



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

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June 10, 2019

PUBLIC NOTICE OF PENDING ACTION
STANDARD COASTAL DEVELOPMENT PERMIT

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, June 27, 2019, in the Fort Bragg Public Library, 499 East Laurel Street, Fort Bragg, California, at 10:00 a.m. or as soon thereafter as the item may be heard, will hear the below described project that is located in the Coastal Zone.

CASE#: CDP_2018-0030

DATE FILED: 10/24/2018

OWNER/APPLICANT/AGENT: ROBERT S BECKER

REQUEST: Standard Coastal Development Permit to construct a 6 ft. tall 106 ft. long fence and 14 ft. wide solar-powered gate. The 106 ft. long fence would be constructed with "see through hog wire with wood framing". The 14 ft. wide gate would be constructed with wood and metal material.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 3.5 ± miles north of Mendocino town center, on the west side of Point Cabrillo Dr. (CR 564), 1± miles south of its intersection with South Caspar Dr. (CR 540), located at 14050 Point Cabrillo Drive, Mendocino (APN: 118-410-05).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: JESSIE WALDMAN

The staff report and notice will be available for public review 10 days prior to the hearing at 860 North Bush Street, Ukiah, and 120 W First, Fort Bragg, California and on the Department of Planning and Building Services website at:

<https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

As you are an adjacent property owner and/or interested party, you are invited to appear at the hearing, or to direct written comments to Planning and Building, Services 860 N Bush Street, Ukiah, CA 95482, attention Commission Staff. If you would like to be notified of the Coastal Permit Administrator's action, please submit a written request to this office. All correspondence should contain reference to the above noted case number.

The decision of the Coastal Permit Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final unless appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Coastal Permit Administrator at or prior to, the public hearing.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at 964-5379, Monday through Friday.

BRENT SCHULTZ, Director of Planning and Building Services



**Coastal Permit Administrator
STAFF REPORT- COASTAL**

**JUNE 27, 2019
CDP_2018-0030**

SUMMARY

OWNER/APPLICANT: ROBERT BECKER
PO BOX 947
MENDOCINO, CA 95460

REQUEST: Standard Coastal Development Permit to construct a 6 ft. tall 106 ft. long fence and 14 ft. wide solar-powered gate. The 106 ft. long fence would be constructed with "see through hog wire with wood framing". The 14 ft. wide gate would be constructed with wood and metal material.

LOCATION: In the Coastal Zone, 3.5 ± miles north of Mendocino town center, on the west side of Point Cabrillo Dr. (CR 564), 1± miles south of its intersection with South Caspar Dr. (CR 540), located at 14050 Point Cabrillo Drive, Mendocino (APN: 118-410-05).

TOTAL ACREAGE: 1.5 ± Acres

GENERAL PLAN: Rural Residential, 5-Acre minimum with an alternate density of 1-acre minimum, RR5(1)

ZONING: Rural Residential, 5-Acre minimum with an alternate density of 1-acre minimum, RR:5(1)

SUPERVISORIAL DISTRICT: 4th Supervisorial District (Gjerde)

ENVIRONMENTAL DETERMINATION: Categorically Exempt. Pursuant to Article 19, Section 15303, Class 3(e), of the California Environmental Quality Act, accessory (appurtenant) structures including ... fences is categorically exempt from environmental review.

APPEALABLE: Yes

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: JESSIE WALDMAN

BACKGROUND

PROJECT DESCRIPTION: Standard Coastal Development Permit to construct a 6 ft. tall 106 ft. long fence and 14 ft. wide solar-powered gate. The 106 ft. long fence would be constructed with "see through hog wire with wood framing". The 14 ft. wide gate would be constructed with wood and metal material.

RELATED APPLICATIONS ON-SITE:

- CDP_1999-0031 Single family residence
- U_2002-0023 Caspar South Service Company Water Tank Storage.

NEIGHBORING PROPERTIES:

- APN: 118-140-42: U_2004-0030 - Point Cabrillo Light Station Restoration Project; GP_2003-0005 - Point Cabrillo Lightkeepers Association Amendment to General Plan and Rezone.
- APN: 118-140-20(08): CDP_2009-0027 – Public Access Trail from Casper Beach to Point Cabrillo Light Station State Park.
- APN: 118-140-41: LCP_92-98 - Electric Service and Security at Point Cabrillo

SITE CHARACTERISTICS: The project site is located on the west side of Point Cabrillo Dr. (CR 564), 1± miles south of its intersection with South Caspar Dr. (CR 540). The parcel is developed with a single family residence, as well as two (2) 100,000 gallon water storage tanks serving the Caspar South Service Company. The site is situated on a gently sloped coastal plain, landscaped with well-established landscaping planting, and fencing. The project site is located between South Caspar Dr. (CR 540) and Lighthouse Road, as shown on *Attachment D: Aerial Imagery*. The project site is surrounded by neighboring single family residences, to the north, east and west. The southern parcel boundary line is shared with Point Cabrillo Light Station State Park, as shown on *Attachment M: Misc Layers*.

The proposed fence and gate would create a privacy boundary to the existing single family residence only. The proposed fence and gate would be located north of the water storage system, with no impact or change of access for Caspar South Service Company. The location of the solar junction housing, approximately 3 foot x 3 foot and 6 foot tall structure, would be located southwest of the proposed gate, resulting in its location being inside the proposed fence areas, as shown in *Attachment E: Revised Site Plan*.

SURROUNDING LAND USE AND ZONING: As listed on Table 1 below, the surrounding lands are classified and zoned Rural Residential (RR) and are developed with residential uses.

Table 1: Surrounding Land Use and Zoning

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential RR5(1)	RR5(1)	1 ± acres	Residential
EAST	Rural Residential RR5(1)	RR5(1)	1.8 ± acres	Residential
SOUTH	Rural Residential, Planned Development RR5(1)(PD)	RR5(1)(PD)	20.35 ± acres	Point Cabrillo Light Station State Park
WEST	Rural Residential RR5(1)	RR5(1)	2.33 ± acres	Residential

LOCAL COASTAL PROGRAM CONSISTENCY

The proposed development is consistent with the goals and policies of the Local Coastal Program, General Plan, and Zoning Codes as detailed below:

Land Use: The proposed project is located within the boundaries of the Local Coastal Program (LCP) area and is shown on *Attachment I: LCP Map 15 Caspar*. The parcel is classified as Rural Residential (RR5(1)) by the Mendocino County General Plan. The Rural Residential (RR) classification is intended to encourage local small scale food production in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, or other

characteristics. The RR classification is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability (Coastal Element Chapter 2.2).

The site is developed with a single-family residence and supporting infrastructure. This application seeks to construct a fence and solar powered gate to support the existing development on the parcel. The project is considered an accessory use and is found to be consistent with the General Plan classification of Rural Residential, as it will allow for the continuance of the existing legal use at the parcel.

As proposed, the land use would be consistent with Mendocino County General Plan and Coastal Element policies.

Zoning: The project site is located within the Rural Residential zoning district, as shown on *Attachment G: Zoning Display Map*. The entire project site is located within the Rural Residential (RR) zoning district.

The Rural Residential (RR) District is (MCC Section 20.376.005) as follows:

...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.

The General Provisions and Exceptions Districts is (MCC Section 20.444.015(E)) as follows:

Fences in rear or side yards not having street frontage may not exceed eight (8) feet (Fences over six feet require building permits). Fences and hedges in front yards and any rear or side yards having street frontage, where vehicle access is maintained, may not exceed three and one-half (3½) feet. The above fence height limitations shall apply to view obstructing fences such as board fences and picket fences. ... or non-view-obscuring fences such as cyclone fences shall not be subject to the above fence height restrictions.

The proposed construction of the fence and gate is considered accessory to the principally permitted use and development as defined in MCC Section 20.308.035(D) and requires a coastal development permit.

The required yard setbacks for a parcel in an RR5(1) zone are 20 feet from front and rear property lines, and 6 feet from side property lines. A corridor preservation setback of 25 feet applies along Point Cabrillo Dr. (CR 564), resulting in a front yard setback of either 45 feet from the road corridor centerline or 20 feet from the property line, whichever is greater. The proposed project complies with setbacks required by the Mendocino County Code (MCC), as shown on *Attachment E: Site Plan*.

The parcel's zoning designation (RR5(1)) requires a 5 acre minimum parcel size which may be reduced to a 1 acre minimum with demonstration of adequate water for such a reduction. The established parcel is approximately 1.5 acres in size. The project, which consists of construction of the fence and gate, is consistent with the RR and General Provisions and Exceptions District requirements.

Visual Resources: The parcel is not located in a designated Highly Scenic Area; therefore, it is not subject to the policies within the Coastal Element or MCC relating to visual resources, except for the following policy that applies to all parcels within the Coastal Zone:

Policy 3.5-1 of the Coastal Element states:

...The scenic and visual qualities of Mendocino County coastal areas shall be considered and projected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas...

The parcel is located directly north of a mapped designated Highly Scenic Area, as shown on *Attachment Q: Highly Scenic & Tree Removal Areas*. The proposed development would be visible from Point Cabrillo

Dr. (CR 564), yet not visible from the adjacent parcel to the south. A mature pine tree stand and the existing structures buffer the visibility of the proposed development from the Highly Scenic Area located to the south. The parcel currently contains development directly adjacent to Point Cabrillo Dr. (CR 564),, the public roadway. The proposed fence and gate would be located further west into the subject parcel and would be conforming to the setback requirements per MCC Section 20.376. The proposed material and method of construction would match the adjacent parcels existing fence and will not result in a visual impact that would be incompatible with LCP policies in Highly Scenic Areas, as shown on *Attachment F: Elevations*.

The existing development on the parcel is primarily made up of dark wooden structures, consistent with Highly Scenic Area policies, and therefore staff recommends **Condition 9** that any solar junction housing associated with the project be constructed in similar color and material with the existing development on the parcel and any exterior lighting is downcast and shielded.

As conditioned, the proposed project would be consistent with the above mentioned policy.

Hazards Management: The proposed project includes the construction of a fence and gate. The property is in an area of "Very High Fire Hazard" severity rating, as shown on *Attachment O: Fire Hazard Zones & Responsibility Areas*. Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire) and the Mendocino Fire Protection District (MFD). No State Fire Safe Regulations Application Form for the project was submitted by the Applicant to CalFire, as no new structures would be occurring on the parcel. The proposed project was referred to both fire protection agencies. While Mendocino Fire Protection District did not respond, on December 19, 2018, CalFire responded with comments for the requirement of a standard thirty (30) foot setback from the edge of road way to allow emergency vehicles to fully pull off the road way while gaining access through the proposed gate. **Condition 10** is recommended by staff requiring the proposed fence and gate location conform to CalFire's requirement of thirty (30) setback from edge of roadway to gate.

A standard condition requiring the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction ensures any fire protection policy or plan would be addressed.

As conditioned, the proposed project would be consistent with MCC Chapter 20.500 regulations for hazard areas, including geologic hazards (faults, bluffs, tsunamis, landslides, and erosion), fire and flood hazards.

Habitats and Natural Resources: The subject parcel is already largely developed with an existing single-family residence and supporting infrastructure. The proposed fence and gate would be located adjacent to existing structures within the developed area of the parcel. The project application was referred to California Department of Fish and Wildlife for comment and no response has been provided as this time. As a result, staff finds the project to be consistent with the Local Coastal Program policies related to protection of environmentally sensitive habitat areas.

Grading, Erosion, and Run Off: The area of the proposed fence and gate is gently sloping towards the west, away from Point Cabrillo Dr. (CR 564), and little to no grading is required to accommodate the proposed development, with the exception of connectivity of the solar junction to the gate. No conditions are necessary to assure consistency with LCP policies related to grading, erosion and run off.

Groundwater Resources: The site is designated on the Mendocino County Coastal Groundwater Study Map as a Critical Water Resource Area, as shown on *Attachment P: Ground Water Resources*. The subject property is already developed with a single-family residence and accessory improvements. The proposed fence and gate would support the existing development at the parcel. The project was referred to the Mendocino County Division of Environmental Health (DEH) to review impacts to water and septic. DEH has no comment at this time. As no increase of water usage would result from the proposed project, Staff finds the project consistent with the Local Coastal Program policies related to groundwater.

Archaeological/Cultural Resources: For small projects such as remodels, additions, small outbuildings (projects with minimal earthwork) Mendocino County Department of Planning and Building Services (PBS) procedure is to not refer these types of projects to either California Historic Resource Information System

(CHRIS) or the Mendocino County Archaeological Commission. PBS procedure (as detailed in a Staff Memorandum) was reviewed by the Mendocino County Archaeological Commission in 2005 and again in 2014 and was determined to be an appropriate guidance document for what projects should require archaeological review. The proposed project consists of constructing a fence and solar powered gate. County staff determined that due to the small scale of the proposed development and lack of ground disturbance, no archaeological review would be required.

The project was referred to three local tribes for review and comment, including the Sherwood Valley Rancheria, Redwood Valley Rancheria, and the Cloverdale Rancheria. On December 12, 2018, Redwood Valley Rancheria recommended the project be referred to and the Manchester Point Arena Tribe. As of this date, no response has been received from the three above mentioned local tribes.

Staff notes that **Condition 8** advises the property owners of a "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project. As conditioned, Staff recommends the project as consistent with Mendocino County policies for the protection of the paleontological and archaeological resource.

Transportation/Circulation: The project will not contribute new sources of traffic on local and regional roadways. Staff finds the project would not impact transportation or circulation and would remain to be provided with adequate access. The proposed project was referred to Mendocino County Department of Transportation (DOT) and the California Department of Forestry and Fire Protection (CalFire) for input. On December 12, 2018, DOT responded with comments stating that "no fence shall be located within the County Right of Way". DOT also recommended that "it is the responsibility of the property owner to verify their property boundaries". CalFire responded, on December 19, 2018, with comments for the requirement of a standard thirty (30) foot setback from the edge of road way to allow emergency vehicles to fully pull off the road way while gaining access through the proposed gate.

Condition 10 is recommended by staff requiring the proposed fence and gate location conform to CalFire's requirement of thirty (30) setback from edge of roadway to gate. **Condition 11** is recommended by staff requiring the proposed fence and gate location conform with the local road corridor preservation setback of 25 feet along Point Cabrillo Dr. (CR 564), resulting in a front yard setback of either 45 feet from the road corridor centerline or 20 feet from the property line, whichever is greater. **Condition 12** is recommended by staff requiring no fence shall be located within the County Right of Way and it is the responsibility of the property owner to verify their property boundaries to conform with DOT requirements.

Use Permit Modification UM_2002-0023(2014) grants Caspar South Service Company access to the existing water storage tanks located at the southeastern corner of the subject parcel. The proposed fence and gate location would not alter or interfere with access to this portion of the subject parcel, as a separate and independent access point, from Point Cabrillo Dr. (CR 564) exists to this portion of the parcel.

As conditioned, Staff finds the project to be consistent with Mendocino County policies for transportation, utilities and public services protection and would be consistent with Chapter 20.516 regulations.

Public Access: The site is located west of Point Cabrillo Dr. (CR 564) and is therefore subject to policies related to public access. The subject parcel is designated as having existing public access along Point Cabrillo Dr. (CR 564), as shown on *Attachment 1: LCP Land Use Map 15: Caspar*. Coastal Development Permit CDP_2009-0027 established a public access trail along Point Cabrillo Dr. (CR 564), connecting Caspar Beach, from the north, to the Point Cabrillo Light Station State Park, to the south along the parcel boundary line.

The proposed project would not create impacts to public access. Staff finds the project to be consistent with Mendocino County policies for Coastal Access Regulations and Open Space Easements and will be consistent with Chapter 20.528 regulations.

ENVIRONMENTAL DETERMINATION: The Project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Article 19, Section 15303, Class 3(e), of the California Environmental Quality Act, accessory (appurtenant) structures including ... fences is categorically exempt from environmental review.

PROJECT FINDINGS AND CONDITIONS

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed development of the fencing and gate, appurtenant structures, and associated utilities and adopts the following findings and conditions.

FINDINGS:

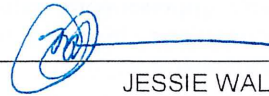
1. Pursuant with MCC Section 20.532.095(A)(1), the proposed development of the fencing and gate, appurtenant structures, and associated utilities is in conformity with the certified Local Coastal Program. Development of the fencing and gate, appurtenant structures, and associated utilities as defined by MCC Section 20.308.035(D) is allowed with an approved Standard Coastal Development Permit; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed development of the fencing and gate, appurtenant structures, and associated utilities would be provided with adequate utilities, access roads, drainage, and other necessary facilities; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed development is consistent with the purpose and intent of the Rural Residential zoning district, as well as all other provisions of Division II of Title 20 of the Mendocino County Code, and preserves the integrity of the Rural Residential zoning district. With compliance with the conditions of approval, the proposed development of the fencing and gate, appurtenant structures, and associated utilities would satisfy all development requirements for the district; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed development of the fencing and gate, appurtenant structures, and associated utilities, if completed 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 is determined to be Categorically Exempt from further environmental review; and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development of the fencing and gate, appurtenant structures, and associated utilities would not have any adverse impact on any known archaeological or paleontological resources, and Condition 8 is in place when archaeological sites or artifacts are discovered; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the site. The site is currently developed with a single family residence and the proposed development of the fencing and gate, appurtenant structures, and associated utilities would not affect demands on public services; and
7. Pursuant with MCC Section 20.532.095(B), the proposed development of the fencing and gate, appurtenant structures, and associated utilities would not diminish public access to Mendocino County coastal areas and conforms to the goals and policies of the Coastal Element of the General Plan. The project site is located between the first public road and the sea; and is not designated as a potential public access point.

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 working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.

3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required building permits for the proposed development of the fencing and gate, appurtenant structures, and associated utilities as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. The finish materials of any future solar junction house shall be located southwest of the proposed gated and shall be finished in similar colors and materials consistent with the existing development on the subject parcel. Any future exterior lighting proposed at the proposed fence and gate location shall be kept to the minimum necessary for safety and security purposes and shall be downcast and shielded, and shall be positioned in a manner that will not shine light or allow light glare to extend beyond the boundaries of the parcel. Prior to issuance of a Building Permit, the property owner shall furnish exterior lighting details to the satisfaction of the Planning Division of the Department of Planning and Building Services.
10. The proposed fence and gate location shall be no closer than thirty (30) feet to edge of roadway as required by California Department of Forest and Fire Protection conform to CalFire's requirement of thirty (30) foot setback from edge of roadway to gate.
11. The proposed fence and gate location conform with the local road corridor preservation setback of 25 feet applies along Point Cabrillo Dr. (CR 564), resulting in a front yard setback of either 45 feet from the road corridor centerline or 20 feet from the property line, whichever is greater, per DOT.
12. The proposed fence and gate location shall not be located within the county right of way and it is the responsibly of the property owner to verify their property boundaries to conform with DOT requirements.

6/7/2019
DATE


JESSIE WALDMAN

Appeal Period: 10 Days
Appeal Fee: \$1,616.00

ATTACHMENTS:

- | | |
|--|---|
| A. Location Map | K. LCP Habitats & Resources |
| B. Topographical Map | L. Appealable Areas |
| C. Aerial Imagery | M. Misc Layers |
| D. Aerial Imagery | N. Adjacent Parcels |
| E. Revised Site Map | O. Fire Hazard Zones & Responsibility Areas |
| F. Fence Elevations | P. Groundwater Resources |
| G. Zoning Display Map | Q. Highly Scenic & Tree Removal Areas |
| H. General Plan Classifications | R. Local Soils |
| I. LCP Land Use Map 15: Caspar | S. Important Farmland |
| J. LCP Land Capabilities & Natural Hazards | |

AGENCY COMMENTS:

SUMMARY OF REFERRAL AGENCIES COMMENTS:

Assessors	No Response
Building Inspection (FB)	No Comment
California Coastal Commission	No Response
Cloverdale Rancheria	No Response
California Department of Fish & Wildlife	No Comment
California Department of Parks & Recreation	No Response
CalFire - Prevention	Comments
Caspar South Water District	No Response
Department of Transportation	Comments
Environmental Health (FB)	No Comment
Manchester Point Arena Tribe	No Response
Mendocino Fire Protection District	No Comment
Planning (Ukiah)	Comments
Redwood Valley Rancheria	Comments
Sherwood Valley Rancheria	No Response
South Coast Fire District	No Response
State Clearing House	No Response

REFERENCES:

(MCC, 1991) Mendocino County Department of Planning and Building Services. October 1991. Mendocino County Zoning Code Coastal Zoning Code, Title 20 – Division II of the Mendocino County Code.

Mendocino County Department of Planning & Building Services. County of Mendocino Coastal Zone. LCP Map 30 – Anchor Bay [map]. 1985. Accessed March 4, 2019, at: <https://www.mendocinocounty.org/government/planning-building-services/county-maps/coastal-zone-local-coastal-program-lcp-maps>.

Mendocino County Department of Planning & Building Services. June 2011. Fire Hazard Zones & Responsibility Areas [map]. Accessed March 4, 2019, at: <https://www.mendocinocounty.org/government/planning-building-services/county-maps>.

Mendocino County Department of Planning & Building Services. March 2015. Coastal Ground Water Resources [map]. Accessed March 4, 2019, at: http://www.co.mendocino.ca.us/planning/pdf/12x36_Coastal_Groundwater_Areas.pdf



SUBJECT PARCEL/S

Caspar

SH 1

Mendocino

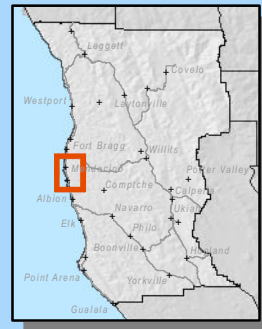
Big River

CASPAR LITTLE LAKE ROAD

LITTLE LAKE ROAD

COMPTCHE-UKIAH ROAD

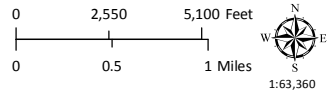
Little River



CASE: CDP 2018-0030
 OWNER: BECKER, Robert
 APN: 118-410-05
 APLCT: Robert Becker
 AGENT:

ADDRESS: 14050 Point Cabrillo Drive, Mendocino

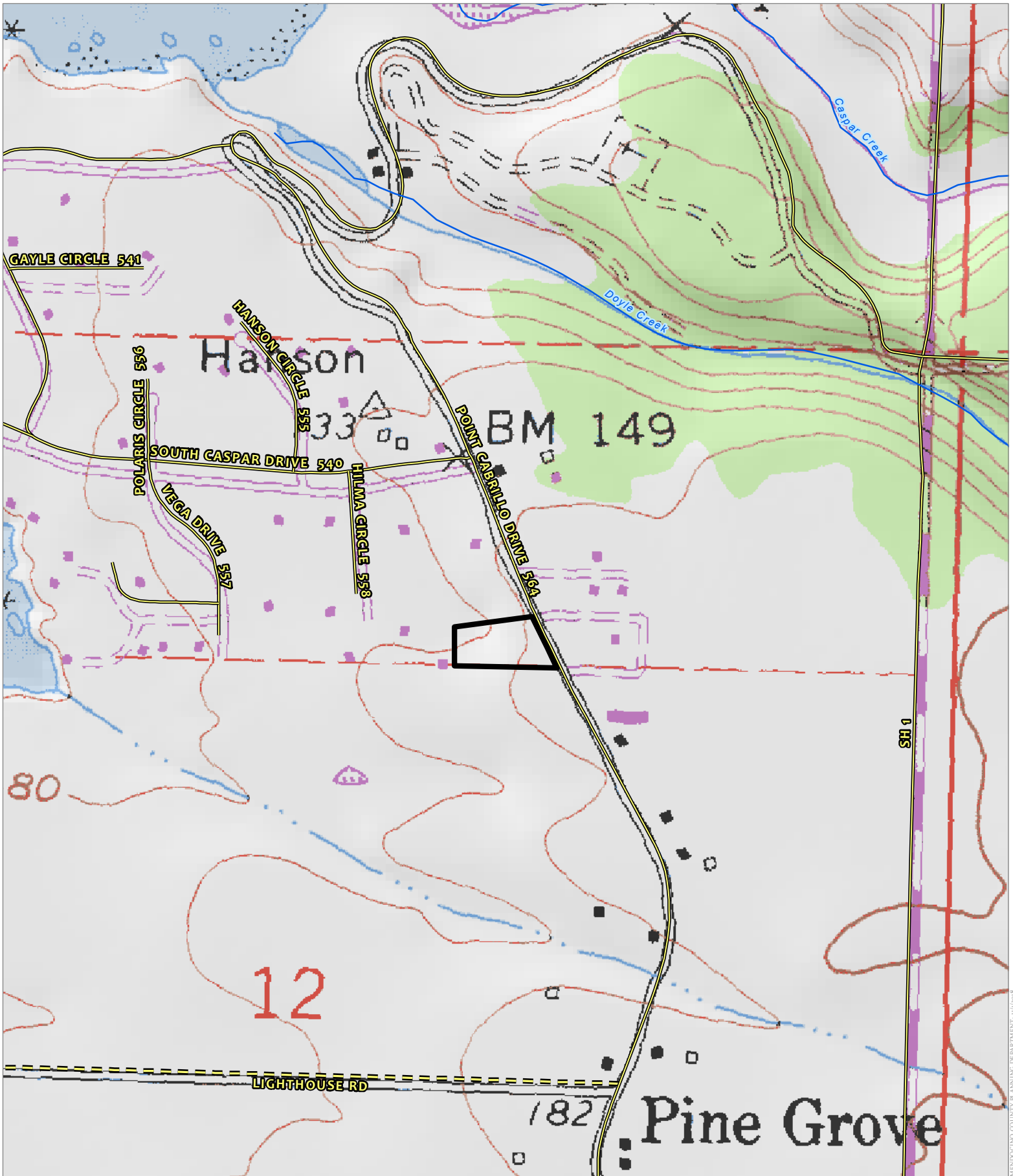
- Major Towns & Places
- ▭ City Limits
- ~ Major Rivers
- Highways
- Major Roads






LOCATION MAP
 ATTACHMENT A

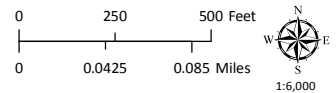
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

MENDOCINO COUNTY PLANNING DEPARTMENT - 11/12/2018



CASE: CDP 2018-0030
 OWNER: BECKER, Robert
 APN: 118-410-05
 APLCT: Robert Becker
 AGENT:
 ADDRESS: 14050 Point Cabrillo Drive, Mendocino

-  Named Rivers
-  Public Roads
-  Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET
ATTACHMENT B

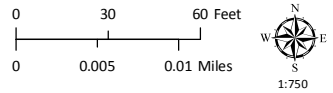
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CASE: CDP 2018-0030
OWNER: BECKER, Robert
APN: 118-410-05
APLCT: Robert Becker
AGENT:

ADDRESS: 14050 Point Cabrillo Drive, Mendocino

Public Roads



AERIAL IMAGERY




ATTACHMENT C

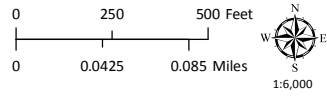
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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/02/2018



CASE: CDP 2018-0030
 OWNER: BECKER, Robert
 APN: 118-410-05
 APLCT: Robert Becker
 AGENT:
 ADDRESS: 14050 Point Cabrillo Drive, Mendocino

-  Named Rivers
-  Public Roads
-  Private Roads



AERIAL IMAGERY
 ATTACHMENT D

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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/26/18

EXHIBIT "A"

EASEMENTS "B" & "C" ON LOT 22

125' Project

Robert Becker
964-9630

SCALE: 1"=50'

RECEIVED

SEP 12 2018

PLANNING & BUILDING SERV
FORT BRAGG CA

PIPELINE AREA
EXHIBIT "B"

240.21'

S 80°31'23" E 408.60'

Prepared by

Clifford M. Zimmerman

Licensed Land Surveyor, L.S. 4707
32200 Westwood Drive, Fort Bragg, Ca. 95437
Phone: 707-964-8830

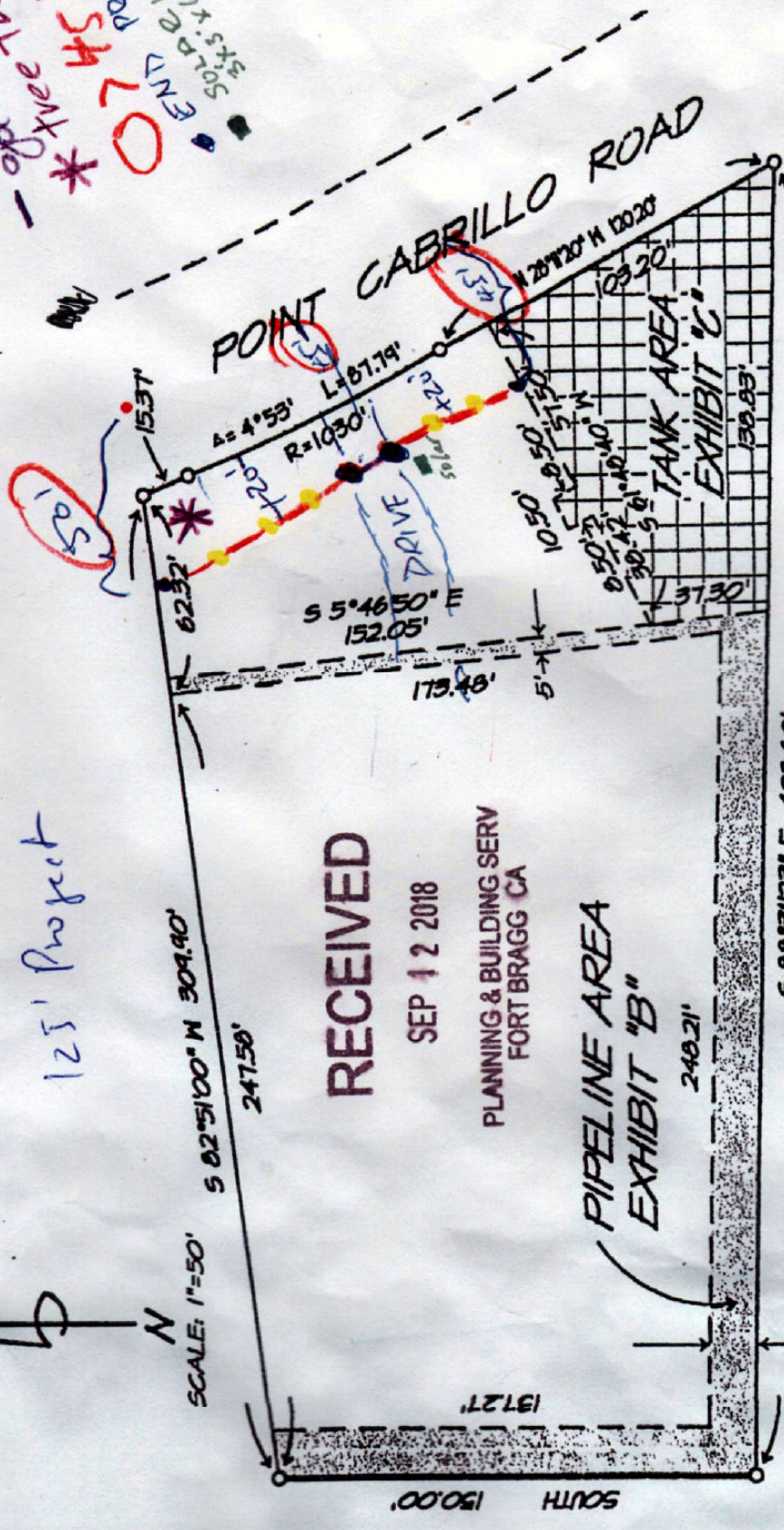
CDP 31999

SETBACK: 45' For 6' Fence

14050 POINT CABRILLO DR

AP 118 410-05(60)

Handwritten notes: fence, gate post, wood post, gate trunk, * 45', ENVI POST, SOLID UNIT, 20' x 20' x 20' H



CASE: CDP 2018-0030
OWNER: BECKER, Robert
APN: 118-410-05
APLCT: Robert Becker
AGENT:
ADDRESS: 14050 Point Cabrillo Drive, Mendocino

NO SCALE

REVISED SITE PLAN
ATTACHMENT E

Elevations

Sample images of gate cladding styles being considered. Wood-clad, aluminum frame gate will be solar powered and roll across (perpendicular to) driveway.



Fence: bottom to top of cap rail 6 feet



RECEIVED

OCT 24 2018

PLANNING & BUILDING SERV
FORT BRAGG CA

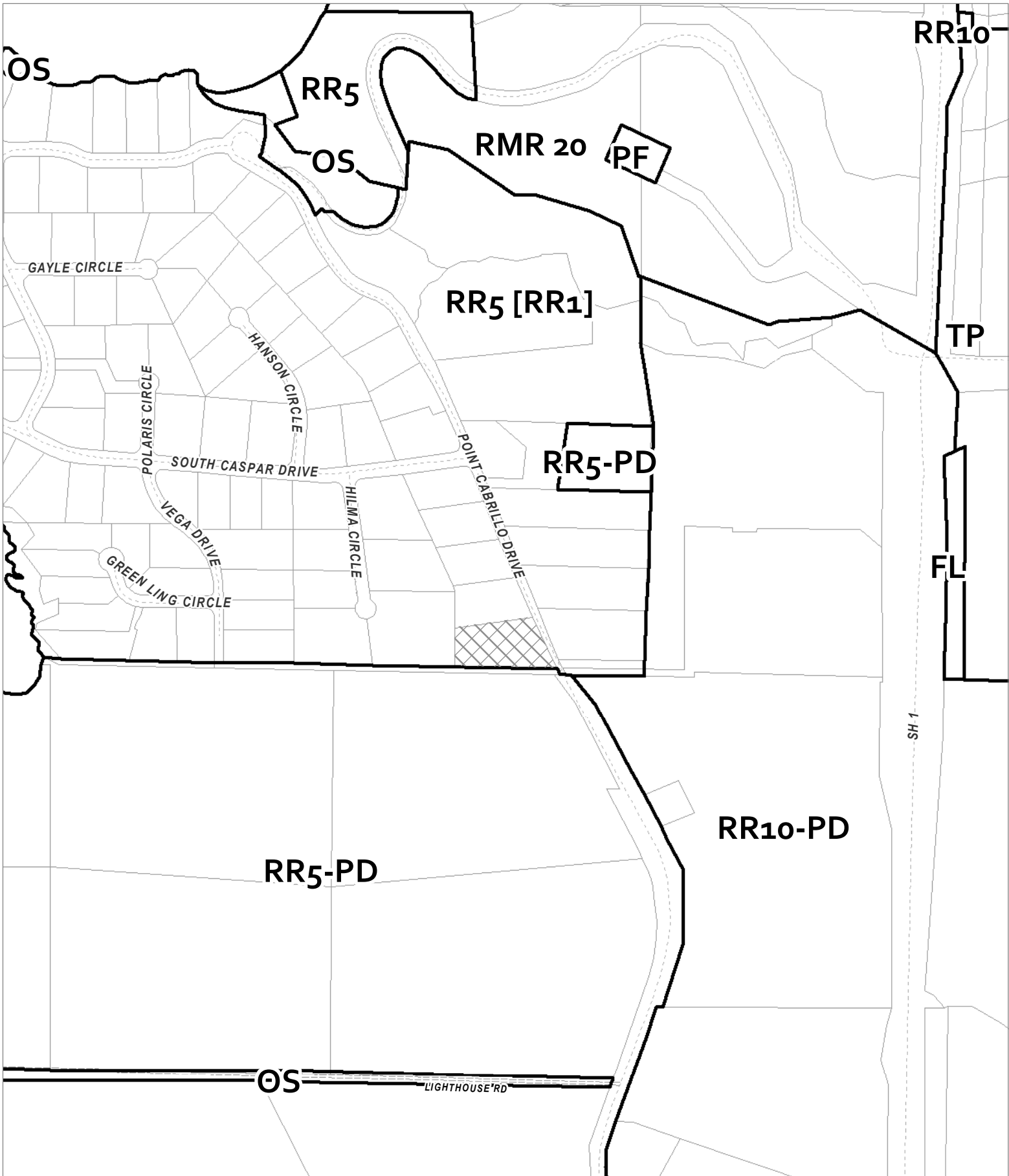
CASE: CDP 2018-0030
OWNER: BECKER, Robert
APN: 118-410-05
APLCT: Robert Becker
AGENT:

ADDRESS: 14050 Point Cabrillo Drive, Mendocino

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NO SCALE

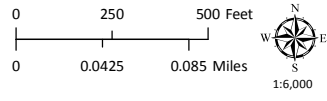
FENCE ELEVATIONS
ATTACHMENT F



CASE: CDP 2018-0030
 OWNER: BECKER, Robert
 APN: 118-410-05
 APLCT: Robert Becker
 AGENT:

ADDRESS: 14050 Point Cabrillo Drive, Mendocino

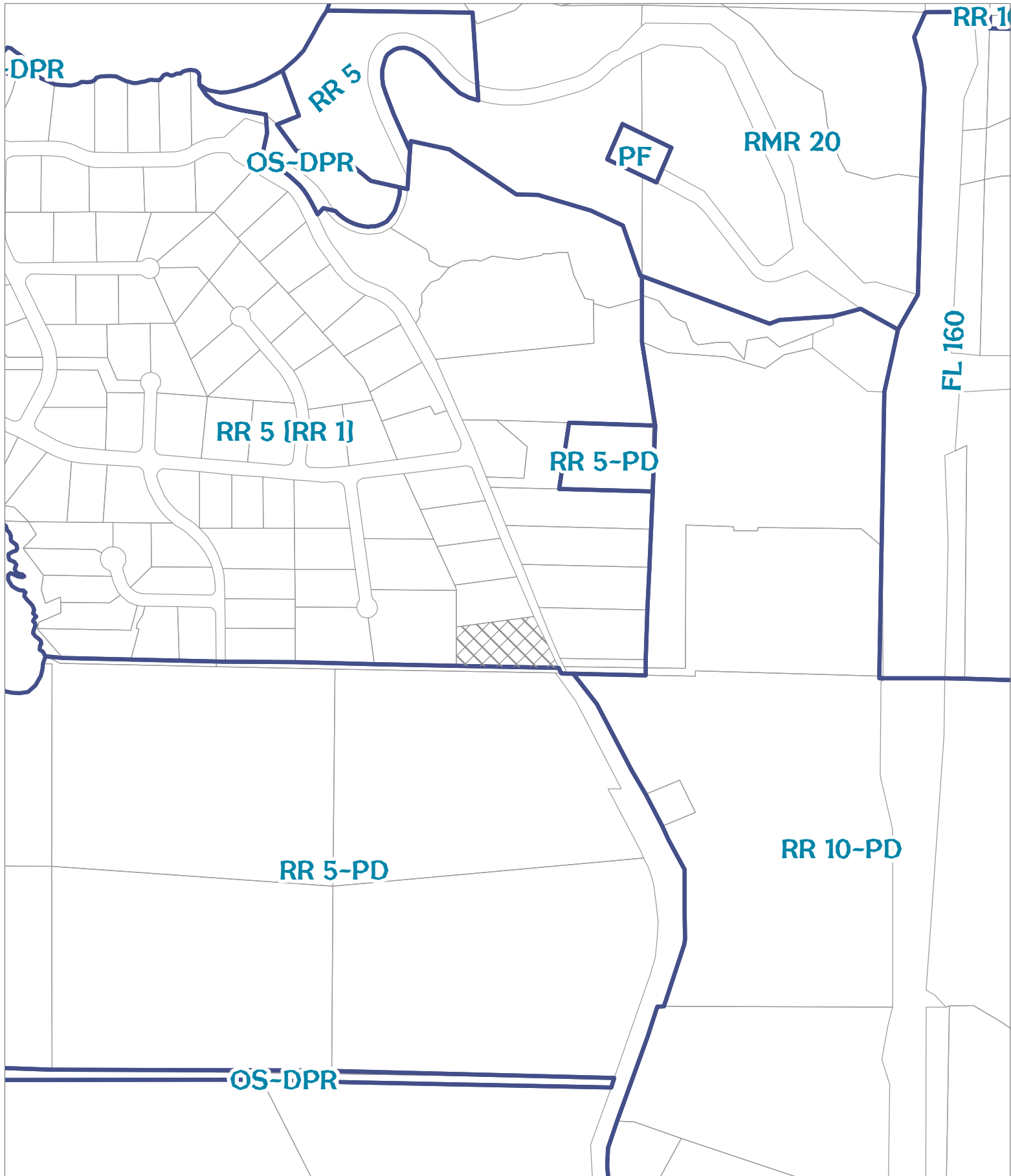
 Zoning Districts
 Public Roads




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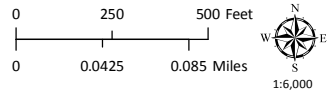
ZONING DISPLAY MAP
 ATTACHMENT G

MENDOCINO COUNTY PLANNING DEPARTMENT 11/16/2018



CASE: CDP 2018-0030
 OWNER: BECKER, Robert
 APN: 118-410-05
 APLCT: Robert Becker
 AGENT:
 ADDRESS: 14050 Point Cabrillo Drive, Mendocino

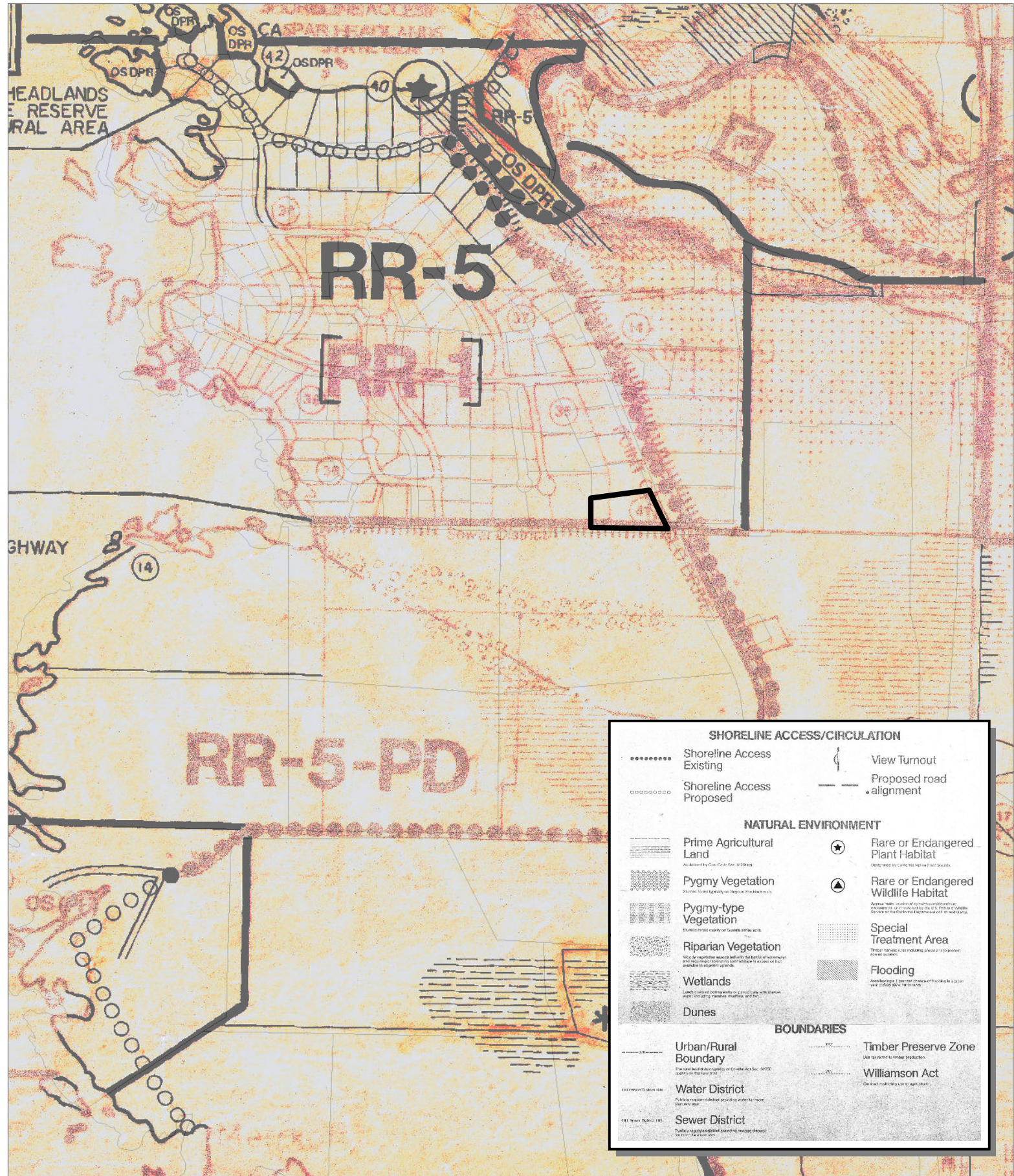
 General Plan Classes



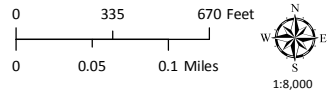
GENERAL PLAN CLASSIFICATIONS
 ATTACHMENT H

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MENDOCINO COUNTY PLANNING DEPARTMENT 11/16/2018

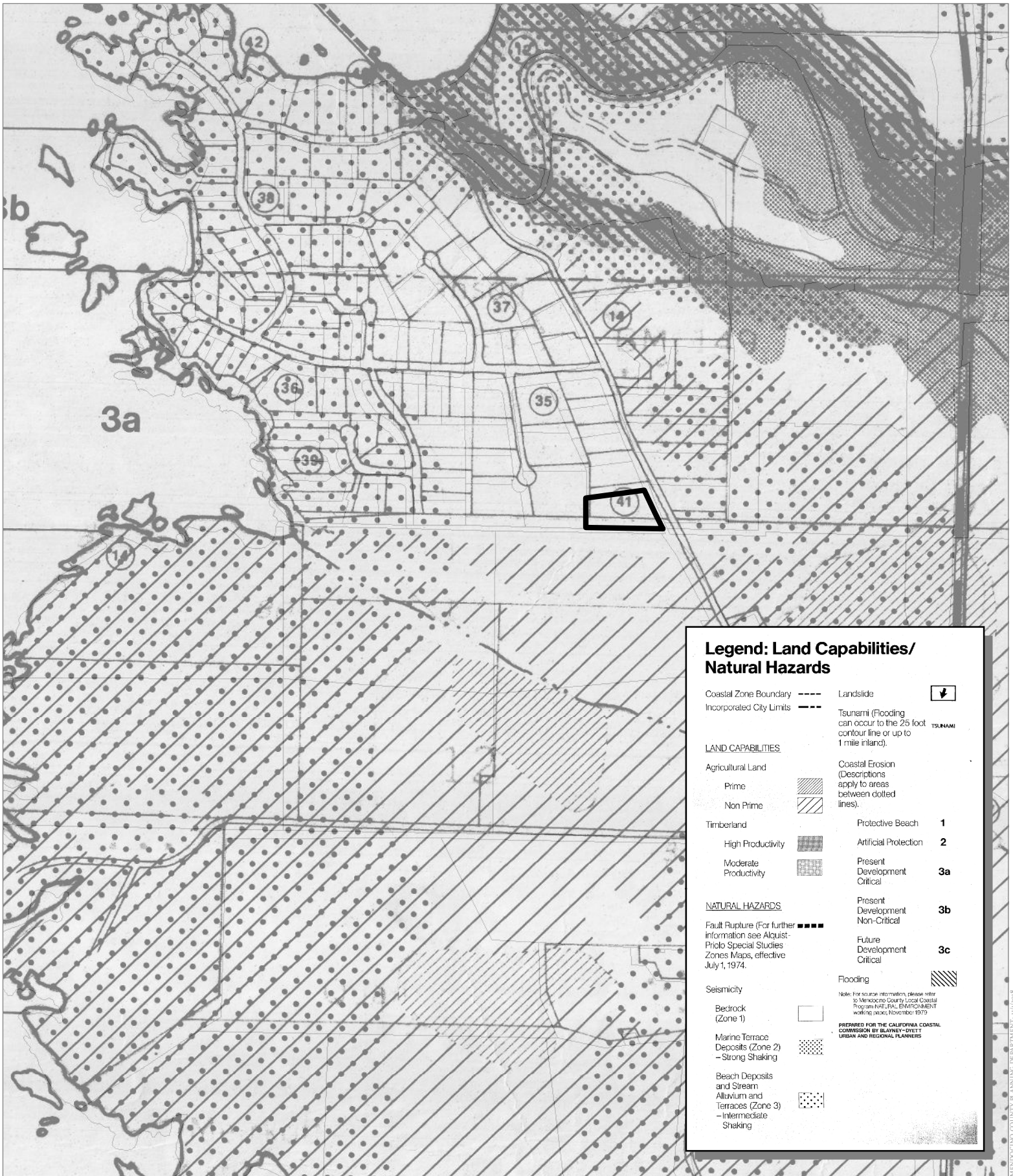


CASE: CDP 2018-0030
 OWNER: BECKER, Robert
 APN: 118-410-05
 APLCT: Robert Becker
 AGENT:
 ADDRESS: 14050 Point Cabrillo Drive, Mendocino



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MENDOCINO COUNTY PLANNING DEPARTMENT 11/20/2018



CASE: CDP 2018-0030
 OWNER: BECKER, Robert
 APN: 118-410-05
 APLCT: Robert Becker
 AGENT:

ADDRESS: 14050 Point Cabrillo Drive, Mendocino

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LCP LAND CAPABILITIES & NATURAL RESOURCES
 ATTACHMENT J

MENDOCINO COUNTY PLANNING DEPARTMENT AUGUST 2018

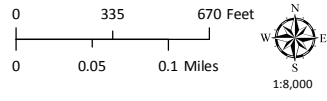


Legend: Habitats/Resources

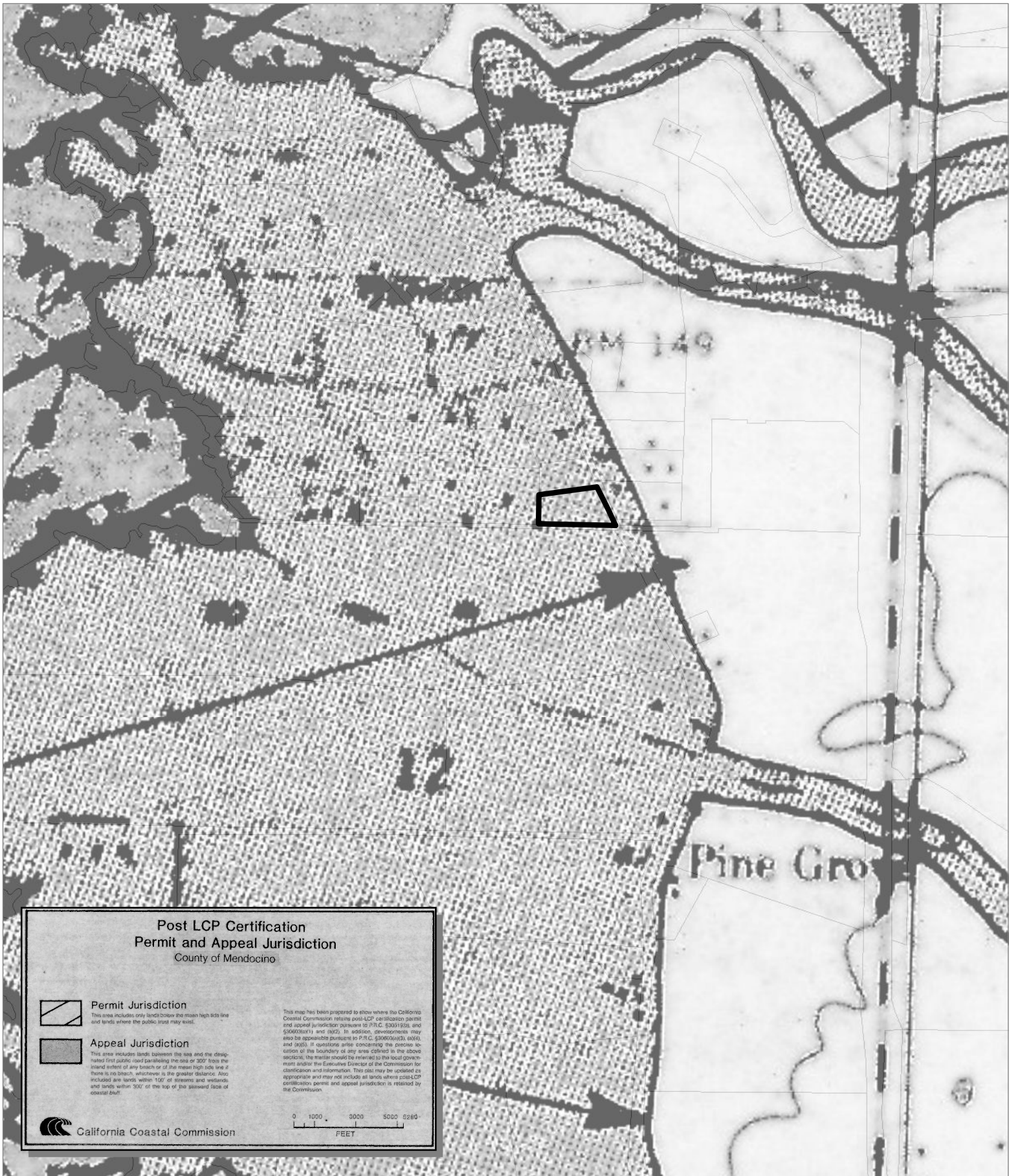
Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	- - -	Scrub	[Pattern]
MARINE AND FRESH-WATER HABITATS			
Open Water	W	Pygmy Forest	[Pattern]
Kelp	[Pattern]	Pygmy Type Forest	[Pattern]
Rocky Intertidal Area	[Pattern]	Barren	[Pattern]
Mudflat	[Pattern]	Coastal Prairie Grassland	[Pattern]
Beach	[Pattern]	Hardwood Forest/ Grassland	[Pattern]
Dunes	[Pattern]	Agricultural Land	[Pattern]
Marsh	[Pattern]	Farmstead	[Symbol]
Saltwater	[Pattern]	Pasture	[Symbol]
Freshwater	[Pattern]	Urban (Also shown with a dominant vegetation)	U
Brackish	[Pattern]	Sand/Gravel (Extractive Use)	e
Stream	[Line]	SPECIAL HABITATS	
Perennial	[Line]	Seabird and Marine Mammal Rookery	[Symbol]
Intermittent	[Line]	Marine Mammal Haulout Area	[Symbol]
WOODED HABITATS			
Coastal Forest	[Pattern]	Spawning Area	[Symbol]
Redwood	[Pattern]	Anadromous Stream	[Symbol]
Hardwood	[Pattern]	Wildlife Habitat	[Symbol]
Woodland	[Pattern]	Plant Habitat	[Symbol]
Riparian	[Pattern]	<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.</small>	
Cutover	[Symbol]	<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINE-DYETT URBAN AND REGIONAL PLANNERS</small>	
DESIGNATED RESOURCE PROTECTION AREA			
State Park or Reserve	[Line]		
Area of Special Biological Significance	[Line]		
Natural Area	[Line]		
Forestry Special Treatment Area	[Line]		
VISUAL RESOURCES			
View Limit	[Symbol]		
Viewshed Corridor	[Line]		

CASE: CDP 2018-0030
 OWNER: BECKER, Robert
 APN: 118-410-05
 APLCT: Robert Becker
 AGENT:

ADDRESS: 14050 Point Cabrillo Drive, Mendocino



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**Post LCP Certification
Permit and Appeal Jurisdiction**
County of Mendocino



Permit Jurisdiction

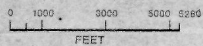
This area includes only lands between the mean high tide line and lands where the public trust may exist.




Appeal Jurisdiction

This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of coastal bluff.

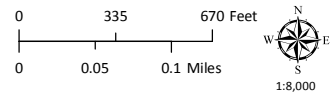
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30319(b), and §36002(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.R.C. §36009(a)(2), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area called in the above sections, the reader should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This data may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.



 California Coastal Commission

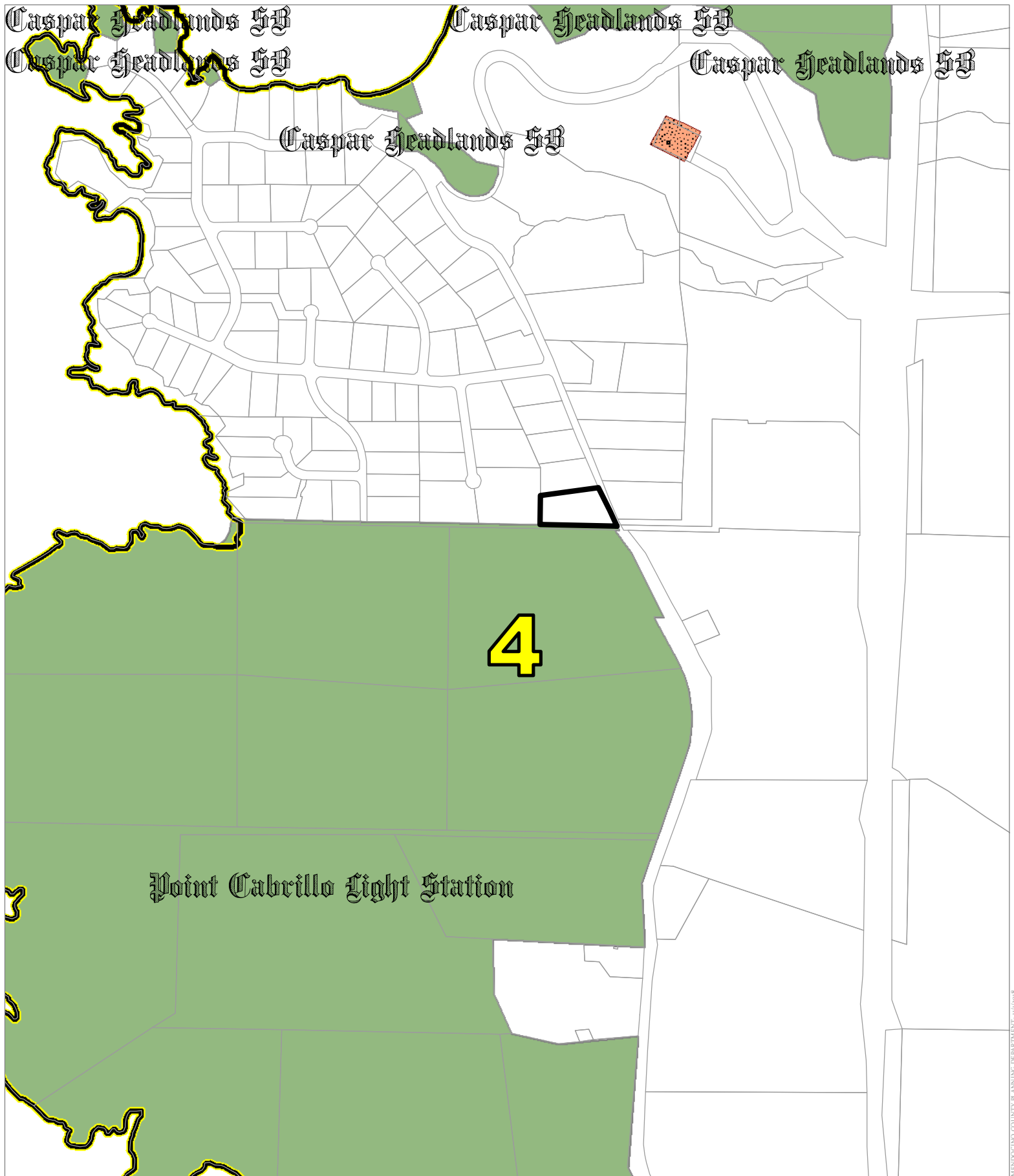
MENDOCINO COUNTY PLANNING DEPARTMENT 11/02/08

CASE: **CDP 2018-0030**
 OWNER: **BECKER, Robert**
 APN: **118-410-05**
 APLCT: **Robert Becker**
 AGENT:
 ADDRESS: **14050 Point Cabrillo Drive, Mendocino**






APPEALABLE AREAS
ATTACHMENT L

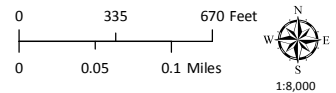
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CASE: CDP 2018-0030
 OWNER: BECKER, Robert
 APN: 118-410-05
 APLCT: Robert Becker
 AGENT:

ADDRESS: 14050 Point Cabrillo Drive, Mendocino

-  Cemetery Lots
-  Supervisorial Districts 2010
-  State Parks



MISC LAYERS

ATTACHMENT M

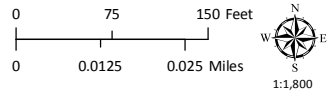
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MENDOCINO COUNTY PLANNING DEPARTMENT - 11/16/2018



CASE: CDP 2018-0030
 OWNER: BECKER, Robert
 APN: 118-410-05
 APLCT: Robert Becker
 AGENT:

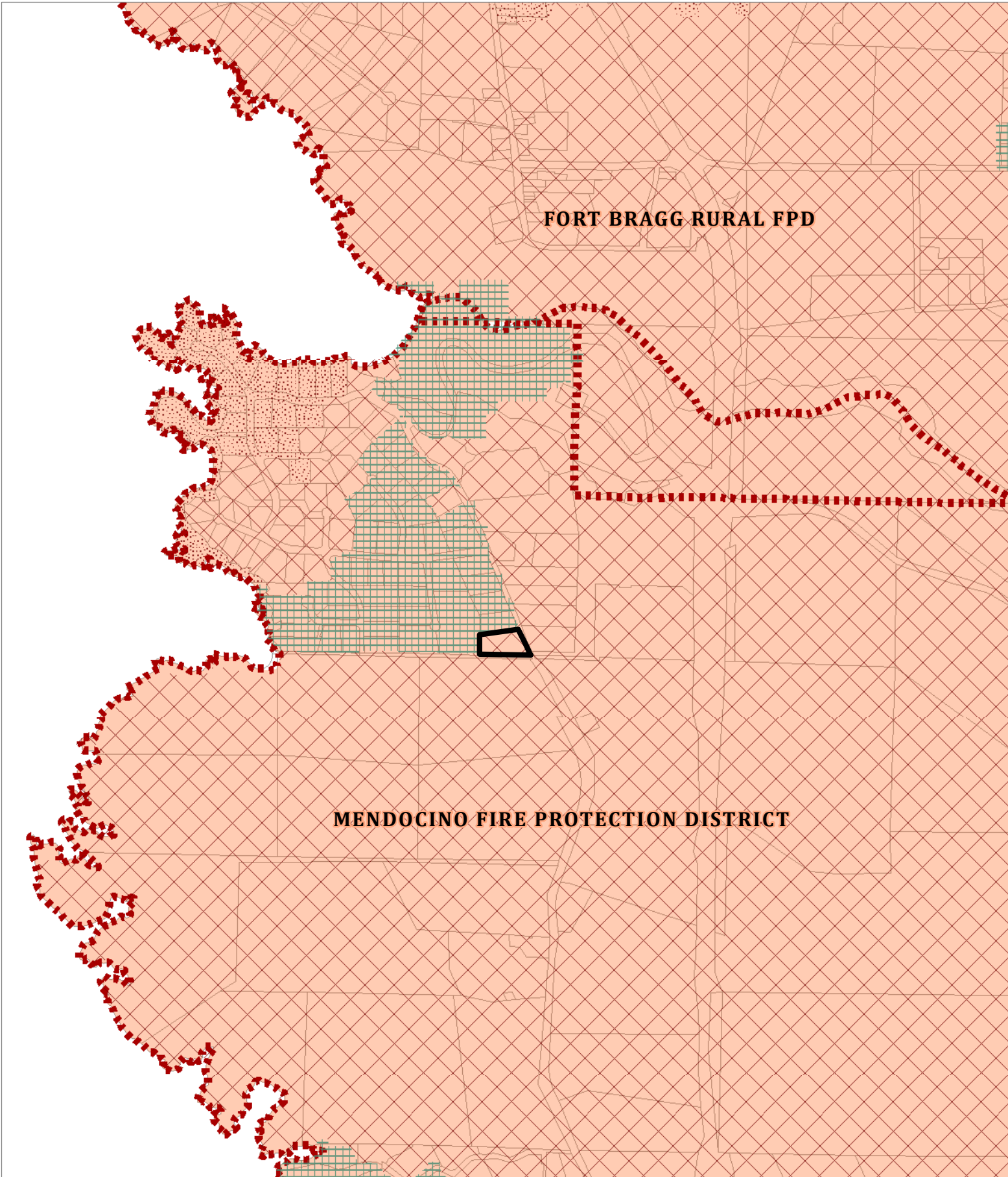
ADDRESS: 14050 Point Cabrillo Drive, Mendocino







ADJACENT PARCELS
 ATTACHMENT N

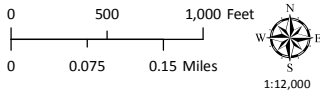
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MENDOCINO COUNTY PLANNING DEPARTMENT - 11/12/2018



CASE: CDP 2018-0030
 OWNER: BECKER, Robert
 APN: 118-410-05
 APLCT: Robert Becker
 AGENT:
 ADDRESS: 14050 Point Cabrillo Drive, Mendocino

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

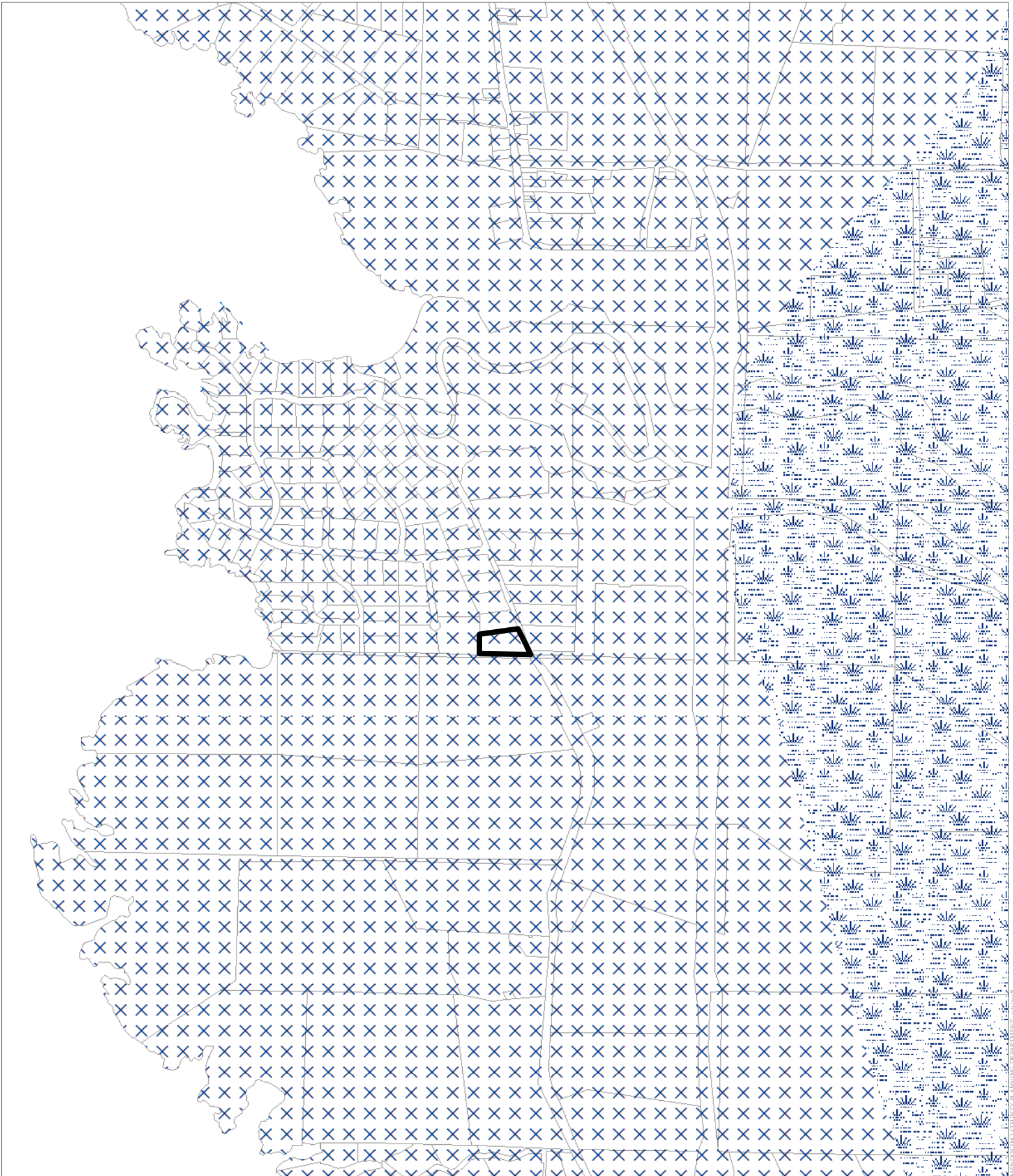


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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ATTACHMENT O

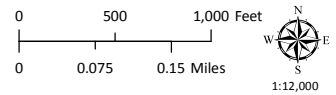
MENDOCINO COUNTY PLANNING DEPARTMENT - 11/17/2018



CASE: CDP 2018-0030
 OWNER: BECKER, Robert
 APN: 118-410-05
 APLCT: Robert Becker
 AGENT:

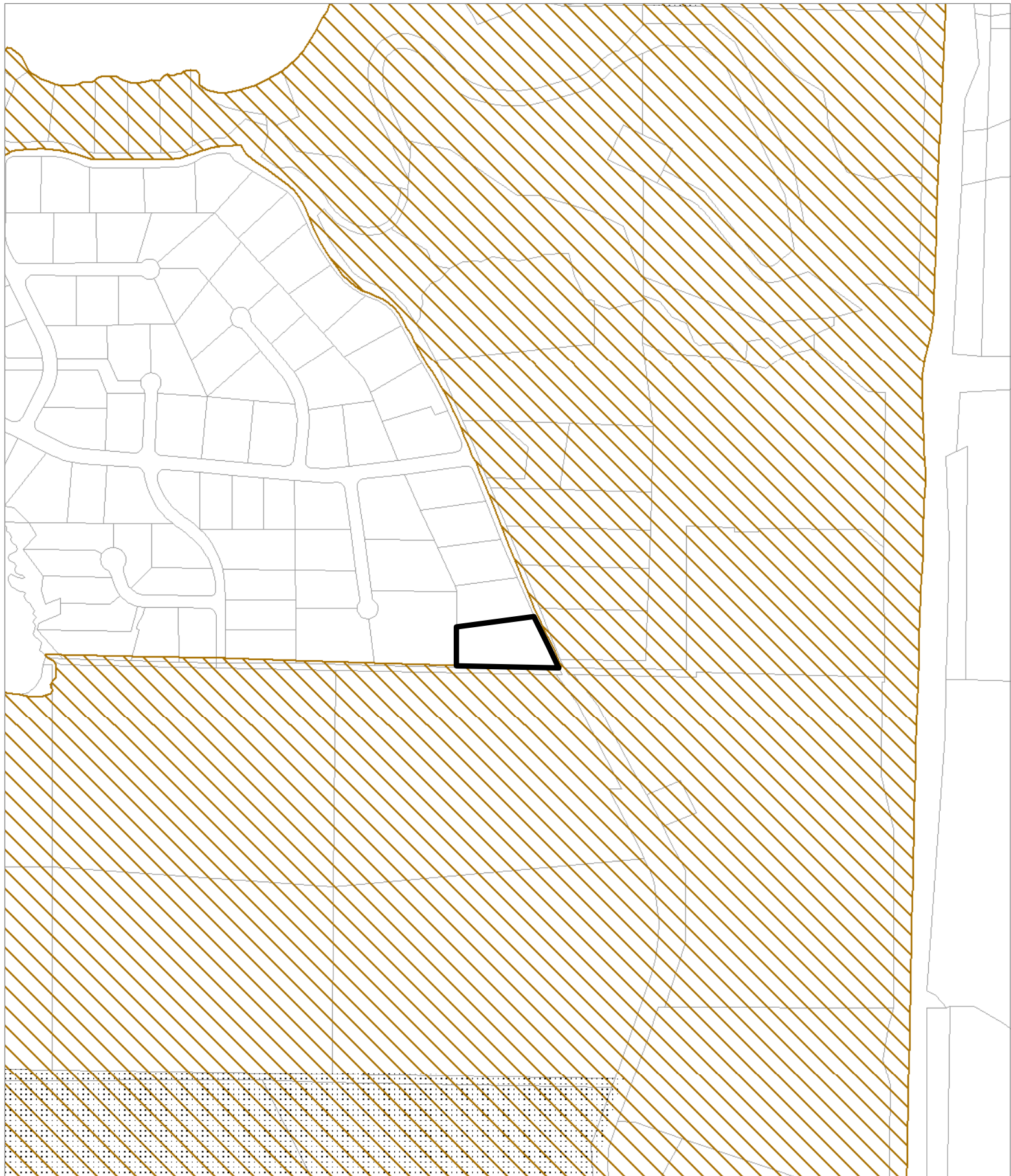
ADDRESS: 14050 Point Cabrillo Drive, Mendocino

-  Critical Water Areas
-  Marginal Water Resources





**GROUND WATER RESOURCES
 ATTACHMENT P**

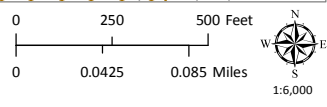
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MENDOCINO COUNTY PLANNING DEPARTMENT 11/07/2018

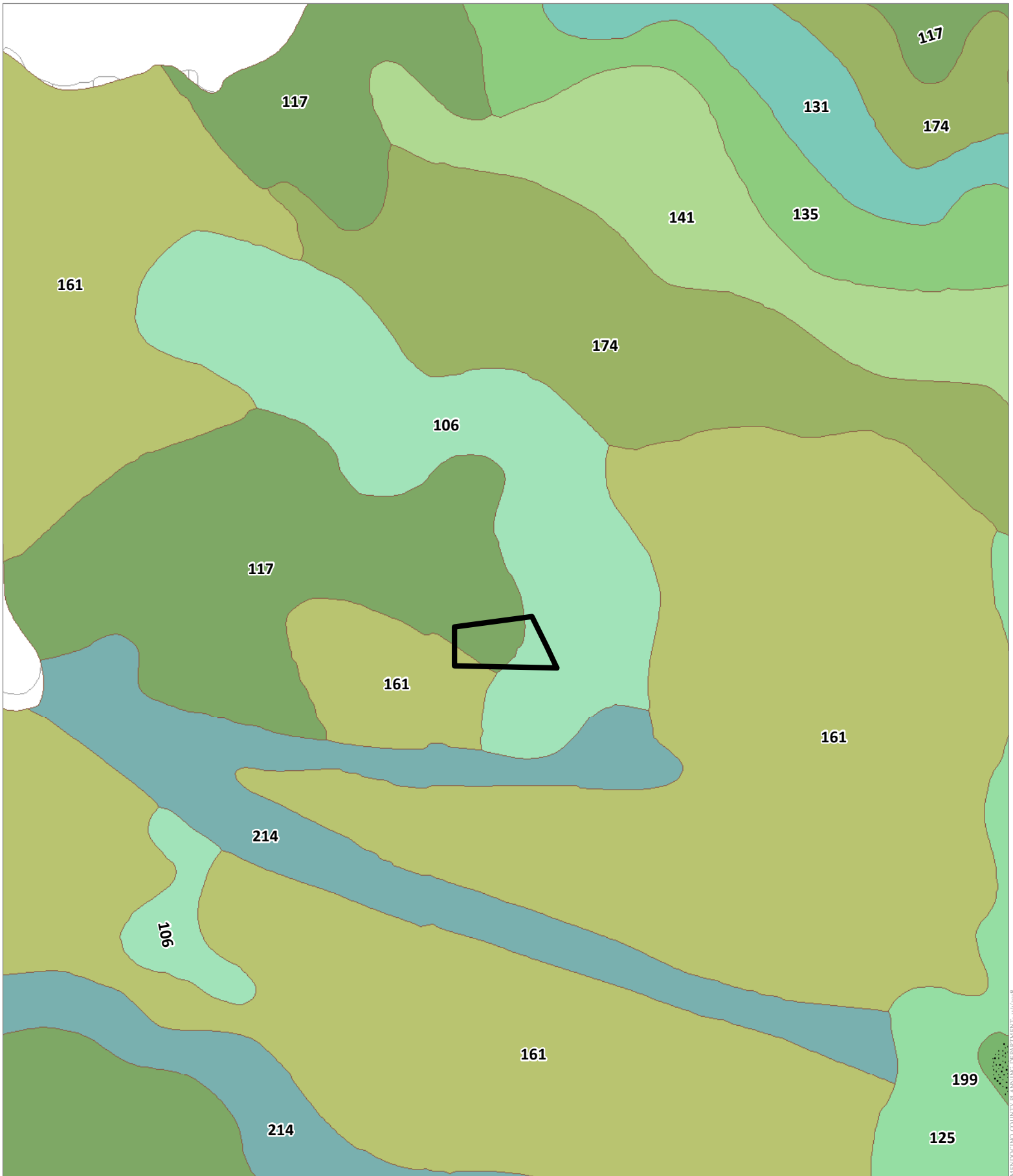
CASE: **CDP 2018-0030**
 OWNER: **BECKER, Robert**
 APN: **118-410-05**
 APLCT: **Robert Becker**
 AGENT:
 ADDRESS: **14050 Point Cabrillo Drive, Mendocino**

-  Tree Removal Area
-  Highly Scenic Area





**HIGHLY SCENIC & TREE REMOVAL AREAS
 ATTACHMENT Q**

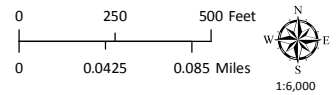
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CASE: CDP 2018-0030
 OWNER: BECKER, Robert
 APN: 118-410-05
 APLCT: Robert Becker
 AGENT:

ADDRESS: 14050 Point Cabrillo Drive, Mendocino

-  Shinglemill-Gibney Complex
-  Western Study Soil Types

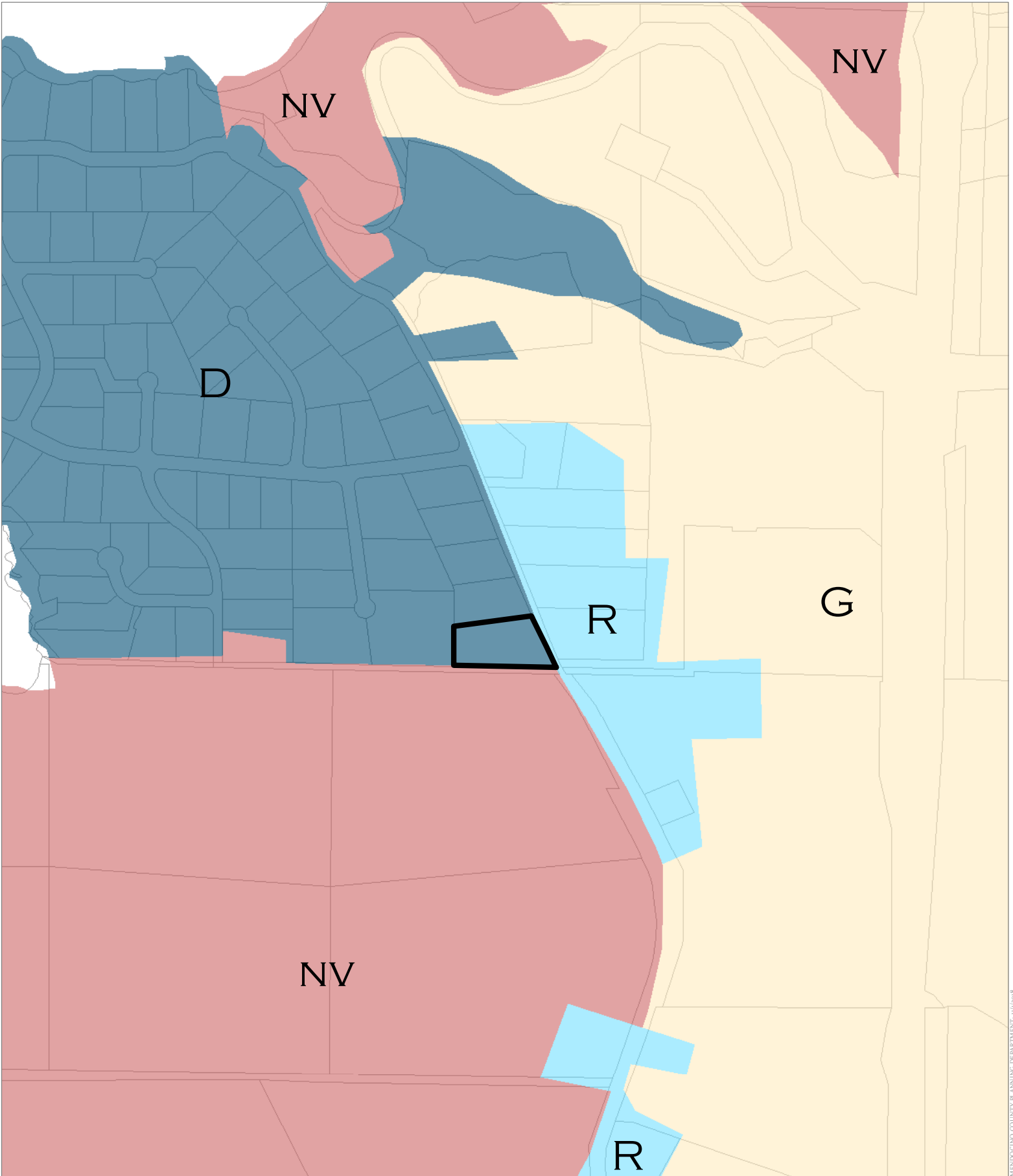


LOCAL SOILS

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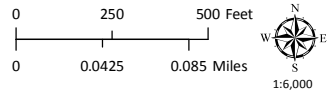
ATTACHMENT R

MENDOCINO COUNTY PLANNING DEPARTMENT - 11/16/2018



CASE: CDP 2018-0030
 OWNER: BECKER, Robert
 APN: 118-410-05
 APLCT: Robert Becker
 AGENT:

ADDRESS: 14050 Point Cabrillo Drive, Mendocino



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IMPORTANT FARMLAND
 ATTACHMENT S

MENDOCINO COUNTY PLANNING DEPARTMENT - 11/16/2018