June 23, 2020

CASE#: CDP_2020-0006
DATE FILED: 2/6/2020
OWNER: FIGUEROA JUAN TTEE
APPLICANT/AGENT: DANIELLE MILLER
REQUEST: Standard Coastal Development Permit to demolish an existing 1900's cabin, and construct a single-family residence, detached garage, establish septic system, includes driveway improvements and connection to existing well and electric utilities.
LOCATION: In the Coastal Zone, ±0.6 miles east of Albion town center, on the north side of Albion Ridge Road (CR 402), ±0.6 miles east of its intersection with State Route 1 (SR 1), located at 33350 Albion Ridge Road, Albion (APN: 123-190-05).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: JESSIE WALDMAN
RESPONSE DUE DATE: July 7, 2020

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_2020-0006

**OWNER:** JUAN FIGUEROA

**APPLICANT/AGENT:** DANIELLE MILLER

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**APN/S:** 123-190-05

**PARCEL SIZE:** 0.5± Acres

**GENERAL PLAN:** Rural Residential RR5(2), Development Limitations Combining District (DL)

**ZONING:** Rural Residential RR5(2), Development Limitations Combining District (DL)

**EXISTING USES:** Residential

**DISTRICT:** 5

**RELATED CASES:** n/a

<table>
<thead>
<tr>
<th></th>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
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<tbody>
<tr>
<td>NORTH:</td>
<td>Rural Residential RR5(2)DL</td>
<td>Rural Residential RR5(2)DL</td>
<td>6.25± Acres</td>
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</table>

**REFERRAL AGENCIES**

**LOCAL**
- Archaeological Commission
- Assessor's Office
- Building Division (FB)
- Department of Transportation (DOT)
- Environmental Health (EH) (FB)
- Albion Little River Fire District
- Planning Division (UKIAH)
- Sonoma State University

**STATE**
- CALFIRE (Land Use)
- California Coastal Commission

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

**ADDITIONAL INFORMATION:**
- CalFire  #90-20

**STAFF PLANNER:** JESSIE WALDMAN  **DATE:** 6/15/2020
### ENVIRONMENTAL DATA

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<th>Description</th>
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<td>1</td>
<td>MAC: GIS</td>
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<td>FIRE HAZARD SEVERITY ZONE: CalFire FRAP maps/GIS</td>
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<td>High Fire Hazard</td>
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<td>FIRE RESPONSIBILITY AREA: CalFire (State Responsible Agency) #90-20</td>
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<td>CalFire Little River Fire Protection District (Local Responsible Agency)</td>
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<td>4</td>
<td>FARMLAND CLASSIFICATION: GIS</td>
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<td>FLOOD ZONE CLASSIFICATION: FEMA Flood Insurance Rate Maps (FIRM)</td>
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<td>COASTAL GROUNDWATER RESOURCE AREA: Coastal Groundwater Study GIS</td>
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<td>Critical Water Areas</td>
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<td>WILLIAMSON ACT CONTRACT: Mendocino County Williamson Y Office</td>
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<td>TIMBER PRODUCTION ZONE: GIS</td>
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<td>WETLANDS CLASSIFICATION: GIS</td>
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<td>EARTHQUAKE FAULT ZONE: Earthquake Fault Zone Maps; GIS</td>
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**FOR PROJECTS WITHIN THE COASTAL ZONE ONLY**

<table>
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<tr>
<th>ID</th>
<th>Description</th>
<th>Code</th>
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<td>LCP LAND USE CLASSIFICATION: LCP Land Use MAP 18: ALBION</td>
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<td>LCP LAND CAPABILITIES &amp; NATURAL HAZARDS: Non-Prime AgLand; Moderate Production Timberland</td>
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<td>26</td>
<td>LCP HABITATS &amp; RESOURCES: Barren</td>
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<td>20-95</td>
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<td>COASTAL COMMISSION APPEALABLE AREA: Non-LCP Certification Permit and Coastal Jurisdiction map/GIS; 20-544</td>
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<td>28</td>
<td>CDP EXCLUSION ZONE: CDP Exclusion Zone Maps/GIS</td>
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<td>HIGHLY SCENIC AREA: Highly Scenic &amp; Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020</td>
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<td>BIOLOGICAL RESOURCES &amp; NATURAL AREAS: Biological Resources &amp; Natural Area Map; GIS; General Plan 4-9</td>
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<td>31</td>
<td>BLUFFTOP GEOLOGY:</td>
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</table>
COASTAL ZONE APPLICATION FORM

APPLICANT
Name: Danielle Miller
Mailing Address: PO Box 1660
City: Fort Bragg
State: CA
Zip Code: 95437
Phone: 707-964-7460

PROPERTY OWNER
Name: Juan Figueroa
Mailing Address: 1045 Quinn Ave
City: San Jose
State: CA
Zip Code: 95112
Phone: 800-321-5031 x10

AGENT
Name: Danielle Miller
Mailing Address: PO Box 1660
City: Fort Bragg
State: CA
Zip Code: 95437
Phone: 707-964-7460

PARCEL SIZE
0.68 Acres

STREET ADDRESS OF PROJECT
38350 Albion Ridge Rd, Albion, CA 95410

ASSESSOR'S PARCEL NUMBER(S)
1231900500

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

Signature of Applicant/Agent: Danielle Miller
Date: 1/21/2020

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.
   
   Remove and Rebuild existing building w/ new foundation, and deck. Build new garage. New Septic design/system

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

<table>
<thead>
<tr>
<th>TYPE OF UNIT</th>
<th>NUMBER OF STRUCTURES</th>
<th>SQUARE FEET PER DWELLING UNIT</th>
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</thead>
<tbody>
<tr>
<td>Single Family</td>
<td></td>
<td>1070</td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
<td>570</td>
</tr>
<tr>
<td>Duplex</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td></td>
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</table>

   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 residence is existing.

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.
   Partial Demo to existing residence as needed to build

7. Project Height. Maximum height of structure 21' 1" feet.

8. Lot area (within property lines): 108 square feet ☒ acres

9. Lot Coverage:
   
<table>
<thead>
<tr>
<th>Building coverage</th>
<th>EXISTING</th>
<th>NEW PROPOSED</th>
<th>TOTAL</th>
</tr>
</thead>
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<tr>
<td>Paved area</td>
<td>900</td>
<td>1080</td>
<td>1680</td>
</tr>
<tr>
<td>Landscaped area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unimproved area</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

   GRAND TOTAL: 1640 square feet
   (Should equal gross area of parcel)

10. Gross floor area: 1640 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

   Number of Spaces | Existing 3 | Proposed 4 | Total 3
   Number of covered spaces 3
   Number of uncovered spaces 3
   Number of standard spaces 3
   Number of handicapped spaces 3

   Size
   Size
   Size
   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)
   - [ ] On Site generation, Specify: ____________________________
   - [ ] None

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

C. Telephone: [x] Yes [ ] No

13. Will there be any exterior lighting? [x] 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 ____________________________
   - [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 from 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:

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 2020-0006
OWNER: FIGUEROA, Juan
APN: 123-190-05
APLCT: Danielle Miller
AGENT: Danielle Miller
ADDRESS: 33350 Albion Ridge Road, Albion

Public Roads

AERIAL IMAGERY
CASE: CDP 2020-0006
OWNER: FIGUEROA, Juan
APN: 123-190-05
APLCT: Danielle Miller
AGENT: Danielle Miller
ADDRESS: 33350 Albion Ridge Road, Albion

VICTORY MAP

SHEPHERD RANCH
Albion Ridge Road

ALBION RIDGE ROAD

SHEET

1:6,000 ORTHONORMAL IMAGE PRODUCT
© OpenStreetMap contributors
NCEAS
NLS
OS
NMA
Geodatastyrelsen
Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, R

Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCan, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N

PLOT PLAN

OWNER: JUAN FIGUEROA
ADDRESS: 33350 ALBION RIDGE ROAD
A.P.# 123-190-05

SCALE 1/4"=8'

SITE PLAN

CONTOUR INTERVAL IS 40 FEET

Named Rivers Driveways/Unnamed Roads

Public Roads

Private Roads
CASE: CDP 2020-0006
OWNER: FIGUEROA, Juan
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CASE: CDP 2020-0006
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APLCT: Danielle Miller
AGENT: Danielle Miller
ADDRESS: 33350 Albion Ridge Road, Albion

Legend: Land Capabilities/Natural Hazards

- Coastal Zone Boundary
- Incorporated City Limits

LAND CAPABILITIES:
- Agricultural Land
  - Prime
  - Non Prime
- Timberland
  - High Productivity
  - Moderate Productivity

NATURAL HAZARDS:
- Fault-Rupture (For Further Information, See Acquittal
  Notice Special Studies Zone Map, Effective July 1, 1974)
- Seismicity
  - BC Zone 1
  - BC Zone 2
  - BC Zone 3
  - Beach Deposits and Streams
  - Alluvium and Marine Sediments
  - Intermediate Shelling
  - Feeder/Shelling
  - Tsunami (Flooding can occur to the 26 feet contour line on up to 1 mile inland)
  - Coastal Erosion (Described by area between dotted lines)
  - Protective Beach
  - Artificial Protection
  - Present Development Critical
  - Present Development Non-Critical
  - Future Development Critical

Public Roads

LCP LAND CAPABILITIES & NATURAL HAZARDS
CASE: CDP 2020-0006
OWNER: FIGUEROA, Juan
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APLCT: Danielle Miller
AGENT: Danielle Miller
ADDRESS: 33350 Albion Ridge Road, Albion

LEGEND: Habitats/Resources

- Coastal Zone Boundary
- Incorporated City Limits
- Marine and Freshwater Habitats

1. vinyl water
2. Kelp
3. Rocky intertidal Area
4. Mudflat
5. Beach
6. Dunes
7. Marsh
8. Saltwater Freshwater Seagrass Stream Perennial Interim Tarlwood Forest Ecosia Grassland Agricultural Land Farmland Pasture
9. Other Upland Habits

- Scrub
- Pygmy Forest
- Pygmy Type Forest
- Barren
- Coastal Marine Grassland
- Hardwood Forest Grassland
- Agricultural Land
- Farmland
- Pasture

- Wooded Habitats
- Coastal Forest
- Redwood
- Hardwood
- Woodland
- Riparian
- Cultivar

- Designated Resource Protection Areas
  - Stable Park or Reserve
  - Area of Special Biological Significance
  - Natural Area
  - Forestry Special Treatment Area

- Visual Resources
  - View Limit
  - Viewshed Corridor

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/26/2020
LCP HABITATS & RESOURCES
CASE: CDP 2020-0006
OWNER: FIGUEROA, Juan
APN: 123-190-05
APLCT: Danielle Miller
AGENT: Danielle Miller
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CASE: CDP 2020-0006
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Ground Water Resources
Critical Water Areas
Marginal Water Resources
Assessors Parcels

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/26/2020
CASE: CDP 2020-0006
OWNER: FIGUEROA, Juan
APN: 123-190-05
APLCT: Danielle Miller
AGENT: Danielle Miller
ADDRESS: 33350 Albion Ridge Road, Albion

HIGHLY SCENIC & TREE REMOVAL AREAS
CASE: CDP 2020-0006
OWNER: FIGUEROA, Juan
APN: 123-190-05
APLCT: Danielle Miller
AGENT: Danielle Miller
ADDRESS: 33350 Albion Ridge Road, Albion

WESTERN SOIL CLASSES