August 28, 2020

Planning – Ukiah
Department of Transportation
Environmental Health - Fort Bragg
Assessor
Agriculture Commissioner

CASE#: CDPR_2020-0003
DATE FILED: 7/23/2020
OWNER/APPLICANT: KIRT & CORALIE MORSE
REQUEST: Coastal Development Permit Renewal of CDP 2017-0042 that authorized, after the fact, a Coastal Development Permit request to remove an existing 288 sq. ft. mobile home; install a 500 sq. ft. home; construct a 220 sq. ft. deck; and install a replacement leach field, well, and 125 amp panel for the existing pump house.

LOCATION: In the Coastal Zone, 1.4 miles northeast of the Albion town center, 1.2 miles northeast of Albion Ridge Road (CR402), 0.2 miles north of the intersection of Albion Ridge Rd. and Road D located at 3550 Albion Ridge D Rd., Albion (APN: 123-060-19).

ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: JULIANA CHERRY
RESPONSE DUE DATE: September 1, 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: CDPR_2020-0003 Morse (See also CDP_2017-0042)

OWNER: MORSE KIRT & CORALIE

APPLICANT: MORSE KIRT & CORALIE

REQUEST: Coastal Development Permit Renewal of CDP 2017-0042 that authorized, after the fact, a Coastal Development Permit request to remove an existing 288 sq. ft. mobile home; install a 500 sq. ft. home; construct a 220 sq. ft. deck; and install a replacement leach field, well, and 125 amp panel for the existing pump house.

LOCATION: In the Coastal Zone, 1.4 miles northeast of the Albion town center, 1.2 miles northeast of Albion Ridge Road (CR402), 0.2 miles north of the intersection of Albion Ridge Rd. and Road D located at 3550 Albion Ridge D Rd., Albion (APN: 123-060-19-00).

APN/S: 123-060-19-00

PARCEL SIZE: 0.93 Acres

GENERAL PLAN: Coastal Element, Rural Residential (RR5PD:R)

ZONING: Mendocino County Coastal Zoning Code, Rural Residential (RR:5)

EXISTING USES: Residential

DISTRICT: 5th (Williams)

RELATED CASES: CDP_2017-0042

ADDITIONAL INFORMATION: This is an application to extend the expiration date of CDP_2017-0042 from June 2020 to June 2021. Included with this request for comments are the application forms, Notice of Final Action on CDP_2017-0042 including adopted conditions, and maps/exhibits. Please review adopted conditions and site characteristics. Please advise whether conditions need to be modified. Please advise if site characteristics have changed.

Past cultural surveys: For small projects, such as replacing a single-family home, Planning and Building Services’ procedure is to not refer the projects to either California Historic Resource Information Center (CHRIS) or Mendocino County Archaeological Commission. PBS procedure (as detailed in a Staff Memorandum) was reviewed by the Archaeological Commission in 2005 and again in 2014. It was determined to be an appropriate guidance document for what projects would require archaeological review. Staff notes that a Condition advises the property owners of a “Discovery Clause,” which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project.

STAFF PLANNER: J CHERRY (707-234-2888 or cherryj@mendocinocounty.org)  DATE: 8/20/2020
**ENVIRONMENTAL DATA**

| **1. MAC:** | GIS |
| **2. FIRE HAZARD SEVERITY ZONE:** | CALFIRE FRAP maps/GIS  
High Fire Hazard |
| **3. FIRE RESPONSIBILITY AREA:** | CALFIRE FRAP maps/GIS  
CalFire CDF#245-17 |
| **4. FARMLAND CLASSIFICATION:** | Grazing |
| **5. FLOOD ZONE CLASSIFICATION:** | NO |
| **6. COASTAL GROUNDWATER RESOURCE AREA:** | Critical Water Resource Area |
| **7. SOIL CLASSIFICATION:** | Western 214: Tropaquepts |
| **8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:** | LCP maps, Pygmy Soil Map; GIS |
| **9. WILLIAMSON ACT CONTRACT:** | GIS/Mendocino County Assessor’s Office  
NO |
| **10. TIMBER PRODUCTION ZONE:** | GIS  
NO |
| **11. WETLANDS CLASSIFICATION:** | GIS |
| **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 3-20 |
| **17. LANDSLIDE HAZARD:** | Hazards and Landslides Map; GIS; 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 |
| **21. STATE CLEARINGHOUSE REQUIRED:** | Policy  
Coastal Commission. CDFW. CalFire. |
| **22. OAK WOODLAND AREA:** | USDA  
1003 |
| **23. HARBOR DISTRICT:** | Sec. 20.512  
NO |
| **24. LCP LAND USE CLASSIFICATION:** | LCP Land Use Plan; GIS  
Rural Residential |
| **25. LCP LAND CAPABILITIES & NATURAL HAZARDS:** | LCP Land Capability Maps; GIS  
Timberland High Productivity |
| **26. LCP HABITATS & RESOURCES:** | Riparian vegetation on northwest corner of the parcel  
Mapped Appeal Jurisdiction |
| **27. COASTAL COMMISSION APPEALABLE AREA:** | Earthquake Fault Zone Maps; GIS  
MAPPED |
| **28. CDP EXCLUSION ZONE:** | YES |
| **29. HIGHLY SCENIC AREA:** | NO  
Policy RM-4.015; RM-4.020  
NO |
| **30. BIOLOGICAL RESOURCES & NATURAL AREAS:** | great burnet, Oregon goldthread, and Townsend's big-eared bat |
| **31. BLUFFTOP GEOLOGY:** | GIS; 20.5.020  
NO |

**FOR PROJECTS WITHIN THE COASTAL ZONE ONLY**

| **24. LCP LAND USE CLASSIFICATION:** | LCP Land Use Plan; GIS  
Rural Residential |
| **25. LCP LAND CAPABILITIES & NATURAL HAZARDS:** | LCP Land Capability Maps; GIS  
Timberland High Productivity |
| **26. LCP HABITATS & RESOURCES:** | Riparian vegetation on northwest corner of the parcel |
| **27. COASTAL COMMISSION APPEALABLE AREA:** | Earthquake Fault Zone Maps; GIS  
MAPPED |
| **28. CDP EXCLUSION ZONE:** | YES |
| **29. HIGHLY SCENIC AREA:** | NO  
Policy RM-4.015; RM-4.020  
NO |
| **30. BIOLOGICAL RESOURCES & NATURAL AREAS:** | great burnet, Oregon goldthread, and Townsend's big-eared bat |
| **31. BLUFFTOP GEOLOGY:** | GIS; 20.5.020  
No |
# COASTAL ZONE APPLICATION FORM

## APPLICANT

<table>
<thead>
<tr>
<th>Name</th>
<th>KIIT MORSE / CORALIE MORSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>P.O. Box 154</td>
</tr>
<tr>
<td>City</td>
<td>PHilo</td>
</tr>
<tr>
<td>State</td>
<td>CA</td>
</tr>
<tr>
<td>Zip Code</td>
<td>95466</td>
</tr>
<tr>
<td>Phone</td>
<td>707 895 2543</td>
</tr>
</tbody>
</table>

## PROPERTY OWNER

<table>
<thead>
<tr>
<th>Name</th>
<th>KIIT MORSE / CORALIE MORSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>P.O. Box 154</td>
</tr>
<tr>
<td>City</td>
<td>PHilo</td>
</tr>
<tr>
<td>State</td>
<td>CA</td>
</tr>
<tr>
<td>Zip Code</td>
<td>95466</td>
</tr>
<tr>
<td>Phone</td>
<td>707 895 2543</td>
</tr>
</tbody>
</table>

## AGENT

<table>
<thead>
<tr>
<th>Name</th>
<th>SAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td></td>
</tr>
<tr>
<td>City</td>
<td></td>
</tr>
<tr>
<td>State</td>
<td></td>
</tr>
<tr>
<td>Zip Code</td>
<td></td>
</tr>
<tr>
<td>Phone</td>
<td></td>
</tr>
</tbody>
</table>

## PARCEL SIZE

- [ ] Square feet
- [X] Acres

| 1                       |

## STREET ADDRESS OF PROJECT

3550 ALBION RIDGE RD "D"

## ASSESSOR'S PARCEL NUMBER(S)

# 123-060-19

---

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

*Signature of Applicant/Agent*  7/21/2020  *Signature of Owner*  7/21/2020

---

PBS Received 7-23-2020  APN 123-060-19
To: Mendocino County Planning and Building

Re: Existing Building Permit

BV2017-0076

I am requesting a one year extension on an existing Coastal Development Permit, that has already been approved by the building Department.

I am requesting this extension due to financial difficulties from the current COVID virus and on going serious health issues.

We realized that we missed the CDP deadline just recently. We thought it was in conjunction with the existing building department permit. We did not realize that they had different expiration dates.

We have applied, paid for and received an extension on our existing building permit.

Your consideration in this matter is appreciated.

Sincerely,

Kirt Morse
Morse Construction
kirtmorseconstruction@gmail.com
707-489-2581
P.O. Box 154
Philo, CA 95466
# 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. **REMOVE EXISTING MOBILE HOME AND REPLACE WITH 1 BED ROOM FRAMED HOUSE. THERE IS AN EXISTING WELL/POWER/SEPTIC IN PLACE. ALL WERE INSTALLED 1969. SEPTIC PERMITTED AND REPAIRED 2019. DRIVEWAY IS ROCK BASE. ASKING FOR 1 YEAR EXTENSION ON CANTY APPROVED PLAN FOR 504 SQ FT HOUSE.**

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>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>1</td>
<td>504 sq ft</td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td></td>
<td></td>
</tr>
</tbody>
</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: **N/A**
- 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.

8' x 36' and (9' x 14') pump house/storage building

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.

Mobile will be demolished and hauled to dump
(Mobile has already been removed)

7. Project Height. Maximum height of structure 16' feet.

8. Lot area (within property lines): 1 acre

9. Lot Coverage:

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>NEW PROPOSED</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building coverage</td>
<td>288 square feet</td>
<td>504 square feet</td>
</tr>
<tr>
<td>Paved area</td>
<td>0 square feet</td>
<td>0 square feet</td>
</tr>
<tr>
<td>Landscaped area</td>
<td>0 square feet</td>
<td>0 square feet</td>
</tr>
<tr>
<td>Unimproved area</td>
<td>3000 square feet</td>
<td>0 square feet</td>
</tr>
</tbody>
</table>

GRAND TOTAL: 2032 square feet
(Should equal gross area of parcel)

10. Gross floor area: 504 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

<table>
<thead>
<tr>
<th>Number of Spaces</th>
<th>Existing</th>
<th>Proposed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of covered spaces</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of uncovered spaces</td>
<td>10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of standard spaces</td>
<td>10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of handicapped spaces</td>
<td>0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

   Size 12 x 20

PBS Received 7-23-2020

APN 123-060-19
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: ________________________________________________
   - 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.
   • Down Cast Lights, at Doors

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:

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.
owners: Kirt & Corinne Morse
P.O. Box 154
Philo CA 95466

Application to extend CDP_2017-0042 Morse

CDPR_2020-0003

PBS Received 7-23-2020

APN 123-060-19

CDPR_2020-0003
PAGE 7
Application to extend CDP_2017-0042 Morse

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
BUILDING PERMIT

JOB ADDRESS: 3550 ALBION RIDGE D RD
ALBION
ASSESSOR’S PARCEL NUMBER: 1230601900

PERMIT NUMBER: BV_2017-0076
PERMIT TYPE: BUILDING
DATE ISSUED: 4/22/2019

DRIVING:

APPLICANT:
MORSE KIRT & CORALIE
PO BOX 154
PHILO, CA 95466
(707) 895-2543

OWNER:
MORSE KIRT & CORALIE
PO BOX 154
PHILO, CA 95466

CONTRACTOR:
MORSE CONSTRUCTION
P.O. BOX 154
PHILO, CA 95466
(707) 895-2543

ARCHITECT/ENGINEER:

WORK CLASS: NEW
OCCUPANCY TYPE: R-3
USE TYPE: MOBILE HOME W/FND
NO. UNITS: 0
SETBACKS: F: 20 LS: 6 CP: 
R: 20 RS: 6 25

SCHOOL DISTRICT: NONE
FIRE REVIEW: ALBION LITTLE RIVER
CDF NUMBER: 245-17
MS4 AREA: NO
RECEIPT NUMBER: PRJ 026940
PAYMENT METHOD: CHECK

REMARKS: LEGALIZE DEMO OF OLD TRAILER/RPLC W/NEW MH W/FND W/DECK

SPECIFIC USE SQ FT COST VALUE
RESIDENTIAL, ONE AND TWO FAMIL 604.00 SF 116.19 58,559.76
RESIDENTIAL DECK COVER 24.00 SF 18.59 446.16
SPRINKLER SYSTEM 504.00 SF 4.20 2,116.80

TOTAL: 61,122.72

FEES:
BASIC CONSTRUCTION FEE 09 568.
BUILDING STANDARDS FEE 3.
DEMOLITION PERMIT 164.
EDUCATION FEES 123.
ELECTRICAL FEES 09 234.
GENERAL PLAN MAINTENANCE F 275.
HEALTH DEPT REVIEW FEE 135.
INVESTIGATIVE FEE 2,387.
MECHANICAL FEES 09 197.
PLAN CHECK FEES 09 644.
PLANNING REVIEW 138.
PLUMBING FEES 09 197.
PREPAID PLAN CHECK 50.
RECORDS MANAGEMENT FEE 42.
REINSTATEMENT FEE 09 164.
TOTAL: 5,344.

I certify that I have read this document and state that the above information is correct.
I agree to comply with all ordinances and state laws relating to building construction, and hereby authorize representatives of this County to enter upon the above mentioned property for inspection purposes. I agree to save, indemnify, and keep harmless the County of Mendocino against liabilities, judgments, costs, and expenses which may in any way accrue against said County in consequence of the granting of this permit.

Further, I acknowledge by my signature that I have received a copy of, and read, the County of Mendocino disclosure statement relative to Right to Industry and Preservation of Agricultural Operations (Right to Farm) ordinances.

This permit shall expire one (1) year after issuance if an inspection approval has not been obtained, or if after the first inspection approval the work does not receive inspection approvals every 180 days.

Received 7-23-2020

Permittee Signature

Building Official

APN 123-060-19
ALL WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES IN EXTERIOR WALLS TO BE DUAL-GLAZED WITH ONE PANES SAFETY GLASS
SOUTH ELEVATION  SCALE: 1/4" = 1'-0"

NOTE: ALL EXTERIOR LIGHTING TO BE SHIELDED AND DOWNCAST
NOTICE OF FINAL ACTION AND
COASTAL DEVELOPMENT ADMINISTRATIVE PERMIT

Action has been completed by the County of Mendocino on the below described project located within the Coastal Zone.

CASE#: CDP_2017-0042
DATE FILED: 10/18/2017
OWNER/APPLICANT: KIRT & CORALIE MORSE
REQUEST: An after-the-fact Coastal Development Administrative Permit request to remove an existing 288 square foot mobile home; install a 385 square foot manufactured home; construct a 220 square foot deck; and install a replacement leach field, well, and 125 amp panel for the existing pump house.

ENVIRONMENTAL DETERMINATION: Categorically Exempt Section 15301 (Existing Facilities) and Section 15303 (New Construction)
LOCATION: The site is in the Coastal Zone 1.4 miles northeast of the Albion town center, 1.2 miles northeast of Albion Ridge Rd. (CR402), 0.2 miles north of the intersection of Albion Ridge Rd. and Road D, located at 3550 Albion Ridge Rd. (CR402), Albion (APN: 123-060-19).

STAFF PLANNER: Juliana Cherry
ACTION: Approved with Conditions
COASTAL PERMIT EFFECTIVE DATE: July 21, 2018
COASTAL PERMIT EXPIRATION DATE: April 23, 2020

See attached findings and conditions in support of this decision.
The project was not appealed at the local level.
The project is not appealable to the Coastal Commission.

Department of Planning and Building Services Statement: I hereby certify that all conditions which must be met prior to use or occupancy of this permit have been met and that this permit is deemed by the Department of Planning and Building Services to be a valid permit subject to all conditions of approval.

Coastal Permit Administrator

Date

Owner’s Statement: I am the owner of the property subject to this permit (or his/her authorized agent) and I hereby certify that I have reviewed the conditions of approval and will establish and continue the use in compliance with the specified conditions and applicable sections of the Mendocino County Code. I further grant permission for County staff to enter upon the premises for which the permit is issued to verify compliance with the required conditions.

Owner

Date

Please sign and return one copy of this permit to the Department of Planning and Building Services in the enclosed envelope.
FINAL FINDINGS AND CONDITIONS OF APPROVAL
CASE# CDP_2017-0042 - KIRT & CORALIE MORSE
JULY 10, 2018

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed Family Care Unit and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed residential development is in conformity with the certified Local Coastal Program, as the land use is intended for the district in which it is proposed; and

2. Pursuant with MCC Section 20.532.095(A)(2), the proposed development would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The site was previously developed with a single-family home. The site has a well, electrical service, and other ancillary development; and

3. Pursuant with MCC Section 20.532.095(A)(3), the proposed residential development is consistent with the purpose and intent of the Rural Residential District, as well as all other provisions of Division II of Title 20 of the Mendocino County Code, including building height, setback from property boundary, and lot coverage; and

4. Pursuant with MCC Section 20.532.095(A)(4), the proposed residential development, if constructed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act; and

5. Pursuant with MCC Section 20.532.095(A)(5), the proposed residential development would not have any adverse impact on any known archaeological or paleontological resources and Condition 8 is in place when archaeological sites or artifacts are discovered; and

6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the site. The proposed residence would not affect demands on public services; and

7. Pursuant with MCC Section 20.532.095(B), the proposed residential development would not diminish public access to Mendocino County coastal areas and conforms to the goals and policies of the Coastal Element of the General Plan. The nearest coastal access point follows the east-west orientation of Albion Ridge Road; and

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the 10 working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.

2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.

4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.

5. The Applicants shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.

6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
   a. The permit was obtained or extended by fraud.
   b. One or more of the conditions upon which the permit was granted have been violated.
   c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
   d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.

7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.

8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
CASE: CDPR 2020-0003
OWNER: MORSE, Kirt & Coralie
APN: 123-060-19
APLCT: Kirt Morse
AGENT:
ADDRESS: 3550 Albion Ridge D Road, Albion
CASE: CDPR 2020-0003
OWNER: MORSE, Kirt & Coralie
APN: 123-060-19
APLCT: Kirt Morse
AGENT:
ADDRESS: 3550 Albion Ridge D Road, Albion

MENDOCINO COUNTY PLANNING DEPARTMENT- 8/14/2020
CASE: CDPR 2020-0003
OWNER: MORSE, Kirt & Coralie
APN: 123-060-19
APLCT: Kirt Morse
AGENT: 
ADDRESS: 3550 Albion Ridge D Road, Albion

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/14/2020
Public Roads
Assessors Parcels

POST LCP CERTIFICATION & APPEAL JURISDICTION
CASE: CDPR 2020-0003
OWNER: MORSE, Kirt & Coralie
APN: 123-060-19
APLCT: Kirt Morse
AGENT:
ADDRESS: 3550 Albion Ridge D Road, Albion
CASE: CDPR 2020-0003
OWNER: MORSE, Kirt & Coralie
APN: 123-060-19
APLCT: Kirt Morse
AGENT:
ADDRESS: 3550 Albion Ridge D Road, Albion

GROUND WATER RESOURCE AREAS

Critical Water Areas
Marginal Water Resources
Assessors Parcels

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/14/2020
CASE: CDPR 2020-0003
OWNER: MORSE, Kirt & Coralie
APN: 123-060-19
APLCT: Kirt Morse
AGENT:
ADDRESS: 3550 Albion Ridge D Road, Albion

Blacklock & Aborigine
Shinglemill-Gibney Complex
Bishop Pine

WESTERN SOIL CLASSIFICATIONS