



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

BRENT SCHULTZ, DIRECTOR
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 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

June 23, 2020

Planning – Ukiah
 Department of Transportation
 Environmental Health - Fort Bragg
 Building Inspection - Fort Bragg
 Assessor

Archaeological Commission
 Sonoma State University
 CalFire - Prevention
 California Coastal Commission
 Albion Little River Fire District

Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: CDP_2020-0006

DATE FILED: 2/6/2020

OWNER: FIGUEROA JUAN TTEE

APPLICANT/AGENT: DANIELLE MILLER

REQUEST: Standard Coastal Development Permit to demolish an existing 1900's cabin, and construct a single-family residence, detached garage, establish septic system, includes driveway improvements and connection to existing well and electric utilities.

LOCATION: In the Coastal Zone, ±0.6 miles east of Albion town center, on the north side of Albion Ridge Road (CR 402), ±0.6 miles east of its intersection with State Route 1 (SR 1), located at 33350 Albion Ridge Road, Albion (APN: 123-190-05).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JESSIE WALDMAN

RESPONSE DUE DATE: July 7, 2020

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals>

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: CDP_2020-0006

OWNER: JUAN FIGUEROA

**APPLICANT/
AGENT:** DANIELLE MILLER

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APN/S: 123-190-05

PARCEL SIZE: 0.5± Acres

GENERAL PLAN: Rural Residential RR5(2), Development Limitations Combining District (DL)

ZONING: Rural Residential RR5(2), Development Limitations Combining District (DL)

EXISTING USES: Residential

DISTRICT: 5

RELATED CASES: n/a

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential RR5(2)DL	Rural Residential RR5(2)DL	6.25± Acres	Residential
EAST:	Rural Residential RR5(2)DL	Rural Residential RR5(2)DL	1.0± Acres	Residential
SOUTH:	Rangle Land RL160	Range Land RL160	64.0± Acres	Agricultural
WEST:	Rural Residential RR5(2)DL	Rural Residential RR5(2)DL	6.25± Acres	Residential

REFERRAL AGENCIES

LOCAL

- Archaeological Commission
- Assessor's Office
- Building Division (FB)
- Department of Transportation (DOT)
- Environmental Health (EH) (FB)
- Albion Little River Fire District

- Planning Division (UKIAH)
- Sonoma State University

STATE

- CALFIRE (Land Use)
- California Coastal Commission

TRIBAL

- Cloverdale Rancheria
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians
-

ADDITIONAL INFORMATION:

- ✓ CalFire #90-20

STAFF PLANNER: JESSIE WALDMAN

DATE: 6/15/2020

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CalFire (State Responsible Agency) #90-20

Albion Little River Fire Protection District (Local Responsible Agency)

4. FARMLAND CLASSIFICATION:

GIS

Rural Residential & Rural Commercial (R)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Areas

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

114—Bruhel loam; 174—Irmulco-Tramway

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NO

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

NO

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NO

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

LCP Land Use MAP 18: ALBION

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Non-Prime AgLand; Moderate Production Timberland

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Barren

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

NO

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

NO

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

HIGHLY SCENIC

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

NO

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

NO

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Case No(s)	CDP-2020-0006
CDF No(s)	
Date Filed	February 7, 2020
Fee	\$5,476.55
Receipt No.	PR5-033303
Received by	Vandy
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Danielle Miller
Mailing Address Po Box 1660
City Fort Bragg State Ca Zip Code 95437 Phone 707-964-7460

PROPERTY OWNER

Name Juan Figueroa
Mailing Address 695 Quinn Ave
City San Jose State Ca Zip Code 95112 Phone 800-321-5031 x101

AGENT

Name Danielle Miller
Mailing Address Po Box 1660
City Fort Bragg State Ca Zip Code 95437 Phone 707-964-7460

PARCEL SIZE

.68

Square feet
 Acres

STREET ADDRESS OF PROJECT

33350 Albion Ridge rd. Albion Ca 95410

ASSESSOR'S PARCEL NUMBER(S)

12319 00500

I certify that the information submitted with this application is true and accurate.

[Signature] 1/21/2020
Signature of Applicant/Agent Date

Signature of Owner Date

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Remove and Rebuild existing building w/ New foundation, and deck. Build new garage. new septic design/system

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	1 House	1070
<input type="checkbox"/> Mobile Home	1 Garage	576
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

3. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of structures: _____
 Estimated employees per shift: _____
 Estimated shifts per day: _____
 Type of loading facilities proposed: _____

4. Will the proposed project be phased? Yes No
 If Yes, explain your plans for phasing.

5. Are there existing structures on the property? Yes No
 If yes, describe below and identify the use of each structure on the plot plan.

The residence is existing.

6. Will any existing structures be demolished? Yes No
 Will any existing structures be removed? Yes No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

Partial Demo to existing residence as needed to Build

7. Project Height. Maximum height of structure 21'1" feet.

8. Lot area (within property lines): .68 square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>966</u> square feet	<u>680</u> square feet	<u>1646</u> square feet
Paved area	_____ square feet	_____ square feet	_____ square feet
Landscaped area	_____ square feet	_____ square feet	_____ square feet
Unimproved area	_____ square feet	_____ square feet	_____ square feet
GRAND TOTAL:			<u>1646</u> square feet
(Should equal gross area of parcel)			

10. Gross floor area: 1646 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>3</u>	Proposed <u>0</u>	Total <u>3</u>
Number of covered spaces	_____	_____	Size _____
Number of uncovered spaces	<u>3</u>	_____	Size _____
Number of standard spaces	_____	_____	Size _____
Number of handicapped spaces	_____	_____	Size _____

12. Utilities will be supplied to the site as follows:

A. Electricity
 Utility Company (service exists to the parcel).
 Utility Company (requires extension of services to site: _____ feet _____ miles)
 On Site generation, Specify: _____
 None

B. Gas
 Utility Company/Tank
 On Site generation, Specify: _____
 None

C. Telephone: Yes No

13. Will there be any exterior lighting? Yes No
 If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

14. What will be the method of sewage disposal?

Community sewage system, specify supplier _____
 Septic Tank
 Other, specify _____

15. What will be the domestic water source?

Community water system, specify supplier _____
 Well
 Spring
 Other, specify _____

16. Is any grading or road construction planned? Yes No
 If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

A. Amount of cut: _____ cubic yards
 B. Amount of fill: _____ cubic yards
 C. Maximum height of fill slope: _____ feet
 D. Maximum height of cut slope: _____ feet
 E. Amount of import or export: _____ cubic yards
 F. Location of borrow or disposal site: _____

17. Will vegetation be removed on areas other than the building sites and roads? Yes No
If yes, explain:

18. Does the project involve sand removal, mining or gravel extraction? Yes No
If yes, detailed extraction, reclamation and monitoring may be required.

19. Will the proposed development convert land currently or previously used for agriculture to another use? Yes No
If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)

20. Will the development provide public or private recreational opportunities? Yes No
If yes, explain:

21. Is the proposed development visible from:

A. State Highway 1 or other scenic route? Yes No

B. Park, beach or recreation area? Yes No

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No
If yes, explain:

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

A. Diking Yes No

B. Filling Yes No

C. Dredging Yes No

D. Placement of structures in open coastal waters, wetlands, estuaries or lakes Yes No

Amount of material to be dredged or filled? _____ cubic yards.





Location of dredged material disposal site: _____

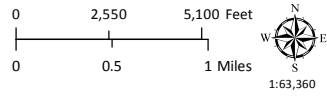
Has a U.S. Army Corps of Engineers permit been applied for? Yes No

If you need additional room to answer any question, attach additional sheets.



CASE: **CDP 2020-0006**
 OWNER: **FIGUEROA, Juan**
 APN: **123-190-05**
 APLCT: **Danielle Miller**
 AGENT: **Danielle Miller**
 ADDRESS: **33350 Albion Ridge Road, Albion**

-  Major Towns & Places
-  Highways
-  Coastal Zone Boundary
-  Major Rivers

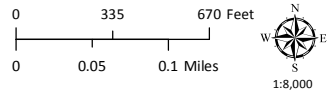


LOCATION MAP



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- Major Towns & Places
- Private Roads
- Driveways/Unnamed Roads
- Public Roads
- Named Rivers




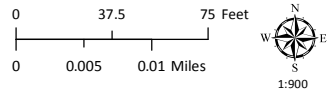
AERIAL IMAGERY



ALBION RIDGE ROAD

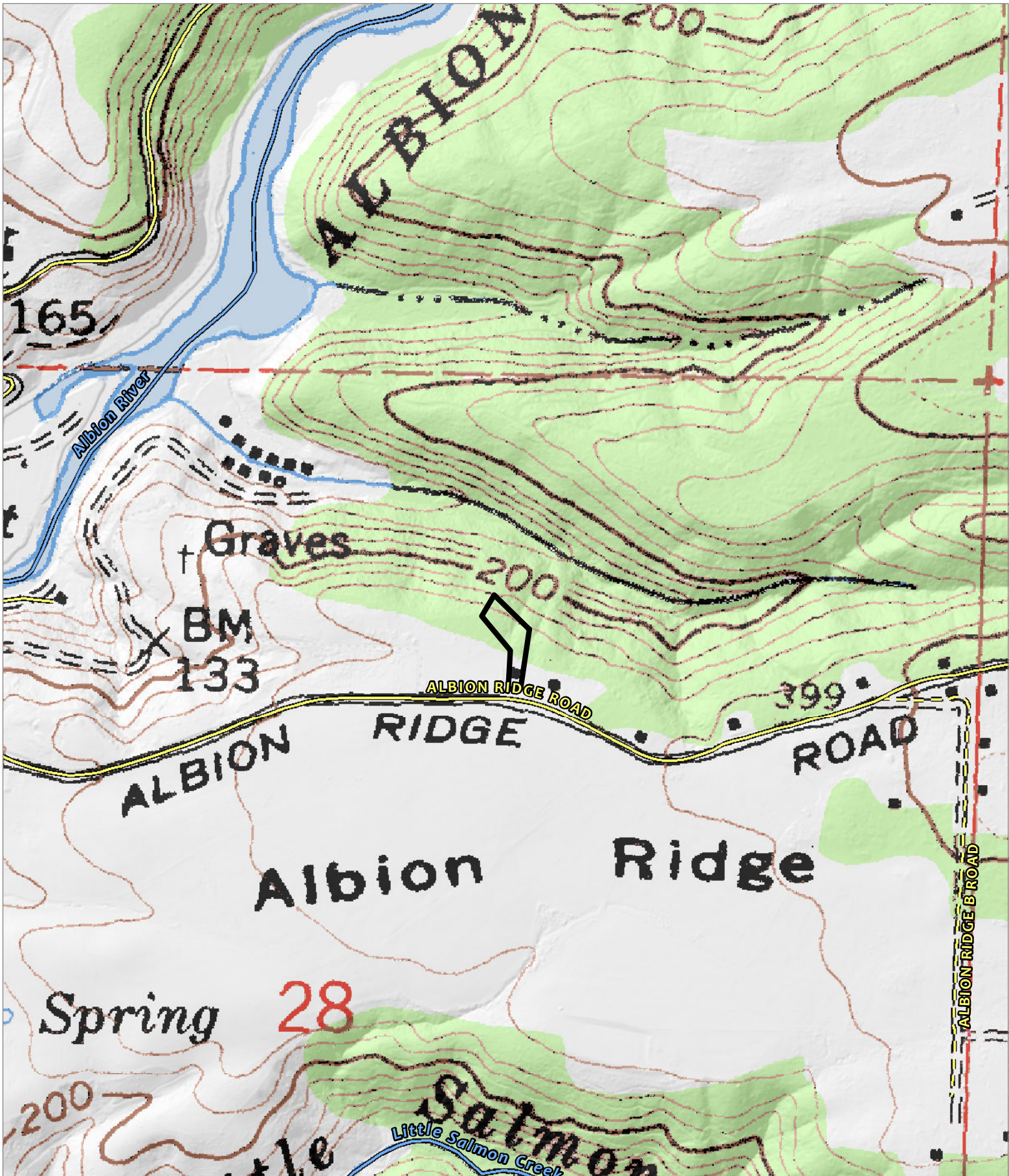
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 Public Roads



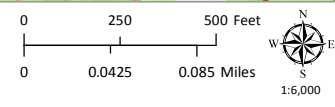
AERIAL IMAGERY

RECEIVED BY THE PLANNING DEPARTMENT - 2/27/2025



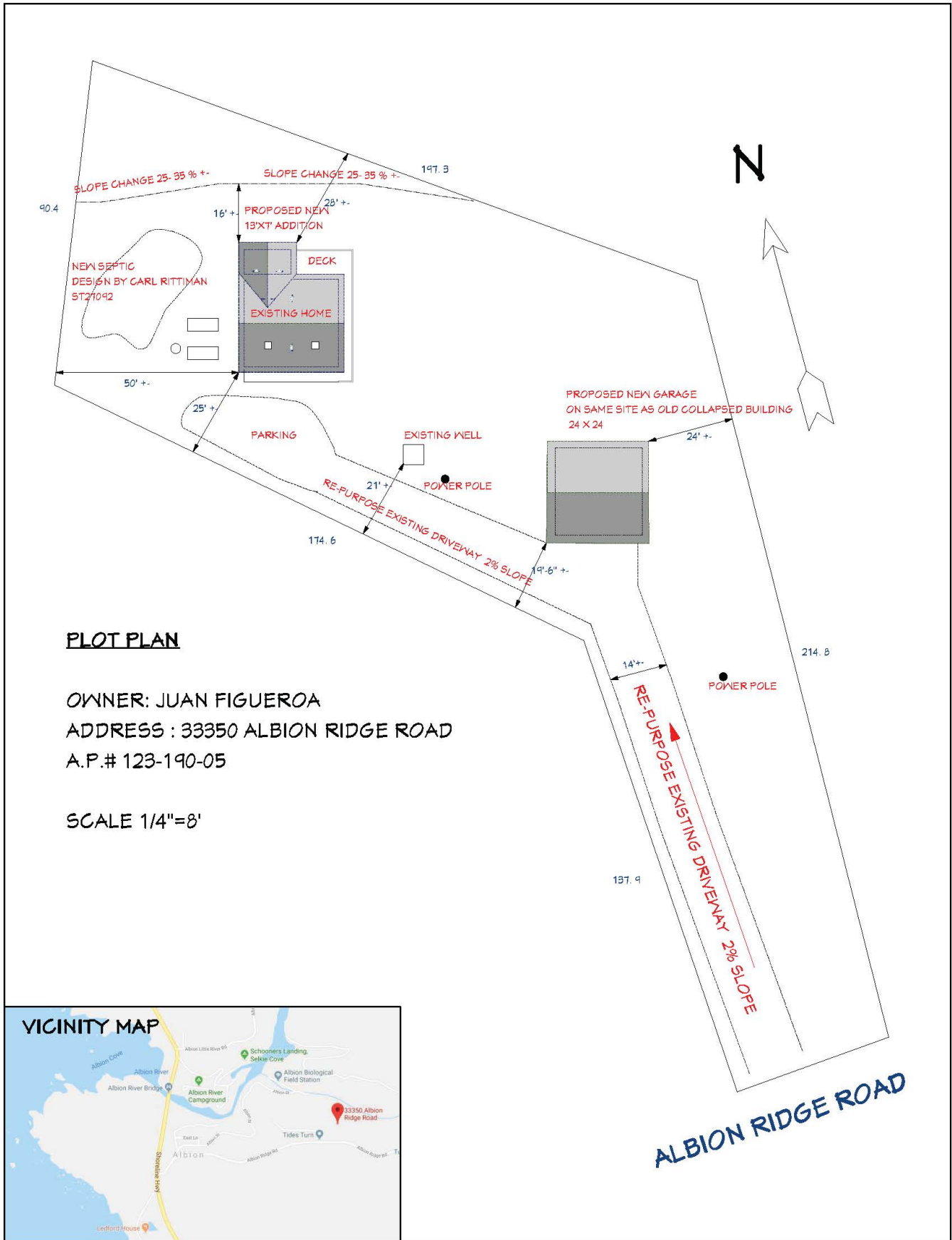
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- Named Rivers
- Driveways/Unnamed Roads
- Public Roads
- Private Roads



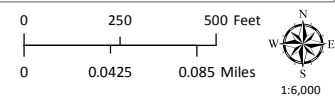
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/20/2020

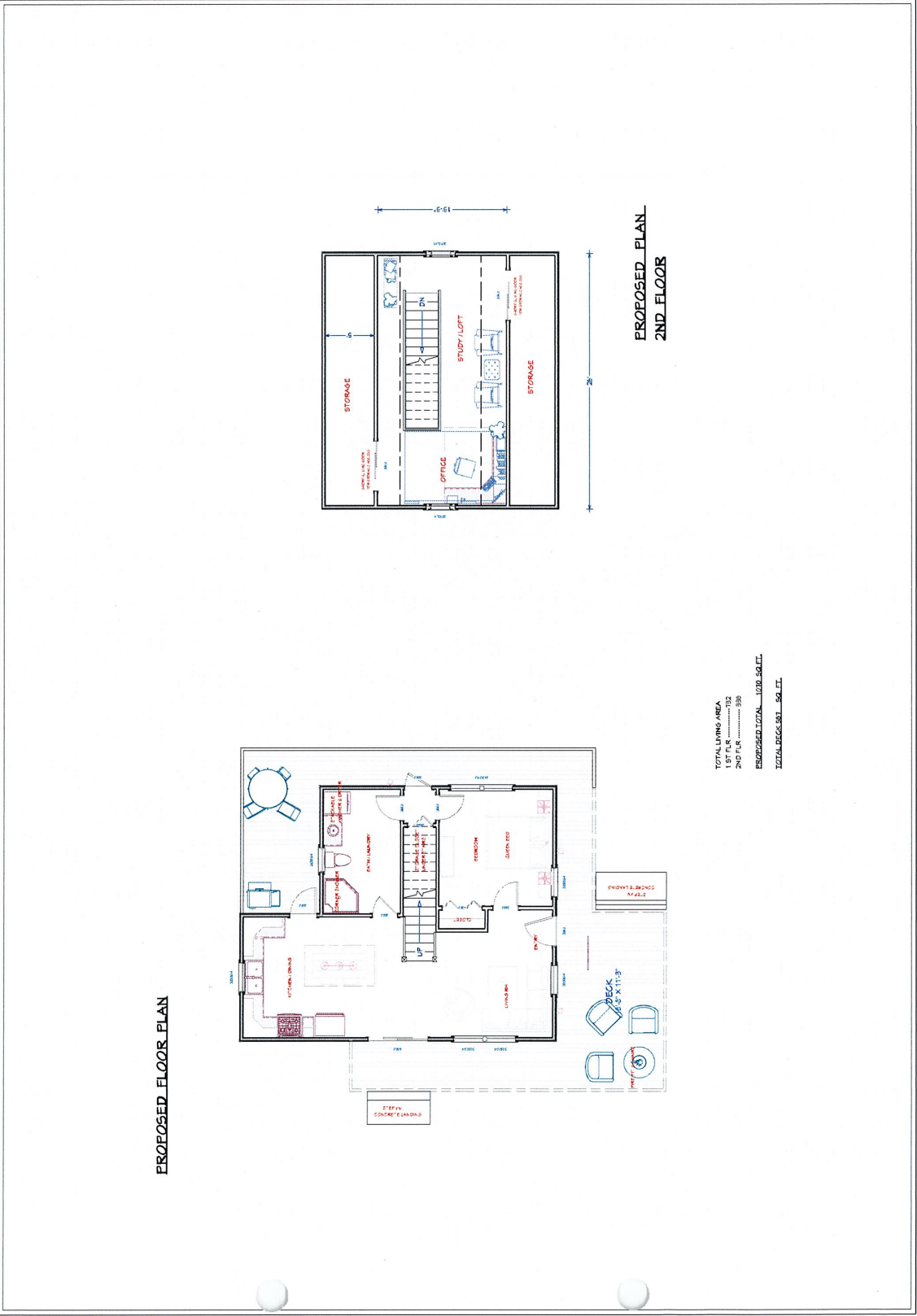


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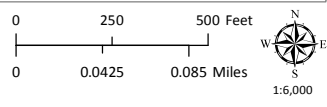


SITE PLAN
 CONTOUR INTERVAL IS 40 FEET



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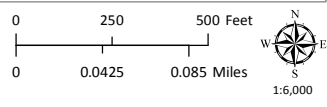


FLOOR PLAN
 CONTOUR INTERVAL IS 40 FEET

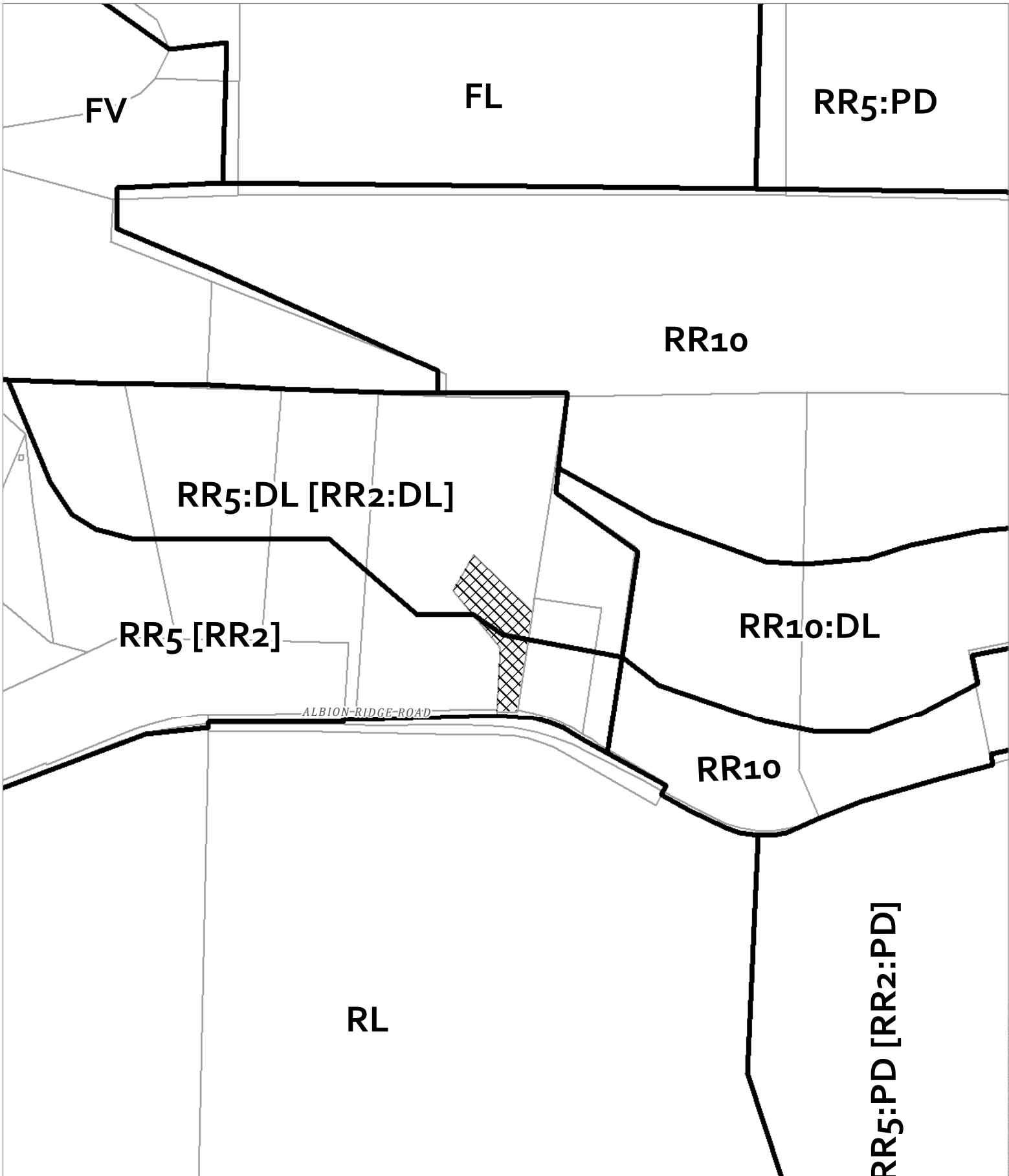


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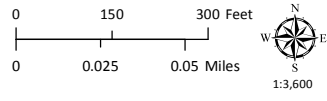


ELEVATIONS
 CONTOUR INTERVAL IS 40 FEET

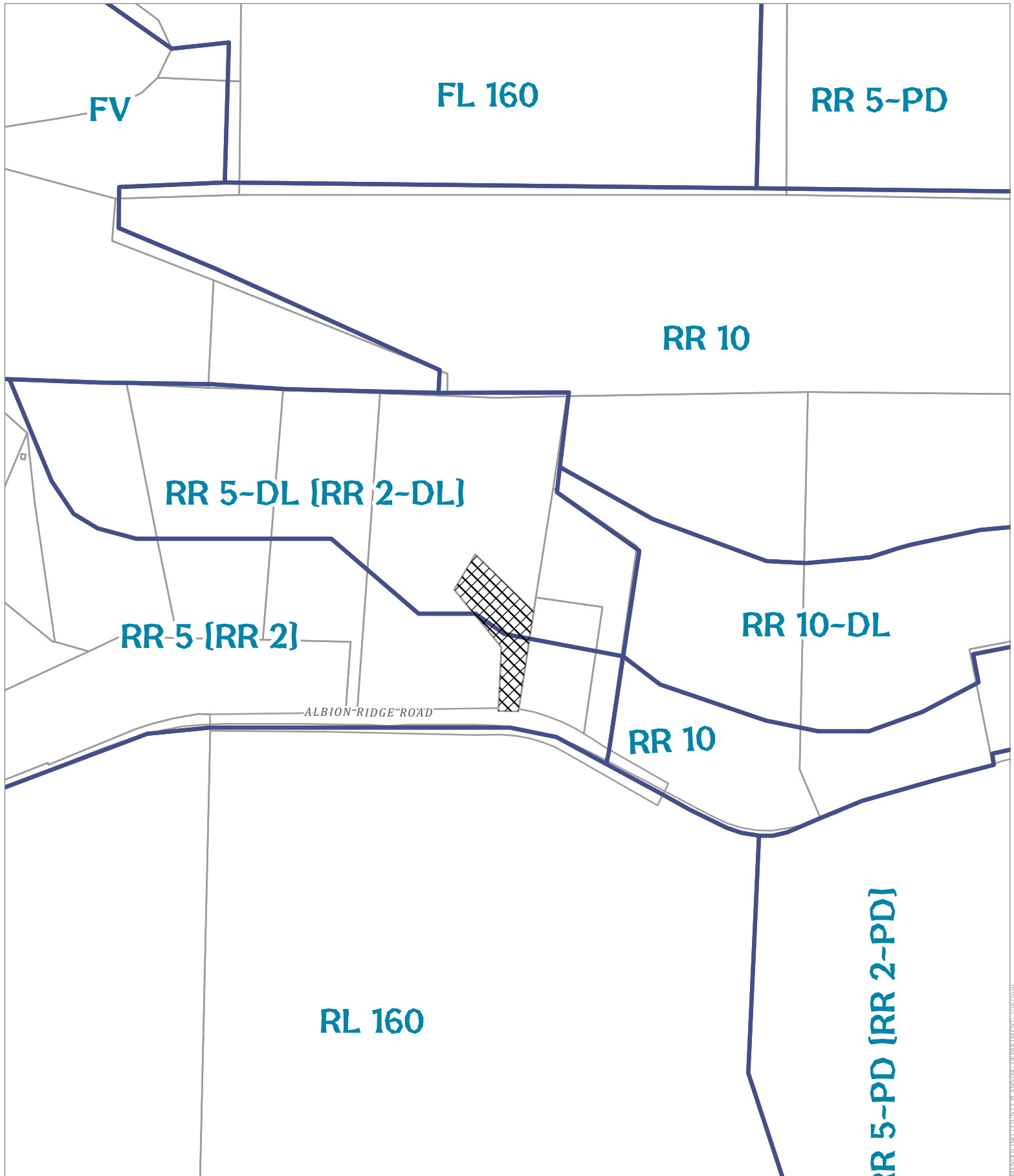


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-  Zoning Districts
-  Public Roads
-  Assessors Parcels

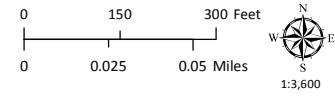


ZONING DISPLAY MAP

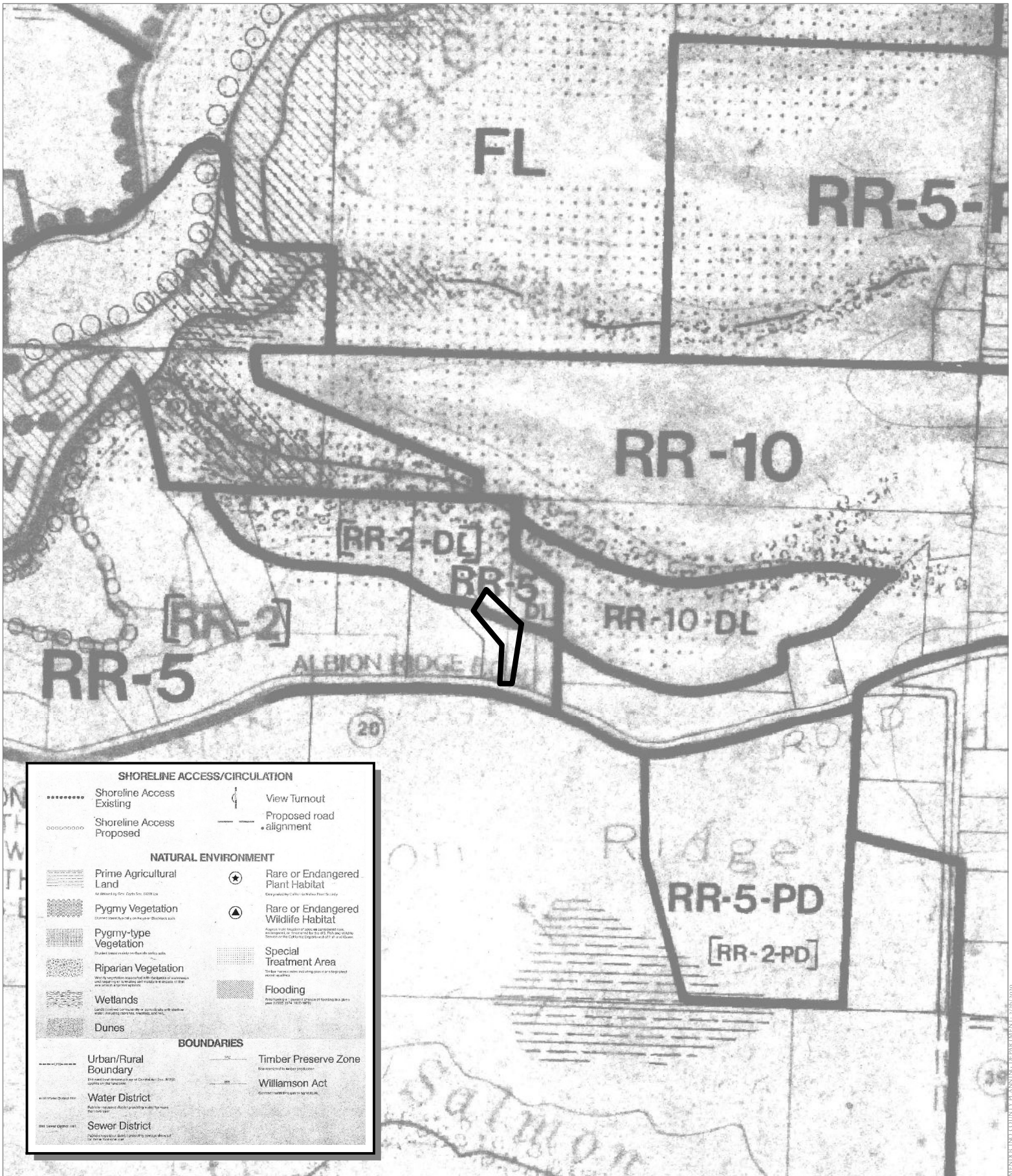


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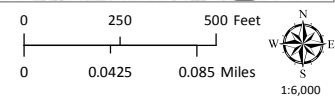
-  General Plan Classes
-  Public Roads
-  Assessors Parcels



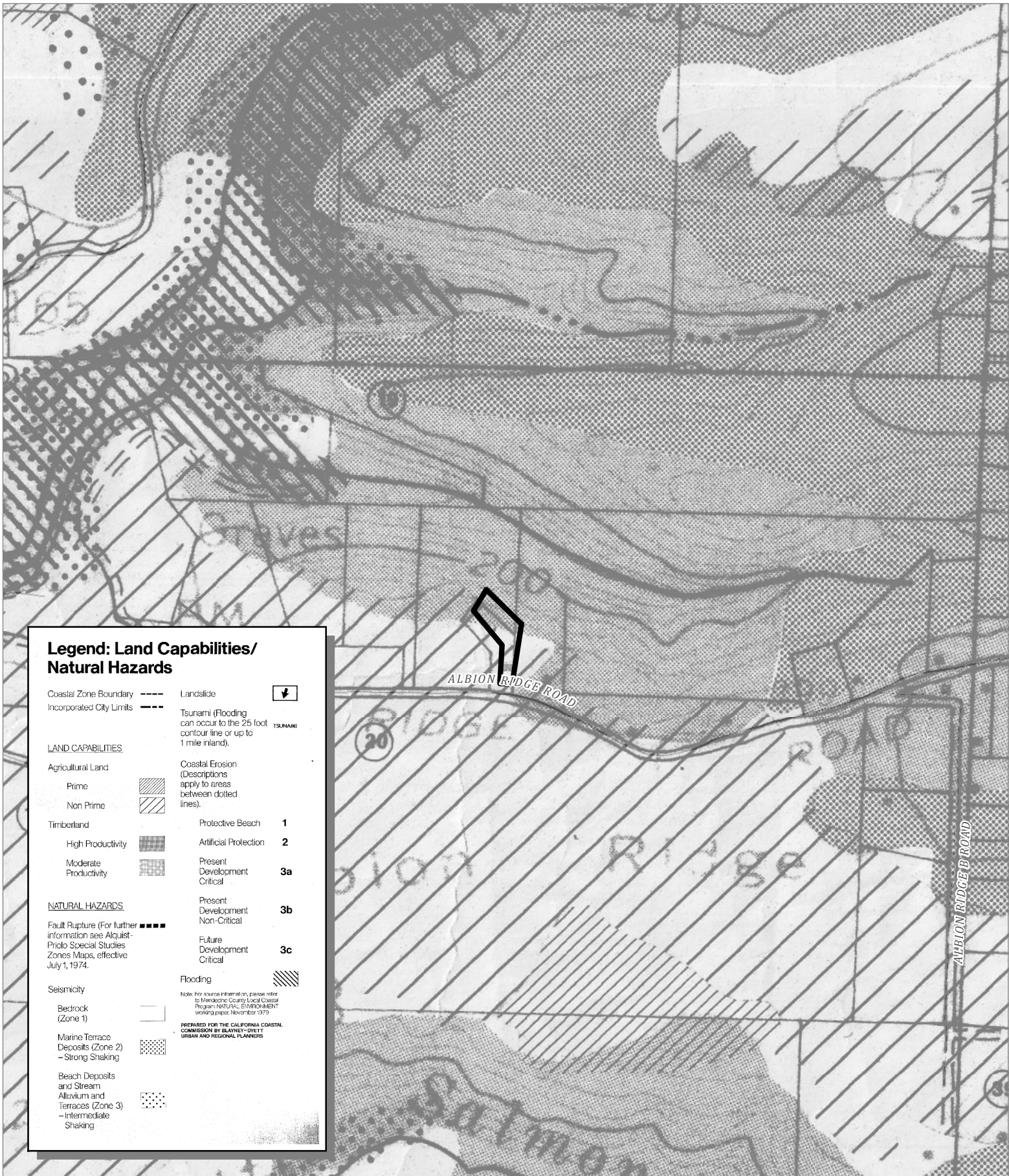
GENERAL PLAN CLASSIFICATIONS



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MENDOCINO COUNTY PLANNING DEPARTMENT 2/20/2020

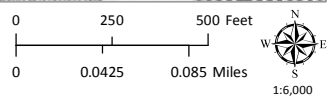


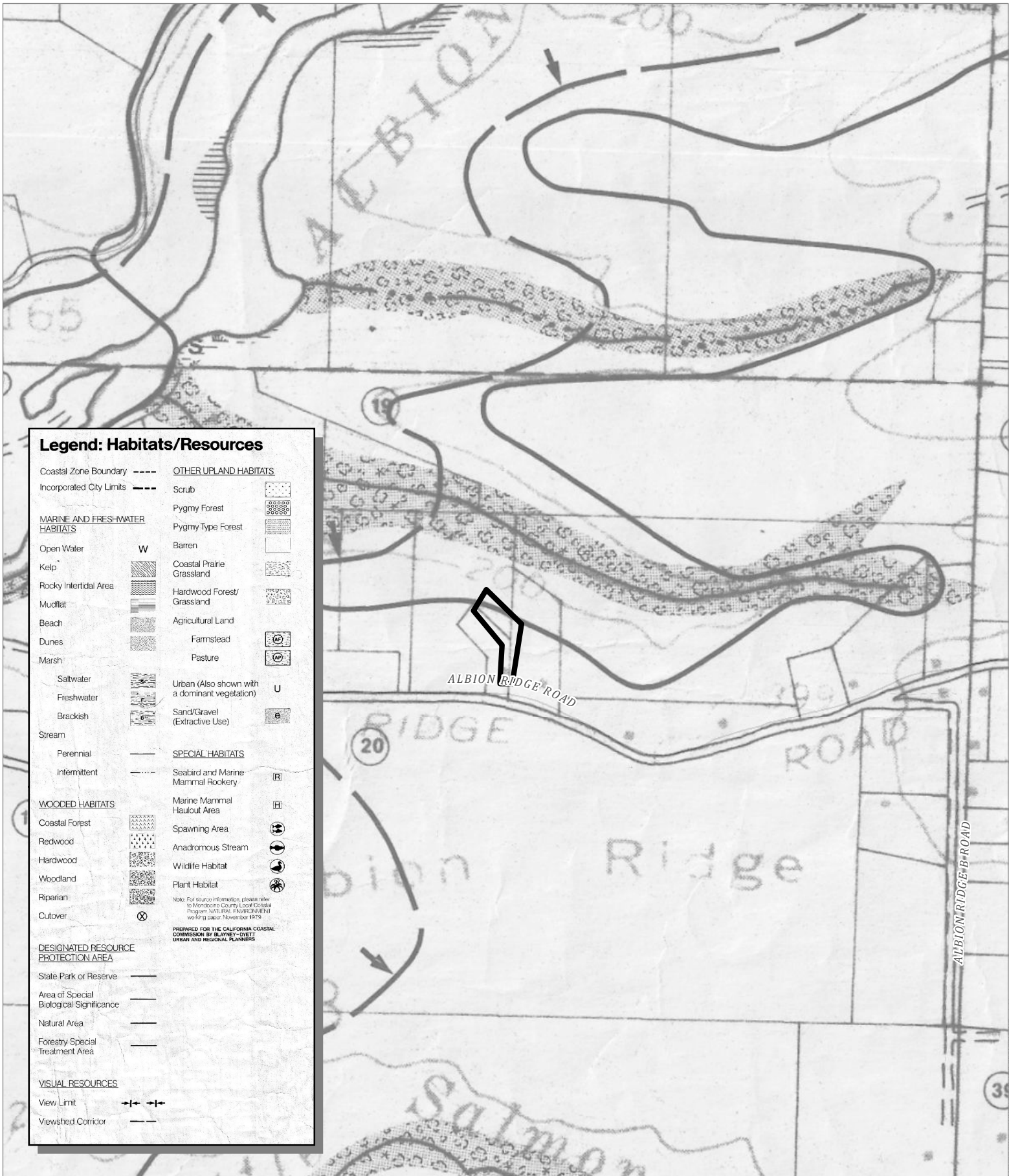
Legend: Land Capabilities/ Natural Hazards

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 NATURAL ENVIRONMENT section map November 1979.</small>	
Bedrock (Zone 1)		<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-DYETT 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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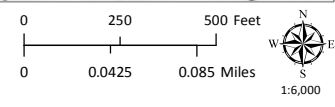
Public Roads





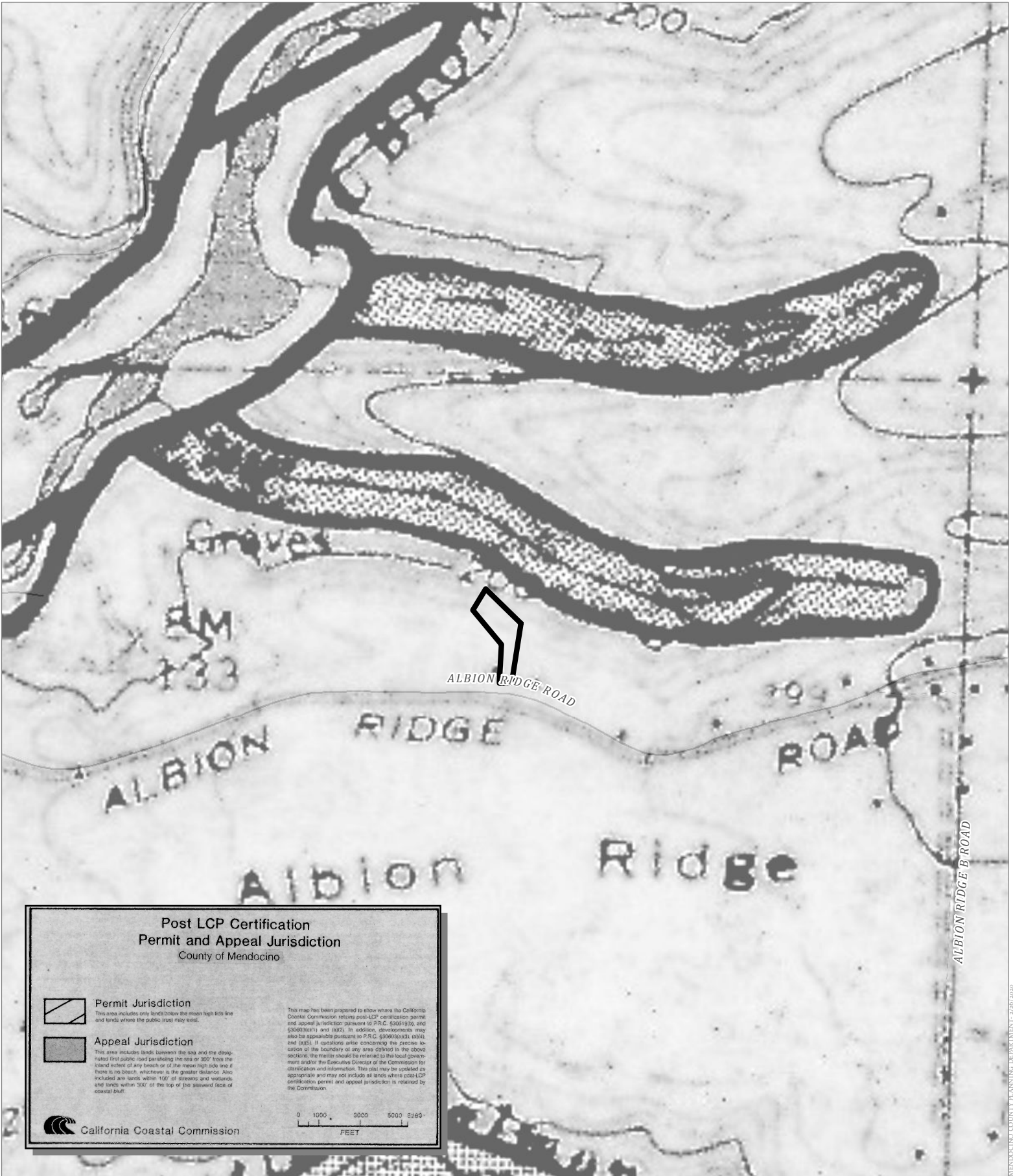
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— Public Roads



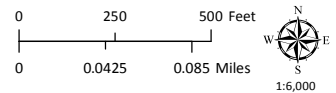
LCP HABITATS & RESOURCES

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/20/2020



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— Public Roads



APPEALABLE AREAS

123-190-02
UNION PACIFIC
FV 40K 2.55 A±

123-190-01
NANCY WRIGHT
3512 ALBION RIDGE D RD
RR 10 0 A±

123-190-18
GILLIAN SANKOFF
33390 ALBION RIDGE RD
RR 5 3.29 A±

123-190-19
JUAN FIGUEROA
33380 ALBION RIDGE RD
RR 5 6.26 A±

123-190-20
MARGARET BAKERICH
33280 ALBION RIDGE RD
RR 5 1.44 A±

123-190-25
GENE FRAZELL
33270 ALBION RIDGE RD
RR 10 10.73 A±


123-190-05
JUAN FIGUEROA
33350 ALBION RIDGE RD
RR 5 0.68 A±

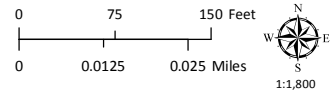
123-170-10
WILLIAM ENOS
33400 ALBION RIDGE RD
RR 5 4.5 A±

123-190-21
SARA CRYSTAL
33300 ALBION RIDGE RD
RR 5 0.97 A±

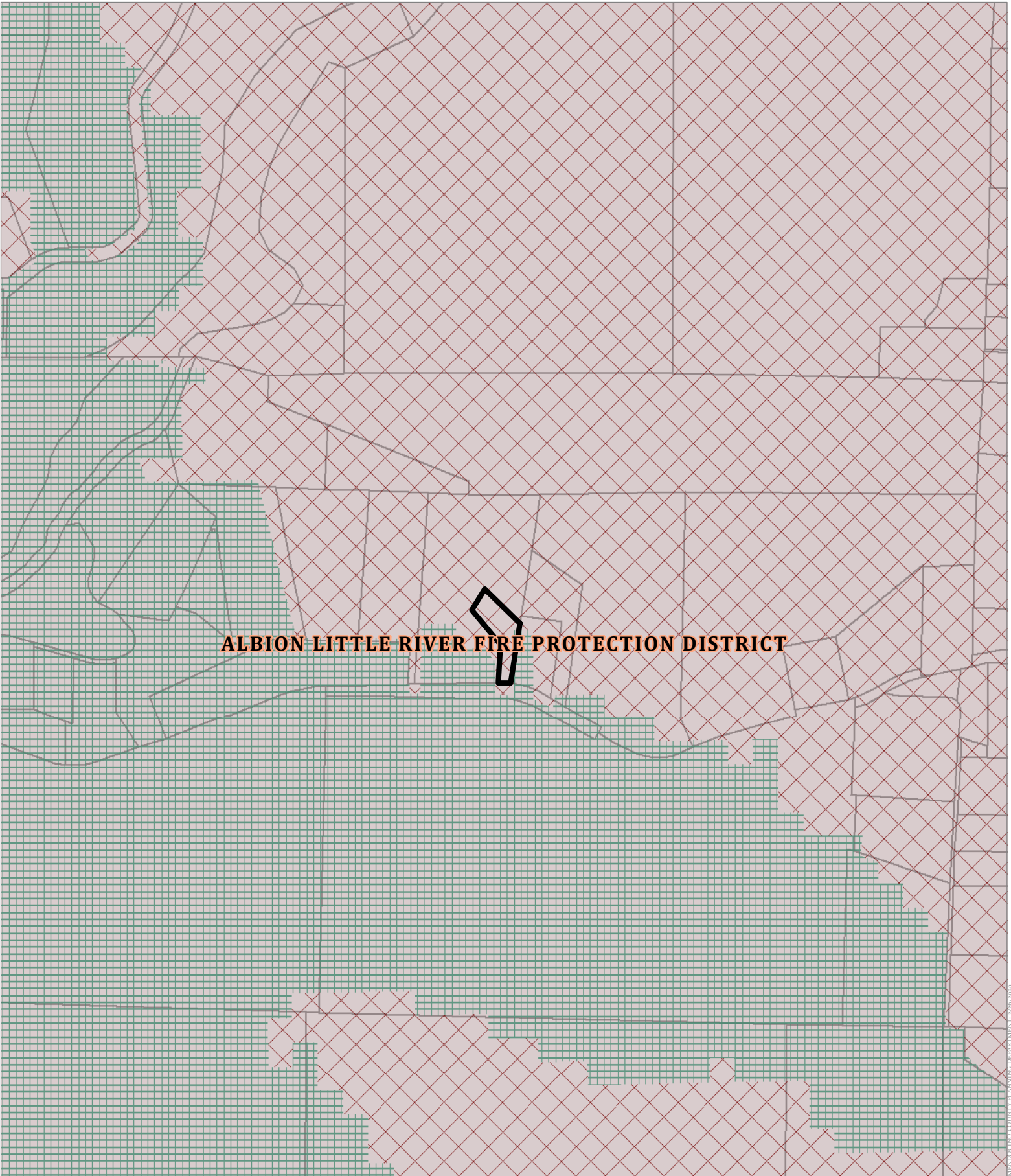
123-200-10
STEPHEN RICKS
33251 ALBION RIDGE RD
RL 160 63.94 A±

CASE: CDP 2020-0006
OWNER: FIGUEROA, Juan
APN: 123-190-05
APLCT: Danielle Miller
AGENT: Danielle Miller
ADDRESS: 33350 Albion Ridge Road, Albion

 Assessor's Parcels



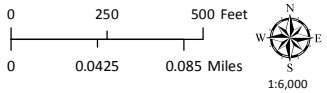
ADJACENT PARCELS



ALBION LITTLE RIVER FIRE PROTECTION DISTRICT

CASE: CDP 2020-0006
 OWNER: FIGUEROA, Juan
 APN: 123-190-05
 APLCT: Danielle Miller
 AGENT: Danielle Miller
 ADDRESS: 33350 Albion Ridge Road, Albion



-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts
-  Assessors Parcels

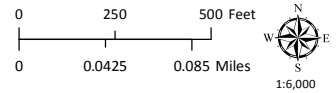


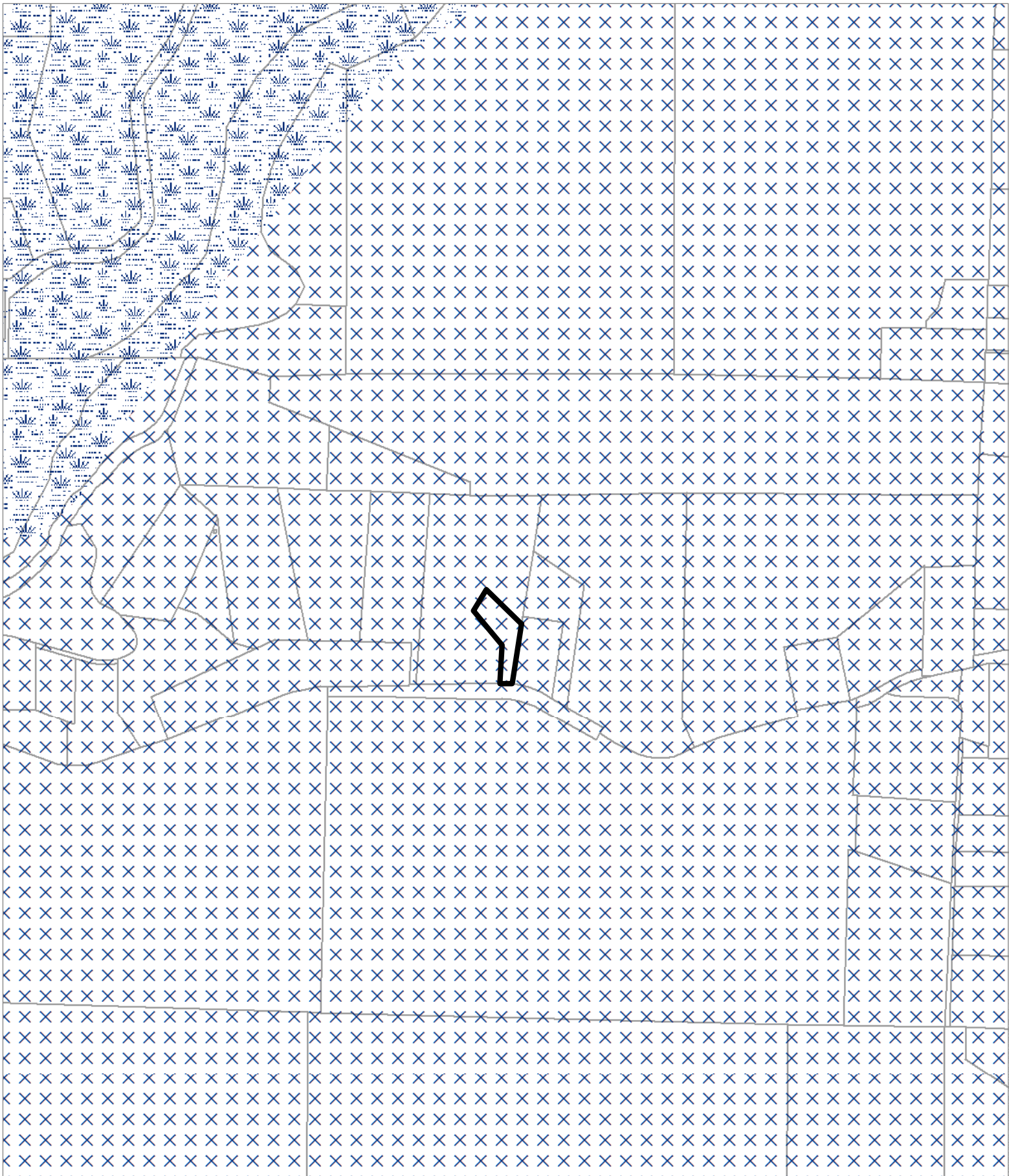
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA






CASE: CDP 2020-0006
OWNER: FIGUEROA, Juan
APN: 123-190-05
APLCT: Danielle Miller
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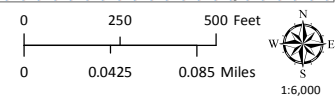
-  Water
-  Assessors Parcels





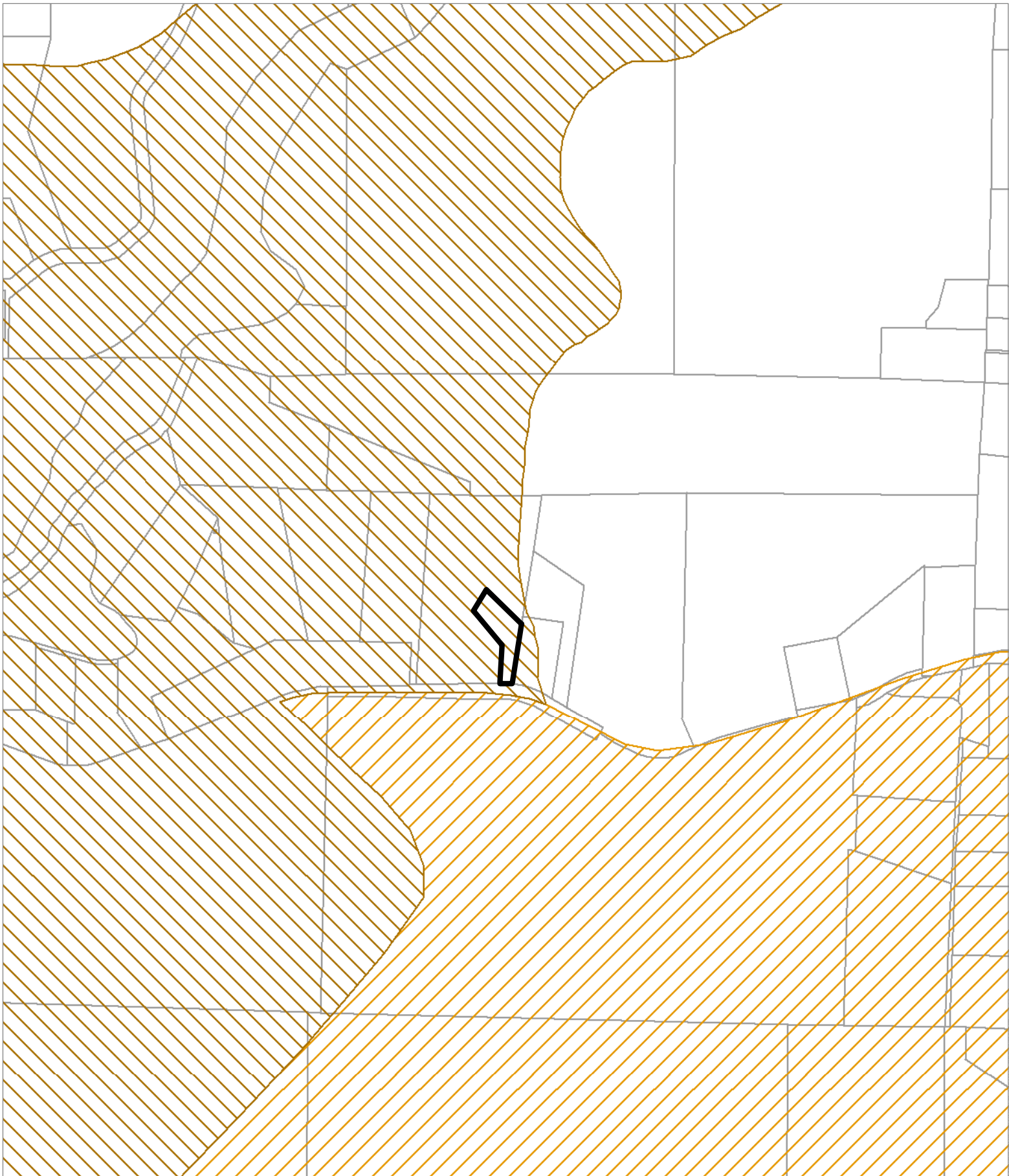
CASE: **CDP 2020-0006**
 OWNER: **FIGUEROA, Juan**
 APN: **123-190-05**
 APLCT: **Danielle Miller**
 AGENT: **Danielle Miller**
 ADDRESS: **33350 Albion Ridge Road, Albion**

-  Critical Water Areas
-  Marginal Water Resources
-  Assessors Parcels






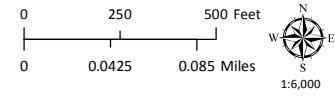
GROUND WATER RESOURCES

Mendocino County Planning Department - 2/29/2020



CASE: CDP 2020-0006
 OWNER: FIGUEROA, Juan
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 APLCT: Danielle Miller
 AGENT: Danielle Miller
 ADDRESS: 33350 Albion Ridge Road, Albion

-  Highly Scenic Area
-  Highly Scenic Area (Conditional)
-  Assessor's Parcels

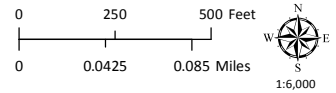
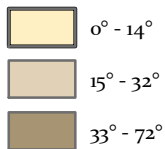


HIGHLY SCENIC & TREE REMOVAL AREAS

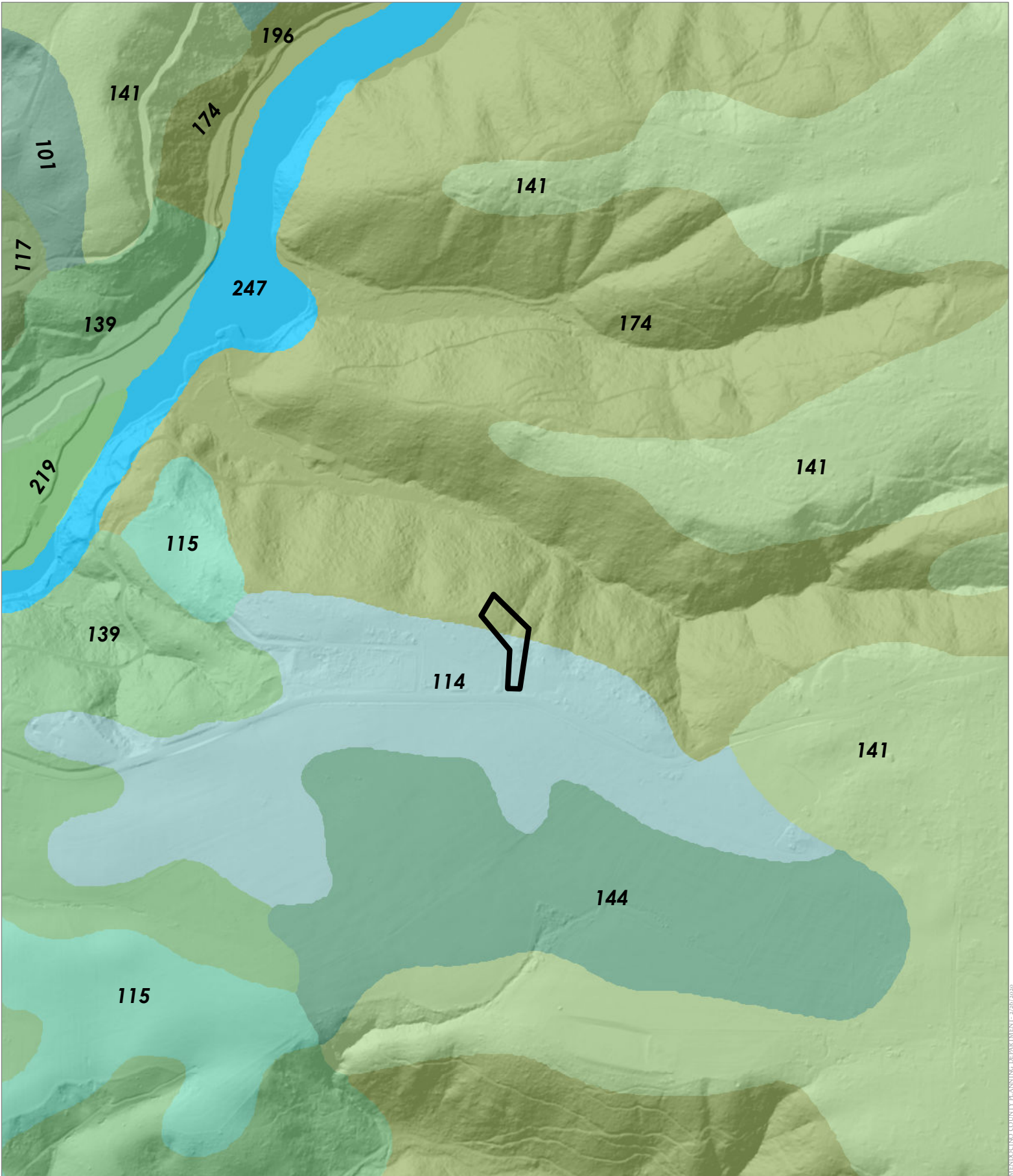
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/29/2021



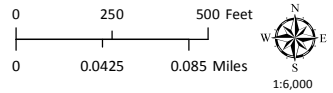
CASE: **CDP 2020-0006**
 OWNER: **FIGUEROA, Juan**
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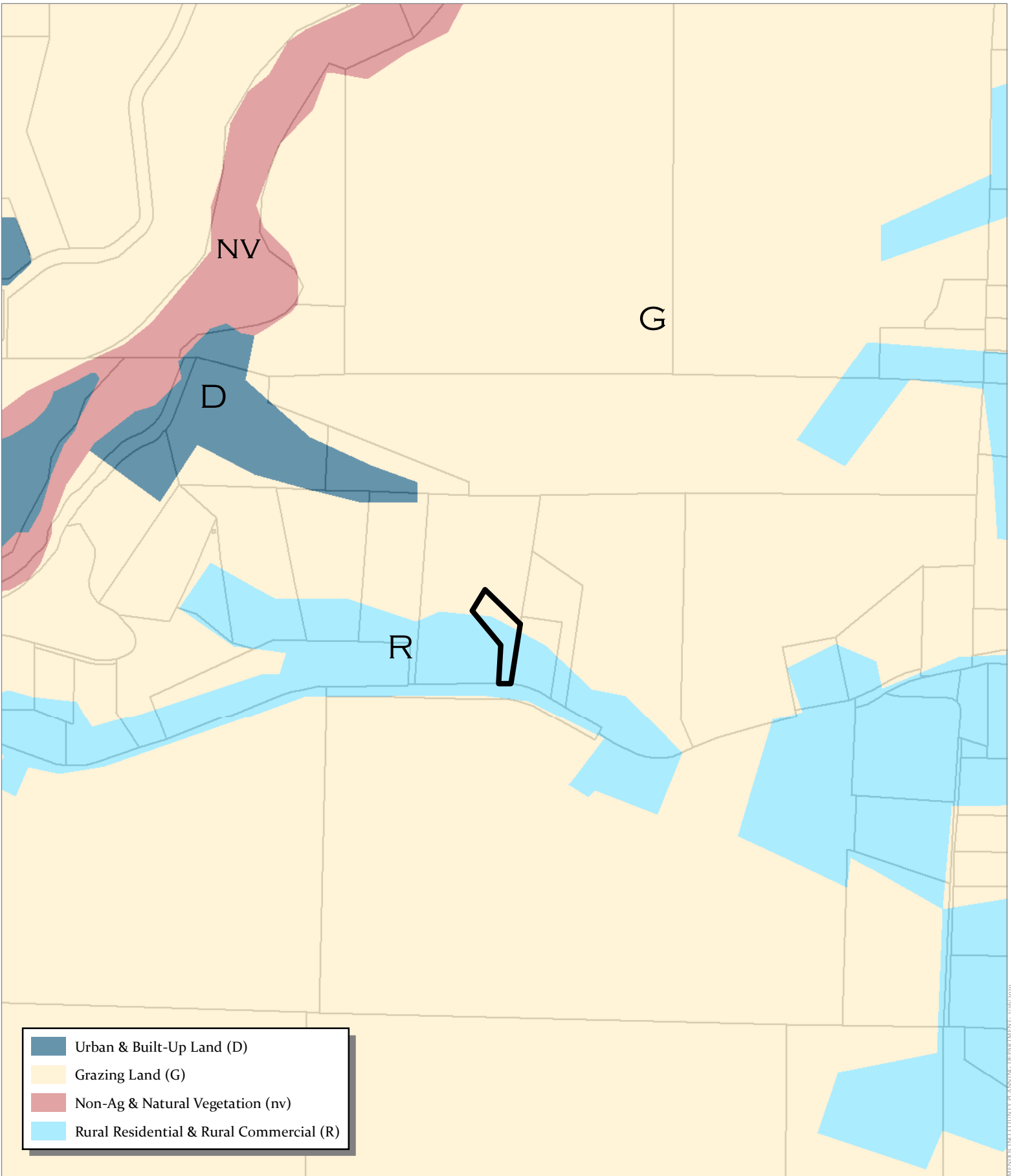
ESTIMATED SLOPE



CASE: CDP 2020-0006
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 APLCT: Danielle Miller
 AGENT: Danielle Miller
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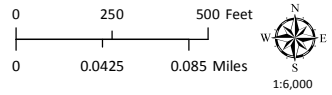
WESTERN SOIL CLASSES



- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)

CASE: **CDP 2020-0006**
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Assessors Parcels



FARMLAND CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/20/2020