



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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November 1, 2019

PUBLIC NOTICE OF PENDING ACTION
STANDARD COASTAL DEVELOPMENT PERMIT

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Wednesday, November 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_2019-0001

DATE FILED: 1/4/2019

OWNER/ APPLICANT: KATIE DORSEY

REQUEST: Standard Coastal Development Permit for the after-the-fact conversion of an existing 677 sq. ft. garage into a family care unit.

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

LOCATION: In the Coastal Zone, 2.3± miles south of the City of Fort Bragg center, on the north side of Bennett Lane (Private), 630± ft. west of its intersection with George's Lane (CR 414C), located at 32530 Bennett Ln., Fort Bragg (APN: 017-160-59).

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, California or 120 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 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 FOR STANDARD CDP**

**NOVEMBER 27, 2019
CDP_2019-0001**

SUMMARY

OWNER/APPLICANT: KATIE M DORSEY
32530 BENNETT LN
FORT BRAGG, CA 95437

REQUEST: Standard Coastal Development Permit for the after-the-fact conversion of an existing 677 ft² garage into a family care unit.

LOCATION: In the Coastal Zone, 2.3± miles south of the City of Fort Bragg center, on the north side of Bennett Lane (Private), 630± ft. west of its intersection with George's Lane (CR 414C), located at 32530 Bennett Ln., Fort Bragg (APN: 017-160-59).

TOTAL ACREAGE: 0.5± Acres

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

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

SUPERVISORIAL DISTRICT: 4th District (Gjerde)

ENVIRONMENTAL DETERMINATION: Categorically Exempt. Pursuant to Article 19, Section 15303, Class 3(a), conversion of small structures to temporary second dwelling unit.

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: JESSIE WALDMAN

BACKGROUND

PROJECT DESCRIPTION: A Standard Coastal Development Permit for the after-the-fact conversion of an existing 677 ft² garage into a 'Family Care Unit' (FCU), including connecting it to existing water, electricity and septic systems. The subject structure is located on an existing, developed residential lot, as shown on *Attachment D: Site Plan*. The temporary 'Family Care Unit' will provide housing for (a) not more than two adult persons who are sixty years of age or older, or (b) an immediate family member or members who requires daily supervision and care, or (c) person or person providing necessary daily supervision and care for the person or person residing in the main residence.

RELATED APPLICATIONS ON-SITE:

- CC_1978-0163 Certificate of Compliance
- B_1979-3637 Boundary Line Adjustment
- CE_1993-0027 Well replacement

NEIGHBORING PROPERTIES:

- APN: 017-160-47 CDP_2004-0097 – Single Family Residence
- APN: 017-160-60 CDP_2003-0092 – Single Family Residence

SITE CHARACTERISTICS: The project site is located on the north side of Bennett Lane (Private), 630± ft. west of its intersection with George's Lane (CR 414C), as shown on *Attachment B: Aerial Imagery*. The parcel is developed with a single single-family residence, constructed in 1955, and a detached garage, constructed in 1970. The site is situated on a relatively flat plain, landscaped with well-established landscaping planting, and fencing. The project site is located at the end of a private road and is surrounded by neighboring single family residences, as shown on *Attachment C: Aerial Imagery*.

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. The proposed temporary 'Family Care Unit' 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 RR:5(1)	RR-5(1)	0.8 ± acres	Residential
EAST	Rural Residential RR:5	RR-5	0.6 ± & 0.3 ± acres	Residential
SOUTH	Rural Residential RR:5(1)	RR-5(1)	1 ± acres	Residential
WEST	Rural Residential RR:5(1)	RR-5(1)	1.3 ± 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 (14 Beaver)*. The subject parcel is classified as Rural Residential (RR) by the Mendocino County General Plan, as shown on *Attachment H: General Plan Classifications*. 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 per Coastal Element Chapter 2.2.

This application seeks to convert the existing detached garage into a temporary 'Family Care Unit'. The proposed temporary 'Family Care Unit' is consistent with allowed temporary uses and allowed accessory uses associated with residential development per Mendocino County Coastal Element Chapter 2.2.

Zoning: The project site is located within a Rural Residential (RR) district, as shown on *Attachment G: Zoning Display Map*, 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 temporary use of a building to be as a 'Family Care Unit', may be permitted as specified by MCC Section 20.460.040 and Division II of Title 20 of Mendocino County Codes.

The parcel's zoning designation (RR:5(1)) requires a 5-acre minimum or 1-acre minimum parcel size; however the established parcel is 0.5± acres in size and is considered legal non-conforming to lot size requirements. The proposed project will comply with the minimum property setback requirements for the RR District for the parcel size; which are 20 feet for each front and rear yard, and 6 feet for each side. As currently proposed, the 'Family Care Unit' will be located within the existing garage structure, currently located 15 feet from the western parcel boundary line, which will comply with the minimum side yard setbacks, as shown on *Attachment D: Site Plan*. The maximum building height allowed in the RR District is 28 feet above the natural grade for non-Highly Scenic Areas, such as the project site. As currently proposed, the 'Family Care Unit' will be a maximum height of 12 feet and 5 inches, as shown on *Attachment E: Elevations*, which will comply with the maximum building height requirement. The proposed project will not increase the existing lot coverage and, as developed, results in a combined lot coverage of 9 percent, which will not exceed the maximum allowed lot coverage of 20 percent for parcels of this size located within an RR District. A minimum of two off-street parking spaces are required for the first residential unit and one off-street parking space for the 'Family Care Unit'. The site has adequate capacity for the required parking.

The subject parcel is located within the Coastal Zone of Mendocino County, yet not mapped within an appeal area, highly scenic area, not located within any mapped environmentally sensitive habitat area, as shown on *Attachment J: LCP Land Capabilities & Natural Hazards*, *Attachment K: LCP Habitats & Resources* and *Attachment L: Appealable Areas*. Current zoning regulations allow for a multitude of development which are exempt from requiring a Coastal Development Permit, per MCC Chapter 20.532 and California Code of Regulations, Title 14, Division 5.5, Chapter 6 Subchapter 6, § 13250 (Improvements to Existing Single Family Residences).

The Mendocino County Coastal Zoning Code Division II, Chapter 20.460.040 (Family Care Unit) establishes that the temporary use of a building, structure or trailer coach, not to exceed one thousand (1,000) square feet in size, will be allowed, upon issuance of a Coastal Development Standard Permit, to provide housing for (a) not more than two (2) adult persons who are sixty (60) years of age or older, or (b) an immediate family member or members who requires daily supervision and care, or (c) a person or persons providing necessary daily supervision and care for the person or persons residing in the main residence. The proposed 677 ft² 'Family Care Unit' will be consistent with MCC Section 20.460.040, as shown in *Attachment E: Floor Plan*.

However, upon review of the proposed project, Staff conducted a site visit on June 24, 2019, and observed the proposed and existing development on the subject parcel was consistent with development history Staff obtained from the Mendocino County Tax Assessor's office, the building address file located at the Planning and Building Services Office, with exception of the expansion of the gravel driveway and a 80 ft² storage shed located within the side yard setback limitations of MCC Section 20.376.035. Staff recommends **Conditions 12, 13 and 14** to require a building permit be obtained for the grading of the gravel drive way expansion, relocation of the 80 ft² storage shed, and that the travel trailer be clearly disconnected from utilities to deem all development be consistent with MCC Chapters 20.376 and 20.456 regulations for land use and development.

As currently proposed, the proposed project will conform to development standards of MCC Chapters 20.376, 20.456, 20.460 and 20.532.

Visual Resources: The site is not mapped as a Highly Scenic Area and the proposed 'Family Care Unit' is a temporary use. The Applicant indicates that an exterior light will be utilized to illuminate the front door area of the FCU.

As conditioned, exterior lighting shall be downcast, shielded, and directed away from adjacent parcels.

Hazards Management: The proposed project includes the conversion of an existing garage into a temporary 'Family Care Unit'. The property is in 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 Fort Bragg Rural Fire Protection District (FBFD). No State Fire Safe Regulations Application Form for the project was submitted by the Applicant to CalFire, as no new structures will be occurring on the parcel. The proposed project was referred to both fire protection agencies and no response has been provided as 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.

As conditioned, the proposed project will 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 site is primarily designated as barren and coastal forest, 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 will be adjacent to sensitive coastal resources. The proposed project requires connection to existing electrical, water and septic for the temporary use of the existing garage as a 'Family Care Unit' and the proposed improvements will occur within already disturbed areas, thereby minimizing impacts to potential sensitive habitats and species within the vicinity.

As conditioned, Staff finds the project will not significantly impact sensitive habitats or resources.

Grading, Erosion, and Run Off: The area of the proposed 'Family Care Unit' is relatively flat with gently sloping towards the west, away from George's Lane (CR 414C) and little to no grading will be required to

accommodate the proposed development, with the exception of connectivity of the water and sewer to the existing water and septic system. No conditions are necessary to ensure 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 Marginal Water Resource Area, as shown on *Attachment N: Ground Water Resources*. The subject property is already developed with a single-family residence and accessory improvements. The proposed temporary use of the existing garage as a 'Family Care Unit' will support the existing residential use of the parcel. The project was referred to the Mendocino County Division of Environmental Health (DEH) to review impacts to water and septic. DEH responded on July 23, 2019, requiring a review of the existing septic system be performed by a qualified site evaluator for the proposed temporary 'Family Care Unit'. Staff recommends **Condition 11** requiring that a review of the existing septic system be performed by a qualified site evaluator, prior to issuance of a building permit, to authorize the temporary use of the proposed 'Family Care Unit'.

As conditioned, the proposed project will be consistent with the Local Coastal Program policies related to groundwater resources and DEH.

Archaeological/Cultural Resources: For small projects such as the temporary use of an existing garage as a 'Family Care Unit' with associated improvements, 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.

Due to the age of the existing development on the subject parcel and the proposed project was referred Sonoma State University, in which CHRIS responded on April 5, 2019, stating that the proposed project does not propose significant alterations to the structure(s) and lack of ground disturbance, no architectural evaluation or archaeological study would be required.

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 recommends 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 the Sherwood Valley Rancheria, Redwood Valley Rancheria, Potter Valley Tribe and the Cloverdale Rancheria. As of this date, no response has been received from the tribes, with the exception of Redwood Valley Rancheria, on April 1, 2019, indicating no comments on the proposed project.

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 will be provided with adequate access. The proposed project was referred to Department of Transportation (DOT) and the California Department of Forestry and Fire Protection (CalFire) for input, where DOT responded with "no comment" and CalFire had no response as of this date.

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

Public Access: The site is located north of Bennett Lane (Private), west of George's Lane (CR 414C) and east of Highway 1 (SR 1) and is not designated as a potential public access trail location, as shown on *Attachment I: LCP Land Use (Map14 Beaver)*. The nearest existing public access to the shore is located at the Mendocino Coast Botanical Gardens, on the west side of Highway 1 (SR 1). There will be no impacts to public access.

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(a), conversion of small structures to temporary second dwelling unit 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 'Family Care Unit' and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed development is in conformity with the certified Local Coastal Program. Temporary Family Care Units are allowed with an approved Coastal Development Standard Permit; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed development will be provided with adequate utilities, access roads, drainage, and other necessary facilities. The site is currently developed with a single family home, garage, and other ancillary development. The proposed temporary use will have access to adequate utilities, access roads, and other necessary facilities as they are already on-site; 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 District, as well as all other provisions of Division II of Title 20 of the Mendocino County Code, including building height, setback from property boundary, lot coverage, and temporary use regulations; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed development, 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 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 development will not affect demands on public services.

CONDITIONS OF APPROVAL:

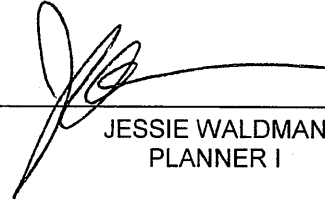
1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of 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 applicant shall have sole responsibility for renewing the temporary Family Care Unit permit each year prior to the expiration date. Prior to the granting of the permit and annual renewal, a statement must be submitted by the owner of the property and signed under penalty of perjury that the use of the Family Care Unit is to provide housing for either: (a) not more than two (2) adult persons who are sixty (60) years of age or older, or (b) an immediate family member or members who require daily supervision or care, or (c) a person or persons providing necessary daily supervision and care for the person or persons residing in the main residence.
 10. Should the use or necessity of the temporary Family Care Unit cease, it shall either be removed from the premises or converted to an accessory structure as provided in Chapter 20.456. Should the occupants of the Family Care Unit or the main residence move to another off-site residence, the permits for the Family Care Unit shall become null and void.
 11. Prior to the issuance of building permits for the Family Care Unit, a review of the existing septic system shall be performed by a qualified site evaluator and submitted to the Department of Environmental Health for review and approval.
 12. Prior to the issuance of building permits for the Family Care Unit, the travel trailer shall be disconnected from utilities in accordance with Section 20.456.015(J) of the Mendocino County Code.
 13. Prior to the issuance of building permits for the Family Care Unit, the shed structure shall be relocated to a location in accordance with Section 20.376.030 and Section 20.376.035 of the Mendocino County Code.
 14. Prior to the issuance of building permits for the Family Care Unit, a building permit shall be obtained for the grading and placement of fill for the gravel driveway expansion in accordance with Chapter 18.70 of the Mendocino County Code.
 15. Exterior lighting shall be kept to the minimum necessary for safety and security purposes and shall be downcast and shielded, and shall be positioned in a manner that will not shine light or allow light glare to extend beyond the boundaries of the parcel in compliance with Section 20.504.035 of the Mendocino County Code.

Staff Report prepared by:

10-29-2019

DATE


JESSIE WALDMAN
PLANNER I

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

ATTACHMENTS:

- A. Location Map
- B. Aerial Imagery
- C. Aerial Imagery
- D. Site Map
- E. Floor Plan
- F. Elevations
- G. Zoning Display Map
- H. General Plan Classifications
- I. LCP Land Use Map 14: Beaver
- J. LCP Land Capabilities & Natural Hazards
- K. LCP Habitats & Resources
- L. Appealable Areas
- M. Fire Hazard Zones & Responsibility Areas
- N. Groundwater Resources

SUMMARY OF REFERRAL AGENCIES COMMENTS:

Assessors	No Comment
Building Division (FB)	No Comment
California Coastal Commission	No Response
Cloverdale Rancheria	No Response
CalFire - Land Use	No Response
Department of Transportation	No Comment
Environmental Health (FB)	Comments
Planning Division (Ukiah)	Comments
Potter Valley Tribe	No Comment
Redwood Valley Rancheria	No Comment
Sonoma State University	Comments
Sherwood Valley Rancheria	No Response
Fort Bragg Rural 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.

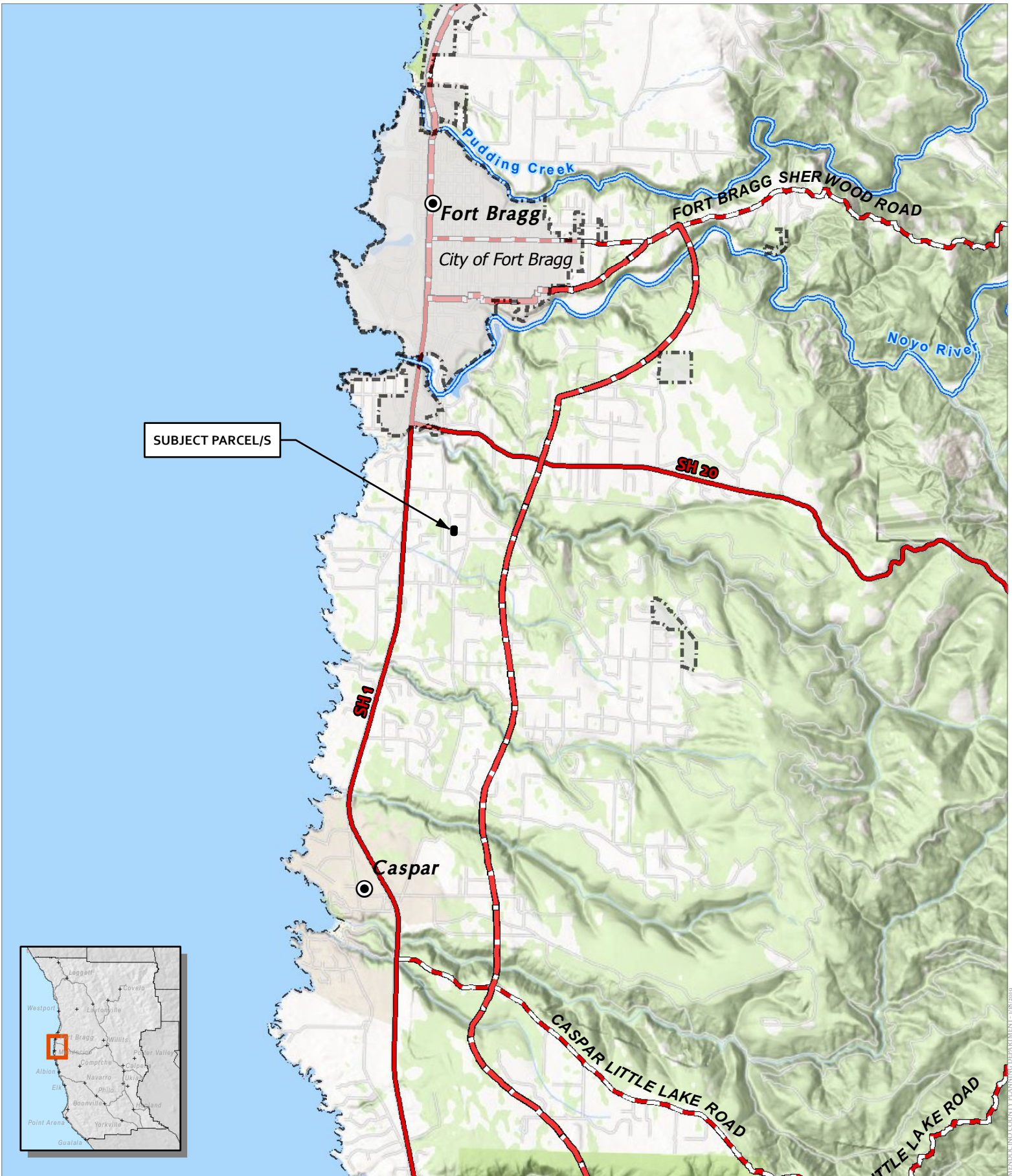
California Code of Regulations, Title 14, Division 5.5, Chapter 6 Subchapter 6, § 13250 (Improvements to Existing Single Family Residences). Accessed June 24, 2019, at:

<https://govt.westlaw.com/calregs/13250-Improvements to Existing Single Family Residences>

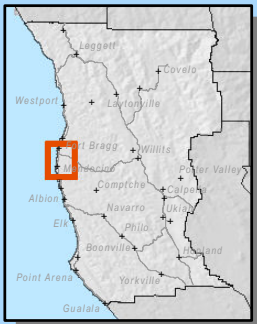
Mendocino County Department of Planning & Building Services. County of Mendocino Coastal Zone. LCP Map 14 – Beaver [map]. 1985. Accessed May 21, 2019, at: <https://www.mendocinocounty.org/government/planning-building-services/county-maps/coastal-zone-local-coastal-program-lcp-maps>.

Mendocino County Department of Planning & Building Services. June 2011. Fire Hazard Zones & Fire Responsibility Areas [map]. Accessed May 21, 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 May 21, 2019, at: http://www.co.mendocino.ca.us/planning/pdf/12x36_Coastal_Groundwater_Areas.pdf

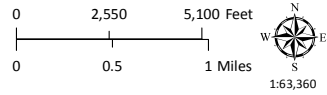


SUBJECT PARCEL/S



CASE: CDP 2019-0001
 OWNER: DORSEY, Katie
 APN: 017-160-59
 APLCT: Katie Dorsey
 AGENT:
 ADDRESS: 32530 Bennett Lane, Fort Bragg

- Major Towns & Places
- City Limits
- Coastal Zone Boundary
- Major Rivers
- Highways
- Major Roads






LOCATION MAP
 ATTACHMENT A

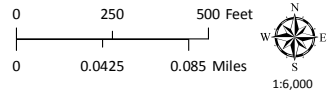
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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

MENDOCINO COUNTY TECHNICAL SERVICES DEPARTMENT © 2019/2018



CASE: CDP 2019-0001
 OWNER: DORSEY, Katie
 APN: 017-160-59
 APLCT: Katie Dorsey
 AGENT:
 ADDRESS: 32530 Bennett Lane, Fort Bragg

-  Named Rivers
-  Public Roads
-  Private Roads



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AERIAL IMAGERY
 ATTACHMENT B



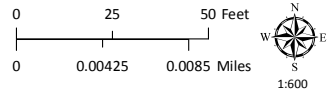
OKLAHOMA LANE

BENNETT LANE

CASE: CDP 2019-0001
OWNER: DORSEY, Katie
APN: 017-160-59
APLCT: Katie Dorsey
AGENT:

ADDRESS: 32530 Bennett Lane, Fort Bragg

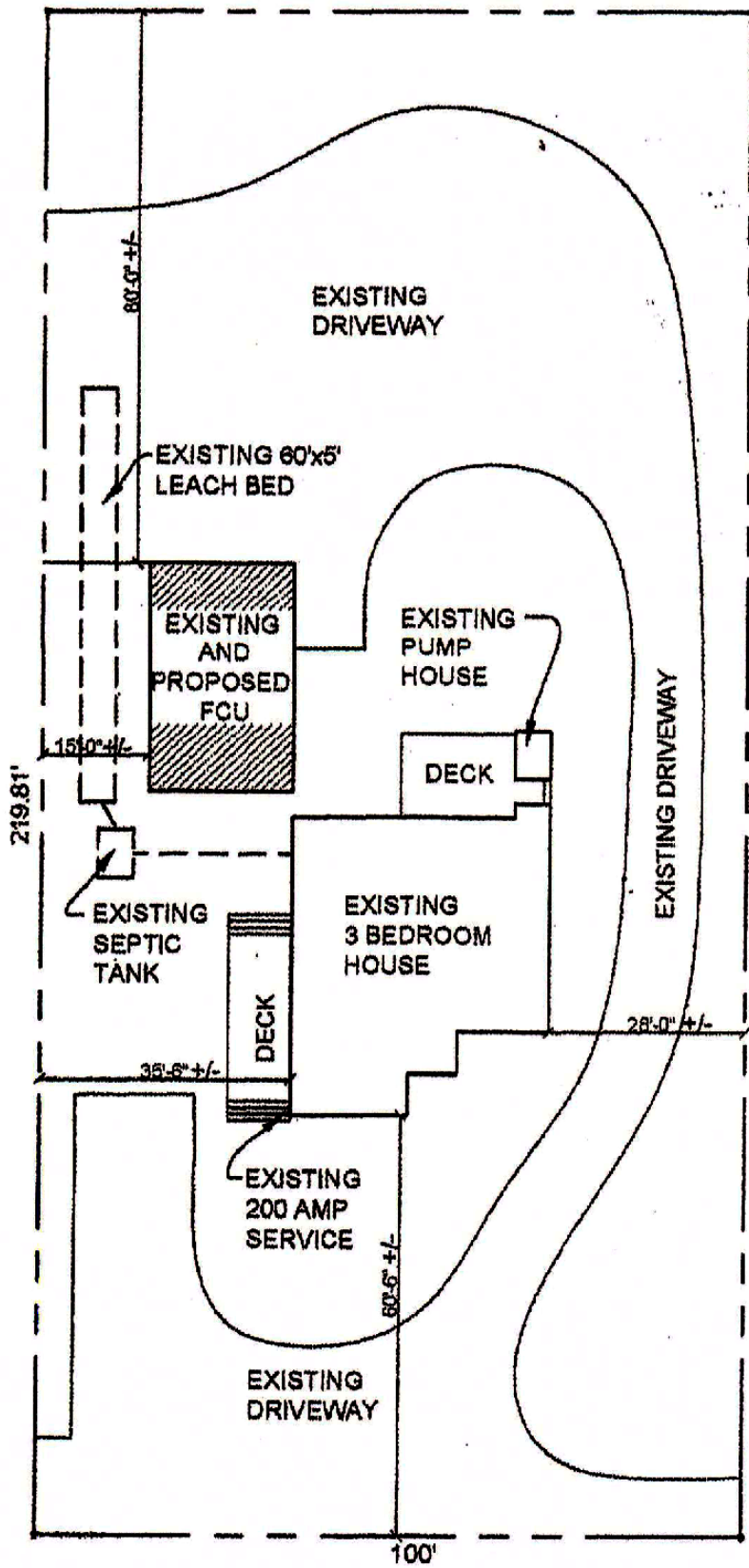
== Private Roads



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AERIAL IMAGERY
ATTACHMENT C

MENDOCINO COUNTY TOWNING DEPARTMENT 7/10/2019



32530 BENNETT LN
 APN: 17- 60-59

PLOT PLAN
 1" = 30'-0" ↑ N

CASE: CDP 2019-0001
 OWNER: DORSEY, Katie
 APN: 017-160-59
 APLCT: Katie Dorsey
 AGENT:

NO SCALE

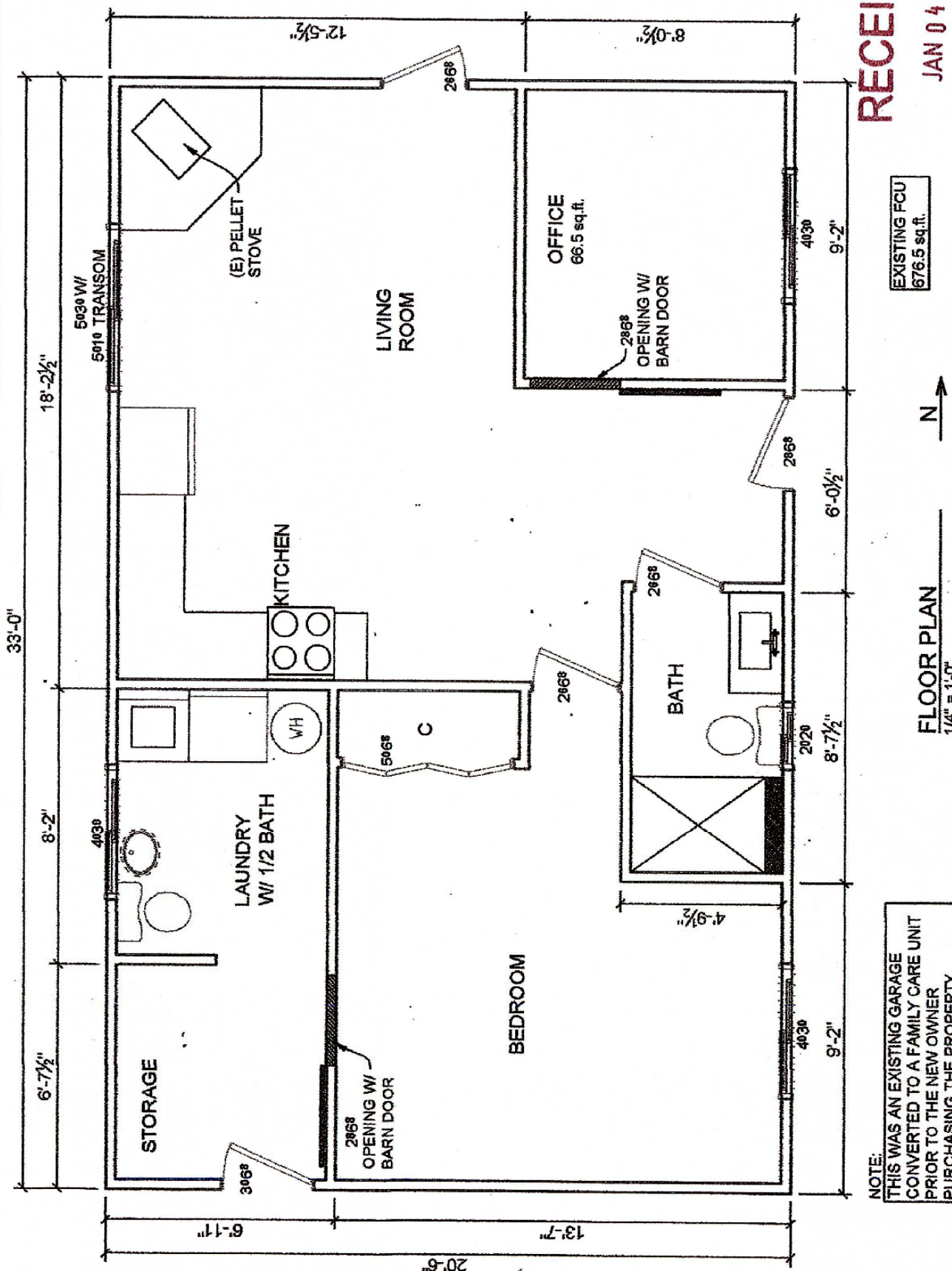
ADDRESS: 32530 Bennett Lane, Fort Bragg

SITE PLAN

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ATTACHMENT D

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/8/2019



RECEIVED

JAN 04 2019

PLANNING & BUILDING SERVICES
FORT BRAGG, CA

[Handwritten Signature]

CASE: CDP 2019-0001
 OWNER: DORSEY, Katie
 APN: 017-160-59
 APLCT: Katie Dorsey
 AGENT:
 ADDRESS: 32530 Bennett Lane, Fort Bragg

NO SCALE

FLOOR PLAN

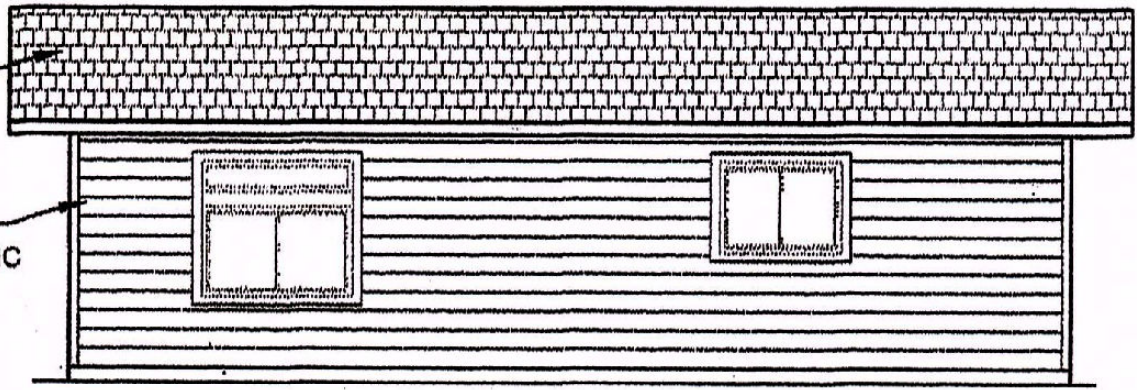
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ATTACHMENT E

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/8/2019

(E) COMP. SHINGLES

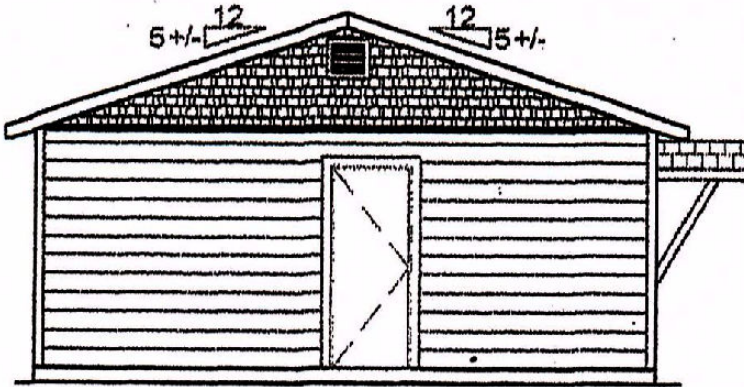
(E) 1x8 V-RUSTIC



WEST ELEVATION

1/8" = 1'-0"

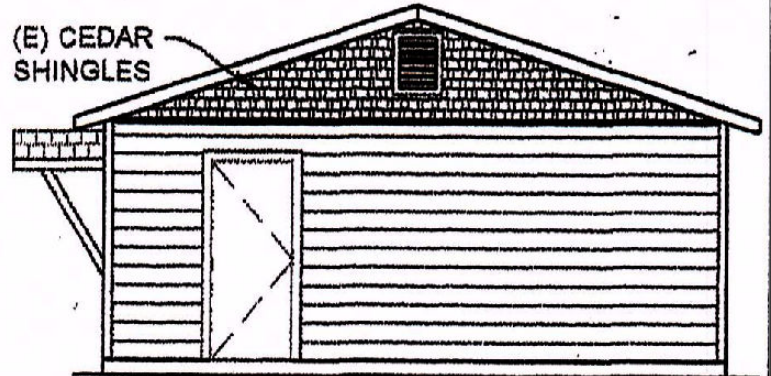
5 +/- 12 12 5 +/-



SOUTH ELEVATION

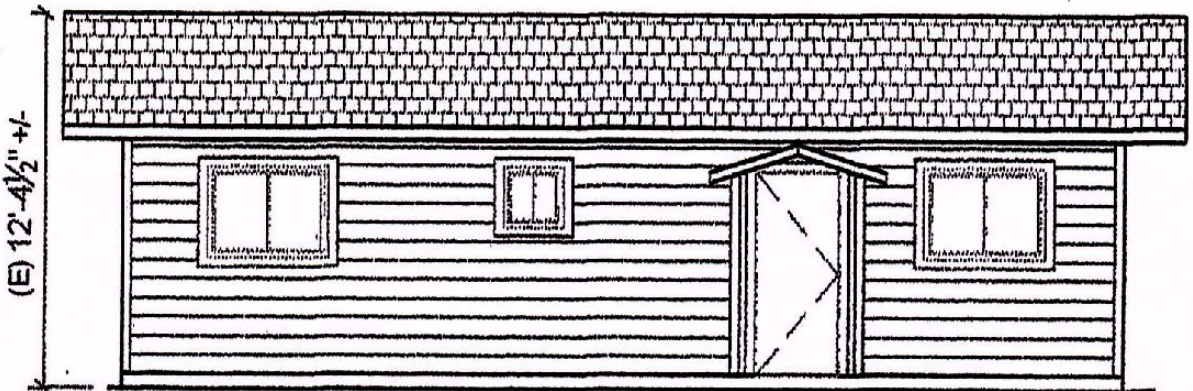
1/8" = 1'-0"

(E) CEDAR SHINGLES



NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

RECEIVED

JAN 04 2019

PLANNING & BUILDING SERV.

INDEX	
ELEVATIONS & PLOT PLAN	A-1
FLOOR PLAN	A-2
ELECTRICAL PLAN	E-1

BUILDING CODE 2016 CBC	
SEISMIC DESIGN CATEGORY	D

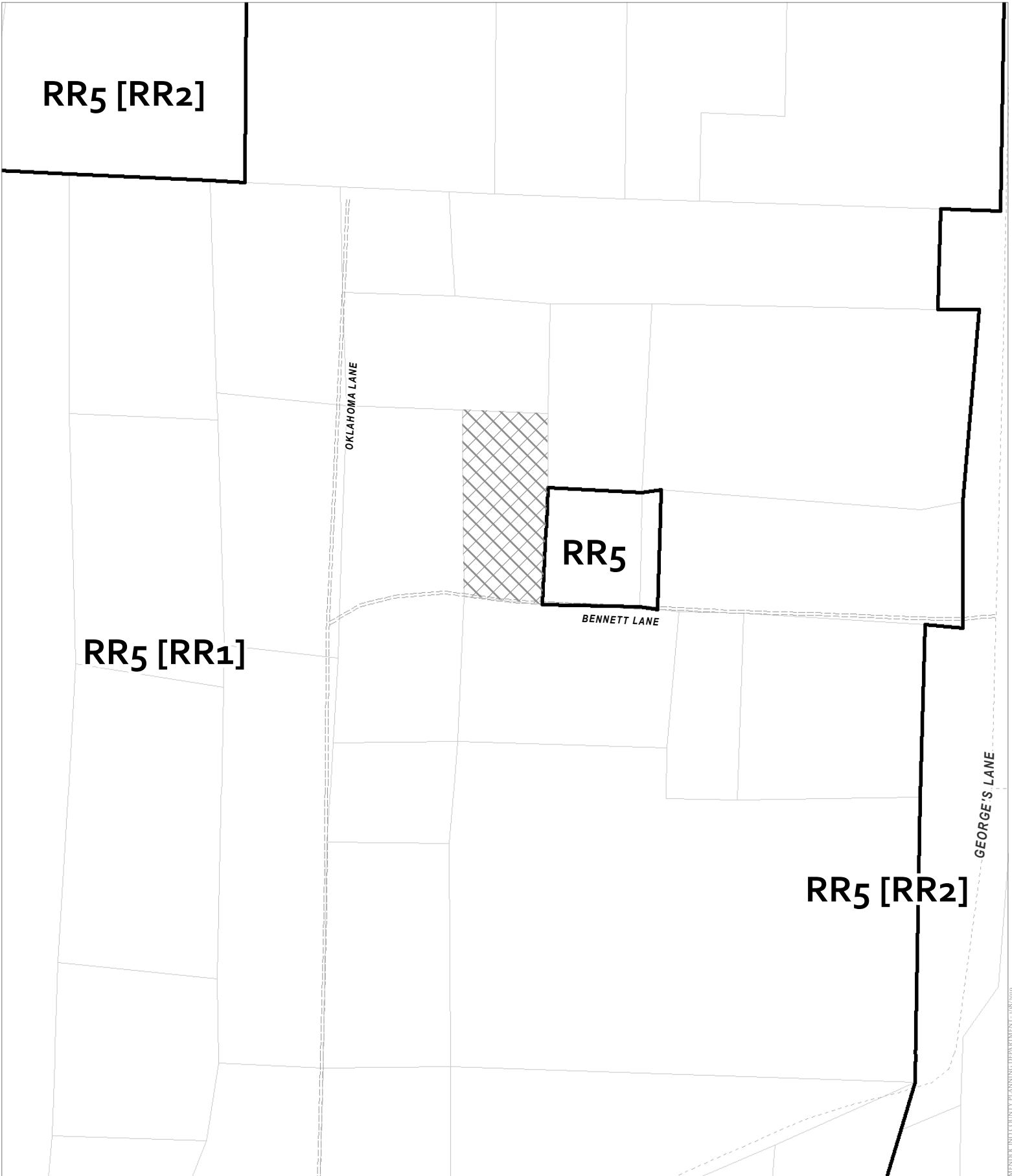
CASE: CDP 2019-0001
OWNER: DORSEY, Katie
APN: 017-160-59
APLCT: Katie Dorsey
AGENT:

ADDRESS: 32530 Bennett Lane, Fort Bragg



NO SCALE

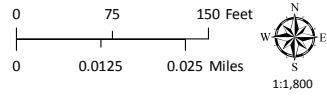
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ELEVATIONS
ATTACHMENT F



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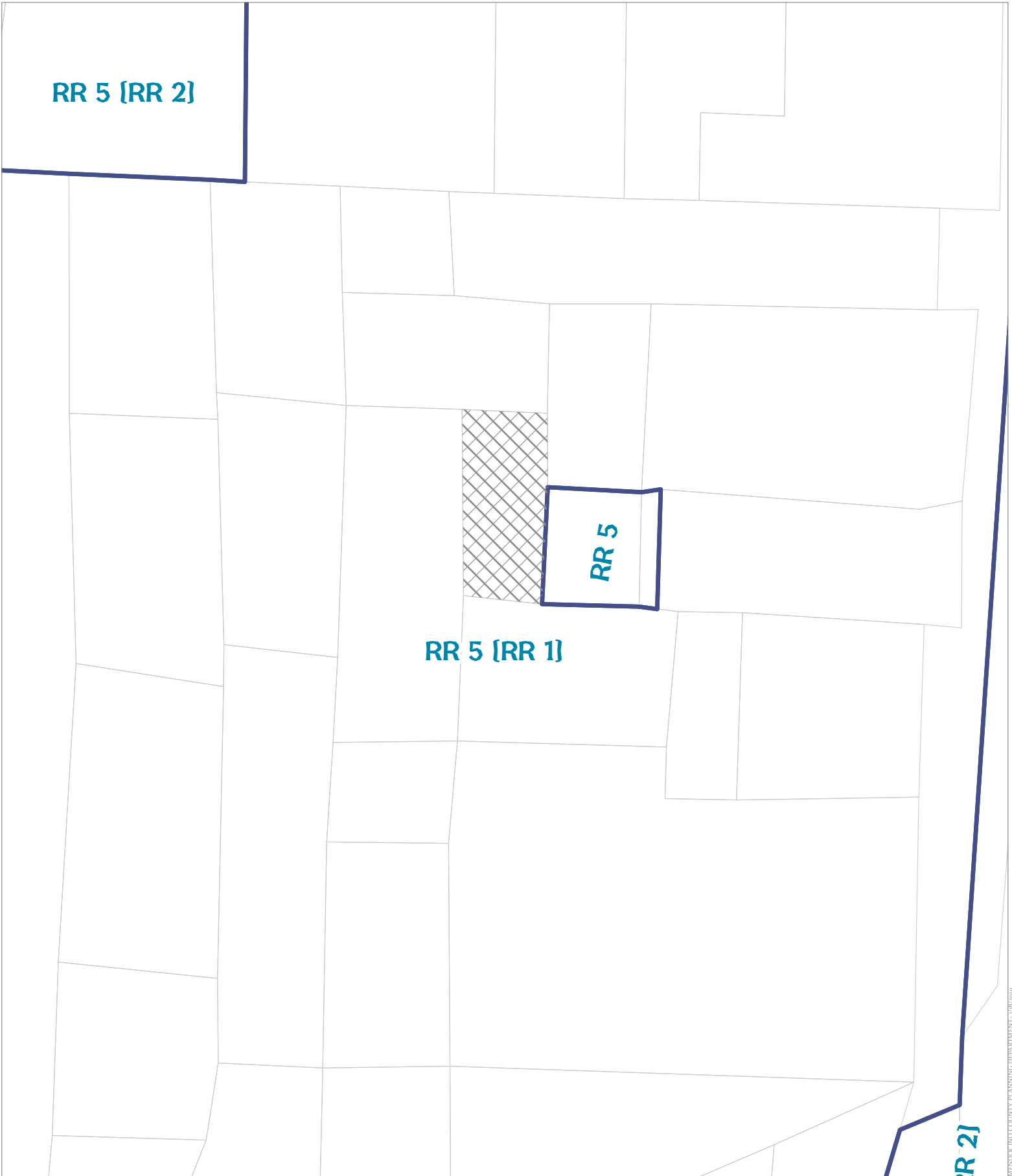
 Zoning Districts
 Public Roads



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ZONING DISPLAY MAP
 ATTACHMENT G

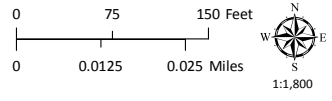
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/8/2019



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/8/2019

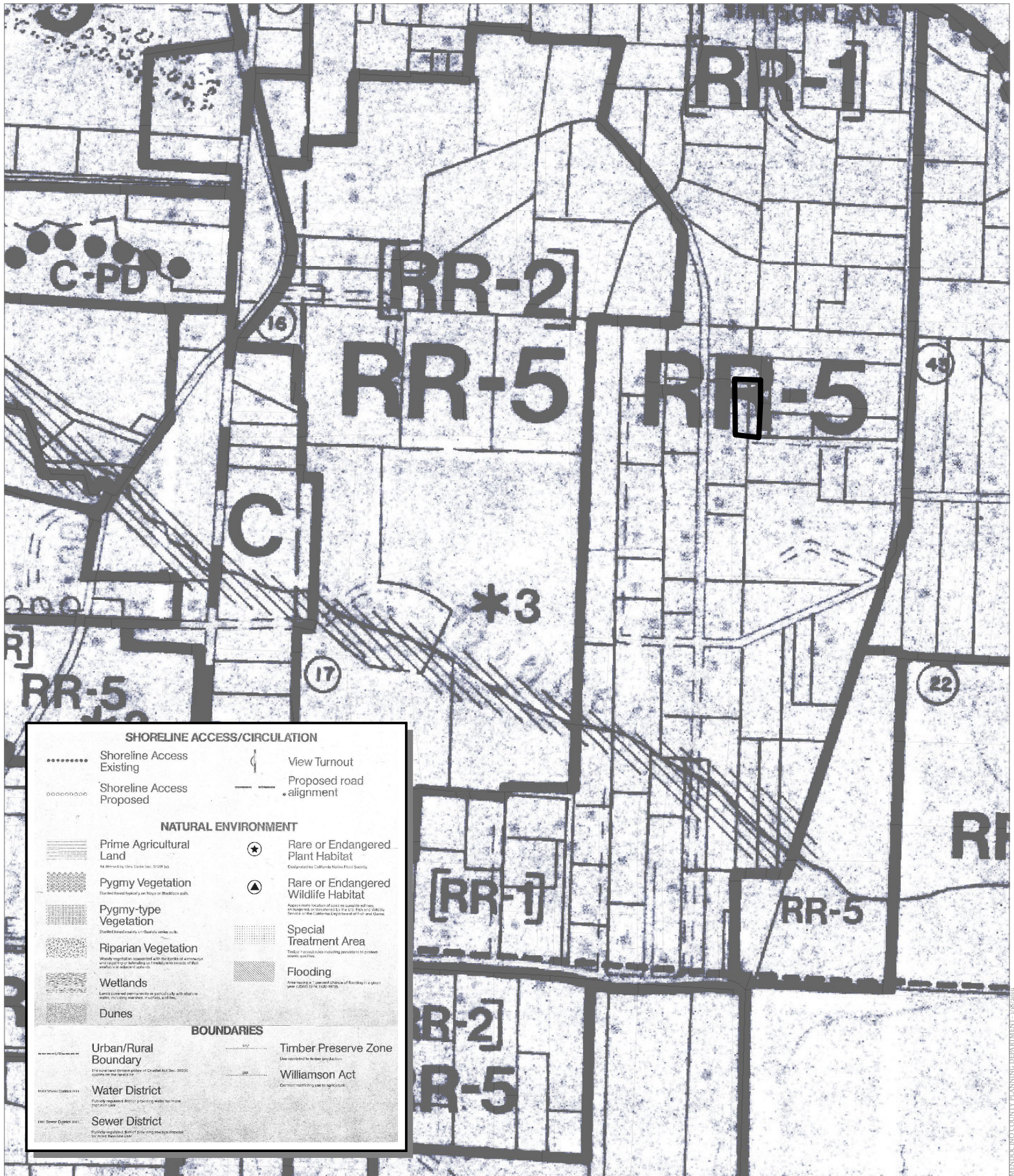
CASE: CDP 2019-0001
 OWNER: DORSEY, Katie
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 General Plan Classes



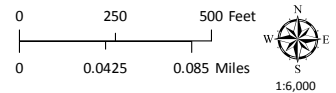
GENERAL PLAN CLASSIFICATIONS
 ATTACHMENT H

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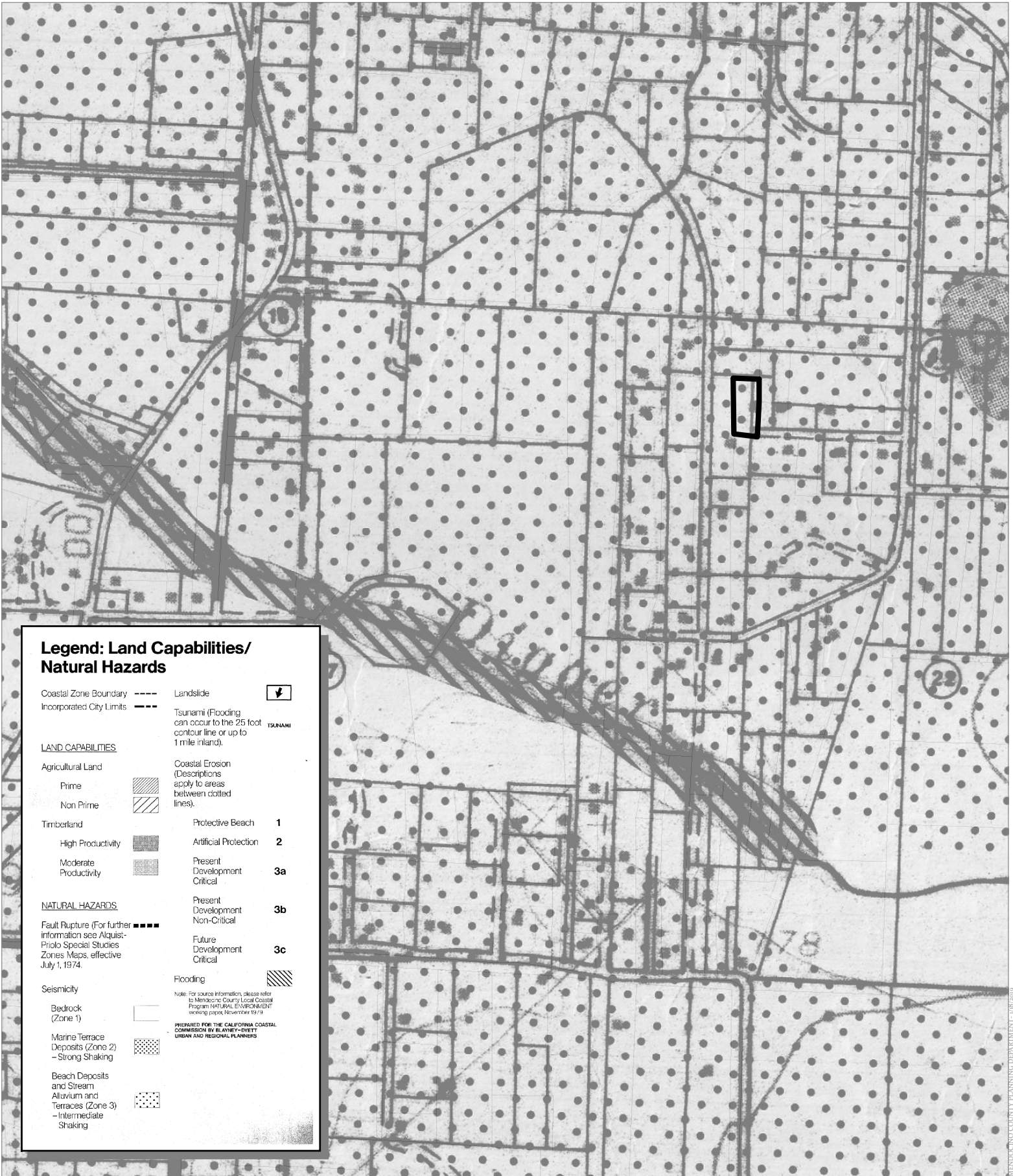


LCP LAND USE MAP 14: BEAVER

ATTACHMENT I

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MENDOCINO COUNTY PLANNING DEPARTMENT - 7/18/2019

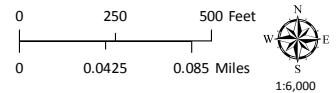


**Legend: Land Capabilities/
Natural Hazards**

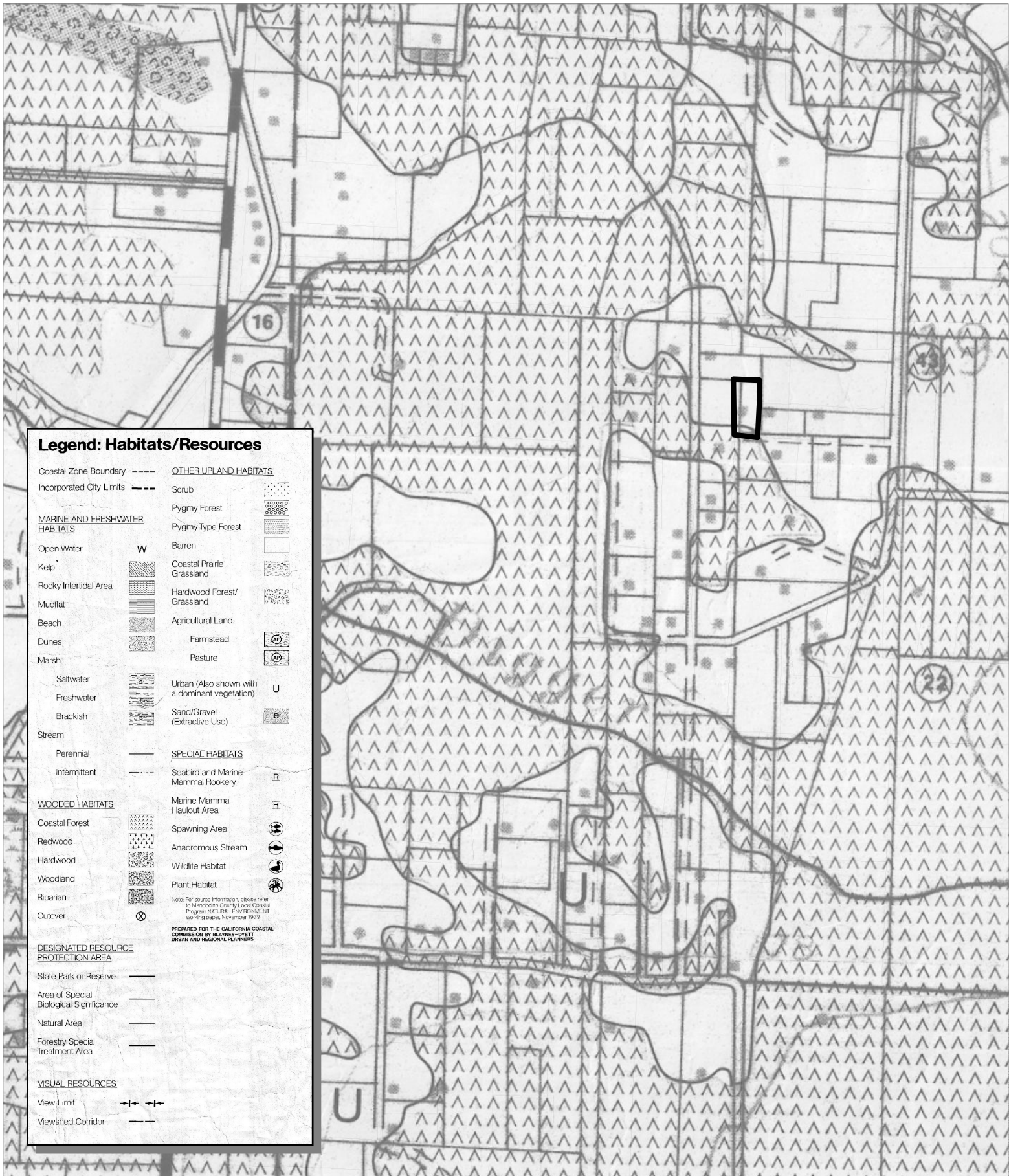
- | | | | |
|---|------|---|----|
| Coastal Zone Boundary | --- | Landslide | |
| Incorporated City Limits | --- | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). | |
| LAND CAPABILITIES | | | |
| Agricultural Land | | Coastal Erosion (Descriptions apply to areas between dotted lines). | |
| Prime | | Protective Beach | 1 |
| Non Prime | | Artificial Protection | 2 |
| Timberland | | Present Development Critical | 3a |
| High Productivity | | Present Development Non-Critical | 3b |
| Moderate Productivity | | Future Development Critical | 3c |
| NATURAL HAZARDS | | | |
| Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974. | ---- | Flooding | |
| Seismicity | | <small>Note: For source information, please refer to Mendocino County Local Coastal Program (MCP) NATURAL ENVIRONMENT working paper, November 1974.</small> | |
| Bedrock (Zone 1) | | <small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-DWYETT URBAN AND REGIONAL PLANNERS</small> | |
| Marine Terrace Deposits (Zone 2) - Strong Shaking | | | |
| Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking | | | |

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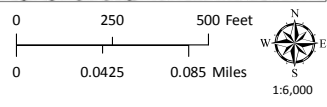
Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	---	Scrub
MARINE AND FRESHWATER HABITATS		Pygmy Forest
Open Water	W	Pygmy Type Forest
Kelp	[Hatched]	Barren
Rocky Intertidal Area	[Hatched]	Coastal Prairie Grassland
Mudflat	[Hatched]	Hardwood Forest/Grassland
Beach	[Hatched]	Agricultural Land
Dunes	[Hatched]	Farmstead
Marsh	[Hatched]	Pasture
Saltwater	[Hatched]	Urban (Also shown with a dominant vegetation)
Freshwater	[Hatched]	Sand/Gravel (Extractive Use)
Brackish	[Hatched]	
Stream		SPECIAL HABITATS
Perennial	---	Seabird and Marine Mammal Rookery
Intermittent	---	Marine Mammal Haulout Area
WOODED HABITATS		Spawning Area
Coastal Forest	[Hatched]	Anadromous Stream
Redwood	[Hatched]	Wildlife Habitat
Hardwood	[Hatched]	Plant Habitat
Woodland	[Hatched]	
Riparian	[Hatched]	
Cutover	[Hatched]	
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	---	

Note: For source information, please refer to Mendocino County Local Coastal Program Natural Environment working paper, November 1978.

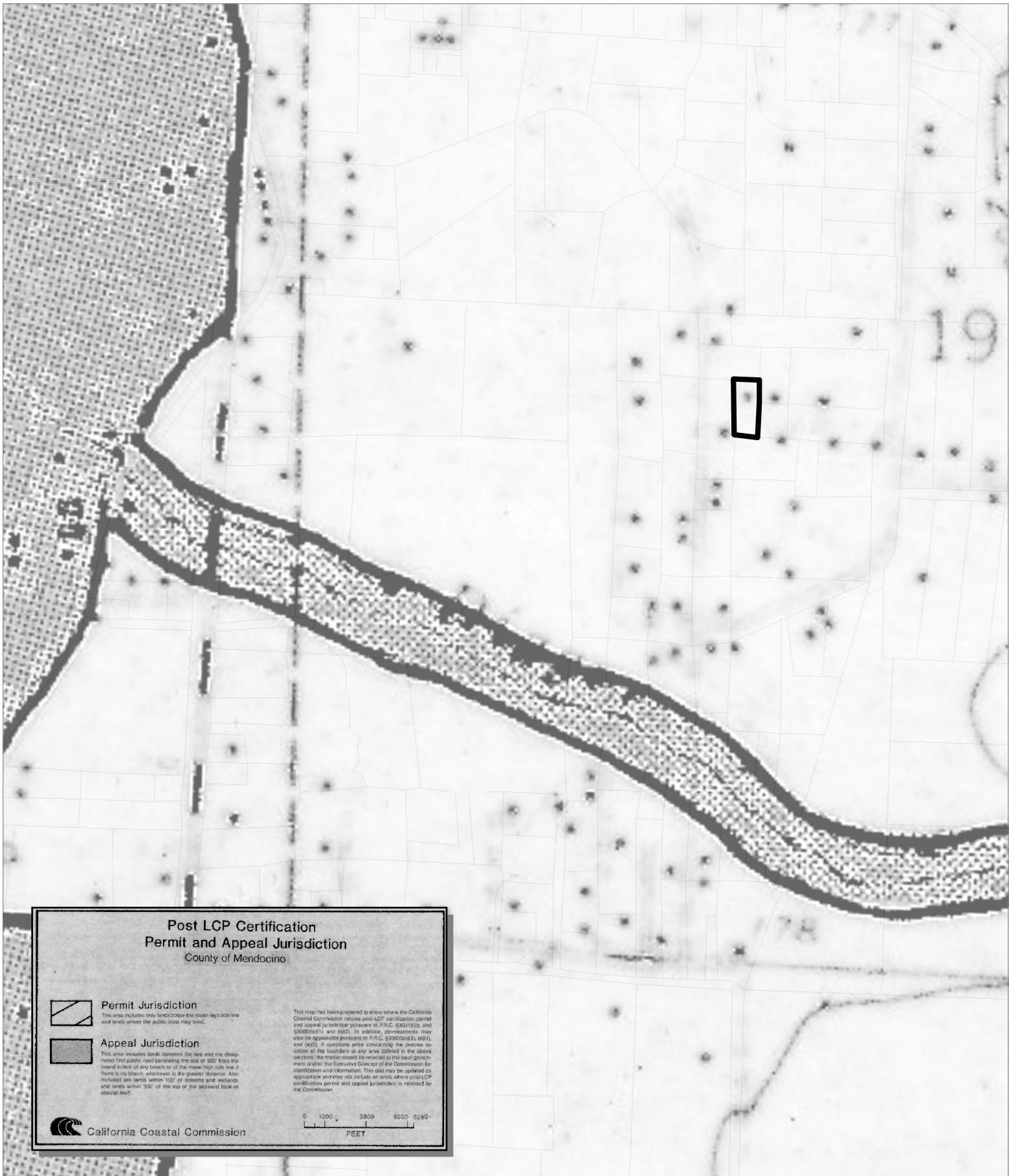
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-OVERTY URBAN AND REGIONAL PLANNING

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MENDOCINO COUNTY PLANNING DEPARTMENT - 7/18/2019



**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.



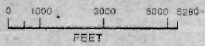
Appeal Jurisdiction

This area includes lands between the sea and the designated first public road encompassing the 500 or 350' 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.

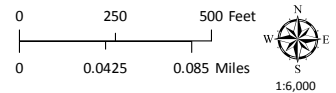
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to PRC, §30193, and §30609(e)(1) and (e)(2). In addition, developments may also be appealable pursuant to PRC, §35009(a)(2), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area outlined in the above sections, the matter 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



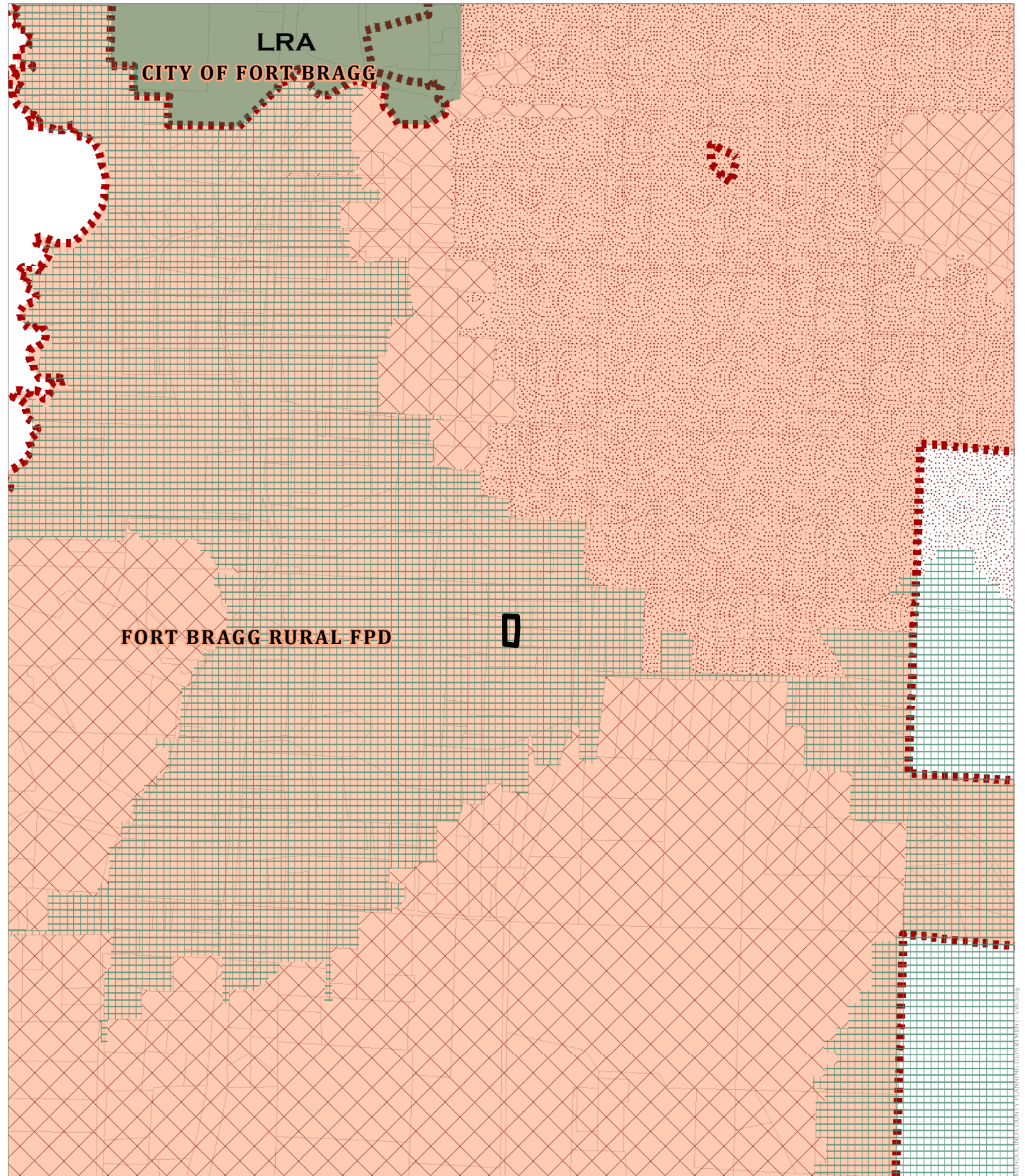
CASE: **CDP 2019-0001**
 OWNER: **DORSEY, Katie**
 APN: **017-160-59**
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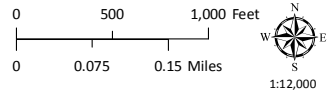
**APPEALABLE AREAS
 ATTACHMENT L**

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/18/2019



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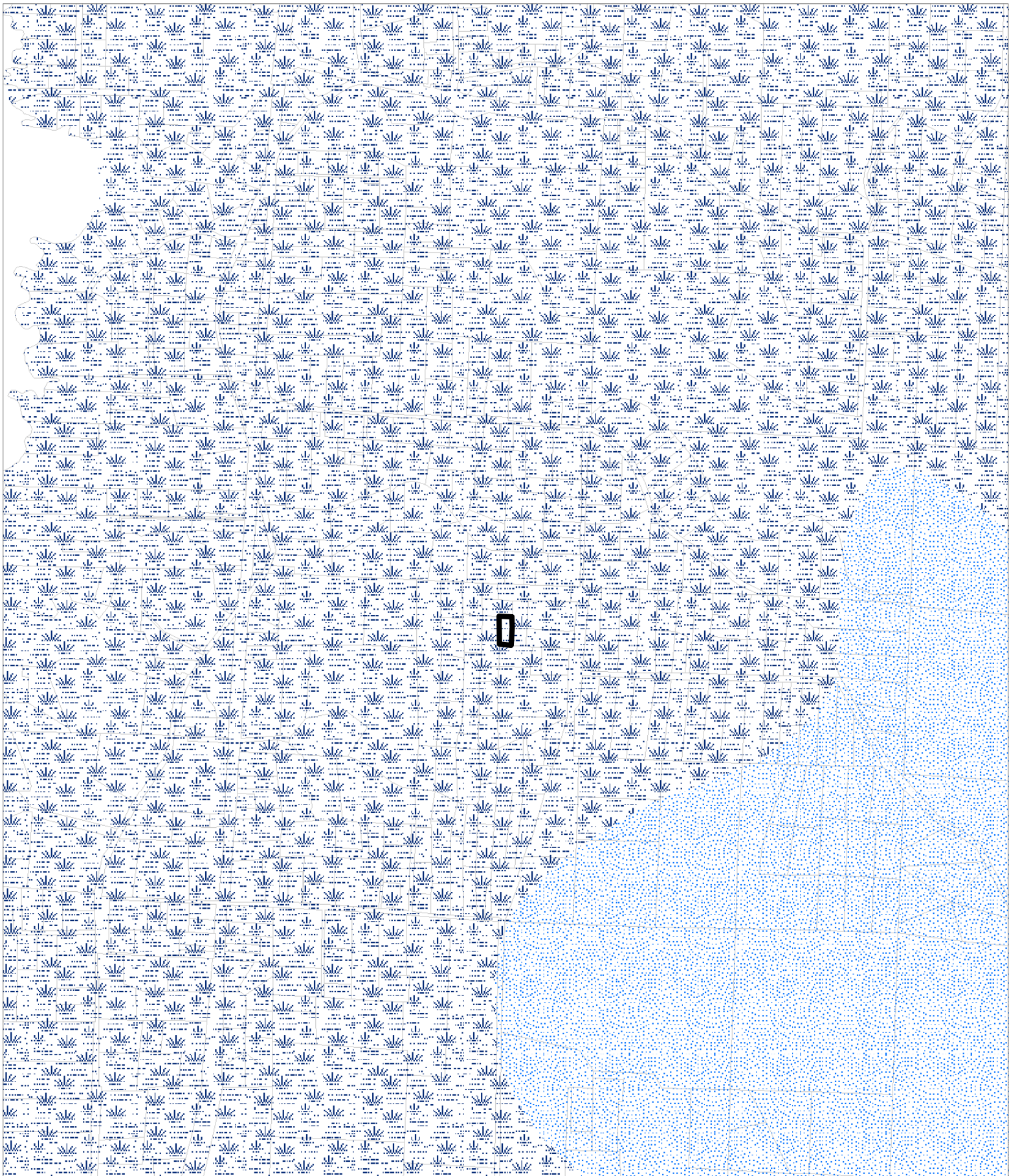
- Local Responsibility Area
- Moderate Fire Hazard
- Very High Fire Hazard
- County Fire Districts
- High Fire Hazard





FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

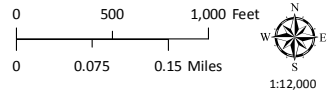
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MENDOCINO COUNTY PLANNING DEPARTMENT - 1/18/2019



CASE: **CDP 2019-0001**
 OWNER: **DORSEY, Katie**
 APN: **017-160-59**
 APLCT: **Katie Dorsey**
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-  Sufficient Water Resources
-  Marginal Water Resources



GROUND WATER RESOURCES
ATTACHMENT N

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PROVIDENCE COUNTY PLANNING DEPARTMENT 7/20/20