



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
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August 28, 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, September, 26, 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_2019-0015

DATE FILED: 4/19/2019

OWNER/APPLICANT/AGENT: RAYMOND R CLEONE JR.

REQUEST: Standard Coastal Development Permit for the construction of a replacement septic system.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 3± miles south of Albion town center, on the west side of Navarro Bluff Road (CR 517A) and State Route 1 (SR 1), 260± feet south of its intersection with State Route 1 (SR 1), located at 1470 Navarro Bluff Road, Albion (APN: 126-140-11).

SUPERVISORIAL DISTRICT: 5

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. Fir Street, 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 Jessie Waldman at 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 FOR STANDARD CDP**

**CDP_2019-0015
SEPTEMBER 26, 2019**

SUMMARY

OWNER/APPLICANT: RAYMOND R CLEONE JR
1518 LAFAYETTE ST
ALAMEDA, CA 94501

REQUEST: Standard Coastal Development Permit for the construction of a replacement septic system.

LOCATION: In the Coastal Zone, 3± miles south of Albion town center, on the west side of Navarro Bluff Road (CR 517A) and State Route 1 (SR 1), 260± feet south of its intersection with State Route 1 (SR 1), located at 1470 Navarro Bluff Road, Albion (APN: 126-140-11).

TOTAL ACREAGE: 0.2± Acres

GENERAL PLAN: Rural Residential, 5-acre or 1-acre minimum, RR5(1)

ZONING: Rural Residential, 5-acre or 1-acre minimum, Development Limitations Combining District, RR5(1)(DL)

SUPERVISORIAL DISTRICT: 5th Supervisorial District (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt. Pursuant to Article 19, Section 15301, Class 1 (d) of the California Environmental Quality Act, the restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment.

RECOMMENDATION: Approve With Conditions

STAFF PLANNER: Jessie Waldman

BACKGROUND

PROJECT DESCRIPTION: A Standard Coastal Development Permit for the construction of a replacement septic system for an existing single family residence and garage, which includes the abandonment of the existing septic system, as shown on *Attachment E: Existing Septic*, and the installation of the replacement septic system, as shown on *Attachment F: Proposed Septic*. As proposed, the project will be within the rear yard of the parcel, which has acted as a private yard since construction of the single family residence, as shown on *Attachment B: Aerial Imagery*. The existing septic system is currently located within the rear yard area, between the existing single family residence and the bluff top, approximately 33 feet west of the existing single family residence, as shown on *Attachment E: Existing Septic*. The proposed location of the replacement septic system will be located within the same yard area, closer to the existing single family residence, at a distance of approximately 5 feet west of the existing single family residence, further away from the bluff top, as shown on *Attachment F: Proposed Septic*.

APPLICANTS STATEMENT: As proposed, the existing septic system will be abandoned in place. Revegetation of natural seeding will be established upon completion of the proposed project.

RELATED APPLICATIONS ON-SITE: N/A

NEIGHBORING PROPERTIES:

- APN: 126-140-10 LCP-91-21 – Garage with Loft; LCP-1998-108- Addition to SFR;
- APN: 126-140-12 LCP-89-46 – SFR;
- APN: 127-010-02 CDP_15-97 - Grading, Williamson Act

SITE CHARACTERISTICS: The project site is located, in the Coastal Zone, 3± miles south of the Town of Albion, on the west side of Navarro Bluff Road (CR 517A) and State Route 1 (SR 1), 260± feet south of its intersection with State Route 1 (SR 1) as shown on *Attachment A: Location Map*. The property is a bluff top parcel with the Pacific Ocean. The site is situated on a relatively flat plain. The site has 0.2± acres of developable space, with the rest consisting of steep bluff and rocky intertidal areas. The parcel is developed with a single family residence and garage. The parcel is surrounded by neighboring single family residences, to the north and south, and range land to the east, as shown on *Attachment B: Aerial Imagery (Vicinity)*.

SURROUNDING LAND USE AND ZONING: As listed on Table 1 below, the surrounding lands are classified and zoned Rural Residential (RR) and Range Land (RL) and are developed with residential and agricultural uses. The proposed development, which supports the existing single family residence, is consistent with the surrounding land uses and development.

Table 1: Surrounding Land Use and Zoning				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential (RR5(1))	Rural Residential (RR5(1)DL)	0.1± acres	Residential
EAST	Range Land (RL160)	Range Land (RL160)	153.5± acres	Residential
SOUTH	Rural Residential (RR5(1))	Rural Residential (RR5(1)DL)	0.1± acres	Residential
WEST	Pacific Ocean	Pacific Ocean	n/a	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 development is located within the boundaries of the Local Coastal Program (LCP) area and is shown on *Attachment I: LCP Map 19: Navarro*. The parcel is classified as Rural Residential (RR) by the Mendocino County General Plan. The RR classification is intended to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The RR classification is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability per Coastal Element Chapter 2.2.

Portions of the subject parcel are designated as being located within a Development Limitations Combining District (DL), as shown on *Attachment G: Zoning Display Map*. All proposed improvements are located outside of the DL designated portions of the parcel, as shown on *Attachment G: Zoning Display Map* and *Attachment I: LCP Land Use Map 19: Navarro*.

The proposed development, which supports the existing development on the parcel, is consistent with principally permitted uses per Coastal Element Chapter 2.2.

Zoning: The project site is located within a Rural Residential (RR) zoning district, 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 per Mendocino County Code (MCC) Section 20.376.005. The proposed development, associated utilities to the existing development on the parcel, may be permitted as specified by MCC Section 20.516.015 and Section 20.532.095 and Division II of Title 20 of Mendocino County Code.

The parcel's zoning designation (RR5(1)) requires a 5-acre or 1-acre minimum parcel size; however the established parcel is 0.2± acres in size and is considered legal non-conforming to lot size requirements. The proposed development will be located 5± feet from the side yard, southern parcel boundary line, 8± feet from the existing residence and more than 100± feet from the rear yard setback and the western bluff top edge. As currently proposed, the project will comply with the minimum setbacks from parcel boundary lines and bluff edges per the Division of Environmental Health (DEH).

Visual Resources: The site is not mapped as a Highly Scenic Area and the replacement septic system is accessory to the principally permitted uses for RR Districts. Surrounding parcels to the east of the site are mapped Highly Scenic and Conditionally Highly Scenic Areas, as shown in *Attachment O: Highly Scenic & Tree Removal Areas*. The proposed project will not increase view obstruction from State Route 1 (SR 1) and is visually compatible with the character of surrounding areas (MCC Chapter 20.504.010).

Hazards Management: The proposed project includes the abandonment and replacement of a septic system to support the existing residence. The proposed project is located on a bluff top to the Pacific Ocean and is within an area of "Moderate Fire Hazard" severity rating, as shown on *Attachment M: Fire Hazard Zones & Responsibility Areas*. Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire) and the Elk Community Services District (ECSD). No State Fire Safe Regulations Application Form for the project was submitted by the Applicant to CalFire, as no new structures are being proposed on the parcel. The proposed project was referred to both fire protection agencies and both agencies had no comment at this time.

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.

Chapter 3.4 of the Mendocino County Coastal Element addresses Hazards Management within the Coastal Zone. The proposed replacement septic system is located in a relatively flat area with the coastal bluff approximately 100 feet from the proposed improvements. The proposed septic replacement will not encroach any further upon the bluff edge than existing development, therefore a geotechnical investigation was not required. The proposed septic system replacement will be located further from the bluff edge than the existing system.

While portions of the land, for example the shoreline, are subject to flooding and tsunami, the proposed area for development is atop a coastal bluff approximately 200 vertical feet above the shore. Flooding is unlikely to affect lands proposed for development, as shown in *Attachment N: Special Flood Hazard Areas*.

Seawalls, breakwaters, and other structures altering natural shoreline processes or retaining walls are not proposed. It is the policy of the California Coastal Commission and Mendocino County to require recordation of a deed restriction as a condition of development on blufftop parcels, prohibiting the construction of seawalls and requiring that permitted improvements be removed from the property if threatened by bluff retreat. The restriction requires that the landowner be responsible for any clean-up associated with portions of the development that might fall onto a beach or into the ocean. In accordance with a staff memorandum dated June 1, 2004, **Condition 9** is recommended by staff requiring the property owner to record a deed restriction prior to the issuance of the Coastal Development Permit.

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

Habitats and Natural Resources: The site is primarily designated as barren, as shown on *Attachment K: LCP Habitats & Resources*. No botanical survey was requested as the mapping does not indicate that the area of proposed development would be adjacent to sensitive coastal resources. The proposed project requires the abandonment of the existing septic system and installation of the replacement septic system. As proposed, the project will occur within already disturbed areas, thereby minimizing impacts to potential sensitive habitats and species within the vicinity. Staff finds the project will not significantly impact sensitive habitats or resources. The proposed project is consistent with MCC Chapter 20.496 regulations for Environmentally Sensitive Habitat Areas (ESHA), Wetlands and Estuaries, Open Coastal Waters, Lakes, Streams and Rivers, Riparian Areas, Dunes, Pygmy Forests, and Other Resources.

Grading, Erosion, and Run Off: The area of the proposed project is relatively flat with gentle sloping towards the west, away from State Route 1 (SR 1) and some grading will be required to accommodate the proposed development. The proposed replacement septic system is located in a relatively flat area, with gentle sloping towards the coastal bluff approximately 100 feet from the proposed improvements. Best Management Practices shall be implemented during construction to prevent delivery of sediment over the bluff edge.

The proposed project is consistent with MCC Chapter 20.492 regulations for Grading, Erosion and Runoff Standards.

Groundwater Resources: The site is designated on the Mendocino County Coastal Groundwater Study Map as a Critical Water Resource Area, as shown on *Attachment O: Ground Water Resources*. The subject property is already developed with a single-family residence and accessory improvements. The proposed project supports the existing residential use of the parcel. The project was referred to the Mendocino County Division of Environmental Health (DEH) and Elk Country Services District and both agencies had no comment at this time.

As conditioned, Staff recommends that the proposed project is consistent with the Local Coastal Program policies related to groundwater resources and DEH.

Archaeological/Cultural Resources: For small projects such as the replacement of existing septic systems to support permitted development, such as the existing single family residence, Mendocino County Department of Planning and Building Services' procedure is to not refer these types of projects to either California Historic Resource Information System (CHRIS) or the Mendocino County Archaeological Commission. PBS procedure (as detailed in a Staff Memorandum) was reviewed by the Mendocino County Archaeological Commission in 2005 and again in 2014 and was determined to be an appropriate guidance document for which projects require archaeological review.

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 activities associated with the project. As conditioned, Staff finds that the project is consistent with Mendocino County policies for the protection of the paleontological and archaeological resources.

The project was referred to three local tribes for review and comment, including Cloverdale Rancheria, Redwood Valley Rancheria, and Sherwood Valley Rancheria. As of this date, no response has been received from the tribes.

Transportation/Circulation: The project will not contribute new sources of traffic on local and regional roadways. Staff finds the project will not impact transportation or circulation and is 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, where both agencies responded with "no comment" as of this time.

As conditioned, Staff finds the proposed project is consistent with MCC Chapter 20.516 regulations for transportation, utilities and public services protection.

Public Access: The site is located 3± miles south of Albion town center, on the west side of Navarro Bluff Road (CR 517A) and State Route 1 (SR 1). The nearest existing public access to the shore is located to the north at the Navarro State Park Shoreline Access, on the west side of State Route 1 (SR 1). The site is designated as having potential public access along State Route 1 (SR 1), connecting the subject parcel's community, known as *Little Geyserville* (Coastal Element Chapter 4.10), to the Navarro Beach Shore Access, to the north, as shown on *Attachment I: LCP Land Use Map 19: Navarro*. The proposed project will not impact existing or proposed public access.

ENVIRONMENTAL DETERMINATION

The project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Article 19, Section 15301, Class 1 (d) of the California Environmental Quality Act, the restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment is categorically exempt from environmental review.

PROJECT FINDINGS AND CONDITIONS

Pursuant to the provisions of Chapter 20.532 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed replacement septic system the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed replacement septic system is in conformity with the certified Local Coastal Program. Development of the associated utilities, such as replacement septic systems, 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 replacement septic system will 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 replacement septic system will satisfy all development requirements for the district; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed replacement septic system, 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. Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment are categorically exempt pursuant to Article 19, Section 15301, Class 1 (d), and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed replacement septic system will 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 replacement septic system will not affect demands on public services; and
7. Pursuant with MCC Section 20.532.095(B), the proposed replacement septic system will 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; but 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.

To remain valid, progress towards completion of the project must be continuous. The Applicants has sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.

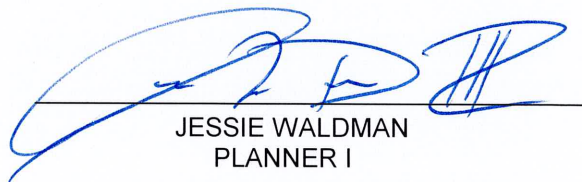
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
3. The application, along with supplemental exhibits 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 permits for the proposed development of the associated utilities as required by the Department of Environmental Health.
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. Prior to the issuance of the Coastal Development Permit, the Applicants, 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 the site may be subject to extraordinary geologic and erosion hazards and the landowner assumes the risk from such hazards; and
 - b. The landowner agrees to indemnify and hold harmless the County of Mendocino, its successors in interest, advisors, officers, agents and employees against any and all claims, demands, damages, costs, and expenses of liability (including without limitation attorneys' fees and costs of the suit) arising out of the design, construction, operation, maintenance, existence or failure of the permitted project. Including, without limitation, all claims made by any individual or entity or arising out of any work performed in connection with the permitted project; and
 - c. The landowner agrees that any adverse impacts to the property caused by the permitted project shall be fully the responsibility of the applicant; and
 - d. The landowner shall not construct any bluff or shoreline protective devices to protect the subject structures or other improvements in the event that these structures are subject to damage, or other erosional hazards in the future; and

- e. The landowner shall remove structures on the parcel, including septic infrastructure, when bluff retreat reaches the point where the structures are threatened. In the event that portions of the subject structures or other improvements associated with the subject structures fall to the beach or ocean before they can be removed from the blufftop, the landowner shall remove all recoverable debris associated with these structures from the beach and ocean and lawfully dispose of the material in an approved disposal site. The landowners shall bear all costs associated with such removal; and
- f. The document shall run with the land, bind all successors and assigns, and shall be recorded free of all prior liens and encumbrances, except for tax liens.

Staff Report prepared by:

08-30-2019

DATE


JESSIE WALDMAN
PLANNER I

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

ATTACHMENTS:

- A. Location Map
- B. Aerial Imagery (Vicinity)
- C. Aerial Imagery
- D. Topographical Map
- E. Existing Septic
- F. Proposed Septic
- G. Zoning Display Map
- H. General Plan Classifications
- I. LCP Land Use Map 19: Navarro
- J. LCP Land Capabilities & Natural Hazards
- K. LCP Habitats & Resources
- L. Adjacent Parcels
- M. Fire Hazard Zones & Responsibility Areas
- N. Special Flood Hazard Areas
- O. Ground Water Resource Areas
- P. Highly Scenic & Tree Removal Areas

SUMMARY OF REFERRAL AGENCIES COMMENTS:

Assessors	No Comment
Building Division (FB)	No Response
CalFire - Land Use	No Comment
California Coastal Commission	No Response
California Dept. of Fish and Wildlife	No Comment
California Native Plant Society	No Response
Cloverdale Rancheria	No Response
Department of Transportation	No Comment
Elk Community Services District	No Comment
Environmental Health (FB)	No Comment
Planning Division (Ukiah)	No Comment
Redwood Valley Rancheria	No Response
Sherwood Valley Rancheria	No Response

REFERENCES:

(Coastal Element) Mendocino County, Planning and Building Services, Planning Division. The County of Mendocino General Plan, Coastal Element. 1985. Accessed July 24, 2019, at: <https://www.mendocinocounty.org/government/planning-building-services/plans/coastal-element>

(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. Accessed July 24, 2019, at: https://library.municode.com/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20_ZOOR_DIVIIMECOCOZOCO

Mendocino County Department of Planning & Building Services. County of Mendocino Coastal Zone. LCP Map 19 – Navarro [map]. 1985. Accessed July 24, 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 & Fire Responsibility Areas [map]. Accessed July 24, 2019, at: <https://www.mendocinocounty.org/government/planning-building-services/county-maps>.

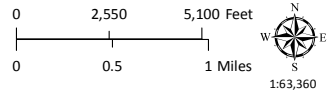
Mendocino County Department of Planning & Building Services. March 2015. Coastal Ground Water Resources [map]. Accessed July 24, 2019, at: http://www.co.mendocino.ca.us/planning/pdf/12x36_Coastal_Groundwater_Areas.pdf



SUBJECT PARCEL/S

CASE: CDP 2019-0015
 OWNER: CLEONE, Raymond Jr, ET AL
 APN: 126-140-11
 APLCT: Raymond R. Cleone, Jr.
 AGENT:
 ADDRESS: 1470 Navarro Bluff Road, Albion

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



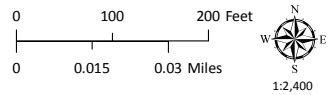
LOCATION MAP
 ATTACHMENT A

MENDOCINO COUNTY PLANNING DEPARTMENT 09/28/2019



CASE: CDP 2019-0015
OWNER: CLEONE, Raymond Jr, ET AL
APN: 126-140-11
APLCT: Raymond R. Cleone, Jr.
AGENT:
ADDRESS: 1470 Navarro Bluff Road, Albion

Public Roads

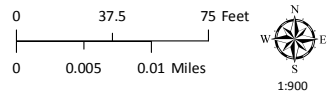


AERIAL IMAGERY
ATTACHMENT B



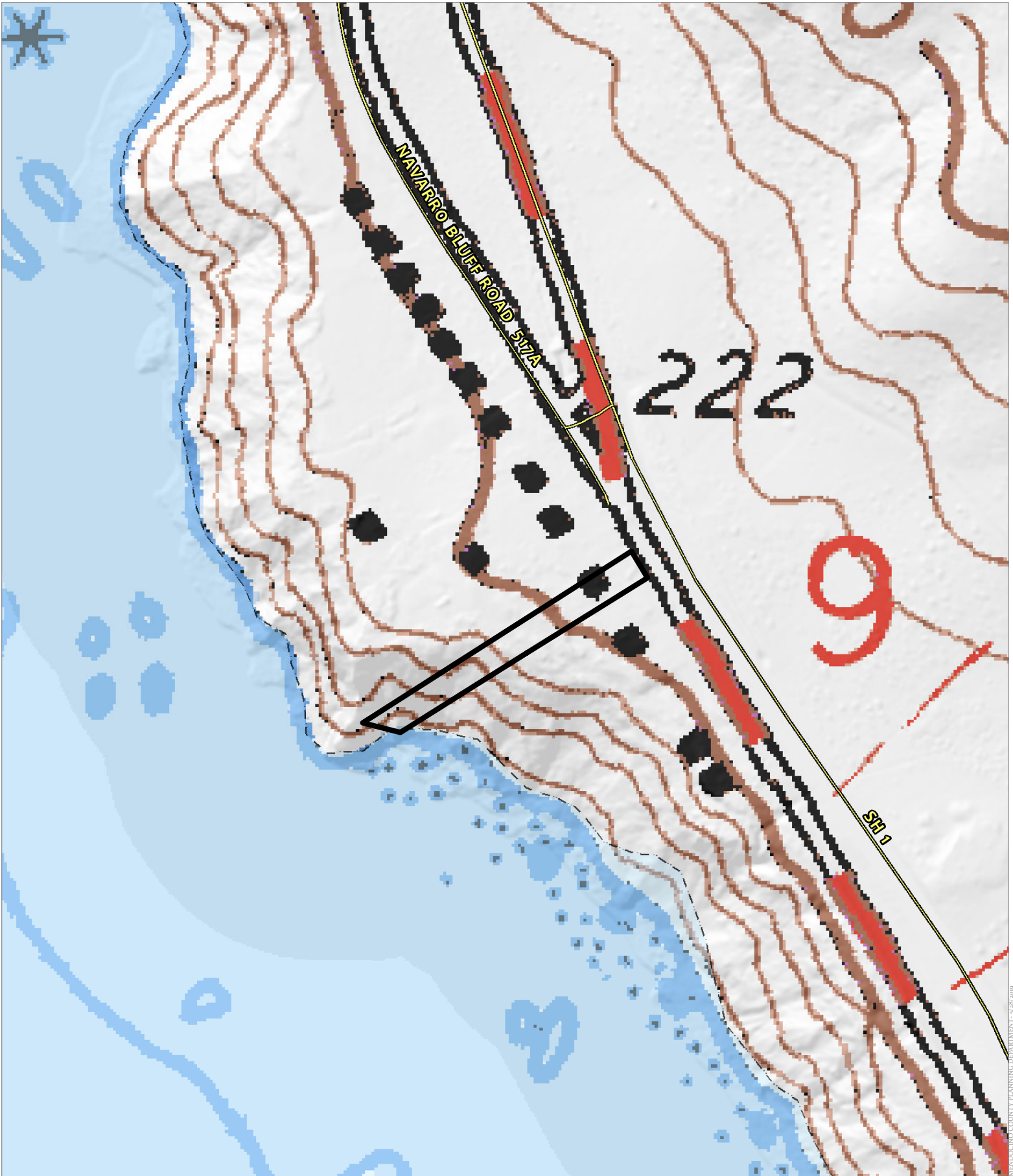
CASE: CDP 2019-0015
OWNER: CLEONE, Raymond Jr, ET AL
APN: 126-140-11
APLCT: Raymond R. Cleone, Jr.
AGENT:
ADDRESS: 1470 Navarro Bluff Road, Albion

 Public Roads



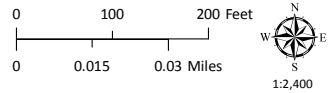
AERIAL IMAGERY
ATTACHMENT C

MENDOCINO COUNTY PLANNING DEPARTMENT 09/28/2019



CASE: CDP 2019-0015
 OWNER: CLEONE, Raymond Jr, ET AL
 APN: 126-140-11
 APLCT: Raymond R. Cleone, Jr.
 AGENT:
 ADDRESS: 1470 Navarro Bluff Road, Albion

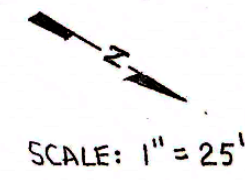
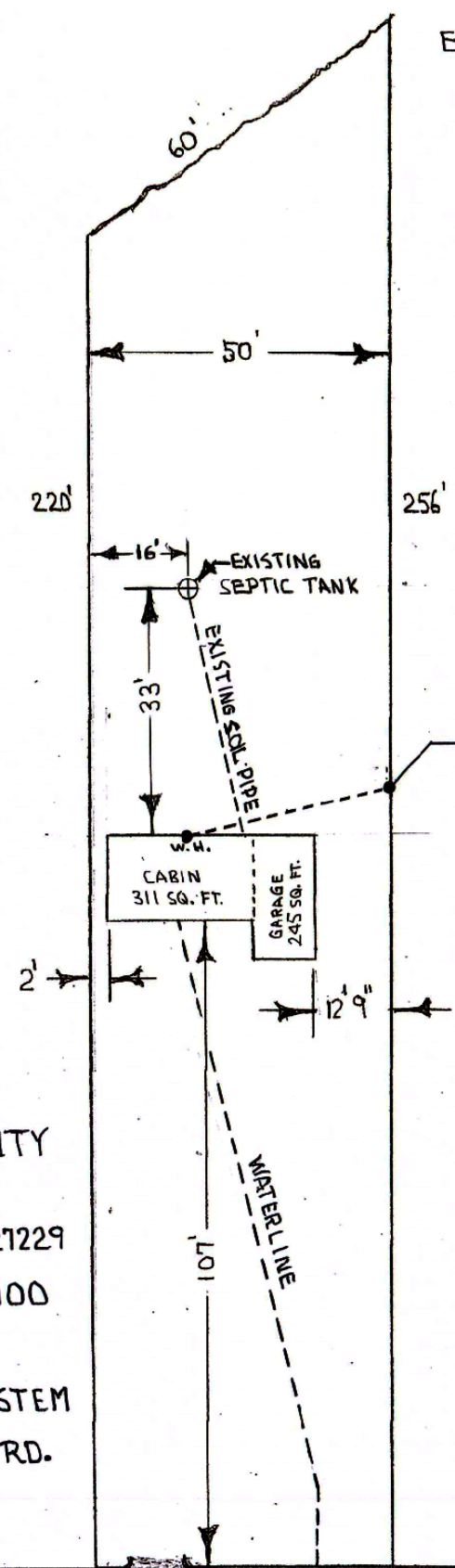
Public Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET
 ATTACHMENT D

EXISTING SEPTIC SYSTEM

PLOT PLAN
 MENDOCINO COUNTY
 SEPTIC PERMIT
 APPLICATION NO: ST27229
 PARCEL 126-140-1100
 SHEET 1 OF 2
 EXISTING SEPTIC SYSTEM
 1470 NAVARRO BLUFF RD.



WESTERN EDGE OF NAVARRO BLUFF ROAD

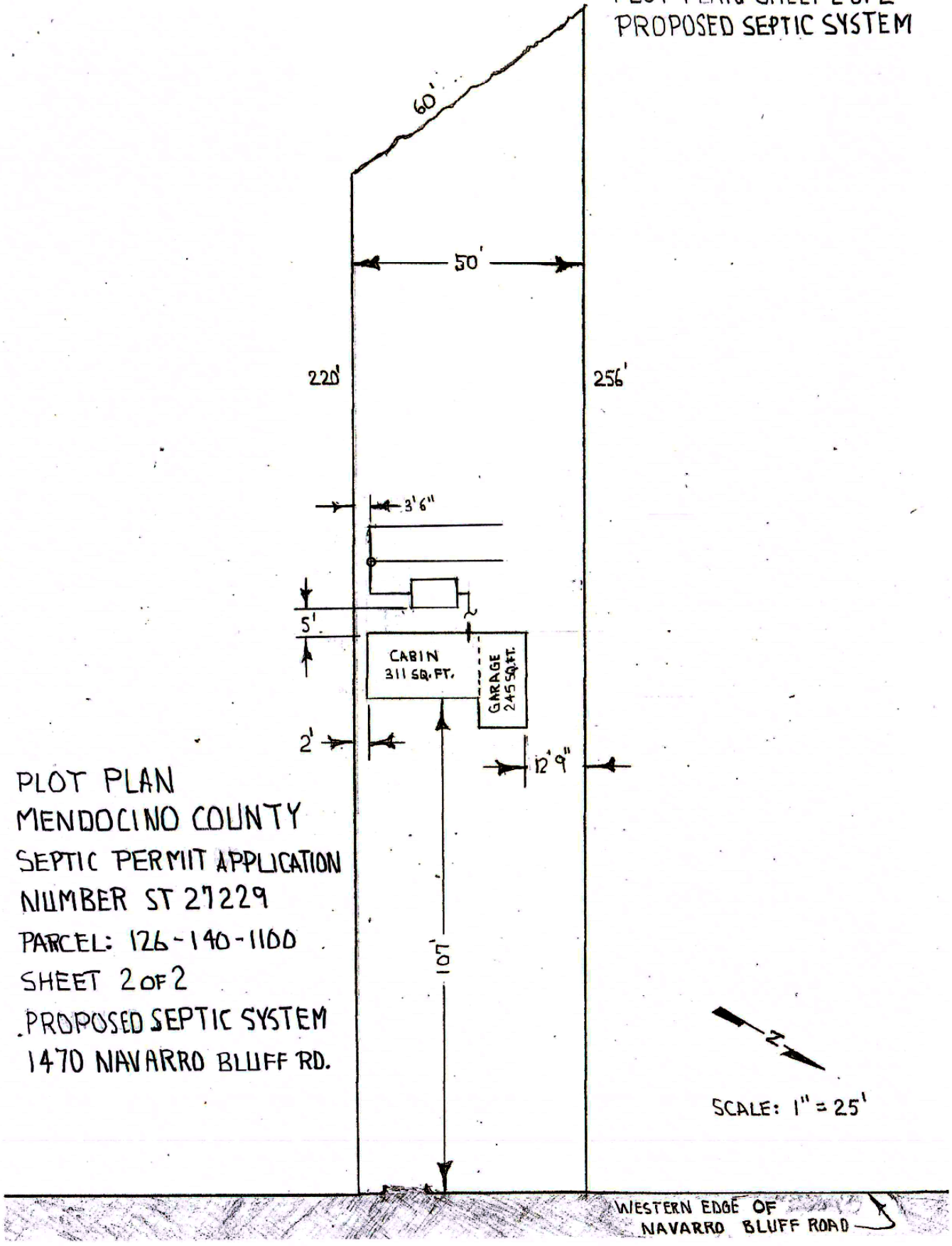
CASE: CDP 2019-0015
 OWNER: CLEONE, Raymond Jr, ET AL
 APN: 126-140-11
 APLCT: Raymond R. Cleone, Jr.
 AGENT:
 ADDRESS: 1470 Navarro Bluff Road, Albion

NO SCALE

EXISTING SEPTIC
 ATTACHMENT E

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/30/2019

PROPOSED SEPTIC SYSTEM



PLOT PLAN
 MENDOCINO COUNTY
 SEPTIC PERMIT APPLICATION
 NUMBER ST 27229
 PARCEL: 126-140-1100
 SHEET 2 OF 2
 PROPOSED SEPTIC SYSTEM
 1470 NAVARRO BLUFF RD.

SCALE: 1" = 25'

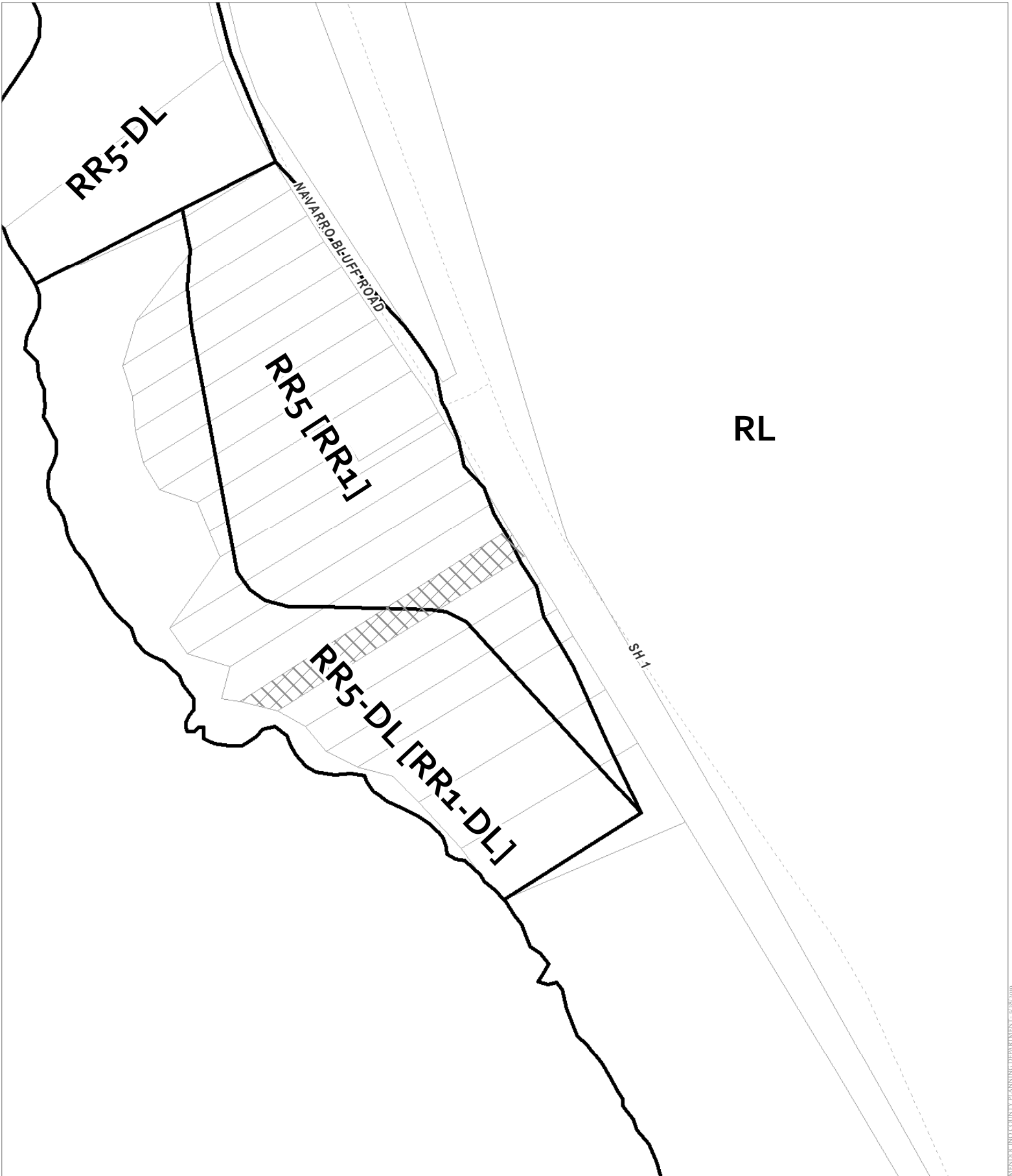
WESTERN EDGE OF
 NAVARRO BLUFF ROAD

CASE: CDP 2019-0015
 OWNER: CLEONE, Raymond Jr, ET AL
 APN: 126-140-11
 APLCT: Raymond R. Cleone, Jr.
 AGENT:
 ADDRESS: 1470 Navarro Bluff Road, Albion



NO SCALE

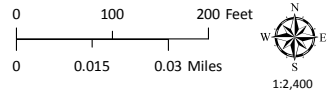
REPLACEMENT SEPTIC
 ATTACHMENT F

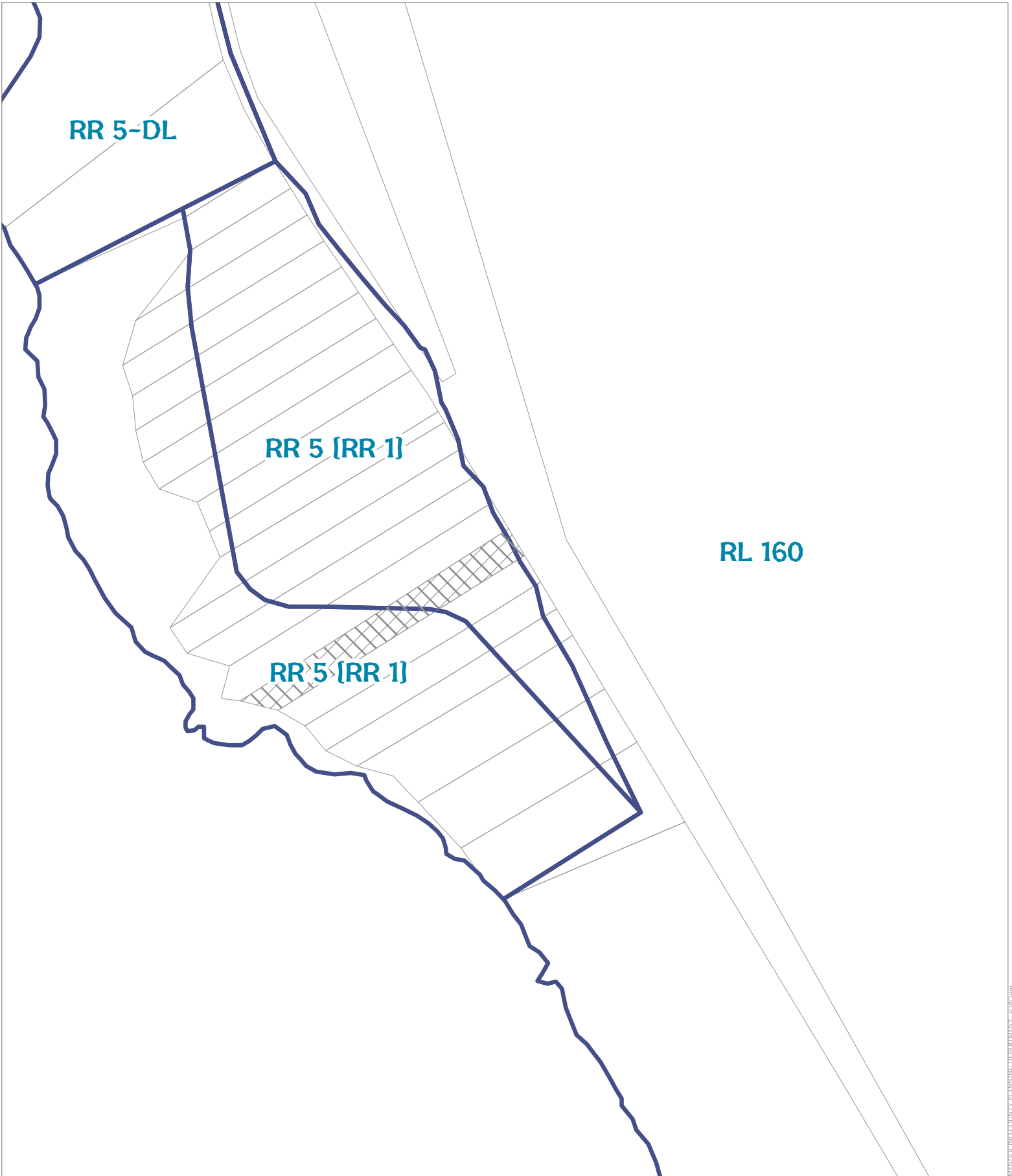
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/30/2019




CASE: CDP 2019-0015
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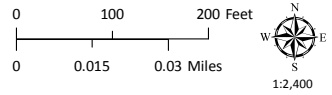
 Zoning Districts
 Public Roads

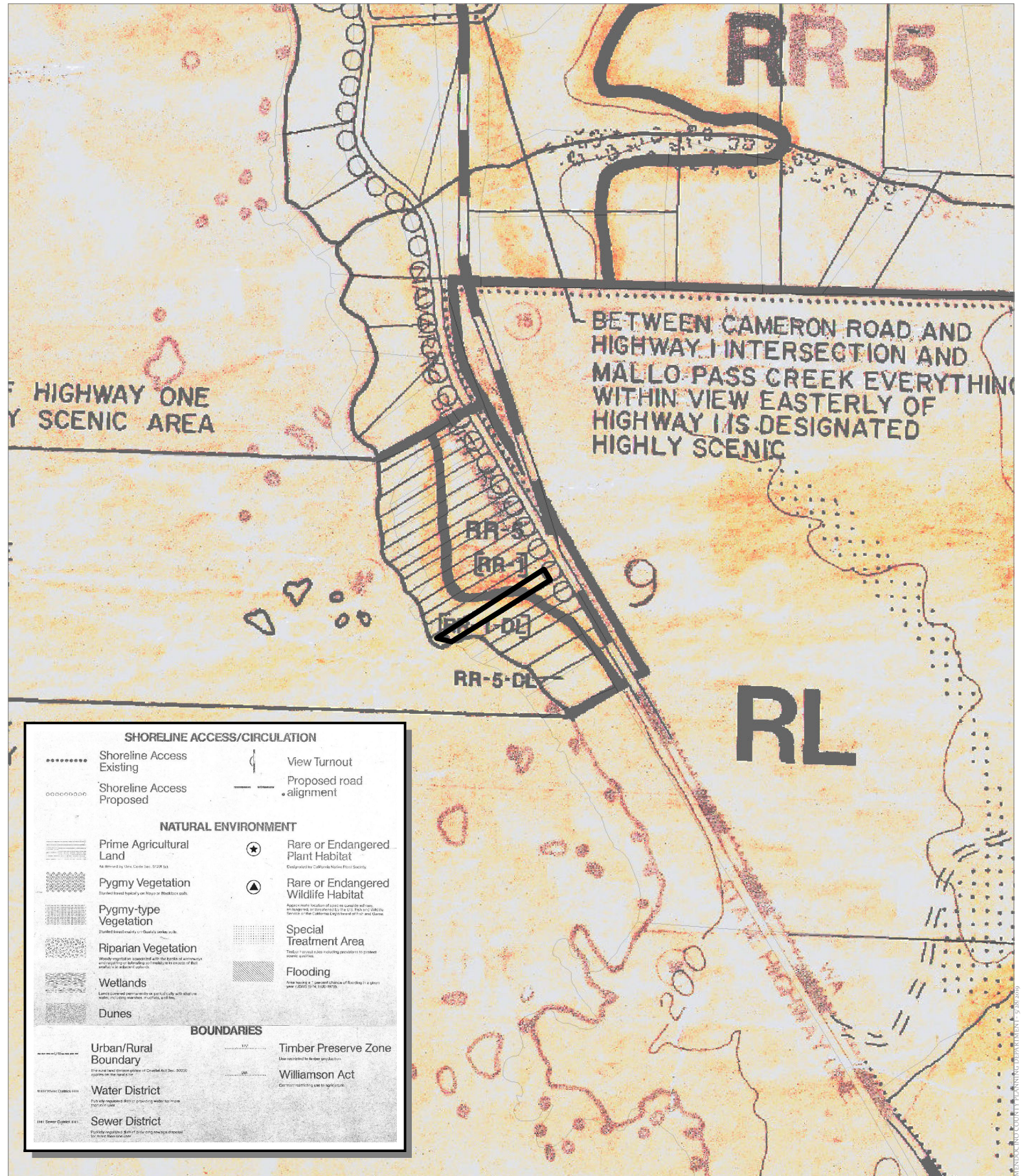




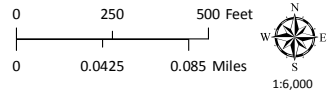
CASE: CDP 2019-0015
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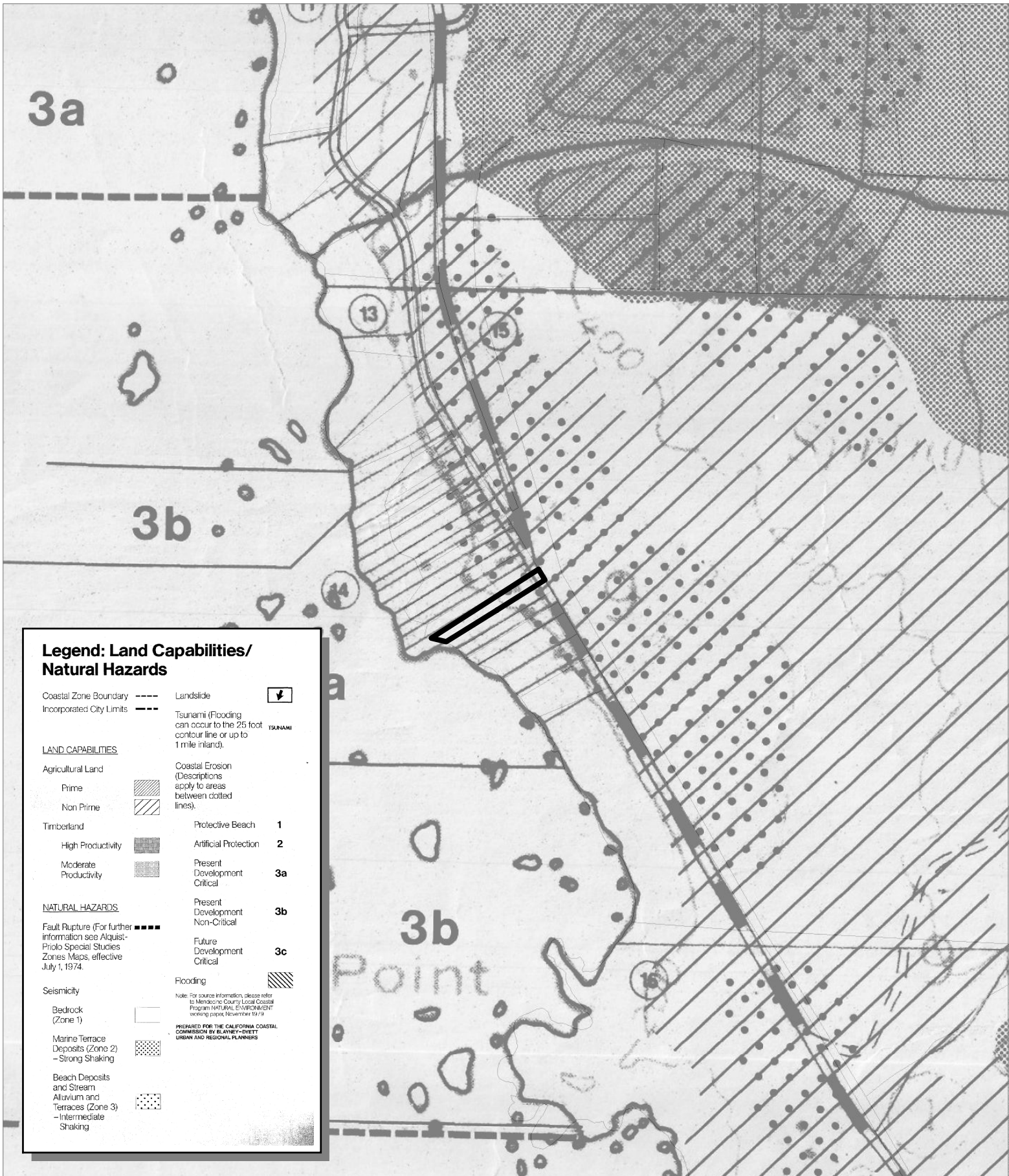
 General Plan Classes





CASE: CDP 2019-0015
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**Legend: Land Capabilities/
Natural Hazards**

Coastal Zone Boundary ---
 Incorporated City Limits ---

LAND CAPABILITIES

Agricultural Land

- Prime
- Non Prime

Timberland

- High Productivity
- Moderate Productivity

NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.

Seismicity

- Bedrock (Zone 1)
- Marine Terrace Deposits (Zone 2) - Strong Shaking
- Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking

Landslide

Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).

Coastal Erosion (Descriptions apply to areas between dotted lines).

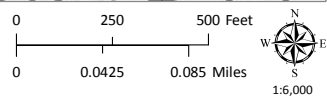
- Protective Beach 1
- Artificial Protection 2
- Present Development Critical 3a
- Present Development Non-Critical 3b
- Future Development Critical 3c

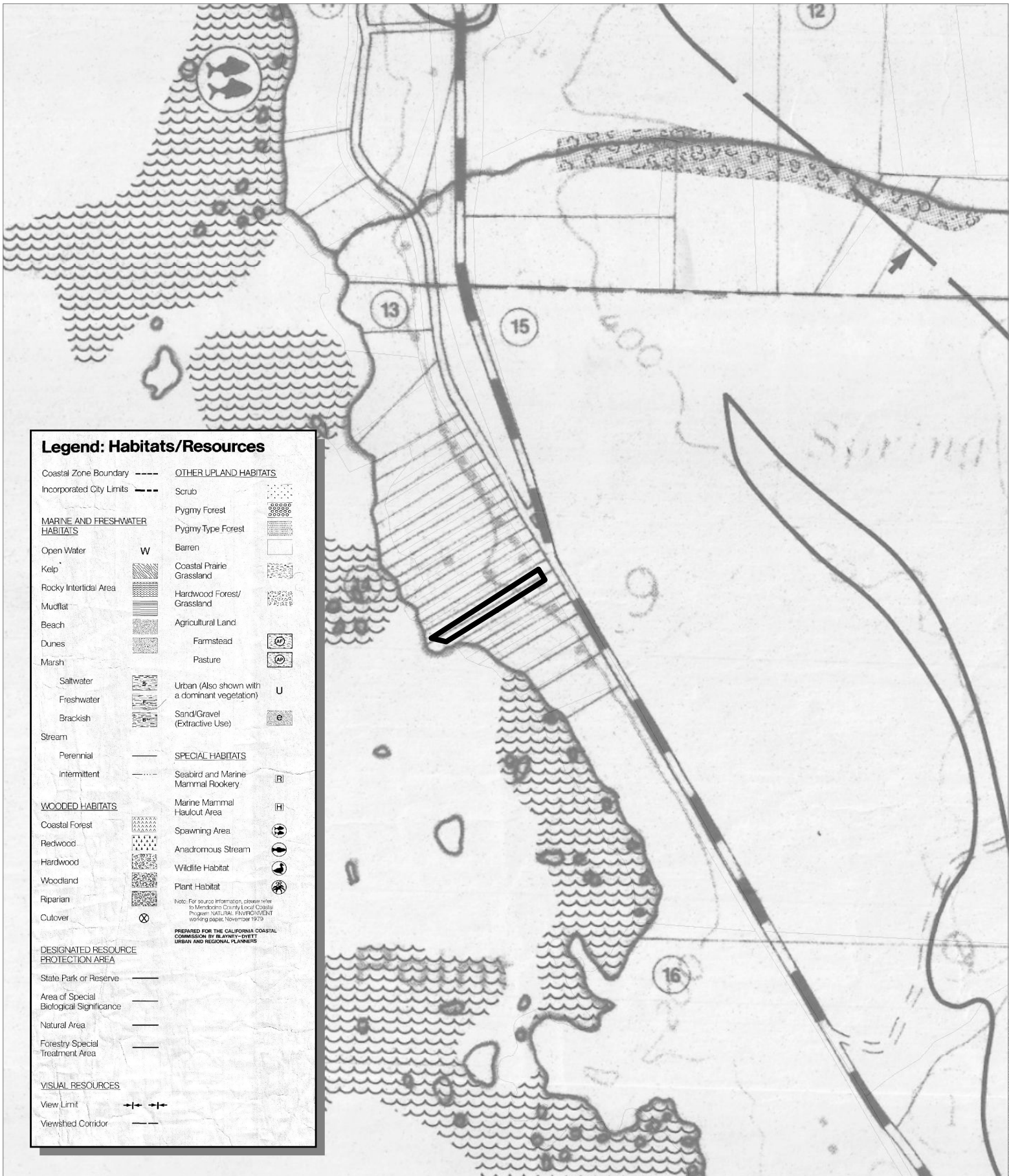
Flooding

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-DYETT URBAN AND REGIONAL PLANNERS

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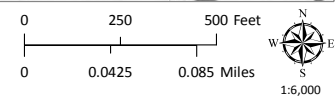




Legend: Habitats/Resources

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

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MENDOCINO COUNTY PLANNING DEPARTMENT - 9/28/2019

126-140-02
ECATERINA KABAL
RR5 0.32 A±

126-140-03
ANNE GEBB
RR5 0.42 A±

126-140-04
CLIFFORD HAMMOND
RR5 0.48 A±

126-140-05
MADISON TODD
RR5 0 A±

126-150-02
KRISTATATE OFFER KRISTOFERSON
RL160 153.54 A±

126-140-06
BYRON SCHATZ
RR5 0 A±

126-140-07
DORISTRUCCO
RR5 0.49 A±

126-140-08
MAUREEN PLUNKETT
RR5 0 A±

126-140-09
JEFFREY WOODFIELD
RR5 0.35 A±

126-140-10
HOUSE ALBION
RR5 0.32 A±

126-140-11
RAYMOND CLEONE
RR5 0.29 A±

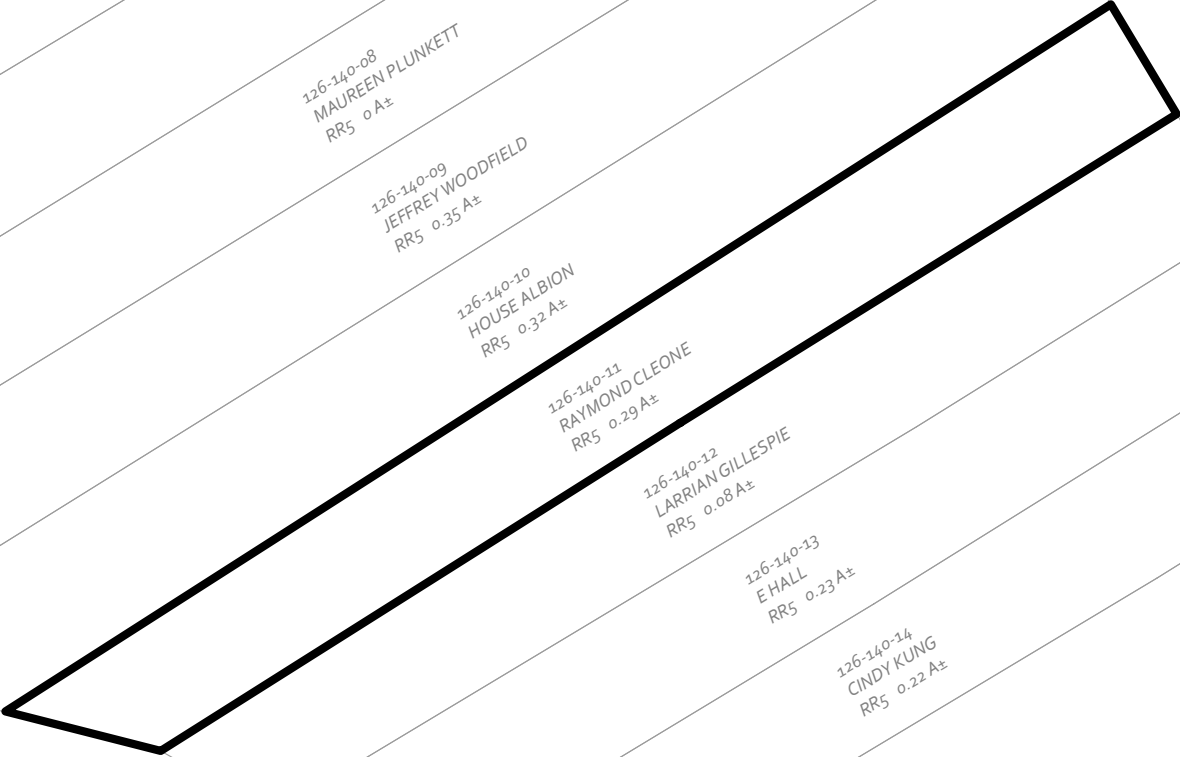
126-140-12
LARRIAN GILLESPIE
RR5 0.08 A±

126-140-13
E HALL
RR5 0.23 A±

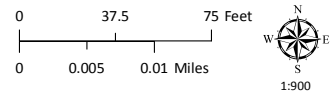
126-140-14
CINDY KUNG
RR5 0.22 A±

126-140-15
RUAIRI OSULLIVAN
RR5 0.41 A±

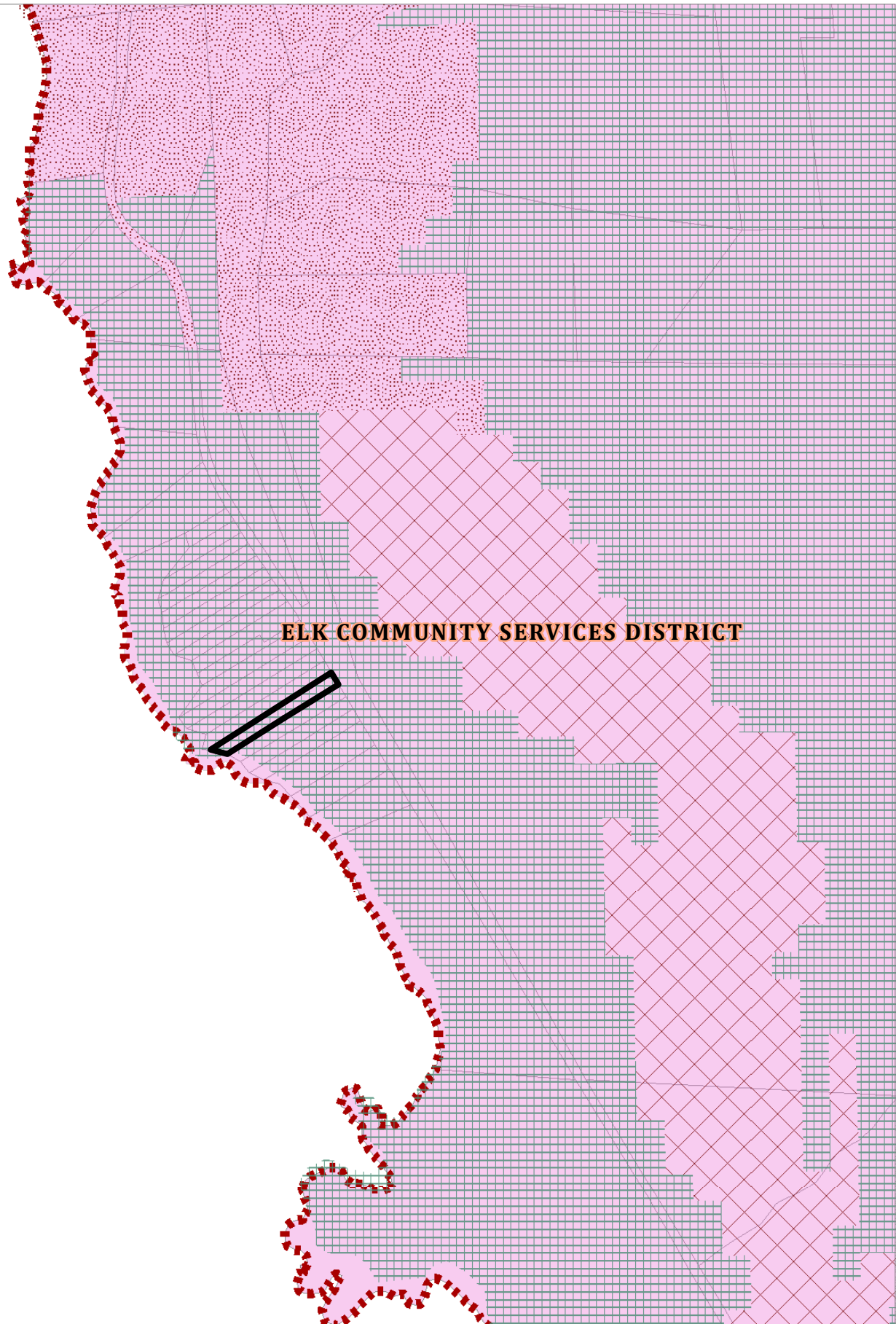
126-140-16
GARY GILLEY
RR5 0 A±



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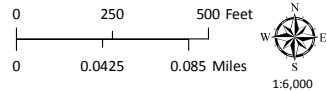
ADJACENT PARCELS
ATTACHMENT L



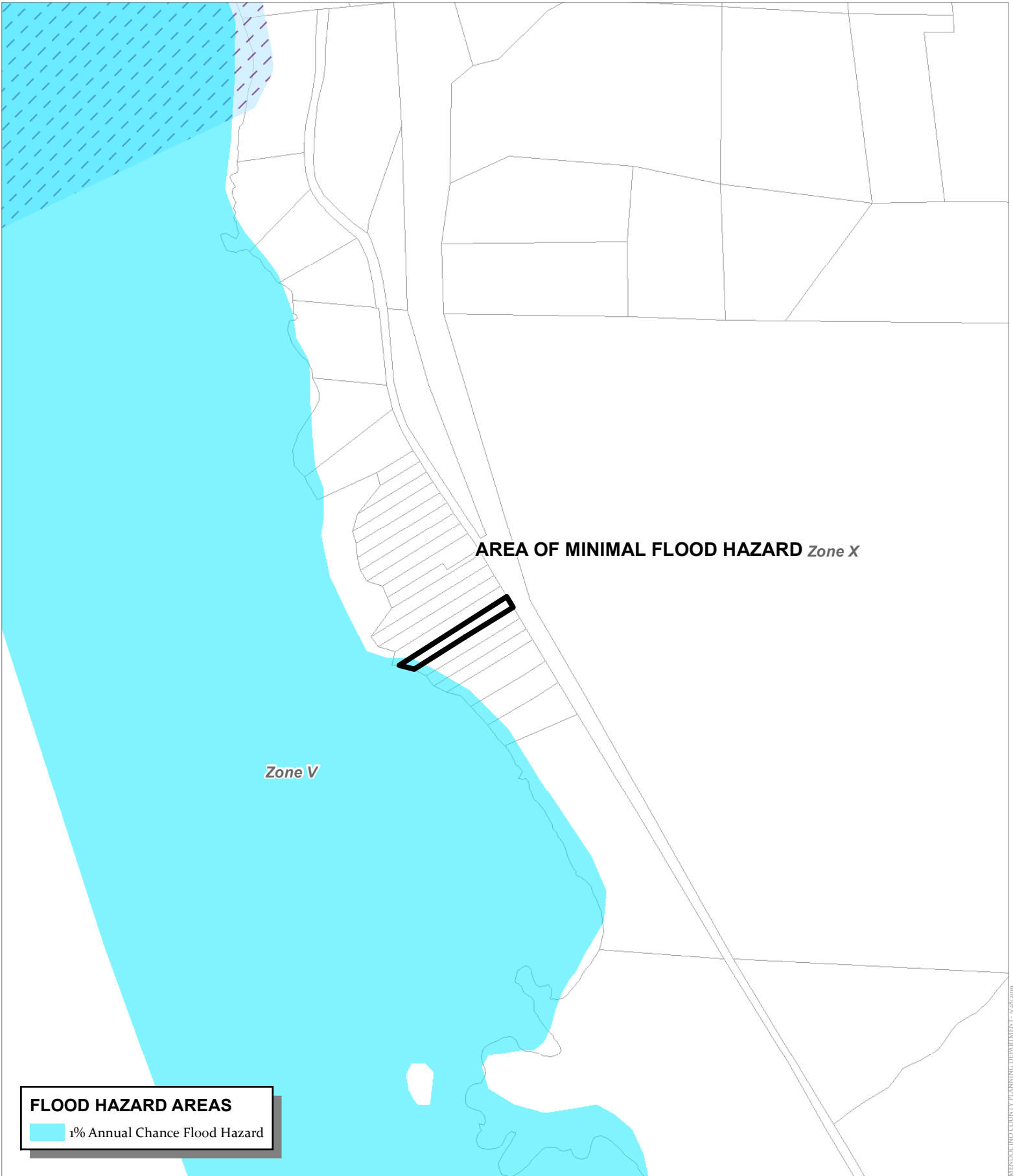
ELK COMMUNITY SERVICES DISTRICT

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

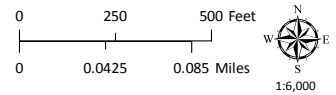


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA



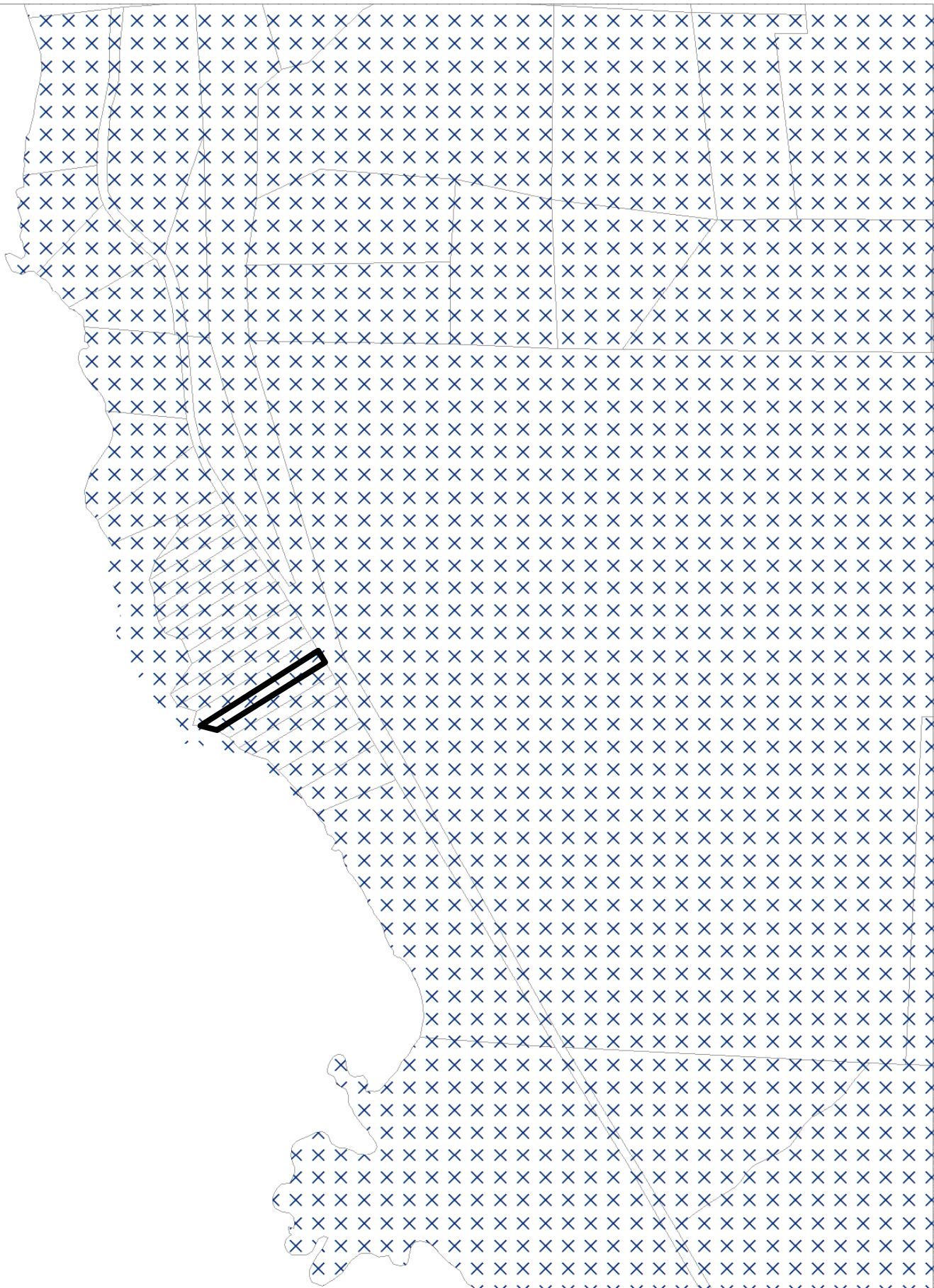
CASE: CDP 2019-0015
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 Tsunami Inundation Zones



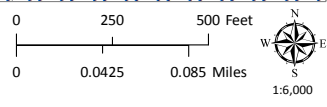
FEMA FLOOD ZONE
 NFIP MAPS, JULY 18th, 2017

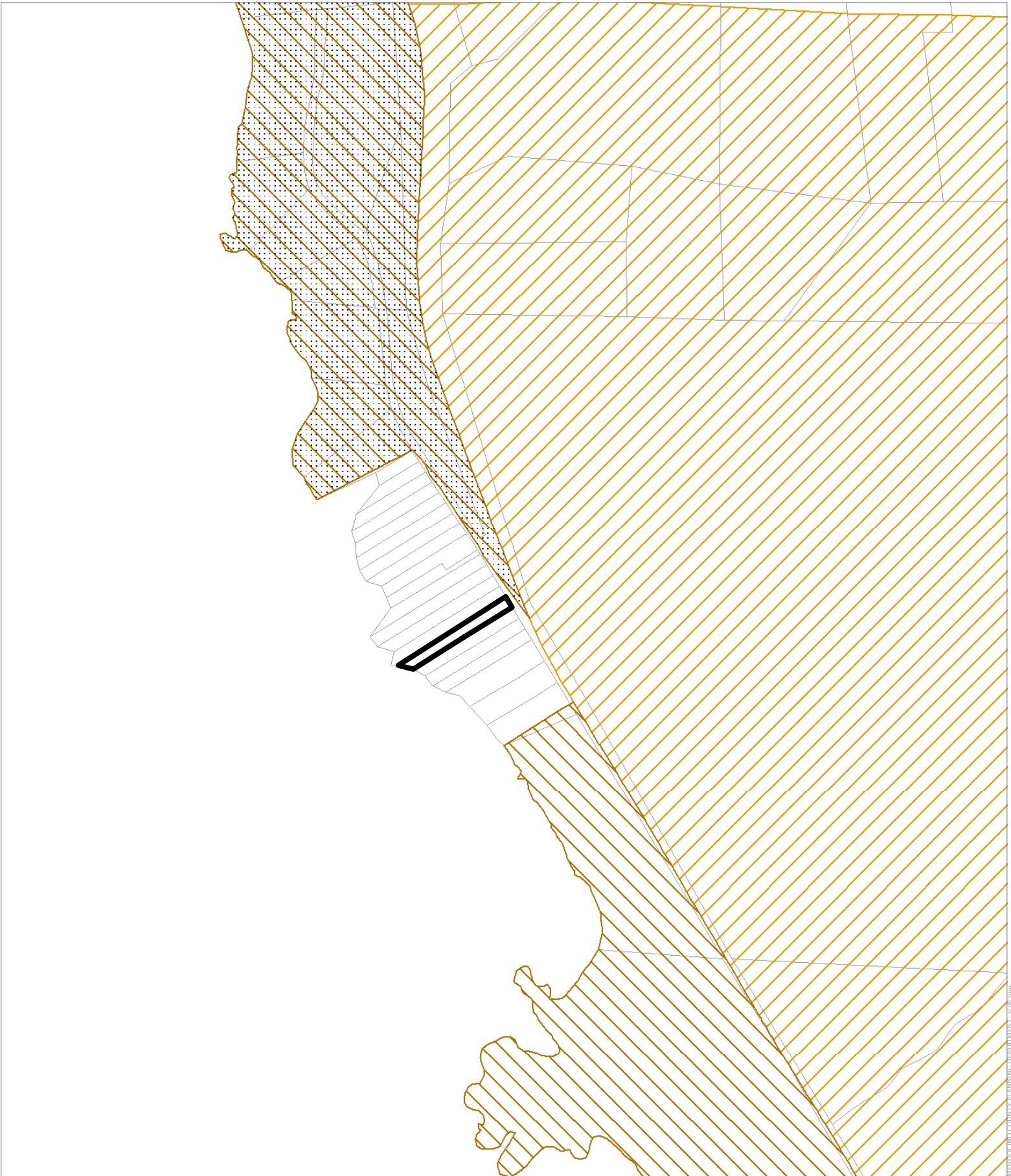
ATTACHMENT N






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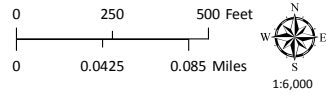
Critical Water Areas





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



MERCED COUNTY PLANNING DEPARTMENT - 9/28/2019