September 24, 2019

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 ___________________
CASE: CDP_2019-0033

OWNER: ROBERT & LYNDA CALVERT

APPLICANT: ROBERT & LYNDA CALVERT

REQUEST: Standard Coastal Development Permit request 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.

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APN/S: 018-450-22

PARCEL SIZE: 1.6± Acres

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

ZONING: Rural Residential (RR:5)

EXISTING USES: Residential

DISTRICT: 4th District (Dan Gjerde)

RELATED CASES: N/A

<table>
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<tr>
<th>NORTH</th>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
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<td>BEACH</td>
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<td>RR5 [RR1]</td>
<td>1±</td>
<td>Residential</td>
</tr>
</tbody>
</table>

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
ENVIROMENTAL 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:
   No Flood Hazard

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
    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

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

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:
    LCP Land Capabilities Map/GIS; 20.150
    N/A

26. LCP HABITATS & RESOURCES:
    LCP Habitat maps/GIS
    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, 20.504.010
    NO

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

31. BLUFFTOP GEOLOGY:
    GIS; 20.500.020
    YES

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 Map/GIS; 20.150
    N/A

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

27. COASTAL COMMISSION APPEALABLE AREA:
    Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
    YES
## 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:** 916-765-3292

### PROPERTY OWNER
**Name:** Robert & Lynda Calvert  
**Mailing Address:** 417 La Paz Ct  
**City:** El Dorado Hills  
**State:** CA  
**Zip Code:** 95762  
**Phone:** 916-765-3292

### AGENT
**Name:** None  
**Mailing Address:**  
**City:**  
**State:**  
**Zip Code:**  
**Phone:**

### PARCEL SIZE
- **Square Feet:** 73,426
- **Acres:** 1.69

### STREET ADDRESS OF PROJECT
- **Address:** 31201 Bayview Ave, Fort Bragg, CA 95437

### ASSESSOR'S PARCEL NUMBER(S)
- **Number:** 018-450-2800

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

**Signature of Applicant:** [Signature]  
**Date:** 6/21/19  
**Signature of Owner:** [Signature]  
**Date:** 6/21/19
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.

   Partial Roof 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 pane 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
   √ Single Family
   □ Mobile Home
   □ Duplex
   □ Multifamily

   NUMBER OF STRUCTURES
   2

   SQUARE FEET PER DWELLING UNIT
   2600 SF
   240 sq ft

   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?  Y  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
- Valuation 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 __19'__ feet.

8. Lot area (within property lines): __73,426__ square feet / __1.69__ acres

9. Lot Coverage:

<table>
<thead>
<tr>
<th>Coverage Type</th>
<th>EXISTING</th>
<th>NEW PROPOSED</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building coverage</td>
<td>5,100</td>
<td></td>
<td>3,100</td>
</tr>
<tr>
<td>Paved area</td>
<td>square feet</td>
<td>square feet</td>
<td>square feet</td>
</tr>
<tr>
<td>Landscaped area</td>
<td>200</td>
<td></td>
<td>200</td>
</tr>
<tr>
<td>Unimproved area</td>
<td>square feet</td>
<td>square feet</td>
<td>7,024</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Category</th>
<th>Existing</th>
<th>Proposed</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Number of Spaces</td>
<td>6</td>
<td></td>
<td>6</td>
</tr>
<tr>
<td>Number of covered spaces</td>
<td>3</td>
<td></td>
<td>4</td>
</tr>
<tr>
<td>Number of uncrowned spaces</td>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of standard spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of handicap spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Size: __425 sq ft__
Size: __800 sq ft__
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: [NEW SOLAR] [Back up generator]
   [ ] 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.

14. What will be the method of sewage disposal?
   [ ] Community sewage system, specify supplier ____________________________
   [ ] Septic Tank
   [ ] Other, specify ____________________________

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.).

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 or 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

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/12/2019

City Limits

Private Roads

Named Rivers

Driveways/Unnamed Roads

Public Roads

TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET
CASE: CDP 2019-0033
OWNER: CALVER, Robert & Lynda
APN: 018-450-22
APLCT: Robert & Lynda Calvert
AGENT:
ADDRESS: 31201 Bay View Avenue, Fort Bragg

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/12/2019
LCP LAND USE MAP 14: BEAVER
CASE: CDP 2019-0033
OWNER: CALVER, Robert & Lynda
APN: 018-450-22
APLCT: Robert & Lynda Calvert
AGENT:
ADDRESS: 31201 Bay View Avenue, Fort Bragg

LCP LAND CAPABILITIES & NATURAL HAZARDS

Legend: Land Capabilities/Natural Hazards

- Coastal Zone Boundary
- Incorporated City Limits

LAND CAPABILITIES
- Agriculture Land
  - Prime
  - Non-Prime
- Timberland
  - High Productivity
  - Moderate Productivity

NATURAL HAZARDS
- Coastal Erosion
- Flood Plain
- Landslide
- Seismicity
  - Bedrock (Zone 1)
  - Marine Terrace Deposits (Zone 2)
  - Beach Deposits and Bluffs (Zone 2)
  - Alluvium and Terraces (Zone 2)
  - Intermediate Shading

Coastal Erosion Descriptions apply to areas between dotted lines.
Tsunami/Flooding can occur to the 5th foot contour line or up to 100' TIDE HAND.
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OWNER: CALVER, Robert & Lynda
APN: 018-450-22
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AGENT:
ADDRESS: 31201 Bay View Avenue, Fort Bragg

Legend: Habitats/Resources

Coastal Zone Boundary
Incorporated City Limits
MALINE AND FRESHWATER HABITATS
Open Water
Kelp
Rocky Intertidal Area
Mudflat
Beach
Dunes
Marsh
Saltwater
Freshwater
Brackish
Shallow
Periodic
Intermittent
WOODED HABITATS
Coastal Forest
Hardwood
Highwood
Woodfand
Riparian
Cutover
DESIGNATED RESOURCE PROTECTION AREA
State Park or Reserve
Area of Special Botanical Significance
Natural Area
Forestland Special Treatment Area
VISUAL RESOURCES
View Limit
Vegetated Corridor
OTHER PLAIN HABITATS
Seaba
Pygmy Forest
Pygmy Type Forest
Bare
Coastal Plant Community
Hardwood Forest
Grassland
Agricultural Land
Farmed Field
Pasture
Ultram (also shown with a dominant vegetation)
Sand/Gravel (Extraction Use)
Seal and Marine Mammal Rockery
Marine Mammal Habitat
Spawning Area
Anadromous Stream
Wildlife Habitat
Plant Habitat

NOTE: This map was created for the Mendocino County Planning Department and was last updated November 2019.

LCP HABITATS & RESOURCES
CASE: CDP 2019-0033
OWNER: CALVER, Robert & Lynda
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ADJACENT PARCELS
Zone V

Area of Minimal Flood Hazard

Zone X

12 feet

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Flood Hazard Areas

- Base Flood Elevations
- 1% Annual Chance Flood Hazard

Tsunami Inundation Zones

SPECIAL FLOOD HAZARD AREAS

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/12/2019
CASE: CDP 2019-0033
OWNER: CALVER, Robert & Lynda
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Marginal Water Resources