="" type="checkbox"/> Acres	Street Address of Project <u>36830 GLENNEN DR.</u> <u>GUALALA, CA. 95445</u>
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COASTAL DEVELOPMENT PERMIT RENEWAL

APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies that will be reviewing your project proposal. The more detail that is provided, the easier it will be to promptly process your application. Please answer all questions. For those questions, which do not pertain to your project, please indicate "Not Applicable" or "N/A".

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

• REMOVE APPROX. 24 PINE TREES
 • CONSTRUCT DRIVEWAY, SEPTIC SYSTEM W/ LEACH FIELD
 • " 2 BEDROOM SINGLE FAMILY RESIDENCE
 • " 2 CAR GARAGE - DETACHED

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

TYPE OF UNIT	NUMBER OF STRUCTURES/UNITS	SQUARE FEET PER UNIT
<input checked="" type="checkbox"/> Single Family	(1) HOUSE (1) GARAGE	HOUSE 2271 SQ FT GARAGE 576 SQ FT
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex/Multifamily	_____	_____

3. Are there existing structures on the property? ☐ Yes ☒ No
 If yes, describe below and identify the use of each structure on the plot plan.

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

- A. Electricity
☒ Utility Company (service exists to the parcel).
☐ Utility Company (requires extension of services to site: _____ feet _____ miles)
☐ On Site generation, Specify: _____
☐ None
- B. Gas
☒ Utility Company/Tank
☐ None
- C. Telephone: ☒ Yes ☐ No

5. Will there be any exterior lighting? ☒ Yes ☐ No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

LIGHTING WILL BE BOXED AND DOWNCAST

6. What will be the method of sewage disposal?

- ☐ Community sewage system, specify supplier _____
☒ Septic Tank (indicate primary + replacement leachfields on plot plan)
☐ Other, specify _____

7. What will be the domestic water source?

- ☒ Community water system, specify supplier NORTH GUALALA WATER CO.
☐ Well
☐ Spring
☐ Other, specify _____

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

Estimate the amount of grading in cubic yards 20 c.y. If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.

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

FLAT

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

10. Is the proposed development visible from:

- A. State Highway 1? ☐ Yes ☒ No
B. Park, beach or recreation area? ☐ Yes ☒ No

If you answered yes to either question, explain.

11. Project Height. Maximum height of structure(s). 28 feet

12. Describe all exterior materials and colors of all structures. SEE NEXT PAGE

12.	<u>ITEM</u>	<u>TYPE</u>	<u>COLOR</u>
	SIDING	HARDI BOARD	BEIGE
	TRIM	II	BROWN
	CHIMNEY	STONE	GREY
	ROOFING	COMP. SHINGLE	BROWN
	WINDOWS	FIBERGLASS	BROWN
	DOOR	OAK	WOOD

13. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, rare or endangered plants, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site? NONE

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

Total square footage of all structures: _____

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

Will the proposed project be phased? ☐ Yes ☐ No

If Yes, explain your plans for phasing.

Parking will be provided as follows:

Number of Spaces Existing _____ Proposed _____ Total _____

Number of standard spaces _____ Size _____

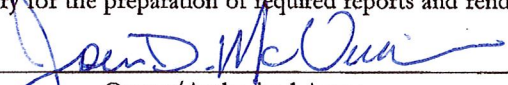
Number of handicapped spaces _____ Size _____

APN	OWNER	ADDRESS	CITY	STATE	ZIP
14414009	BETTEL, DANIE & GRETA	PO BOX 39	GUALALA	CA	95445
14416009	COMBS MICHAEL & ALICE TTEES	PO BOX 1639	GUALALA	CA	95445
14416011	COMBS MICHAEL & ALICE TTEES	36781 GLENEN DR	GUALALA	CA	95445
14416015	MILLER PATRICIA / BRENT KLOPPER	PO BOX 628	GUALALA	CA	95445
14416018	HOFFMAN LAURAN	801 VERNON AVE	VENICE	CA	90291
14430001	ANDERSON, GARY A TTEE 1/2	2621 LAS CASAS WAY	RANCHO CORDOVA	CA	95670
14430002	GRAVES, RICHARD B & SALLY	631 LOGAN LANE	DANVILLE	CA	94526
14430003	MCVICAR MARY ANN & JOHN D TTEE	119 TARTAN WAY	FAIRFIELD	CA	94534
14430004	GAIOLO, ASHISH & TANUJA	3791 UNION ST	FREMONT	CA	94538
14430005	COMBS, MICHAEL & ALICE	PO BOX 1639	GUALALA	CA	95445
14430006	OCONNOR J THOMAS /	8230 E QUARTERHORSE TRAIL	SCOTTSDALE	AZ	85258
14430007	EMERY FRANCES DOREEN TTEE	1236 CORNERSTONE DR	EL DORADO HILLS	CA	95762
14430008	TOLAND PATRICK L & PATRICIA A	1101 CAMBRIDGE ST	NOVATO	CA	94947
14430009	PAILLION, JEFFREY & S B TRUST	1067 CASTLEC DRIVE	SACRAMENTO	CA	95864
14430015	NELSON F TRUST	333 SUNSET DR	OXNARD	CA	93030
14430016	ANDERSON TERRY L & GAIL JEANET	750455 WOODMERE	LA QUINTA	CA	92253
14430017	DUCEY FRED B & FRANCES P	PO BOX 1698	GUALALA	CA	95445
14430018	WELTON LARRY F TTEE	85 SUNSET DR	ARLEY	AL	35541

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.



Owner/Authorized Agent

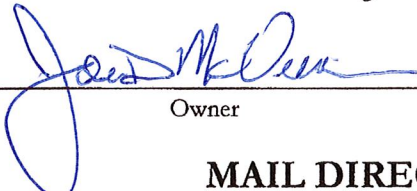
3/17/2018

Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize PAUL STYSKAL to act as my representative and to bind me in all matters concerning this application.



Owner

3/17/2018

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on 3/22/2018 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

(Description of development)

> CONSTRUCT A 2,271 SQ. FT. SINGLE FAMILY RESIDENCE W/ AVERAGE MAXIMUM HEIGHT OF 28' ABOVE FINISHED GRADE. > CONSTRUCT A 576 SQ. FT. GARAGE, INSTALL A DRIVEWAY, SEPTIC SYSTEM, CONNECT TO A COMMUNITY WATER SYSTEM, AND CONDUCT MINOR GRADING ASSOCIATED WITH DEVELOPMENT
Located at: 36830 GLENNEN DR GUALALA, CA APN. # 144-300-03

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

36830 GLENNEN DRIVE GUALALA, CA

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

Owner/Authorized Representative

Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: _____

3/17/2018

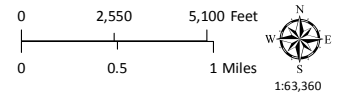
Applicant

Joel D. McQuinn



CASE: CDPR 2018-0003
 OWNER: McVICAR, Mary Ann & John
 APN: 144-300-03
 APLCT: John & Mary Ann McVicar
 AGENT: Paul Styskal
 ADDRESS: 36830 Glennen Drive, Gualala

- Major Towns & Places
- Highways
- California Counties
- Major Roads
- Major Rivers



LOCATION MAP

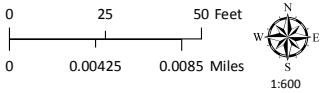
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CASE: **CDPR 2018-0003**
OWNER: **McVICAR, Mary Ann & John**
APN: **144-300-03**
APLCT: **John & Mary Ann McVicar**
AGENT: **Paul Styskal**
ADDRESS: **36830 Glennen Drive, Gualala**

Public Roads



AERIAL IMAGERY

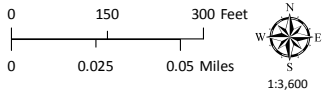
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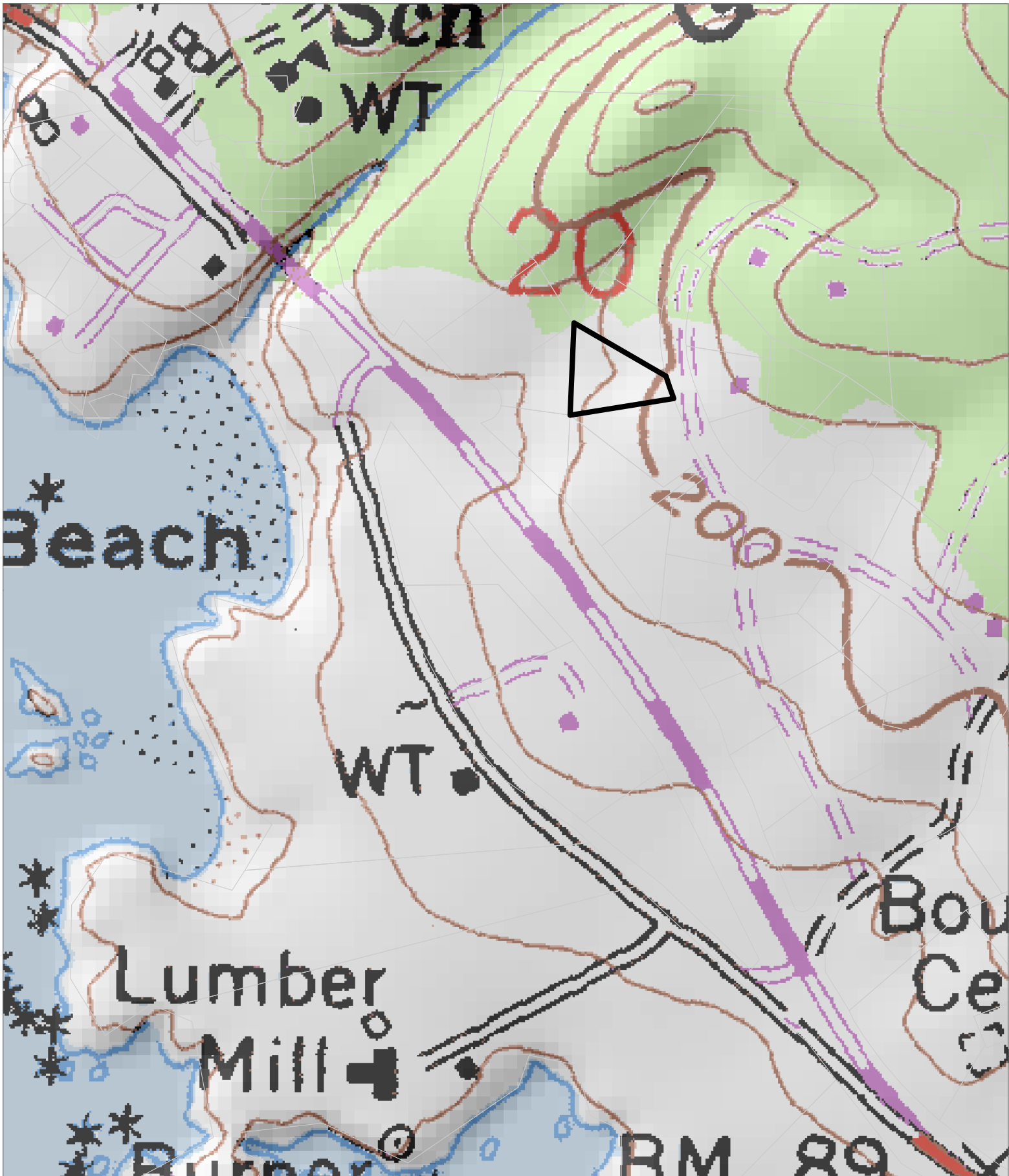
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AGENT: Paul Styskal
ADDRESS: 36830 Glennen Drive, Gualala

- Named Rivers
- Driveways/Unnamed Roads
- Public Roads
- Private Roads

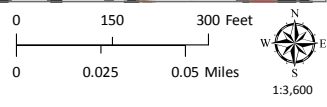


AERIAL IMAGERY

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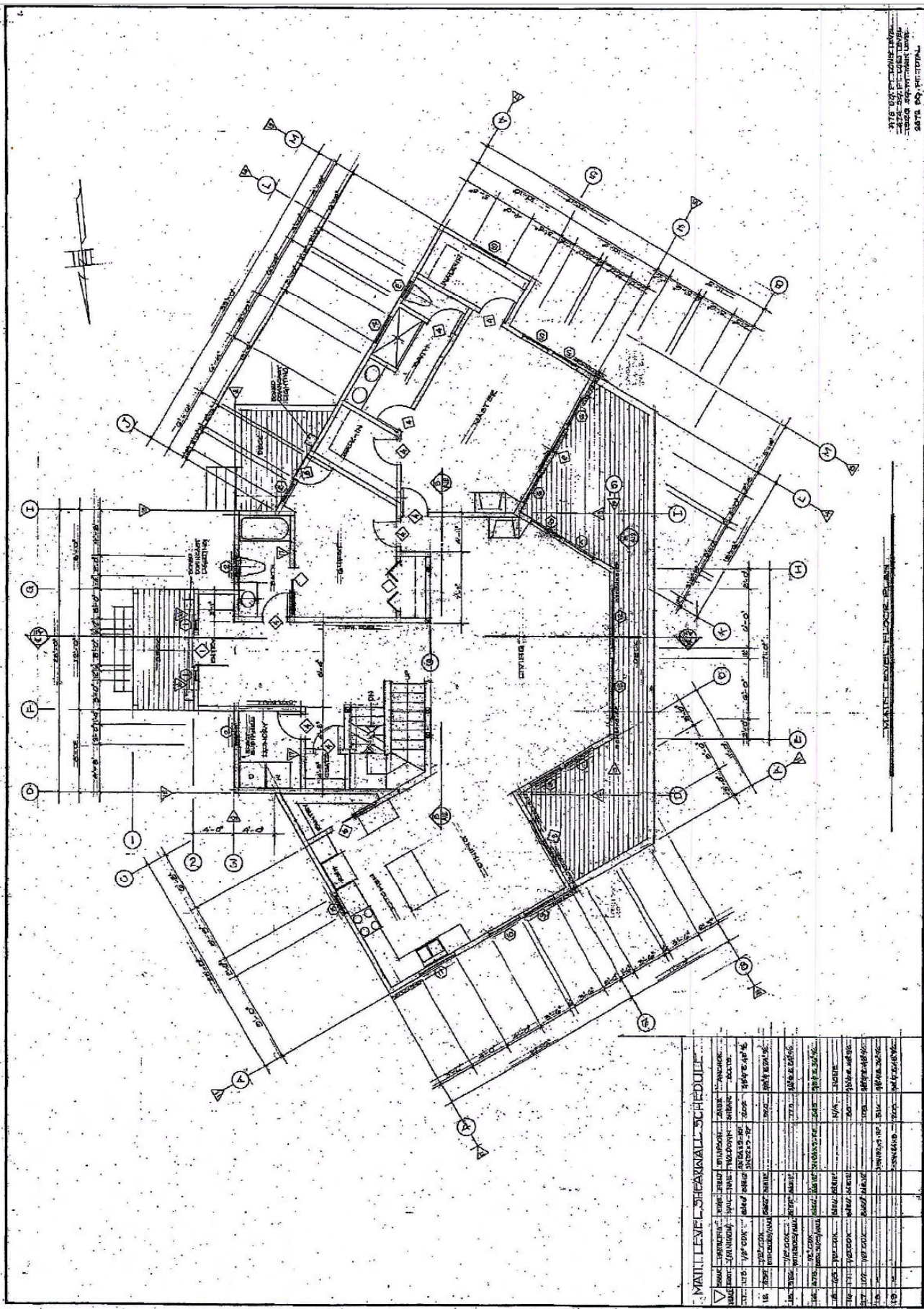


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ADDRESS: 36830 Glennen Drive, Gualala



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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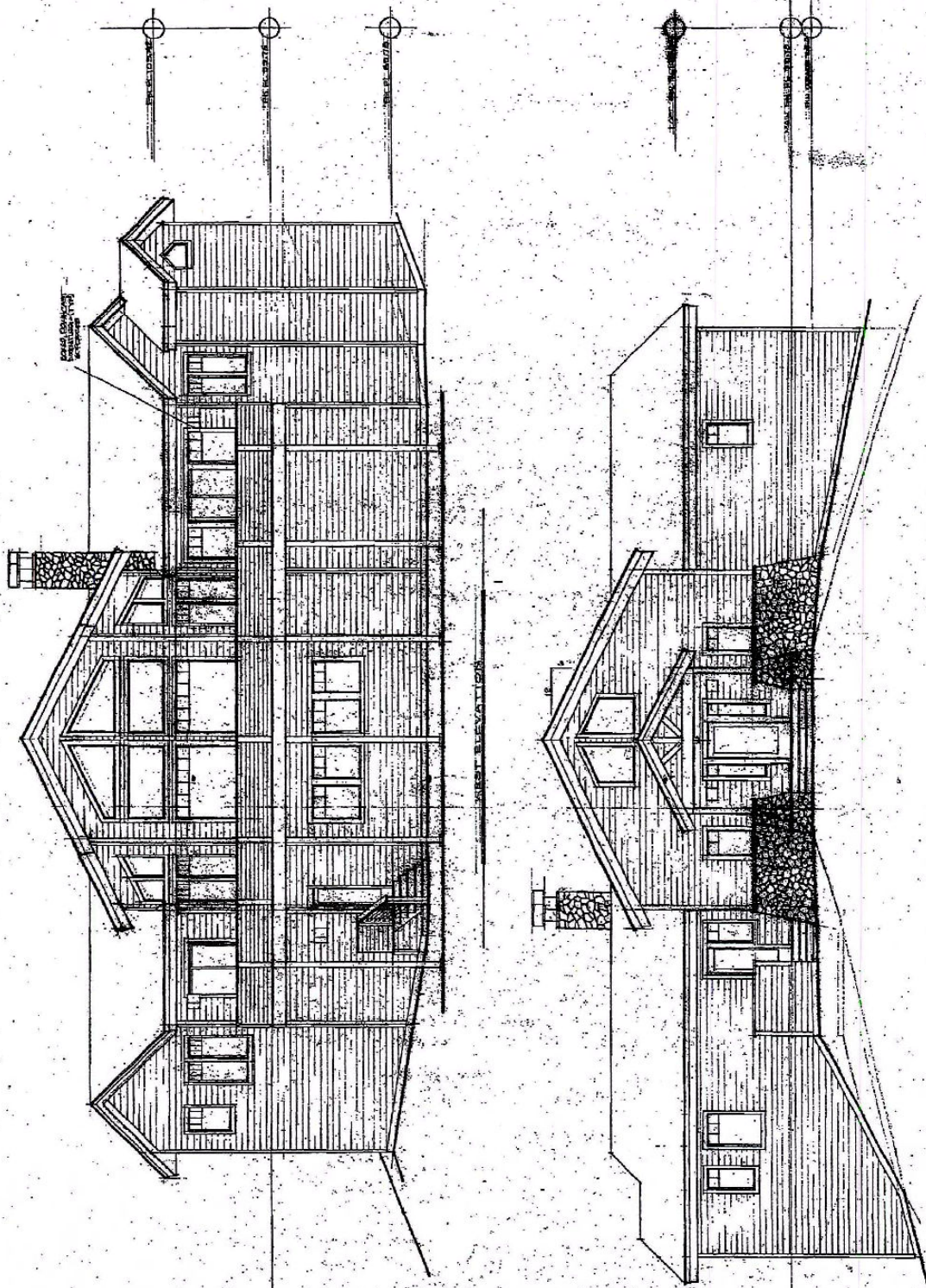


CASE: CDP 2018-0003
 OWNER: McVICAR, Mary Ann & John
 APN: 144-300-03
 APLCT: John & Mary Ann McVicar
 AGENT: Paul Styskal
 ADDRESS: 36830 Glennen Drive, Gualala

NO SCALE

FLOOR PLAN

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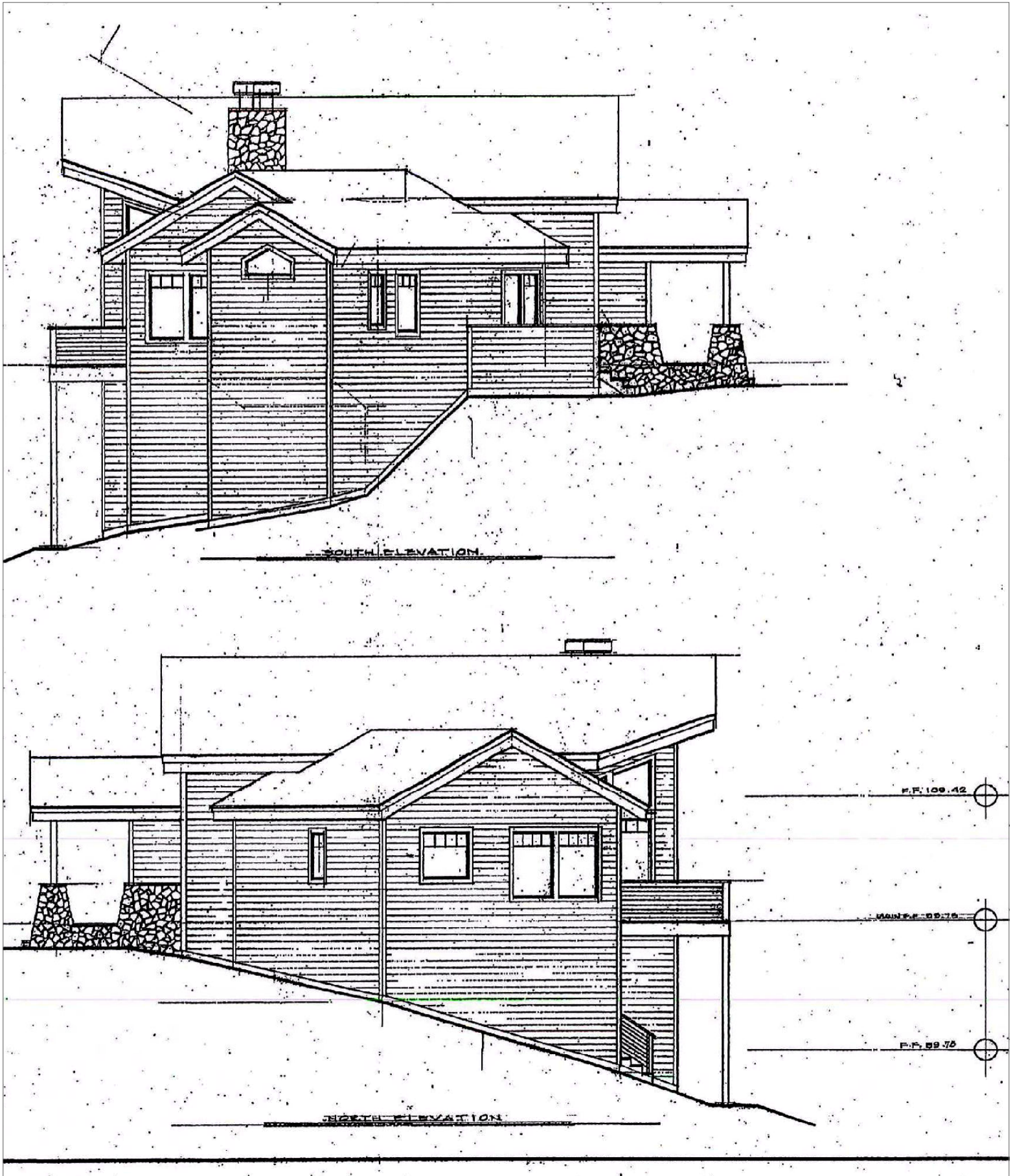


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NO SCALE

ELEVATIONS

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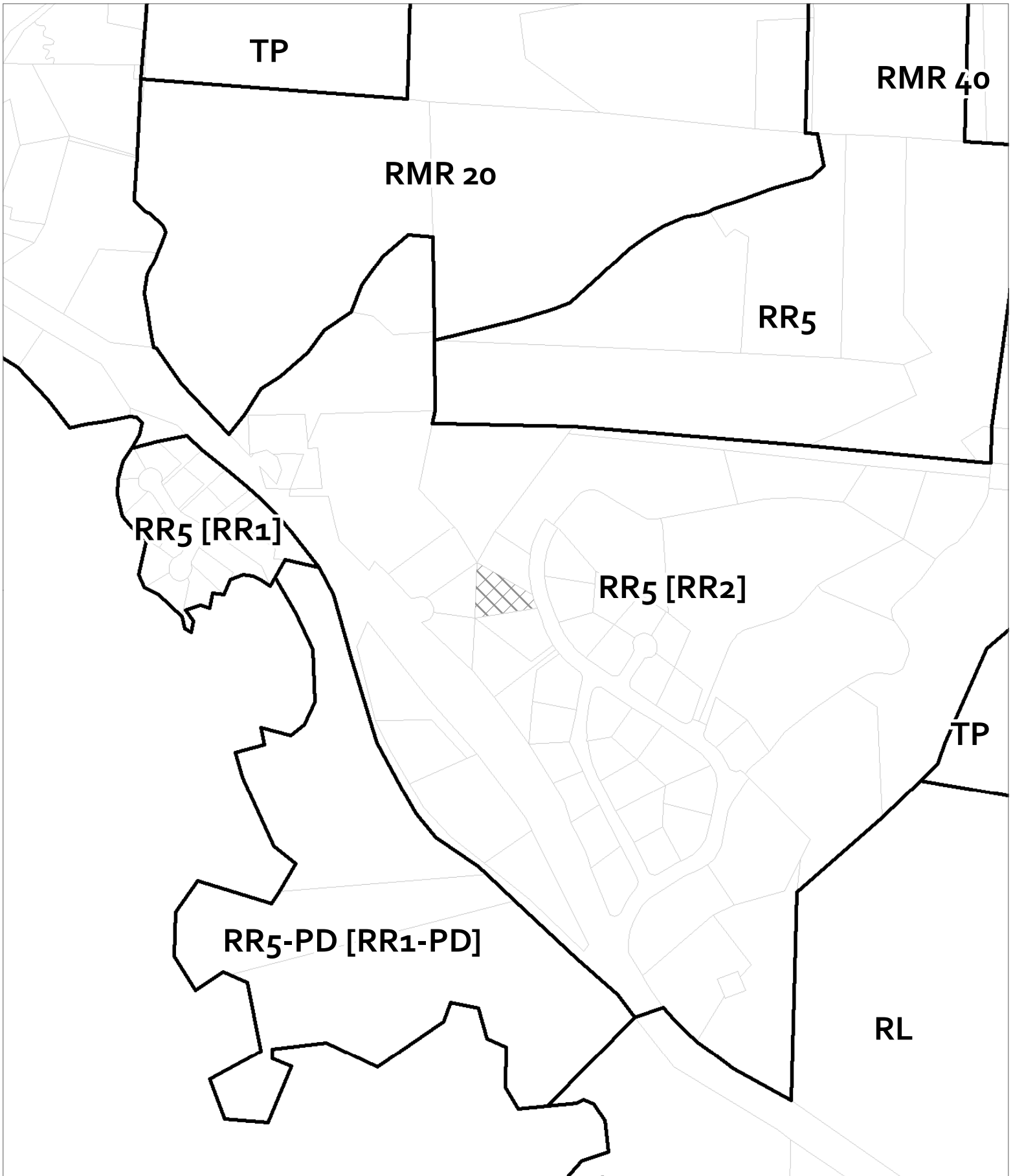


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NO SCALE

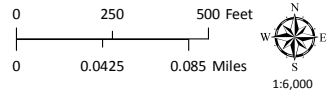
ELEVATIONS

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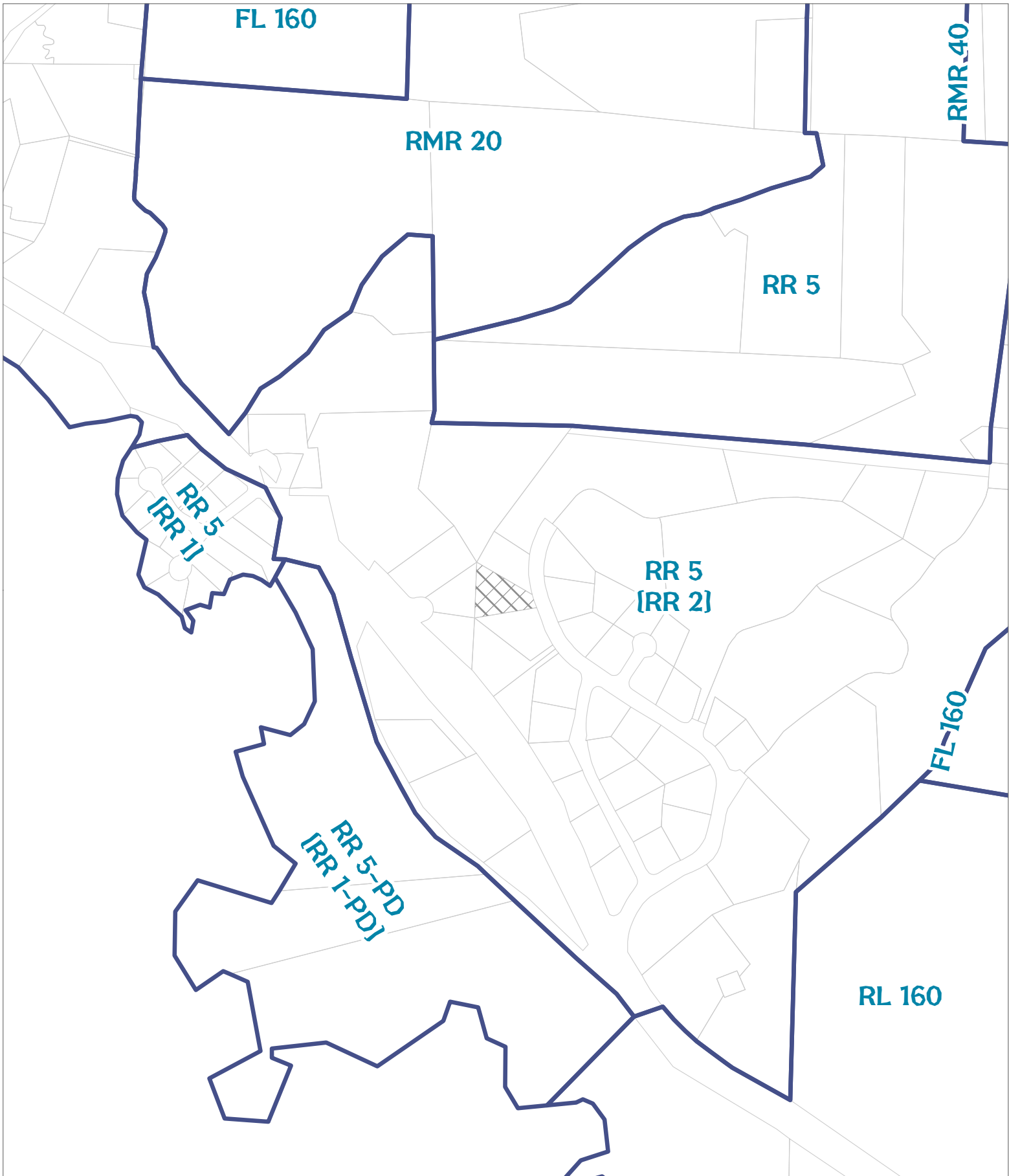
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APLCT: **John & Mary Ann McVicar**
AGENT: **Paul Styskal**
ADDRESS: **36830 Glennen Drive, Gualala**

 Zoning Districts




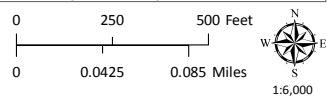
ZONING DISPLAY MAP

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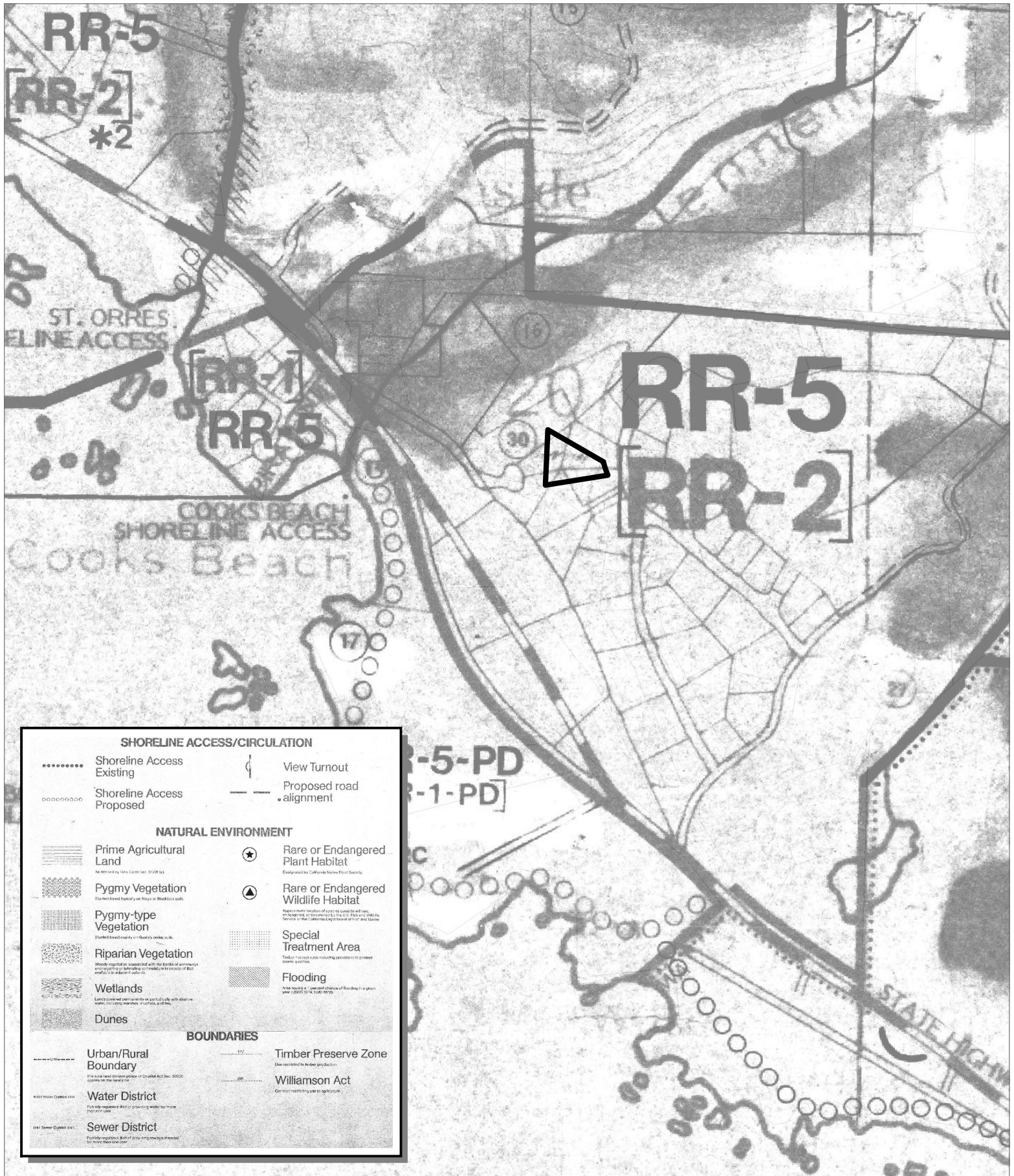
CASE: CDPR 2018-0003
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 General Plan Classes

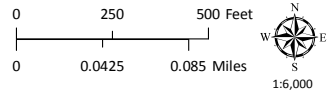


GENERAL PLAN CLASSIFICATIONS

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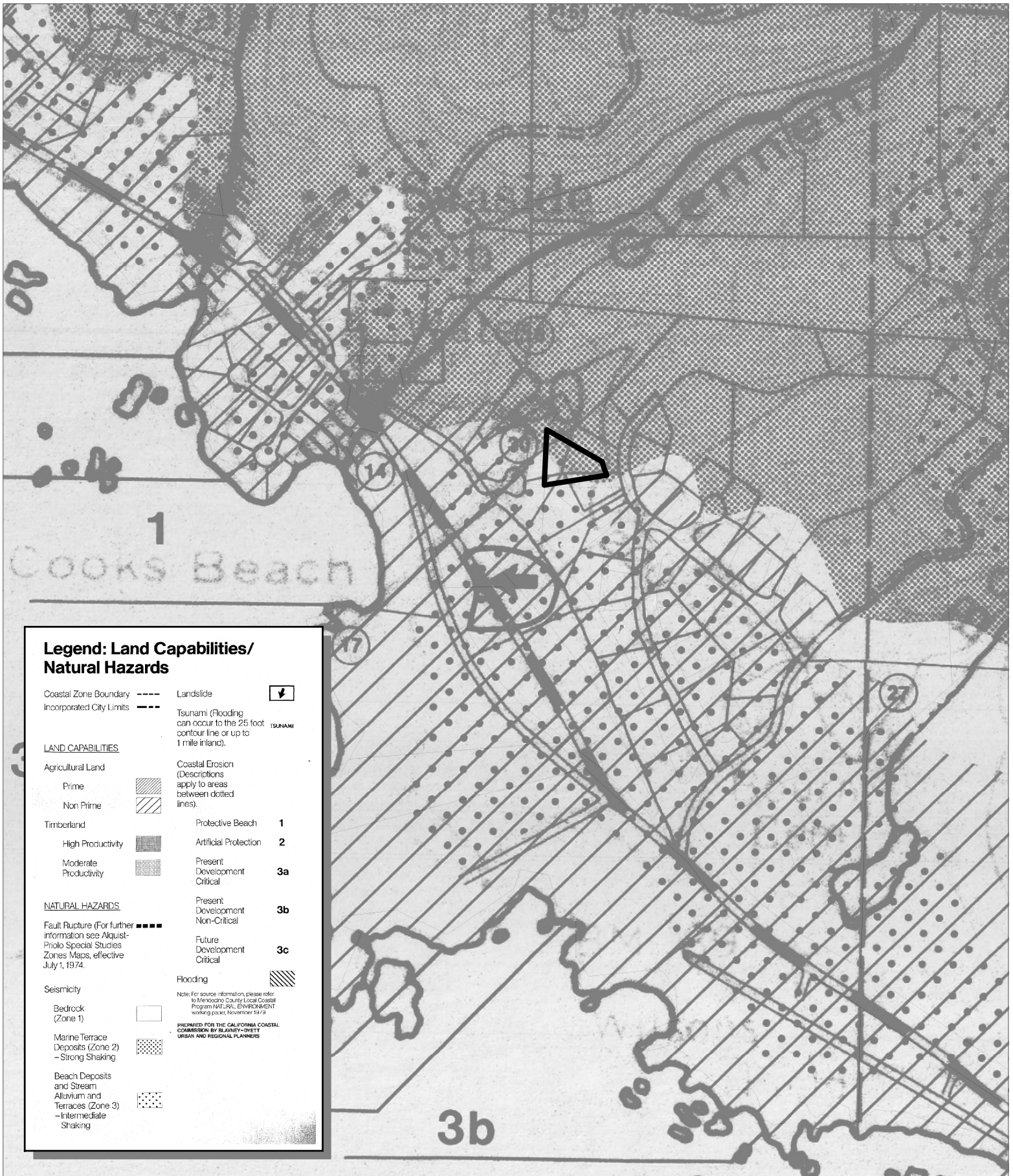


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LCP LAND USE MAP 31: GUALALA

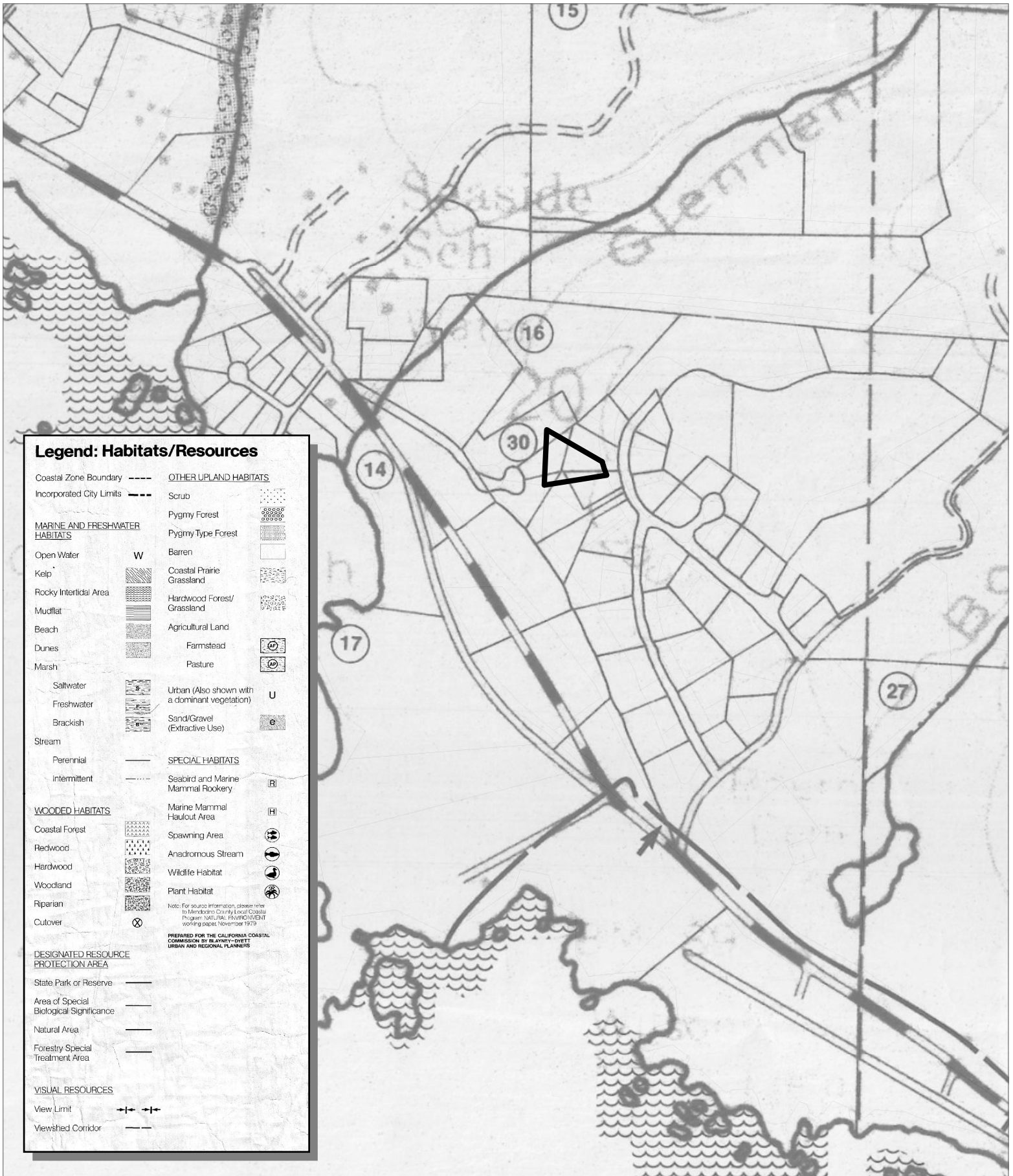
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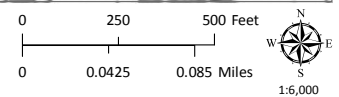
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LCP LAND CAPABILITIES & NATURAL HAZARDS

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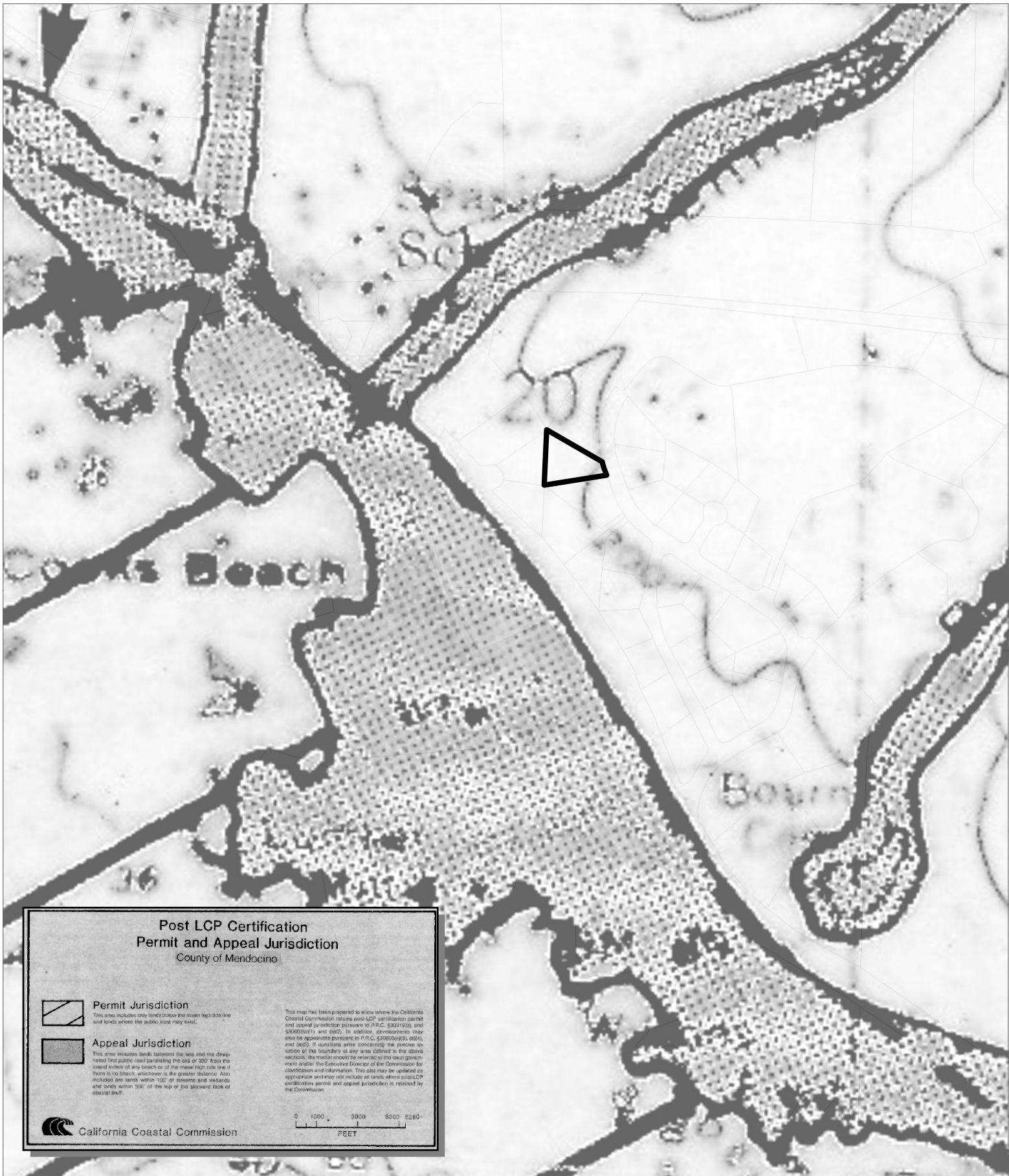


CASE: CDPR 2018-0003
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LCP HABITATS & RESOURCES

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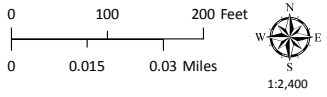
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APPEALABLE AREAS

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ADJACENT PARCELS



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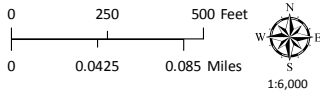


SOUTH COAST FIRE PROTECTION DISTRICT



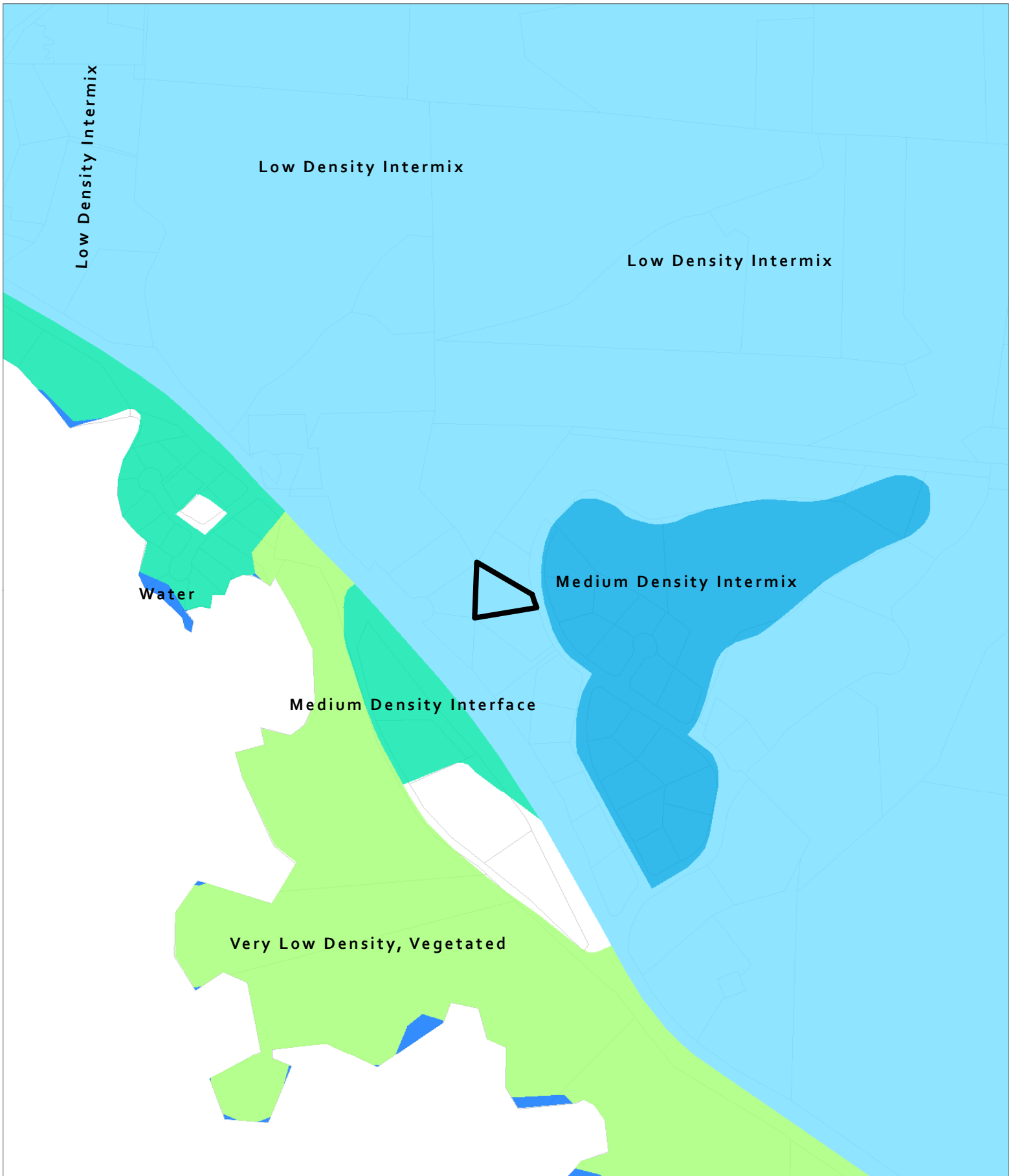
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 County Fire Districts
 High Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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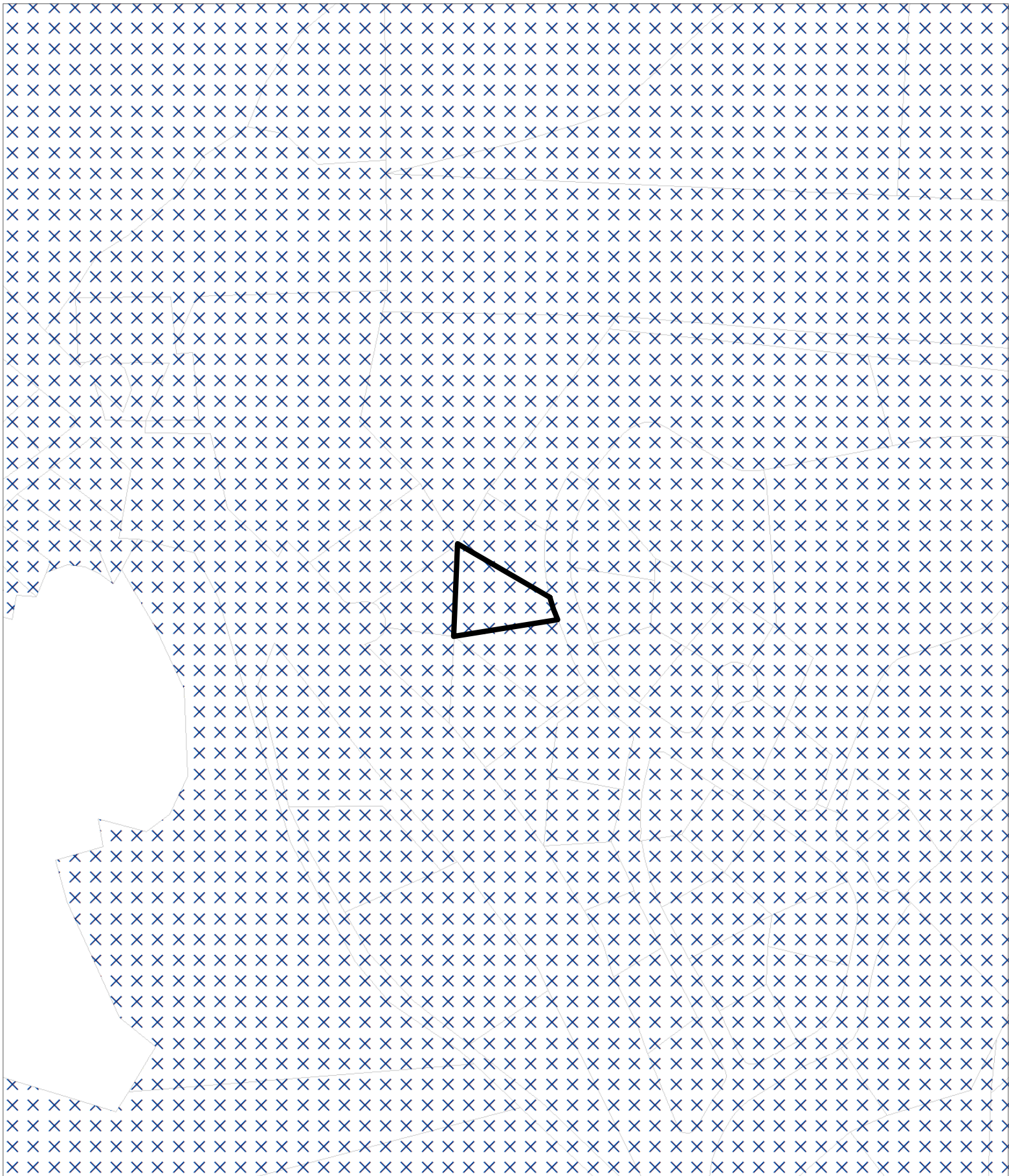


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Water

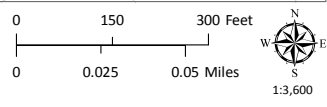
WILDLAND-URBAN INTERFACE ZONES

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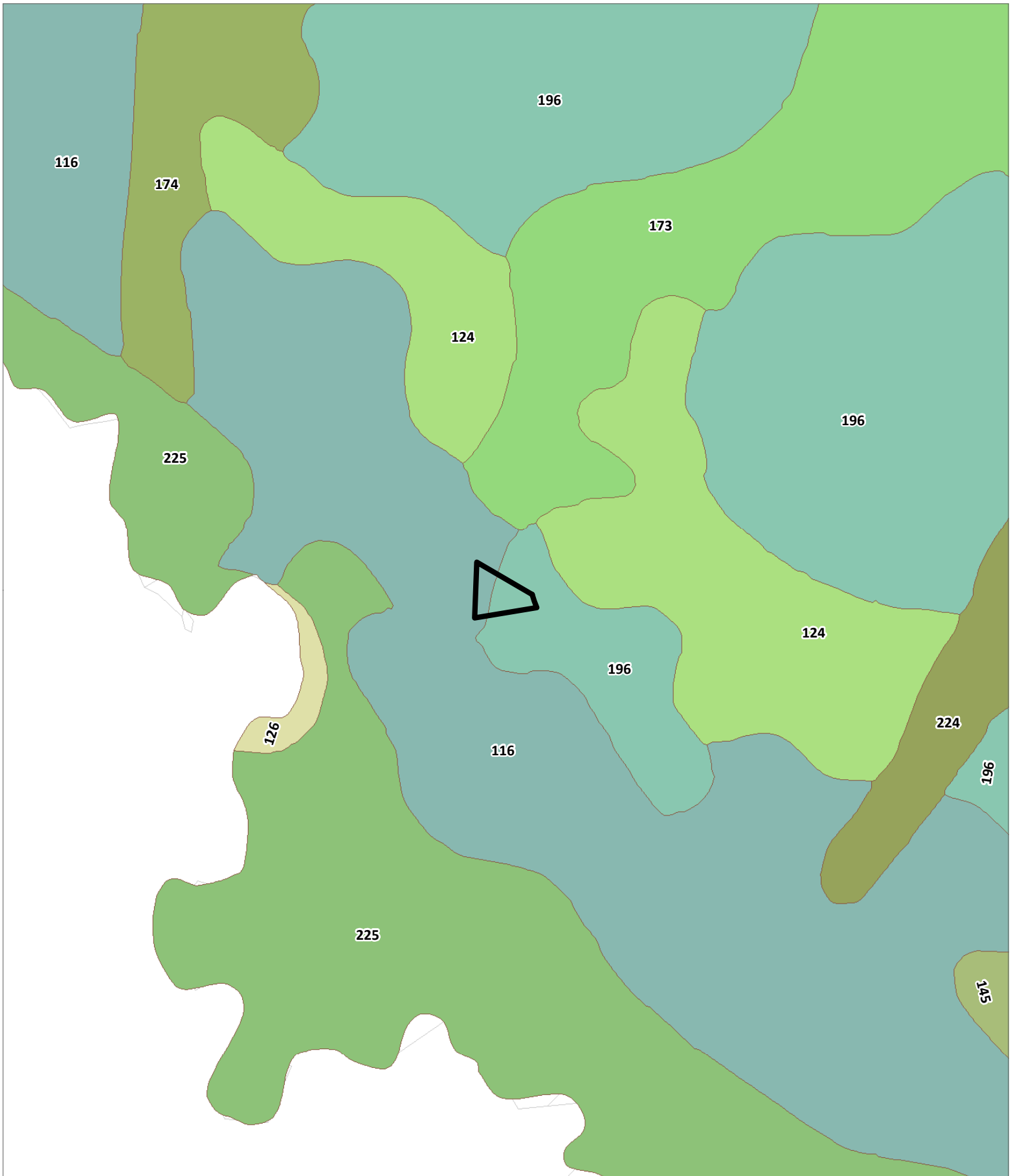
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× × > Critical Water Areas



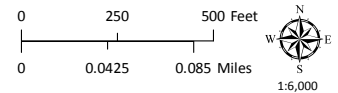
GROUND WATER RESOURCES

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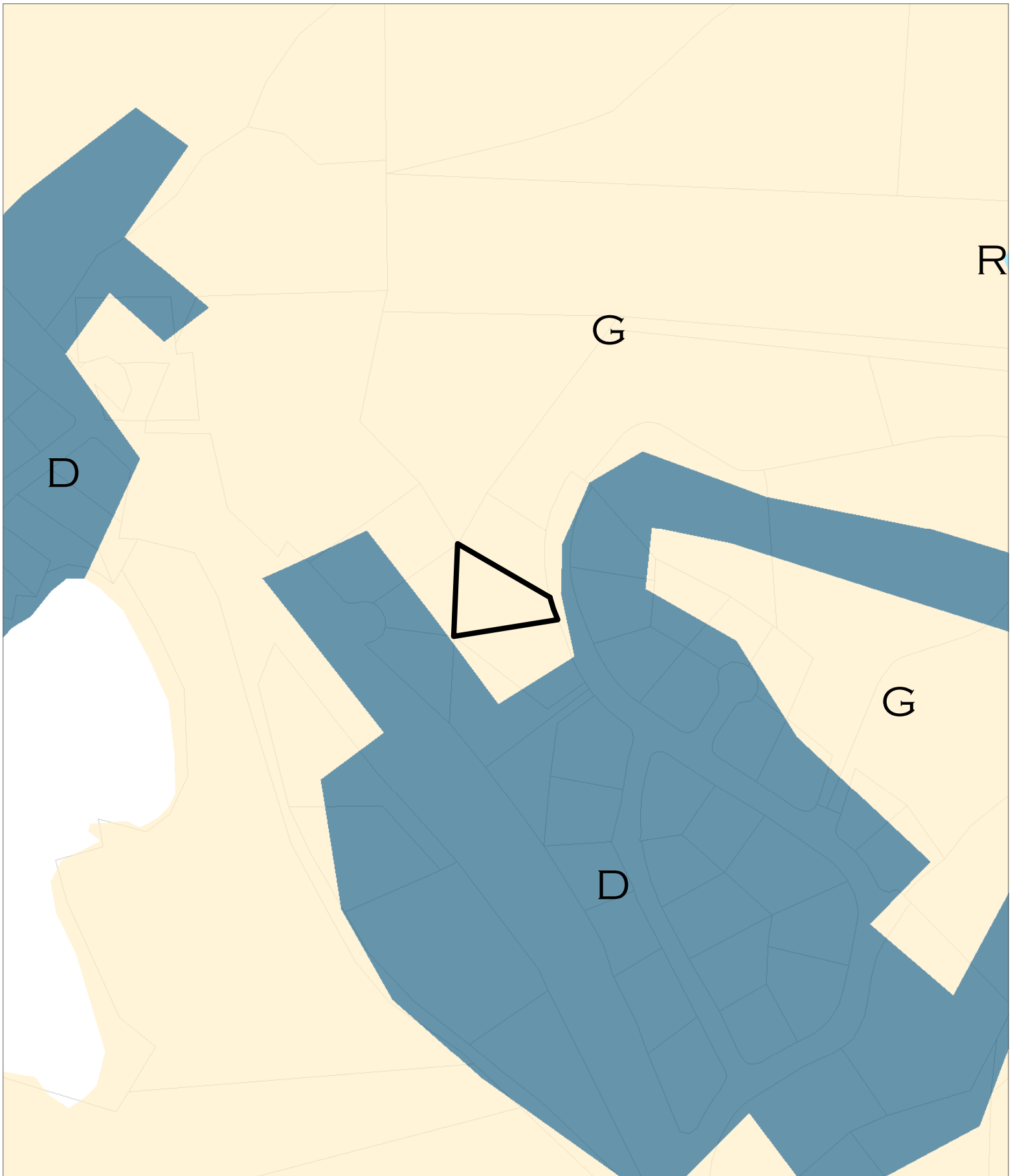
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 Western Study Soil Types






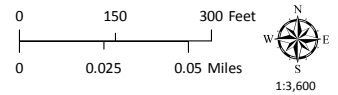
LOCAL SOILS

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-  Urban & Built-Up Land (D)
-  Grazing Land (G)
-  Rural Residential & Rural Commercial (R)



IMPORTANT FARMLAND

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COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482

120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

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www.co.mendocino.ca.us/planning

**FINAL FINDINGS AND CONDITIONS OF APPROVAL
CASE# CDPR_2018-0003 - MARY ANN & JOHN MCVICAR
JUNE 12, 2018**

APPROVED PROJECT DESCRIPTION: Standard Coastal Development Permit Renewal of Coastal Development Permit #CDP 2005-0067, which authorized the construction of a 2,271 square foot single family residence with a detached 576 square foot garage, installation of a driveway, septic system, and removal of approximately 24 trees. No changes to the original request. Staff is recommending the addition of several conditions of approval as a result of the proposed renewal. The renewal will result in a new expiration date of May 25, 2018.

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.

To remain valid, progress towards completion of the project must be continuous. The applicant has sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.

2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division II of Title 20 of the Mendocino County Code.
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 Planning Commission.
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 applicant 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 applicant shall cease and desist from all further excavation and disturbances within one hundred (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 resource(s) in accordance with Section 22.12.090 of the Mendocino County Code.
9. All foundation and grading plans as recommended by Mr. Paoli are to be implemented in the construction of the project. All foundation and grading plans as recommended by Mr. Paoli are to be implemented in the construction of the project. Prior to the issuance of the Coastal Development Permit, an accurate grading plan and tree removal and revegetation schematic shall be provided to the Planning Department for their review and approval. The revegetation plan shall provide assurance that significant soil erosion will not result from the project. The revegetation plan shall provide for a vegetative screen on the western side of the residence, in order to soften the view of the structure from State Highway One.
10. Prior to final inspection of the building permit, the building inspector shall verify that the exterior lighting fixtures are as proposed and approved in this Coastal Development Permit. Exterior lighting shall be kept to the minimum necessary for safety and security purposes and shall be downcast and shielded in compliance with Section 20.504.035 of the MCC.
11. All recommendations made by Jon Thompson in his August 2006 report and his November 26, 2006 report amendment, including the protection of buffer areas and all mitigation measures shall be incorporated into the project. Prior to issuance of the building permit and construction activities, the applicant shall provide proof to the Planning Division that temporary exclusionary/construction and permanent fencing as shown on the site plan and outlined in the survey report, has been installed in a manner appropriate to protect coastal bluff morning glory (*Calystegia purpurata* ssp. *saxicola*) individuals and habitat. All construction related activities must be contained by the fencing, which shall remain undisturbed during all phases of construction.
12. Prior to the issuance of the Coastal Development Permit, the applicant as landowner shall execute and record a deed restriction, in a form and content acceptable to the Coastal Permit Administrator which shall provide that the upland extent of the creek, and the habitat area for the swamp harebell and the coastal bluff morning glory, shall be protected from development and disturbance in perpetuity. Exhibit G, which outlines the area labeled "Rare Plant Habitat Area" and shows the boundaries of this area, shall be attached to the deed restriction.

The contractor shall follow industry best management practices for erosion control.

A copy of the staff report and coastal permit for CDP 67-2005 must be provided to the contractor and all sub-contractors conducting the work, and must be in their possession at the work site. This requirement is intended to ensure that the project construction is done in a manner consistent with the submitted application and all other supplemental information contained in the staff report.

13. Prior to commencement of construction activities for the residence, applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation and construct appropriate improvements to protect the County road during the construction phase of the project. Prior to final occupancy, applicant shall complete, to the satisfaction of the Department of Transportation, a standard private driveway approach onto Glennen Drive (CR 534), to a minimum

width often (10) feet, area to be improved fifteen (15) feet from the edge of the County road, to be surfaced with surfacing comparable to that on the County road.

14. Two weeks prior to construction activities, project contractors shall be trained by a qualified biologist in the identification of the California red-legged frog. A letter shall be provided to this office prior to construction activities demonstrating training by a qualified professional. During ground disturbing or materials moving activities, construction crews shall begin each day with a visual search around the area of disturbance to detect the presence of frogs. During construction and debris removal, any wood stockpiles shall be moved carefully by hand in order to avoid accidental crushing or other damage to frogs. If a rain event occurs, all ground disturbing activities shall cease for a period of 48 hours. Prior to resuming construction, trained crew members will examine the site for presence of frogs. If no frogs are found, activities can resume. If frogs are found, construction crews shall stop work and contact the US Fish and Wildlife Service or a qualified biologist. Work may only resume with clearance from US Fish and Wildlife Service.
15. In order to provide for the protection of special status birds and bats, clearing of vegetation and ground disturbing activities shall be conducted between September 1 and October 31. If this cannot be accomplished, the recommendations of the Botanical Survey Update (SNRC 2016) shall be followed requiring pre-construction bird and/or bat surveys, as necessary, dependent on the time of year.
16. All trees to be removed shall be flagged or otherwise clearly marked prior to removal. Within two weeks prior to tree removal activities, Douglas fir, grand fir, and Bishop pine to be removed shall be surveyed for Sonoma tree vole presence, per the most current and relevant protocols available. The survey report shall be submitted to Planning and Building Services and California Department of Fish and Wildlife for review and approval. Written clearance shall be obtained from California Department of Fish and Wildlife prior to conducting the removal.