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**PERMIT ADMINISTRATOR STAFF REPORT  
STANDARD COASTAL DEVELOPMENT PERMIT AMENDMENT**

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**APRIL 27, 2017  
CDPM\_2016-0004**

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**SUMMARY**

**OWNER:** KEVIN D & LAUREL A HILL- WARD  
6873 STATE HIGHWAY #162  
WILLOWS, CA 95988

**APPLICANT/AGENT:** FRANK M. GLAZEWSKI  
PO BOX 8066  
CHICO, CA 95927

**REQUEST:** Coastal Development Permit CDP\_2009-0031, approved April 22, 2010, and renewed through 2016, authorized construction of a 3,222± square-foot, single family residence with a maximum height of 18 feet and an attached garage. Associated developments include installation of the septic system, propane tank, water tank, and drainage swales. Existing improvements include driveway and well. CDPM\_2016-0004 proposes to amend CDP\_2009-0031 to authorize the construction of a 4,171± square foot single family residence with attached garage with a maximum height of 18 feet. Associated developments include the installation of the septic system, propane tank, water tank, and 165± foot driveway. Existing improvements include driveway and well.

**DATE DEEMED COMPLETE:** 10/11/2016

**APPEALABLE AREA:** Yes- Highly Scenic Area, West of 1st Public Road, and ESHA.

**LOCATION:** In the Coastal Zone, 2.5 miles north of Fort Bragg, on the west side of Highway 1, approximately 500 feet from its intersection with Meghan Lane (private), at 33061 Meghan Lane (APN 069-171-45).

**TOTAL ACREAGE:** 2± acres

**GENERAL PLAN:** Rural Residential 5 acre minimum with an alternate density of 2 acre minimum (RR5[2])

**ZONING:** Rural Residential 5 acre minimum (RR5)

**SUPERVISORIAL DISTRICT:** 4

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt - 15303 Class 3(a) – New construction of a single-family residence.

**RECOMMENDATION:** Approve with conditions.

**STAFF PLANNER:** ROBERT LAPORTE

**PROJECT BACKGROUND:** On April 22, 2010, a Coastal Development Permit (CDP\_2009-0031) was approved for the subject property which authorized construction of a single family residence and associated improvements. The development approved in the CDP was never initiated but the permit was continuously renewed through 2016. On September 9, 2016, an application was submitted for a modification to CDP\_2009-0031. The modification application proposes a single family residence of greater size in a new location on the lot. Given the site history and the sensitive coastal resource under consideration, Staff found that the shift in location and modified size of the residence are material changes and that a public hearing is an appropriate forum for consideration of the proposed

modification. (See file Memorandum dated January 20, 2017) On January 27, 2017, the Director of Planning and Building Services concurred with Staff's recommendation that the proposed modification was material. In accordance with MCC Sec.20.536.020(C)(1), the proposed changes were found to be material by the Director. Material amendments to a coastal development permit require a public hearing.

**PROJECT DESCRIPTION:** CDPM\_2016-0004 would amend CDP\_2009-0031 to authorize the construction of a 4,171± square foot single family residence with attached garage with a maximum height of 18 feet. Associated developments include the installation of the septic system, propane tank, water tank, and 165± foot driveway. Existing improvements include driveway and well.

**APPLICANT'S STATEMENT:** New single family residence with attached garage. New septic system and driveway. Minimal grading required. Well is existing. Utilities are located on the site.

**RELATED APPLICATIONS:**

On-Site:

- **CDP\_2009-0031:** Coastal Development Permit, approved April 22, 2010 and renewed through 2016, authorized construction of a 3,222± square foot, single family residence with a maximum height of 18 feet and an attached garage. Associated developments include installation of the septic system, propane tank, water tank, and drainage swales. Existing improvements include driveway and well.
- MS 23-92 created the subject parcel.

In Vicinity:

- **CDP\_2014-0007:** Approved construction of a new 4,156± square foot, single story, 18 foot high, single family dwelling with attached garage, gravel driveway, well, septic, and water storage tank. This CDP is for the property directly east of the subject property and was appealed in part because of visual resource concerns and the siting of the residence on the northern portion of the lot.
- **CDP\_2009-0034:** Approved an 18-foot tall, 3,110± square foot single family residence for the property directly south of the subject parcel.
- **CDP\_1997-0070:** Approved an 18-foot tall, 2,000± square foot single family residence two parcels east of the subject parcel.

**SITE CHARACTERISTICS:** The 2± acre subject parcel is situated in the Coastal Zone, 2.5 miles north of Fort Bragg approximately 500 feet from its intersection with Meghan Lane (private), at 33061 Meghan Lane (APN 069-171-45). The subject parcel is located west of Highway 1 in a mapped Highly Scenic Area, and east of the adjacent public trail known as the Old Haul Road. The parcel to the north is a vacant Rural Residential lot and the parcels to the east and south are developed with single family residences. Existing development on the subject parcel consists of a well and gravel driveway.

**TABLE 1 - SURROUNDING LAND USE AND ZONING:**

	GENERAL PLAN	ZONING	LOT SIZES	USES
<b>NORTH</b>	Rural Residential 5[2] (RR5[2])	Rural Residential 5 (RR5)	18.2± acres	Vacant
<b>EAST</b>	Rural Residential 5[2] (RR5[2])	Rural Residential 5 (RR5)	2.0± acres	Single-Family Residential
<b>SOUTH</b>	Rural Residential 5[2] (RR5[2])	Rural Residential 5 (RR5)	2.2± acres	Single-Family Residential
<b>WEST</b>	Open Space DPR (OSDPR)	Open Space (OS)	2.5± acres	Haul Road & Open Space

**PUBLIC SERVICES:**

Access: Meghan Lane (Private)  
Fire District: Fort Bragg Rural Fire District / CalFire  
Water District: None  
Sewer District: None  
School District: Fort Bragg School District

**AGENCY COMMENTS:** On 10/12/2016 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. A summary of the submitted agency comments are listed below in Table 2. Any comment that would trigger a project modification or denial is discussed in full as key issues in the following section.

**TABLE 2 – SUMMARY OF AGENCY REFERRALS:**

REFERRAL AGENCIES	RELATED PERMIT	COMMENT	DATE
Department of Transportation	-	No Comment	10/13/2016
Environmental Health-Fort Bragg	-	Comments	10/26/2016
Building Services-Fort Bragg PBS	-	No Response	-
Planning-Ukiah PBS	-	No Comment	10/20/2016
Assessor	-	No Response	-
CA Department of Fish and Wildlife	-	No Response	-
Coastal Commission	-	No Response	-
US Fish & Wildlife Service	-	No Response	-
Fort Bragg Fire District	-	Comments	10/20/2016
Department of Forestry / CalFire	-	No Comment	11/20/2014
Department of Parks & Recreation	-	No Response	-
Cloverdale Rancheria	-	No Response	-
Redwood Valley Rancheria	-	No Response	-
Sherwood Valley Band of Pomo Indians	-	No Response	-
Fort Bragg School District	-	No Response	-

### **KEY ISSUES**

#### **1. General Plan and Zoning Consistency:**

**General Plan Land Use:** The subject parcel is classified as Rural Residential by the Coastal Element of the Mendocino County General Plan, which is intended “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” (MCC Section 20.376.05). The principally permitted use designated for the Rural Residential land use classification is “one dwelling unit per existing parcel and associated utilities, light agriculture and home occupation” (Chapter 2.2 of the County of Mendocino General Plan).

The proposed project consists of a single family residence and associated improvements. A single family residence is a principally permitted use and is therefore consistent with the Rural Residential classification of the Coastal Element of the Mendocino County General Plan.

**Zoning:** The subject parcel is zoned Rural Residential as shown on the Zoning Display Map. The intent of the Rural Residential 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” (MCC Section 20.376.05). The proposed residential use would have minimal impact on the agricultural viability of the parcel and is consistent with the intent and principally permitted uses of the Rural Residential zoning district. The proposed development consists developing a new single-family residence and associated improvements, which is consistent with the principle permitted use in the Rural Residential district. As discussed in the Coastal Permit Checklist, the proposed development is consistent with the density, yard, height, and lot coverage standards for the zoning district. Without any conditions of approval, 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.

## 2. Natural Resources:

The certified Mendocino County LCP includes sections of both the MCC and the Coastal Element of the General Plan addressing Environmentally Sensitive Habitat Areas (ESHA). The MCC states that development having the potential to impact an ESHA shall be subject to a biological survey, prepared by a qualified biologist, to determine the extent of sensitive resources, to document potential negative impacts, and to recommend appropriate mitigation measures.

A biological scoping survey<sup>1</sup>, wetland delineation addendum<sup>2</sup>, and subsequent biological update<sup>3</sup> submitted with the proposed modification detail the identified wetland Environmentally Sensitive Habitat Area (ESHA) on the subject property. The biological update submitted with the current application confirms the same wetland sensitive habitat area conditions as previously documented by Galloway in 2004 and Richmond in 2008. The previous project on the site (CDP #31-2009) was approved with a reduced buffer of fifty (50) feet from the wetland. The modified project proposal maintains the same 75-foot distance from the wetland and is a project very similar in location and scale as the previously approved project. The current project proposal incorporates native plantings between the residence and the wetland buffer edge as part of the landscape plan. In addition to the landscape plan, the proposed drainage plan and construction phase BMPs (discussed in the Erosion and Drainage sections of this report) would adequately minimize potential erosion and stormwater discharge to the wetland. A twenty-four (24) inch high exclusionary fence is proposed to be installed and maintained along the length of the wetland approximately twenty-five (25) upslope of the wetland edge. The recommended **Condition 11** would ensure that the project landscape and drainage plans are maintained for the life of the project. Similarly, **Condition 12** is recommended to ensure that the wetland buffer and the exclusionary fence are maintained for the continued protection of the wetland sensitive resource.

**Condition 11:** Prior to the final inspection of the building permit, the drainage plan and landscape plan shall be installed to the satisfaction of the Planning Division. The drainage plan and the landscape plan shall be maintained in working order for the life of the project. Any future proposed modifications to the drainage plan or landscape plan shall require approval from the Department of Planning and Building Services.

**Condition 12:** Prior to the final inspection of the building permit, the exclusionary fence shall be installed to the satisfaction of the Planning Division. The exclusionary fence shall be maintained in working order for the life of the project. The 50-foot wetland ESHA buffer shall be maintained into perpetuity.

With the proposed avoidance measures incorporated into the project, the potential for impact to the wetland ESHA would be minimized to a less than significant level.

## 3. 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.

Highly Scenic Area: The subject parcel is located west of Highway One within a designated Highly Scenic Area (HSA), as depicted on the Local Coastal Program (LCP) Map 13: Fort Bragg, requiring that new structures not exceed "eighteen feet above natural grade unless an increase in height would not affect public views to the ocean or be out of character with surrounding structures" (MCC Section 20.504.015(C2)). The proposed residence has an average height of approximately 18 feet above natural grade. The proposed height is within the height limitations of the HSA and the zoning district. The proposed residence modification remains equivalent to the previously approved project (CDP #31-2009) in height.

Policy 3.5-3 of the Coastal Element states: "Any development permitted in (highly scenic) areas shall provide for the protection of ocean and coastal views from public areas including highways, roads, coastal trails, vista points,

<sup>1</sup> Delineation of Wetlands and Other Environmentally Sensitive Habitat Areas Under the California Coastal Act and Mendocino County Local Coastal Program, Galloway Consulting, Inc, April 2004.

<sup>2</sup> Addendum to Delineation of Wetlands and Other Environmentally Sensitive Habitat Areas Under the California Coastal Act and Mendocino County Local Coastal Program, Redwood Coast Associates, Matt Richmond, November 2008.

<sup>3</sup> Botanical Update and Biological Scoping Survey Report for 33061 Meghan Lane (APN 069-171-45), Spade Natural Resources Consulting, August 19, 2016.

beaches, parks, coastal streams, and waters used for recreational purposes". The previously approved project, as well as the current proposed modification site the residence in an area visible from the coastal trail (Old Haul Road), Highway 1, MacKerricher State Park, and coastal recreational waters. Although the over-all development footprint is similar in scale, the modified design proposes an additional 950 square feet and constitutes a 30% increase in size. Another significant change is the proposed location of the residence 30 feet north of the previously approved location. A detailed visual resource analysis of the original location was conducted with consideration of visual barriers provided by surrounding development and vegetation (CDP #31-2009 Staff Report). The proposed modified location would place the residence further to the north in a location less screened from public view. The Coastal Development Permit (CDP\_2014-0007) for the property directly east was appealed in part because of visual resource concerns and the siting of the residence on the northern portion of the lot. Staff required story poles to be erected for the new proposed structure and made a site visit to determine the visual impacts of the proposed residence from public views. Staff finds that the modified location is slightly more visible from Highway 1 and the Old Haul Road than the previously approved development. However, public coastal views are not substantially impacted by the proposed location. The open and flat lot does not offer an alternative building site which would remove a residential development entirely from public view. The proposed project includes a landscape plan that would provide screening of the development from public views along the Old Haul Road. **Condition 11** is recommended to maintain the landscape plan for the life of the project. With the included landscape plan, Staff finds that the proposed project is consistent with the Coastal Element policy to protect public coastal views.

MCC Section 20.504.015(C3) requires that new development "shall be subordinate to the natural setting and minimize reflective surfaces" and in HSAs the building materials "shall be selected to blend in hue and brightness with their surroundings". The proposed residence would be finished with exterior colors consisting of dark, medium, and light grays. From the public Old Haul Road, the residence would be back-dropped by adjacent residences as well as a large forest edge to the southeast. The forest, as well as the ridgeline, further to the east dominate the view except when immediately adjacent to the proposed residence location. With the included landscape plan, the residence design and exterior finish would be subordinate to natural setting.

Exterior Lighting: MCC Section 20.504.035 provides exterior lighting regulations intended to protect coastal visual resources. Exterior lighting is required to be within the zoning district's height limit regulations, and requires exterior lighting to be shielded and positioned in a manner that light and glare does not extend beyond the boundaries of the parcel. The proposed exterior lighting fixtures are downcast and shielded and are consistent with the exterior lighting regulations. With the recommended conditions of approval, the proposed development is in conformity with the certified local coastal program.

#### **4. Drainage:**

Drainage is subject to MCC Section 20.492.025, and provides regulations mitigating the impact of stormwater runoff and erosion.

The proposed structures are located on a nearly level parcel. The impervious surface area created by these structures would total approximately 9,671 square feet. Impervious surfaces have the potential to increase surface runoff from a site potentially resulting in erosion and water quality impacts to the wetland ESHA. The proposed project includes a drainage plan that would minimize potential for stormwater runoff and erosion. The drainage plan includes several features designed to infiltrate runoff from impervious structures onsite including: downspout drains to terminate in rock-pits, downspout drains to terminate in Flo-Well tanks, a foundation drain, a Flo-Well storm water leaching system, rainchains, 2 rain gardens vegetated with native plants, and surface drainage swales. In addition to the drainage plan submitted with the application, the project also includes a landscape plan composed of native plants that would provide an additional protection for runoff prevention. **Condition 11** is recommended to ensure that the proposed drainage management features are maintained for the life of the project. With the recommended conditions of approval, the proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities.

#### **4. Environmental Protection:**

The proposed project is Categorically Exempt from the provisions of CEQA, pursuant to Class 1 of Article 19 of the California Environmental Quality Act Guidelines. The Class 3 Categorical Exemption includes new construction of a single-family residence and meeting the criteria of Section 15301, has "been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA."

The proposed development meets the criteria of Section 15301, and therefore will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

**RECOMMENDATION**

By resolution, issue a Categorical Exemption and grant Coastal Development Permit CDPM\_2016-0004 for the Project based on the approved project description and findings and subject to the conditions of approval.

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DATE

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ROBERT LAPORTE

Appeal Period: 10 Days  
Appeal Fee: \$910.00

**ATTACHMENTS:**

- A. Location Map
- B. Vicinity Map
- C. Topographic Map
- D. ESRI Imagery Map
- E. Site Plan
- F. Grading and Drainage Plan
- G. Landscape and Lighting Plan
- H. Floor Plan
- I. Elevations
- J. Courtyard Elevations
- K. Adjacent Owner Map
- L. Zoning Map
- M. General Plan
- N. LCP Map
- O. LCP Land Capabilities & Natural Hazards Map
- P. Fire Hazards Map
- Q. Wildland Urban Interface
- R. Ground Water Resource
- S. Highly Scenic Area Map
- T. Local Soil
- U. Wetlands Map
- V. Misc Districts Map (MacKerricher State Park)

**COASTAL PERMIT CHECKLIST:**

**RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):**

**COASTAL PERMIT CHECKLIST**  
**April 27, 2017**

**PROJECT TITLE:** CDPM\_2016-0004 (Ward, Amendment to CDP\_2009-0031)

**PROJECT LOCATION:** In the Coastal Zone, 2.5 miles north of Fort Bragg, on the west side of Highway 1, approximately 500 feet from its intersection with Meghan Lane (private), at 33061 Meghan Lane (APN 069-171-45).

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

**GENERAL PLAN DESIGNATION:** Rural Residential 5 acre minimum with an alternate density of 2 acre minimum (RR5[2]).

**ZONING DISTRICT:** Rural Residential 5 acre minimum (RR5).

**APPEALABLE AREA:** Yes- Highly Scenic Area, West of 1st Public Road, and ESHA.

**PERMIT TYPE:** Standard Coastal Development Permit

**TOTAL ACREAGE:** 2± acres

**EXISTING USES:** Vacant

**ADJACENT ZONING:** North: Rural Residential 5 acre minimum (RR5)  
East: Rural Residential 5 acre minimum (RR5)  
South: Rural Residential 5 acre minimum (RR5)  
West: Open Space (OS)

**SURROUNDING LAND USES:** North: Vacant  
East: Single-Family Residential  
South: Single-Family Residential  
West: Haul Road & State Park Open Space

**SUPERVISORIAL DISTRICT:** 4

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt - 15303 Class 3(a) – New construction of a single-family residence.

**RELATED APPLICATIONS:**

On-Site:

- **CDP\_2009-0031:** Coastal Development Permit, approved April 22, 2010 and renewed through 2016, authorized construction of a 3,222± square foot, single family residence with a maximum height of 18 feet and an attached garage. Associated developments include installation of the septic system, propane tank, water tank, and drainage swales. Existing improvements include driveway and well.
- MS 23-92 created the subject parcel.

In Vicinity:

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- **CDP\_2009-0034:** Approved an 18-foot tall, 3,110± square foot single family residence for the property directly south of the subject parcel.
- **CDP\_1997-0070:** Approved an 18-foot tall, 2,000± square foot single family residence two parcels east of the subject parcel.

**PROJECT BACKGROUND:** On April 22, 2010, a Coastal Development Permit (CDP\_2009-0031) was approved for the subject property which authorized construction of a single family residence and associated improvements. The development approved in the CDP was never initiated but the permit was continuously renewed through 2016. On September 9, 2016, an application was submitted for a modification to CDP\_2009-0031. The modification application proposes a single family residence of greater size in a new location on the lot. Given the site history and the sensitive coastal resource under consideration, Staff found that the shift in location and modified size of the residence are material changes and that a public hearing is an appropriate forum for consideration of the proposed modification. (See file Memorandum dated January 20, 2017) On January 27, 2017, the Director of Planning and Building Services concurred with Staff's recommendation that the proposed modification was material. In accordance with MCC Sec.20.536.020(C)(1), the proposed changes were found to be material by the Director. Material amendments to a coastal development permit require a public hearing.

**PROJECT DESCRIPTION:** CDPM\_2016-0004 would amend CDP\_2009-0031 to authorize the construction of a 4,171± square foot single family residence with attached garage with a maximum height of 18 feet. Associated developments include the installation of the septic system, propane tank, water tank, and 165± foot driveway. Existing improvements include driveway and well.

**SITE CHARACTERISTICS:** The 2± acre subject parcel is situated in the Coastal Zone, 2.5 miles north of Fort Bragg approximately 500 feet from its intersection with Meghan Lane (private), at 33061 Meghan Lane (APN 069-171-45). The subject parcel is located west of Highway 1 in a mapped Highly Scenic Area, and east of the adjacent public trail known as the Old Haul Road. The parcel to the north is a vacant Rural Residential lot and the parcels to the east and south are developed with single family residences. Existing development on the subject parcel consists of a well and gravel driveway.

**DETERMINATION:** The proposed project **conditionally satisfies all required findings for approval of a Coastal Development Permit**, pursuant to Section 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
<b>(A) The granting or modification of any coastal development permit by the approving authority shall be supported by findings which establish the following:</b>				
(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 checked="" type="checkbox"/>	<input 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"/>



<b>20.532.095 Required Findings for All Coastal Development Permits</b>	<b>Inconsistent</b>	<b>Consistent (With Conditions of Approval)</b>	<b>Consistent (Without Conditions of Approval)</b>	<b>Not Applicable</b>
(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>20.532.095(B) Required Findings for Coastal Development Permits for development located between the first public road and the sea or the shoreline of any body of water.</b>	<b>Inconsistent</b>	<b>Consistent (With Conditions of Approval)</b>	<b>Consistent (Without Conditions of Approval)</b>	<b>Not Applicable</b>
(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 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 Local Coastal Program 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 Local Coastal Program serves as an element of the General Plan and includes Division II of Title 20 of the Mendocino County Code (MCC), and its policies must be consistent with the goals of the California Coastal Act.

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

**General Plan Land Use:** The subject parcel is classified as Rural Residential by the Coastal Element of the Mendocino County General Plan, which is intended "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" (MCC Section 20.376.05). The principally permitted use designated for the Rural Residential land use classification is "one dwelling unit per existing parcel and associated utilities, light agriculture and home occupation" (Chapter 2.2 of the County of Mendocino General Plan). The proposed project consists of a single family residence and associated improvements. A single family residence is a principally permitted use and is therefore consistent with the Rural Residential classification of the Coastal Element of the Mendocino County General Plan.

**Hazards:** The Coastal Act mandates that new development shall reduce potential risks and avoid substantial alteration of natural landforms. Chapter 3.4 of the Mendocino County Coastal Element addresses Hazards Management within the Coastal Zone and MCC Section 20.500 (Hazard Areas) provides regulations for those areas. The following is a discussion of the major environmental hazards in the Coastal Zone and potential impacts with the subject project.

**Seismic Activity:** The property neither lies within, nor does it adjoin a mapped Alquist-Priolo Earthquake fault zone (Department of Conservation, California Geological Survey). The San Andreas fault is located approximately eight (8) miles to the west of the project site. The LCP Land Capabilities & Natural Hazards Map indicates that the subject parcel is located Zone 3 (high shaking hazard) composed of beach deposits and stream alluvium and terraces which is subject to intermediate shaking. The proposed structure is a Type 3 residential development and must meet current building code requirements (MCC Sec. 20.532.070). Geotechnical investigation and structural analysis is not typically required for construction of this type but it is recommended.

Landslides: There are no mapped landslide occurrences in the vicinity of the project on the Department of Conservation online California Landslide Inventory (Department of Conservation, California Geological Survey, *Landslide Inventory (Beta) 2015*). The subject parcel is not in an area mapped for translational/rotational or debris slides by the California Geological Survey according to maps available from the Department of Conservation Landslide Map Index (Department of Conservation, California Geological Survey).

Erosion: The proposed structures are located on a nearly level parcel. Minimal ground disturbance, estimated at less than ten (10) cubic yards of grading, would occur as a result of this project. Notwithstanding the low erosion potential, the project grading and drainage site plans include the following best management practices (BMPs): no construction equipment, soil disturbance, or human intrusion shall take place downslope of the silt fence barrier (straw wattle installed approximately 60 feet upslope from wetland ESHA) during construction; temporary construction fencing shall be installed at the silt barrier to prevent construction activities from encroaching into the ESHA and buffer areas; all areas of disturbed soil shall be re-seeded and covered with vegetation as soon as possible after disturbance, but no less than 100% coverage within 90 days after seeding, and mulches may be used to cover ground areas temporarily; limiting grading and other significant ground disturbing activities to the period of June 15 – November 1. Therefore, the project as proposed with erosion control BMPs minimizes potential for erosion and sediment discharge in the adjacent wetland ESHA.

Flooding: There is no mapped floodplain on the subject parcel; therefore, no conditions are necessary to ensure consistency with flood policy (Federal Emergency Management Agency 2011).

Fire: The project is located in an area that has a moderate fire hazard severity rating, as shown on the Fire Hazard Zones and Responsibility Areas map. The project was referred to the Fort Bragg Rural Fire District (FBRFD) for comment. Although FBRFD had no comment on the proposed structures, the department did state that the existing locked gate on Meghan Lane is “a huge issue as far as our response to any kind of emergency in the area”. In consideration of the proposed development as well as the existing residences on Meghan Lane, **Condition 9** is recommended to ensure that emergency responders have adequate access to the site. The project application was referred to the California Department of Forestry and Fire Protection (CalFire) for driveway, address, road, and defensible space standards. CalFire stated that the applicant must adhere to the applicable fire safety standards included in the CalFire preliminary clearance CDF#170-16. **Condition 10** is recommended to achieve compliance with CDF fire safety standards.

**Condition 9:** The applicant shall coordinate with the Fort Bragg Rural Fire District as well as the California Department of Forestry on suitable gate access to Meghan Lane. Prior to the final inspection of the building permit, written verification shall be submitted from both the Fort Bragg Rural Fire District and the Department of Forestry to the Department of Planning and Building Services that this condition has been met to the satisfaction of the fire district(s).

**Condition 10:** The applicant shall comply with those recommendations in the California Department of Forestry Conditions of Approval (CDF #170-16) or other alternatives acceptable to the Department of Forestry. Prior to the final inspection of the building permit, written verification shall be submitted from the Department of Forestry to the Department of Planning and Building Services that this condition has been met to the satisfaction of the Department of Forestry.

### Natural Resources

The certified Mendocino County LCP includes sections of both the MCC and the Coastal Element of the General Plan addressing Environmentally Sensitive Habitat Areas (ESHA). The MCC states that development having the potential to impact an ESHA shall be subject to a biological survey, prepared by a qualified biologist, to determine the extent of sensitive resources, to document potential negative impacts, and to recommend appropriate mitigation measures.

A biological scoping survey<sup>1</sup>, wetland delineation addendum<sup>2</sup>, and subsequent biological update<sup>3</sup> submitted with the proposed modification detail the identified wetland Environmentally Sensitive Habitat Area (ESHA) on the

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<sup>1</sup> Delineation of Wetlands and Other Environmentally Sensitive Habitat Areas Under the California Coastal Act and Mendocino County Local Coastal Program, Galloway Consulting, Inc, April 2004.

subject property. The biological update submitted with the current application confirms the same wetland sensitive habitat area conditions as previously documented by Galloway in 2004 and Richmond in 2008. The previous project on the site (CDP #31-2009) was approved with a reduced buffer of fifty (50) feet from the wetland. The modified project proposal maintains the same 75-foot distance from the wetland and is a project very similar in location and scale as the previously approved project. The current project proposal incorporates native plantings between the residence and the wetland buffer edge as part of the landscape plan. In addition to the landscape plan, the proposed drainage plan and construction phase BMPs (discussed in the Erosion and Drainage sections of this report) would adequately minimize potential erosion and stormwater discharge to the wetland. A twenty-four (24) inch high exclusionary fence is proposed to be installed and maintained along the length of the wetland approximately twenty-five (25) upslope of the wetland edge. The recommended **Condition 11** would ensure that the project landscape and drainage plans are maintained for the life of the project. Similarly, **Condition 12** is recommended to ensure that the wetland buffer and the exclusionary fence are maintained for the continued protection of the wetland sensitive resource.

**Condition 11:** Prior to the final inspection of the building permit, the drainage plan and landscape plan shall be installed to the satisfaction of the Planning Division. The drainage plan and the landscape plan shall be maintained in working order for the life of the project. Any future proposed modifications to the drainage plan or landscape plan shall require approval from the Department of Planning and Building Services.

**Condition 12:** Prior to the final inspection of the building permit, the exclusionary fence shall be installed to the satisfaction of the Planning Division. The exclusionary fence shall be maintained in working order for the life of the project. The 50-foot wetland ESHA buffer shall be maintained into perpetuity.

With the proposed avoidance measures incorporated into the project, the potential for impact to the wetland ESHA would be minimized to a less than significant level.

#### **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.

Highly Scenic Area: The subject parcel is located west of Highway One within a designated Highly Scenic Area (HSA), as depicted on the Local Coastal Program (LCP) Map 13: Fort Bragg, requiring that new structures not exceed "eighteen feet above natural grade unless an increase in height would not affect public views to the ocean or be out of character with surrounding structures" (MCC Section 20.504.015(C2)). The proposed residence has an average height of approximately 18 feet above natural grade. The proposed height is within the height limitations of the HSA and the zoning district. The proposed residence modification remains equivalent to the previously approved project (CDP #31-2009) in height.

Policy 3.5-3 of the Coastal Element states: "Any development permitted in (highly scenic) areas shall provide for the protection of ocean and coastal views from public areas including highways, roads, coastal trails, vista points, beaches, parks, coastal streams, and waters used for recreational purposes". The previously approved project as well as the current proposed modification site the residence in an area visible from the coastal trail (Old Haul Road), Highway 1, MacKerricher State Park, and coastal recreational waters. Although the over-all development footprint is similar in scale, the modified design proposes an additional 950 square feet and constitutes a 30% increase in size. Another significant change is the proposed location of the residence 30 feet north of the previously approved location. A detailed visual resource analysis of the original location was conducted with consideration of visual barriers provided by surrounding development and vegetation (CDP #31-2009 Staff Report). The proposed modified location would place the residence further to the north in a location less screened from public view. The Coastal Development Permit (CDP\_2014-0007) for the property directly east was appealed

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<sup>2</sup> Addendum to Delineation of Wetlands and Other Environmentally Sensitive Habitat Areas Under the California Coastal Act and Mendocino County Local Coastal Program, Redwood Coast Associates, Matt Richmond, November 2008.

<sup>3</sup> Botanical Update and Biological Scoping Survey Report for 33061 Meghan Lane (APN 069-171-45), Spade Natural Resources Consulting, August 19, 2016.

in part because of visual resource concerns and the siting of the residence on the northern portion of the lot. Staff required story poles to be erected for the new proposed structure and made a site visit to determine the visual impacts of the proposed residence from public views. Staff finds that the modified location is slightly more visible from Highway 1 and the Old Haul Road than the previously approved development. However, public coastal views are not substantially impacted by the proposed location. The open and flat lot does not offer an alternative building site which would remove a residential development entirely from public view. The proposed project includes a landscape plan that would provide screening of the development from public views along the Old Haul Road. **Condition 11** is recommended to maintain the landscape plan for the life of the project. With the included landscape plan, Staff finds that the proposed project is consistent with the Coastal Element policy to protect public coastal views.

MCC Section 20.504.015(C3) requires that new development “shall be subordinate to the natural setting and minimize reflective surfaces” and in HSAs the building materials “shall be selected to blend in hue and brightness with their surroundings”. The proposed residence would be finished with exterior colors consisting of dark, medium, and light grays. From the public Old Haul Road, the residence would be back-dropped by adjacent residences as well as a large forest edge to the southeast. The forest as well as the ridgeline further to the east dominate the view except when immediately adjacent to the proposed residence location. With the included landscape plan, the residence design and exterior finish would be subordinate to natural setting.

Exterior Lighting: MCC Section 20.504.035 provides exterior lighting regulations intended to protect coastal visual resources. Exterior lighting is required to be within the zoning district's height limit regulations, and requires exterior lighting to be shielded and positioned in a manner that light and glare does not extend beyond the boundaries of the parcel. The proposed exterior lighting fixtures are downcast and shielded and are consistent with the exterior lighting regulations. With the recommended conditions of approval, the proposed development is in conformity with the certified local coastal program.

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

☒ *Consistent (with conditions of approval)*

Chapter 3.8 of the Mendocino County General Plan Coastal Element addresses Transportation, Utilities and Public Services within the Coastal Zone. Coastal Element Policy 3.8-1 provides general guidelines for all development in the coastal zone, requiring that “Highway 1 capacity, availability of water and sewage disposal system and other known planning factors shall be considered when considering applications for development permits”.

Utilities: The site is located within an area designated as a Marginal Water Resources area (CWR) as shown in the 1982 Coastal Groundwater Study prepared by the Department of Water Resources. The proposed development would be served by existing well and would install a 2,500-gallon water storage tank for fire-suppression safety. The project would tie into existing electric utilities available onsite. A propane tank would be installed to supply gas. An on-site sewage system would be installed. The Division of Environmental Health (DEH) has reviewed and approved the proposed development. In a preliminary review of the application, DEH requested that a qualified site evaluator confirm the septic tank location for the proposed modifications. After subsequent submittals in January of 2017, DEH gave approval for the project noting that the septic design was adequate. The proposed project would therefore be provided with adequate utilities.

Access Roads: The parcel is accessed by a private road, Meghan Lane, off of Highway 1. The project proposes a new driveway off of Meghan Lane. Mendocino Department of Transportation reviewed the application and had no comment. The proposed project does not directly impact a County road and the existing access is adequate to serve the proposed use.

Drainage: Drainage is subject to MCC Section 20.492.025, and provides regulations mitigating the impact of stormwater runoff and erosion.

The proposed structures are located on a nearly level parcel. The impervious surface area created by these structures would total approximately 9,671 square feet. Impervious surfaces have the potential to increase

surface runoff from a site potentially resulting in erosion and water quality impacts to the wetland ESHA. The proposed project includes a drainage plan that would minimize potential for stormwater runoff and erosion. The drainage plan includes several features designed to infiltrate runoff from impervious structures onsite including: downspout drains to terminate in rock-pits, downspout drains to terminate in Flo-Well tanks, a foundation drain, a Flo-Well storm water leaching system, rainchains, 2 rain gardens vegetated with native plants, and surface drainage swales. In addition to the drainage plan submitted with the application, the project also includes a landscape plan composed of native plants that would provide an additional protection for runoff prevention. **Condition 11** is recommended to ensure that the proposed drainage management features are maintained for the life of the project. With the recommended conditions of approval, the proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities.

- **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)*

#### **Zoning District Consistency:**

Intent: The subject parcel is zoned Rural Residential as shown on the Zoning Display Map. The intent of the Rural Residential 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” (MCC Section 20.376.05). The proposed residential use would have minimal impact on the agricultural viability of the parcel and is consistent with the intent and principally permitted uses of the Rural Residential zoning district.

Use: The proposed development consists developing a new single-family residence and associated improvements, which is consistent with the principle permitted use in the Rural Residential district.

Density: The maximum dwelling density in the Rural Residential zoning district is one single family dwelling per ten (10) acres. The proposed development does not conflict with the dwelling density standards of the Rural Residential zoning district.

Yards: The parcel is zoned Rural Residential with a five (5) acre minimum lot size with an alternate density of two (2) acres minimum (RR5[2]). The minimum required yard setbacks in this zoning district for a parcel of this size are twenty (20) feet from the front and rear property lines and six (6) feet from the side property lines (MCC Section 20.376.040). The proposed development is consistent with the yard setback requirements of the Rural Residential zoning district for a parcel this size.

Height: The maximum permitted building height in designated Highly Scenic Areas west of Highway One is eighteen (18) feet above natural grade unless an increase in height would not affect public views to the ocean or be out of character with surrounding structures (MCC Section 20.376.045). The proposed single-story residence is eighteen (18) feet above natural grade. The proposed development is therefore consistent with the height requirements for the zoning district.

Lot Coverage: The maximum permitted lot coverage in the Rural Residential zoning district is fifteen (15) percent for a parcel of this size (MCC Section 20.376.065). The parcel is 2± acres (87,120 square feet), allowing for a maximum permitted lot coverage of 13,068 square feet. Including the residence and attached garage as well as an estimated combined coverage of 5,500 square feet for the courtyard and driveway, the lot coverage on the parcel would be approximately 9,671 square feet for a lot coverage percentage of approximately 11.1%. The proposed development is therefore consistent with the lot coverage requirements of the Rural Residential zoning district.

Without any conditions of approval, 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.

- **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)*

The proposed project is Categorically Exempt from the provisions of CEQA, pursuant to Class 1 of Article 19 of the California Environmental Quality Act Guidelines. The Class 3 Categorical Exemption includes new construction of a single-family residence and meeting the criteria of Section 15301, has "been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA."

The proposed development meets the criteria of Section 15301, and therefore will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

- **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)*

"As a requirement of the subdivision (MS 23-92) which created the subject parcel, an archaeological survey was conducted at the time of the subdivision request. This survey was submitted with the proposed project. The subject application was reviewed by the Mendocino County Archaeological Commission on February 10, 2010, which determined that no additional survey was necessary as the proposed development avoids the sensitive resource area identified in the original survey."<sup>4</sup> Subsequent review of the archaeological survey has confirmed that the modified location of the residence, thirty (30) feet north of the previously approved location, also avoids the sensitive resource identified in the survey.

The applicant is advised of the Mendocino County Archaeological Resources Ordinance, and specifically Section 22.12, commonly referred to as the "Discovery Clause." Recommended **Condition 8** similarly 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:

**Condition 8:** 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 one hundred (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.

With the recommended condition of approval, the proposed development will not have any adverse impacts on any known archaeological or paleontological resource.

- **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)*

Chapter 3.8 of the Mendocino County General Plan Coastal Element addresses Transportation, Utilities and Public Services within the Coastal Zone. Coastal Element Policy 3.8-1 provides general guidelines for all development in the coastal zone, requiring that "*Highway 1 capacity, availability of water and sewage disposal system and other known planning factors shall be considered when considering applications for development permits*"

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<sup>4</sup> Staff Report for Coastal Development Standard Permit CDP# 31-2009 (Bozorgnia) April 22, 2010.

Solid Waste: The Caspar Transfer Station is located approximately 11.5 road miles from the project site, providing for the disposal of solid waste resulting from the existing residential uses on the parcel. Additionally, curbside pickup is available, should the owner choose to purchase the service. The proposed development will not generate any significant additional solid waste at the site. Solid waste disposal is adequate to serve the proposed and existing development.

Roadway Capacity: The proposed project would contribute incrementally to traffic volumes on local and regional roadways, however such incremental increases were considered when the Local Coastal Plan land use designations were assigned to the site. The project takes access from a private road, Meghan Lane, which takes access from Highway 1. Mendocino Department of Transportation reviewed the application and did not state concerns relating to access. The project was previously referred to Caltrans in 2009 with no comment received. The proposed residential development would not substantially increase vehicular movement nor create a substantial impact to existing transportation systems.

Without conditions of approval, other public services, including but not limited to, solid waste and public roadway capacity are adequate to serve the proposed development.

- **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.**

Chapter 2 of the California Coastal Act as well as Chapter 3.6 of the Coastal Element of the General Plan provide policies for the protection of the public's right of access to the sea.

The subject property is located on the west side of Highway One which is the first public Road. The subject parcel is adjacent to an existing public lateral access trail known as the Old Haul Road. The LCP Land Use Map 13 delineates a proposed vertical access trail approximately ½ mile south of Meghan Lane which would connect Highway 1 with the Old Haul Road if dedicated. No aspect of the proposed development would interfere with this existing or proposed public access.

### References

Addendum to Delineation of Wetlands and Other Environmentally Sensitive Habitat Areas Under the California Coastal Act and Mendocino County Local Coastal Program, Redwood Coast Associates, Matt Richmond, November 2008.

Botanical Update and Biological Scoping Survey Report for 33061 Meghan Lane (APN 069-171-45), Spade Natural Resources Consulting, August 19, 2016.

Delineation of Wetlands and Other Environmentally Sensitive Habitat Areas Under the California Coastal Act and Mendocino County Local Coastal Program, Galloway Consulting, Inc, April 2004.

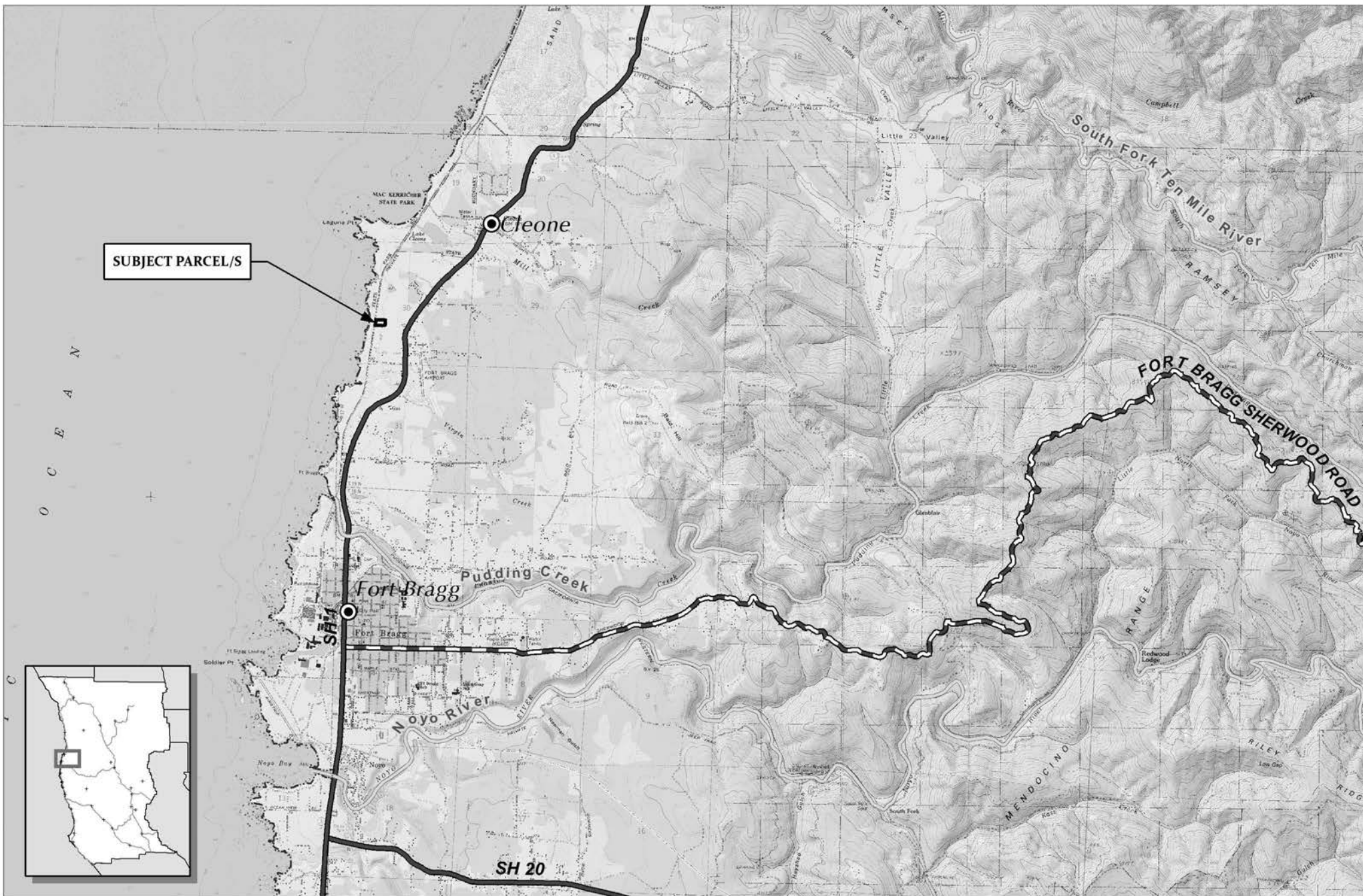
*Landslide Inventory (Beta) 2015*. State of California, Department of Conservation, California Geological Survey.

Mendocino County, Planning and Building Services, Planning Division. *Staff Report for Coastal Development Standard Permit CDP# 31-2009 (Bozorgnia) April 22, 2010*.

Mendocino County, Planning and Building Services, Planning Division. *Mendocino County Coastal Zoning Code*.1992. Ukiah, CA.

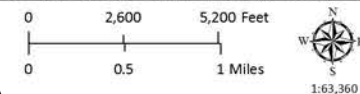
Mendocino County, Planning and Building Services, Planning Division. *The County of Mendocino-General Plan*. 1991. Ukiah, CA.

Mendocino County, Planning and Building Services, Planning Division. *The County of Mendocino-Coastal Element*. 1985. Ukiah, CA.



CASE: CDPM 2016-0004  
OWNER: WARD, Kevin & Laurel  
APN: 069-171-45  
APLCT: Kevin Ward  
AGENT: Frank Glazewski  
ADDRESS: 33061 Meghan Lane, Fort Bragg

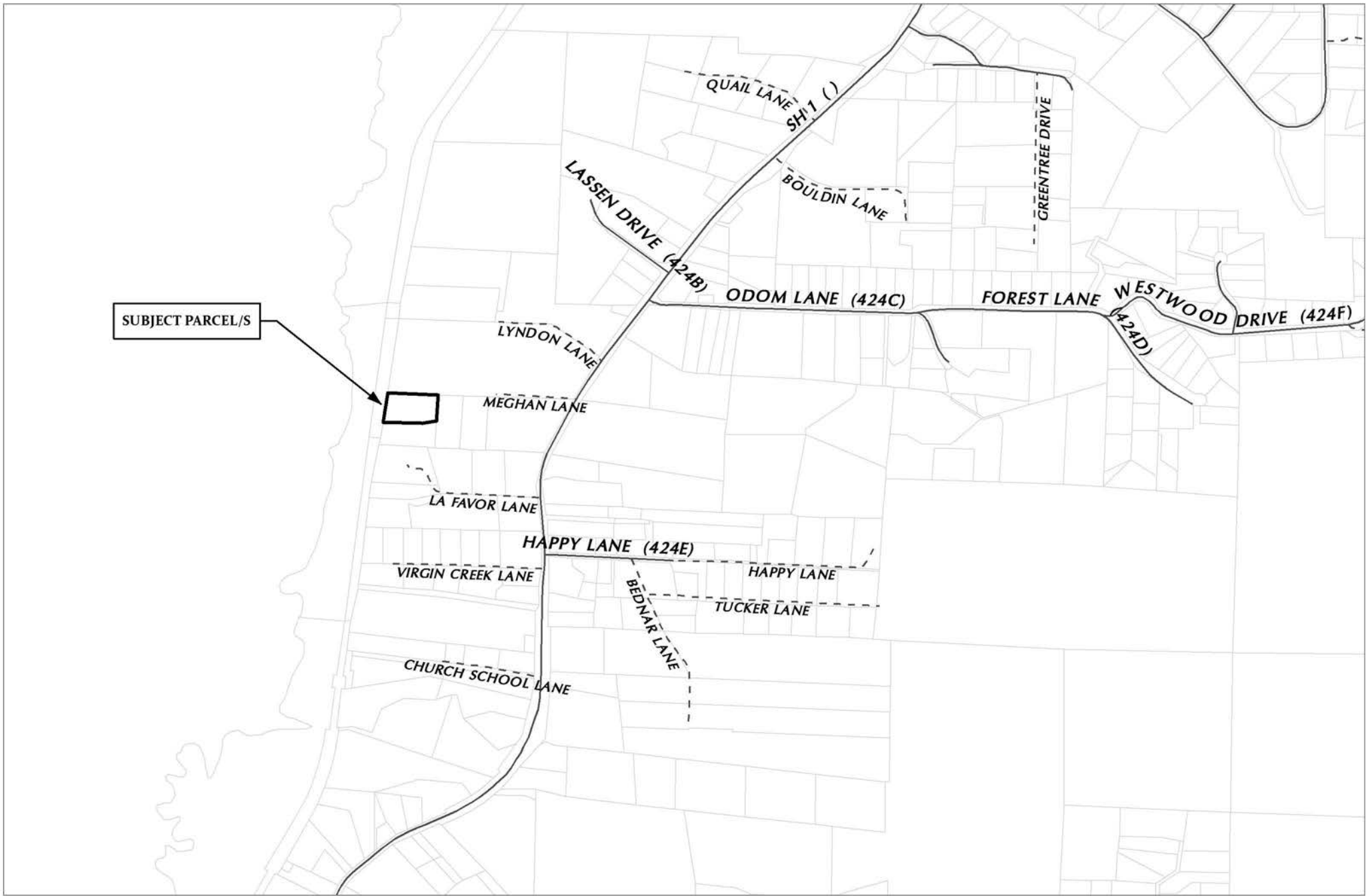
- Major Towns & Places
- Major Roads
- Major Rivers
- Highways



## Attachment A

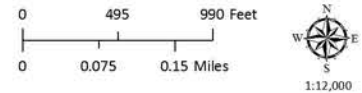
LOCATION MAP





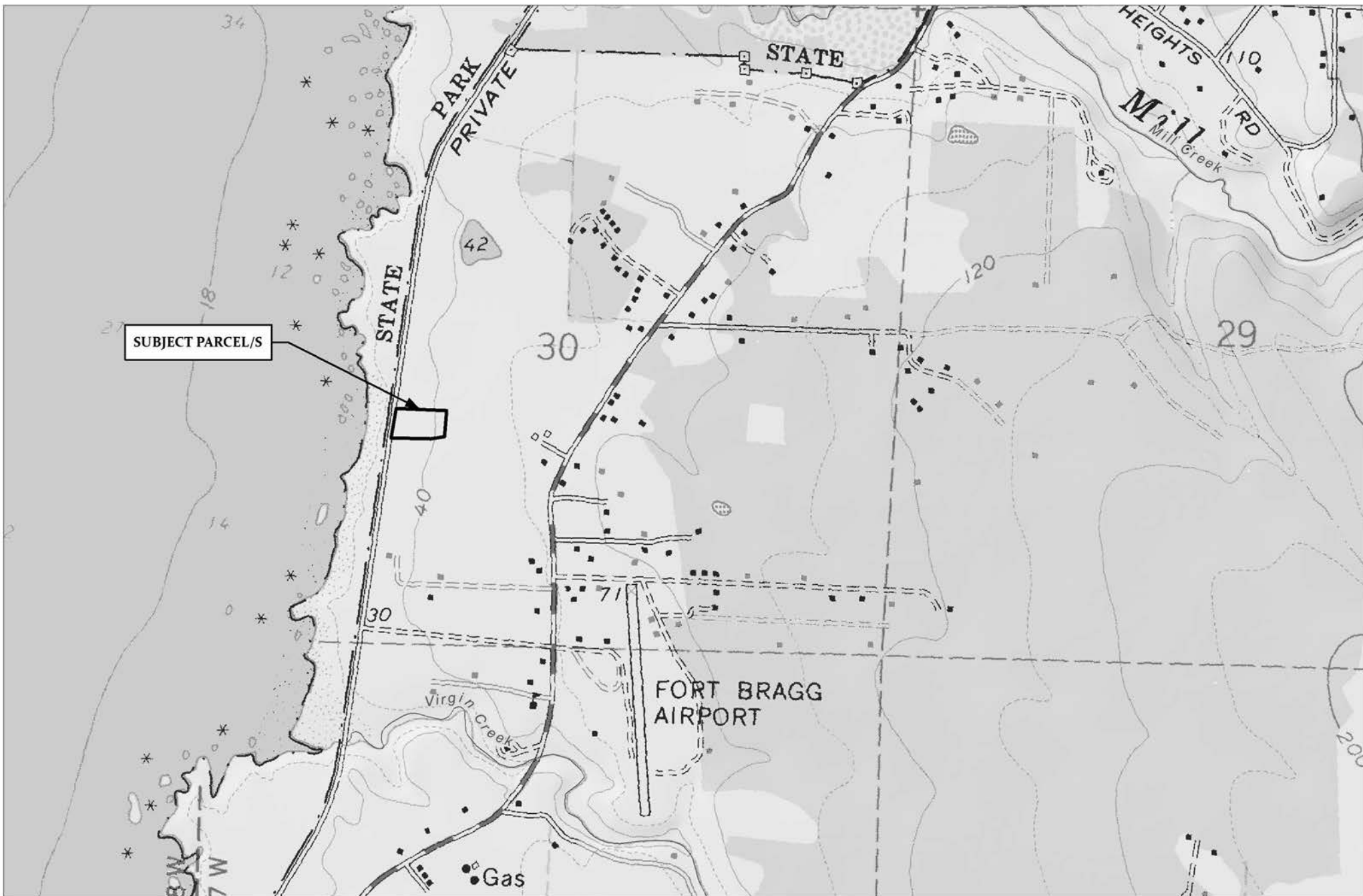
CASE: CDPM 2016-0004  
OWNER: WARD, Kevin & Laurel  
APN: 069-171-45  
APLCT: Kevin Ward  
AGENT: Frank Glazewski  
ADDRESS: 33061 Meghan Lane, Fort Bragg

— Public Roads  
- - - Private Roads



## Attachment B

VICINITY MAP



CASE: CDPM 2016-0004  
 OWNER: WARD, Kevin & Laurel  
 APN: 069-171-45  
 APLCT: Kevin Ward  
 AGENT: Frank Glazewski  
 ADDRESS: 33061 Meghan Lane, Fort Bragg

~ ~ ~ ~ ~ Named Rivers

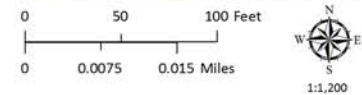
## Attachment C

0 495 990 Feet  
 0 0.075 0.15 Miles  
 1:12,000  
 N  
 W S E  
 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

CASE: **CDPM 2016-0004**  
OWNER: **WARD, Kevin & Laurel**  
APN: **069-171-45**  
APLCT: **Kevin Ward**  
AGENT: **Frank Glazewski**  
ADDRESS: **33061 Meghan Lane, Fort Bragg**



## Attachment D

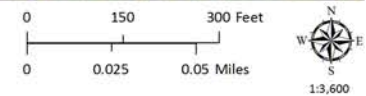
ESRI IMAGERY





CASE: CDPM 2016-0004  
OWNER: WARD, Kevin & Laurel  
APN: 069-171-45  
APLCT: Kevin Ward  
AGENT: Frank Glazewski  
ADDRESS: 33061 Meghan Lane, Fort Bragg

— Public Roads  
- - - Private Roads  
Driveways/Unnamed Roads

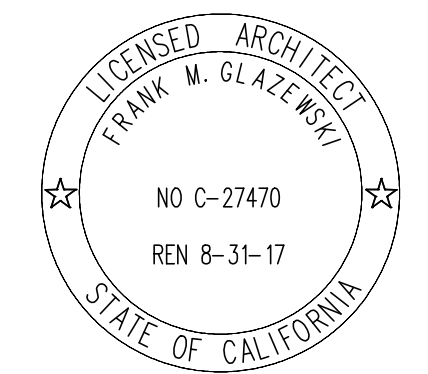


Attachment D ESRI IMAGERY



REVISIONS	BY

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architect  
structural design  
PO Box 8066  
Chico, California 95927  
530.894.5001  
fax 530.894.8164  
frank@fmgaarchitect.com



KEYNOTES

- 02 SITE CONSTRUCTION
- 02 001 00 SURFACE DRAINAGE SWALE - 1% MINIMUM SLOPE
- 02 002 00 (E) NATURAL DRAINAGE SWALE
- 02 003 00 RAIN GARDEN - SEE 01/A-15
- 02 004 00 (E) DRAINAGE EASEMENT
- 02 004 01 50' SETBACK FROM WETLAND
- 02 004 02 100' SETBACK FROM FRONTAGE ROAD
- 02 004 03 100' L.F.S.A.
- 02 004 04 50' SETBACK FROM COASTAL LOTUS
- 02 001 05 HUMAN INTRUSION - COASTAL LOTUS NOTED IN BIOLOGICAL REPORT
- 02 005 00 ROAD/STREET EASEMENT
- 02 005 01 (E) GRAVEL DRIVEWAY
- 02 005 02 (N) GRAVEL DRIVEWAY
- 02 005 03 20' WIDE WALKWAY AND EQUESTRIA EASEMENT
- 02 005 04 ARCHAEOLOGICALLY SENSITIVE SITE BOUNDARY PER PARCEL MAP
- 02 004 00 UTILITIES - TEL, CABLE, ELECT.
- 02 001 00 UTILITY TRENCH - CONFIRM LOCATION
- 02 008 00 TRENCH FOR WATER LINE - CONFIRM LOCATION
- 02 010 00 4" DIAMETER PERFORATED DRAIN PIPE SLOPE TO DRAIN
- 02 010 01 4" DIAMETER NON PERFORATED DRAIN PIPE SLOPE TO DRAIN - SEE DETAIL 02/A-14
- 02 010 02 (E) 4" DIAMETER NON-PERFORATED DRAIN PIPE
- 02 012 02 (E) CURTAIN DRAIN
- 02 014 00 3" DIAMETER NON PERF FLEX PIPE FROM DOWNSPOUT - DISCHARGE MINIMUM 5' FT FROM FOUNDATION. REFER TO DETAIL 02/A-15
- 02 014 01 ROCK PIT FOR DRAIN CHAIN FROM GUTTER - SEE DETAIL 02/A-15
- 02 015 00 (N) 12" DIA. CULVERT
- 02 014 00 3" DIAMETER NON PERF FLEX PIPE FROM DOWNSPOUT TERMINATE IN FLO-WELL TANK
- 02 011 00 FLO-WELL STORM WATER LEACHING SYSTEM HRD BY NDS - 800-124-1994
- 02 020 00 (E) GRADE CONTOUR
- 02 021 00 (N) GRADE CONTOUR
- 02 023 00 (N) EARTH BERN WITH PLANTINGS
- 02 025 00 1200 GALLON CONCRETE SEPTIC TANK
- 02 025 01 800 GALLON CONCRETE SEPTIC TANK
- 02 024 00 1200 GALLON CONCRETE PUMP TANK
- 02 021 00 "WHITEWATER" AEROBIC TREATMENT UNIT
- 02 030 00 SEPTIC LEACH FIELD
- 02 030 01 ACTIVE AND REPLACEMENT SEPTIC LEACH FIELD
- 02 030 02 100K REPLACEMENT FIELD
- 02 030 03 2" LINES - 45' LENGTH
- 02 031 00 PRESSURIZED HIGH-LINE LEACHFIELD - PRIMARY
- 02 035 00 SOIL BERNED OVER LEACH FIELD, DEPTH, 8" REFER TO SYSTEM DESIGN SPECIFICATIONS
- 02 034 00 EXTENT OF TOPSOIL COVER OVER LEACHFIELD REPLACEMENT FIELD COVER SHOWN FOR REFERENCE
- 02 040 00 FORCE LINE TO SEPTIC LEACH FIELD, CONFIRM LOCATION
- 02 045 00 WATER STORAGE TANK FOR FIRE CAPACITY: 5000 GALLONS
- 02 046 00 (E) WATER WELL
- 02 050 00 (N) PROPANE TANK
- 02 051 00 4FT FENCE - SEE 00/0-00
- 02 052 00 TRASH ENCLOSURE
- 02 055 00 24" TALL EXCLUSIONARY FENCE AT 25FT MIN. SETBACK FROM WETLANDS
- 02 054 00 STRAW WATTLE SILT BARRIER
- 16 ELECTRICAL - SITE PLAN
- (A) 12V DECK STEP RISER LIGHT, 7W, RECESSED-MOUNT, CORNER, WITH DOWNCAST LOUVERS, MODEL: HALO IC-AT
- (B) COPPER HORIZONTAL LED DECK LIGHT, WITH DOWNCAST LOUVERS, MODEL: HALO IC-AT
- (C) 4" RECESSED CAN WITH LED FIXTURE - DOWNCAST HOUSING, HALO IC-AT
- (D) FLOOD LIGHT, DOUBLE TIER, STAKE MOUNTED, 18" FLOOD LIGHT, DOUBLE TIER, STAKE MOUNTED, 18" FLOOD LIGHT, DOUBLE TIER, STAKE MOUNTED, 18"
- (E) WALL MOUNT LIGHT, HUBBARDT FORCE, MODEL: H003 OUTDOOR SCORCE - ITEM #304543-08-CTO COASTAL OUTDOOR FINISH

SITE PLAN NOTES

NO CONSTRUCTION EQUIPMENT, SOIL DISTURBANCE, OR HUMAN INTRUSION SHALL TAKE PLACE DOWNDROPE OF THE SILT FENCE BARRIER DURING CONSTRUCTION.

TEMPORARY CONSTRUCTION FENCING SHALL BE INSTALLED AT THE SILT BARRIERS TO PREVENT CONSTRUCTION ACTIVITIES FROM ENCROACHING INTO THE ESHA AND BUFFER AREAS.

ALL AREAS OF DISTURBED SOIL SHALL BE RE-SEEDDED AND COVERED WITH VEGETATION AS SOON AS POSSIBLE AFTER DISTURBANCE, BUT NO LESS THAN 100% COVERAGE WITHIN 30 DAYS AFTER SEEDING. MULCHES MAY BE USED TO COVER GROUND AREAS TEMPORARILY.

GRADING AND OTHER SIGNIFICANT GROUND DISTURBING ACTIVITIES SHALL BE RESTRICTED TO THE PERIOD OF JUNE 15 - NOVEMBER 1.

New residence for:  
Kevin Ward and Laurel Hill-Ward  
33061 Meghan Lane  
Fort Bragg, California  
AP No. 069-171-045

site plan

DRAWN
F.G.
CHECKED
F.G.
DATE
MARCH 2014
SCALE
NOTED
DES. NO.
15-043
SHEET

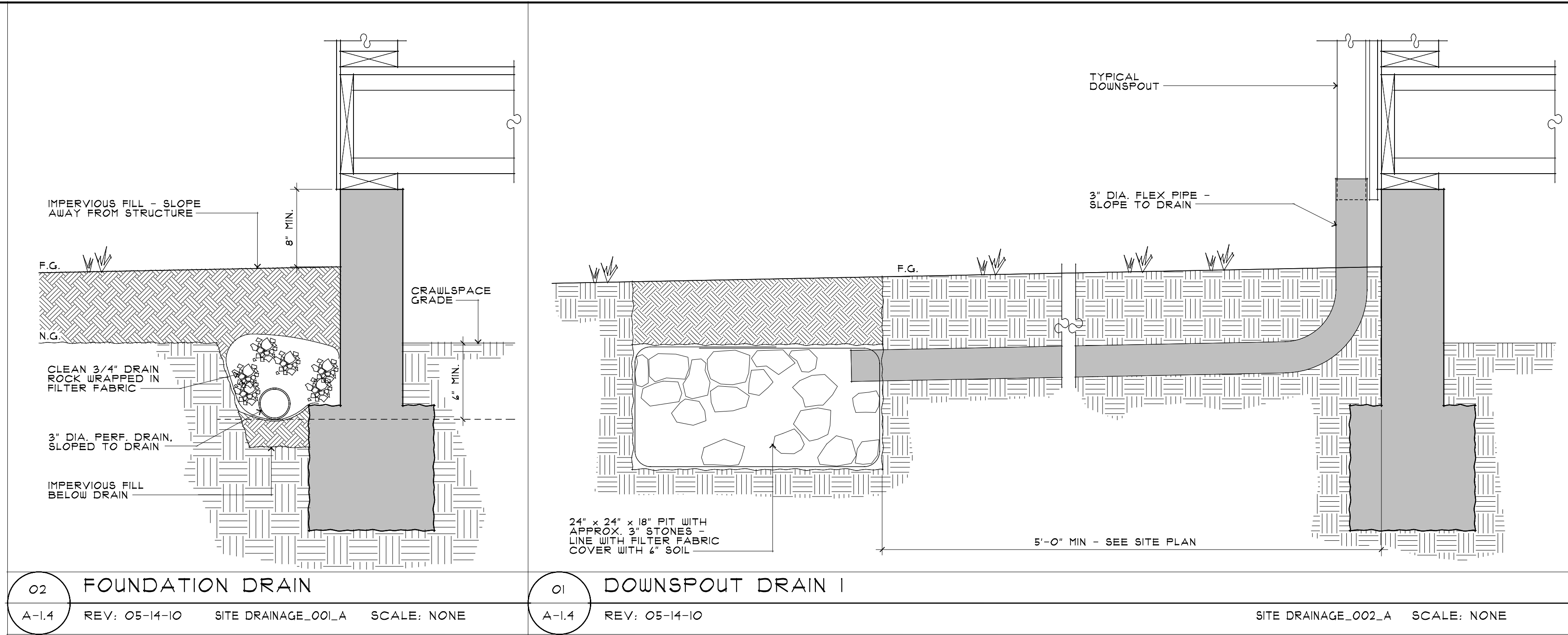
A-1.3

REVISION DATE: 12-10-14

Attachment E



Site plan  
Scale: 1/16"=1'-0"



KEYNOTES	
02 SITE CONSTRUCTION	
02 001 00	SURFACE DRAINAGE SWALE - 1% MINIMUM SLOPE
02 002 00	(E) NATURAL DRAINAGE SWALE
02 003 00	RAIN GARDEN - SEE 01/A-1.5
02 004 00	(E) DRAINAGE EASEMENT
02 004 01	50' SETBACK FROM WETLAND
02 004 02	50' SETBACK FROM FRONTAGE ROAD
02 004 03	100' L.F.S.A.
02 004 04	50' SETBACK FROM COASTAL LOTUS
02 001 05	MINIMUM GRADE - COASTAL LOTUS NOTED IN BIOLOGICAL REPORT
02 005 00	ROAD/STREET EASEMENT
02 005 01	(E) GRAVEL DRIVEWAY
02 005 02	(N) GRAVEL DRIVEWAY
02 005 03	30' WIDE WALKWAY AND EQUESTRIA EASEMENT
02 005 04	ARCHAEOLOGICALLY SENSITIVE SITE BOUNDARY PER PARCEL MAP
02 006 00	UTILITIES - TEL, CABLE, ELECT.
02 007 00	UTILITY TRENCH - CONFIRM LOCATION
02 008 00	TRENCH FOR WATER LINE - CONFIRM LOCATION
02 010 00	4" DIAMETER PERFORATED DRAIN PIPE SLOPE TO DRAIN
02 010 01	4" DIAMETER NON PERFORATED DRAIN PIPE SLOPE TO DRAIN - SEE DETAIL 02/A-1.4
02 010 02	(E) 4" DIAMETER NON-PERFORATED DRAIN PIPE
02 012 00	(E) CURTAIN DRAIN
02 014 00	3" DIAMETER NON PERF FLEX PIPE FROM DOWNSPOUT - DISCHARGE MINIMUM 5' FT FROM FOUNDATION. REFER TO DETAIL 01/A-1.5
02 014 01	ROCK PIT FOR DRAIN CHAIN FROM GUTTER - SEE DETAIL 02/A-1.5
02 015 00	(N) 12" DIA. CULVERT
02 014 02	3" DIAMETER NON PERF FLEX PIPE FROM DOWNSPOUT TERMINATE IN FLO-WELL TANK
02 011 00	FLO-WELL STORM WATER LEACHING SYSTEM HRD BY NDS - 800-124-1994
02 020 00	(E) GRADE CONTOUR
02 021 00	(N) GRADE CONTOUR
02 023 00	(N) EARTH BERM WITH PLANTINGS
02 025 00	1200 GALLON CONCRETE SEPTIC TANK
02 025 01	800 GALLON CONCRETE SEPTIC TANK
02 024 00	1200 GALLON CONCRETE PUMP TANK
02 021 00	"WHITEWATER" AEROBIC TREATMENT UNIT
02 030 00	SEPTIC LEACH FIELD
02 030 01	ACTIVE AND REPLACEMENT SEPTIC LEACH FIELD
02 030 02	100K REPLACEMENT FIELD (2) LINES - 45' LENGTH
02 031 00	PRESSURIZED HIGH-LINE LEACHFIELD - PRIMARY (2) LINES - 45' LENGTH
02 035 00	SOIL BERMED OVER LEACH FIELD, DEPTH, 8" REFER TO SYSTEM DESIGN SPECIFICATIONS
02 034 00	EXTENT OF TOPSOIL COVER OVER LEACH-FIELD REPLACEMENT FIELD COVER SHOWN FOR REFERENCE
02 040 00	FORCE LINE TO SEPTIC LEACH FIELD, CONFIRM LOCATION
02 045 00	WATER STORAGE TANK FOR FIRE CAPACITY: 5000 GALLONS
02 046 00	(E) WATER WELL
02 050 00	(N) PROPANE TANK
02 051 00	2FT FENCE - SEE 00/0-0-00
02 052 00	TRASH ENCLOSURE
02 055 00	24" TALL EXCLUSIONARY FENCE AT 25FT MIN. SETBACK FROM WETLANDS
02 054 00	STRAW WATTLE SILT BARRIER
16 ELECTRICAL - SITE PLAN	
(A)	12V DECK STEP RISER LIGHT, 7W, RECESSED-MOUNT, COPPER, WITH DOWNCAST LOUVERS MODEL: HALOBU CLOSCK
(B)	COPPER HORIZONTAL LED DECK LIGHT, WITH DOWNCAST LOUVERS MODEL: HALOBU CLOSCK
(C)	4" RECESSED CAN WITH LED FIXTURE - DOWNCAST HOUSING, HALO IC-AT
(D)	FLUSH LIGHT, DOUBLE TIER, STAKE MOUNTED, (#8) MODEL: DOUBLE TIER PATH LIGHT - COASTAL SOURCE WALL MOUNT LIGHT
(E)	HUBBARD FORCE MODEL: H008 OUTDOOR SCORCE - ITEM #304543-08-CTO COASTAL OUTDOOR FINISH
SITE PLAN NOTES	
NO CONSTRUCTION EQUIPMENT, SOIL DISTURBANCE, OR HUMAN INTRUSION SHALL TAKE PLACE DOWNSLOPE OF THE SILT FENCE BARRIER DURING CONSTRUCTION.	
TEMPORARY CONSTRUCTION FENCING SHALL BE INSTALLED AT THE SILT BARRIERS TO PREVENT CONSTRUCTION ACTIVITIES FROM ENCROACHING INTO THE ESHA AND BUFFER AREAS.	
ALL AREAS OF DISTURBED SOIL SHALL BE RE-SEEDING AND COVERED WITH VEGETATION AS SOON AS POSSIBLE AFTER DISTURBANCE, BUT NO LESS THAN 100% COVERAGE WITHIN 90 DAYS AFTER SEEDING. MULCHES MAY BE USED TO COVER GROUND AREAS TEMPORARILY.	
GRADING AND OTHER SIGNIFICANT GROUND DISTURBING ACTIVITIES SHALL BE RESTRICTED TO THE PERIOD OF JUNE 15 - NOVEMBER 1.	

REVISIONS	BY

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STATE OF CALIFORNIA

KEYNOTES

02 SITE CONSTRUCTION

02 001 00 SURFACE DRAINAGE SWALE - 1% MINIMUM SLOPE

02 002 00 (E) NATURAL DRAINAGE SWALE

02 003 00 RAIN GARDEN - SEE 01/A-1.5

02 004 00 (E) DRAINAGE EASEMENT

02 004 01 50' SETBACK FROM WETLAND

02 004 02 50' SETBACK FROM FRONTAGE ROAD

02 004 03 100' L.F.S.A.

02 004 04 50' SETBACK FROM COASTAL LOTUS

02 001 05 MINIMUM GRADE - COASTAL LOTUS NOTED IN BIOLOGICAL REPORT

02 005 00 ROAD/STREET EASEMENT

02 005 01 (E) GRAVEL DRIVEWAY

02 005 02 (N) GRAVEL DRIVEWAY

02 005 03 30' WIDE WALKWAY AND EQUESTRIA EASEMENT

02 005 04 ARCHAEOLOGICALLY SENSITIVE SITE BOUNDARY PER PARCEL MAP

02 006 00 UTILITIES - TEL, CABLE, ELECT.

02 007 00 UTILITY TRENCH - CONFIRM LOCATION

02 008 00 TRENCH FOR WATER LINE - CONFIRM LOCATION

02 010 00 4" DIAMETER PERFORATED DRAIN PIPE SLOPE TO DRAIN

02 010 01 4" DIAMETER NON PERFORATED DRAIN PIPE SLOPE TO DRAIN - SEE DETAIL 02/A-1.4

02 010 02 (E) 4" DIAMETER NON-PERFORATED DRAIN PIPE

02 012 00 (E) CURTAIN DRAIN

02 014 00 3" DIAMETER NON PERF FLEX PIPE FROM DOWNSPOUT - DISCHARGE MINIMUM 5' FT FROM FOUNDATION. REFER TO DETAIL 01/A-1.5

02 014 01 ROCK PIT FOR DRAIN CHAIN FROM GUTTER - SEE DETAIL 02/A-1.5

02 015 00 (N) 12" DIA. CULVERT

02 014 02 3" DIAMETER NON PERF FLEX PIPE FROM DOWNSPOUT TERMINATE IN FLO-WELL TANK

02 011 00 FLO-WELL STORM WATER LEACHING SYSTEM HRD BY NDS - 800-124-1994

02 020 00 (E) GRADE CONTOUR

02 021 00 (N) GRADE CONTOUR

02 023 00 (N) EARTH BERM WITH PLANTINGS

02 025 00 1200 GALLON CONCRETE SEPTIC TANK

02 025 01 800 GALLON CONCRETE SEPTIC TANK

02 024 00 1200 GALLON CONCRETE PUMP TANK

02 021 00 "WHITEWATER" AEROBIC TREATMENT UNIT

02 030 00 SEPTIC LEACH FIELD

02 030 01 ACTIVE AND REPLACEMENT SEPTIC LEACH FIELD

02 030 02 100K REPLACEMENT FIELD (2) LINES - 45' LENGTH

02 031 00 PRESSURIZED HIGH-LINE LEACHFIELD - PRIMARY (2) LINES - 45' LENGTH

02 035 00 SOIL BERMED OVER LEACH FIELD, DEPTH, 8" REFER TO SYSTEM DESIGN SPECIFICATIONS

02 034 00 EXTENT OF TOPSOIL COVER OVER LEACH-FIELD REPLACEMENT FIELD COVER SHOWN FOR REFERENCE

02 040 00 FORCE LINE TO SEPTIC LEACH FIELD, CONFIRM LOCATION

02 045 00 WATER STORAGE TANK FOR FIRE CAPACITY: 5000 GALLONS

02 046 00 (E) WATER WELL

02 050 00 (N) PROPANE TANK

02 051 00 2FT FENCE - SEE 00/0-0-00

02 052 00 TRASH ENCLOSURE

02 055 00 24" TALL EXCLUSIONARY FENCE AT 25FT MIN. SETBACK FROM WETLANDS

02 054 00 STRAW WATTLE SILT BARRIER

16 ELECTRICAL - SITE PLAN

(A) 12V DECK STEP RISER LIGHT, 7W, RECESSED-MOUNT, COPPER, WITH DOWNCAST LOUVERS  
MODEL: HALOBU CLOSCK

(B) COPPER HORIZONTAL LED DECK LIGHT, WITH DOWNCAST LOUVERS  
MODEL: HALOBU CLOSCK

(C) 4" RECESSED CAN WITH LED FIXTURE - DOWNCAST HOUSING, HALO IC-AT

(D) FLUSH LIGHT, DOUBLE TIER, STAKE MOUNTED, (#8) MODEL: DOUBLE TIER PATH LIGHT - COASTAL SOURCE WALL MOUNT LIGHT

(E) HUBBARD FORCE  
MODEL: H008 OUTDOOR SCORCE - ITEM #304543-08-CTO COASTAL OUTDOOR FINISH

SITE PLAN NOTES

NO CONSTRUCTION EQUIPMENT, SOIL DISTURBANCE, OR HUMAN INTRUSION SHALL TAKE PLACE DOWNSLOPE OF THE SILT FENCE BARRIER DURING CONSTRUCTION.

TEMPORARY CONSTRUCTION FENCING SHALL BE INSTALLED AT THE SILT BARRIERS TO PREVENT CONSTRUCTION ACTIVITIES FROM ENCROACHING INTO THE ESHA AND BUFFER AREAS.

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GRADING AND OTHER SIGNIFICANT GROUND DISTURBING ACTIVITIES SHALL BE RESTRICTED TO THE PERIOD OF JUNE 15 - NOVEMBER 1.

REVISION DATE: 12-10-14

grading/drainage

Kevin Ward and Laurel Hill-Ward  
33061 Meghan Lane  
Fort Bragg, California  
AP No. 069-171-045

grading/drainage

DATE  
MARCH 2014

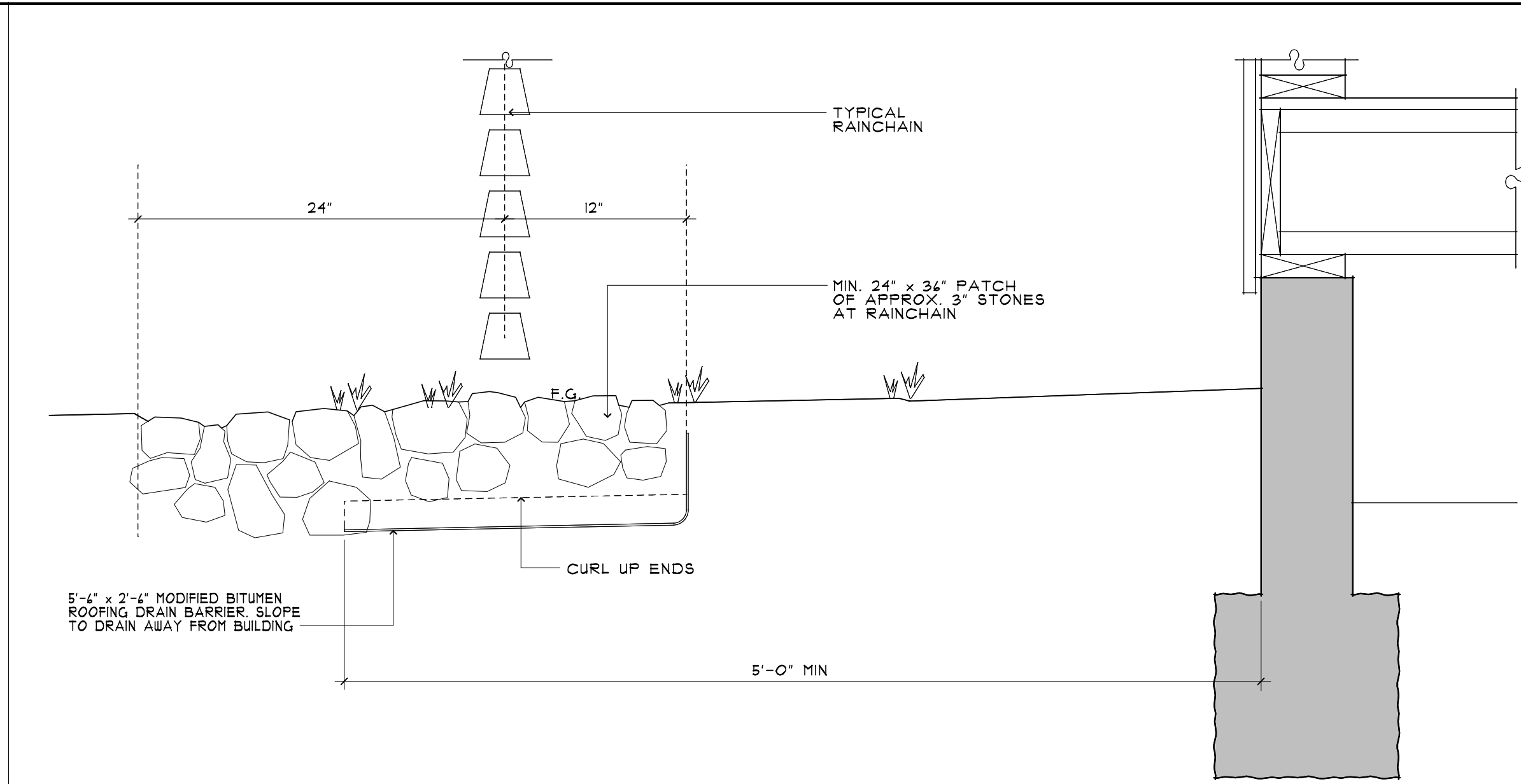
SCALE  
NOTED

DES NO.  
15-043

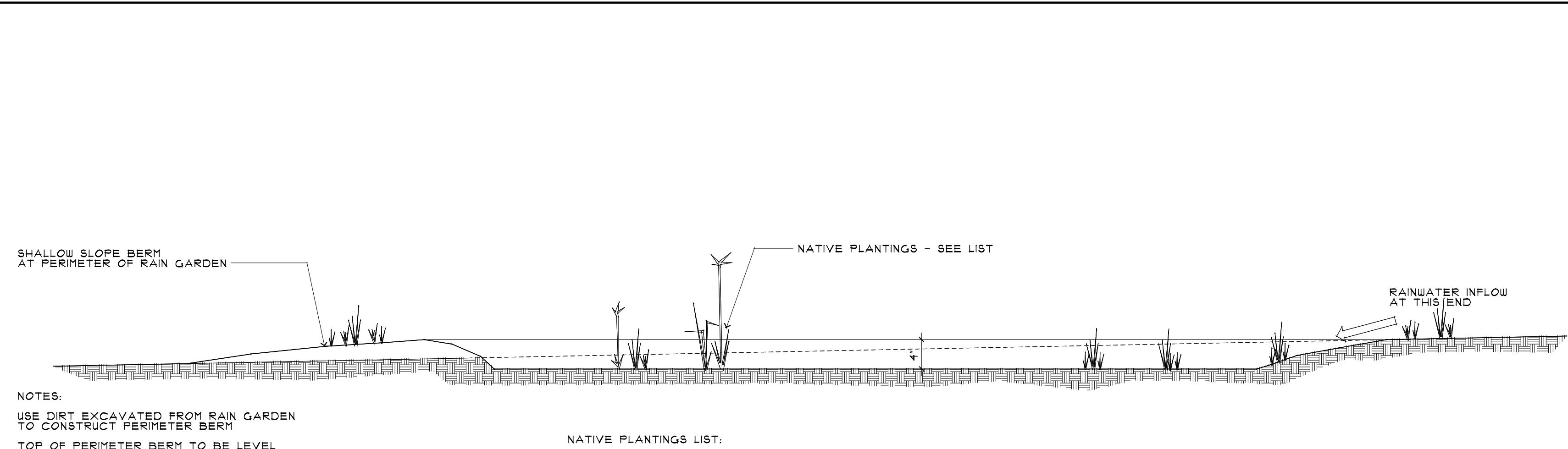
SHEET  
A-1.4

OF SHEETS





02 DOWNSPOUT DRAIN 3  
A-1.5 REV: 08-13-14 SITE DRAINAGE\_003\_B SCALE: NONE



01 RAIN GARDEN - SHALLOW SLOPED SITE  
A-1.5 REV: 05-14-10 SITE DRAINAGE\_004\_A SCALE: 1" = 1'-0"



Landscape and lighting plan  
Scale: 1/16"=1'-0"

### LANDSCAPE PLANTS

MARK	BOTANICAL NAME	COMMON NAME
A	Arctostaphylos 'Hoard Nottm'	HOWARD MCMINN MANZANITA
B	Arctostaphylos 'Pacific Mist'	PACIFIC MIST MANZANITA
C	Ceanothus glaucus	SPREADERS
CJ	Ceanothus 'Joyce Coulter'	CALIFORNIA LILAC
D	Ceanothus purpureus	HOLLYLEAF CEANOTHUS
E	Ceanothus sp.	CALIFORNIA MOUNTAIN LILAC
F	Iris douglasiana	DOUGLAS IRIS
G	Garrya elliptica	SILK TASSLE
H	Myrica californica	PACIFIC WAX MYRTLE
J	Pinus contorta	SHORE PINE
K	Polygala nuttallii	WESTERN SWORD FERN
L	Ribes sanguineum	RED FLOWERING CURRANT
M	Rosmarinus officinalis	ROSEMARY (SANTA BARBARA)
N	Salvia apicalis	HUMMINGBIRD SAGE
O	Carex praegracilis	SEDGE GRASS
P	Euphorbia sp.	SPRUCE FAMILY
Q	Cistus hirsutus	ROCKROSE
R	Leptospermum scoparium	MYRTLE FAMILY
S	NOT USED	...
T	Achillea millefolium	YARROW
U	Ericea deflexa	HEATHER
V	Celanagrostis nutkanensis	PACIFIC REEDGRASS
W	Deschampsia cespitosa	TURFED HAIR GRASS
X	Eriogonum glaucus	SEASIDE DAISY
Y	Eriogonum latifolium	COAST BUCKWHEAT
Z	Lupinus polyphyllos	BIGLEAF LUPINE

REVISIONS

BY	REVISIONS

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REN 8-31-17  
STATE OF CALIFORNIA

### KEYNOTES

02 SITE CONSTRUCTION

- 02.001.00 SURFACE DRAINAGE SWALE - 1% MINIMUM SLOPE
- 02.002.00 (E) NATURAL DRAINAGE SWALE
- 02.003.00 RAIN GARDEN - SEE 01/A-1.5
- 02.004.00 (E) DRAINAGE EASEMENT
- 02.004.01 50' SETBACK FROM WETLAND
- 02.004.02 50' SETBACK FROM FRONTAGE ROAD
- 02.004.03 100' L.F.S.A.
- 02.004.04 50' SETBACK FROM COASTAL LOTUS
- 02.001.05 Hatched area - COASTAL LOTUS NOTED IN BIOLOGICAL REPORT
- 02.005.00 ROAD/STREET EASEMENT
- 02.005.01 (E) GRAVEL DRIVEWAY
- 02.005.02 (N) GRAVEL DRIVEWAY
- 02.005.03 50' WIDE WALKWAY AND EQUESTRIA EASEMENT
- 02.005.04 ARCHAEOLOGICALLY SENSITIVE SITE BOUNDARY PER PARCEL MAP
- 02.006.00 UTILITIES - TEL, CABLE, ELECT.
- 02.007.00 UTILITY TRENCH - CONFIRM LOCATION
- 02.008.00 TRENCH FOR WATER LINE - CONFIRM LOCATION
- 02.010.00 4" DIAMETER PERFORATED DRAIN PIPE SLOPE TO DRAIN
- 02.010.01 4" DIAMETER NON PERFORATED DRAIN PIPE - SLOPE TO DRAIN - SEE DETAIL 02/A-1.4
- 02.010.02 (E) 4" DIAMETER NON-PERFORATED DRAIN PIPE
- 02.012.02 (E) CURTAIN DRAIN
- 02.014.00 3" DIAMETER NON FER FLEX PIPE FROM DOWNSPOUT - DISCHARGE MINIMUM 5' FT. FROM FOUNDATION. REFER TO DETAIL 02/A-1.5
- 02.014.01 ROCK PIT FOR DRAIN CHAIN FROM GUTTER - SEE DETAIL 02/A-1.5
- 02.015.00 (N) 12" DIA. CULVERT
- 02.016.00 3" DIAMETER NON FER FLEX PIPE FROM DOWNSPOUT TERMINATE IN FLO-WELL TANK
- 02.017.00 FLO-WELL STORM WATER LEACHING SYSTEM HRD BY NDS - 800-124-1994
- 02.020.00 (E) GRADE CONTOUR
- 02.021.00 (N) GRADE CONTOUR
- 02.022.00 (N) EARTH BERM WITH PLANTINGS
- 02.025.00 1200 GALLON CONCRETE SEPTIC TANK
- 02.025.01 800 GALLON CONCRETE SEPTIC TANK
- 02.026.00 1200 GALLON CONCRETE PUMP TANK
- 02.027.00 WHITEWATER AEROBIC TREATMENT UNIT
- 02.030.00 SEPTIC LEACH FIELD
- 02.030.01 ACTIVE AND REPLACEMENT SEPTIC LEACH FIELD
- 02.030.02 100K REPLACEMENT FIELD 2) LINES - 45' LENGTH
- 02.031.00 PRESSURIZED HIGH-LINE LEACHFIELD - PRIMARY 2) LINES - 45' LENGTH
- 02.035.00 SOIL BERMED OVER LEACH FIELD, DEPTH, 8" REFER TO SYSTEM DESIGN SPECIFICATIONS
- 02.036.00 EXTENT OF TOPSOIL COVER OVER LEACHFIELD REPLACEMENT FIELD COVER SHOWN FOR REFERENCE
- 02.040.00 FORCE LINE TO SEPTIC LEACH FIELD, CONFIRM LOCATION
- 02.045.00 WATER STORAGE TANK FOR FIRE - CAPACITY: 5000 GALLONS
- 02.046.00 (E) WATER WELL
- 02.050.00 (N) PROPANE TANK
- 02.051.00 4FT FENCE - SEE 00/0-0-0
- 02.052.00 TRASH ENCLOSURE
- 02.055.00 24" TALL EXCLUSIONARY FENCE AT 25FT MIN. SETBACK FROM WETLANDS
- 02.056.00 STRAW WATTLE SILT BARRIER
- 16 ELECTRICAL - SITE PLAN
  - (A) 12V DECK STEP RISER LIGHT, T8, RECESSED-MOUNT, COPPER, WITH DOWNCAST LOUVER, MODEL: HALO 1C-AT
  - (B) COPPER HORIZONTAL LED DECK LIGHT, WITH DOWNCAST LOUVER, MODEL: HALO 1C-AT
  - (C) 4" RECESSED CAN WITH LED FIXTURE - DOWNCAST HOUSING, HALO 1C-AT
  - (D) FLUORESCENT DOUBLE TEE, STAKE MOUNTED, 18" TALL, DOUBLE TEE PATH LIGHT - COASTAL SOURCE WALL MOUNT LIGHT, HUBBARDT FORCE
  - (E) HUBBARDT FORCE
  - MODEL: H003 OUTDOOR SCONCE - ITEM #304543-08-CTO COASTAL OUTDOOR FINISH

### LANDSCAPE NOTES

METHODS:

USE PLANTS SUITABLE TO THE AREA WITH NO ADDITIONAL WATER REQUIREMENTS ("XERISCAPING").

PLANTS WILL BE PLANTED IN THE FALL AND WATERED BY HAND THE FIRST YEAR, NO ADDITIONAL WATER THEREAFTER.

PLANTS USED ARE NATIVE TO CALIFORNIA, AND MOST ARE NATIVE TO THE NORTHWEST COASTAL, SEASIDE AREAS.

USE PLANTS THAT ARE IMPORTANT FOR FOOD, SHELTER AND COVER FOR THE WILDLIFE.

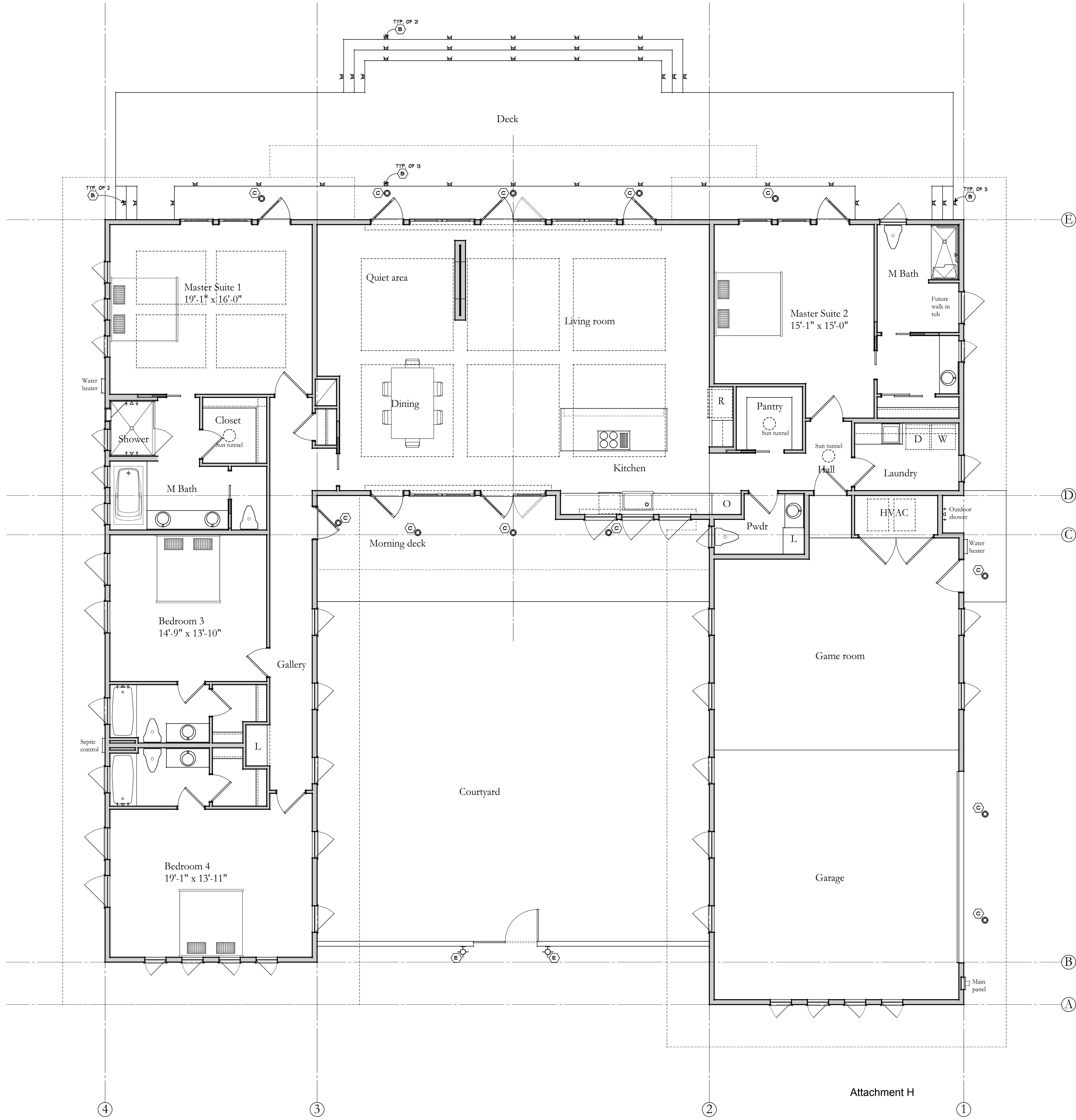
MUST COMPLY WITH THE CALIFORNIA DEPARTMENT OF FORESTRY "HIT 1007" PLANTING RECOMMENDATIONS - SPACE NATIVE SHRUBS 10' APART, USE FIRE-RESISTANT PLANTS.

New residence for:  
Kevin Ward and Laurel Hill-Ward  
33061 Meghan Lane  
Fort Bragg, California  
AP No. 069-171-045

landscape and lighting

A-1.5

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Floor plan  
Scale: 1/4"=1'-0"

## KEYNOTES

- 16 ELECTRICAL - SITE PLAN
- (A) 12V DECK STEP RISER LIGHT, TYP. RECESSED-MOUNT. COPPER, WITH DOWNCAST LOUVERS
  - (B) COPPER HORIZONTAL LED DECK LIGHT, WITH DOWNCAST LOUVERS
  - (C) 4" RECESSED CAN WITH LED FIXTURE - DOWNCAST HOUSING, HALO IC-AT
  - (D) PATH LIGHT - DOUBLE TIER, STAKE MOUNTED (18")
  - (E) WALL MOUNT LIGHT
- MODEL: Sylvania S14  
MODEL: Sylvania S14  
MODEL: Sylvania S14  
MODEL: Sylvania S14  
MODEL: Sylvania S14

## GENERAL NOTES

## AREA TABULATIONS

CONDITIONED FLOOR AREA: 3015 S.F.  
GARAGE: 1088 S.F.

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New residence for:  
Kevin Ward and Laurel Hill-Ward  
33061 Meghan Lane  
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AP No. 069-171-045

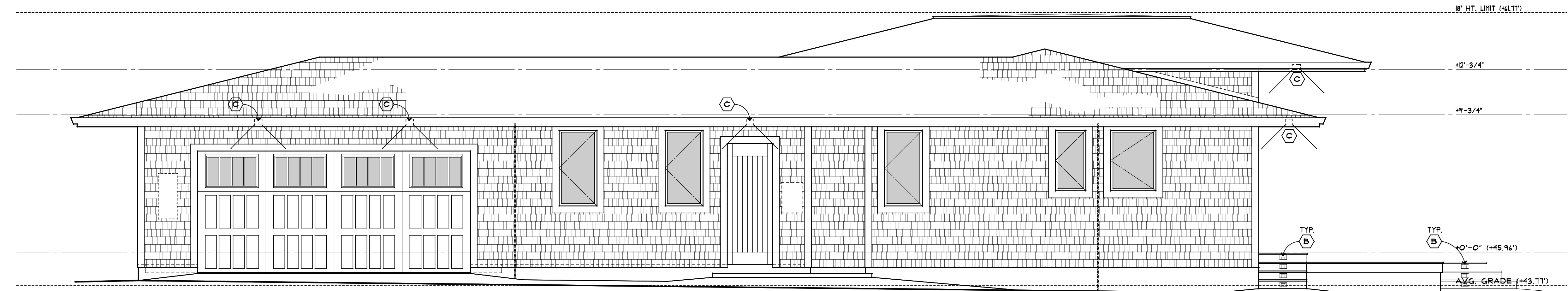
floor plan

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CHECKED F.G.
DATE FEB 2014
SCALE NOTED
SHEET NO. 15-043
SHEET

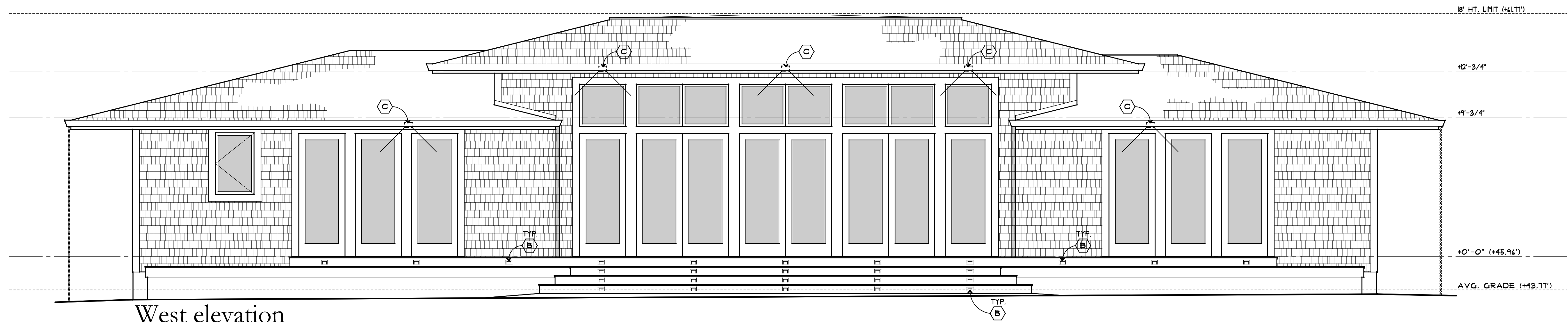
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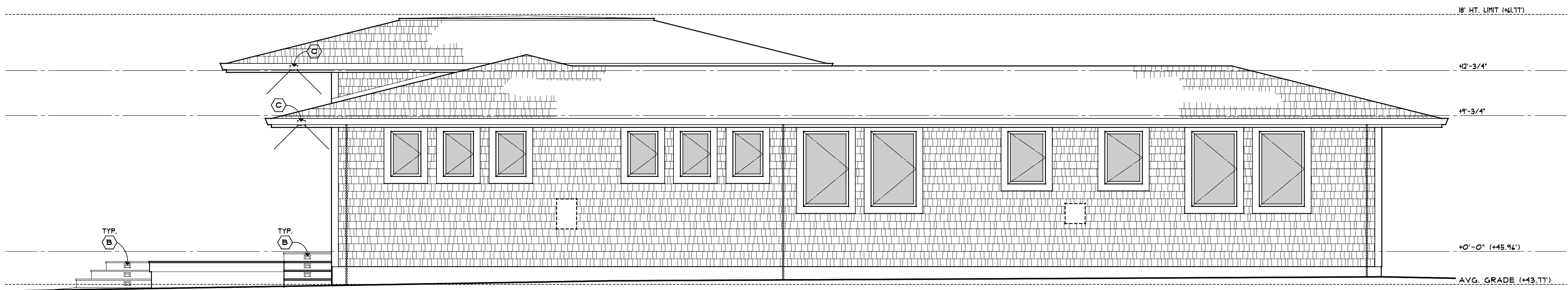
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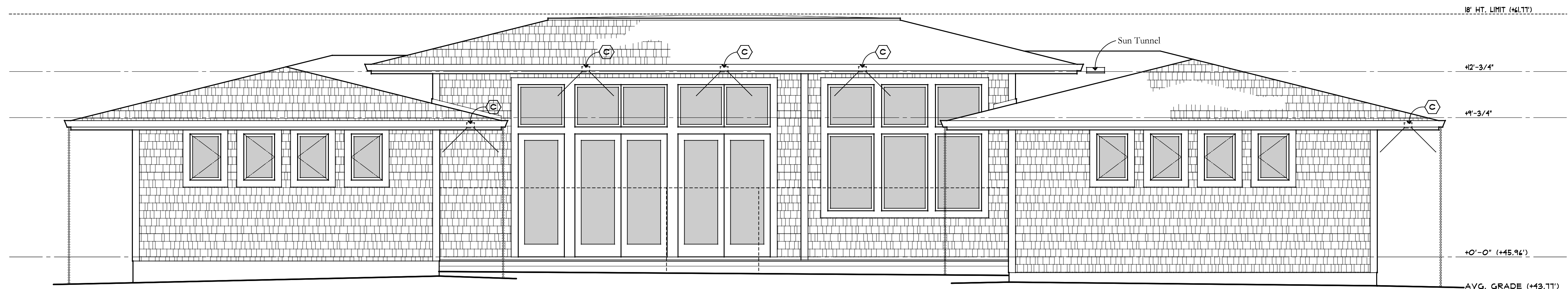
North elevation  
Scale: 1/4"=1'-0"



West elevation  
Scale: 1/4"=1'-0"



South elevation  
Scale: 1/4"=1'-0"



East elevation  
Scale: 1/4"=1'-0"

Attachment I

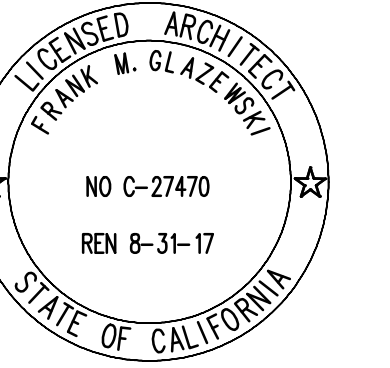
## KEYNOTES

### 16 ELECTRICAL - SITE PLAN

- (A) 12V DECK STEP RISER LIGHT, T1U RECESSED-MOUNT, COPPER, WITH DOWNCAST LOUVERS  
MODEL: HALBU CLIPPER
- (B) COPPER HORIZONTAL LED DECK LIGHT, WITH DOWNCAST LOUVERS, WINKLEY LIGHTING  
MODEL: 8544 CO-LED
- (C) 4" RECESSED CAN WITH LED FIXTURE - DOWNCAST HOUSING: HALO IC-AT  
MODEL: DOUBLE TIER PATH LIGHT - COASTAL SOURCE
- (D) BALL MOUNT LIGHT  
MODEL: HUBBARDTON FORGE
- (E) HOOD OUTDOOR SCONCE - ITEM #304543-08-CTO  
COASTAL OUTDOOR FINISH

REVISIONS	BY

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New residence for:  
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AP No. 069-171-045

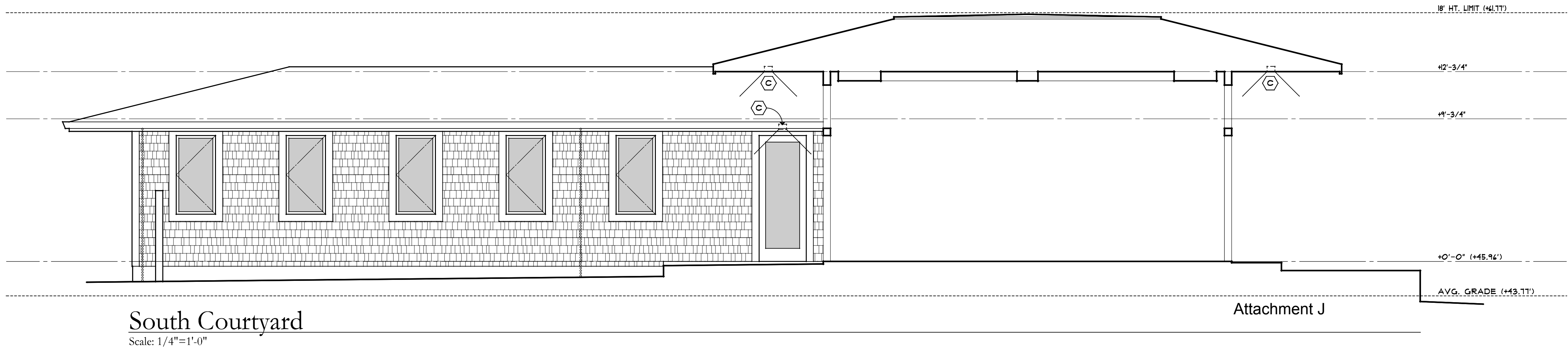
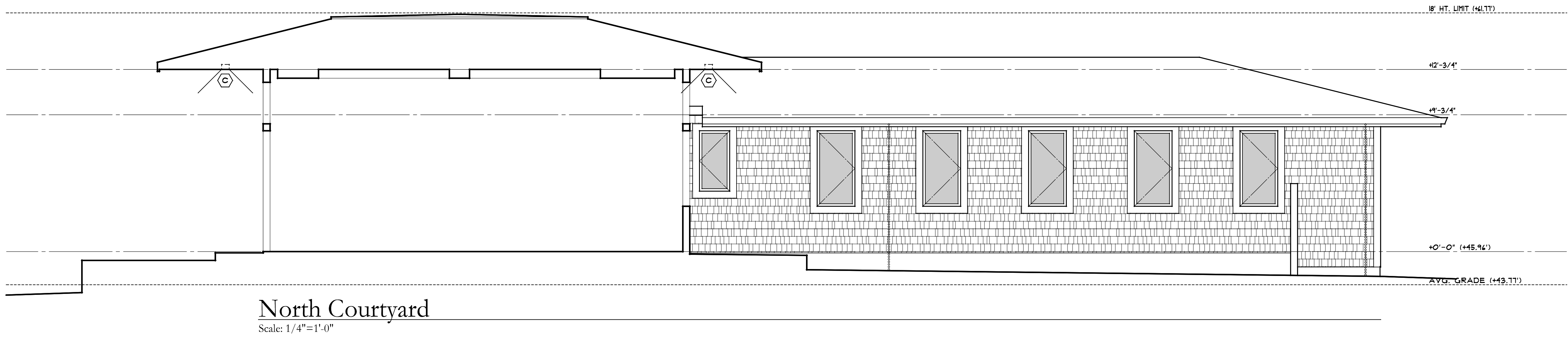
elevations

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CHECKED F.G.
DATE FEB 2014
SCALE NOTED
SHEET NO. 15-043
SHEET

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OF SHEETS

REVISION DATE: 12-10-14

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Attachment J

## KEYNOTES

- 16 ELECTRICAL - SITE PLAN
- (A) 12V DECK STEP RISER LIGHT, T1U RECESSED-MOUNT. COPPER WITH DOWNCAST LOUVERS. MODEL: HALBU CLIPPER
  - (B) COPPER HORIZONTAL LED DECK LIGHT. WITH DOWNCAST LOUVERS. WINKLEY LIGHTING. MODEL: 1544 CO-LED
  - (C) 4" RECESSED CAN WITH LED FIXTURE - DOWNCAST HOUSING: HALO IC-AT. PATH LIGHT - DOUBLE TIER, STAKE MOUNTED (+18") MODEL: DOUBLE TIER PATH LIGHT - COASTAL SOURCE
  - (D) BALL MOUNT LIGHT. HUBBARDTOWN FORGE. ITEM #304543-08-CTO
  - (E) HOOD OUTDOOR SCONCE - ITEM #304543-08-CTO. COASTAL OUTDOOR FINISH

REVISIONS	BY

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REN 8-31-17  
STATE OF CALIFORNIA

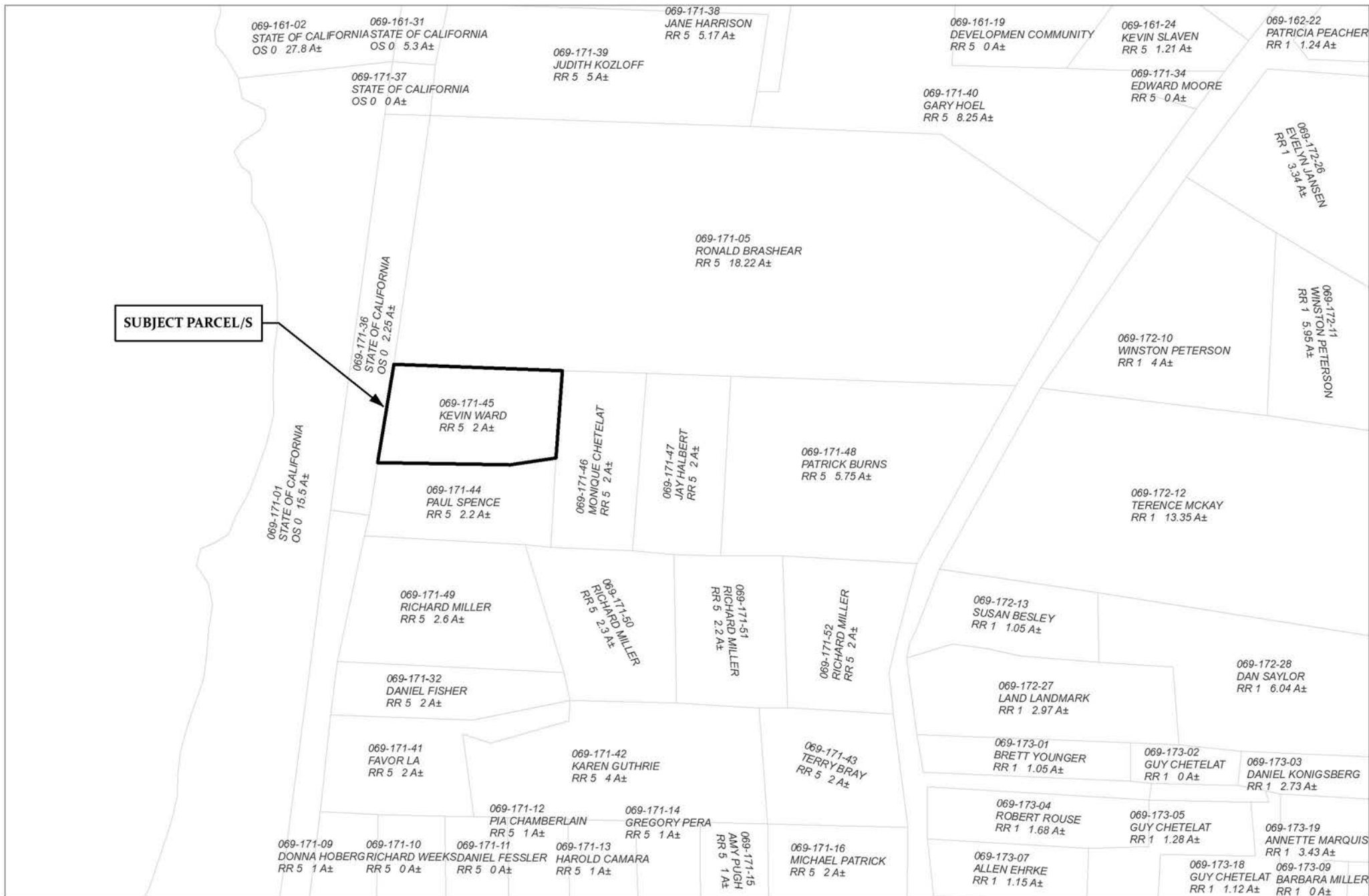
New residence for:  
**Kevin Ward and Laurel Hill-Ward**  
33061 Meghan Lane  
Fort Bragg, California  
AP No. 069-171-045

elevations  
courtyard

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CHECKED F.G.
DATE FEB 2014
SCALE NOTED
SHEET NO. 15-043
SHEET

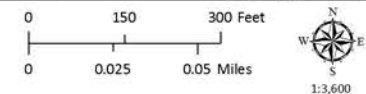
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REVISION DATE: 12-10-14



SUBJECT PARCEL/S

CASE: CDPM 2016-0004  
 OWNER: WARD, Kevin & Laurel  
 APN: 069-171-45  
 APLCT: Kevin Ward  
 AGENT: Frank Glazewski  
 ADDRESS: 33061 Meghan Lane, Fort Bragg

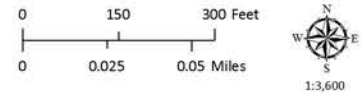


Attachment K ADJACENT PARCELS



CASE: CDPM 2016-0004  
OWNER: WARD, Kevin & Laurel  
APN: 069-171-45  
APLCT: Kevin Ward  
AGENT: Frank Glazewski  
ADDRESS: 33061 Meghan Lane, Fort Bragg

 Zoning Districts



Attachment L

ZONING DISPLAY MAP



CASE: CDPM 2016-0004  
 OWNER: WARD, Kevin & Laurel  
 APN: 069-171-45  
 APLCT: Kevin Ward  
 AGENT: Frank Glazewski  
 ADDRESS: 33061 Meghan Lane, Fort Bragg

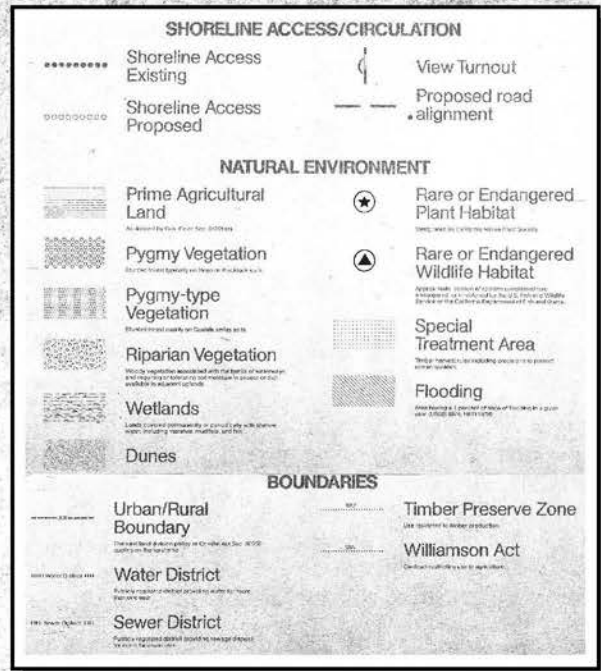
 General Plan Classes

## Attachment M

GENERAL PLAN CLASSIFICATIONS

EVERYTHING WEST OF HIGHWAY ONE IS  
DESIGNATED A HIGHLY SCENIC AREA

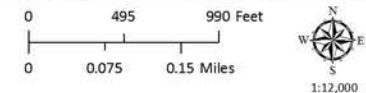
SUBJECT PARCEL/S



EVERYTHING WEST OF HIGHWAY ONE IS  
DESIGNATED A HIGHLY SCENIC AREA

EVERYTHING WEST OF GEORGIA PACIFIC  
ROAD IS DESIGNATED A  
HIGHLY SCENIC AREA

FORT BRAGG STATE PARK  
NATURAL AREA



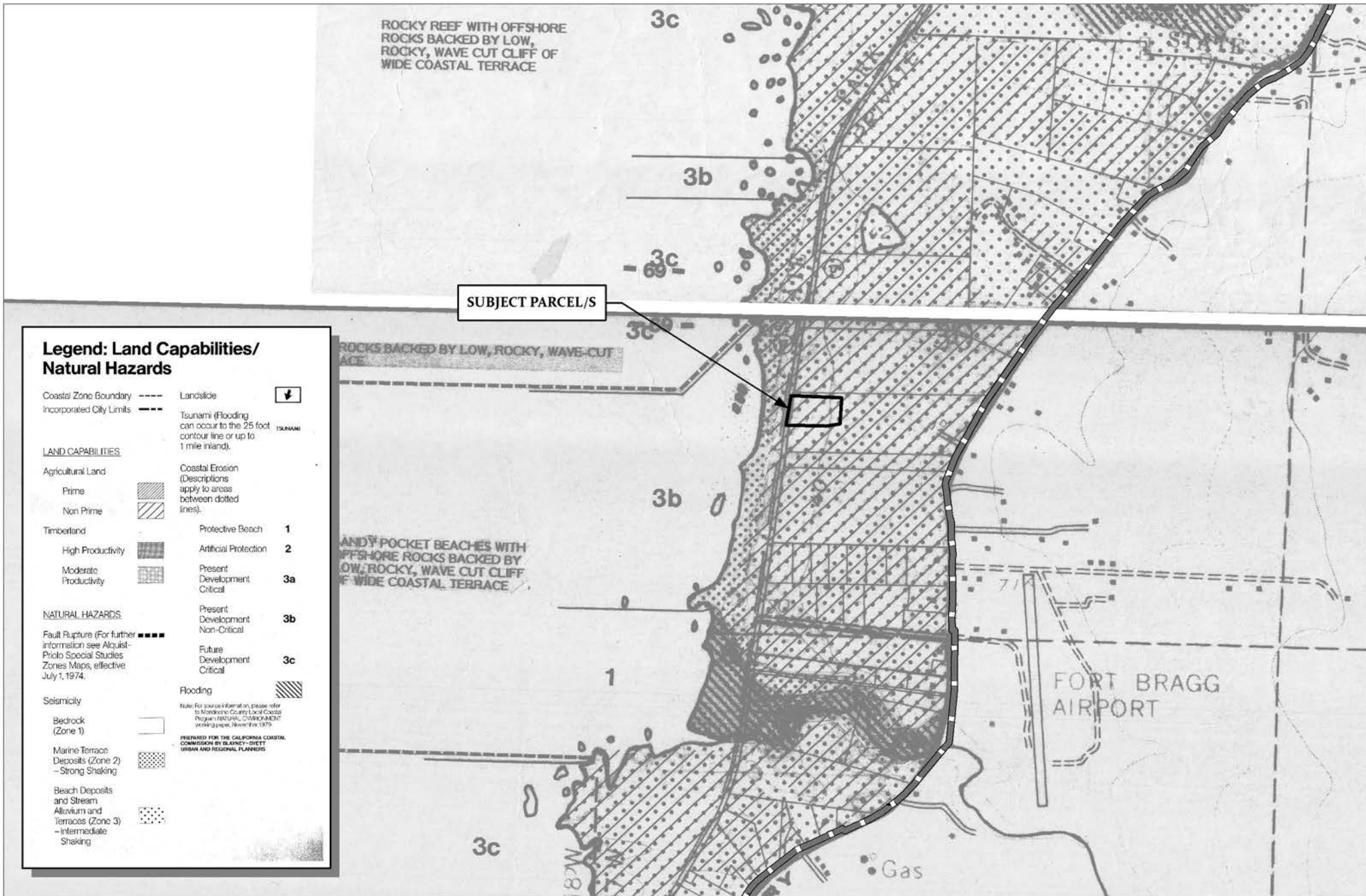
Attachment N

LCP LAND USE MAPS 12 (CLEONE) & 13 (FORT BRAGG)

CASE: CDPM 2016-0004  
OWNER: WARD, Kevin & Laurel  
APN: 069-171-45  
APLCT: Kevin Ward  
AGENT: Frank Glazewski  
ADDRESS: 33061 Meghan Lane, Fort Bragg

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



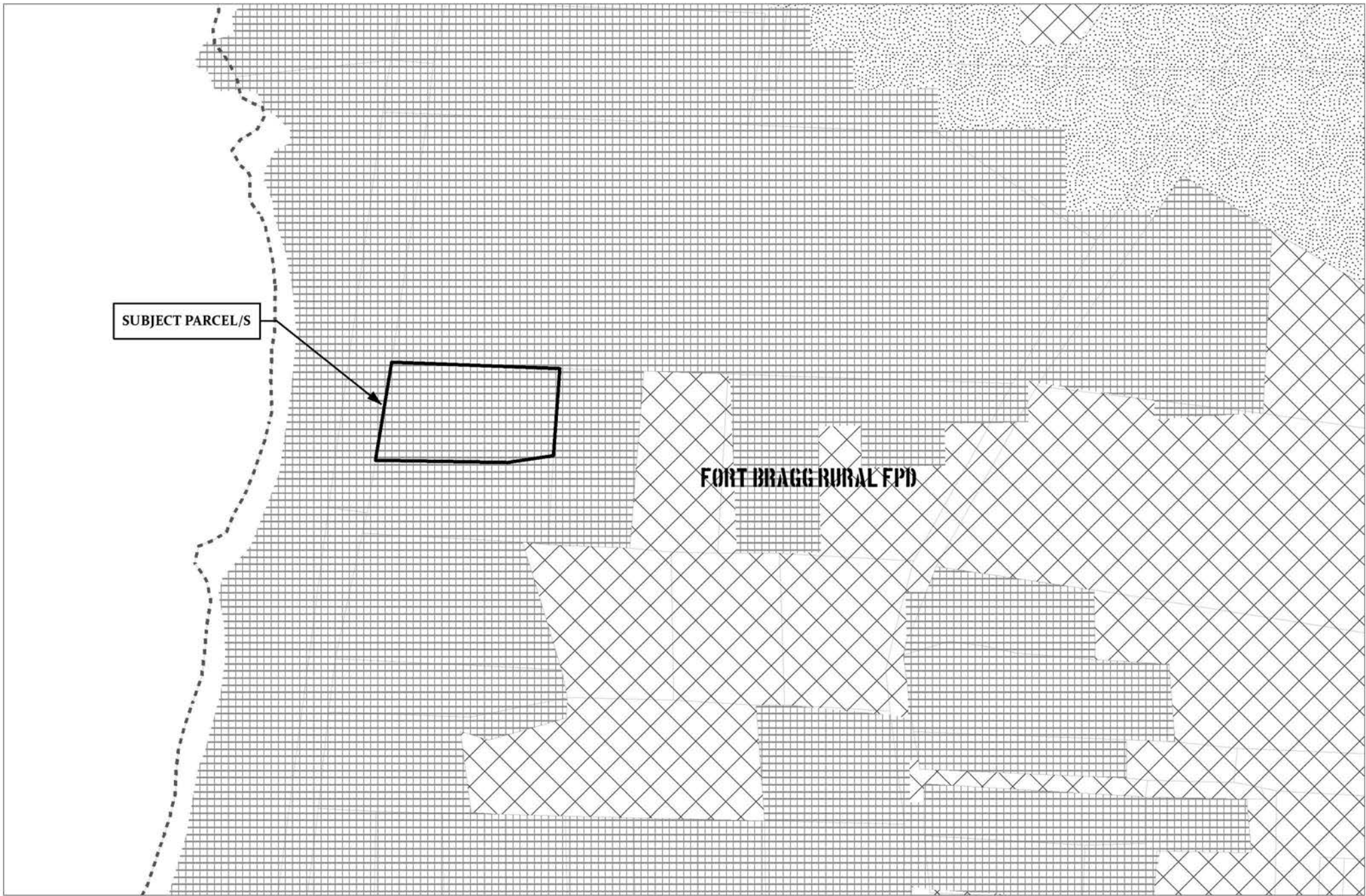


CASE: CDPM 2016-0004  
OWNER: WARD, Kevin & Laurel  
APN: 069-171-45  
APLCT: Kevin Ward  
AGENT: Frank Glazewski  
ADDRESS: 33061 Meghan Lane, Fort Bragg





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

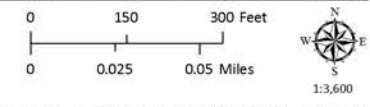
Attachment O

LCP LAND CAPABILITIES & NATURAL HAZARDS



CASE: CDPM 2016-0004  
 OWNER: WARD, Kevin & Laurel  
 APN: 069-171-45  
 APLCT: Kevin Ward  
 AGENT: Frank Glazewski  
 ADDRESS: 33061 Meghan Lane, Fort Bragg

-  County Fire Districts
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard



## Attachment P

**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

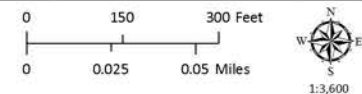
Map produced by the Mendocino County Planning & Building Services, September, 2016  
 All spatial data is approximate. Map provided without warranty of any kind.





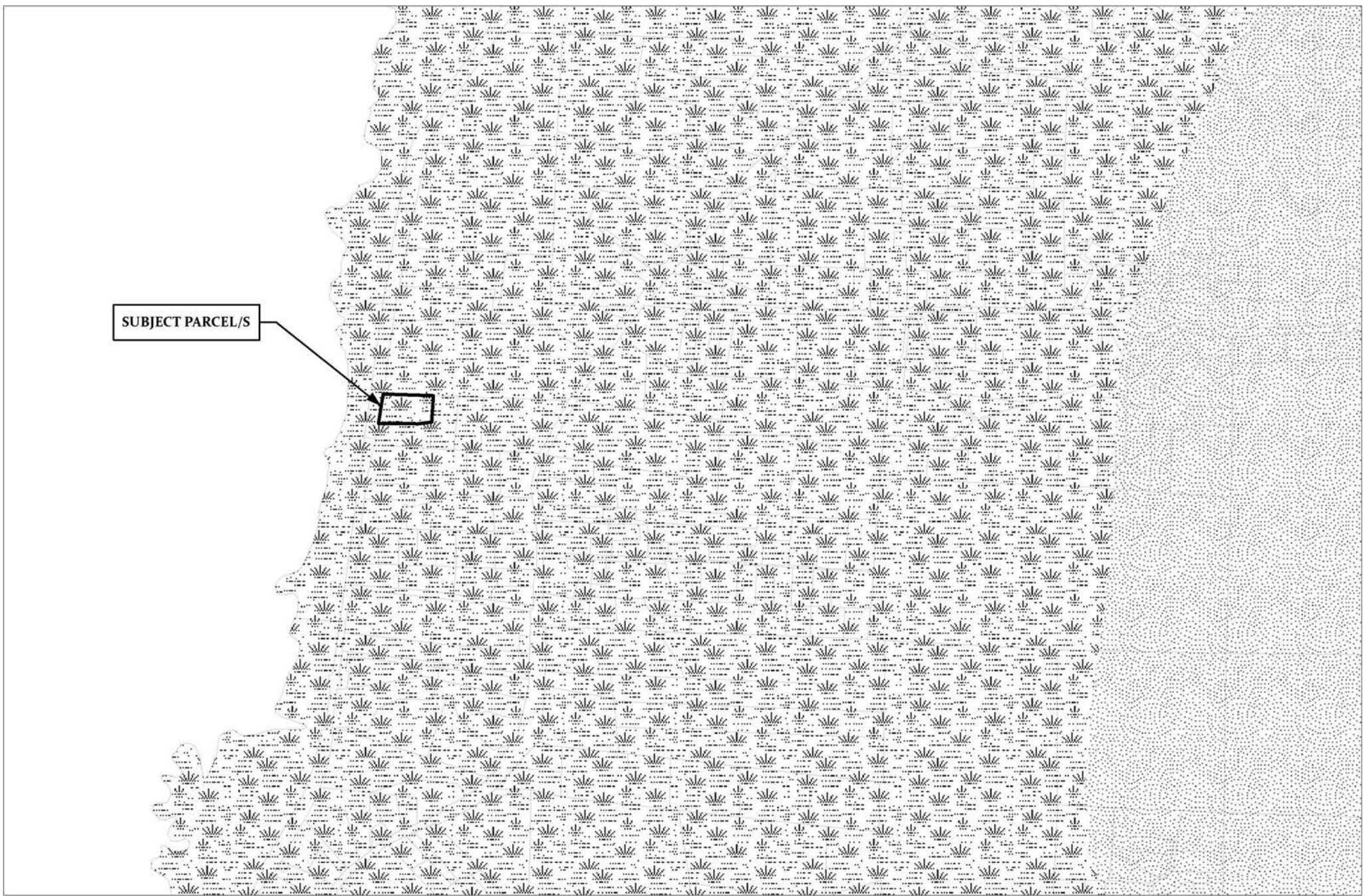
CASE: CDPM 2016-0004  
OWNER: WARD, Kevin & Laurel  
APN: 069-171-45  
APLCT: Kevin Ward  
AGENT: Frank Glazewski  
ADDRESS: 33061 Meghan Lane, Fort Bragg

 Water





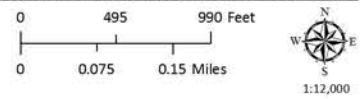
## Attachment Q

WILDLAND URBAN INTERFACE



CASE: CDPM 2016-0004  
OWNER: WARD, Kevin & Laurel  
APN: 069-171-45  
APLCT: Kevin Ward  
AGENT: Frank Glazewski  
ADDRESS: 33061 Meghan Lane, Fort Bragg

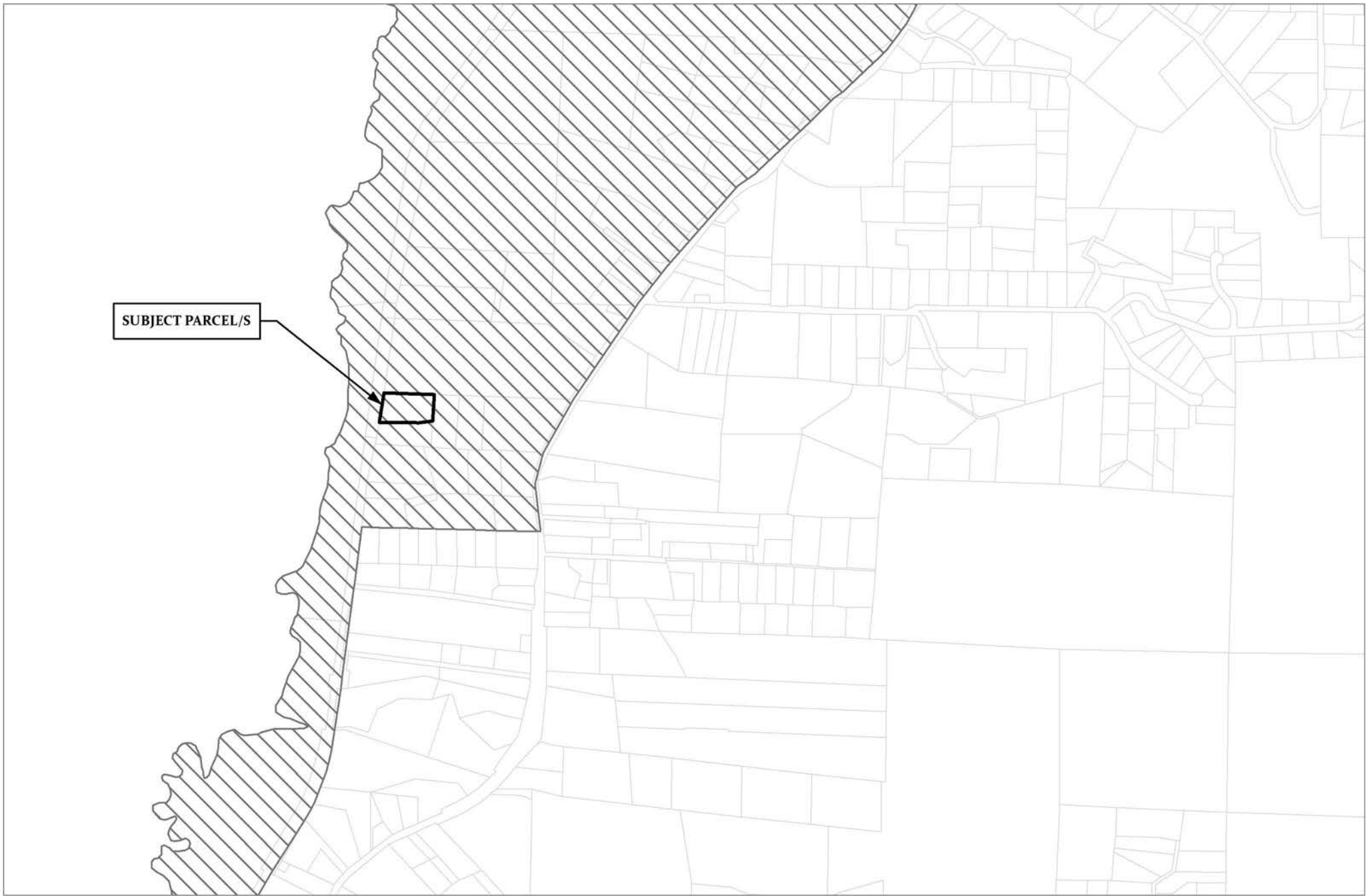
 Sufficient Water Resources  
 Marginal Water Resources




## Attachment R

## GROUND WATER RESOURCES

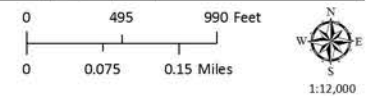
Map produced by the Mendocino County Planning & Building Services, September, 2016  
All spatial data is approximate. Map provided without warranty of any kind.



CASE: CDPM 2016-0004  
OWNER: WARD, Kevin & Laurel  
APN: 069-171-45  
APLCT: Kevin Ward  
AGENT: Frank Glazewski  
ADDRESS: 33061 Meghan Lane, Fort Bragg

 Highly Scenic Area


## Attachment S

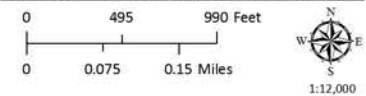


HIGHLY SCENIC AREAS



CASE: CDPM 2016-0004  
 OWNER: WARD, Kevin & Laurel  
 APN: 069-171-45  
 APLCT: Kevin Ward  
 AGENT: Frank Glazewski  
 ADDRESS: 33061 Meghan Lane, Fort Bragg

-  Western Soils
-  Shinglemill-Gibney Complex



## Attachment T

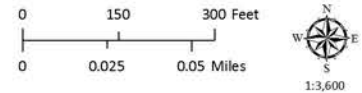
LOCAL SOILS



CASE: CDPM 2016-0004  
OWNER: WARD, Kevin & Laurel  
APN: 069-171-45  
APLCT: Kevin Ward  
AGENT: Frank Glazewski  
ADDRESS: 33061 Meghan Lane, Fort Bragg

 Wetlands




## Attachment U

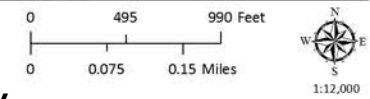


CLASSIFIED WETLANDS



CASE: CDPM 2016-0004  
OWNER: WARD, Kevin & Laurel  
APN: 069-171-45  
APLCT: Kevin Ward  
AGENT: Frank Glazewski  
ADDRESS: 33061 Meghan Lane, Fort Bragg

-  Coastal Zone Boundary
-  Supervisorial Districts 2010
-  State Parks



## Attachment V

MISC DISTRICTS

Resolution Number \_\_\_\_\_

County of Mendocino  
Ukiah, California  
April 27, 2017

CDPM\_2016-0004 WARD – AMENDMENT TO CDP\_2009-0031

RESOLUTION OF THE COASTAL PERMIT ADMINISTRATOR, COUNTY  
OF MENDOCINO, STATE OF CALIFORNIA, ADOPTING A  
CATEGORICAL EXEMPTION AND GRANTING A STANDARD  
COASTAL DEVELOPMENT PERMIT AMENDMENT FOR THE  
CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE.

WHEREAS, the applicant, Kevin & Laurel Ward, filed an application for a Standard Coastal Development Permit Amendment with the Mendocino County Department of Planning and Building Services to modify CDP\_2009-0031 to permit construction of a single-family residence, in the Coastal Zone, 2.5 miles north of Fort Bragg, on the west side of Highway 1, approximately 500 feet from its intersection with Meghan Lane (private), at 33061 Meghan Lane (APN 069-171-45); and

WHEREAS, the Secretary for Resources has found that certain classes of projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the Project was determined to meet the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 3; and

WHEREAS, the County, as the Lead Agency has reviewed the Categorical Exemption for the above Project and determined its adequacy and the project's consistency with the Coastal Element of the General Plan; and

WHEREAS, in accordance with applicable provisions of law, the Coastal Permit Administrator held a public hearing on, April 27, 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 forth 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;

**ENVIRONMENTAL FINDINGS:** The Coastal Permit Administrator finds that the environmental impacts identified for the project can be adequately mitigated through the conditions of approval or features of the project design so that no significant adverse environmental impacts will result from this project; therefore, a Categorical Exemption is adopted.

**COASTAL DEVELOPMENT PERMIT FINDINGS:** Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, staff recommends that the Coastal Permit Administrator approve the proposed project, and adopt the following findings and conditions:

1. The proposed development is in conformity with the certified Local Coastal Program, except Section 20.496.020(A)(1) relating to buffer widths from Environmentally Sensitive Habitat Areas, which is specifically addressed by the Supplemental Findings below; and



2. The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities; and
3. The proposed development is consistent with the purpose and intent of the applicable zoning district, as well as all other provisions of Division II, and preserves the integrity of the zoning district; and
4. The proposed development, if constructed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act; and
5. The proposed development will not have any adverse impacts on any known archaeological or paleontological resource; and
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; and
7. The proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and Coastal Element of the General Plan; and

BE IT FURTHER RESOLVED that the Coastal Permit Administrator hereby adopts the Categorical Exemption and the Conditions of Approval. The Coastal Permit Administrator certifies that the Categorical Exemption have 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 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.

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

ATTEST: VICTORIA DAVIS  
Commission Services Supervisor

BY:  
Director

By: \_\_\_\_\_

\_\_\_\_\_

BY:  
Coastal Permit Administrator

\_\_\_\_\_



## EXHIBIT A

### CONDITIONS OF APPROVAL CDPM\_2016-0004 - WARD April 27, 2017

Standard Coastal Development Permit Amendment to CDP\_2009-0031  
to construction a single-family residence.

**APPROVED PROJECT DESCRIPTION:** CDPM\_2016-0004 would amend CDP\_2009-0031 to authorize the construction of a 4,171± square foot single family residence with attached garage with a maximum height of 18 feet. Associated developments include the installation of the septic system, propane tank, water tank, and 165± foot driveway. Existing improvements include driveway and well.

#### **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 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. 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.
2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division II of Title 20 of the Mendocino County Code.
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 Planning Commission.
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 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.
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 applicant shall cease and desist from all further excavation and disturbances within one hundred (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.
9. The applicant shall coordinate with the Fort Bragg Rural Fire District as well as the California Department of Forestry on suitable gate access to Meghan Lane. Prior to the final inspection of the building permit, written verification shall be submitted from both the Fort Bragg Rural Fire District and the Department of Forestry to the Department of Planning and Building Services that this condition has been met to the satisfaction of the fire district(s).
10. The applicant shall comply with those recommendations in the California Department of Forestry Conditions of Approval (CDF #170-16) or other alternatives acceptable to the Department of Forestry. Prior to the final inspection of the building permit, written verification shall be submitted from the Department of Forestry to the Department of Planning and Building Services that this condition has been met to the satisfaction of the Department of Forestry.
11. Prior to the final inspection of the building permit, the drainage plan and landscape plan shall be installed to the satisfaction of the Planning Division. The drainage plan and the landscape plan shall be maintained in working order for the life of the project. Any future proposed modifications to the drainage plan or landscape plan shall require approval from the Department of Planning and Building Services.
12. Prior to the final inspection of the building permit, the exclusionary fence shall be installed to the satisfaction of the Planning Division. The exclusionary fence shall be maintained in working order for the life of the project. The 50-foot wetland ESHA buffer shall be maintained into perpetuity.