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

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**FEBRUARY 10, 2022  
CDP\_2020-0022**

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**SUMMARY**

**OWNER/APPLICANT/AGENT:** WILLIAM & AUDREY IRWIN  
PO BOX 367  
ELK, CA 95432

**REQUEST:** Standard Coastal Development Permit to develop a vacant parcel with a single-family residence, a detached garage, ground mount solar array, establishment of an on-site well with a pump house and water storage tank, an on-site septic system and driveway, including tree removal at the building site. Also included in the request is the installation of one (1) 5,000 gallon water storage tank and one (1) 2 ½" NHT fire hydrant.

**LOCATION:** In the Coastal Zone, 3± miles south of Albion town center, 0.5± miles east of the intersection of Cameron Road (CR 516) and State Route 1 (SR 1), on the south side of Cameron Rd., at the end of a private road, located at 1656 Cameron Rd., Elk; APN: 126-110-12.

**TOTAL ACREAGE:** 5.0± Acres

**GENERAL PLAN:** Rural Residential, 5-acre minimum with Development Limitations Combining District, RR5(DL)  
General Plan, Coastal Element Chapter 4.10

**ZONING:** Rural Residential, 5-acre minimum, RR5  
Mendocino Coastal Zone Code

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**ENVIRONMENTAL DETERMINATION:** MITIGATED NEGATIVE DECLARATION (SCH No. 2022010086)

**APPEALBLE:** YES (Conditionally Highly Scenic Area, Environmentally Sensitive Habitat Area)

**RECOMMENDATION:** APPROVE WITH CONDITIONS

**STAFF PLANNER:** JESSIE WALDMAN

**BACKGROUND**

**PROJECT DESCRIPTION:** Standard Coastal Development Permit request to develop a vacant parcel with a single-family residence, a detached garage, ground mount solar array and the establishment of an on-site well with a pump house and water storage tank, an on-site septic system and driveway. Also included in the request is the installation of one (1) 5,000 gallon water storage tank and one (1) 2 ½" NHT fire hydrant. Tree Removal is included within the request where a portion of the tree removal is proposed within the Development Limitation Combining zoning district is tree removal, as shown on the *3-Acre Conversion* and *Revised Site Plan* maps.

**APPLICANT'S STATEMENT:** *New residence/garage/driveway/small filter house/water storage/septic system. Wood frame, Aluminum roof, fire resistant siding.*

*Botanical Surveys (3) and Forest Survey through Jacobzoon and Associates. Complete.*

*Septic System Designed by Andy Rittiman & Associates. Complete.*

*Geotec Survey by Chandler Koehn. Complete.*

*Power and Telephone are underground and exist in a Power Box at the NE corner of the property.*

*Currently the property is undeveloped, with Pine/Fir trees. There is an old shed (8' x 12'), sitting on stones near the NE corner of the property left by the previous owners, this will be dismantled and removed. At proposed site is, bedrock is 5' below surface. Driveway, hard pack black gravel, will follow current contour of elevation.*

*Much of the current ground vegetation is poison oak, so that growth can be curtailed, will maintain natural growth outside of fire zone.*

On June 17, 2021, the Applicant added a ground mount solar array to the proposed project. Also included in the request is the installation of one (1) 5,000 gallon water storage tank and one (1) 2 ½" NHT fire hydrant, due to recommendations from the Elk Community Services District.

#### **RELATED APPLICATIONS ON-SITE:**

- CDMS 27-72 – Parcel 4 Subdivided
  - Map Case 2 Drawer 18 Page 72 of Mendocino County Records
- CDMS 172-73 – Parcel 4 Subdivided
  - Map Case 2 Drawer 24 Page 39 of Mendocino County Records
- PR2020-0064 – 3-Acre Conversion pending issuance of Coastal Development Permit
- ST27463 – Septic permit approved by Department of Environmental Health (DEH), not issued

#### **Neighboring Property**

- APN: 126-110-11 – CDP 12-94 Single-Family Residence
- APN: 126-110-13 & 126-120-10 – CS# 41-86 Single-Family Residence
- APN: 126-150-02 – CDP- 15-97 Fill & Grading

**SITE CHARACTERISTICS:** The 5.0± acre subject parcel is located on a private road, approximately one-half mile southwest of its intersection to Cameron Road (CR 516), as shown on the *Location Map*. The site is surrounded by parcels of similar size and zoning of Coastal Rural Residential (RR) with Development Limitations Combining District (DL) and greater than five (5) acres, with the exception of the 155± acre parcel to the south, as shown on the *Adjacent Parcels Map* and *Zoning* maps. The parcel to the south is zoned as Range Land (RL), and is currently under a Williamson Act Contract (# 0679), as shown on the *Lands in Williamson Act Contracts* map. The subject site is mapped within a Conditionally Highly Scenic Area, as shown on both the *Local Coastal Program (LCP) Land Use Map 19: Navarro* and *Highly Scenic and Tree Removal Areas* maps. The site terrain is combined with area of both sloped and relatively level terrain, as shown on the *Slope* map.

The proposed development, with the exception of a portion of the tree removal proposed in the *3 Acre Conversion*, will be located on the most level area to the east side of the parcel, while the private road accessing the parcel crosses multiple types of terrain, as shown on the *Topographic Map*, *Revised Site Plan* and *Slopes* maps.

The parcel is not located within a Floodplain Combining District, therefore it is not subject to MCC Chapter 20.420. The subject site is subject to MCC Chapters 20.488 through Chapter 20.500 and further discussion is provided within the Habitats and Natural Resources, Hazards Management and Grading, Erosion & Runoff Sections of this Staff Report.

Multiple studies were submitted and are kept on file with the Mendocino County Department of Planning and Building Services, which are as follows:

- *Rare Plant Assessment & Botanical Survey*, prepared by Alicia Ives Ringstad of Jacobszoon & Associates, Inc. (Jacobszoon, updated on February 19, 2021):
  - Special Natural Communities and Other ESHA (Section 6.0), included:
    1. Northern Bishop Pine Forest Community
    2. Wetlands
    3. Special Status Plant Species - Bolander's reed grass (*Calamagrostis bolanderi*), swamp harebell (*Campanula californica*), Baker's goldfields (*Lasthenia burkei*), Coast lily (*Lilium maritimum*), Mendocino Coast paintbrush (*Castilleja mendoensis*) and Pacific gilia (*Gilia capitata sp. pacifica*)
    4. Special Status Wildlife Species - California red-legged frog (*Rana draytonii*), Mendocino leptonetid spider (*Calileptoneta wapiti*), purple martin (*Progne subis*), and Sonoma tree vole (*Arborimus pomo*) and bat.
- 50' Reduced buffer for Bishop Pine & Wetland ESHA (Appendix D), prepared by Alicia Ives Ringstad of Jacobszoon & Associates, Inc. (Jacobszoon, updated on February 19, 2021)
- *Wetlands Delineation Report* (Appendix G), prepared by Alicia Ives Ringstad of Jacobszoon & Associates, Inc. (Jacobszoon, updated on February 19, 2021)
- CalFire 336-20 Completed

All development will be located within the RR District with the exception of a portion of the Tree Removal proposed within the DL Combining District is tree removal as shown on the *3-Acre Conversion* and *Revised Site Plan* maps.

The proposed project is considered the most feasible, least environmentally damaging location to avoid impacts to Environmentally Sensitive Habitat Areas (ESHA), and related ESHA buffer requirements, as specified within the *Rare Plant Assessment & Botanical Survey*, prepared by Jacobszoon & Associates (Jacobszoon). The habitat observed within the study area on the parcel consists of two types of presumed ESHAs (Jacobszoon), consists of Special status plants and Special status wildlife species. Further detail regarding mitigation measures and best management practices to avoid impacts to ESHA is discussed under the Habitats and Natural Resources sections of this Staff Report.

**SURROUNDING LAND USE AND ZONING:** As listed on Table 1 below, the surrounding lands are classified and zoned Rural Residential (RR), with Development Limitations Combining District (DL), with the exception of the adjacent parcel to the south being classified and zoned Range Land (RL 160). Where the RR adjacent parcels are developed with residential uses and the RL adjacent parcel is currently under a Williamson Act Contract (# 0679) as shown on the *Zoning, General Plan Classifications* and *Local Coastal Program (LCP) Land Use Map 19: Navarro and Lands in Williamson Act Contracts* maps. The proposed single-family residence and ancillary development are consistent with the surrounding land uses and development.

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LOT SIZES</b>	<b>USES</b>
NORTH	Rural Residential RR5DL	Rural Residential RR5DL	5± Acres	Residential
EAST	Rural Residential RR5DL	Rural Residential RR5DL	5± Acres	Residential
SOUTH	Range Land RL160	Range Land RL160	155± Acres	Agricultural
WEST	State Route 1 (SR 1)	State Route 1 (SR 1)	State Route 1 (SR 1)	State Route 1 (SR 1)

**PUBLIC SERVICES:**

Access: Private Road  
 Fire District: California Department of Forestry and Fire (CalFire)  
 Elk Community Services District (Elk CSD)  
 Water District: None  
 Sewer District: None  
 School District: Mendocino Unified School District (MUSD)

**AGENCY COMMENTS:** On September 28, 2020, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project.

<b>REFERRAL AGENCIES</b>	<b>COMMENT</b>
Archaeological Commission	Comments
Assessor's Office	No Comment
Building Division (Fort Bragg)	No Comment
California Coastal Commission (CCC)	No Response
California Department of Fish & Wildlife (CDFW)	Comments
California Native Plant Society	Comments
CalFire (Prevention)	No Response
Cloverdale Rancheria	No Response
Department of Transportation (DOT)	Comments
Elk Community Services District (Elk CSD)	Comments
Environmental Health (EH) (Fort Bragg)	Comments
Planning Division (Ukiah)	Comments
Redwood Valley Tribe	No Response
Sherwood Valley Band of Pomo Indians	No Response
Sonoma State University (SSU)	Comments

**LOCAL COASTAL PROGRAM CONSISTENCY**

The proposed single-family residence, accessory structures and ancillary development would be consistent with the goals and policies of the Local Coastal Program, with the exception of Mendocino County environmentally sensitive habitat areas policies, i.e. Coastal Element Policy 3.1-7. See the Habitats and Natural Resources section of this Staff Report for a description of the proposed project's compliance with environmentally sensitive habitat areas policies.

1. Land Use: The project site is located within the boundaries of the Local Coastal Program (LCP) area and is shown on the *LCP Land Use Map 19: Navarro* map. The subject parcel is classified as Rural Residential (RR) with Development Limitations Combining District (DL) by the Mendocino County General Plan, as shown on the *General Plan Classifications* map.

The Coastal Element Chapter 2.2 Rural Residential (RR) classification states:

*“... 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.”*

The Coastal Element Chapter 2.2 Combining Districts for Development Limitations (DL) classification intent states:

*“... to be used only in conjunction with another land use classification on parcels or portions of parcels that according to available data have serious constraints that may prevent or severely limit development including slope over 30 percent, erosion, or landslide. Many parcels with this designation have suffered severe bluff erosion and currently may have no feasible building site remaining. In each case on-site inspection and tests will be necessary to determine whether a building site exists. Wetlands, riparian vegetation, dunes, plant or animal habitats, pygmy soils, and areas subject to flooding are shown separately on the plan maps and are not designated DL.”*

The proposed project involves developing a vacant parcel, by constructing a single-family residence and appurtenant structures and utilities, and is consistent with principally permitted uses and ancillary development with the Rural Residential Land Use and Development Limitation classifications, per Mendocino County Coastal Element Chapter 2.2.

The adjacent property to the south is classified Range Land (RL 160) and is a Type II (Non-Prime) Agricultural Preserve, as shown on the *Williamson Act* map. The proposed development is subject to Coastal Element Policies 3.2-9 and 3.2-13.

Coastal Element Policy 3.2-9 to minimize agricultural-residential conflicts states in part that:

*“... site plans in a residential area shall not result in a residential structure being closer than 200 feet from a parcel designated for agricultural use unless there is no other feasible building site on the parcel.”*

Coastal Element Policy 3.2-13 for residential uses adjacent to Type II Agricultural Preserves states in part that:

*“Limit residential uses and subdivisions adjacent to Type II Ag Preserve to a low density standard to provide a buffer to minimize the conflicts between agricultural operations and residential land uses. ...*

*... For residential development within 200 feet of the agricultural parcel(s), density shall not exceed one dwelling unit per 10 acres. (There shall be a minimum of 10 acres of lot area for each dwelling unit located within the 200-foot limit).”*

The proposed project is proposed to be located 151 feet north of the adjacent Agricultural Preserve property to the south, within the 200 feet setback limitation, per Coastal Element Policies 3-2-9 and 3.2-13. Other feasible building sites on the parcel were considered in the development phase for the subject parcel, including mitigation measure recommendations and requirements made by California Department of Forestry and Fire (CalFire) and Elk Community Services District (Elk CSD).

Development restrictions regarding access for emergency response became the main deciding factor for the chosen location for the proposed development, as shown on the *Revised Site Plan* map. While the proposed development is less than 200 feet from the adjacent Type II Agricultural Preserve property, the proposed location is more feasible due to access, emergency response requirements and reduced buffers to Environmentally Sensitive Habitat Areas (ESHA).

The parcel is less than 10 acres in size and is adjacent to a Type II Agricultural Preserve property, therefore subject to Coastal Element Policies 3.2-9 and 3.2-13, yet limited by emergency response recommendations and reduced buffers to ESHA. **Condition 13** is recommended to limit future development of the parcel to minimize agricultural-residential conflicts and to preserve low density standards.

With added conditions, the proposed project is consistent with principally permitted uses and ancillary development with the Rural Residential Land Use and Development Limitation classifications, per Mendocino County Coastal Element Chapter 2.2, and will be consistent with Mendocino County Coastal Element Policies 3.2-9 and 3.2-13 for parcels to be developed adjacent to Type II Agricultural Preserves.

2. Zoning: The project site is located within a Rural Residential (RR) district with a Development Limitations Combining District (DL), as shown on the *Zoning Display Map*. The RR district, per Mendocino County Code (MCC) Section 20.376.005:

*“... 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.”*

The intent of Development Limitations Combining District, per MCC Section 20.416.005, is:

*“... intended only to be used in conjunction with another land use classification on parcels or portions of parcels that according to available data have serious constraints that may prevent or seriously limit development. Such constraints include slopes over thirty (30) percent, erosion or landslide potential or other geophysical hazards.”*

Additional requirements for Development Limitations Combining Districts are outlined in MCC Section 20.416.015 which states:

*“All development proposed in an area designated DL also shall comply with the applicable provisions of Chapter 20.420 (Floodplain Combining District) and Chapter 20.488 through Chapter 20.500 of this Division.”*

Coastal Development General Review Criteria, per MCC Section 20.488.005 (Purpose and Applicability) states:

*(A) The purpose of the coastal development special review criteria is to insure that proposed development will protect, maintain and where feasible enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.*

*(B) The approving authority shall apply the general review standards of this Chapter to all Coastal Development Permit applications.*

The General Review Standards, per MCC Section 20.488.010 (Coastal Development General Review Criteria), are further discussed within the Habitat and Natural Resources, Hazards Management and Grading, Erosion and Runoff Sections of this Staff Report.

The proposed development, with the exception of a portion of the tree removal proposed in the *3 Acre Conversion*, will be located on the most level area to the east side of the parcel, while the private road accessing the parcel crosses multiple types of terrain, as shown on the *Topographic Map, Revised Site Plan* and *Slopes* maps. The only development activity proposed within the DL zoning District is of a portion of the Tree Removal under the 3-Acre Conversion, as shown on the *3-Acre Conversion* and *Revised Site Plan* maps. Vegetation removal, especially along the western and southern portions of the parcel, particularly the portion of the parcel subject to Development Limitation Combining District, with the exception of that requires for the construction of the single-family residence, garage and ground mount solar, including the installation of the on-site septic system and driveway access, in its approved building location, is not permitted with this Coastal Development Permit and **Condition 14** is recommended to ensure protection of the portion of the parcel subject.

The parcel is not located within a Floodplain Combining District, therefore not subject to MCC Chapter 20.420. The subject site is subject to MCC Chapters *20.488 through Chapter 20.500* and further discussion is provided within the Habitats and Natural Resources, Hazards Management and Grading, Erosion and Runoff Sections of this Staff Report.

Development adjacent to agriculturally designated parcels, such as the subject site, is subject to MCC Section 20.508.020, which states:

*(A) Development Adjacent to Agriculturally Designated Parcels.*

- (1) No new dwellings in a residential area shall be located closer than two hundred (200) feet from an agriculturally designated parcel unless there is no other feasible building site on the parcel.*
- (2) New parcels shall not be created that would result in a dwelling within two hundred (200) feet of an agriculturally designated parcel.*

*(C) Development Adjacent to Type II Agricultural Preserve.*

- (1) New parcels created adjacent to Type II Agricultural Preserve shall be a minimum of ten (10) acres, however, parcels designated Clustering Development Combining District (CL) or Planned Unit Development Combining District (PD) may be developed at a density specified by the base zone provided that no dwelling is closer than two hundred (200) feet from the property line of the Preserve or at the furthest feasible point from said property line.*

The proposed development will be located approximately 151 feet north of the Type II (Non Prime) Agricultural preserve, inside of the within 200 feet of the Type II (Non-Prime) Agricultural preserve, as shown on the *Revised Site Plan* map. Other feasible building sites on the parcel have been considered, including mitigation measures recommendations and requirements made by California Department of Forestry and Fire (CalFire) and Elk Community Services District (Elk CSD).

Development restrictions regarding access for emergency response became the main deciding factor to the chosen location for the proposed development. While the proposed development is less than 200 feet from the adjacent Type II Agricultural Preserve property, the proposed location is the more feasible due to access, emergency response requirements and reduced buffers to Environmentally Sensitive Habitat Areas (ESHA).

The parcel is less than 10 acres in size and adjacent Type II Agricultural Preserve property, subject to MCC Section 20.508.020, yet limited by emergency response recommendations and reduced buffers to ESHA. **Condition 13** is recommended to limit future development of the parcel to minimize

agricultural-residential conflicts and to preserve low density standards.

Multiple driveway designs were prepared and reviewed by Elk CSD, six (6) revisions in total, resulting in multiple mitigation measures discussed with the Hazards Management section of this Staff Report. This is due to Elk CSD having conducted a site visit for this proposed project, where the existing private access road was difficult to traverse in winter conditions, the access road being steep and narrow and has no pullouts or turnarounds. Elk CSD also expressed concerns that sections of the access road may be unable to support the 75,000 pounds required for fire equipment. **Conditions 5 and 6** are recommended requiring the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction ensures any fire protection policy or plan will be addressed. **Condition 25** is recommended to ensure the proposed project has access and to ensure Elk CSD conducts a field inspection of the installation and locations of the vehicle turnouts, driveway design, water storage tank and fire hydrant and that they are to the satisfaction of Elk CSD.

The *Reduced Buffer Analysis* (Appendix D) of Jacobszoon's *Rare Plant Assessment & Botanical Survey* states:

*The proposed location for the homesite, driveway, leach field and septic system is the most feasible location within the parcel. It is adjacent from the road easement leading to the property and utilizes the least amount of space available. It is located further than 300 feet from Highway 1 and would not be visible to highway traffic. It is located on the least sloped area within the parcel.*

The proposed development is the most feasible building site on the parcel is consistent for parcels adjacent to Type II Agricultural Preserves, per MCC Section 20.508.020.

The parcel's RR zoning designation requires a 5-acre minimum parcel size; where the established parcel is 5.0± acres in size and is considered consistent to lot size requirements. The RR district setback limitations are 30 feet for each front, rear and side yard. No corridor preservation setback applies along the private road, as the subject parcel is located at the end of the private road. The proposed project and improvements will be consistent with the RR district setbacks, as shown on the *Revised Site Plan* map.

The maximum building height allowed in the RR District is 28 feet above the natural grade for Conditionally Highly Scenic Areas east of State Route 1 (SR 1), such as the project site. As currently proposed, the development will be a maximum height of 22 feet and will be consistent with the RR district maximum building height allowed, as shown on the *SFR & Garage Elevations* map.

The maximum allowed lot coverage for parcels of this size located within an RR District is 10 percent. The proposed development will create 1.3 percent of the lot covered, and will be consistent with the RR district maximum allowed lot coverage, as shown on the *Revised Site Plan* map.

A minimum of two off-street parking spaces are required per residential unit. There are 2 spaces proposed and the site has more than adequate capacity for the required parking, as shown on the *Revised Site Plan* map, and will be consistent with the Off-Street residential parking requirements, per MCC Section 20.472.015.

With added conditions, the proposed project is consistent with the development standards of MCC Chapters 20.376, 20.416, 20.472 and 20.508.020 and 20.532 and Division II of Title 20 of Mendocino County Code.

3. Visual Resources: The site is mapped as a Conditional Highly Scenic Area, as shown in the *Highly Scenic & Tree Removal Areas Map*, and the proposed development is subject to Policies 3.5-1 and 3.5-3 of the Coastal Element, and Mendocino County Code (MCC) Chapter 20.504.



Portions of the subject parcel are visible from State Route 1 (SR 1), yet the building site for the proposed residence, garage and ground mount solar array will not be visible from SR 1 due to heavy vegetation along the western and southern areas of the parcel. While vegetation removal is proposed per the 3-Acre Conversion request, the proposed development and tree removal will not result in visibility from SR 1.

Policy 3.5-1 of the Coastal Element states:

*"...The scenic and visual qualities of Mendocino County coastal areas shall be considered and projected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas designated by the County of Mendocino Coastal Element shall be subordinate to the character of its setting."*

Policy 3.5-3 of the Coastal Element states:

*"...Any development permitted in these areas shall provide for the protection of ocean and coastal views from public areas including highways, roads, coastal trails, vista points, beaches, parks, coastal streams, and waters used for recreational purposes..."*

MCC Section 20.504.015(C) (Highly Scenic Areas – Design Criteria) states:

- (1) Any development permitted in highly scenic areas shall provide for the protection of coastal views from public areas including highways, roads, coastal trails, vista points, beaches, parks, coastal streams, and waters used for recreational purposes.*
- (3) New development shall be subordinate to the natural setting and minimize reflective surfaces. In highly scenic areas, building materials including siding and roof materials shall be selected to blend in hue and brightness with their surroundings.*

MCC Section 20.504.035 (Exterior Lighting Regulations) states:

- (A) "Essential criteria for the development of night lighting for any purpose shall take into consideration the impact of light intrusion upon the sparsely developed region of the highly scenic coastal zone.*
- (2) Where possible, all lights, whether installed for security, safety, or landscape design purposes, shall be shielded or shall be positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the parcel on which it is placed.*
- (3) Security lighting and flood lighting for occasional and/or emergency use shall be permitted in all areas."*

**Condition 11** is recommended to require an exterior finish schedule for proposed materials and colors which will be visually compatible with the character of the surrounding area consistent with Mendocino County Coastal Element Policies 3.5-1 and Chapter 20.504.015(C) of the Mendocino County Code (MCC).

**Condition 12** is recommended to require exterior lighting to be kept to the minimum necessary for safety and security purposes, be downcast, shielded and positioned in a manner that will not shine light or allow light glare to extend beyond the boundaries of the parcel in compliance with Mendocino County Coastal Element Policies 3.5-1 and MCC Section 20.504.035.

**Condition 14** is recommended to restrict vegetation removal from the western and southern portions of the parcel, particularly the portion of the parcel subject to Development Limitations Combining District, which will effectively screen the proposed development from public views.

With added conditions, the proposed project will not increase view obstruction from nearby public areas and is visually compatible with the character of surrounding areas and will be consistent with Mendocino County Coastal Element Policies 3.5-1 and 3.5-3 and MCC Chapter 20.504 regulations for parcels to be developed within Highly Scenic Areas.

4. Habitats and Natural Resources: Both the Mendocino County Coastal Element and Mendocino County Code (MCC) address Environmentally Sensitive Habitat Areas (ESHA). The MCC states that development having the potential to impact an ESHA shall be subject to a biological survey, prepared by a qualified biologist, to determine the extent of sensitive resources, to document potential negative impacts, and to recommend appropriate mitigation measures. The site is primarily designated as barren, with a portion as mapped riparian areas to the south of all proposed development, as shown on the *LCP Habitats & Resources* and *Wetlands* maps.

A *Rare Plant Assessment & Botanical Survey*, a *50 foot Reduced Buffer* and *Wetlands Delineation* was prepared by Jacobszoon & Associates, Inc. (Jacobszoon), in July 2020 and updated in February 2021, where avoidance measures and mitigations are recommended to avoid impacts to Environmentally Sensitive Habitat Areas (ESHA). Jacobszoon's survey's identified habitat on the parcel consists of multiple types of Special Natural Communities and Other ESHA, which include:

1. Northern Bishop Pine Forest Community
  - *The development is approximately 1.5 acres and is proposed to be located entirely within an ESHA (Bishop pine forest) (Jacobszoon, 6.1, pg. 24).*
2. Wetlands
  - *The southern edge of the proposed work area is 50 feet from the edge of the northern mapped wetland area (Jacobszoon, 6.1, pg. 24).*
3. Special Status Plant Species (Jacobszoon, 6.2.1, pg. 25). –
  - Bolander's reed grass (*Calamagrostis bolanderi*), and
  - swamp harebell (*Campanula californica*), and
  - Baker's goldfields (*Lasthenia burkei*), and
  - Coast lily (*Lilium maritimum*), Mendocino Coast paintbrush (*Castilleja mendoensis*), and
  - Pacific gilia (*Gilia capitata sp. pacifica*)
4. Special Status Wildlife Species – (Jacobszoon, 6.2.2, pg. 25 -27).
  - California red-legged frog (*Rana draytonii*), and
  - Mendocino leptonetid spider (*Calileptoneta wapiti*), and
  - purple martin (*Progne subis*), and
  - Sonoma tree vole (*Arborimus pomo*), and
  - Bats

The proposed project is considered the most feasible, least environmentally damaging location to avoid impacts to Environmentally Sensitive Habitat Areas (ESHA), and related ESHA buffer requirements, as specified within the *Rare Plant Assessment & Botanical Survey*, prepared by Jacobszoon & Associates

(Jacobszoon). The habitat observed within the study area on the parcel consists of two types of presumed ESHAs (Jacobszoon), consists of Special status plants and Special status wildlife species.

The *Rare Plant Assessment & Botanical Survey* (Jacobszoon, 6.5, pg. 28) describes the extent of proposed tree removal and recommends 5-year restoration and monitoring plan as:

*There is no proposed buffer for this ESHA as the entire Project Area (1.5 acres) is located within the ESHA.*

*Within the 1.5 acre Study Area, a total of forty-seven (47) Grand fir trees and sixty-eight (68) Bishop pine trees that are 7-inch DBH (diameter at breast height) and greater are proposed to be removed for the development of the homesite. Approximately twenty (20) of the sixty-eight (68) Bishop pine trees are either dead or dying. The trees are approximately 80-100 years old, at the age which Bishop pine trees start dying.*

*The development is proposed to be located within an environmentally sensitive habitat (Bishop pine forest) and/or has potential to negatively impact the long-term maintenance of the habitat, as determined through the project review.*

*It is recommended to replace Bishop pine and Grand fir trees at a mitigation ratio of 1:1 and not at a 3:1 mitigation ratio, due to the limited growing space and sunlight available on this 5.09 [acre] parcel. Sufficient planting areas are not present to accommodate a 3:1 mitigation ratio and successful forest replacement would be unlikely due to forest overcrowding. A 1:1 mitigation ration would most likely result in a more successful forest replacement. Listed below is a five year restoration and monitoring plan be prepared with review and concurrence by CDFW and Mendocino County.*

The 50 feet Reduced Buffer Analysis of the *Rare Plant Assessment & Botanical Survey* (Jacobszoon, 6.5, Appendix D) describes the extent of the wetland and its relation to the proposed project:

**CCC Wetland ESHA**—*Approximately 0.09 acres of CCC wetland is present within the 5.09-acre parcel. The proposed Project Area is located approximately 53 feet from the CCC wetland, which is less than the recommended 100 feet.*

To prevent impact to ESHAs, **Condition 14 through Condition 24** are recommended to ensure Mitigation and Avoidance Measures of the *Rare Plant Assessment & Botanical Survey* (Jacobszoon, 2021) are followed to prevent disturbance to all ESHA's, within 100 feet, but further than 50 feet, of the proposed project.

In summary, the proposed project cannot be found consistent with LCP policies relating to ESHA; however, the proposed project is the least damaging alternative and the proposed mitigation measures required by **Conditions 14 through 24** will address the impacts to ESHA. These measures will mitigate the impact of the proposed development, restore and enhance ESHA located on the parcel.

5. **Hazards Management:** The property is in an area of "Very High Fire Hazard" severity rating, as shown on the *Fire Hazard Zones & Responsibility Areas* map. The proposed development is subject to Policy 3.14 of the Coastal Element and Mendocino County Code (MCC) Chapter 20.500.

Policy 3.14-13 of the Coastal Element states:

*All new development shall meet the requirements for fire protection and fire prevention as recommended by responsible fire agencies.*

MCC Section 20.500.025 (Fire Hazard—Development Standards) states:

*(A) Fire hazard areas shall be identified using the California Department of Forestry's Fire Hazard Severity Classification System which classifies hazards into three categories: moderate, high or extreme hazard.*

*(B) Land Use Restrictions.*

*(1) All new development shall be sited taking into consideration the fire hazard severity of the site, the type of development and the risk added by the development to the fire hazard risk. Where feasible, areas of extreme high risk should be avoided for development except agricultural and open space uses.*

Fire protection services are provided by California Department of Forestry and Fire (CalFire) and the Elk Community Services District (Elk CSD). A State Fire Safe Regulations Application Form, CalFire File Number 336-20, was issued for the project. The proposed project was referred to both fire protection agencies, where CalFire made no response at this time.

Elk CSD recommended additional conditions of approval regarding fire protection provisions include that Elk CSD conduct a field inspection to confirm the installation and locations of the proposed vehicle turnouts and driveway design, one (1) 5,000 gallon water storage tank and one (1) 2 ½" NHT fire hydrant, as shown on the *Revised Site Plan* map. Elk CSD also recommended the land owners establish a road maintenance agreement for the shared private road that services this and other properties. This is due to Elk CSD having conducting a site visit for this proposed project, where the existing private road being difficult to traverse in winter conditions, the road being steep and narrow and has no pullouts or turnarounds. Elk CSD also had concerns that sections of the road may be unable to support the 75,000 pounds required for fire equipment. The recommendations from Elk CSD were provided to the applicant in January 2021.

**Conditions 5 and 6** are recommended requiring the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction ensures any fire protection policy or plan will be addressed. With the inclusion of these conditions, the proposal would be consistent with Mendocino County policies for fire protection. **Condition 25** is recommended to ensure the proposed project has access and to ensure Elk CSD conducts a field inspection of the installation and locations of the vehicle turnouts, driveway design, water storage tank and fire hydrant and that these have been installed to the satisfaction of Elk CSD.

The parcel is not located within a Floodplain Combining District, therefore not subject to MCC Chapter 20.420, nor is the proposed development mapped within any fault, bluff top or tsunami, landslide or erosion area.

With added conditions, the proposed project will be consistent with the Local Coastal Program policies for hazard areas, including geologic hazards (faults, bluffs, tsunamis, landslides, and erosion), fire and flood hazards Chapter 3.4 and will be consistent with MCC Chapter 20.500 regulations.

6. **Grading, Erosion, and Run Off:** The area of the proposed project is relatively flat and some grading will be required to accommodate the proposed development. Tree removal is proposed within areas of the parcel subject to the Development Limitation Combining District (DL) Mendocino County Code (MCC) Chapter 20.416, thus also subject to MCC Chapters 20.488 and 20.500.

MCC Section 20.488.010(C) (General Review Standards.) states:

*Approved grading activities shall be conducted in a manner that will assure that environmentally sensitive habitat areas will be protected from adverse impacts that can result from mechanical damage and undesirable changes in the water table, subsurface aeration and impacts to the root system of riparian vegetation, the alteration of surface or subsurface drainage, or other environmental conditions.*

If the amount of grading requires a permit from the Building Division, the Coastal Permit Administrator, or their designee, shall review and approve the grading permit to determine its consistency with MCC Chapters 20.492 and 20.500 regulations. Grading activities, including maintaining driveway and parking areas, and any work associated with an Encroachment Permit, shall comply with MCC Chapters 20.492 and 20.500 regulations.

Best Management Practices shall be implemented during construction to prevent delivery of sediment outside of the proposed building site for the single-family residence, garage, septic and driveway, as shown on the *Revised Site Plan* map.

**Conditions 5 and 6** requiring the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction ensures any grading, erosion and runoff protection and hazard area policies or plans will be addressed. **Conditions 13 through 24** are recommended to ensure the proposed development protects grading, erosion and runoff protection and hazard area policies as well as enhancing the adjacent wetland, creating new wetland habitat.

With added conditions, the proposed project is consistent with MCC Chapter 20.416, 20.488 and 20.492 regulations for Coastal Development General Review Criteria and Grading, Erosion and Runoff Standards.

7. Groundwater Resources: The site is designated as a Critical Water Resource Area, as shown on the *Ground Water Resources* map. New development shall be approved subject to the availability of necessary public services and consistent with MCC Sections 20.516.015(A) Septage and Leach Field and (B) Water Supply. The proposed development includes the establishment of an on-site septic system and on-site well. The project was referred to the Mendocino County Division of Environmental Health (DEH) to review impacts to water and septic. DEH commented that no well permit has been applied for at this time. DEH responded with comments stating a septic permit (ST27463) has been approved but not issued, to support a three bedroom residence, consistent with the proposed development.

The original subdivision for this parcel, CDMS 27-72, was approved with conditions in May of 1972, where a soils percolation test, water quantity and a water quality test be approved by the Department of Environmental Health was required and satisfied in May 1972. The second subdivision for this parcel, CDMD 172-73, was approved with conditions in October of 1973, where soils percolation test, water quantity evaluation and a standard mineral analysis be approved by the Department of Environmental Health was required and satisfied in July 1973.

**Conditions 5 and 6** are recommended requiring the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction ensures any groundwater and DEH regulations will be addressed.

With added conditions, the proposed project will be consistent with the Local Coastal Program policies related to groundwater resources Chapter 3.8, MCC Sections 20.516.015(A) and (B) and DEH regulations.

8. Archaeological/Cultural Resources: The proposed development was referred to Northwest Information Center at Sonoma State University (SSU) and the Mendocino County Archaeological Commission

(ARCH), where ARCH responded with the request to schedule for the next available hearing, depending on comments submitted by SSU. The applicant submitted an Archaeological Survey Report, prepared by Samantha Beck, M.A. of Alta Archaeological Consulting, dated March, 2021. The project and survey were reviewed by the Mendocino County Archaeological Commission on June 9, 2021, where the survey was accepted. Since resources were not identified in the survey, the Archaeological Commission recommended **Condition 9**, which advises the property owners of the “Discovery Clause.” The “Discovery Clause”, prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project.

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

With added conditions, Staff finds the project consistent with Mendocino County Coastal Element policies for the protection of the paleontological and archaeological resources Chapter 3.5 and will be consistent with MCC Title 22, Chapter 22.12 regulations.

9. Transportation/Circulation: The project would not contribute a significant amount of new traffic on local and regional roadways. The proposed project was referred to California Department of Forestry and Fire (CalFire), Elk Community Services District (Elk CSD) and Mendocino County Department of Transportation (DOT).

CalFire made no response. However, a State Fire Safe Regulations Application Form, was issued for the project, requiring that Driveways standards be adhered to, per CalFire File Number 336-20.

Elk CSD recommended additional conditions of approval regarding access provisions including that Elk CSD conduct a field inspection to confirm the installation and locations of the proposed vehicle turnouts and driveway design, as shown on the *Revised Site Plan* map.

DOT responded and recommends two conditions of approval, including conditions requiring the following:

- (1) *the applicant shall construct a private road driveway approach onto Cameron Road (CR 516) from the private road, in accordance with Mendocino County Road and Development Standards No. A51B, or as modified by applicant and approved by Department of Transportation staff during field review, to be paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted, and*
- (2) *the applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for any work within County rights-of-way.*

**Conditions 5 and 6** are recommended requiring the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction ensures any transportation, utilities and public services protection policy or plan will be addressed. **Condition 25** is recommended to ensure the proposed project has access and to ensure Elk CSD conducts a field inspection of the installation and locations of the vehicle turnouts, driveway design, water storage tank and fire hydrant and that these have been installed to the satisfaction of Elk CSD. **Condition 26** is recommended to ensure the proposed project has access and is consistent with DOT regulations.

With added conditions, Staff finds the proposed project is consistent with Mendocino County Coastal Element policies for transportation, utilities and public services protection Chapter 3.8 and will be consistent with MCC Chapter 20.516, DOT regulations and is to the satisfaction of Elk CSD.

10. Public Access: The site is located south of Cameron Road (CR 516), east of State Route 1 (SR 1). The nearest existing public access to the shore is the Navarro State Park Shoreline Access, approximately 2 miles northwest of the subject parcel, west of State Route 1 (SR 1), as shown on the *LCP Land Use*

*Map 19: Navarro map.* The nearest potential public access is the Navarro Beach Shore Access, approximately 1 mile west of the subject parcel, located west of State Route 1 (SR 1). The proposed project will not impact any existing or proposed public access.

Without additional conditions, Staff finds the project to be consistent with Mendocino County policies for Coastal Shoreline Access Element Chapters 3.6 and Chapter 4.9; and will be consistent with MCC Chapter 20.528 regulations.

**ENVIRONMENTAL DETERMINATION:** The Coastal Permit Administrator finds that the environmental impacts identified for the project can be adequately mitigated through the conditions of approval, or features of the project design so that no significant adverse environmental impacts will result from this project; therefore, a Mitigated Negative Declaration (SCH No. 2022010086) is recommended for adoption.

### **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 development to construct a single-family residence, a detached garage, ground mount solar array, establishment of an on-site well with a pump house and water storage tank, an on-site septic system and driveway and adopts the following findings and conditions.

#### **FINDINGS:**

1. Pursuant with MCC Section 20.532.095(A)(1), Coastal Residential Land Use Types are principally permitted in the Rural Residential classification; single-family residential land uses conform to the goals and policies of the certified Local Coastal Program, including policies identified in the Coastal Element Chapter 2.2 (Rural Residential Land Use Classification & Development Limitations), Chapter 3.2 (Agriculture), Chapter 3.4 (Hazards Management), Chapter 3.5 (Visual Resources, Special Communities and Archaeological Resources) and Chapter 3.6 (Shoreline Access and Trail/Bikeway System), Chapter 3.8 (Transportation, Utilities and Public Services) and Chapter 4.10 (Navarro River to Mallo Pass Creek Planning Area), except Coastal Element Policy 3.1 (Habitats and Natural Resources) and Mendocino County Code Section 20.496.020(A)(1) relating to buffer widths from Environmentally Sensitive Habitat Areas, which is specifically addressed by the Supplemental Findings below. The proposed development of a single-family residence is a principally permitted use within the Rural Residential and Development Limitations land use classification, while the detached garage, solar array and ancillary development are accessory use types permitted with the principally permitted uses, and are consistent with the intent of the Rural Residential and Development Limitations Classifications; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed development of a single-family residence, detached garage, solar array and ancillary development would connect to a proposed on-site well and sewer system, PG&E service and would be provided with adequate utilities, access roads, including Cameron Road (CR516), drainage and other necessary facilities; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed development of a single-family residence, detached garage, solar array and ancillary development will not degrade or negatively change the characteristics of and will be consistent with the purpose, intent and standards of the Chapter 20.376 Rural Residential District and Chapter 20.416 Development Limitations Combining District, as well as all other provisions of Division II of Title 20 of the Mendocino County Code; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed development, if completed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. An Initial Study and adoption of a Mitigated Negative Declaration (SCH No. 2022010086) is recommended. **Conditions 13 through 24** are recommended to ensure compliance with the California Environmental Quality Act requirements for a Mitigated Negative Declaration; and

5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development of a single-family residence, detached garage, solar array and ancillary development will not have any adverse impact on any known archaeological or paleontological resources, and **Condition 9** is in place when archaeological sites or artifacts are discovered. The project and survey were reviewed by the Mendocino County Archaeological Commission on June 9, 2021, where the survey was accepted. The project was referred to three local tribes, including Cloverdale Rancheria, Redwood Valley Rancheria, and Sherwood Valley Rancheria, and no response from these tribes has been received at time of this staff report ; 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. Construction of a single-family residence, detached garage, solar array and ancillary development are not anticipated to significantly affect demands on public services. Solid waste service is available either as curbside pick-up or at the Albion Transfer Station (several miles away). The existing level of service at peak hour conditions at this location is considered Level of Service B. While the project would contribute incrementally to traffic volumes on local and regional roadways, such incremental increases were considered when the LCP land use designations were assigned to the site; and
7. Pursuant with MCC Section 20.532.095(B), the proposed development of a single-family residence, detached garage and ancillary development will not diminish public access to Mendocino County coastal areas and conforms to the goals and policies of the Coastal Element of the General Plan. The project site is not located between the first public road and the sea and is not designated as an existing or a potential public access point.
8. Pursuant to MCC Section 20.532.100(A)(1), no development shall be allowed in an ESHA unless the resource as identified will not be significantly degraded by the proposed development, and there is no feasible less environmentally damaging alternative, and all feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted. Alternatives to the proposed development were considered. Adjacent properties in the vicinity were reviewed to determine that the size and scale of development is in conformance with adjacent properties. Mitigation measures have been recommended to reduce any potential impacts from the proposed project. As conditioned, the proposed development will not significantly degrade the resource as identified.

**CONDITIONS OF APPROVAL AND MITIGATION MEASURES (as indicated by “\*\*\*)”:**

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. The use and occupancy the premises shall be established and maintained in conformance with the provisions of Division II or Title 20 of the Mendocino County Code.
3. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
4. 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.
5. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.



6. The Applicants shall secure all required permits for the proposed development of the single-family residence, accessory structures and ancillary developments as required by the Building Inspection Division of the Department of Planning and Building Services, Department of Transportation and Division of Environmental Health.
7. 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.
8. 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.
9. 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 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 Coastal Code.
10. Any Building Permit request shall include all conditions of approval of Coastal Development Permit CDP\_2020-0022. Conditions shall be printed on the plans submitted.
11. Prior to issuance of a Building Permit, the property owner shall furnish exterior finish schedule consistent with Mendocino County Coastal Element Policy 3.5-4 and Mendocino County Code of Ordinances Section 20.504.015(C), for approval from the Coastal Permit Administrator or to the satisfaction of the Director of Planning and Building Services.
12. Prior to issuance of a Building Permit, the property owner shall furnish exterior lighting details consistent with Mendocino County Coastal Element Policy 3.5-4 and Mendocino County Code of Ordinances Section 20.504.035, for approval from the Coastal Permit Administrator or to the satisfaction of the Director of Planning and Building Services.
13. \*\* To ensure protection of Development adjacent to agriculturally designated parcels, such as the subject site, is subject to MCC Section 20.508.020, future development shall not be located within the 200 foot setbacks to the adjacent Type II agricultural preserve. If development must be located within 200 feet, an amendment to this permit or subsequent coastal development permit is required.
14. \*\* Mitigation and Avoidance Measures proposed in the *Rare Plant Assessment & Botanical Survey*, prepared by Alicia Ives Ringstad of Jacobszoon & Associates, Inc. updated on February 19, 2021. In order to provide for the protection of the portion of the parcel subject to Development Limitation Combining District, the following mitigation measures are recommended to minimize impacts to presumed ESHA within the study area:
  - a. Vegetation removal, especially along the western and southern portions of the parcel, particularly the portion of the parcel subject to Development Limitation Combining District, with the exception of that requires for the construction of the single-family residence, garage and

ground mount solar, including the installation of the on-site septic system and driveway access, in its approved building location, is not permitted with this Coastal Development Permit; and

- b. Request for additional vegetation removal on the subject parcel will require a separate Coastal Development Permit and will be reviewed on its own merits; and
  - c. Future development of the subject parcel, including additional development and accessory development, not limited to vegetation removal, shall maintain a 50 foot buffer to all identified ESHA or require a separate Coastal Development Permit and will be reviewed on its own merits.
15. \*\* Mitigation and Avoidance Measures proposed in the *Rare Plant Assessment & Botanical Survey*, prepared by Alicia Ives Ringstad of Jacobszoon & Associates, Inc. updated on February 19, 2021. In order to provide for the **protection of Bishop pine and Grand fir trees**, Section 6 Assessment Summary and Recommendations/Mitigations and Appendix D: Reduced Buffer Analysis of the *Rare Plant Assessment & Botanical Survey*, prepared by Jacobszoon & Associates (Jacobszoon, 6.5), the following mitigation measures are recommended to minimize impacts to presumed ESHA within the study area:
- a. The regeneration of the Bishop pine trees is low within the Study Area (3 trees under 6" DBH), most likely due to the lack of sunlight and that Bishop pinecones are serotinous (need fire to open and germinate) Typically, the lack of fire resulting in excessively thick understory vegetation and duff layers inhibits seed germination and recruitment. The regeneration of the Grand fir trees is high with 93 trees under 6" DBH; and
  - b. It is recommended that there is sufficient regeneration to replace the Grand fir trees that are proposed for removal and to not replant due to the available space and sunlight on the rest of the 5.09-acre parcel; and
  - c. It is recommended that the remediation of the removed 68 Bishop pine trees over 7" DBH be a 1:1 replacement based on available space and sunlight on the remainder of the parcel. Placement of Bishop pine saplings shall be where there is sufficient sunlight to aid in growth over 5 years; and
  - d. Bishop pine individuals shall be replaced with saplings obtained from local stock in the area. Planted Bishop pine saplings should be planted by hand, with workers using hand tools and/or digging through the soil with a portable augur without the usage of heavy construction machinery that could trample and/or compact ground layer plants and underlying soil. Newly planted Bishop pine individuals should be protected by "protective tubes"; and
  - e. An 80% survival rate for the newly planted replacement Bishop pine trees shall occur and be monitored for five consecutive years annually in October by a qualified biologist. Results of restoration activities shall be submitted to CDFW, the County and the California Coastal Commission on an annual basis no later than December 31 for each of the five monitoring years (2021 through 2025, for example, if construction begins and this Plan's mitigation measure actions are initiated by spring 2021). CDFW may provide comments on each annual summary letter and require planting of new Bishop pine trees based on results noted in each of the annual summary letter. For example, in the event that an 80% survival rate of the Bishop pine trees is not achieved in the first five years, the monitoring period will be extended until compliance is demonstrated; and
  - f. Supplemental watering will be conducted if necessary, as well as thinning if necessary, to release crowded individuals for more rapid tree growth. During the monitoring visit, the qualified biologist will remove any non-native species that may have encroached within the Project Area.

16. \*\* Mitigation and Avoidance Measures proposed in the *Rare Plant Assessment & Botanical Survey*, prepared by Alicia Ives Ringstad of Jacobszoon & Associates, Inc. updated on February 19, 2021). In order to provide for the protection of **wetlands**, Section 6 Assessment Summary and Recommendations/Mitigations, Appendix D: Reduced Buffer Analysis and Wetlands Delineation of the *Rare Plant Assessment & Botanical Survey*, prepared by Jacobszoon & Associates (Jacobszoon, 6.1), the following mitigation measures are recommended to minimize impacts to presumed ESHA within the study area:
- a. Straw wattles be placed along the 50 foot ESHA buffer boundary around the proposed 1.5-acre conversion for the homesite and associated development to protect the CCC wetland south of the Project Area and the Bishop pine forest to prevent sediment caused from ground disturbance activities from entering the Bishop pine forest ESHA or the CCC wetland. Upland habitat in the 50 ft buffer, within the Bishop pine forest habitat has >90% vegetation cover, mostly composed of trees and shrubs, which will provide additional protection for the Bishop pine forest; and
  - b. A minimum 50 foot buffer shall be maintained from the upland edge of riparian vegetation along all watercourses to the edge of any development activity, including grading, paving, trenching or other; and
  - c. Ground disturbance and exposed soil will be limited to the 1.5 acres.
17. \*\* Mitigation and Avoidance Measures proposed in the *Rare Plant Assessment & Botanical Survey*, prepared by Alicia Ives Ringstad of Jacobszoon & Associates, Inc. updated on February 19, 2021). In order to provide for the protection of **special status frogs**, Section 6 Assessment Summary and Recommendations/Mitigations of the *Rare Plant Assessment & Botanical Survey*, prepared by Jacobszoon & Associates (Jacobszoon, 6.2.2), the following mitigation measures are recommended to minimize impacts to presumed ESHA within the study area:
- a. Within one (1) week prior to construction activities, a qualified biologist shall conduct a survey of the construction area for migrating California red-legged frogs and shall conduct a training for the construction crew on identification of California red-legged frogs, as well as the protocols they must follow per this condition:
    - i. Prior to the onset of construction, and every morning before moving heavy equipment and/or stockpiles, the construction crew shall perform a visual search around all stacked or stored material, and under parked equipment to detect the presence of frogs. If a California red-legged frog is detected, construction crews will stop all ground disturbing work in the vicinity and contact the United States Fish and Wildlife Service or a qualified biologist to address the issue and provide clearance to re-initiate work; and
    - ii. If a rain event occurs during the construction period, all ground disturbing construction-related activities will cease until at least 48 hours after the rain stops. Prior to resuming ground disturbing construction activities, trained construction crew member will examine the site for the presence of frogs. If no special status frogs are found, construction activities may resume.
18. \*\* Mitigation and Avoidance Measures proposed in the *Rare Plant Assessment & Botanical Survey*, prepared by Alicia Ives Ringstad of Jacobszoon & Associates, Inc. updated on February 19, 2021). In order to provide for the protection of **special status birds**, as described in Section 6 Assessment Summary and Recommendations/Mitigations of the *Rare Plant Assessment & Botanical Survey*, prepared by Jacobszoon & Associates (Jacobszoon, 6.2.2), the following mitigation measures are recommended to minimize impacts to presumed ESHA within the study area:
- a. Any vegetation/tree removal should occur during non-nesting season (August 16 to January 31), outside of the general bird nesting season, to the greatest extent feasible. If tree/vegetation

removal during this time is not feasible, a pre-construction survey shall be performed by a qualified biologist no more than 14 days prior to the initiation of tree removal or ground disturbance. The survey shall cover the Project Area (including tree removal areas) and surrounding areas within 500 feet; and

- b. If active nesting activity is detected within the project footprint or within 500 feet of construction activities, an appropriate no-disturbance buffer shall be established by the qualified biologist. Once it is determined that the young have fledged (left the nest) or the nest has otherwise become inactive (e.g., due to predation), the buffer may be lifted, and work may be initiated within the buffer.
19. \*\* Mitigation and Avoidance Measures proposed in the *Rare Plant Assessment & Botanical Survey*, prepared by Alicia Ives Ringstad of Jacobszoon & Associates, Inc. updated on February 19, 2021). In order to provide for the protection of **Northern Spotted Owl and Marbled murrelet**, as described in Section 6 Assessment Summary and Recommendations/Mitigations of the *Rare Plant Assessment & Botanical Survey*, prepared by Jacobszoon & Associates (Jacobszoon, 6.2.2), the following mitigation measures are recommended to minimize impacts to presumed ESHA within the study area:
- a. Suitable habitat may be present within 0.25 miles of the Study Area, it is recommended that all mechanical work shall be conducted August 1 through September 16 to avoid northern spotted owl and marbled murrelet breeding season; and
  - b. If this is not feasible, surveys shall be conducted for suitable habitat within 0.25 miles of the proposed work area; and
  - c. If suitable nesting trees are identified, surveys should be conducted to determine if birds are present and may be impacted by the proposed project. Surveys and avoidance measures shall follow USFWS protocols.
20. \*\* Mitigation and Avoidance Measures proposed in the *Rare Plant Assessment & Botanical Survey*, prepared by Alicia Ives Ringstad of Jacobszoon & Associates, Inc. updated on February 19, 2021). In order to provide for the protection of **Sonoma Tree Vole**, as described in Section 6 Assessment Summary and Recommendations/Mitigations of the *Rare Plant Assessment & Botanical Survey*, prepared by Jacobszoon & Associates (Jacobszoon, 6.2.2), the following mitigation measures are recommended to minimize impacts to presumed ESHA within the study area:
- a. Prior to any tree removal or ground disturbance, Sonoma tree vole (STV) surveys are recommended. A survey consists of walking the proposed project area characterizing potential trees which have adequate needle accumulation in the branches which may act as a nesting site. Additional evidence surveyed for includes fallen nests, indicated by clumps of needle resin ducts on the ground. Removal of trees and other vegetation could destroy active nests, harm individual STV or cause nest abandonment if they occurred during the nesting season. Pre-construction surveys will be conducted by a qualified biologist, in a manner such as follows:
    - i. Be conducted no more than two weeks before tree removal activities begin, a biologist will assess what portions, if any, of the tree removal area and areas within 50 feet of tree removal, is potential tree vole habitat, based on species composition; and
    - ii. If STV habitat is located on portions of the property within 50 feet of tree removal areas, a qualified biologist shall conduct a survey for presence of the species on the property in areas within 50 feet of tree removal and construction footprint; and
    - iii. A standard survey methodology shall include at least two trained observers conducting visual searches for tree vole nests while walking along transects spaced 25 meters apart. When either fecal pellets, resin ducts or potential nests are observed, vole nests must be confirmed by climbing trees and estimating all potential nests to see if they contain evidence of occupancy by tree voles (fecal pellets, resin ducts and conifer

branch cuttings), and

- iv. If occupied habitat is identified during pre-construction surveys, the biologist shall consult with CDFW to determine how to avoid disruption to breeding activity or if individual relocation is possible.
21. \*\* Mitigation and Avoidance Measures proposed in the *Rare Plant Assessment & Botanical Survey*, prepared by Alicia Ives Ringstad of Jacobszoon & Associates, Inc. updated on February 19, 2021). In order to provide for the protection of **special status bats**, as described Section 6 Assessment Summary and Recommendations/Mitigations of the *Rare Plant Assessment & Botanical Survey*, prepared by Jacobszoon & Associates (Jacobszoon, 6.2.2), the following mitigation measures are recommended to minimize impacts to presumed ESHA within the study area:
- a. A small shed located within the proposed project area may provide suitable roosting for bat species. The shed is proposed to be deconstructed and removed. A survey shall be conducted by a qualified biologist three to six months prior to construction, focused survey for bats and potential roosting sites on the structure; and
  - b. If no bats are observed, a pre-construction survey is recommended with 14 days of the onset of construction to ensure that no roosts will be disturbed during development. If no bats are observed after the second survey, no further study is warranted; and
  - c. If bats are observed, avoidance or exclusion of bats should be conducted as described below:
    - i. If bats are found September through March, then they shall be humanely evicted as described under (ii) below. If bats are found April through August (bat maternity season), then they should be monitored to determine if a maternal roost. If determined to not be a maternal roost, then the bats should be evicted as described in (ii) below. If determined to be a maternal roost, the structure should have a no-disturbance buffer of 500-feet established and no work should be conducted until the end of maternity season (approximately August).
    - ii. Eviction of bats should be conducted using humane bat exclusion techniques, developed in consultation with CDFW. Humane eviction windows typically occur March 1 through April 15 or September 1 through October 15 to avoid winter torpor and maternity season; and
    - iii. Each roost lost should be replaced prior to deconstruction of the structure, with consultation with CDFW. Once replacement roosts are constructed and its confirmed that bats are not present in the structure then the structure may be deconstructed.
22. \*\* Mitigation and Avoidance Measures proposed in the *Rare Plant Assessment & Botanical Survey*, prepared by Alicia Ives Ringstad of Jacobszoon & Associates, Inc. updated on February 19, 2021). In order to provide for the protection of **presumed ESHA**, as described Section 6 Assessment Summary and Recommendations/Mitigations of the *Rare Plant Assessment & Botanical Survey*, prepared by Jacobszoon & Associates (Jacobszoon, 6.6), the following mitigation measures are recommended to minimize impacts to presumed ESHA within the study area:
- a. Young bishop pine and grand fir trees should be allowed to become re-established wherever they are present outside the construction site; and
  - b. Erosion control fencing should be installed 50 feet outside of the proposed 1.5 acres of construction area prior to construction; and
  - c. Invasive Scotch broom (*Cytisus scoparius*) and all other invasive non-native species will be removed from all portions of the property to the greatest extent practical; and

- d. During construction, any stockpiled materials should be checked around and moved carefully in order to avoid potential nesting bird habitat, if stockpiling takes place between February and August; and
  - e. Landscaping on the parcel should not include any invasive plants and should ideally consist of native plants compatible with the adjacent plant communities. No plants listed on California Invasive Plant Council (Cal-IPC) Inventory should be included in landscaping. Native plants used for landscaping should be native to coastal Mendocino County. Additionally, any trees proposed for planting should be pest free to reduce introduction of potentially devastating pest to bishop pine and grand fir.
23. \*\* Mitigation and Avoidance Measures proposed in the *Rare Plant Assessment & Botanical Survey*, prepared by Alicia Ives Ringstad of Jacobszoon & Associates, Inc. updated on February 19, 2021). In order to provide for the protection of **presumed ESHA and Grading, Erosion and Run-Off**, Section 6 Assessment Summary and Recommendations/Mitigations, Appendix D: Reduced Buffer Analysis and Wetlands Delineation of the *Rare Plant Assessment & Botanical Survey*, prepared by Jacobszoon & Associates (Jacobszoon), Standard Best Management Practices (BMPs) shall be employed to ensure minimization of erosion resulting from construction. Ground disturbance shall be limited to the minimum necessary and disturbed soil areas shall be stabilized as soon as feasible.
24. \*\* This entitlement does not become effective, or operative, and no work shall be commenced under this entitlement until the California Department of Fish and Wildlife (CDFW) filing fees required, or authorized by Section 711.4 of the Fish and Game Code are submitted to the Mendocino County Department of Planning and Building Services. Said fee of \$2,589.00 OR CURRENT FEE shall be made payable to the Mendocino County Clerk, and submitted to the Department of Planning and Building Services within 5 days of the end of any appeal period. Any waiver of the fee shall be on a form issued by the Department of Fish and Wildlife upon their finding that the project has "no effect" on the environment. If the project is appealed, the payment will be held by the Department of Planning and Building Services until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the project is approved), or returned to the payer (if the project is denied). Failure to pay this fee by the specified deadline shall result in the entitlement becoming null and void. **The applicant has the sole responsibility to insure timely compliance with this condition.**
25. Prior to final of a Building Permit, the applicant shall install and furnish evidence to the Planning and Building Services for access to the parcel, water tank and fire hydrant locations, to the satisfaction of Elk Community Service District and MCC Chapters 20.500 and 20.516, as follows:
- a. A gravel drive shall support 75,000 pounds fire apparatus weight and have unobstructed 14 feet horizontal and 15 feet vertical clearances; and
  - b. Adequate vehicle turnout and driveway design to the proposed single-family residence, including:
    - i. A fire apparatus turnaround near garage, with a minimum radius of 40 feet with parking areas outside this dedicated turnaround; and
    - ii. A minimum 50 foot inside radius for the turn into the drive from the common shared roadway plus 4 feet additional surface width shall be provided; and
  - c. One (1) 5,000 gallon capacity water storage tank, equipped with a 4" outlet fitting and 4" piping to feed a 2 1/2" NHT hydrant. Tank outlet to be at equal or higher elevation relative to the hydrant. General specifications for the tank, hydrant with bracing, and fire water hookups can be found on page 4 of the Mendocino Fire Safe Council's "Developing Water Supplies for Fire Protection" brochure; and

- d. One (1) 2.5 inch NHT fire hydrant to be sited adjacent to the required turnaround; and
  - e. Provide documentation to the Planning and Building Services for installing and locations are to the satisfaction of Elk Community Service District.
26. Prior to final of a Building Permit, the applicant shall furnish evidence of access to the parcel to Planning and Building Services, per Department of Transportation regulations and MCC Chapter 20.516, as follows:
- a. Construct a private road driveway approach onto Cameron Road (CR 516) from the private road, in accordance with Mendocino County Road and Development Standards No. A51B, or as modified by applicant and approved by Department of Transportation staff during field review, to be paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted; and
  - b. An encroachment permit from the Mendocino County Department of Transportation for any work within County rights-of-way.

Staff Report Prepared by:

1-7-2022

DATE

(TW) WALDMAN

JESSIE WALDMAN  
PLANNER II

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

**ATTACHMENTS:**

- |  |  |
|--|--|
| A. Location Map                            | M. LCP Habitats & Resources                  |
| B. Aerial Map(Vicinity)                    | N. Appealable Areas                          |
| C. Aerial Map                              | O. Adjacent Parcels                          |
| D. Topographical Map                       | P. Fire Hazards Zones & Responsibility Areas |
| E. Revised Site Plan 2021 0929             | Q. Wetlands                                  |
| F. Revised Floor Plans 2021 0412           | R. Groundwater Resources                     |
| G. Revised SFR Elevations 2021 0412        | S. Highly Scenic & Tree Removal Areas        |
| H. Revised Garage Elevations 2021 0412     | T. Slope                                     |
| I. Zoning Display Map                      | U. Soils                                     |
| J. General Plan Classifications            | V. Williamson Act                            |
| K. LCP Land Use Map 19: Navarro            | W. Farmland Classification                   |
| L. LCP Land Capabilities & Natural Hazards |  |

**REFERENCES:**

(Coastal Element) Mendocino County, Planning and Building Services, Planning Division. The County of Mendocino General Plan, Coastal Element. 1985. Accessed September 21, 2021, at: <https://www.mendocinocounty.org/government/planning-building-services/plans/coastal-element>

(MCC, 1991) Mendocino County Department of Planning and Building Services. October 1991. Mendocino County Zoning Code Coastal Zoning Code, Title 20 – Division II of the Mendocino County Code. Accessed September 21, 2021, at: [https://library.municode.com/ca/mendocino\\_county/codes/code\\_of\\_ordinances?nodeId=MECOCO\\_TIT20\\_ZOOR\\_DIVIIMECOCOZOZO](https://library.municode.com/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20_ZOOR_DIVIIMECOCOZOZO)

Mendocino County Department of Planning & Building Services. County of Mendocino Coastal Zone. LCP Map 19: – Navarro [map]. 1985. Accessed September 20, 2021, at: <https://www.mendocinocounty.org/government/planning-building-services/county-maps/coastal-zone-local-coastal-program-lcp-maps>.

Mendocino County Department of Planning & Building Services. June 2011. Fire Hazard Zones & Fire Responsibility Areas [map]. Accessed September 20, 2021, at: [https://www.mendocinocounty.org/government/planning/Fire\\_Hazard\\_Severity\\_Map.pdf](https://www.mendocinocounty.org/government/planning/Fire_Hazard_Severity_Map.pdf).

Mendocino County Department of Planning & Building Services. March 2015. Coastal Ground Water Resources [map]. Accessed September 20, 2021, at: [http://www.co.mendocino.ca.us/planning/pdf/12x36\\_Coastal\\_Groundwater\\_Areas.pdf](http://www.co.mendocino.ca.us/planning/pdf/12x36_Coastal_Groundwater_Areas.pdf)

Mendocino County Department of Transportation. August 2011. Circulation and Transportation Section 5. Accessed September 25, 2021, at: <https://www.mendocinocounty.org/home/showpublisheddocument/11875/636414328744130000>

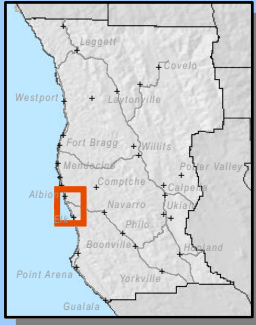
Jacobszoon & Associates, Inc., Rare Plant Assessment & Botanical Survey for 1656 Cameron Road. Updated February 2021.

Alta Archaeological Consulting, Archaeological Survey Report. March 2021.



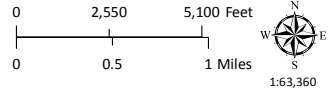


SUBJECT PARCEL/S



CASE: **CDP 2020-0022**  
 OWNER: **IRWIN, William & Audrey**  
 APN: **126-110-12**  
 APLCT: **William C. & Audrey J. Irwin**  
 AGENT:  
 ADDRESS: **1656 Cameron Road, Elk**

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





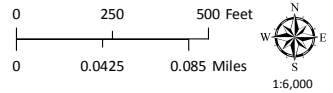
LOCATION MAP  
 ATTACHMENT A

MENDOCINO COUNTY PLANNING DEPARTMENT © 2020



CASE: CDP 2020-0022  
OWNER: IRWIN, William & Audrey  
APN: 126-110-12  
APLCT: William C. & Audrey J. Irwin  
AGENT:  
ADDRESS: 1656 Cameron Road, Elk

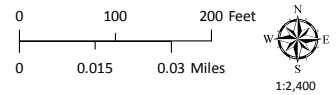
-  Public Roads
-  Driveways/Unnamed Roads

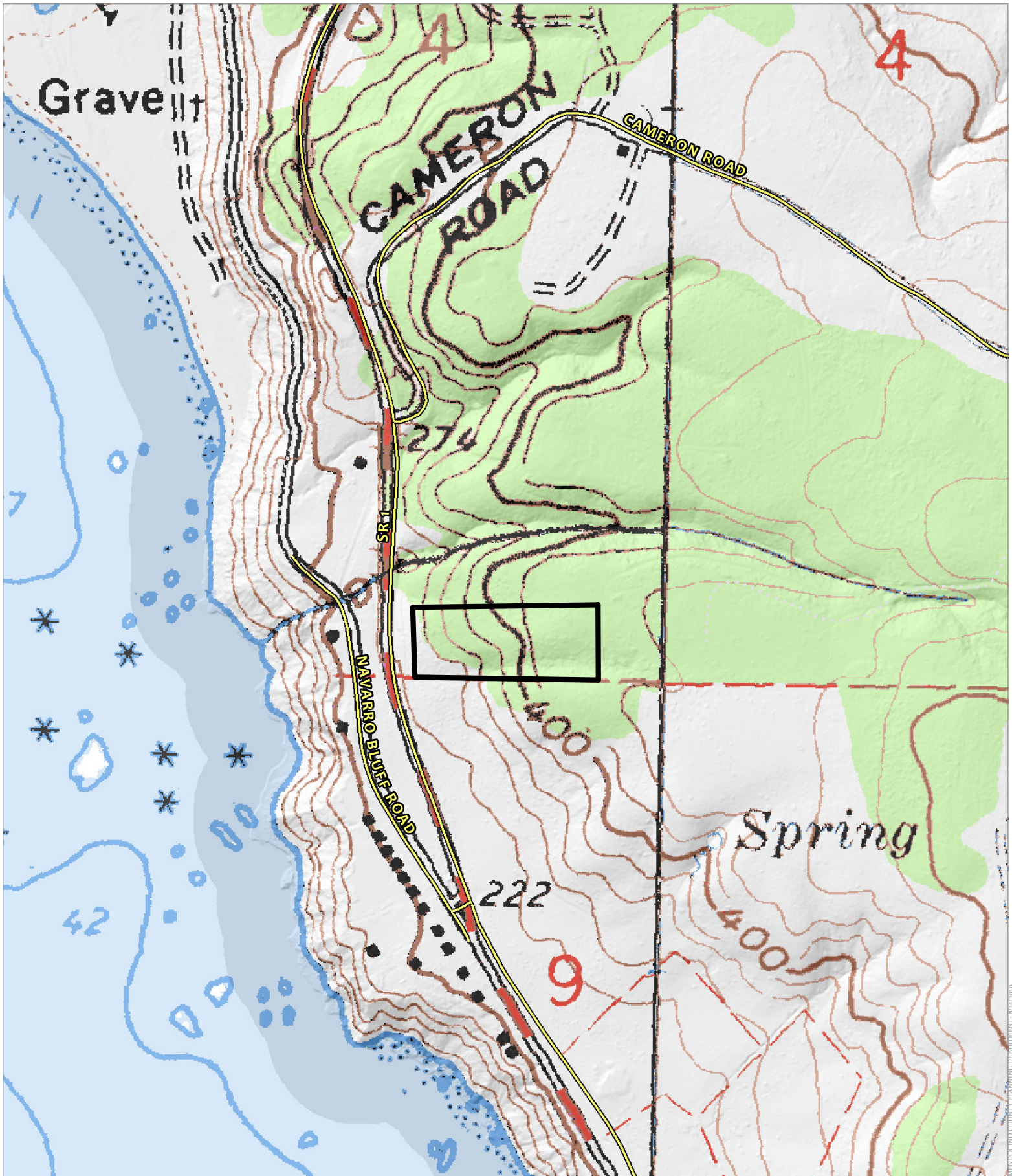






CASE: CDP 2020-0022  
OWNER: IRWIN, William & Audrey  
APN: 126-110-12  
APLCT: William C. & Audrey J. Irwin  
AGENT:  
ADDRESS: 1656 Cameron Road, Elk

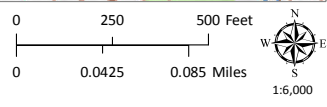
- Public Roads
- Driveways/Unnamed Roads





CASE: CDP 2020-0022  
 OWNER: IRWIN, William & Audrey  
 APN: 126-110-12  
 APLCT: William C. & Audrey J. Irwin  
 AGENT:  
 ADDRESS: 1656 Cameron Road, Elk

-  Public Roads
-  Driveways/Unnamed Roads



TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET  
 ATTACHMENT D

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/29/2020

SYM	DESCRIPTION	RADIUS
1	RADIUS @ C OF ROADWAY	55
2	RADIUS @ C OF ROADWAY	55
3	RADIUS @ C OF HANGAR/LEAD	100'
4	RADIUS @ C OF HANGAR/LEAD	26
5	RADIUS @ C OF ROADWAY	55
6	RADIUS @ C OF HANGAR/LEAD	26
7	RADIUS @ C OF HANGAR/LEAD	54



**REVISED RECEIVED**

SEP 29 2021

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 FORT BRAGG CA

**SITE PLAN**  
 SCALE: 1" = 20'

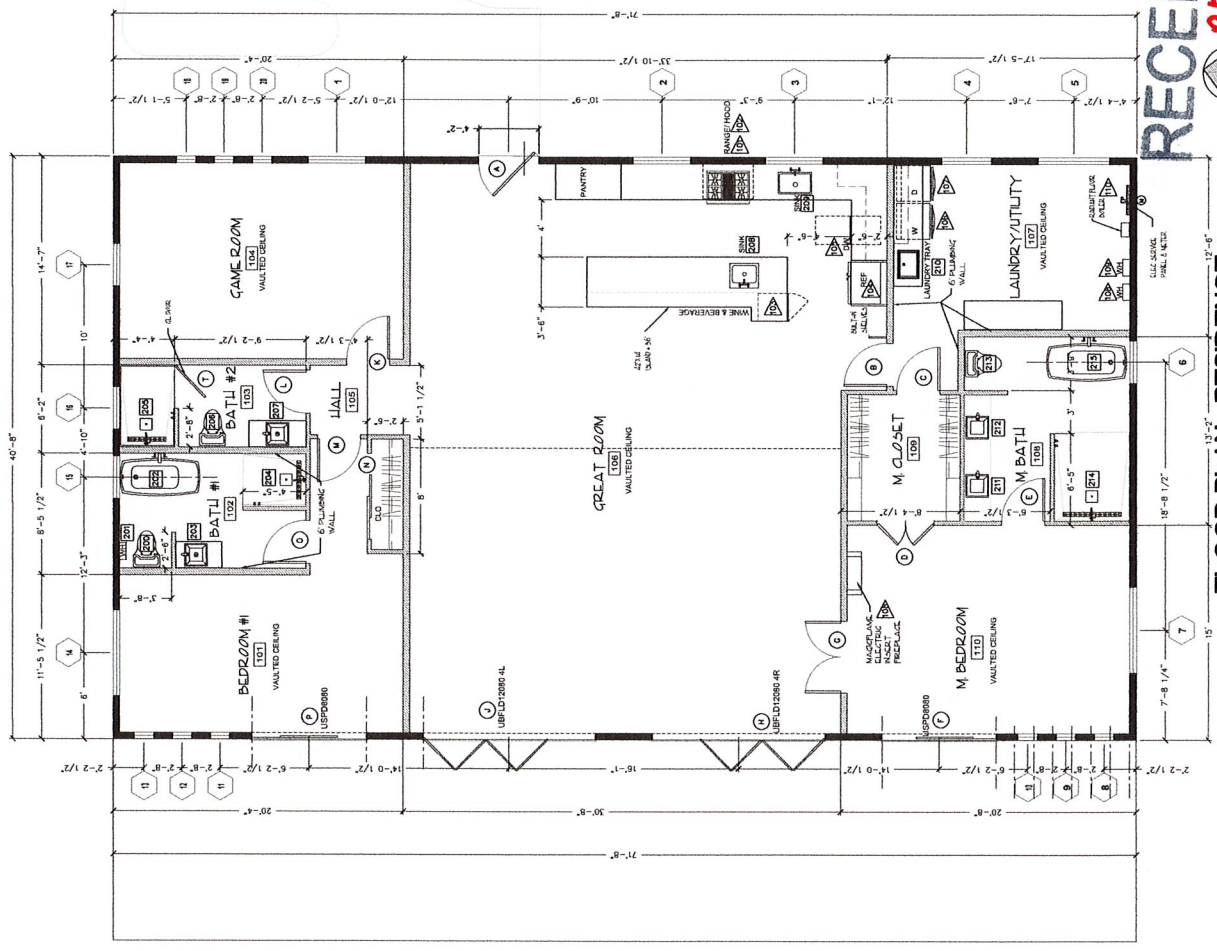
**BOLDER PLANS**  
 ADA KORNMAYER  
 ARCHITECTS  
 2025 YARWOOD LANE  
 WEST LAUREL, MONTGOMERY COUNTY, MD 20854  
 301-251-9900

PROJECT: NEW RESIDENCE  
 AURREY AND WILLIAM RIVIN  
 6556 CAMERON ROAD  
 ELK CA 95432

DRAWING TITLE: **FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

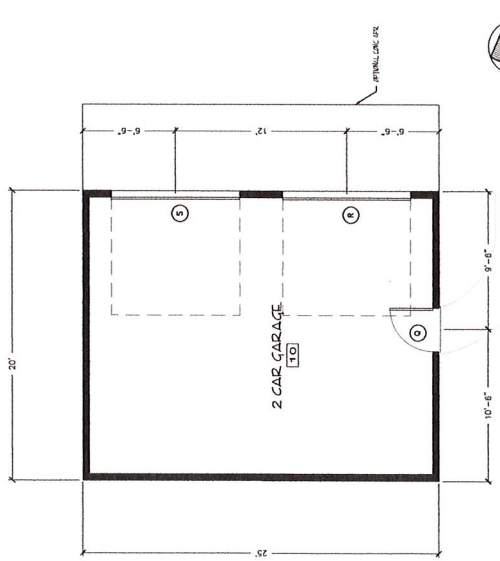
DATE:	06/09/20
DRAWN BY:	JAC
DATE:	07/08/20
PROJECT MANAGER:	JAC
DATE:	07/08/20
CLIENT:	ADAM & WILLIAM RIVIN
DATE:	07/08/20
CLIENT:	ADAM & WILLIAM RIVIN

SHEET: **A2.1**  
 3 OF 5  
 JOB #: 21-17



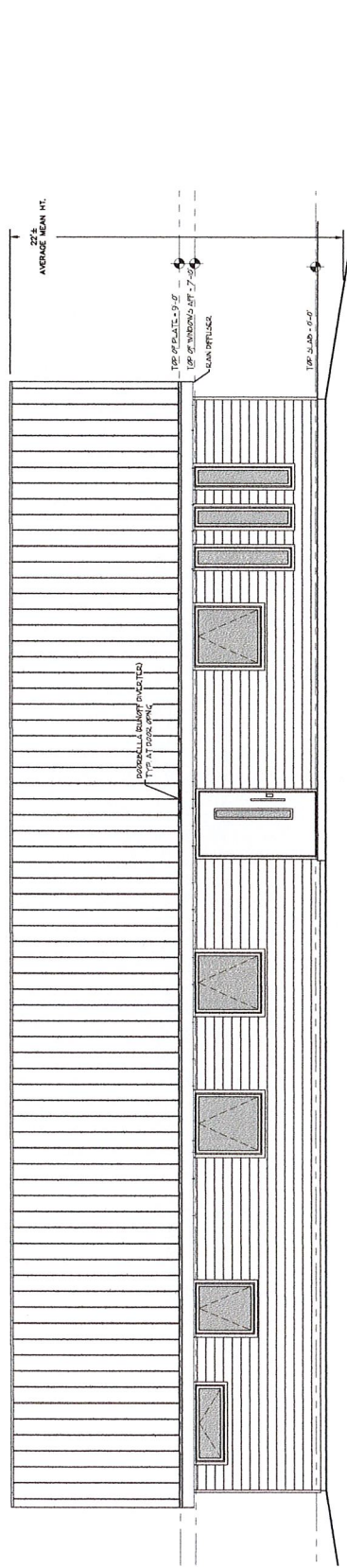
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 APR 12 2021

PLANNING & BUILDING SERV  
 FORT BRAGG CA

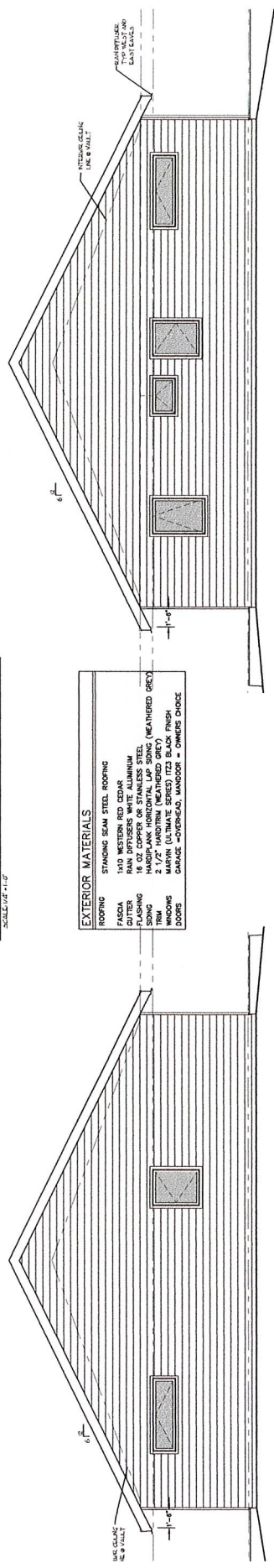


**FLOOR PLAN- DETACHED GARAGE**  
 SCALE: 1/4" = 1'-0"

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DRAWN BY	ALZ
REVISIONS	
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REVISION 2	07/05/20
REVISION 3	07/05/20
REVISION 4	07/05/20
REVISION 5	07/05/20
REVISION 6	07/05/20
REVISION 7	07/05/20
REVISION 8	07/05/20
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REVISION 100	07/05/20



**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

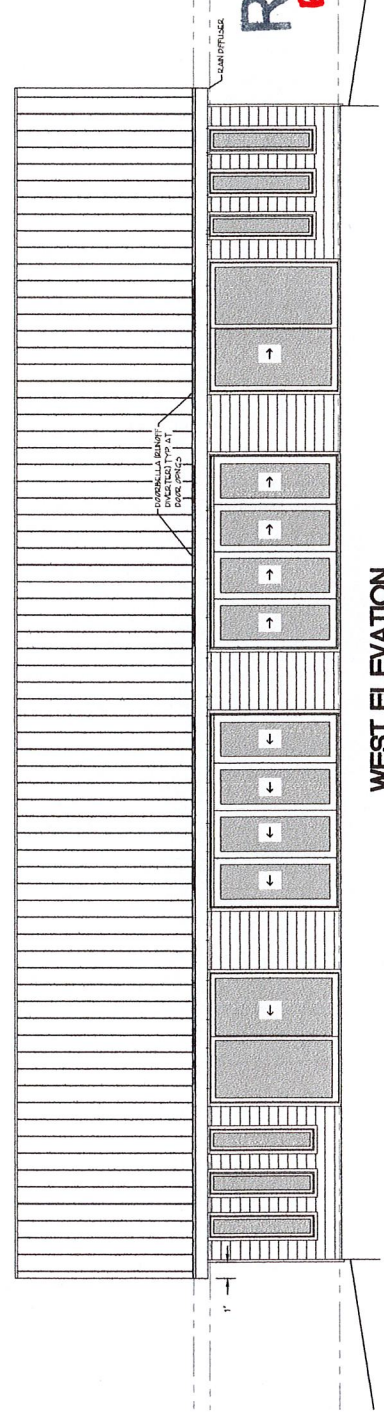


**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

**EXTERIOR MATERIALS**

ROOFING	STANDING SEAM STEEL ROOFING
FASADA	610 WESTERN RED CEDAR SHANK
FLASHING	18 OZ COPPER OR STAINLESS STEEL
SIDING	HARDPANE HORIZONTAL LIP SIDING (WEATHER GREY)
WINDOWS	MARVIN (ULTIMATE SERIES) (22 BLACK FINISH)
DOORS	CARAGE - OVERHEAD, WANDOR - OWNER'S CHOICE

**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

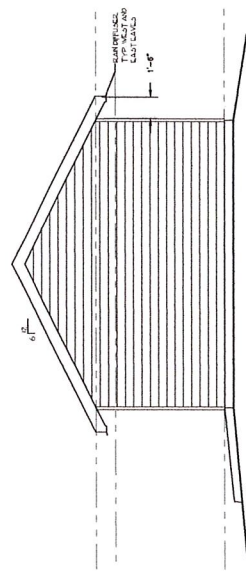


**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

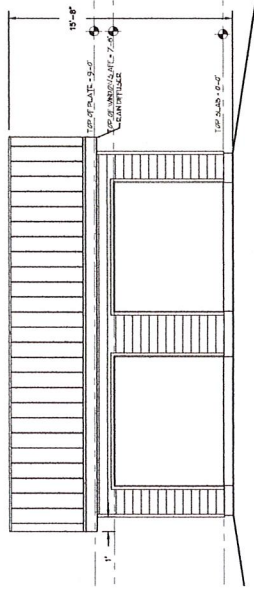
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**REVISED**  
 APR 12 2021

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 FORT BRAGG CA

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DRAWN BY	ALC
DESIGNED BY	ALC
DATE	07/23/20
REVISIONS	
CDD SUBMITTAL	07/23/20
ELK CA I.T. DOOR	08/03/20
ELK SUBMITTAL	04/07/21



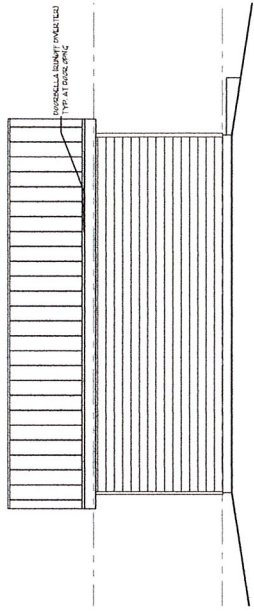
**NORTHWEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



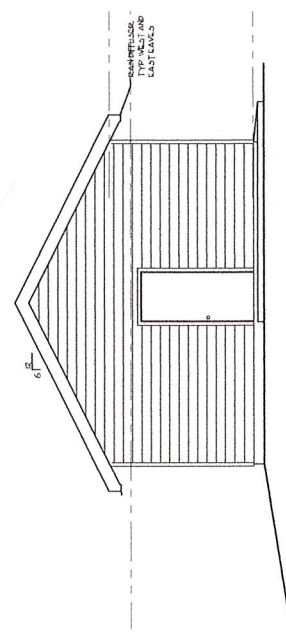
**NORTHEAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**EXTERIOR MATERIALS**

ROOFING: STANDING SEAM STEEL ROOFING  
 FLOOR: 15/16\"/>



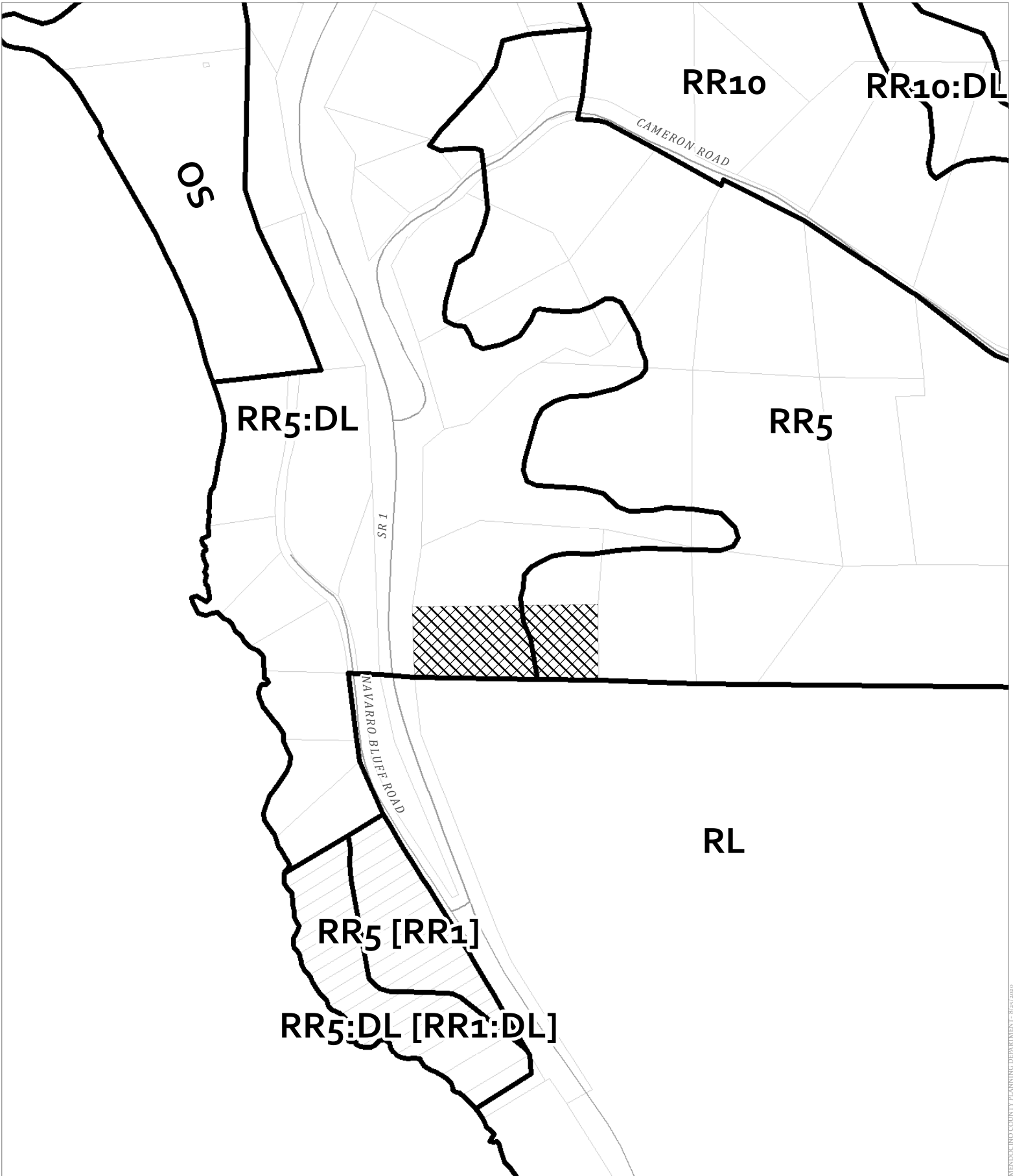
**SOUTHWEST ELEVATION**  
 SCALE: 1/4" = 1'-0"






**SOUTHEAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

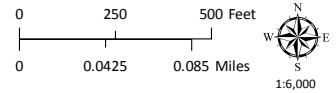
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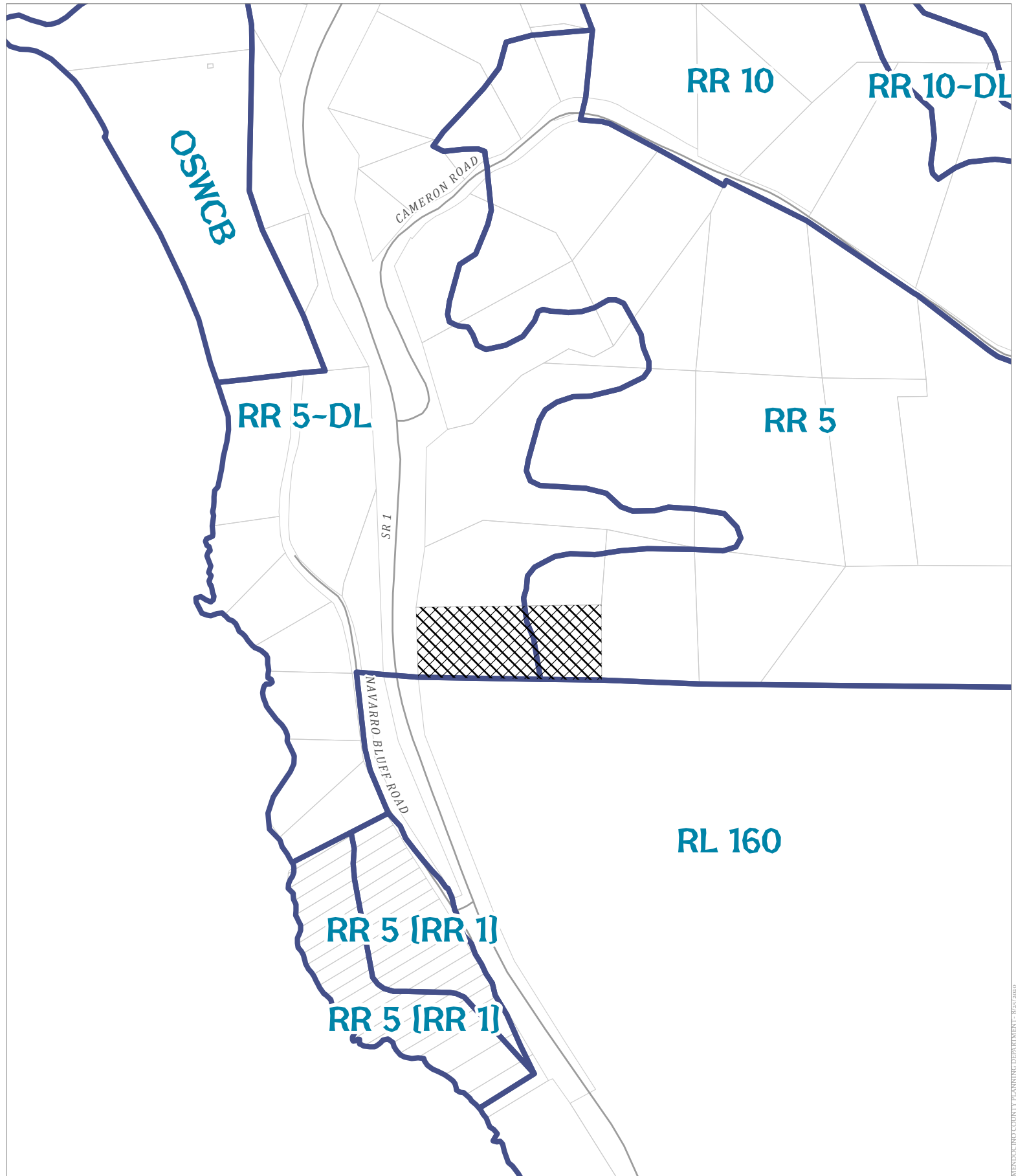




CASE: CDP 2020-0022  
 OWNER: IRWIN, William & Audrey  
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 APLCT: William C. & Audrey J. Irwin  
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 ADDRESS: 1656 Cameron Road, Elk

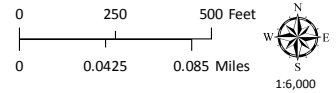
-  Zoning Districts
-  Public Roads
-  Assessor's Parcels

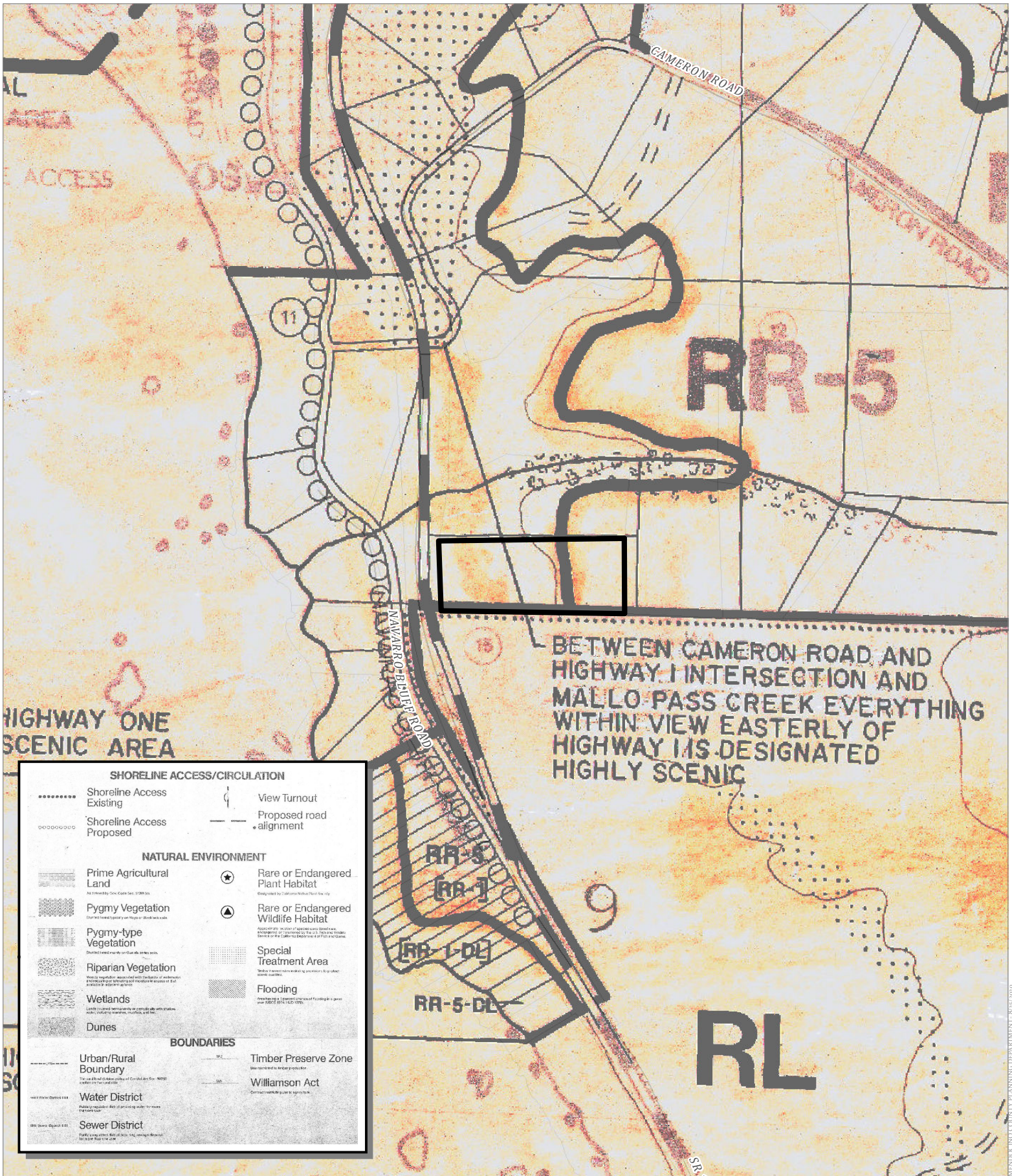




CASE: CDP 2020-0022  
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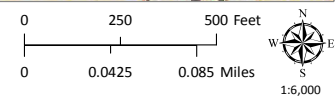
-  General Plan Classes
-  Public Roads
-  Assessor's Parcels





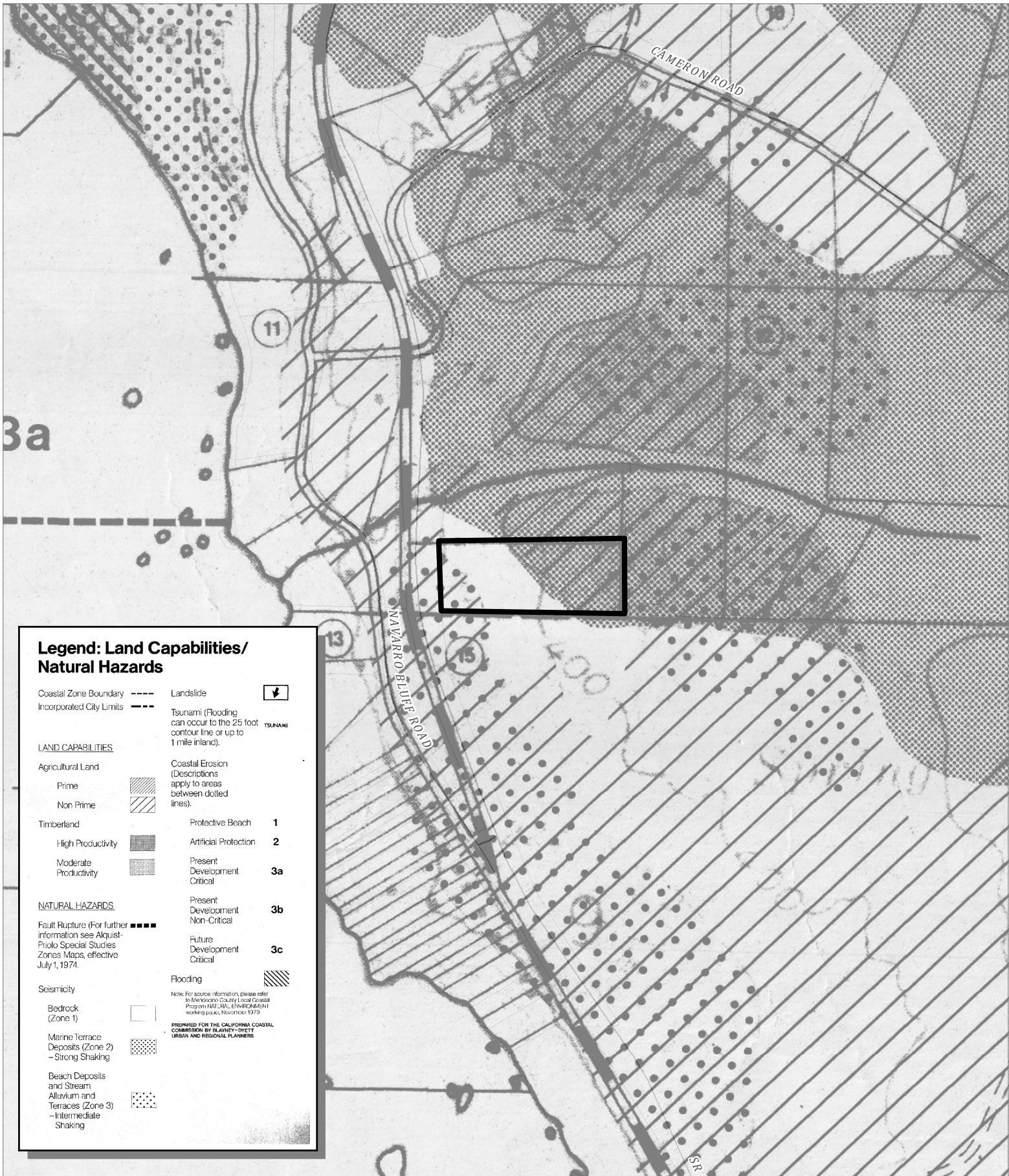
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 OWNER: IRWIN, William & Audrey  
 APN: 126-110-12  
 APLCT: William C. & Audrey J. Irwin  
 AGENT:  
 ADDRESS: 1656 Cameron Road, Elk

Public Roads  
 Assessors Parcels



LCP LAND USE MAP 19: NAVARRO

ATTACHMENT K

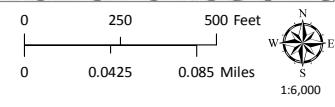


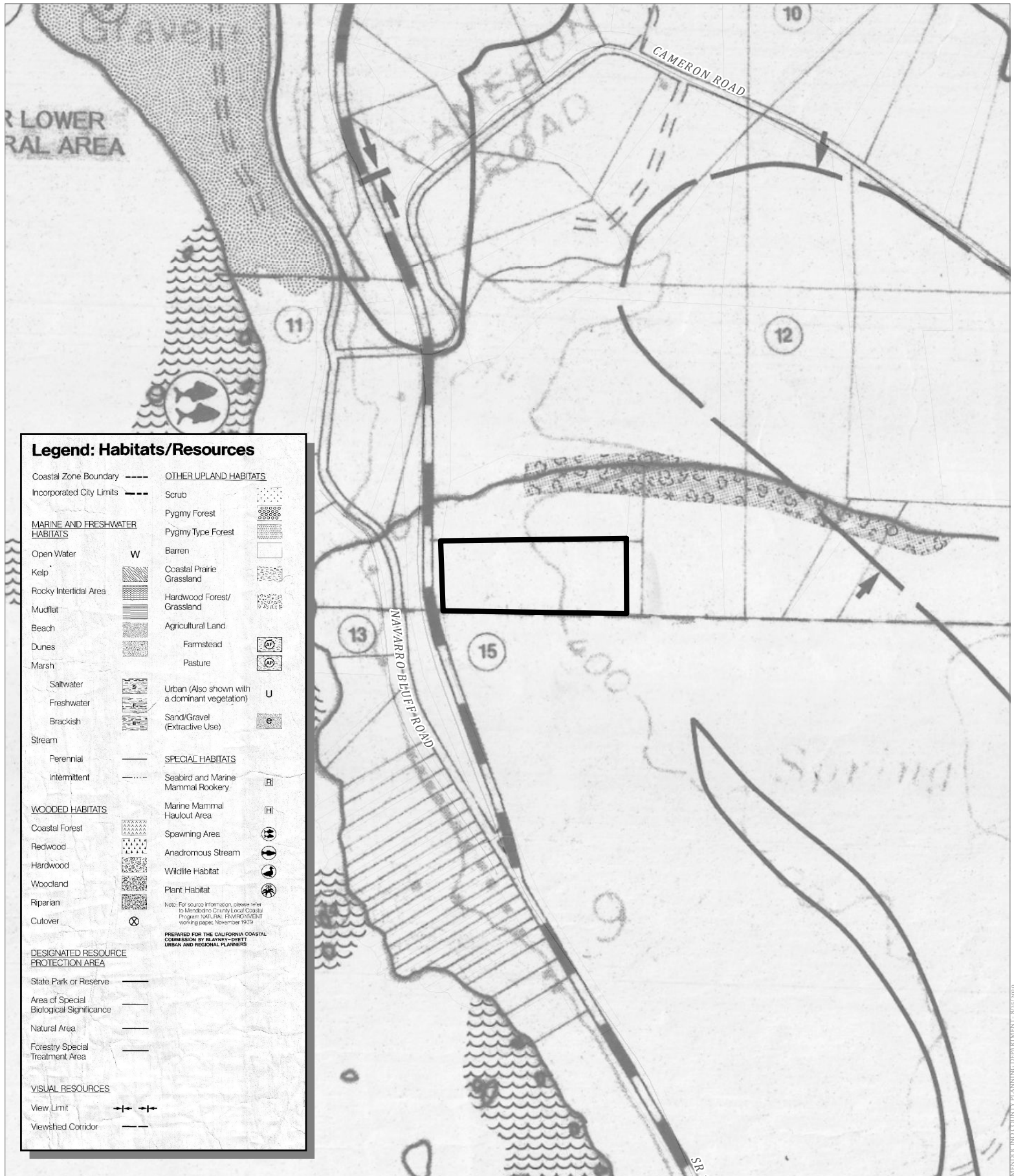
**Legend: Land Capabilities/ Natural Hazards**

Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
<b>LAND CAPABILITIES</b>			
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
<b>NATURAL HAZARDS</b>			
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 working paper, November 1975.</small>	
Bedrock (Zone 1)		<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-TWETT URBAN AND REGIONAL PLANNERS</small>	
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

CASE: CDP 2020-0022  
 OWNER: IRWIN, William & Audrey  
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 AGENT:  
 ADDRESS: 1656 Cameron Road, Elk

Public Roads  
 Assessors Parcels



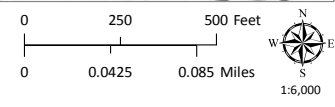


**Legend: Habitats/Resources**

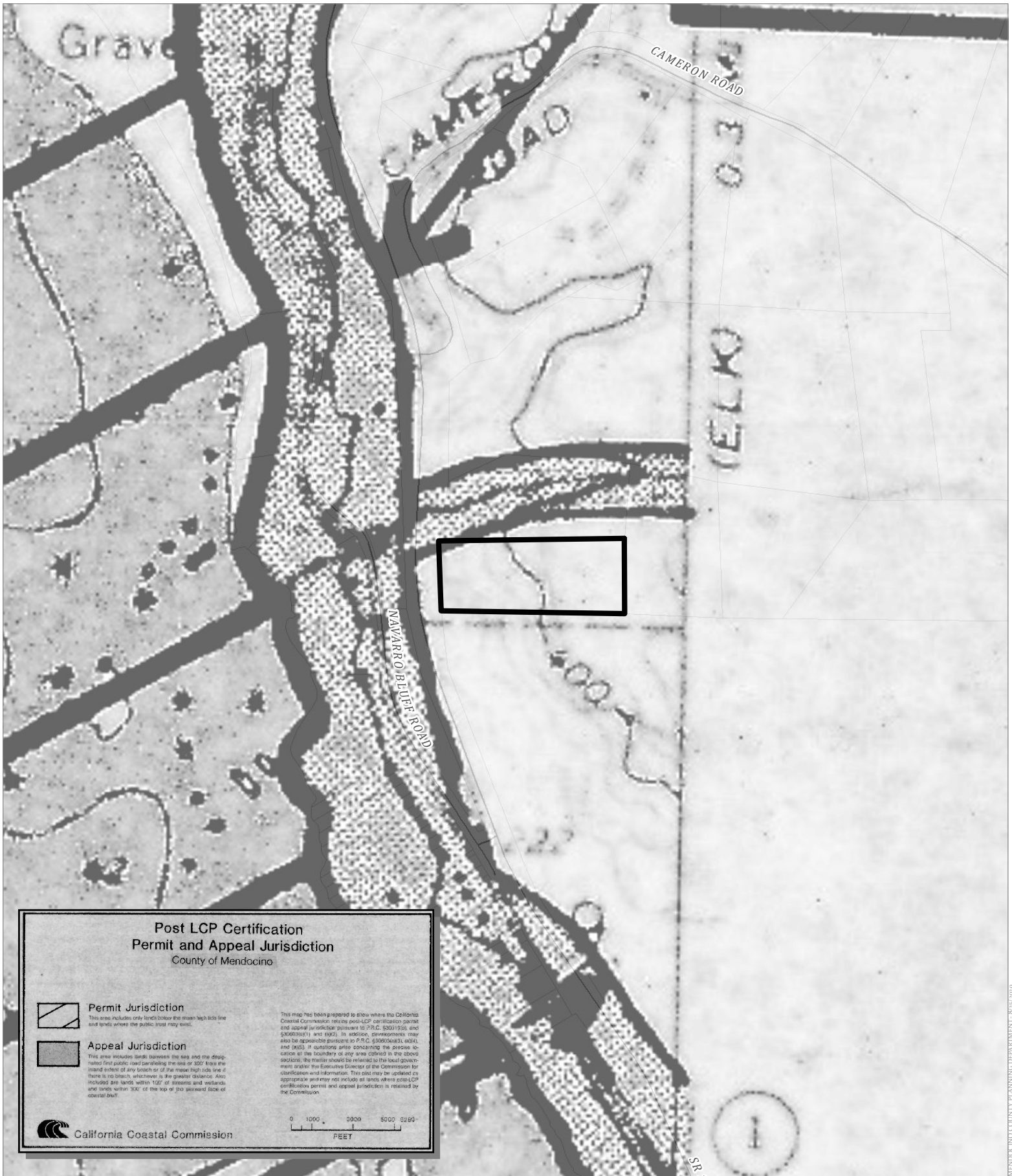
Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Symbol]
<b>MARINE AND FRESHWATER HABITATS</b>			
Open Water	W	Pygmy Forest	[Symbol]
Kelp	[Symbol]	Pygmy Type Forest	[Symbol]
Rocky Intertidal Area	[Symbol]	Barren	[Symbol]
Mudflat	[Symbol]	Coastal Prairie Grassland	[Symbol]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

CASE: CDP 2020-0022  
 OWNER: IRWIN, William & Audrey  
 APN: 126-110-12  
 APLCT: William C. & Audrey J. Irwin  
 AGENT:  
 ADDRESS: 1656 Cameron Road, Elk

Public Roads  
 Assessors Parcels

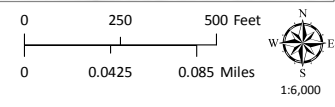


MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2020

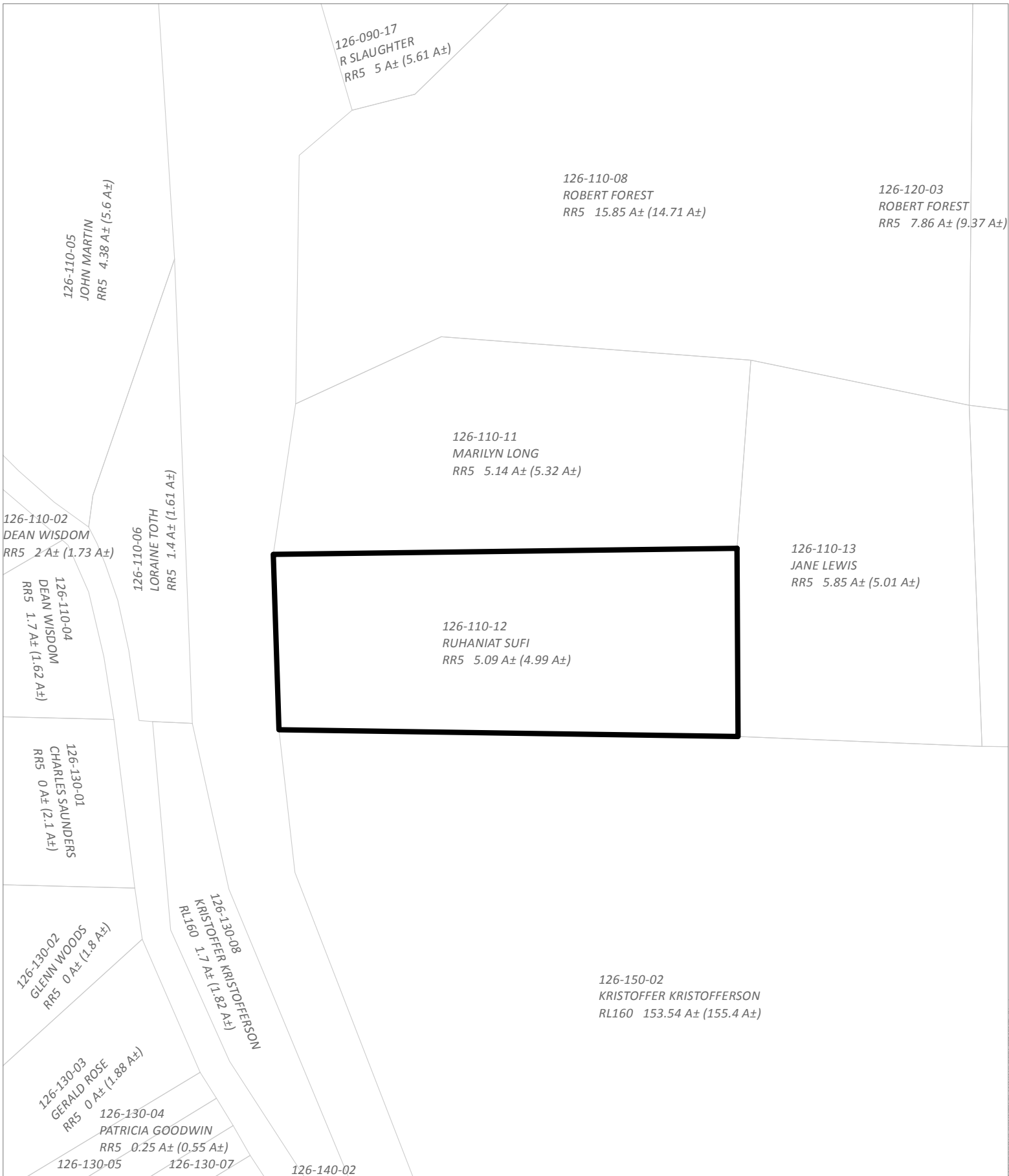


CASE: **CDP 2020-0022**  
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
Public Roads  
 Assessors Parcels

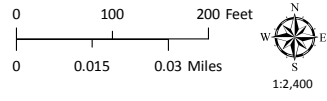


MENDOCINO COUNTY PLANNING DEPARTMENT - 8/23/2020



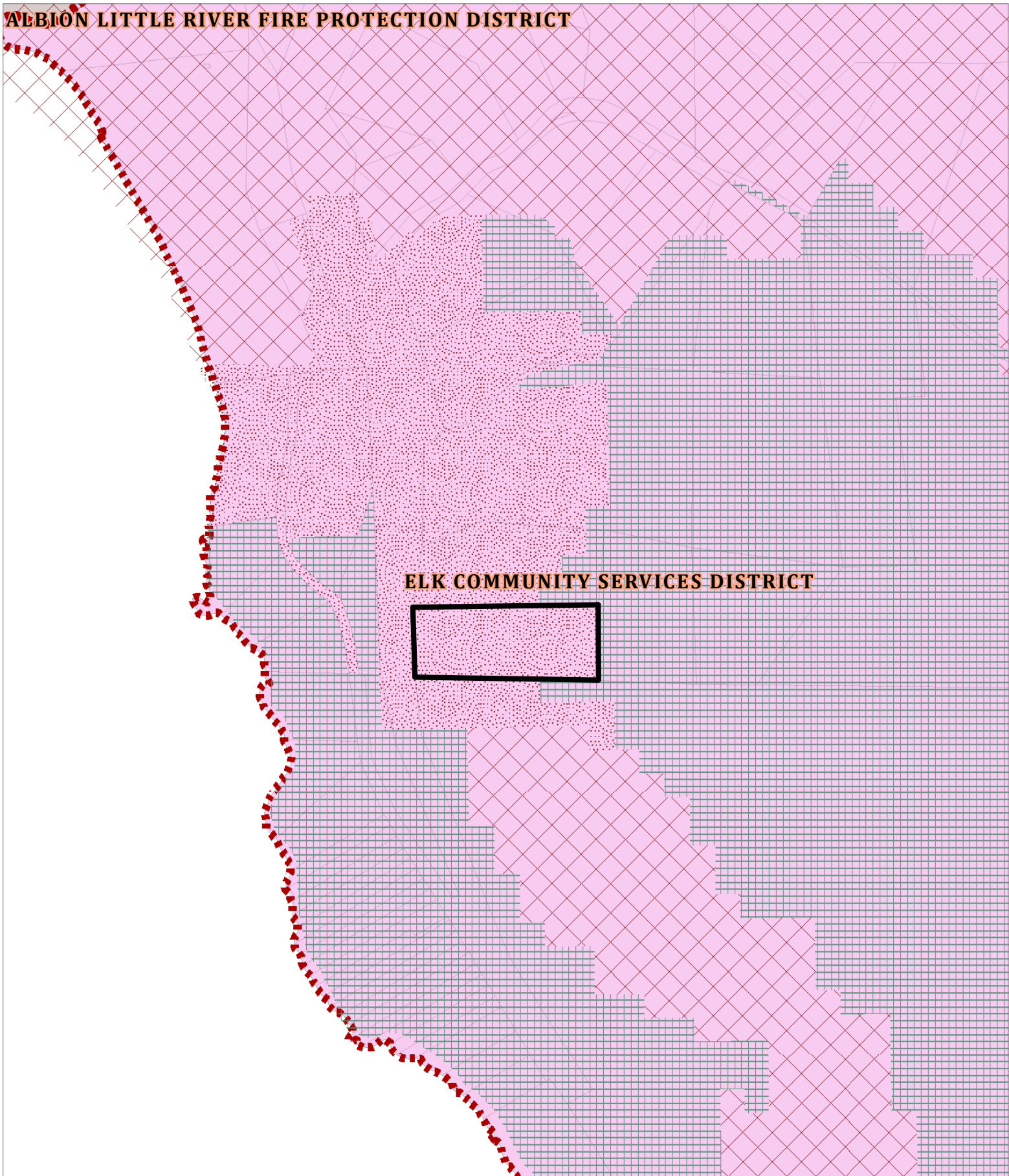
CASE: CDP 2020-0022  
 OWNER: IRWIN, William & Audrey  
 APN: 126-110-12  
 APLCT: William C. & Audrey J. Irwin  
 AGENT:  
 ADDRESS: 1656 Cameron Road, Elk

 Assessor's Parcels



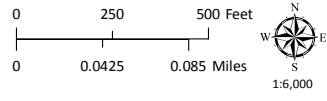
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/25/2020

**ALBION LITTLE RIVER FIRE PROTECTION DISTRICT**



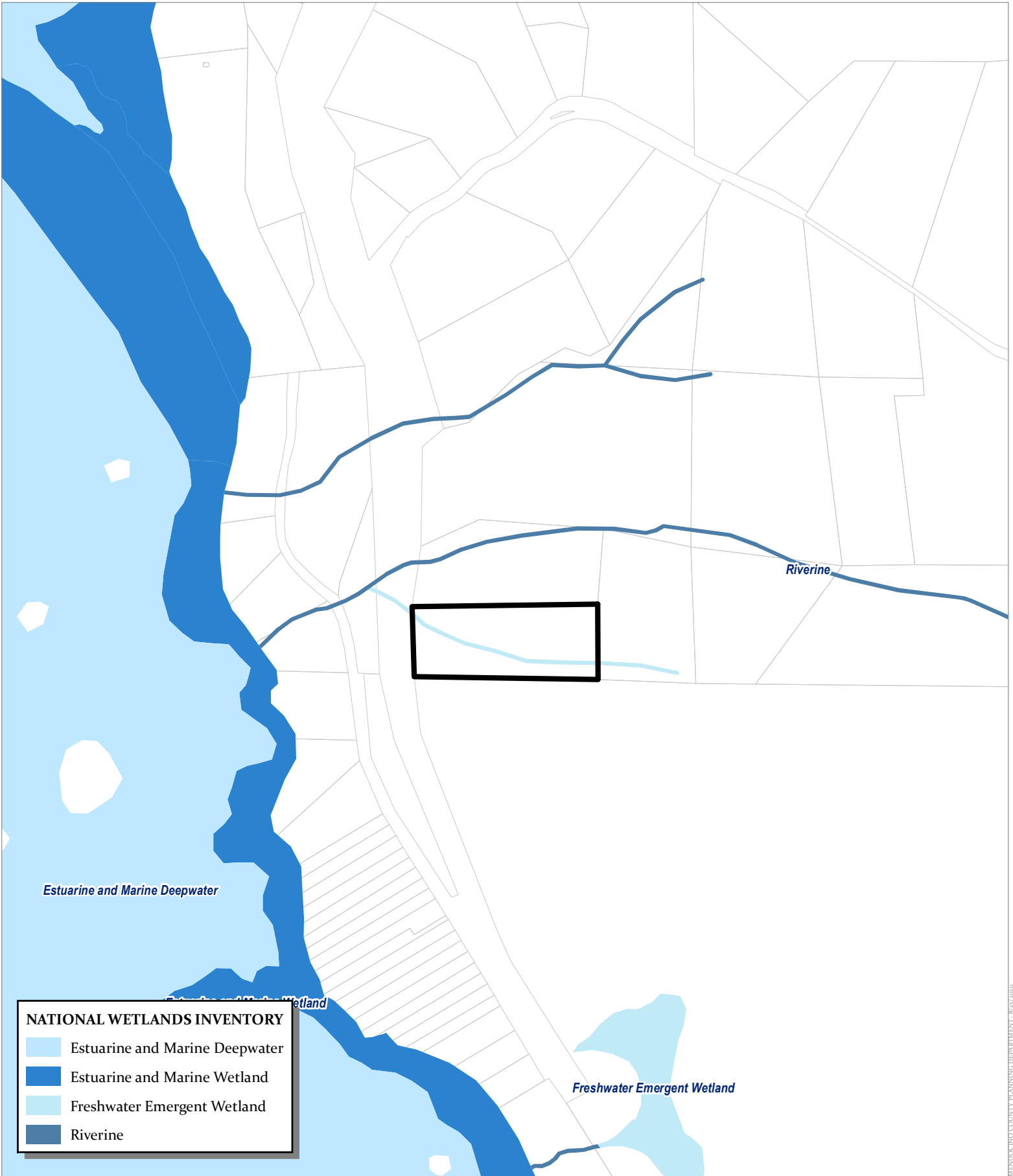
CASE: CDP 2020-0022  
OWNER: IRWIN, William & Audrey  
APN: 126-110-12  
APLCT: William C. & Audrey J. Irwin  
AGENT:  
ADDRESS: 1656 Cameron Road, Elk

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



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



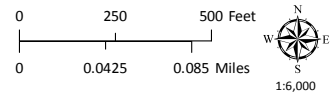


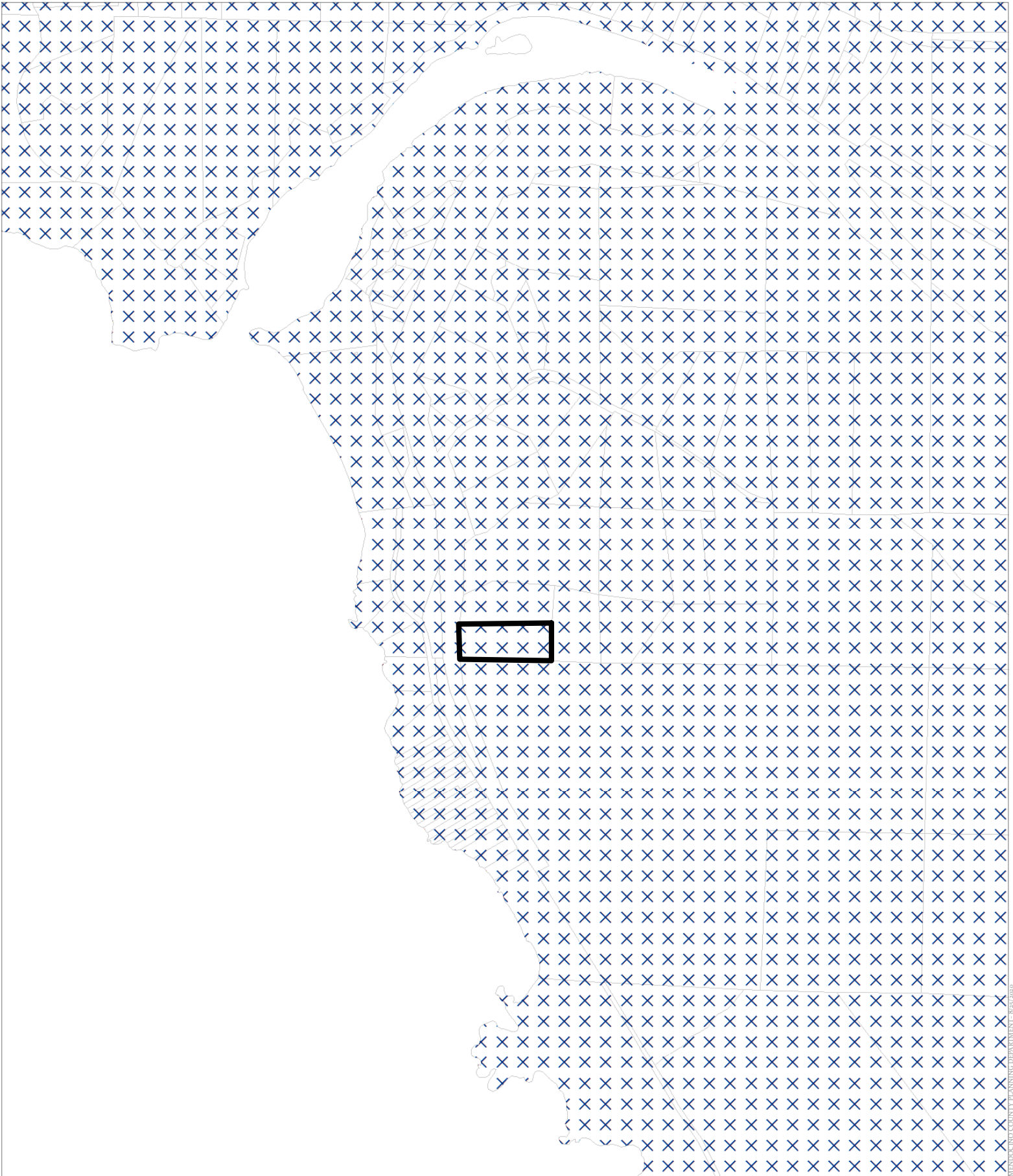
**NATIONAL WETLANDS INVENTORY**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Riverine

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Assessor's Parcels

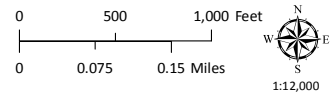




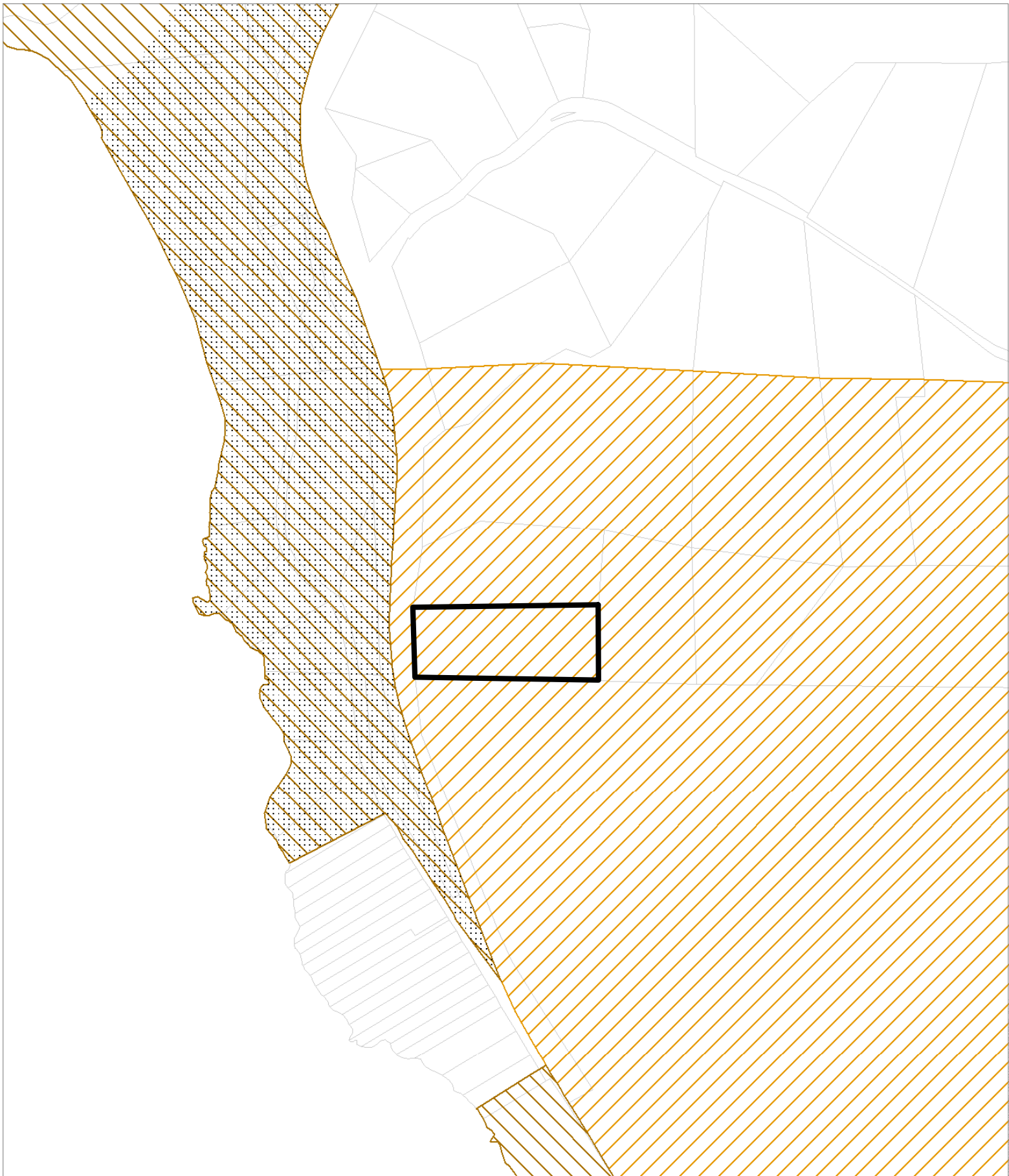
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/25/2020

CASE: **CDP 2020-0022**  
 OWNER: **IRWIN, William & Audrey**  
 APN: **126-110-12**  
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 AGENT:  
 ADDRESS: **1656 Cameron Road, Elk**




X X Critical Water Areas  
 V V  
 Assessor's Parcels




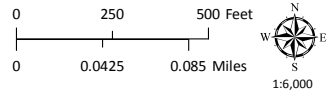
**GROUND WATER RESOURCES**  
**ATTACHMENT R**



CASE: CDP 2020-0022  
 OWNER: IRWIN, William & Audrey  
 APN: 126-110-12  
 APLCT: William C. & Audrey J. Irwin  
 AGENT:  
 ADDRESS: 1656 Cameron Road, Elk

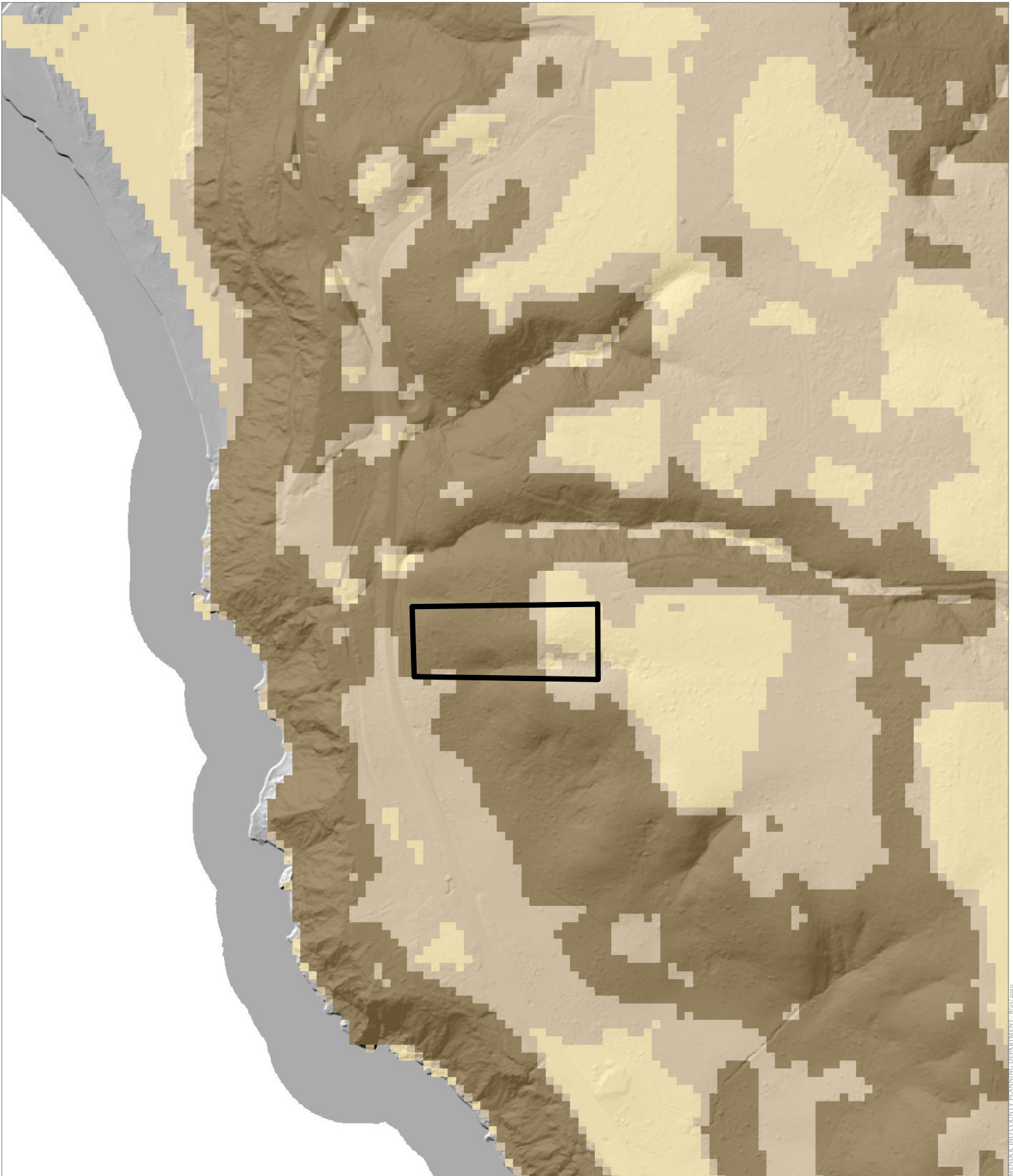
-  Tree Removal Area
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)

 Assessors Parcels



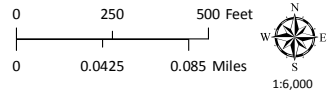
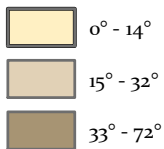
HIGHLY SCENIC & TREE REMOVAL AREAS  
 ATTACHMENT S

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/29/2022

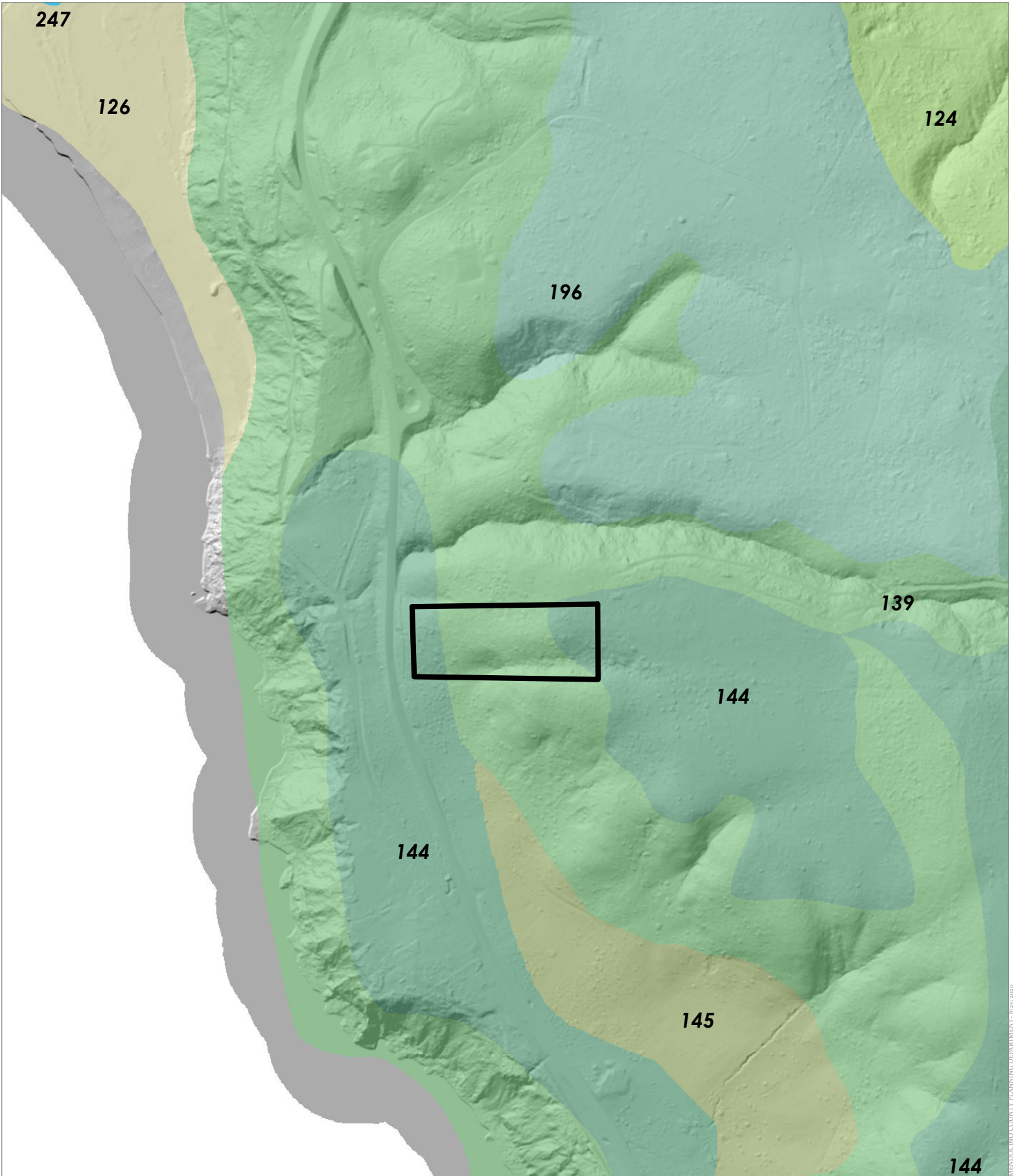


MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2020

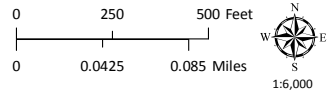
CASE: CDP 2020-0022  
OWNER: IRWIN, William & Audrey  
APN: 126-110-12  
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ESTIMATED SLOPE  
ATTACHMENT T






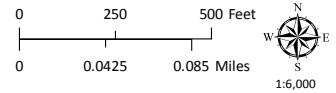
CASE: CDP 2020-0022  
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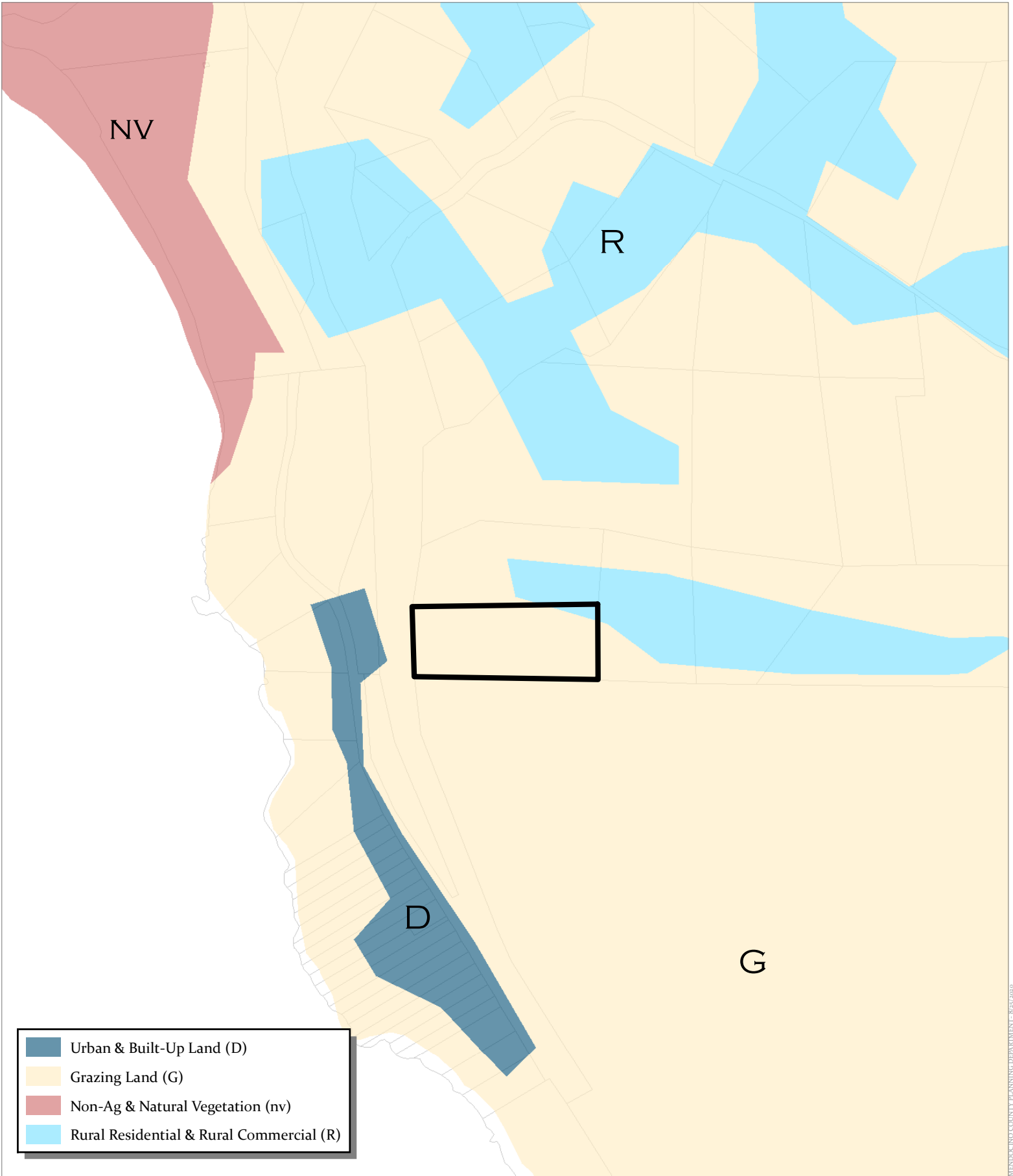




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-  Williamson Act 2018
-  Non-Prime Ag 062920
-  Assessors Parcels





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

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Assessor's Parcels

