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
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www.mendocinocounty.org/pbs

September 24, 2019

Planning – Fort Bragg
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor
Coastal Commission
Fort Bragg Fire Protection District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDP_2019-0033
DATE FILED: 8/28/2019
OWNER/APPLICANT: ROBERT H & LYNDA S CALVERT
REQUEST: Standard Coastal Development Permit for maintenance and repair to a single family residence. The work includes partial reroofing and replacement of single-paned windows with dual-pane vinyl-framed windows.
LOCATION: 2± miles south of Fort Bragg center, on the south side of Bay View Ave. (CR 439A), 0.2± miles east of its intersection with Pacific Drive (CR 440B), located at 31201 Bay View Ave, (APN 018-450-22).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: SAM VANDEWATER
RESPONSE DUE DATE: October 8, 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 _____

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APPLICANT: ROBERT & LYNDA CALVERT

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APN/S: 018-450-22

PARCEL SIZE: 1.6± Acres

GENERAL PLAN: Rural Residential (RR5(1):U)

ZONING: Rural Residential (RR:5)

EXISTING USES: Residential

DISTRICT: 4th District (Dan Gjerde)

RELATED CASES: N/A

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RR5 [RR1]	RR5 [RR1]	1±, 18±	Residential
EAST:	RR5 [RR1]	RR5 [RR1]	1±	Residential
SOUTH:	RR5	RR5	6±	Beach
WEST:	RR5 [RR1]	RR5 [RR1]	1±	Residential

REFERRAL AGENCIES

LOCAL
- ☒ Assessor's Office
- ☒ Building Division (Fort Bragg)
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (EH)
- ☒ Fort Bragg Rural Fire District
- ☒ Planning Division (Fort Bragg)

STATE
- ☒ California Coastal Commission

TRIBAL
- ☒ Cloverdale Rancheria
- ☒ Redwood Valley Rancheria
- ☒ Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: No ground disturbance will occur in relation to this project.

STAFF PLANNER: SAM VANDY VANDEWATER **DATE:** 9/18/19

ENVIRONMENTAL DATA

1. MAC:
GIS
NO

2. FIRE HAZARD SEVERITY ZONE:
CALFIRE FRAP maps/GIS
Moderate Fire Hazard

3. FIRE RESPONSIBILITY AREA:
CALFIRE FRAP maps/GIS
Fort Bragg Rural Fire Protection District

4. FARMLAND CLASSIFICATION:
GIS
Rural Residential & Rural Commercial (R)

5. FLOOD ZONE CLASSIFICATION:
FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:
Coastal Groundwater Study/GIS
Marginal Water Resources

7. SOIL CLASSIFICATION:
Mendocino County Soils Study Eastern/Western Part
Western Soils (139, 161)

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:
LCP maps, Pygmy Soils Maps; GIS
NO

9. WILLIAMSON ACT CONTRACT:
GIS/Mendocino County Assessor's Office
NO

10. TIMBER PRODUCTION ZONE:
GIS
NO

11. WETLANDS CLASSIFICATION:
GIS
N/A

12. EARTHQUAKE FAULT ZONE:
Earthquake Fault Zone Maps; GIS
NO

13. AIRPORT LAND USE PLANNING AREA:
Airport Land Use Plan; GIS
NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:
GIS; General Plan 3-11
NO

15. NATURAL DIVERSITY DATABASE:
CA Dept. of Fish & Wildlife Rarefind Database/GIS
YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:
GIS; General Plan 3-10
NO

17. LANDSLIDE HAZARD:
Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:
Policy RM-7; General Plan 4-34
NO

19. WILD AND SCENIC RIVER:
www.rivers.gov (Eel Only); GIS
NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:
Various Adopted Specific Plan Areas; GIS
NO

21. STATE CLEARINGHOUSE REQUIRED:
Policy
NO

22. OAK WOODLAND AREA:
USDA
NO

23. HARBOR DISTRICT:
Sec. 20.512
NO

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:
LCP Land Use maps/GIS
N/A

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:
LCP Land Capabilities maps/GIS; 20.500
N/A

26. LCP HABITATS & RESOURCES:
LCP Habitat maps/GIS; 20.496
Beach (Partial)

27. COASTAL COMMISSION APPEALABLE AREA:
Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
YES

28. CDP EXCLUSION ZONE:
CDP Exclusion Zone maps/GIS
YES

29. HIGHLY SCENIC AREA:
Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020
NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:
Biological Resources & Natural Area Map; GIS; General Plan 4-9
YES

31. BLUFFTOP GEOLOGY:
GIS; 20.500.020
YES

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Case No(s)	CDP-2019-0033
CDF No(s)	
Date Filed	8-28-2019
Fee	
Receipt No.	
Received by	Juliana

Office Use Only

COASTAL ZONE APPLICATION FORM

APPLICANT

Name: Robert & LyNDA Calvert
Mailing Address: 417 La Paz Ct
City: El Dorado Hills State: CA Zip Code: 95762 Phone: 916 799-9199 916 765-3292

PROPERTY OWNER

Name: Robert & LyNDA Calvert title held in Calvert Family Trust
Mailing Address: 417 La Paz CT
City: El Dorado Hills State: CA Zip Code: 95762 Phone: 916 799-9199 916 7653292

AGENT

Name: NONE
Mailing Address:
City: State: Zip Code: Phone:

PARCEL SIZE

73,426 sf ☑ Square feet
1.69 ☐ ~~Acres~~

STREET ADDRESS OF PROJECT

31201 Bayview Ave Fort Bragg CA 95437

ASSESSOR'S PARCEL NUMBER(S)

018-450-2200

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

Robert J Calvert — Signature of Applicant/~~Agent~~ — 6-21-19 Date
Signature of Owner — 6/21/19 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 your give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

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

Partial Reroof on Single family home of Area which lies within 50' of Bluffs. There will be No change to the structure, This is a maintenance/repair with Replacement material in Kind.

future Replacement of existing single paned windows with dual pane vinyl framed windows - No change in window size or in structure - a maintenance/repair project

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
☑ Single Family	2	SFR 2600 +/-
☐ Mobile Home		Shed 240 sq ft
☐ Duplex		
☐ Multifamily		

If Multifamily, number of dwelling units per building: _____

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

Total square footage of structures: _____
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.

partial Roof replacement 2019
Windows Replacement 2020-2021

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.

Single family Residence
Vacation Rental

Shed - Storage

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.

7. Project Height. Maximum height of structure 14' feet.

8. Lot area (within property lines): 73,426 ☒ square feet 1.69 ☑ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	3100 square feet	square feet	3100 square feet
Paved area	square feet	square feet	square feet
Landscaped area	200 square feet	square feet	200 square feet
Unimproved area	square feet	square feet	70026 square feet

GRAND TOTAL: 73,426 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 6 Proposed Total 6

Number of covered spaces	2	Size 425 sq ft
Number of uncovered spaces	4	Size 800 sq ft
Number of standard spaces		Size
Number of handicapped spaces		Size

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

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

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

C. Telephone: [x] Yes [ ] No

13. Will there by any exterior lighting? [ ] Yes [x] No
If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

14. What will be the method of sewage disposal?

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

15. What will be the domestic water source?

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

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

For grading and road construction, complete the following:

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

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

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

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

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

21. Is the proposed development visible from:

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

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☑ Yes ☐ No
If yes, explain:
Project includes Removal & Disposal of existing Roof material by a Licensed contractor - permitted by Building Department

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

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

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

Location of dredged material disposal site: _____

_____

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

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



CASE: CDP 2019-0033
OWNER: CALVER, Robert & Lynda
APN: 018-450-22
APLCT: Robert & Lynda Calvert
AGENT:
ADDRESS: 31201 Bay View Avenue, Fort Bragg

Major Towns & Places
City Limits
Coastal Zone Boundary
Major Rivers
Highways
Major Roads

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

LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 09/12/2019



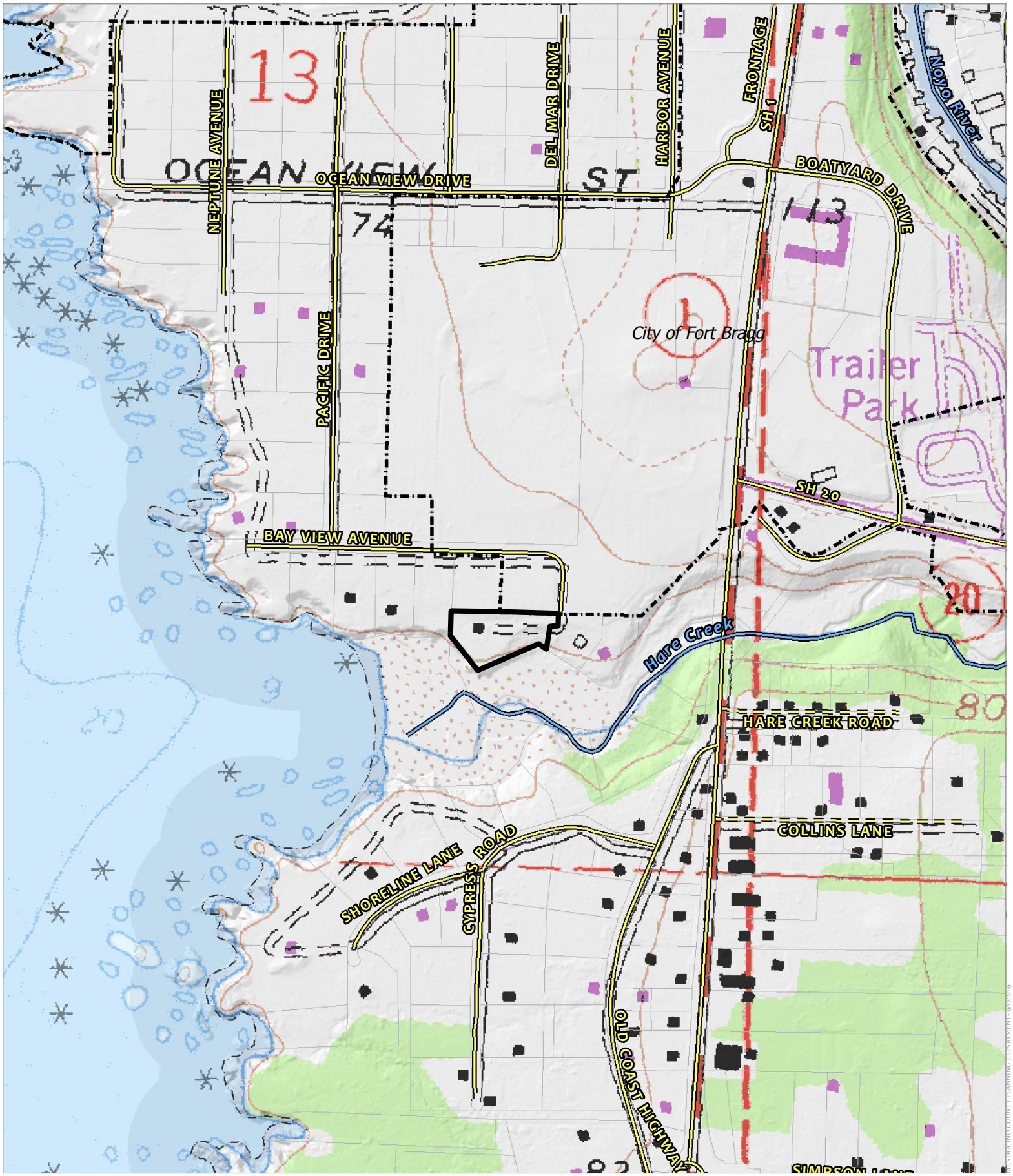
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City Limits
Named Rivers
Public Roads

0 75 150 Feet
0 0.0125 0.025 Miles
1:1,800

AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/12/2019



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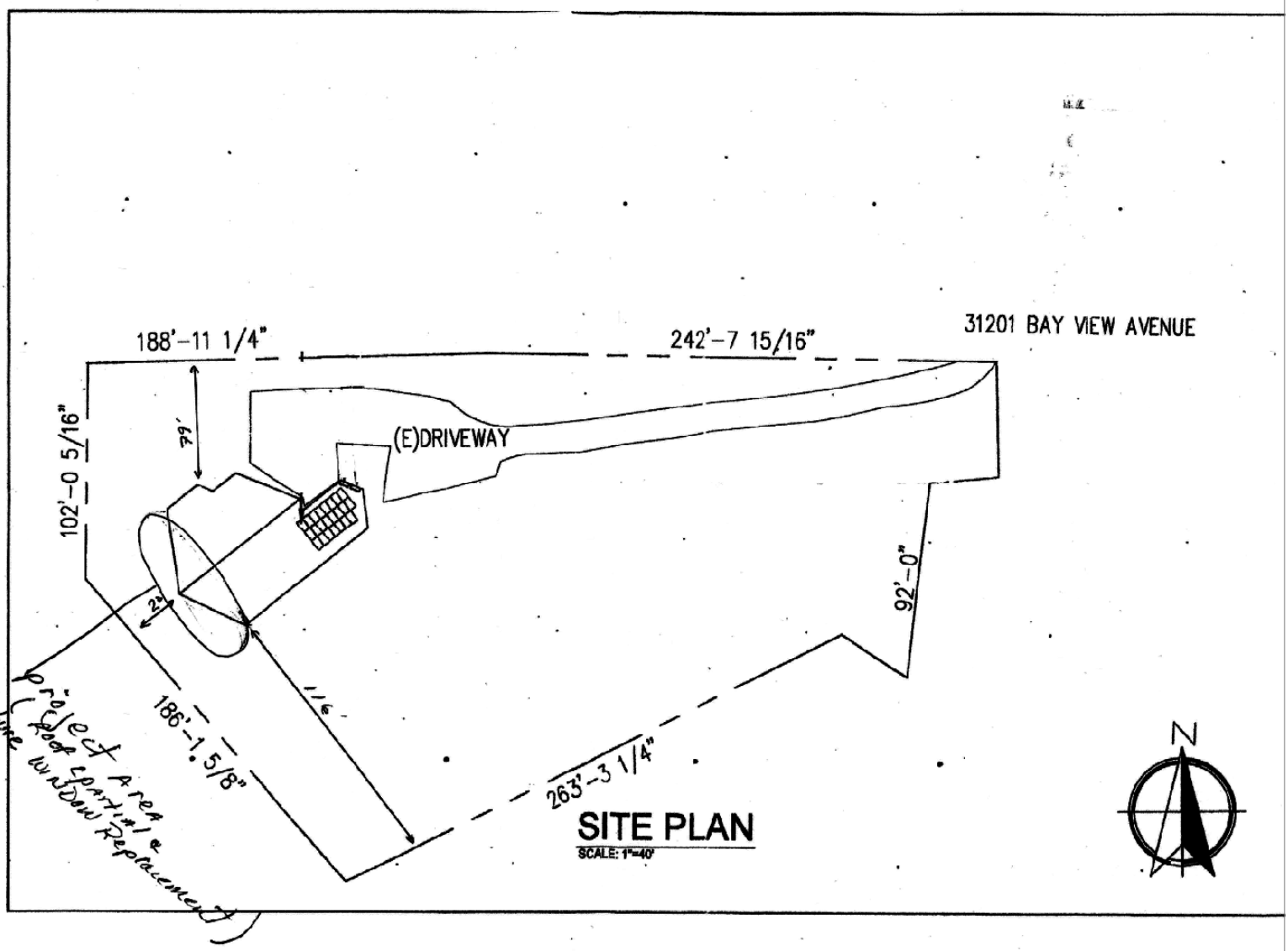
City Limits
Named Rivers
Public Roads
Private Roads
Driveways/Unnamed Roads

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

TOPOGRAPHIC MAP

CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/12/2019

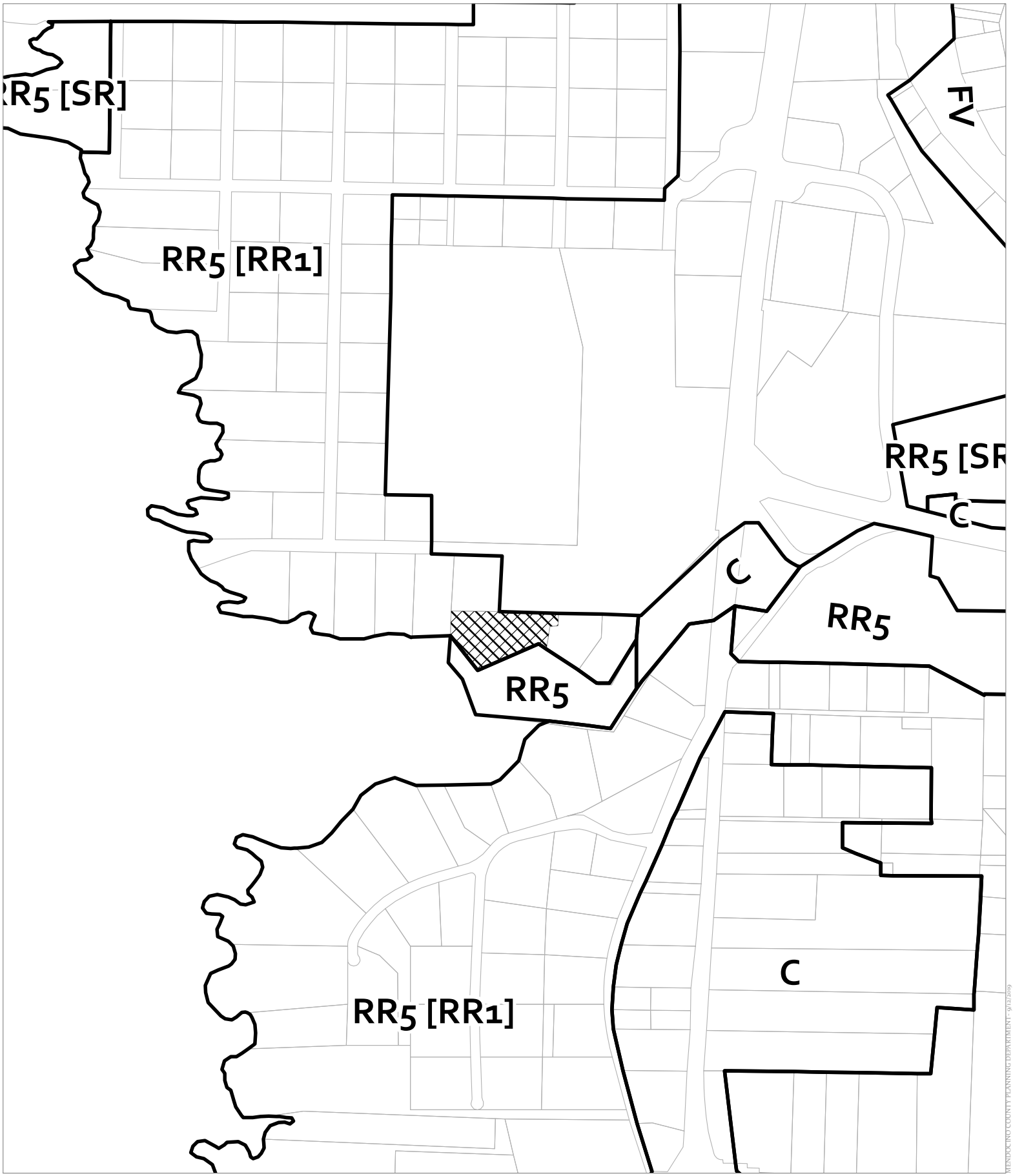


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NO SCALE

SITE PLAN



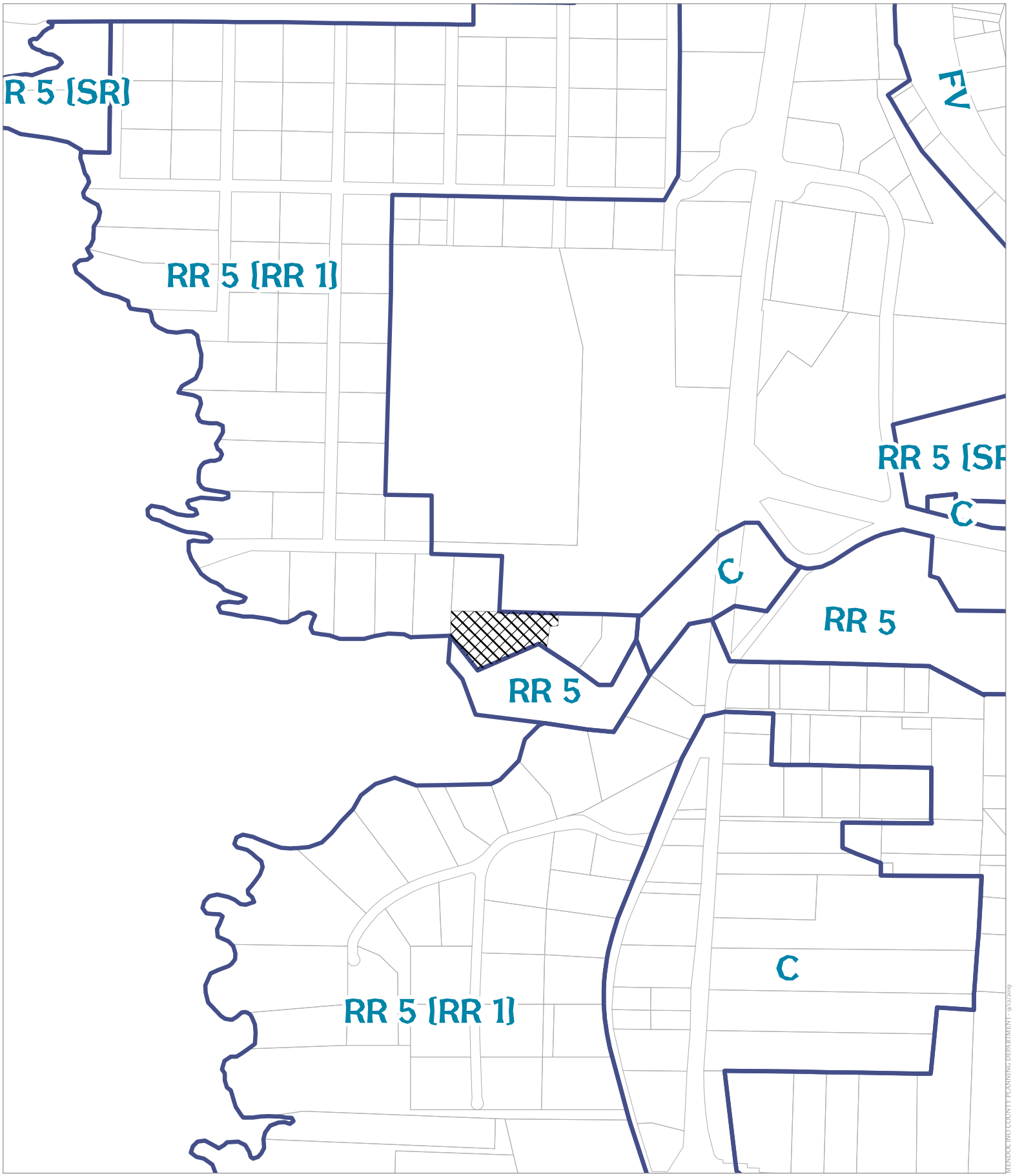
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Zoning Districts

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

ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 9.12.2019



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General Plan Classes

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

GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/2/2019

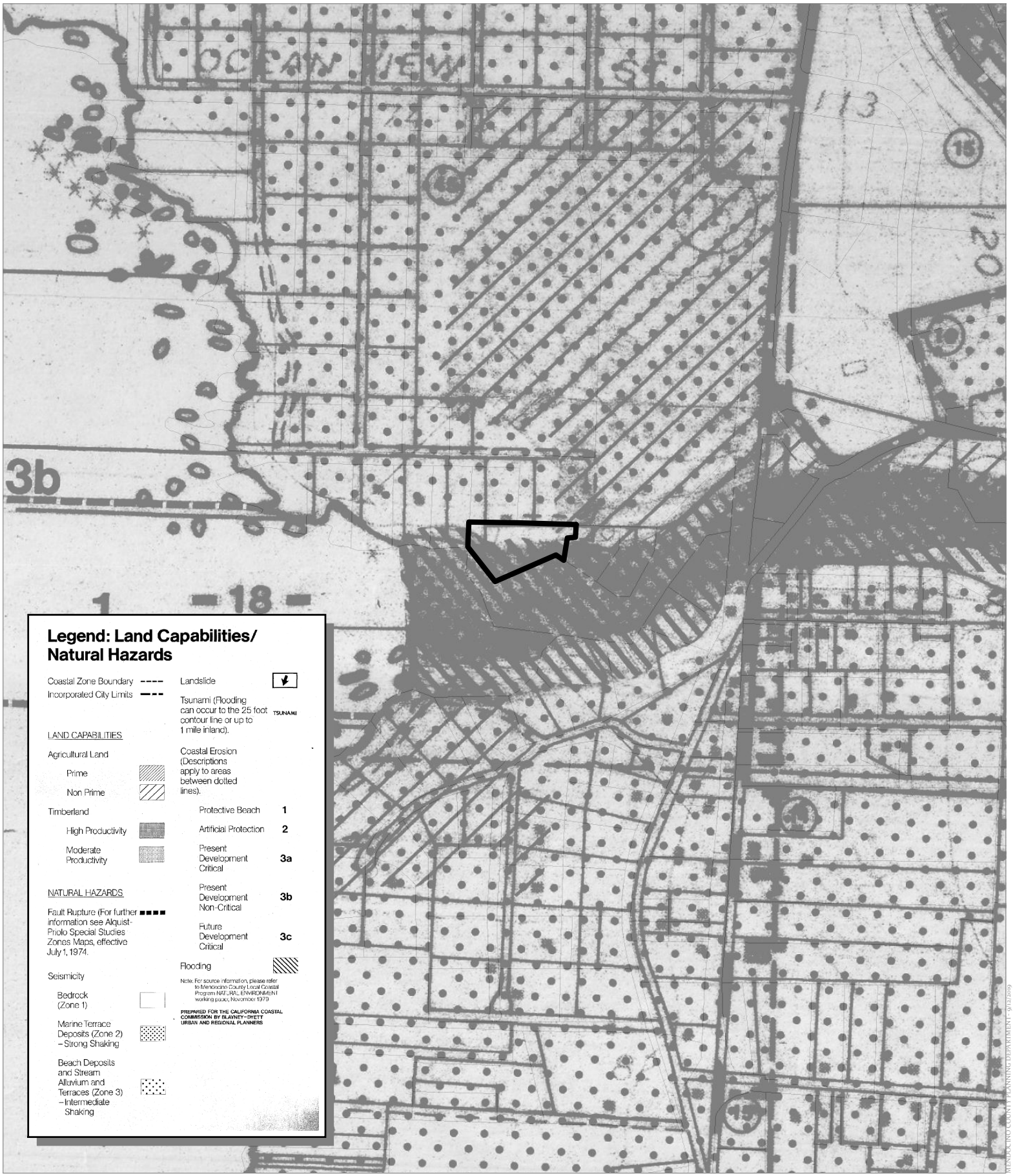


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0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

LCP LAND USE MAP 14: BEAVER

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/12/2019

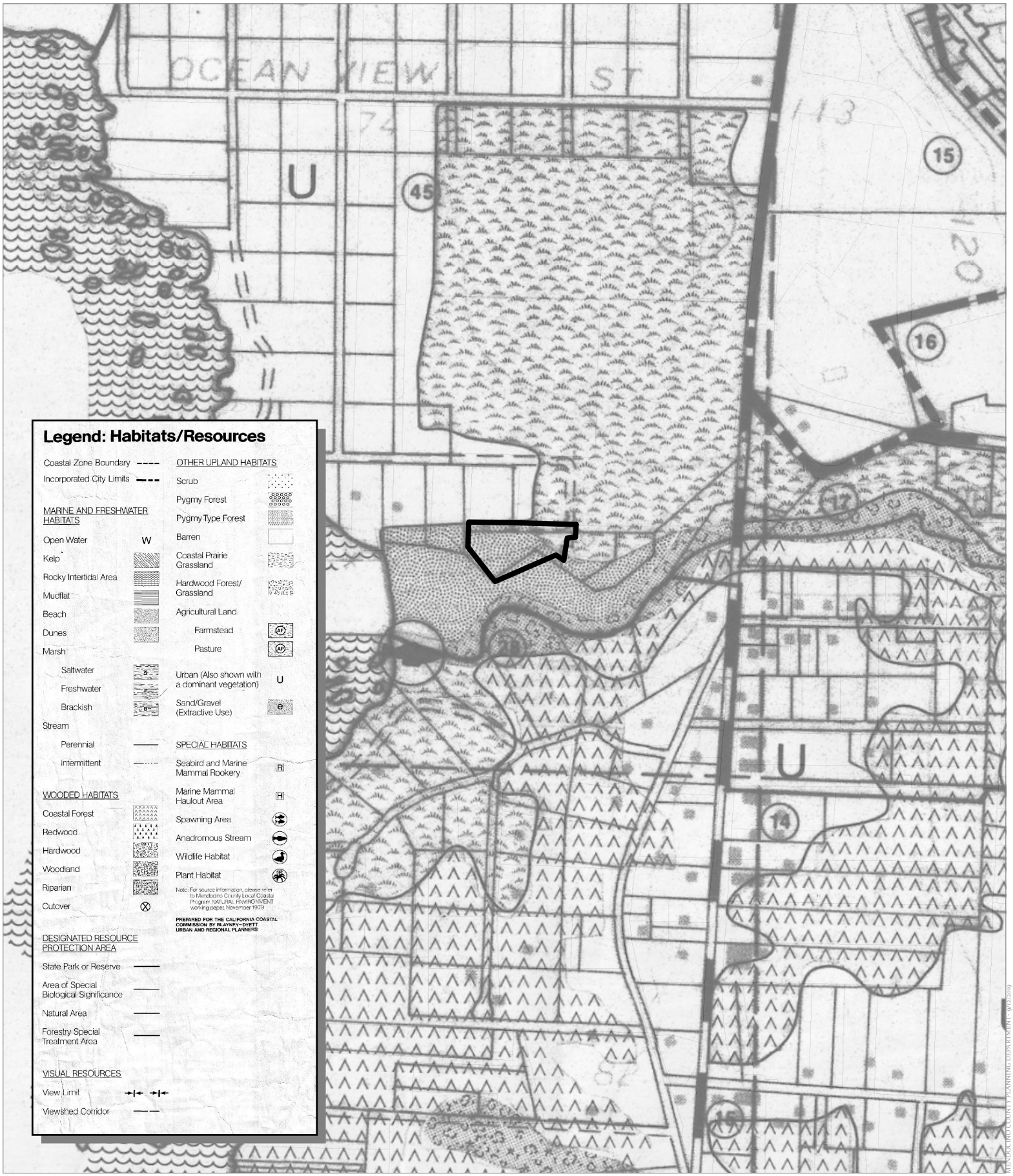


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0 250 500 Feet
0 0.0425 0.085 Miles
N W E S
1:6,000

LCP LAND CAPABILITIES & NATURAL HAZARDS

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/2/2019

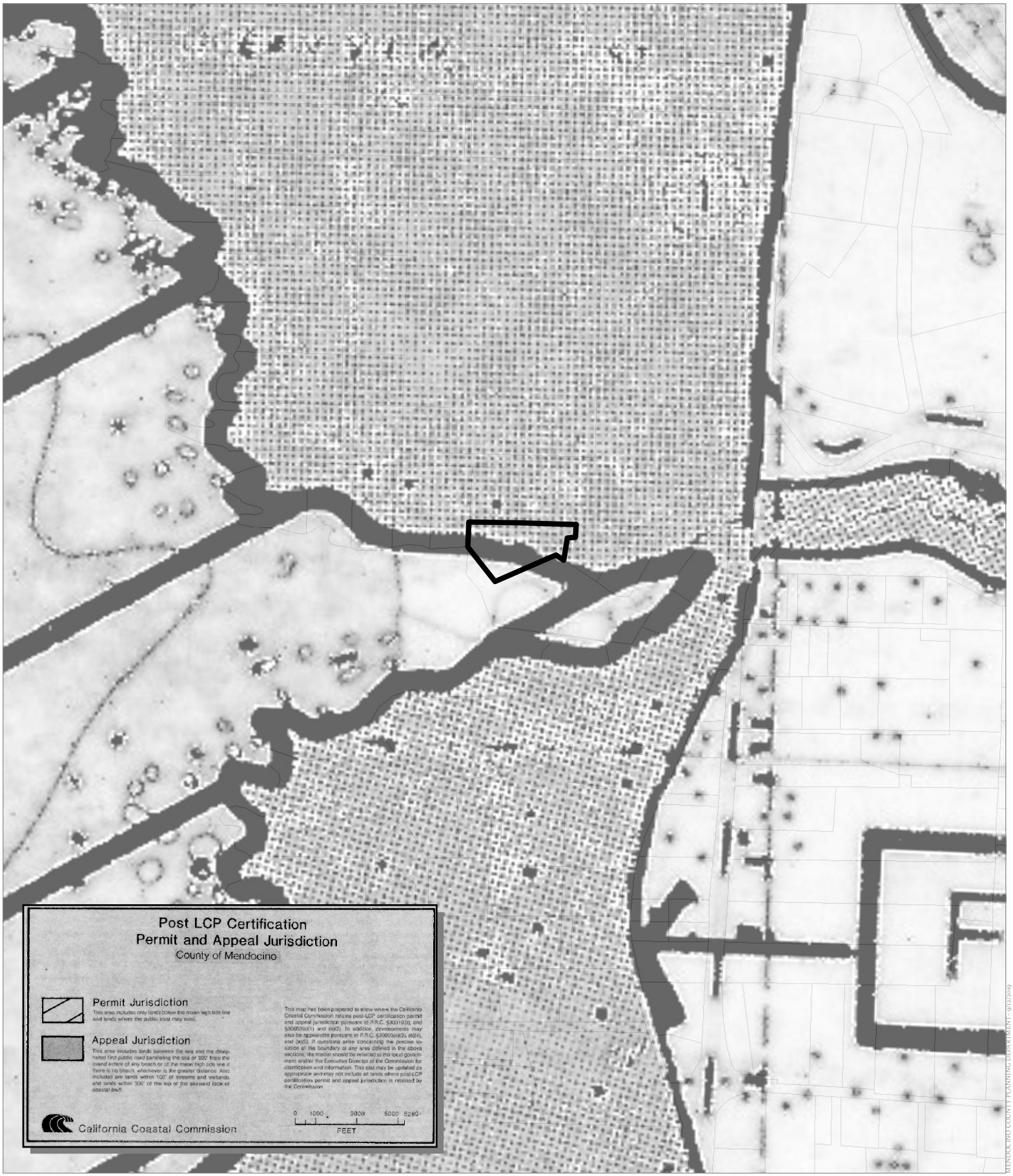


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0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

LCP HABITATS & RESOURCES

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/19/2019

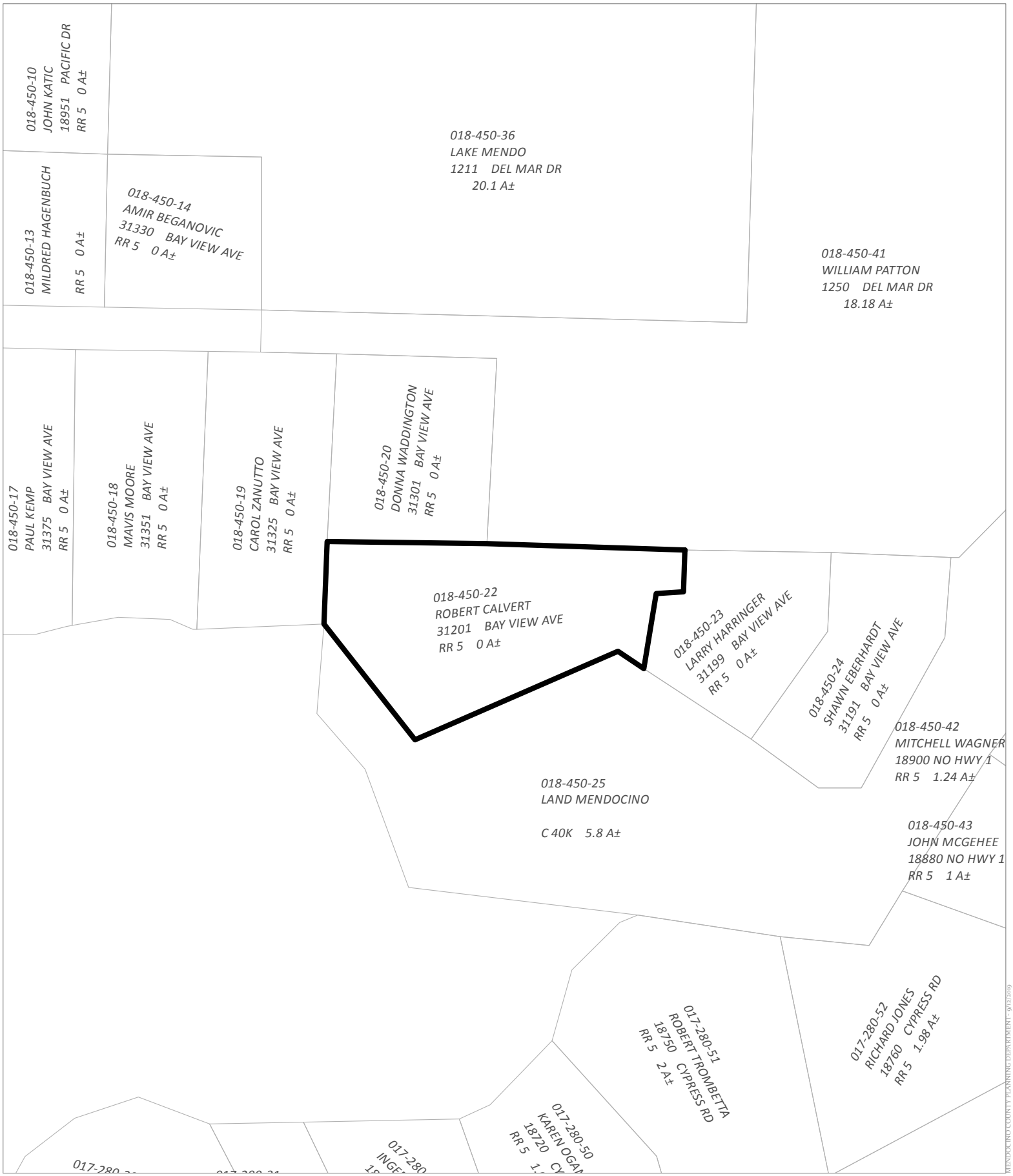


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0 250 500 Feet
0 0.0425 0.085 Miles
N W E S
1:6,000

POST LCP CERTIFICATION & APPEAL JURISDICTION

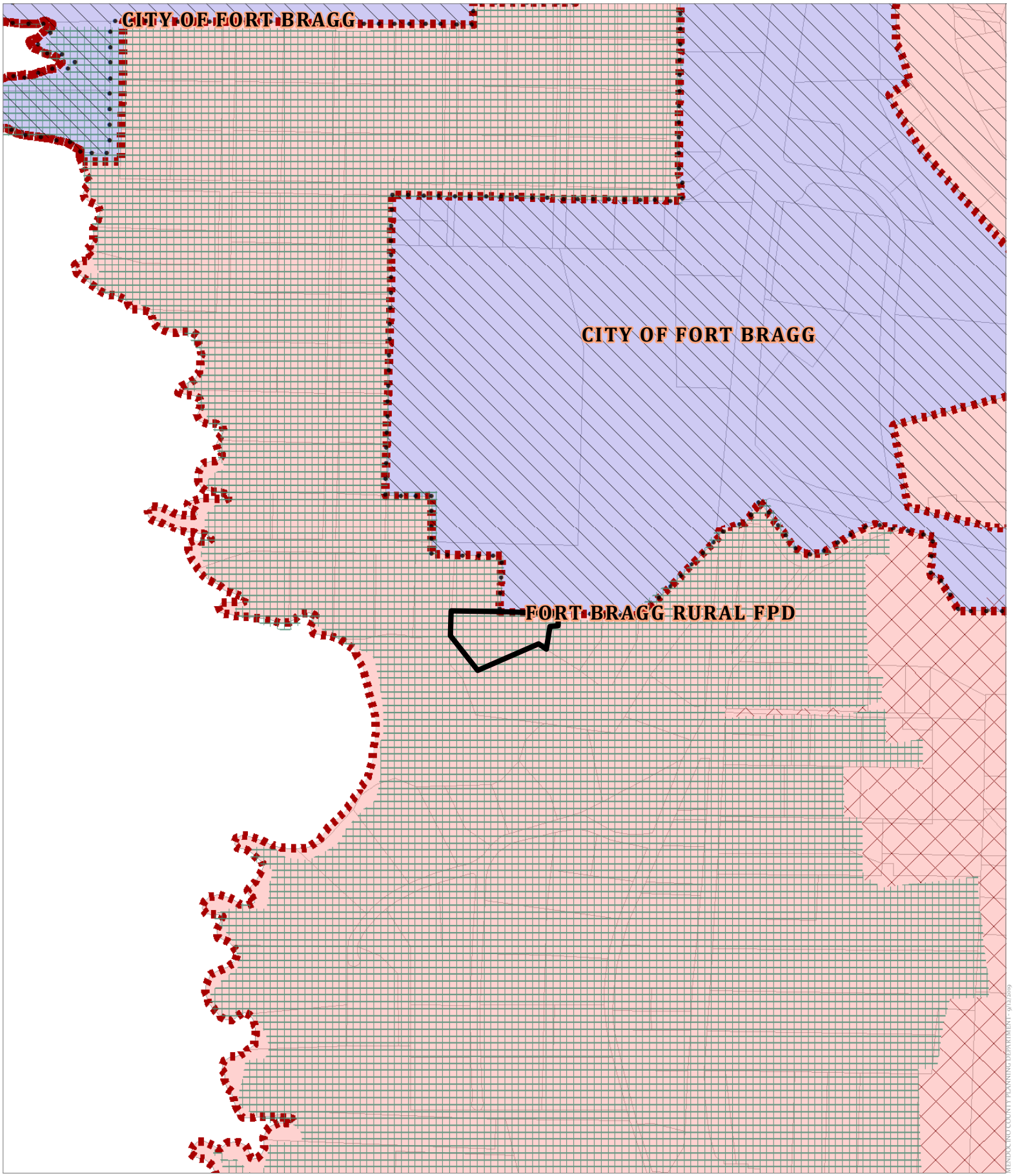
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ADJACENT PARCELS

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/2/2019



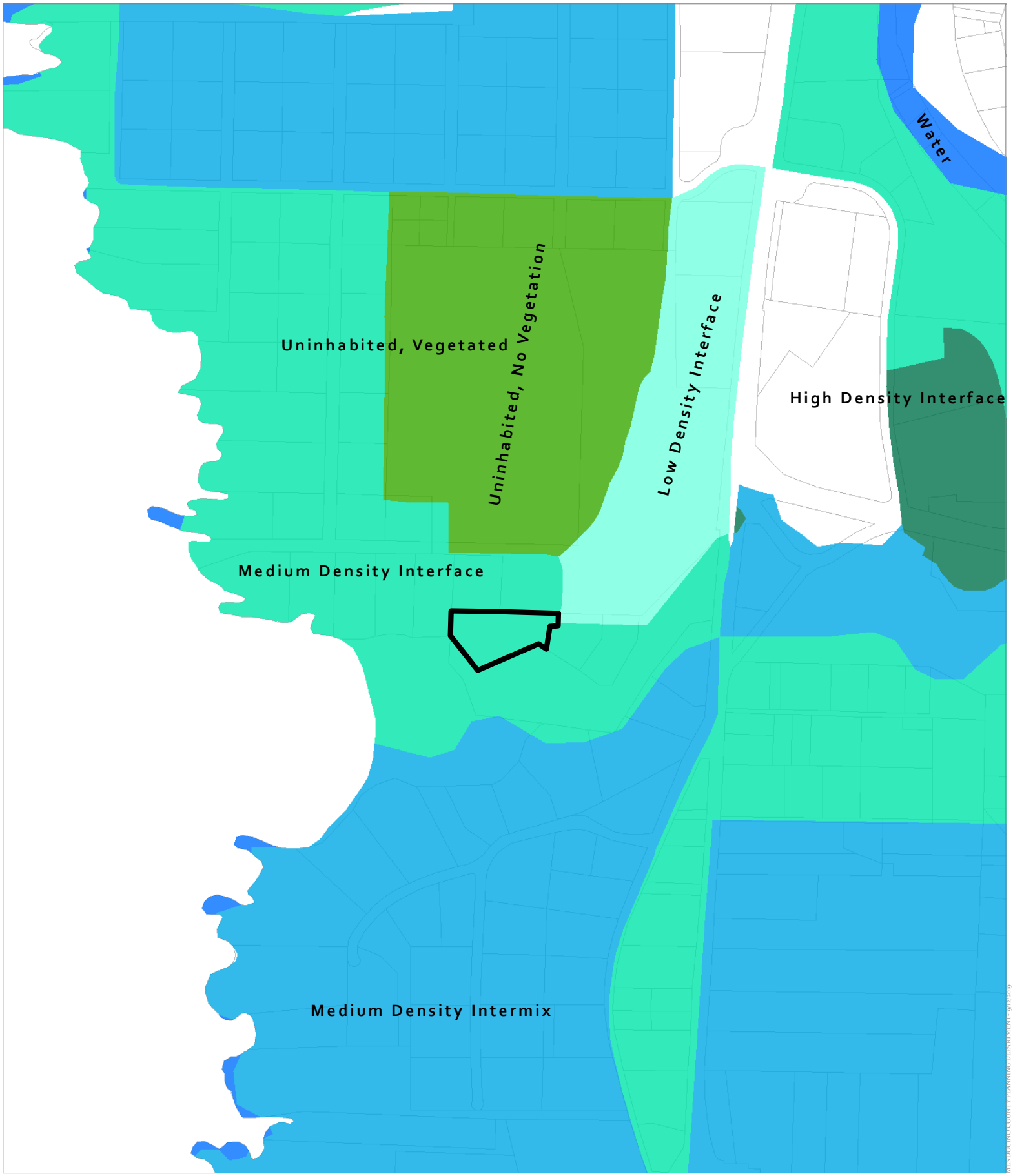
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High Fire Hazard
Moderate Fire Hazard
County Fire Districts

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

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/2/2019



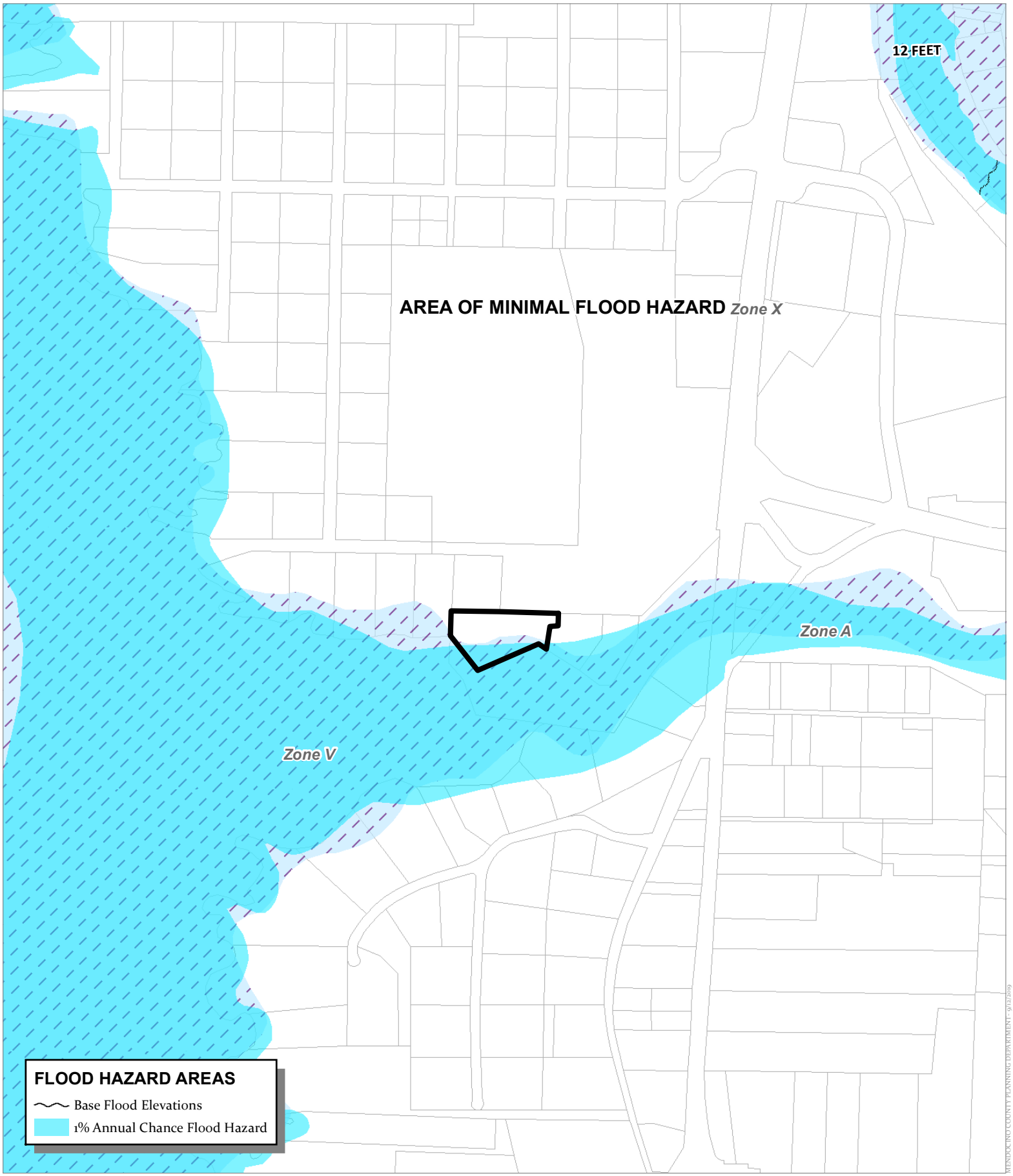
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Water

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

WILDLAND-URBAN INTERFACE ZONES

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/12/2019



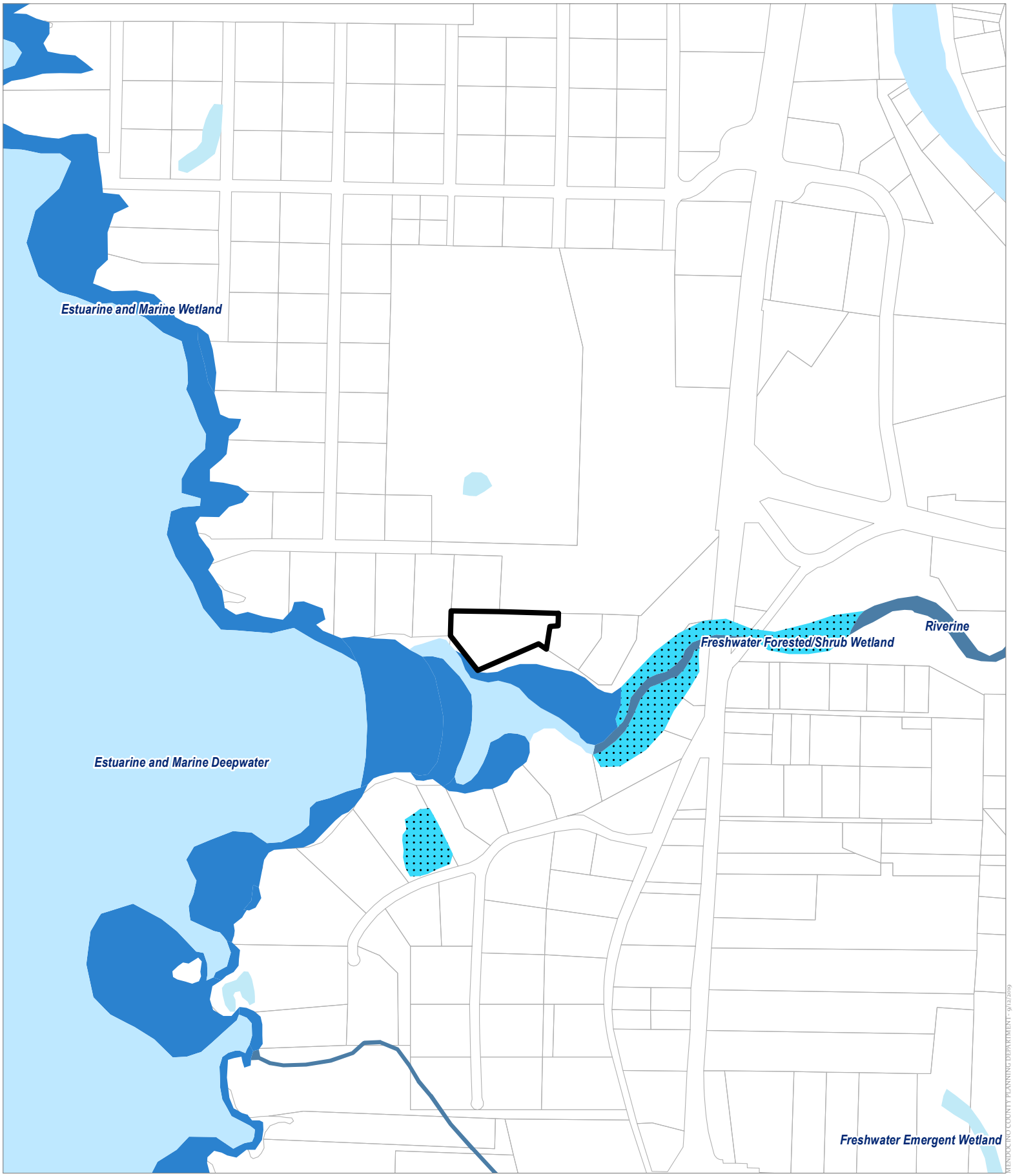
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Tsunami Inundation Zones

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

SPECIAL FLOOD HAZARD AREAS

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/2/2019

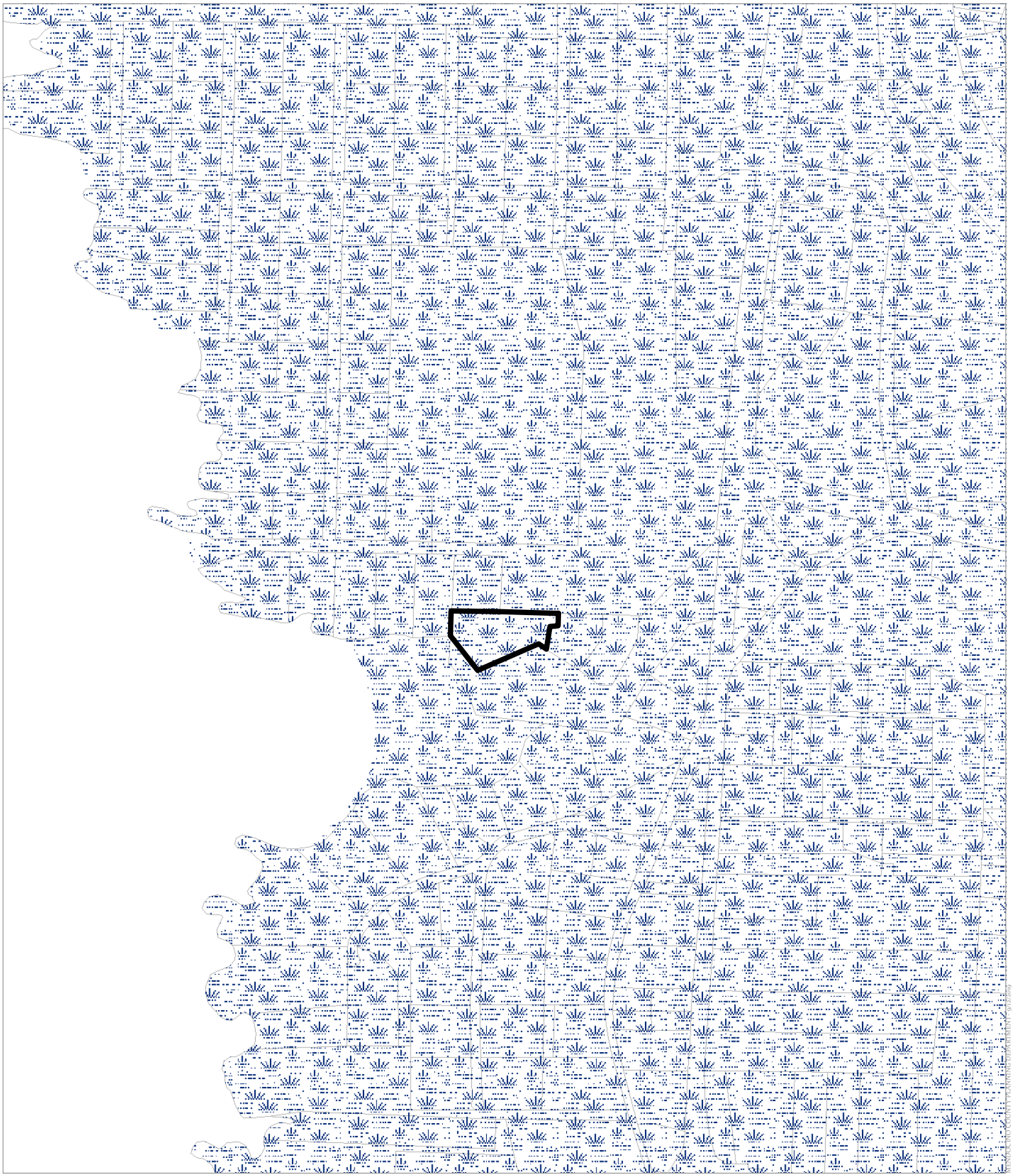


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N W E S
1:6,000

WETLANDS

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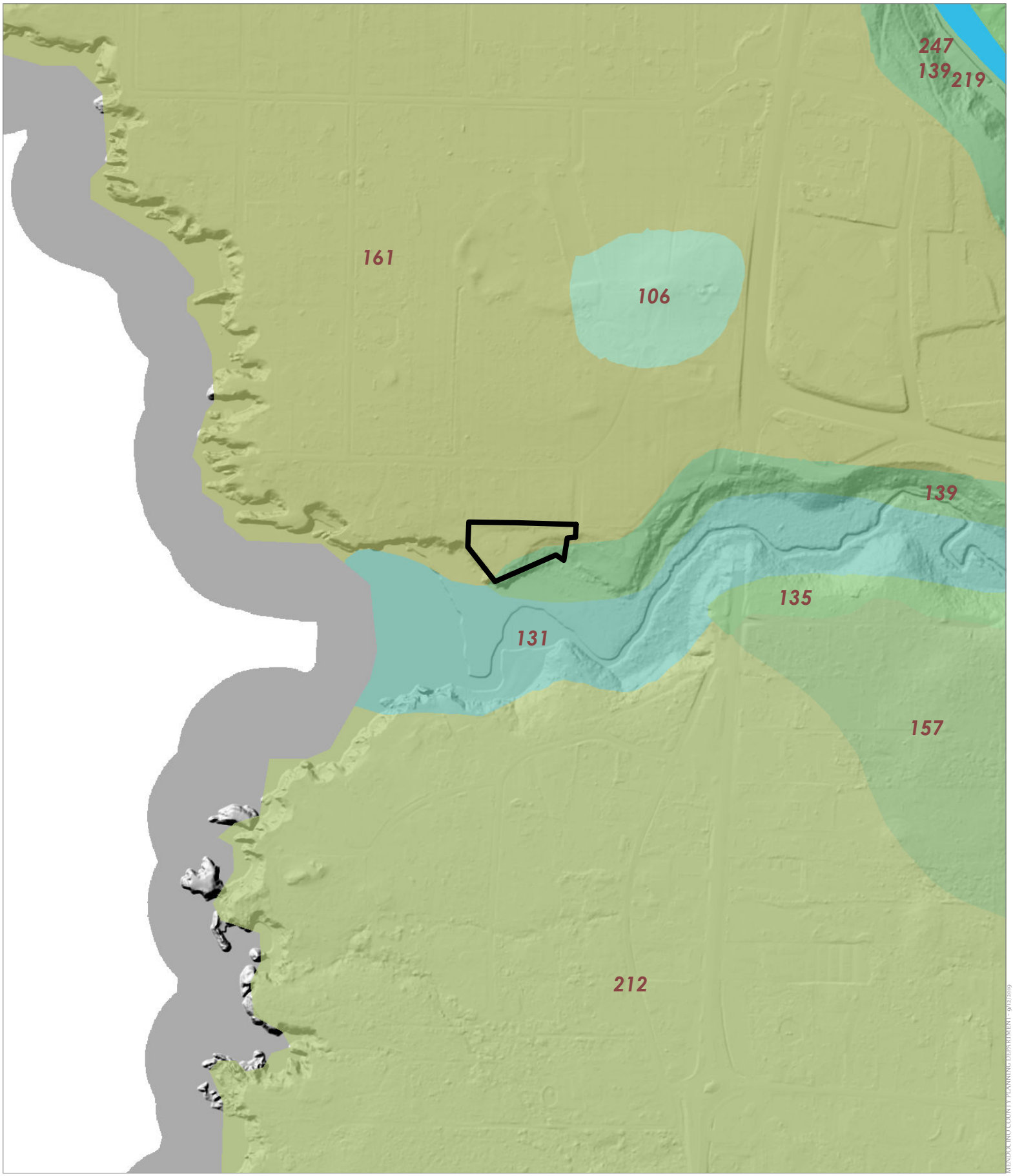


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APLCT: Robert & Lynda Calvert
AGENT:
ADDRESS: 31201 Bay View Avenue, Fort Bragg

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

Marginal Water Resources

GROUND WATER RESOURCES

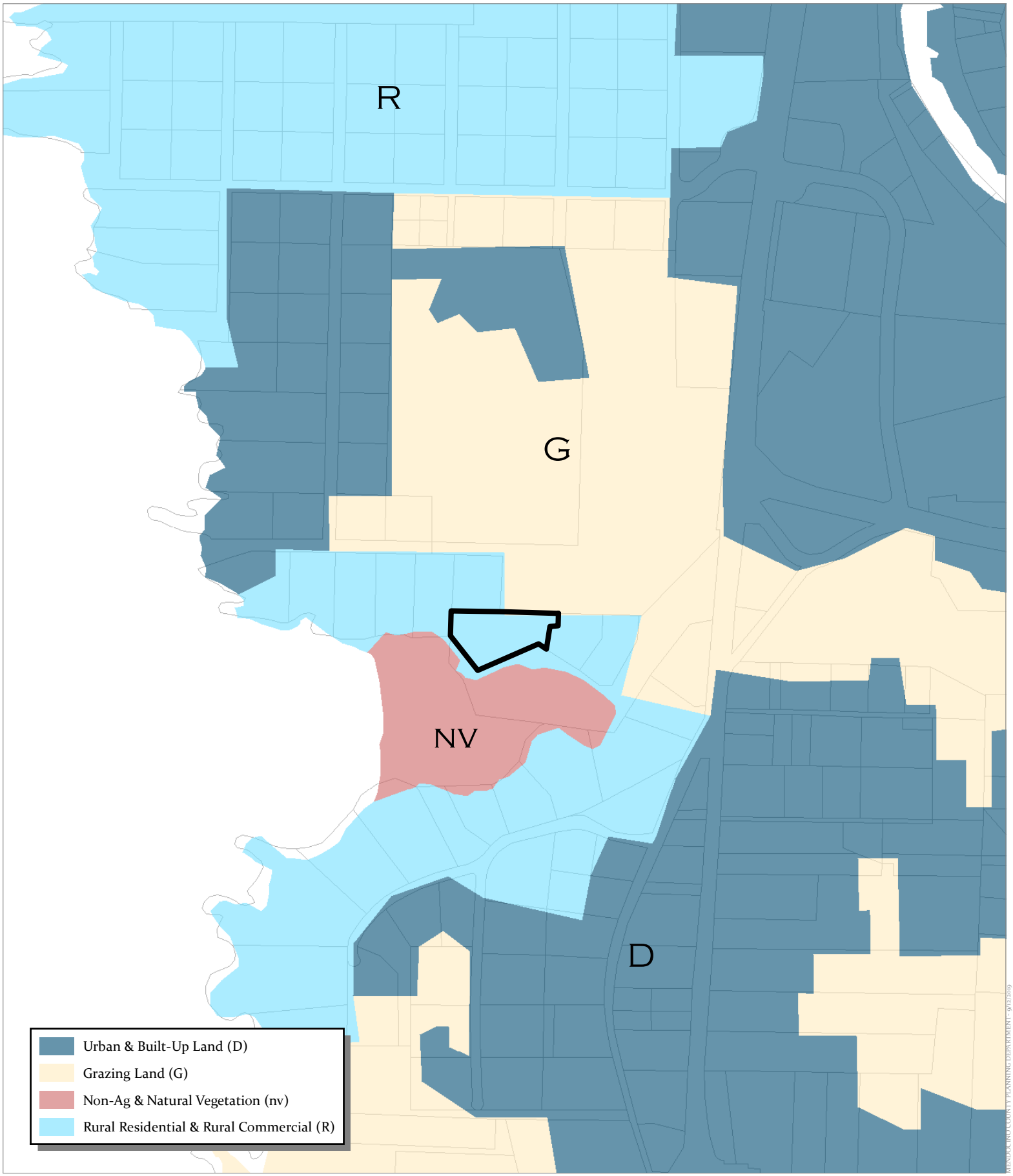


CASE: CDP 2019-0033
OWNER: CALVER, Robert & Lynda
APN: 018-450-22
APLCT: Robert & Lynda Calvert
AGENT:
ADDRESS: 31201 Bay View Avenue, Fort Bragg

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

WESTERN SOIL CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/12/2019



CASE: CDP 2019-0033
OWNER: CALVER, Robert & Lynda
APN: 018-450-22
APLCT: Robert & Lynda Calvert
AGENT:
ADDRESS: 31201 Bay View Avenue, Fort Bragg

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

FARMLAND CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/12/2019