



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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FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

February 25, 2019

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

Caltrans
CalFire - Prevention
Department of Fish and Wildlife
Coastal Commission
Department of Parks & Recreation

Westport Municipal Advisory Council
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDPR_2018-0006

DATE FILED: 7/27/2018

OWNER/APPLICANT: ARTHUR KANE

REQUEST: Renewal application for CDPM_2015-0005, to construct a 2087+ sq. ft. single family residence with a maximum height of 20 ft. above natural grade. Associated developments include: installation of septic system, well, water tank, propane tank, connection to utilities, and driveway. No changes to original request. Renewal will result in a new expiration date of 7/22/2019.

LOCATION: In the Coastal Zone, 3± miles north of the town of Westport, on the east side of Seascape Drive, 1,500 ft. east of its intersection with State Route 1 (SR 1), located at 41251 Seascape Dr., Westport (APN: 013-830-03).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: KEITH GRONENDYKE

RESPONSE DUE DATE: March 11, 2019

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-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 Renewal CASE #: CDPR_2018-0006

OWNER/APPLICANT: KANE ARTHUR AND THOMASON DENISE

AGENT: N/A

REQUEST: Coastal Development Permit Renewal of CDPM 2015-0005, which authorized the modification of CDP 2005-0036 to alter the design of the single family residence (2,967 square foot residence and attached 784 square foot garage with an average height of eighteen feet above natural grade) to a 2,944 square foot single family residence and a 468 square foot attached garage with an esitimated average height of eighteen feet above natural grade. No changes are requested to the following components of the original Coastal Development Permit (CDP_2005-0036) request: construction of a detached 960 square foot storage pole barn, installation of a septic system, conversion of an existing test well to a production well, installation of a water tank and a propane tank, grading associated with development and construction of a new access driveway and the installation of photovoltaic panels on the roof of the proposed residence.

No changes to the CDPM 2015-0005 modification application request. The renewal will result in a new expiration date of July 20, 2019.

LOCATION: In the Coastal Zone, 3± miles north of the town of Westport, on the east side of Seascape Dr., 1,500 feet east of its intersection with State Route 1, located at 41251 Seascape Dr. (APN: 013-830-03).

ACREAGE: ±20 acres

GENERAL PLAN: Remote Residential RMR20 ZONING: Remote Residential RMR 20 COASTAL ZONE: YES

EXISTING USES: Undeveloped SUPERVISORIAL DISTRICT: 4

TOWNSHIP: 21 N RANGE: 17 W SECTION: 7 USGS QUAD#: 26

RELATED CASES ON SITE: CDP 36-0005 Construct a 2,967 square foot house, a detached 960 square foot pole barn and various other related development. CDPR 36-2005(2008) Renewal of CDP 36-0005. CDPR 36-0005(2009) Renewal of CDP 36-0005. CDPR 36-0005(2010) Renewal of CDP36-0005. CDPR 36-0005(2011) Renewal of CDP36-0005. CDPR 36-0005(2012) Renewal of CDP 36-0005. CDPR 36-0005(2013) Renewal of CDP 36-0005. CDPR 36-0005(2014) Renewal of CDP 36-0005. CDPR 2015-0017 Renewal of CDP 36-0005. CDPM 2015-0005 Modification of CDP 36-0005 to alter the design of the previously approved single family dwelling.

RELATED CASES IN VICINITY:

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Remote Residential (RMR 20)	Remote Residential (RMR 20)	22.14 acres	Vacant residential
EAST:	Remote Residential (RMR 20)	Remote Residential (RMR 20)	37.47 acres	Vacant residential
SOUTH:	Remote Residential (RMR 20)	Remote Residential (RMR 20)	24.24 acres	Vacant residential
WEST:	Open Space- Department of Parks and Recreation (OSDPR)	Open Space-Department of Parks and Recreation (OSDPR)	31.21 acres	Vista point-Pacific Ocean

REFERRAL AGENCIES:

- ☐ Planning (FB)
☒ 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

☒ Cloverdale Rancheria
☐ 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
☒ Redwood Valley Rancheria
- ☐ CHP
☐ MTA
☐ County Addresser
☐ LAFCO
☐ Gualala MAC
☐ Laytonville MAC
☒ Westport MAC
☐ Sierra Club
☐ School District
☐ Sewer District
☐ Water District
☐ Fire District
☐ Community Svcs
☐ Point Arena City Planning
☒ Sherwood Valley Band Pomo Indians

ADDITIONAL INFORMATION:

PROJECT COORDINATOR: KEITH GRONENEDYKE DATE: 02/12/2019

ENVIRONMENTAL DATA
(To be completed by Planner)

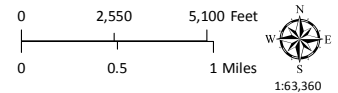
		COUNTY WIDE
Yes	No	
NO		1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
NO		2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
NO / NO		3. Within/Adjacent to Agriculture Preserve / Timberland Production
NO		4. Within/Near Hazardous Waste Site
YES		5. Natural Diversity Data Base
NO		6. Airport CLUP Planning Area – ALUC#_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area. Westport Union Landing Vista Point is to the west of subject parcel and across State Route 1
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	10. Require Water Efficient Landscape Plan. Landscape plan submitted and approved with original CDP
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# 315-05 High Fire Hazard
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. Irmulco-TramwayComplex (50-75% slope), Abalobadiah-Bruheli-Vizcaino complex (50-75% slope and 9-30% slope) and Mallopass Loam (15-30% slope)
<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 Categorically Exempt from CEQA under §15303 (Class 3) Construction of one single family residence
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	19. Land Capabilities/Natural Hazards Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	20. Habitats/ESHA/Resources Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map. East of first public road, not highly scenic.
<input type="checkbox"/>	<input type="checkbox"/>	22. LCP Map LCP Map 7 Abalone Point
<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.



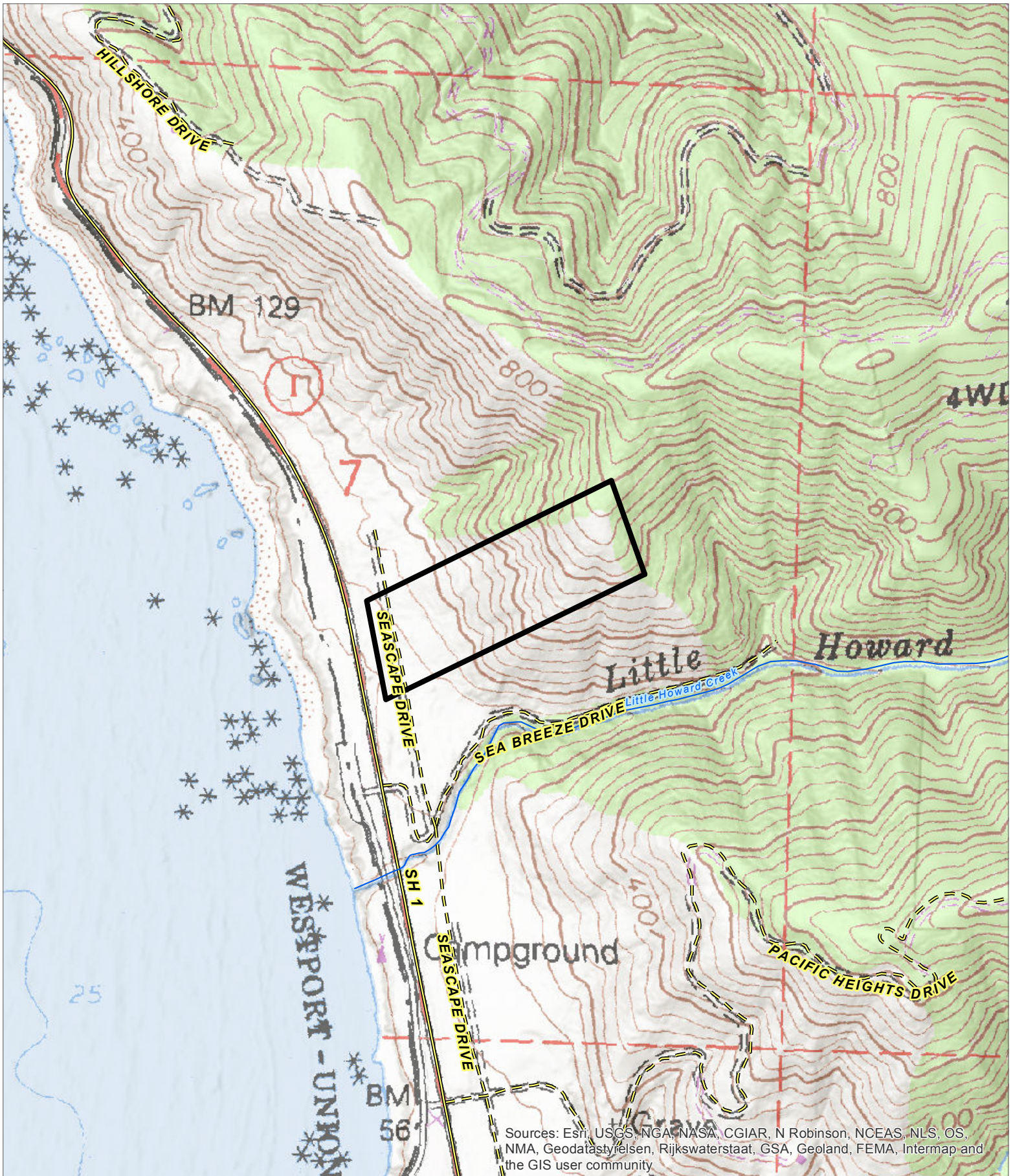
CASE: **CDPR 2018-0006**
OWNER: **KANE, Arthur, ET AL**
APN: **013-830-03-05**
APLCT: **Arthur Kane**
AGENT:
ADDRESS: **41251 Seascap Drive, Westport**

- Major Towns & Places
- Highways
- Coastal Zone Boundary
- 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



Sources: Esri, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

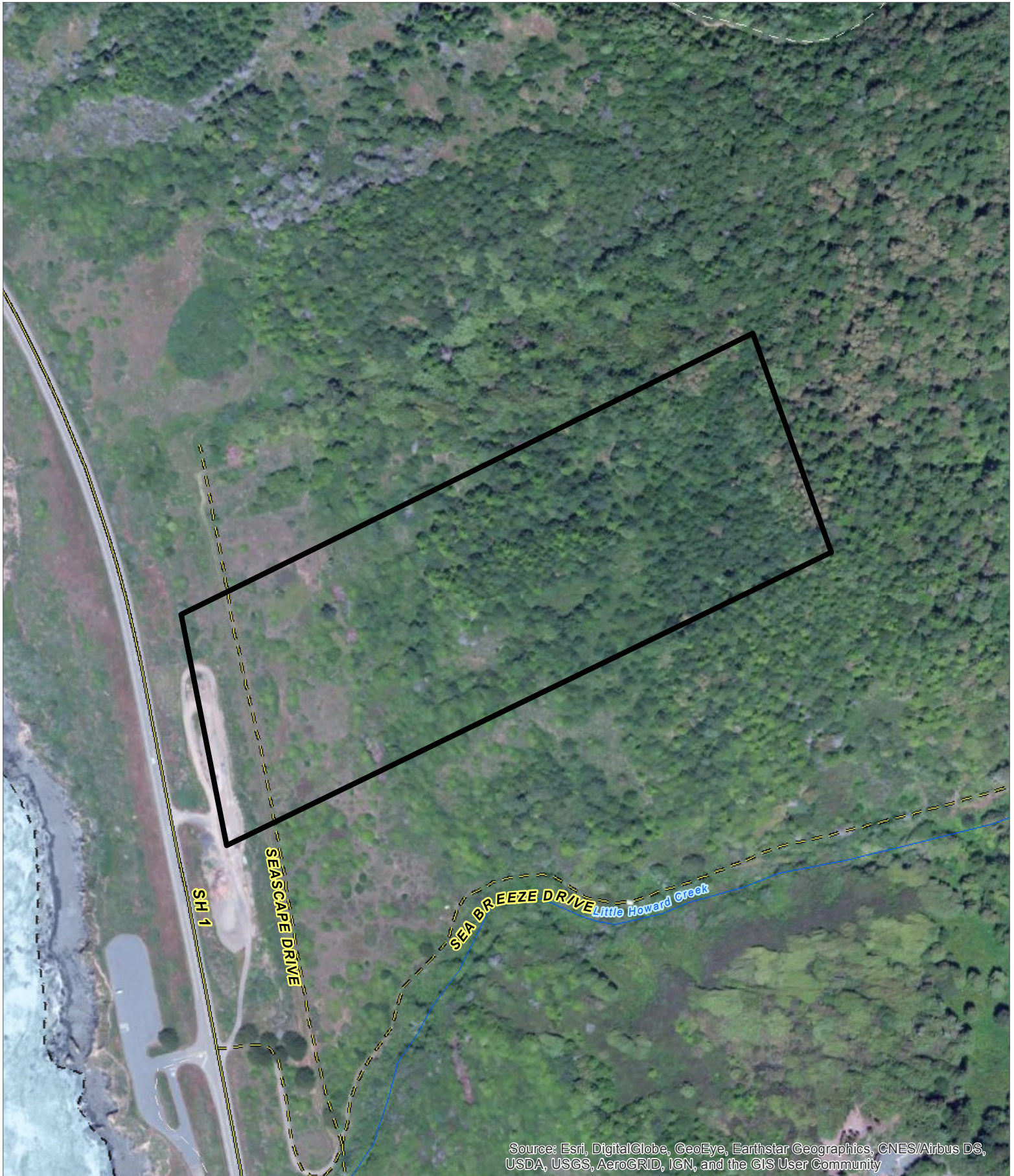
CASE: CDP# 2018-0006
 OWNER: KANE, Arthur, ET AL
 APN: 013-830-03-05
 APLCT: Arthur Kane
 AGENT:
 ADDRESS: 41251 Seascap Drive, Westport

~ ~ ~ Named Rivers — — — Driveways/Unnamed Roads
 — — — Public Roads
 = = = Private Roads

0 350 700 Feet
 0 0.05 0.1 Miles
 N
 W E
 1:8,400

TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

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

CASE: CDPR 2018-0006
OWNER: KANE, Arthur, ET AL

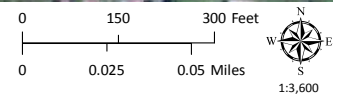
APN: 013-830-03-05

APLCT: Arthur Kane

AGENT:

ADDRESS: 41251 Seascape Drive, Westport

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







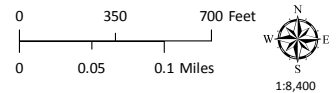
AERIAL IMAGERY

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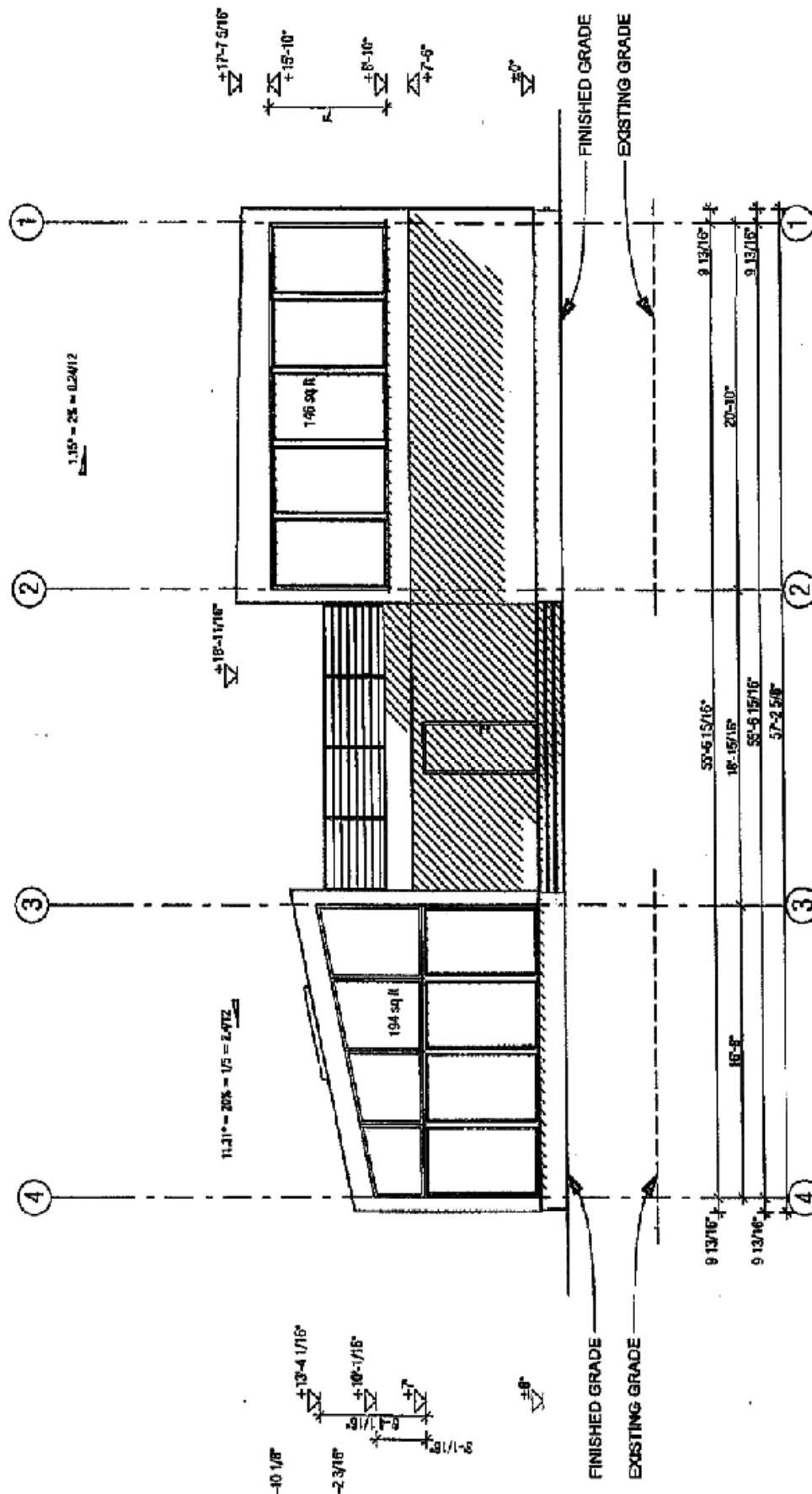
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 Named Rivers  Driveways/Unnamed Roads
 Public Roads
 Private Roads



AERIAL IMAGERY

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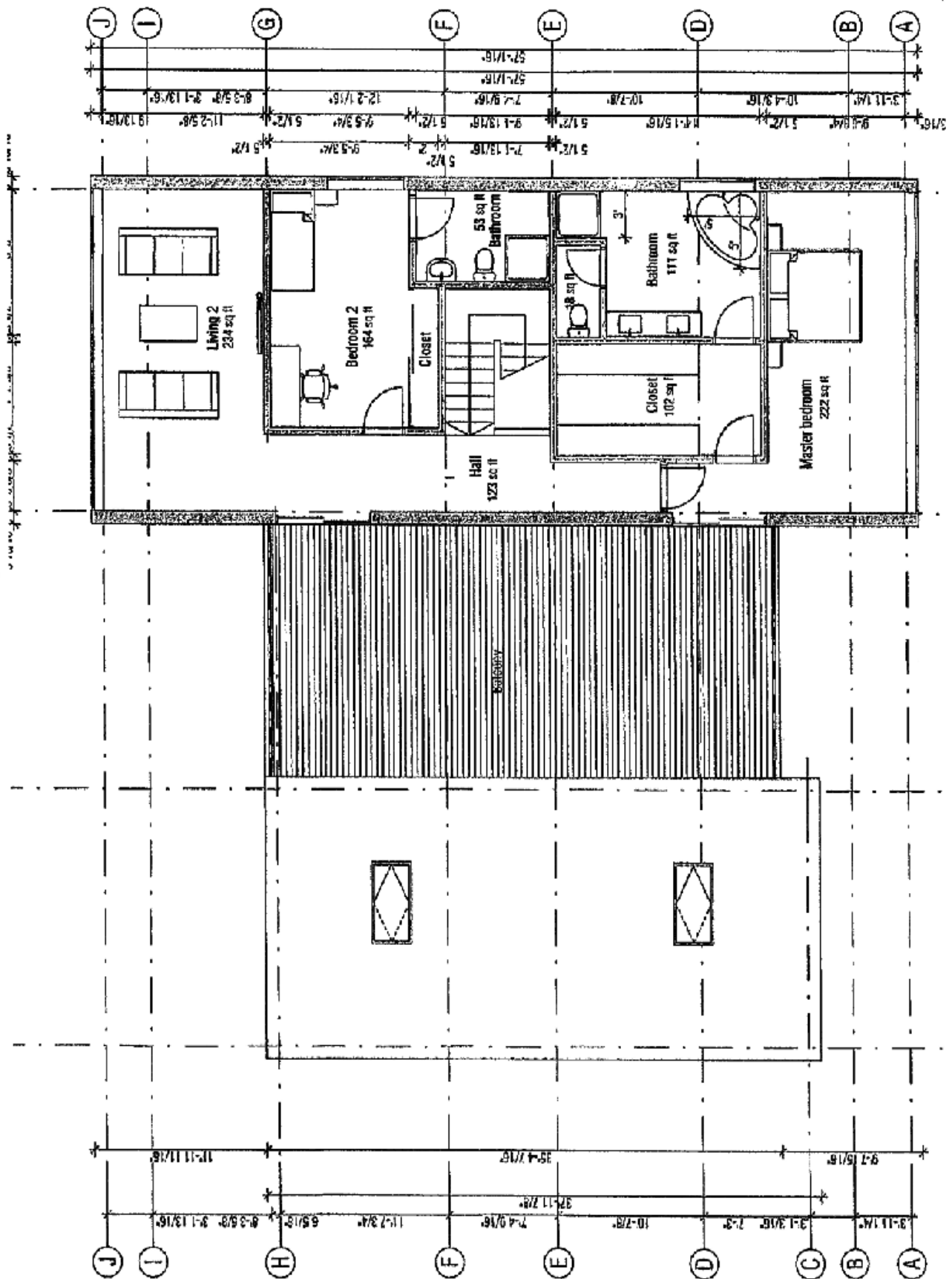


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 OWNER: KANE, Arthur, ET AL
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NO SCALE

ELEVATIONS

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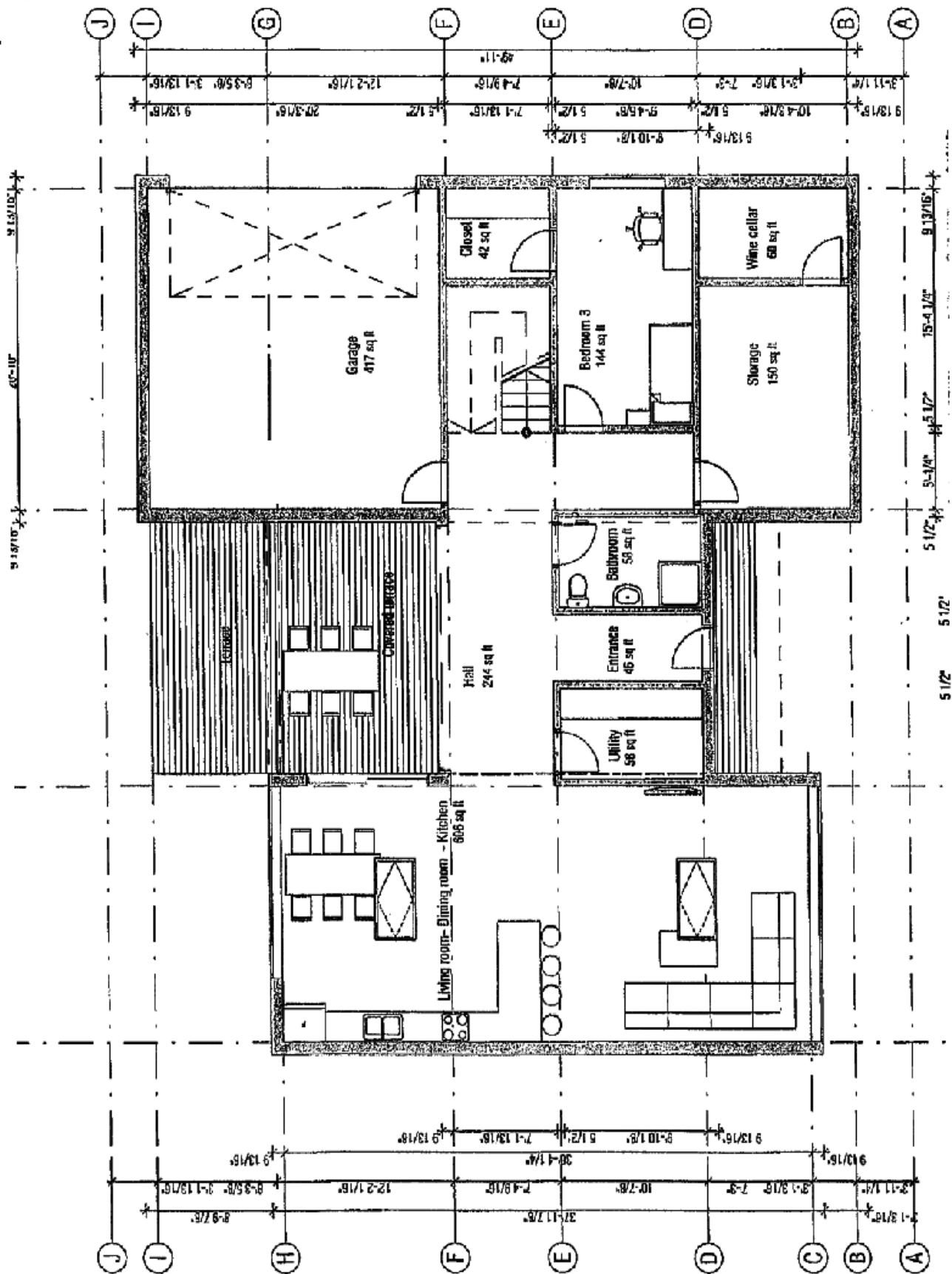


CASE: CDPR 2018-0006
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NO SCALE

FLOOR PLAN

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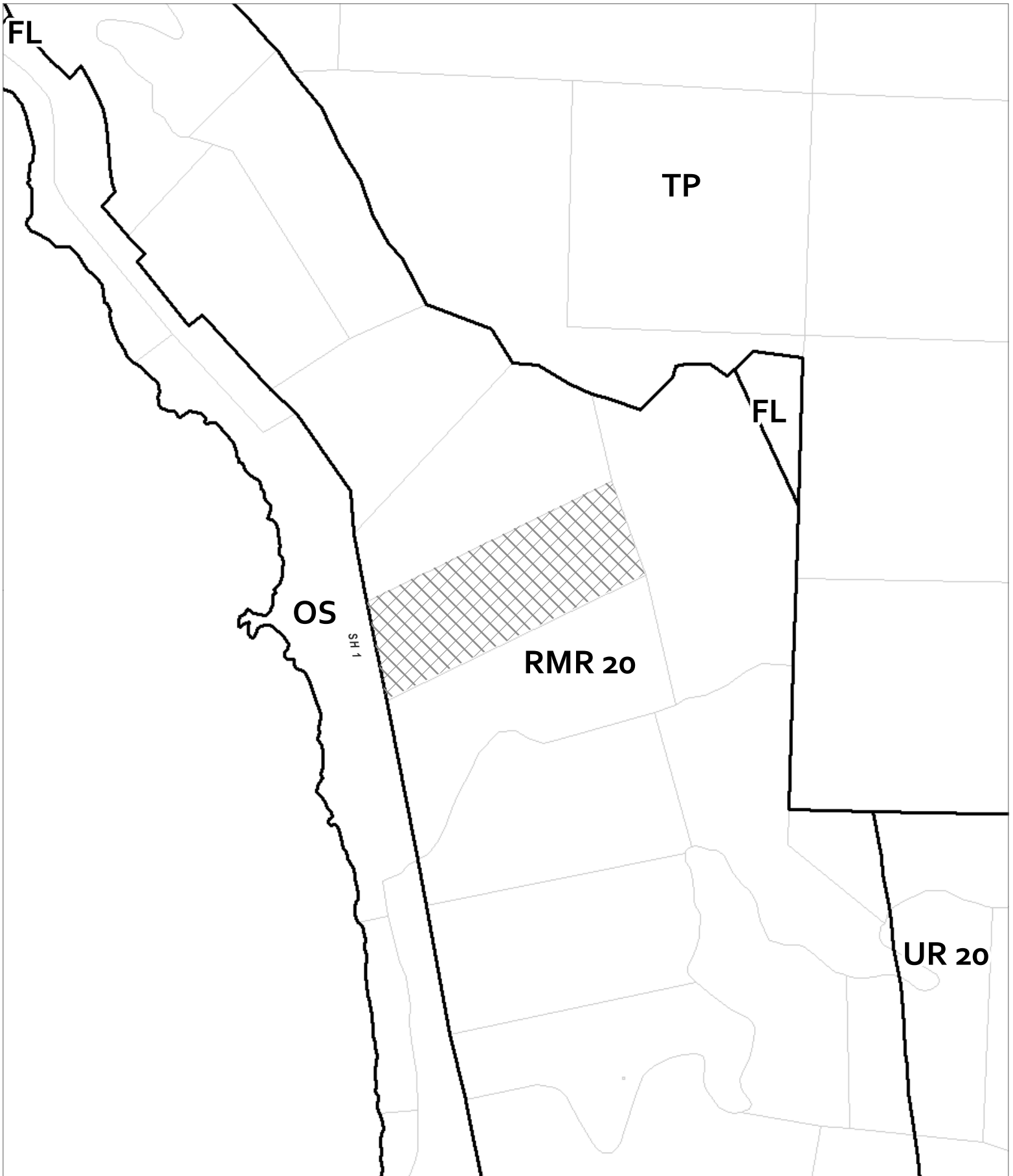


CASE: CDPH 2018-0006
 OWNER: KANE, Arthur, ET AL
 APN: 013-830-03-05
 APLCT: Arthur Kane
 AGENT:
 ADDRESS: 41251 Seascap Drive, Westport

NO SCALE

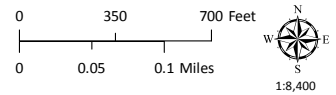
FLOOR PLAN

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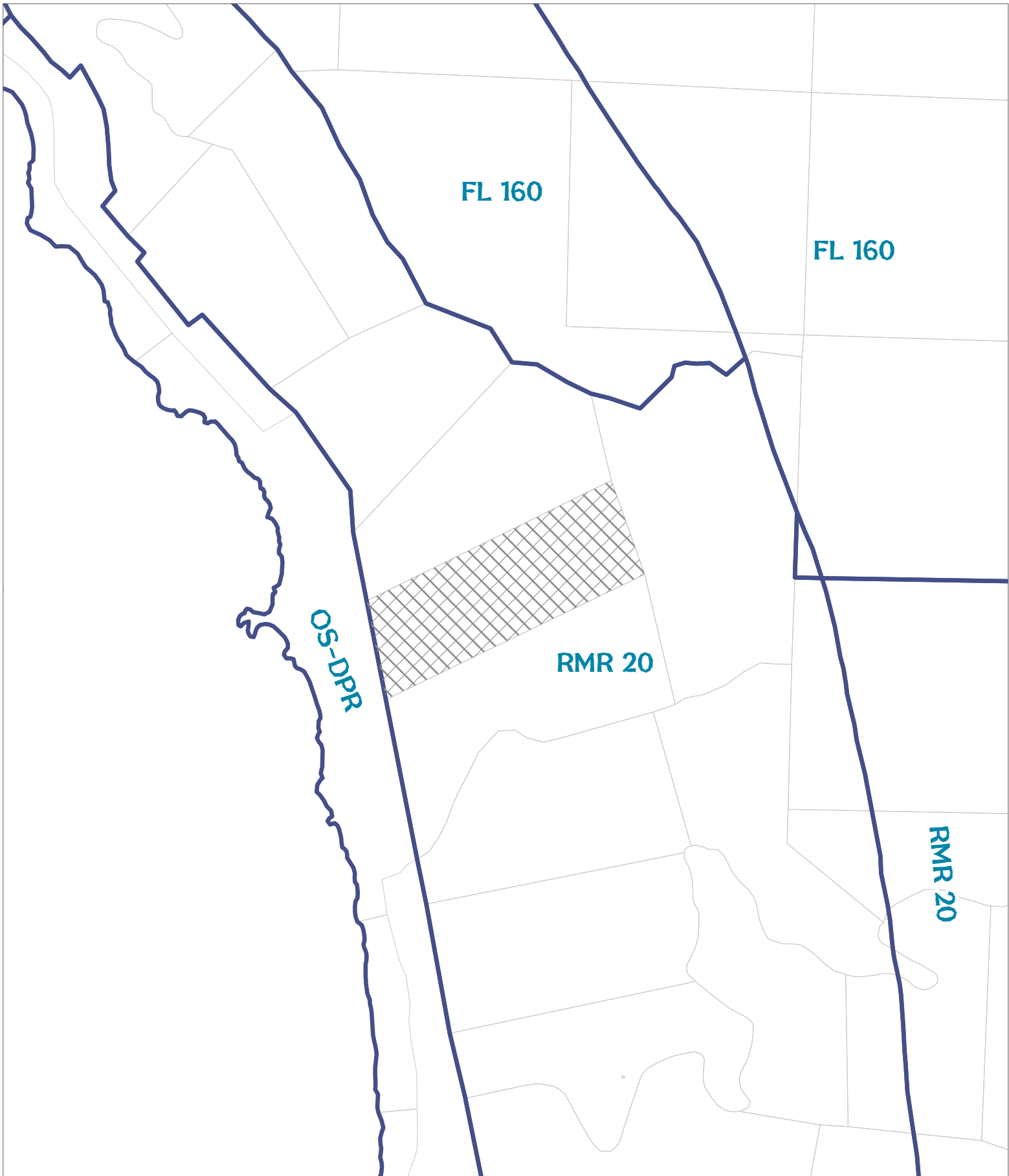
CASE: **CDPR 2018-0006**
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 Zoning Districts
 Public Roads




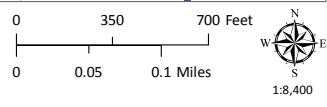
ZONING DISPLAY MAP

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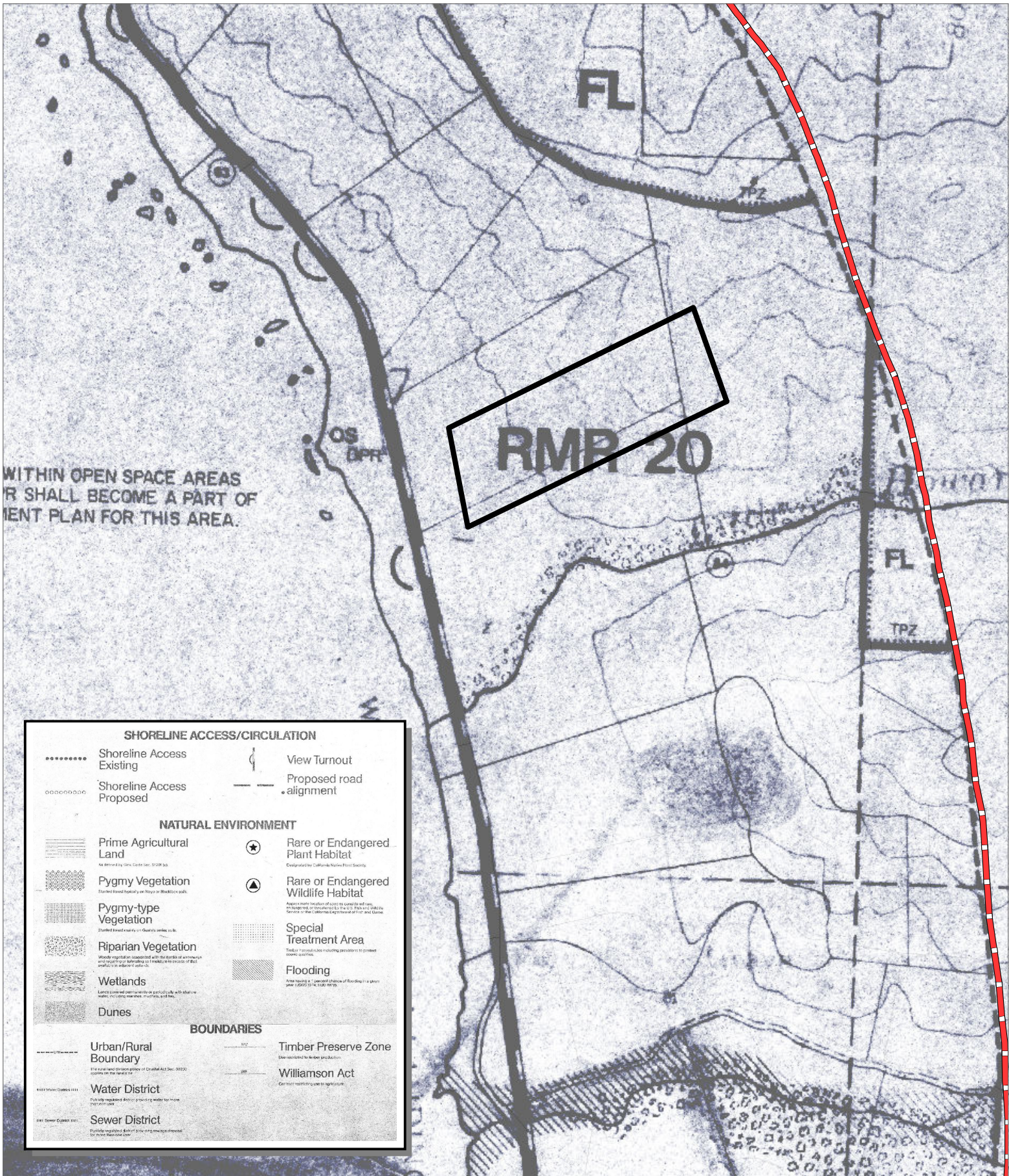
CASE: CDPR 2018-0006
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 General Plan Classes




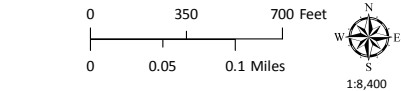
GENERAL PLAN CLASSIFICATIONS

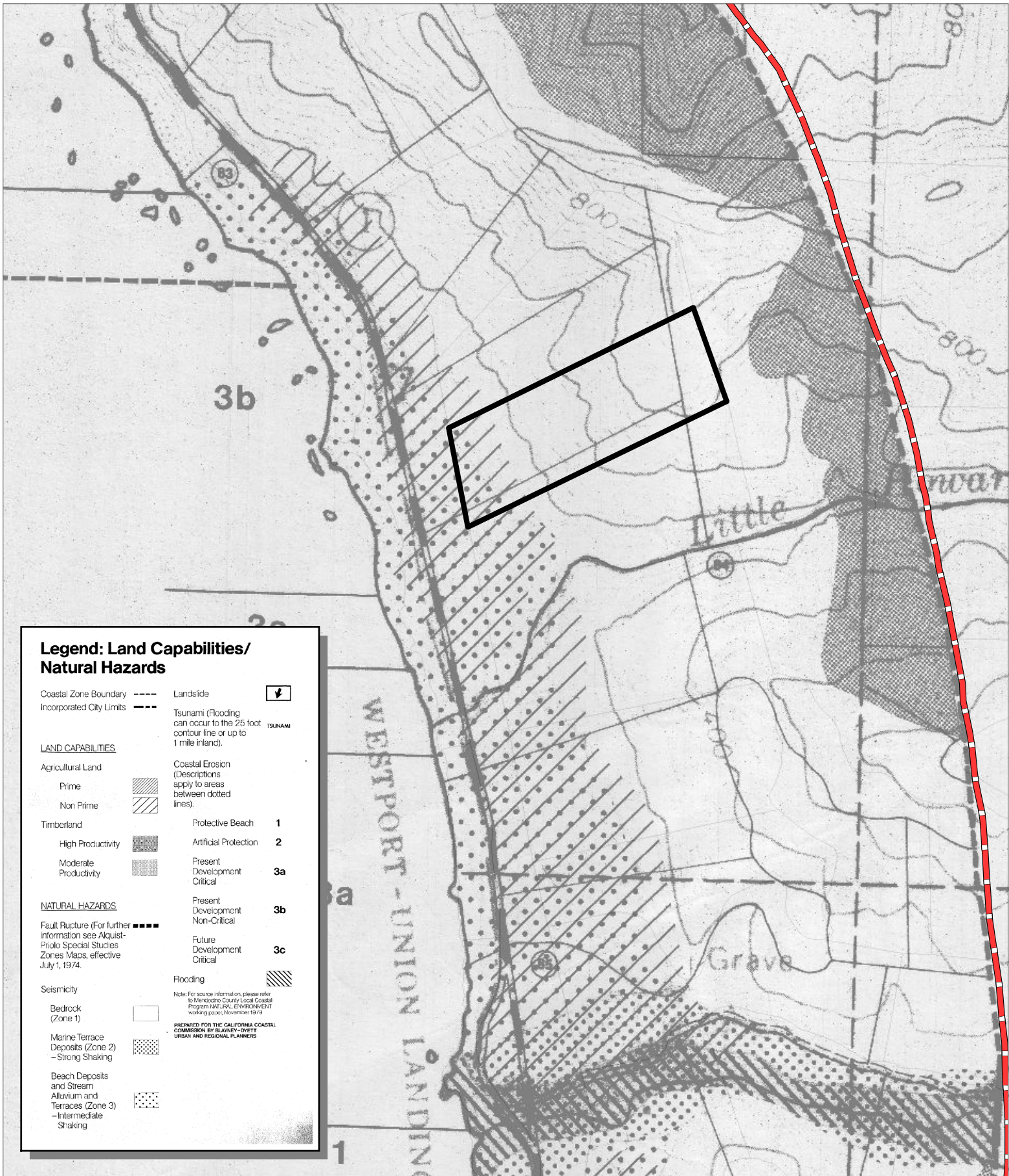
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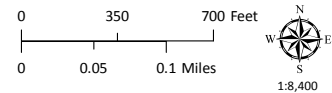
 Coastal Zone Boundary





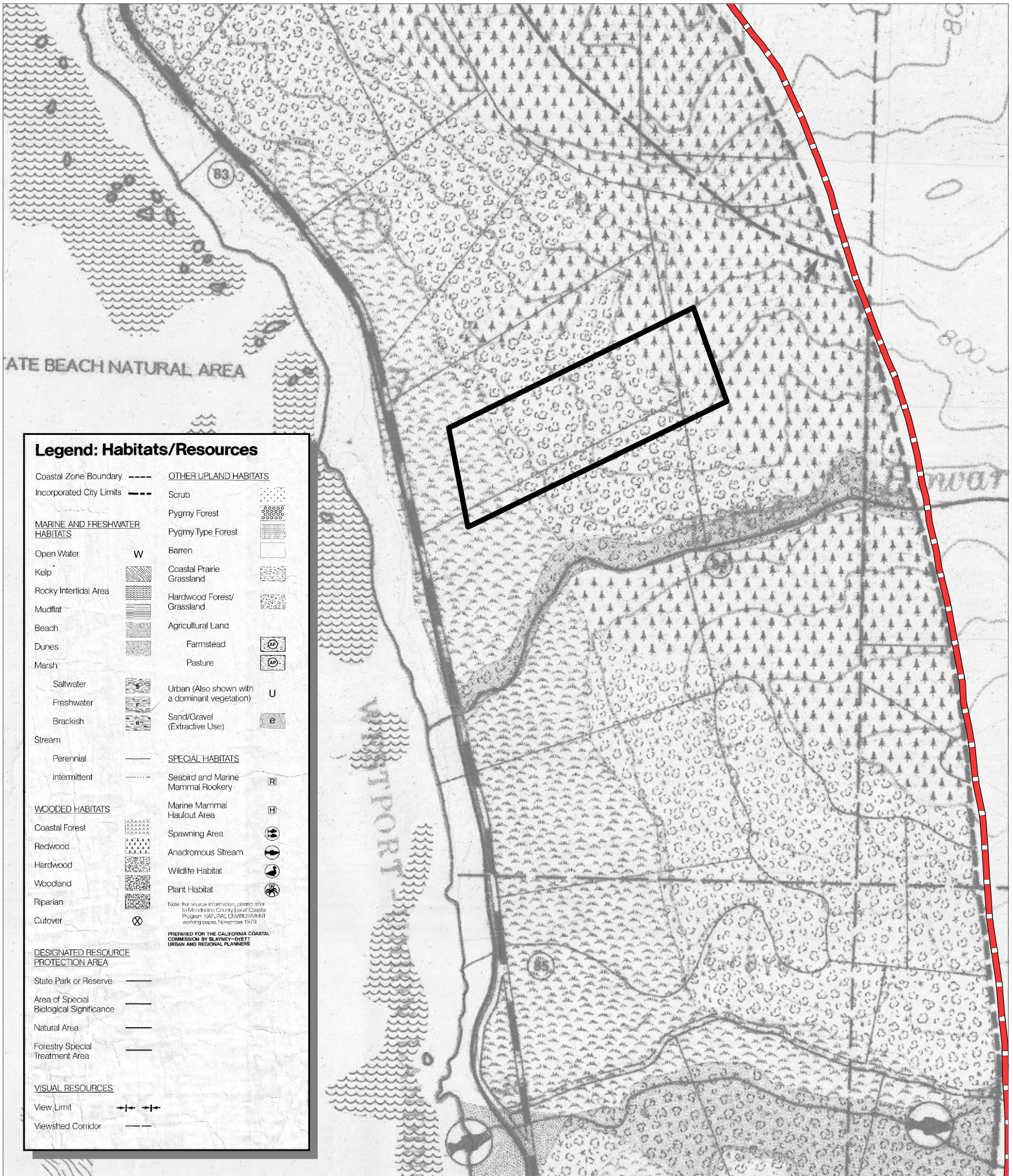
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Coastal Zone Boundary



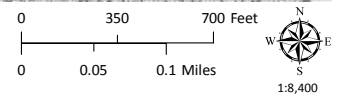
LCP LAND CAPABILITIES & NATURAL HAZARDS

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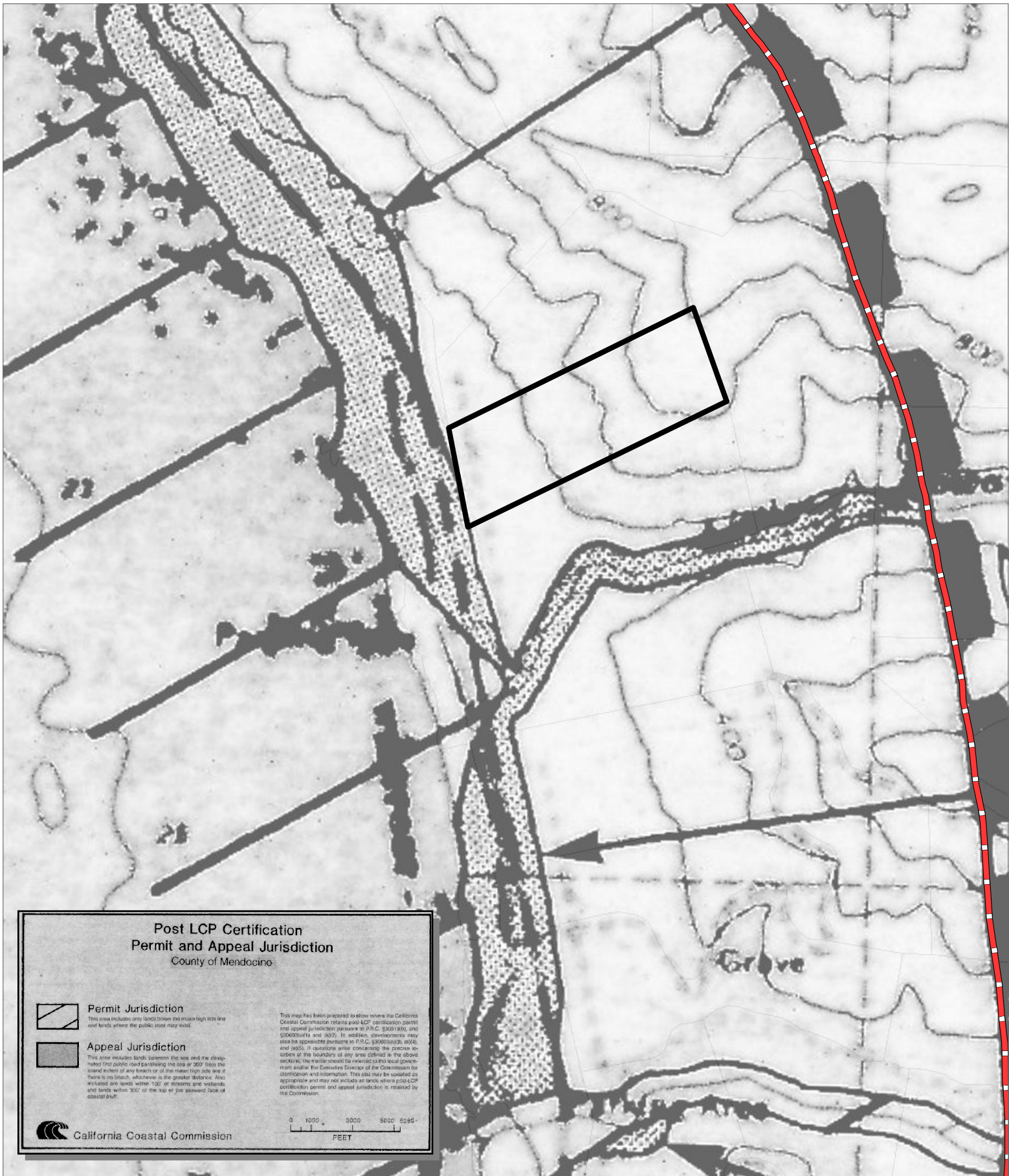
CASE: CDPR 2018-0006
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Coastal Zone Boundary



LCP HABITATS & RESOURCES

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Permit Jurisdiction
This area includes only lands below the mean high tide line and lands where the public trust may exist.

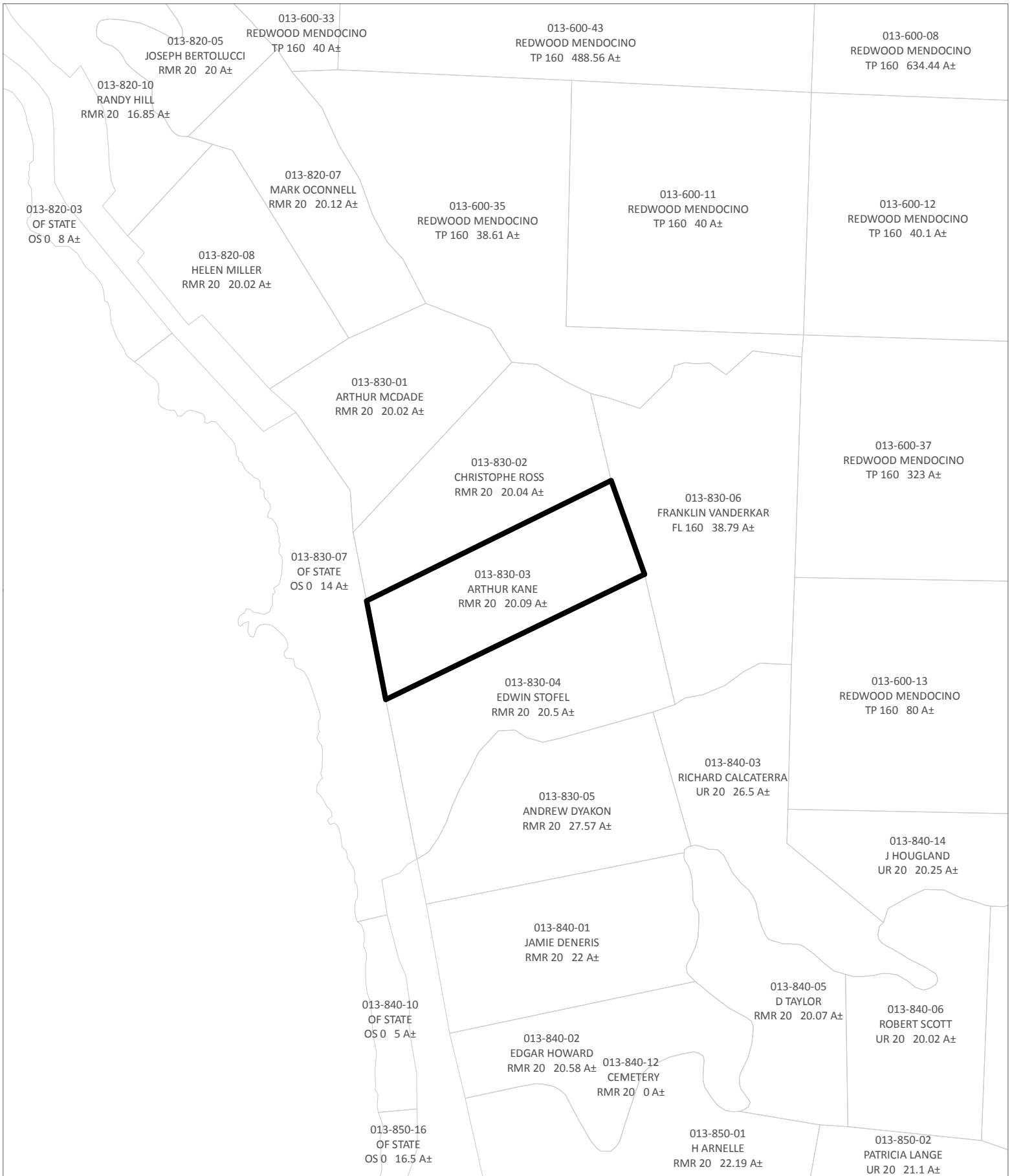
Appeal Jurisdiction
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of coastal dune.

California Coastal Commission

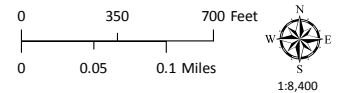
0100030005000

FEET

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30013(a), and §30000(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.R.C. §30000(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the reader should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This plan may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

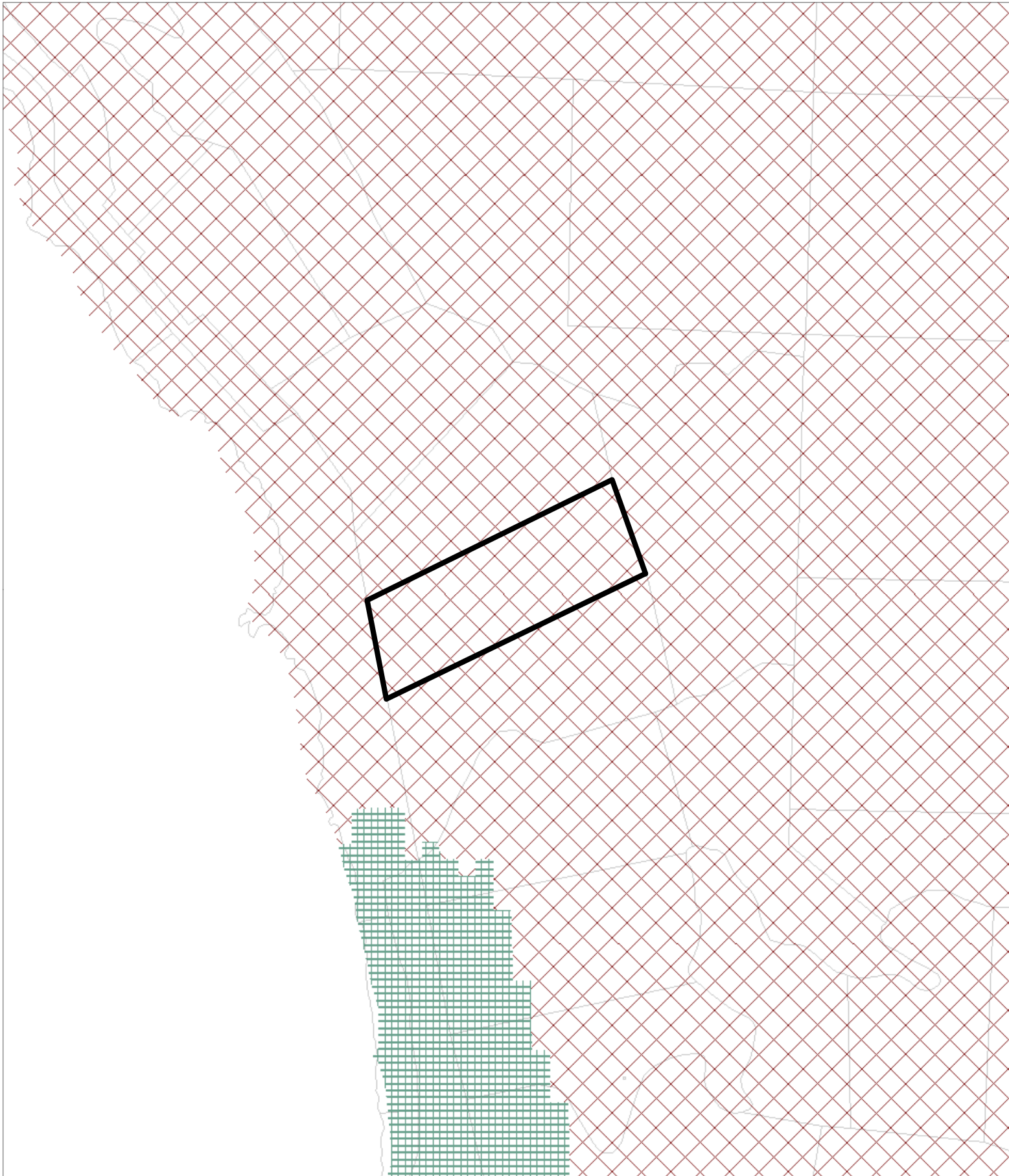


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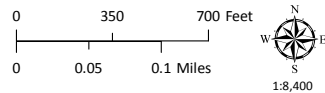
ADJACENT PARCELS

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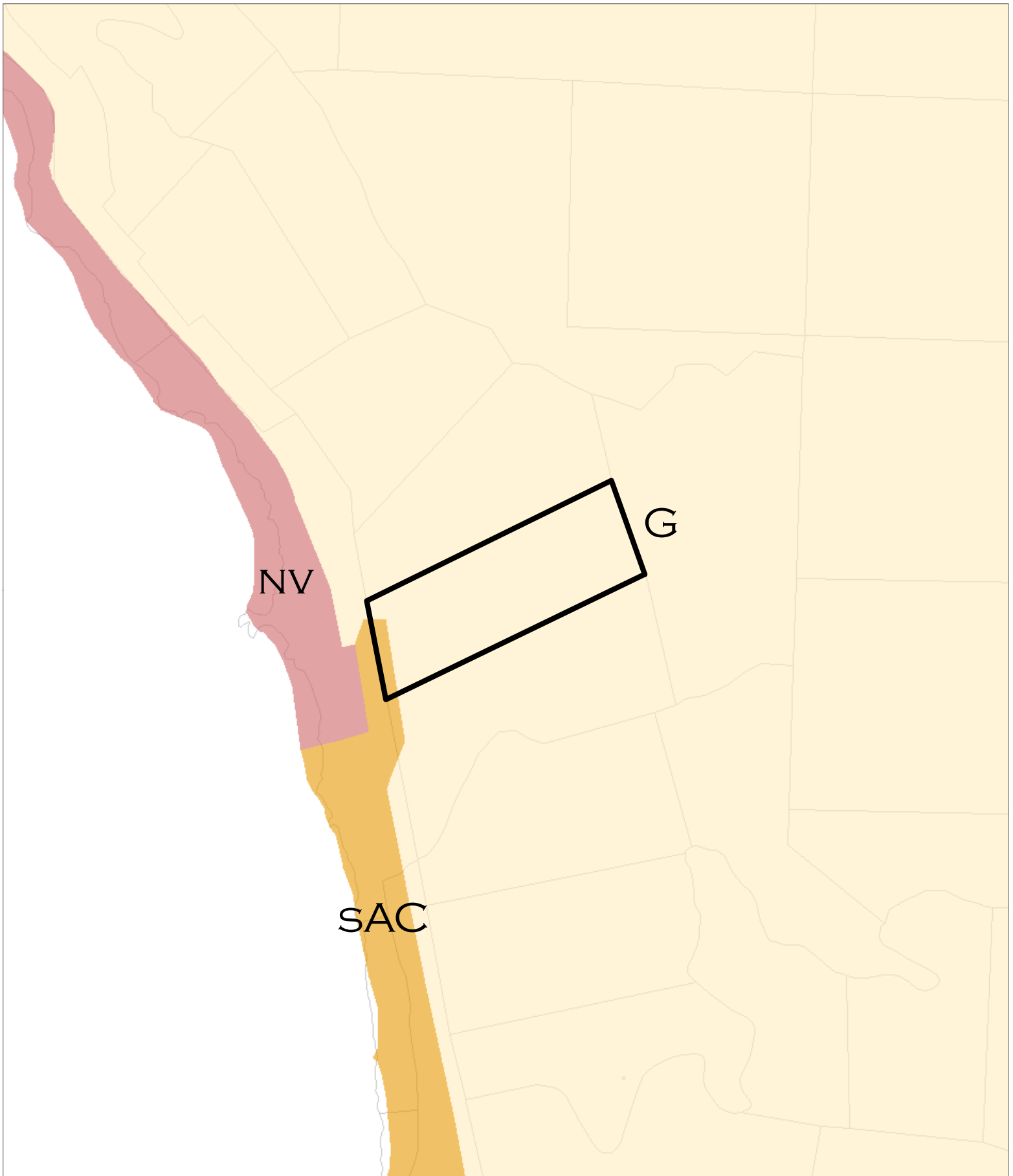
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 High Fire Hazard
 Moderate Fire Hazard






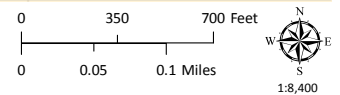
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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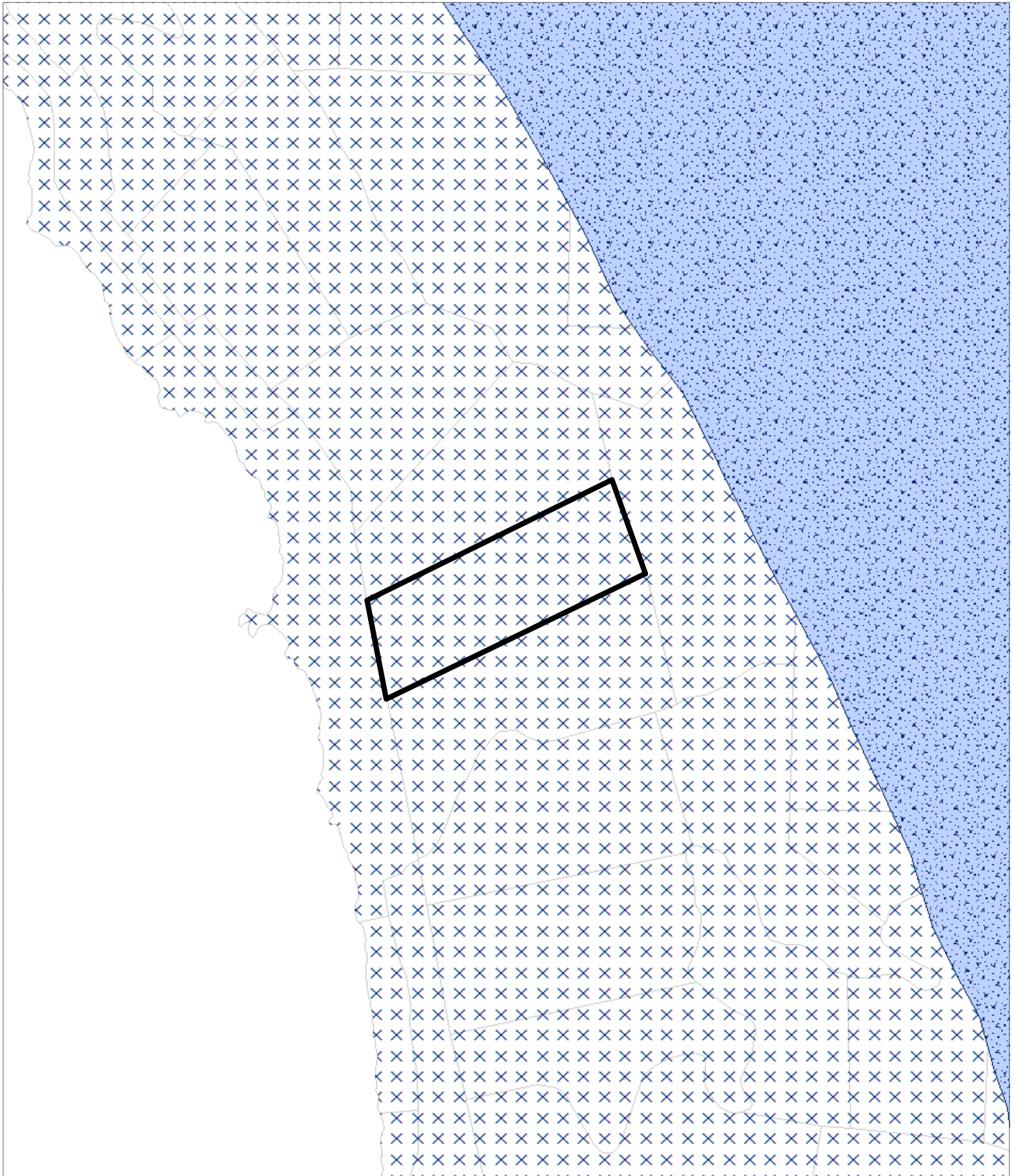
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-  Grazing Land (G)
-  Non-Ag & Natural Vegetation (nv)
-  Semi-Ag & Rural Commercial (sAC)





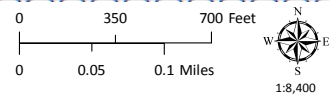
IMPORTANT FARMLAND

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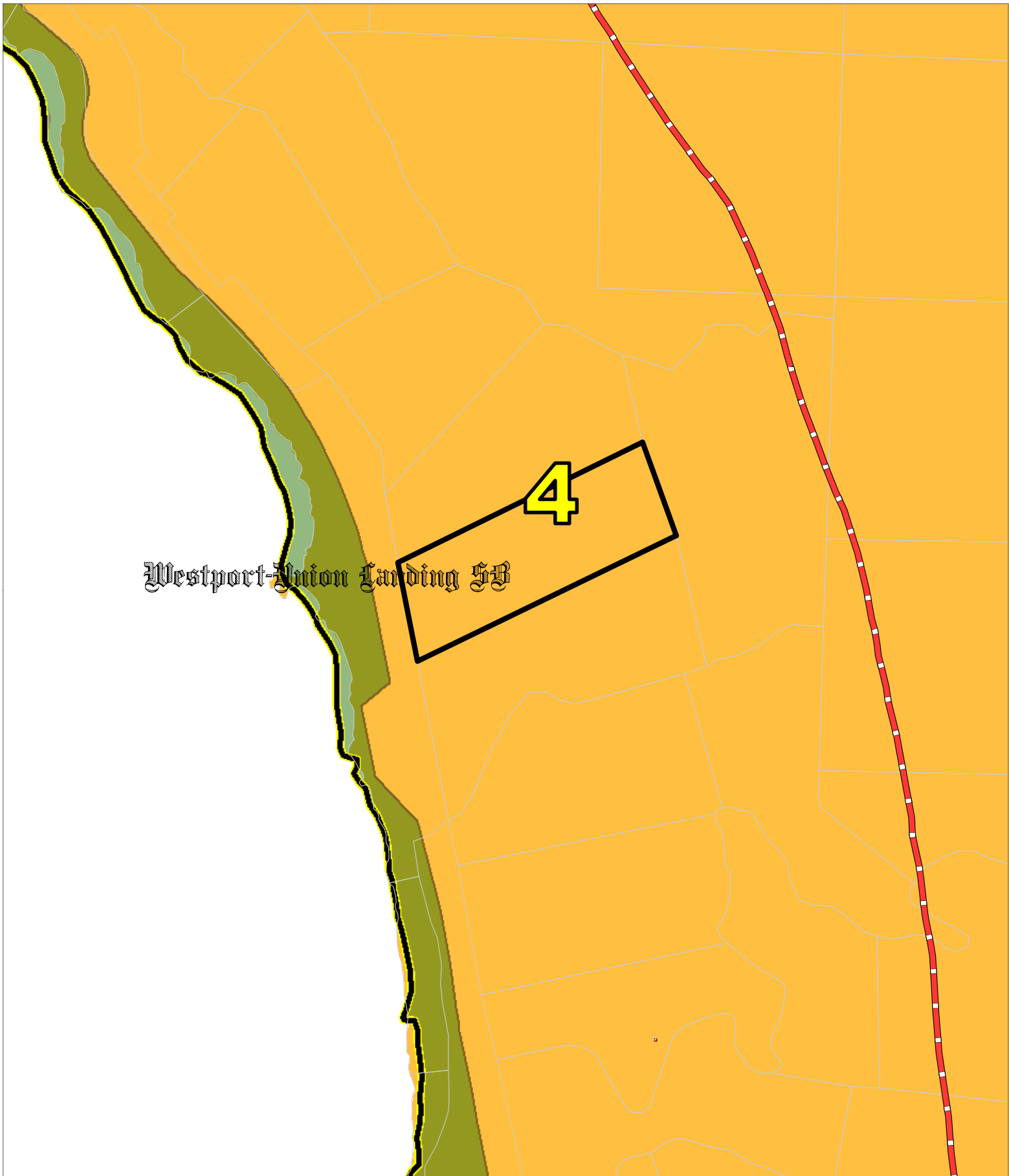
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ADDRESS: **41251 Seascapes Drive, Westport**

-  Critical Water Areas
-  Critical Water Resources Bedrock






GROUND WATER RESOURCES

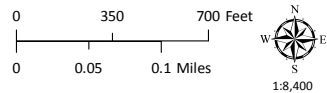
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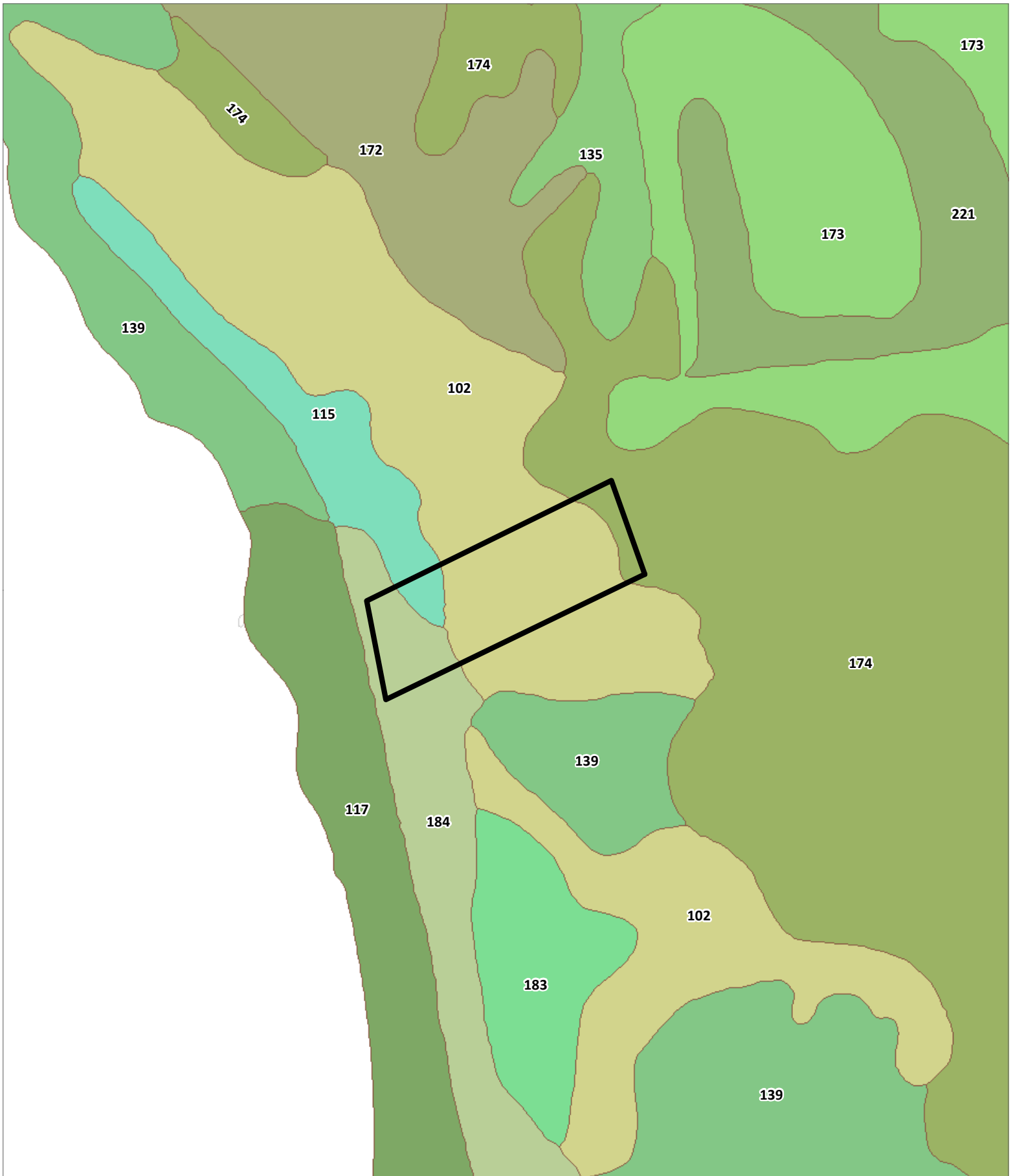
-  Coastal Zone Boundary
-  Cemetery Lots
-  Supervisorial Districts 2010

-  State Parks
-  Westport MAC



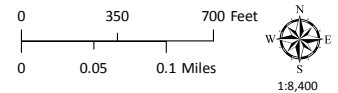
LCP LAND USE MAP 7: ABALONE

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Western Study Soil Types



LOCAL SOILS

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REPORT FOR: Standard Coastal Development Permit Renewal CASE #: CDPR_2018-0006

OWNER/APPLICANT: KANE ARTHUR AND THOMASON DENISE

AGENT: N/A

REQUEST: Coastal Development Permit Renewal of CDPM 2015-0005, which authorized the modification of CDP 2005-0036 to alter the design of the single family residence (2,967 square foot residence and attached 784 square foot garage with an average height of eighteen feet above natural grade) to a 2,944 square foot single family residence and a 468 square foot attached garage with an esitimated average height of eighteen feet above natural grade. No changes are requested to the following components of the original Coastal Development Permit (CDP_2005-0036) request: construction of a detached 960 square foot storage pole barn, installation of a septic system, conversion of an existing test well to a production well, installation of a water tank and a propane tank, grading associated with development and construction of a new access driveway and the installation of photovoltaic panels on the roof of the proposed residence.

No changes to the CDPM 2015-0005 modification application request. The renewal will result in a new expiration date of July 20, 2019.

LOCATION: In the Coastal Zone, 3± miles north of the town of Westport, on the east side of Seascape Dr., 1,500 feet east of its intersection with State Route 1, located at 41251 Seascape Dr. (APN: 013-830-03).

ACREAGE: ±20 acres

GENERAL PLAN: Remote Residential RMR20 ZONING: Remote Residential RMR 20 COASTAL ZONE: YES

EXISTING USES: Undeveloped SUPERVISORIAL DISTRICT: 4

TOWNSHIP: 21 N RANGE: 17 W SECTION: 7 USGS QUAD#: 26

RELATED CASES ON SITE: CDP 36-0005 Construct a 2,967 square foot house, a detached 960 square foot pole barn and various other related development. CDPR 36-2005(2008) Renewal of CDP 36-0005. CDPR 36-0005(2009) Renewal of CDP 36-0005. CDPR 36-0005(2010) Renewal of CDP36-0005. CDPR 36-0005(2011) Renewal of CDP36-0005. CDPR 36-0005(2012) Renewal of CDP 36-0005. CDPR 36-0005(2013) Renewal of CDP 36-0005. CDPR 36-0005(2014) Renewal of CDP 36-0005. CDPR 2015-0017 Renewal of CDP 36-0005. CDPM 2015-0005 Modification of CDP 36-0005 to alter the design of the previously approved single family dwelling.

RELATED CASES IN VICINITY:

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Remote Residential (RMR 20)	Remote Residential (RMR 20)	22.14 acres	Vacant residential
EAST:	Remote Residential (RMR 20)	Remote Residential (RMR 20)	37.47 acres	Vacant residential
SOUTH:	Remote Residential (RMR 20)	Remote Residential (RMR 20)	24.24 acres	Vacant residential
WEST:	Open Space- Department of Parks and Recreation (OSDPR)	Open Space-Department of Parks and Recreation (OSDPR)	31.21 acres	Vista point-Pacific Ocean

REFERRAL AGENCIES:

- ☐ Planning (FB)
- ☒ 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
- ☒ Cloverdale Rancheria
- ☐ 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
- ☒ Redwood Valley Rancheria
- ☐ CHP
- ☐ MTA
- ☐ County Addresser
- ☐ LAFCO
- ☐ Gualala MAC
- ☐ Laytonville MAC
- ☒ Westport MAC
- ☐ Sierra Club
- ☐ School District
- ☐ Sewer District
- ☐ Water District
- ☐ Fire District
- ☐ Community Svcs
- ☐ Point Arena City Planning
- ☒ Sherwood Valley Band Pomo Indians

ADDITIONAL INFORMATION:

PROJECT COORDINATOR: KEITH GRONENEDYKE DATE: 02/12/2019

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 checked="" type="checkbox"/>	<input type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area. Westport Union Landing Vista Point is to the west of subject parcel and across State Route 1
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	10. Require Water Efficient Landscape Plan. Landscape plan submitted and approved with original CDP
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# 315-05 High Fire Hazard
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. Irmulco-TramwayComplex (50-75% slope), Abalobadiah-Bruhel-Vizcaino complex (50-75% slope and 9-30% slope) and Mallopass Loam (15-30% slope)
<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 Categorically Exempt from CEQA under §15303 (Class 3) Construction of one single family residence
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	19. Land Capabilities/Natural Hazards Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	20. Habitats/ESHA/Resources Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map. East of first public road, not highly scenic.
<input type="checkbox"/>	<input type="checkbox"/>	22. LCP Map LCP Map 7 Abalone Point
<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.