

TO: Board of Supervisors

FROM: Planning and Building Services Choose an item.

MEETING DATE: July 12, 2022

DEPARTMENT CONTACT: Mark Cliser

PHONE: 707-234-6650

DEPARTMENT CONTACT: Julia Krog

PHONE: 707-234-6650

ITEM TYPE: Consent Agenda

TIME ALLOCATED FOR ITEM: N/A

AGENDA TITLE:

Authorization of the Issuance of Administrative Coastal Development Permit No. CDP_2021-0020 (Bazzano), to Construct a Single-Family Dwelling with Attached Garage, New Well, Septic System, and Driveway with Minimal Grading Proposed and Removal of One (1) Fir Tree, Located at 46611 Iversen Lane, Gualala; APN: 142-010-13

RECOMMENDED ACTION/MOTION:

Authorize the issuance of Administrative Coastal Development Permit No. CDP_2021-0020 (Bazzano), to construct a single- family dwelling with attached garage, new well, septic system, and driveway with minimal grading proposed and removal of one (1) fir tree, located at 46611 Iversen Lane, Gualala; APN: 142-010-13.

PREVIOUS BOARD/BOARD COMMITTEE ACTIONS:

In 1991 the Board adopted Division II of Title 20 of Mendocino County Code through Ordinance No. 3785. Included in Division II is Section 20.536.005(C) which provides for reporting of the Coastal Development Administrative Permits approved by the Coastal Permit Administrator to the Board of Supervisors.

SUMMARY OF REQUEST:

The request is for an Administrative Coastal Development Permit to construct a single family dwelling with attached garage, new well, septic system, and driveway. Minimal grading and removal of one (1) fir tree is proposed. The subject parcel is currently undeveloped and is located in the Coastal Zone, 8.0± miles north of Gualala town center, on the east side of State Route 1 (SR 1), 0.3± miles north east of its intersection with Iversen Road (CR 503); located at 46611 Iversen Lane, Gualala; APN: 142-010-13. The Coastal Development Permit was administratively approved by the Coastal Permit Administrator (CPA) on June 20, 2022 and requires the Board of Supervisors authorization for issuance of the permit. The CPA staff report is attached for review.

ALTERNATIVE ACTION/MOTION:

That the Coastal Development Permit CDP_2021-0020 (Bazzano) be scheduled for a public hearing and processed pursuant to Mendocino County Code Section 20.536.005.

DOES THIS ITEM SUPPORT THE GENERAL PLAN? Yes

SUPERVISORIAL DISTRICT: DISTRICT 5

VOTE REQUIREMENT: Majority

SUPPLEMENTAL INFORMATION AVAILABLE ONLINE AT:

<https://www.mendocinocounty.org/government/planning-building-services/public-notice>

FISCAL DETAILS:

SOURCE OF FUNDING: N/A

BUDGETED IN CURRENT F/Y: N/A

CURRENT F/Y COST: N/A

IF NO, PLEASE DESCRIBE:

ANNUAL RECURRING COST: N/A
BUDGET CLARIFICATION: N/A

REVENUE AGREEMENT: N/A

AGREEMENT/RESOLUTION/ORDINANCE APPROVED BY COUNTY COUNSEL: N/A

CEO LIAISON: Judy Morris, Deputy CEO

CEO REVIEW: Choose an item.

CEO COMMENTS:

FOR COB USE ONLY

Executed By: Deputy Clerk

Date: Date Executed

Final Status:Item Status

Executed Item Type: item Number:



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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June 24, 2022

PUBLIC NOTICE OF PENDING ACTION
COASTAL DEVELOPMENT ADMINISTRATIVE PERMIT

The Mendocino County Coastal Permit Administrator will report proposed issuance of the below described project located in the Coastal Zone to the Board of Supervisors at its meeting to be held on July 12, 2022, at 9:00 a.m. or as soon thereafter as the item may be considered.

This meeting will be held in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California, and virtual attendance will be available via Zoom (pursuant to Government Code section 54953(e)(1)(A)). Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo> or by toll-free, telephonic live stream at 888-544-8306.

CASE#: CDP_2021-0020

DATE FILED: 3/30/2021

OWNER/APPLICANT: ANTHONY & ALISHA BAZZANO

AGENT: WINFIELD KLEIN

REQUEST: Administrative Coastal Development Permit to construct a single-family dwelling with attached garage, new well, septic system, and driveway. Minimal grading proposed and removal of one (1) fir tree.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In Coastal Zone, 8± miles north of Gualala town center, on the east side of State Route 1 (SR 1), 0.3± miles northeast of its intersection with Iversen Road (CR 503); located at 46611 Iversen Lane, Gualala; APN: 142-010-13.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

The staff report, notice, and related materials will be available for public review 10 days prior to the scheduled hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/public-notices>

As you are an adjacent property owner and/or interested party, you are invited to submit comments. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings in lieu of personal attendance. Comment may be made in any of the following ways: via written comment using our online eComment platform at <https://mendocino.legistar.com/Calendar.aspx>, through voicemail messaging by calling 707-234-6333, or by telephone via telecomment. Information regarding telecomment participation can be found here: <https://www.mendocinocounty.org/government/board-of-supervisors/agendas-and-minutes>. All submitted eComments will be made available to the Supervisors, staff, and the general public immediately upon submittal.

For details and a complete list of the latest available options by which to engage with agenda items, please visit: <https://www.mendocinocounty.org/government/board-of-supervisors/public-engagement>.

Coastal Development Administrative Permits are considered on the consent calendar, and the Board of Supervisors will not conduct a public hearing on this item.

If, at the meeting, at least one (1) member of the Board of Supervisors so requests, the permit shall not go into effect, and it shall be referred back to the Department of Planning and Building Services to be scheduled for a hearing by the Coastal Permit Administrator. Public notice for the time and place of the public hearing will be provided.

Action on this permit is not appealable to the Coastal Commission. Therefore, the permit will become effective and action will be final upon approval by the Board of Supervisors. If the permit is referred to the Coastal Permit Administrator the decision of the Administrator shall be final unless a written appeal is

submitted to the Board of Supervisors with a filing fee within ten calendar days of the Administrator's action.

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 Board of Supervisors or the Department of Planning and Building Services at, or prior to, any hearing. Additional information regarding the above noted case may be obtained prior to the Board of Supervisors meeting by calling the Department of Planning and Building Services at 964-5379, Monday through Friday.

The County of Mendocino complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternative formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department by calling 463-4441 at least five days prior to the meeting.

JULIA KROG, Planning and Building Services Director



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

**JUNE 12, 2022
CDP_2021-0020**

SUMMARY

OWNER/APPLICANT: ANTHONY & ALISHA BAZZANO
18262 NORTH SHORE DRIVE
HIDDEN VALLEY LAKE, CA 95467

AGENT: WINFIELD KLIEN
61 MONTGOMERY DRIVE
SANTA ROSA, CA 95404

REQUEST: Administrative Coastal Development Permit to construct a single-family dwelling with attached garage, new well, septic system, and driveway. Minimal grading proposed and removal of one (1) fir tree.

LOCATION: In the Coastal Zone, 8 ± miles north of Gualala town center, on the east side of State Route 1 (SR 1), 0.3± miles northeast of its intersection with Iversen Road (CR 503); located at 46611 Iversen Lane, Gualala; APN: 142-010-13.

TOTAL ACREAGE: 1± Acres

GENERAL PLAN: Rural Residential (RR5(1):R)

ZONING: Rural Residential (RR:5)

SUPERVISORIAL DISTRICT: 5 (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt, Class 3(a)

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: MARK CLISER

BACKGROUND

PROJECT DESCRIPTION: The proposed development consists of a single-family dwelling with attached garage, new well, septic system, and driveway. Minimal grading proposed and removal of one (1) fir tree.

APPLICANT'S STATEMENT: "New single family dwelling with attached garage on an undeveloped subdivision parcel. Additional improvements include new well, septic system, driveway, minimal grading (as necessary for driveway) and to drain away from residence, and removal of one fir tree."

RELATED APPLICATIONS:

- CE_2019-0009 (Test Well Categorical Exclusion permit approved and issued on 4/8/2019)

SITE CHARACTERISTICS: The site is located within the Coastal Zone, 8.0± miles north of Gualala town center, on the east side of State Route 1 (SR 1), 0.3± miles northeast of its intersection with Iversen Road (CR 503); located at 46611 Iversen Lane, Gualala; APN: 142-010-13. The Project Site is located on the east side of State Route 1 and is not within a Highly Scenic area, nor is it visible from State Route 1.

The vacant parcel is approximately 1± acre in size and relatively flat, with an elevation of approximately 230 feet above mean sea level (AMSL). Average slope of 5 percent. The nearest Freshwater Emergent Wetland is located approximately 470± feet east of the subject parcel. The project is not located on soil capable of supporting Pygmy forest. Though not on the subject parcel, several special status species

have been noted in the vicinity of the project site, predominately Bishop pine as indicated in the Biological Scoping Survey prepared by Nicole Bejar of Wynn Coastal Planning, dated October 9, 2020.

SURROUNDING LAND USE AND ZONING: As listed on Table 1, the surrounding lands are classified and zoned similarly to the project site and are developed with residential uses.

TABLE 1: SURROUNDING LAND USE AND ZONING

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential RR5(1)	Rural Residential RR:5	0.9± Acres	Residential
EAST	Rural Residential RR5(2)	Rural Residential RR:5	2.6± Acres	Residential
SOUTH	Rural Residential RR5(1)	Rural Residential RR:5	0.9± Acres	Residential
WEST	Rural Residential RR5(1)	Rural Residential RR:5	0.8± Acres	Residential

PUBLIC SERVICES:

Access: Iversen Road (CR 503)
 Fire District: State Responsibility Area
 Water District: NONE
 Sewer District: NONE
 School District: Arena Union Elementary School

AGENCY COMMENTS: On June 24, 2021 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below.

REFERRAL AGENCIES	COMMENTS
Archaeological Commission	Comments
Assessor's Office	No Response
Building Division (FB)	No Comments
Department of Transportation (DOT)	Comments
Environmental Health (FB)	No Comments
Planning Division (FB)	Comments
CALFIRE (Land Use)	No Response
California Coastal Commission	Comments
California Dept. of Fish & Wildlife	No Response
Cloverdale Rancheria	Comments
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response
Gualala MAC	Comments

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 District with a five (5) acre parcel size, with a variable density of one (1) acre minimum (RR5(1):R). The Rural Residential District classification is intended to,

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

The proposed project of a single-family dwelling with attached garage, new well, septic system, and driveway with minimal grading, is consistent with the Rural Residential Land Use classification. The residence and associated developments meet the minimum setback and height requirements.

Zoning: The project site is located within the Rural Residential District (RR), as shown on 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 and accessory structures / uses, as listed above, 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 and side yard setback requirements for the RR District for a parcel of this size. As the subject parcel is a corner lot there is no rear yard per MCC 20.444.015(H). Required Corridor Preservation setbacks from centerlines of both Iversen Lane (25 feet) and Iversen Road (30 feet) shall apply. 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 26 feet and 3.5 inches. The project, as proposed, would result in lot coverage of less than 20 percent.

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."

The proposed project site is not designated as a "Highly Scenic" area, and is not visible from State Route 1 or any areas designated as "Highly Scenic". Therefore, the Project is not subject to the criteria of Mendocino County Code (MCC) Section 20.504.015(C). 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 shall be submitted to the County for approval. Any exterior lighting will be downcast and shielded. As proposed, the project would be consistent with the intent of Visual Resource and Special Treatment Areas (MCC Sec 20.504.005 (C)). See attachment and conditions of approval.

Habitats and Natural Resources: LCP Habitats & Resources Map does not identify sensitive resource areas within 100 feet of the proposed single-family residence location. The site is mapped as Barren, as are surrounding parcels.

As proposed, the project is within 100 feet of an Environmentally Sensitive Habitat Area (ESHA), as demonstrated in the biological survey prepared by staff Biologist Nicole Bejar, of Wynn Coastal Planning. The survey, dated October 9, 2020, states the ESHA in question is a Bishop Pine Forest situated along the southwest boundaries of the subject parcel. A reduced buffer analysis was conducted by the Biologist and staff concurs that, provided the Applicant adhere to the Conditions of Approval for this project, 50 feet would be a sufficient distance to ensure that environmentally sensitive habitat and other designated resource areas are protected for both the wildlife inhabiting them as well as the enjoyment of present and future populations. California Department of Fish and Wildlife agrees with the reduced buffer analysis.

Wynn Coastal Planning biologists recommended Conditions, which would minimize impacts from development to the Bishop pine forest and wildlife that may be seasonally or temporarily present within the study area. The recommended conditions will serve to prevent negative impacts to potential resource located within 100 feet from the proposed development (on file). Staff finds the report to be sufficient as there are no other sensitive resources shown within the 100 foot buffer area, and has included the recommended conditions by Wynn Coastal Planning biologists as Condition of Approval for this project.

The project application was referred to California Department Fish and Wildlife (CDFW) and California Coastal Commission (CCC) for input. As indicated above, comments received from CDFW agree with the reduced buffer analysis for this project. The standard conditions of approval are sufficient to address the CCC comments.

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 “High Fire Hazard” severity rating. Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire). The project application was referred to CalFire for input; however, no responses were received. Staff finds the project would not result in significant impacts.

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 proposed well and new septic system to be installed under the project.

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 and is compliant with MCC Section 20.492.010 grading standards, MCC Section 20.492.015 erosion standards, MCC Section 20.492.020 sedimentation standards.

Archaeological/Cultural Resources: The proposed project was referred to the Mendocino County Archaeological Commission, who responded with comments on September 8, 2021 and then again on December 8, 2021. At the September meeting, the Archaeological Commission accepted the survey and requested the Applicant maintain a site map within the project file which outlines the resource area to be avoided. The Agent requested the project be heard again at the Commission, in part because the Archaeologist was not comfortable creating a delineation map for the project site. The project was again heard at the December 8, 2021 meeting where the Commission accepted the survey as submitted and, in addition to the Discovery Clause, the project will be required to have an Archaeological Monitor present during all ground disturbing activities. This is reflected in Condition of Approval number 8.

Groundwater Resources: The project site is located within a mapped “Critical Water Area”. Conversion of a previously approved test well (CE_2019-0009) to a production well is proposed under this CDP. The attached Well Report indicates a sufficient water supply of three (3) gallons per minute. One gallon per minute is considered sufficient. 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 who responded that a new septic system design was submitted and approved by DEH (Permit number ST22500).

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 is not anticipated to generate a significant amount of additional traffic beyond what presently exists. The project application was referred to the Mendocino County Department of Transportation (MCDOT) for input. A response was received from MCDOT, dated July 1, 2021, in which they recommended conditional approval. DOT’s conditions have been included among the Conditions of Approval for this project.

Public Access: The project site is located east of State Route 1, at the intersection of Iversen Lane (CR 532) and Iversen Road (CR 503) and is not designated as a potential public access trail location. There is no shoreline access on the site as shown on LCP Land Use Maps 28: Schooner Gulch. There is no element of the proposed project that would impede public access to the shore. Findings related to public access are not required for this project as the site is located east of the first public road paralleling the sea, consistent with MCC Section 20.532.095 (B)(1).

Gualala Municipal Advisory Council (GMAC): On June 24, 2021, the project was referred to Gualala Municipal Advisory Council (GMAC). On July 12, 2021, GMAC responded; the project was scheduled for the Council meeting on August 5, 2021. The project was heard and approved by the council unanimously (4-0), recommending approval with recommended conditions.

Key discussions at the August 5, 2021 meeting regarding this project focused on the availability of water, water storage (for both residential use and fire protection), exterior house colors, and a possible location on site for water storage tanks. There was also discussion about the Landscaping Plan, planting of drought-resistant, native plants and the use of landscaping plants as recommended per Chapter 4, Coastal Element Section 4.14, Gualala Town Plan.

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 Project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 3, Section 15303(a), 15303(d), and 15303(e), which includes new construction or conversion of small structures such as a single family residence and accessory structures.

PROJECT FINDINGS AND CONDITIONS

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed project and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed single-family residence with attached garage, new well, septic system, and driveway with minimal grading and removal of one (1) fir tree 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 is 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, driveway access, drainage, and other necessary facilities. A required County approved well and septic system is to be installed; 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 Highly Scenic Areas, and preserves the integrity of the Rural Residential Zoning District; 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 single-family residence with attached garage, new well, septic system, and driveway 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, as there are no known resources within the vicinity of the site and Condition 8 is in place in the event 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 attached garage, new well, septic system, and driveway are not anticipated to significantly affect demands on public services.

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_2021-0020 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. An Archaeological Monitor shall be present during all ground disturbing activities. 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. 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.
10. Department of Transportation requires the following conditions of approval:
 - a. Prior to commencement of construction activities or issuance of a building permit, the Applicant shall construct a residential driveway approach onto Iversen Road (CR 503), 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.

- b. Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for any work within County rights-of-way.
11. To ensure the project utilizes the correct building materials have been selected to blend in hue and brightness with their surroundings, the project's proposed color palette and roofing material shall be submitted to the County for approval prior to construction.
12. Any permitted exterior lighting shall be minimized, downcast, and shielded to protect the nighttime sky from lighting impacts in this rural area.
13. The Applicant shall maintain a 50-foot buffer from the Bishop pine forest west and south of the proposed project. This includes all staging and storage of construction materials and equipment.
14. Temporary orange construction fencing shall be installed along the 50 foot buffer between the Bishop pine forest and all construction and staging areas, and shall remain until construction is finalized by Planning and Building Services.
15. Heavy machinery, including but not limited to, excavators and skid steers shall be power washed off-site to eliminate seeds and other propagules.
16. All landscaping shall only utilize drought tolerant, native plants. Non-native plants shall not be permitted.
17. Future vegetation removal or management is subject to review by Mendocino County Planning and Building Services and California Department of Fish and Wildlife. The Applicant shall obtain any permits necessary from County or State agencies for vegetation removal or management.
18. If development is to occur during the breeding season (February to August), a pre-construction survey for nesting birds shall be conducted within 14 days of the onset of construction. If active nesting sites are found, the following exclusion buffers will be established, and no project activities will occur within these buffer zones until young birds have fledged and are no longer reliant upon the nest or parental care for survival.
 - a. Minimum no disturbance of 250 feet around active nest of non-list bird species and 250 foot no-disturbance buffer around migratory birds.
 - b. Minimum no disturbance of 500 feet around active nest of non-listed raptor species, and 0.5 mile no disturbance buffer from listed species and fully protected species until breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.
 - c. Once work commences, all nests should be continuously monitored to detect any behavioral changes as a result of project activities. If behavioral changes are observed, the work causing that change should cease and the appropriate regulatory agencies (i.e. California Department of Fish and Wildlife [CDFW] or U.S. Fish and Wildlife Service [USFWS]) shall be consulted for additional avoidance and minimization measures.
 - d. A variance from these no disturbance buffers may be implanted when there is compelling biological or ecological reason to do so, such as when the project area would be concealed from a nest site by topography. Any variance from these buffers is advised to be supported by a qualified wildlife biologist and is recommended that CDFW and USFWS be notified in advance of implementation of a no disturbance buffer variance.
19. The clearing of vegetation and initiation of construction shall be done between September 1 and October 31. If this cannot be accomplished, then preconstruction surveys for potential bat roost sites shall be conducted and submitted for review and approval by the California Department of Fish and Wildlife. The applicant shall conduct pre-activity surveys for bat species and their roosting/maternity/hibernation sites in the project site and buffer area. If a bat roosting/maternity/hibernation site is identified during these surveys, or suspected to be present, a buffer area will be established to avoid impacts on the site, and subsequently the bat species. The following exclusion zone will apply:

- a. 300 feet from known or potential maternity roosting site. If deemed warranted, project proponent will consult with Mendocino County and the appropriate State and Federal (CDFW and USFWS) regulatory agencies to work out a plan to avoid impacts to the species before work resumes.
20. 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 members 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 measure needed for any potential special status amphibians.
21. The applicant shall secure a well and septic permit with Mendocino County Division of Environmental Health prior to finalization of building permits for the residence.
22. The applicant shall provide 2,500-gallon water storage tank(s) for residential water use and fire protection.
23. Standard Best Management Practices shall be employed. Ground disturbance shall be limited to the minimum necessary and disturbed soil area shall be stabilized as soon as feasible. Areas of bare soil shall be seeded with native erosion control seed mix.
24. To record the Notice of Exemption, the applicant shall pay a fee of \$50.00 for the filing of the Notice of Exemption which shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the end of any project action.
25. Any Building Permit request shall include all conditions of approval of CDP_2021-0020 attached to Building Permit application. All building plans submitted shall have "CDP_2021-0020" clearly printed on all pages.
26. The Applicant shall request a new address which reflects access from Iversen Road.

6/17/2022
DATE


MARK CLISER
PLANNER II

6-21-2022
DATE


IGNACIO GONZALEZ
COASTAL PERMIT ADMINISTRATOR

Appeal Period: 10 Days
Appeal Fee: \$2,620.00

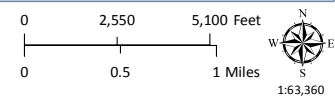
ATTACHMENTS:

- | | |
|-----------------------------|-----------------------------|
| A. Location Map | L. Adjacent Parcels |
| B. Aerial | M. Fire Hazard Zone |
| C. Aerial Vicinity | N. Wildland Urban Interface |
| D. Topographic Map | O. Coastal Groundwater Map |
| E. Site Plans | P. Slope |
| F. Zoning Map | Q. Soils |
| G. General Plan Map | R. Farmland |
| H. LCP Land Use | |
| I. LCP Land Capabilities | |
| J. LCP Habitats & Resources | |
| K. Appeals Map | |



CASE: CDP 2021-0020
 OWNER: BAZZANO, Anthony & Alisha
 APN: 142-010-13
 APLCT: Anthony Bazzano
 AGENT: Winfield Klein
 ADDRESS: 46611 Iversen Lane, Gualala

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






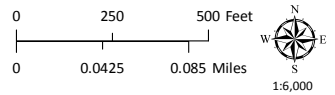
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT 3/23/2023



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
-  Named Rivers
-  Public Roads
-  Private Roads

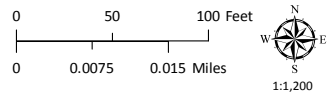


AERIAL IMAGERY

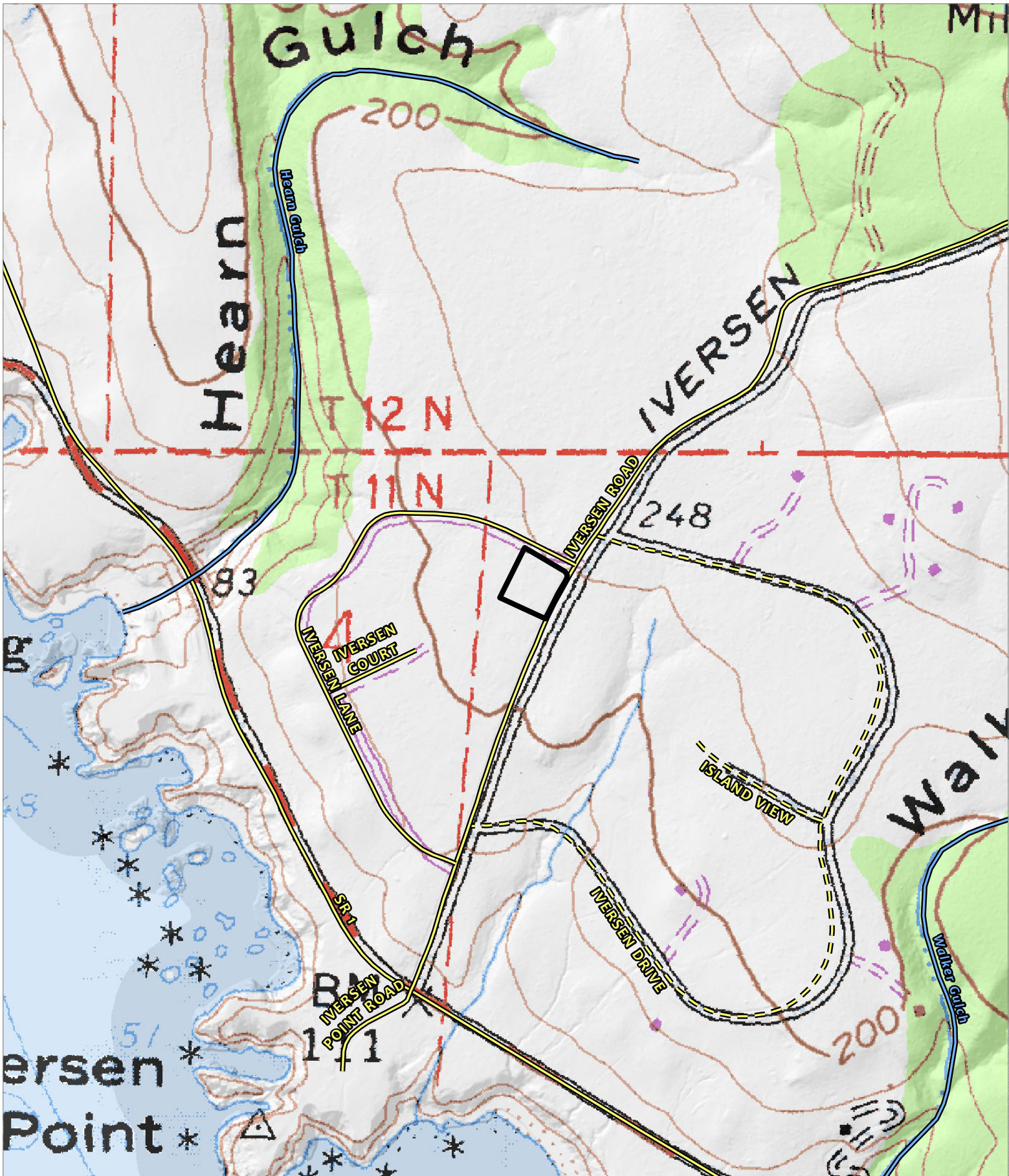


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-  Public Roads
-  Private Roads

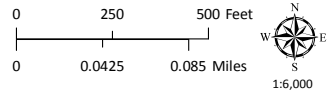


AERIAL IMAGERY



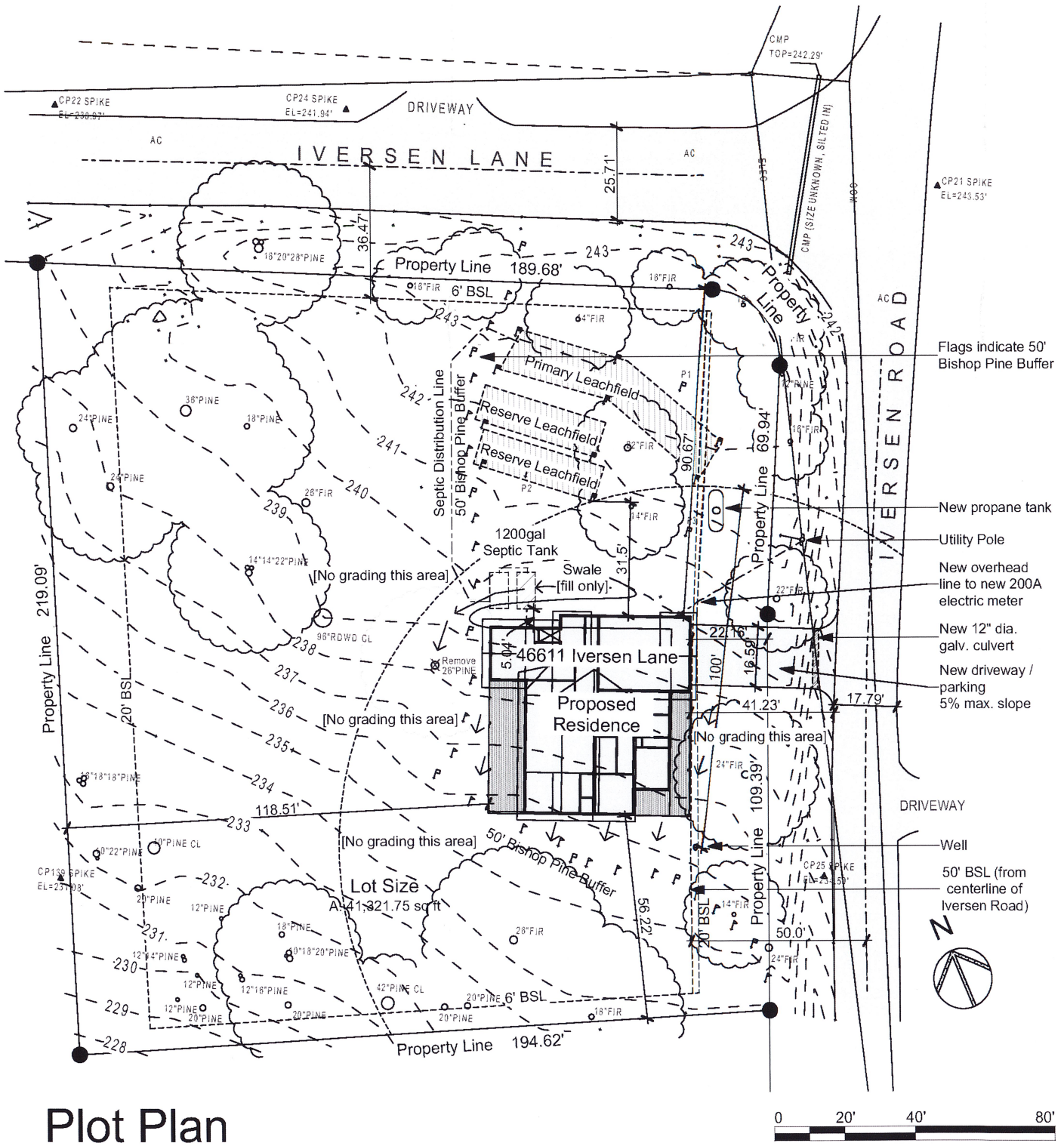
CASE: CDP 2021-0020
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- Named Rivers
- Public Roads
- - - Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

YUBA COUNTY PLANNING DEPARTMENT 9/23/2021



Plot Plan

SCALE: 1" = 40'

DATE: March 5, 2021
 LAYOUT NAME: Main Level Plan
 SHEET NO.:

A102

Printed: 3/5/2021



A New Custom Residence for:

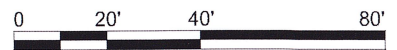
Anthony and Alisha Bazzano

46611 Iversen Lane
 Gualala, California 95445
 APN: 142-010-13(05)



1011 Second Street #205
 Santa Rosa, CA 95404
 (707) 364-3589
 winfield@kleinarch.design

PLANNING & BUILDING SERV
 FORT BRAGG CA



RECEIVED

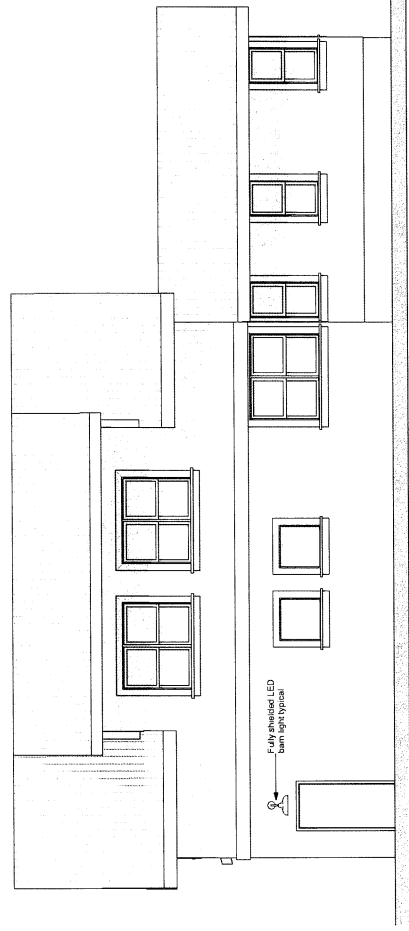
MAR 15 2021

Exterior Finishes

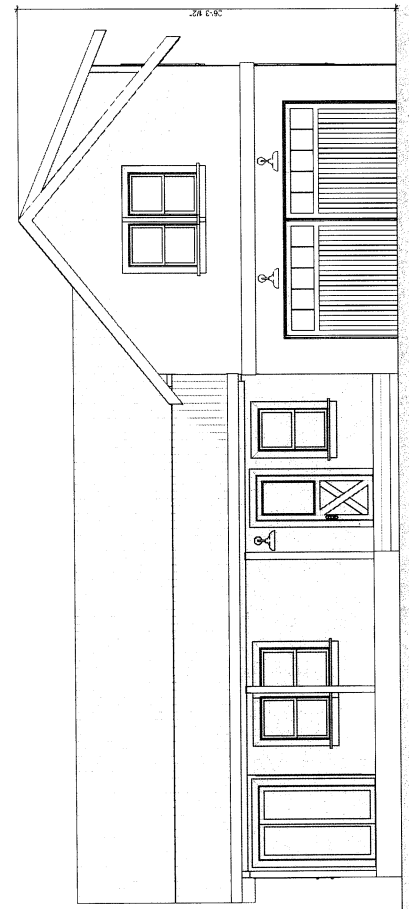
- Roof** 5/12 gable roof
- Siding** James Hardie Lap Siding (6.25"x36" with 2" exposure) install siding over tyvek for weather barrier or approved equal over 1/2" Fibreboard sheathing.
- Windows and Doors** 1 1/2" Fibreboard sheathing and doors by Andersen (100 Series) blind color: total per manufacturer's specifications
- Tiles** 5 1/2" Tiger perforated metal
- Columns and Openings** Painted buffer with 3" x 4" Openings in main siding
- Painting** All wall and wood surfaces: Matching exterior color and 2x6 over windows shall be painted with exterior paint to match siding
- Driveway** Asphalt over 6" compacted base rock

1511 Stevens Street #100
 San Diego, CA 92104
 (707) 364-3889
 winfo@reinarch.com

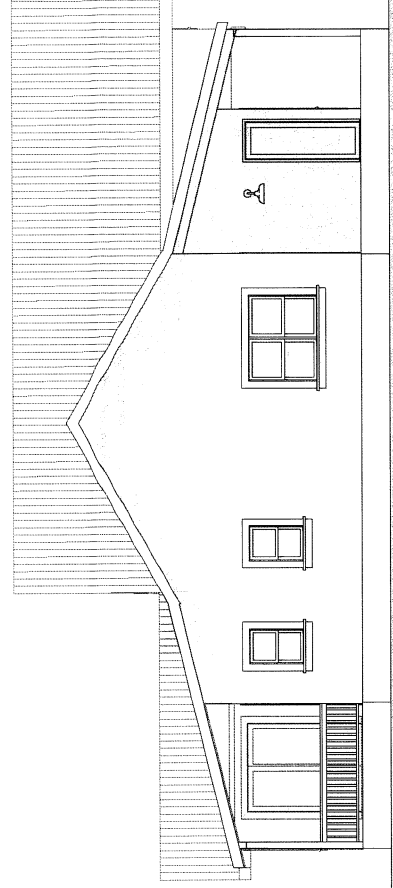
Anthony and Aislin' Bazzano
 A New Custom Residence for:
 4611 Versen L
 Guatla, California 95445
 APN: 142-010-13(05)



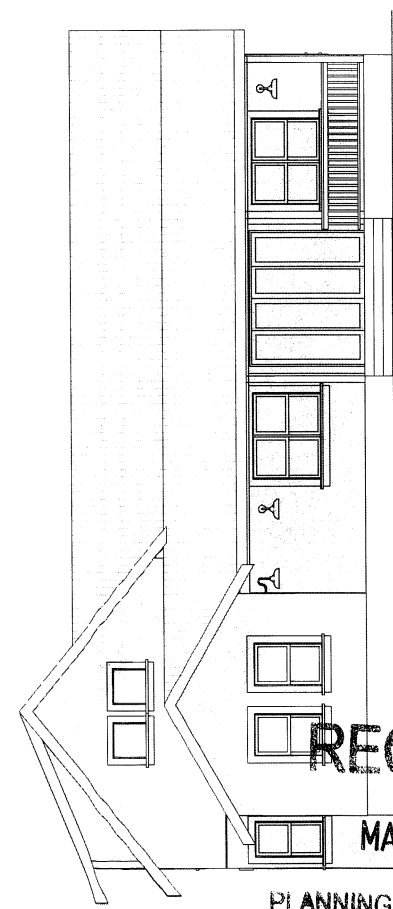
2 North Elevation
 SCALE: 1/4" = 1'-0"



1 East Elevation
 SCALE: 1/4" = 1'-0"



4 South Elevation
 SCALE: 1/4" = 1'-0"

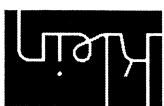


3 West Elevation
 SCALE: 1/4" = 1'-0"

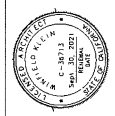


DESIGNER: WK + TK
 DATE: March 8, 2021
 PROJECT NAME: Exterior Elevations
 SHEET NO: A201

RECEIVED
 MAR 15 2021
 PLANNING & BUILDING SERV
 FORT BRAGG, CA

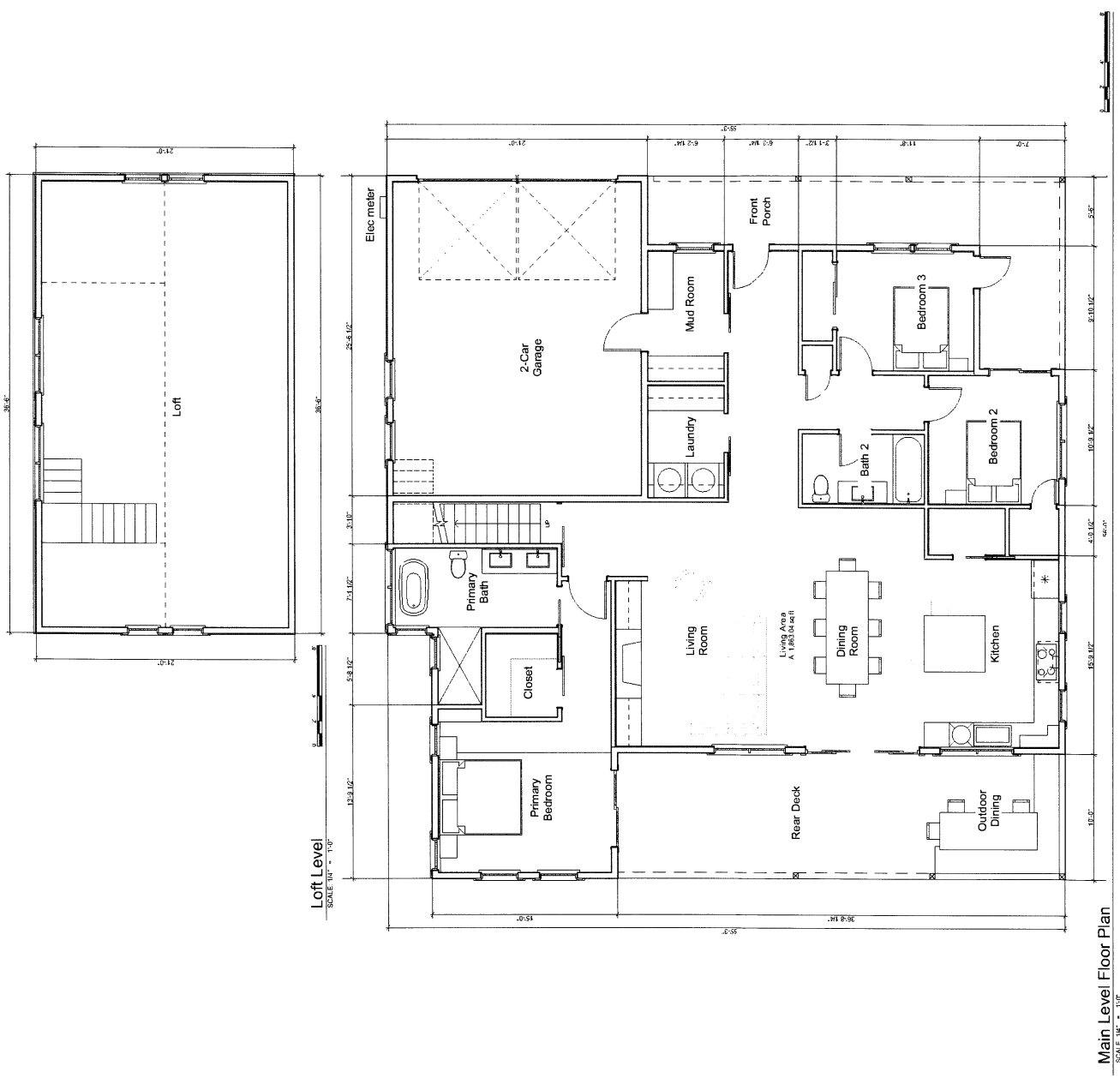


REVISIONS



DESIGNER: WK + TK
 DATE: March 8, 2021
 LAYOUT NAME: Lower Floor Plan
 SHEET NO: A101

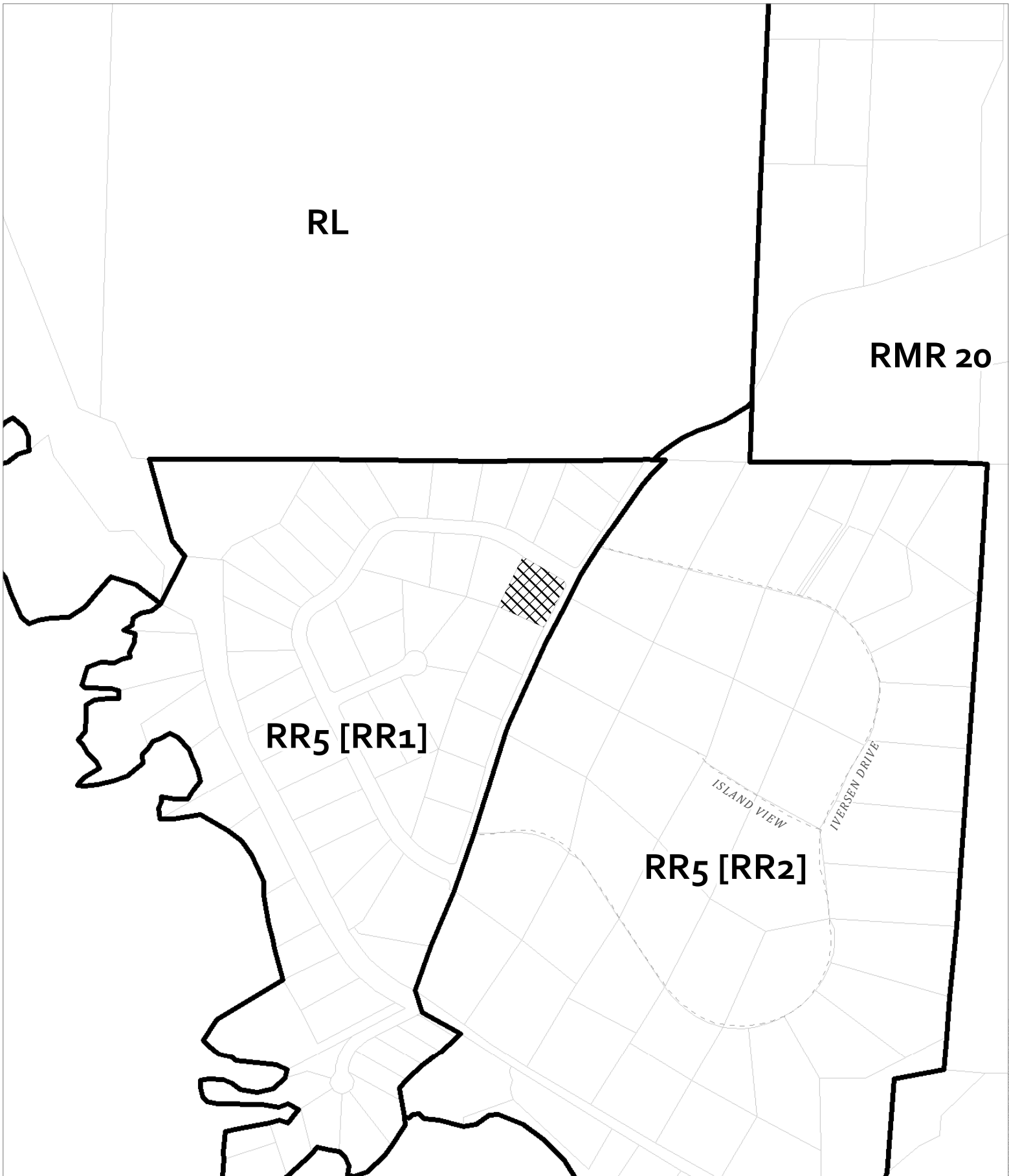
PLANNING & BUILDING SERV
 FORT BRAGG, CA



RECEIVED

MAR 15 2021

PLANNING & BUILDING SERV
 FORT BRAGG, CA



RL

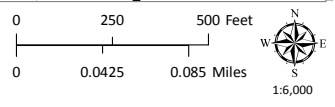
RMR 20

RR5 [RR1]

RR5 [RR2]

ISLAND VIEW
IVERSEN DRIVE

 Zoning Districts



CASE: CDP 2021-0020
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ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/27/2021

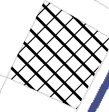
RL 160


RMR 20

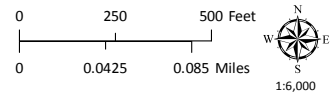
RR 5 [RR 1]

RR 5 [RR 2]

ISLAND VIEW
IVERSEN DRIVE



 General Plan Classes



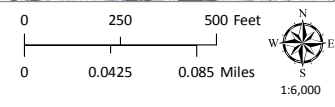
CASE: CDP 2021-0020
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GENERAL PLAN CLASSIFICATIONS

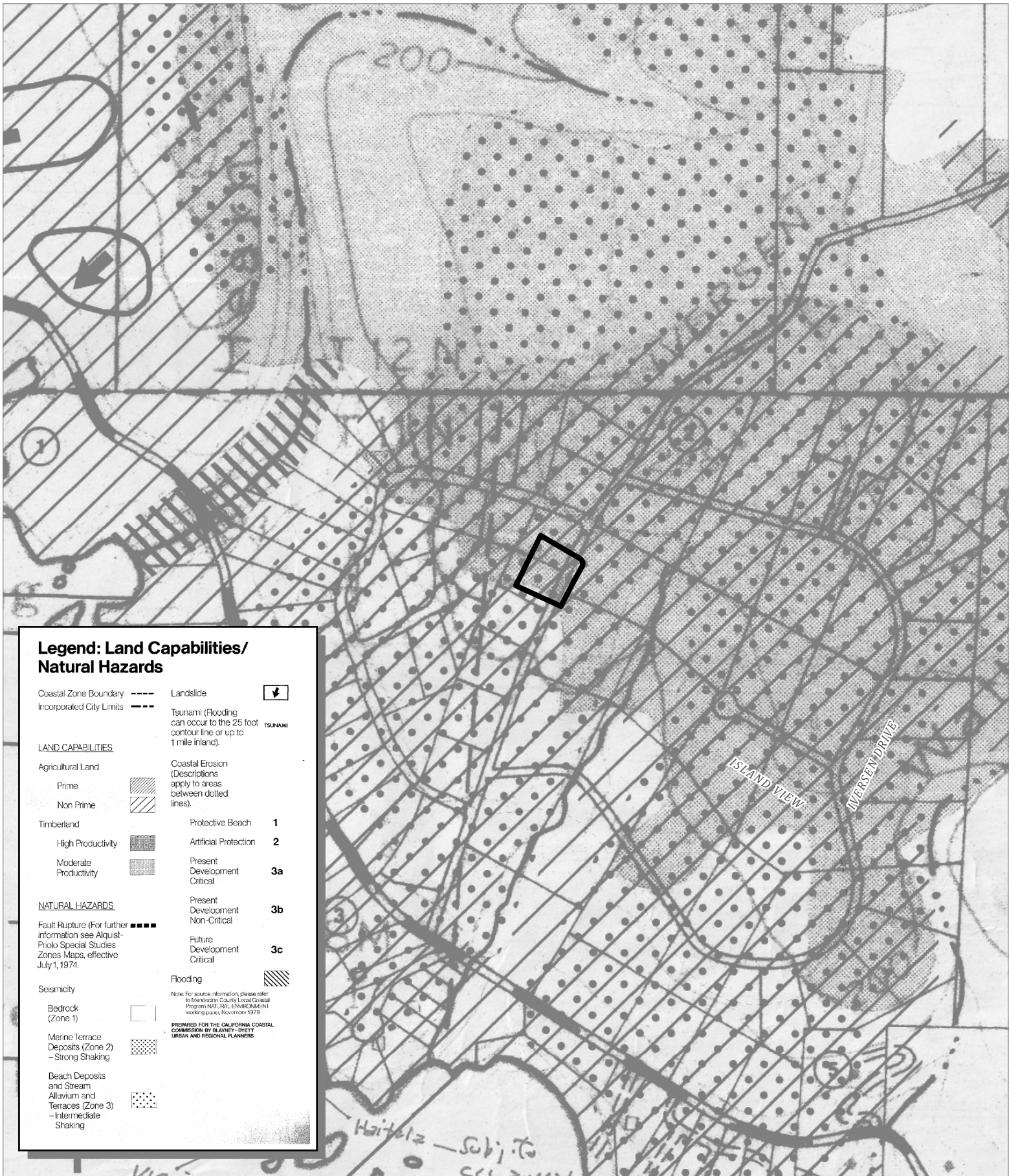


SHORELINE ACCESS/CIRCULATION	
.....	Shoreline Access Existing
.....	Shoreline Access Proposed
⤵	View Turnout
---	Proposed road alignment
NATURAL ENVIRONMENT	
[Symbol]	Prime Agricultural Land <small>All covered by Gov. Code Sec. 57080.06</small>
[Symbol]	Pygmy Vegetation <small>Courted land typically on hills or steep slopes</small>
[Symbol]	Pygmy-type Vegetation <small>Overlapped by pygmy vegetation</small>
[Symbol]	Riparian Vegetation <small>Wetlands regularly associated with the banks of waterways and streams and riparian vegetation of the riparian habitat</small>
[Symbol]	Wetlands <small>Wetlands covered permanently or periodically with shallow water, used by waterfowl, fish, and the like</small>
[Symbol]	Dunes
[Symbol]	Rare or Endangered Plant Habitat <small>Designated by California Native Plant Society</small>
[Symbol]	Rare or Endangered Wildlife Habitat <small>APPLICABLE TO LISTED SPECIES AND SENSITIVE SPECIES OF PLANTS AND ANIMALS AS DETERMINED BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME</small>
[Symbol]	Special Treatment Area <small>Wetlands of special significance to protection of public health</small>
[Symbol]	Flooding <small>Area subject to a present or potential flood hazard in areas over 5000 sq. ft. (0.115 acres)</small>
BOUNDARIES	
[Symbol]	Urban/Rural Boundary <small>See Section 56000 of the California Code of Regulations, Title 9, Part 56000</small>
[Symbol]	Water District <small>Publicly regulated. 80% of parceling area for water</small>
[Symbol]	Sewer District <small>Publicly regulated. 80% of parceling area for sewer</small>
[Symbol]	Timber Preserve Zone <small>See Appendix to the General Plan</small>
[Symbol]	Williamson Act <small>Contract with the State for agricultural use</small>

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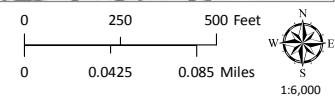
YREBUD COUNTY PLANNING DEPARTMENT 9/23/2021



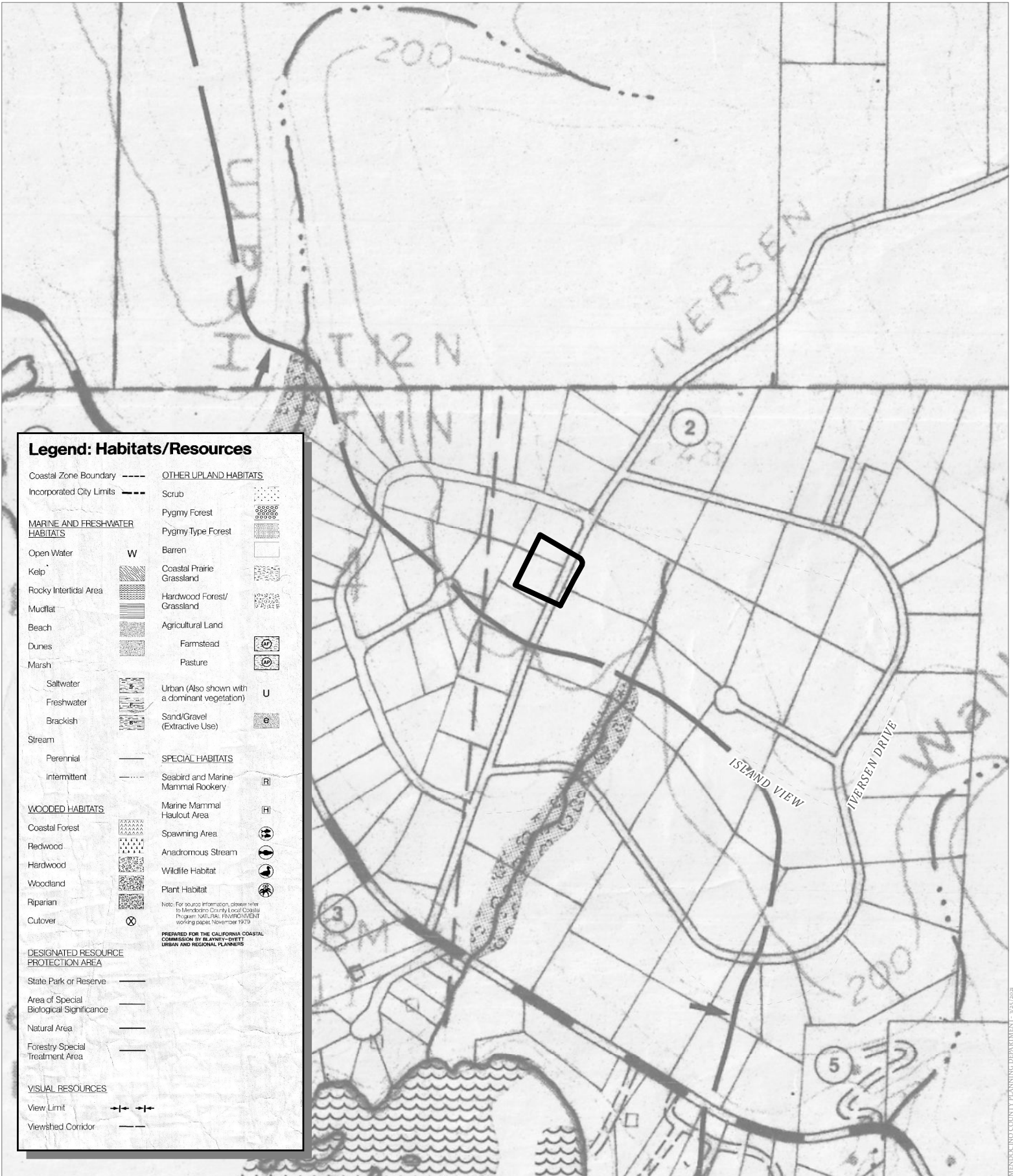
Legend: Land Capabilities/ Natural Hazards

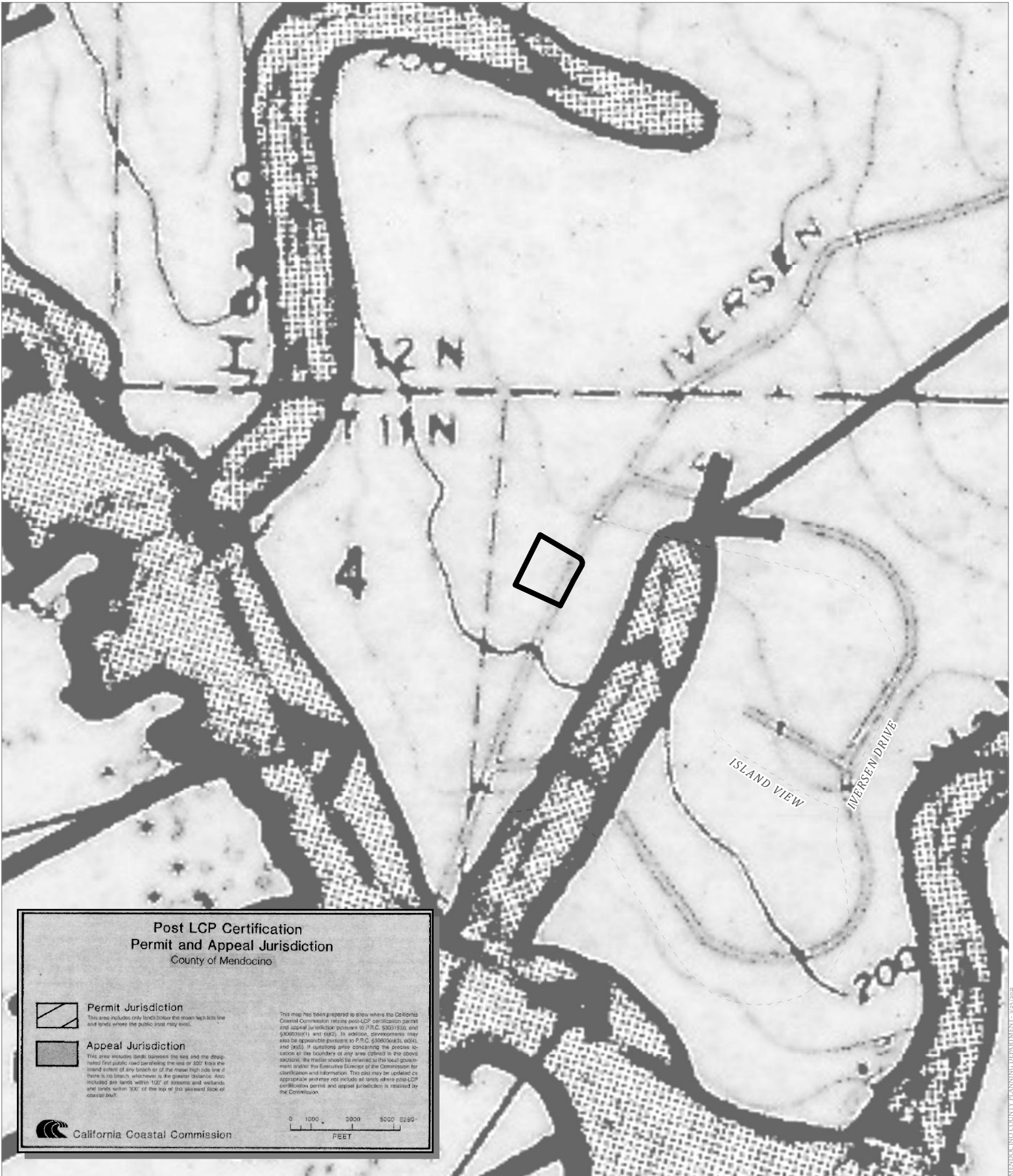
Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
LAND CAPABILITIES			
Agricultural Land		Coastal Erosion (Descriptions apply to areas between dotted lines).	
Prime		Protective Beach	1
Non Prime		Artificial 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-Priolo Special Studies Zones Maps, effective July 1, 1974).		Flooding	
Seismicity		<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1975.</small>	
Bedrock (Zone 1)		<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-DWETT URBAN AND REGIONAL PLANNERS</small>	
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/27/2021





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

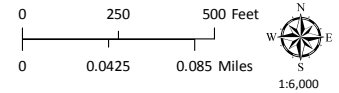
Permit Jurisdiction
This area includes only lands border the mean high tide line and lands where the public trust may exist.

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

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. (3001150), and (3000001) and (300), in addition, developments may also be appealable pursuant to P.R.C. (3000003), (004), and (005). In questioning areas concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government under the Executive Director of the Commission for clarification and information. This plan may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

FEET

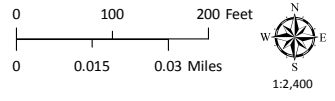
CASE: CDP 2021-0020
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027-511-33
CHARLES HOFGAARDEN
RL160 164 A± (163.26 A±)



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ADJACENT PARCELS

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/23/2021

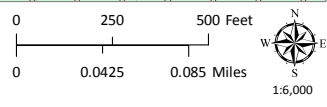
**REDWOOD COAST
FIRE PROTECTION
DISTRICT**

**SOUTH COAST
FIRE PROTECTION
DISTRICT**



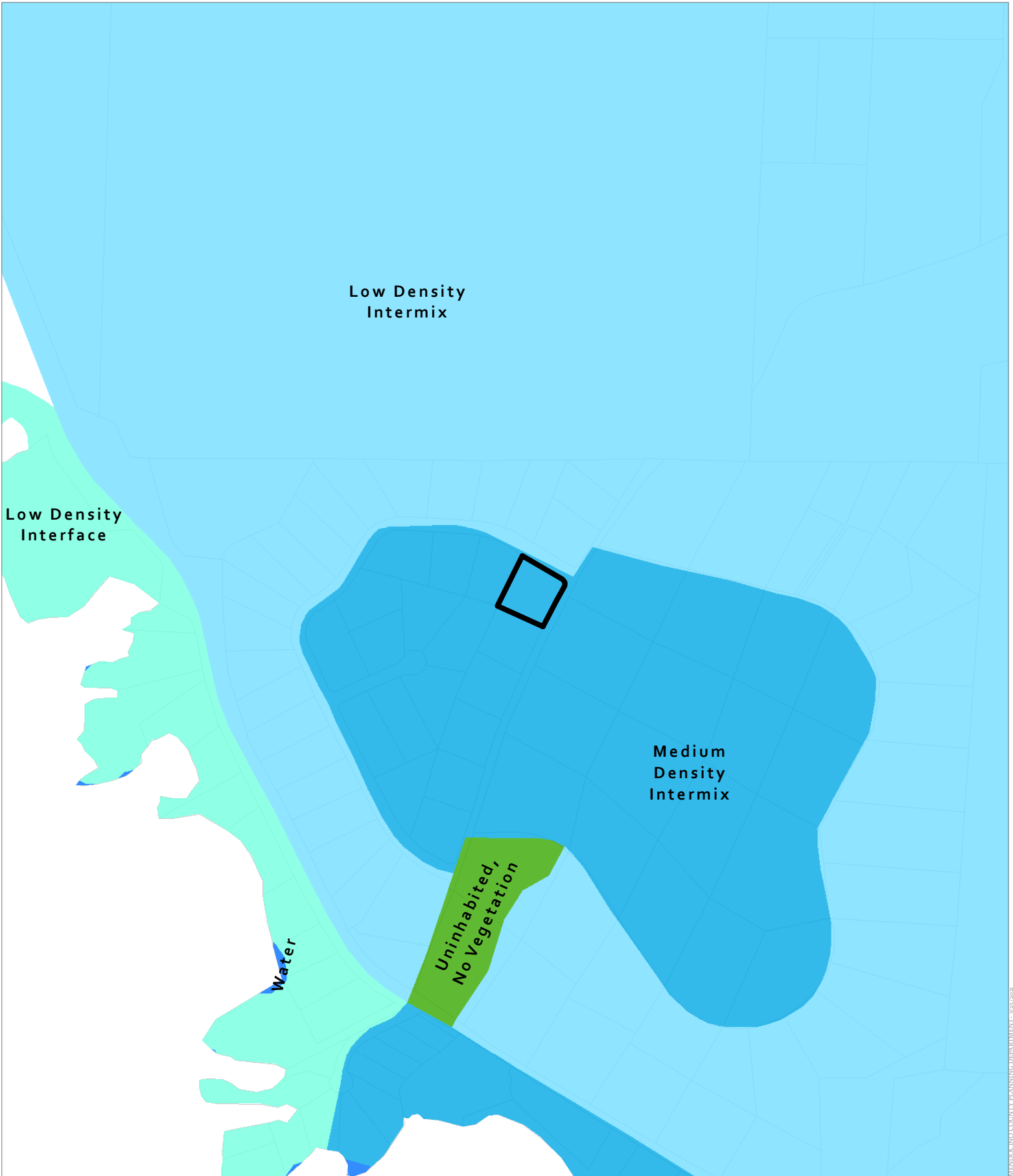
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-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



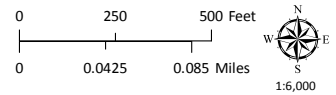
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT 9/29/2021

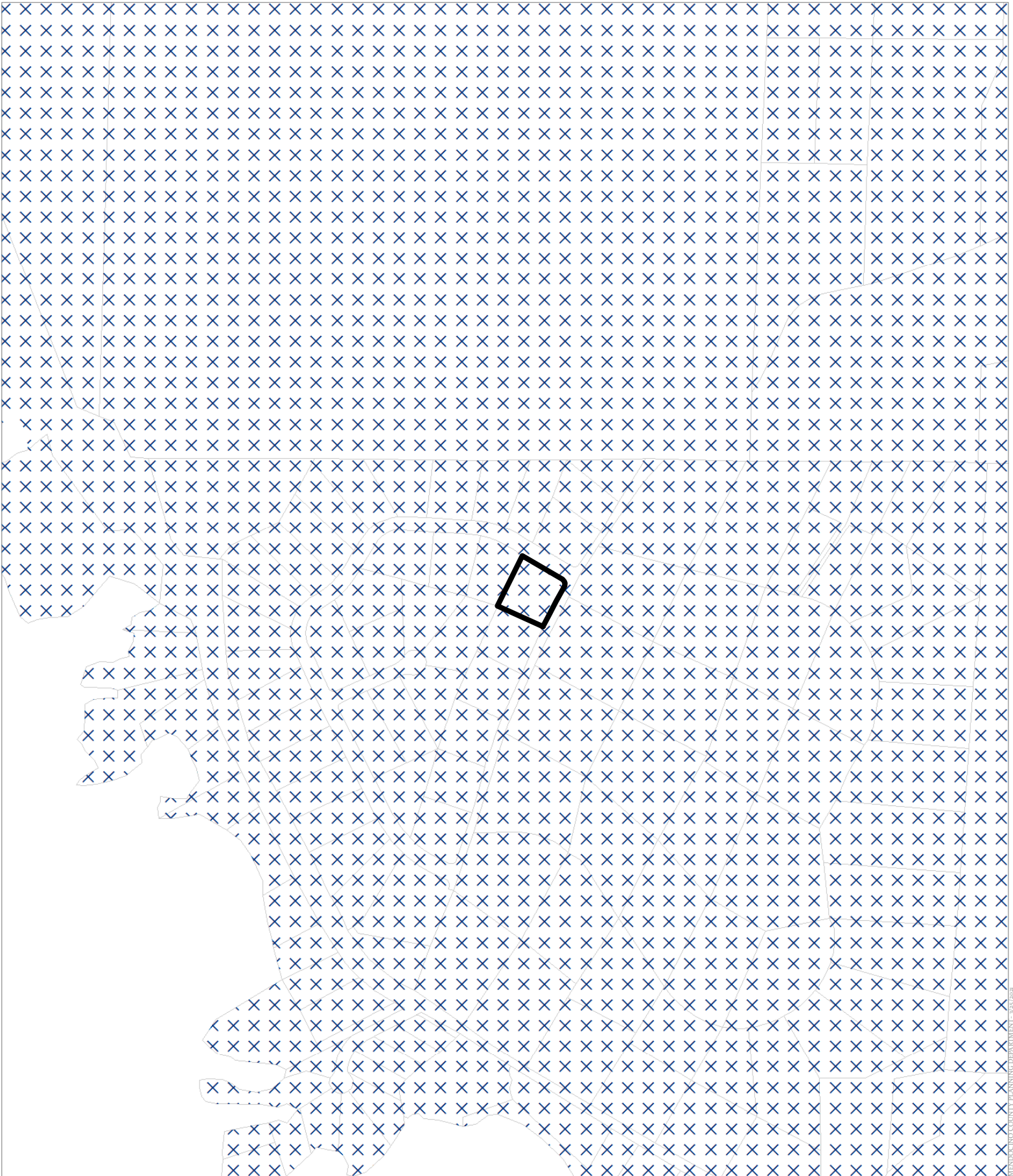


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 Water




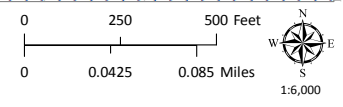
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/27/2021



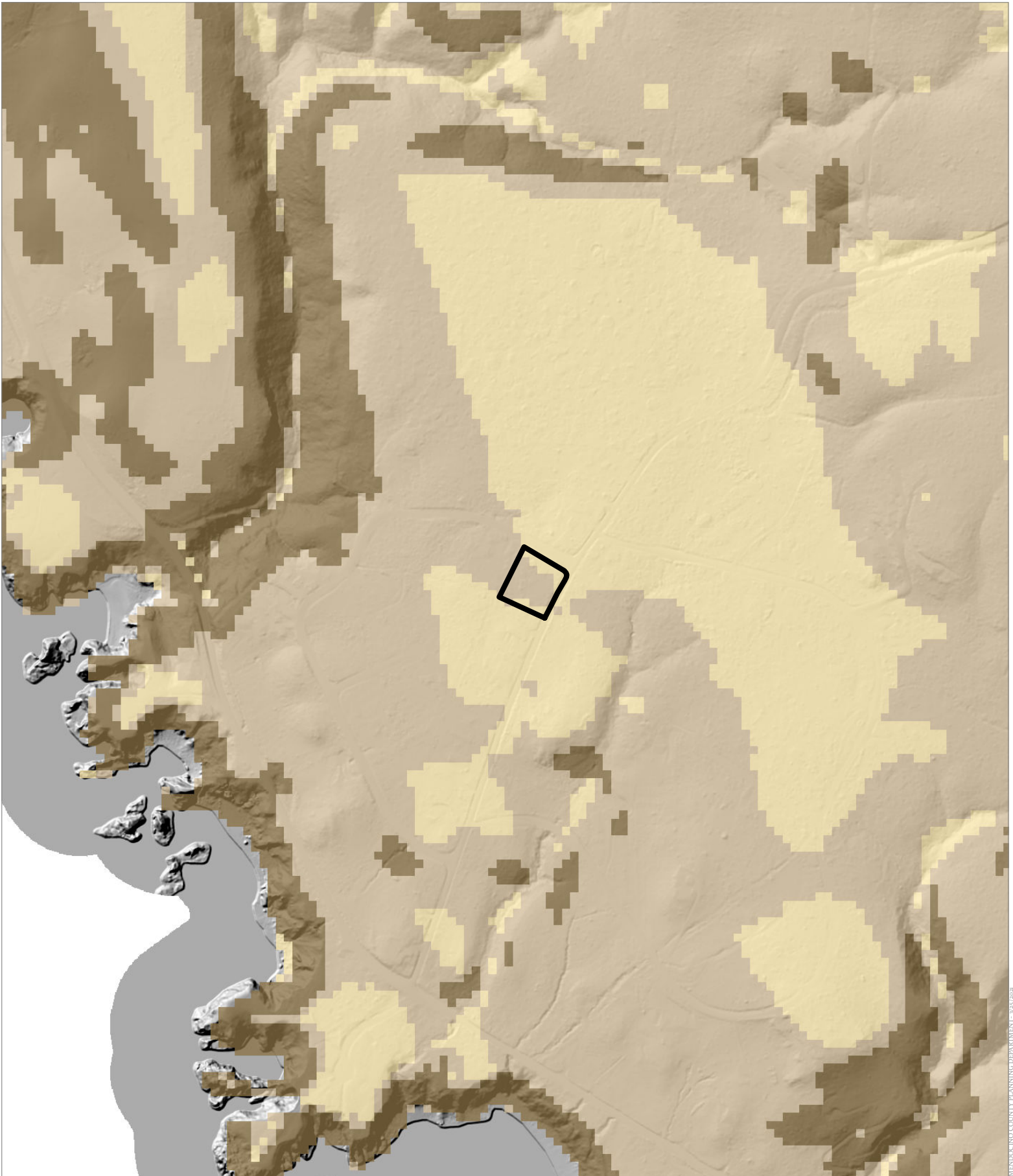
VENTURA COUNTY PLANNING DEPARTMENT - 3/27/2024

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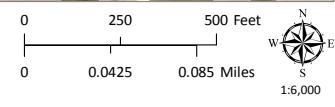
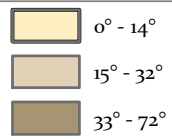
 Critical Water Areas



GROUND WATER RESOURCES

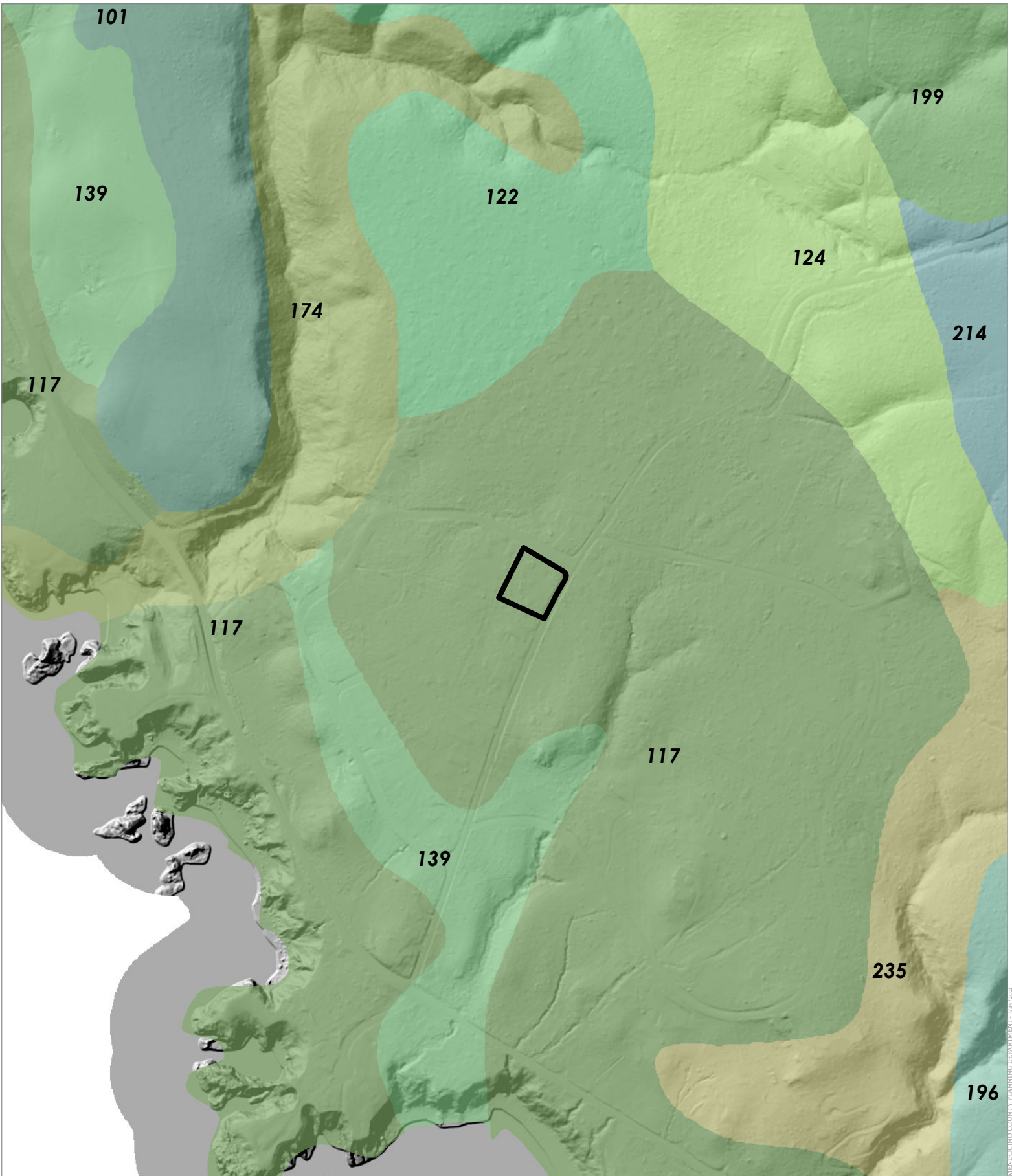


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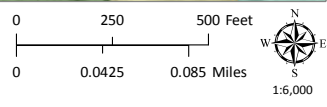
ESTIMATED SLOPE

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/27/2024



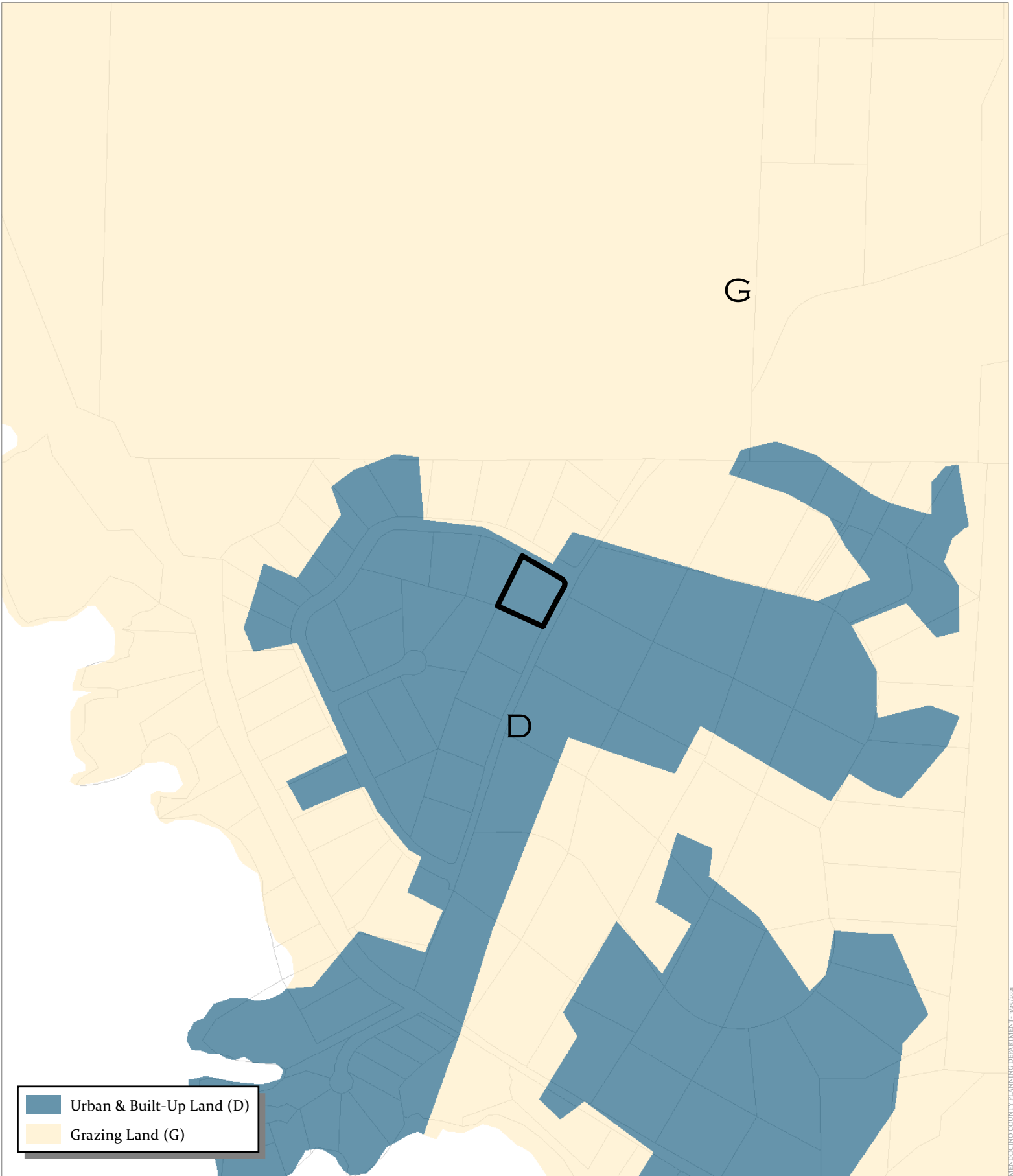
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 Shinglemill-Gibney Complex



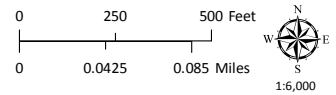
WESTERN SOIL CLASSES

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/27/2024



Urban & Built-Up Land (D)
 Grazing Land (G)

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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/27/2023