



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT- CDP_STANDARD**

**JANUARY 26, 2017
CDP_2016-0025**

SUMMARY

OWNER/APPLICANT/AGENT: GEBB CHESTER S & ANNE J HARRIS
5245 WIKIUP BRIDGEWAY
SANTA ROSA, CA 95404

REQUEST: A Coastal Development Standard Permit request to construct a 1,664-square-foot addition to an existing single-family residence, to abandon the existing septic tank and leach field area, and to install a new leach field, new replacement leach-field area, and new septic tank.

DATE DEEMED COMPLETE: August 3, 2016

LOCATION: The site is located on the west side of Navarro Bluff Road approximately 300 feet north-northwest of its intersection with Highway 1. 1380 Navarro Bluff Road, in Albion (APN 126-140-03).

TOTAL ACREAGE: 0.42-acre

GENERAL PLAN: Mendocino County General Plan – Coastal Element
Rural Residential, 5-acre min. lot sizes (RR-5 [RR-1])

ZONING: Mendocino Coastal Zoning Code – Division II
Rural Residential, 5-acre min. lot sizes (RR-5 [RR-1])
Rural Residential Development Limitations (RR5-DL [RR1-DL])

APPEALABLE: Yes. Appeal Jurisdiction.

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: 15303 Class 3(a) Categorically Exempt

RECOMMENDATION: Approve with conditions

STAFF PLANNER: JULIANA CHERRY

BACKGROUND

PROJECT DESCRIPTION: A request for a Coastal Development Standard Permit to construct a 1,664-square-foot two-story addition, 23-feet in height, to an existing 600-square-foot residence. The proposed project also includes construction of a 320-square-foot deck, roof repair and replacement and at-grade walkway and patio areas. The existing septic tank and leach field areas would be abandoned. A new leach field, new replacement leach-field area, and new septic tank would be installed. Construction is proposed solely within the easterly RR District and avoids lands within the westerly RR-DL District boundaries.

APPLICANT'S STATEMENT: "Move septic tank approximately 50 feet. Addition of 2 floors of 832 sf/level for a total addition of 1,664 sf. Height will remain the same as existing structure."

RELATED APPLICATIONS ON-SITE:

BF 2003-0949—Replace 100 AMP electric service

SITE CHARACTERISTICS: The property is located between the first public road and the sea, but not within a mapped Highly Scenic Area. The 0.42-acre (or 18,295-square-foot) site is located on the west side of Navarro Bluff Road, approximately 300-feet north-northwest of the intersection of Navarro Bluff Road and Highway 1, which is approximately 3-miles south of the community of Albion, at 1380 Navarro Bluff Road (APN126-140-03). The subject property is a bluff top parcel with the Pacific Ocean located directly to the west and the lot is bisected with two zoning designations (RR-5 and RR-5-DL). The property is relatively flat and is located on mapped Western Soils 139 and 144. The site is currently developed with a 600-square-foot single-family residence with septic, leach field, and a water tank. The project site is mapped within a Critical Water Area. The property owner has deeded access to a spring and 5,000-gallon water storage tank on lands located east of the project site. The spring water is gravity fed to a 1,500-gallon water storage tank on the property. Development is proposed approximately 450-feet from the Pacific Ocean and on the area of land zoned RR-5. Public access to the shore is provided north of the subject site at Navarro Beach.

SURROUNDING LAND USE AND ZONING: The exiting land use is Single-Family Residential, which is a principally permitted Coastal Residential Land Use in the RR District.

| | GENERAL PLAN | ZONING | LOT SIZES | USES |
|--------------|---------------|---------------|---------------|----------------------------|
| NORTH | RR-5[RR-1] | RR-5[RR-1] | 0.5 ACRES | Residential, Single family |
| EAST | RL160 | RL | 160 ACRES | Williamson Act Contract |
| SOUTH | RR-5[RR-1] | RR-5[RR-1] | 0.5 ACRES | Residential, Single family |
| WEST | Pacific Ocean | Pacific Ocean | Pacific Ocean | Pacific Ocean |

The surrounding land use and zoning is similar to the subject parcel with the exception of the parcel to the east. This easterly parcel has a Land Use Plan designation of Range Lands, which specifies a minimum parcel size of 160, and is under a Williamson Act Contract for agricultural activities. The surrounding RR classified parcels are developed with single-family residences. The proposed residential addition is compatible with surrounding land uses and development.

PUBLIC SERVICES:

ACCESS: NAVARRO BLUFF ROAD
FIRE DISTRICT: ELK FIRE DISTRICT
WATER DISTRICT: NONE
SEWER DISTRICT: NONE
SCHOOL DISTRICT: MENDOCINO SCHOOL DISTRICT

AGENCY COMMENTS: On July 29, 2016, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their required related permits, if any, are listed below. Their submitted recommended conditions of approval are contained in Exhibit A of the attached resolution. Any comment that would trigger a project modification or denial is discussed in full as key issues in the following section.

| REFERRAL AGENCIES | RELATED PERMIT | COMMENT | DATE |
|---------------------------|----------------|-------------|-----------|
| Agricultural Commissioner | | No Response | |
| Assessor | | No Response | |
| Building Services-FBPBS | | No Response | |
| Cal Fire | | Comment | 8-10-2016 |
| Cal Trans | | No Response | |

| | | | |
|---------------------------------|--|-------------|-----------|
| Coastal Commission | | No Response | |
| County Water Agency | | No Response | |
| Department of Fish and Wildlife | | No Response | |
| Department of Transportation | | No Response | |
| Elk River Fire District | | No Response | |
| Environmental Health-FB | | No Comment | 8-26-2016 |
| Farm Advisor | | No Response | |
| Fort Bragg Fire Department | | No Response | |
| Mendocino School District | | No Response | |
| Planning – Ukiah | | No Comment | 8-4-2016 |
| Trails Advisory Council | | No Response | |
| US Fish & Wildlife Service | | No Response | |

KEY ISSUES

1. General Plan and Zoning Consistency:

Land Use - The land use designation for the site is Rural Residential (RR) specifying a minimum lot size of 5-acres that can be reduced to 1-acre when there are community services (RR-5[RR-1]). The intent of the RR classification is “...to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, micro-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability.”¹

Proposed is an addition to an existing single-family residence on a parcel approximately 0.42-acres, which is consistent with the intent of the Rural Residential land use classification. Principally permitted uses include single-family dwelling units and associated utilities.

Zoning - The zoning district for the site is Rural Residential (RR:5 [RR-1]) and Rural Residential Development Limitations (RR5-DL [RR1-DL]), which is a combining district. No development is proposed on the westerly portion of the property that includes the Development Limitations combining district. The *Development and Land Use Standards* Table (below) describes development and land use criteria that are applied to the review of the proposed project and relates project components to code requirements:

| Development and Land Use Standards of Division II of Title 20 of the Mendocino County Code | | |
|--|--------------------------------------|-----------------------------------|
| CODE SECTION | STANDARD | PROPOSED |
| 20.376.010 Principally Permitted Land Uses | Family-Residential: Single-Family | Family Residential: Single-Family |
| 20.376.030 Minimum Front, Rear Yards | 20 feet | 20-feet or more |
| 20.376.035 Minimum Side Yards | 6-feet | 8-feet |
| 20.376.045 Building Height Limit | 28-feet | 23-feet |
| 20.376.065 Maximum Lot Coverage | 20% | 4% |
| 20.472.015(A) Residential Parking | 2 off-street | 2 off-street |

The project is consistent with the development and land use standards for the RR-5 District. The proposed project complies with standards for land use, yards, building heights, parking and lot coverage. Staff reviewed the project and found it consistent with code sections relating to archeological and cultural resources, transportation/circulation, public access, and adequate water supply.

¹ Coastal Element Chapter 2.2 Description of Land Use Plan Map Designations. Mendocino County General Plan. 2011. Available via http://www.co.mendocino.ca.us/planning/pdf/Chapter_2RR.pdf

2. Local Coastal Plan Consistency:

The project site is mapped within a Critical Groundwater Area.² The proposed project is an addition to an existing single-family residence with an existing water supply. The subject parcel would continue to be served by an off-site spring that gravity feeds an on-site 1,500-gallon water storage tank. No further study was requested and staff finds the development in conformance with the Critical Groundwater Area policies.³

3. Environmental Protection:

The County of Mendocino is the Lead Agency for this project under the California Environmental Quality Act (CEQA). Staff recommends the project be found exempt from CEQA based on a Class 3(a) Categorical Exemption, pursuant to §15303, for the construction or conversion of small structures.

RECOMMENDATION

By resolution, adopt a Notice of Exemption and grant a Coastal Development Permit for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval.

DATE

JULIANA CHERRY

Appeal Period: 10 Days
Appeal Fee: \$910.00

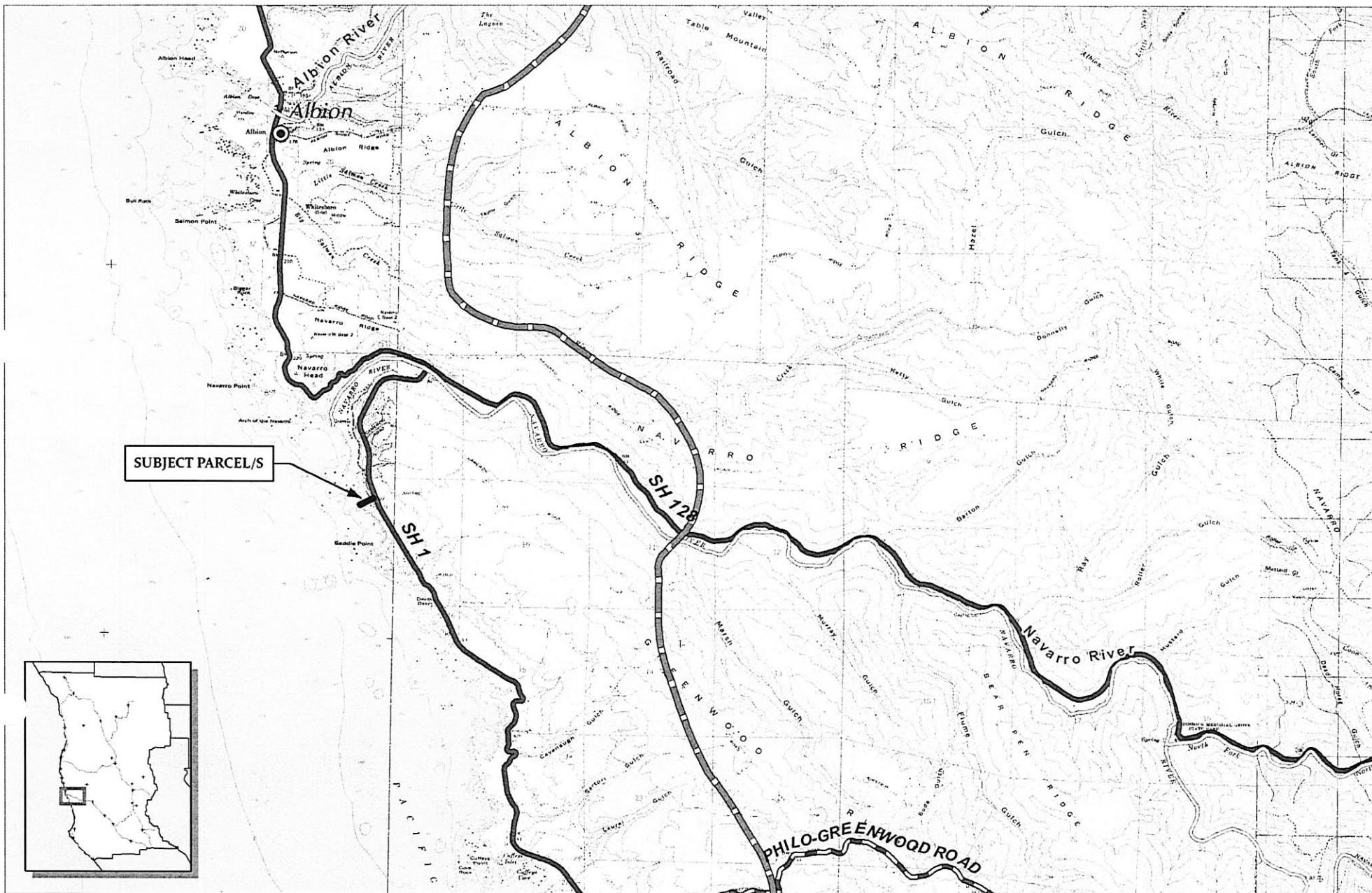
ATTACHMENTS:

- A. Location Map
- B. Vicinity Map
- C. Topographic Map
- D. Aerial Map
- E. Site Map
- F. Elevations
- G. Lower Floor Plan
- H. Upper Floor Plan
- I. Roof Plan
- J. Zoning Map
- K. General Plan Classifications Map
- L. LCP Land Use Map 19: Navarro
- M. LCP Land Capabilities & Natural Hazards Map
- N. LCP Habitats and Resources Map
- O. Appealable Areas
- P. Adjacent Parcels
- Q. Fire Hazard Zones and Responsibility Map
- R. FEMA Flood Zone Map
- S. Ground Water Resources Map
- T. Highly Scenic & Tree Removal Areas Map
- U. Local Soils Map
- V. Williamson Act Contracts Map

RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):

² Ground Water Resources [map]. 2007. 1:12,000. Mendocino County Planning and Building Department.

³ Mendocino County Coastal Zoning Code, §20.516.015(B) (2011).



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 APN: 126-140-03
 APLCT: Chester Gebb
 AGENT:

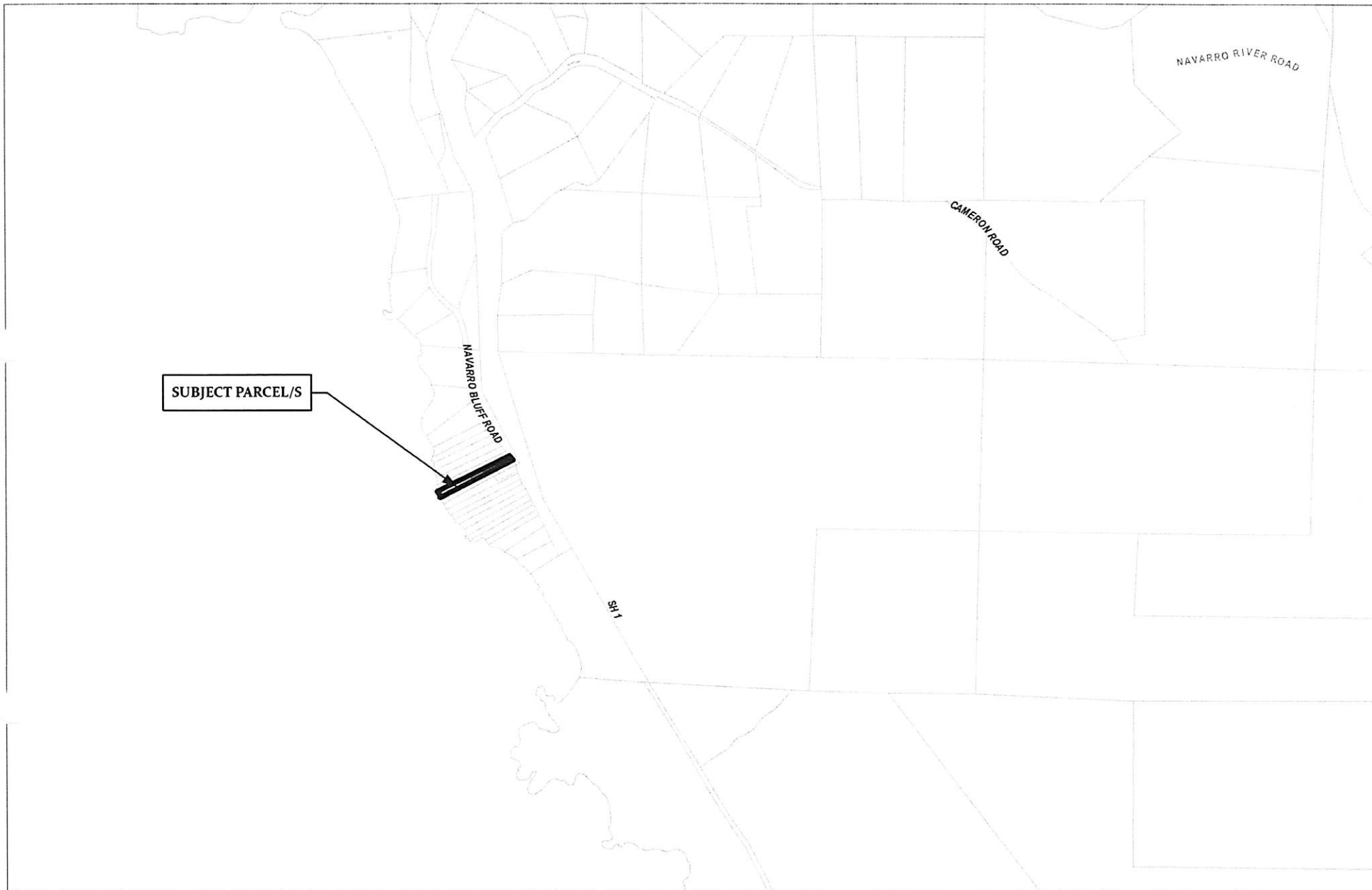
ADDRESS: 1380 Navarro Bluff Road, Albion

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

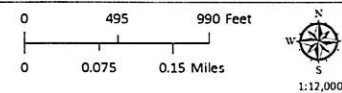
0 2,600 5,200 Feet
 0 0.5 1 Miles
 N
 S
 1:63,360

LOCATION MAP

Map produced by the Mendocino County Planning & Building Services, June, 2016
 All spatial data is approximate. Map provided without warranty of any kind.

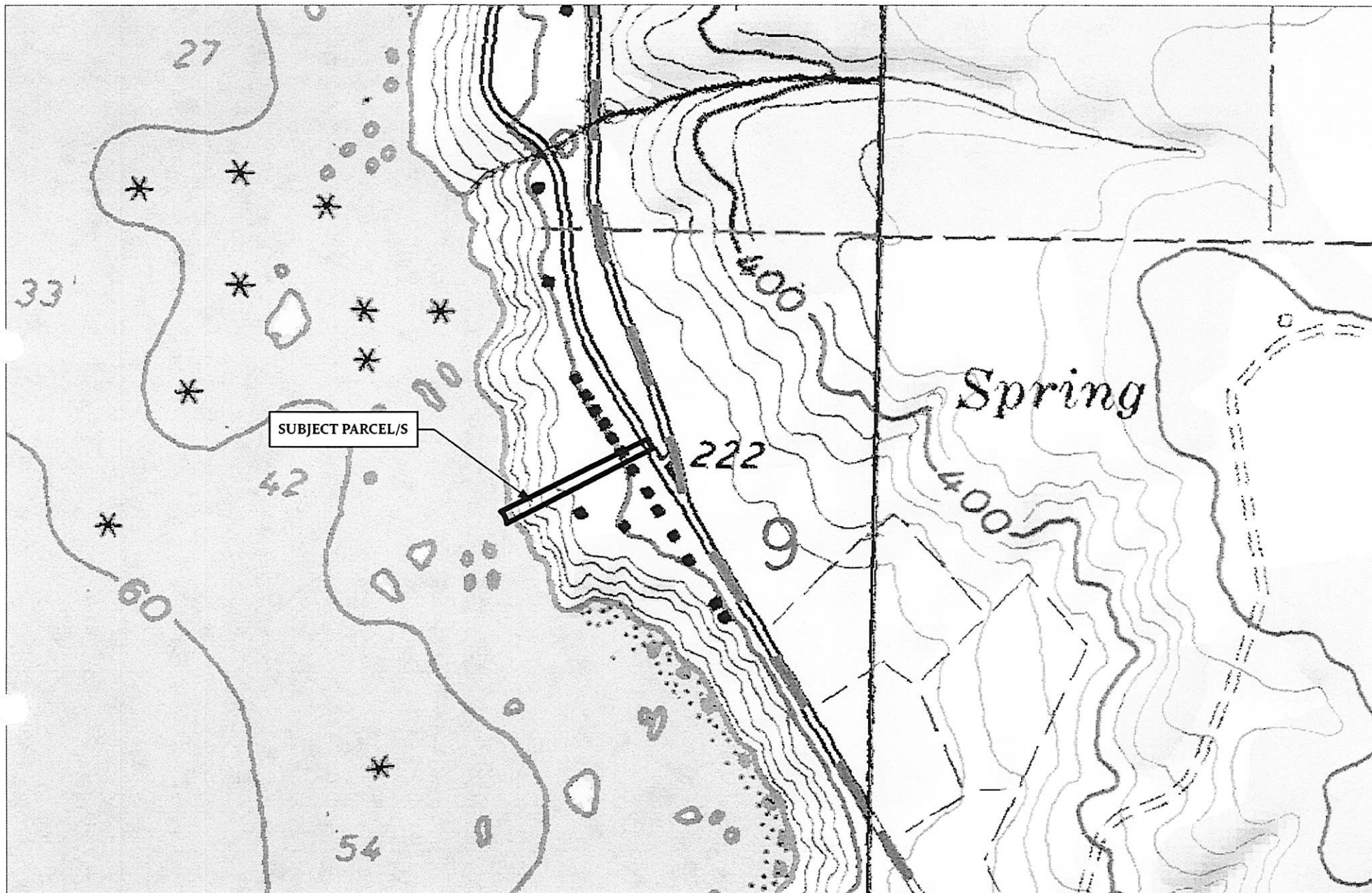


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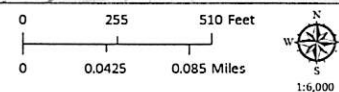
VICINITY MAP

Map produced by the Mendocino County Planning & Building Services, June, 2016
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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

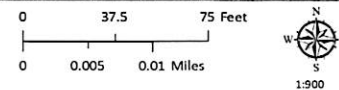


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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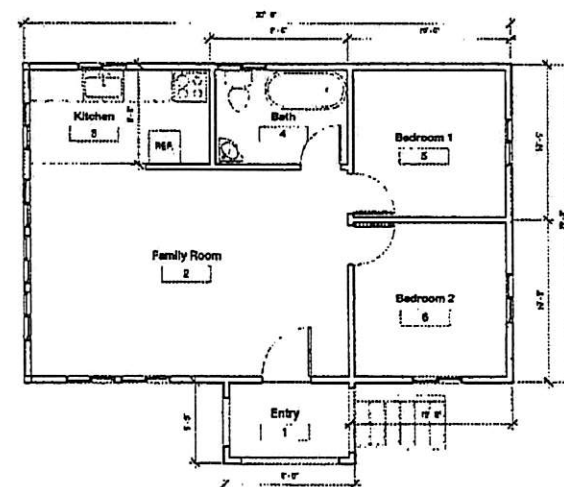
ADDRESS: 1380 Navarro Bluff Road, Albion

— Public Roads

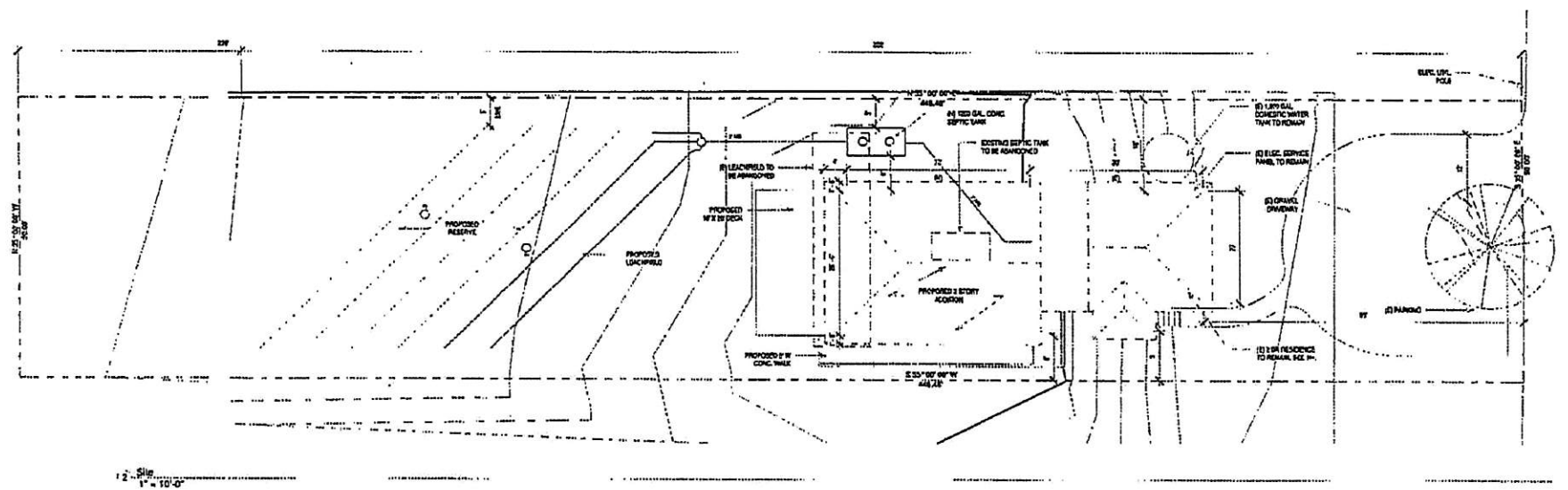


ESRI IMAGERY

Map produced by the Mendocino County Planning & Building Services, June, 2016
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(i) Existing Plan
 $1/4^d = 1 - 0.5$

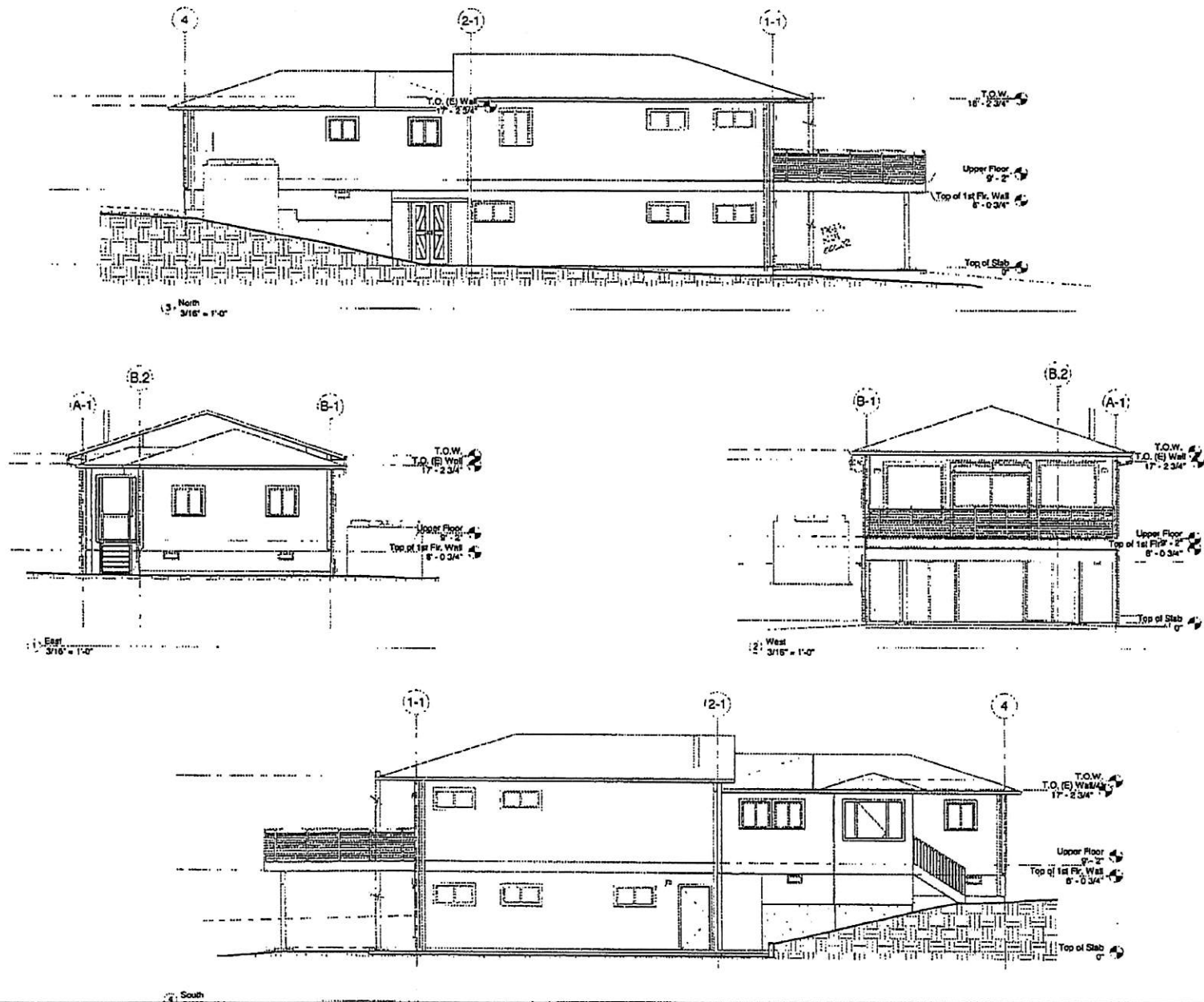


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NO SCALE

SITE PLAN

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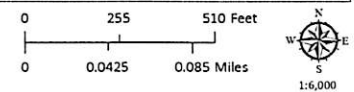
NO SCALE

ELEVATIONS



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
 Zoning Districts

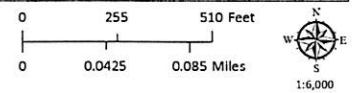


ZONING DISPLAY MAP



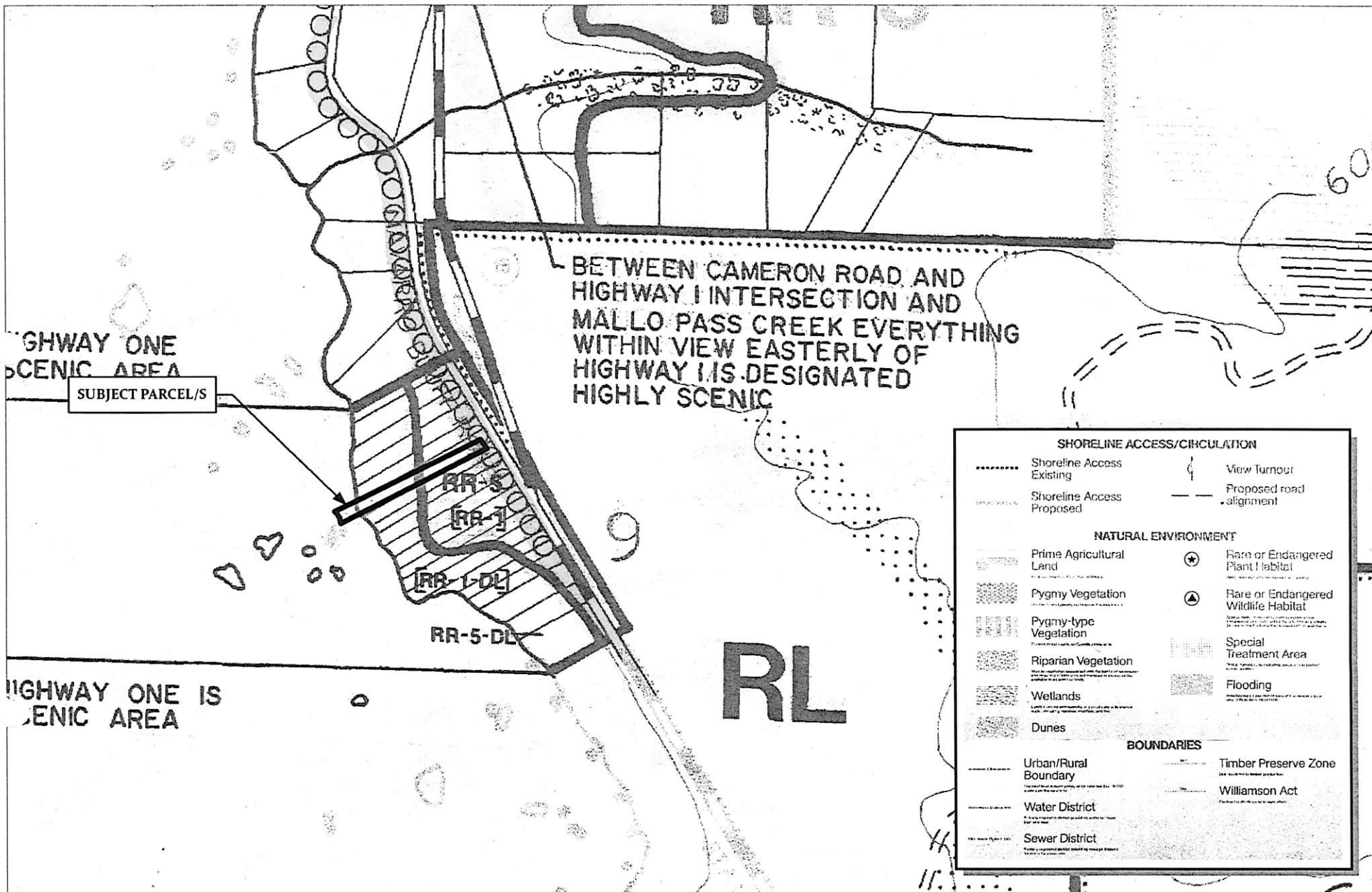
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 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

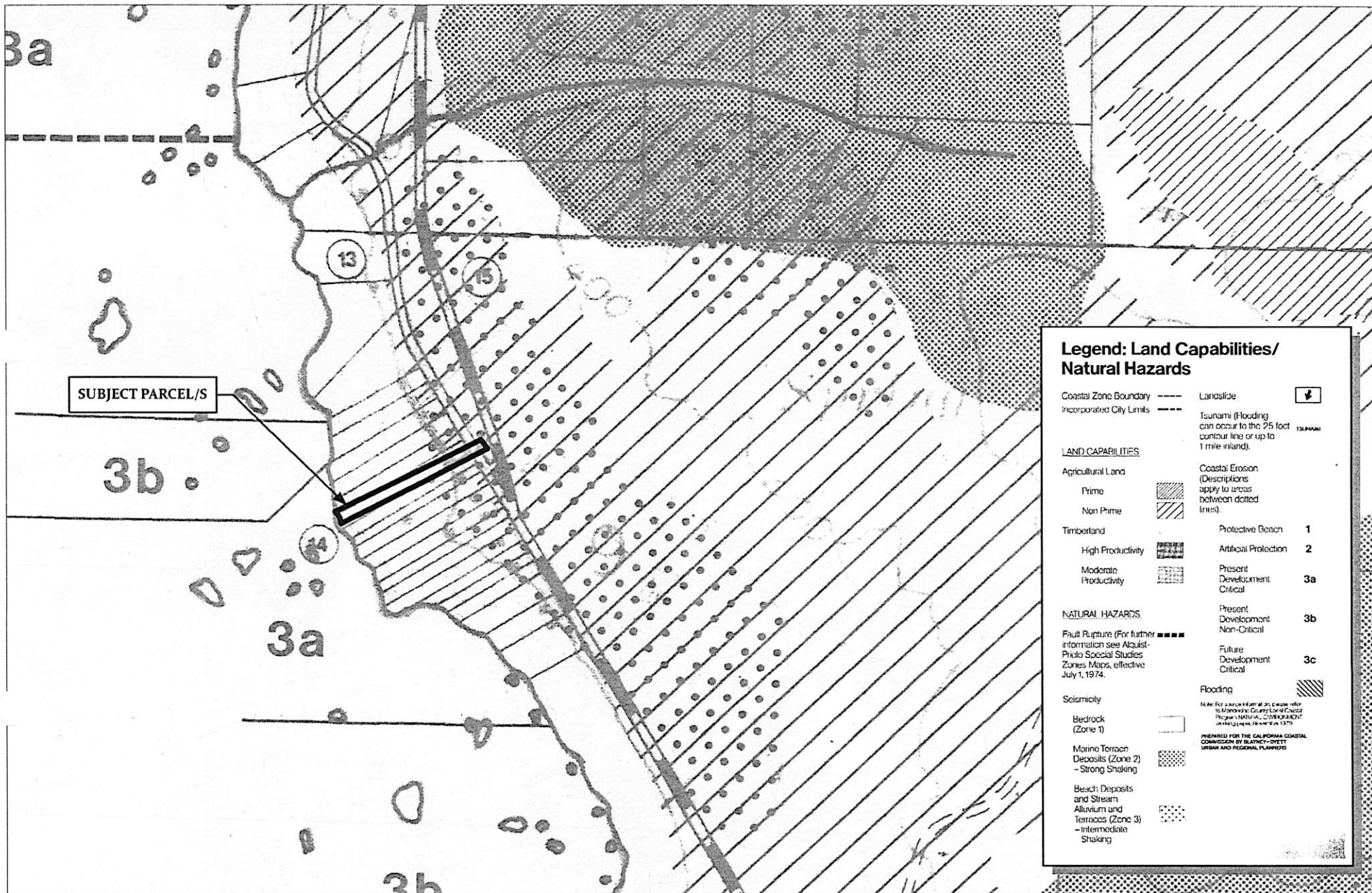
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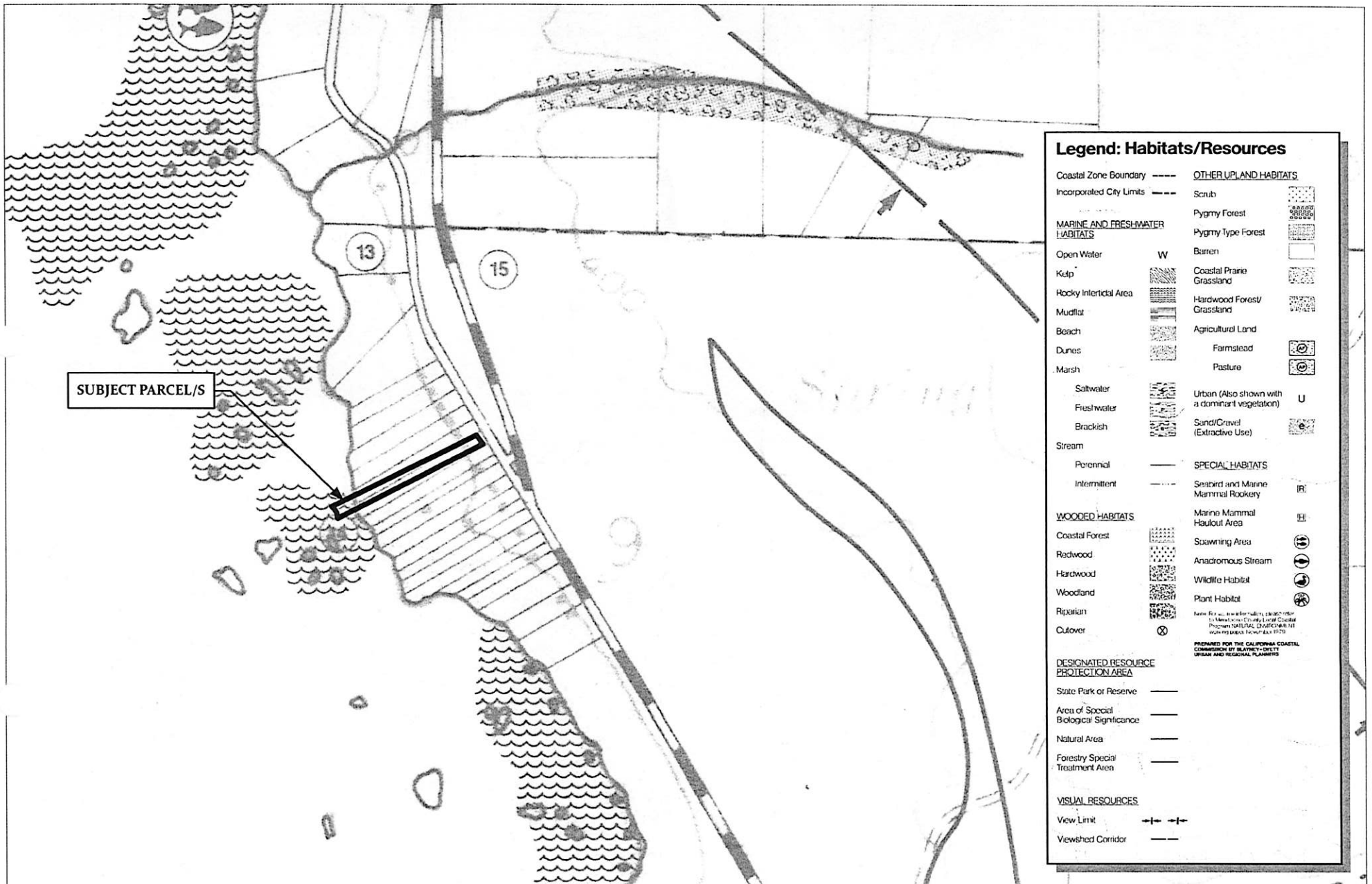
LCP LAND USE MAP 19: NAVARRO



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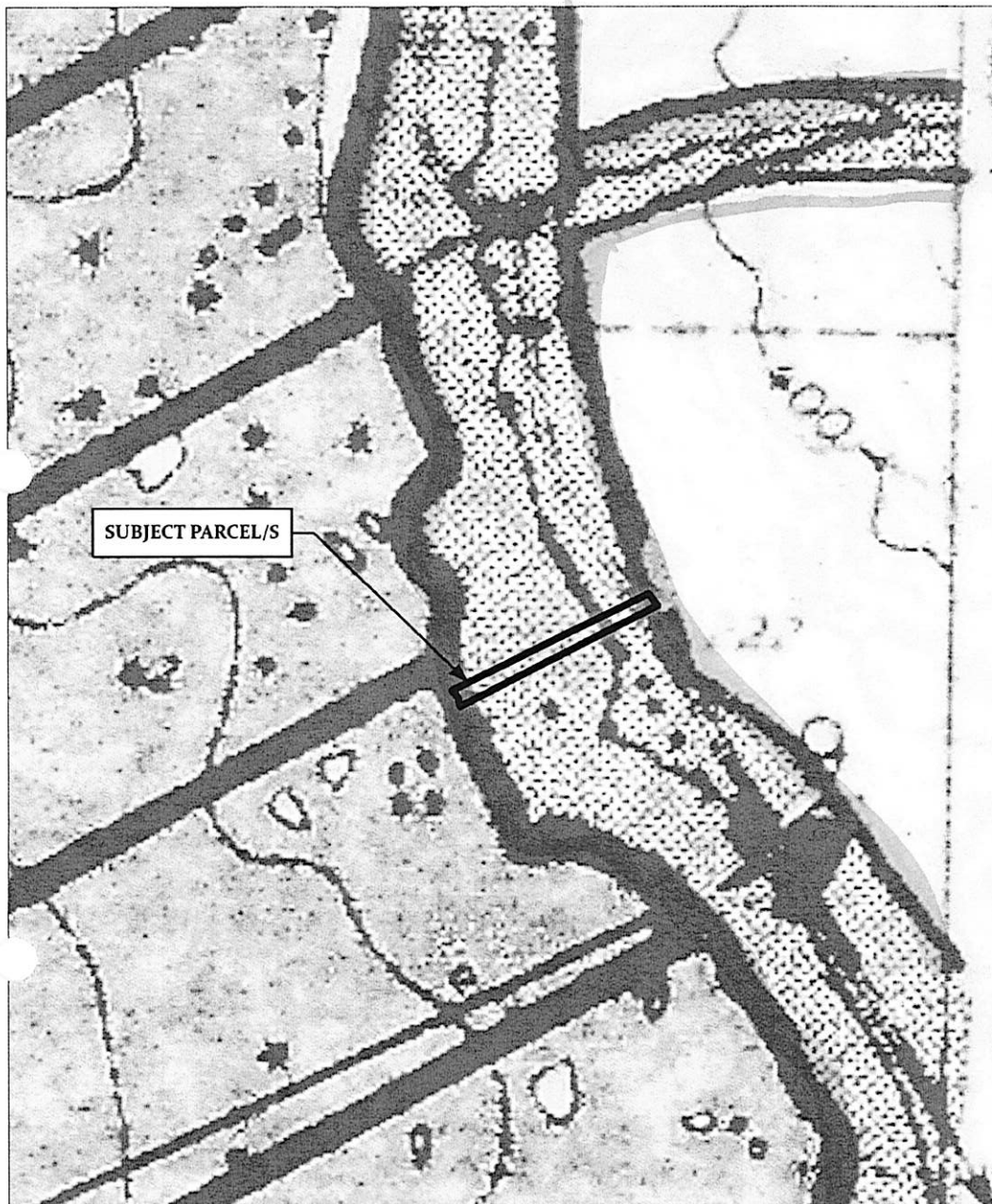
LCP LAND CAPABILITIES & NATURAL HAZARDS



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LCP HABITATS & RESOURCES

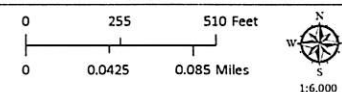


appealable

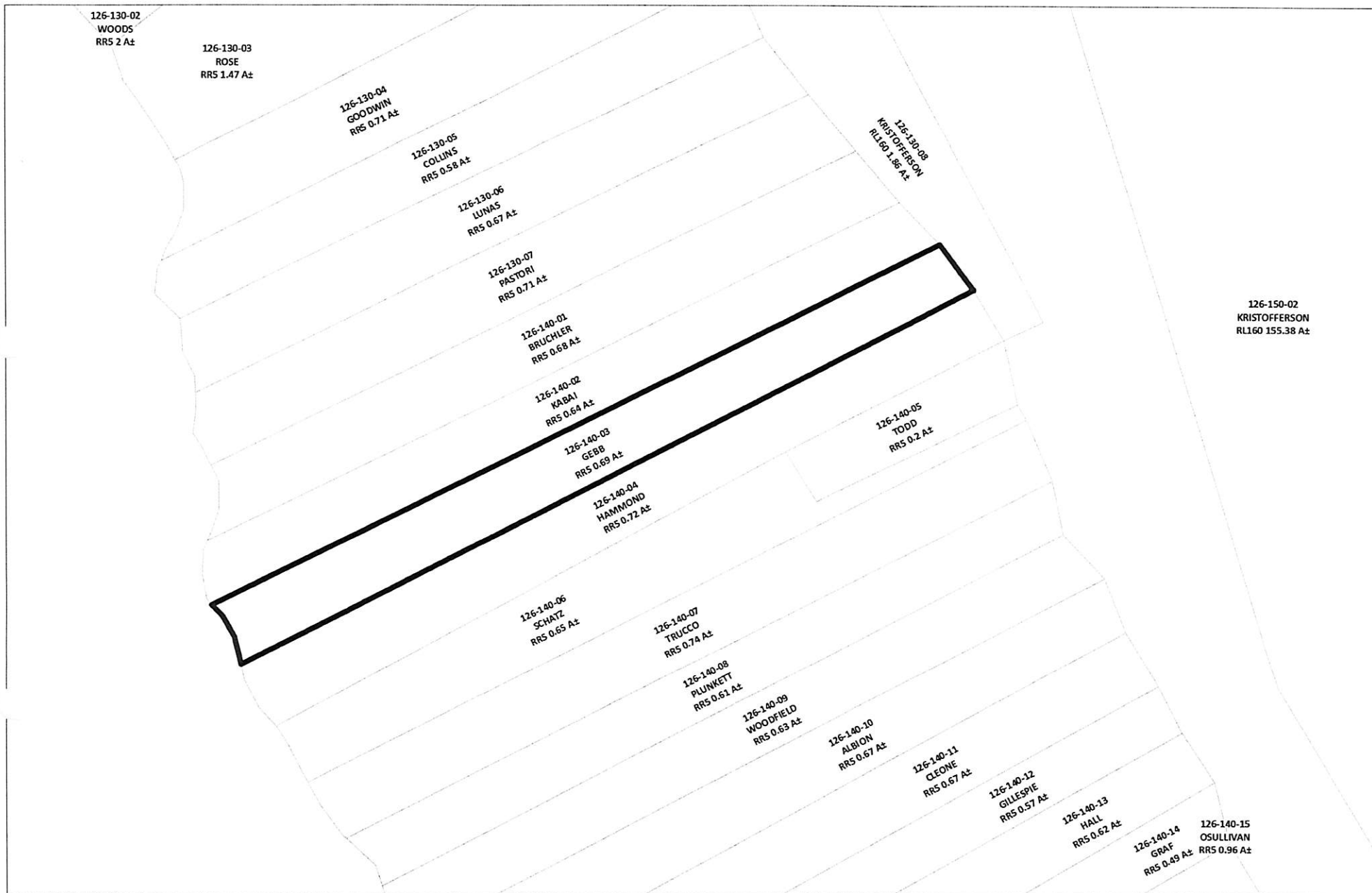


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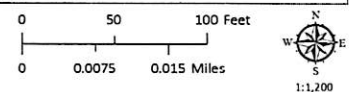
Map produced by the Mendocino County Planning & Building Services, June, 2016
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APPEALABLE AREAS

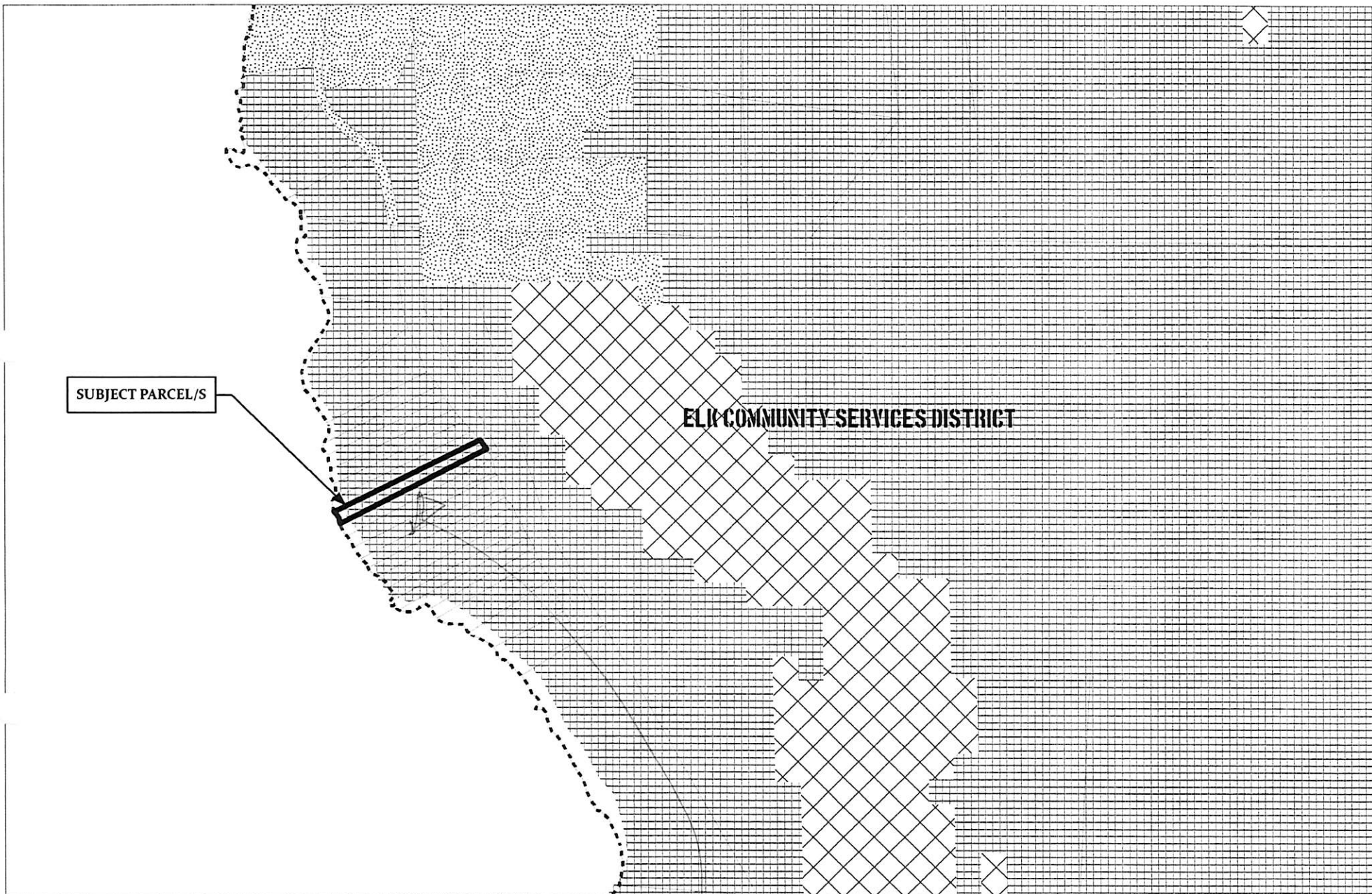


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ADJACENT PARCELS

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CASE: CDP 2016-0025
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County Fire Districts
Very High Fire Hazard
High Fire Hazard
Moderate Fire Hazard

0 255 510 Feet
0 0.0425 0.085 Miles
N
W E
S
1:6,000

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

Map produced by the Mendocino County Planning & Building Services, June, 2016
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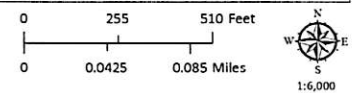
ADDRESS: 1380 Navarro Bluff Road, Albion



Flood Zone

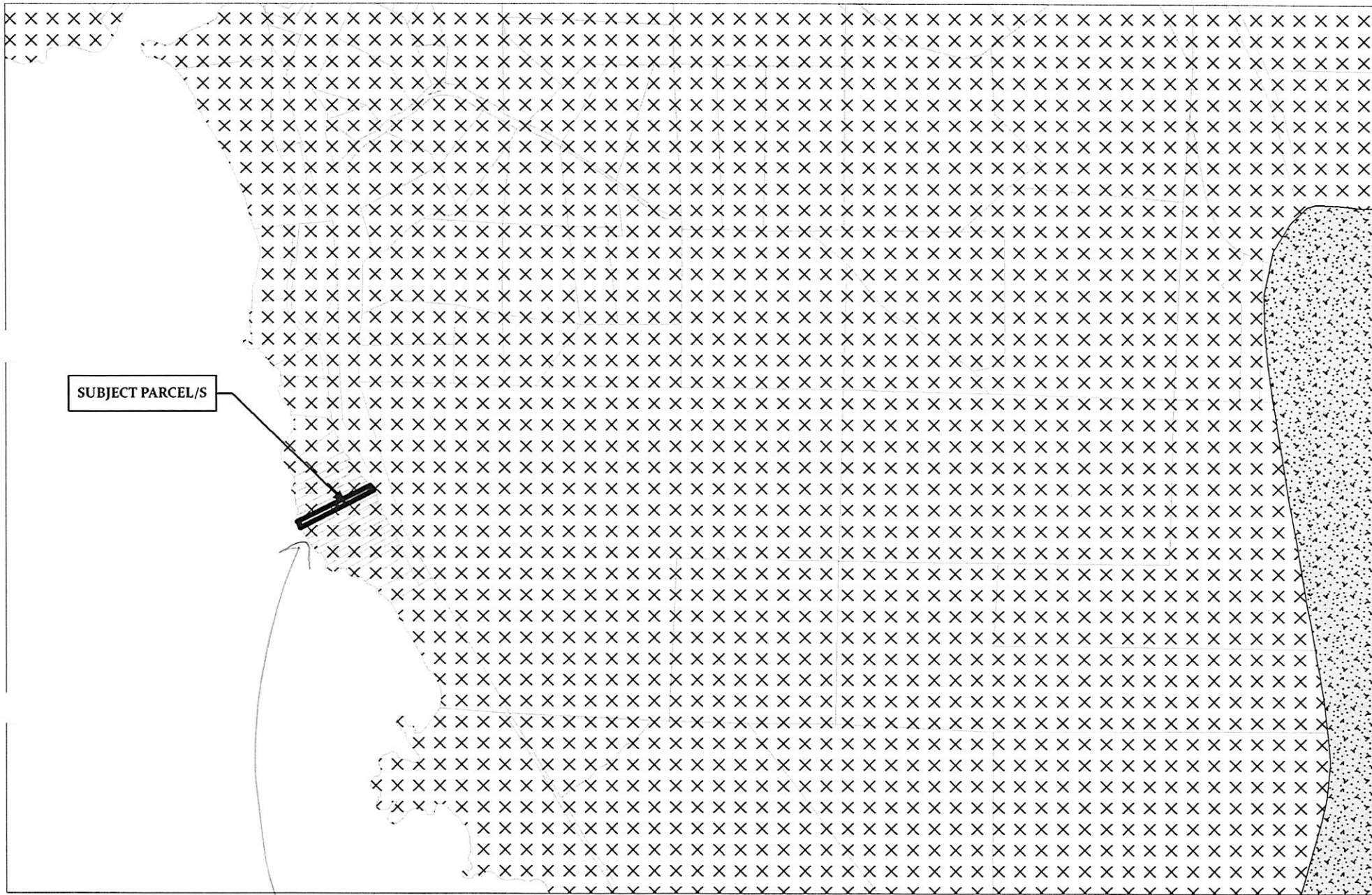


Tsunami Inundation Zones



FEMA FLOOD ZONE
NFIP MAPS, JUNE 2nd, 2011

Map produced by the Mendocino County Planning & Building Services, June, 2016
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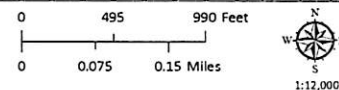
SUBJECT PARCEL/S

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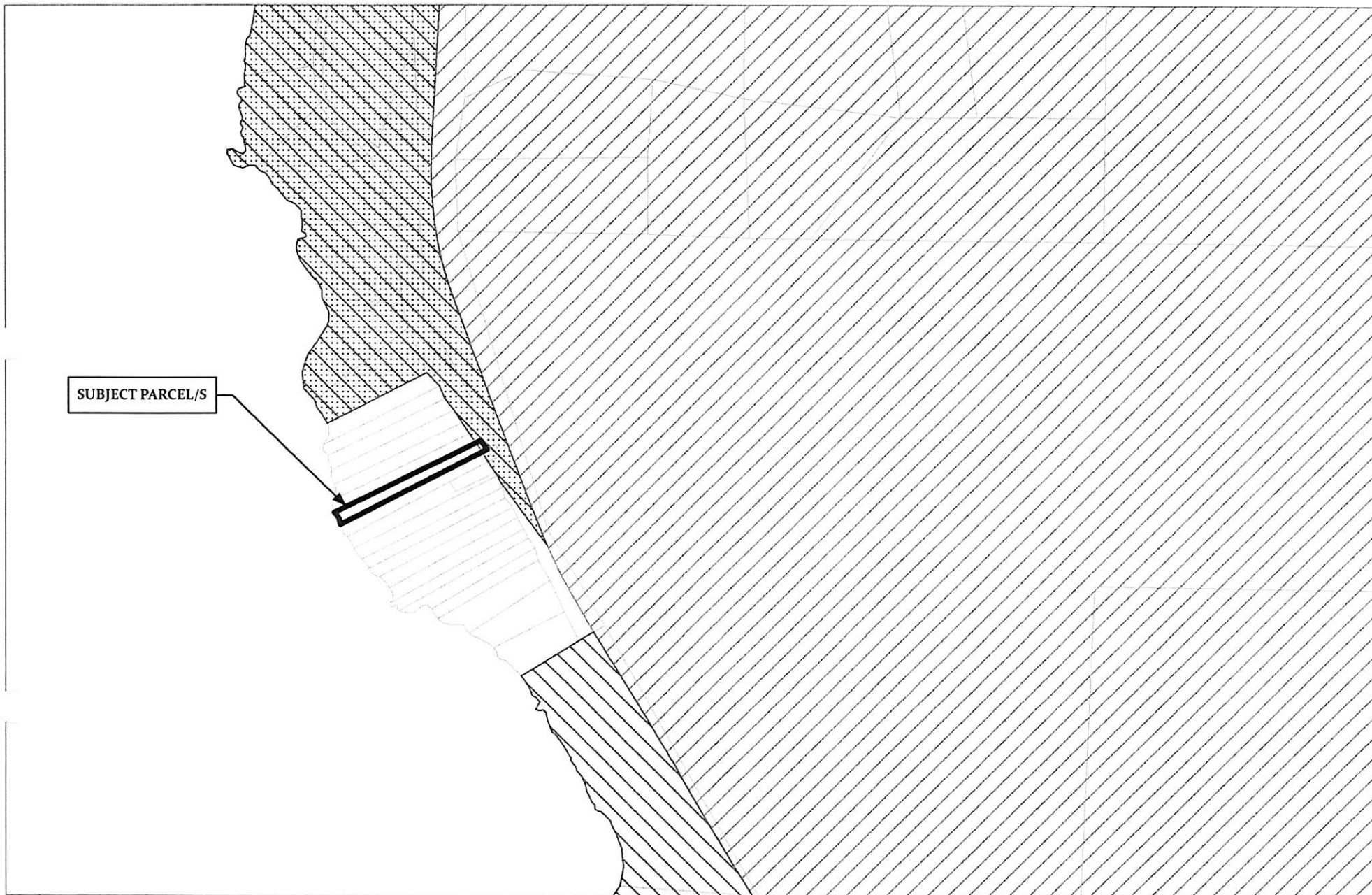
X X
v v Critical Water Areas

Critical Water Resources Bedrock






GROUND WATER RESOURCES

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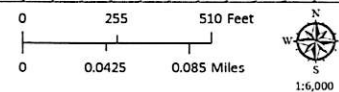


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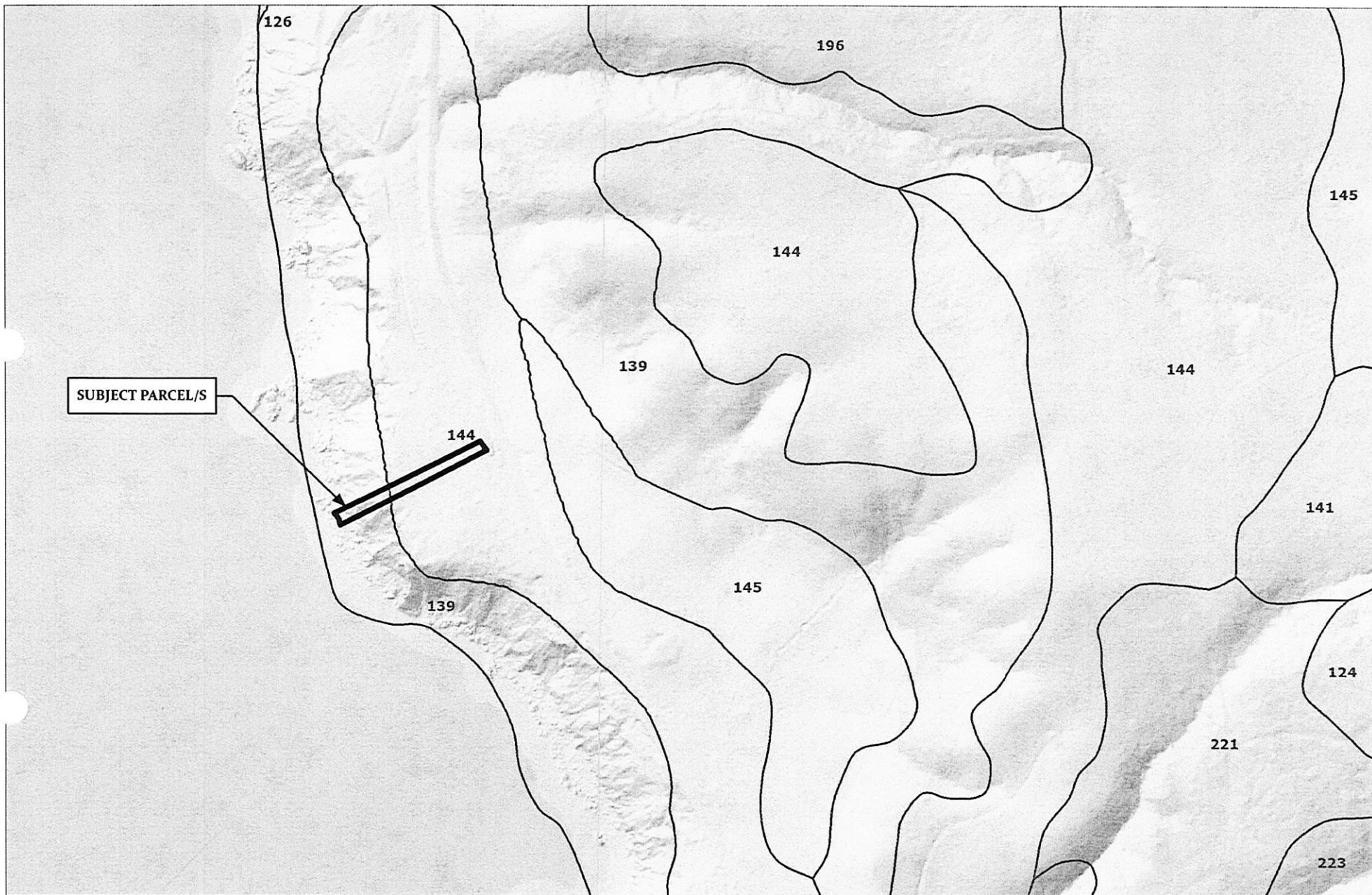
ADDRESS: 1380 Navarro Bluff Road, Albion

-  Tree Removal Area
 Highly Scenic Area
 Highly Scenic Area (Conditional)

≠ HSA

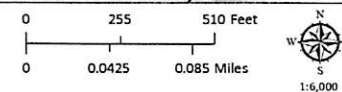


HIGHLY SCENIC & TREE REMOVAL AREAS

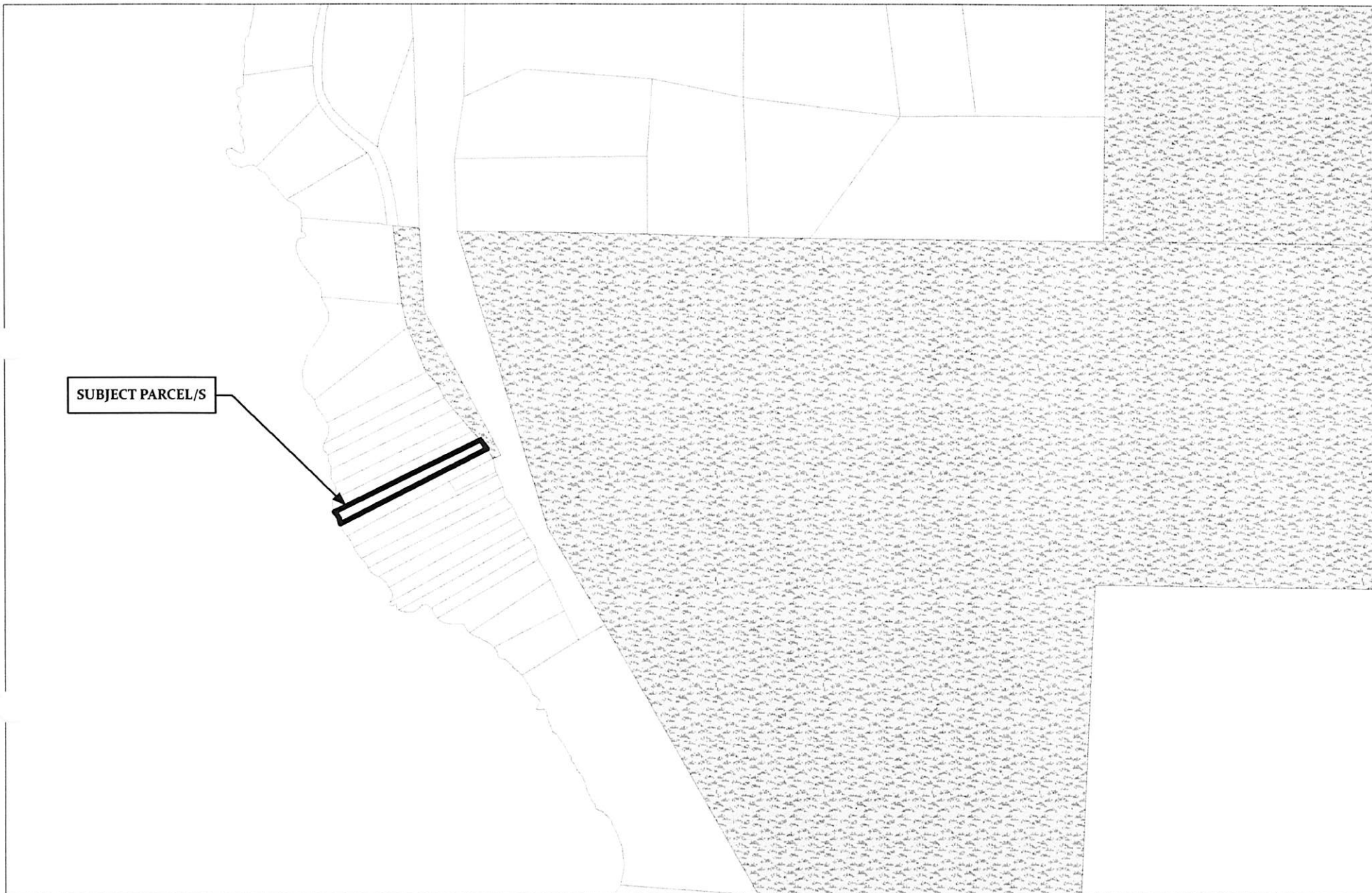


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 Western Soils



LOCAL SOILS



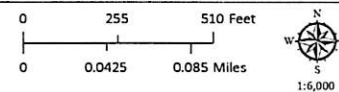
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Williamson Act 2015



Non-Prime Ag 2015



LANDS IN WILLIAMSON ACT CONTRACTS

COASTAL PERMIT APPROVAL CHECKLIST

CDP_2016-0025 (GEBB)
JANUARY 26, 2017

PROJECT TITLE: CDP_2016-0025

PROJECT LOCATION: 1380 Navarro Bluff Road
Albion, California 95437
APN: 126-140-03

**LEAD AGENCY NAME, ADDRESS
AND CONTACT PERSON:** Juliana Cherry, Planner III
Mendocino County, Planning and Building Services
120 West Fir Street
Fort Bragg, California 95437
707-964-5379

GENERAL PLAN DESIGNATION: Mendocino County General Plan – Coastal Element
Rural Residential, 5 acre min. lot sizes (RR-5 [RR-1])

ZONING DISTRICT Mendocino County Code – Division II
Rural Residential, 5 acre min. lot sizes (RR-5 [RR-1]) and
Rural Residential Development Limitations (RR5-DL [RR1-DL])

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SITE DESCRIPTION AND SETTING: The 0.42-acre (or 18,295-square-feet) site is located on the west side of Navarro Bluff Road, approximately 300-feet north-northwest of the intersection of Navarro Bluff Road and Highway 1, which is approximately 3-miles south of the community of Albion, at 1380 Navarro Bluff Road (APN126-140-03). The subject property is a bluff parcel with the ocean located directly west; development would be 450-feet or more from the bluff's edge. The property is relatively flat and is located on mapped Western Soils 139 and 144. The site is currently developed with a 600-square-foot single family residence and appurtenant development (septic tank, leach field, and 1,500-gallon water storage tank). The existing residence is located on the flat easterly portion of the site. The westerly portion of the property is within a Development Limitations (DL) combining zone, however all of the proposed development would occur on the easterly area of the property that does not have a DL combining designation.

The project site is mapped within a Critical Water Area and has sufficient water resources to support the proposed project.¹ The applicant has demonstrated deeded access to a spring located east of State Highway 1. Spring water is gravity fed to the property from a 5,000-gallon water storage tank located adjacent to the spring.

The existing primary land use is residential. The surrounding land uses to the north and south are designated Rural Residential, which are also residentially developed lots. East of the project site is a 154-acre parcel within the Range Land (RL) District, under Williamson Act Preserve contract, which is primarily used for agricultural purposes. This easterly parcel provides the project site with deeded access to spring water and accommodates a 5,000-gallon water storage that is plumbed to the 1,500-gallon water storage tank on the project site.

The property is located between the first public road and the sea. The site is not designated as a Highly Scenic Area. Public access to the shore is provided north of the subject site at Navarro Beach. There is a mapped public access route traveling between the Navarro River and Navarro Bluff Road, and along Navarro Bluff Road, as depicted on LCP Land Use Map 19 *Navarro*. Based on multiple site visits, PBS

staff has determined that this coastal access route has eroded near the northern terminus of Navarro Bluff Road.

DETERMINATION: The proposed project can satisfy all required findings for approval of a Coastal Development Permit, pursuant to Sections 20.532.095 and 20.532.100 of the Mendocino County Code, as individually enumerated in this Coastal Permit Approval Checklist.

| 20.532.095 Required Findings for All Coastal Development Permits | Inconsistent | Consistent (With Conditions of Approval) | Consistent (Without Conditions of Approval) | Not Applicable |
|--|--------------------------|--|---|--------------------------|
| (A) The granting or modification of any coastal development permit by the approving authority shall be supported by findings which establish the following: | | | | |
| (1) The proposed development is in conformity with the certified local coastal program. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (2) The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (3) The proposed development is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserves the integrity of the zoning district. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (4) The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (5) The proposed development will not have any adverse impacts on any known archaeological or paleontological resource. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (6) Other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (B) If the proposed development is located between the first public road and the sea or the shoreline of any body of water, the following additional finding must be made: | | | | |
| (1) The proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- **20.532.095(A)(1) The proposed development is in conformity with the certified local coastal program.**

☒ *Consistent (with conditions of approval)*

The Local Coastal Program (LCP) sets goals and policies for managing resource protection and development activity in the Coastal Zone of Mendocino County, an area that extends from the Humboldt County line to the Gualala River. The LCP addresses topics such as shoreline access and public trails; development in scenic areas, hazardous areas, and coastal bluffs; environmentally sensitive habitat areas; cultural resources; transportation; public services; and more. The LCP serves as an element of the General Plan and includes the Mendocino County Code (MCC). The policies of the LCP are certified consistent with the goals of the California Coastal Act.

Various aspects of the LCP are specifically addressed by separate Required and Supplemental Findings for Coastal Development Permits, including utilities, transportation, zoning, California Environmental Quality Act (CEQA) consistency, archaeological resources, public services, coastal access, and resource protection. The following is a discussion of elements of the LCP not specifically addressed elsewhere in this checklist.

General Plan Land Use – Rural Residential

The subject parcel is classified as Rural Residential (RR-5[RR-1]) or RR by the Coastal Element of the Mendocino County General Plan and is intended *“to encourage local, small-scale food production (farming) in areas which are not well suited for large scale commercial agriculture...[and] is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability.”*² The principally permitted uses designated for RR land use classification are *“residential and associated utilities, light agriculture, [and] home occupation.”*³ A residential addition would be consistent with the RR land use classification.

Hazards

Coastal Element Chapter 3.4 Hazards Management addresses seismic, geologic and natural forces within the Coastal Zone. Mapping does not associate the following with the subject site: faults, landslides, erosion, or flood hazards. The site is mapped as an ocean front parcel with bluff top geology. The proposed development would occur easterly of the Development Limitation (DL) boundary.

Seismic Activity: The property neither lies within, nor does it adjoin a mapped Alquist-Priolo Earthquake Fault Zone.⁴ The San Andreas Fault is located approximately 2 to 3 miles west of the project site. The project does not conflict with any state or local seismic hazard policy or plan.

Bluffs and Bluff Erosion: The proposed development would be setback 450-feet or more from the bluff's edge. The proposed location of development avoids construction within the westerly portion of the lot that is designated with the Development Limitations combining district.

Flooding: The project site is not located within the mapped 100 year flood zone.⁵ The *Tsunami Inundation Map for Emergency Planning* does not include this location.⁶ Therefore, no conditions are recommended to ensure consistency with flood policy.

Fire: The parcel is located in an area classified with a “High Fire Hazard” severity rating.⁷ The project application was referred to the California Department of Forestry and Fire Protection (CalFire) for input. CalFire File Number 127-16 includes comments regarding address, driveway, and defensible space and maintenance standards. Staff recommends a standard condition to address CalFire's request:

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

Visual Resources

Protection of visual resources is a specific mandate of Section 30251 of the Coastal Act, and is subsequently addressed in Chapter 3.5 of General Plan's Coastal Element and implemented by MCC Chapter 20.504. The subject parcel is not located within a mapped Highly Scenic Area, as depicted on LCP Map 19 *Navarro*. No new exterior lighting is proposed. Staff recommends a standard condition that would require exterior lights to comply with County policies.

Standard Condition: Prior to issuance of a building permit in reliance on Coastal Development Permit CDP_2016-0025, the applicant shall submit an exterior lighting plan and design details or manufacturer's specifications for all exterior lighting fixtures. Exterior lighting shall be kept to the minimum necessary for safety and security purposes and shall be downcast and shielded, and shall be positioned in a manner that will not shine light or allow light glare to extend beyond the boundaries of the parcel in compliance with Section 20.504.035 of the Mendocino County Code.

- **20.532.095(A)(2) The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities.**

☒ *Consistent (without conditions of approval)*

Utilities

The proposed project includes construction of a 1,664-square-foot, two-story addition to an existing single family residence. Electric service is available. Propane gas is provided by a local fuel company. The parcel is located within a Critical Water Area as established by the *Mendocino County Coastal Groundwater Study*.⁸ An existing 1,500-gallon water storage tank is served by an off-site, deeded-access spring. The existing septic tank and leach field areas are proposed to be abandoned. A new septic tank and leach field would be installed. The Department of Environmental Health has reviewed the proposed project and stated that they have no additional comments or requested conditions of approval.

Access Roads

The parcel is accessed by an existing driveway on Navarro Bluff Road. The Mendocino County Department of Transportation (MDOT) was invited to provide comment on the application. Letters to Planning and Building Services from MDOT provided no comment on the project. The California Department of Transportation (Cal Trans) did not respond to a request for comments. The proposed development is served by adequate access roads that would not be altered by the proposed project.

- **20.532.095(A)(3) The proposed development is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserves the integrity of the zoning district.**

☒ *Consistent (without conditions of approval)*

Intent: The subject parcel is zoned Rural Residential specifying a minimum parcel size of 5-acres (RR:5 [RR-1]). The intent of the RR zoning district is *"to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability."*⁹ Single-family residences satisfy the intent of the RR District.

Use: The existing parcel is currently developed with a single-family residence. This is a principally permitted use in the RR district. This land use would continue under the applicant's proposal.

Yards: MCC §20.376.030 specifies the required minimum setback for front and rear yards is 20-feet. Minimum side yards are 6-feet. The existing and proposed front yard setback is 55-feet and the existing and proposed rear yard setbacks are well over 20-feet. The front and rear yards would conform to the requirements of the RR District. The proposed addition includes a 16-foot north side yard and an 8-foot south side yard. The proposal also complies with CalFire yard requirements for parcels less than one-acre in area.

Height: MCC §20.376.045 specifies the maximum permitted building height in the RR zoning district is 28-feet above natural grade. The height of the proposed addition is 23-feet; therefore, the proposed building height would conform to the height requirements in the RR District.

Lot Coverage: MCC §20.376.065 specifies the maximum permitted lot coverage in the RR District is 20% for parcels less than 2-acres in size. The parcel is approximately 0.42-acres (18,295-square-feet). Maximum lot coverage would be approximately 3,659-square-feet. The proposed lot coverage would be

approximately 1,132-square-feet; therefore, the proposed lot coverage would conform to MCC §20.376.065 requirements.

- **20.532.095(A)(4) The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.**

☒ *Consistent (without conditions of approval)*

A Class 3(a) Categorical Exemption from CEQA, pursuant to Section 15303, for new construction or conversion of small structures.

- **20.532.095(A)(5) The proposed development will not have any adverse impacts on any known archaeological or paleontological resource.**

☒ *Consistent (with conditions of approval)*

For small projects such as remodels, additions, small outbuildings (projects with minimal earthwork), Planning and Building Services procedure is to not refer these types of projects to either California Historic Resource Information System (CHRIS) or the Mendocino County Archaeological Commission. PBS procedure (as detailed in a Staff Memorandum) was reviewed by the Mendocino County Archaeological Commission in 2005 and again in 2014 and was determined to be an appropriate guidance document for which projects would require archaeological review. A Standard Condition advises the applicant of the Discovery Clause, which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project, and states:

Standard Condition: If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant 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 resource(s) in accordance with Section 22.12.090 of the Mendocino County Code.

- **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 proposed development.**

☒ *Consistent (without conditions of approval)*

Expanding the existing single-family residence would not generate a significant amount of new utility demand or additional vehicle trips per day.

- **20.532.095(B)(1) If the proposed Development is located between the first public road and the sea or the shoreline of any body of water, the following additional finding must be made: The proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan.**

☒ *Consistent (without conditions of approval)*

The property is located between the first public road and is mapped within the Appeal Jurisdiction of the California Coastal Commission. LCP Map 19 *Navarro* shows planned public access in front of the subject property on Navarro Bluff Road. Staff finds the project would have no effect on public access to the coast.

¹ *Ground Water Resources* [map]. 1:12,000. Mendocino County Planning and Building Services (2016).

² Coastal Element Chapter 2.2 Description of Land Use Plan Map Designations. Mendocino County General Plan. 2011. Available via http://www.co.mendocino.ca.us/planning/pdf/Chapter_2RR.pdf

³ *ibid*

⁴ State of California, CGS Information Warehouse: Regulatory Maps, Department of Conservation, California Geological Survey, 2015. Available via <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>

⁵ *Mendocino County and Incorporated Areas* [map]. 2011. Flood Insurance Rate Map, Panel 1392, Number 06045C1392FF. Federal Emergency Management Agency. Available via <https://msc.fema.gov/portal/search?AddressQuery=45601%20S%20Caspar%20Drive%2C%20Mendocino%2C%20CA#searchresultsanchor>

⁶ *Tsunami Inundation Map for Emergency Planning Albion Quadrangle Elk Quadrangle*. 2009. California Emergency Management Agency.

⁷ *Fire Hazard Severity Zones in SRA* [map]. 2007. 1:150,000. Fire and Resource Assessment Program, California Department of Forestry and Fire Protection.

⁸ Ground Water Resources [map]. *ibid*

⁹ Mendocino County Coastal Zoning Code §20.376.005 (2011).

Resolution Number _____

County of Mendocino
Ukiah, California
JANUARY 26, 2017

CDP_2016-0025 GEBB CHESTER S & ANNE J HARRIS

RESOLUTION OF THE COASTAL PERMIT ADMINISTRATOR,
COUNTY OF MENDOCINO, STATE OF CALIFORNIA, ADOPTING A
CATEGORICAL EXEMPTION FROM CEQA AND GRANTING A
STANDARD COASTAL DEVELOPMENT PERMIT FOR
CONSTRUCTION OF A 1,664 -SQUARE-FOOT ADDITION TO AN
EXISTING RESIDENCE AND OTHER APPURTANT DEVELOPEMENT.

WHEREAS, the applicants, CHESTER GEBB S & ANNE J HARRIS, filed an application for Standard Coastal Development Permit with the Mendocino County Department of Planning and Building Services for the construction of a 1,664 -square-foot addition to an existing residence on a site located on the west side of Navarro Bluff Road approximately 300-feet north-northwest of its intersection with Highway 1 at 1380 Navarro Bluff Road, Albion (APN 126-140-03); General Plan RR-5 [RR-1]; Zoning RR5-DL [RR1-DL]; Supervisorial District 5; (the "Project"); and

WHEREAS, a Categorical Exemption from the California Environmental Quality Act (CEQA) was prepared for the Project and noticed and made available for agency and public review on December 23, 2016 in accordance with the CEQA and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Coastal Permit Administrator held a public hearing on January 26, 2017, at which time the Coastal Permit Administrator heard and received all relevant testimony and evidence presented orally or in writing regarding the Categorical Exemption and the Project. All interested persons were given an opportunity to hear and be heard regarding the Categorical Exemption and the Project; and

WHEREAS, the Coastal Permit Administrator has had an opportunity to review this Resolution and finds that it accurately sets for the intentions of the Coastal Permit Administrator regarding the Categorical Exemption and the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Coastal Permit Administrator makes the following findings:

1. The proposed addition to an existing single-family residence is a principally permitted Coastal Residential land use and conforms to the certified Local Coastal Program Policies 2.2, because the proposed addition is an expansion of an existing single family residence; and
2. The existing single-family residence, and the proposed addition, is provided with adequate utilities, access roads, drainage and other necessary facilities as the site has access to spring water, the existing septic would be replaced, and the existing leach field would be replaced; and
3. The proposed addition to the an existing single-family residence and relocation of the septic system is consistent with the purpose and intent of the Rural Residential District applicable to the property, as well as the provisions of Division II and preserves the integrity of the RR District; and
4. The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.
5. The proposed development will not have any adverse impacts on any known archaeological or paleontological resource.

6. Other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the single-family residence and would not increase the use of solid waste or public roadway use.
7. The proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan. Coastal Access Trails are mapped following the nearby bluffs and Navarro Bluff Road.

BE IT FURTHER RESOLVED that the Coastal Permit Administrator hereby adopts the Categorical Exemption. The Coastal Permit Administrator certifies that the Categorical Exemption has been completed, reviewed, and considered, together with the comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Categorical Exemption reflects the independent judgment and analysis of the Coastal Permit Administrator.

BE IT FURTHER RESOLVED that the Coastal Permit Administrator hereby grants the requested Standard Coastal Development Permit, subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Coastal Permit Administrator designates the Secretary as the custodian of the document and other material, which constitutes the record of proceedings upon which the Coastal Permit Administrator decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Coastal Permit Administrator action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: ADRIENNE THOMPSON
Commission Services Supervisor

BY: STEVE DUNNICLIFF
Director/Coastal Permit Administrator

By: _____

EXHIBIT A

CONDITIONS OF APPROVAL

CDP_2016-0025

January 26, 2017

A Coastal Development Standard Permit request to construct a 1,664-square-foot addition to an existing single-family residence, to abandon the existing septic tank and leach field area, and to install a new leach field, new replacement leach-field area, and new septic tank..

APPROVED PROJECT DESCRIPTION: A Coastal Development Standard Permit to construct a 1,664-square-foot addition to an existing single-family residence, to abandon the existing septic tank and leach field area, and to install a new leach field, new replacement leach-field area, and new septic tank.

CONDITIONS OF APPROVAL:

1. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant 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 resource(s) in accordance with Section 22.12.090 of the Mendocino County Code.
2. 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 ten (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.
3. To remain valid, progress towards completion of the project must be continuous. The applicant has sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
4. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division III of Title 20 of the Mendocino County Code.
5. 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 Planning Commission.
6. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
7. The applicant 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.
8. 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.
- 9. 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.
- 10. Prior to issuance of a building permit in reliance on Coastal Development Permit CDP_2016-0025, the applicant shall submit an exterior lighting plan and design details or manufacturer's specifications for all exterior lighting fixtures. Exterior lighting shall be kept to the minimum necessary for safety and security purposes and shall be downcast and shielded, and shall be positioned in a manner that will not shine light or allow light glare to extend beyond the boundaries of the parcel in compliance with Section 20.504.035 of the Mendocino County Code.