



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

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pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning

November 21, 2018

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

Assessor
Department of Fish and Wildlife
Coastal Commission

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo

CASE#: CDPR_2017-0003

DATE FILED: 2/27/2017

OWNER/APPLICANT: RICHARD W. & NADINE CORKERY TTEE

REQUEST: Renewal of Coastal Development Permit CDP_2008-0003, which authorized the demolition of an existing 1,688 sq. ft. single family residence, 1,719 sq. ft. of decks/stoops/outside living area, 480 sq. ft. guest studio, 440 sq. ft. garage, and existing septic system; construction of a new 6,818 sq. ft. two story single family residence with an 837 sq. ft. attached garage for a total structural size of 7,655 sq. ft., new septic system and a maximum height of 28 ft. above natural grade. Associated development includes roof mounted solar, drainage system, new driveway development and connection to utilities.

LOCATION: In the Coastal Zone, 1.5± miles south of Fort Bragg, on the southwest side of Ocean Dr. (CR 436), 0.25± miles west of its intersection with State Hwy. 1 (SH 1), located at 16851 Ocean Dr. (APN: 017-360-19).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Keith Gronendyke

RESPONSE DUE DATE: December 5, 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@co.mendocino.ca.us. Please note the case number and name of the project coordinator with all correspondence to this department.

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

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

OWNER: Corkery, Richard

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ACREAGE: ±1 acre

GENERAL PLAN: RR5(2)ZONING: RR:5COASTAL ZONE: Yes

EXISTING USES: ResidentialSUPERVISORIAL DISTRICT: 4

TOWNSHIP:RANGE:SECTION:USGS QUAD#:

RELATED CASES ON SITE: CDP 2008-0003 Permit being renewed.

RELATED CASES IN VICINITY:

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RR5(2)	RR5	±3 ACRES	Vacant / Beach
EAST:	RR5(1)	RR5	±1.5 ACRES	Residential
SOUTH:	OS	OS	±13 ACRES	Vacant / Residential
WEST:	RR5(2)	RR5	±1 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 & Wildlife
☒ 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
☐ City Planning

☐ CHP
☐ MTA
☐ County Addresser
☐ LAFCO
☐ Gualala MAC
☐ Laytonville MAC
☐ Westport MAC
☐ Sierra Club
☐ School District
☐ Sewer District
☐ Water District
☐ Fire District
☐ Community Services
☒ Cloverdale Rancheria
☒ Redwood Valley Rancheria
☒ Sherwood Valley Rancheria

ADDITIONAL INFORMATION: An ESHA assessment was performed on the site during the initial CDP process (2008). No resources were discovered that would be classified as ESHA.

Because of the approximately ten year time span that has elapsed since the original biological survey was conducted for this project, a new biological survey was requested from the applicant per Section 20.532.035(F) of the Mendocino County Coastal Code. Please review the original and the current biological surveys along with other referral documents and submit comments as soon as possible.

ASSESSOR’S PARCEL #: 017-360-19

PROJECT COORDINATOR: KEITH GRONENDYKE

DATE: OCTOBER 29, 2018.

ENVIRONMENTAL DATA
(To be completed by Planner)

COUNTY WIDE	
Yes	No
	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
Yes (ocean)	2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
No	3. Within/Adjacent to Agriculture Preserve / Timberland Production
No	4. Within/Near Hazardous Waste Site
No	5. Natural Diversity Data Base
No	6. Airport CLUP Planning Area – ALUC#_____
No	7. Adjacent to State Forest/Park/Recreation Area.
No	8. Adjacent to Equestrian/Hiking Trail.
Blufftop	9. Hazard/Landslides Map
	10. Require Water Efficient Landscape Plan.
Blufftop	11. Biological Resources/Natural Area Map.
High	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF#
No	13. Soil Type(s)/Pygmy Soils.
No	14. Wild and Scenic River.
No	15. Specific Plan Area.
No	16. State Permitting Required/State Clearinghouse Review
No	17. Oak Woodland Area

COASTAL ZONE	
Yes	No
No	16. Exclusion Map.
Marginal	17. Coastal Groundwater Study Zone.
Highly Scenic	18. Highly Scenic Area/Special Communities.
Blufftop	19. Land Capabilities/Natural Hazards Map.
Blufftop	20. Habitats/ESHA/Resources Map.
Yes	21. Appealable Area/Original Jurisdiction Map.
#14: Beaver	22. Blayney-Dyett Map.
Yes	23. Ocean Front Parcel (Blufftop Geology).
Yes	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
No	25. Noyo Harbor/Albion Harbor.

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Case No(s)	CDPR 2017-0003
CDF No(s)	
Date Filed	2/27/2017
Fee	568.00
Receipt No.	14227 14227
Received by	JVC
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Richard and Nadine Corkery
Mailing Address 20660 Edgewood Circle
City Castro Valley State CA Zip Code 94552 Phone 510-909-6808

PROPERTY OWNER

Name Richard W. and Nadine Corkery
Mailing Address 20660 Edgewood Circle
City Castro Valley State CA Zip Code 94552 Phone 510-909-6808

AGENT

Name _____
Mailing Address _____
City _____ State _____ Zip Code _____ Phone _____

PARCEL SIZE

42,218 ☒ Square feet
☐ Acres

STREET ADDRESS OF PROJECT

16851 Ocean Drive, Fort Bragg, CA

ASSESSOR'S PARCEL NUMBER(S)

017-360-19

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

Nadine Corkery 2-21-17
Signature of Applicant/Agent Date

Nadine Corkery 2-21-17
Signature of Owner Date

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 you 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. This project involves the demolition of the existing residence, studio and garage and removal of the old foundation. A new 2 story, 28 feet tall residence with an attached 3 car garage will replace the current structures. Four trees and several shrubs on the south side of the residence will need to be removed. The project also includes replacement of the septic system, installation of temporary and permanent drainage improvements and reclamation of previously disturbed areas with native species to minimize soil erosion. Solar water heating and power generation by photo voltaic roof tiles and other key elements of the property

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

TYPE OF UNIT		NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/>	Single Family	<u>1 unit</u>	<u>7655 S.F. 1st & 2nd floor</u>
<input type="checkbox"/>	Mobile Home	_____	_____
<input type="checkbox"/>	Duplex	_____	_____
<input type="checkbox"/>	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: _____
 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.

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.

The site has: a studio guest house, the main residence, a two-car garage, well and storage tanks, decks, A/C drive and septic system.

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.

All structures the now exist will be demolished prior to building the new structure

7. Project Height. Maximum height of structure 28 feet.

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

9. Lot Coverage: Please refer to plans on file
- | | EXISTING | NEW PROPOSED | TOTAL |
|-------------------------------------|-------------------|-------------------|-------------------|
| Building coverage | _____ square feet | _____ square feet | _____ square feet |
| Paved area | _____ square feet | _____ square feet | _____ square feet |
| Landscaped area | _____ square feet | _____ square feet | _____ square feet |
| Unimproved area | _____ square feet | _____ square feet | _____ 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	Proposed	Total
Number of covered spaces	_____	_____	Size _____
Number of uncovered spaces	_____	_____	Size _____
Number of standard spaces	_____	_____	Size _____
Number of handicapped spaces	_____	_____	Size _____

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

A. Electricity

☒ Utility Company (service exists to the parcel).

☐ Utility Company (requires extension of services to site: _____ feet _____ miles)

☒ On Site generation, Specify: solar water heater, photo voltaic roof tiles

☐ None

B. Gas

☒ Utility Company/Tank

☐ On Site generation, Specify: _____

☐ None

C. Telephone: ☒ Yes

☐ No

13. 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.

All exterior lighting will be downcast and shielded. Please see elevation drawings and color board (Exhibit III)

14. What will be the method of sewage disposal?

☐ Community sewage system, specify supplier _____

☐ Septic Tank

☒ Other, specify The repair system is an Aerobic Treatment Unit (ATU)
Application on file with DEH

15. What will be the domestic water source?

☐ Community water system, specify supplier _____

☒ Well

☐ Spring

☐ Other, specify _____

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

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

Almost flat (1% - 2%) Please see attached (Geotechnical Investigation)

Estimate the length of proposed driveway: 110 feet

For grading and road construction, complete the following:

A. Amount of cut: < 50 cu. yd cubic yards

B. Amount of fill: _____ cubic yards

C. Maximum height of fill slope: _____ feet

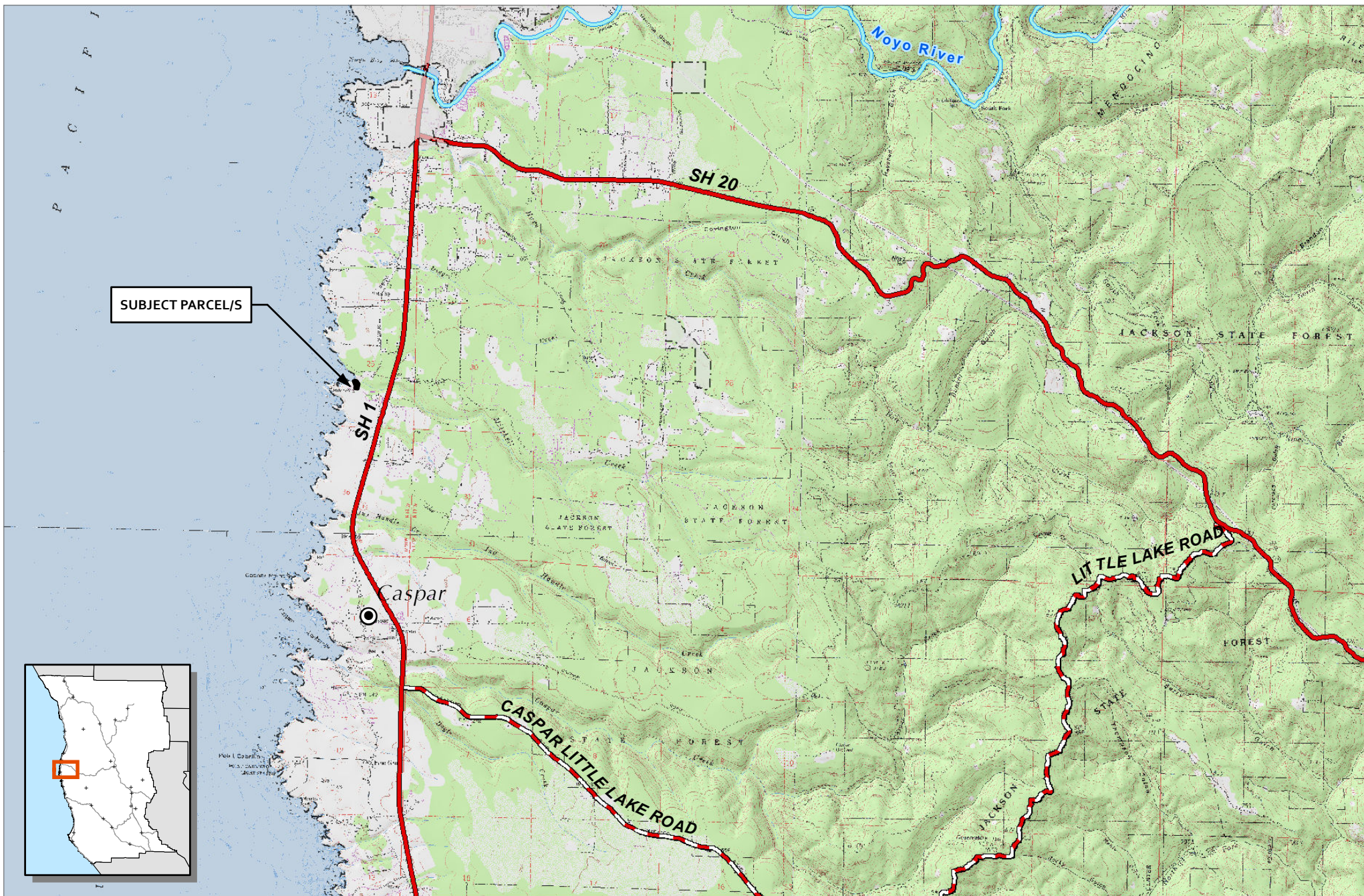
D. Maximum height of cut slope: _____ feet

E. Amount of import or export: _____ cubic yards

F. Location of borrow or disposal site: _____

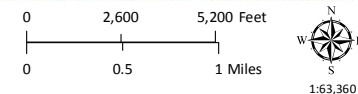
17.	Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:	
How many trees will be removed to implement the project: Three (3) All existing trees on the north side of the residence will be protected during construction and maintained as landscape screening between the house and the beach		
18.	Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:	
21.	Is the proposed development visible from: <div style="margin-top: 10px;"> A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Park, beach or recreation area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </div>	
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:	
23.	Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes? <div style="margin-top: 10px;"> A. Diking <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </div> <div style="margin-top: 10px;"> Amount of material to be dredged or filled? _____ cubic yards. Location of dredged material disposal site: _____ _____ </div> <div style="margin-top: 10px;"> Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </div>	

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



CASE: CDP# 2017-0003
OWNER: CORKERY, Richard & Nadine
APN: 017-360-19
APLCT:
AGENT:
ADDRESS: 16851 Ocean Drive, Fort Bragg

- Major Towns & Places
- Incorporated City Limits
- Major Rivers
- Highways
- Major Roads



LOCATION MAP

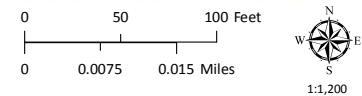
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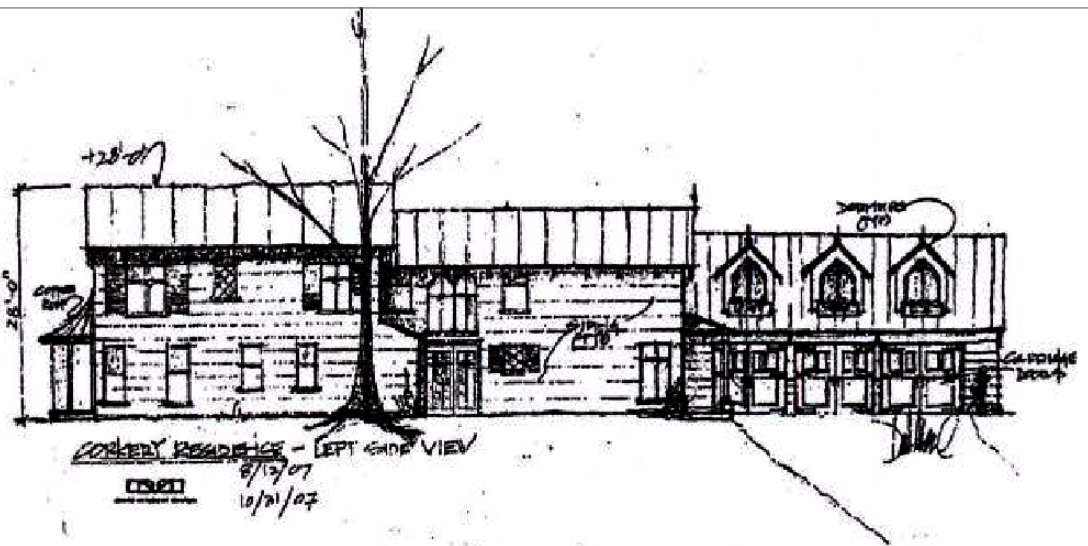
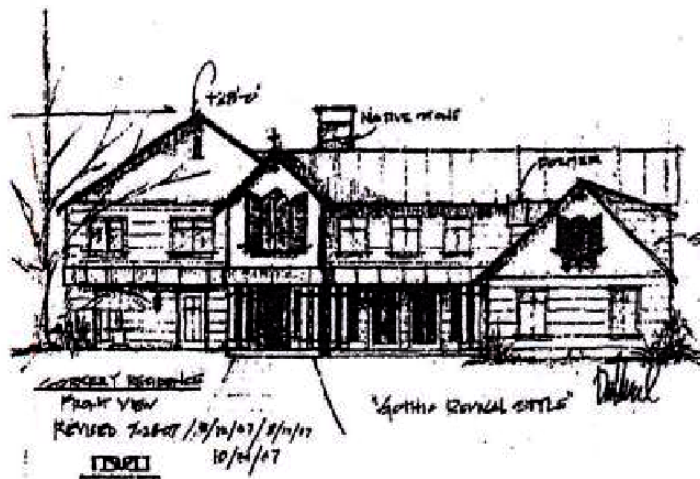
Named Rivers

Driveways/Unnamed Roads

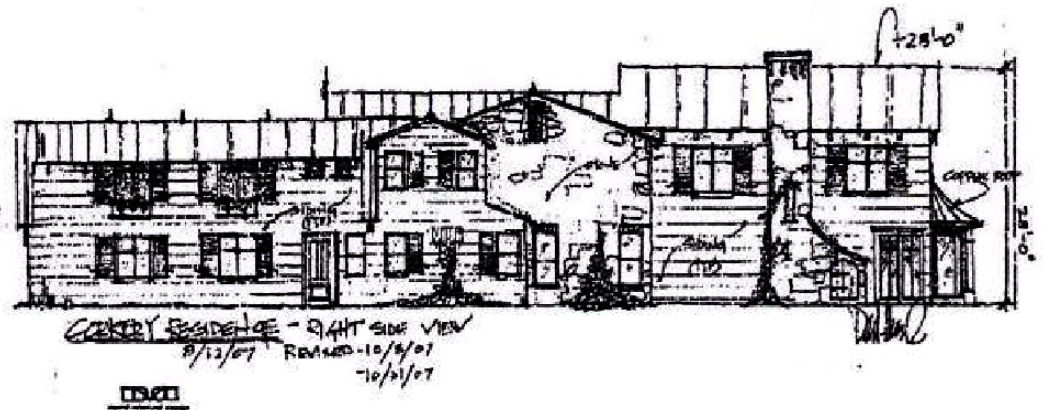
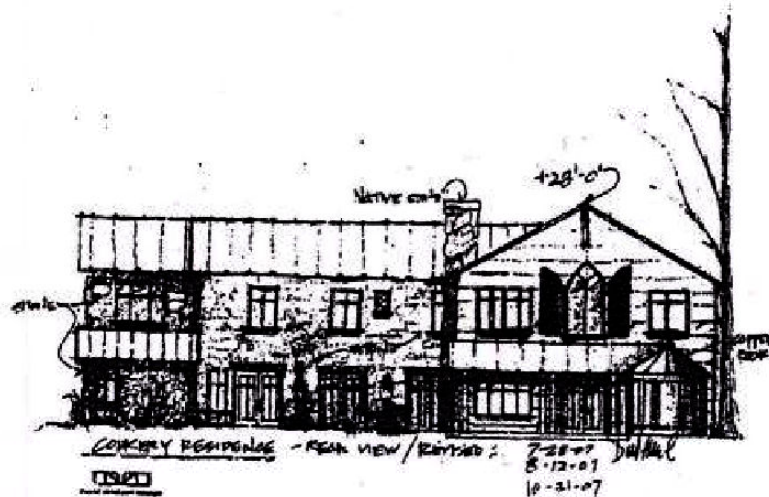


AERIAL IMAGERY

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ALL EXTERIOR LIGHTING TO BE SHIELDED
AND DOWNWARD DIRECTED

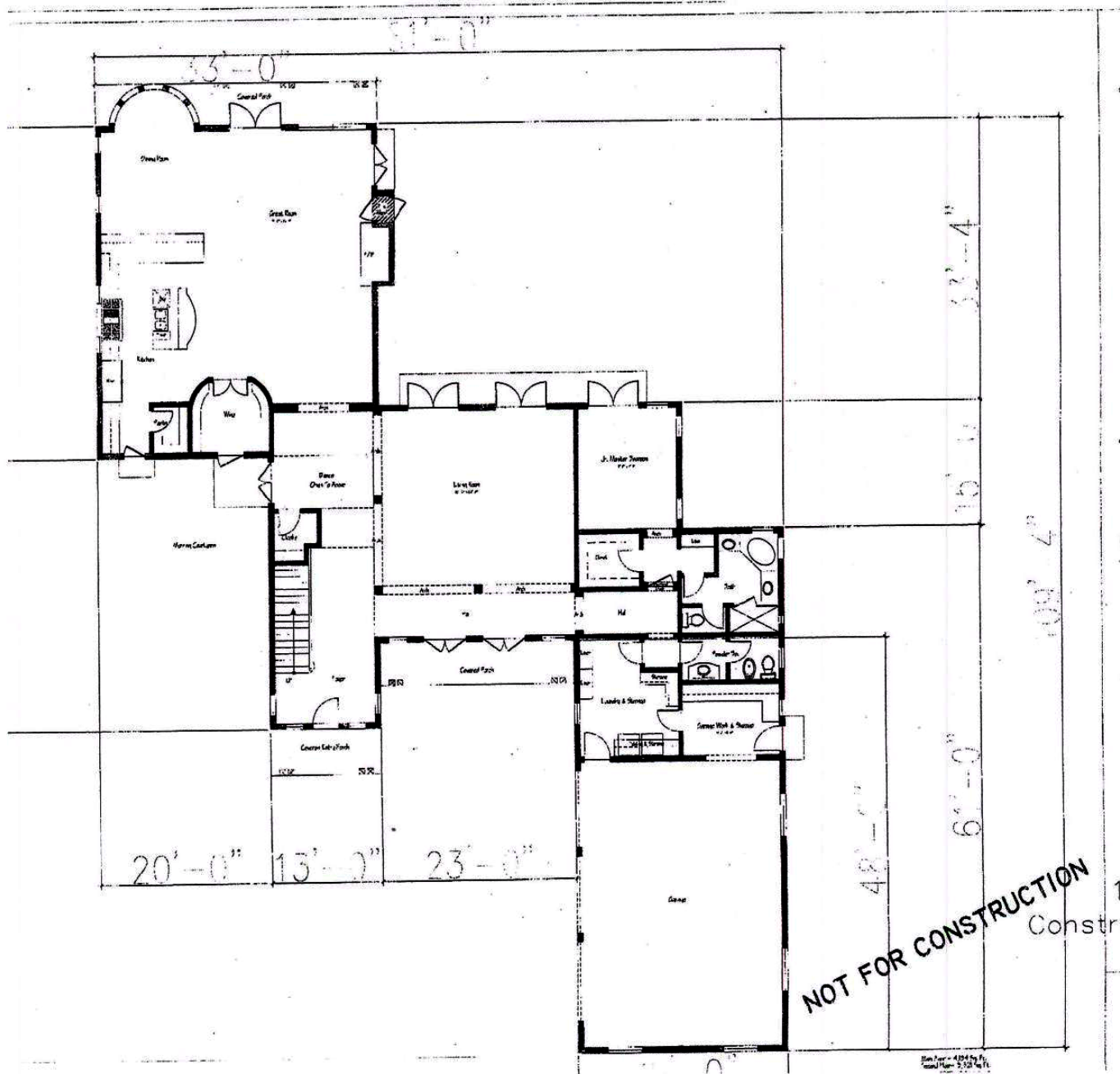


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NO SCALE

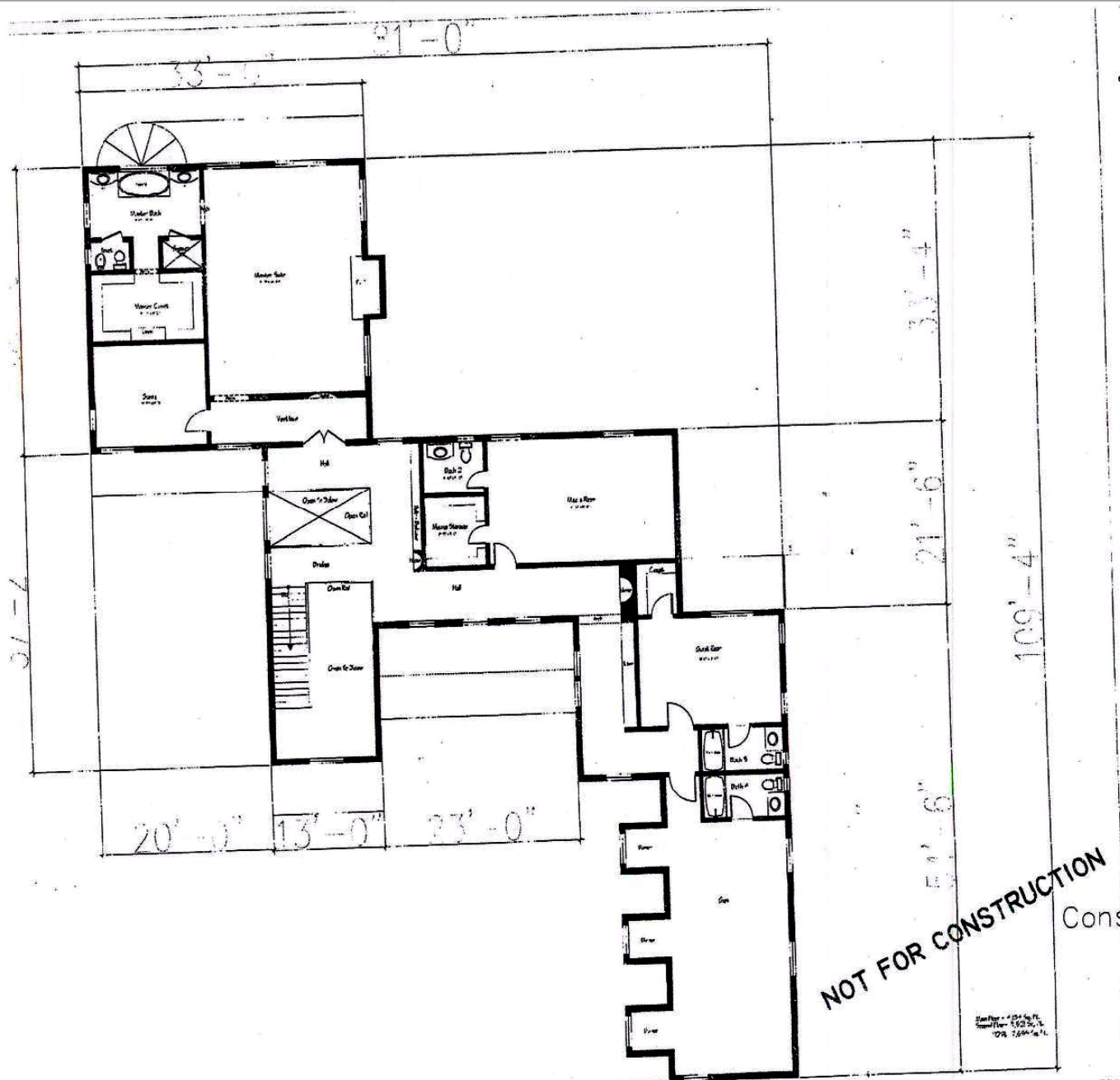
ELEVATIONS/EXTERIOR

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NO SCALE

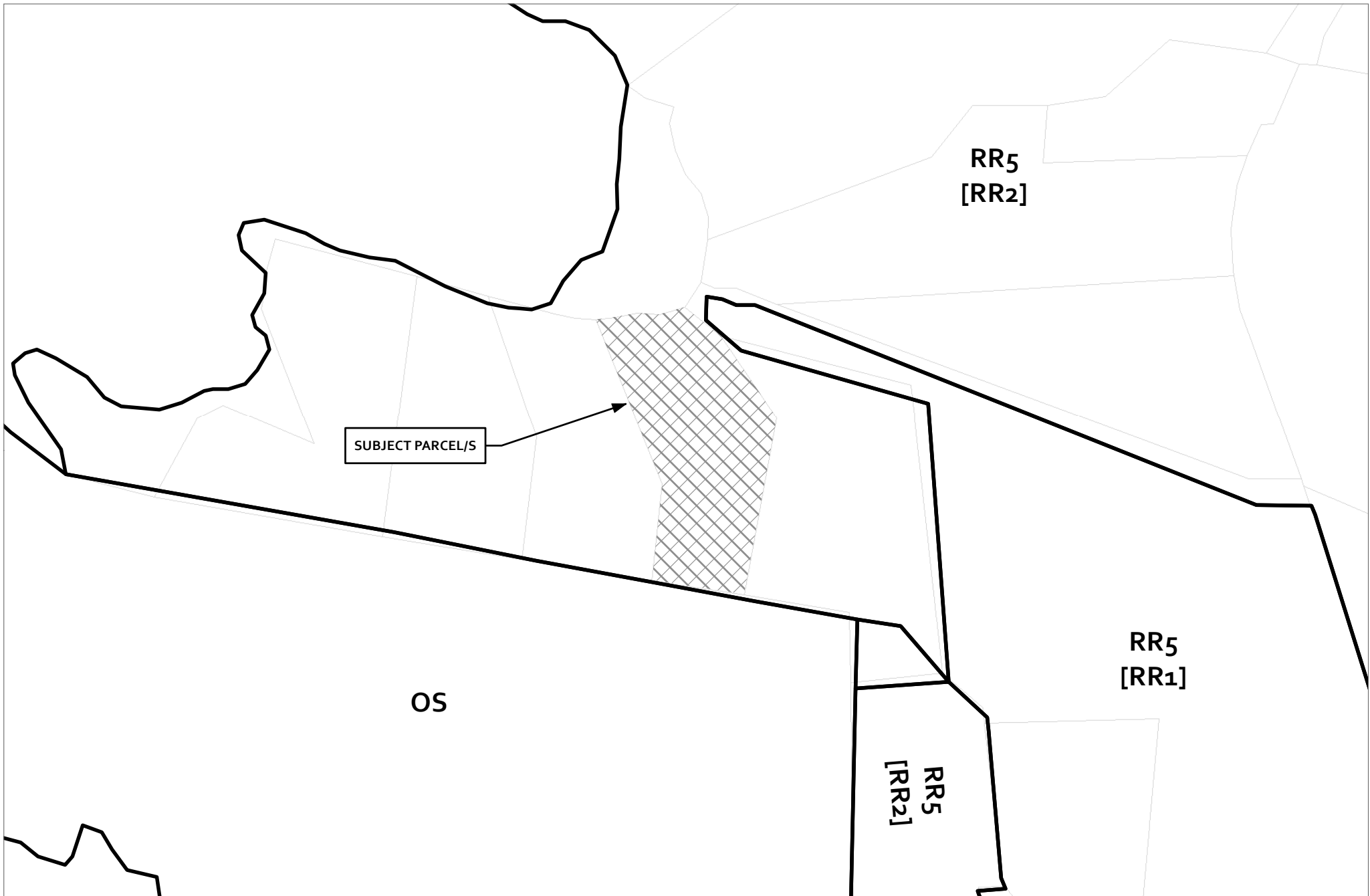


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NO SCALE

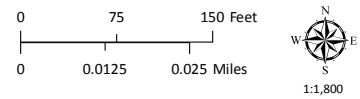
FLOOR PLAN

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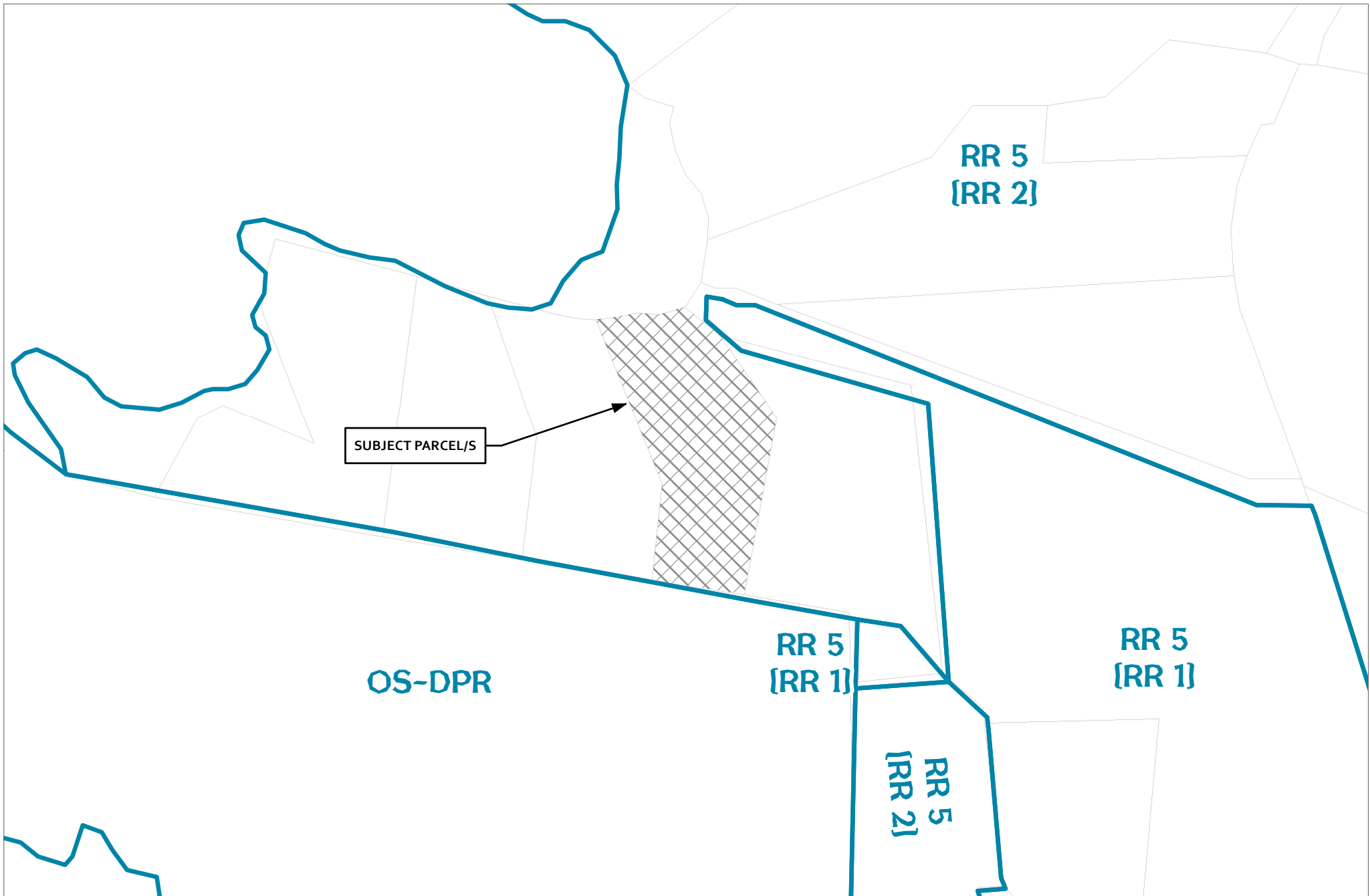
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 Zoning Districts




ZONING DISPLAY MAP

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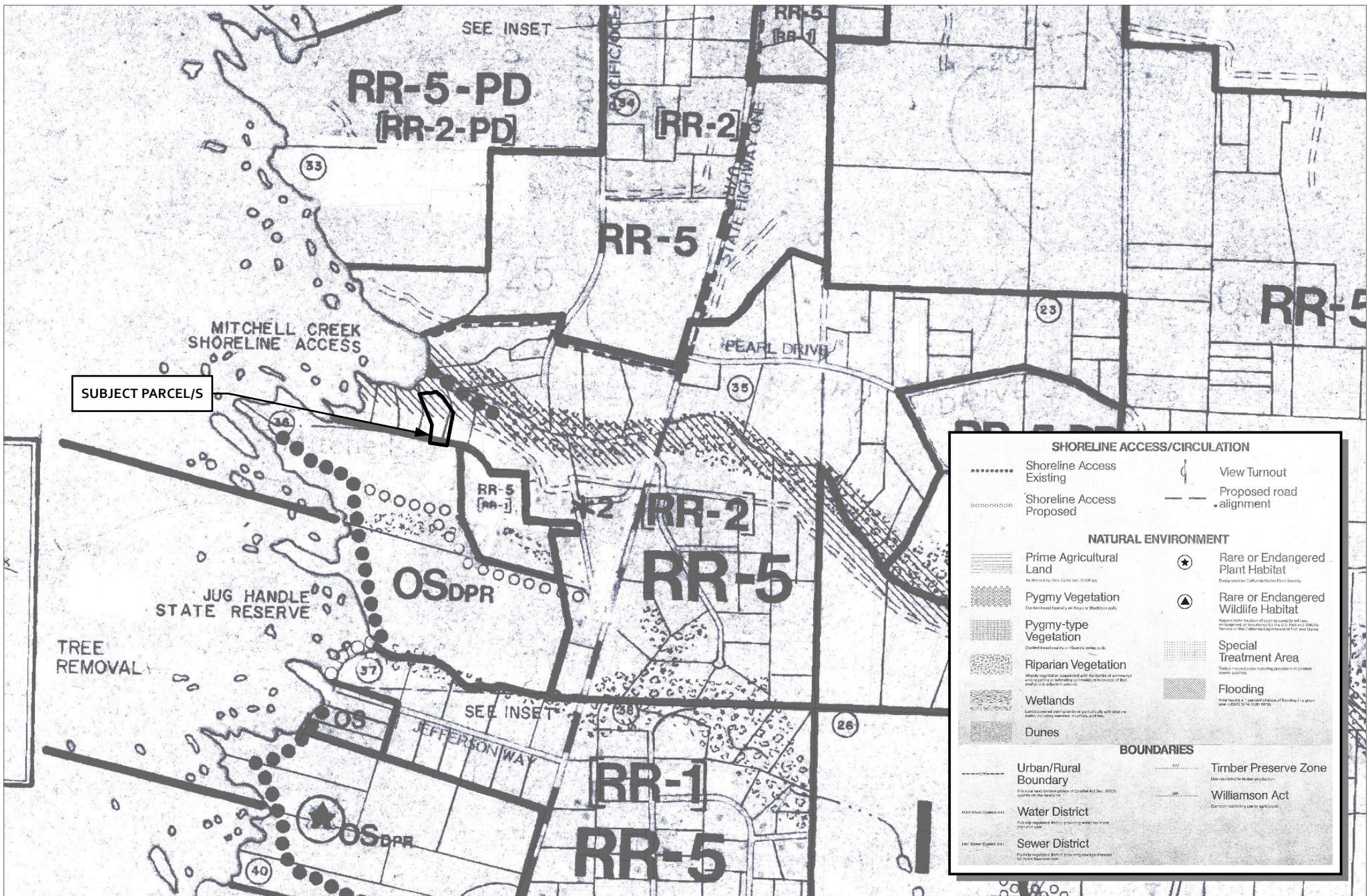


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 General Plan Classes

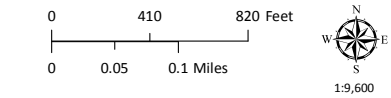
GENERAL PLAN CLASSIFICATIONS

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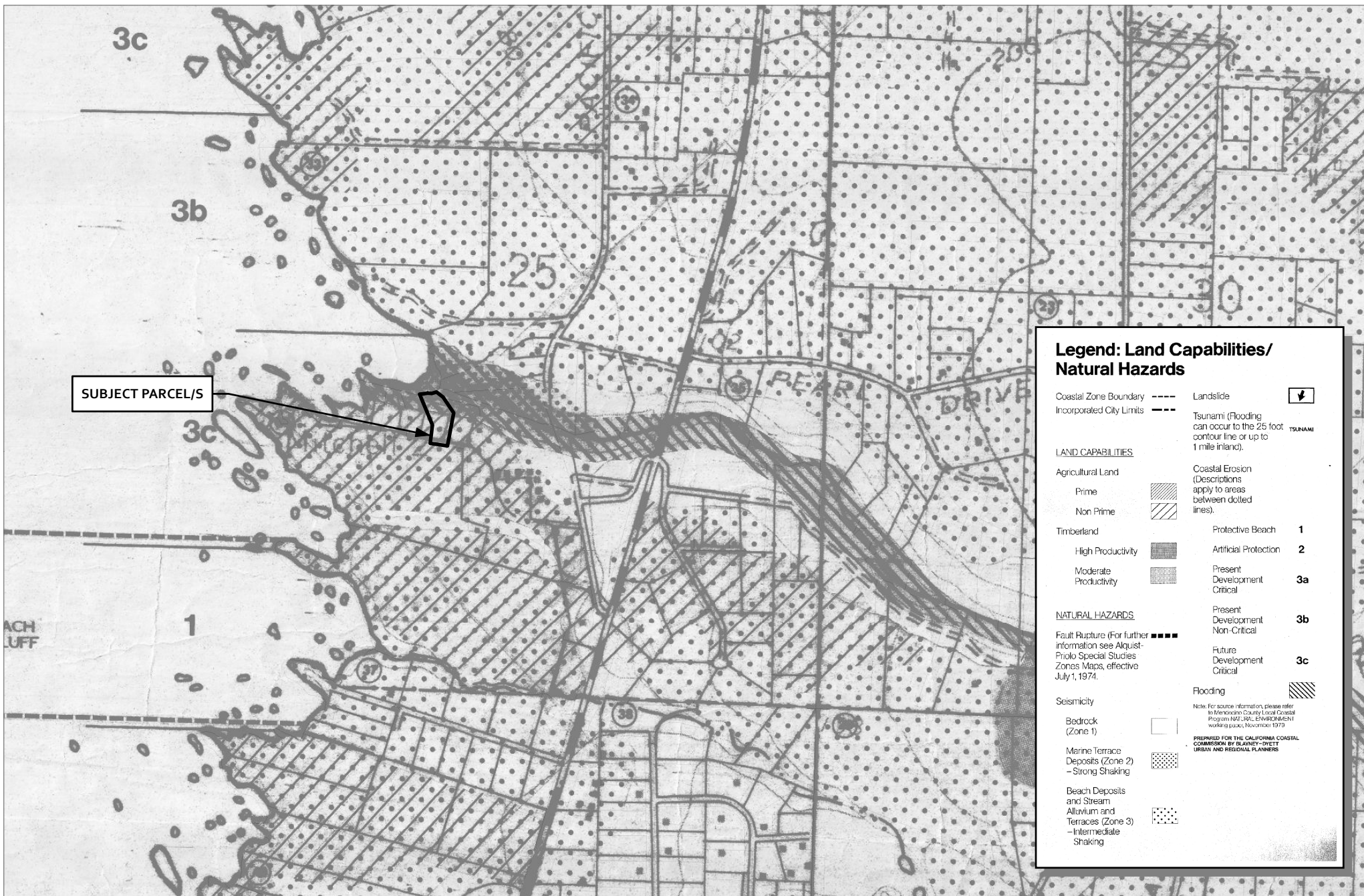


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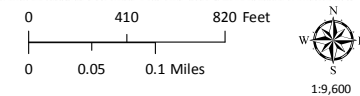


LCP LAND USE MAP 14: BEAVER

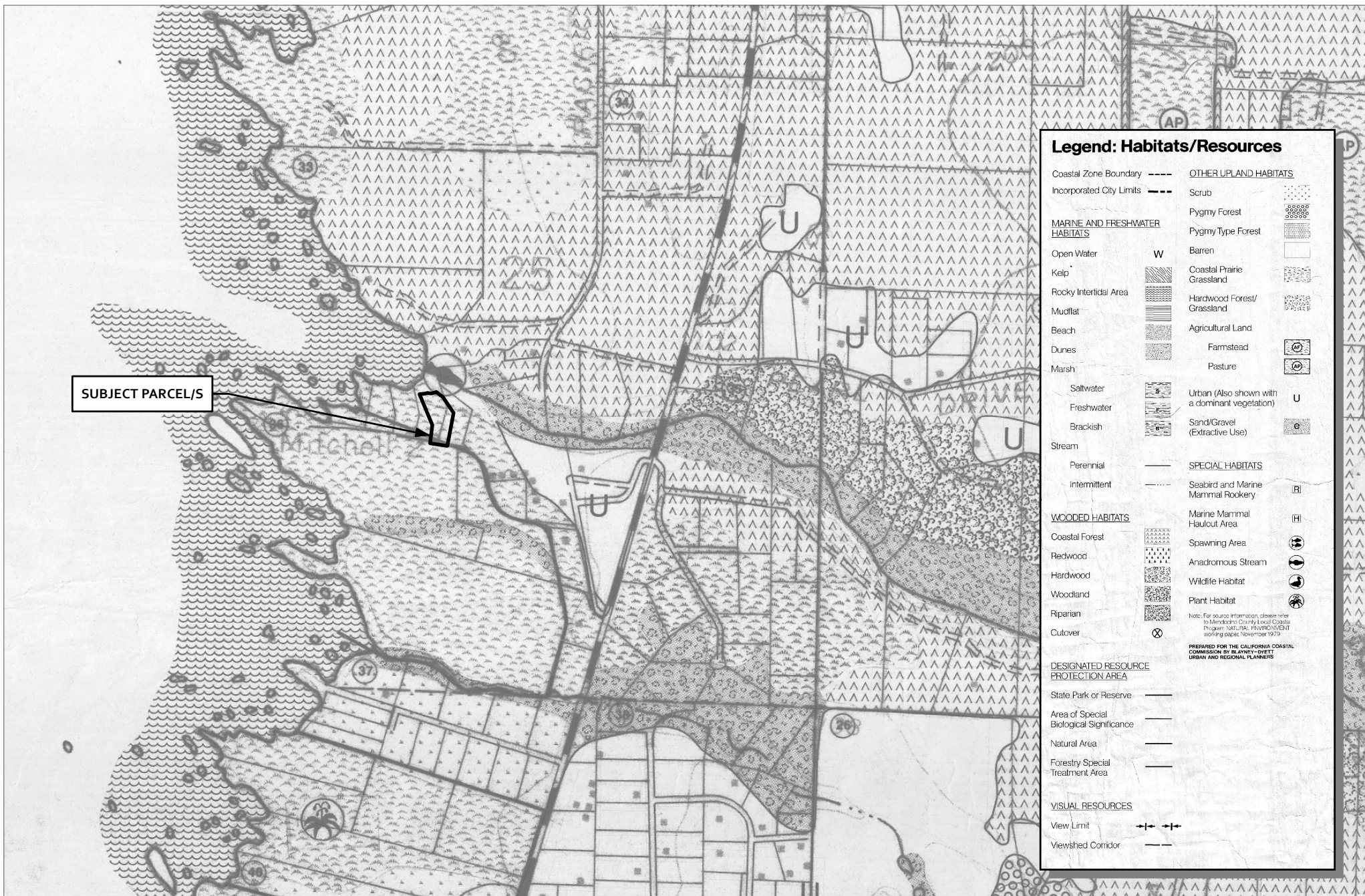


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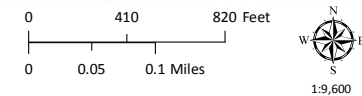


LCP LAND CAPABILITIES & NATURAL HAZARDS

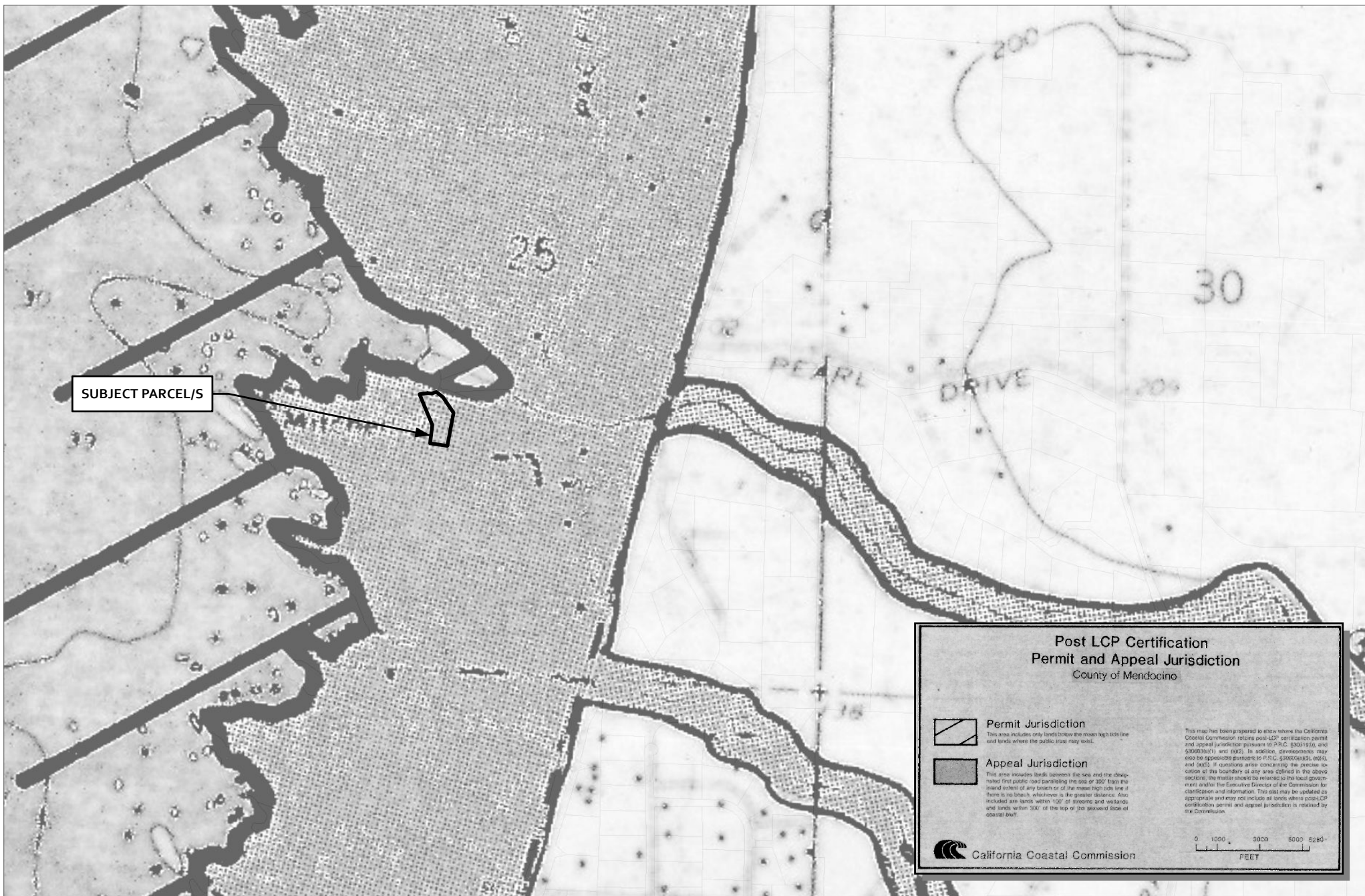


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LCP HABITATS & RESOURCES



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APLCT:

AGENT:

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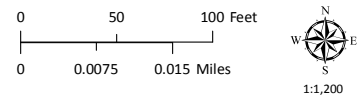
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APPEALABLE AREAS

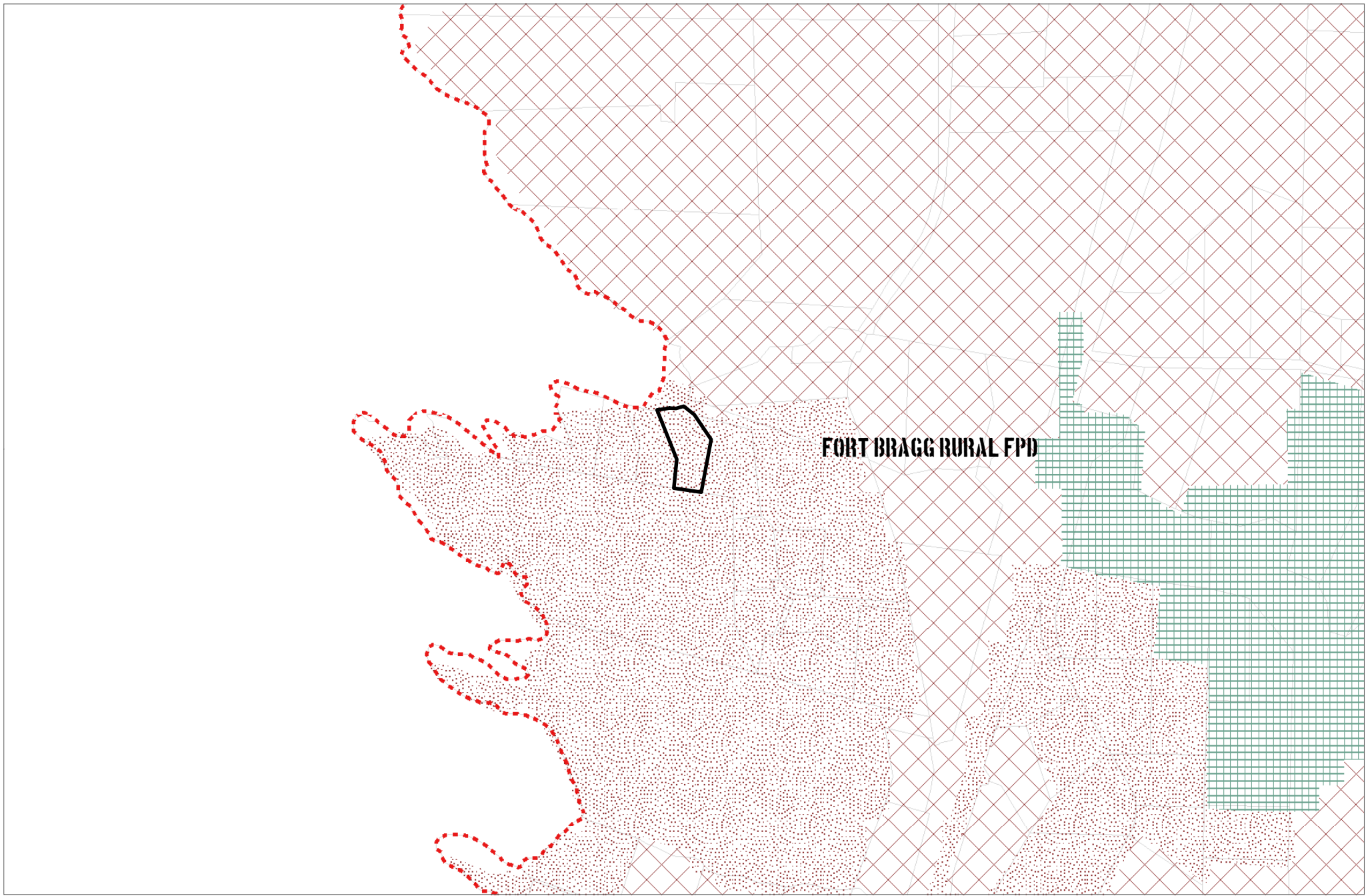


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
ADJACENT PARCELS

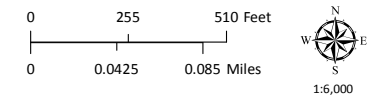
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FORT BRAGG RURAL FPD

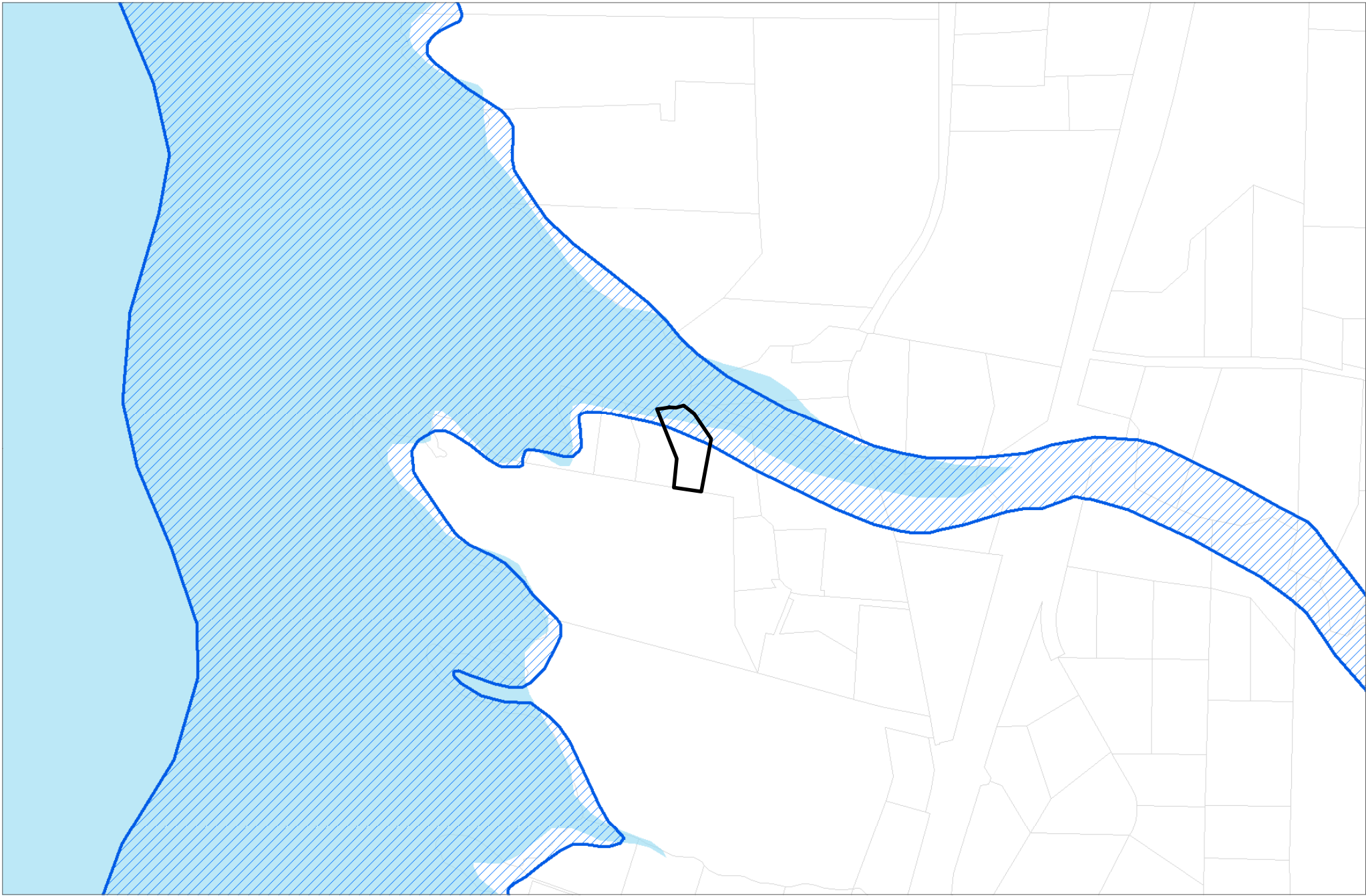
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-  County Fire Districts
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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APLCT:
AGENT:
ADDRESS: **16851 Ocean Drive, Fort Bragg**



Flood Zone



Tsunami Inundation Zones

0 255 510 Feet
0 0.0425 0.085 Miles

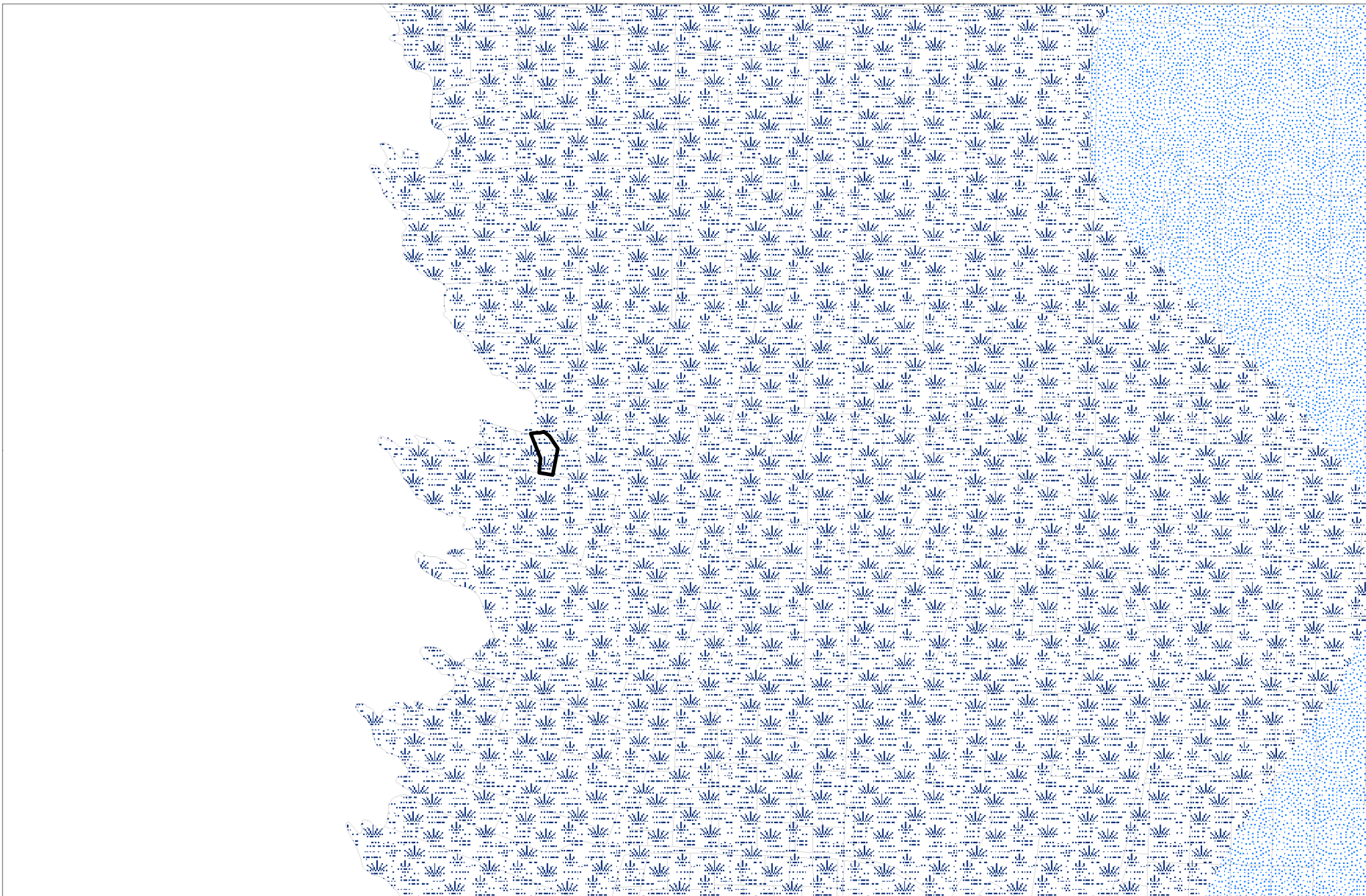


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FEMA FLOOD ZONE
NFIP MAPS, JUNE 2nd, 2011

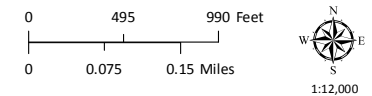
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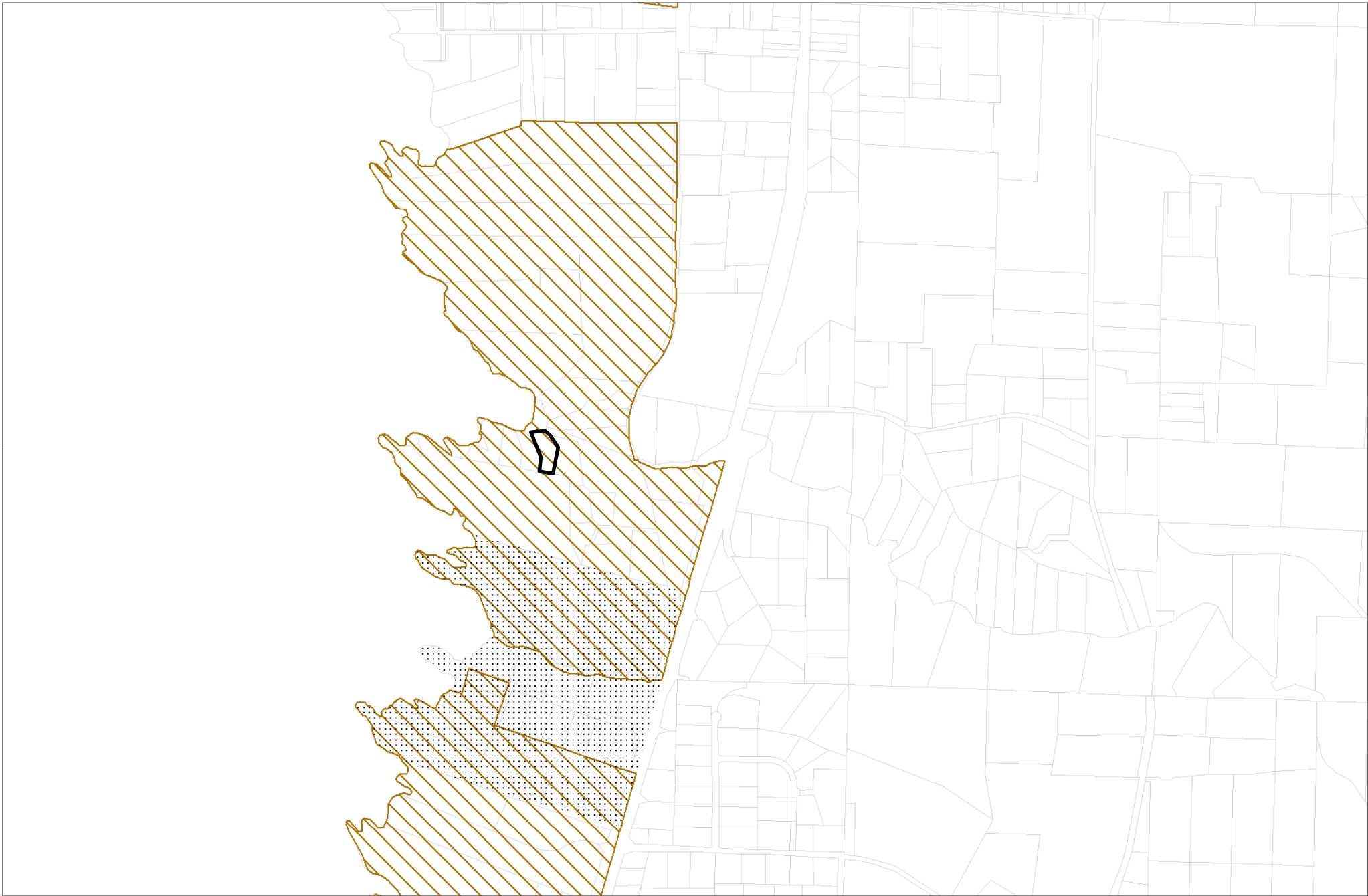
CASE: CDPR 2017-0003
OWNER: CORKERY, Richard & Nadine
APN: 017-360-19
APLCT:
AGENT:
ADDRESS: 16851 Ocean Drive, Fort Bragg

 Sufficient Water Resources
 Marginal Water Resources





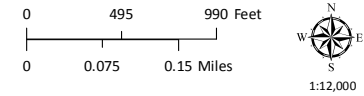
GROUND WATER RESOURCES

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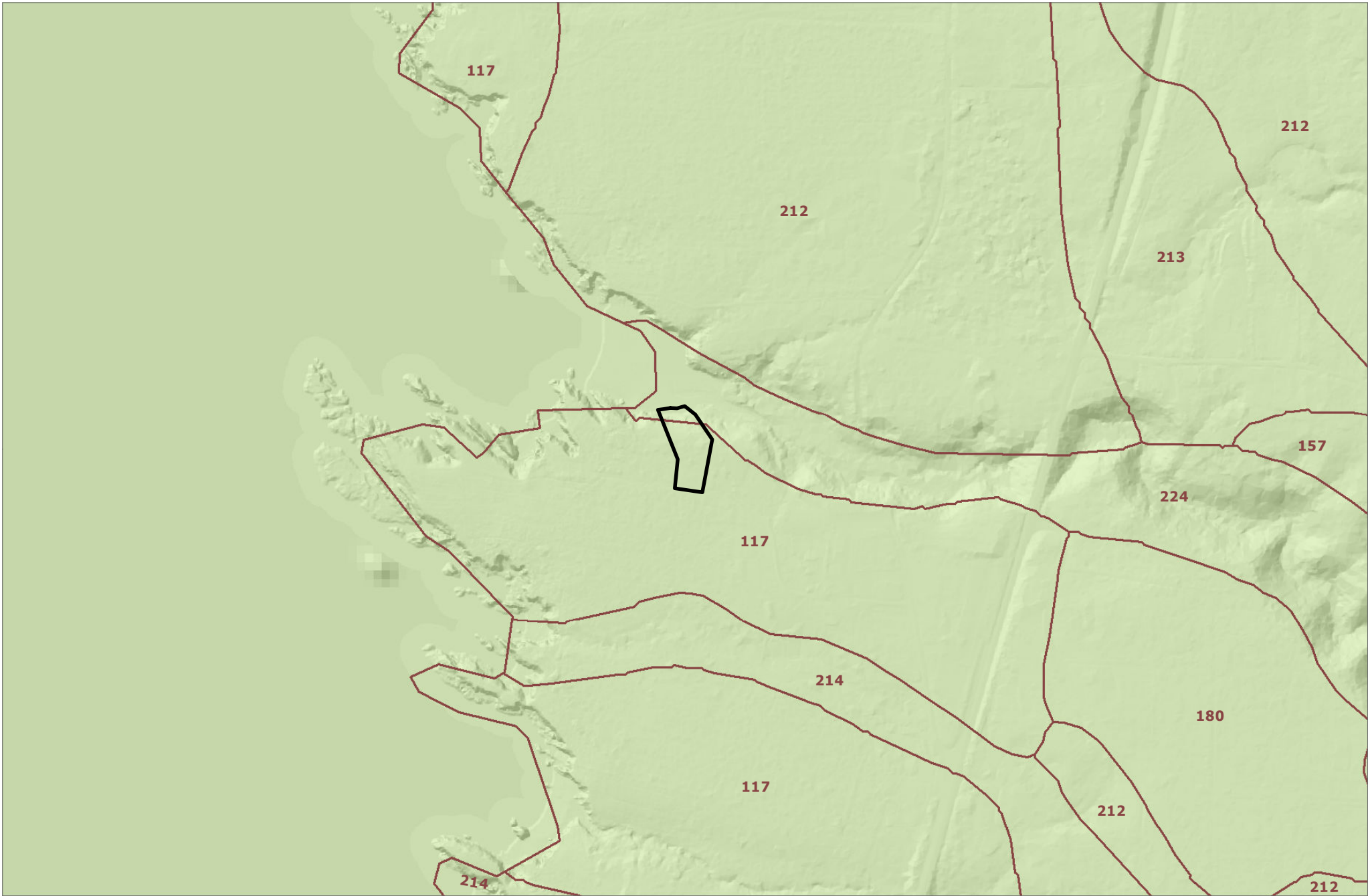
CASE: CDPR 2017-0003
OWNER: CORKERY, Richard & Nadine
APN: 017-360-19
APLCT:
AGENT:
ADDRESS: 16851 Ocean Drive, Fort Bragg

-  Tree Removal Area
-  Highly Scenic Area



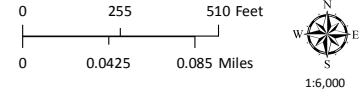
HIGHLY SCENIC & TREE REMOVAL AREAS

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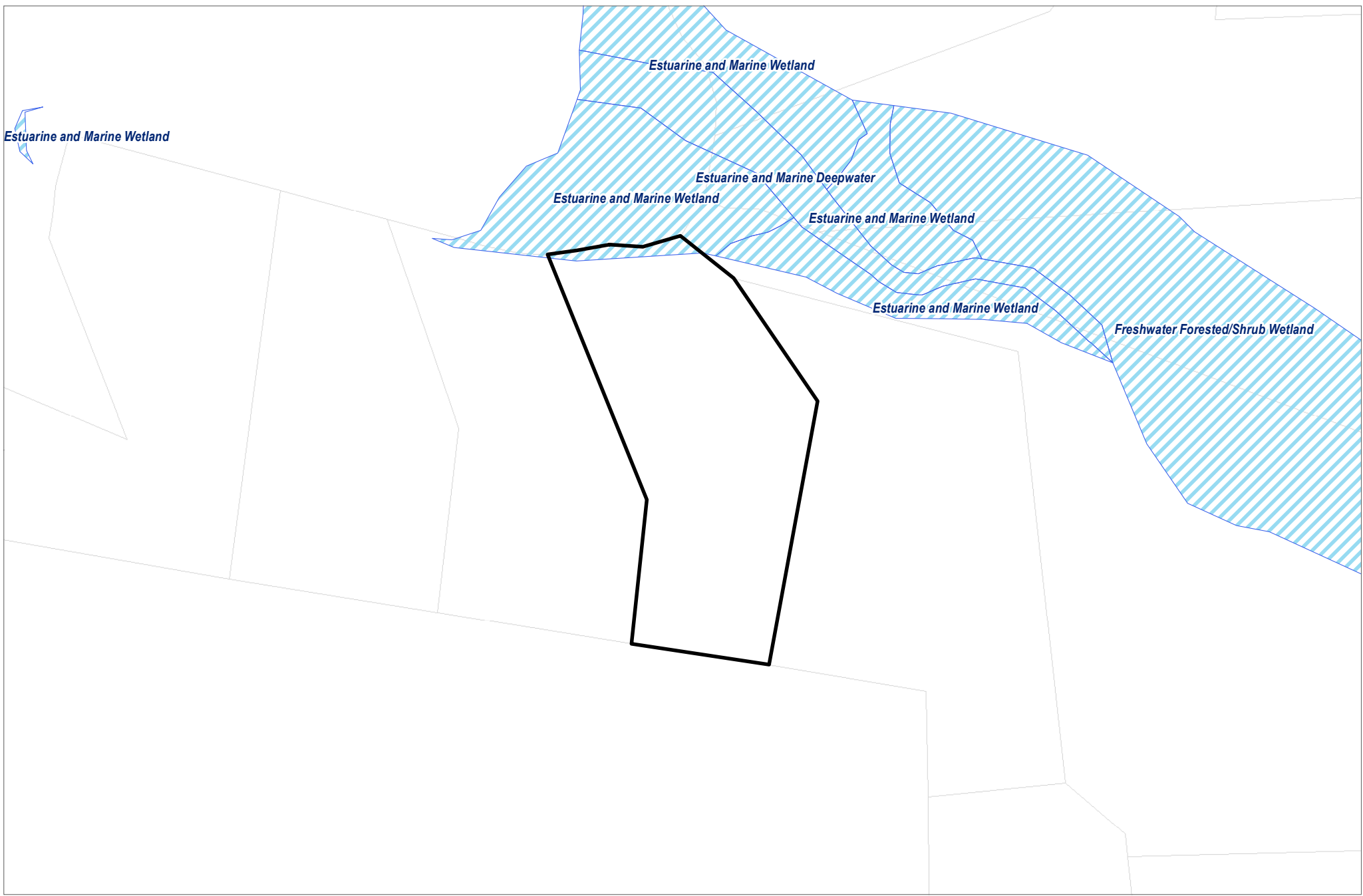
CASE: CDPR 2017-0003
OWNER: CORKERY, Richard & Nadine
APN: 017-360-19
APLCT:
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ADDRESS: 16851 Ocean Drive, Fort Bragg

 Western Soils



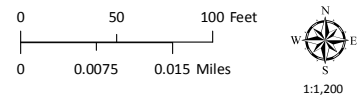
LOCAL SOILS

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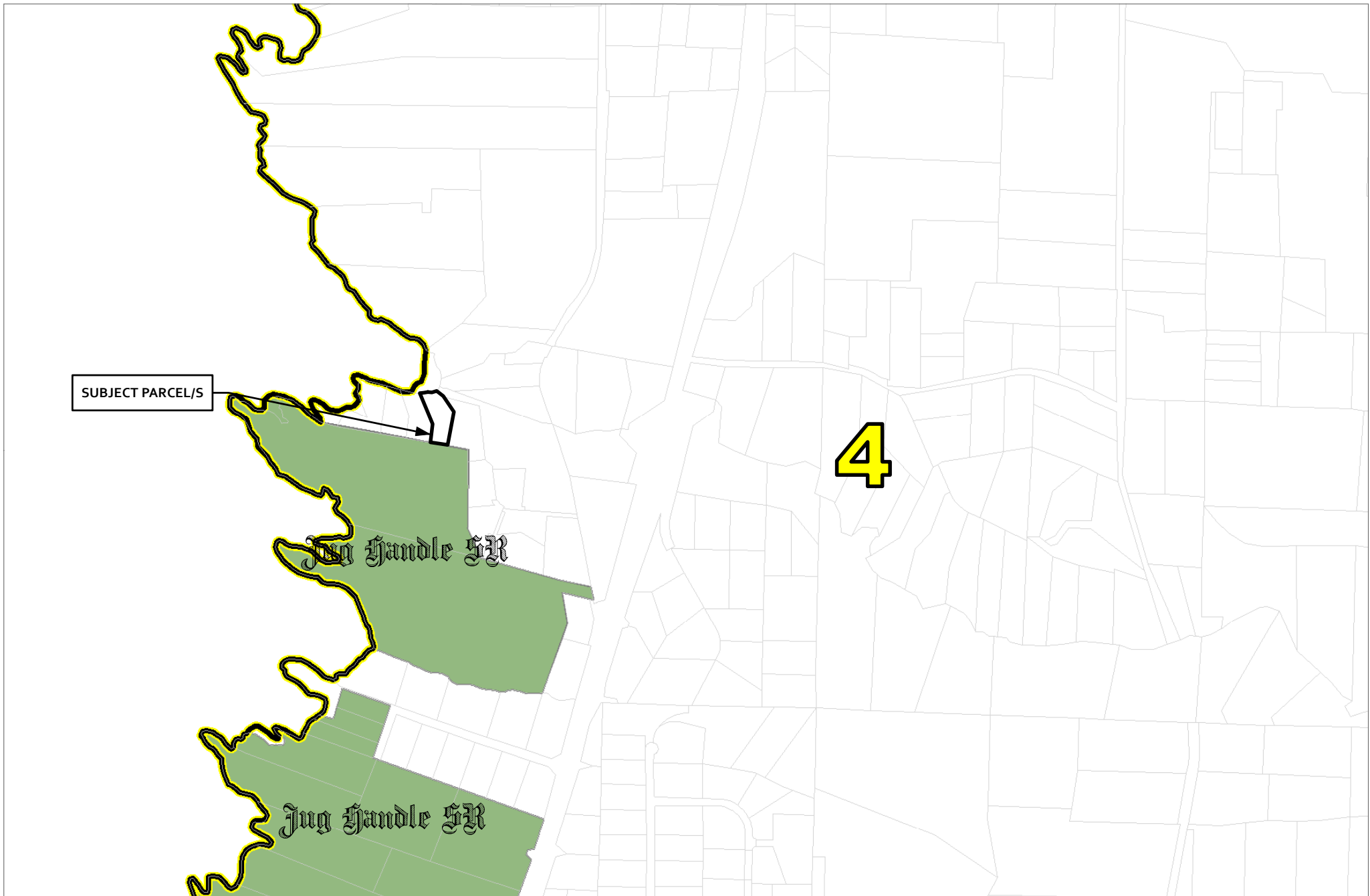
CASE: CDPR 2017-0003
OWNER: CORKERY, Richard & Nadine
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APLCT:
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 Wetlands





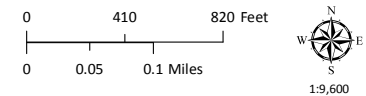
CLASSIFIED WETLANDS

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OWNER: CORKERY, Richard & Nadine
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 Supervisorial Districts 2010
 State Parks



MISC DISTRICTS

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