



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FORT BRAGG · CALIFORNIA · 95437

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

March 21, 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, April 14, 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_2021-0056

DATE FILED: 12/15/2021

OWNER/APPLICANT: MONICA LYNN STEIN OLSON

REQUEST: Standard Coastal Development Permit to construct a 286 square foot addition connecting an existing single family residence to an existing detached garage. Garage would be remodeled to include an additional bathroom, office, and living space.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 0.5± miles north of Mendocino town center, on the north side of Palette Drive (CR 448), located at 10931 Palette Drive, Mendocino, APN: 119-060-09.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: LIAM CROWLEY

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 April 13, 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.

JULIA KROG, Director of Planning and Building Services



SUMMARY

OWNER/APPLICANT:	MONICA STEIN-OLSON PO BOX 1563 MENDOCINO, CA 95460
REQUEST:	Standard Coastal Development Permit to construct a 286 square foot addition connecting an existing single-family residence to an existing detached garage. Garage would be remodeled to include an additional bathroom, office, and living space.
LOCATION:	In the Coastal Zone, 0.5± miles north of Mendocino town center, on the north side of Palette Drive (CR 448), located at 10931 Palette Drive, Mendocino; (APN 119-060-09).
TOTAL ACREAGE:	0.17± Acres
GENERAL PLAN:	Suburban Residential (SR)
ZONING:	Mendocino Suburban Residential (MSR)
SUPERVISORIAL DISTRICT:	5 (Williams)
ENVIRONMENTAL DETERMINATION:	Categorically Exempt
RECOMMENDATION:	APPROVE WITH CONDITIONS
STAFF PLANNER:	LIAM CROWLEY

BACKGROUND

PROJECT DESCRIPTION: Standard Coastal Development Permit to construct a 286 square foot addition connecting an existing single-family residence to an existing detached garage. The garage would be remodeled to include an additional bathroom, office, and living space. The remodeled area would not include a bedroom. A new deck would also be constructed on the west side of the addition, connecting to an existing deck.

SITE CHARACTERISTICS: The project site is within the Town of Mendocino, located in a residential neighborhood north of the town center. The lots surrounding the project site are developed with single-family residences. Lansing Street (CR 500) lies northwest of the parcel, and is the first public road inland from the sea in relation to the project site. Lansing Street separates the project site from a bluff top parcel to the northwest, which is developed with a single-family residence. The project site is flat with some landscaped shrubs and other small plants. The project is located within the Coastal Commission post-LCP certification appeal jurisdiction (see attached *Post LCP Certification & Appeal Jurisdiction* map).

RELATED APPLICATIONS:

On-Site

- SFR Addition 929-270
- BF_1997-0560 repair/replace roof
- BF_1997-0570 repair/replace deck
- BF_2016-0127 repair/replace garage roof

Neighboring Property

- BF_2007-0318 repair/remodel single-family residence
- BF_2008-0089 add propane service to single-family residence
- BF_2011-0338 add/remodel of single-family residence
- CDP_2019-0047 new single-family residence
- BF_2020-0505 new single-family residence

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	SR 20K	MSR	0.75± acres	Residential
EAST	SR 20K	MSR	0.5± acres	Residential
SOUTH	SR 20K	MSR	0.4± acres	Residential
WEST	RR1	MRR	4± acres	Residential

PUBLIC SERVICES:

Access: Palette Drive (County Road 448)
 Fire District: Mendocino Fire Protection District, CalFire SRA
 Water District: Mendocino City CSD
 Sewer District: Mendocino City CSD
 School District: Mendocino Unified

AGENCY COMMENTS:

On December 20, 2021 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Any comment that would trigger a project modification, denial, conditions of approval, or required permits are discussed in full in the following section.

REFERRAL AGENCIES	COMMENT
Air Quality Management District	No Response
Assessor's Office	No Response
Building Division (Fort Bragg)	No Comment
Department Of Transportation (DOT)	Comments
Environmental Health (EH)	Comments
Mendocino City Community Services District	No Response
Mendocino Fire Protection District	No Response
Planning Division (Fort Bragg)	No Comment
CalFire (Land Use)	No Response
California Coastal Commission	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

LOCAL COASTAL PROGRAM CONSISTENCY

Land Use: The parcel is classified as Suburban Residential (SR) by the Mendocino County General Plan Coastal Element Chapter 4.13, titled *Mendocino Town Plan* (see attached *Mendocino Town Land Use Map*). The intent of the Suburban Residential classification is “to recognize the existing Point of View Estates Subdivision and the contiguous five lots that front on Lansing Street, north of Palette Drive.” Principally permitted uses within this classification include “one primary dwelling unit and associated utilities and appurtenances.” The proposed project would add 286 square feet to the existing primary dwelling unit and connect an existing appurtenant garage structure to the primary dwelling unit. The proposed project is therefore a principally permitted use within this land use classification, and is otherwise consistent with land use goals and policies of Coastal Element Chapter 4.13.

Zoning: The parcel is located within the Mendocino Suburban Residential (MSR) zoning district (see attached *Mendocino Town Zoning Map*). According to Mendocino County Code (MCC) Section 20.648.005, this district is intended “to recognize the existing Point of View Estates Subdivision and the five (5) lots (parcels) on its southwest boundary east of Lansing Street and north of Palette Drive, while allowing a second residential dwelling unit, subordinate in size and scale, in keeping with the existing pattern of development.” Pursuant to MCC Section 20.648.010, the proposal includes improvements to an existing single-family residence. The proposed addition includes a new deck, living room, utility room, bathroom, and office space. These uses would remain consistent with the Family Residential: Single-family use type, which is a principally permitted use within the MSR district. Pursuant to MCC Section 20.704.015, private garages are accessory buildings and uses which are permitted in all zoning districts which allow a single-family residence. The proposed project would reduce the size of the existing garage, though the garage use would remain. The proposed project is therefore consistent with the intent of the MSR zoning district.

Pursuant to MCC Section 20.648.030 and 20.648.035, minimum front and rear yards are twenty (20) feet and minimum side yards are six (6) feet for the MSR district. As proposed, the single-family residence, addition, and garage would remain at least ten (10) feet from side property lines, and varying distances greater than twenty (20) feet from front and rear property lines (see attached *Site/Tentative Map*). Pursuant to MCC Section 20.648.040, maximum building height limit for the MSR district is twenty-eight (28) feet above natural grade. The proposed project would not exceed twenty (20) feet in height, and is consistent with this requirement.

Visual Resources: Pursuant to MCC Section 20.504.020(A), the Town of Mendocino is the only recognized special community in the Coastal Element. Division III of Title 20 provides specific criteria for new development in Mendocino. The project site is not mapped as a Highly Scenic Area in the special community called Town of Mendocino. Pursuant to MCC Section 20.692.020, the proposed development is greater than three hundred fifty (350) feet from the shoulder of State Route 1, and as such is not within a designated scenic corridor.

Hazards Management: Mapping does not associate the project site with any of the following: faults, bluffs, landslides, erosion, or flood hazards (see attached *LCP Land Capabilities & Natural Hazards*).

MCC Section 20.500.025 states that 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. The project site is located in an area classified as High Fire Hazard (see attached *Fire Hazard Zones & Responsibility Areas*). Fire protection services are provided by the Mendocino Fire Protection District (MFPD) and the California Department of Forestry & Fire Protection (CalFire). On December 21, 2021 the application was referred to MFPD and CalFire for input. However, no response has been received from either agency. An addition of 286 square feet to the existing single-family residence is not expected to significantly increase fire risk on the site due to its small size. As such, the project conforms to County hazard policies.

Habitats and Natural Resources: Pursuant to MCC Section 20.719.015, the proposed project site is not located on a parcel or proximate to a parcel identified on the land use plan map with a rare or endangered species symbol (see attached *LCP Land Use Map 17: Mendocino*). The project site is not located within any known Environmentally Sensitive Habitat Area (ESHA), and is not within 100 feet of any known ESHA. Per mapping, the project site is located on Urban land with Barren habitat (see attached *LCP Habitats & Resources*). The proposed project would not affect sensitive coastal resources; therefore, the Department of Fish & Wildlife was not contacted when staff distributed the application to agencies for their comment.

Archaeological/Cultural Resources: Mendocino County Department of Planning and Building Services (PBS) procedure is to not refer these types of projects to either the California Historic Resource Information Center (CHRIS) or the Mendocino County Archaeological Commission. PBS procedure (as detailed in a Staff Memorandum) was reviewed in 2019 and was determined to be an appropriate guidance document for what projects would require archaeological review. The proposed project involves minimal grading, and as such was not referred to the Archaeological Commission or CHRIS.

On December 21, 2021 the application was referred to three local tribes for their review and comment, including the Cloverdale Rancheria, Redwood Valley Rancheria, and Sherwood Valley Band of Pomo Indians. No comments have been received at this time.

Staff notes that a condition of approval advises the property owner of the 'Discovery Clause', which outlines the procedures should any cultural resources be discovered during construction of the project. With such a condition of approval advising the property owner about discovery of archaeological resources, staff finds the project to be consistent with Mendocino County policies for the protection of archaeological and cultural resources.

Groundwater Resources: The project site is mapped within a designated Critical Water Area (see attached *Ground Water Resources*). Pursuant to MCC Section 20.744.025, a hydrological study is not required for projects where it has been determined by the District that the development will not have any foreseeable impact on hydrologically contiguous wells. The project site is mapped within the jurisdiction of the Mendocino City Community Services District (MCCSD). On December 21, 2021 the application was referred to MCCSD and the Mendocino County Department of Environmental Health (EH). EH responded that the project was within MCCSD jurisdiction. No response has been received from MCCSD. As no response has been received regarding the addition of a bathroom as part of the proposed project, staff concludes that this would have no impact on water extraction, and that the proposed project is serviced by sufficient water and sewer connection. As such, the proposed project would satisfy County policy for groundwater resources pursuant to MCC Chapter 20.744.

Grading, Erosion, and Runoff: The project site is characterized by beach deposits and stream alluvium (see attached *LCP Land Capabilities & Natural Hazards*) and is mapped with Western Soil Class #161 (see attached *Western Soil Classes*). No grading is proposed as part of the project. Therefore, the proposed project would satisfy MCC Chapter 20.492 in regard to grading, erosion and runoff. In addition, the proposed project is not considered a development of Water Quality Concern as defined in MCC Section 20.717.010. Therefore, the proposed project would satisfy MCC Chapter 20.717 regarding water quality protection.

Transportation, Utilities, and Public Services: The project would have minimal impacts to traffic on local and regional roadways. The cumulative effects of traffic resulting from the existing single-family residence and its associated development were considered when the Coastal Element land use designations were assigned. No new parcels or building sites would be created as a result of the proposed project. As such, the proposed project satisfies MCC Chapter 20.516 regarding transportation, utilities, and public service. No additional residential structures are proposed for the project, and as such the project meets parking requirements pursuant to MCC Section 20.714.010. On December 21, 2021 the application was referred to the Mendocino County Department of Transportation (DOT). On December 29, 2021 DOT responded with comments recommending conditional approval of the project. DOT recommended the following conditions:

- “1. Prior to commencement of construction activities or issuance of a building permit, the applicant shall construct a residential driveway approach onto Palette Drive (CR 448), in accordance with Mendocino County Road and Development Standards No. A51A, 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.
2. Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for any work within County rights-of-way.”

Staff recommends adopting DOT conditions as conditions of approval for the proposed project. The addition to the single family residence, including a proposed bathroom, would increase impacts to a County maintained road, including potential additional trips to and from the site. As such, the increased use of the encroachment would be mitigated by the requirement to construct a residential driveway approach to County Road and Development Standards. County policy is to require development that would increase use of encroachments to meet these Standards, and as such is applied to a broad class of development. As conditioned, the project would satisfy County policies for circulation and parking outlined in MCC Chapter 20.714.

Public Access: The project site is located in the Mendocino Town Local Coastal Plan (see attached *Mendocino Town Land Use Map*). The site is not designated as a potential public access trail location. Existing shoreline access is located along Lansing Street (see attached *LCP Land Use Map 17*:

Mendocino). This indicates that adequate shoreline access exists nearby the project site. As proposed, the project would be consistent with MCC Chapter 20.718 regarding public access, as well as Public Access and Recreation Policies of the Mendocino Town Plan including PAR-1 and PAR-2.

Historical Preservation: The project site is located within the subdivision commonly known as Point of View Estates, and is thus not located within the Historical Preservation District for the Town of Mendocino. Pursuant to MCC Section 20.692.020(E), development in the Town of Mendocino located outside the Mendocino Historical Preservation District identified in Section 20.760.010 shall be consistent with the standards of the Mendocino Historical Preservation District in Section 20.760.050. The project proposes board and batten siding which matches the existing residence, as well as dark grey composition shingles for roofing. In addition, all proposed lighting would be shielded from direct view, downcast, and night sky design rated. Staff therefore finds the project compatible in architectural style and character to surrounding land uses and not in disharmony with the architectural standards expressed in MCC Section 20.760.050.

FINDINGS:

1. Pursuant to MCC Section 20.720.035(A)(1), the proposed project is in conformity with the certified local coastal program. The proposed project involves an addition to an existing single-family residence, which is a principal permitted use within the Suburban Residential land use classification outlined in Chapter 2.2 of the Mendocino County Coastal Element. The project does not include any additional dwelling areas, and is therefore served adequately by existing public services. The proposed addition would not have a significant direct or cumulative effect on coastal resources, public coastal access, or coastal recreational use. The proposed addition is a principal permitted use and the effects of these uses on coastal resources were analyzed when land use classifications were assigned. The subject parcel is nearby existing coastal access points, and would not interfere with this access. Thus, the project conforms to Mendocino Town Plan policy GM-8. The project is not located within any known geologic or flood hazard area, and existing fire protection service is adequate to serve the development. Thus, the project conforms to Mendocino Town Plan policy GM-9. The proposed addition is less than 28 feet in height, and thus conforms to Mendocino Town Plan policy GM-21. The proposed addition would make use of materials and lighting that are similar to the existing single-family residence, and which are compatible with the historic character of Mendocino. The proposed lighting would be shielded and downcast. Thus, the project conforms to Mendocino Town Plan policy DG-1 and DG-5. The proposed project is not within the scenic corridor of State Route 1 or mapped within a Highly Scenic Area, and therefore conforms to Mendocino Town Plan policy DG-2 and DG-3. Otherwise, the proposed project conforms to Mendocino Town Plan policy GM-6 as outlined in the following findings. Conformance with these relevant policies indicates that the project conforms to the certified local coastal program as a whole; and
2. Pursuant to MCC Section 20.720.035(A)(2), the proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities. The existing single-family residence is provided water and sewer service by the Mendocino City Community Services District, and existing service is adequate to serve the proposed project. Electricity and gas is provided by existing service to the parcel through a utility company. The site is accessed via Palette Drive, a County maintained road. The project involves minimal grading, and the additional floor area is not expected to alter or overburden existing drainage; and
3. Pursuant to MCC Section 20.720.035(A)(3), the proposed development is consistent with the purpose and intent of the zoning district applicable to the real property on which the development is proposed, as well as the provisions of this Division, and preserves the integrity of the zoning district. The proposed addition is a principal permitted use within the Mendocino Suburban Residential zoning district. The proposed project preserves the intent of the district to recognize the existing Point of View Estates Subdivision, and the continued use of the single-family residence with the proposed addition is in keeping with the existing pattern of development; and
4. Pursuant to MCC Section 20.720.035(A)(4), the proposed addition to a single-family residence is exempt from environmental review under the California Environmental Quality Act, and therefore would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act; and

5. Pursuant to MCC Section 20.720.035(A)(5), the proposed development will not have any adverse impacts on any known archaeological or paleontological resource. No known archaeological or paleontological resources exist on the site. The project involves minimal earthwork. The project has been conditioned to require that the discovery of any archaeological or paleontological resources during construction or other activities be handled in accordance with State and local regulations; and
6. Pursuant to MCC Section 20.720.035(A)(6), other services, including but not limited to, solid waste, public roadway capacity and proof of adequate water supply pursuant to Chapter 20.744 have been considered and are adequate to serve the proposed development. There is existing sewer and water service provided to the existing single-family residence by Mendocino City Community Services District, who did not respond with any concern about the additional bathroom proposed as part of the project. As such, the proposed project is found to be served by adequate water supply. The project does not propose any new bedrooms, and public roadway capacity to serve the existing single-family residence is therefore adequate to serve the addition. Incremental impacts to roadways were considered when the Suburban Residential land use classification was assigned to the parcel. The nearest solid waste facility is the Caspar Transfer Station, located 2± miles northeast of the site; and
7. Pursuant to MCC Section 20.720.035(A)(7), the proposed development is in conformance with the design standards of Section 20.760.050. The proposed materials, textures, and colors of the addition are designed to match the existing single-family residence. Existing exterior materials include unpainted board and batten vertical siding, redwood shake shingles, dark bronze aluminum windows with non-reflective glass, and a gravel driveway. The proposed addition would include matching board and batten siding, dark grey composition shingles, dark bronze aluminum windows with non-reflective glass, and exterior lighting fixtures which would be shielded from direct view, downcast, and night sky design rated. These conditions indicate that the proposed addition will not differ substantially from the design of the existing single-family residence, and therefore is consistent with design standards for the town of Mendocino.

CONDITIONS OF APPROVAL:

1. This action shall become final and effective 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 10th 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 of the premises shall be established and maintained in conformance with the provisions of Division II of Title 20 of the Mendocino County Code.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.

- c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
 8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the 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. Prior to commencement of construction activities or issuance of a building permit, the applicant shall construct a residential driveway approach onto Palette Drive (CR 448), in accordance with Mendocino County Road and Development Standards No. A51A, 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.
 10. The applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for any work within County rights-of-way.

ENVIRONMENTAL DETERMINATION

The California Natural Resources Secretary has found that certain classes of 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. California Code of Regulations (CCR) Section 15301 includes a list of Categorical Exemptions for existing facilities, including the minor alteration of private structures for which there is a negligible expansion of use. The Class 1 (e) exemption includes additions to existing structures which will not result in an increase of 50 percent of the existing floor area or 2,500 square feet, whichever is less. The proposed project includes an addition of 286 square feet to an existing 2,742 square foot single-family residence. Therefore, the project meets the criteria to be Categorically Exempt from the California Environmental Quality Act, per Section 15301 Existing Facilities, Class 1 (e).

RECOMMENDATION

Pursuant to the provisions of Chapter 20.720 of the Mendocino Town Zoning Code, staff recommends the Coastal Permit Administrator approve the proposed Standard Coastal Development Permit based on the facts and findings and subject to the conditions of approval.

3/9/22

DATE



LIAM CROWLEY
PLANNER I

Appeal Period: 10 Days
Appeal Fee: \$2620.00

ATTACHMENTS:

- A. Location Map
- B. Aerial Map
- C. Topographical Map
- D. Site/Tentative Map
- E. Mendocino Town Zoning Map
- F. Mendocino Town Land Use Map
- G. LCP Land Use Map 17: Mendocino
- H. LCP Land Capabilities & Natural Hazards
- I. LCP Habitats & Resources
- J. Post LCP Certification & Appeal Jurisdiction
- K. Adjacent Parcels
- L. Fire Hazard Zones & Responsibility Areas
- M. Wildland-Urban Interface Zones
- N. Ground Water Resources
- O. Estimated Slope
- P. Western Soil Classes
- Q. Farmland Classifications



SUBJECT PARCEL/S

Caspar

Mendocino

Little River

Caspar Little Lake road

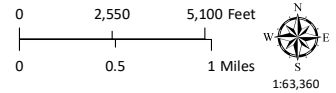
Little Lake Road

Comptche Ukiah Road



CASE: CDP 2021-0056
 OWNER: STEIN-OLSON, Monica
 APN: 119-060-09
 APLCT: Monica Stein-Olson
 AGENT:
 ADDRESS: 10931 Palette Drive, Mendocino

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



LOCATION MAP

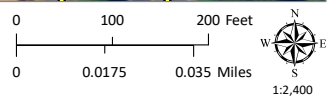
ATTACHMENT A

MENDOCINO COUNTY PLANNING DEPARTMENT - 02/05/2021



CASE: CDP 2021-0056
OWNER: STEIN-OLSON, Monica
APN: 119-060-09
APLCT: Monica Stein-Olson
AGENT:
ADDRESS: 10931 Palette Drive, Mendocino

- Public Roads
- Private Roads

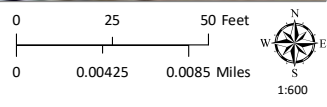




LANSING STREET

PALETTE DRIVE

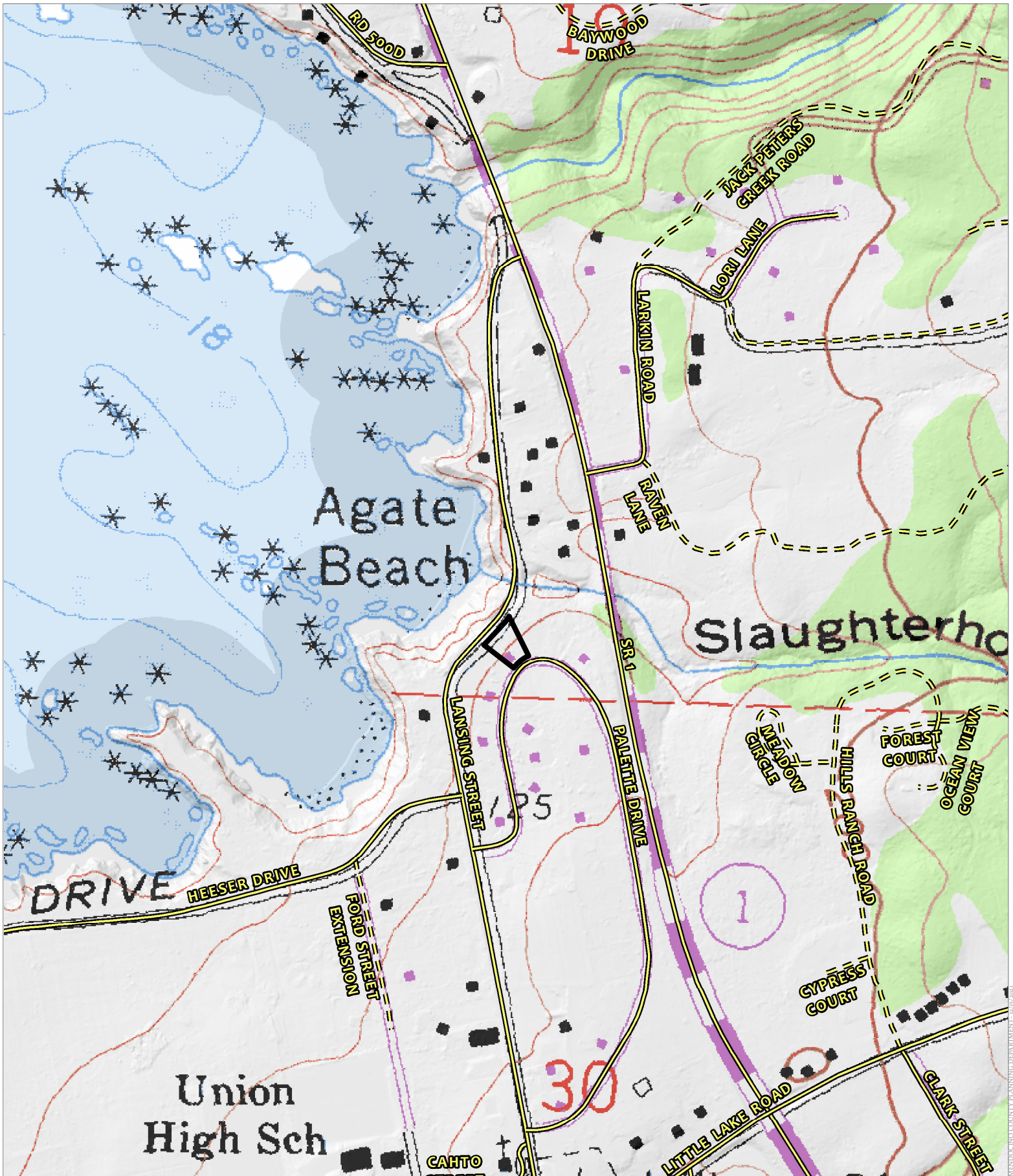
Public Roads



CASE: CDP 2021-0056
OWNER: STEIN-OLSON, Monica
APN: 119-060-09
APLCT: Monica Stein-Olson
AGENT:
ADDRESS: 10931 Palette Drive, Mendocino

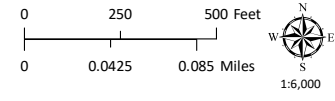
AERIAL IMAGERY
ATTACHMENT C

MENDOCINO COUNTY PLANNING DEPARTMENT - 12/19/2021

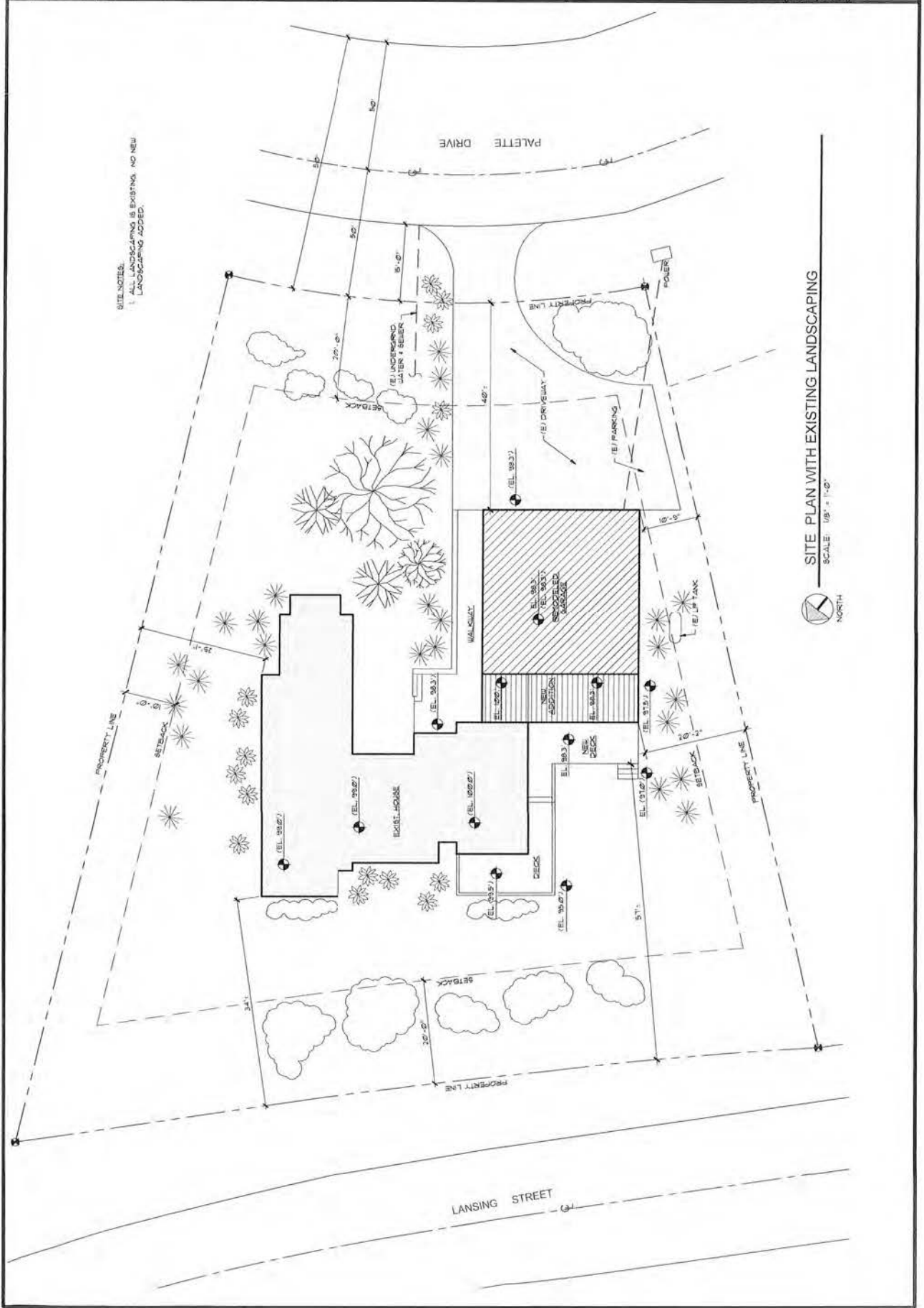


CASE: CDP 2021-0056
 OWNER: STEIN-OLSON, Monica
 APN: 119-060-09
 APLCT: Monica Stein-Olson
 AGENT:
 ADDRESS: 10931 Palette Drive, Mendocino

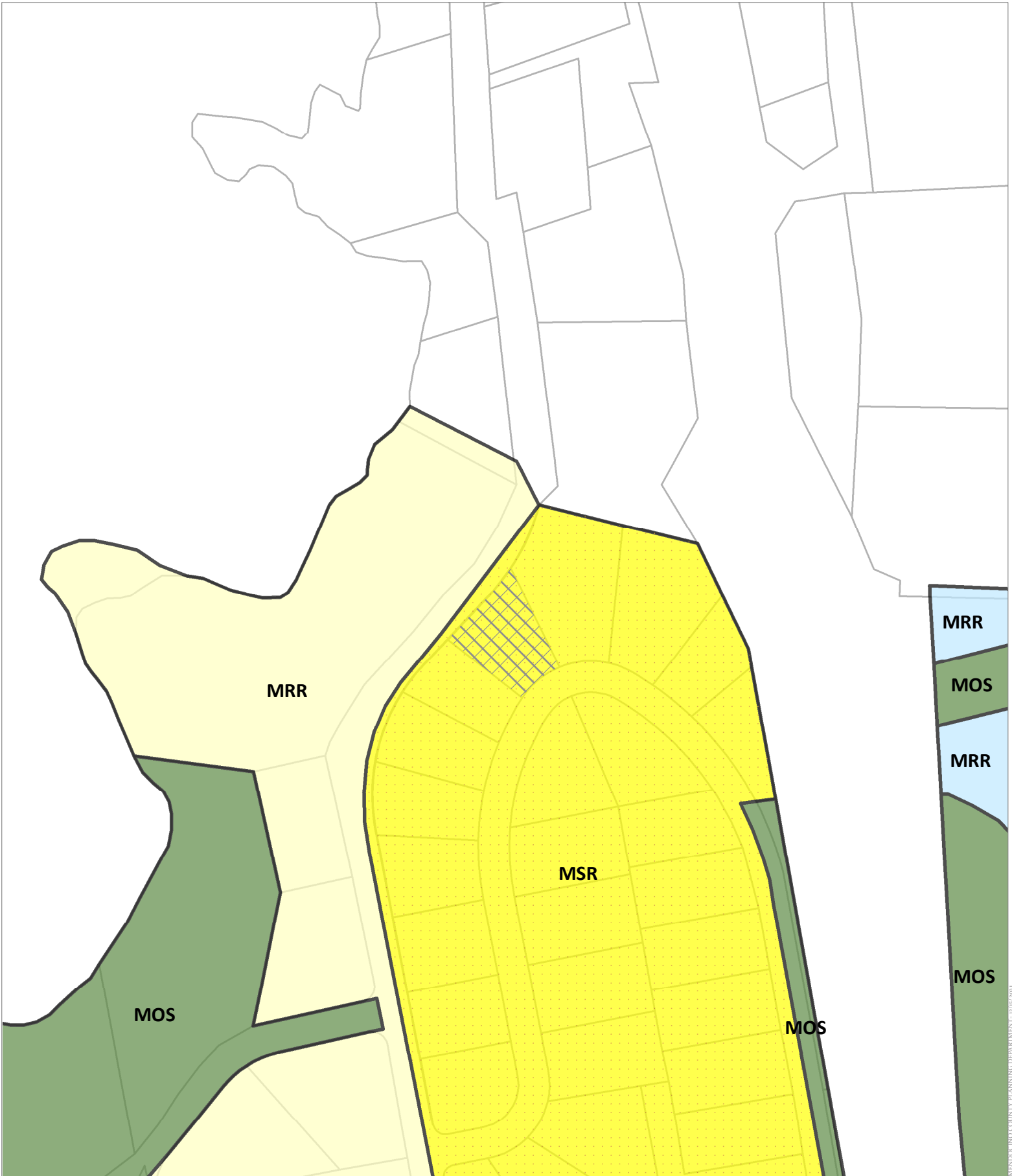
- Major Towns & Places
- Public Roads
- Private Roads



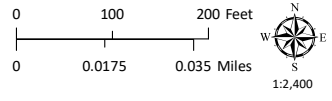
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET



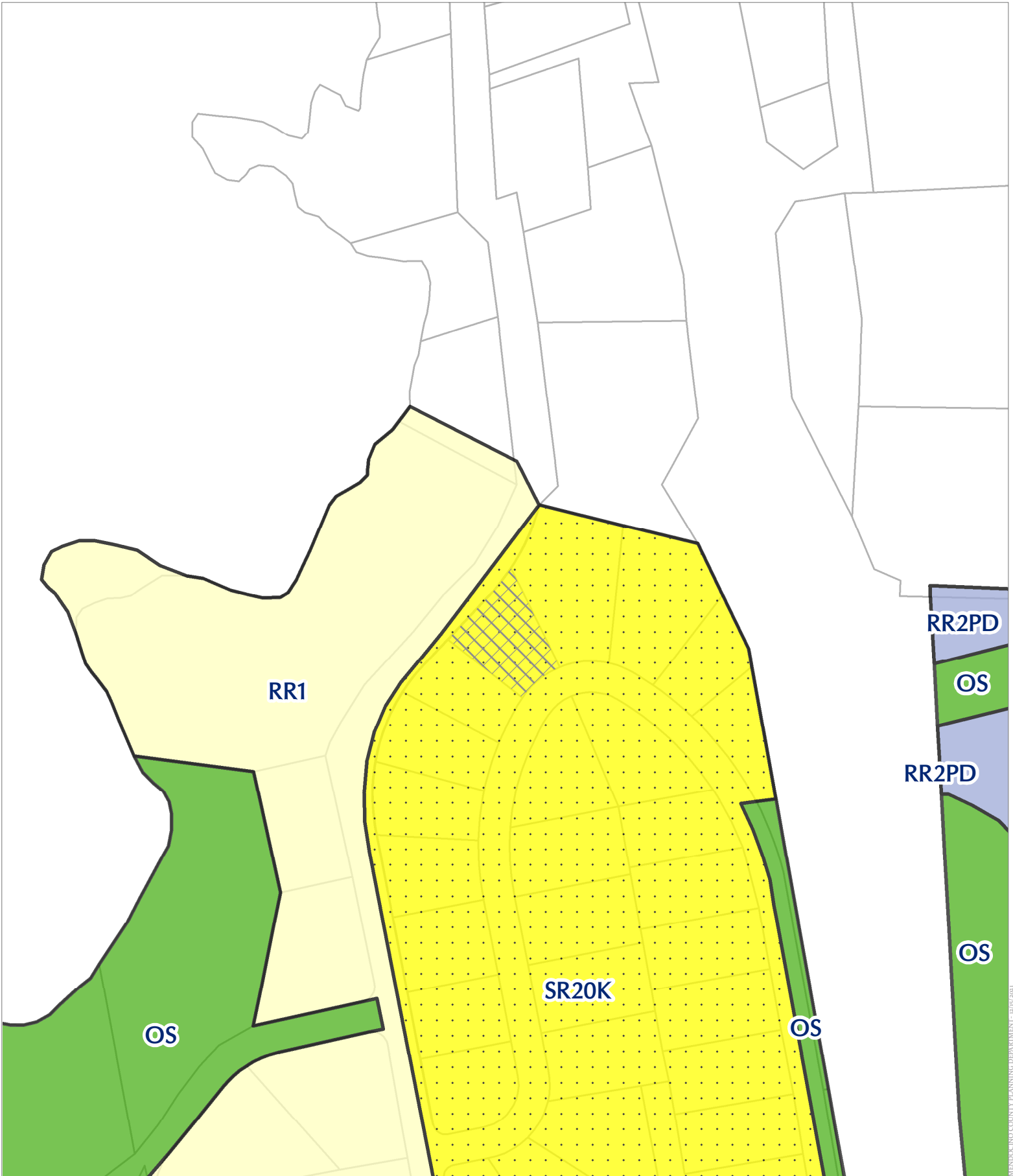

 NORTH
SITE PLAN WITH EXISTING LANDSCAPING
 SCALE: 1/8" = 1'-0"



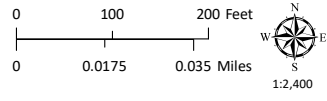
CASE: CDP 2021-0056
 OWNER: STEIN-OLSON, Monica
 APN: 119-060-09
 APLCT: Monica Stein-Olson
 AGENT:
 ADDRESS: 10931 Palette Drive, Mendocino



MENDOCINO COUNTY PLANNING DEPARTMENT - 12/19/2021



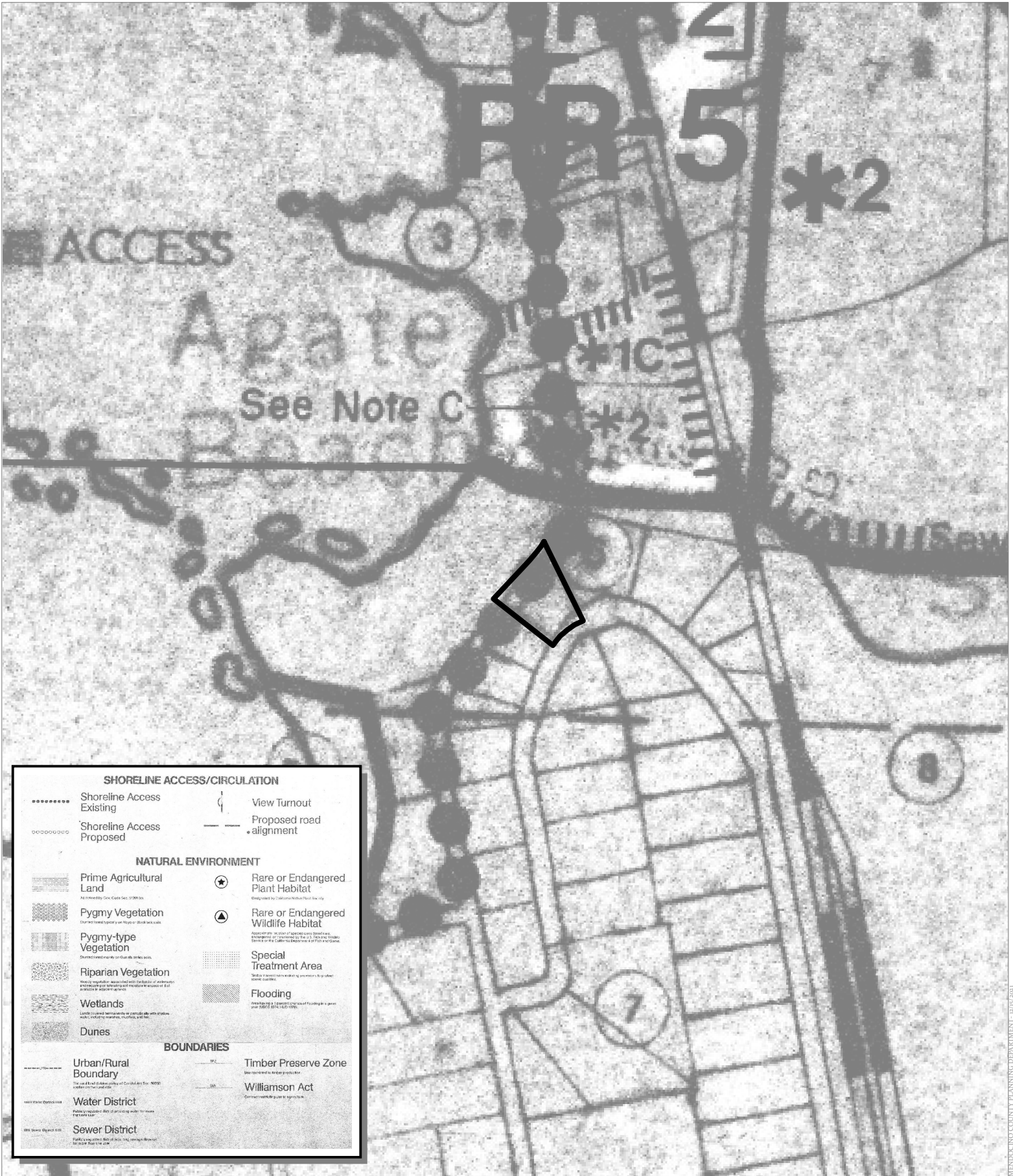
CASE: CDP 2021-0056
 OWNER: STEIN-OLSON, Monica
 APN: 119-060-09
 APLCT: Monica Stein-Olson
 AGENT:
 ADDRESS: 10931 Palette Drive, Mendocino



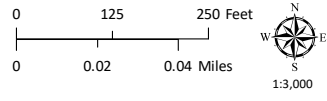
MENDOCINO TOWN LAND USE

ATTACHMENT G

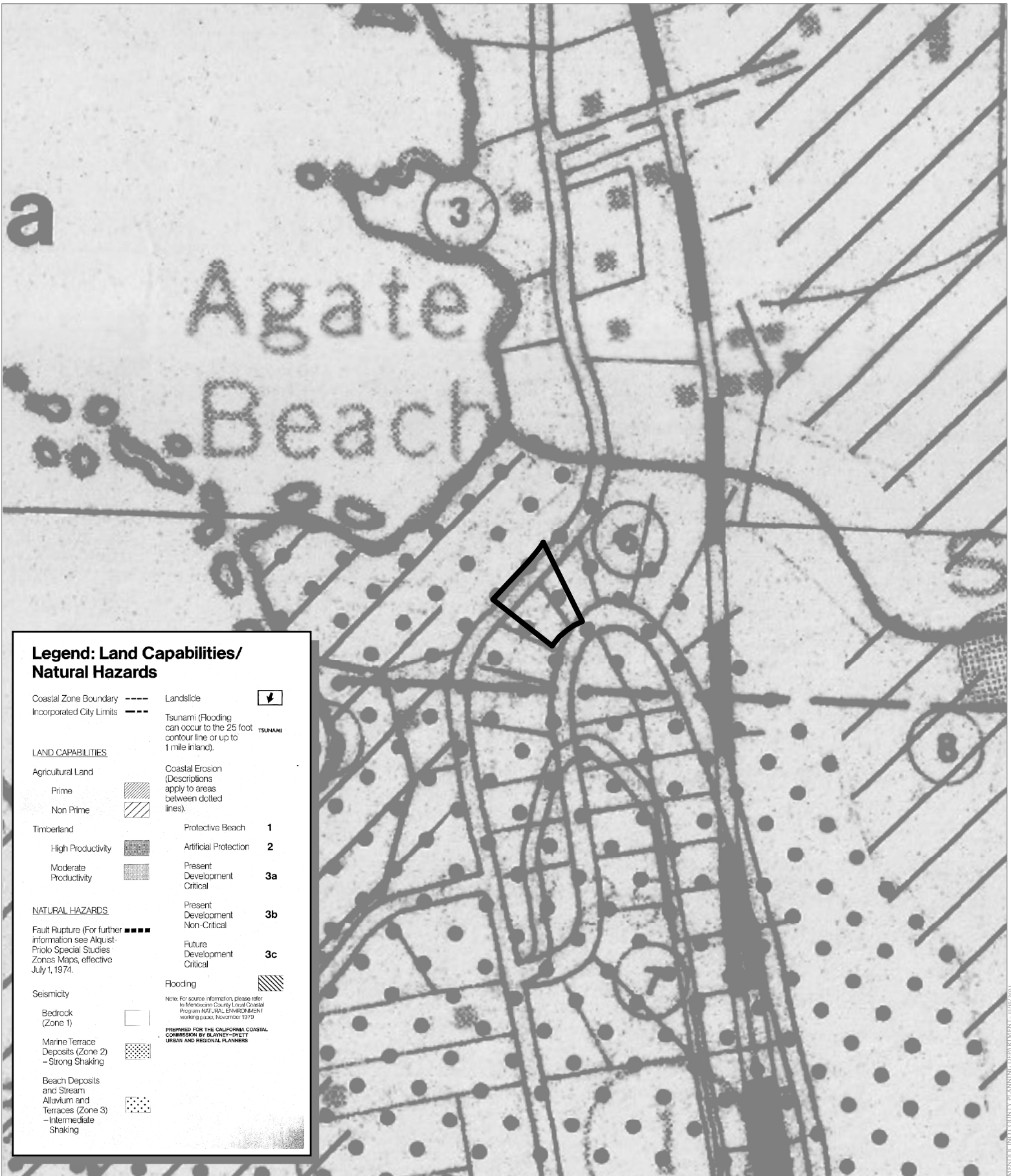
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/19/2021



CASE: CDP 2021-0056
 OWNER: STEIN-OLSON, Monica
 APN: 119-060-09
 APLCT: Monica Stein-Olson
 AGENT:
 ADDRESS: 10931 Palette Drive, Mendocino



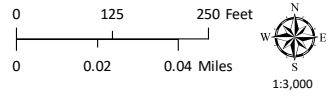
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/05/2021



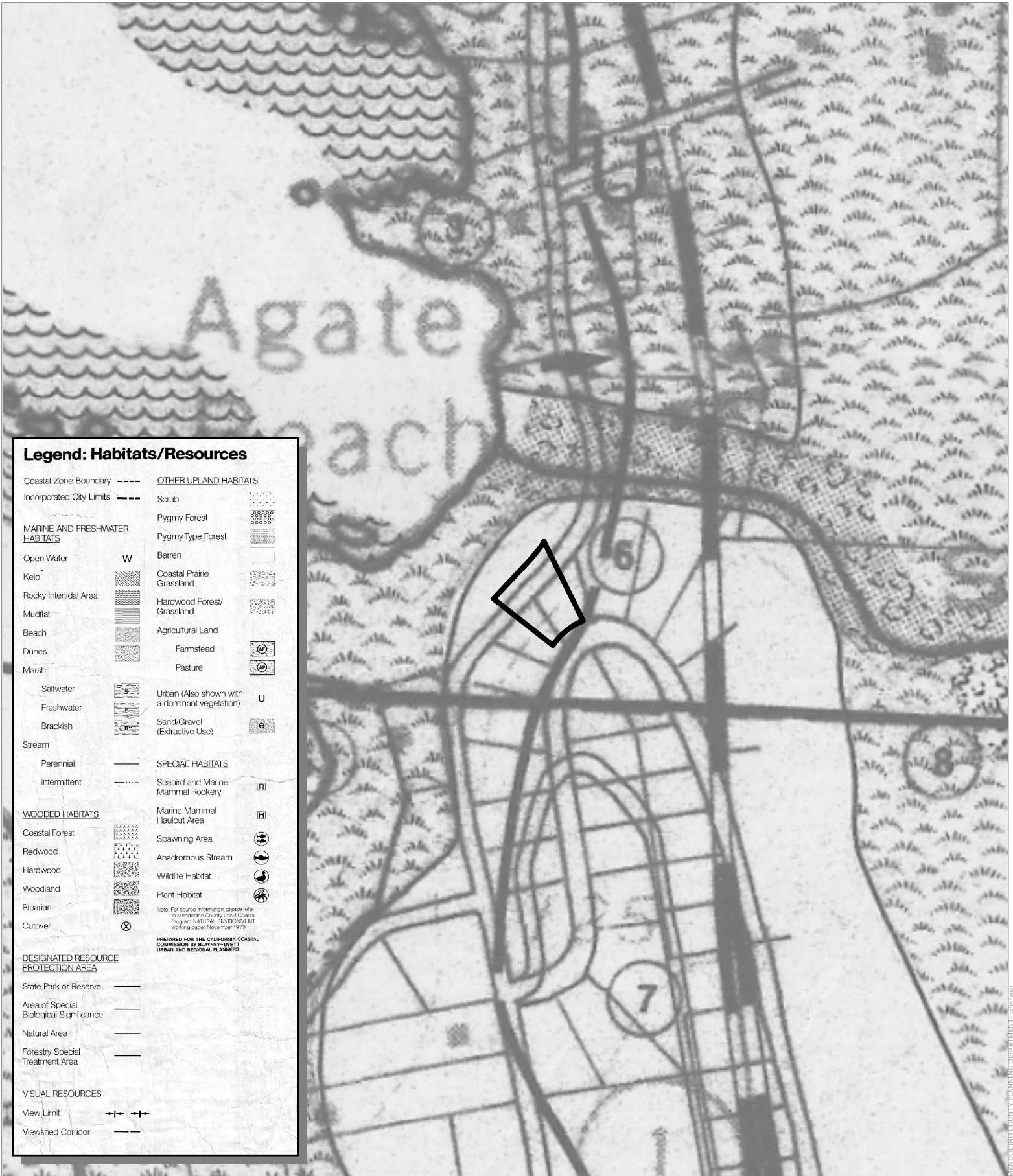
**Legend: Land Capabilities/
Natural Hazards**

Coastal Zone Boundary	----	Landslide	
Incorporated City Limits	----	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
LAND CAPABILITIES			
Agricultural Land		Coastal Erosion (Descriptions apply to areas between dotted lines).	
Prime		Protective Beach	1
Non Prime		Artificial Protection	2
Timberland		Present Development Critical	3a
High Productivity		Present Development Non-Critical	3b
Moderate Productivity		Future Development Critical	3c
NATURAL HAZARDS			
Fault Rupture (For further information see Alquist-Prilo 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 1979.</small>	
Bedrock (Zone 1)		<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY ISLAND-TRISTE URBAN AND REGIONAL PLANNERS</small>	
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

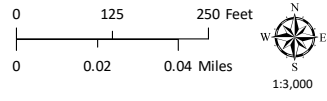
CASE: CDP 2021-0056
 OWNER: STEIN-OLSON, Monica
 APN: 119-060-09
 APLCT: Monica Stein-Olson
 AGENT:
 ADDRESS: 10931 Palette Drive, Mendocino



MENDOCINO COUNTY PLANNING DEPARTMENT - 12/09/2021



CASE: CDP 2021-0056
 OWNER: STEIN-OLSON, Monica
 APN: 119-060-09
 APLCT: Monica Stein-Olson
 AGENT:
 ADDRESS: 10931 Palette Drive, Mendocino

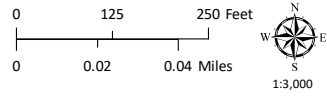


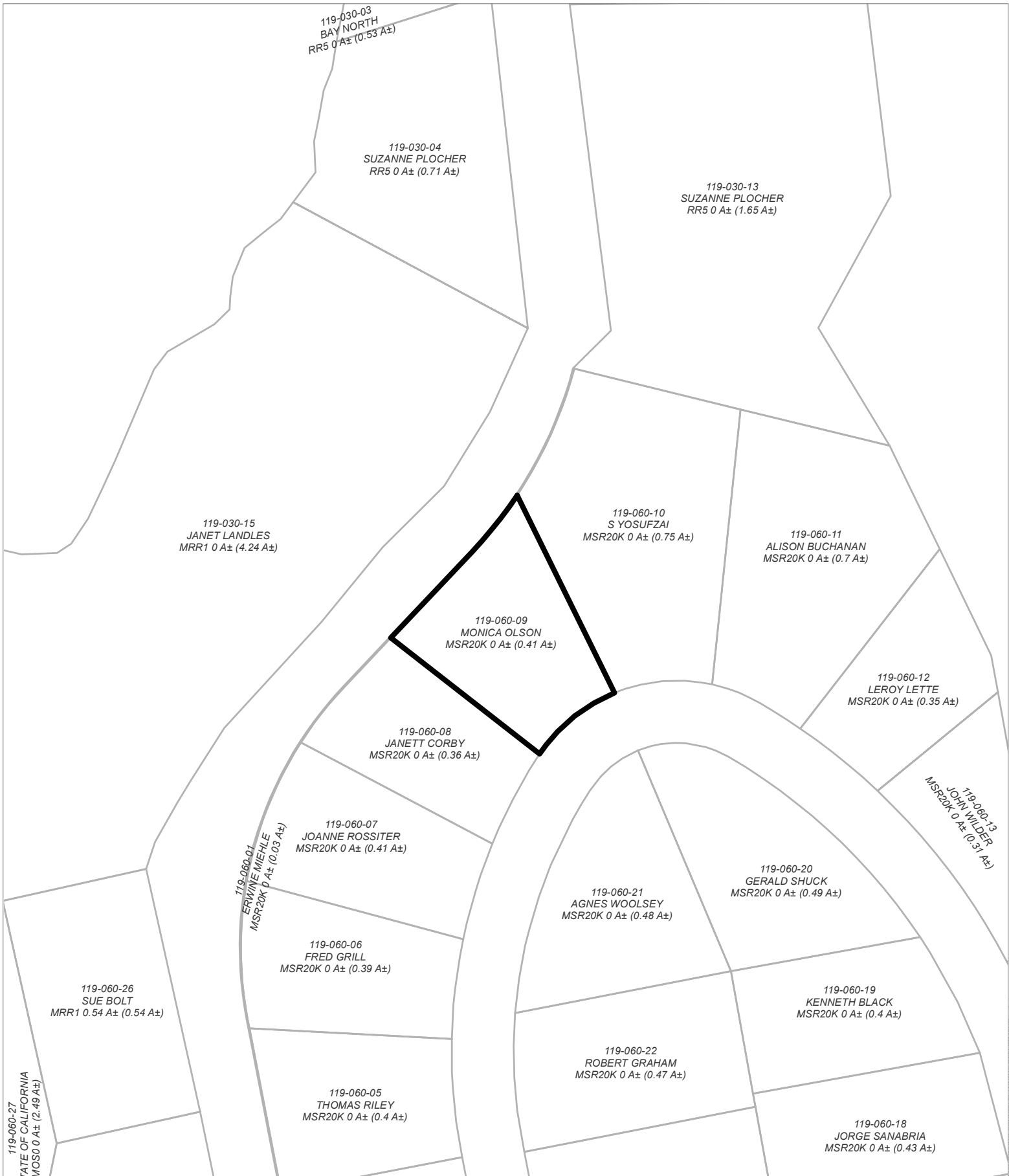
MENDOCINO COUNTY PLANNING DEPARTMENT - 02/07/2021



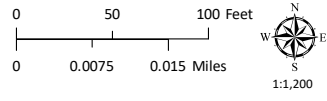
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/09/2021

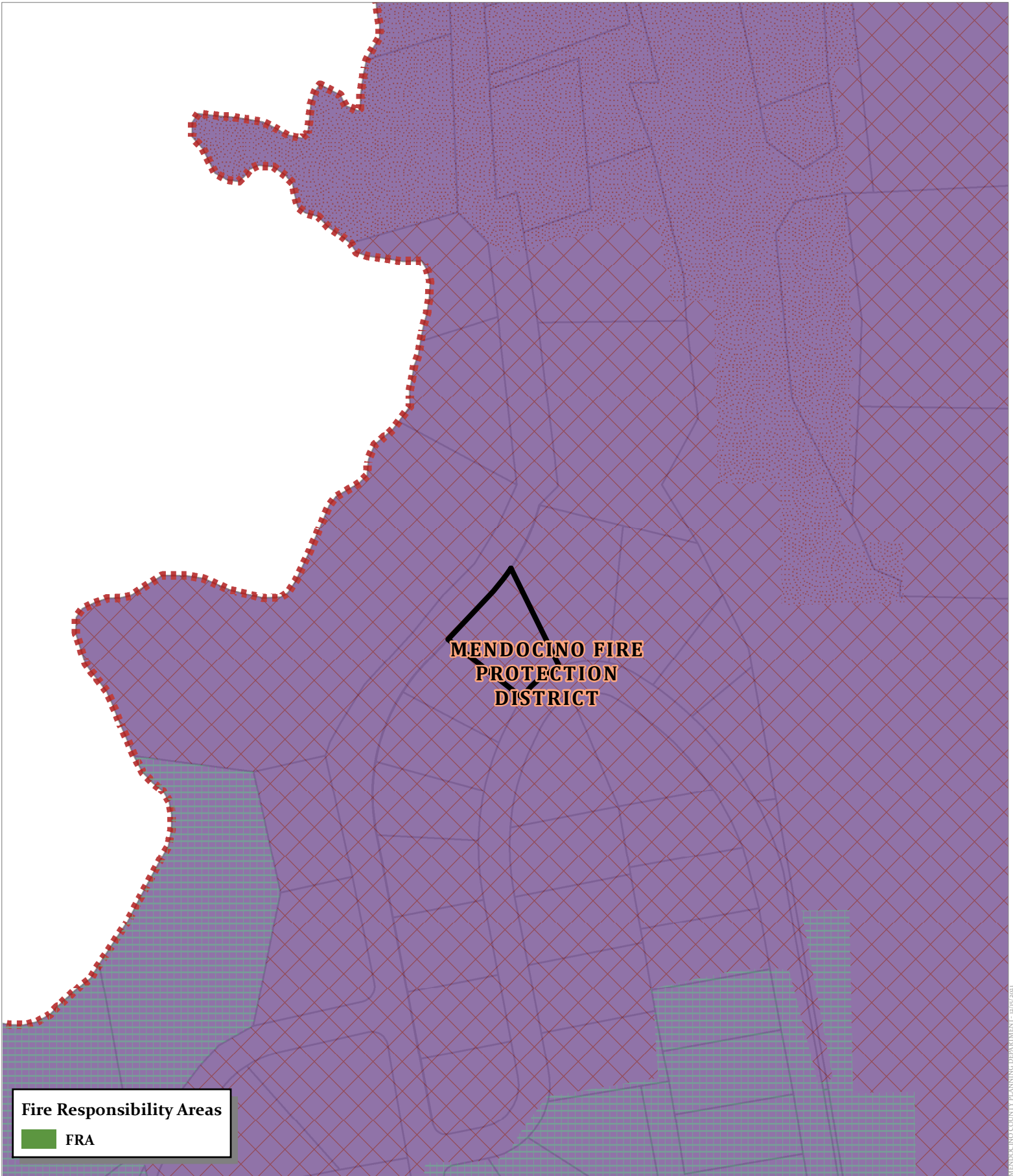
CASE: **CDP 2021-0056**
 OWNER: **STEIN-OLSON, Monica**
 APN: **119-060-09**
 APLCT: **Monica Stein-Olson**
 AGENT:
 ADDRESS: **10931 Palette Drive, Mendocino**





CASE: **CDP 2021-0056**
 OWNER: **STEIN-OLSON, Monica**
 APN: **119-060-09**
 APLCT: **Monica Stein-Olson**
 AGENT:
 ADDRESS: **10931 Palette Drive, Mendocino**





Fire Responsibility Areas

 FRA

CASE: **CDP 2021-0056**
 OWNER: **STEIN-OLSON, Monica**
 APN: **119-060-09**
 APLCT: **Monica Stein-Olson**
 AGENT:
 ADDRESS: **10931 Palette Drive, Mendocino**

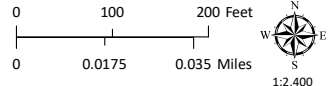
 FRA

 Very High Fire Hazard

 High Fire Hazard

 Moderate Fire Hazard

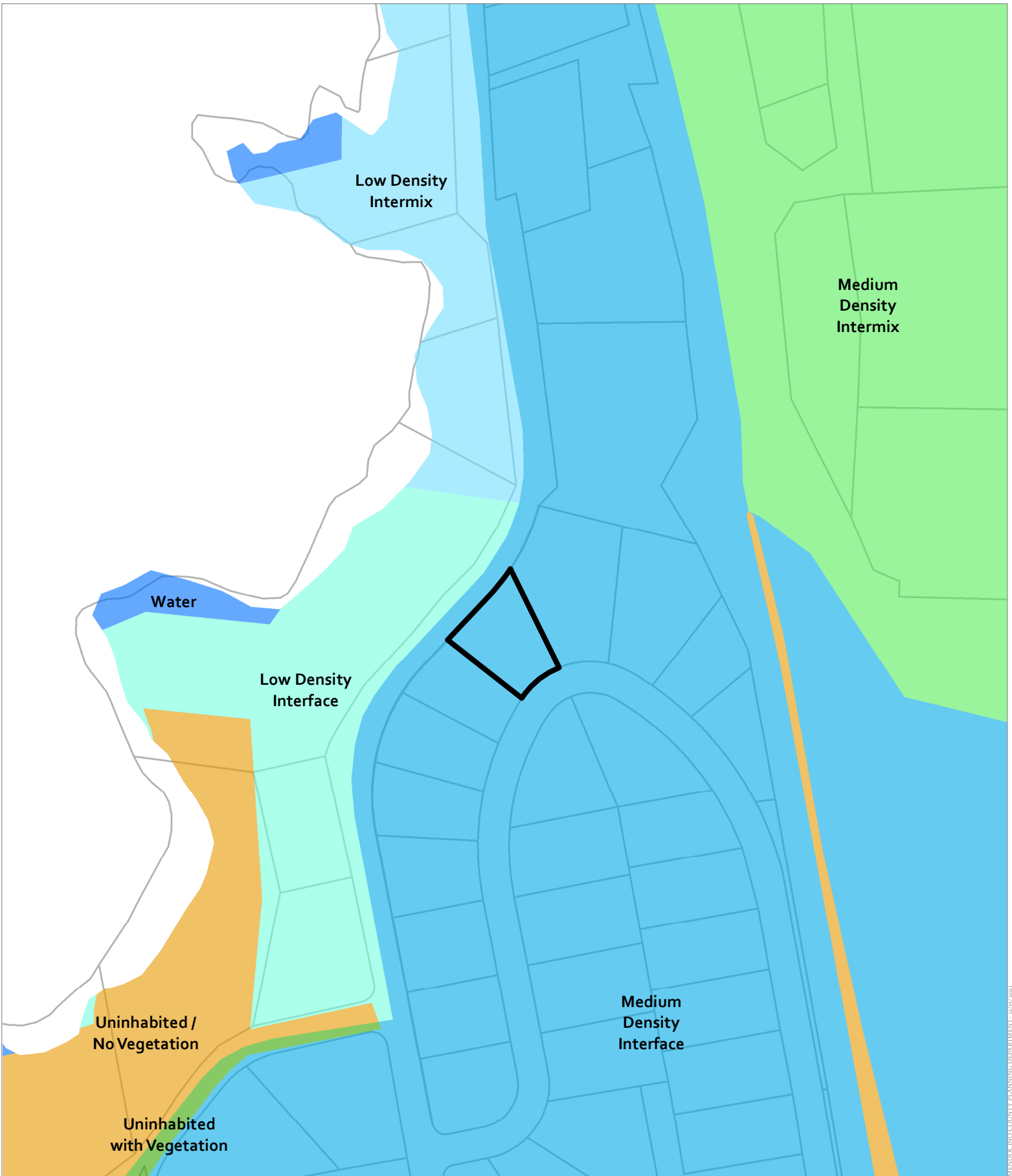
 County Fire Districts



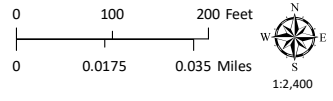
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

ATTACHMENT M

MENDOCINO COUNTY PLANNING DEPARTMENT - 12/19/2021



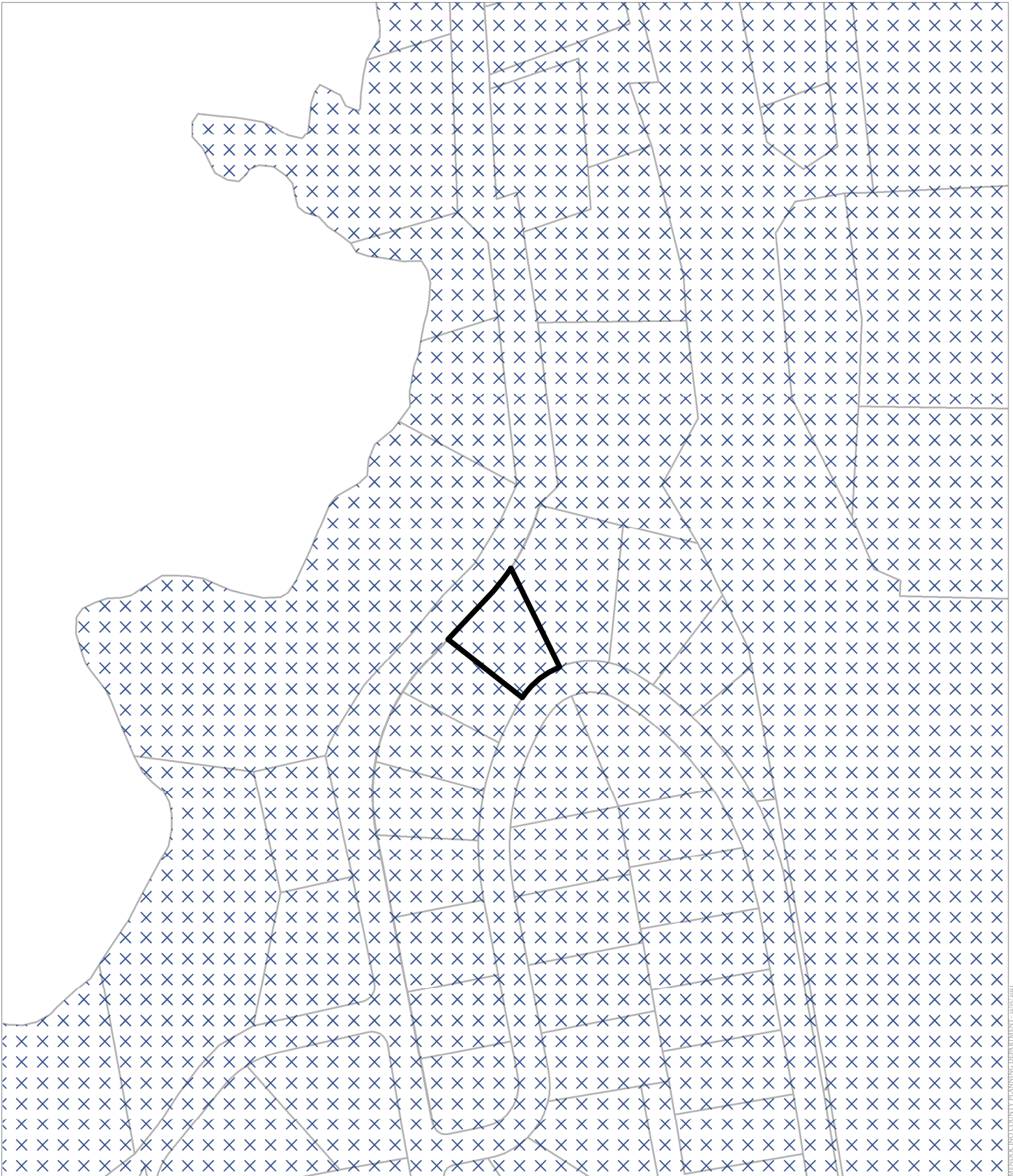
CASE: CDP 2021-0056
 OWNER: STEIN-OLSON, Monica
 APN: 119-060-09
 APLCT: Monica Stein-Olson
 AGENT:
 ADDRESS: 10931 Palette Drive, Mendocino



WILDLAND-URBAN INTERFACE ZONES


ATTACHMENT N

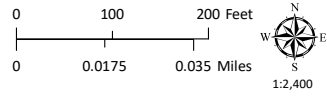
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/15/2021



MENDOCINO COUNTY PLANNING DEPARTMENT - 12/19/2021

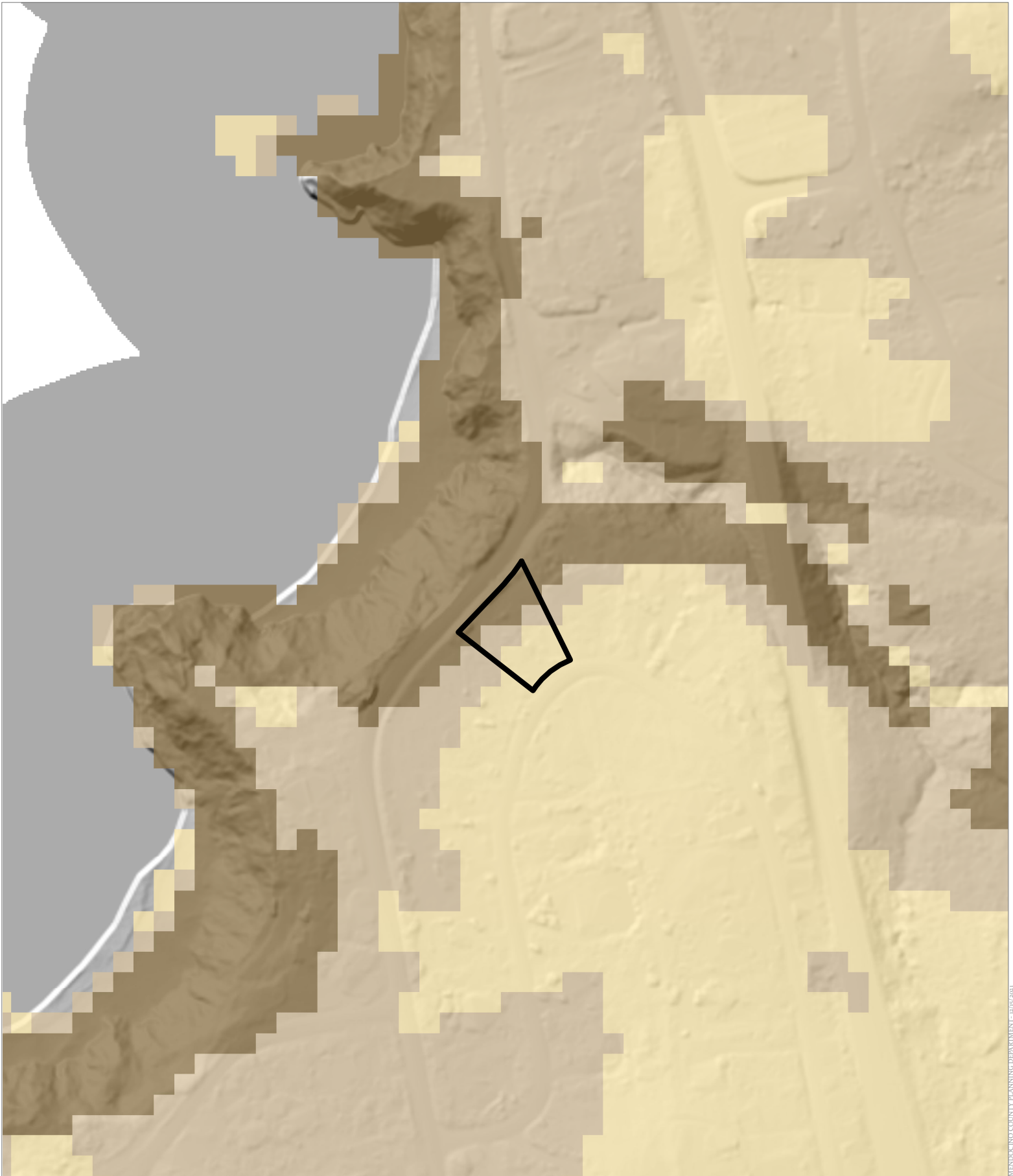
CASE: CDP 2021-0056
OWNER: STEIN-OLSON, Monica
APN: 119-060-09
APLCT: Monica Stein-Olson
AGENT:
ADDRESS: 10931 Palette Drive, Mendocino

 Critical Water Areas

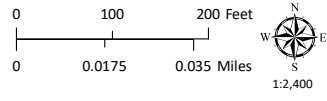
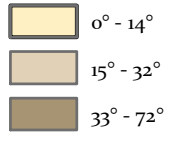


GROUND WATER RESOURCES

ATTACHMENT O



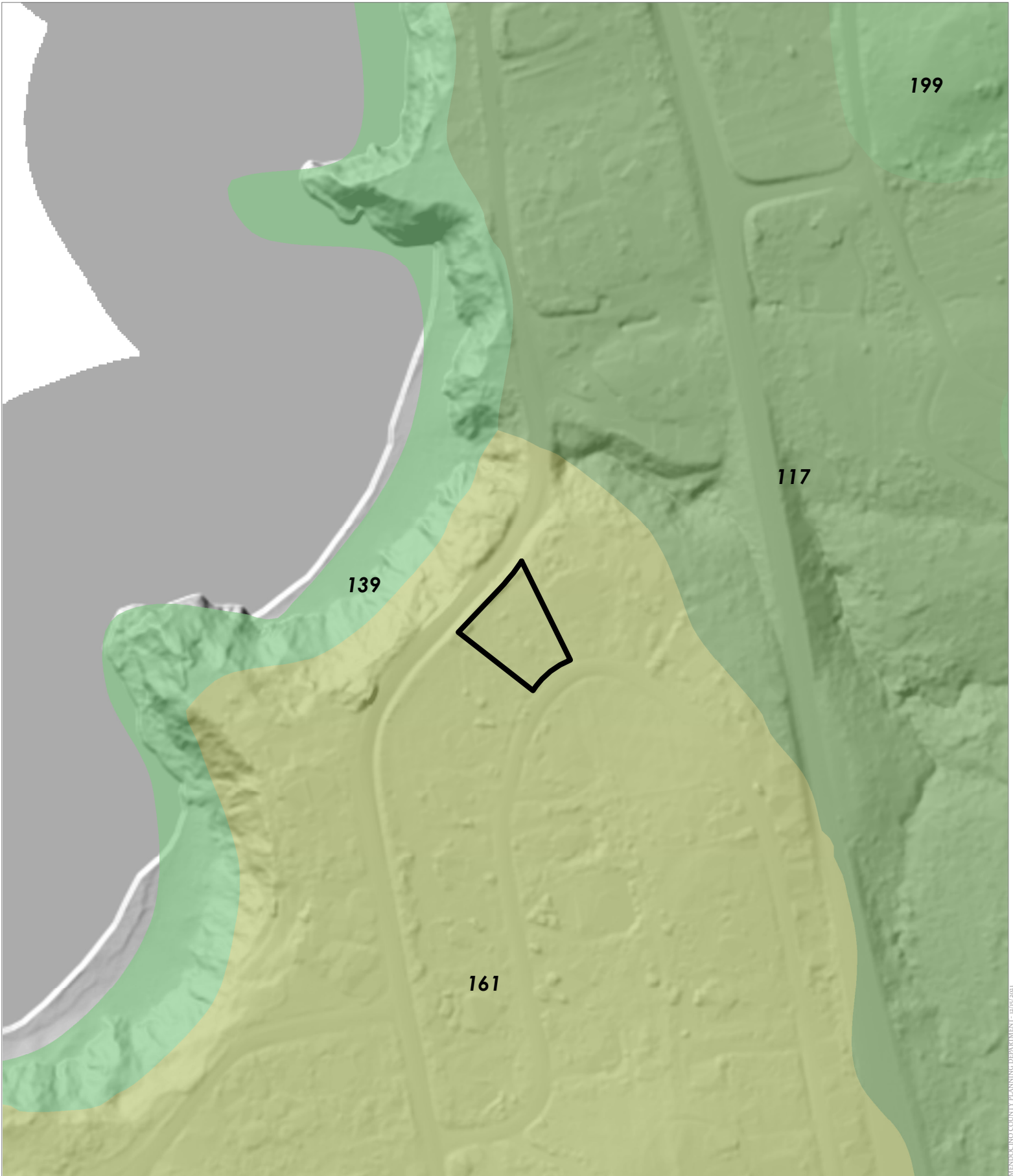
CASE: **CDP 2021-0056**
 OWNER: **STEIN-OLSON, Monica**
 APN: **119-060-09**
 APLCT: **Monica Stein-Olson**
 AGENT:
 ADDRESS: **10931 Palette Drive, Mendocino**




MENDOCINO COUNTY PLANNING DEPARTMENT - 12/05/2021

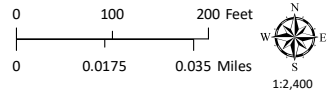
ESTIMATED SLOPE

ATTACHMENT P



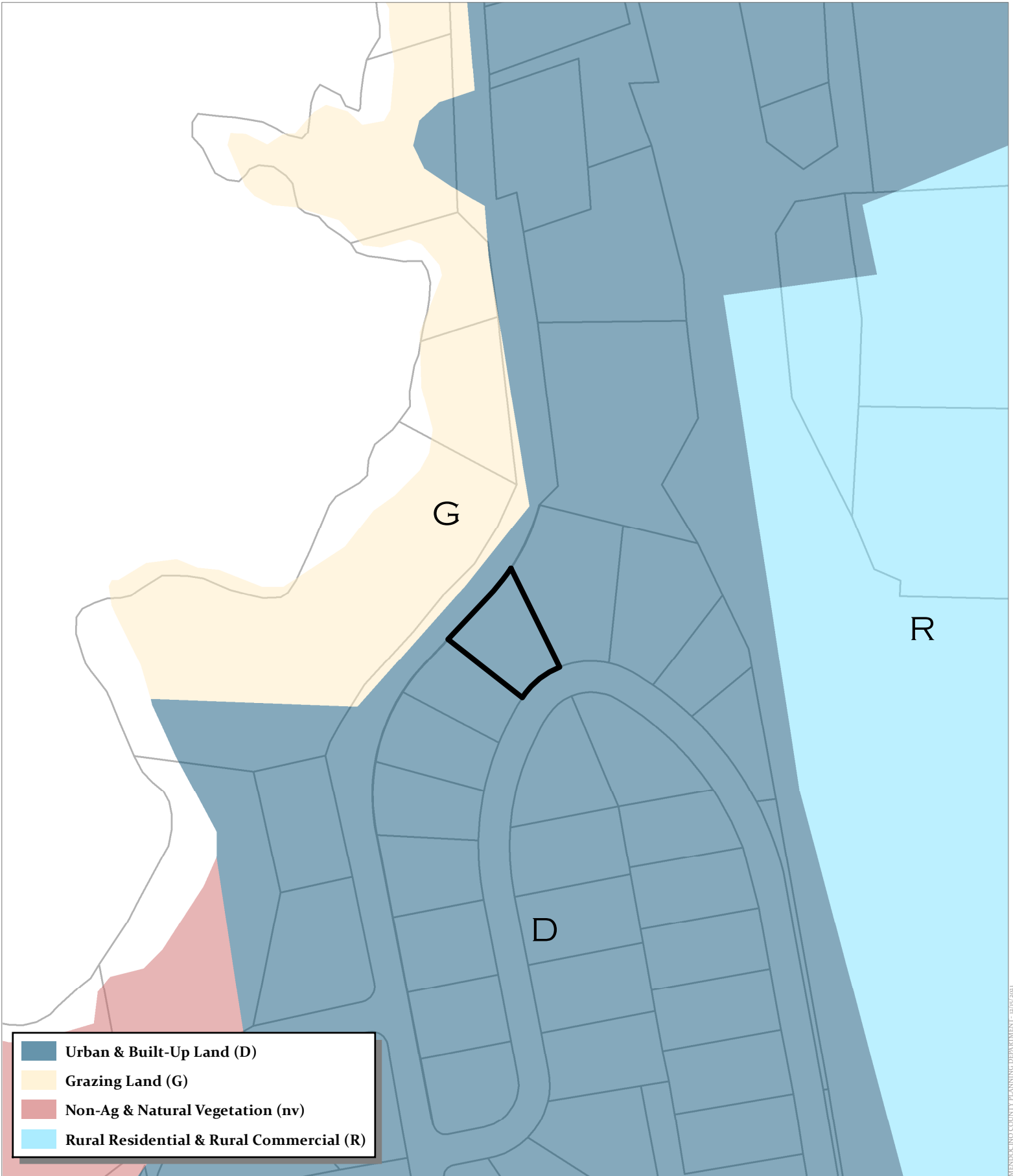
CASE: CDP 2021-0056
 OWNER: STEIN-OLSON, Monica
 APN: 119-060-09
 APLCT: Monica Stein-Olson
 AGENT:
 ADDRESS: 10931 Palette Drive, Mendocino





 Shinglemill-Gibney Complex



WESTERN SOIL CLASSES
 ATTACHMENT Q

MENDOCINO COUNTY PLANNING DEPARTMENT - 12/05/2021



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

CASE: CDP 2021-0056
 OWNER: STEIN-OLSON, Monica
 APN: 119-060-09
 APLCT: Monica Stein-Olson
 AGENT:
 ADDRESS: 10931 Palette Drive, Mendocino

