



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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February 22, 2022

PUBLIC HEARING NOTICE OF PENDING ACTION
STANDARD COASTAL DEVELOPMENT PERMIT

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, March 10, 2022, at 11:00 a.m. or as soon thereafter as the item may be heard, will conduct a public hearing on the below described project that is located in the Coastal Zone. This meeting will be conducted virtually and not available for in person public participation in an effort to slow the spread of COVID-19 and pursuant to the recommendation of the Mendocino County Health Officer and the California Department of Industrial Relations. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org or via telecomment. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>. The meeting is available for viewing on the Mendocino County YouTube page at, <https://www.youtube.com/MendocinoCountyVideo>

CASE#: CDP_2019-0044

DATE FILED: 11/18/2019

OWNER/APPLICANT: BOB UTLEY & ELISABETH BRINTON

AGENT: GENEVIEVE MARSH, AGILE ARCHITECTURE STUDIO

REQUEST: Standard Coastal Development Permit to authorize the construction of a 2,592 sq. ft. multi-story single family residence, with a maximum average height of 25 ft. above natural grade. A detached 622 sq. ft. covered (roof mount solar) carport with a maximum height of 15 ft. from natural grade, a 130 sq. ft. detached storage building, installation of a view-obscuring fence 6 ft. in height, an attached covered walkway, patio with integrated hot-tub, landscaped-courtyard, driveway, connections to utilities, water supply and septic system.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 1.6± miles north of the Town of Mendocino, lying on the west side of Cypress Street (private), 0.45± miles southwest of its intersection with Point Cabrillo Drive (CR 564) within the 'Coast Highlands Subdivision', located at 45640 Cypress Dr., Mendocino; APN: 118-230-08.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: TIA SAR

The staff report, and notice, will be available 10 days before the hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

As you are an adjacent property owner and/or interested party, you are invited to submit comments, at or prior to the hearing; all correspondence should contain reference to the above noted case number. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 120 W Fir Street, Fort Bragg, California, or by e-mail to pbscommissions@mendocinocounty.org no later than March 9, 2022. Individuals wishing to address the Coastal Permit Administrator during the public hearing under Public Expression are welcome to do so via e-mail at pbscommissions@mendocinocounty.org, or telecomment, in lieu of personal attendance.

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

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

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

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at (707) 234-6650 or (707) 964-5379, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Coastal Permit Administrators decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

IGNACIO GONZALEZ, Interim Director of Planning and Building Services



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

**MARCH 10, 2022
CDP_2019-0044**

SUMMARY

OWNER: BOB UTLEY & ELISABETH BRINTON
FREDERIK HENDRIKPLEIN 49, 2582BA
DEN HAAG, NEDERLAND

AGENT: GENEVIEVE MARSH, AGILE ARCHITECTURE
STUDIO
3144 MANHATTAN BAR ROAD
AUBURN, CA 95603

REQUEST: Standard Coastal Development Permit to authorize the construction of a 2,592 sq. ft. multi-story single-family residence, with a maximum average height of 27 ft. above natural grade. A detached 622 sq. ft. covered (roof mount solar) carport with a maximum height of 15 ft. from natural grade, a 130 sq. ft. detached storage building, installation of a view-obscuring fence 6 ft. in height, an attached covered walkway, patio with integrated hot-tub, landscaped-courtyard, driveway, connections to utilities, water supply and septic system.

LOCATION: In the Coastal Zone, 3± miles north of the Town of Mendocino, lying on the west side of Cypress Street (private), 0.45± miles southwest of its intersection with Point Cabrillo Drive (CR 564) within the 'Coast Highlands Subdivision', located at 45640 Cypress Dr., Mendocino; APN: 118-230-08.

TOTAL ACREAGE: 0.9± Acres

GENERAL PLAN: Rural Residential, five acre minimum lot size variable to one acre minimum lot size (RR5 [RR1]).

ZONING: Division II, Rural Residential, five acre minimum lot size variable to one acre minimum lot size (RR5 [RR1]).

SUPERVISORIAL DISTRICT: 4th District (Gjerde)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: TIA SAR

BACKGROUND

PROJECT DESCRIPTION: The proposed development consists of a multi-story single-family residence, detached garage, detached covered carport with roof mount solar, detached storage building, view-obscuring 6ft fence, attached covered walkway, patio with integrated hot-tub, parking area, new septic system, connection to utilities and associated infrastructure.

APPLICANT'S STATEMENT: "We seek to construct a 2,533 sf, approximately 25-ft tall single-family residence with associated septic system, driveway and patio with integrated hot-tub. Mimicking the slope of the hillside in massing and roof line, the house's long axis runs approximately east to west with a partial second story of 529 sf integrated into the eastern side. To the western side, a small courtyard bisects the

form to create a sense of spatial division and landscape integration. Between the road and residence, a proposed carport frames the driveway court. The carport at its highest is 15-ft tall and 622 sf, including two parking spaces and a 130 sf enclosed storage room. Solar is conspicuously concealed on the roof. A covered walkway with a trellised roof and no walls goes from the south side of the carport to the residence's south side entrance."

"The project also includes connection to Shorelands Road & Water Company and the installation of a wooden vertical slat fence with a maximum height of 6 feet. The proposed exterior materials for the residence and carport are primarily grey fiber cement board (walls and roof) with light-wood toned anodized aluminum slat privacy screens. On the exterior walls adjacent to the patio and inside the western courtyard, the wall material changes a light beige sandstone porcelain tile matched to stone in the cliff face."

REVISIONS: On October 13, 2021 staff received an email from applicant agent.

"The original plans were 2,533 sf. Environmental Health requested we add an arched doorway to the office as condition of approving the septic design. To do this we connected the office to the master bedroom hallway. This added 30 sf. When we shifted the house upslope as a result of the bio survey, we added the bump out on the master suite so offshore rocks would still be visible from inside. This added 94 sf. Now with the latest change of removing part of the master bath, we subtracted 65 sf. When we add up these small changes, we get 2,592 sf and the final size."

SITE CHARACTERISTICS: The site is located approximately 3 miles north of the Town of Mendocino, lying on the west side of Cypress Street (Private), 0.45± miles southwest of its intersection with Point Cabrillo Drive (CR 564) within the 'Coast Highlands Subdivision', located at 45640 Cypress Dr., Mendocino (APN: 118-230-08). The property is mapped as moderate fire hazard within the Mendocino Fire Protection District. The site is underlain by beach deposits, stream alluvium and terraces (Zone 3), which are subject to intermediate shaking. The proposed parcel can be accessed from Point Cabrillo Drive at Highway One. The bluff top parcel is not mapped as highly scenic within the Coastal Zone.

The parcel is approximately 50ft above sea level with a split rail fence present along the southern and western property boundaries. The site has primarily non-native grassland, one cluster of native pine trees and non-native trees in a few areas on site. The property is relatively flat and appeared to be maintained by regular mowing.

SURROUNDING LAND USE AND ZONING: As listed on Table 1, the surrounding lands are classified and zoned similarly to the project site, with the same uses. (See attachments General Plan Classifications and Zoning Districts).

TABLE 1: SURROUNDING LAND USE AND ZONING

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential RR5(1)	Rural Residential:5	1.57± Acres	Residential
EAST	Rural Residential RR5(1)	Rural Residential:5	0.9 ± Acres	Residential
SOUTH	Rural Residential RR5(1)	Rural Residential:5	3.1 ± Acres	Vacant
WEST	Rural Residential RR5(1)	Rural Residential:5	1.01 ± Acres	Residential

PUBLIC SERVICES:

Access: Department Of Transportation
 Fire District: Mendocino Fire Protection District
 Water District: Shorelands Road & Water Company
 Sewer District: Onsite Septic System
 School District: Mendocino Unified School District

AGENCY COMMENTS: On December 31, 2019 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below.

REFERRAL AGENCIES	No Response No Comment Comments
Planning Ukiah	No Comment
Department of Transportation	No Comment
Environmental Health – Fort Bragg	Comment
Building Inspection – Fort Bragg	No Comment
Assessor	No Response
Air Quality Management	No Comment
Archaeological Commission	Comment
Sonoma State University	Comment
CalFire - Prevention	No Comment
Department of Fish and Wildlife	Comment
Coastal Commission	No Response
US Fish & Wildlife Service	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	Comment
Sherwood Valley Band of Pomo Indians	No Response
Manchester Point Arena Tribal	No Response

LOCAL COASTAL PROGRAM CONSISTENCY

The proposed project is consistent with the goals and policies of the Local Coastal Program as detailed below.

Land Use: The parcel is classified as Rural Residential with a five (5) acre minimum parcel size variable to one acre minimum lot size. The Rural Residential classification is intended to,

“...encourage local small scale food production in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, or other characteristics. The RR classification is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability.”

The proposed project of a single-family residence and appurtenant structures and utilities, is a principally permitted use in the Rural Residential Land Use classification. The proposed single-family residence is consistent with density of the Coastal Element of the Land Use Plan, Chapter 2, Subsection 2.2, which allows one (1) dwelling per legally created parcel, or one dwelling unit per 40,000 sq. ft., 2 acres, 5 acres or 10 acres.

Zoning: The project site is located within the Rural Residential (RR) zoning district, as shown on Attachment: *Zoning Display Map*. Mendocino County Code (MCC) Section 20.376.005, states:

“... this district 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 proposed single-family residence, appurtenant structures, and utilities are principally permitted uses within the Rural Residential District, pursuant to Mendocino County Code (MCC) Chapter 20.376. The project would comply with the minimum 20 foot front, rear, and side yard setback requirements for the RR District for a parcel of this size. The maximum building height allowed in the RR District is 28 feet above the natural grade for non-Highly Scenic Areas. The maximum height of the proposed project components would be 27’ feet and 11” inches in height. The project, as proposed, would result in lot coverage of less than 20 percent. A Geology Report was conducted on October 12, 2018 to ensure development limitations are met. See conditions to achieve compliance with development limitations combining district.

Visual Resources: The purpose of MCC Section 20.504 is to

“...insure that 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.”

Although the bluff top parcel is not designated as highly scenic, it is visible from the ocean. As proposed, the project would be subordinate to the natural setting and would minimize reflective surfaces pursuant to the development criteria for bluff top parcel non-Highly Scenic Areas, per MCC Section 20.504.015(C). (See Attachment: *Highly Scenic Map*)

Any exterior lighting will be downcast and shielded. The building colors and materials were reviewed and approved by staff. (See Attachment: *Elevation Plans*) As proposed, the project would be consistent with the intent of Visual Resource and Special Treatment Areas (MCC Sec 20.504.005 (C)). The project site is not subject to the regulations of Chapter 20.504 *Visual Resource and Special Treatment Areas*. Staff recommends a condition of project approval requiring the project to comply with the exterior lighting requirements of MCC Section 20.504.035.

With the inclusion of the recommended condition, the proposed project would be consistent with Coastal Element Policy 3.5-15, which reads in part, “... In any event no lights shall be installed so that they distract motorists and they shall be shielded so that they do not shine or glare beyond the limits of the parcel wherever possible.”

Staff finds the proposed project would be consistent with the development criteria in protecting the visual resources in a non-highly scenic area. To ensure the project utilizes the correct building materials which have been selected to blend in hue and brightness with their surroundings, the project’s proposed color palette and roofing material are included for review (See Attachment: *Elevation Plan*).

Habitats and Natural Resources: LCP Habitats & Resources Map does identify sensitive resource areas within 100 feet of the proposed single-family residence location. The site is mapped as barren land and rocky-intertidal areas identified along the southern part of the parcel that borders the ocean. As proposed, the project would be developed at a sufficient distance to ensure that environmentally sensitive habitats and other designated resource areas are protected for both the wildlife inhabiting them as well as the enjoyment of present and future populations. (See attachments *LCP Habitats & Resources and Wetlands maps*)

On December 31, 2020, the proposed project was referred to the California Coastal Commission (CCC) and California Department Fish and Wildlife (CDFW). Our office received no response from CCC. On January 14, 2020, our office received the following comment from CDFW:

“Thank you for the referral and the opportunity for CDFW to comment on CDP 2019-0044 (Utle). We offer the following informal comments and recommendations on this Project in our role as a Trustee and Responsible Agency under the California Environmental Quality Act (CEQA, California Public Resource Code section 21000 et seq.). These comments are intended to help the Lead Agency in making informed decisions early in the review process.”

“I agree with the recommendation of Wynn Coastal Planning and Biology in the Biological Scoping Survey Report-that further surveys are necessary for you to adequately assess the potential significant impacts to natural resources on the site. The location of the project and the preliminary information provided in the scoping survey report indicate that the parcel meets all three of the conditions on page 4 of Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities, and therefore botanical surveys to the protocols outlined that document are needed for proper CEQA review. I would recommend that particular care be taken in the assessment of grassland alliances on the property (see

<https://wildlife.ca.gov/data/vegcamp/natural-communities#grasslands>) and consideration be given to grassland-dependent species, such as the Bryant's savannah sparrow (Species of Special Concern).

On October 19, 2021, our office received an update Biological Report conducted by Wynn Coastal Planning and Biology dated October 19, 2021. (See page 20 – 23)

REDUCED BUFFER ANALYSIS SUMMARY:

A Reduced Buffer Analysis (RBA) (**Appendix F**) was conducted to assist in the determination of suitable protection for potential sensitive species and presumed sensitive habitat in the study area. Through the RBA process, necessary mitigation measures were created (**Section 7**) to ensure proposed development will not impact sensitive resources.

As a result of the buffer analysis, we conclude that a 50ft buffer for the **Northern coastal bluff scrub** and **Meadow barley patches** will sufficiently protect these resources from the impact of proposed development. **The only development proposed within 100 feet of special status resources is the western portion of the single-family residence, septic holding tanks, and fencing.** Mitigation measures have been developed to avoid impacts to northern coastal bluff scrub and meadow barley patches.

MITIGATION MEASURES:

The proposed project has been analyzed relative to its proximity to natural resources to determine its potential disturbance to sensitive species, utilizing the methods and results gathered above and the RBA of the Mendocino County's Local Coastal Program (**Appendix F**). As a result of those analyses, we believe that potential impacts to ESHA habitats can be minimized or avoided if the project utilizes the mitigation measures we recommend below.

The following mitigation measures are recommended to minimize impacts from development to northern coastal bluff scrub and meadow barley patches. These measures will serve to prevent negative impacts to potential resources located within 100 feet from the proposed development.

7.1. Potential Impact to Birds

Construction in the study area has the potential to disturb birds during the nesting season. Removal of vegetation and construction activity near trees and vegetated areas has the potential to disturb birds' nesting process.

7.1.1. Avoidance Measure: Seasonal avoidance

No nesting bird surveys are recommended if activity occurs in the **non-breeding season** (September to January). If development is to occur during the **breeding season** (February to August), a pre-construction survey is recommended within 14 days of the onset of construction to ensure that no nesting birds will be disturbed during development.

7.1.2. Avoidance Measure: Nest buffer

If active special status bird nests are observed, no ground disturbance activities shall occur within a 100-foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active nest until all young are no longer dependent upon the nest. A biologist should monitor the nest site weekly during the breeding season to ensure the buffer is sufficient to protect the nest site from potential disturbance.

7.1.3. Avoidance Measure: Construction activities only during daylight hours

Construction should occur during daylight hours to limit disturbing construction noise and minimize artificial lights.

7.2. Potential Impact to Bats

Construction in the study area has the potential to impact special status bat species. Bats are vulnerable when roosting for reproduction when young are not yet able to fly, and during hibernation because they can die from cold or malnutrition if hibernation is disturbed. No special features such as hollow trees,

abandoned buildings, or other cave analogs, which could serve as roosting or hibernation refugium, are present; therefore, the potential for negative impacts to bats is minimal. Temperatures on the Mendocino Coast usually do not drop low enough to necessitate bat hibernation.

7.2.1. Avoidance Measure: Pre-construction surveys for bats

Construction will ideally occur between September 1st and October 31 after the young have matured and prior to the bat hibernation period. **If it is necessary to disturb potential bat roost sites between November 1 and August 31**, pre-construction surveys should be performed by a qualified biologist 14 days prior to the onset of development activities.

Pre-construction bat surveys involve surveying trees, rock outcrops, and buildings subject to construction for evidence of bat use (guano accumulation, or acoustic or visual detections). If evidence of bat use is found, then biologists shall conduct acoustic surveys under appropriate conditions using an acoustic detector, to determine whether a site is occupied.

Months During Which Pre-Construction Surveys Are Not Required For Birds & Bats

	January	February	March	April	May	June	July	August	September	October	Nov	December
Birds												
Bats												
	Pre-Construction Surveys Are NOT Needed											
	Pre-Construction Surveys Are Needed											

7.2.2. Avoidance measure: Construction activities only during daylight hours

Construction should occur during daylight hours to limit disturbing construction noise and minimize artificial lights.

7.3. Potential Impact to Special Status Amphibians

Construction activities will involve walking across areas where amphibians may be traveling. Staging of materials and removal of construction debris could also disturb special status amphibians that may be hiding underneath these materials. To minimize impacts to amphibians, the following avoidance measures should be followed.

7.3.1. Avoidance Measure: Contractor education

Within two weeks prior to construction activities, project contractors will be trained by a qualified biologist in the identification of the frogs and salamanders that occur along the Mendocino County coast. Workers will be trained to differentiate between special status and common species and instructed on actions and communications required to be conducted in the event that special status

7.3.2. Avoidance Measure: Pre-construction search

During ground disturbing activities, construction crews will begin each day with a visual search around the staging and impact area to detect the presence of amphibians.

7.3.3. Avoidance Measure: Careful debris removal

During construction and debris removal, any wood stockpiles should be moved carefully by hand in order to avoid accidental crushing or other damage to amphibians.

7.3.4. Avoidance Measure: No construction during rain event

If a rain event occurs during the ground disturbance period, all ground disturbing activities will cease for a period of 48 hours, starting after the rain stops.

Prior to resuming construction activities, trained construction crew member(s) will examine the site for the presence of special status amphibians.

If no special status amphibians are found during inspections, ground-disturbing activities may resume.

If a special status amphibian is detected, construction crews will stop all ground disturbing work and will contact the California Department of Fish and Wildlife (CDFW) or a qualified biologist.

Clearance from CDFW will then be needed prior to reinitiating work. CDFW will need to be consulted and will need to be in agreement with protective measures needed for any potential special status amphibians.

7.4. Potential Impacts to Special Status Northern Coastal Bluff Scrub and Meadow Barley Patches Natural Communities

There is a potential for construction adjacent to the meadow barley patches 50ft buffers to negatively impact these special status natural communities. There is potential for rain to carry soil sediment from areas of bare soil resulting from construction into the sensitive natural communities. There is potential that invasive plants introduced to the site through construction could spread to the sensitive natural communities.

7.4.1. Avoidance Measure: 50 ft buffer

A suitable buffer should be established between special status plant communities and proposed development. An RBA has been conducted and a buffer distance of 50 ft was determined to be sufficient to protect the resources present. No construction or materials staging shall occur within 50 ft of the special status plant communities identified and mapped as presumed ESHA.

7.4.2. Avoidance Measure: Orange construction fencing

Orange construction fencing shall be installed along the western edge of the building envelope as close as possible to the 50 ft buffer from the meadow barley patches. This fencing will also serve to protect the northern coastal bluff scrub along the bluff terrace and edge.

7.4.3. Avoidance Measure: Employ Best Management Practices (BMPs)

Standard Best Management Practices shall be employed to assure 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. Areas of bare soil should be seeded with native erosion control seed mix.

7.4.4. Avoidance Measure: Plant non-invasive vegetation

While many ornamental landscapes on the California coast use non-native plants, invasive plants should not be planted. Some invasive plants commonly seen by Wynn Coastal Planning & Biology biologists on the coast that should be avoided are: Iceplant (*Carpobrotus edulis*, *C. chiloensis*, & *Delosperma* sp.), cotoneaster (*Cotoneaster franchetii* & *C. pannosus*), English ivy (*Hedera helix*), cape ivy (*Delairea odorata*), pampas grass (*Cortaderia jubata* & *C. selloana*), cape weed (*Arctotheca calendula* & *A. prostrata*), *Crocoshia* sp., blue gum eucalyptus (*Eucalyptus globulus*), redhot poker (*Kniphofia uvaria*), periwinkle (*Vinca major*), bulbil bugle lily (*Watsonia meriana*), and callalily (*Zantedeschia aethiopica*).

Discussion:

It is the professional opinion of the biologists at WCPB that the project proposed will not result in significant negative impact to any special status natural resources.

One type of presumed ESHA was identified within the study area:

Plant Community ESHA – Two special status plant communities were identified on the property: **northern coastal bluff scrub** (*Heterotheca sessiflora* - *Eriogonum latifolium* - *Armeria maritima* - *Dudleya farinosa* herbaceous alliance) and **meadow barley patches** (*Hordeum brachyantherum* herbaceous alliance G2 S2).

The project was designed to avoid special status resources by at least 50 ft. A Reduced Buffer Analysis was conducted and is included as **Appendix F** of this report.

Construction fencing will be installed west of the single-family residence along a 50 ft. buffer from the meadow barley patches in order to protect both special status plant communities. WCPB recommends removing ice plant mats within the parcel by hand pulling and/or direct application of herbicide as an optional habitat enhancement measure. Special care shall be taken to avoid overspray and chemical drift into areas vegetated with native plants.

It should be noted that grasslands are disturbance-dependent ecosystems (CNGA 2020). Mowing of the meadow barley patches has been conducted as regular maintenance of the grasslands present on the subject parcel and should not be restricted. A mowing regime that encourages meadow barley and California oatgrass and discourages common velvet grass and sweet vernal grass is recommended. Common velvet grass and sweet vernal grass generally hold their inflorescences higher than California oatgrass and meadow barley, so mowing high once after sweet vernal grass flowers blooming season (May-July) and again after common velvet grass flowers bloom (June-August) but before they go to seed may benefit native habitat at the site.

Staff referred the updated Biology Scoping & Botanical Survey to CDFW for recommendations. The California Department of Fish and Wildlife responded on December 6, 2021 and December 17, 2021:

December 6, 2021:

“Thank you for the referral and the opportunity for CDFW to comment on CDP 2019-0044 (Utle). We offer the following informal comments and recommendations on this Project in our role as a Trustee and Responsible Agency under the California Environmental Quality Act (CEQA; California Public Resource Code section 21000 et seq.). These comments are intended to help the Lead Agency in making informed decisions early in the review process.

Due to the location of this parcel in a largely developed residential location, and the location of the ESHA sites in relation to the proposed development, it appears that the reduced buffer around the ESHA sites is acceptable. At this point CDFW has no further comment.”

December 17, 2021:

“The proposed ESHA reduction for the North Coast Bluff Scrub Community and I felt that due to its location on the very western edge of the property, on the opposite side of the existing fence line that the reduction was acceptable. Additionally, the lot appears to be a preexisting landscaped area, so the footprint isn’t really of consequence.

However, upon looking at the packet again I see on page 77, on the illustrated site plan, that there are what appeared to be walk-ways of some type that would encroach well into the 50 ft buffer. Those should be reconsidered. No development should occur in the 50 foot buffer aside from the preexisting wood rail fence.”

The conditions are listed per the recommendation of CDFW and the Biological Report. As proposed, staff finds the project consistent with the development criteria of MCC Chapter 20.496 Environmentally Sensitive Habitat and Other Resource Areas. See conditions included.

Hazards Management: The parcel is located in an area classified with a “Moderate Fire Hazard” severity rating. Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire) and the Mendocino Fire Protection District. On December 31, 2019, the project application was referred to CalFire for input; our office received no comments.

A Geology Report was conducted on October 12, 2018, by Brunsing Associates, Inc. Engineers and Geologists. The report recommended that,

RECOMMENDATIONS:

Bluff Setback:

“We estimate that the bluff retreat rates presented in Table 2 should be used for bluff setback determination. Based upon a period of 75 years, considered by the CCC to be the economic lifespan of a house, and the projections of

increased retreat rates resulting from sea level rise, plus a safety factor of 2, this retreat rate would result in a bluff edge setback of 32 feet from future structure improvements. This Bluff setback should be considered "preliminary", pending the results of a slope stability analysis. Sampled test borings and laboratory strength test data, obtained from a geotechnical investigation, will be needed to perform the stability analysis.

Site Drainage:

Because uncontrolled surface water is often the cause of Bluff instability and foundation problems, care should be taken to intercept and divert concentrated surface flows away from building foundations and bluff slopes. Concentrated flows such as from roof downspouts, area drains and the like should be dispersed by sheet flow across the property.

Additional Services:

BAI should be retained to perform a geotechnical investigation when preliminary plans are developed for the proposed residence. The investigation should include test borings to explore subsurface soil and rock conditions in order to determine foundation recommendations. A Bluff stability analysis will also be needed, based upon the results of our subsurface exploration, laboratory testing and additional evaluation.

Limitations:

This geologic reconnaissance was performed in accordance with the usual and current standards of the profession, as they relate to this and similar localities. No other warranty, expressed or implied, is provided as to the conclusions and professional advice presented in this report. Our conclusions are based upon reasonable geological and engineering interpretation of available data.

This report is issued with the understanding that it is the responsibility of the Owner, or his/her representative, to insure that the information and recommendations contained herein are brought to the attention of all other design professionals for the project, and incorporated into the plans, and that the Contractor and Subcontractors implement such recommendations in the field. The safety of others is the responsibility of the Contractor. The Contractor should notify the owner and BAI if he/she considers any of the recommended actions presented herein to be unsafe or otherwise impractical.

Changes in the condition of a site can occur with the passage of time, whether they are due to natural events or to human activities on this, or adjacent sites. In addition, changes in applicable or appropriate codes and standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, this report may become invalidated wholly or partially by changes outside of our control. Therefore, this report is subject to review and revision as changed conditions are identified.

Staff finds that the project would not result in significant geologic impacts. See Conditions to achieve compliance with the geology report requirements Sec 20.532.070(A) (B).

Grading, Erosion, and Run-Off: Site preparation, including grading, in the areas of development is required to accommodate the proposed development. Additionally, trenching would be required to install underground utilities and piping, which would extend to the new residence from the water connection (Shoreline Road & Water Company) and proposed new septic system to be installed under the project. On December 31, 2019 a referral was sent and no comment was received from the Mendocino County Air Quality Management District.

At this time, this project does not propose grading amounts that would require an Air Quality Permit. The project would be required to implement standard Best Management Practices (BMPs) to prevent erosion and run-off during project construction and revegetate any bare soil as soon as feasible after the construction phase is complete. Staff finds the project would not result in significant erosion or run-off impacts. See Conditions.

Archaeological/Cultural Resources: The County of Mendocino regulates cultural resources under Section 22.12 of the County Code which requires projects to be reviewed by the Northwest Information Center at Sonoma State University. The proposed project was referred to the Archaeological Commission, Sonoma State University, Cloverdale Rancheria, Redwood Valley Rancheria and Sherwood Valley Band of Pomo Indians. Redwood Valley responded requesting staff refer the proposed project to the Manchester Point Arena Tribe, from which staff received no response.

The Archaeological Commission recommended a meeting depending on Sonoma State University response. On January 14, 2020, Sonoma State University recommended a survey. The project was set and reviewed by the Mendocino County Archaeological Commission at the August 11, 2021 meeting and concluded a survey is not required. No cultural resources were identified within the project area, thus the Discovery Clause was included as a condition.

Groundwater Resources: The project site is located within a mapped "Critical Water Area". The subject parcel proposed to connect to Shorelands Road and Water Company, which will be covered under this Coastal Development Permit. The subdivision was founded in 1961, Shorelands Road & Water Company is a non-profit mutual company owned and operated by the lot of owners of the Coast Highlands subdivision. The company maintains the neighborhood shared wells and infrastructure.

A septic system has been designed to accommodate the proposed development as part of the conditions and needs to be approved by the Division of Environmental Health (DEH). The project application was referred to Environmental Health (DEH) – Fort Bragg for input. Our office received comments that archival review for the proposed septic system design is required. Applicant resubmitted and was approved by DEH.

Transportation/Circulation: The project would not contribute a significant amount of new traffic on local and regional roadways. The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned. Additionally, there are surrounding parcels that have already been developed and have homes that are occupied; therefore, construction of a single-family residence with garage is not anticipated to generate a significant amount of additional traffic beyond what presently exists. The project application was referred to the California Department of Transportation (Caltrans) and the Mendocino County Department of Transportation (MCDOT) for input, our office received no comments.

Public Access: The project site is located west of State Route 1 and is not designated as a potential public access trail location. There is no existing shoreline access on LCP Land Use Maps 15: Caspar. Findings related to public access are not required for this project as there is no shoreline access onsite. The project is consistent with MCC Section 20.532.095 (B)(1).

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents. The proposed new single-

family residence meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 3, Section 15303.28 (a), (d), and (e)

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 approve the proposed project and adopt the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed multi-story single-family residence with an attached patio, detached carport, storage building and associated improvements is in conformity with the entire certified Local Coastal Program. The construction of a residence is a permitted use within the Rural Residential land use classification and are consistent with the intent of the RR Classification; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed project would be provided with adequate utilities, access roads, drainage, and other necessary facilities. Under the proposed project, there is an approved connection letter from the Shorelands Road & Water Co. A required County approved septic system is to be installed and driveway improvements are proposed under the project; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed project is consistent with the purpose and intent of the Rural Residential Zoning District, as well as all other provisions of District II of Title 20 of the Mendocino County Code, including development criteria for Environmentally Sensitive Habitat Areas and not Highly Scenic Areas, and preserves the integrity of the Rural Residential Zoning District. The proposed new single family residence is a permitted use; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed project, if constructed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. The proposed multi-story single-family residence with an attached patio, detached carport, storage building and associated improvements are categorically exempt pursuant to Sections 15303(a), 15303(d), and 15303(e); and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed project would not have any adverse impact on any known archaeological or paleontological resources. The project was referred to Archeology Commission, no survey is required. As there are no known resources within the vicinity of the site and Condition 8 is in place when archaeological sites or artifacts are discovered; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development. Construction of a single-family residence with an attached garage and a pump house and associated improvements are not anticipated to significantly affect demands on public services.
7. Pursuant to MCC Section 20.532.095(B)(1), the proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Coastal Code. CDP 2019-0020 shall become effective after the ten working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. CDP 2019-0020 shall expire and become null and void at the expiration of two years after the effective date, except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.

3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100-feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. Ground disturbing activity within 100 feet of any cultural resource is prohibited.
10. The Applicants shall secure an Air Quality Permit as required by the Air Quality Management District for the proposed project if grading work of 1 acre or 1 mile or greater is required.
11. Per the Geology Report conclusion and additional services required section. It is the responsibility of the Owner, or his/her representative, to insure that the information and recommendations contained herein are brought to the attention of all other design professionals for the project, and incorporated into the plans and that the Contractor and Subcontractors implement such recommendations in the field.
 - a) This retreat rate would result in a bluff edge setback of 32 feet from future structure improvements. This bluff setback should be considered "preliminary", pending the results of a slope stability analysis. Sampled test borings and laboratory strength test data, obtained from a geotechnical investigation, will be needed to perform the stability analysis.
 - b) Because uncontrolled surface water is often the cause of bluff instability and foundation problems, care should be taken to intercept and divert concentrated surface flows away from building foundations and bluff slopes. Concentrated flows such as from roof downspouts, area drains and the like should be dispersed by sheet flow across the property.
 - c) BAI should be retained to perform a geotechnical investigation when preliminary plans are developed for the proposed residence. The investigation should include test borings to

explore subsurface soil and rock conditions in order to determine foundation recommendations. A bluff stability analysis will also be needed, based upon the results of our subsurface exploration, laboratory testing and additional evaluation.

- d) The Contractor should notify the owner and BAI if he/she considers any of the recommended actions presented herein to be unsafe or otherwise impractical.
 - e) The Geology Report is subject to review and revision as changed conditions are identified onsite.
12. The Biological Survey states the development has the potential to cause erosion as well as disturb wildlife; the following required mitigation and avoidance measures are listed below.
- a. **Avoidance Measures for Birds:** The potential development during construction could disturb the nesting efforts of birds. No nesting bird surveys are required if development occurs in the non-breeding season (September - January). If development will occur during the breeding season (February to August), a pre-construction survey is required within 14 days of the onset of construction to ensure that no nesting birds will be disturbed during development. If active special status bird nests are observed, no ground disturbing activities shall occur within a 100-foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active nest until all young are no longer dependent upon the nest. A biologist shall monitor the nest site weekly during the breeding season to ensure the buffer is sufficient to protect the nest site from potential disturbance. Construction should occur during daylight hours to limit disturbing construction noise and minimize artificial.
 - b. **Avoidance Measures for Bats:** The potential development during construction could disturb the bat roost. No pre-construction surveys are required if development occurs between September 1st – October 31 after the young have matured and prior to the bat hibernation period. If it is necessary to disturb potential bat roost sites between November 1 – August 31, a pre-construction surveys should be performed by a qualified biologist 14 days prior to the onset of development activities. If active bat roosts are observed, no ground disturbing activities shall occur within a minimum 50 foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active roost until all young are no longer depend upon the roost. Construction shall occur during daylight hours to limit disturbing construction noise and minimize artificial lights.
 - c. **Avoidance Measures for Amphibians:** It is required that within two weeks prior to construction activities, project contractors will be trained by a qualified biologist in the identification of the amphibians that occur along the Mendocino coast. Workers shall be trained to differentiate between special status and common species as well as the actions and communications required to be conducted in the even that a special status amphibian is observed during construction. The qualified biologist shall specifically discuss northern red-legged frog (*Rana aurora aurora*) and red-bellied newt (*Taricha rivularis*).
- During ground disturbing activities, construction crews shall begin each day with a visual search around the staging and impact area to detect the presence of amphibians and any wood stockpiles and debris shall be moved carefully by hand in order to avoid accidental crushing or other damage to amphibians.
- If a rain even occurs, all ground disturbance activities shall cease for a period of 48 hours, starting after the rain stops. Prior to resuming construction activities, trained construction crew member(s) will examine the site for the presence of special status amphibians. If a special status amphibian is detected, construction crews will stop all work and will contact the CDFW or a qualified biologist. CDFW will need to be consulted and will need to be in agreement with protective measures needed for any potential special status amphibians.
- d. **Avoidance Measures for Northern Coastal Bluff Scrub and Meadow Barley Patches:** A suitable buffer should be established between special status plant communities and proposed development. An RBA has been conducted and a buffer distance of 50ft was determined to be

suitable to protect the resources present. No construction or materials staging shall occur within 50 ft of the special status plant communities identified and mapped as presumed ESHA.

Orange construction fencing shall be installed along the western edge of the building envelope as close as possible to the 50 ft buffer from the meadow barley patches. This fencing will also serve to protect the northern coastal bluff scrub along the bluff terrace and edge.

Standard Best Management Practices shall be employed to assure 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. Areas of bare soil should be seeded with native erosion control seed mix.

- e. Landscaping and Invasive Plants: The use of invasive plant species is prohibited. Common invasive plants seen are: Iceplant (*Carpobrotus edulis*, *C. chiloensis*, & *Delosperma* sp.), cotoneaster (*Cotoneaster francetii* & *C. Pannosus*), English ivy (*Hedera helix*), cape ivy (*Delairea oforata*), pampas grass (*Cortaderia jubata* & *C. selloana*), cape weed (*Arctotheca calendula* & *A prostrata*), Crocosmia sp., blue gum eucalyptus (*Eucalyptus globulus*), redhot poker (*Kniphofia uvaria*), periwinkle (*Vinca major*), bulbil bugle lily (*Watsonia meriana*), and calla lily (*Zantedeschia aethiopica*).
13. No development shall occur in the 50 buffer aside from the preexisting wood rail fence, per CDFW recommendations.
14. The Division of Environmental Health must approve a septic plan prior to issuance of the final building permit.
15. Any Building Permit request shall include all conditions of approval printed on or attached to the building plans.

2/10/2022

DATE

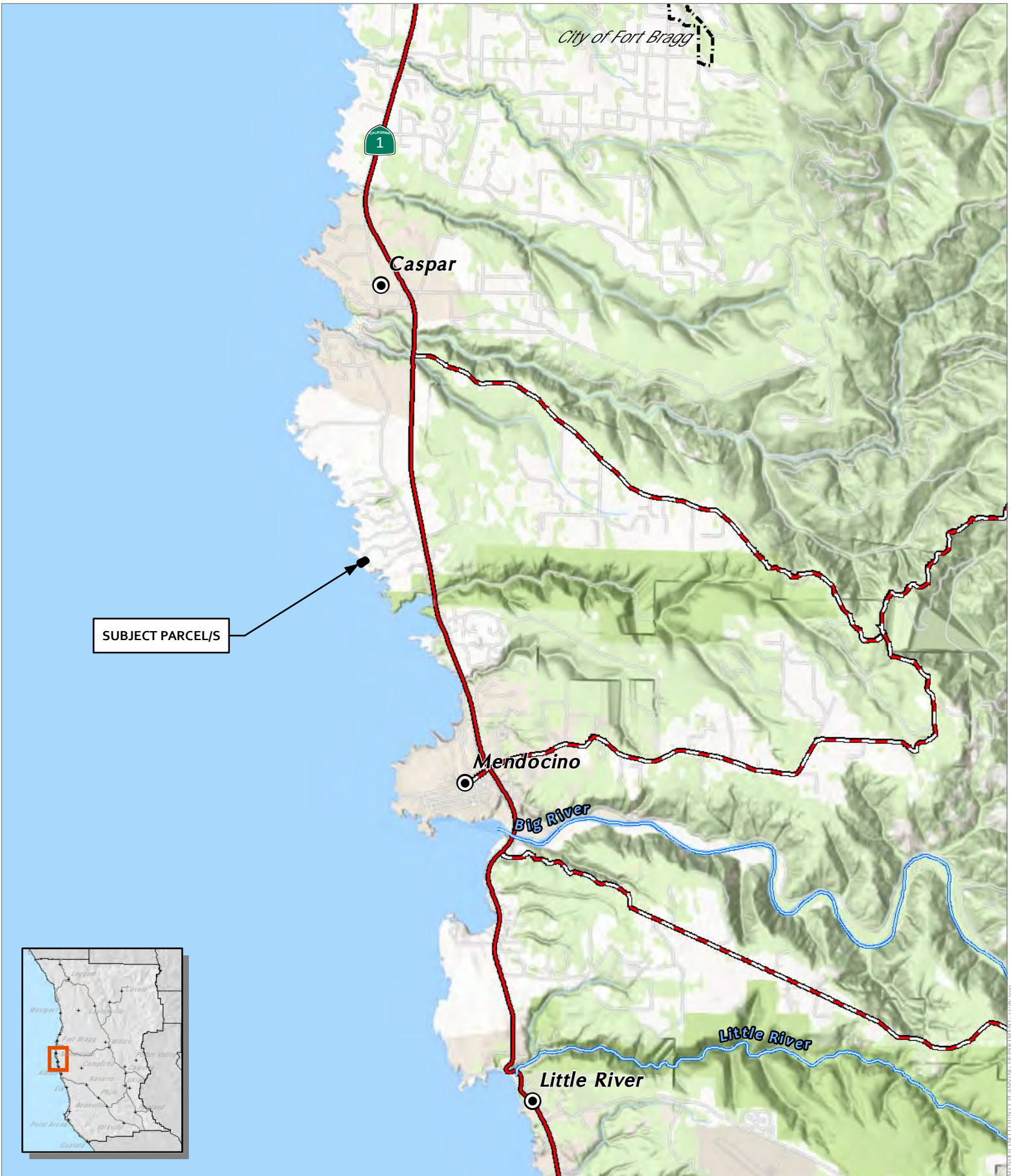


TIA SAR
PLANNER II

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

ATTACHMENTS:

- | | |
|---|--|
| A. Location Map | L. Appealable area Map |
| B. Aerial Map (Vicinity) | M. Adjacent Owner Map |
| C. Aerial Map | N. Fire Hazards Zones & Responsibility Areas |
| D. Topographical Map | O. Wildland-Urban Interface Zones |
| E. Site Plan | P. FEMA Flood Zone |
| F. SFR Floor, Elevation & Color Plan | Q. Classified Wetlands |
| G. Zoning Map | R. Coastal Ground Water Resource Area |
| H. General Plan | S. Highly Scenic Map |
| I. LCP Map Land Use | T. Slope Map |
| J. LCP Land Capabilities & Natural Hazard | U. Local Soils Map |
| K. LCP Habitats & Resources | V. Farmland |

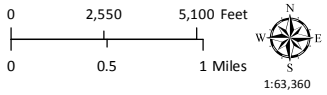


SUBJECT PARCELS



CASE: CDP 2019-0044
 OWNER: UTLEY, Robert
 APN: 118-230-08
 APLCT: Bob Utley & Elisabeth Brinton
 AGENT: Genevieve Marsh
 ADDRESS: 45640 Cypress Drive, Mendocino

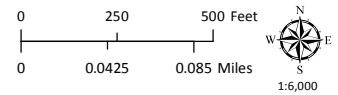
- Major Towns & Places
- City Limits
- Major Rivers
- Highways
- Major Roads





CASE: **CDP 2019-0044**
 OWNER: **UTLEY, Robert**
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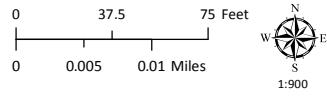
- Public Roads
- - - Private Roads
- . . . Driveways/Unnamed Roads





CASE: CDP 2019-0044
OWNER: UTLEY, Robert
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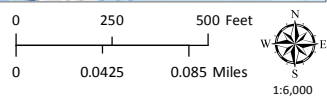
- == Private Roads
- Driveways/Unnamed Roads





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- Public Roads
- Private Roads
- Driveways/Unnamed Roads

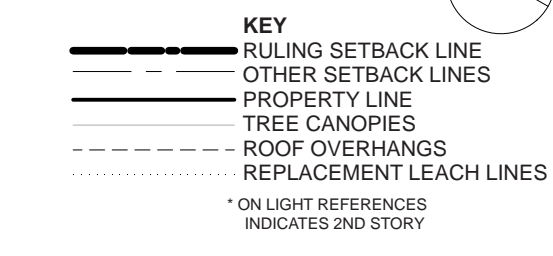


TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET
 ATTACHMENT D

MENDOCINO COUNTY PLANNING DEPARTMENT 12/28/2019

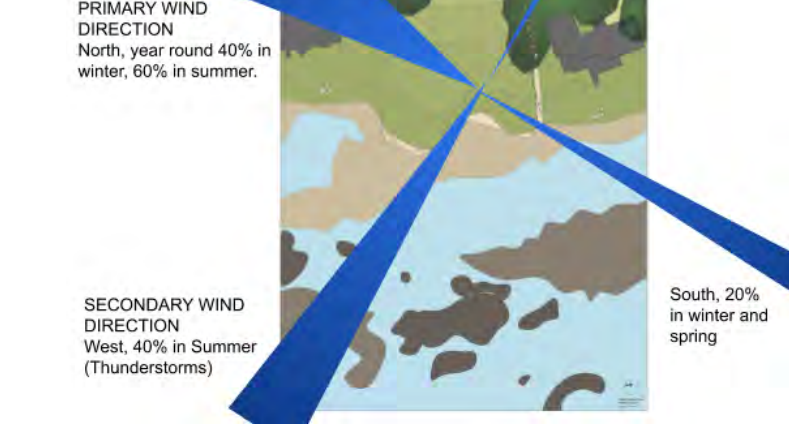
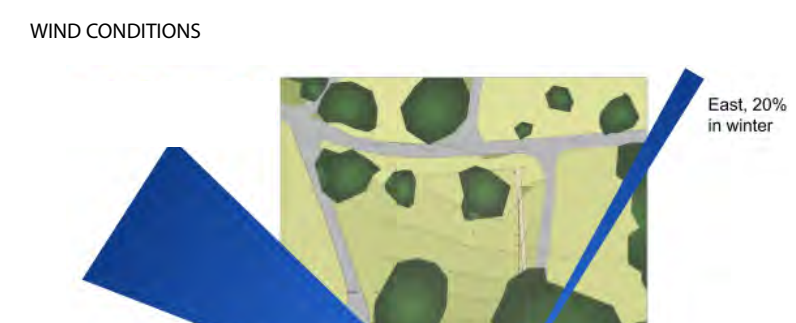


- KEY**
- SETBACK LINE
 - PROPERTY LINE
 - EXISTING TOPO LINES
 - TREE CANOPIES
 - ROOF OVERHANGS
 - REPLACEMENT LEACH LINES
- * ON LIGHT REFERENCES INDICATES 2ND STORY



1 SITE PLAN - 45640 CYPRESS DRIVE
1/16" = 1'

10/7/2021



PROJECT DESCRIPTION

Building Type: VB
Occupancy Group: R-3

Primary Residence

Gross Area:	House Floor 1, Conditioned	2,592 sf
	House Floor 2, Conditioned	529 sf
	Total	3,121 sf
Height:	28'	
# of Floors:	2	
Sprinklers:	NFPA 13D	
Additional Features:	Patio, integrated hot tub	

Detached Carport Structure

Gross Area:	Enclosed, Unconditioned	186 sf
	Open Air	711 sf
	Total	897 sf
Height:	14'	
# of Floors:	1	

Breezeway

Gross Area:	Open Air	127 sf
Height:	13'	
# of Floors:	1	

Fence

Length:	188'
Height:	4' to 6'

Electric and Gas

PG&E Drop
Solar - 3.25 kW on Carport Roof
Underground 500 gal. LP Container

Septic

Highline Pressurized Septic System

CODE INFORMATION

California Building Code 2019
California Residential Code 2019
California Fire Code 2019
California Plumbing Code 2019
California Mechanical Code 2019
California Electrical Code 2019
California Energy Code 2019
California Green Building Standards 2019

ZONING ORDINANCE

Division II Mendocino County Coastal Zoning Code
Type: RRS(1)
Township: Unincorporated Mendocino

Dimensional Standards

Max Dwelling Density: 1 unit / 40,000 sf
Max Lot Coverage: 20%
Max Height: 28'
Front Setback: 30'
Side Setback: 6'
Rear Setback: 30'
Geotechnical Setback: 32'
ESHA (Biological) Setback: 50'
Well Setback: 100'
LP Setback: 10'

Parking Requirements: 2 spaces

Room Standards

R305.1 Minimum Heights
Ceiling Height: 7'
Bathrooms/Laundry Rooms: 6'-8"
R304.2 Min Habitable Room Dimensions: 7'
R304.1 Min Habitable Room Area: 70 sf
Bedroom Definition (Mendocino County Division of Environmental Health Policy 4200.04)
*A bedroom, for purposes of sizing on-site sewage systems, shall be defined as: any room designated by applicant as a "bedroom", other rooms, such as sewing rooms, dens, offices, studios, lofts game rooms, etc. may also be considered bedrooms. Rooms having one or more of the following features may not be considered by the Health Officer to constitute a bedroom:
1. A large (6'-8" opening) arched frameless doorway without a door which opens onto the entry way or main activity area.

- Use of a half wall or railing along at least one side of the room.
- or overhanging a structure.
- If the space is 70 sf or less.

Utilities

Water: Shorelands Road and Water Co.
Electricity: PG&E
Gas: Provider TBD
Sewer: Highline Pressurized Septic System on Site
Phone: AT&T

MEANS OF EGRESS & EMERGENCY ESCAPE

One egress door required: side hinged, at least 32"x78", opens 90 degrees.
Sleeping Rooms: one escape opening no less than 5.7 sf, 24" tall and 20" wide. Side hinged door or slider ok.
See floor plans for ID of these means of escape.

ADF & FIRE REQUIREMENTS

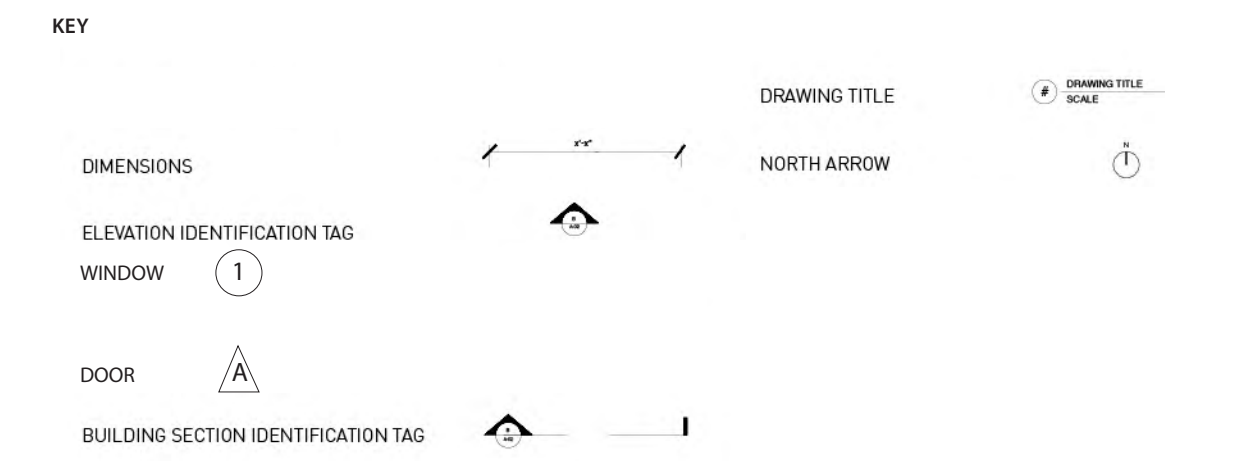
R-3 Fire Rating: 2 hours

ADDRESS STANDARD: Address must be posted at beginning of construction and maintained thereafter.
Minimum 4" letter height, 1/2" stroke, reflectorized with contrasting background, visible from both directions of travel. Addresses shall be placed at each driveway entrance.
DRIVEWAY STANDARD: Minimum 10' wide with 14" unobstructed horizontal clearance and 15' unobstructed vertical clearance. Driveway shall have an all-weather surface, with no more than 16% grade, and a minimum 50' radius inside curvature on all turns.
MAINTAIN DEFENSIBLE SPACE AND FUELS MODIFICATION STANDARD: All parcels less than 1 acre, shall provide a minimum setback of 30' for all buildings from property lines and/or the center of the road, per local jurisdictions choice of effect. Fuel modification and disposal of flammable vegetation and fuels caused by site development and construction, shall be completed prior to road construction or final inspection of building permit.
Maintain defensible space of 100' from each side and front and rear of the structures, but not beyond the property line. The intensity of fuels management may vary with the 100' perimeter of the structure, the most intense being within 30' of the structure.

Maintain a tree, shrub or other plant adjacent to or overhanging a structure. Maintain the roof structure free of leaves, needles, or other vegetative materials. Once the project is completed and the above standards are fulfilled, contact CAL FIRE at (707) 459-7414 to request a final inspection. A CAL FIRE inspection must be completed before Mendocino County Planning and Building Services stall will complete their final for the project.

DRAWING INDEX

G-000	SITE PLAN
A-100	FOUNDATION PLAN
A-101	FLOOR PLANS
A-103	ROOF PLAN
A-200	FRONT ELEVATION
A-200	SOUTH ELEVATION
A-201	REAR ELEVATION
A-201	NORTH ELEVATION
A-104	CARPOT FLOOR PLAN & ROOF PLAN
A-500	BREEZEWAY PLAN + ELEVATIONS
A-500	FENCE ELEVATIONS
A-500	EXTERIOR MATERIAL LIST
A-900	ARCHITECTURAL ILLUSTRATIONS



Genevieve Marsh
DESIGN GROUP

45640 CYPRESS DRIVE
MENDOCINO, CA 95460

APN #1182300800
CDP #2019-0044
COASTAL HIGHLANDS
SUBDIVISION,
UNIT 1 PARCEL 8

for
Bob Utley & Elisabeth Brinton
Frederik Hendrikplein 49
2582BA Den Haag
Nederland
rbu486@earthlink.net

DESIGNER
Genevieve Marsh
11899 Edgewood Dr., Unit M,
Auburn, CA 95603
916-316-8061
design@genevievemarch.com

ENGINEER OF RECORD
JK ARCHITECTURE
ENGINEERING
AUBURN | SAN JOSE CITY | REDWOOD | SAN JOSE
www.jkarch.com

NOTES:

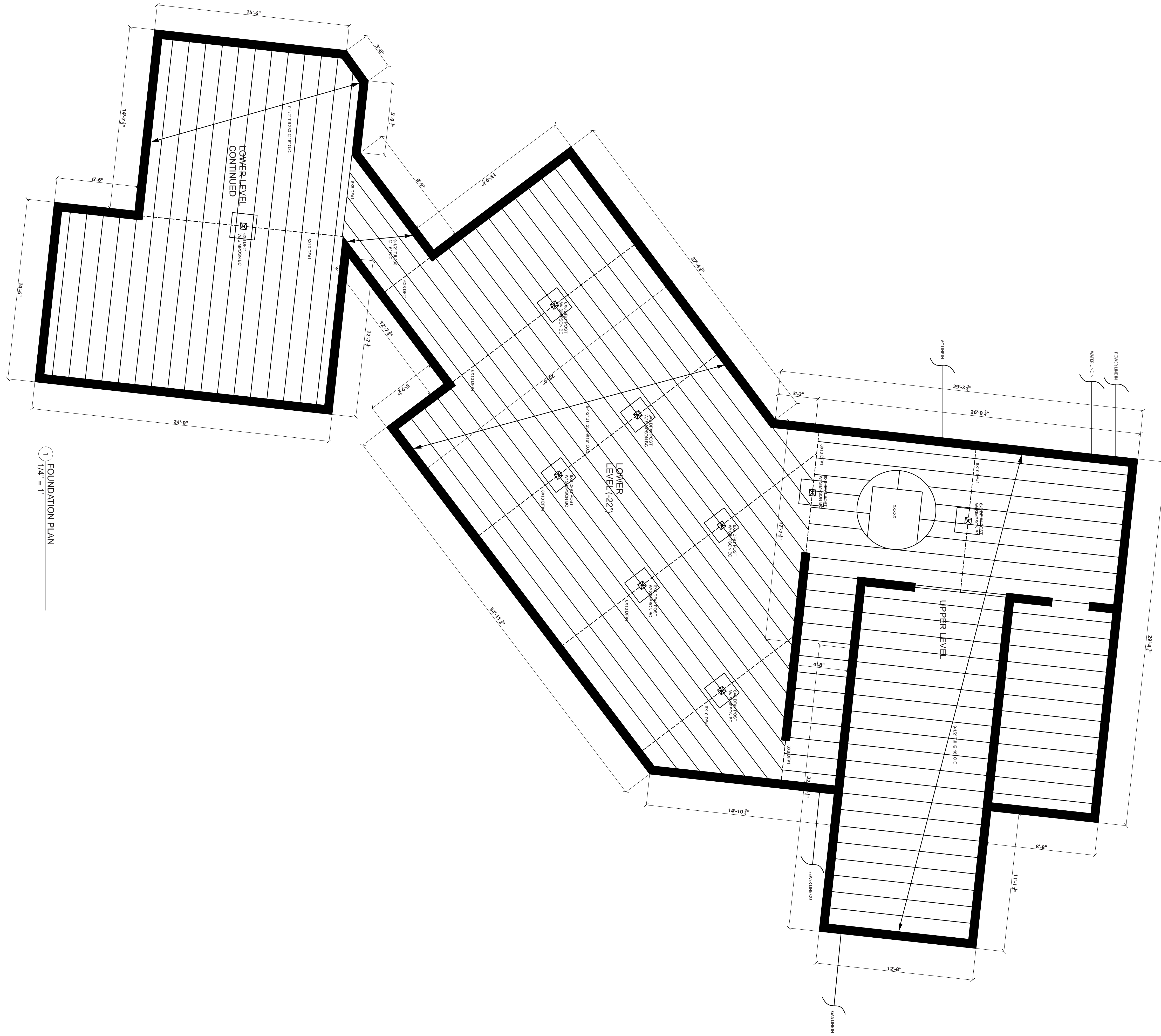
NOT FOR CONSTRUCTION

REVISIONS:

Issue #	Date
SHOR 1	Sept. 8, 2021

SITE PLAN

Sept. 27, 2021 **G-000**



1 FOUNDATION PLAN
1/4" = 1'

NOTES:

NOT FOR CONSTRUCTION

REVISIONS:

Issue #	Date
SHOR 1	Sept. 8, 2021

FOUNDATION PLAN

NOTES:

NOT FOR CONSTRUCTION

REVISIONS:

Issue #	Date
SHOR 1	Sept. 8, 2021

FLOOR PLANS



1 GROUND FLOOR PLAN
1/4" = 1'

2 SECOND FLOOR PLAN
1/4" = 1'

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WALLS AND PARTITIONS ARE 1/2" THICK UNLESS OTHERWISE NOTED.
3. ALL DOORS AND WINDOWS ARE TO BE 6" MIN. CLEARANCE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

NOTES:

NOT FOR CONSTRUCTION

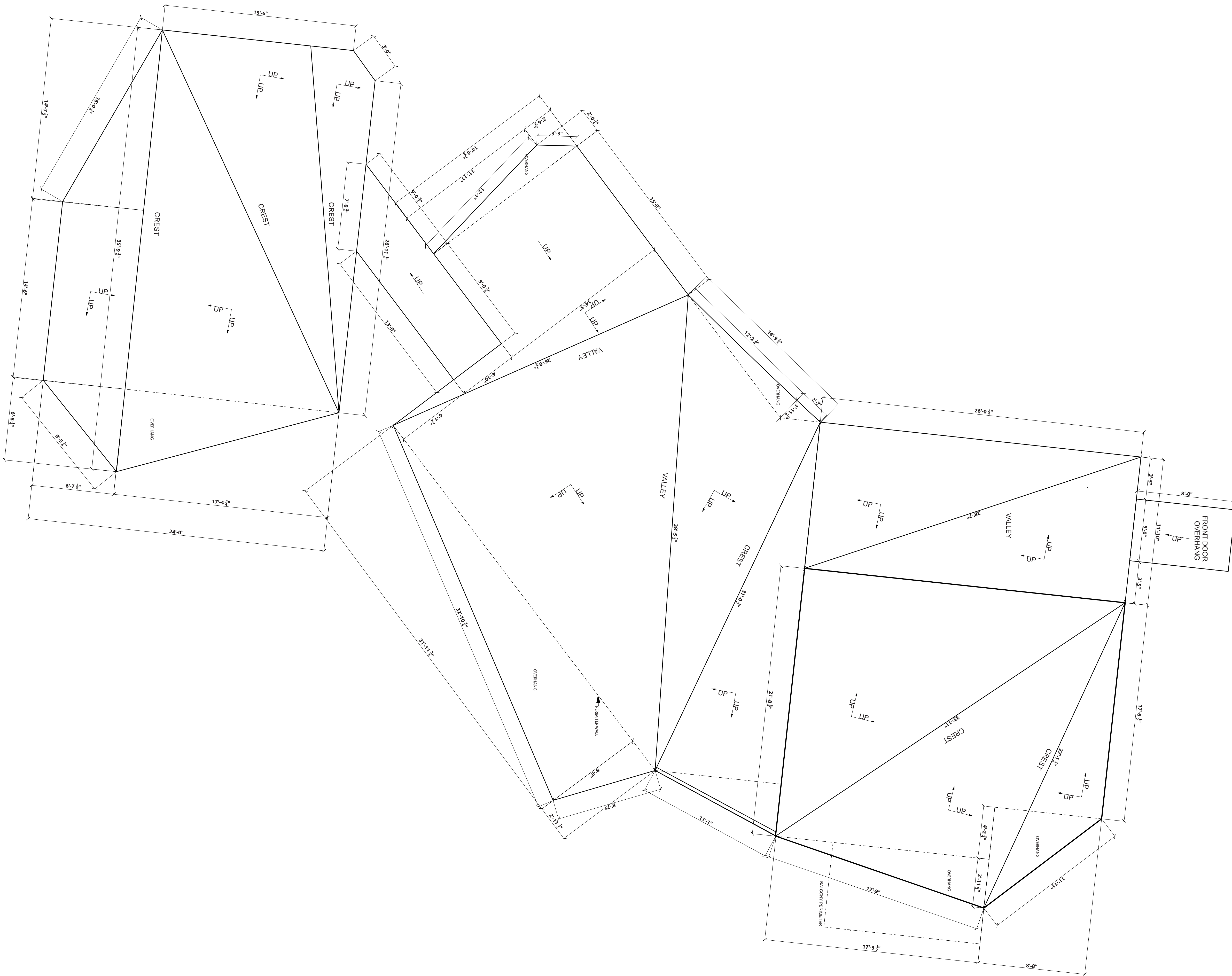
REVISIONS:

Issue #	Date
SHOR 1	Sept. 8, 2021

ROOF PLAN

Sept. 27, 2021

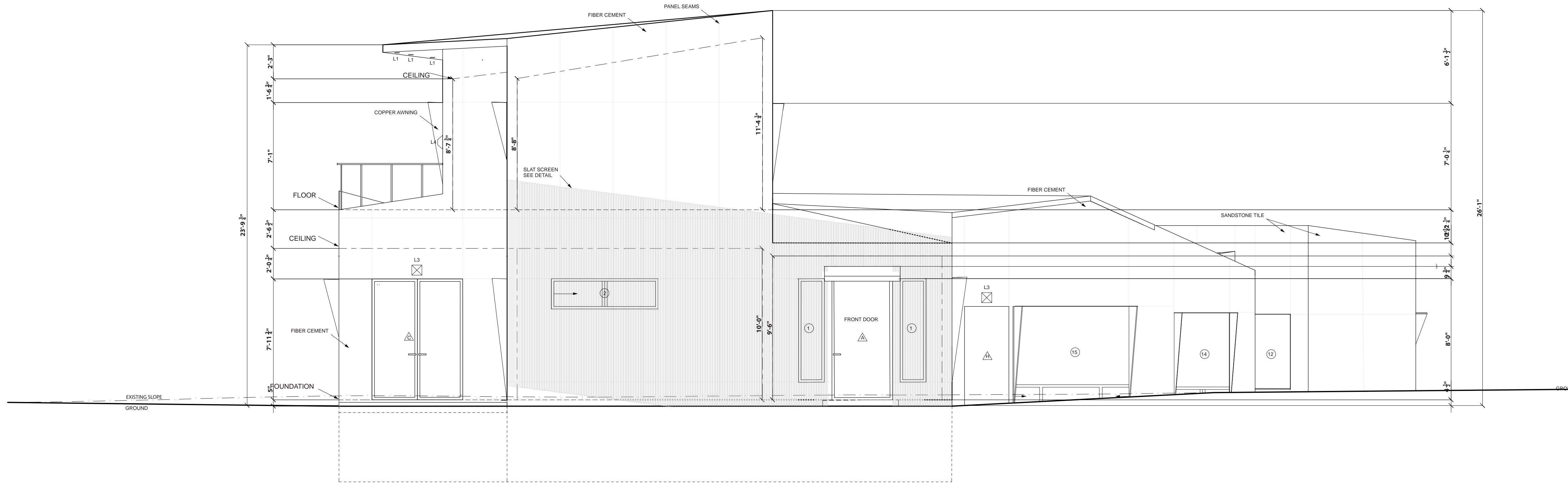
A-103



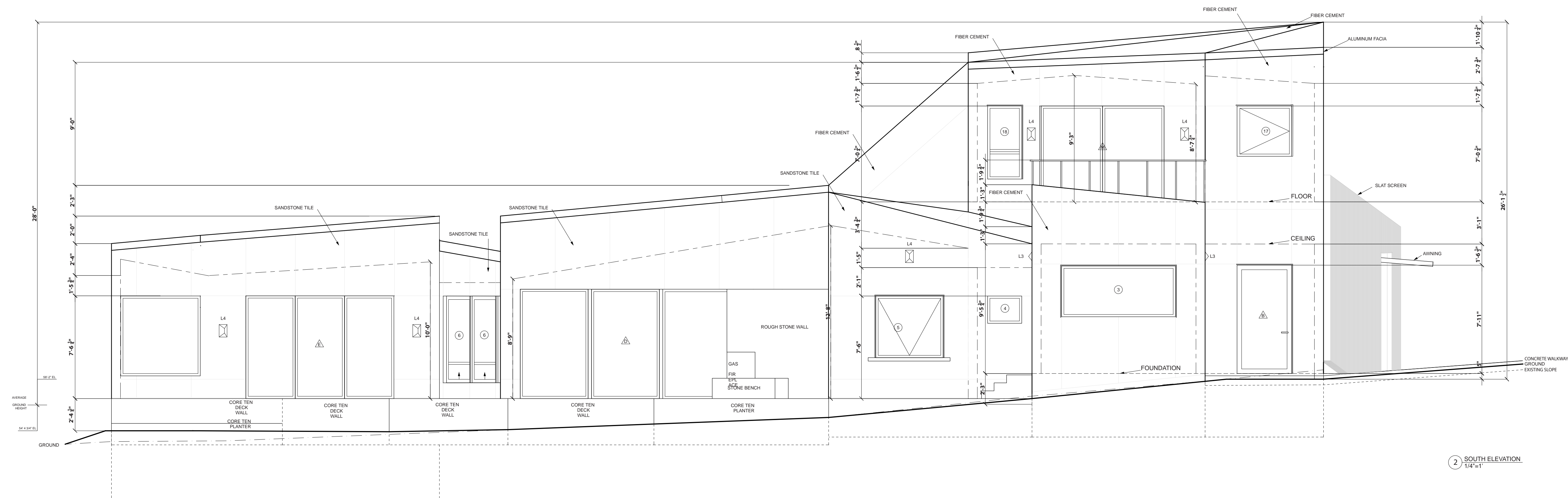
1 ROOF PLAN
1/4" = 1'

NOTE:
DIMENSIONS SHOWN ARE MEASURED TO THE CENTERLINE OF THE ROOF STRUCTURE UNLESS OTHERWISE NOTED.

NOTES:



1 FRONT ELEVATION
1/4"=1'



2 SOUTH ELEVATION
1/4"=1'

NOT FOR CONSTRUCTION

REVISIONS:

Issue # Date

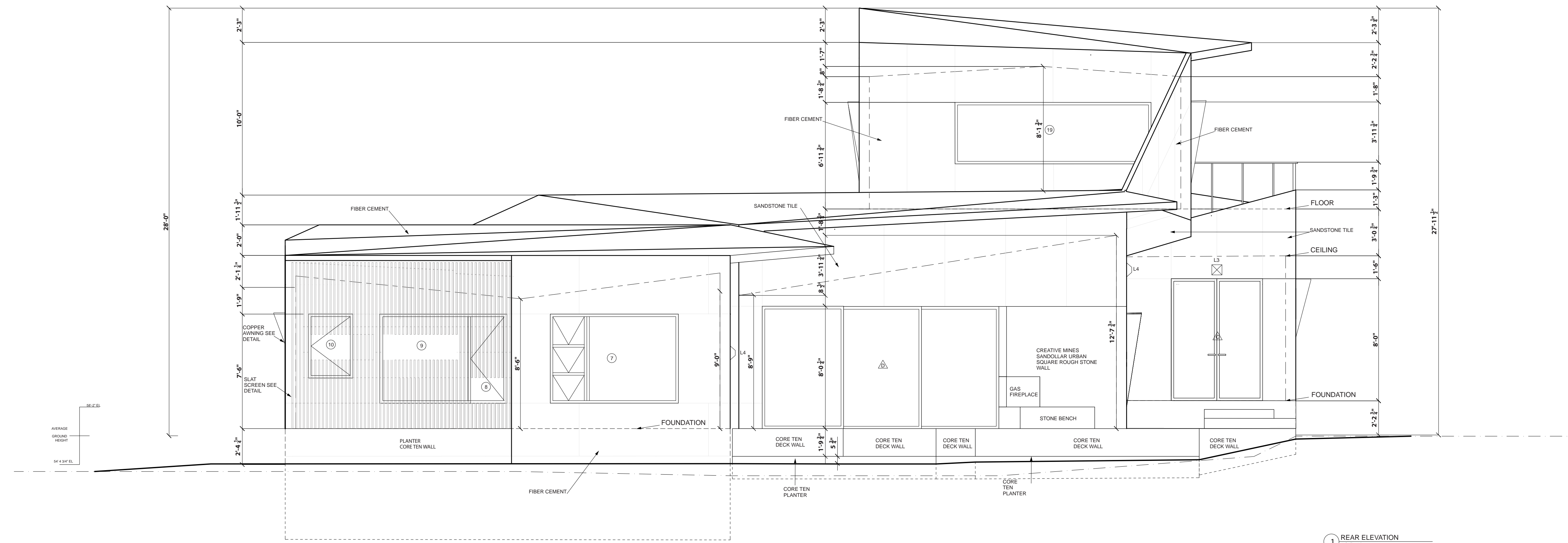
Issue #	Date

FRONT ELEVATION
SOUTH ELEVATION

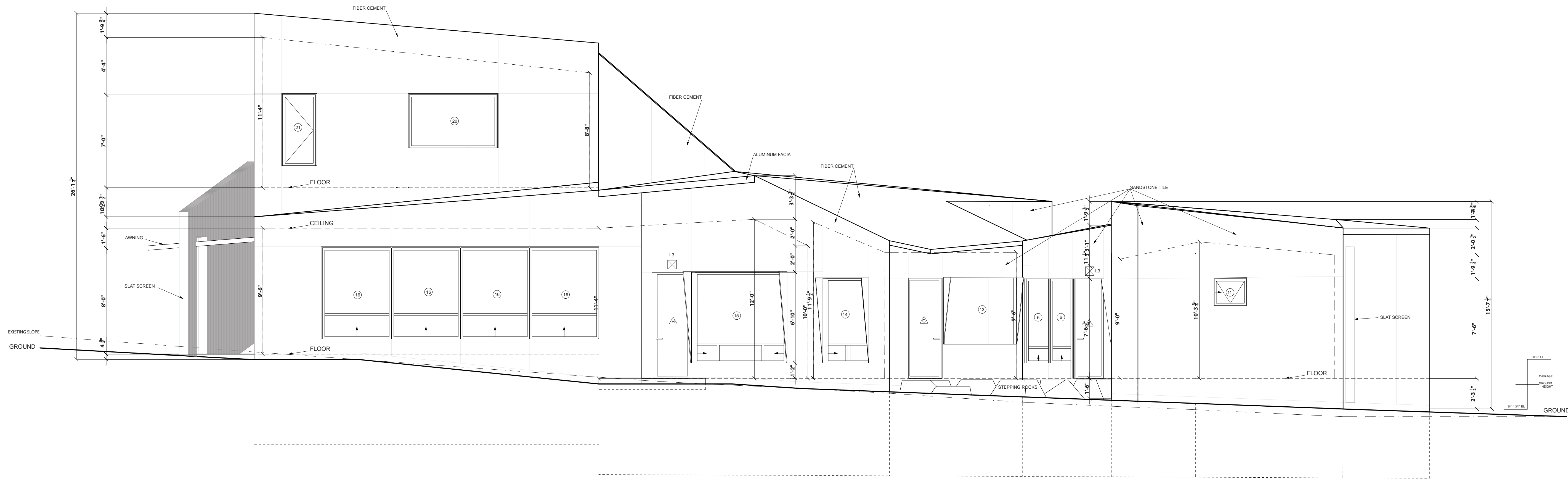
Sept. 8, 2021

A-200

NOTES:



1 REAR ELEVATION
1/4"=1'



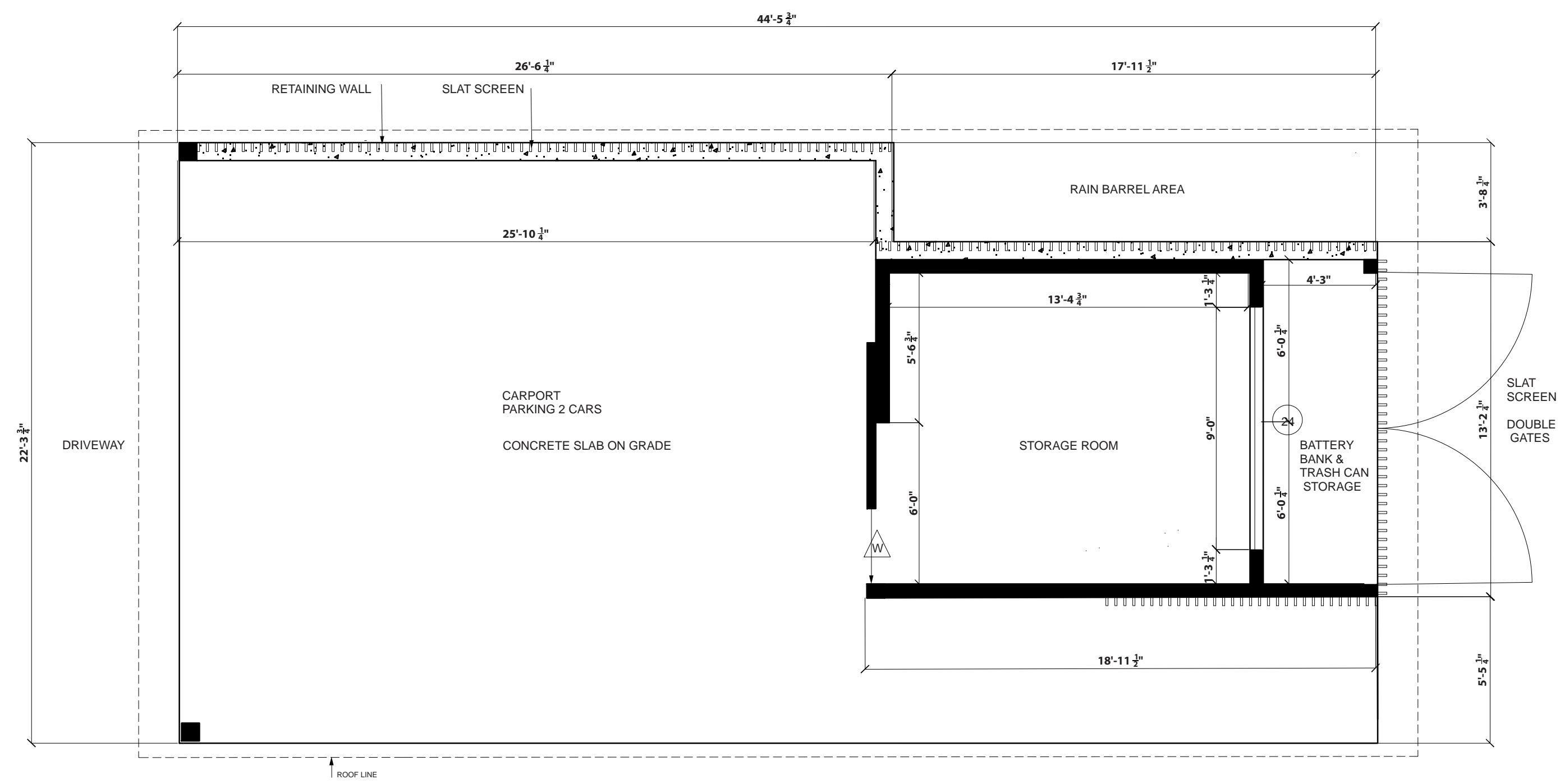
2 NORTH ELEVATION
1/4"=1'

NOT FOR CONSTRUCTION

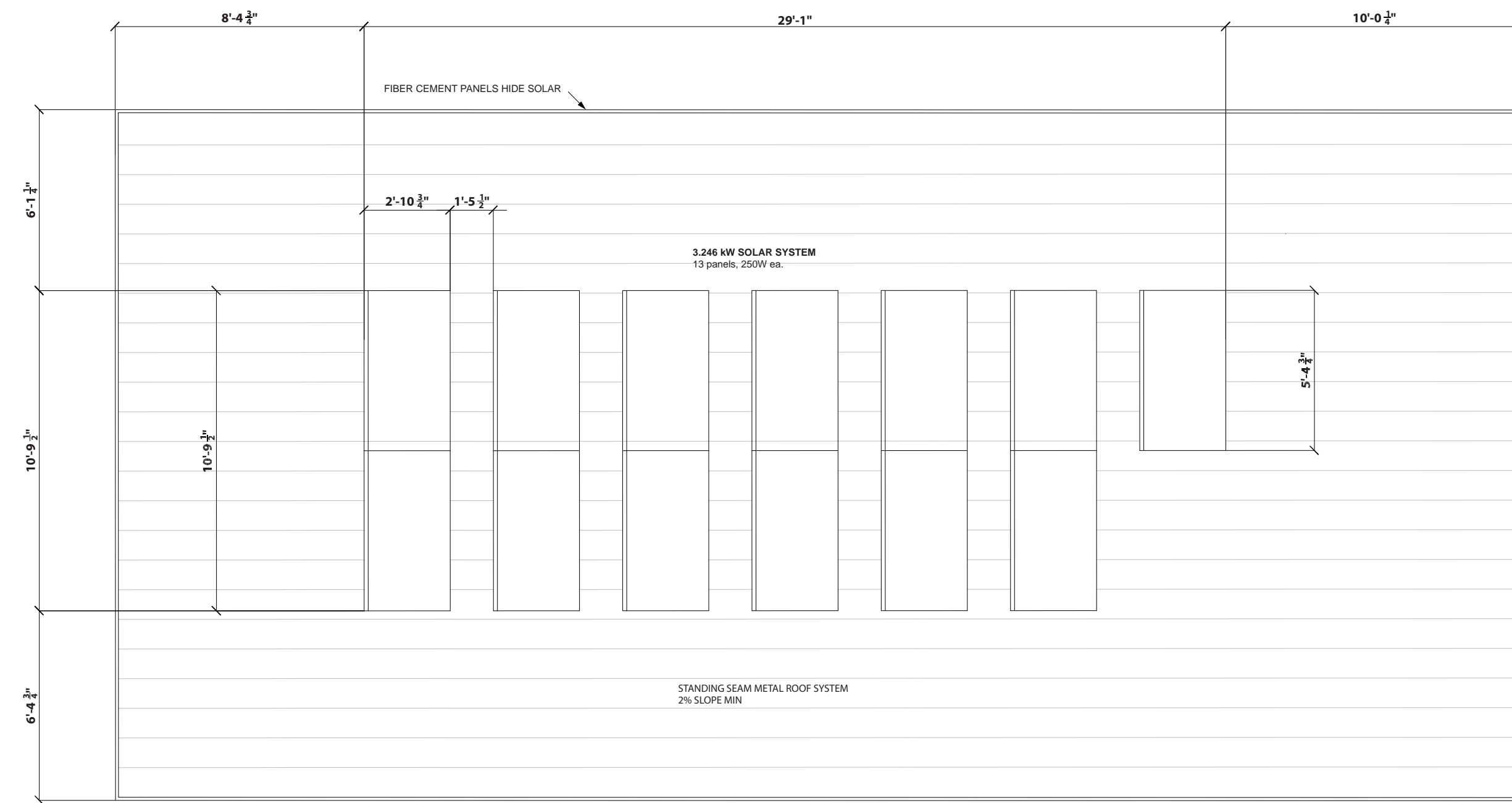
REVISIONS:

Issue #	Date
SHOR 1	Sept. 8, 2021

REAR ELEVATION
NORTH ELEVATION



1 CARPORT PLAN
1/4" = 1'



NOTES:
 Carport is rotated 23 deg east of due south, within 30 deg rule (rule in JA 11, relating between 150 and 270 degrees from true north. Carport lies at 157)
 Panels need 32.87 deg tilt (Degree tilt is Latitude x .76 + 3.1, so 39.307 x 0.76 + 3.1 = 32.87 degrees)
 Any shading obstruction (like trees) on the south of the panels must be twice the distance of the panels as the are the height (JA 11).
 SOLAR TO BE INSTALLED PER CIRC-R34 AND DEC.
 2 CARPORT ROOF PLAN

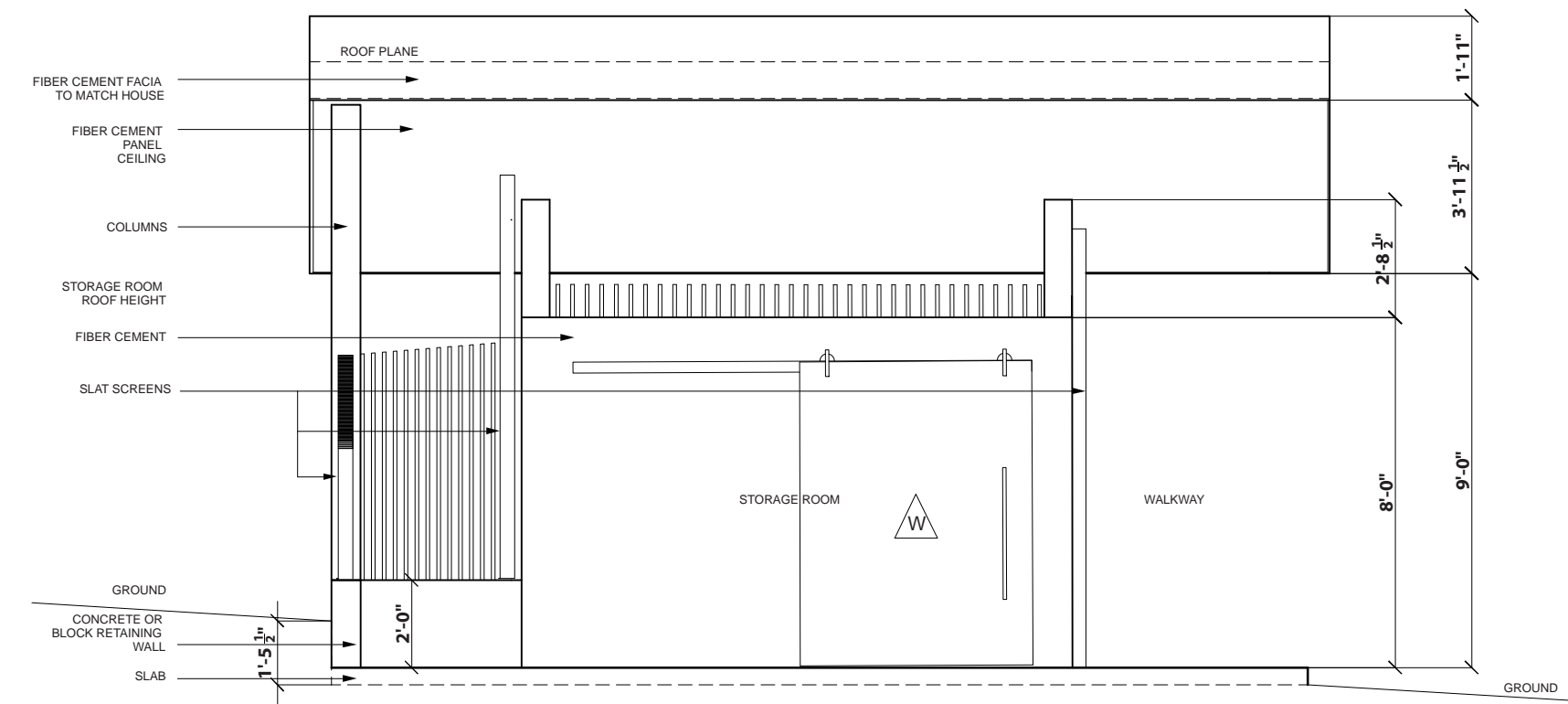
NOTES:

NOT FOR CONSTRUCTION

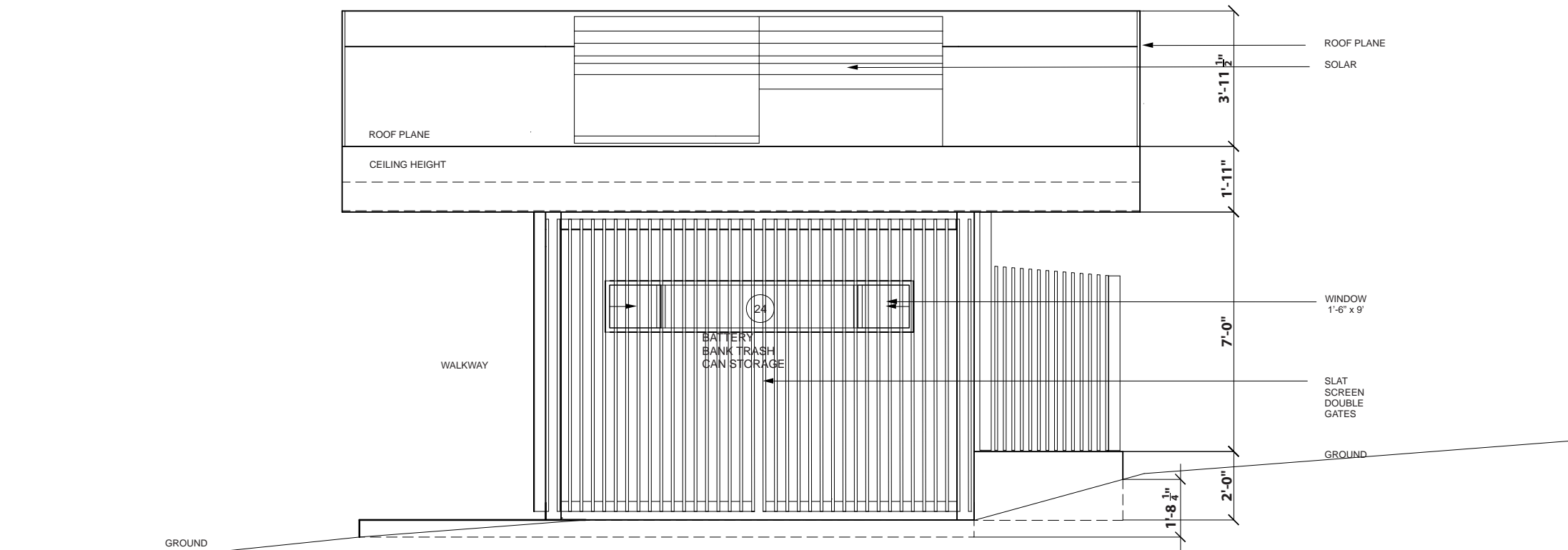
REVISIONS:

Issue #	Date

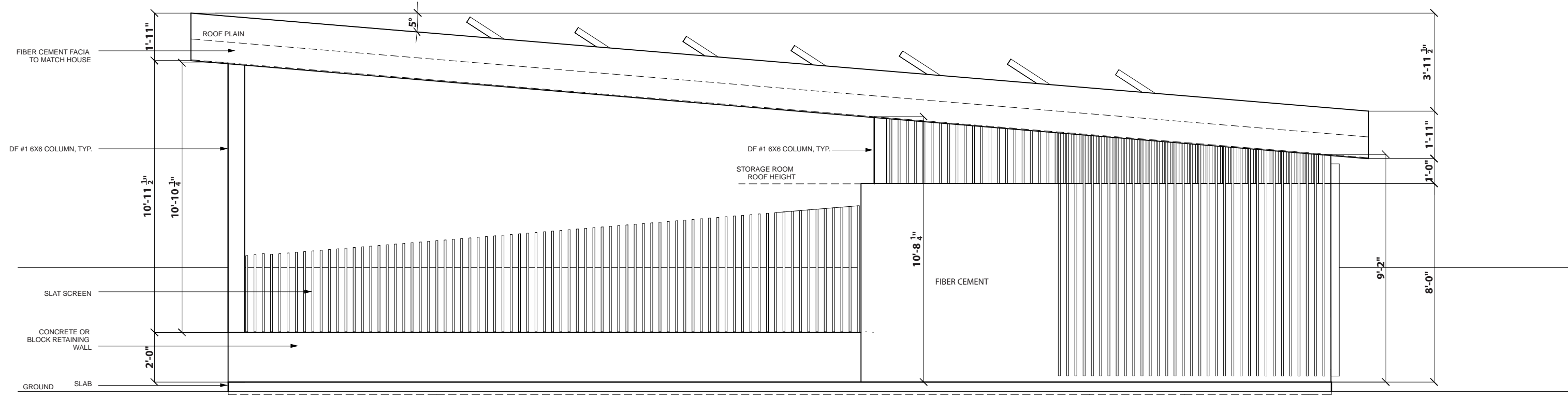
CARPORT FLOOR PLAN & ROOF PLAN



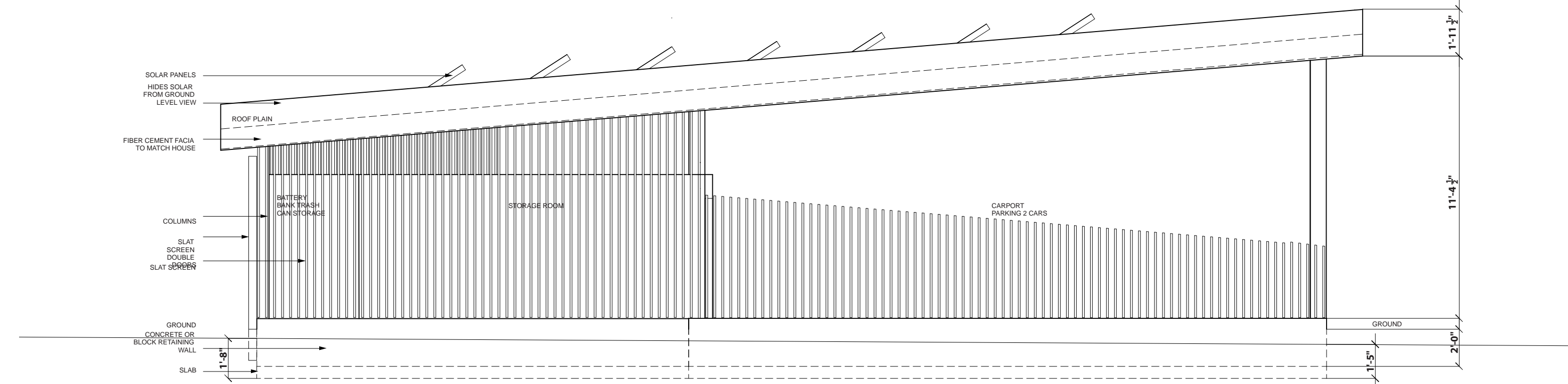
① CARPORT NORTH ELEVATION
1/4" = 1'



② CARPORT SOUTH ELEVATION
1/4" = 1'



③ CARPORT WEST ELEVATION
1/4" = 1'



④ CARPORT EAST ELEVATION
1/4" = 1'

NOTES:

NOT FOR CONSTRUCTION

REVISIONS:

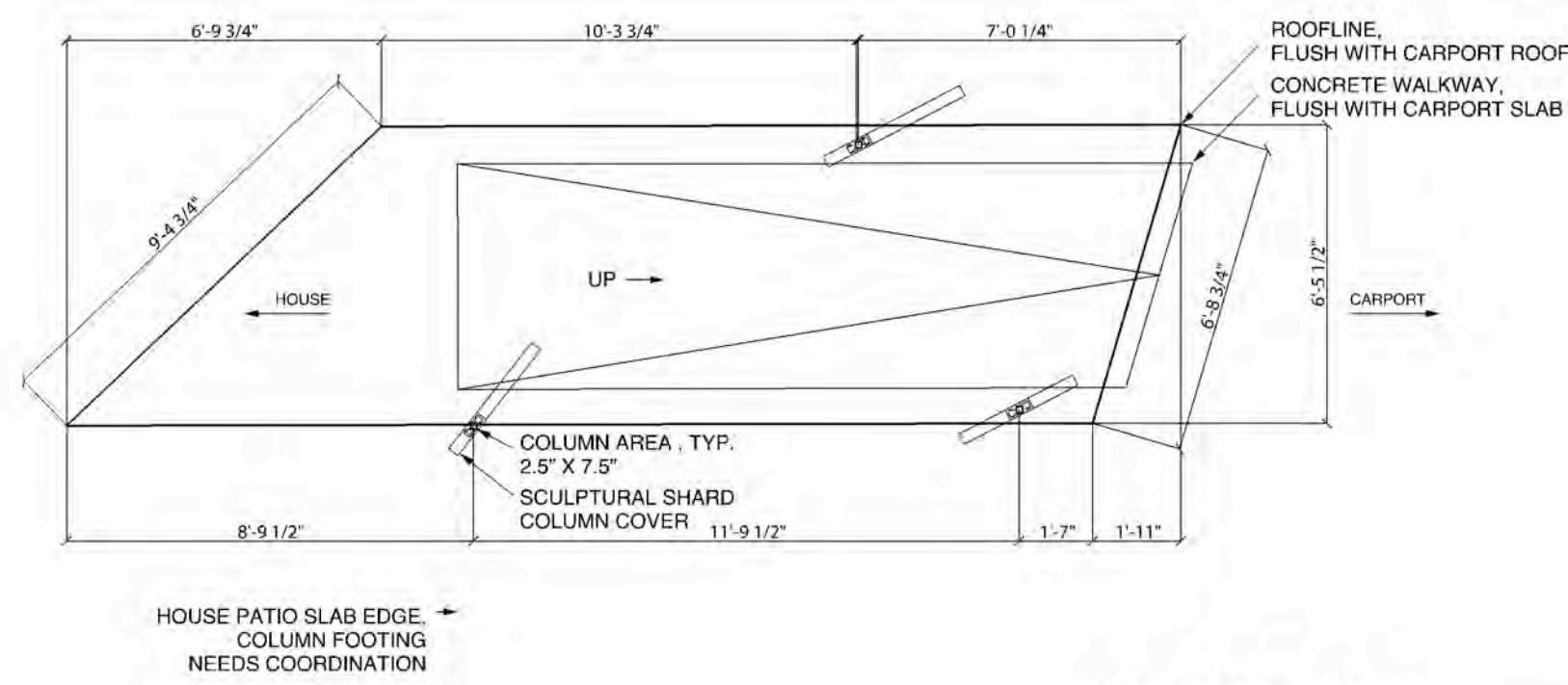
Issue #	Date

CARPORT ELEVATIONS

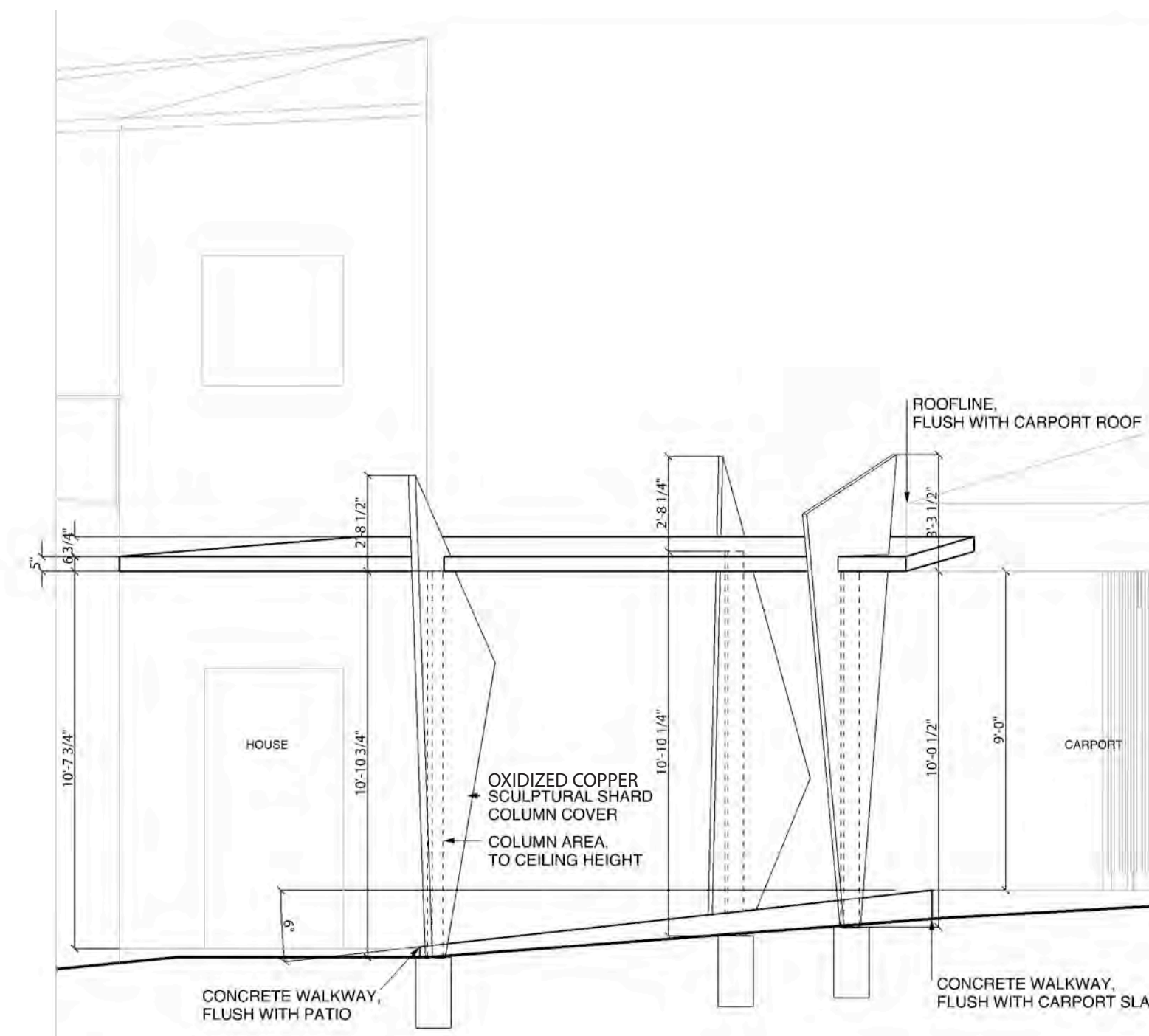
Sept. 8, 2021

A-203

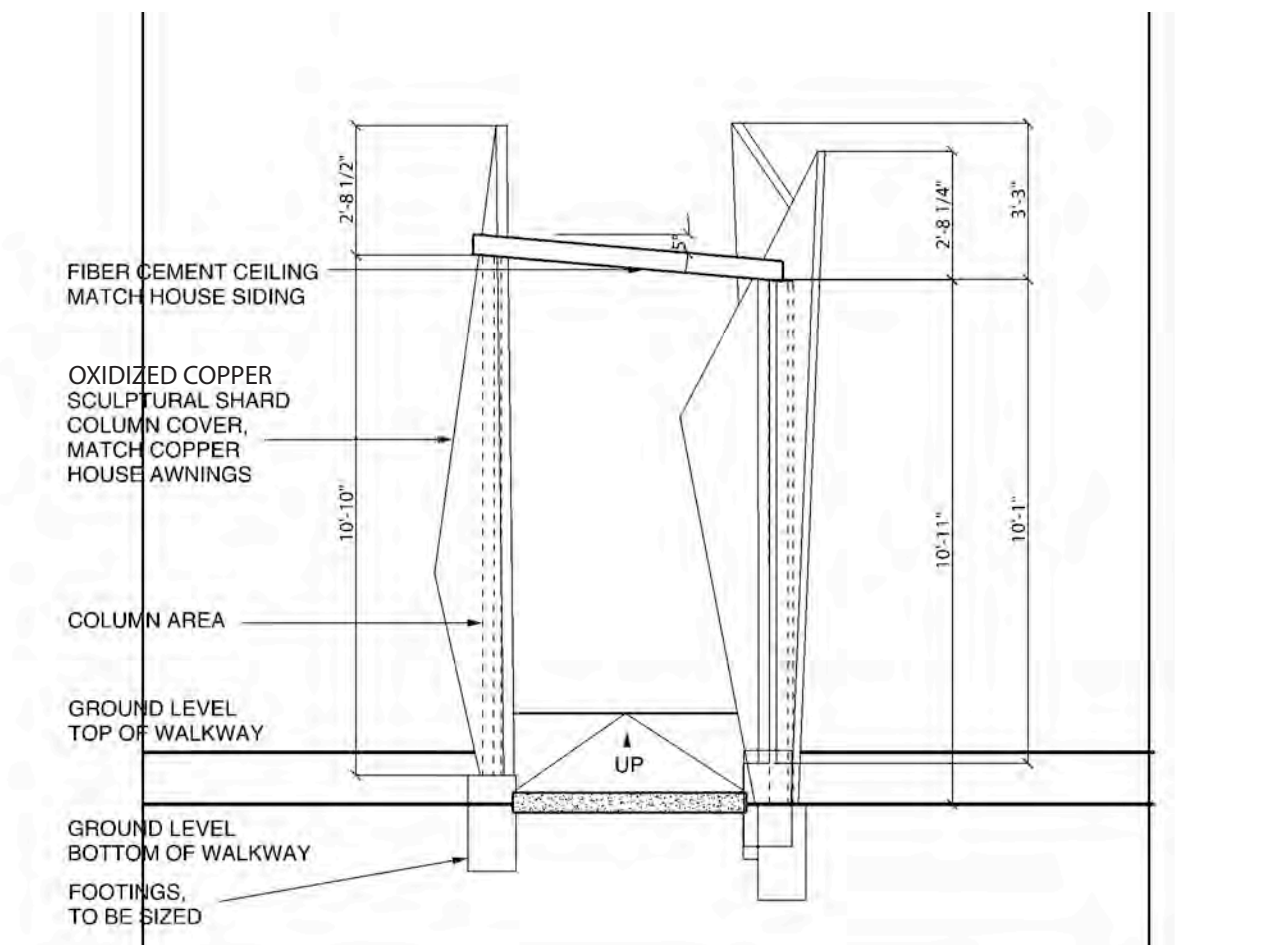
NOTES:



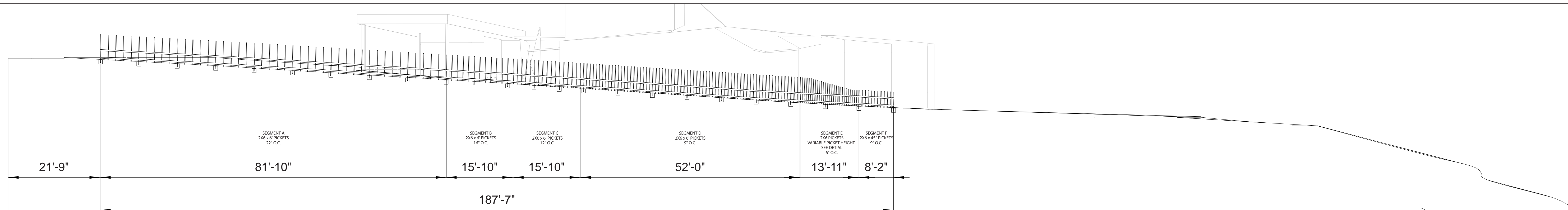
01 BREEZEWAY PLAN
1'-0" = 1/4"



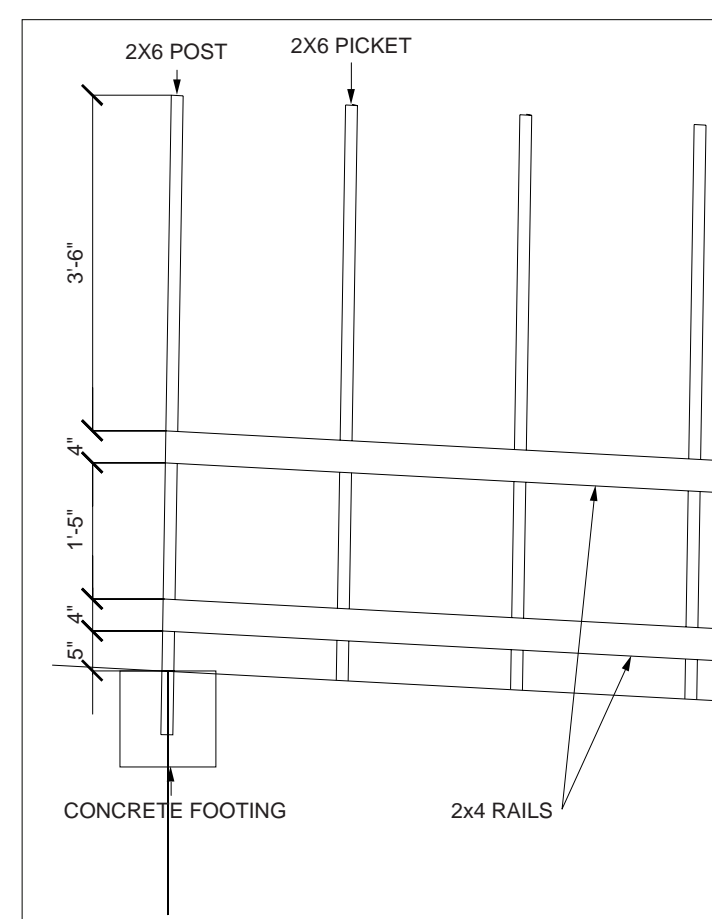
02 BREEZEWAY SOUTH ELEVATION WITH CONTEXT
1'-0" = 1/4"



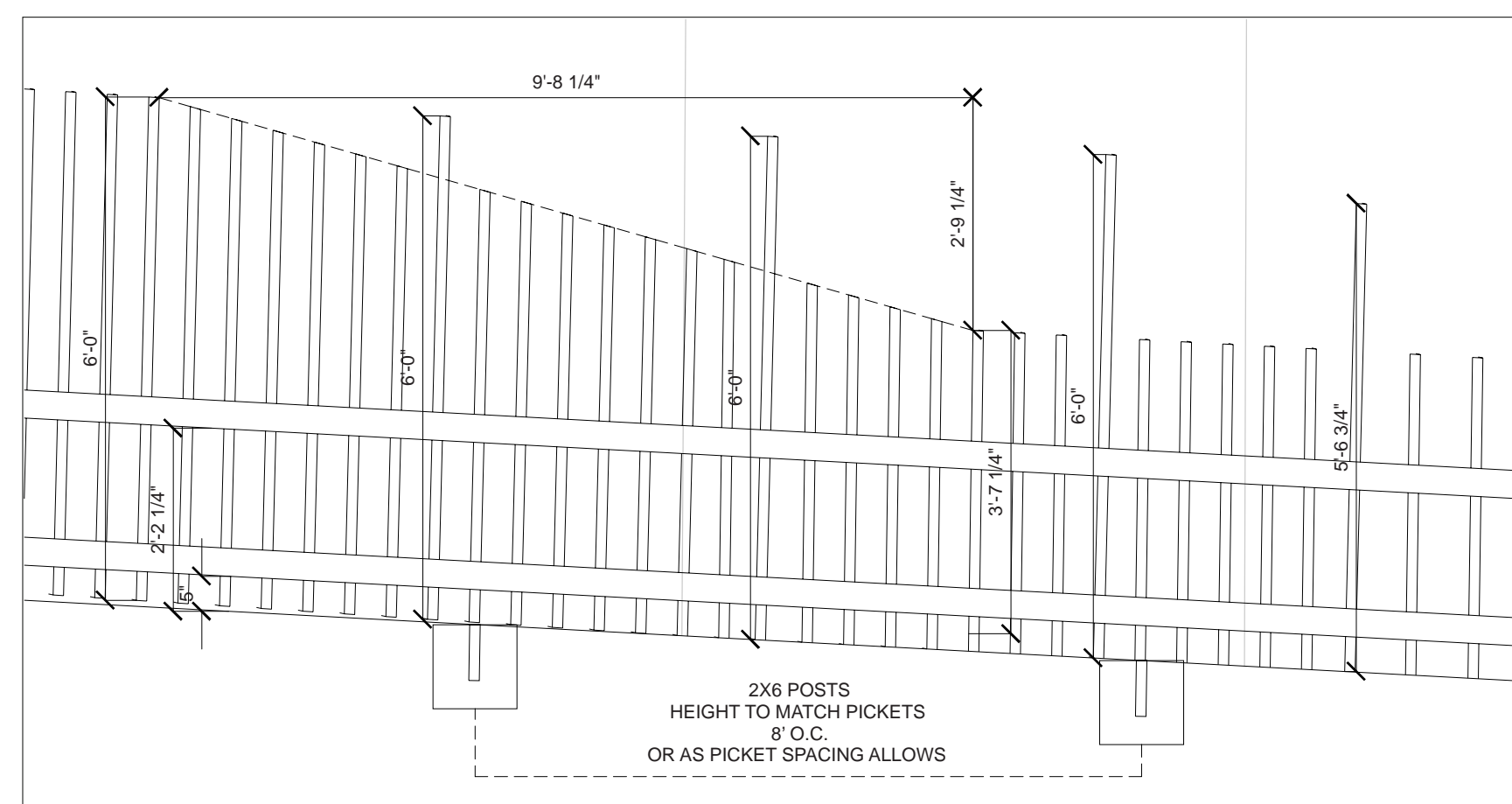
03 CARPORT WEST ELEVATION
1'-0" = 1/4"



04 FENCE NORTH ELEVATION
1/12" = 1"



05 FENCE SEGMENT A DETAIL
1'-0" = 1/12"



06 FENCE SEGMENT E DETAIL
1'-0" = 1/12"

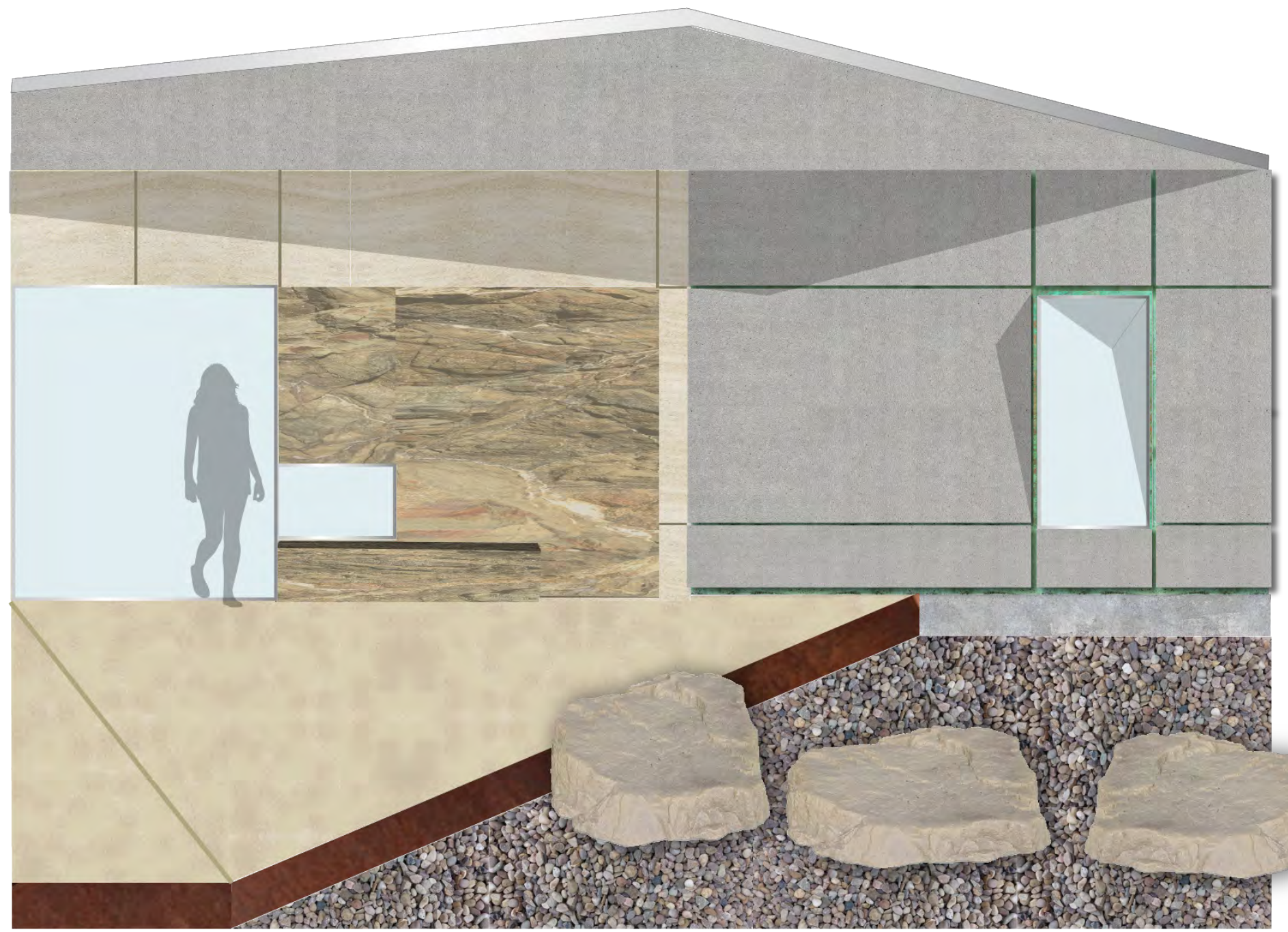
Elevation	Exterior Material Schedule					
	Floor	Wall	Base	Trim		
Concrete						
Stepping Rocks	x					
Pea Gravel	x					
Fiber Cement Board		x				
Sandollar Urban Square		x				
Teakwood Natural		x				
aluminum flashing			x			
oxidized copper flashing				x		
aluminum flashing					x	
oxidized copper flashing						x

Material Descriptions				
Name	Manufacturer	Description	Dimensions	Location
Fiber Cement Board Opus Pro	Spring Valley Corp	Consistent medium light grey panel with smooth finish. Fire rating class A1. Color: Pietra; Finish: Standard	4'x8'x8mm	exterior walls, primary. Roof.
Teakwood Sandstone Tile - Honed	Stone and Tile Shoppe	Natural sandstone in creamy beige undertone with irregular natural golden veins and a honed (matte) finish. This softly refined surface does not harshly reflect the light in the same way as a polished finish but instead creates a delicate warm glow.	24"x24" or 18"x2"	exterior walls, minor
Sandollar Urban Square	Creative Mines	Sandollar Craft Urban Squares has a light cream color palette with pale sand, ivory-white and sunwashed taupe. It is a uniformly square-shaped contemporary stone with a split-faced surface.	Flats: 12" High x 12" Long, 1.25" Avg. thickness Corners: 12" High, Long Return: 12", Short Return: 6" -6.125"	fireplace

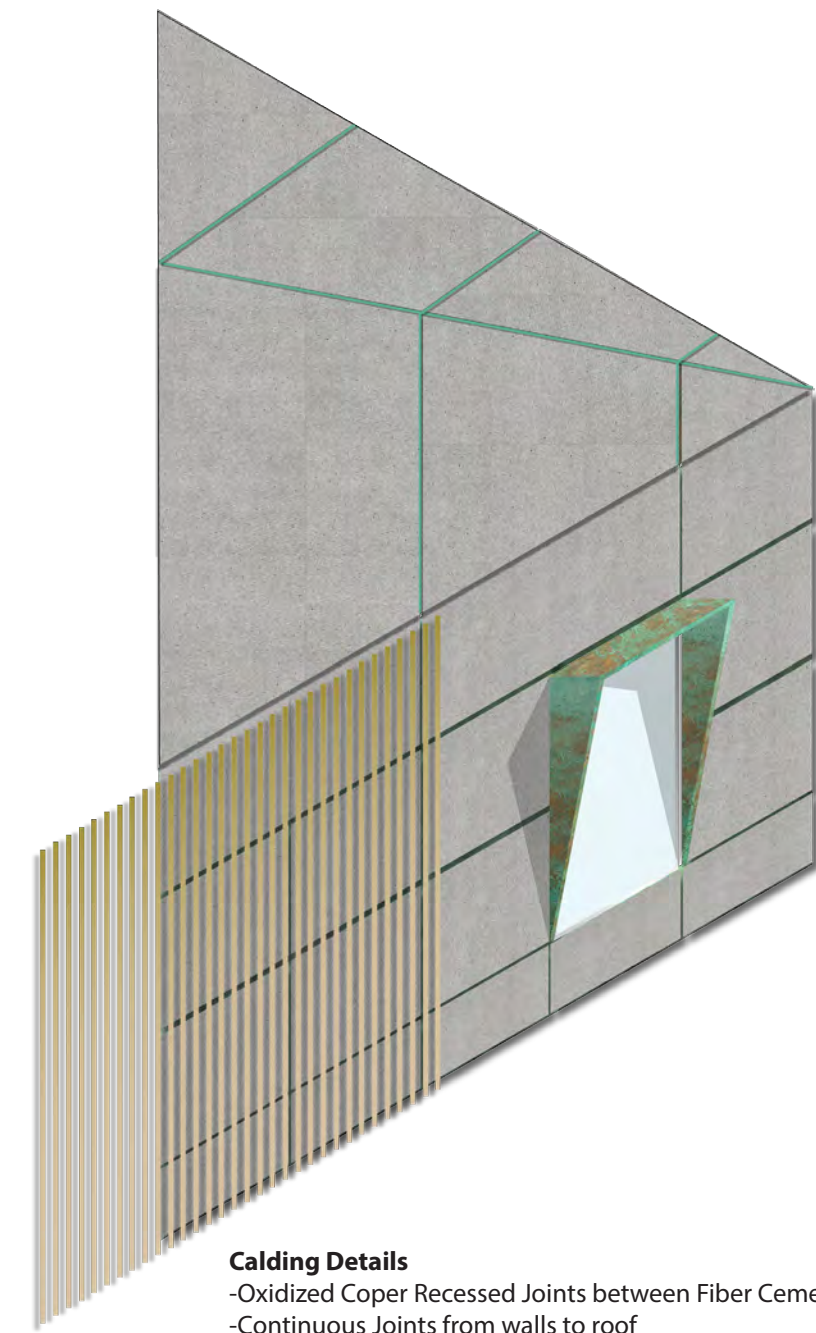
REVISIONS:

Issue # Date

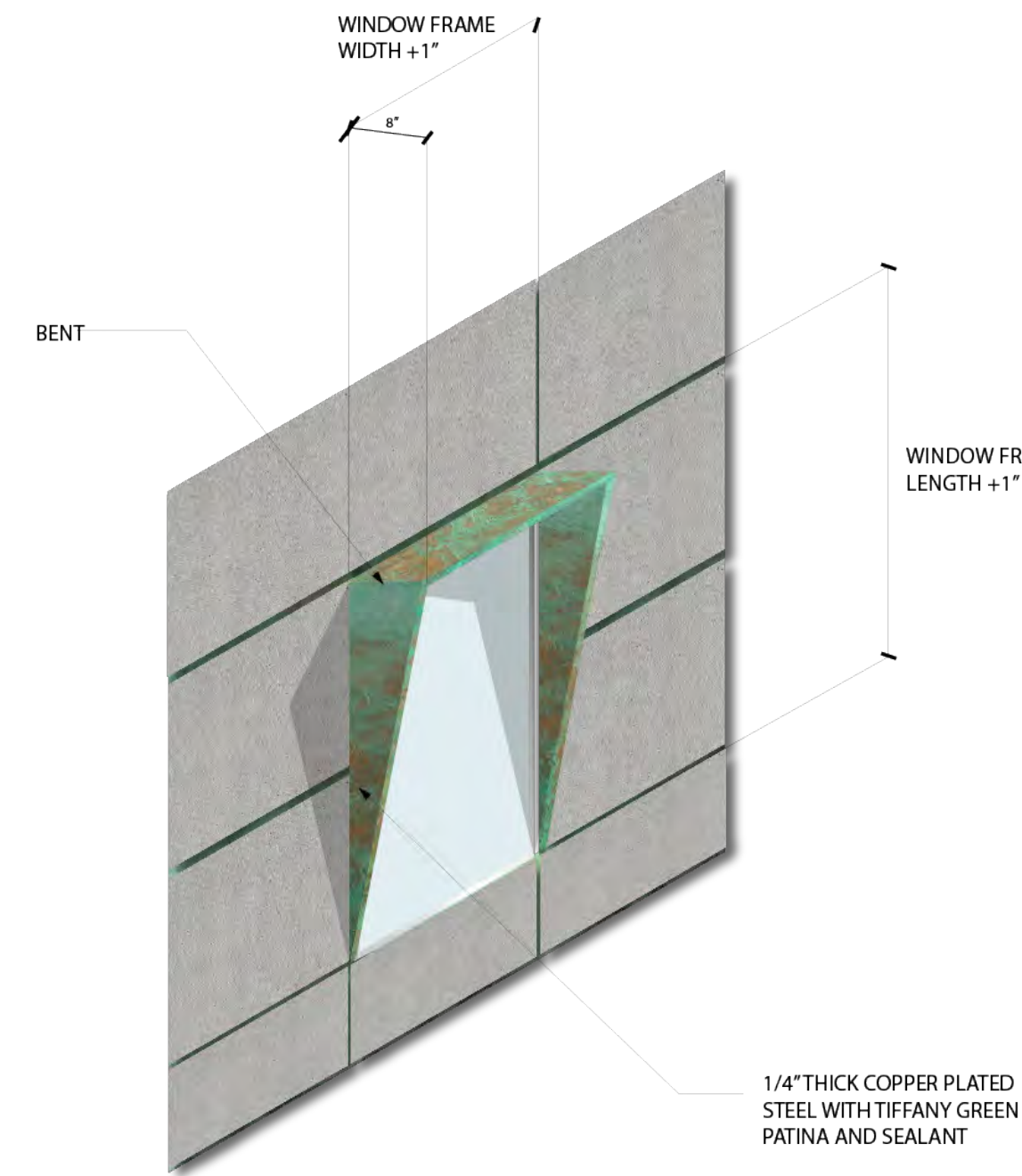
NOT FOR CONSTRUCTION



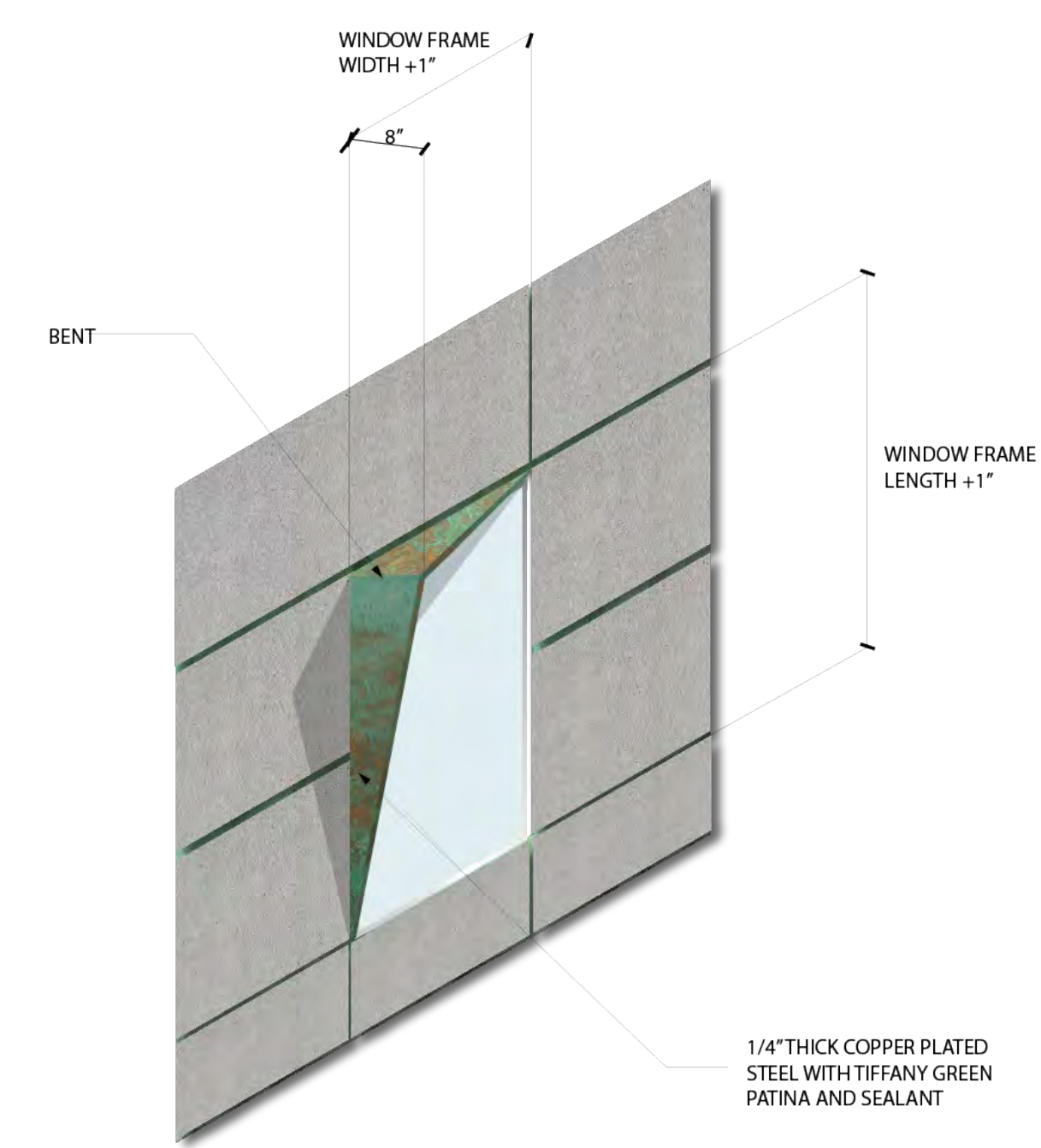
Collage of all Exterior Materials and How they Relate



Calding Details
 -Oxidized Coper Recessed Joints between Fiber Cement Panels
 -Continuous Joints from walls to roof
 -Panels cut to size of grid
 -No Eaves



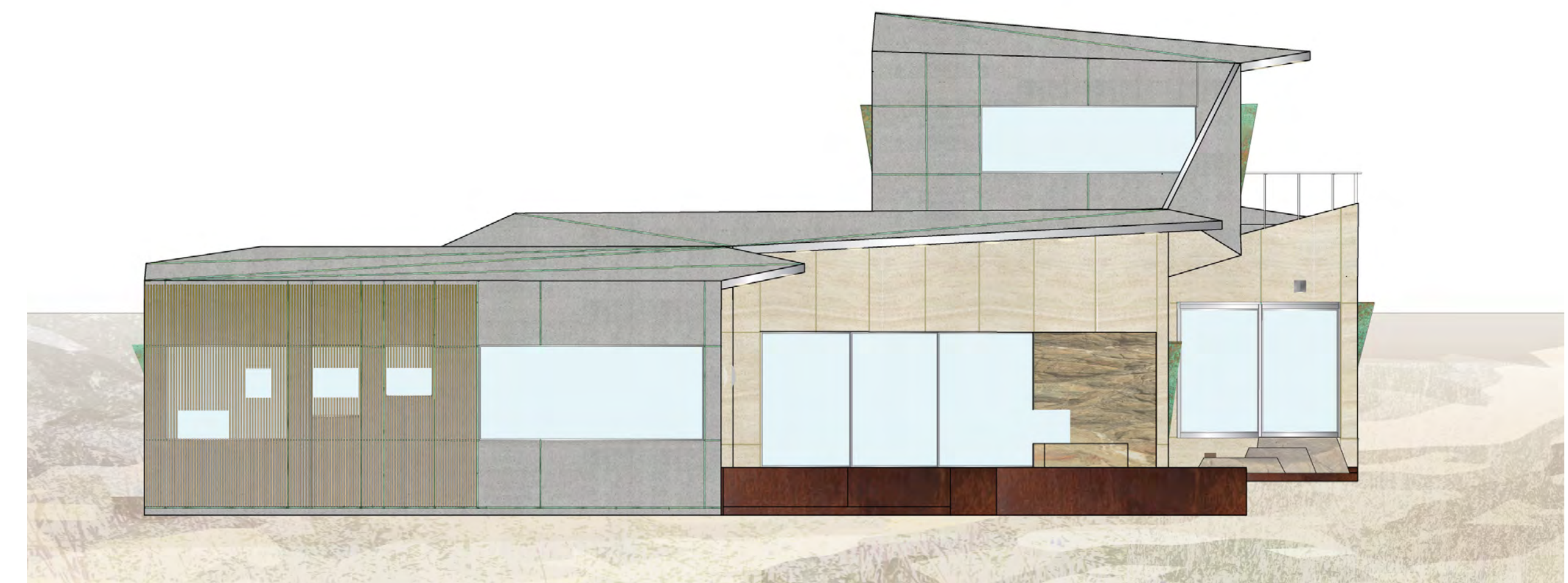
Awning Form 1
 Oxidized Coper, aligns with panel joint grid



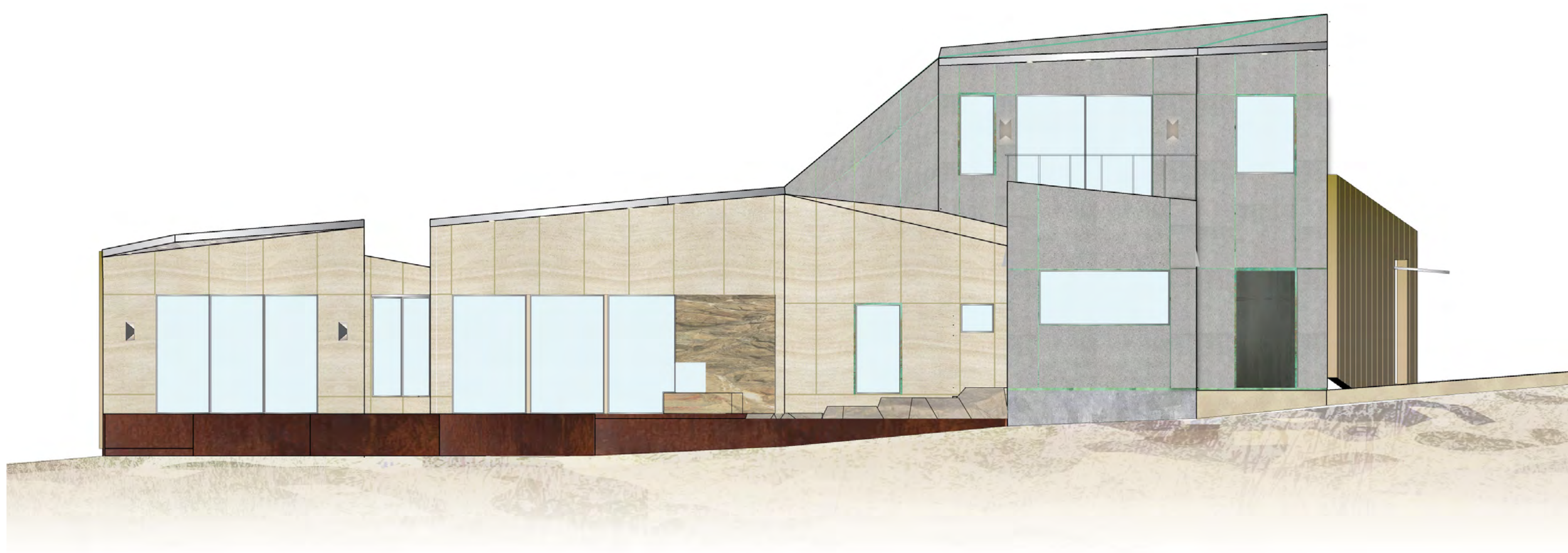
Awning Form 2
 Oxidized Coper, aligns with panel joint grid



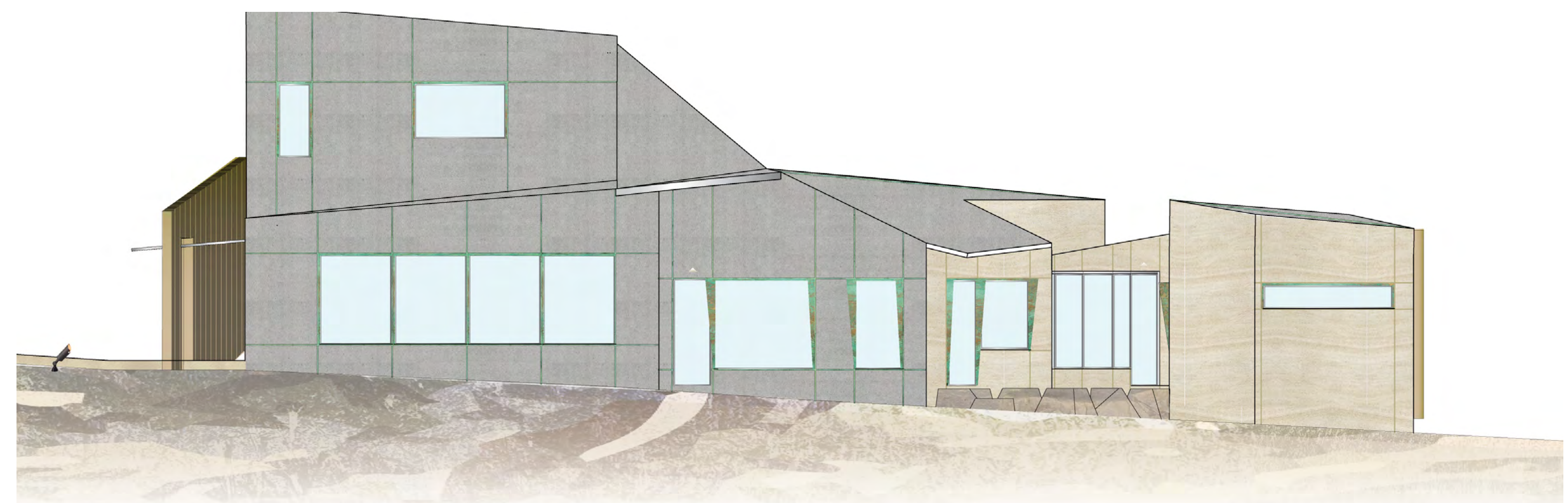
02 ILLUSTRATED HOUSE FRONT ELEVATION
 1'-0" = 1/8"



02 ILLUSTRATED HOUSE REAR ELEVATION
 1'-0" = 1/8"



02 ILLUSTRATED HOUSE SOUTH ELEVATION
 1'-0" = 1/8"



02 ILLUSTRATED HOUSE NORTH ELEVATION
 1'-0" = 1/8"

NOTES:



NOT FOR CONSTRUCTION

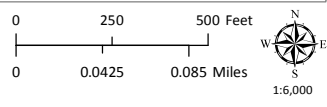
REVISIONS:

Issue #	Date

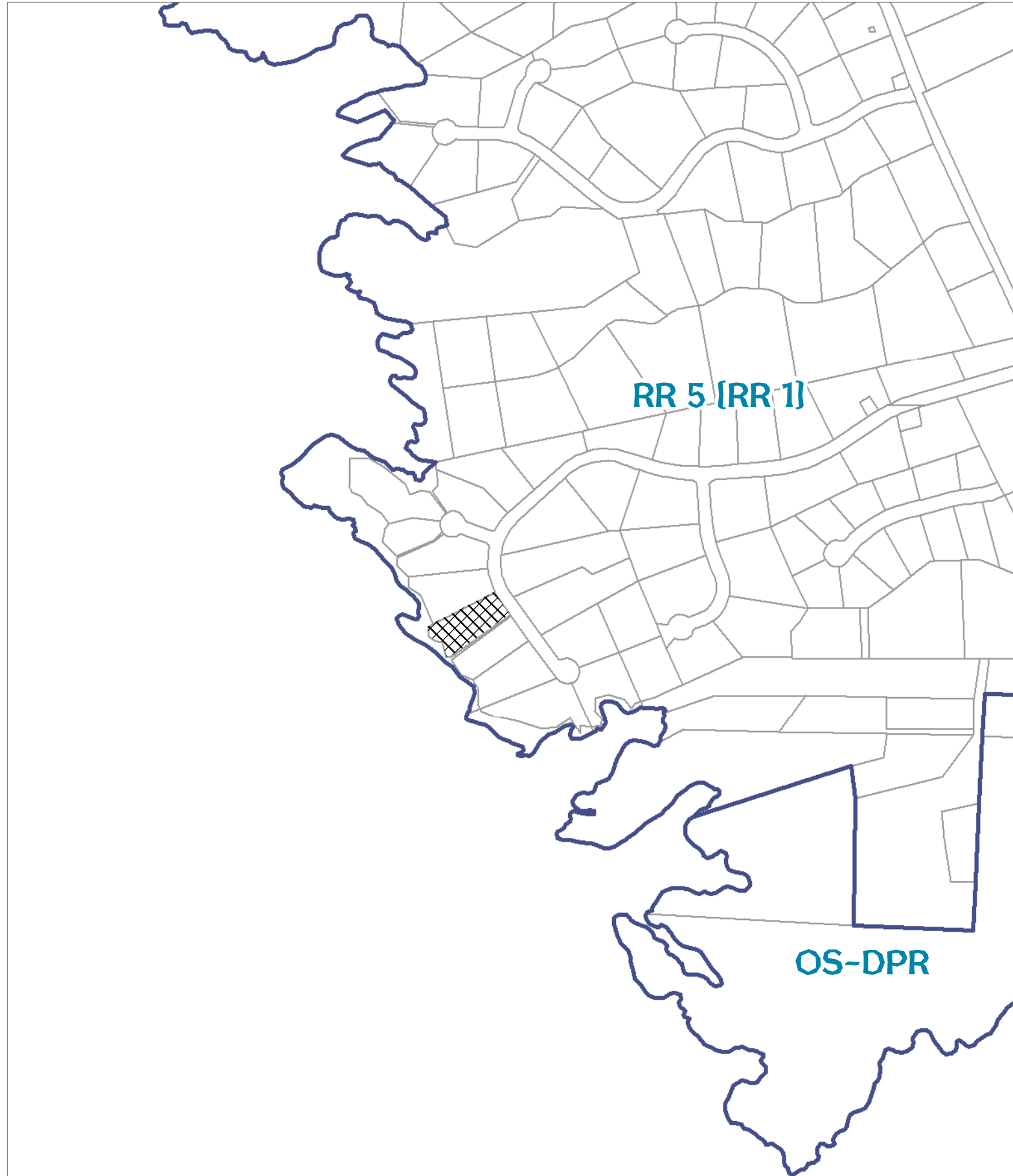


CASE: CDP 2019-0044
 OWNER: UTLEY, Robert
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 AGENT: Genevieve Marsh
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-  Zoning Districts
-  Assessors Parcels



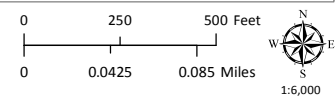
MENDOCINO COUNTY PLANNING DEPARTMENT (12/20/2019)



MENDOCINO COUNTY PLANNING DEPARTMENT - 12/28/2019

CASE: **CDP 2019-0044**
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 ADDRESS: **45640 Cypress Drive, Mendocino**

- General Plan Classes
- Assessor's Parcels

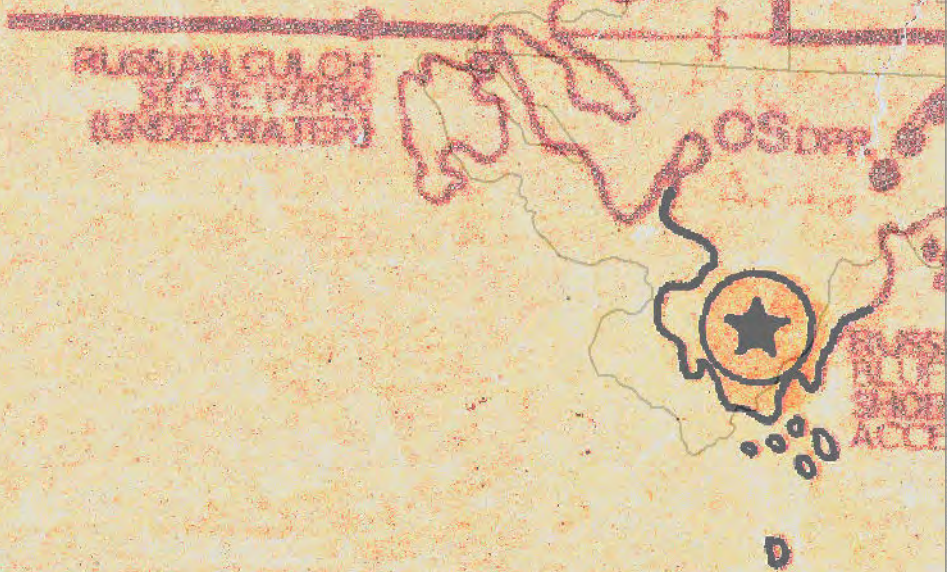


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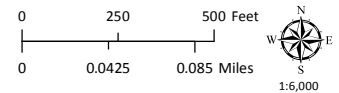


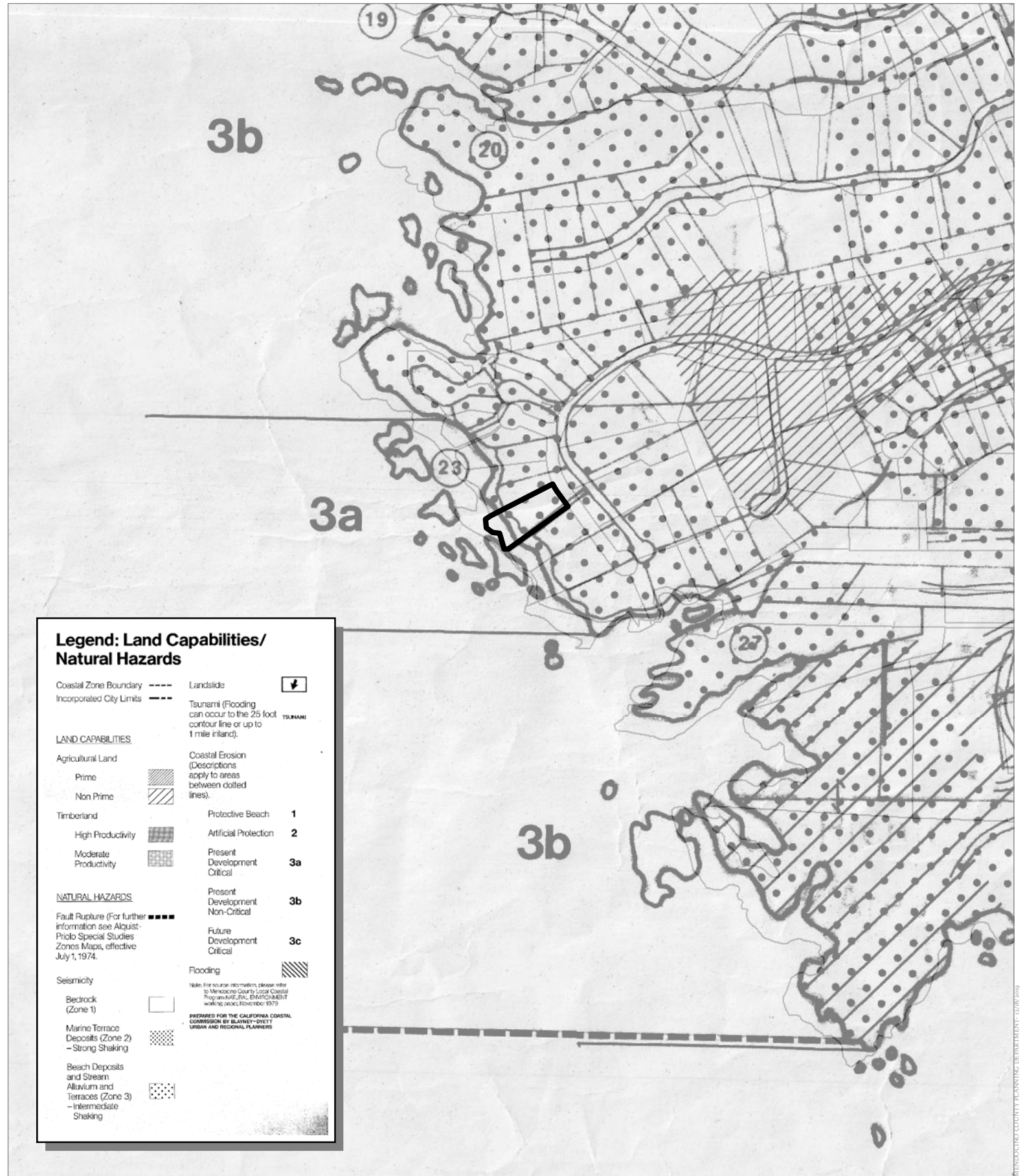
SHORELINE ACCESS/CIRCULATION	
	Shoreline Access Existing
	Shoreline Access Proposed
	View Turnout
	Proposed road alignment
NATURAL ENVIRONMENT	
	Prime Agricultural Land <small>As designated by the County per 50284.5</small>
	Pygmy Vegetation <small>As designated by the County per 50284.5</small>
	Pygmy-type Vegetation <small>As designated by the County per 50284.5</small>
	Riparian Vegetation <small>Where riparian habitat is associated with the banks of all streams, rivers, creeks, or other bodies of water.</small>
	Wetlands <small>Land covered with water or periodically with shallow water, including swamps, marshes, and bays.</small>
	Dunes
	Rare or Endangered Plant Habitat <small>Designated by California Native Plant Society</small>
	Rare or Endangered Wildlife Habitat <small>As designated by the California Native Plant Society</small>
	Special Treatment Area <small>Special treatment areas including open space, green space, and other uses.</small>
	Flooding <small>As designated by the County per 50284.5</small>
BOUNDARIES	
	Urban/Rural Boundary <small>For use in determining the applicability of Ordinance 15.010</small>
	Water District <small>Publicly regulated district providing water for public use.</small>
	Sewer District <small>Publicly regulated district providing sewerage service for public use.</small>
	Timber Preserve Zone <small>Use restricted to timber production.</small>
	Williamson Act <small>Contractually established per 50284.5</small>



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Assessors Parcels





**Legend: Land Capabilities/
Natural Hazards**

- Coastal Zone Boundary - - - - -
- Incorporated City Limits - - - - -

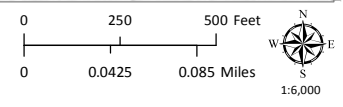
- LAND CAPABILITIES**
- Agricultural Land
 - Prime
 - Non Prime
- Timberland
 - High Productivity
 - Moderate Productivity

- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.)
- Seismicity
 - Bedrock (Zone 1)
 - Marine Terrace Deposits (Zone 2) - Strong Shaking
 - Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking
- Landslide
- Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland.)
- Coastal Erosion (Descriptions apply to areas between dotted lines.)
- Protective Beach **1**
- Artificial Protection **2**
- Present Development Critical **3a**
- Present Development Non-Critical **3b**
- Future Development Critical **3c**
- Flooding

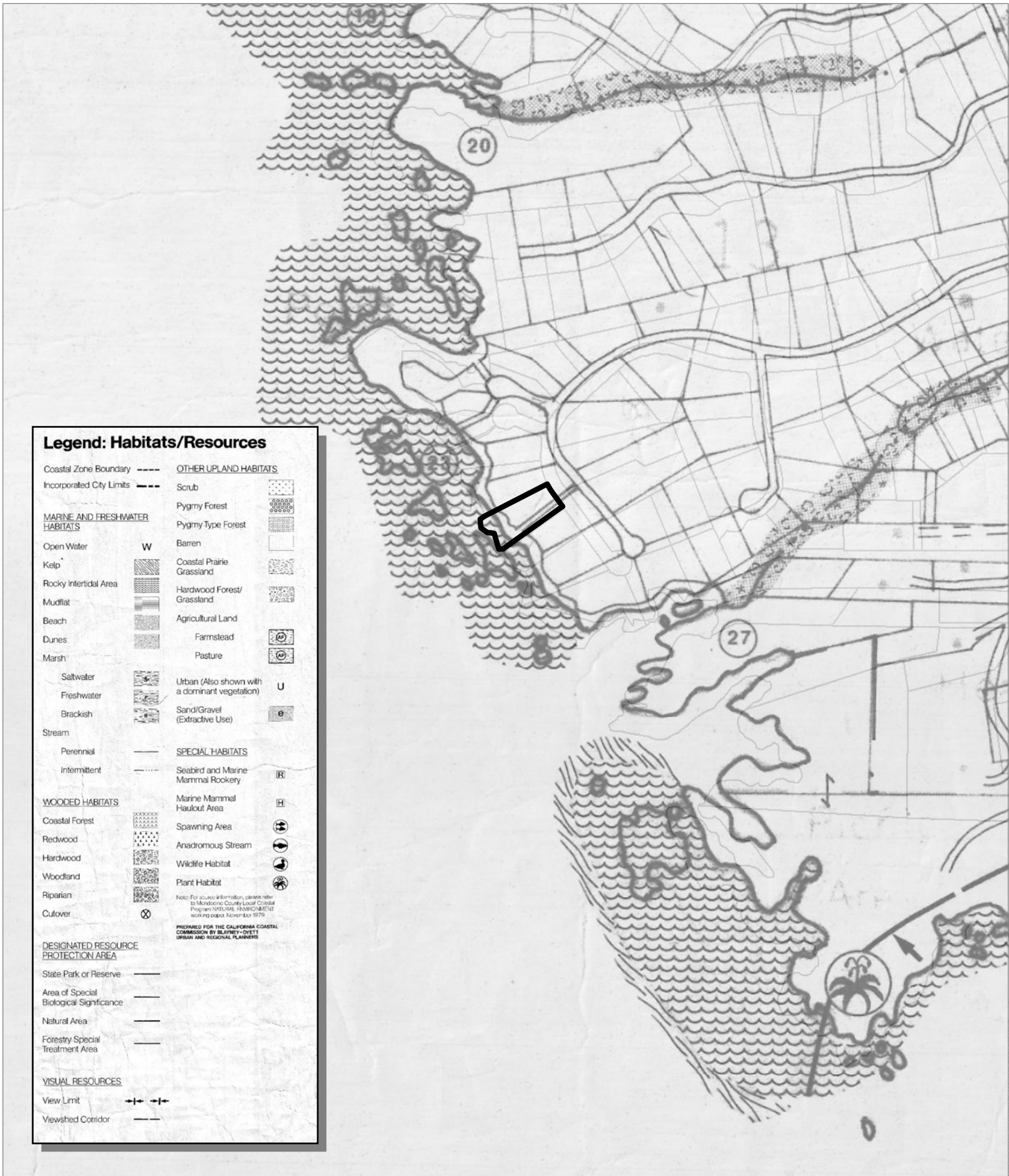
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-DIETT URBAN AND REGIONAL PLANNERS

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Assessors Parcels



MENDOCINO COUNTY PLANNING DEPARTMENT 12/08/2019



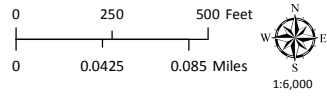
Legend: Habitats/Resources

- Coastal Zone Boundary - - - -
- Incorporated City Limits - - - -
- MARINE AND FRESHWATER HABITATS**
- Open Water **W**
- Kelp
- Rocky Intertidal Area
- Mudflat
- Beach
- Dunes
- Marsh
- Saltwater
- Freshwater
- Brackish
- Stream
- Perennial
- Intermittent
- WOODED HABITATS**
- Coastal Forest
- Redwood
- Hardwood
- Woodland
- Riparian
- Cutover
- DESIGNATED RESOURCE PROTECTION AREA**
- State Park or Reserve
- Area of Special Biological Significance
- Natural Area
- Forestry Special Treatment Area
- VISUAL RESOURCES**
- View Limit
- Viewshed Corridor
- OTHER UPLAND HABITATS**
- Scrub
- Pygmy Forest
- Pygmy Type Forest
- Barren
- Coastal Prairie Grassland
- Hardwood Forest/Grassland
- Agricultural Land
- Farmstead
- Pasture
- Urban (Also shown with a dominant vegetation) **U**
- Sand/Gravel (Extractive Use)
- SPECIAL HABITATS**
- Seabird and Marine Mammal Rookery **R**
- Marine Mammal Haulout Area **H**
- Spawning Area
- Anadromous Stream
- Wildlife Habitat
- Plant Habitat

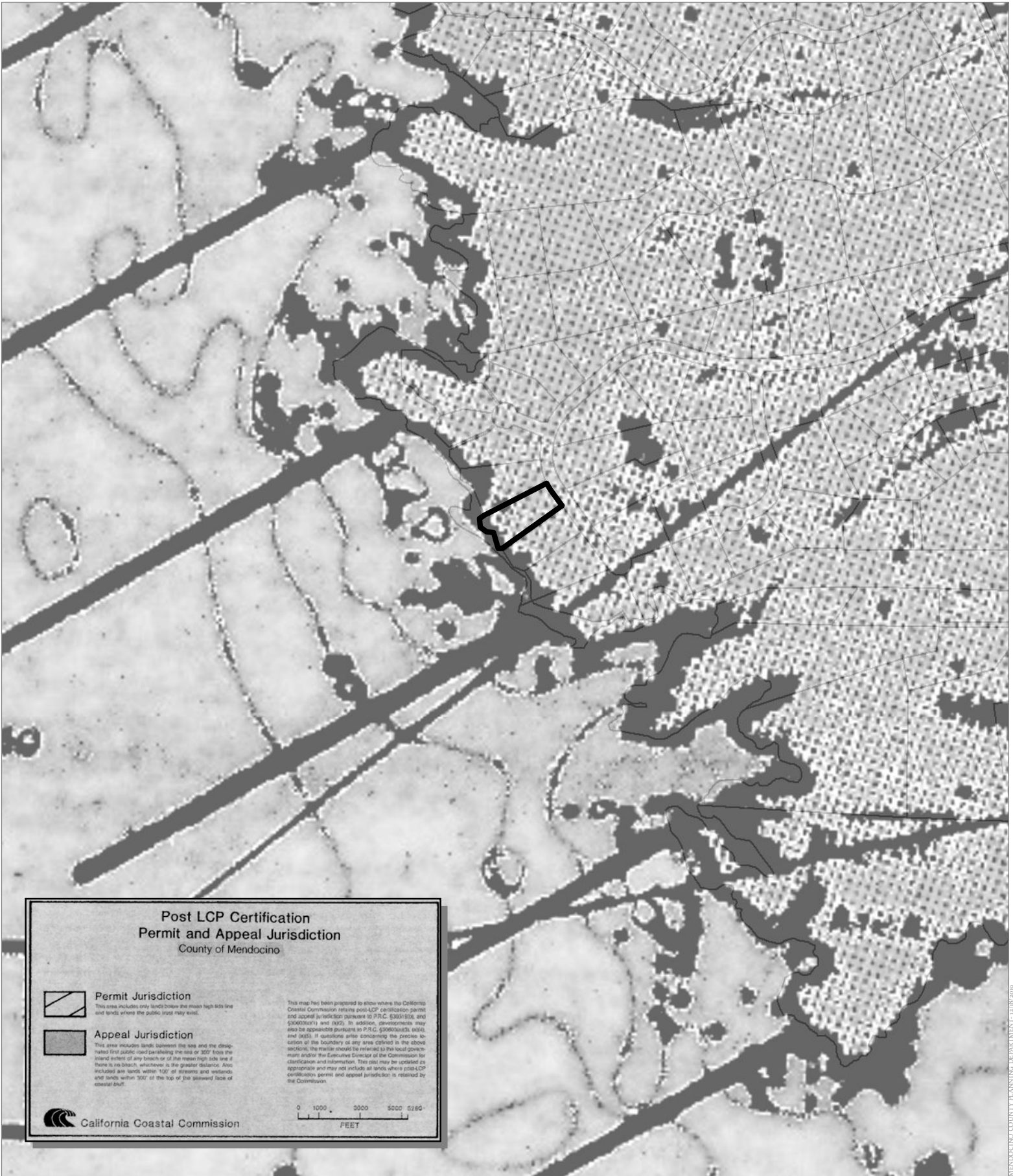
Note: For accurate information, please refer to Mendocino County Local Coastal Program INITIAL DRAFT/REVISION working paper November 1979
 PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY SILVENEY-DYETT URBAN AND REGIONAL PLANNERS

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Assessor's Parcels



MENDOCINO COUNTY PLANNING DEPARTMENT - 12/08/2019



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

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

Appeal Jurisdiction
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the seaward extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 500' of the top of the seaward side of coastal dunes.

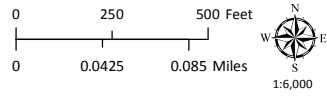
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. 530019(b) and 530020(a) and 1402. In addition, developments may also be appealable pursuant to P.R.C. 53002(a)(3), 5304, and 5305. If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permits and appeal jurisdiction is retained by the Commission.

0 1000 2000 3000 4000 5000 6000

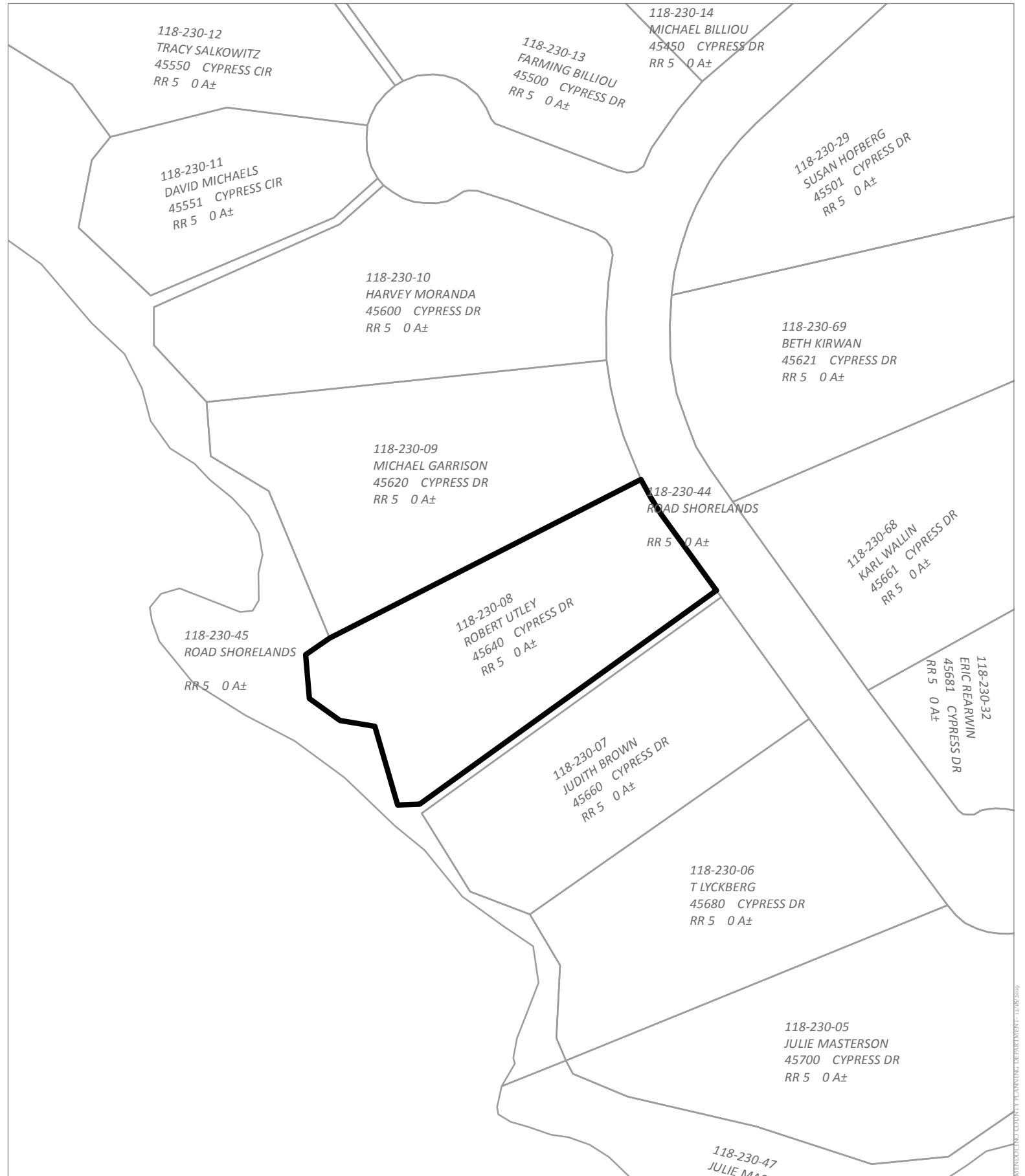
FEET

CASE: **CDP 2019-0044**
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Assessor's Parcels

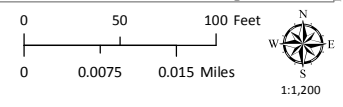


MENDOCINO COUNTY PLANNING DEPARTMENT 12/08/2019



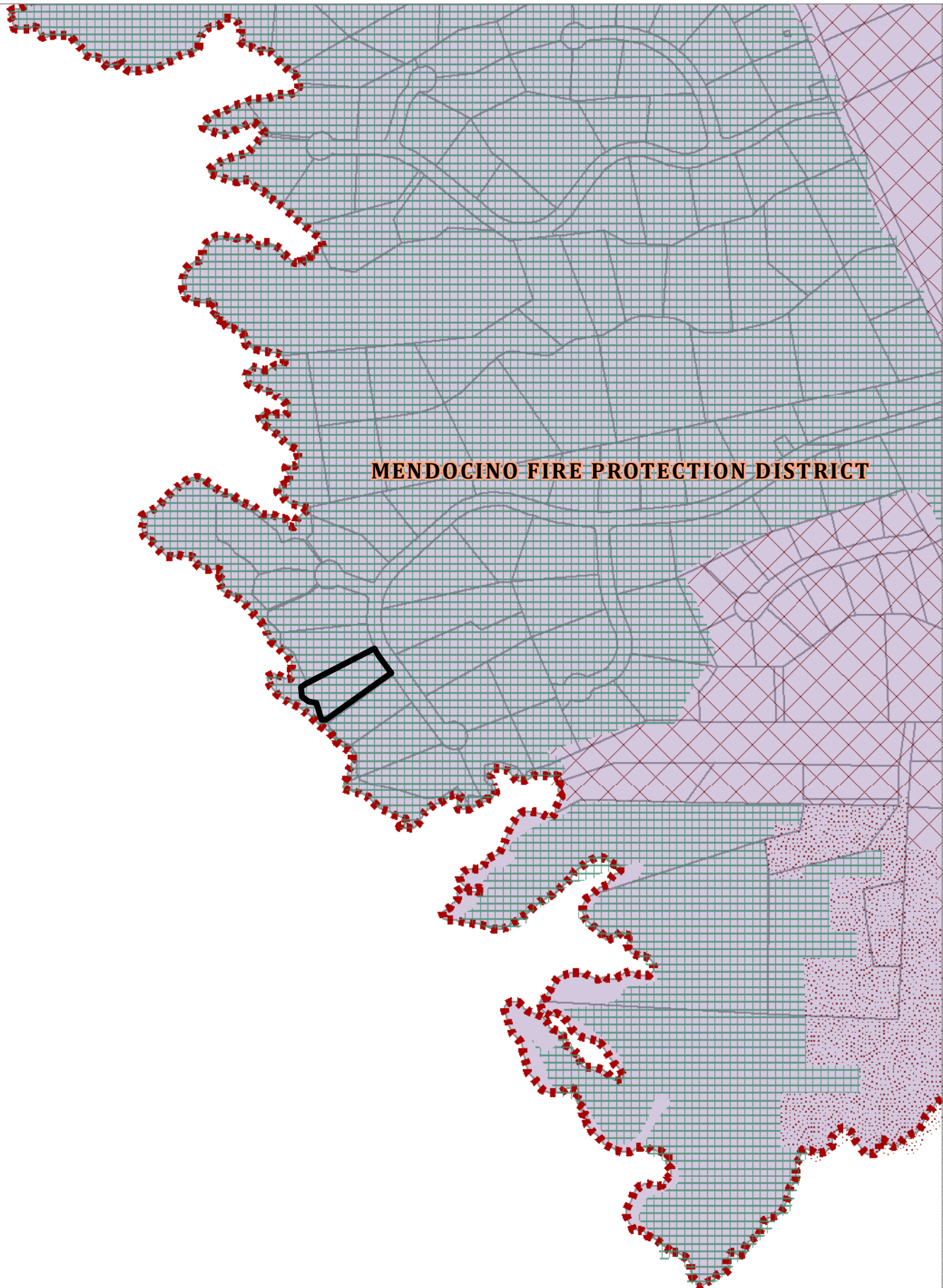
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 Assessors Parcels








ADJACENT PARCELS
ATTACHMENT M

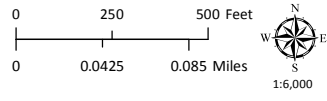
MENDOCINO COUNTY PLANNING DEPARTMENT 12/18/2019



MENDOCINO FIRE PROTECTION DISTRICT

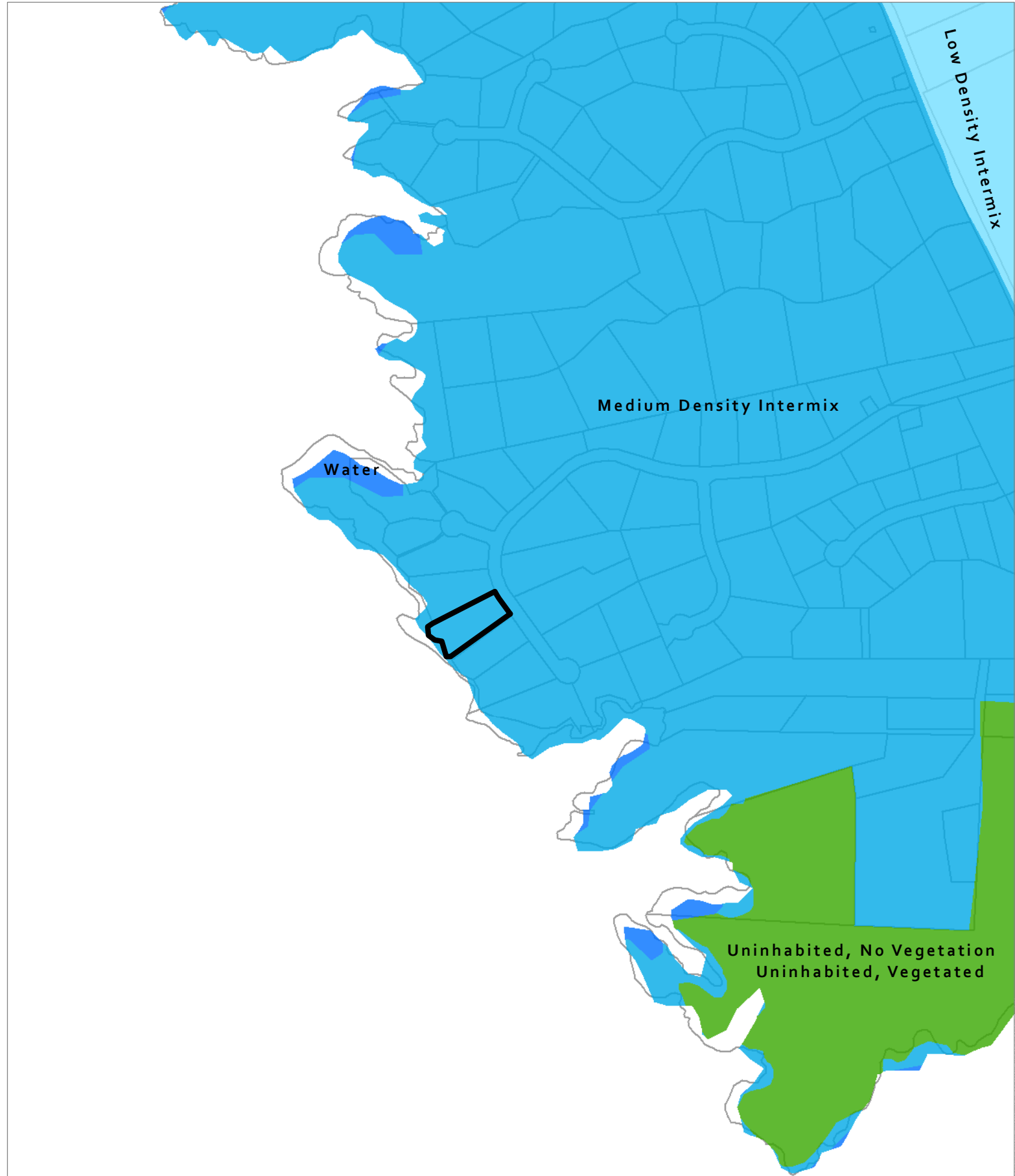
CASE: CDP 2019-0044
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-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts
-  Assessors Parcels



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

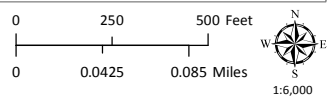
MENDOCINO COUNTY PLANNING DEPARTMENT 2019-0044

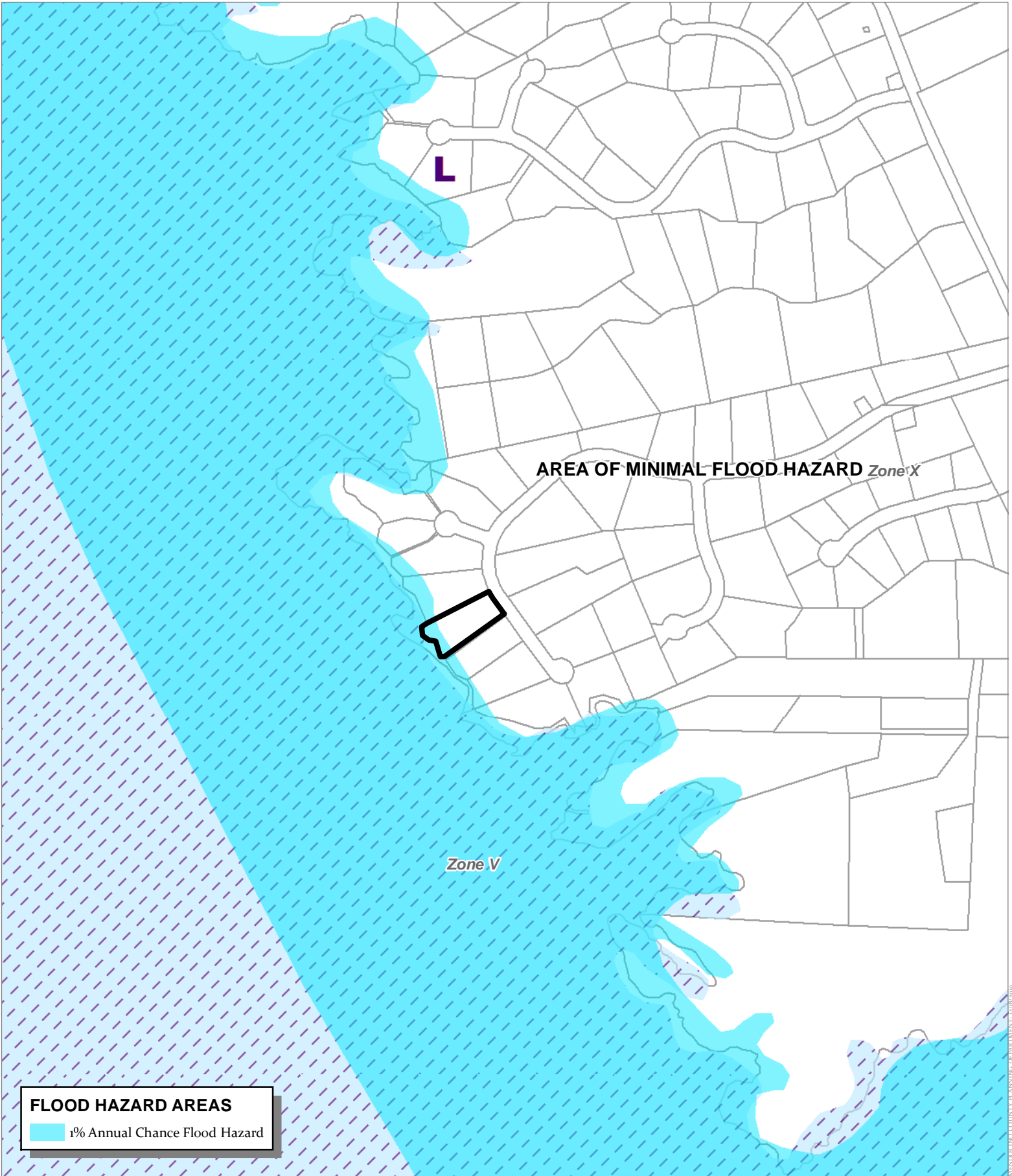


MENDOCINO COUNTY PLANNING DEPARTMENT 12/28/2019

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- Water
- Assessors Parcels







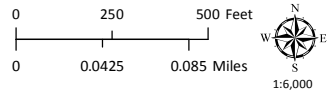
FLOOD HAZARD AREAS

1% Annual Chance Flood Hazard

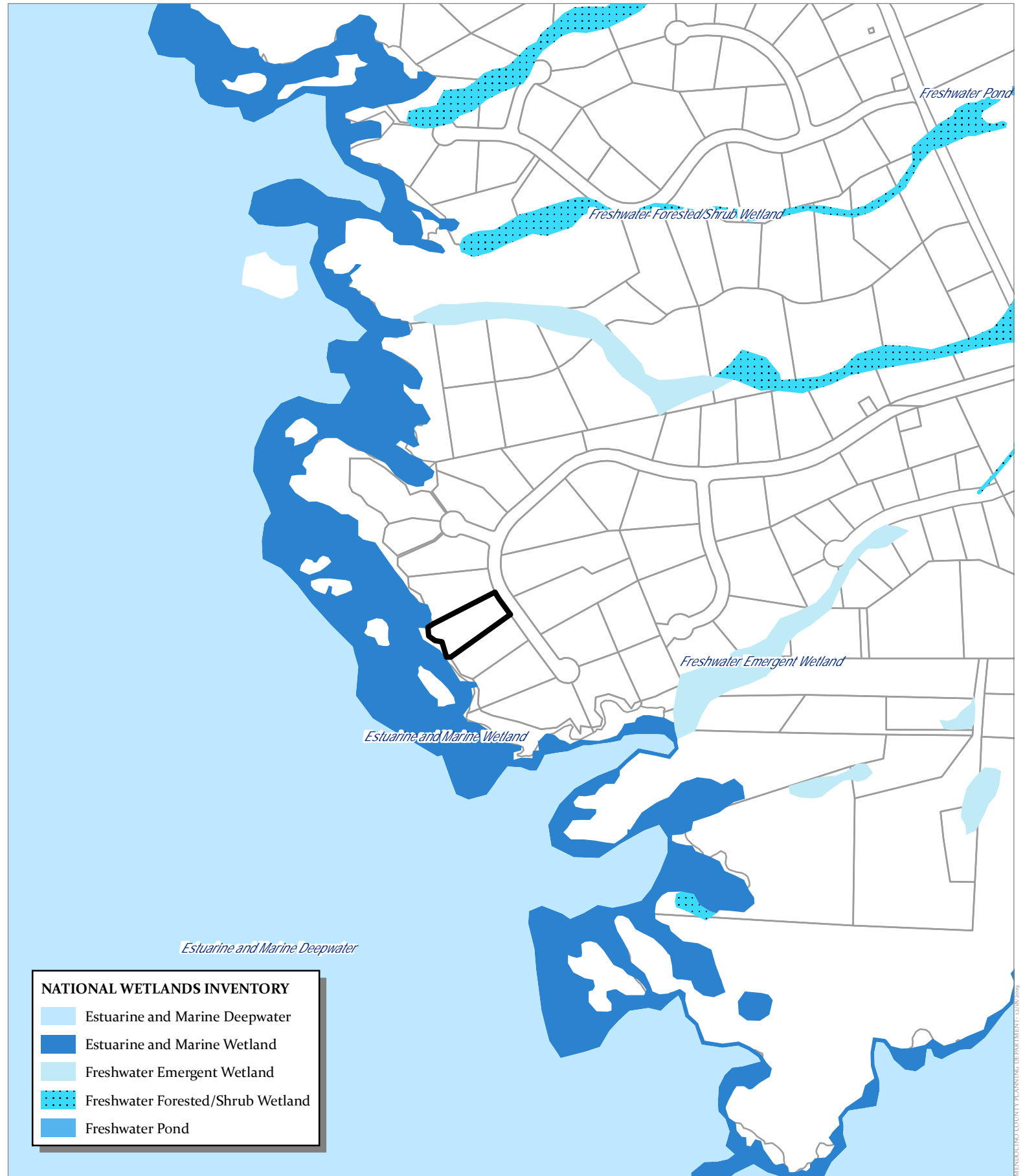
 LOMA Letters

 Tsunami Inundation Zones

 Assessors Parcels



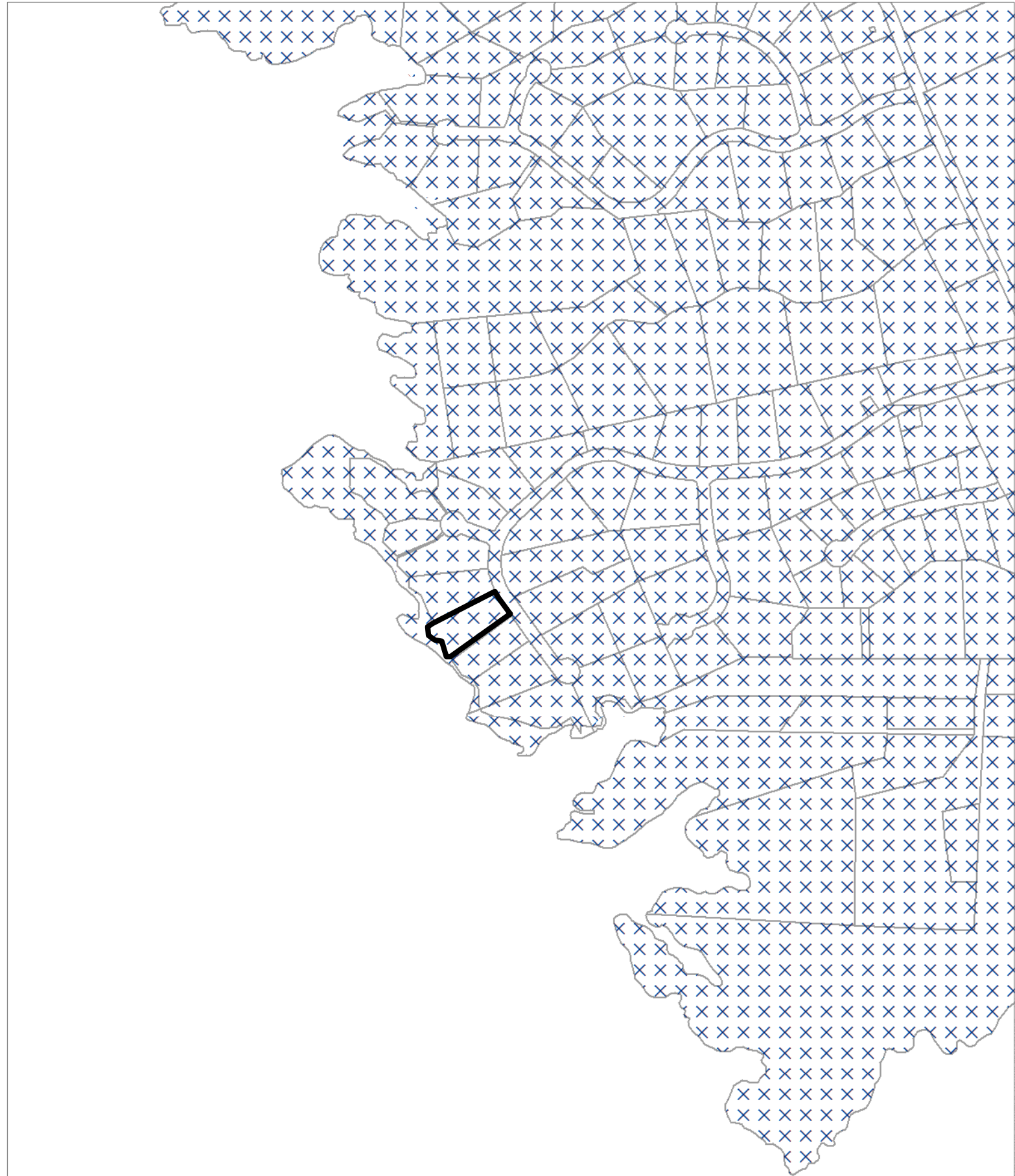
CASE: CDP 2019-0044
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Assessors Parcels

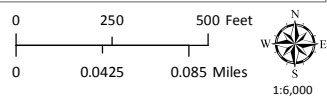
MENDOCINO COUNTY PLANNING DEPARTMENT 12/20/2019



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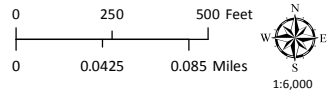
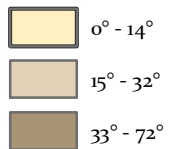
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-  Critical Water Areas
-  Assessors Parcels





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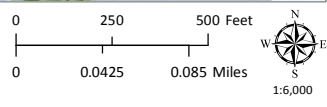
ESTIMATED SLOPE
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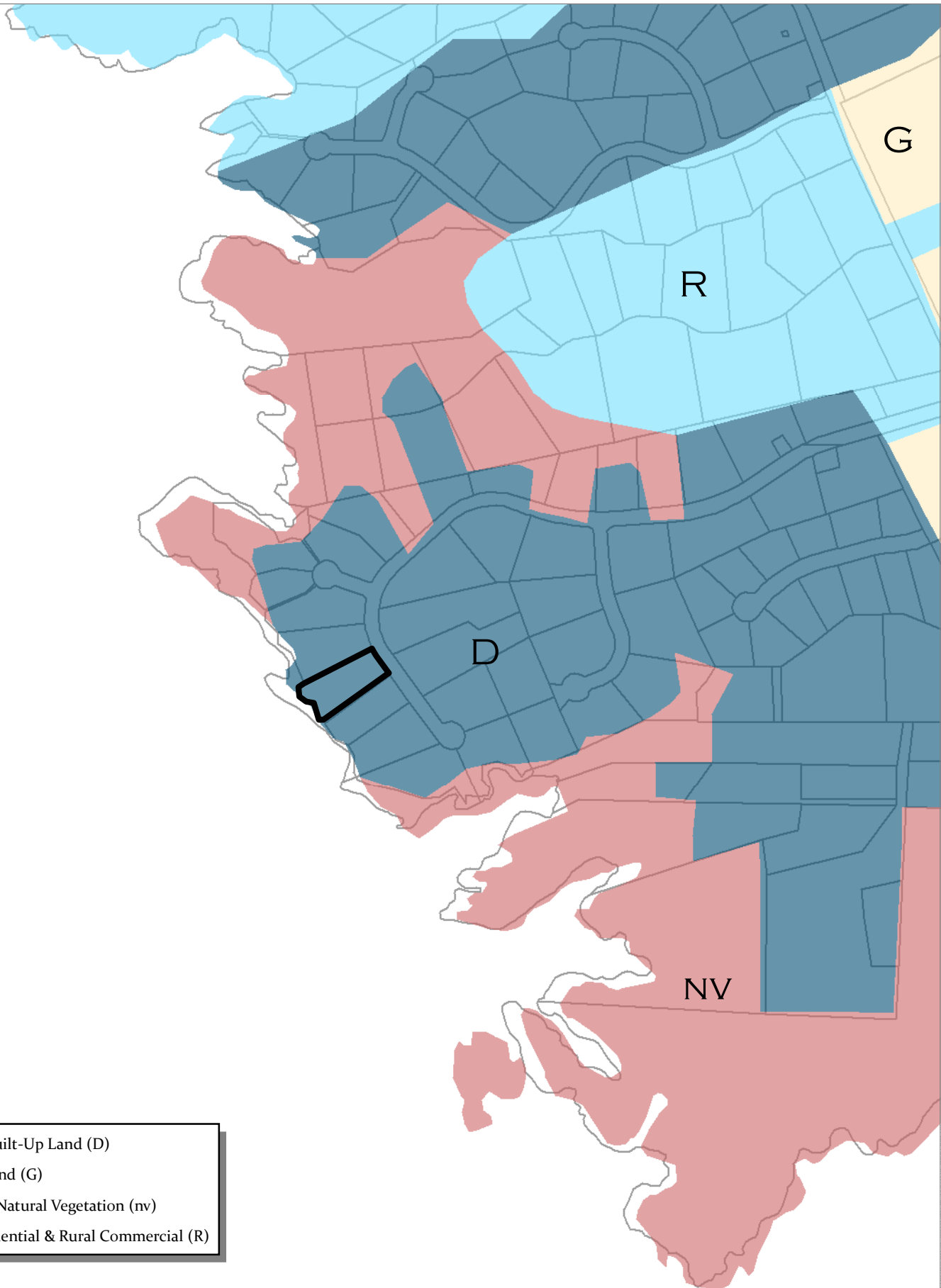
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/08/2019



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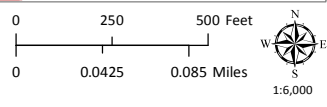




- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)

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MENDOCINO COUNTY PLANNING DEPARTMENT - 12/28/2019