



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

BRENT SCHULTZ, 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

February 26, 2019

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

CalFire - Prevention
Department of Fish and Wildlife
Coastal Commission
Irish Beach Water District
Redwood Coast Fire District

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDPR_2018-0005

DATE FILED: 6/21/2018

OWNER/APPLICANT: PETER VINCENT MCCARRY

REQUEST: Renewal of Administrative Coastal Development Permit CDP_2014-0035 for a 1,752 sq. ft. one-story single family residence, 600 sq. ft. garage, and 1,360 sq. ft. of decking. The proposed would be a three-bedroom, two-bath home. Associated development includes: septic, a propane tank, and improving an existing dirt road with gravel paving.

LOCATION: In the Coastal Zone, 6± miles north of Manchester, lying west of Alta Mesa Road (CR 576), 200± ft. north of its intersection with Sea Cypress Drive (CR 568), located at 43750 Alta Mesa Rd., Manchester; (APN: 132-072-09).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: KEITH GRONENDYKE

RESPONSE DUE DATE: March 12, 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 _____

OWNER:

MCCARRY PETER VINCENT

APPLICANT:

MCCARRY PETER VINCENT

AGENT:

N/A

REQUEST:

Renewal of Administrative Coastal Development Permit CDP_2014-0035 for a 1,752 sq. ft. one-story single family residence, 600 sq. ft. garage, and 1,360 sq. ft. of decking. The proposed would be a three-bedroom, two-bath home. Associated development includes: septic, a propane tank, and improving an existing dirt road with gravel paving. The new expiration date will be June 22, 2019

LOCATION:

In the Coastal Zone, 6± miles north of Manchester, lying west of Alta Mesa Road (CR 576), 200± ft. north of its intersection with Sea Cypress Drive (CR 568), located at 43750 Alta Mesa Rd., Manchester; (APN: 132-072-09).

ACREAGE:

+/- 2.2 acres6u

GENERAL PLAN:

Rural Residential RR5PD(SR)

ZONING:

RR:5PD(SR)

COASTAL ZONE:

YES

EXISTING USES:

Vacant

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

14N

RANGE:

16W

SECTION:

31

USGS QUAD#:

56 Mallo Pass Creek

RELATED CASES ON SITE: CDP_2014-0035 (SFR)

RELATED CASES IN VICINITY:

North – LCP-92-57 (Addition to Kitchen at Inn), LCP-92-67 (Temporary occupancy)

East – CDP_2012-0003 (SFR)

South – CE_2001-0025 (SFR)

West – CDP_2007-0020 (SFR)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Range Land (RL:160)	Range Land (RL)	±92 acres	Agricultural-Williamson Act
EAST:	Rural Residential (RR:10); Rural Residential (RR:5)	Rural Residential (RR)	±4.3 acres; ±0.5 acre	Residential; Vacant
SOUTH:	Rural Residential (RR:5)	Rural Residential (*RR)	±0.5 acre; ±0.4 acre	Residential; Vacant
WEST:	Rural Residential (RR:5)	Rural Residential (RR)	±0.5 acre; ±0.25 acre	Residential

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

☒ Sherwood Valley Band of Pomo Indians

☐ 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

☒ Irish Beach Water District

☒ Redwood Coast Fire District

☐ Community Services

☐ City Planning

☒ Cloverdale Rancheria

ADDITIONAL INFORMATION:

ASSESSOR'S PARCEL #: 132-072-09

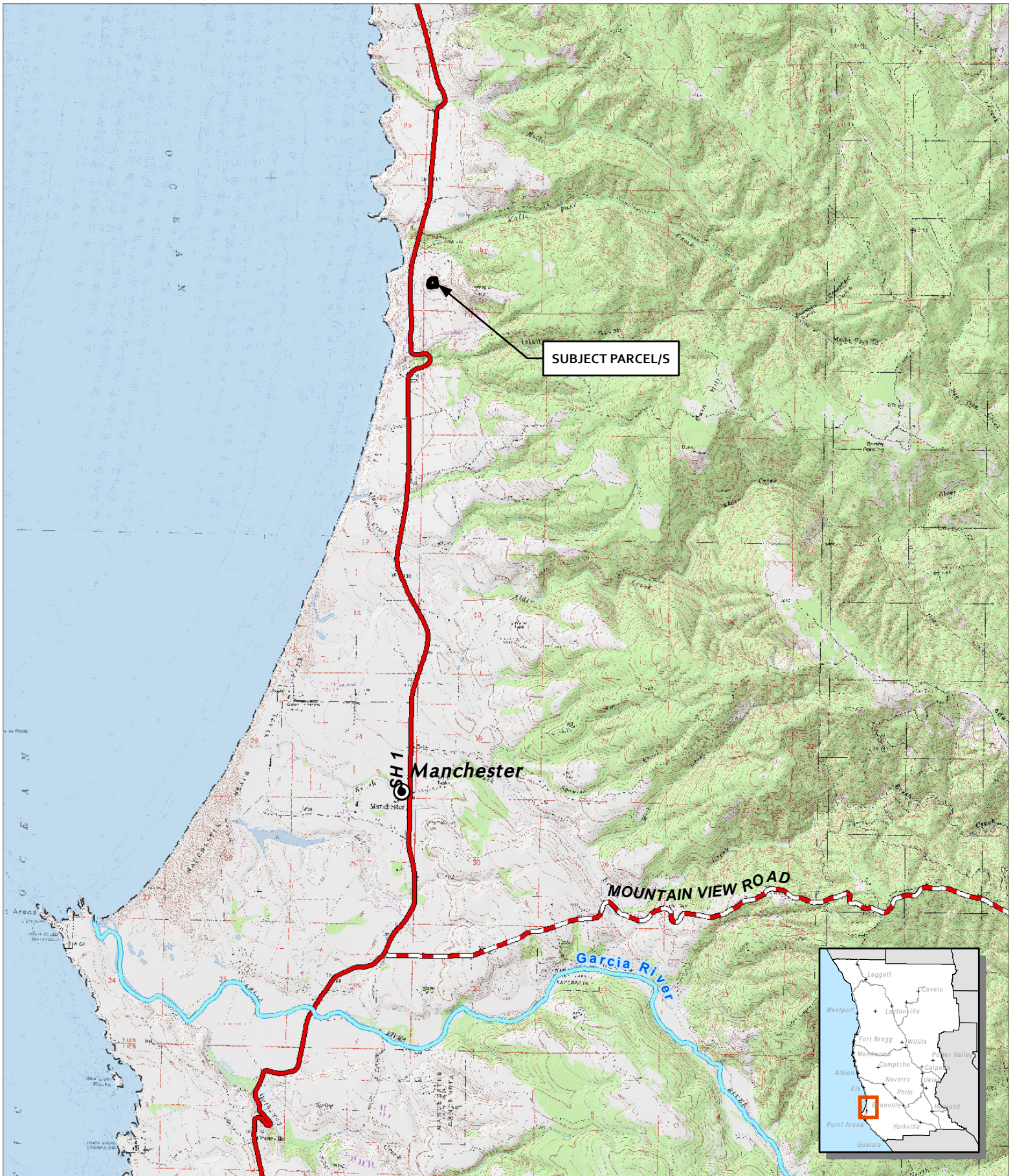
PROJECT COORDINATOR: KEITH GRONENDYKE

DATE: 02/12/2019

ENVIRONMENTAL DATA
(To be completed by Planner)

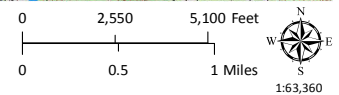
COUNTY WIDE		
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
	NO	2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
YES / NO		3. Within/Adjacent to Agriculture Preserve / Timberland Production Agricultural Preserve parcel to the North
NO		4. Within/Near Hazardous Waste Site
NO		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 checked="" type="checkbox"/>	<input type="checkbox"/>	11. Biological Resources/Natural Area Map. See 2015 Biological Scoping Survey
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# <u>302-14</u> High Fire
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. 106: Bluenose-Neuns-Gudgrey 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	
	NO	16. Exclusion Map.
Marginal		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. PAMB
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map. NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. LCP Map. Map 22: Mallo Pass Creek
<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.



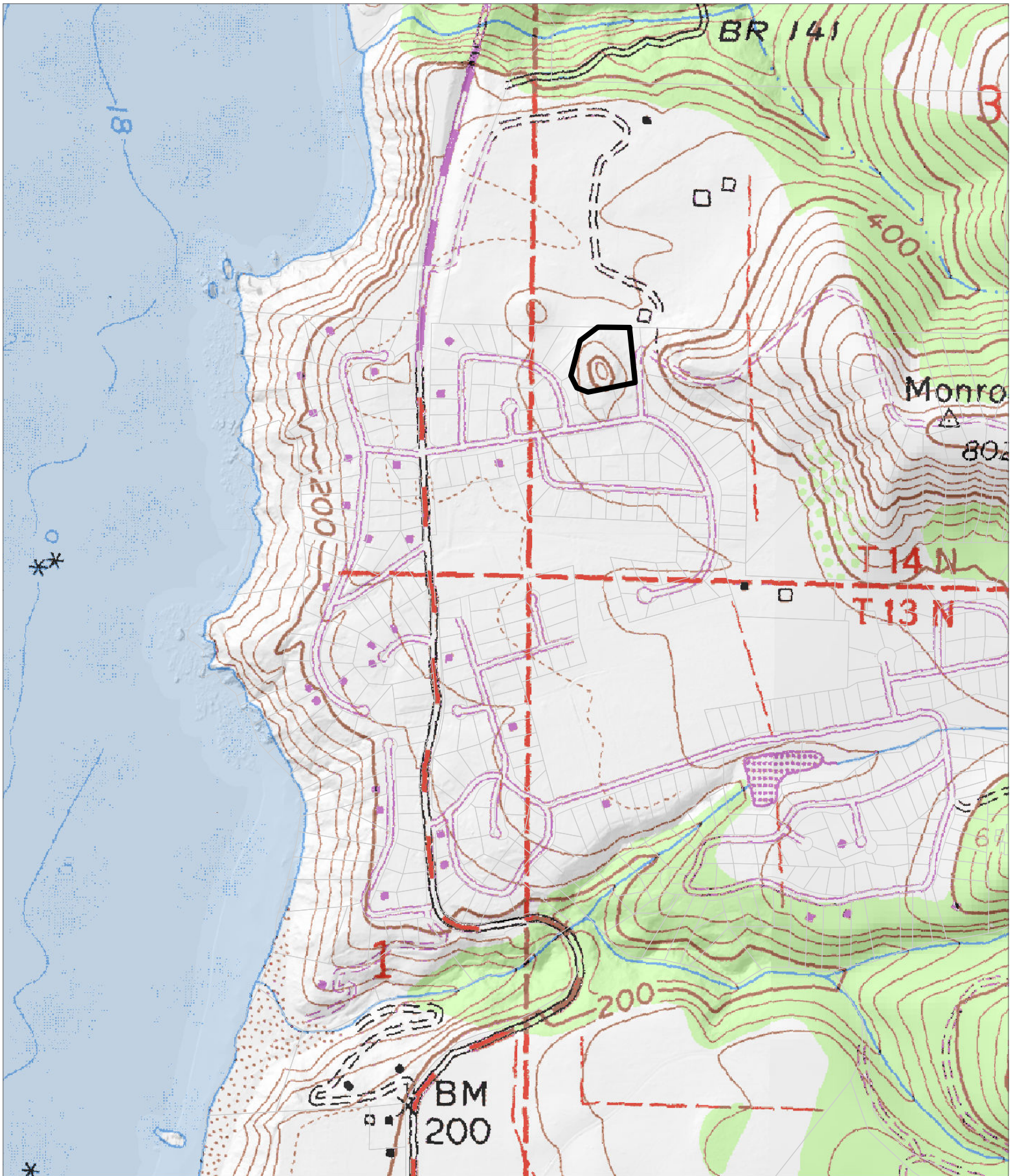
CASE: CDPR 2018-0005
OWNER: McCARRY, Peter
APN: 132-072-09
APLCT: Peter McCarry
AGENT:
ADDRESS: 43750 Alta Mesa Road, Manchester

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

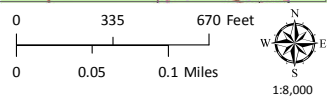


LOCATION MAP

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



CASE: CDPR 2018-0005
OWNER: McCARRY, Peter
APN: 132-072-09
APLCT: Peter McCarry
AGENT:
ADDRESS: 43750 Alta Mesa Road, Manchester



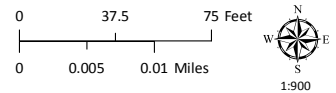
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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



CASE: **CDPR 2018-0005**
OWNER: **McCARRY, Peter**
APN: **132-072-09**
APLCT: **Peter McCarry**
AGENT:
ADDRESS: **43750 Alta Mesa Road, Manchester**

Public Roads
Private Roads



AERIAL IMAGERY

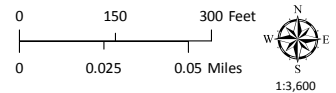
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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

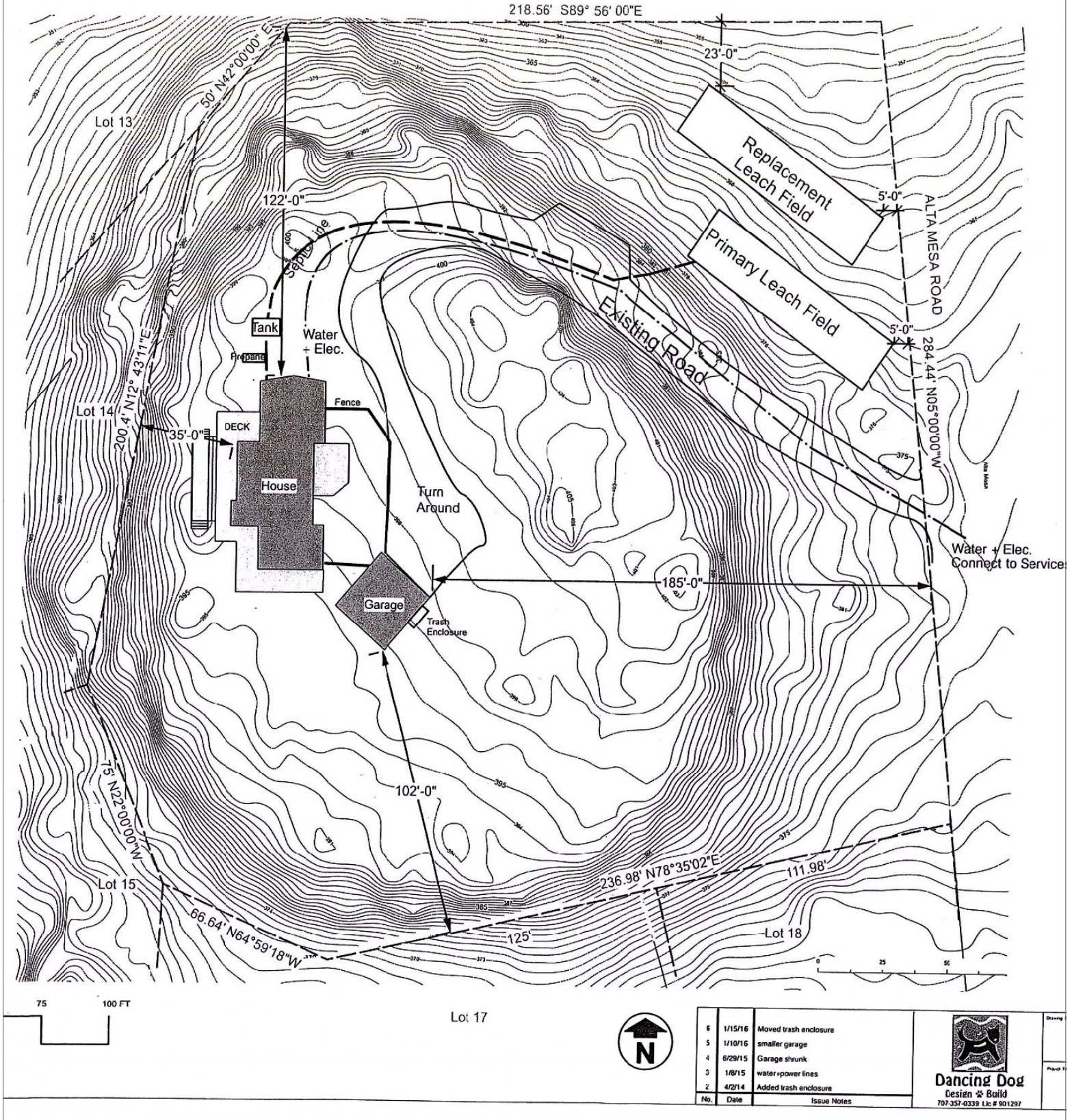
CASE: CDPR 2018-0005
OWNER: McCARRY, Peter
APN: 132-072-09
APLCT: Peter McCarry
AGENT:
ADDRESS: 43750 Alta Mesa Road, Manchester

- Public Roads
- Private Roads
- Driveways/Unnamed Roads



AERIAL IMAGERY

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

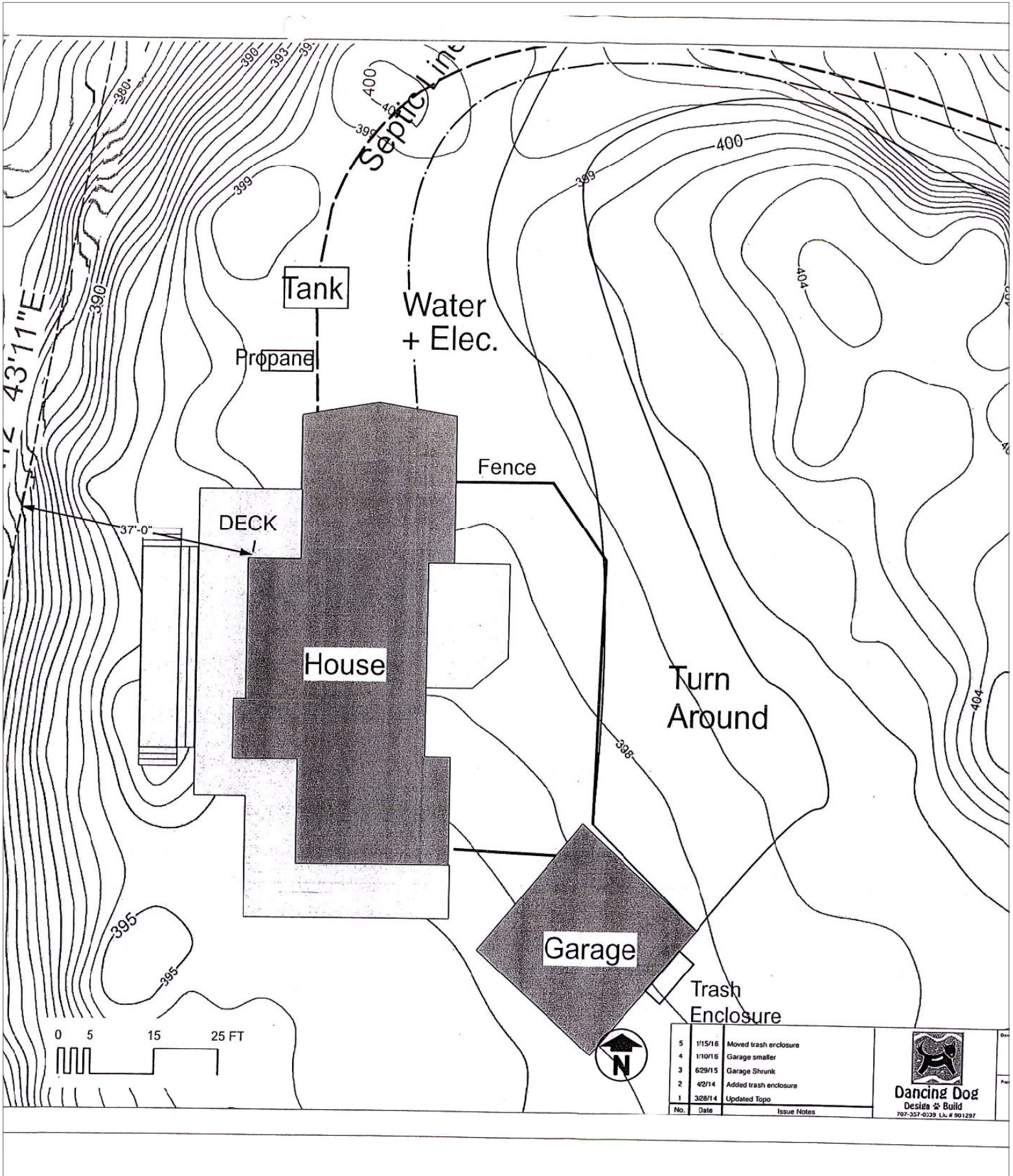


CASE: CDPR 2018-0005
 OWNER: McCARRY, Peter
 APN: 132-072-09
 APLCT: Peter McCarry
 AGENT:
 ADDRESS: 43750 Alta Mesa Road, Manchester

NO SCALE

SITE PLAN

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

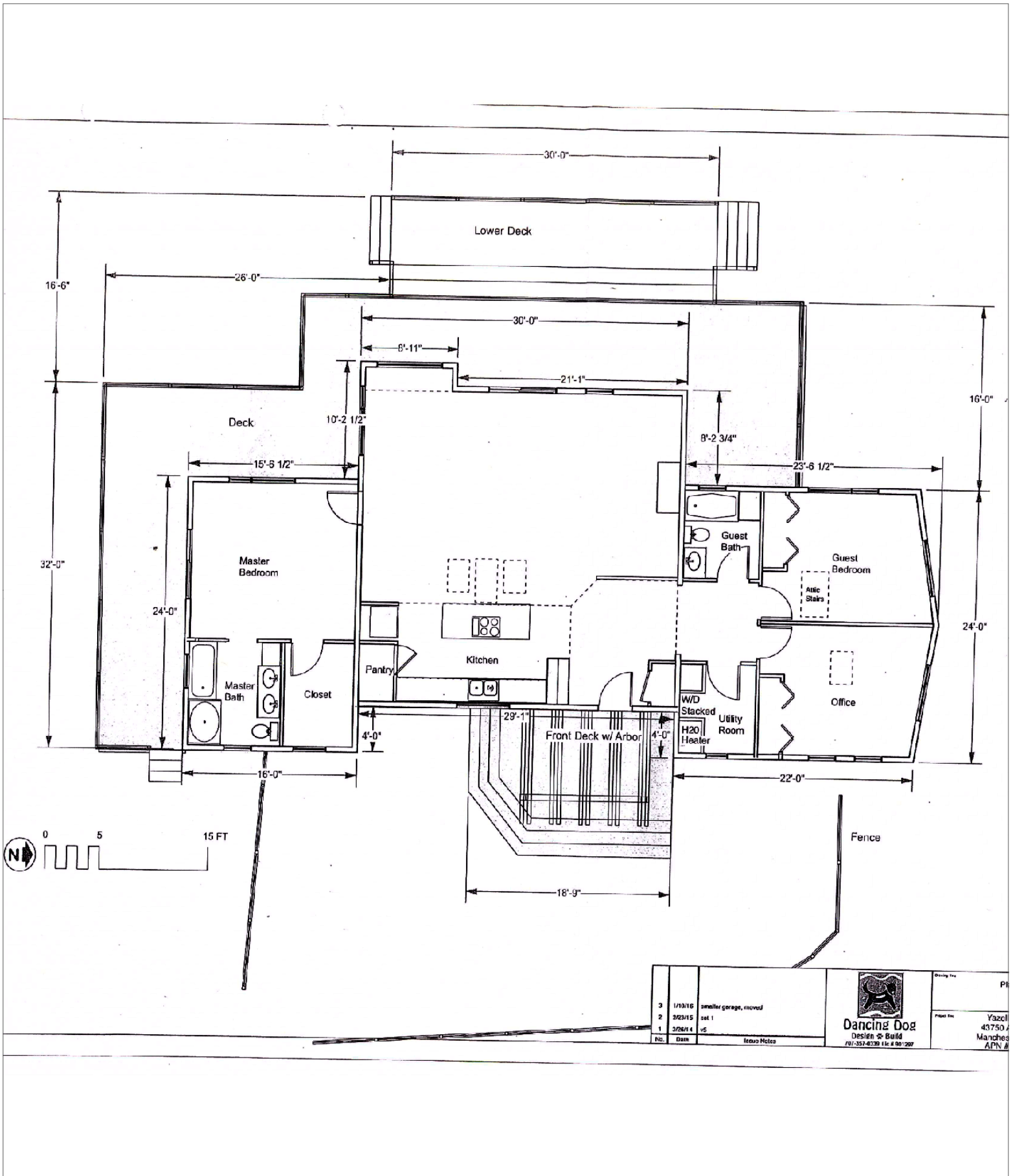


CASE: CDPR 2018-0005
 OWNER: McCARRY, Peter
 APN: 132-072-09
 APLCT: Peter McCarry
 AGENT:
 ADDRESS: 43750 Alta Mesa Road, Manchester

NO SCALE

SITE PLAN DETAIL

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

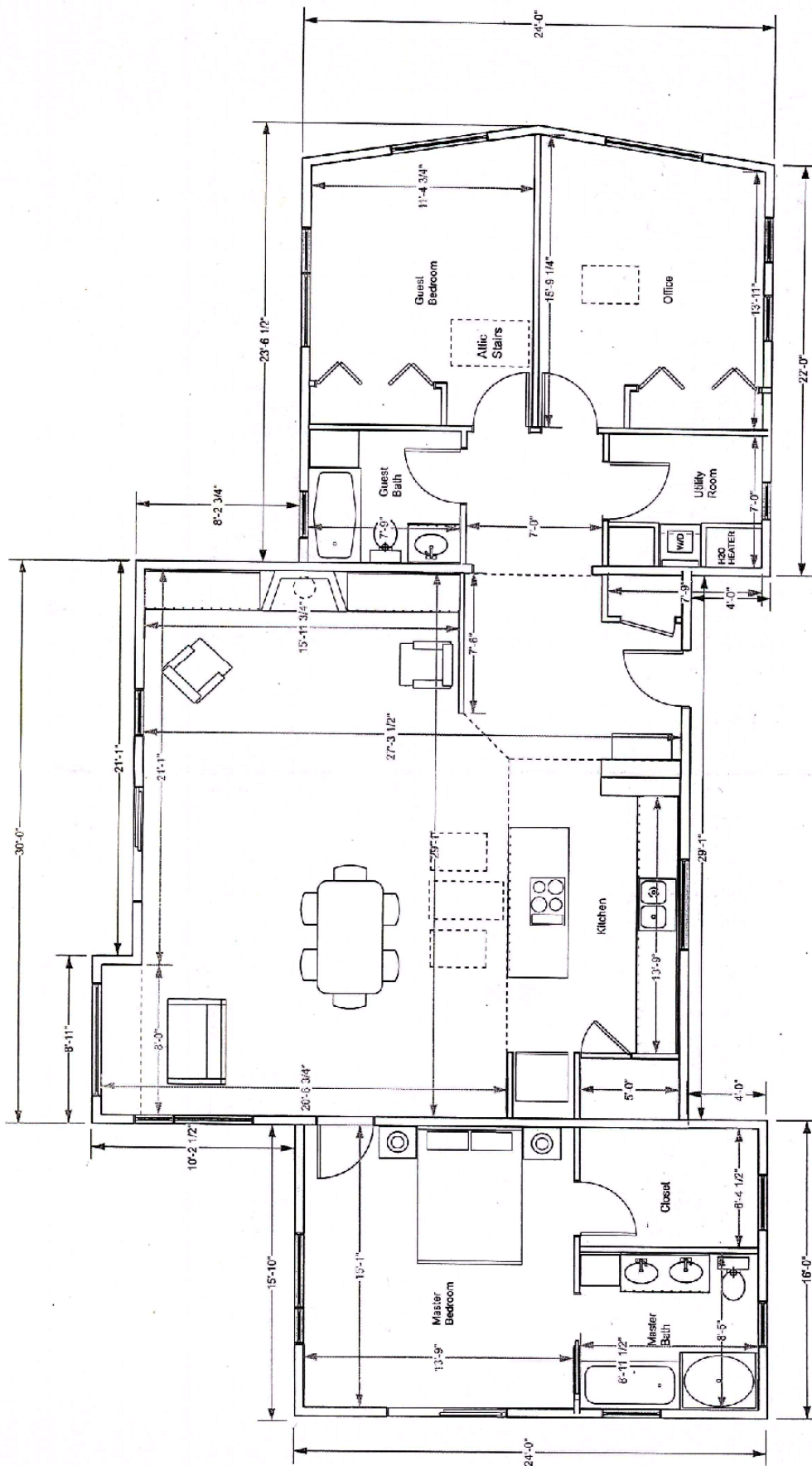


CASE: CDPR 2018-0005
 OWNER: McCARRY, Peter
 APN: 132-072-09
 APLCT: Peter McCarry
 AGENT:
 ADDRESS: 43750 Alta Mesa Road, Manchester

NO SCALE

FLOOR PLAN

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



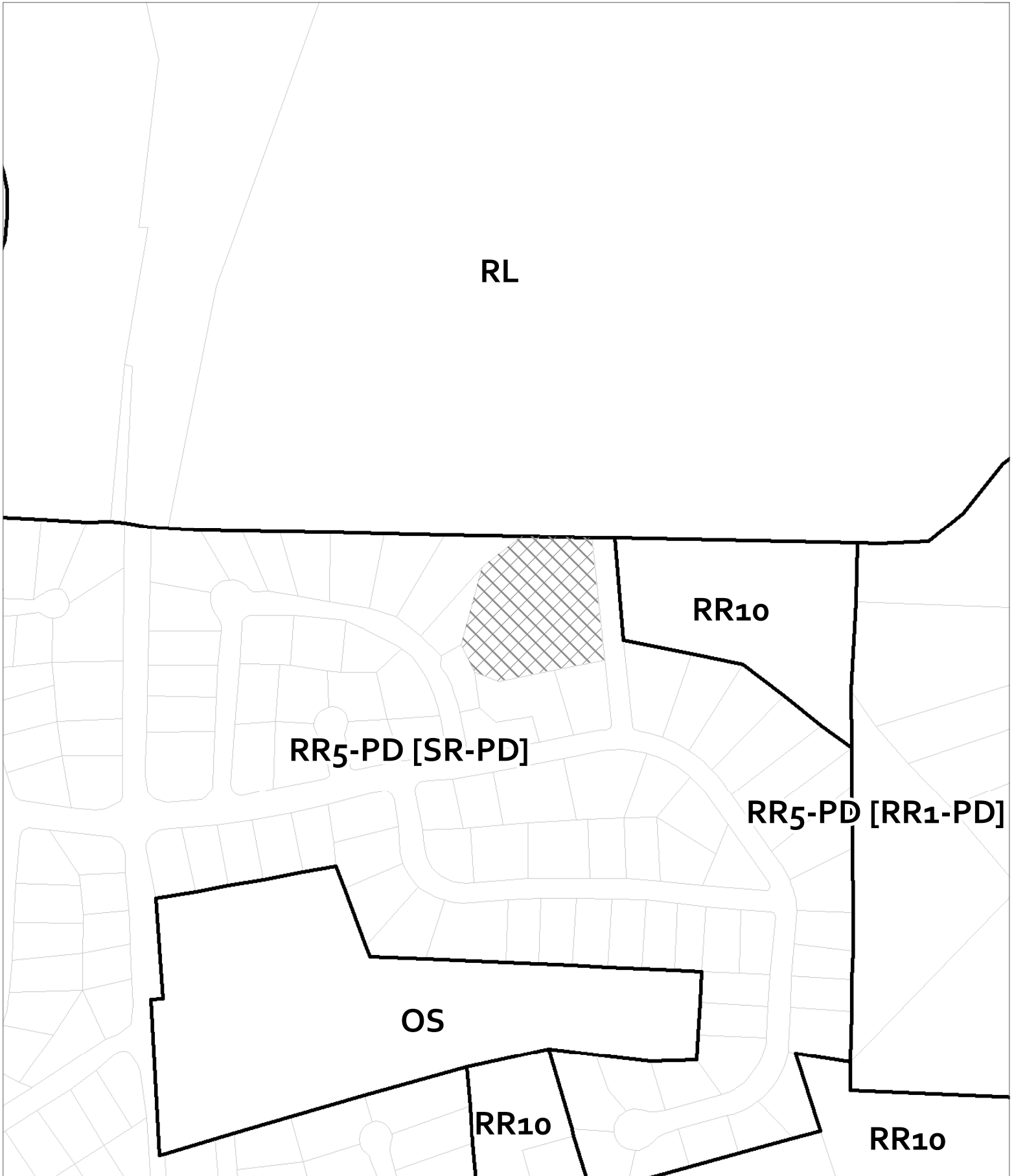
Project Name		Project No.	
Yasall Residence		43750 Alta Mesa Rd	
Manchester, CA 95460		APN #132-072-09	
Drawing Title		Sheet No.	
Floor Plan		A1.1	
Drawing Date		Drawing Scale	
1/1/2018		1" = 1'-0"	
Drawing Author		Drawing Date	
J. S. S. S.		1/1/2018	
Drawing Checker		Drawing Date	
J. S. S. S.		1/1/2018	
Drawing Approver		Drawing Date	
J. S. S. S.		1/1/2018	
Drawing Title		Sheet No.	
Floor Plan		A1.1	
Drawing Date		Drawing Scale	
1/1/2018		1" = 1'-0"	
Drawing Author		Drawing Date	
J. S. S. S.		1/1/2018	
Drawing Checker		Drawing Date	
J. S. S. S.		1/1/2018	
Drawing Approver		Drawing Date	
J. S. S. S.		1/1/2018	

CASE: CDP# 2018-0005
 OWNER: McCARRY, Peter
 APN: 132-072-09
 APLCT: Peter McCarry
 AGENT:
 ADDRESS: 43750 Alta Mesa Road, Manchester


NO SCALE

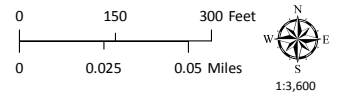
FLOOR PLAN

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



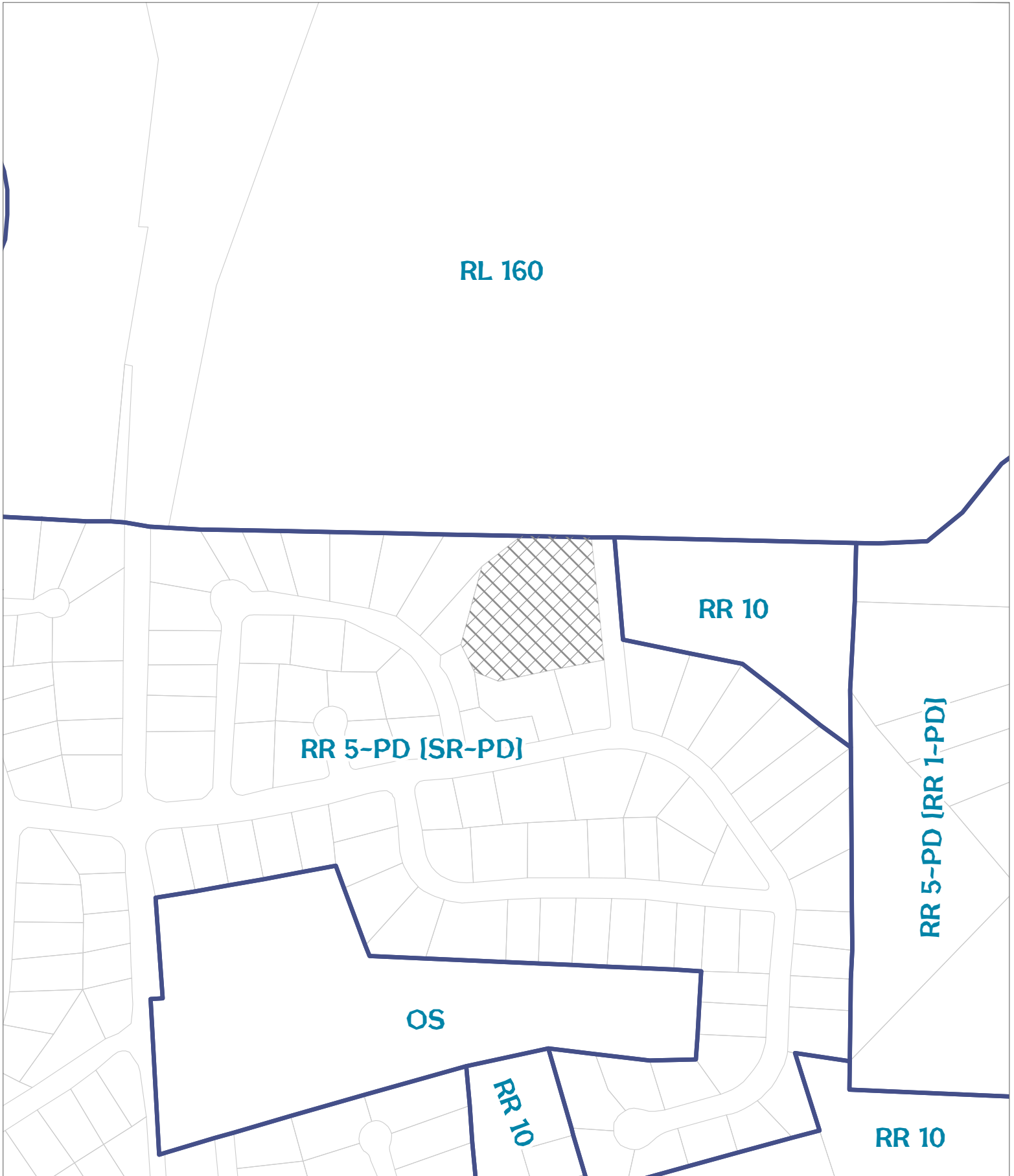
CASE: **CDPR 2018-0005**
OWNER: **McCARRY, Peter**
APN: **132-072-09**
APLCT: **Peter McCarry**
AGENT:
ADDRESS: **43750 Alta Mesa Road, Manchester**

 Zoning Districts




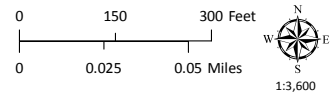
ZONING DISPLAY MAP

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



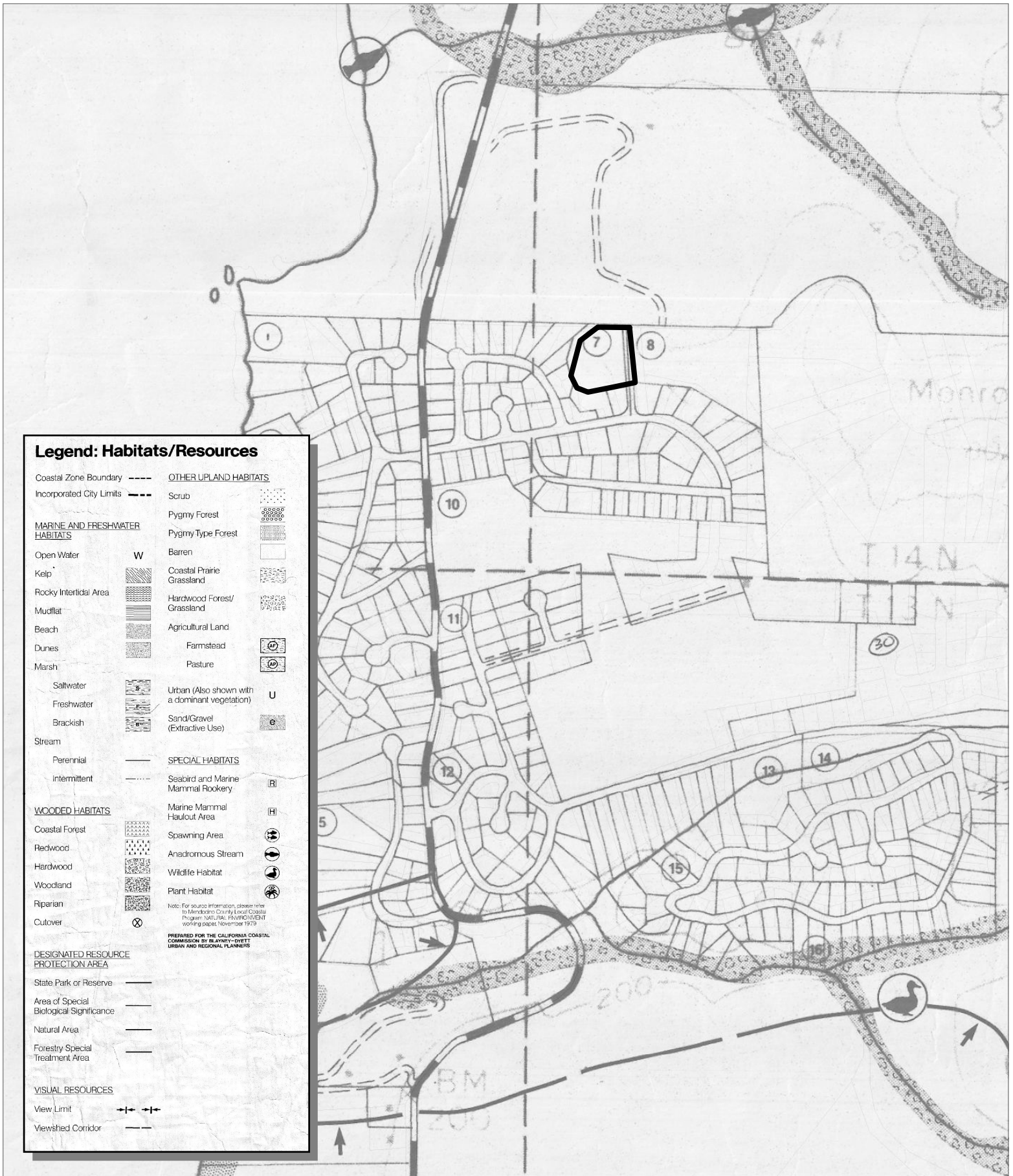
CASE: **CDPR 2018-0005**
OWNER: **McCARRY, Peter**
APN: **132-072-09**
APLCT: **Peter McCarry**
AGENT:
ADDRESS: **43750 Alta Mesa Road, Manchester**

 General Plan Classes

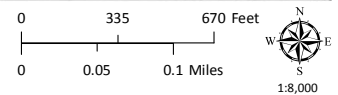


GENERAL PLAN CLASSIFICATIONS

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

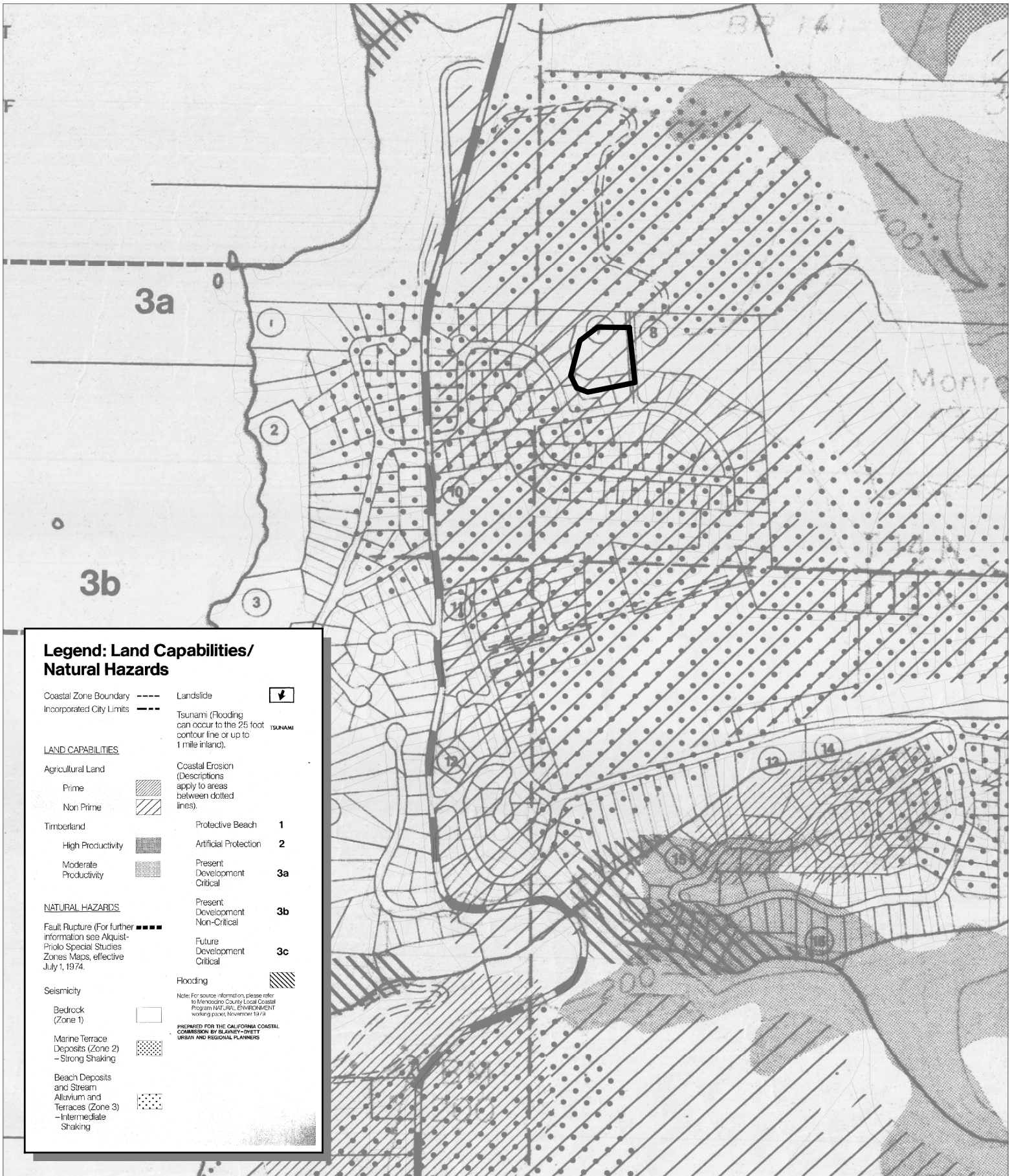


CASE: CDPR 2018-0005
 OWNER: McCARRY, Peter
 APN: 132-072-09
 APLCT: Peter McCarry
 AGENT:
 ADDRESS: 43750 Alta Mesa Road, Manchester



LCP HABITATS & RESOURCES

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

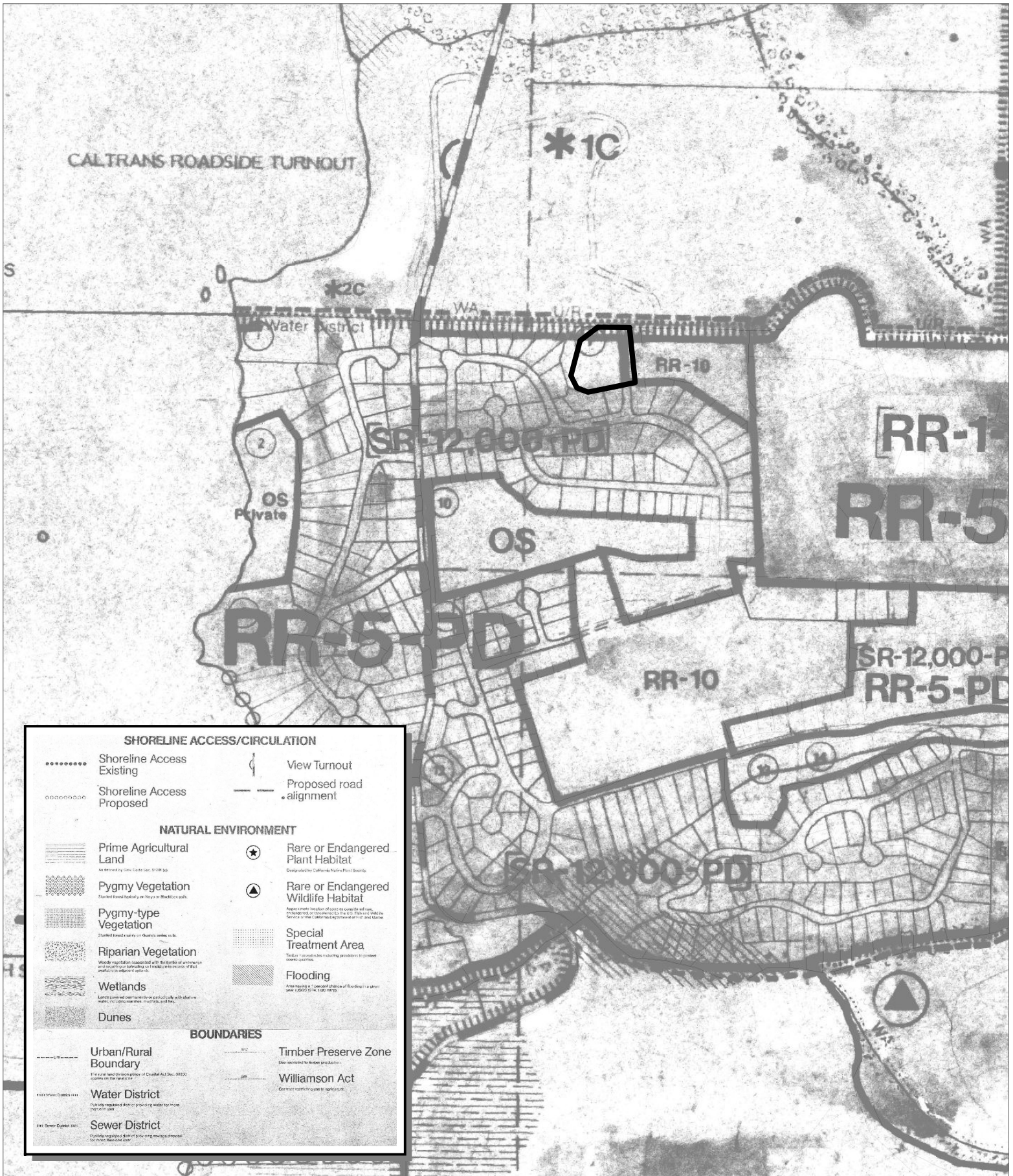


CASE: CDPR 2018-0005
OWNER: McCARRY, Peter
APN: 132-072-09
APLCT: Peter McCarry
AGENT:

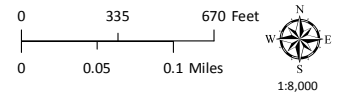
ADDRESS: 43750 Alta Mesa Road, Manchester

LCP LAND CAPABILITIES & NATURAL HAZARDS

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

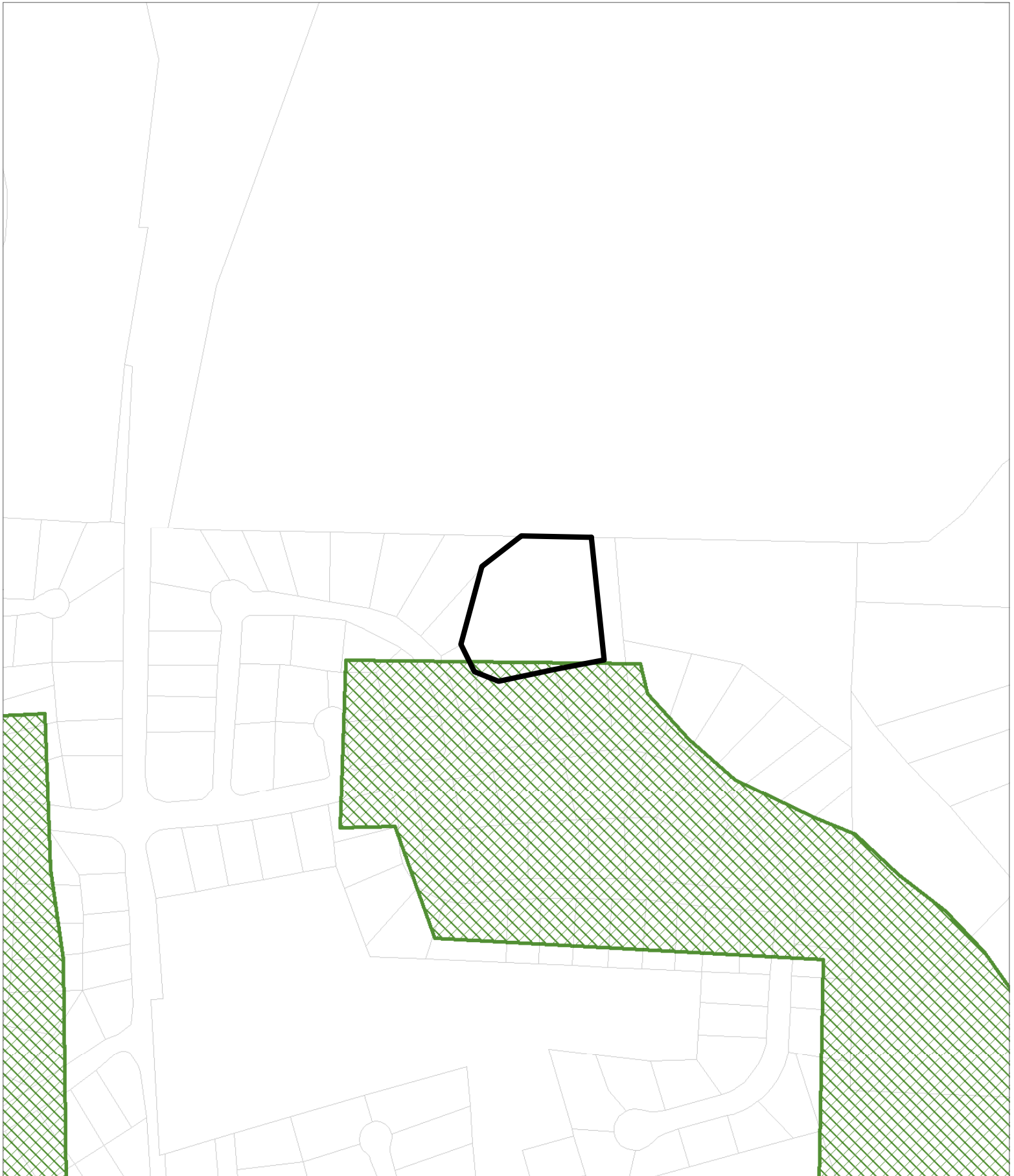


CASE: CDPR 2018-0005
 OWNER: McCARRY, Peter
 APN: 132-072-09
 APLCT: Peter McCarry
 AGENT:
 ADDRESS: 43750 Alta Mesa Road, Manchester



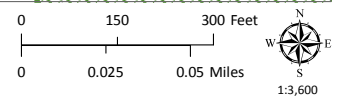
LCP LAND USE MAP 22: MALLO PASS CREEK

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



CASE: **CDPR 2018-0005**
OWNER: **McCARRY, Peter**
APN: **132-072-09**
APLCT: **Peter McCarry**
AGENT:
ADDRESS: **43750 Alta Mesa Road, Manchester**

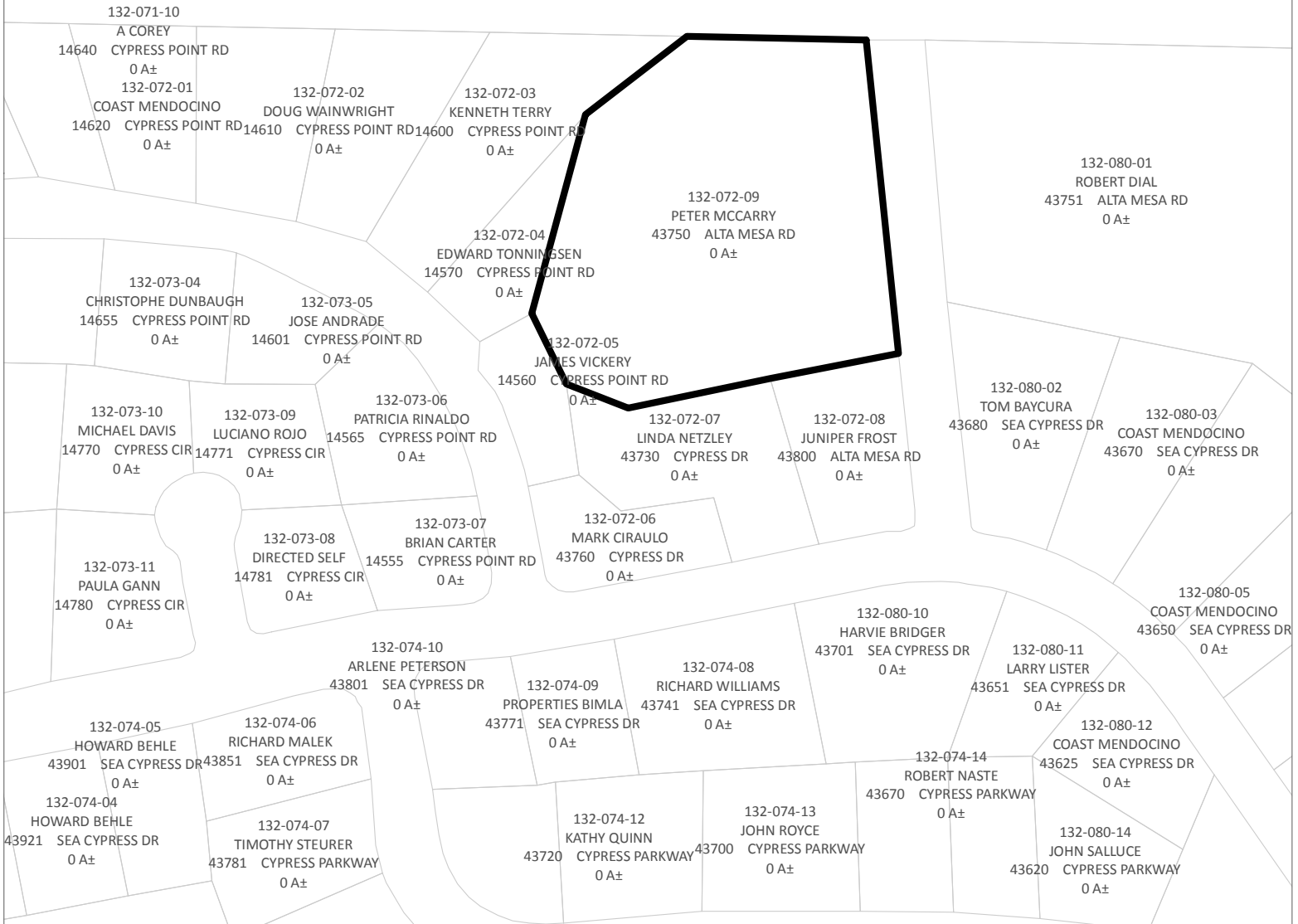
 CDP Exclusion Areas



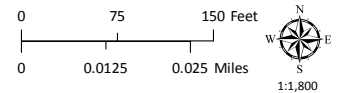
CDP EXCLUSION ZONES

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

131-110-13
PAULINE ZAMBONI
14409 SO HWY 1
92 A±

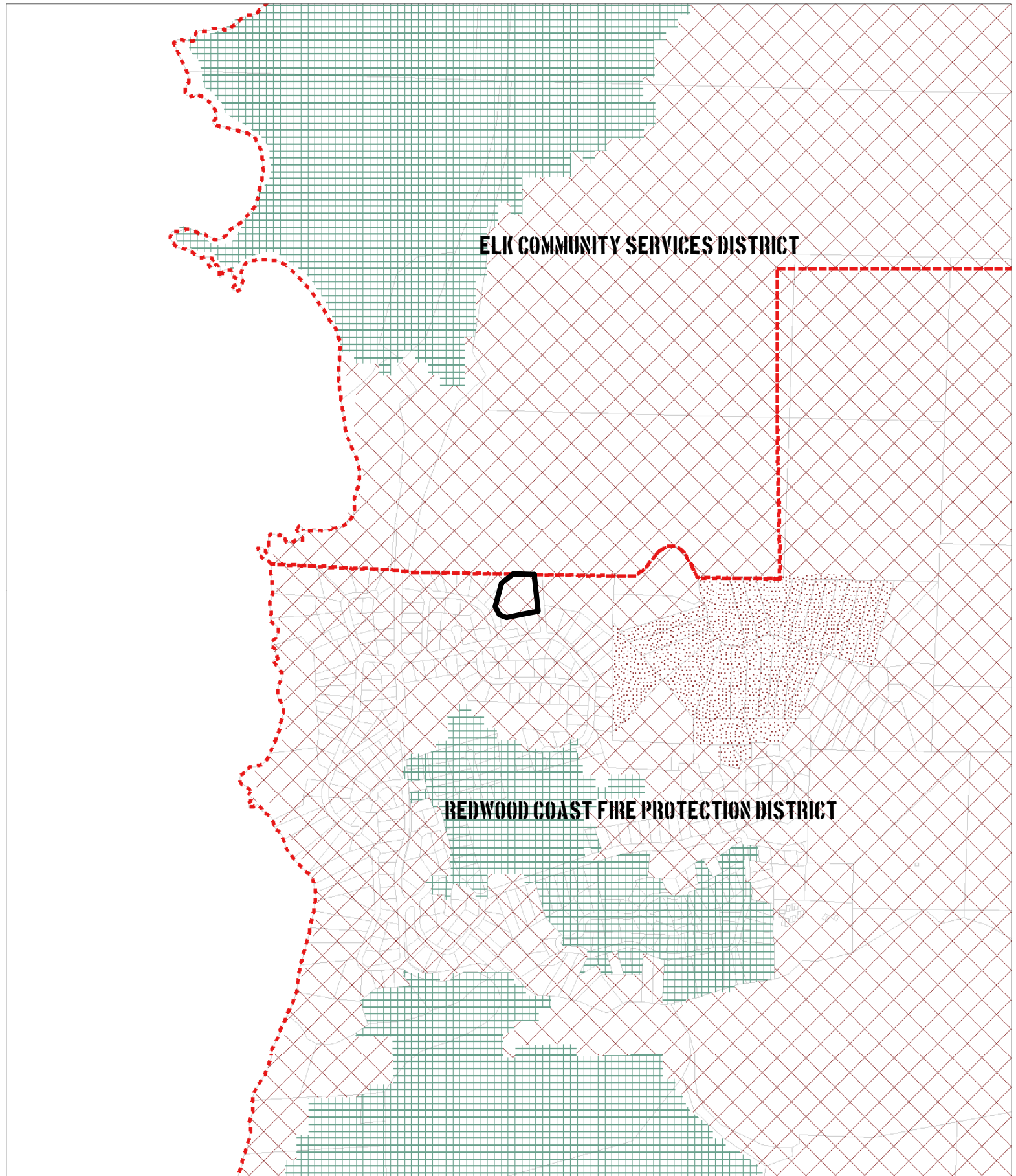


CASE: **CDPR 2018-0005**
OWNER: **McCARRY, Peter**
APN: **132-072-09**
APLCT: **Peter McCarry**
AGENT:
ADDRESS: **43750 Alta Mesa Road, Manchester**







ADJACENT PARCELS

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

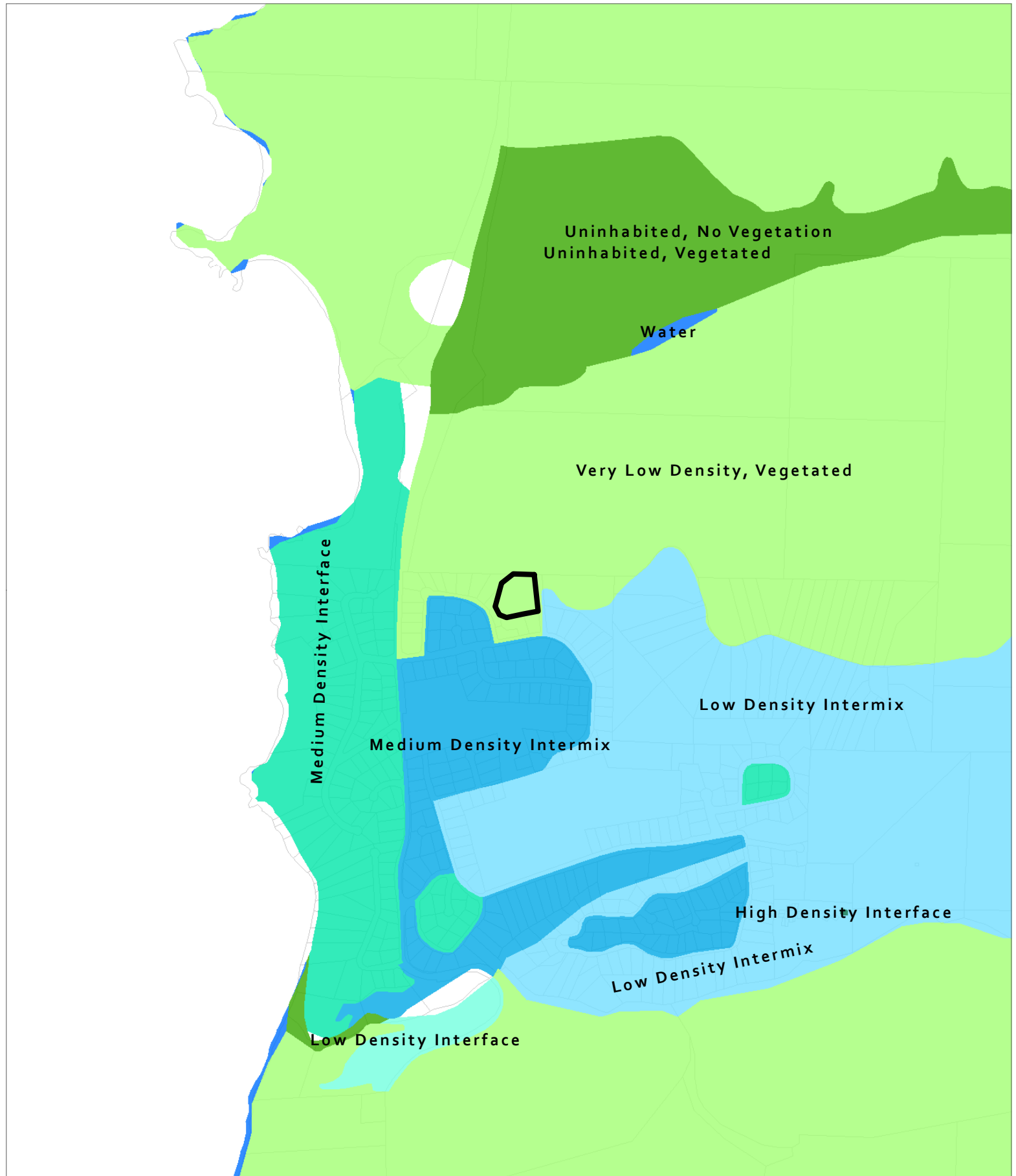


CASE: CDPR 2018-0005
OWNER: McCARRY, Peter
APN: 132-072-09
APLCT: Peter McCarry
AGENT:
ADDRESS: 43750 Alta Mesa Road, Manchester

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

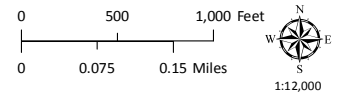
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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



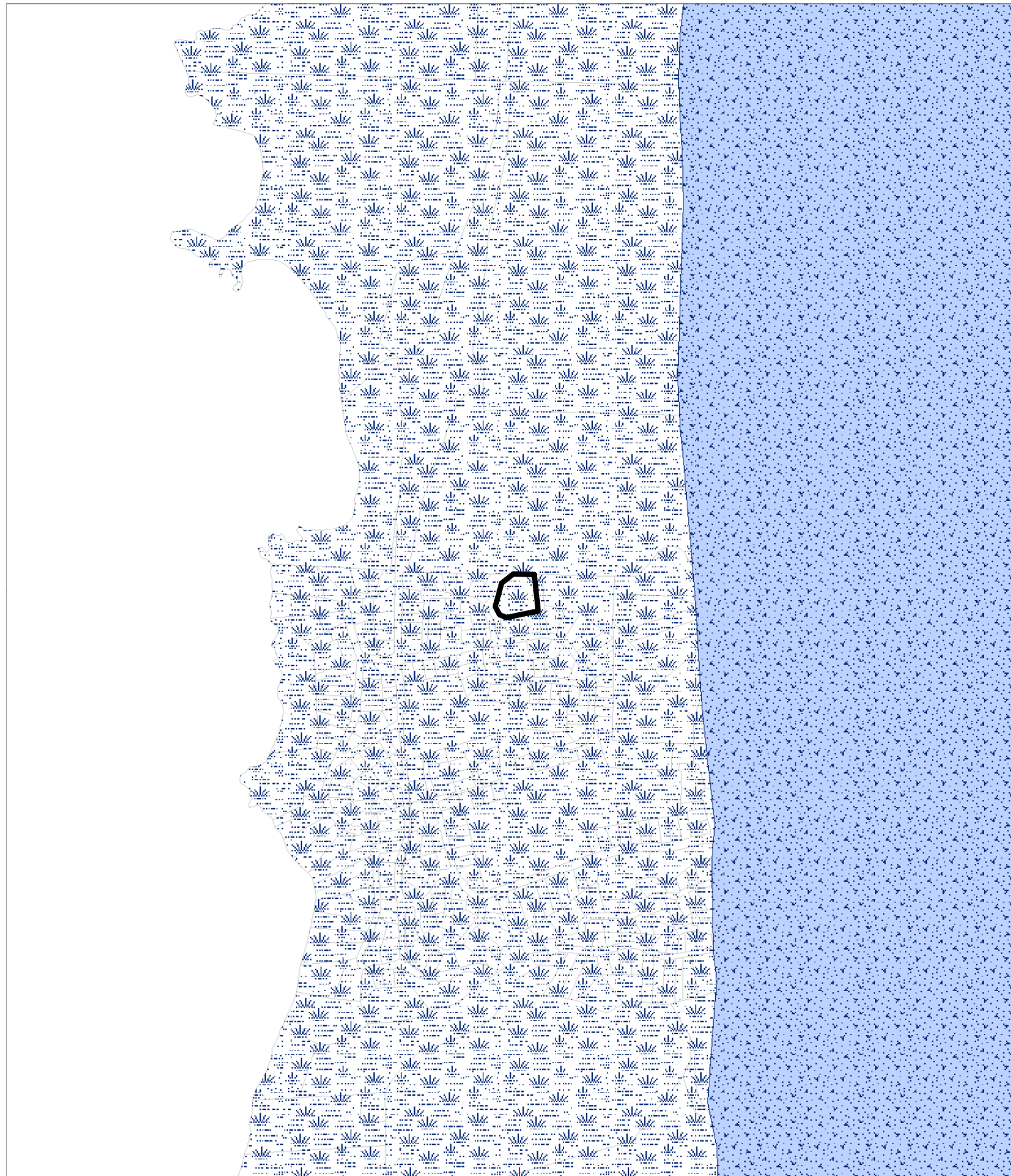
CASE: CDPR 2018-0005
 OWNER: McCARRY, Peter
 APN: 132-072-09
 APLCT: Peter McCarry
 AGENT:
 ADDRESS: 43750 Alta Mesa Road, Manchester

 Water





WILDLAND-URBAN INTERFACE ZONES

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



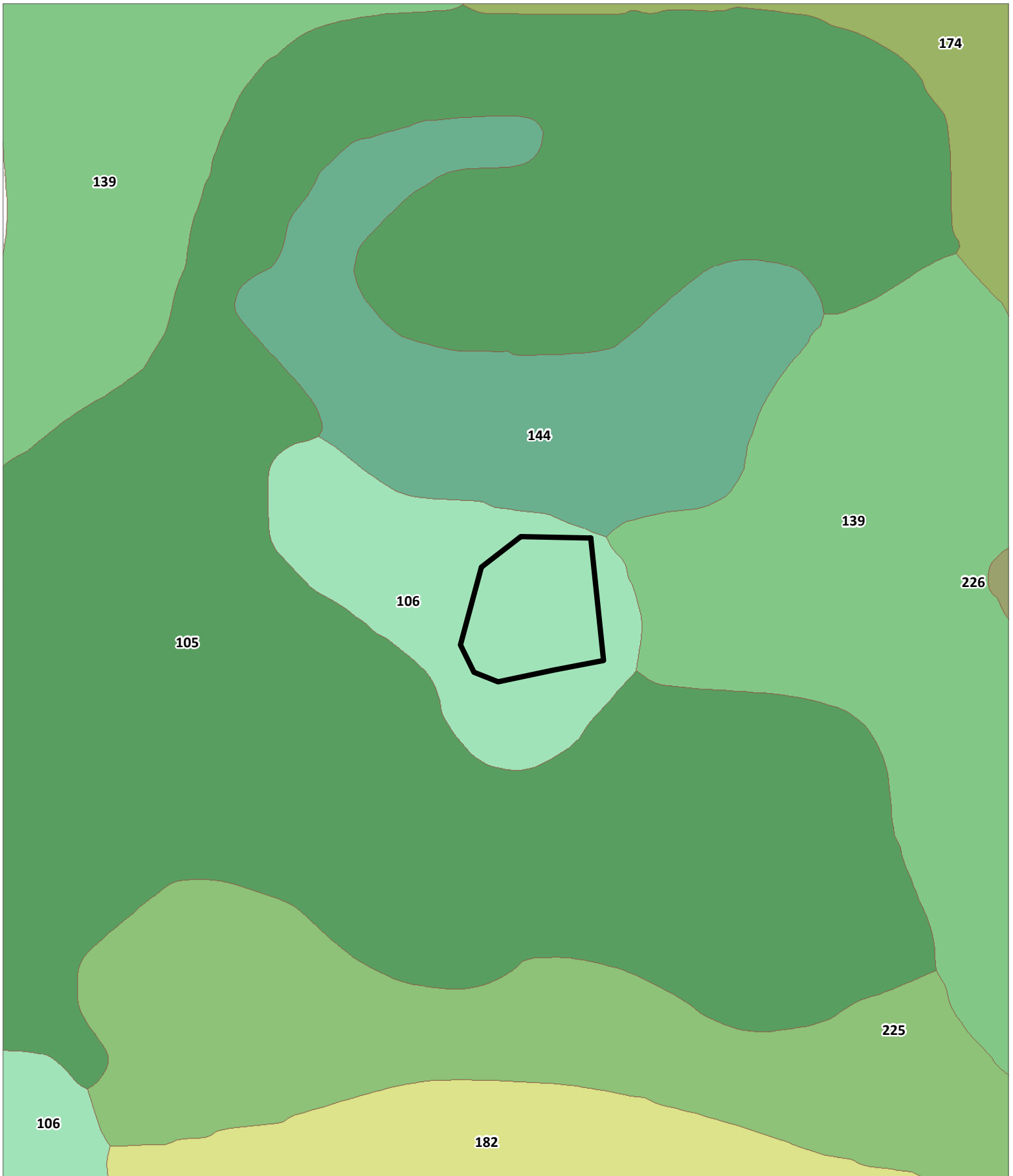
CASE: CDPR 2018-0005
OWNER: McCARRY, Peter
APN: 132-072-09
APLCT: Peter McCarry
AGENT:
ADDRESS: 43750 Alta Mesa Road, Manchester

 Marginal Water Resources
 Critical Water Resources Bedrock

0 500 1,000 Feet
0 0.075 0.15 Miles
N
W E
S
1:12,000

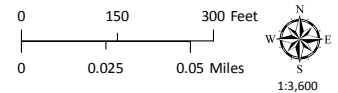
GROUND WATER RESOURCES

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



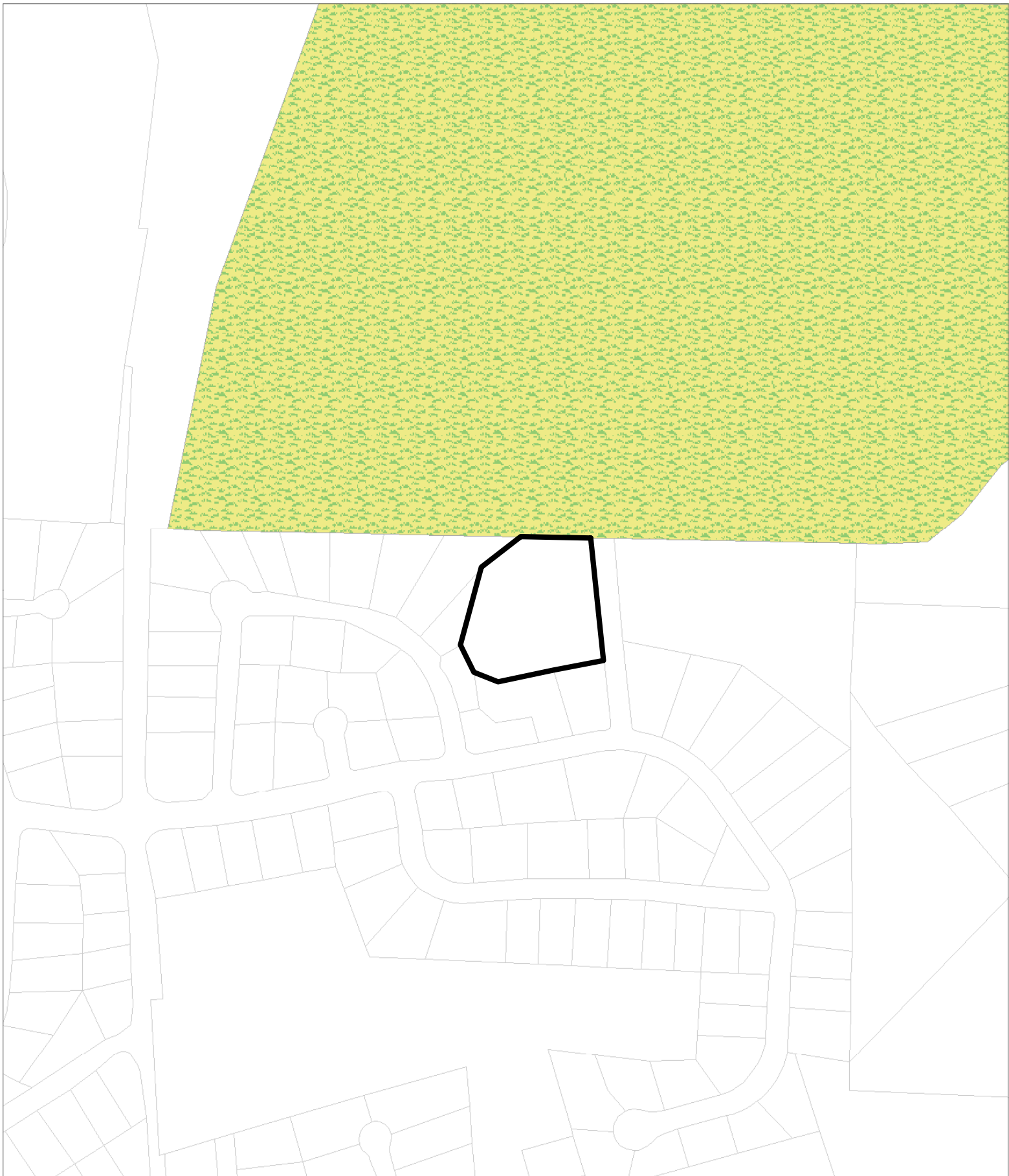
CASE: CDPR 2018-0005
OWNER: McCARRY, Peter
APN: 132-072-09
APLCT: Peter McCarry
AGENT:
ADDRESS: 43750 Alta Mesa Road, Manchester

 Western Study Soil Types



LOCAL SOILS

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



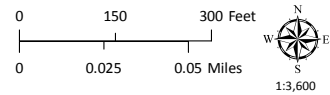
CASE: **CDPR 2018-0005**
OWNER: **McCARRY, Peter**
APN: **132-072-09**
APLCT: **Peter McCarry**
AGENT:
ADDRESS: **43750 Alta Mesa Road, Manchester**



Williamson Act 2017

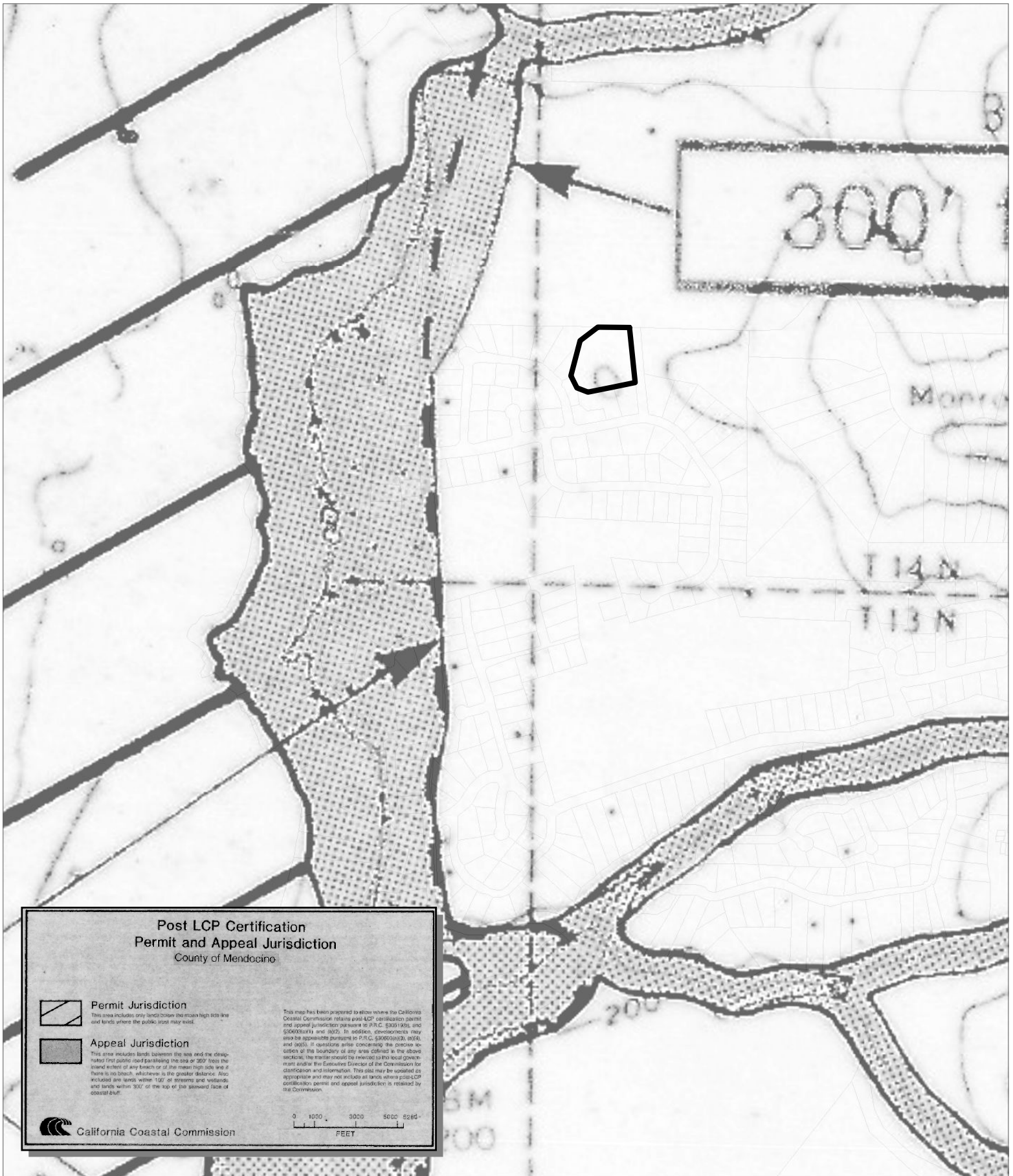


Non-Prime Ag 2017

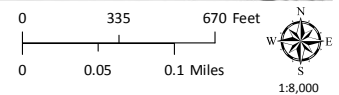


LANDS IN WILLIAMSON ACT CONTRACTS

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



CASE: **CDPR 2018-0005**
 OWNER: **McCARRY, Peter**
 APN: **132-072-09**
 APLCT: **Peter McCarry**
 AGENT:
 ADDRESS: **43750 Alta Mesa Road, Manchester**



APPEALABLE AREAS

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