



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

DATE: March 27, 2018

TO: Coastal Permit Administrator and California Coastal Commission

FROM: Jessie Waldman, Planner I

SUBJECT: CDP_2018-0013 (Duffield) Additional Conditions – Planning Staff recommendations to conditions of approval as response to California Coastal Commission (CCC) submitted comments on March 12, 2019.

Modifications to Special Conditions for CDP_2018-0013 (Duffield):

Special Condition #14:

Prior to the issuance of the Coastal Development Permit, the applicant as landowner shall execute and record a deed restriction, in a form and content acceptable to the Coastal Permit Administrator and County Counsel, which shall provide that:

- a. The landowner understands that in addition to the development limitations of the open space deed restriction, required by the original Coastal Development Permit CCC-1-91-93, an additional biological survey will be required at time of future development, to analyze the footprint of the Environmentally Sensitive Habitat Areas (ESHA), which may have expanded into previously developable areas. This will assure that future owners are aware of the requirements of the Coastal Development Permit and that possible future development in the location of the demolished residence may not be feasible.
- b. All future improvements and developments shall obtain an amendment to CDP_2018-0013 or coastal development permit approved by the Coastal Permit Administrator to ensure that future developments are sited and designed to protect Environmentally Sensitive Habitat Areas (ESHA).