



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
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June 17, 2021

**PUBLIC NOTICE OF PENDING ACTION  
STANDARD COASTAL DEVELOPMENT PERMIT**

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, July 8, 2021, at 11:00 a.m. or as soon thereafter as the item may be heard, will conduct a public hearing on the below described project that is located in the Coastal Zone. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

**CASE#:** CDP\_2020-0027

**DATE FILED:** 10/26/2020

**OWNER/APPLICANT:** TUNG NGUYEN

**REQUEST:** Standard Coastal Development Permit 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 Highway 1 (SR 1); located at 1330 Navarro Bluff Road, Albion; APN: 126-130-06.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** MARK CLISER

The staff report and notice will be available 10 days before hearing 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 submit comments, at or prior to the hearing; all correspondence should contain reference to the above noted case number. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 120 W Fir Street, Fort Bragg, California, or by e-mail to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) no later than July 7, 2021. Individuals wishing to address the Coastal Permit Administrator during the public hearing under Public Expression are welcome to do so via e-mail, in lieu of personal attendance, at [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org).

All public comment will be made available to the Coastal Permit Administrator, staff, and the general public as they are received and processed by the Clerk, and can be viewed as attachments under its respective case number listed at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>.

To submit public comments via telecomment, a request form must be received by 7:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

The decision of the Coastal Permit Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final unless appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project. If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Coastal Permit Administrator at or prior to, the public hearing.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

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

IGNACIO GONZALEZ, Interim Director of Planning and Building Services



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**COASTAL PERMIT ADMINISTRATOR  
STAFF REPORT- STANDARD CDP**

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**JULY 8, 2021  
CDP\_2020-0027**

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**SUMMARY**

**OWNER / APPLICANT:** TUNG NGUYEN  
44 EASTWOOD DRIVE  
SAN FRANCISCO, CA 94112

**REQUEST:** Standard Coastal Development Permit 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 Highway 1 (SR 1); located at 1330 Navarro Bluff Road, Albion; APN: 126-130-06.

**TOTAL ACREAGE:** 0.3± Acres

**GENERAL PLAN:** Rural Residential, 5 acre minimum parcel size, with a alternate density of 1 acre (RR5(1):R\*)

**ZONING:** Rural Residential, 5 acre minimum parcel size with an alternate density of 1 acre, with a portion of the property containing Development Limitations and Flood Plain Combining Districts (RR5(1) and RR5(1)[DL][FP])

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**APPEALABLE:** NO

**RECOMMENDATION:** APPROVE WITH CONDITIONS

**STAFF PLANNER:** MARK CLISER

**BACKGROUND**

**PROJECT DESCRIPTION:** 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.

**APPLICANT'S STATEMENT:** See Attachment 19 – Applicant's Statement

**RELATED APPLICATIONS:**

**On-Site:**

- Building Permit BF\_2019-0049 – Re-roof SFR 20 sq. ft., no sheathing same charcoal color
- PR\_2020-0006 – Septic Replacement

**SITE CHARACTERISTICS:** The 0.3± acre site is developed with a permitted 1,344 square foot single family residence with attached garage, and a 2,400 gallon water storage tank. Aerial photos of the property shows development is concentrated at the east end of the parcel.

The parcel is relatively flat. Elevations at the site range from 208± feet above mean sea level (amsl) at the eastern edge of the site, to 0 feet amsl at the western edge where the parcel meets the Pacific Ocean. Though the site is located west of Highway 1 it is not located in a Highly Scenic Area (see Attachment). There is no existing or proposed shoreline access from the parcel.

The project site is located within a “Critical Water Areas”<sup>1</sup> and a mapped high fire hazard area<sup>2</sup>. The site does not contain important farmland and is classified as urban & built-up land, and grazing land.<sup>3</sup> The site is primarily described as barren habitat<sup>4</sup> and is underlain by bedrock (Zone 1), and Marine Terrace Deposits (Zone 2) which is subject to strong shaking<sup>5</sup>.

Mapping does not associate the following with the subject site: faults, landslides, erosion, or tsunami hazard.<sup>6</sup>

**SURROUNDING LAND USE AND ZONING:**

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

**PUBLIC SERVICES:**

Access: Navarro Bluff Road  
 Fire District: CalFire and Elk Community Services District  
 Water District: None  
 Sewer District: None  
 School District: Mendocino Unified

**AGENCY COMMENTS:** On March 17, 2021 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT
Planning – Fort Bragg	No Comments
Department of Transportation	Comments
Environmental Health – Fort Bragg	No Comments
Building Inspection – Fort Bragg	No Response
Assessor	No Response
Sonoma State University	Comments
CALFIRE Land Use	No Response
CALFIRE Prevention	Comments
CA Department of Fish and Wildlife	Comments
CA Coastal Commission	No Response

<sup>1</sup> Mendocino County Department of Planning & Building Services. 1991. *Ground Water Resources* [map].  
<sup>2</sup> Mendocino County Department of Planning & Building Services. 1991. *Fire Hazard Zones & Responsibility Areas* [map].  
<sup>3</sup> Mendocino County Department of Planning & Building Services. 1991. *Important Farmland* [map].  
<sup>4</sup> Mendocino County Department of Planning & Building Services. 1991. *LCP Habitat & Resources* [map].  
<sup>5</sup> Mendocino County Department of Planning & Building Services. 1991. *LCP Capabilities & Hazards* [map].  
<sup>6</sup> Mendocino County Department of Planning & Building Services. 1991. *LCP Capabilities & Hazards* [map].

Cloverdale Rancheria	No Response
Redwood Valley Rancheria	Comments
Sherwood Valley Band of Pomo Indians	No Response
Manchester Point Arena Tribe	No Response

**LOCAL COASTAL PROGRAM CONSISTENCY:** The proposed project is consistent with the goals and policies of the Local Coastal Program as detailed below.

**Land Use:** The parcel is classified as Rural Residential with a 5 acre minimum parcel size by the Mendocino County General Plan. The Rural Residential classification is intended to encourage local small scale food production (farming), in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc... The Rural Residential classification is not intended to be a growth area, and residences should be located as to create minimal impact on agricultural viability.<sup>7</sup> It is the stated intent of the owner to grade install pavers around the house, install an ozonator near the water storage tank, and install a new 1,200 gallon concrete septic tank. Additionally, interior remodeling will occur, and permitting of a 2,400 gallon water tank in the front yard. All proposed projects are consistent with the principally permitted used identified for the Rural Residential Land Use classification (i.e., residential and associated utilities).

**Zoning:** The project site is located within the Rural Residential District, which is intended to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability.<sup>8</sup> Residential and light agriculture are principally permitted uses allowed within the Rural Residential District, pursuant to Mendocino County Coastal (MCC) Zoning Code Chapter 20.376 *RR – Rural Residential District*. As defined in Section 20.376.010, Family Residential: Single Family is a permitted use type which allows for the use of a parcel for only one (1) dwelling unit. Accessory uses for residential use types include, per MCC Section 20.456.015(O), structures appropriate to the principally permitted residential use (i.e., septic systems, water storage tanks, and patios). None of the proposed improvements exceed the height limit of 35 feet for accessory structures in the RR zoning district.

The western portion of the project site is located in the Development Limitations and Flood Plain Combining Districts which limits development due to such constraints such as slopes over thirty (30) percent, erosion or landslide potential, or other geophysical hazards as defined in MCC Zoning Code Section 20.416.005. None of the proposed development will occur on this portion of the project site.

**Visual Resource and Special Treatment Areas:** The project site is not within a mapped Highly Scenic Area<sup>9</sup>; therefore, the proposed project is not subject to the development criteria for projects located within a Highly Scenic Area, as enumerated in MCC Section 20.504.

**Hazards Management:** The project site is located in an area with a “High Fire Hazard” severity rating. Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire) and the Elk Community Services District. The project application was referred to CalFire for input; however, no comment response was received from CalFire. A standard condition requiring the Applicants 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. With the inclusion of the standard condition, staff finds the project to be consistent with Mendocino County policies for fire protection.

The project site is located in Zone 3 for intermediate shaking. However, the San Andreas Fault is located four to five miles offshore in this area. Mapping does not associate the following with the subject site: faults, landslides, erosion, flood, or tsunami hazards.<sup>10</sup>

**Habitats and Natural Resources:** As previously discussed, the site is primarily designated as barren

<sup>7</sup> Mendocino County General Plan. Chapter 2.2 of the Coastal Element. 1991.

<sup>8</sup> Mendocino County Coastal Zoning Code, § II-20.376.005 (1991). Print.

<sup>9</sup> Mendocino County Department of Planning & Building Services. 1991. *Highly Scenic & Tree Removal Areas* [map].

<sup>10</sup> Mendocino County Department of Planning & Building Services. 1991. *LCP Capabilities & Hazards* [map].

habitat<sup>11</sup> with non-prime agricultural land. An Environmentally Sensitive Habitat Area (ESHA) has been identified on the subject parcel, spanning from the site's eastern boundary to approximately 150 feet west. The project was referred to California Department of Fish and Wildlife. Their comments state that the proposed activities are unlikely to impact species of concern found onsite. However, staff has included **Condition 11** which limits placement of soil no closer than 50 feet to the bluff top, and limits disturbance of soil and vegetation for installation of septic.

Archaeological/Cultural Resources: The Project was referred to California Historic Resource Information Center (CHRIS) which commented that "the proposed project area has a low possibility of containing unrecorded archaeological sites. Therefore, no further study for archaeological resources is recommended at this time." Staff notes that **Condition 8** advises the applicant of the "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project. With the inclusion of the standard condition of approval advising the Applicant about the discovery of archaeological resources, Staff finds the project to be consistent with Mendocino County policies for the protection of paleontological and archaeological resources.

The project was referred to three local tribes for review and comment, including the Cloverdale Rancheria, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Rancheria. A response was received from the Redwood Valley Rancheria requesting the project be referred to the Manchester Point Arena Tribe which, as of May 5, 2021, has not responded. Neither of the other two tribes responded to the referral request.

Groundwater Resources: The project site is located within a mapped "Critical Water Area"<sup>12</sup>, but since no new parcels or building sites are proposed, additional water studies are not required per MCC Section 20.516.015(B).<sup>13</sup>

The project was referred to the Department of Environmental Health (DEH) for review and comment. DEH commented that the septic tank replacement permit (ST27419) will need to be issued and that the applicant shall provide a map which shows the distance from the leach lines to the water tank. Staff has added these as recommended **Condition 10**. In addition, **Condition 4** of the permit requires the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.

The current plot plan for this CDP indicates that the proposed septic replacement system meets the Department of Environmental Health's setback requirements. As conditioned, Staff finds the development would not adversely affect groundwater resources.

Grading, Erosion, and Run-Off: Site preparation, including grading, in the area of development would occur. Additionally, trenching would be required to install underground utilities and piping, which would extend to the proposed well and septic system. Installation of pavers would require minimal grading and site preparation. Staff recommends **Condition 9** to require the implementation of Best Management Practices (BMPs) to prevent erosion and runoff during project construction and revegetate any bare soils as soon as feasible after the construction phase is completed. As conditioned, Staff finds the project would not result in significant erosion or runoff impacts.

Transportation/Circulation and Other Public Services: Access to the site will be provided via the proposed encroachment off Navarro Bluff Road. The proposed project would not contribute new sources of traffic on local and regional roadways except as a temporary situation during the construction process. The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned. The project was referred to MCDOT. A response was received from MCDOT recommending conditional approval on the project pending the applicant obtaining an encroachment permit from MCDOT. This response is recommended as **Condition 12**.

As conditioned, Staff finds the proposed project would not have significant traffic impacts.

<sup>11</sup> Mendocino County Department of Planning & Building Services. 1991. *LCP Habitat & Resources* [map].

<sup>12</sup> Mendocino County Department of Planning & Building Services. 1991. *Ground Water Resources* [map].

<sup>13</sup> Mendocino County Coastal Zoning Code, §20.516.015(B) (2011).

Other public services, including but not limited to, solid waste and public roadway capacity have been considered, and are adequate to serve the proposed development. The Albion Transfer Station is located approximately 3 miles from the project site, providing for the disposal of solid waste. Additionally, curbside pickup is available, should the owner choose to purchase the service. Solid waste disposal is adequate to serve the proposed development. As conditioned, Staff finds the proposed project would not have a significant impact to public services.

Public Access: The project site is located 370± feet south of the intersection of Navarro Bluff Road and State Highway 1. Navarro Bluff Road provides existing shoreline access. As shown on LCP Map 19 Navarro, existing public access is located along Navarro Bluff Road, passing the subject parcel. The project site will maintain access via Navarro Bluff Road, and will not hinder existing shoreline access. As conditioned, Staff finds the proposed project would not have a significant impact to public access.

**ENVIRONMENTAL DETERMINATION:** The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment, and are therefore exempt from the requirement for the preparation of environmental documents, and the Project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under 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, and Class 4(b), Section 15304, minor alterations to land.

**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 project, and adopts the following findings and conditions.

**FINDINGS:**

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed project to install a 1,200 gallon concrete septic tank, a 2,400 gallon water tank, interior remodel, and grading, is in conformity with the certified Local Coastal Program. The proposed improvements are accessory to principally permitted uses within the Rural Residential land use classification, and consistent with the intent of the RR Classification; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed project would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The site will be served by an on-site well and septic disposal system. The subject parcel is served by County Road 517A (Navarro Bluff Road) and has an improved driveway.; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed improvements are consistent with the purpose and intent of the Rural Residential Zoning District, as well as all other provisions of Division II of Title 20 of the Mendocino County Code, and preserves the integrity of the Rural Residential Zoning District by allowing accessory development to principally permitted uses in the Rural Residential District; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed improvements, if constructed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. The proposed improvements are Categorically Exempt pursuant to Sections 15301(a), 15302(c), and 15304(a) of the California Code of Regulations; and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed improvements would not have any adverse impact on any known archaeological or paleontological resources, as there are no known resources within the vicinity of the site, and Standard **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 proposed development. Proposed improvements are not anticipated to affect demands on public services; and

7. Pursuant to MCC Section 20.532.095(B)(1), the proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan. As shown on LCP Map 19 Navarro, existing public access is located along Navarro Bluff Road, passing the subject parcel.

**CONDITIONS OF APPROVAL:**

1. This action shall become final on the 11<sup>th</sup> day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten working day appeal period to the Coastal Commission has expired, and no appeal has been filed with the Coastal Commission. The permit shall expire, and become null and void at the expiration of two years after the effective date except where construction, and use of the property in reliance on such permit have been initiated prior to its expiration.
2. The use and occupancy of the premises shall be established, and maintained in conformance with the provisions of Division II of Title 20 of the Mendocino County Code.
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 project 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 applicant shall cease, and desist from all further excavation, and disturbances within one hundred (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. Standard erosion control Best Management Practices (BMPs) shall be implemented to prevent erosion, such as straw wattles, silt fencing, coir mats, etc. No monofilament netting, which may entrap sensitive herpetofauna, shall be utilized. Where feasible, work, including ground-disturbing activities, shall be conducted during the dry season.
10. The septic tank replacement permit (ST27419) shall be obtained and the applicant shall provide a



map which shows the distance from the leach lines to the water tank.

11. The following conditions regarding soils shall be adhered to:
  - a. Applicant shall not place soil within fifty (50) feet of the bluff top, and;
  - b. Soil and vegetation disturbance for installation of the septic tank shall be minimized to the greatest extent feasible
12. The Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for work within County right-of-way.

6/22/21  
DATE

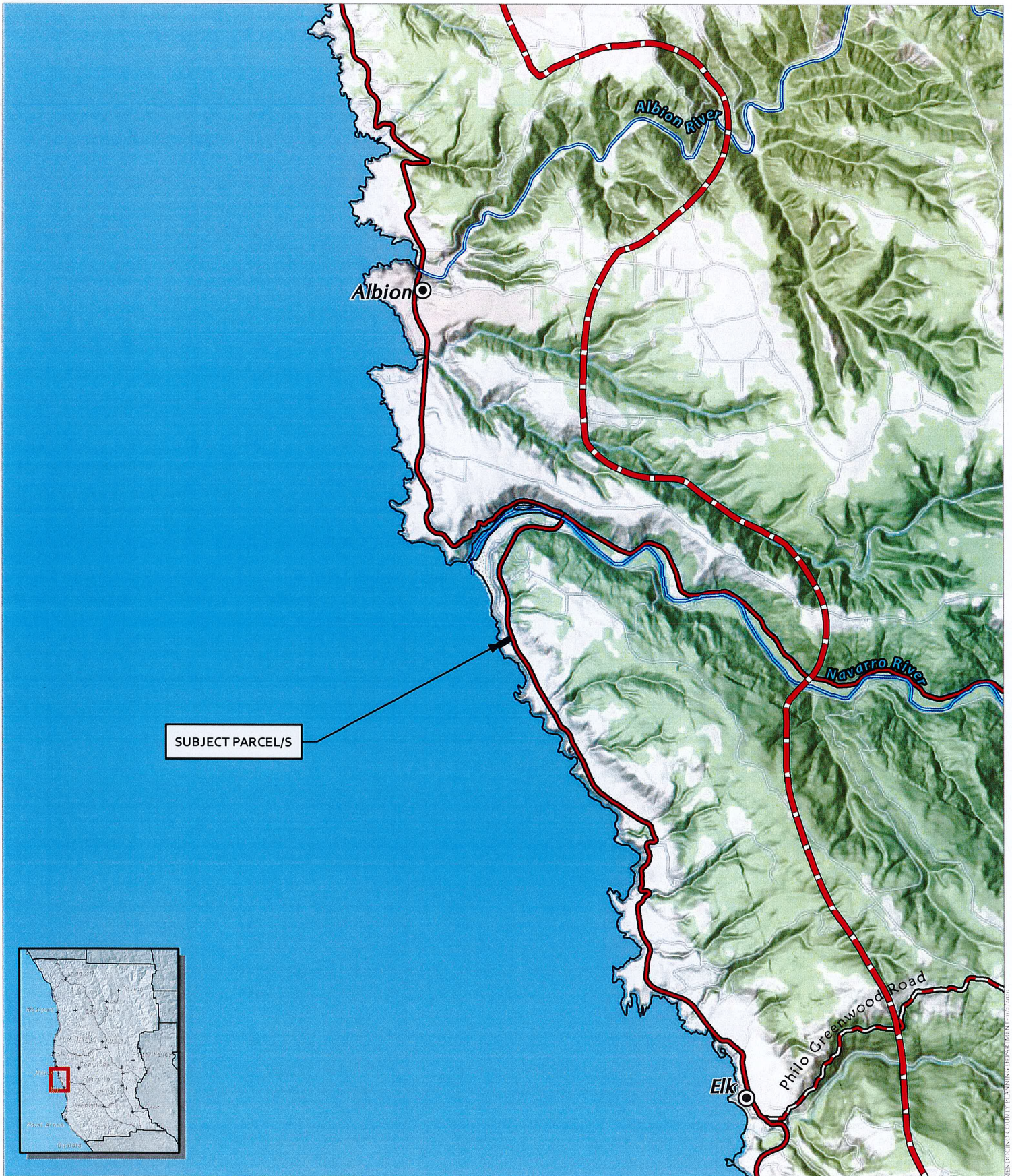


MARK CLISER  
PLANNER II

Appeal Period: 10 Days  
Appeal Fee: \$1616.00

**ATTACHMENTS:**

- A. Location Map
- B. Aerial Imagery (Vicinity)
- C. Aerial Imagery
- D. Topographic Map
- E. Site Plan
- F. Zoning Display Map
- G. General Plan Classifications
- H. LCP Land Use Map 19: Navarro
- I. LCP Land Capabilities and Natural Hazards
- J. LCP Habitats and Resources
- K. Post LCP Certification & Appeal Jurisdiction
- L. Adjacent Parcels
- M. Fire Hazard Zones & Responsibility Areas
- N. Ground Water Resources
- O. Highly Scenic & Tree Removal Areas
- P. Slope
- Q. Soil Classes
- R. Farmland Classifications
- S. Applicant Statement

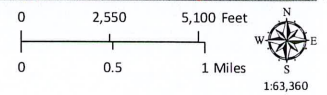


SUBJECT PARCEL/S





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

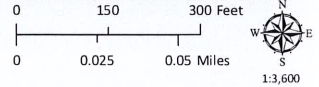
- Major Towns & Places
- Highways
- Major Roads
- Coastal Zone Boundary
- Major Rivers





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

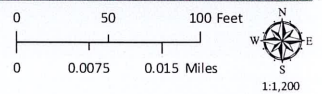


AERIAL IMAGERY  
ATTACHMENT B



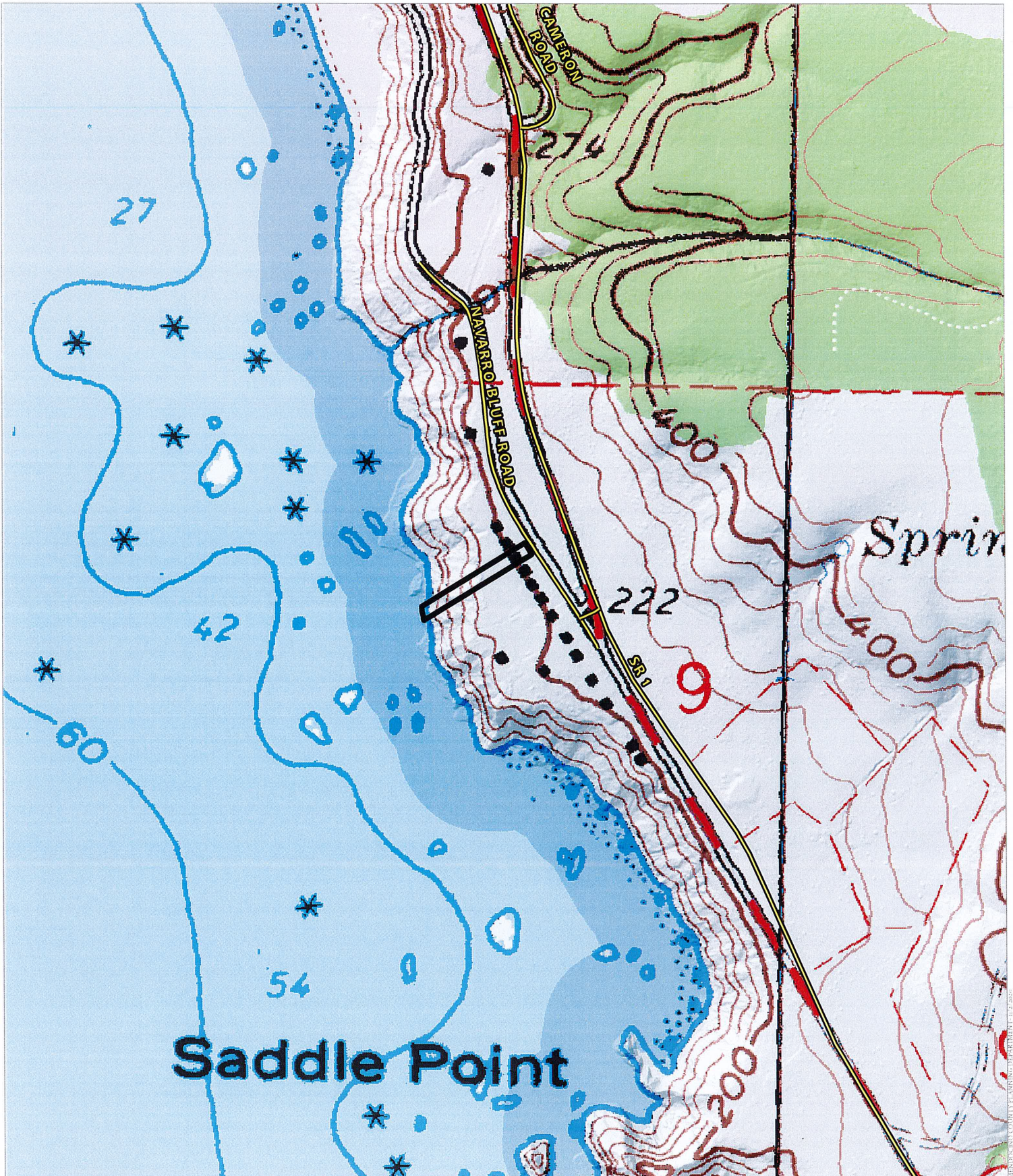
CASE: CDP 2020-0027  
OWNER: NGUYEN, Tung  
APN: 126-130-06  
APLCT: Tung Nguyen  
AGENT:  
ADDRESS: 1330 Navarro Bluff Road, Albion

 Public Roads





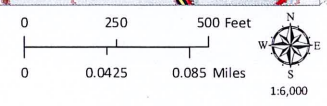
AERIAL IMAGERY  
ATTACHMENT C

ALBION COUNTY PLANNING DEPARTMENT - 4/12/2021



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  
 ATTACHMENT D

← NAVARRO BLUFF ROAD →



WELL (E)

Distance from Water tank to leachline 75 feet

FENCE / APPROX P/L

APPROX P/L

EXISTING TWO BEDROOM RESIDENCE

CURRENT WASTEWATER LOCATIONS

EXISTING SEPTIC TANK TO BE ABANDONED

3" ABS

WASTEWATER TO BE REDIRECTED UNDER HOUSE TO EXIT ON WEST END OF HOUSE AS INDICATED

NEW CONCRETE DISTRIBUTION BOX AND RISE

START OF EXISTING LEACHFIELD

NEW 1200 GALLON CONCRETE SEPTIC TANK

N  
1" = 20'






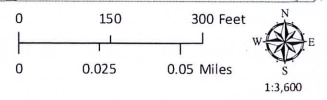
70' TO BLUFF

\* SEE PROPOSAL FOR ALL \*  
DESIGN NOTES + DETAILS

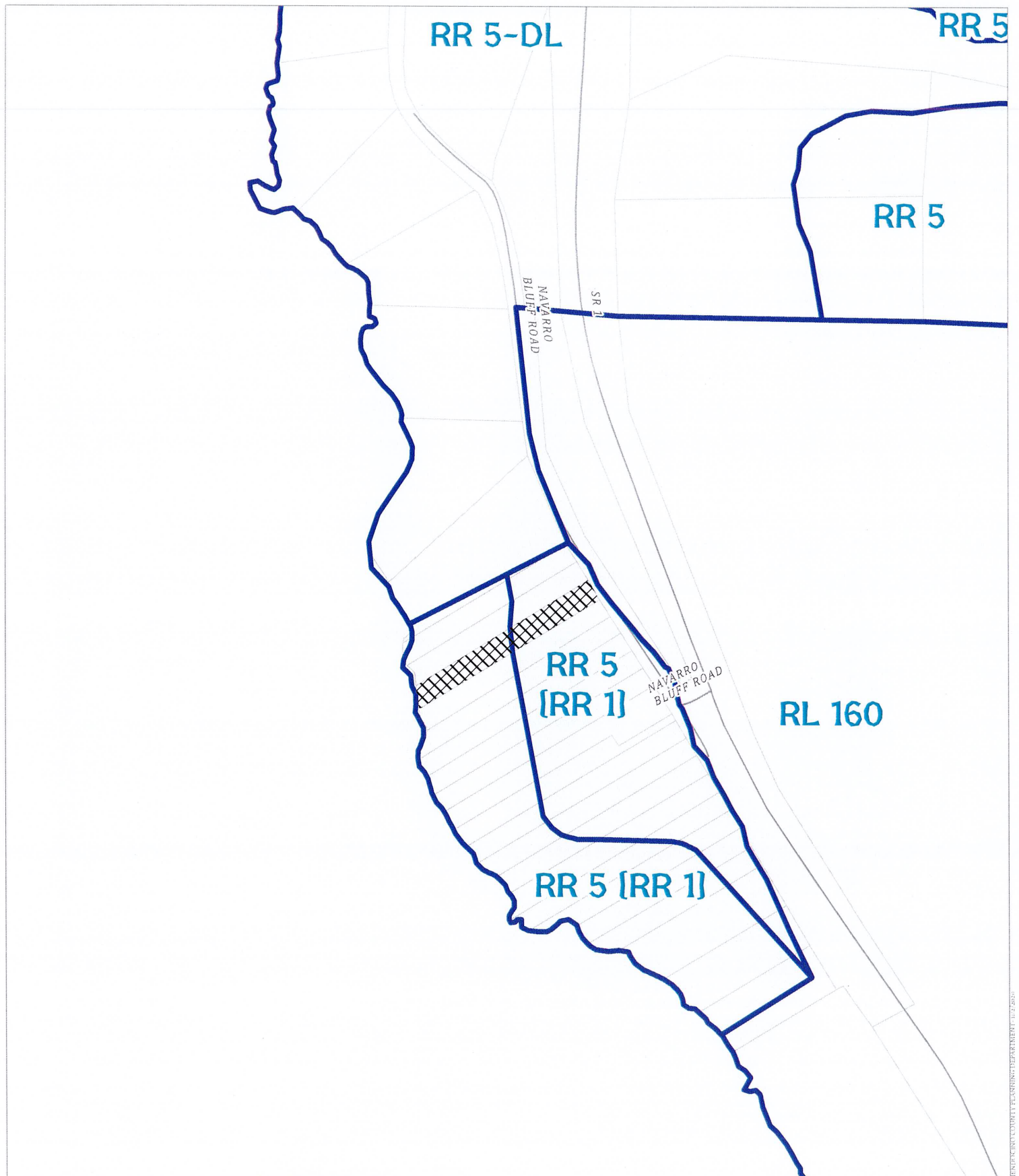


CASE: CDP 2020-0027  
 OWNER: NGUYEN, Tung  
 APN: 126-130-06  
 APLCT: Tung Nguyen  
 AGENT:  
 ADDRESS: 1330 Navarro Bluff Road, Albion




-  Zoning Districts
-  Public Roads
-  Assessor's Parcels

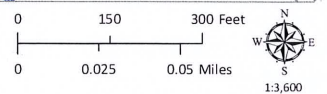


RENDERED BY CITY PLANNING DEPARTMENT 3/2/2021

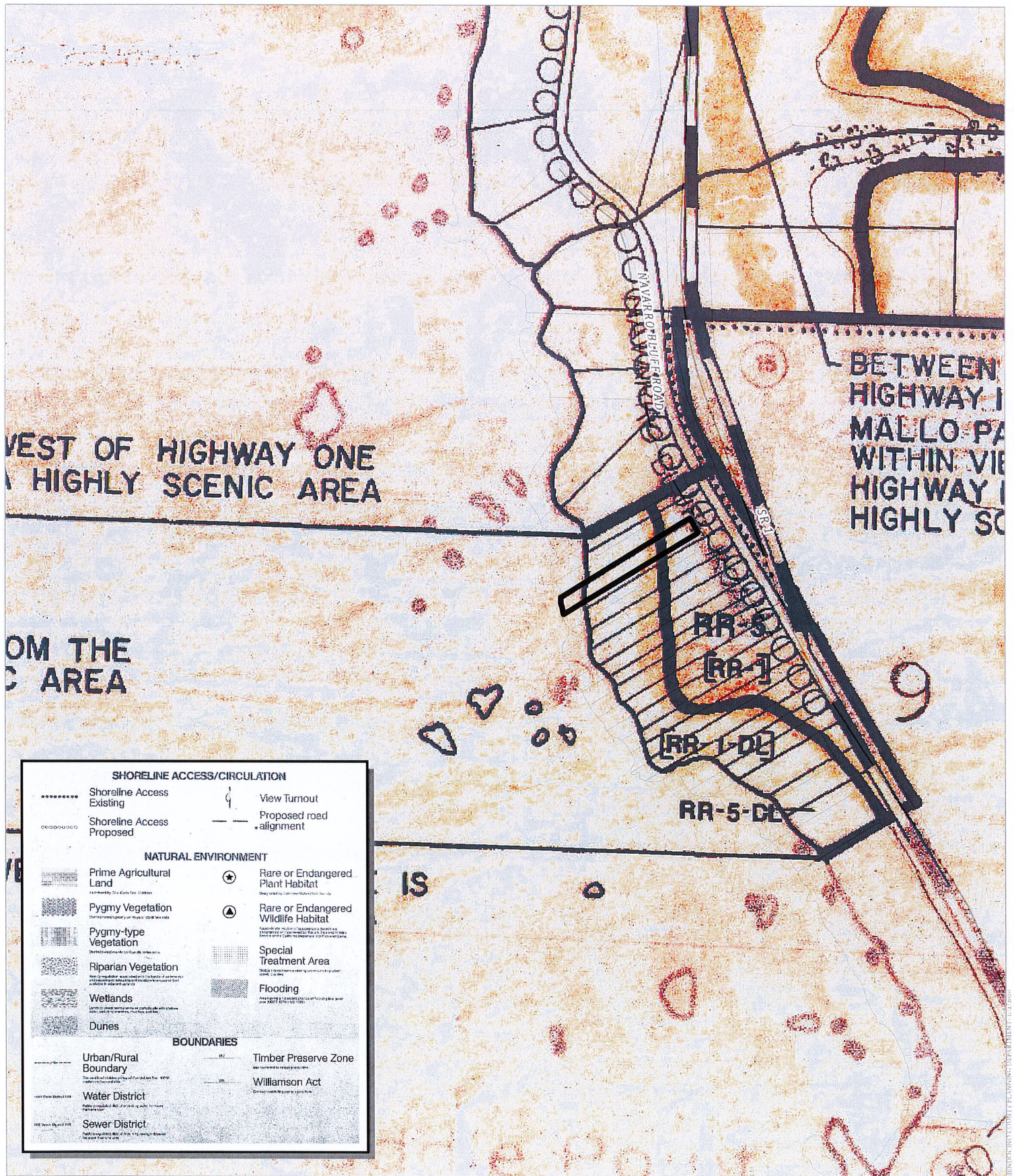


CASE: CDP 2020-0027  
 OWNER: NGUYEN, Tung  
 APN: 126-130-06  
 APLCT: Tung Nguyen  
 AGENT:  
 ADDRESS: 1330 Navarro Bluff Road, Albion

-  General Plan Classes
-  Public Roads
-  Assessor's Parcels

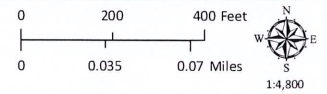


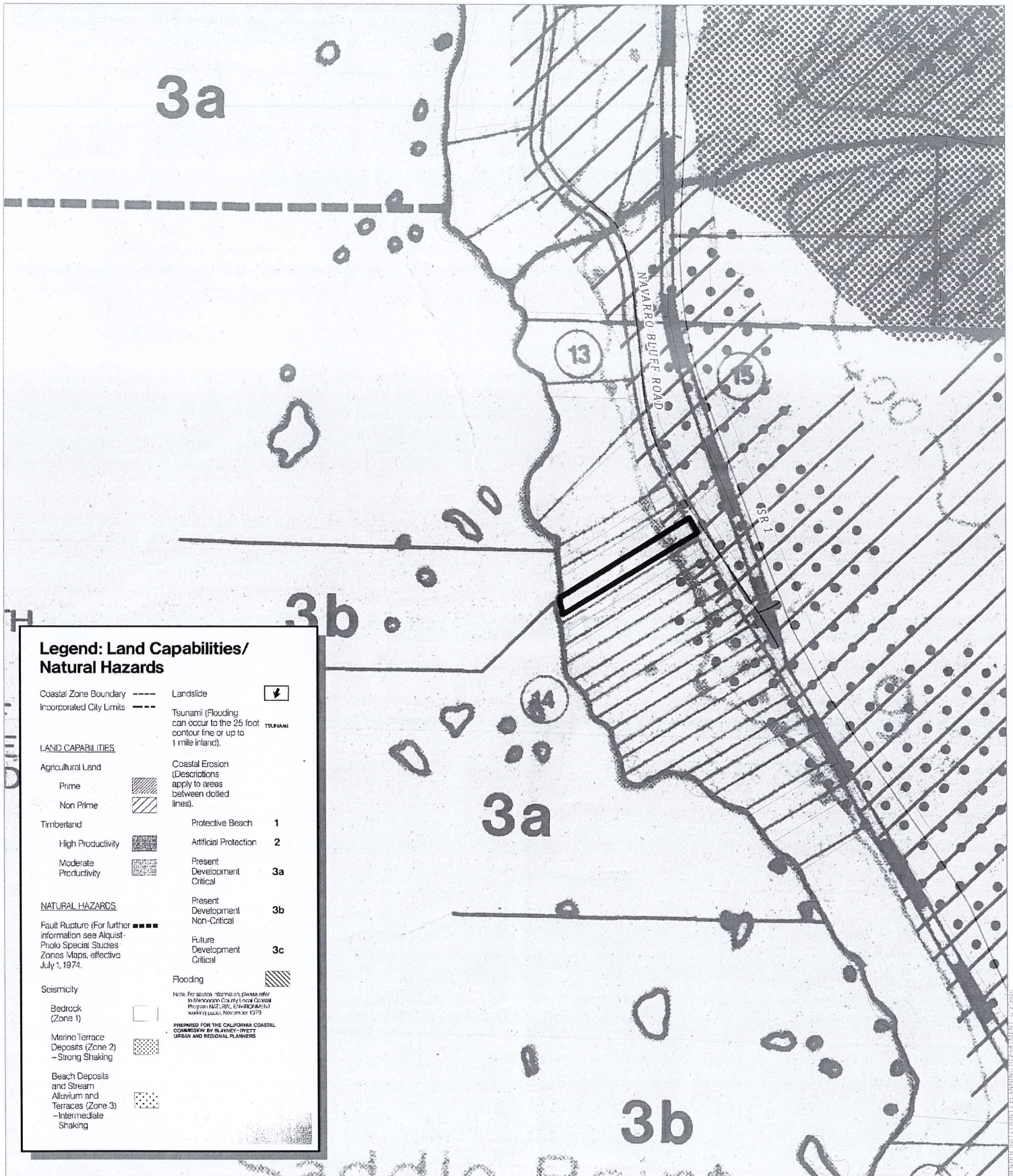




CASE: CDP 2020-0027  
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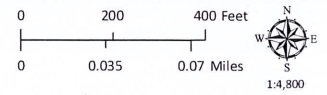
Public Roads  
 Assessors Parcels

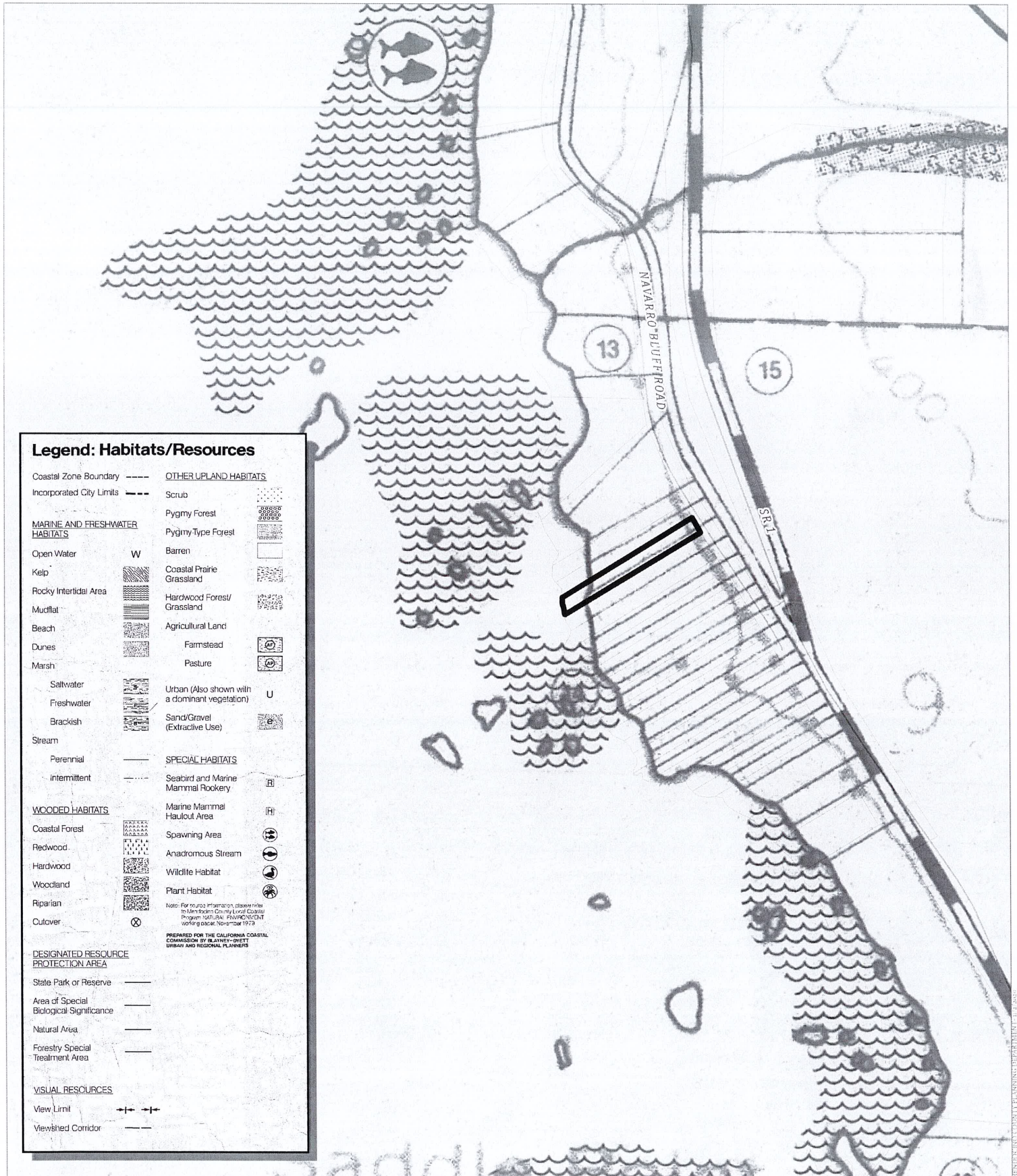




CASE: CDP 2020-0027  
 OWNER: NGUYEN, Tung  
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Public Roads  
 Assessors Parcels





**Legend: Habitats/Resources**

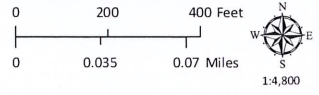
- Coastal Zone Boundary - - - -
- Incorporated City Limits - - - -
- MARINE AND FRESHWATER HABITATS**
- Open Water W
- Kelp
- Rocky Intertidal Area
- Mudflat
- Beach
- Dunes
- Marsh
- Saltwater
- Freshwater
- Brackish
- Stream
- Perennial
- Intermittent
- WOODED HABITATS**
- Coastal Forest
- Redwood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

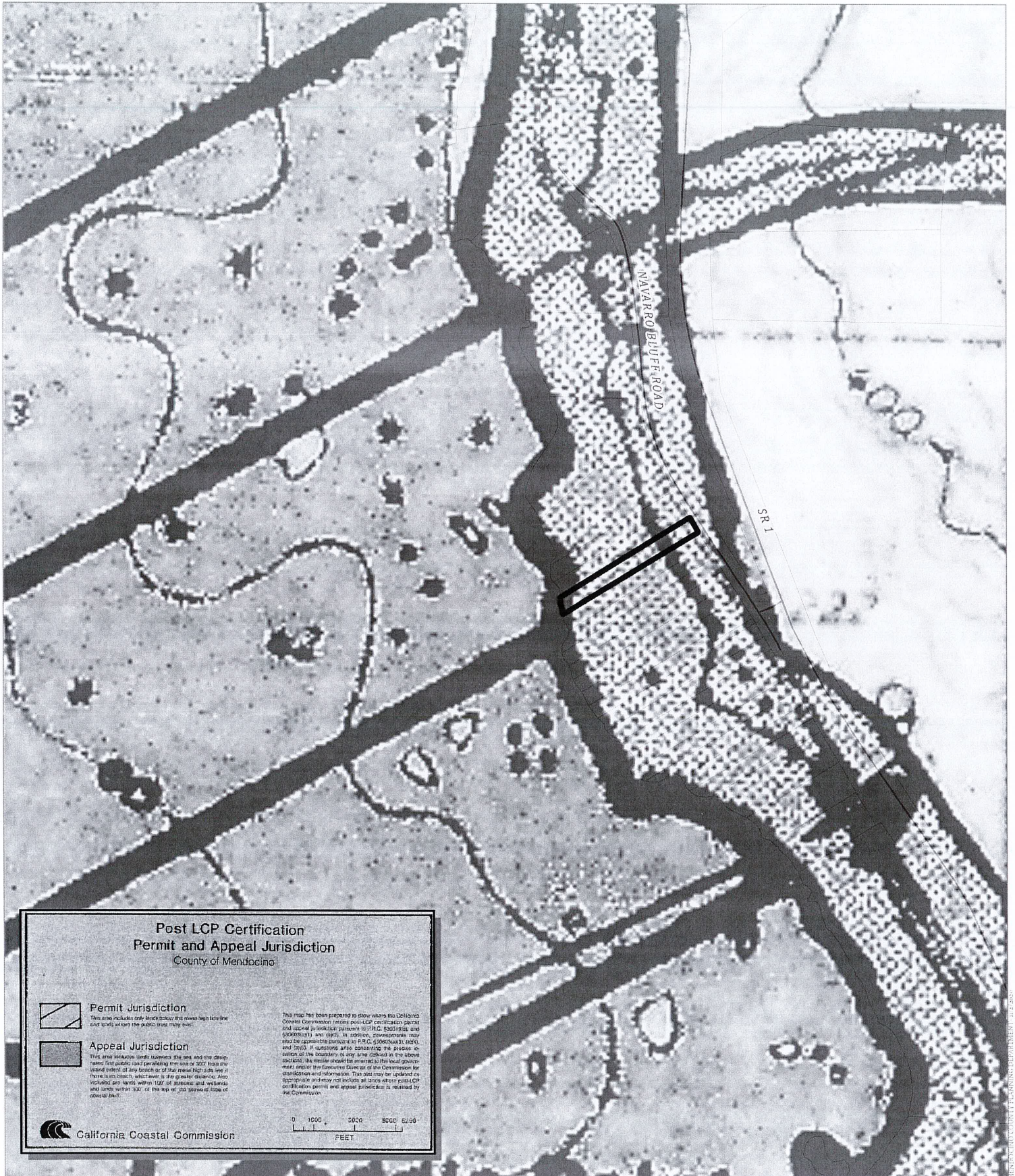
Note: For source information, please refer to the Stream County Local Coastal Program (SALCP) Final Record/Document Update Book, November 2012.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLATNEY-OVETT URBAN AND REGIONAL PLANNERS

CASE: CDP 2020-0027  
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Public Roads  
 Assessors Parcels





**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 above the public road right-of-way.

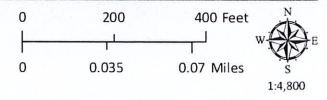
**Appeal Jurisdiction**  
This area includes lands between the sea and the designated first landing and extending the line of SR 1 from the inland extent of any bottom or of that road, right-of-way, and if there is no directly adjacent lands to the greater distance. Also included are lands within 100' of adjacent and wellhead and lands within 50' of the top of the 20' crest of any coastal bluff.

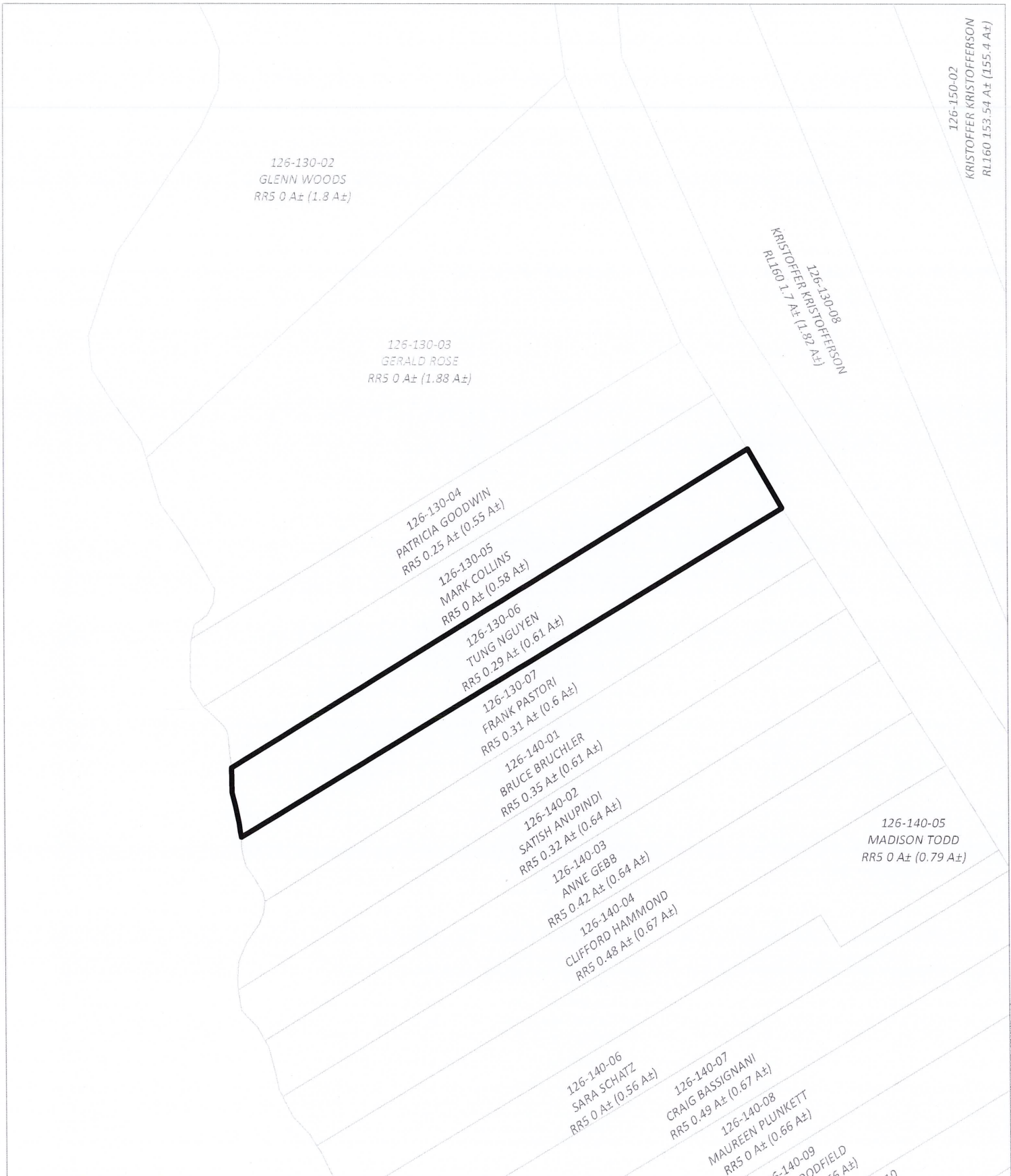
This map has been prepared to show where the Del Norte Coastal Commission holds post-LCP certification permit and appeal jurisdiction pursuant to SBG 8301104 and 83020111 and 83021, in addition, provisions may also be applicable pursuant to P.C. 50060(a), 8065, and 8063. If questions arise concerning the precise location of the boundary in any area outlined in the above sections, the reader should refer to the local government that issued the Executive Order of the Commission for certification 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.

0 1000 2000 3000 4000  
FEET

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

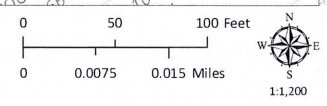
- Public Roads
- Assessors Parcels





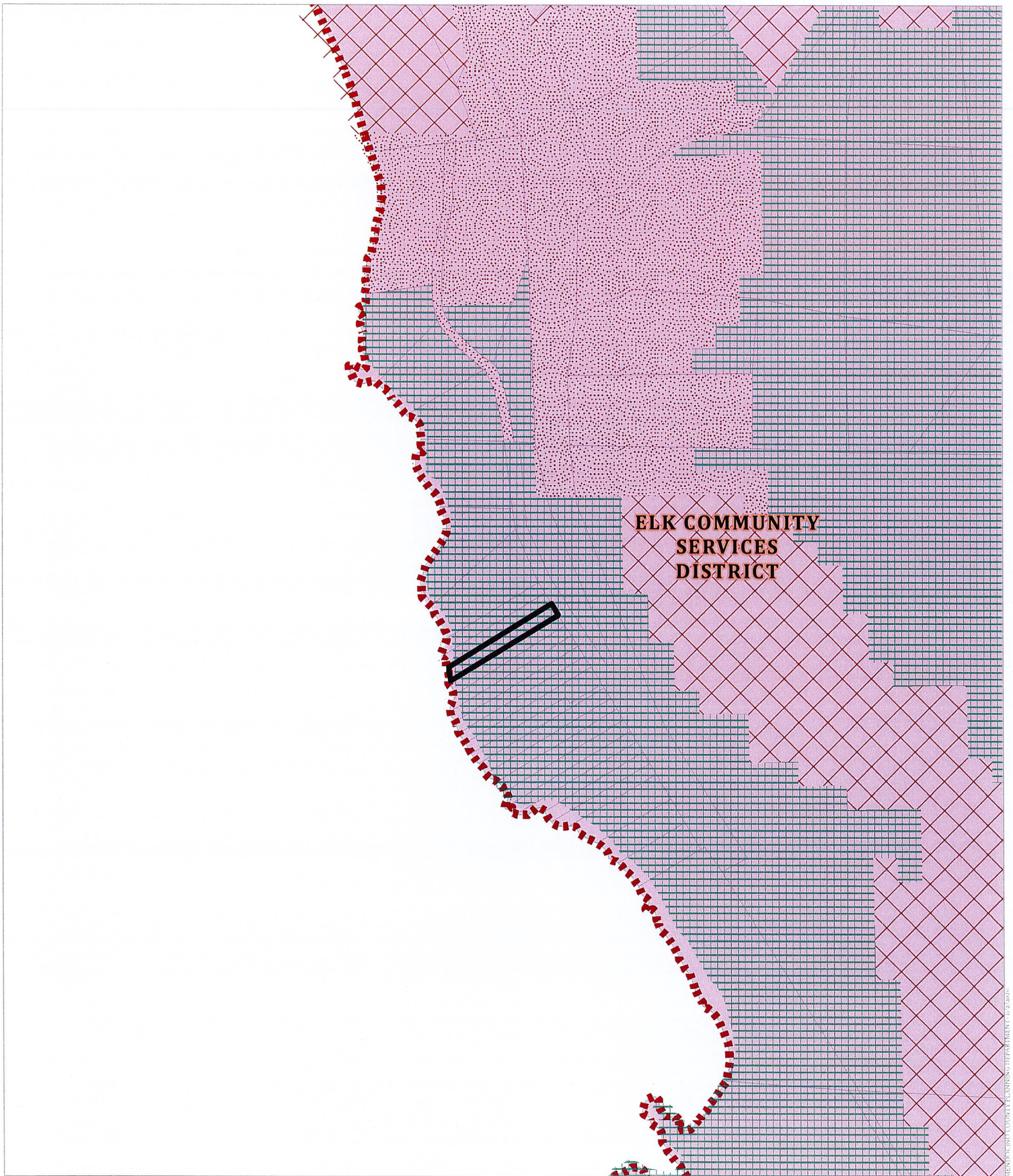
CASE: CDP 2020-0027  
 OWNER: NGUYEN, Tung  
 APN: 126-130-06  
 APLCT: Tung Nguyen  
 AGENT:  
 ADDRESS: 1330 Navarro Bluff Road, Albion

 Assessors Parcels








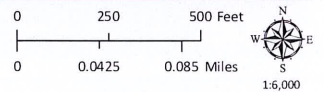
ADJACENT PARCELS  
 ATTACHMENT L

SHERBURN COUNTY PLANNING DEPARTMENT 1/17/20



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

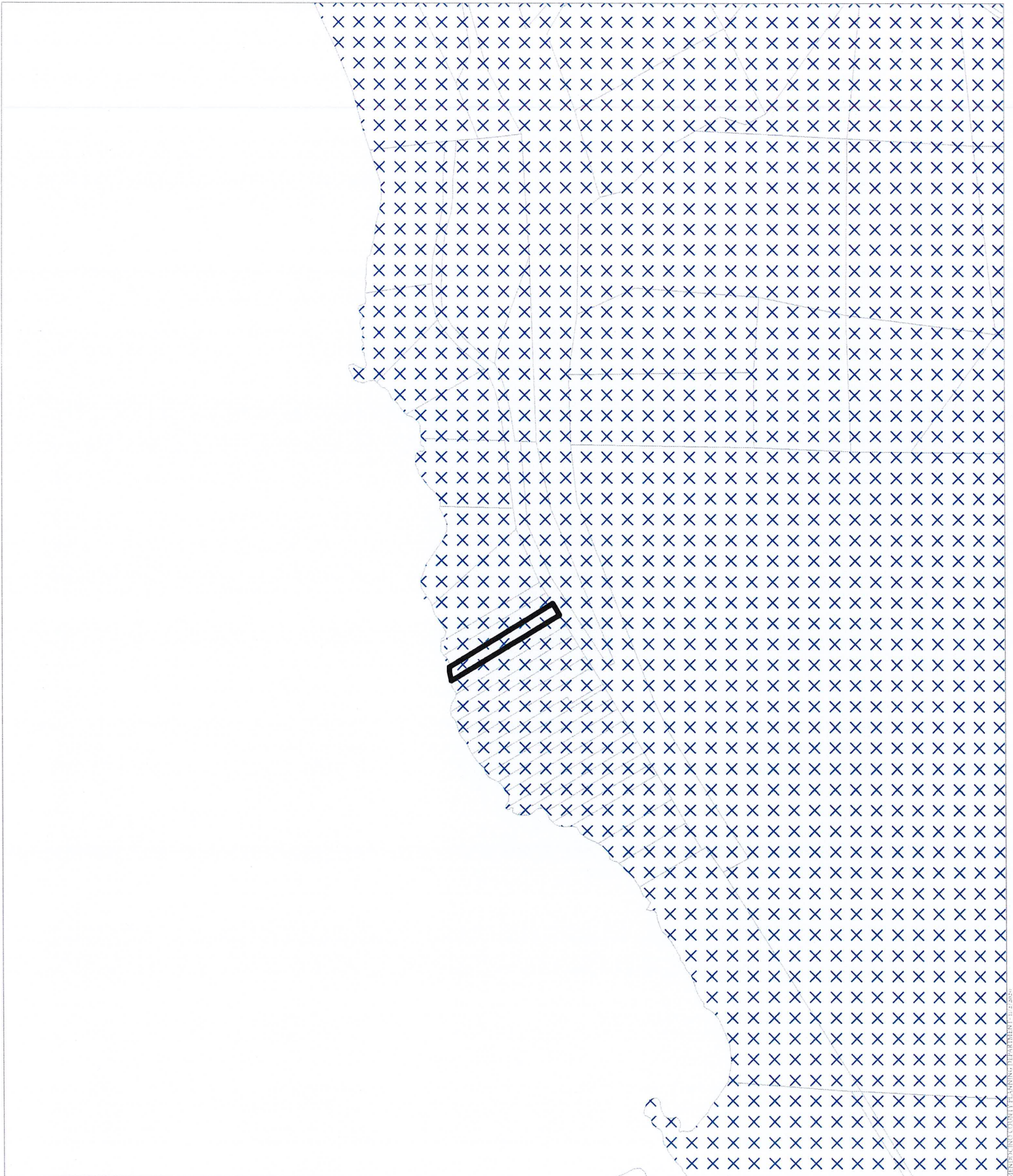
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts
-  Assessors Parcels



**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

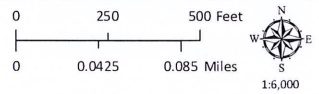
ATTACHMENT M

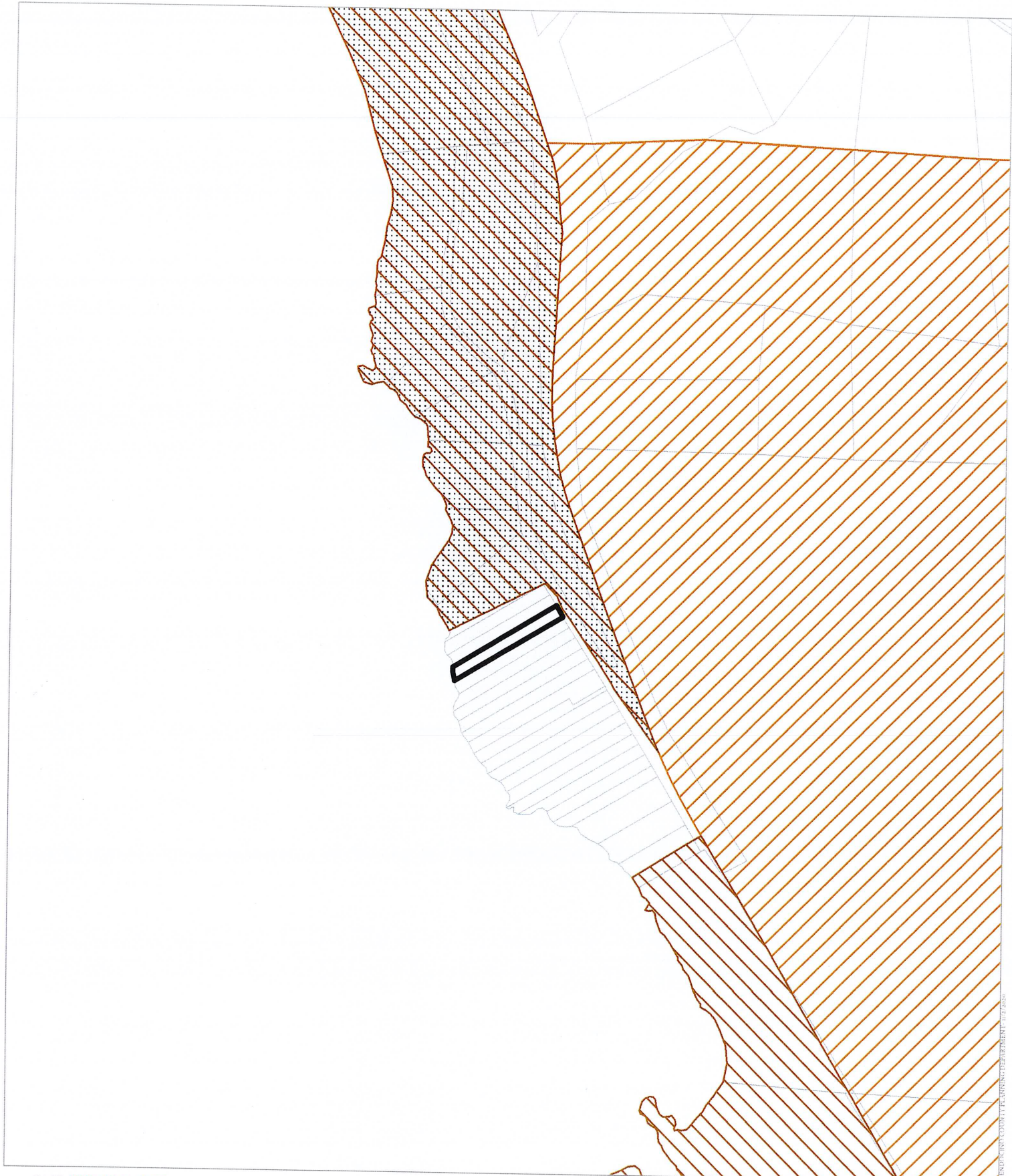
SHERIFF/COUNTY PLANNING DEPARTMENT 11/2/2020






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

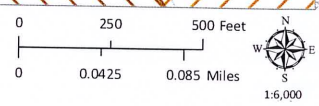




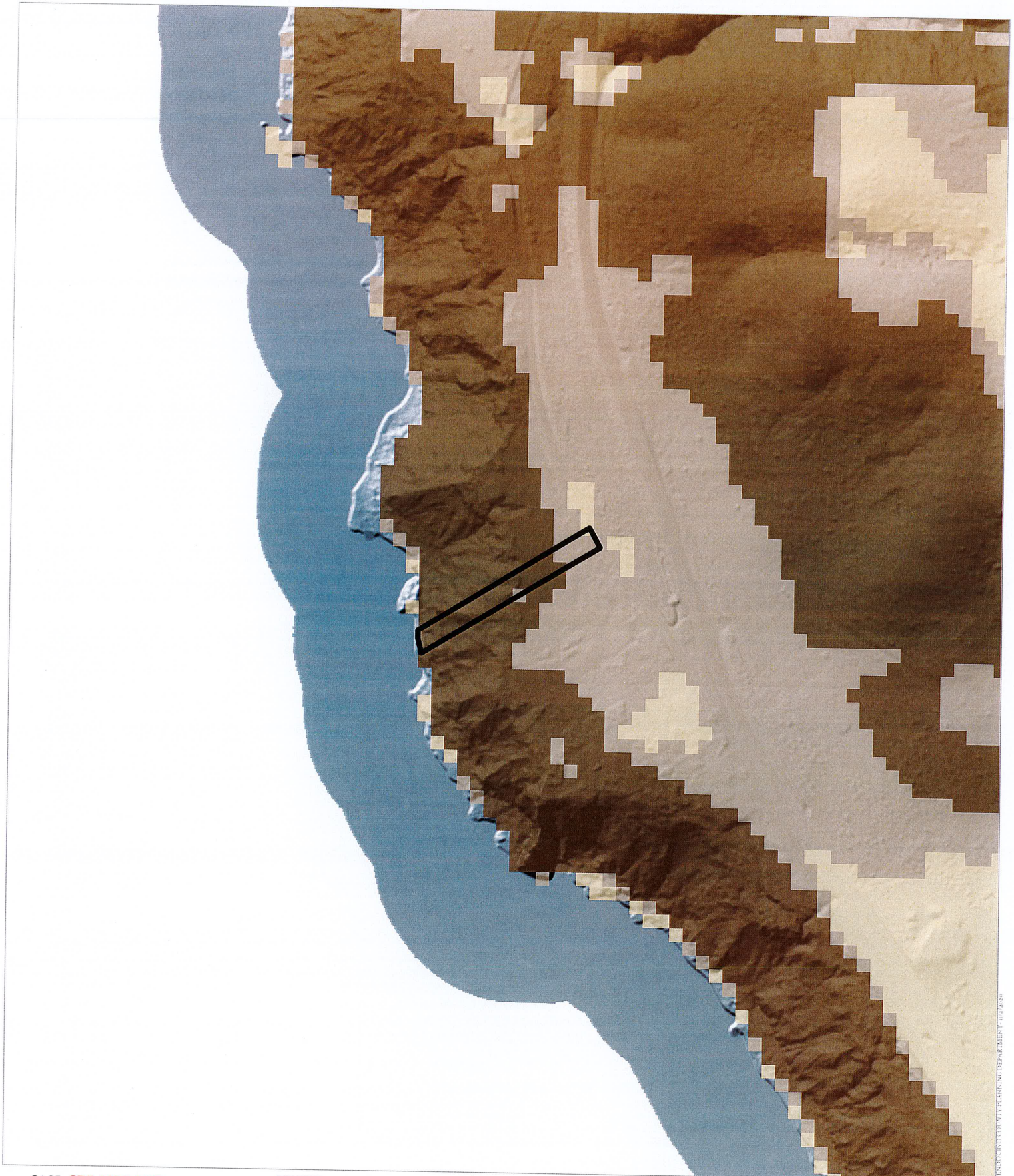
CASE: CDP 2020-0027  
 OWNER: NGUYEN, Tung  
 APN: 126-130-06  
 APLCT: Tung Nguyen  
 AGENT:  
 ADDRESS: 1330 Navarro Bluff Road, Albion

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

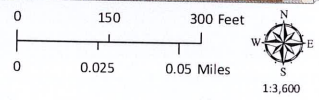
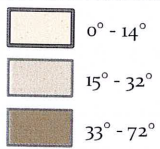
 Assessors Parcels





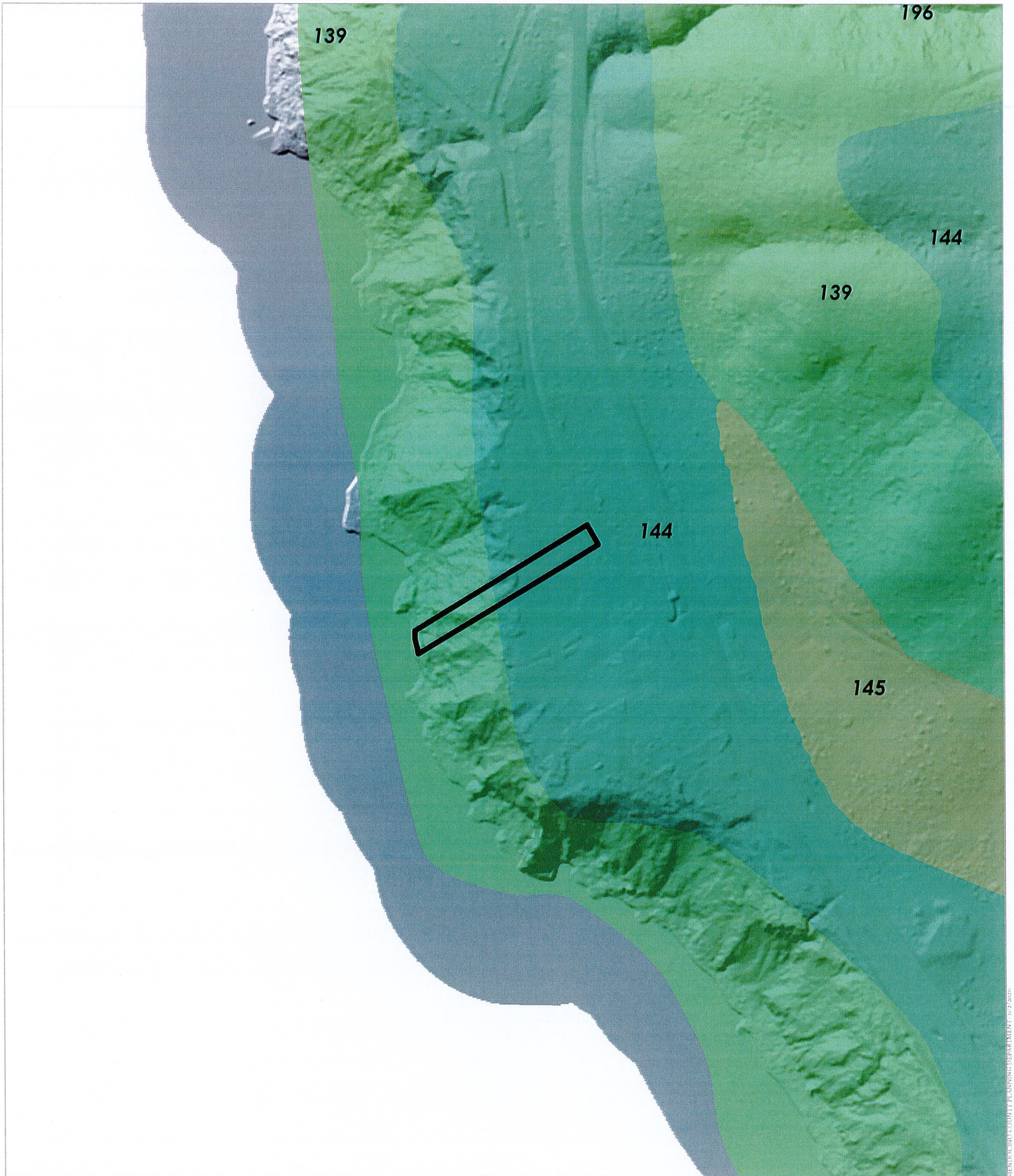


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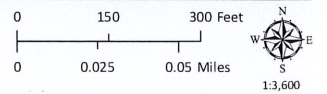


ESTIMATED SLOPE  
 ATTACHMENT P

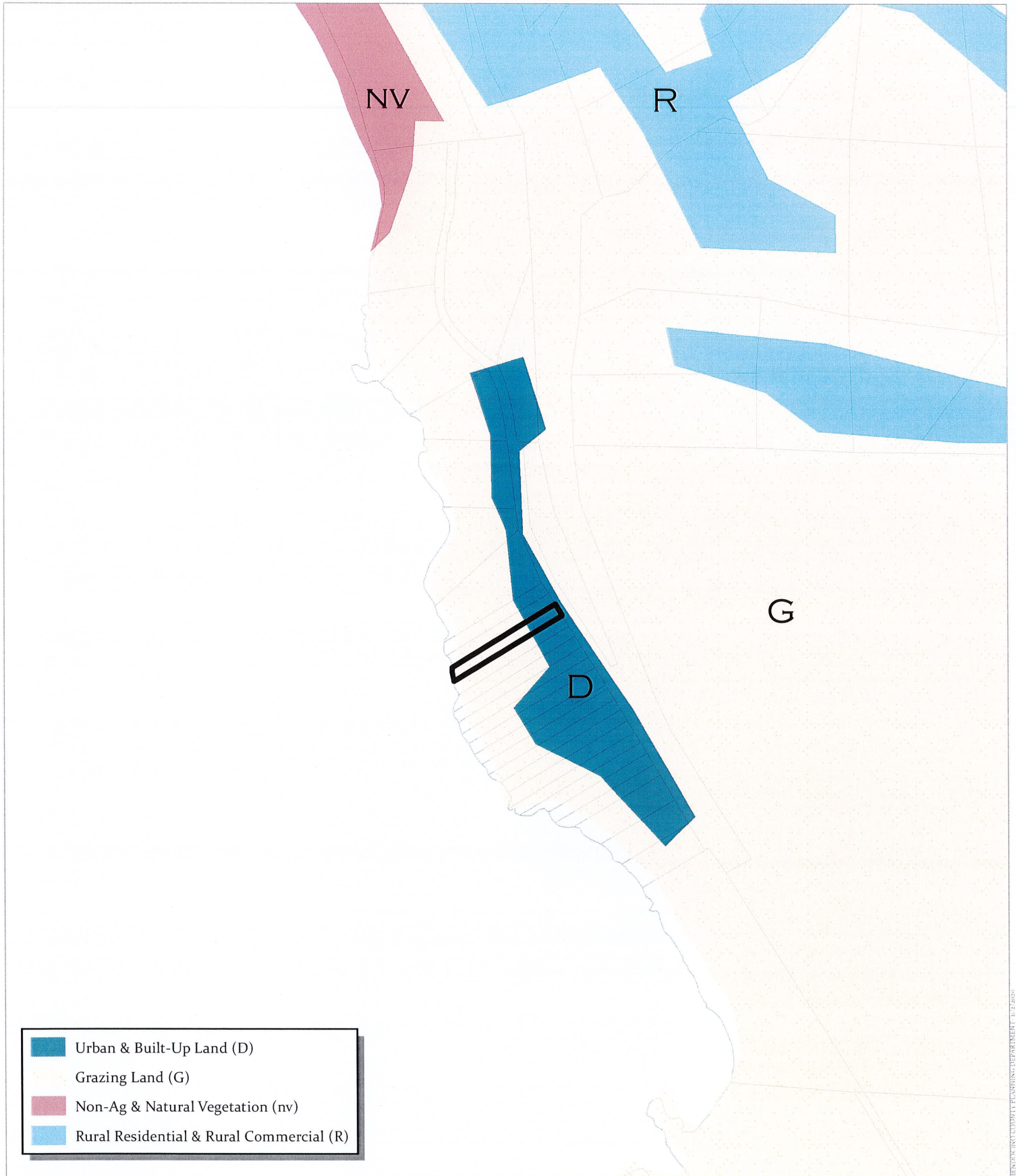
MERCER COUNTY PLANNING DEPARTMENT 11/2/2021




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



WESTERN SOIL CLASSES  
ATTACHMENT Q



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  
 ATTACHMENT R

SHERBURN COUNTY PLANNING DEPARTMENT 11/13/2020

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.

ATTACHMENT S