



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

IGNACIO "NASH" GONZALEZ, INTERIM DIRECTOR
 JULIA ACKER KROG, ASSISTANT DIRECTOR
 TELEPHONE: 707-234-6650
 FAX: 707-463-5709
 FB PHONE: 707-964-5379
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 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

March 17, 2021

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

Sonoma State University
 Department of Forestry/ CalFire
 Prevention/Land Use
 Department of Fish and Wildlife
 Coastal Commission

Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: CDP_2020-0027

DATE FILED: 10/26/2020

OWNER/APPLICANT: TUNG NGUYEN

REQUEST: A Standard Coastal Development Permit to install a 1,200 gallon concrete septic tank, a 2,400 gallon water tank, an interior remodel, and grading.

ENVIRONMENTAL DETERMINATION: Class 1(a), Section 15301, existing facilities including interior or exterior alterations, additions to existing structures

Class 2(c), Section 15302, replacement of utility systems

Class 4(b), Section 15304, minor alterations to landCategorically Exempt

LOCATION: In the Coastal Zone, 2.9± miles south of Albion town center, on the west side of Navarro Bluff Road (CR 517A), 394± feet north west of its intersection with Highway 1 (SR 1); located at 1330 Navarro Bluff Road, Albion; (APN: 126-130-06).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: March 27, 2021

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and 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 _____

OWNER: TUNG NGUYEN

APPLICANT: TUNG NGUYEN

AGENT: NA

REQUEST: A Coastal Development Standard Permit request to install a 1,200 gallon concrete septic tank, a 2,400 gallon water tank, interior remodel, and grading.

LOCATION: In the Coastal Zone, 2.9± miles south of Albion town center, on the west side of Navarro Bluff Road (CR 517A), 394± feet north west of its intersection with State Route 1 (SR 1), located at 1330 Navarro Bluff Road, Albion (APN: 126-130-06).

APN/S: 126-130-06-00

PARCEL SIZE: 0.29± Acres

GENERAL PLAN: RR5(1):R*

ZONING: RR:5

EXISTING USES: Residential

DISTRICT: 5 (Williams)

RELATED CASES: PR 2020-0006 (Septic Replacement)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential [RR5(1)]	Rural Residential (RR5)	0.6± acres	Residential
EAST:	Rangeland (RL)	Rangeland (RL160)	1.7± acres	Vacant
SOUTH:	Rural Residential [RR5(1)]	Rural Residential (RR5)	0.31± acres	Residential
WEST:	Pacific Ocean	Pacific Ocean	NA	NA

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor’s Office
- Building Division Fort Bragg
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (Fort Bragg)
- Farm Advisor
- Forestry Advisor
- LAFCO
- City Planning Department
- Community Services District
- Fire District
- MAC

- Sanitation District
- School District
- Water District
- Mendocino Transit Authority (MTA)
- Planning Division Fort Bragg
- Resource Lands Protection Com.
- Sonoma State University
- Trails Advisory Council
- STATE**
- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- California Div. of Mine Reclamation
- California Dept. of Fish & Wildlife
- California Highway Patrol
- California Native Plant Society

- California State Clearinghouse
- CALTRANS
- Regional Water Quality Control Board
- Sierra Club
- FEDERAL**
- Sierra Club
- US Department of Fish & Wildlife
- US Department of Health Services
- US Department of Parks & Recreation
- US Natural Resources Conservation
- TRIBAL**
- Cloverdale Rancheria
- Potter Valley Tribe
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

STAFF PLANNER: MARK CLISER

DATE: 3/16/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

None

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Calfire

4. FARMLAND CLASSIFICATION:

GIS

Grazing and Urban & Built-Up Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soil Classes

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

NA

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

Yes

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

Yes

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

Residential; Map 19:Navarro

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Bedrock

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

Appeal Jurisdiction

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

NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

NO

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

Coastal Bluff Geology

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
 120 WEST FIR STREET
 FORT BRAGG, CA 95437
 Telephone: 707-964-5379
 FAX: 707-961-2427
 pbs@co.mendocino.ca.us
 www.co.mendocino.ca.us/planning



Case No(s)	<u>CDP.2020-0027</u>
CDF No(s)	<u>-</u>
Date Filed	<u>10-26-2020</u>
Fee	<u>6,536.55</u>
Receipt No.	<u>PRJ-038403</u>
Received by	<u>AWALDMANJ</u>
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Tung Nguyen
 Mailing Address 44 Eastwood Drive
 City San Francisco State CA Zip Code 94112 Phone (650) 270-7941

PROPERTY OWNER

Name Tung Nguyen
 Mailing Address 44 Eastwood Drive
 City San Francisco State CA Zip Code 94112 Phone (650) 270-7941

AGENT

Name N/A
 Mailing Address _____
 City _____ State _____ Zip Code _____ Phone _____

PARCEL SIZE

0.29 Square feet
 Acres

STREET ADDRESS OF PROJECT

1330 Navarro Bluff Road, Albion, CA 95410

ASSESSOR'S PARCEL NUMBER(S)

126-130-06

OCT 26 2020
 PLANNING & BUILDING SERV
 FORT BRAGG CA

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

[Signature] 10/23/20 Signature of Applicant/Agent Date
[Signature] 10/23/20 Signature of Owner Date

RECEIVED
 OCT 26 2020
 PLANNING & BUILDING SERV
 FORT BRAGG CA

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.
- 1) Installation of pavers around house and to property line facing street side, with some grading of the land, with excess dirt to be put into either a) planter boxes and/or b) around house, c) disposed at appropriate site, depending on preference of the Planning & Building Services Department.
- 2) Installation of a small box (about 2x2x2 feet) and electrical outlet in the yard near the existing water storage tank on east side of house to store an ozonator for safe drinking water.
- 3) Installation of a new 1,200 gallon concrete septic tank on the west side of the house as the old tank (put in place by previous owner) is on the property line.
- 4) After the fact: we installed new wood floors in the house along with kitchen and bathroom remodel.
- 5) After the fact: prior owner installed water tank, 76 in high, 8 ft diameter, 2400 gallon in yard facing street.

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	1344
<input type="checkbox"/> Mobile Home	_____	_____
<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: N/A

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.

We will do items 1 and 2 above first, then item 3. 4 and 5 have already been done.

RECEIVED

OCT 26 2020

PLANNING & BUILDING SERV
FORT BRAGG CA

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.

There is currently a 1344 sq foot home. No expansion is planned.
 There is a water tank. No additional work will be done on the water tank.

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.

7. Project Height. Maximum height of structure no new structures except 2x2x2 feet box feet.

8. Lot area (within property lines): 0.29 square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>1344</u> square feet	<u>0</u> square feet	<u>1344</u> square feet
Paved area	<u>100</u> square feet	<u>2500</u> square feet	<u>2600</u> square feet
Landscaped area	<u>0</u> square feet	<u>36</u> square feet	<u>36</u> square feet
Unimproved area	<u>11188</u> square feet	<u>-2536</u> square feet	<u>8652</u> square feet

GRAND TOTAL: 12632 square feet
 (Should equal gross area of parcel)

10. Gross floor area: 1344 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing ¹	Proposed ⁰	Total ¹
Number of covered spaces	<u>1</u>	<u>0</u>	Size <u>400</u>
Number of uncovered spaces	<u>0</u>	<u>0</u>	Size <u>n/a</u>
Number of standard spaces	<u>1</u>	<u>0</u>	Size <u>400</u>
Number of handicapped spaces	<u>0</u>	<u>0</u>	Size <u>n/a</u>

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.

There are 5 external light fixtures attached to the home, motion triggered. There are no external lighting other than attached to home.

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.).

The terrain is mostly flat. We will grade the area between the house and the east property line and around the house to install the paver stones and ensure adequate drainage around the house. The net amount of cut will be around 16 cubic yards.

For grading and road construction, complete the following:

- A. Amount of cut: _____ 16 _____ cubic yards
B. Amount of fill: _____ cubic yards
C. Maximum height of fill slope: _____ 1 _____ feet
D. Maximum height of cut slope: _____ feet
E. Amount of import or export: _____ n/a _____ cubic yards

F. Location of borrow or disposal site: _____ plan is to put excess dirt in in planter boxes, around the house, and any excess to be moved to an approved county site _____

17. Will vegetation be removed on areas other than the building sites and roads? Yes No
 If yes, explain:
 Other than vegetations in the areas where the paver stones will be installed: around the house, from the garage to the street, and in the yard facing the street, there will be no other vegetation removed.

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.

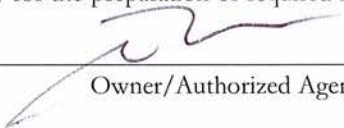
Location of dredged material disposal site: _____

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.

CERTIFICATION AND SITE VIEW AUTHORIZATION

- 1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
- 2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.


10/23/20

 Owner/Authorized Agent Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

 Owner Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

COASTAL ZONE DEVELOPMENT

COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

<p>AP# 000-000-00 LASTNAME, FIRSTNAME STREET ADDRESS CITY, STATE ZIP</p>	<p>AP# 126-130-05 Stephen Askew 1320 Navarro Bluff Road, Albion CA 95410</p>	<p>AP# 126-140-03 Chester Gebb 5245 Wikiup Bridgeway Santa Rosa, CA 950404</p>
<p>AP# 126-130-02-00 Glenn Woods 12 Diablo Circle Lafayette, CA 94549</p>	<p>AP# 126-130-07 Frank Pastori 4427 Fleming Avenue Oakland, CA 94619</p>	
<p>AP# 126-130-03 Adams Russell 21641 N. Fairfield St Burney, CA 96013</p>	<p>AP# 126-130-08 Kristoffer Kristofferson 1880 Century Pk E, Suite 1600 Los Angeles, CA 90067</p>	
<p>AP# 126-130-04 Patricia Goodwin PO Box 164 Lakeport, CA 95453</p>	<p>AP# 126-14-02 Sigismond Kabai 1370 Navarro Bluff Road, Albion, CA 95410</p>	
<p>126-130-01-00 Charles Saunders PO Box 244 Albion, CA 95410</p>	<p>AP# 126-140-04 Cliff Hammon 1400 Navarro Bluff Road, Albion, CA 95410</p>	

**COMPLETE FOR PROJECTS
LOCATED WITHIN THE
COASTAL ZONE ONLY**

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must Post, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the Declaration of Posting, the Department of Planning and Building Services cannot process the application.

As Proof of Posting, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on 10/14/2020 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

1) paver stones installation; 2) small box; 3) new septic tank; 4) kitchen and bathroom remodel

(Description of development)

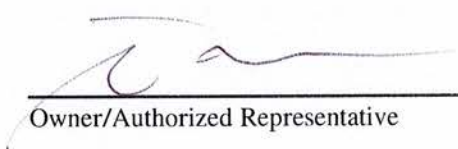
Located at:
1330 Navarro Bluff Road, Albion CA 95410
APN 126-13-06

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

On house, facing the street

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)



Owner/Authorized Representative

10/17/20

Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

SUBMIT ONLY ONE COPY


INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: 10/23/20



Applicant

D.S.J 10/26/2020

RECORDING REQUESTED BY:
Redwood Empire Title Company of Mendocino
County

Mail Tax Statements and
When Recorded Mail Document To:
Tung Thanh Nguyen and Huyen Le Cao, Trustees
of the Tung Thanh Nguyen and Huyen Le Cao
Family Trust dated 3/12/2007
44 Eastwood Dr.
San Francisco, CA 94112

2018-13307
Recorded at the request of
REDWOOD EMPIRE
10/16/2018 03:08 PM
Fee: \$19.00 Pgs: 1 of 3

OFFICIAL RECORDS
Susan M. Ranochak - Clerk-Recorder
Mendocino County, CA



\$20.00
PAID
PCC
FILED
Exempt

Escrow No.: 20181774MN

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s) Documentary Transfer Tax stamps in the sum of \$577.50

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated area:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Michael S. Lunas, Successor Trustee of the Robert L. Lunas and Darlene J. Lunas Revocable Living Trust, dated May 19, 2005 and William Feeney and Bonnie Feeney, husband and wife

hereby GRANT(S) to

Tung Thanh Nguyen and Huyen Le Cao, Trustees of the Tung Thanh Nguyen and Huyen Le Cao Family Trust dated 3/12/2007

the following described real property:

Parcel One:

Commencing at the intersection of the North line of Lot 1 of Section 9, Township 15 North, Range 17 West, Mount Diablo Base and Meridian, with the West boundary of the County Road (formerly California State Highway No. 1); thence South 46° 23' 32" East 665.64 feet to a 1 inch iron pipe as shown upon the Record of Survey Map recorded January 8, 1962 in Map Case 2, Drawer 1, Page 120, Mendocino County Records, being the point of beginning of this description; thence South 32° 00' East along said West boundary 50.00 feet to a 1 inch iron pipe; thence South 58° 16' West 396.73 feet to the mean high water line of the Pacific Ocean; thence North 16° 02' 30" East along the mean high water line 74.40 feet, more or less, to a point which bears South 58° 16' West 341.40 feet from the point of beginning; thence North 58° 16' East 341.40 feet to the point of beginning.

"Excepting any portion of the above described property along the shore below the line of natural ordinary high tide and also excepting any artificial accretions to said land waterward of said line of natural ordinary high tide."

APN: 126-130-06

Parcel Two:

THOSE CERTAIN RIGHTS AND RIGHTS OF WAY as granted in the deed executed by Albert Domenichelli et ux to Edith Pastori, dated December 2, 1946, recorded March 11, 1948 in Volume 234 of Official Records, Page 68, Mendocino County Records, and described in said deed as follows:



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
 TELEPHONE: 707-234-6650
 FAX: 707-463-5709
 FB PHONE: 707-964-5379
 FB FAX: 707-961-2427
 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

ACKNOWLEDGMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors in Resolution No.'s 11-072, 16-150, 18-122 and 19-170):

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended

Applicant Signature
Date

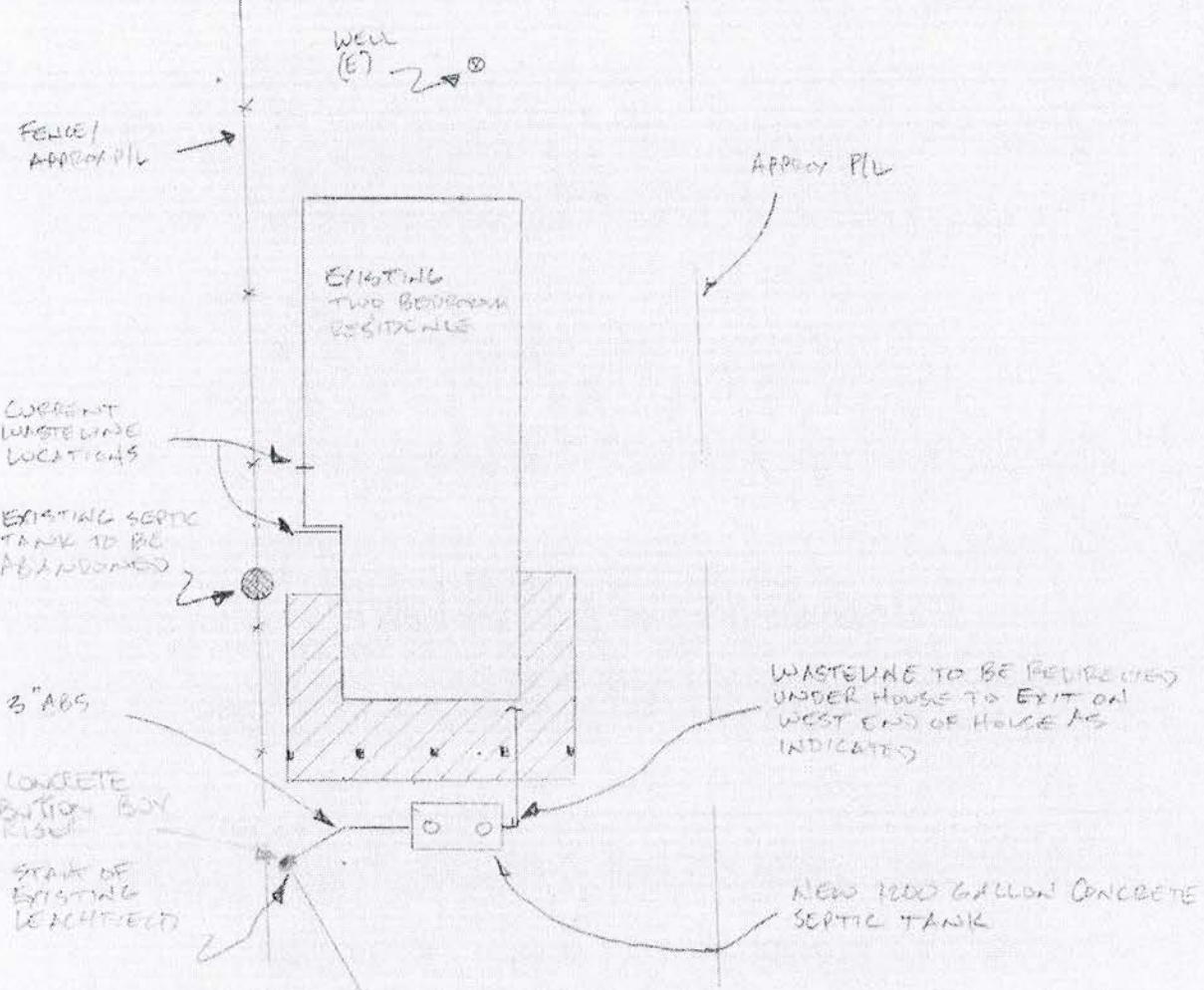
10/23/20

OFFICE USE ONLY:

CDP-2020-0027

Project or Permit Number

← NAVAJO BLUFF ROAD →



N
1" = 20'



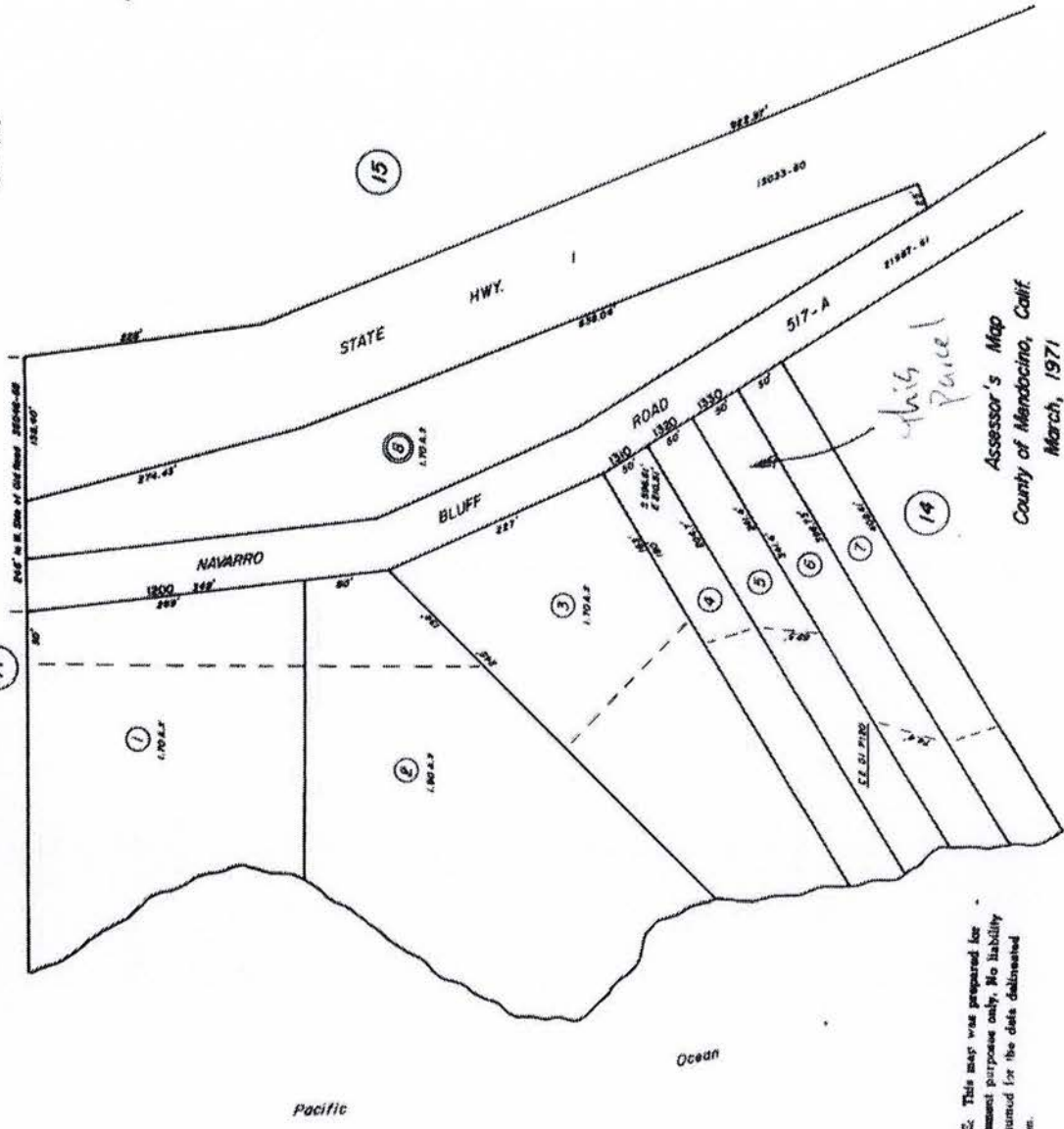
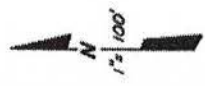
* SEE PROPOSAL FOR ALL *
DESIGN NOTES + DETAILS

70' TO BULK

Por. of Lot 1 Sec. 9 T.15N. R.17W. M.D.B.&M.

126-13

104-043



NOTE: This map was prepared for assessment purpose only. No liability is assumed for the data furnished hereon.

Assessor's Map
 County of Mendocino, Calif.
 March, 1971

COASTAL DEVELOPMENT PERMIT PROJECT INTAKE CHECKLIST

The following information and materials must be submitted at the time a coastal development permit application is filed with the Planning Division. **Applicants should to check off each completed item under the box marked "a" and submit this checklist with the application.**

A C

1. **3 Copies** of items a-d. Copies must be on 8 ½" x 11" paper, collated and stapled into individual application packets. (Note: For Administrative CDP's only 2 copies are necessary.)

- a) **APPLICATION FORM AND COASTAL ZONE INITIAL SITE AND PROJECT DESCRIPTION QUESTIONNAIRE.** Please be sure to answer all questions thoroughly and accurately.
- b) **LOCATION MAP** using USGS quad maps with parcel boundaries (See attached example).
- c) **SITE PLAN** drawn to scale (See attached example).
- d) **ARCHITECTURAL BUILDING FLOOR PLANS & ELEVATIONS** (& Sign Detail, if applicable) ?

A C

2. **SITE PLAN, FLOOR PLANS, ELEVATIONS AND LIGHTING FIXTURES- 1 Full-Size Set** Drawn to scale and folded to 8 ½" x 11" size. Outdoor lighting fixtures should be indicated on the elevations and site plan. A design detail of the light fixtures or a copy of a catalog description with illustration is adequate. Note that all exterior lighting shall be downcast and shielded to prevent light and glare beyond the parcel boundaries.

A C

3. **SIGNED CERTIFICATION AND SITE VIEW AUTHORIZATION FORM - 1 Copy.**

A C

4. **SIGNED DECLARATION OF POSTING - 1 Copy.**

A C

5. **SIGNED INDEMNIFICATION AGREEMENT- 1 Copy.**

A C

6. **PROOF OF THE APPLICANT'S LEGAL INTEREST IN THE SUBJECT PROPERTY - 1 Copy.** Proof can be in the form of a current tax statement, title report, lease agreement or other documents showing legal interest to apply for the permit and comply with all conditions of approval. All holders or owners of any other interest of record in the affected property shall be identified on the application and notified in writing of the permit application by the applicant and invited to join as co-applicant.

A C

7. **STAMPED, LEGAL SIZE ENVELOPES** addressed to all **owners** of property situated within three hundred (300) feet of property boundaries and **occupants** situated within one hundred (100) feet of the property lines of the project site (excluding roads) and, to any other parties known to the applicant to have an interest in the proposed development. Return address shall be left blank on the envelopes.

A C

8. **MAILING LIST - 1 COPY** A list of the names, addresses and Assessor's Parcel Numbers of owners/occupants/parties of interest as required above shall be typed or printed legibly on the form provided in the application packet.

A C

9. **A PRELIMINARY CLEARANCE** from the California Department of Forestry & Fire Prevention (CDF) and submitted with the application. *w/Att.*

A C

10. **FILING FEE** (check with a planner for fee amount). Checks should be made payable to the County of Mendocino.

A C

11. **ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE - 1 Copy.**

ADDITIONAL INFORMATION MAY BE REQUIRED AS FOLLOWS, CONTACT THE PLANNING DIVISION FOR DETAILS.

- **A BOTANICAL/WILDLIFE SURVEY** may be required if an endangered species, Environmentally Sensitive Habitat Area (ESHA), stream, creek, wetland, or sand dune occupies any portion of the site.
- **A TOPOGRAPHIC MAP/SITE PLAN** may be required if the project is commercial, involves grading, or is located on sloped land.
- **A WATER/SEWER SERVICE LETTER** must be included with the application if water or sewer services are proposed to be provided by a Service District, public agency, or community system.
- **A GEOTECHNICAL REPORT** may be required if the project is on a bluff top property or within a Seismic Safety Combining District. That report must address the issues required by the Coastal Zoning Code Chapter 20.500, including but not limited to site geology, soils, soil stability, landsliding, erosion, drainage, bluff top setback, seismicity and faulting, tsunami issues, appropriateness of the proposed development on the site and construction techniques to adequately provide stability for your development.
- **A DRAINAGE PLAN** may be required where the project has a potential to adversely affect water quality within any waterway and where the project has the potential to affect slope stability along bluffs and steep slopes.
- **A LANDSCAPE PLAN** may be required where the project is located within a designated highly scenic area and landscaping is needed to offset the visual impacts of the project.
- **AN ARCHAEOLOGICAL SURVEY** is required for all projects where the Mendocino County Archaeological Commission has determined that a survey is required.
- **STORY POLE PLACEMENT** may be required for projects within designated highly scenic areas that are visible from public areas.



Mendocino County

Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: TUNG NGUYEN
44 EASTWOOD DR

SAN FRANCISCO CA 94112

Project Number: CDP_2020-0027

Project Description:

Site Address: 1330 NAVARRO BLUFF RD

CDP_2020-0027

Receipt: PRJ_037903

Date: 10/26/2020

Pay Method: CHECK 1822

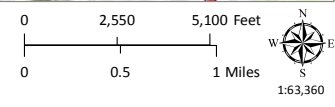
Received By: JESSIE WALDMAN

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822609		\$4,799.55
CDPS BASE			\$4,799.55
DOT FEES	1100-1910-826182		\$400.00
UMIN UMAJ COT DR CDPA CDPS COUNTY R			\$400.00
EH FEES	1100-4011-822606		\$300.00
CDPA CDPS EM EH FEE			\$300.00
ENVIRONMENTAL REVIEW	1100-2851-826184		\$735.00
			\$735.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
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SONOMA STATE UNIVERSITY	1100-2851-826390		\$75.00
			\$75.00
Total Fees Paid:			\$6,536.55



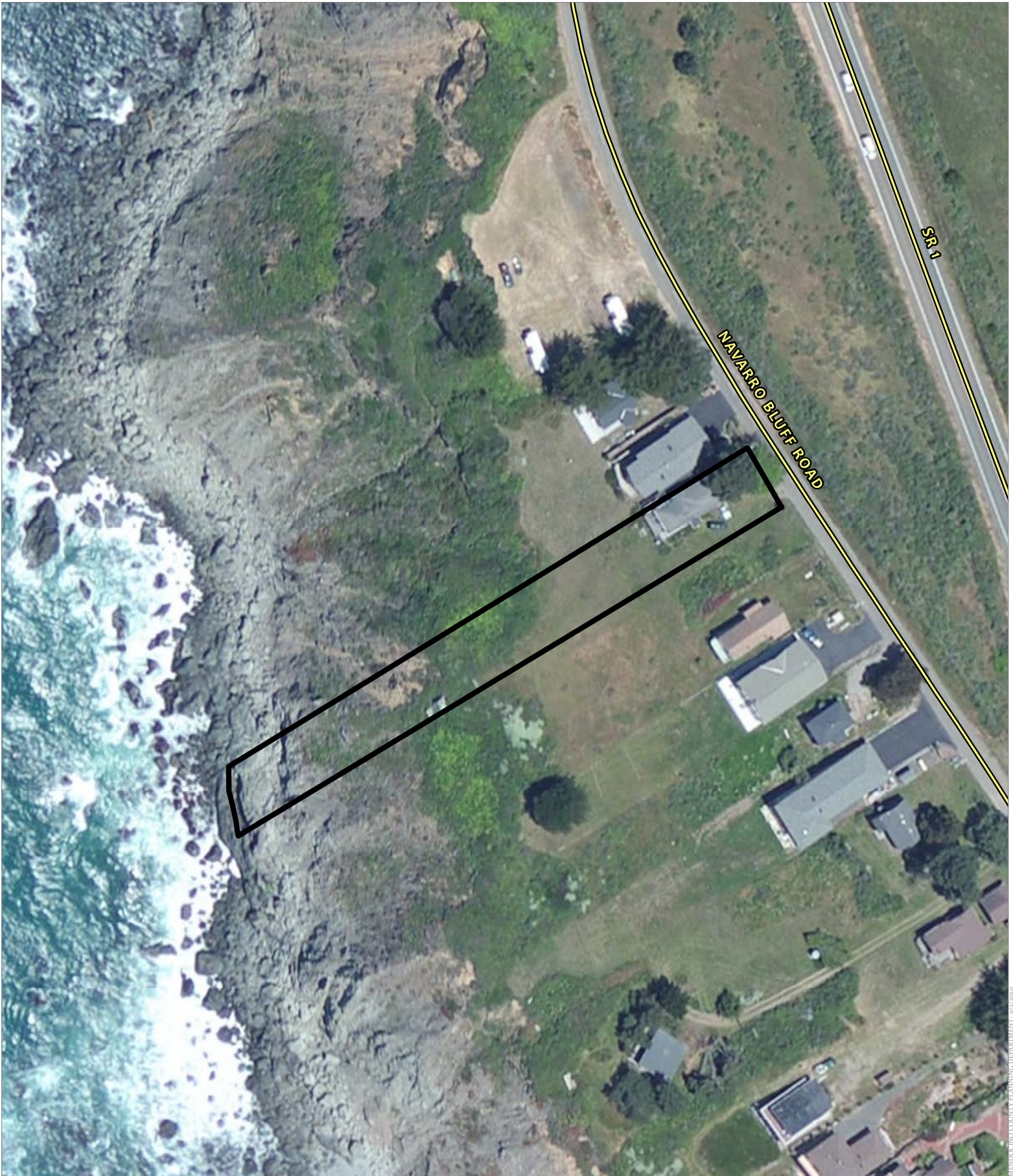
CASE: CDP 2020-0027
 OWNER: NGUYEN, Tung
 APN: 126-130-06
 APLCT: Tung Nguyen
 AGENT:
 ADDRESS: 1330 Navarro Bluff Road, Albion

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



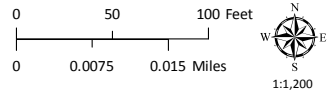
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/27/2020



CASE: CDP 2020-0027
OWNER: NGUYEN, Tung
APN: 126-130-06
APLCT: Tung Nguyen
AGENT:
ADDRESS: 1330 Navarro Bluff Road, Albion

 Public Roads





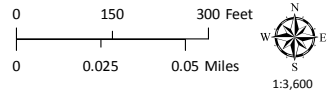
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 01/27/2020

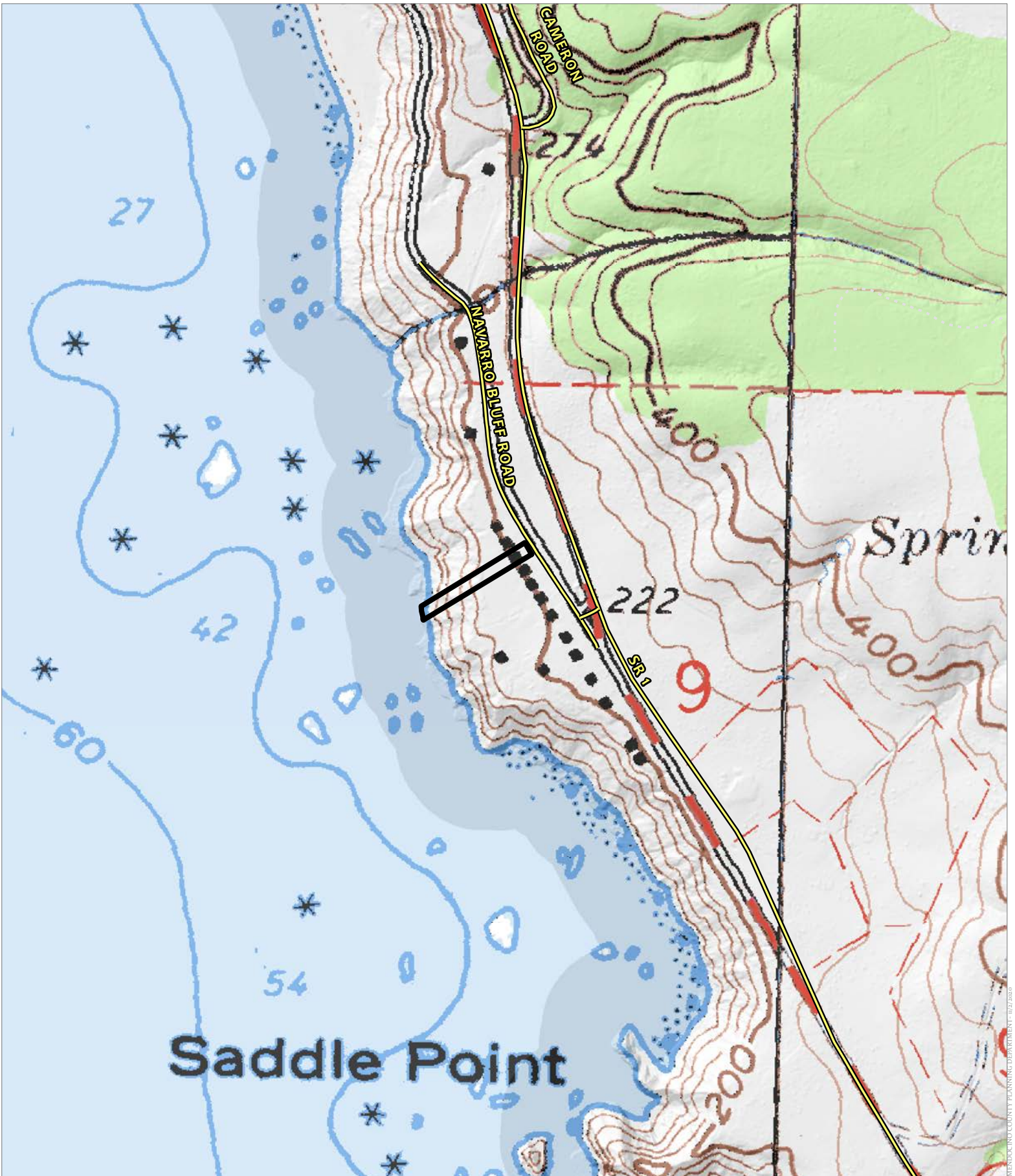


CASE: CDP 2020-0027
OWNER: NGUYEN, Tung
APN: 126-130-06
APLCT: Tung Nguyen
AGENT:
ADDRESS: 1330 Navarro Bluff Road, Albion

-  Public Roads
-  Driveways/Unnamed Roads

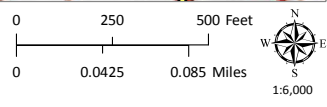


AERIAL IMAGERY



CASE: CDP 2020-0027
 OWNER: NGUYEN, Tung
 APN: 126-130-06
 APLCT: Tung Nguyen
 AGENT:
 ADDRESS: 1330 Navarro Bluff Road, Albion

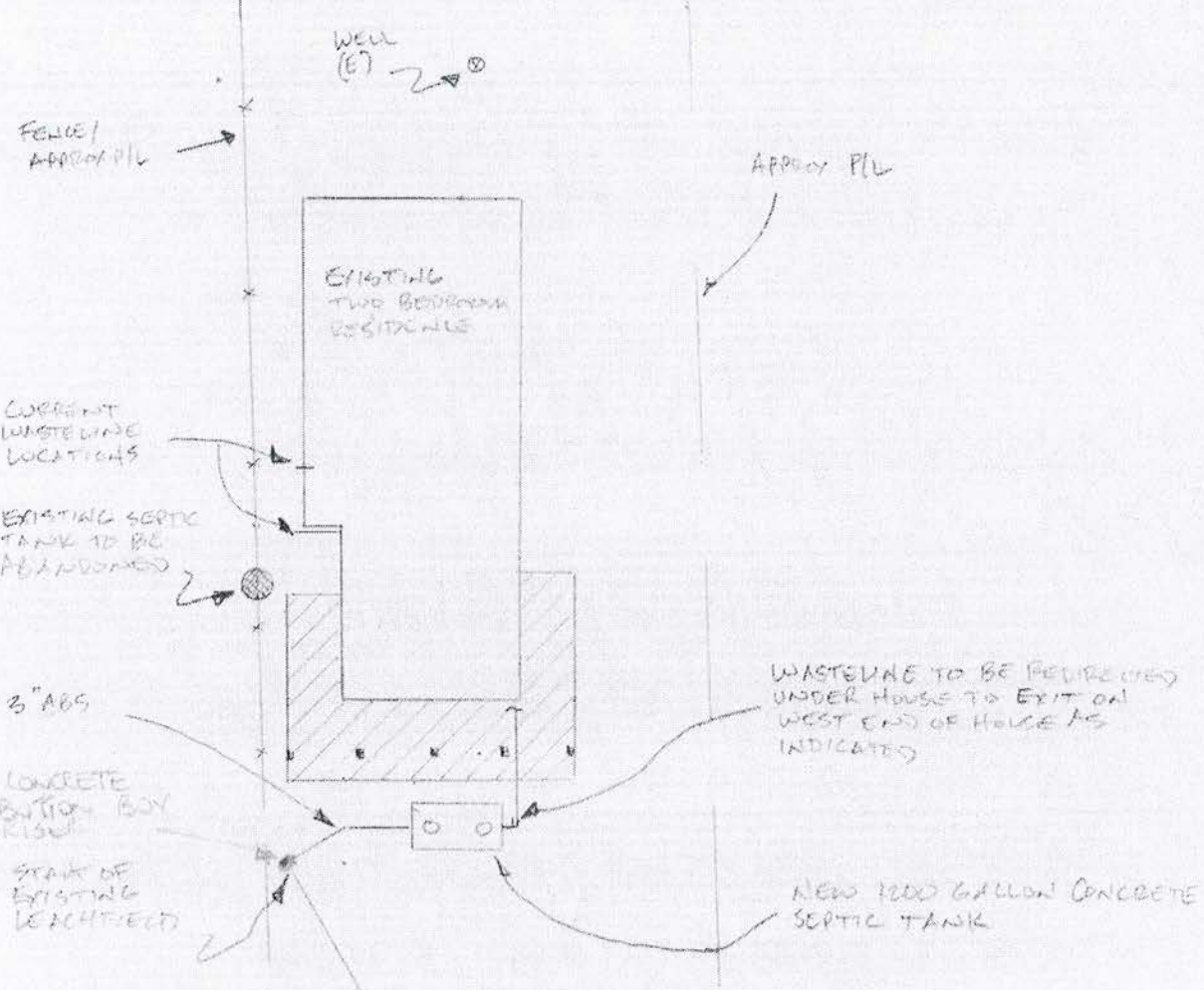
- Public Roads
- Driveways/Unnamed Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MERCED COUNTY PLANNING DEPARTMENT - 10/27/2020

← NAVAJO BLUFF ROAD →



N
1" = 20'

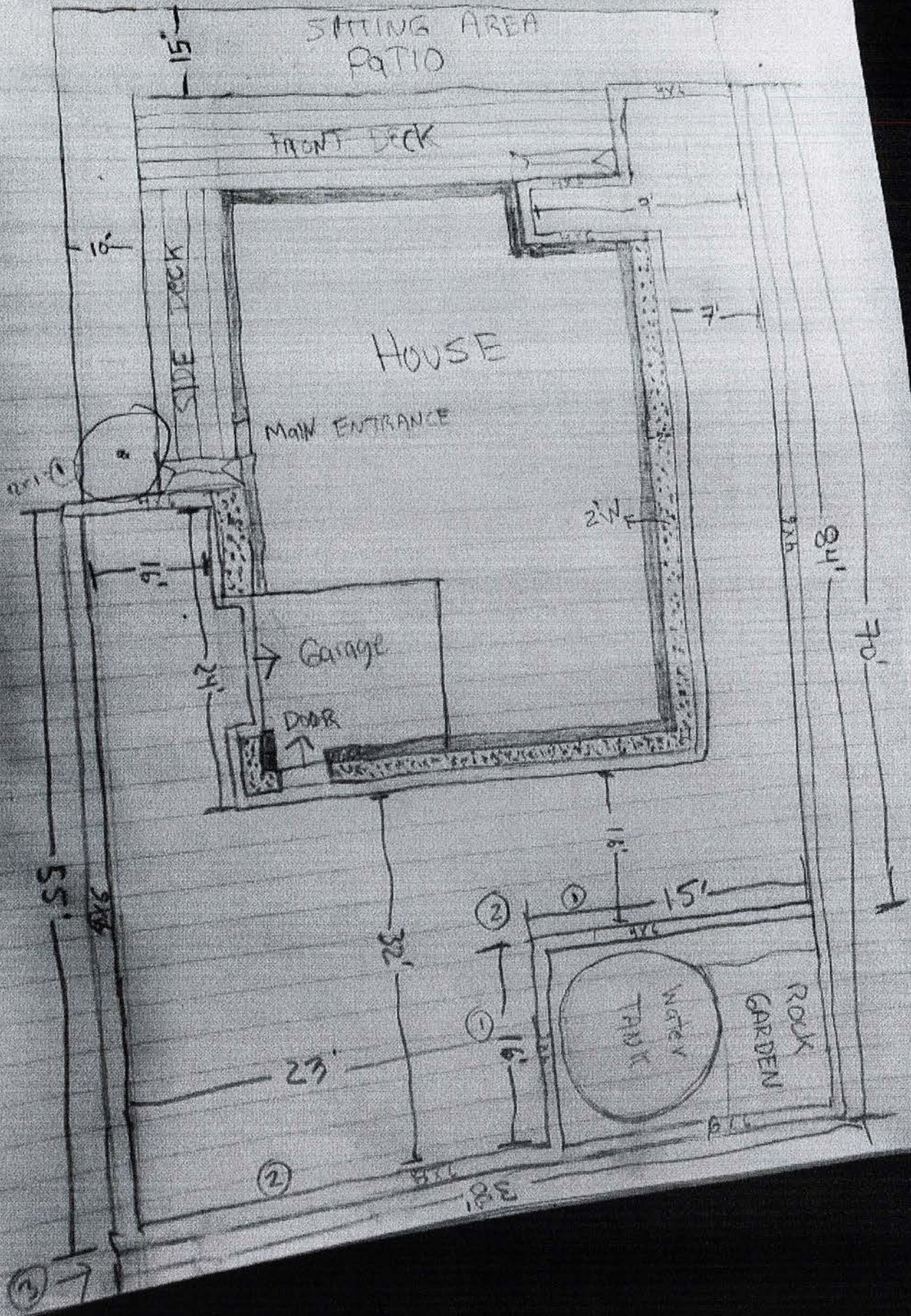


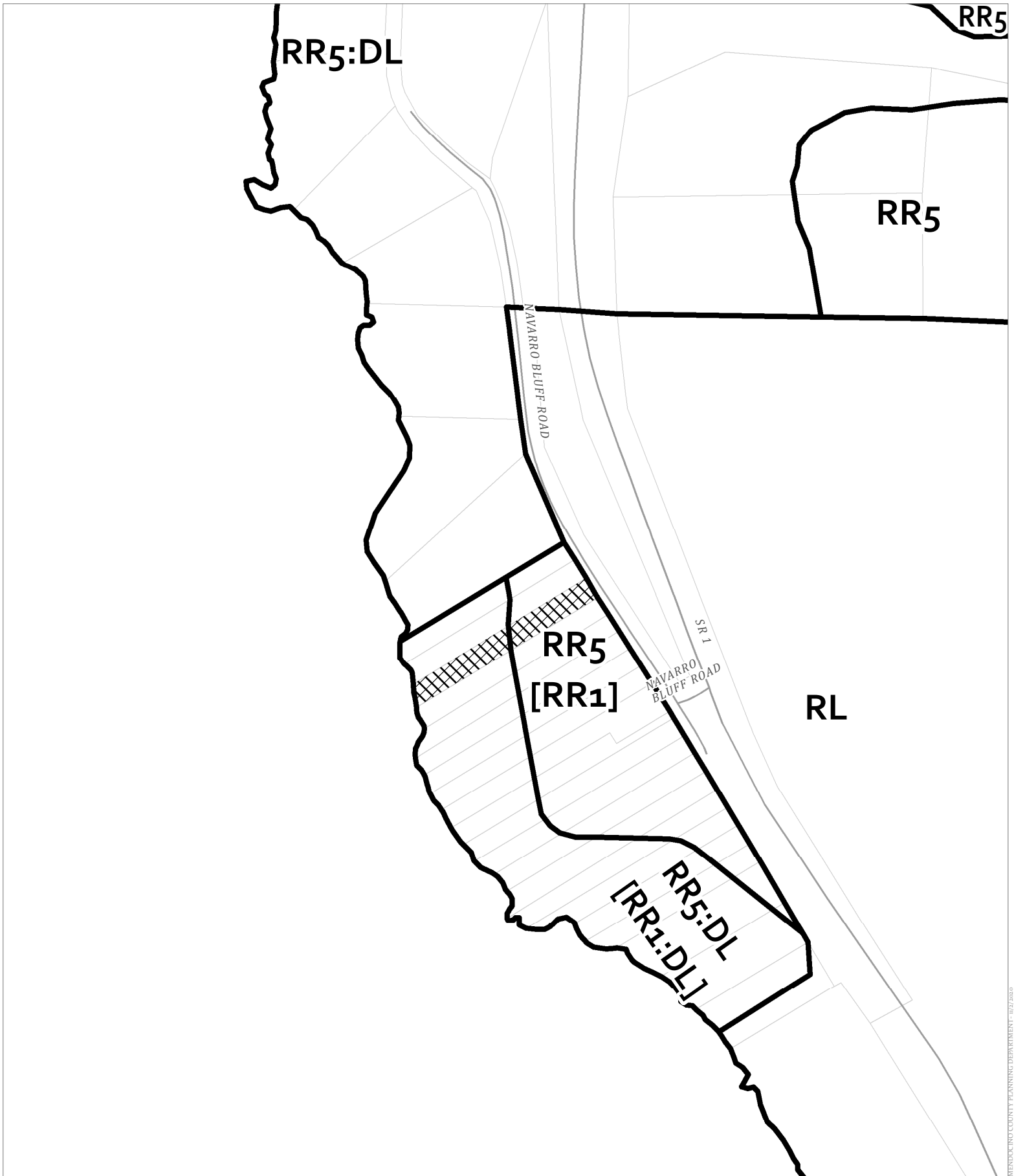
* SEE PROPOSAL FOR ALL *
DESIGN NOTES + DETAILS

70' TO BULK




TUNG & HUYNH

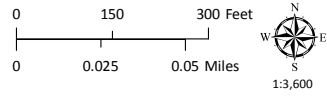
1330 Navarro Street



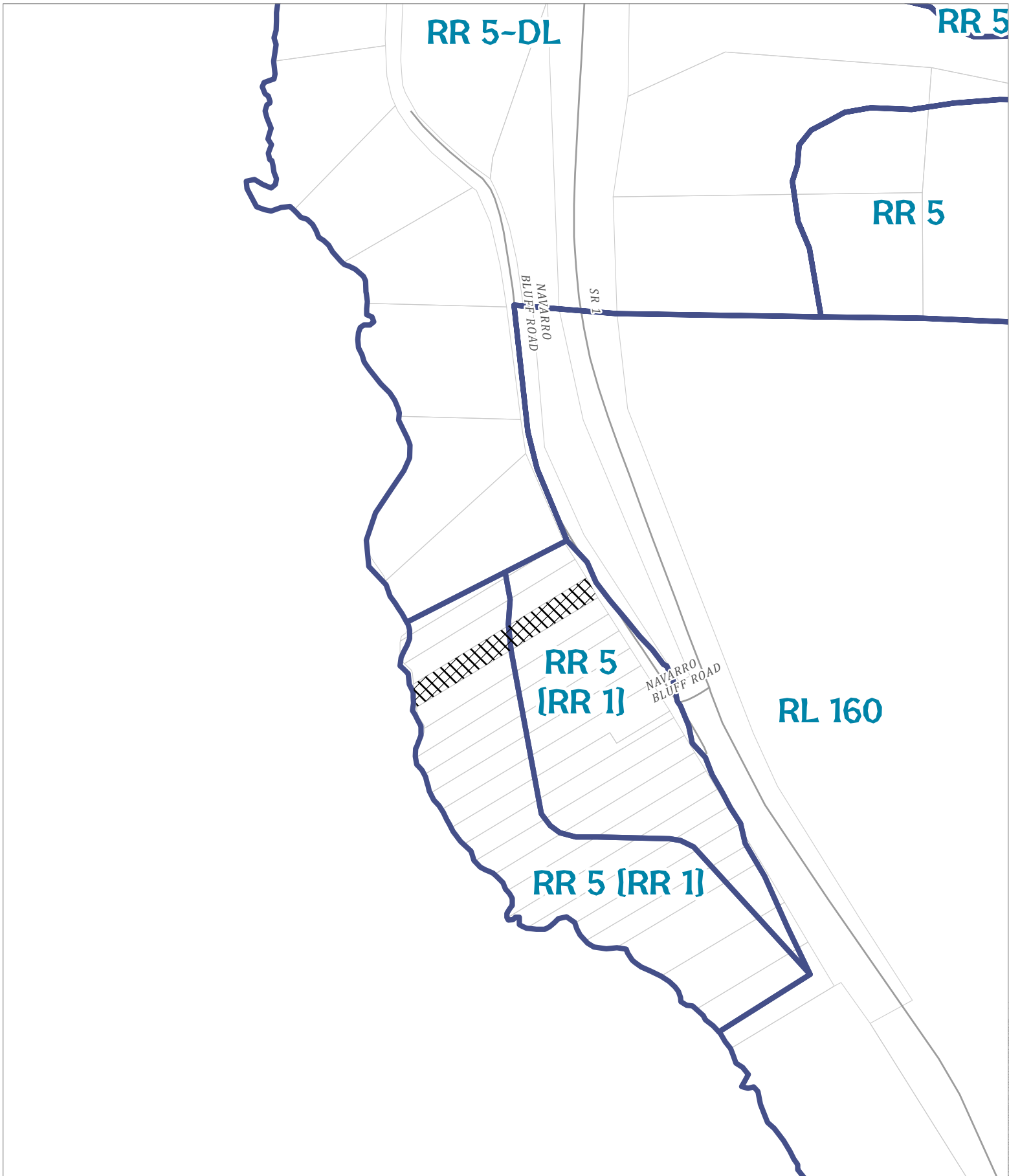


CASE: CDP 2020-0027
 OWNER: NGUYEN, Tung
 APN: 126-130-06
 APLCT: Tung Nguyen
 AGENT:
 ADDRESS: 1330 Navarro Bluff Road, Albion

-  Zoning Districts
-  Public Roads
-  Assessor's Parcels



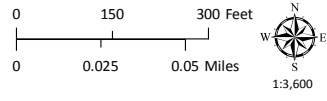
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/27/2020



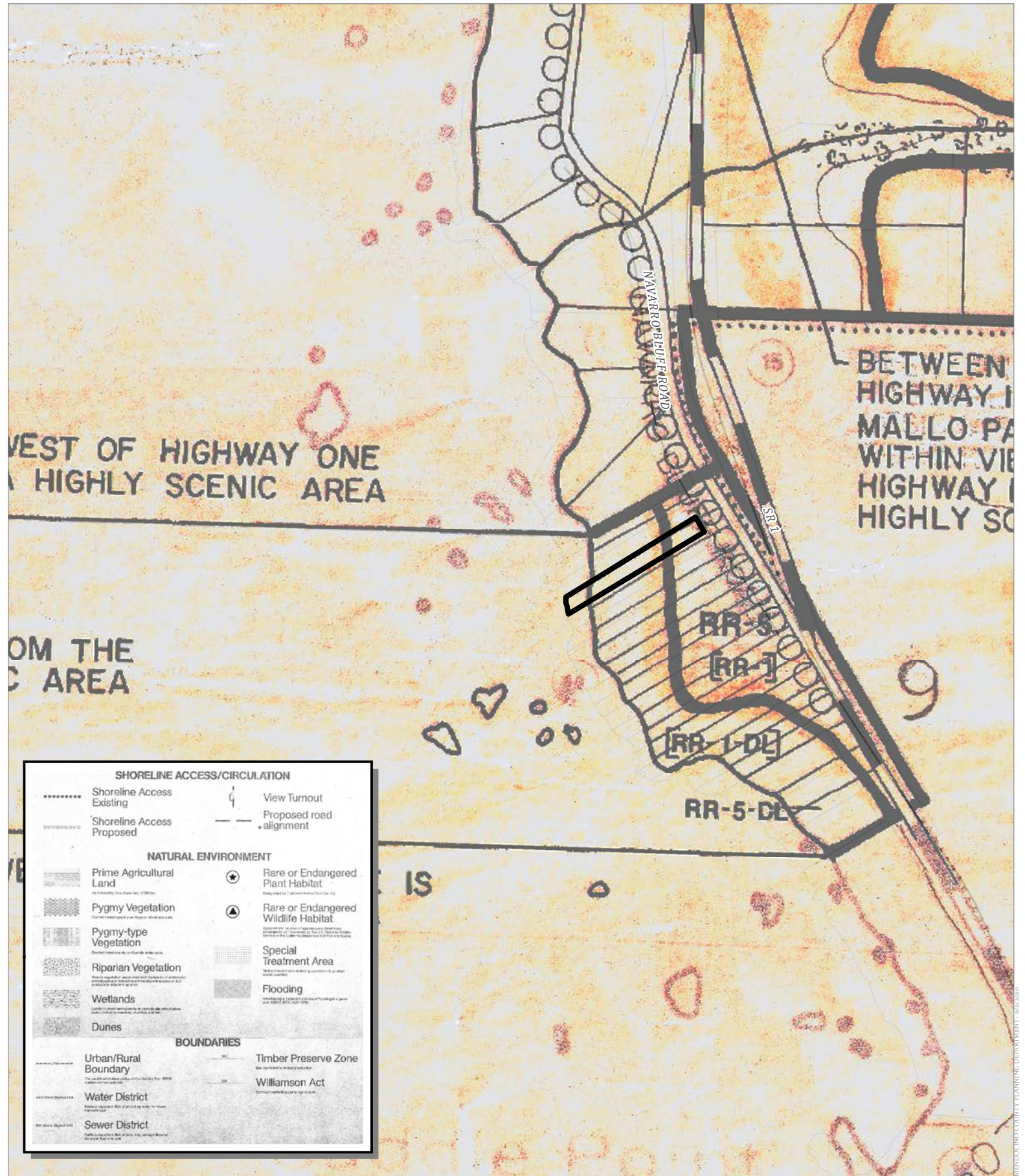
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/27/2020

CASE: CDP 2020-0027
 OWNER: NGUYEN, Tung
 APN: 126-130-06
 APLCT: Tung Nguyen
 AGENT:
 ADDRESS: 1330 Navarro Bluff Road, Albion

- General Plan Classes
- Public Roads
- Assessors Parcels



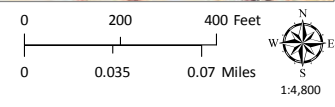
GENERAL PLAN CLASSIFICATIONS

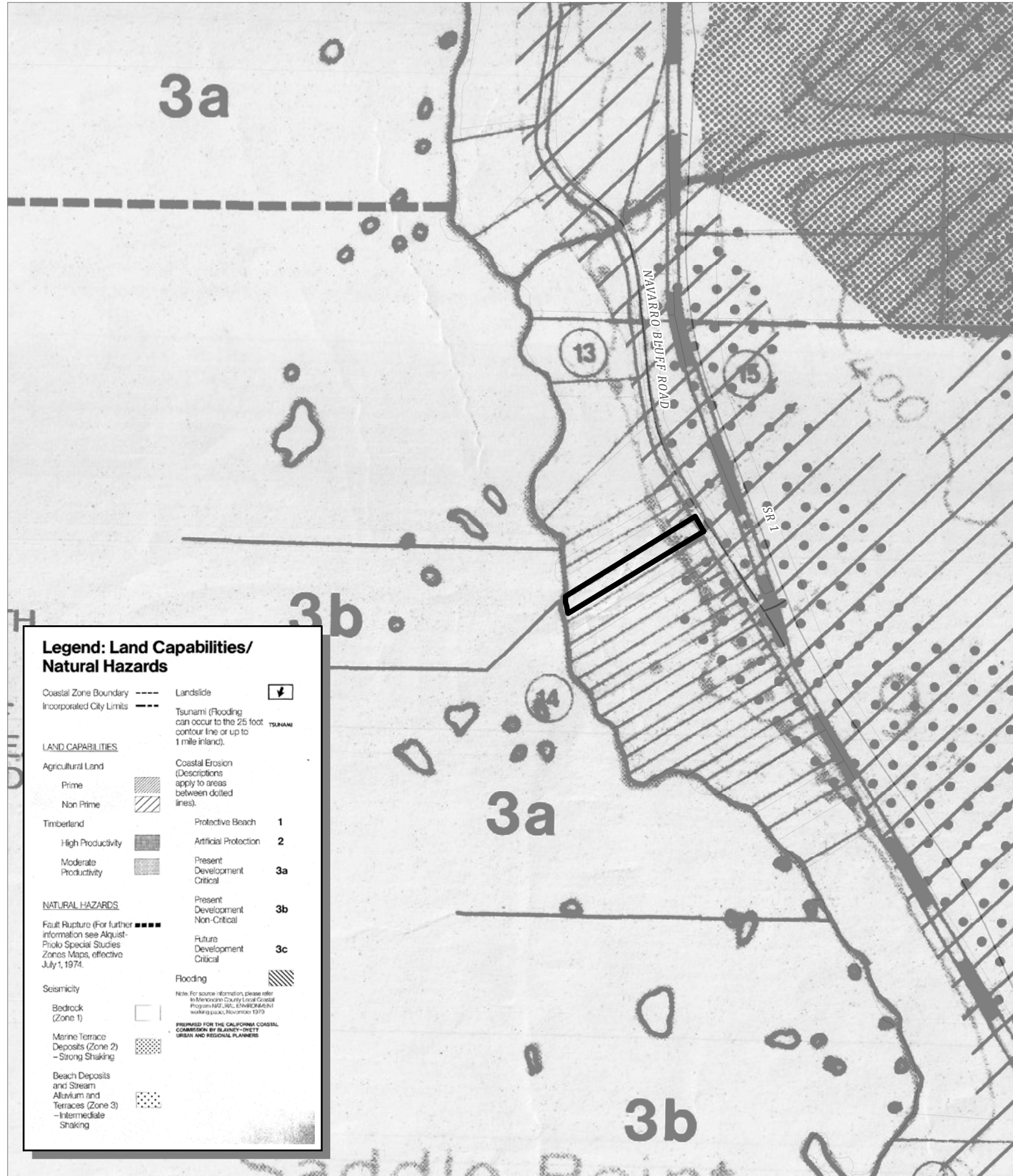


SHORELINE ACCESS/CIRCULATION	
-----	Shoreline Access Existing
.....	Shoreline Access Proposed
⤵	View Turnout
---	Proposed road alignment
NATURAL ENVIRONMENT	
[Pattern]	Prime Agricultural Land <small>As identified on State Gen. 1/28/03</small>
[Pattern]	Pygmy Vegetation <small>Disturbed riparian or riparian-like wetlands</small>
[Pattern]	Pygmy-type Vegetation <small>Disturbed riparian or riparian-like wetlands</small>
[Pattern]	Riparian Vegetation <small>Wetlands regularly associated with the banks of waterways and channels and periodically flooded areas and associated riparian vegetation</small>
[Pattern]	Wetlands <small>Wetlands (including swamps, marshes, and other wetlands) that are periodically flooded or saturated with water</small>
[Pattern]	Dunes
[Symbol]	Rare or Endangered Plant Habitat <small>Designated by California Native Plant Society</small>
[Symbol]	Rare or Endangered Wildlife Habitat <small>Designated by the California Department of Fish and Game</small>
[Pattern]	Special Treatment Area <small>Wetlands of special significance to riparian and other values</small>
[Pattern]	Flooding <small>Areas subject to periodic flooding in areas with a 100-year flood return period</small>
BOUNDARIES	
---	Urban/Rural Boundary <small>As defined by the Department of Conservation, Title 14, Part 14.000</small>
---	Water District <small>Publicly regulated area of existing water for water transmission</small>
---	Sewer District <small>Publicly regulated area of existing sewer for sewer transmission</small>
---	Timber Preserve Zone <small>See regulations for timber production</small>
---	Williamson Act <small>Contract lands eligible for agriculture</small>

CASE: CDP 2020-0027
 OWNER: NGUYEN, Tung
 APN: 126-130-06
 APLCT: Tung Nguyen
 AGENT:
 ADDRESS: 1330 Navarro Bluff Road, Albion

— Public Roads
 □ Assessors Parcels





Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary - - - - Landslide [Symbol]

Incorporated City Limits - - - - Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). [Symbol]

LAND CAPABILITIES

Agricultural Land

- Prime [Symbol]
- Non Prime [Symbol]

Timberland

- High Productivity [Symbol]
- Moderate Productivity [Symbol]

NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.) [Symbol]

Seismicity

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

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

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

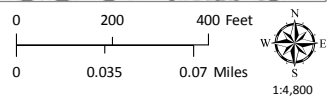
Flooding [Symbol]

Note: For source information, please refer to Mendocino County Local Coastal Program MAP 2020-0027 ENVIRONMENTAL WORKING GROUP, November 1973.

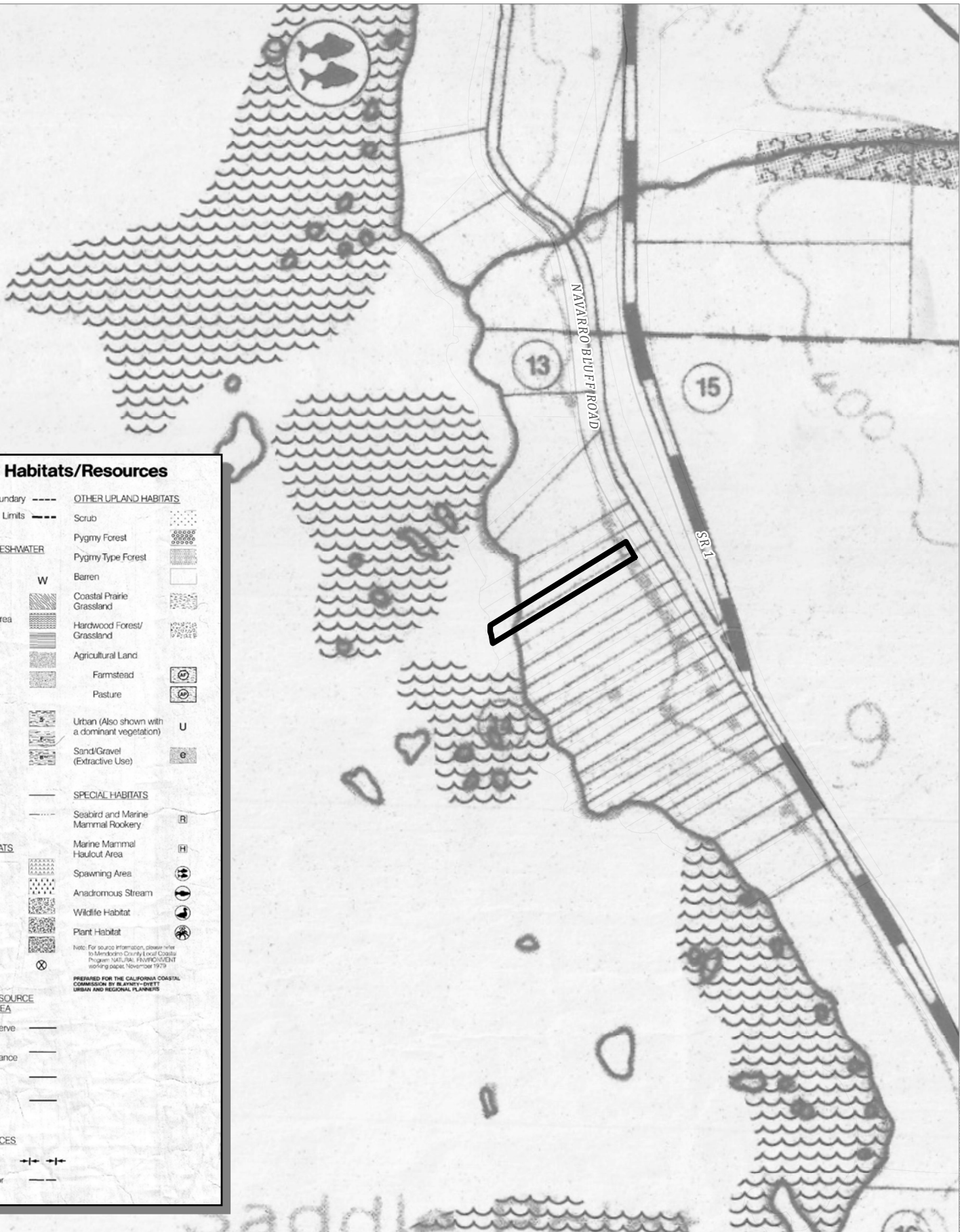
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-DRETT URBAN AND REGIONAL PLANNERS

CASE: CDP 2020-0027
 OWNER: NGUYEN, Tung
 APN: 126-130-06
 APLCT: Tung Nguyen
 AGENT:
 ADDRESS: 1330 Navarro Bluff Road, Albion

Public Roads [Symbol]
 Assessors Parcels [Symbol]



MENDOCINO COUNTY PLANNING DEPARTMENT 10/27/2020

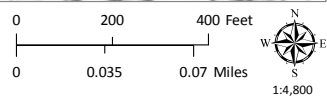


Legend: Habitats/Resources

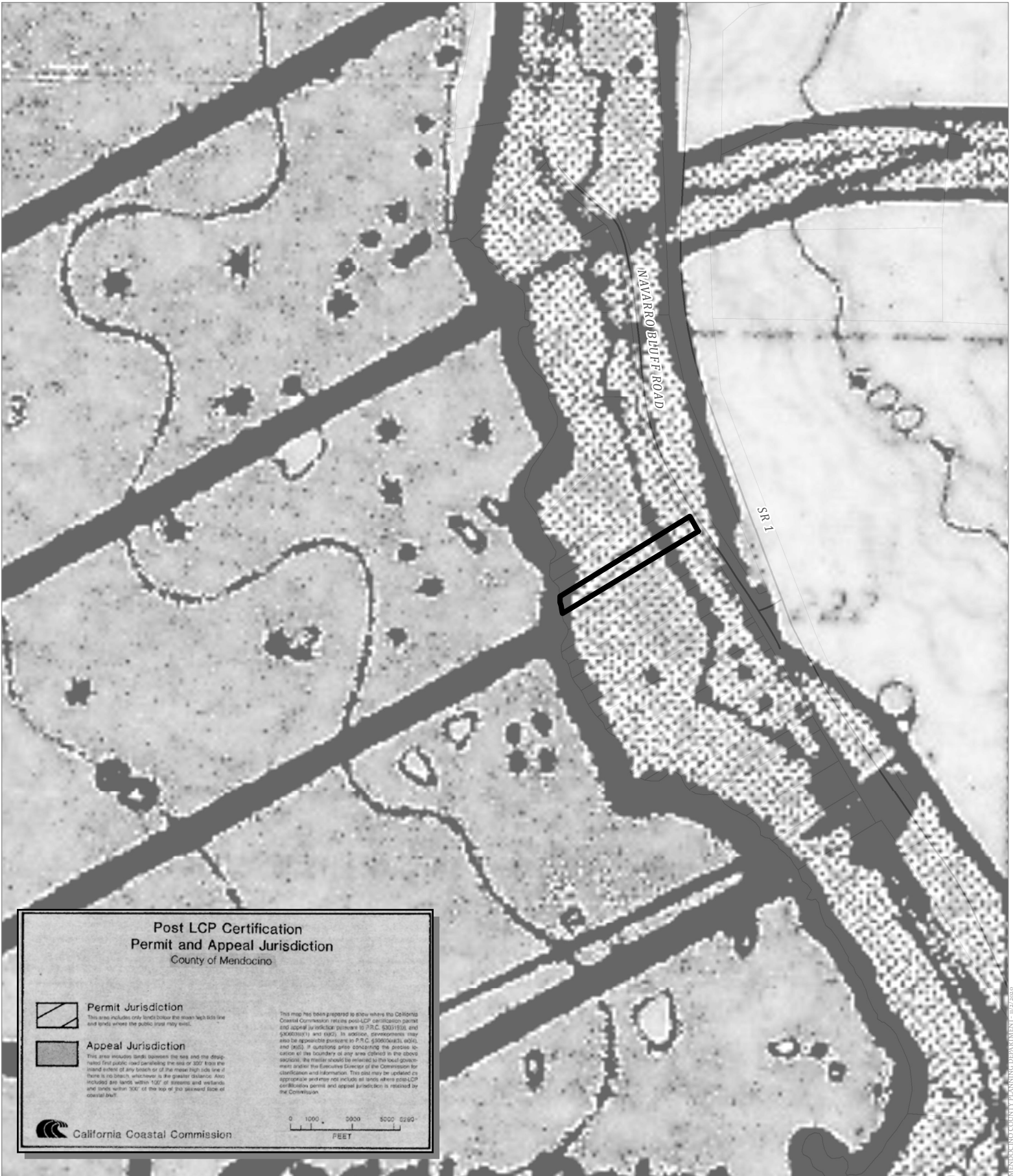
Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
MARINE AND FRESHWATER HABITATS			
Open Water	W	Pygmy Forest	[Pattern]
Kelp	[Pattern]	Pygmy Type Forest	[Pattern]
Rocky Intertidal Area	[Pattern]	Barren	[Pattern]
Mudflat	[Pattern]	Coastal Prairie	[Pattern]
Beach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

CASE: CDP 2020-0027
 OWNER: NGUYEN, Tung
 APN: 126-130-06
 APLECT: Tung Nguyen
 AGENT:
 ADDRESS: 1330 Navarro Bluff Road, Albion

Public Roads
 Assessors Parcels



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/27/2020



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

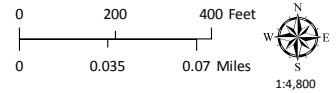
Permit Jurisdiction
 This area includes only lands border the mean high tide line and lands where the public may exist.

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

This map has been prepared to show within the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. 53011533, and 53000011's and 5301, in addition, developments may also be applicable pursuant to P.R.C. 53000043, 5301, and 5303. In questions arise concerning the precise location of the boundary of any area covered in the above sections, the matter should be referred to the local government under the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

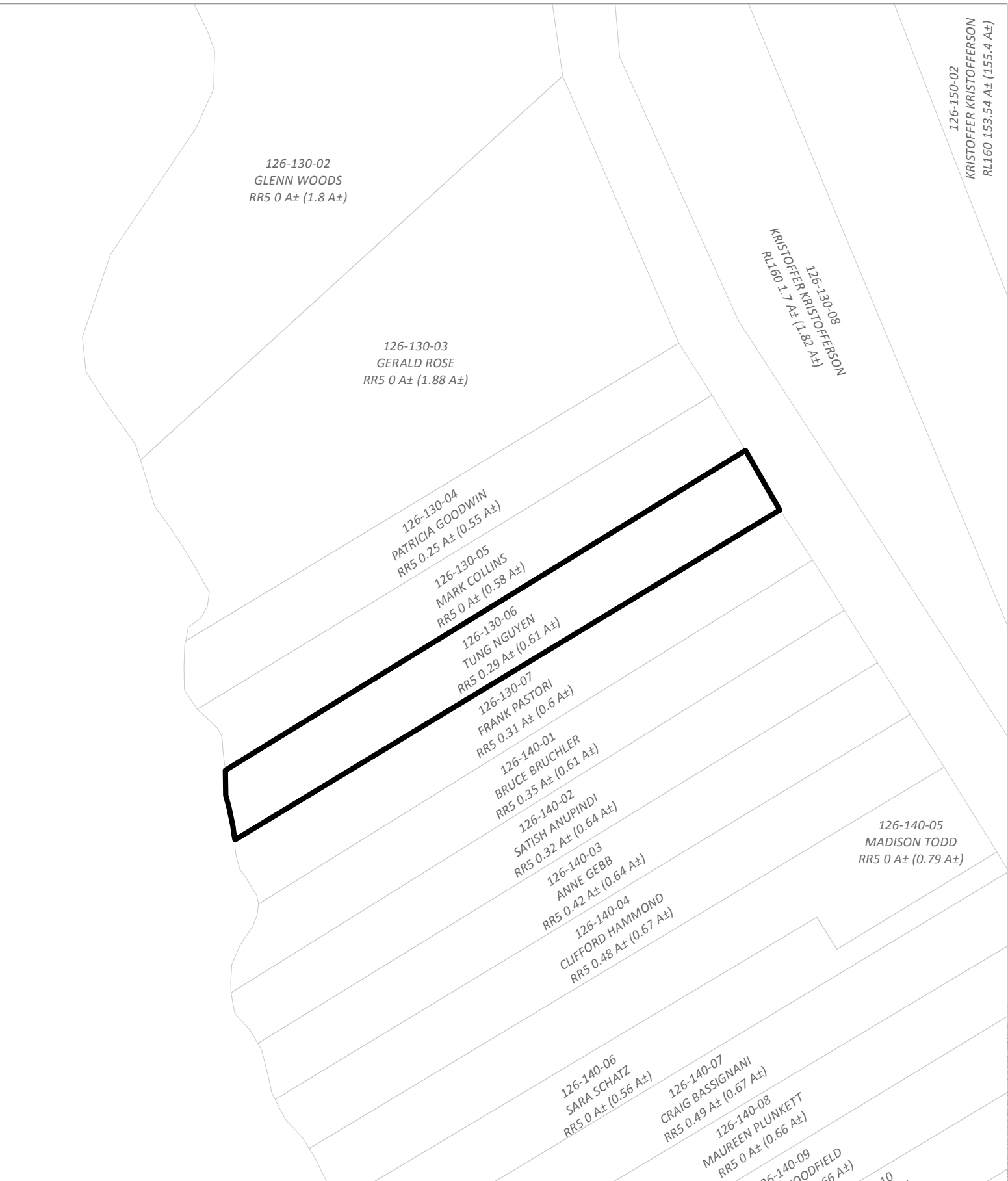
CASE: **CDP 2020-0027**
 OWNER: **NGUYEN, Tung**
 APN: **126-130-06**
 APLCT: **Tung Nguyen**
 AGENT:
 ADDRESS: **1330 Navarro Bluff Road, Albion**

Public Roads
Assessors Parcels




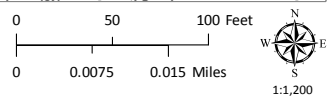
POST LCP CERTIFICATION & APPEAL JURISDICTION

MENDOCINO COUNTY PLANNING DEPARTMENT - 01/27/2020

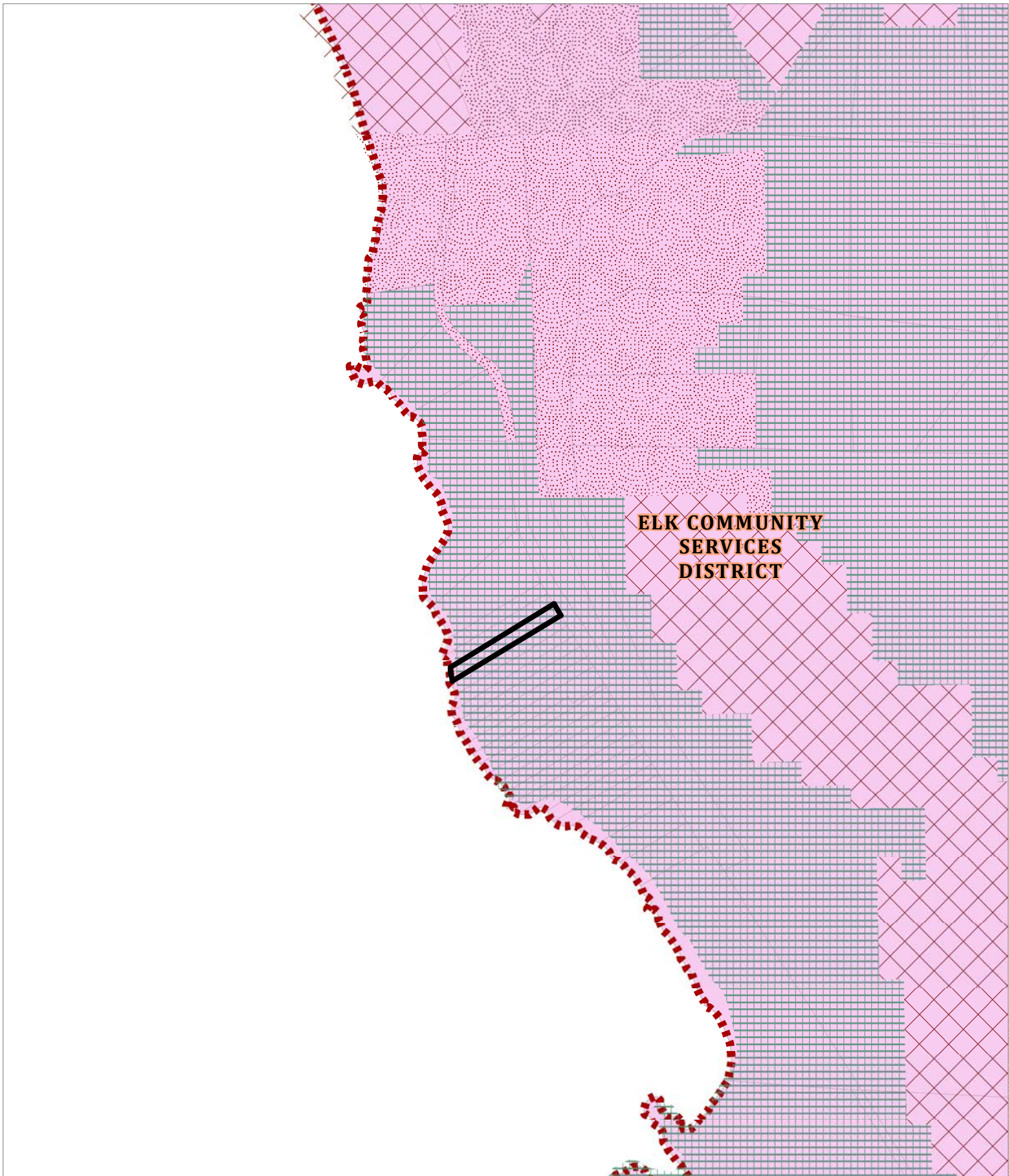


CASE: CDP 2020-0027
 OWNER: NGUYEN, Tung
 APN: 126-130-06
 APLCT: Tung Nguyen
 AGENT:
 ADDRESS: 1330 Navarro Bluff Road, Albion

 Assessors Parcels

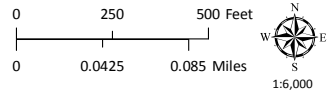


ADJACENT PARCELS



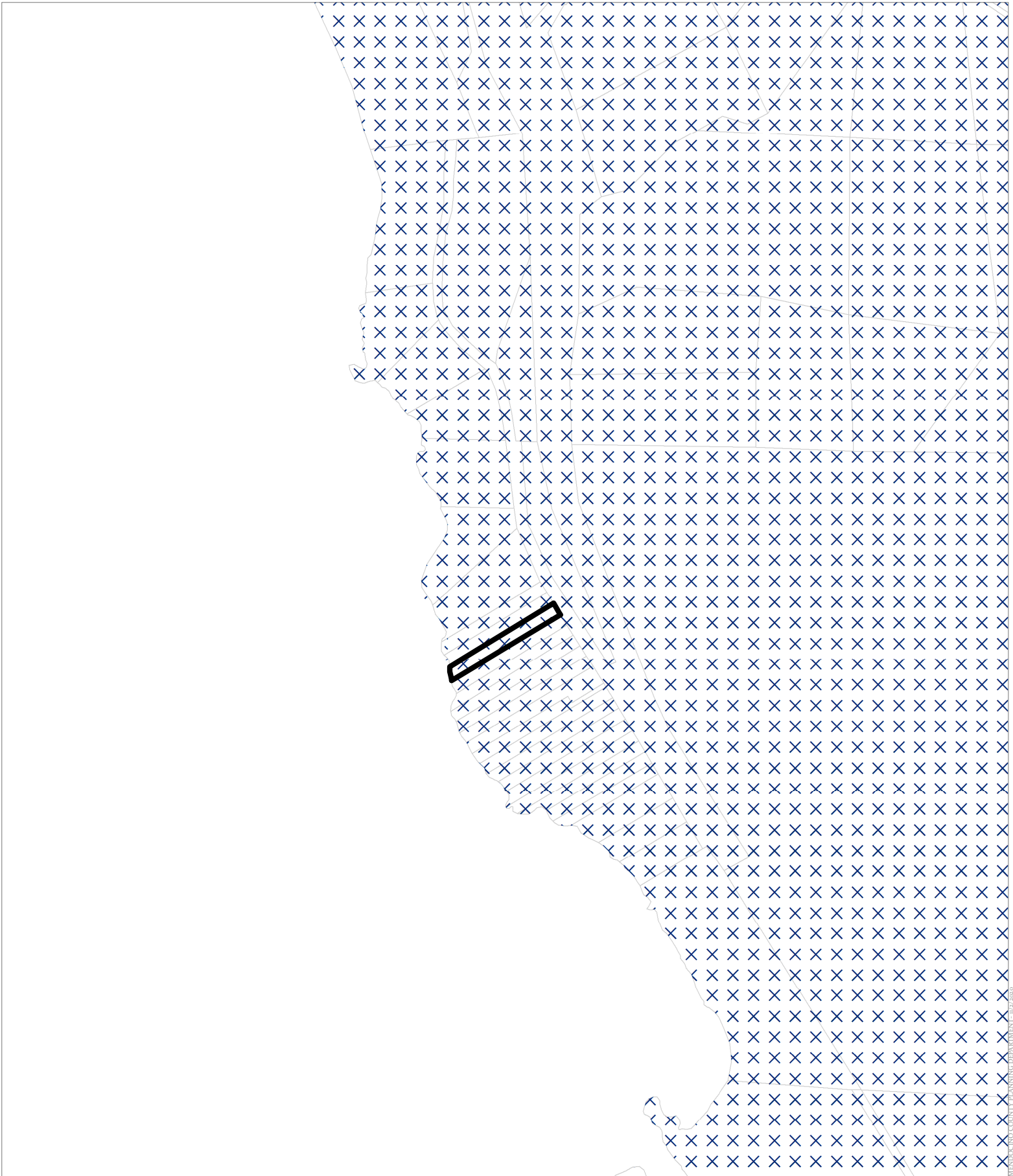
CASE: CDP 2020-0027
 OWNER: NGUYEN, Tung
 APN: 126-130-06
 APLCT: Tung Nguyen
 AGENT:
 ADDRESS: 1330 Navarro Bluff Road, Albion

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








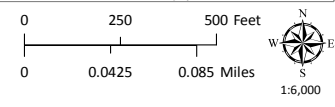
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 04/27/2020

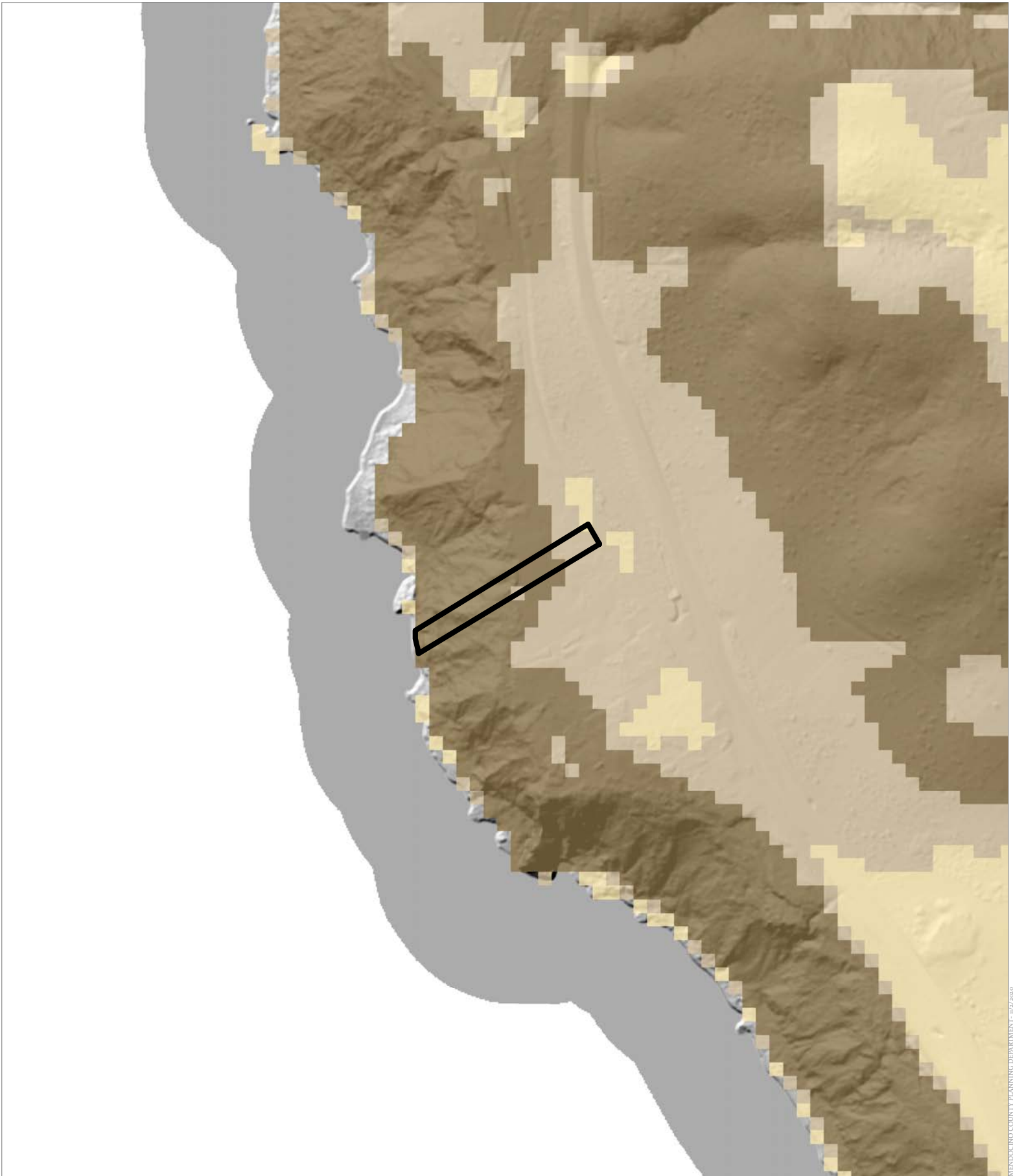


CASE: **CDP 2020-0027**
OWNER: **NGUYEN, Tung**
APN: **126-130-06**
APLCT: **Tung Nguyen**
AGENT:
ADDRESS: **1330 Navarro Bluff Road, Albion**

  Critical Water Areas
 
 Assessors Parcels

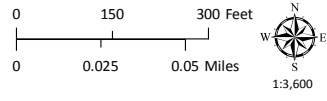
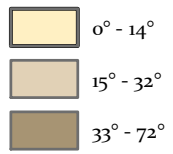


GROUND WATER RESOURCES

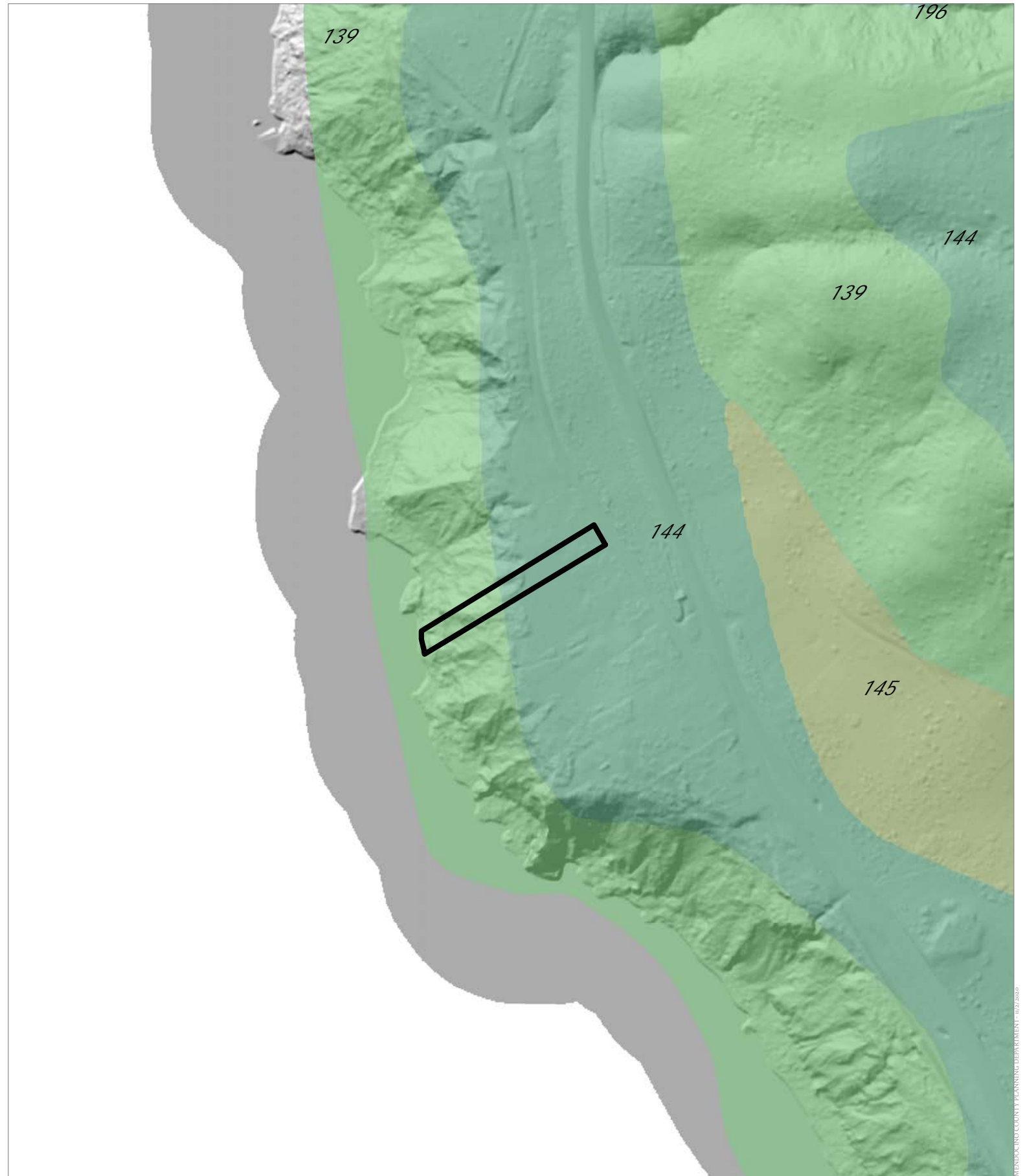


MENDOCINO COUNTY PLANNING DEPARTMENT - 11/27/2020

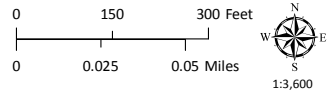
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 OWNER: **NGUYEN, Tung**
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ESTIMATED SLOPE

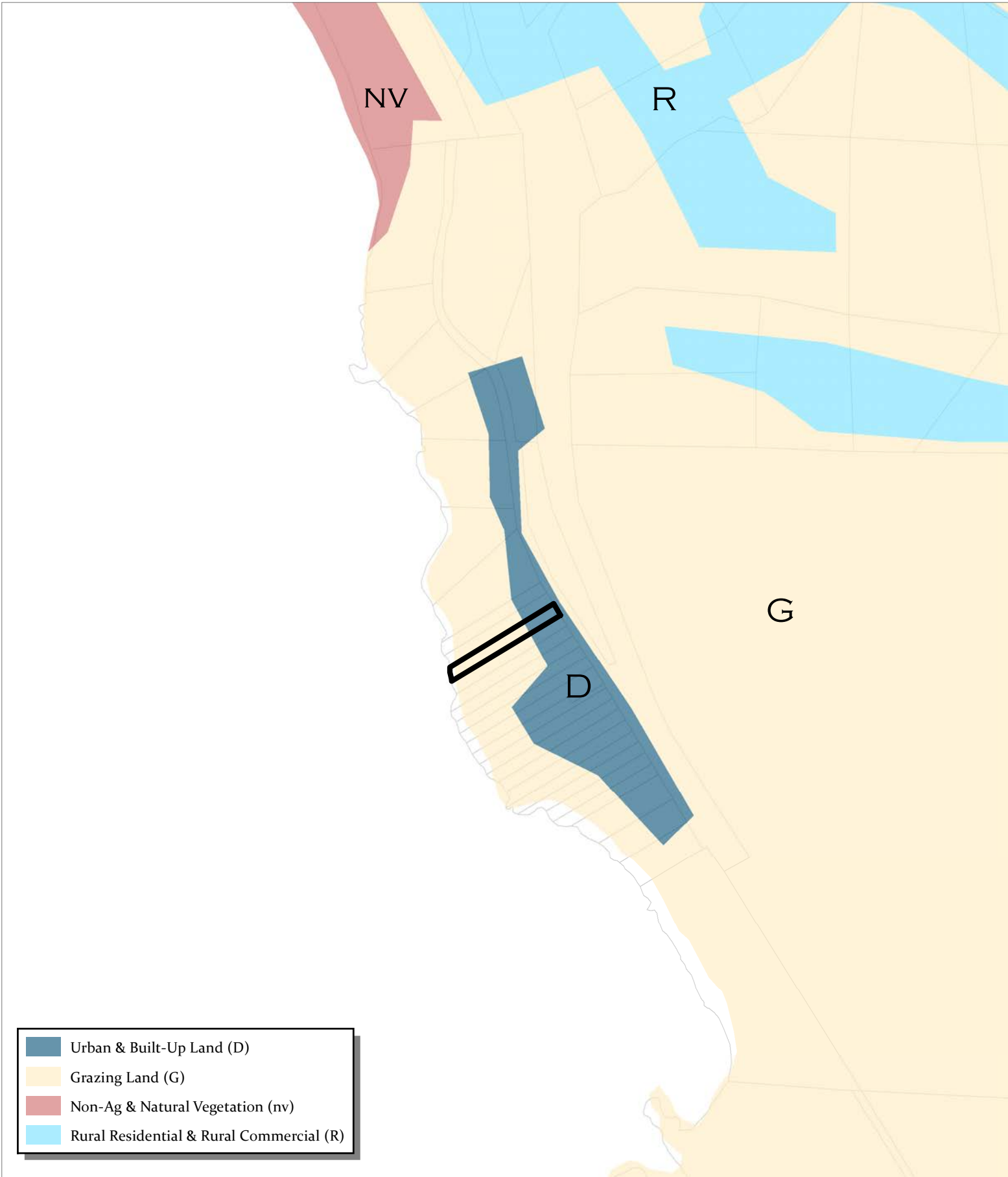


CASE: CDP 2020-0027
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


WESTERN SOIL CLASSES

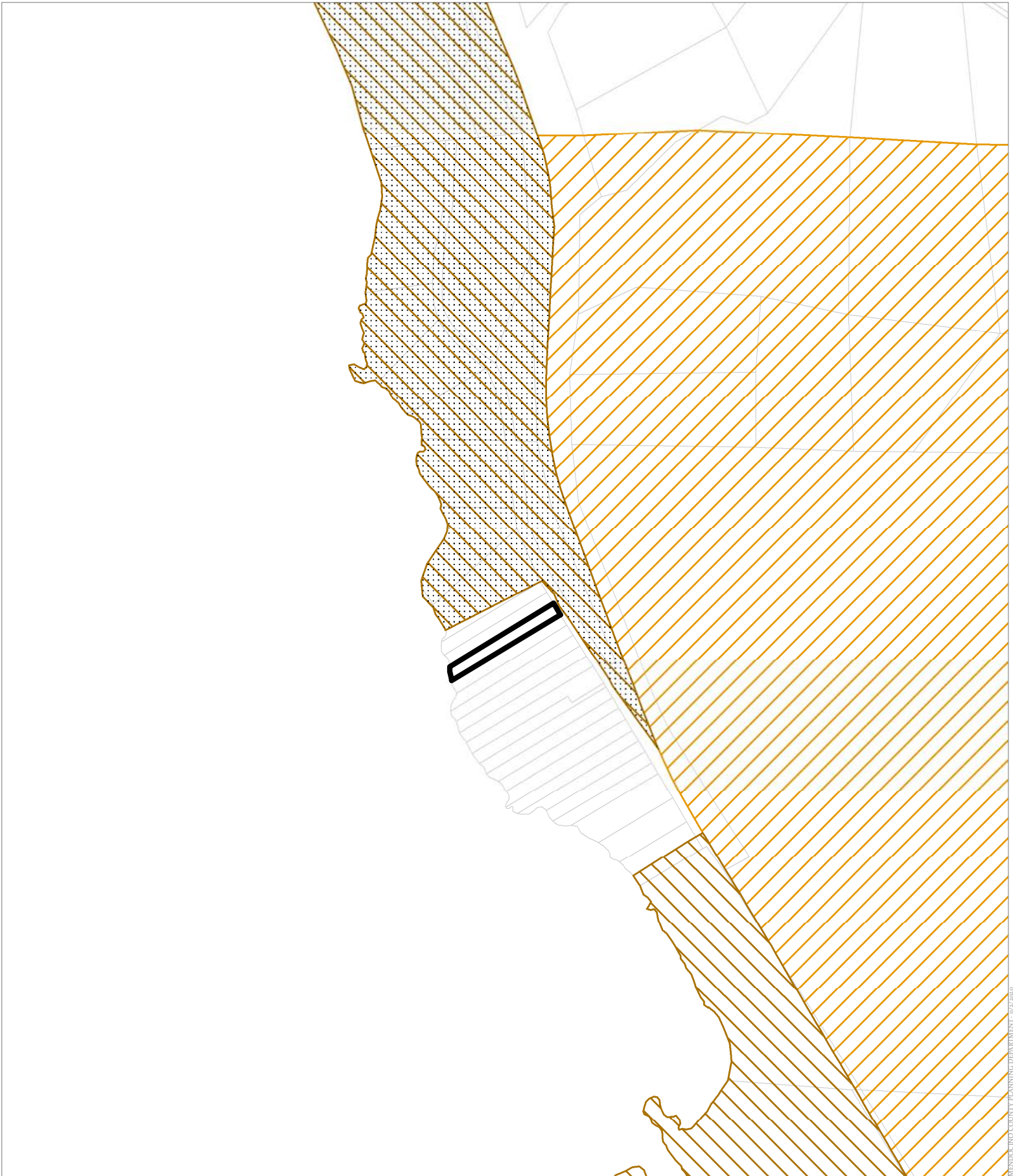
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/27/2020






CASE: **CDP 2020-0027**
 OWNER: **NGUYEN, Tung**
 APN: **126-130-06**
 APLCT: **Tung Nguyen**
 AGENT:
 ADDRESS: **1330 Navarro Bluff Road, Albion**


 Assessors Parcels

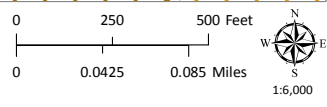
FARMLAND CLASSIFICATIONS



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

 Assessors Parcels



HIGHLY SCENIC & TREE REMOVAL AREAS

MENDOCINO COUNTY PLANNING DEPARTMENT - 01/27/2020