



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
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June 30, 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, July 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](mailto: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\_2022-0010

**DATE FILED:** 2/23/2022

**OWNER/APPLICANT:** ROBERT VALLAS

**AGENT:** JEFF WALL

**REQUEST:** Standard Coastal Development Permit to construct a 1,500± square foot single-family residence, 375± square foot attached garage, well, pump house, water tank, and septic system. The project would also include minor grading and connection to utilities.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 2± miles north of Mendocino, on the south side of Drifters Reef Drive, (private), 600± feet west of its intersection with Point Cabrillo Drive (CR 564), located at 45225 Drifters Reef Drive, Mendocino; APN: 118-200-17.

**SUPERVISORIAL DISTRICT:** 4 (Gjerde)

**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](mailto:pbscommissions@mendocinocounty.org) no later than July 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](mailto: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.

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

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



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

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**JULY 14, 2022  
CDP\_2022-0010**

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**SUMMARY**

**OWNER/APPLICANT:** ROBERT VALLAS & KARA WEISIGER  
257 SAN FRANCISCO BLVD  
SAN ANSELMO, CA 94960

**AGENT:** JEFF WALL  
43605 LITTLE RIVER AIRPORT ROAD  
LITTLE RIVER, CA 95456

**REQUEST:** Standard Coastal Development Permit to construct a 1,500± square foot single-family residence, 375± square foot attached garage, well, pump house, water tank, and septic system. The project would also include minor grading and connection to utilities.

**LOCATION:** In the Coastal Zone, 2± miles north of Mendocino, on the south side of Drifters Reef Drive, (private), 600± feet west of its intersection with Point Cabrillo Drive (CR 564); located at 45225 Drifters Reef Drive, Mendocino; APN: 118-200-17.

**TOTAL ACREAGE:** 2.39± Acres

**GENERAL PLAN:** Rural Residential 5-Acre Minimum (RR:5)

**ZONING:** Rural Residential (RR)

**SUPERVISORIAL DISTRICT:** 4 (Gjerde)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**RECOMMENDATION:** APPROVE WITH CONDITIONS

**STAFF PLANNER:** LIAM CROWLEY

**BACKGROUND**

**PROJECT DESCRIPTION:** Standard Coastal Development Permit to construct a 1,500± square foot single-family residence, 375± square foot attached garage, well, pump house, water tank, and septic system. The project would also include minor grading and connection to utilities.

**RELATED APPLICATIONS:**

**On-Site**

- None:

**Adjacent**

- APN 118-200-04: CE\_1996-0061, test well
- APN 118-200-16: LCP\_1992-099, single-family residence
- APN 118-200-16: LCP\_1990-045, single-family residence

**SITE CHARACTERISTICS:** The project site is in a residential subdivision west of State Route 1 between Caspar and the Town of Mendocino. Russian Gulch State Park lies to the south of the subdivision. The site is accessed from the north via Drifter's Reef Drive, a private road. The surrounding lots are either

vacant or developed with single-family homes. The project site is 0.33± miles east of the bluff edge. A wetland is present on the southern edge of the lot (see attached *Wetlands*). The southeastern portion of the lot is heavily forested with primarily Monterey and Bishop Pine trees. The proposed development has been sited on the northwest portion of the lot in order to avoid impacts to the nearby forest and wetland (see attached *Site Plan*).

**SURROUNDING LAND USE AND ZONING:**

	GENERAL PLAN	ZONING	LOT SIZES	USES
<b>NORTH</b>	RR:5	RR	1.85±, 1.75± Acres	Residential
<b>EAST</b>	RR:5	RR	2.74± Acres	Vacant
<b>SOUTH</b>	RR:5	RR	1.14±, 1.2±, 0.98± Acres	Residential
<b>WEST</b>	RR:5	RR	3.21± Acres	Vacant

**PUBLIC SERVICES:**

Access: Drifters Reef Drive (Private Road), Point Cabrillo Drive (CR 564)  
 Fire District: Mendocino Fire Protection District  
 Water District: NONE  
 Sewer District: NONE  
 School District: Mendocino Unified

**AGENCY COMMENTS:** On April 7, 2022 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
Archaeological Commission	No Response
Assessor's Office	No Response
Building Division (Fort Bragg)	No Comment
County Addresser	No Response
Department of Transportation (DOT)	No Comment
Environmental Health (Fort Bragg)	Comments
Mendocino Fire Protection District	No Response
Planning Division (Fort Bragg)	No Comment
Sonoma State University	Comments
CALFIRE (Land Use)	Comments
California Coastal Commission	No Response
California Dept. of Fish and Wildlife	No Response
Regional Water Quality Control Board	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 subject lot is classified as Rural Residential (RR) by the Mendocino County Coastal Element Chapter 2.2: Land Use Classifications (see attached *General Plan Classifications*). The Rural Residential classification is intended...

*"...to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to*



*be a growth area and residences should be located as to create minimal impact on agricultural viability.*

*Principal Permitted Use: Residential and associated utilities, light agriculture, home occupation.”*

The proposed project includes a single-family residence and appurtenant structures, including a septic tank, leach field, water tank, pump house, attached garage, and deck. These uses are all associated with the principal permitted single-family residence. The size of the lot is similar to surrounding lots (1-3± acres), and surrounding uses include other single-family residences. Environmental constraints such as the wetland and forested areas on site limit feasible building locations. The location of the lot in a subdivision with relatively small parcels and primarily residential uses indicates that future agricultural use is unlikely. Lot coverage requirements outlined in the Mendocino County Coastal Zoning Code ensure that the building envelope would not inhibit the potential of the lot for agricultural use. Indeed, the proposed building envelope would not cover all potential agricultural land (see attached *Site Plan*). The proposed project, as a permitted use, is therefore consistent with the intent of the Coastal Element RR land use classification.

Zoning: The subject lot is within the Rural Residential (RR) zoning district as outlined in Mendocino County Coastal Zoning Code (MCC) Chapter 20.376 (see attached *Zoning Display Map*). The Rural Residential 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 is considered a “Family Residential: Single Family” use type as defined in MCC Section 20.316.010. Pursuant to MCC Section 20.376.010(A), this is a principal permitted use in the RR district. MCC Chapter 20.456 establishes accessory use types that are encompassed by principal permitted uses. The proposed garage, deck, and hot tub are all accessory uses which are specifically identified in Section 20.456.015(A), (B), and (F). The proposed septic tank, leach field, water tank, well, and pump house are all customarily associated with a single-family residence. These accessory uses are allowable pursuant to MCC Section 20.456.015(O).

All proposed structures for the project are sited greater than twenty (20) feet from any property boundary (see attached *Site Plan*). In addition, the single-family residence has a maximum height of twenty two (22) feet (see attached *Floor Plans & Elevations*). The proposed project is not mapped within a Highly Scenic Area (see attached *Highly Scenic & Tree Removal Areas*). The subject lot has an area of 2.39± acres. The gross floor area of the proposed project is 2,511± square feet. This renders a lot coverage of about 2.4%. Pursuant to MCC Chapter 20.376, minimum setbacks for a nonconforming parcel which is less than five (5) acres and which is zoned RR:5 are twenty (20) feet. The building height limit in this district is twenty-eight (28) feet above natural grade in non-Highly Scenic Areas, and maximum lot coverage is fifteen (15) percent for parcels between two (2) and five (5) acres in size. As proposed, all structures for the project meet the requirements for setbacks, height limits, and lot coverage for the Rural Residential district.

The proposed project includes two (2) parking spaces, one (1) covered and one (1) uncovered. The uncovered parking space would be fifteen (15) by twenty (20) feet to meet accessibility requirements. Per MCC Section 20.472.015, a single-family detached dwelling requires two (2) parking space. As such, the proposed project is consistent with off-street parking requirements.

Jug Handle Creek Planning Area: The project site is within the Jug Handle Creek to Russian Gulch Planning Area as described in Mendocino County Coastal Element Chapter 4.6. However, the project site is not located within Caspar Village, and therefore policy 4.6-1, 2, and 3 do not apply. In addition, the site is not located on or adjacent to any designated access points, trails, or recreation areas outlined in Chapter 4.6. Policy 4.6-12 notes that sufficient access is present in the Russian Gulch Headlands area south of the project site.

Visual Resources: The project is not mapped within a Highly Scenic or Conditionally Highly Scenic Area (see attached *Highly Scenic & Tree Removal Areas*). The eastern property boundary for the parcel is 850± feet from State Route 1 (see attached *Aerial Imagery*). All proposed exterior lighting will be shielded and downcast (see attached *Lighting Specs*). In addition, proposed lighting would not exceed the height of any

structure on which it would be placed (see attached *Floor Plans & Elevations*). Per MCC Section 20.504.025, the designated scenic corridor along State Route 1 extends a maximum of three hundred fifty (350) feet from the shoulder of the road. This is known as a Special Treatment Area. Per MCC Section 20.504.035, no light shall exceed the height limit for the zoning district in which the light is located, and where possible, all lights shall be shielded in a manner that will not shine light or allow light glare to exceed the boundaries of the parcel on which it is placed. In addition, no lights shall be installed so that they distract motorists. Staff finds that the proposed project is not within a Special Treatment Area, and that the proposed exterior lighting would not conflict with the standards of MCC Section 20.504.035. Therefore, the project is consistent with the visual resource requirements of MCC Chapter 20.504.

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*). The project site plan contains several notes identifying stormwater and erosion control techniques to be implemented during construction, including a silt fence and fiber roll waddles (see attached *Site Plan notes SP3-SP6 and SW1-SW6*). In addition, the site plan notes that the project will conform to the 2019 California Building Standards Code (see attached *Site Plan general note G3*).

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 Moderate 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 and Fire Protection (CalFire). The applicant provided CalFire document #406-21 showing conditional of approval for State Fire Safe Regulations, including driveway standards, address standards, and defensible space standards (see attached *CalFire Conditions of Approval*).

On April 7, 2022, the application was referred to MFPD and CalFire for input. On April 14, 2022 CalFire responded with comments, stating that “the CAL FIRE Mendocino Unit has made a preliminary review of this project. The project will be required to adhere to the applicable sections off the SRA/VHFHSZ Fire Safe Regulations.” Staff recommends that a condition of approval be added requiring the applicant to conform to these standards in order to align the project with State Fire Safe Regulations.

Staff finds that due to the lack of mapped hazards, the planned use of stormwater and erosion control techniques, and the inclusion of CalFire conditions of approval, the proposed project does not conflict with MCC Chapter 20.500 – Hazard Areas.

Habitats and Natural Resources: Local Coastal Program mapping does not associate the lot with rare or endangered plant or wildlife habitat, and classifies the habitat as ‘barren’ (see attached *LCP Land Use Map 15: Casper and LCP Habitats and Resources*). The nearest record of special status species contained in the California Natural Diversity Database (CNDDB) occurs 300± feet south of the parcel (*Campanula californica*). National Wetlands Inventory mapping shows a Freshwater Forested/Shrub Wetland along the southern boundary of the parcel (see attached *Wetlands*).

A Wetland Delineation survey and Reduced Buffer Analysis was prepared by Jacobszoon & Associates, Inc. for the subject lot and submitted as part of the initial application. These studies identify potential Environmentally Sensitive Habitat Areas (ESHAs) and establish the boundary of the wetland within the project area in accordance with California Coastal Commission (CCC) guidelines. In addition, the Reduced Buffer Analysis attempts to demonstrate that a fifty (50) foot buffer is sufficient to protect the resources of an identified ESHA in the project area from impacts of the proposed development.

MCC Chapter 20.496 establishes regulations for ESHAs and other resource areas. Upon identification of any ESHA, MCC Section 20.496.020 requires a buffer to be established adjacent to all ESHA to protect the habitat from impacts of future development. Per MCC Section 20.496.020(A)(1), this buffer shall be a minimum of one hundred (100) feet unless the applicant can adequately demonstrate that a one hundred (100) foot buffer is not necessary. MCC Section 20.496.020(A)(1)(a-g) established standards for determining the appropriate width of the buffer area.

The results of the Wetland Delineation survey found that the CCC wetland boundary extends beyond the previously mapped National Wetlands Inventory (NWI) wetland boundary within the parcel. The CCC wetland was found to comprise 0.53± acres of the southern portion of the lot (see attached *Buffer Analysis Map*). Based on the identified wetland, a buffer of one hundred (100) feet was established adjacent to the wetland. The proposed project was sited outside of the wetland buffer (see attached *Site Plan*).

The Reduced Buffer Analysis (“analysis”) identifies a Bishop pine/Monterey pine forest ESHA in the southeast portion of the lot. The Buffer Analysis contains discussion relating to the appropriate size of ESHA buffers as outlined in MCC Section 20.496.020. The analysis concludes that a fifty (50) foot buffer from the edge of the Bishop pine/Monterey pine forest is sufficient to address these requirements, and includes recommended avoidance measures to ensure consistency with MCC Chapter 20.496 (see attached *Reduced Buffer Analysis*). In concluding that a fifty (50) foot buffer is adequate, the analysis notes that no special status plant or animal species were observed during field surveys. However, it notes that the grassland on site may provide nesting habitat for special-status bird species, and that the adjacent upland areas do not provide any known specific habitat value for amphibians. These potential impacts can be avoided through the avoidance measures presented in the analysis. Further justification within the analysis states that surrounding development suggests wildlife in the area is reasonably adapted to human disturbance. The proposed residential use of the site is similar to existing uses, and construction of the single family residence would require minimal vegetation removal. The analysis recommends that straw wattles be placed along the 50-foot ESHA buffer boundary to prevent sediment from entering the Bishop pine/Monterey pine forest ESHA. In addition, the 50-foot buffer would protect erosion from entering the downhill portion of the parcel and towards the wetland.

The analysis notes that septic leach fields and lines would be installed outside of the 50-foot buffer area, and that “the proposed underground utility lines are not expected to have a detrimental short or long term impact to the ESHA or buffers.” The location of development was chosen to minimize removal of healthy native trees and 100 feet from the wetland. Additional mitigation measures noted in the analysis include provisions to allow young bishop pine, Monterey pine and grand fir trees to become re-established wherever they are present outside the construction site, and that landscaping on the parcel should only include native plants compatible with existing plant communities.

There are no established mature trees that would be removed as a result of the project. Six (6) immature Bishop pine trees under one inch (1”) diameter at breast height may be removed for driveway development. These trees are not within the 50-foot buffer.

The analysis provides responses to each ESHA development criteria outlined in MCC Section 20.496.020. Upon reviewing the analysis, staff concurs that the proposed location of development is the most feasible to minimize ESHA impacts, and that a reduced buffer of fifty (50) feet is sufficient to protect the identified Bishop pine/Monterey pine forest. Staff recommends that the avoidance measures included in the Reduced Buffer Analysis be incorporated as a condition of approval in order to minimize any potential impacts to the wetland and ESHA identified on the site.

On April 7, 2022, the project application (including the biological report and reduced buffer analysis) was referred to CDFW for comments. As yet, no response has been received.

Archaeological/Cultural Resources: On April 7, 2022, the project was referred to the Northwest Information Center at Sonoma State University (NWIC) to determine if the project could adversely affect cultural resources. NWIC responded with comments on April 19, 2022 with recommendations that further archival and field study of the project area be performed to identify any cultural resources. On May 4, 2022 the applicant provided an Archaeological Survey Report prepared by Alta Archaeological Consulting for the subject parcel. The report is dated May 3, 2022, and notes that no cultural resources were identified as a result of archaeological field survey. The report states that the project, as presently designed, is not anticipated to have an adverse effect on significant cultural resources.

On June 8, 2022 the Archaeological Survey Report was presented to the Mendocino County Archaeological Commission, who determined that the survey was acceptable, and that the project shall adhere to the ‘Discovery Clause’. The Discovery Clause requires that, upon any discovery of cultural resources during construction or other project activities, those activities shall cease and notification of the discovery shall be

made to the Director of Planning and Building Services. The Discovery Clause has been added as a condition of approval to ensure consistency with MCC Section 22.12.090.

The project was also referred to three local tribes on April 7, including the Cloverdale Rancheria, Redwood Valley Rancheria, and Sherwood Valley Band of Pomo Indians. As yet, no response has been received from these tribes.

Groundwater Resources: The project site is not located within the jurisdiction of a district that provides water supply or sanitation services. The project site is located in an area mapped Critical Water Area (see attached *Ground Water Resources*). The proposed project would include construction of a well, pump house, water tank, and septic system. On April 7, 2022, the project was referred to the Mendocino County Division of Environmental Health (EH). EH responded on April 26, 2022 with comments stating that the proposed project will need a septic system. Staff recommends adoption of conditions of approval which would require the applicant to secure all necessary permits for the proposed water and sewer facilities. The proposed project is not commercial in nature, and is not expected to be a major water user.

As conditioned, the project would be consistent with EH regulations and would not conflict with the Local Coastal Program policies related to groundwater resources found in Chapter 3.8 and MCC Section 20.516.015.

Grading, Erosion, and Runoff: The proposed project would involve grading for the driveway on a moderate downslope (6% to 2%), and grading for the single-family residence on a moderate downslope (2%). The application states that a total of 50 cubic yards of cut and fill would occur, both with a maximum height of eight inches (8"). 40 cubic yards would be imported or exported, with fill materials being provided by a local rock supplier in Fort Bragg, and materials being disposed of at a construction yard in the Little River area.

The application and site plan note several mitigation measures and Best Management Practices (BMPs) to be implemented during project construction in order to minimize effects of grading. General Notes G1-G4, Site Plan Notes SP1-SP8, and SW1-SW6 relate to grading, erosion, sedimentation, and runoff. Also included are plans to install (1): a silt fence adjoining the 100-foot wetland buffer line to prevent potential erosion and runoff of excavation and construction debris into the wetland, and (2): fiber roll wattles perpendicular to the grade slope to prevent potential surface erosion and runoff.

MCC Chapter 20.492 regulates impacts of grading, erosion, and runoff in the Coastal Zone. Section 20.492.005 states that *"the approving authority shall determine the extent to which the following standards should apply to specific projects, and the extent to which additional studies and/or mitigation are required..."*

Staff finds that the proposed erosion control measures, along with standard and proposed BMPs, are sufficient to address grading, erosion, and runoff concerns for construction and operation of the project. Staff recommends a condition of approval memorializing these measures in order to ensure consistency with MCC Chapter 20.492.

Transportation, Utilities, and Public Services: The project would have minimal impacts to traffic and regional roadways. The cumulative effects of traffic resulting from the single-family residence and its associated development were considered when the Coastal Element land use designations were assigned. The project site is accessed via Drifter's Reef Drive, a private road. Drifter's Reef Drive is accessed via Point Cabrillo Drive, a County-maintained road (CR 564). The proposed single-family residence and associated development is greater than twenty five (25) feet from the center of Drifter's Reef Drive. The proposed project includes a twelve (12) foot wide, ninety (90) foot long driveway of permeable gravel (see attached *Site Plan*). The proposed project would not create any new parcels.

On April 7, 2022 the project application was referred to the Mendocino County Department of Transportation (DOT). On April 18, 2022 DOT responded with no comment on the project. As proposed, the project is consistent with MCC Section 20.516.015(C) regarding transportation systems.

Public Access: LCP mapping does not associate the project site with any proposed shoreline access or other minimum access locations. Existing shoreline access is located along Point Cabrillo Drive (CR 564) 600± feet to the east (see attached *LCP Land Use Map 15: Caspar*). As proposed, the project does not conflict with MCC Chapter 20.528.

**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 to MCC Section 20.532.095(A)(1), the proposed development is in conformity with the certified local coastal program. The project is located within the Rural Residential land use classification, which is outlined in Chapter 2.2 of the Mendocino County Coastal Element. The proposed project involves principal permitted and accessory uses that are intended for the Rural Residential classification, including a single-family residence, garage, well, pump house, water tank, septic system, and driveway. The small size of the proposed development in relation to the parcel as a whole would not significantly detract from the small-scale agricultural potential of the lot; and
2. Pursuant to MCC Section 20.532.095(A)(2), the proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities. Residential use of the lot is not expected to result in major water extraction, and the proposed well, water tank, septic tank, and leach field are sufficient to provide water supply and sanitation to the project provided all necessary permits are obtained. The project would utilize roof-mounted photovoltaic panels as well as a 500± foot extension of service from a utility company for electrical service. Gas would be provided through a utility company and/or tank. The proposed single-family residence would be accessed via a proposed driveway extending from Drifter's Reef Drive, a private road. The project is conditioned to require Best Management Practices during construction to ensure adequate drainage; and
3. Pursuant to MCC Section 20.532.095(A)(3), the proposed development is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserves the integrity of the zoning district. Single-family residential use is a principal permitted use within the Rural Residential district. All other proposed development is considered a permitted accessory use. The project conforms to other standards within the Rural Residential district, including maximum dwelling density, yard setbacks, building height, and lot coverage. Physical and regulatory constraints resulted in the proposed building location, which nevertheless allows for future agricultural use of the remaining available land; and
4. Pursuant to MCC Section 20.532.095(A)(4), the proposed development will not have significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. The proposed single-family residence and accessory structures meet the criteria to be Categorically Exempt from further review under the California Environmental Quality Act and would therefore not have any significant adverse impacts on the environment within the meaning of the Act; and
5. Pursuant to MCC Section 20.532.095(A)(5), the proposed development will not have any adverse impacts on any known archaeological or paleontological resource. An archaeological survey was prepared for the project and deemed adequate by the Mendocino County Archaeological Commission. No cultural resources were identified as a result of the survey. The project has been conditioned to require that any discovery of archaeological or paleontological resources during construction or other activities would be handled properly in accordance with State and local regulations; and
6. Pursuant to 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 and accessory structures is not expected to significantly affect demands on public services. The nearest solid waste facility is the Caspar Transfer Station. Incremental contributions to traffic volumes resulting from the proposed project were considered when the Rural Residential LCP land use designation was assigned to the site; and

7. Pursuant to MCC Section 20.532.095(B)(1), the proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan. LCP mapping does not associate the project site with any proposed shoreline access or other minimum access locations. Existing shoreline access is located along Point Cabrillo Drive (CR 564) 600± feet to the east. Therefore, adequate access exists nearby. The proposed development is accessed via a private road and would not interfere with the public's right of access to the sea.

**CONDITIONS OF APPROVAL:**

1. This action shall become final on the 11<sup>th</sup> day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Coastal 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. This Coastal Development 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 (MCC).
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 all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The applicant shall secure all required Building Permits for the proposed project as required by the Building 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 Coastal Development Permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within one hundred (100) feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Coastal Code.
9. Conditions approving this Coastal Development Permit shall be attached to any building permit application and shall be a part of on-site construction drawings.



10. The applicant shall comply with those recommendations in the California Department of Forestry and Fire Protection Conditions of Approval (CAL FIRE file #170-21) or other alternatives acceptable to the Department of Forestry. Prior to final inspection of the building permit for the single-family residence, written verification shall be submitted from the Department of Forestry and Fire Protection (CalFire) to the Department of Planning and Building Services that this condition has been met to their satisfaction.
11. The applicant shall adhere to the recommendations of the CCC Wetland Delineation, including Appendix D ("Reduced Buffer Analysis") prepared by Jacobszoon & Associates and dated October 29, 2020, in order to provide for the protection of identified Environmentally Sensitive Habitat Areas (ESHAs) and wetlands.
12. Standard erosion control Best Management Practices (BMPs) shall be employed during construction activities to avoid or minimize impacts to nearby wetlands. BMPs shall be shown on submitted site plans for all building permits associated with this project.
13. Prior to issuance of the building permit, the applicant shall specify BMPs to be implemented to reduce erosion and sedimentation from construction activities. If the amount of grading on the site exceeds fifty (50) cubic yards, the applicant shall cease construction activities and develop a Grading and Erosion Control Plan for the site and submit it to the Department of Planning & Building Services for review and approval.
14. In accordance with MCC Chapter 20.492, a building permit, or grading permit exemption, shall be required for any grading, including but not limited to, any excavation or filling or combination thereof involving transfer of more than two (2) cubic yards of material. The Coastal Permit Administrator, or their designee, shall review and approve grading permits to determine their consistency with MCC Chapters 20.492, 20.496, and 20.500 regulations. Grading activities, including maintaining driveway and parking areas, and any work associated with an Encroachment Permit, shall comply with MCC Chapters 20.492, 20.496, and 20.500 regulations.

#### 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. This project involves the construction of a 1,512 square foot single-family residence, 374 square foot attached garage, well, pump house, water tank, and septic system. The project would also involve installation of a hot tub, construction of an attached deck and gravel driveway, connection to utilities, and minor grading of less than fifty (50) cubic yards of material on two (2) to six (6) percent slopes. CCR Section 15303, *New Construction or Conversion of Small Structures*, outlines several examples of exemptions: Class 3(a) for one single-family residence, Class 3(d) for utility extensions and street improvements to serve construction, and Class 3(e) for appurtenant structures such as garages, patios, and swimming pools. CCR Section 15304, *Minor Alterations to Land*, includes the Class 4(a) exemption for grading on land with a slope of less than ten (10) percent. As proposed, the project features are consistent with these classes of exemption. Therefore, the project is exempt from further environmental review.

6/22/22

DATE



LIAM CROWLEY  
PLANNER I

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

**ATTACHMENTS:**

- A. Location Map
- B. Aerial Imagery (Vicinity)
- C. Aerial Imagery (Detail)
- D. Topographic Map
- E. Site Plan
- F. Buffer Analysis Map
- G. Zoning Display Map
- H. General Plan Classifications
- I. LCP Land Use Map 15: Casper
- J. LCP Land Capabilities & Natural Hazards
- K. LCP Habitats & Resources
- L. Adjacent Parcels
- M. Fire Hazard Zones & Responsibility Areas
- N. Wetlands
- O. Ground Water Resources
- P. Estimated Slope
- Q. Western Soil Classes
- R. Farmland Classifications
- S. Floor Plans & Elevations
- T. Lighting Specs
- U. CalFire Conditions of Approval
- V. Reduced Buffer Analysis



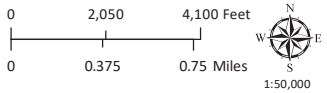


SUBJECT PARCEL/S



**CASE: CDP 2022-0010**  
**OWNER: Robert Vallas**  
**APN: 118-200-17**  
**APLCT: Robert Vallas**  
**AGENT: Jeff Wall**  
**ADDRESS: 45225 Drifters Reef Drive, Mendocino**

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



LOCATION MAP

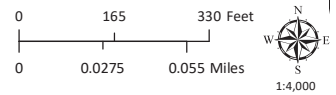
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/23/2023





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- Public Roads
- Private Roads



AERIAL IMAGERY

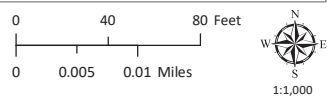




DRIFTERS REEF DRIVE

CYPRESS DRIVE

== Private Roads



CASE: **CDP 2022-0010**  
OWNER: **Robert Vallas**  
APN: **118-200-17**  
APLCT: **Robert Vallas**  
AGENT: **Jeff Wall**  
ADDRESS: **45225 Drifters Reef Drive, Mendocino**



AERIAL IMAGERY

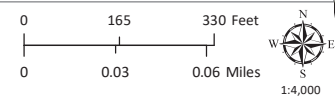
MENDOCINO COUNTY PLANNING DEPARTMENT 3/27/2023





**CASE:** CDP 2022-0010  
**OWNER:** Robert Vallas  
**APN:** 118-200-17  
**APLCT:** Robert Vallas  
**AGENT:** Jeff Wall  
**ADDRESS:** 45225 Drifters Reef Drive, Mendocino

 Public Roads  
 Private Roads



**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/23/2023







# Vallas Parcel

45225 Drifters Reef Rd., Mendocino CA  
APN: 118-200-17-00

2.7 acres

Section 13, T17N, R18W, MD BM  
Mendocino USGS 7.5 Minute Quadrangle

JACOBSZOOB & ASSOCIATES, INC.  
www.jacobsoob.com
















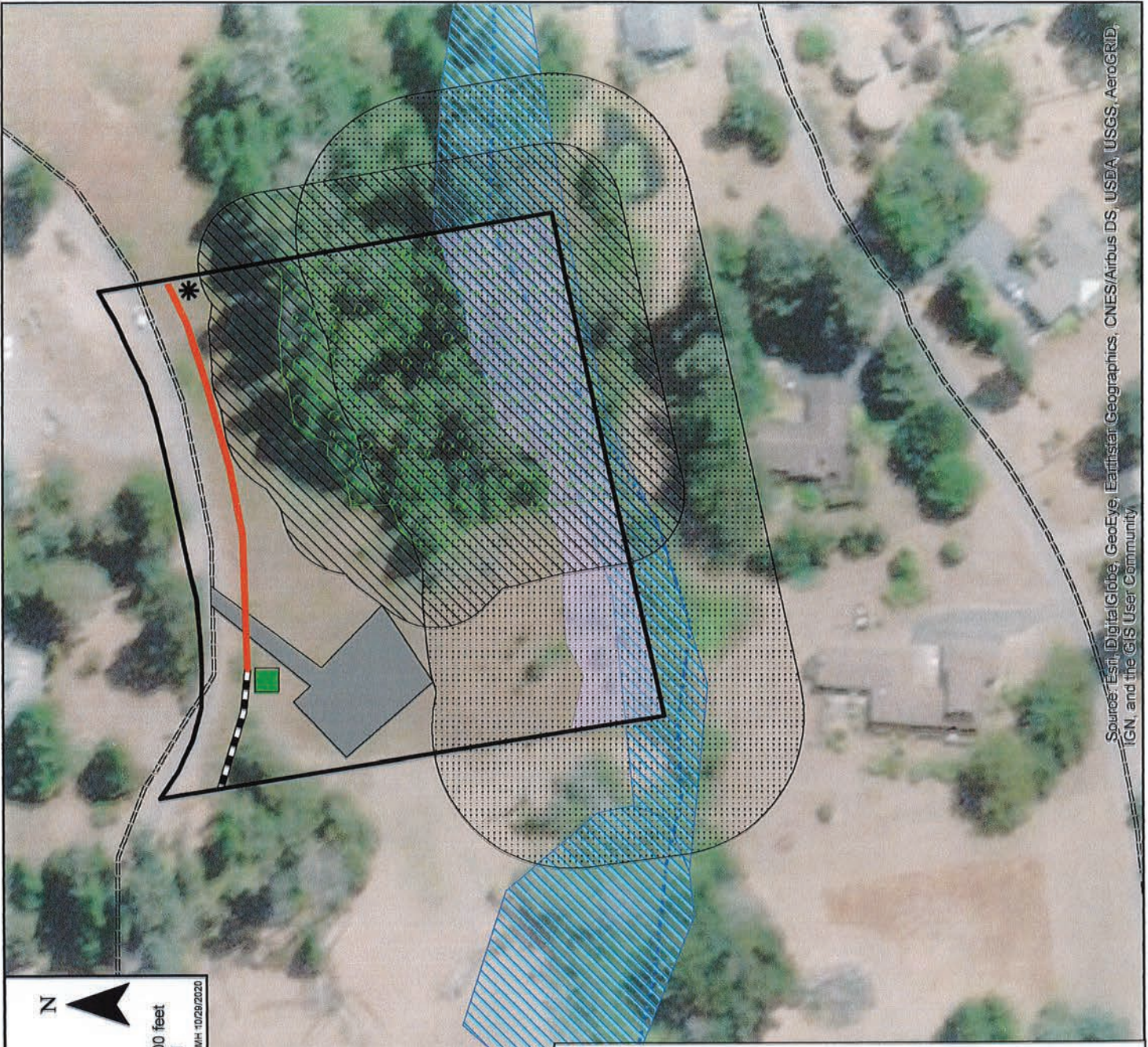
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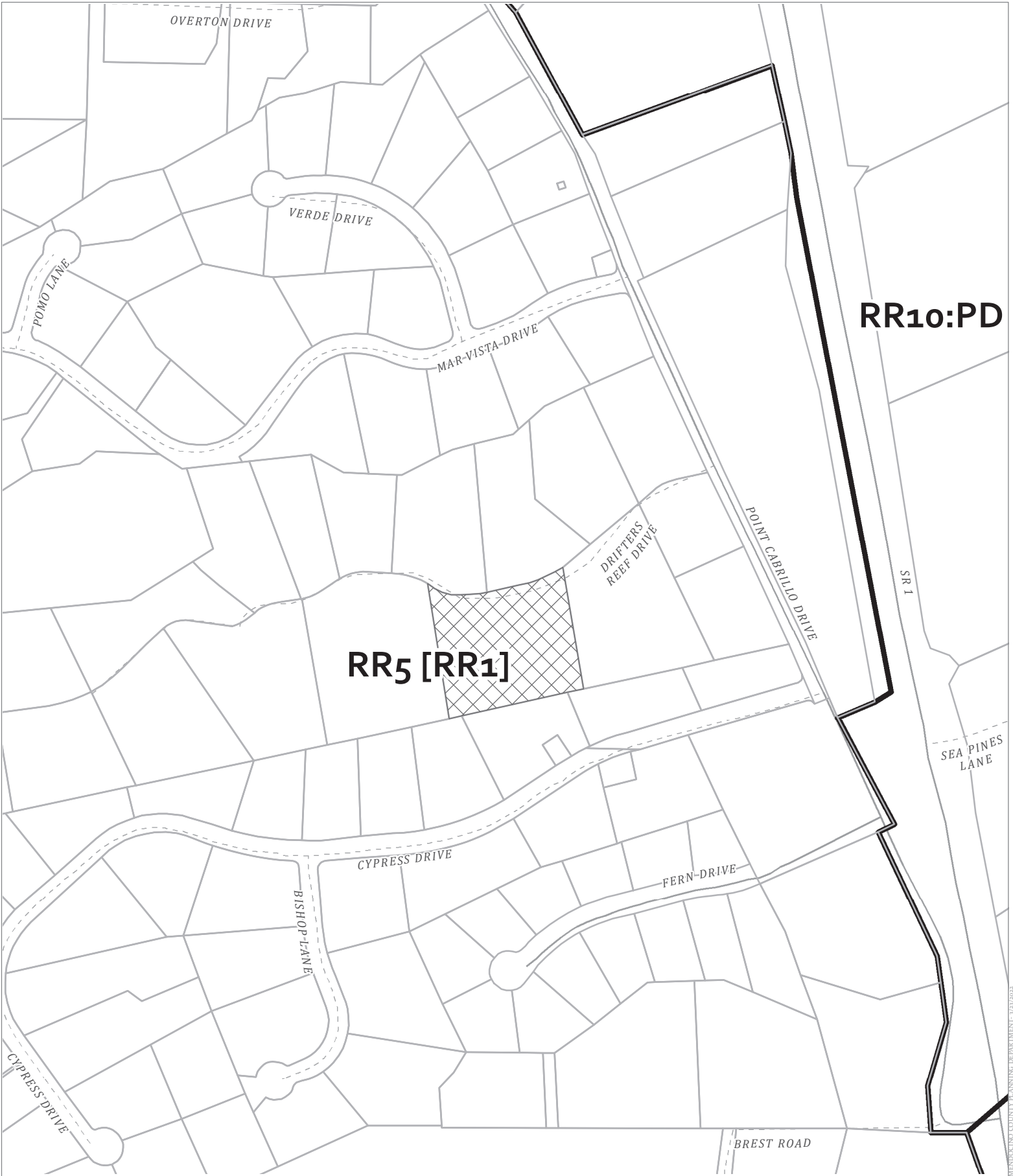
1 inch = 100 feet WH 10/29/2020

## Buffer analysis map

-  Parcel Boundary
-  Proposed Septic
-  Proposed Well
-  Proposed Leach line
-  25 foot viewshed buffer from road
-  Monterey pine/Bishop pine forest
-  50 foot buffer around forest
-  100 foot buffer around CCC wetland
-  Proposed Building Envelope
-  CCC wetland
-  NWI wetland
-  Road
-  Class II watercourse

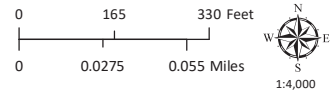




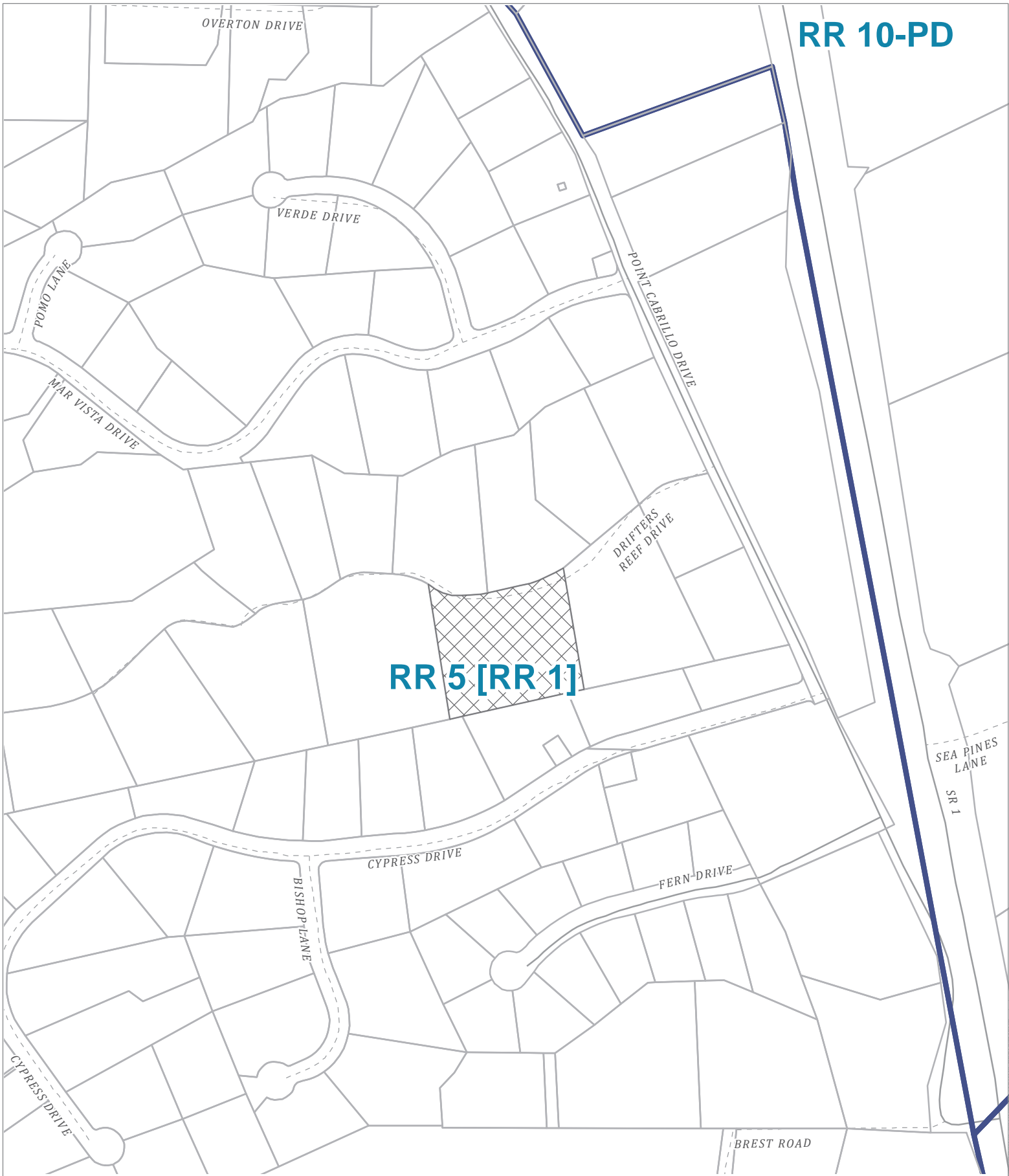


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 Zoning Districts  
 Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 3/23/2023

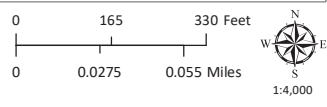


**RR 10-PD**

**RR 5 [RR 1]**

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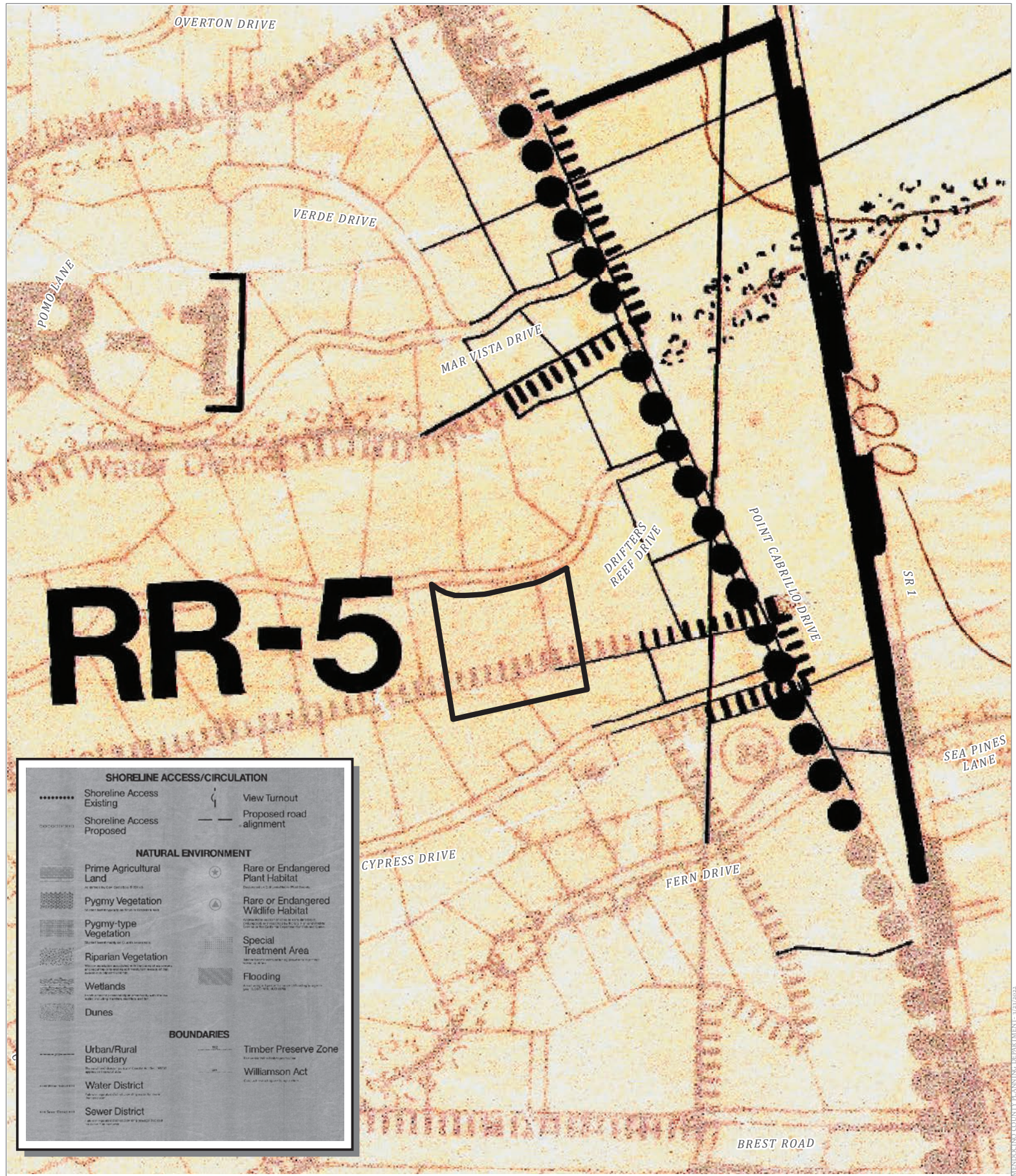
 General Plan Classes  
 Public Roads



**GENERAL PLAN CLASSIFICATIONS**

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/23/2022

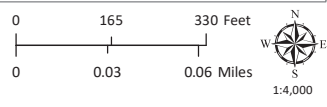




# RR-5

SHORELINE ACCESS/CIRCULATION	
.....	Shoreline Access Existing
.....	Shoreline Access Proposed
⤵	View Turnout
—	Proposed road alignment
NATURAL ENVIRONMENT	
[Pattern]	Prime Agricultural Land
[Pattern]	Pygmy Vegetation
[Pattern]	Pygmy-type Vegetation
[Pattern]	Riparian Vegetation
[Pattern]	Wetlands
[Pattern]	Dunes
[Symbol]	Rare or Endangered Plant Habitat
[Symbol]	Rare or Endangered Wildlife Habitat
[Symbol]	Special Treatment Area
[Symbol]	Flooding
BOUNDARIES	
[Symbol]	Urban/Rural Boundary
[Symbol]	Water District
[Symbol]	Sewer District
[Symbol]	Timber Preserve Zone
[Symbol]	Williamson Act

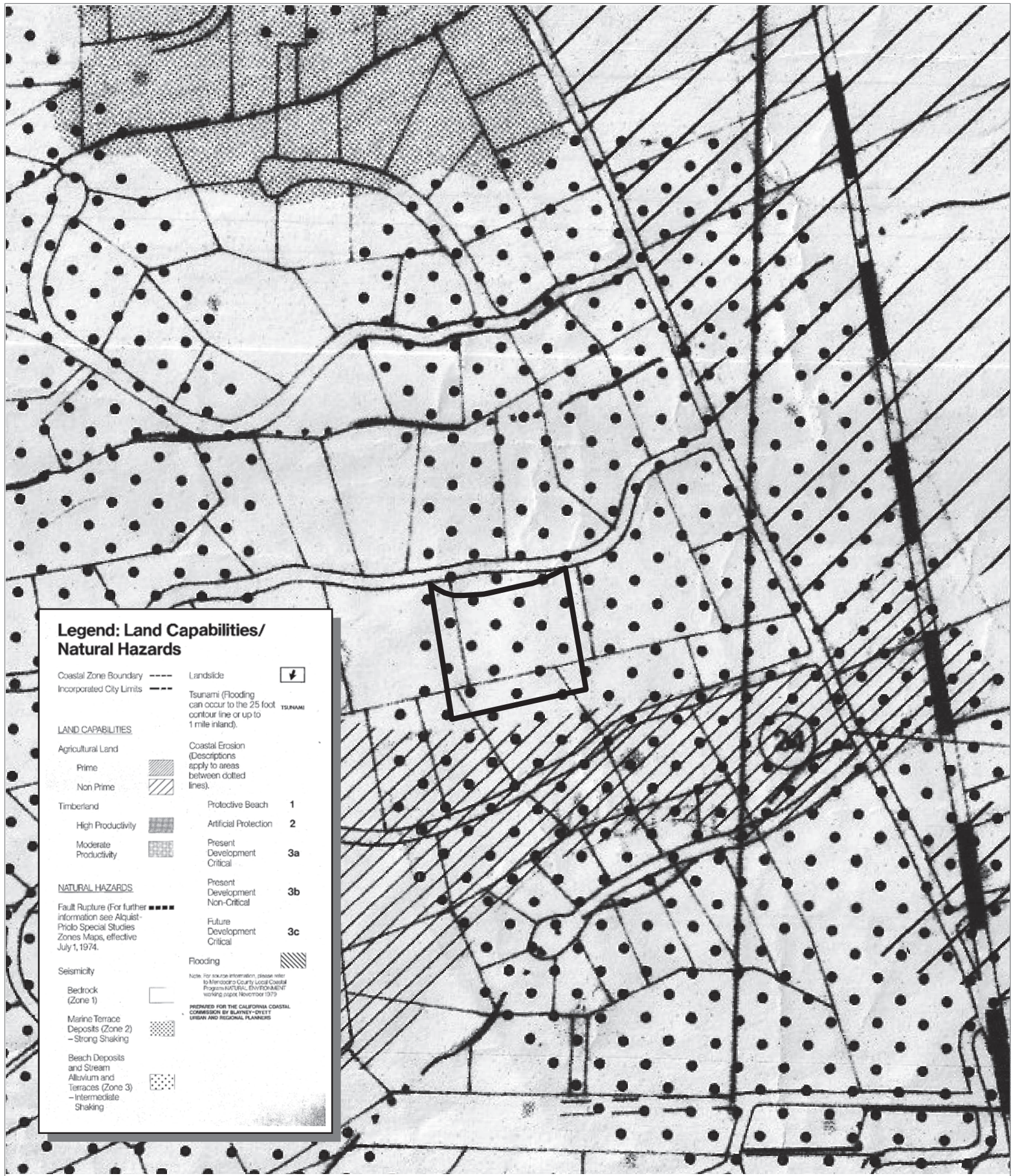
— Public Roads



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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/23/2023

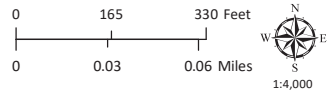




**Legend: Land Capabilities/  
Natural Hazards**

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

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT MAPS, dated November 1979.  
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-DWETT URBAN AND REGIONAL PLANNERS



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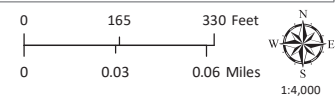


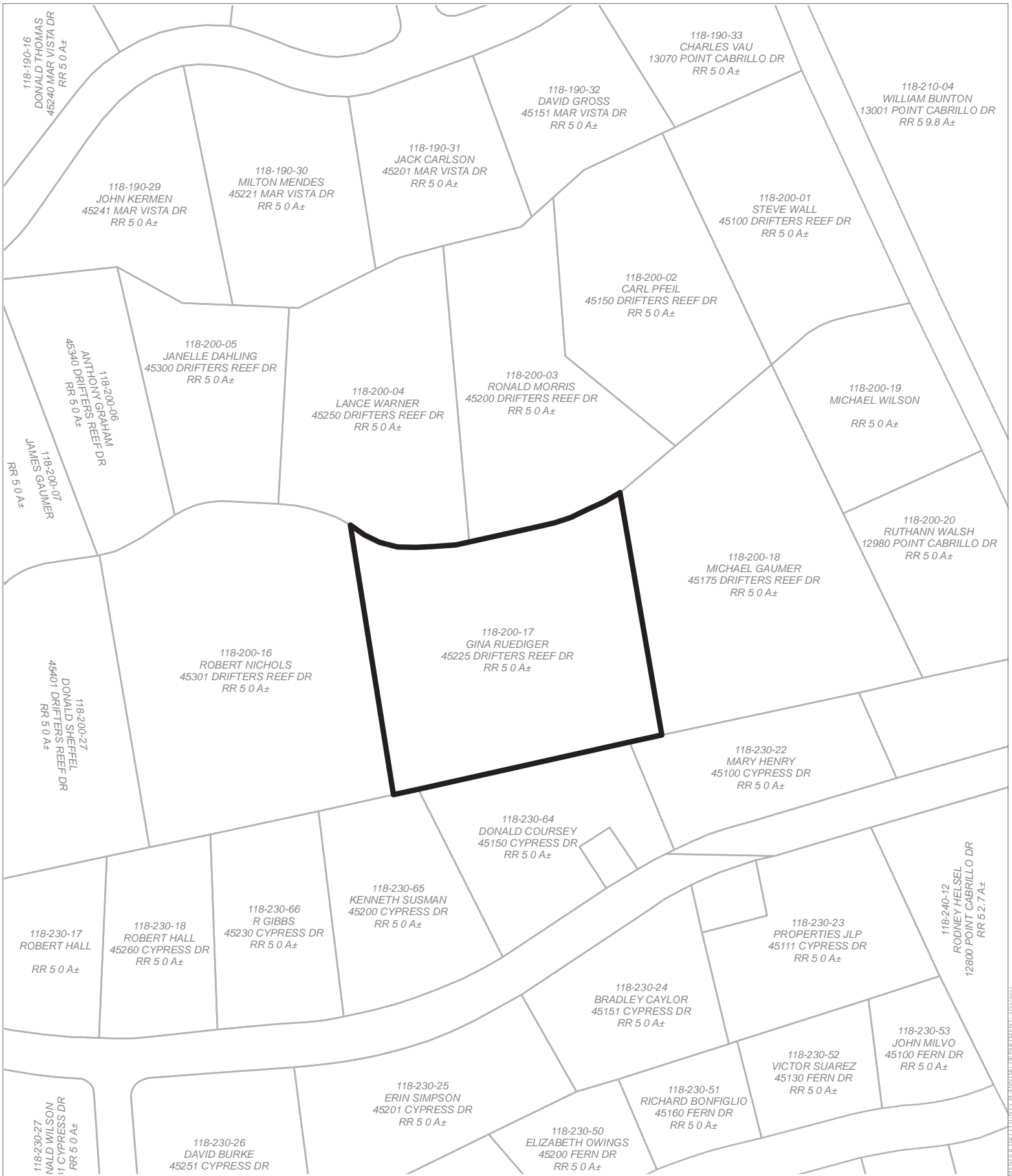


**Legend: Habitats/Resources**

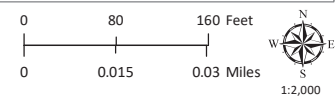
- Coastal Zone Boundary ---
  - Incorporated City Limits - - -
  - MARINE AND FRESHWATER HABITATS**
  - Open Water W
  - Kelp
  - Rocky Intertidal Area
  - Mudflat
  - Beach
  - Dunes
  - Marsh
  - Saltwater
  - Freshwater
  - Brackish
  - Stream
  - Perennial
  - Intermittent
  - WOODED HABITATS**
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

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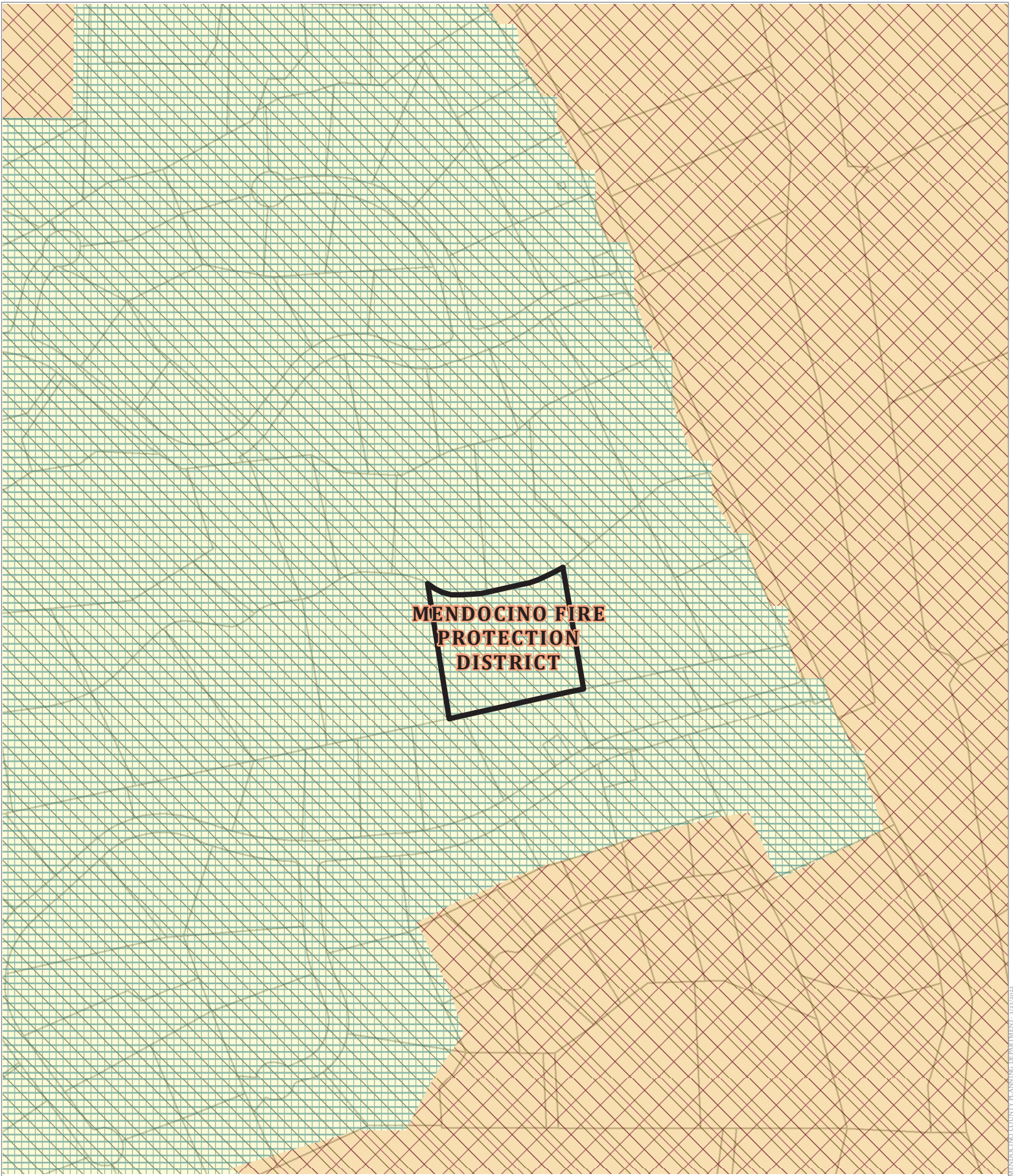


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**ADJACENT PARCELS**

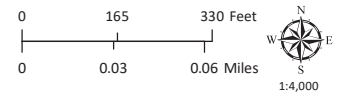


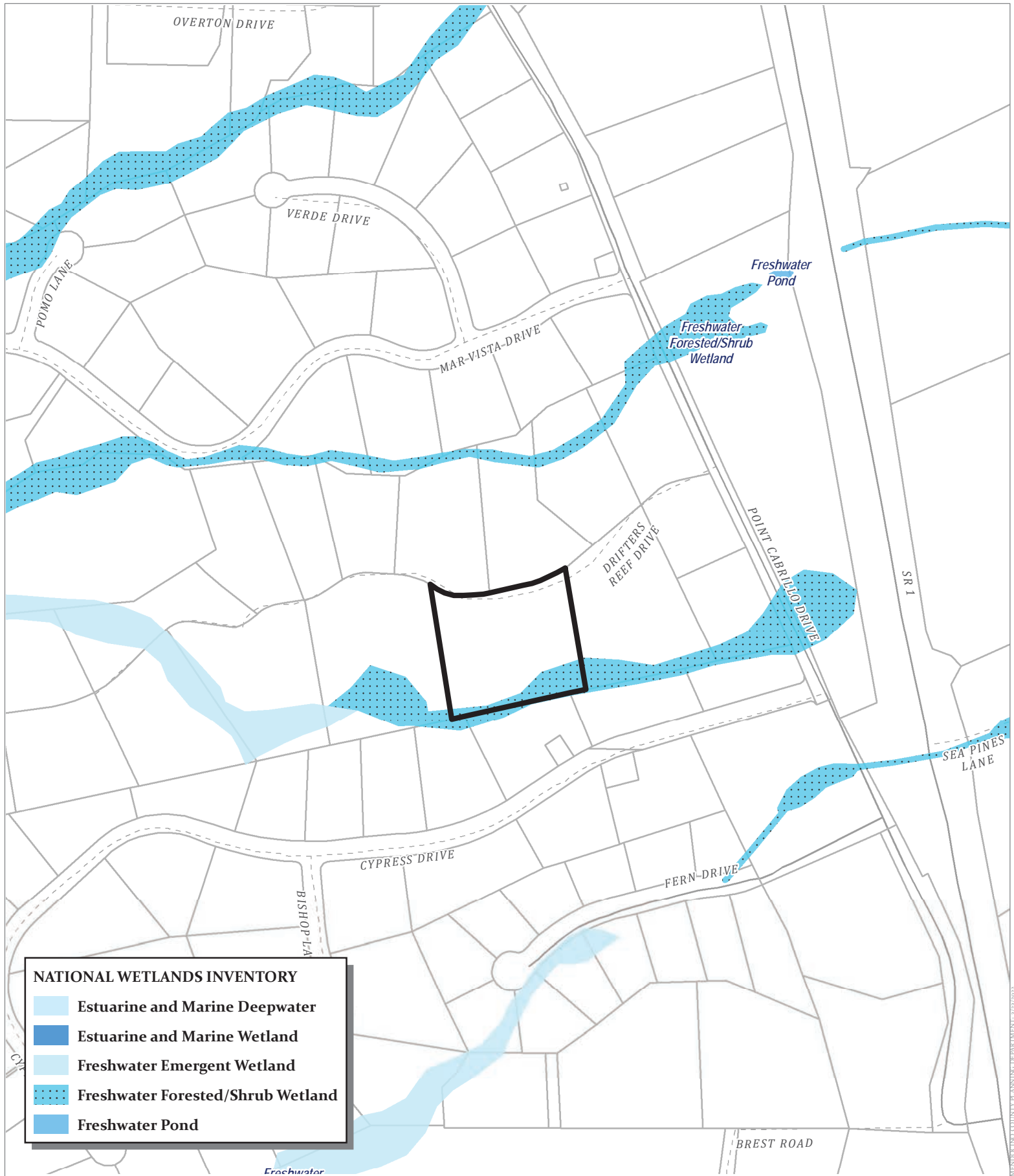


**MENDOCINO FIRE  
PROTECTION  
DISTRICT**

**CASE: CDP 2022-0010**  
**OWNER: Robert Vallas**  
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**ADDRESS: 45225 Drifters Reef Drive, Mendocino**

-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard



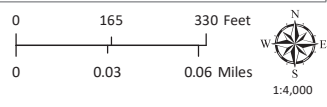


**NATIONAL WETLANDS INVENTORY**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

CASE: **CDP 2022-0010**  
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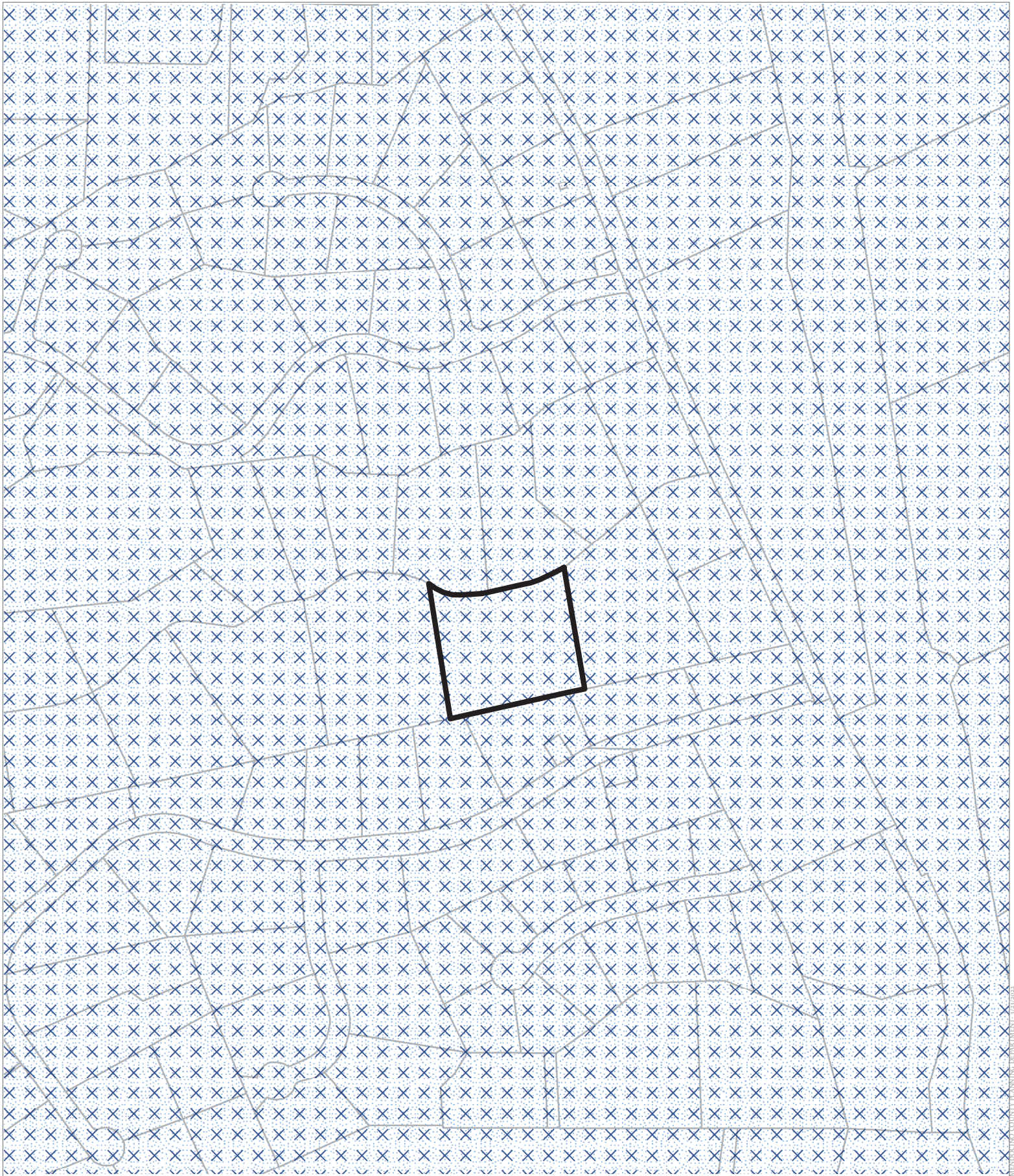
Public Roads





**WETLANDS**

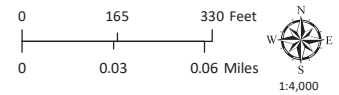
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/23/2022





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-  Critical Water Areas
-  Coastal Ground Water Resource Areas



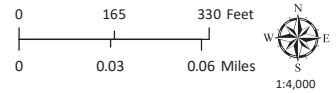
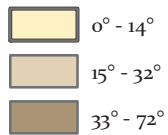
**GROUND WATER RESOURCES**





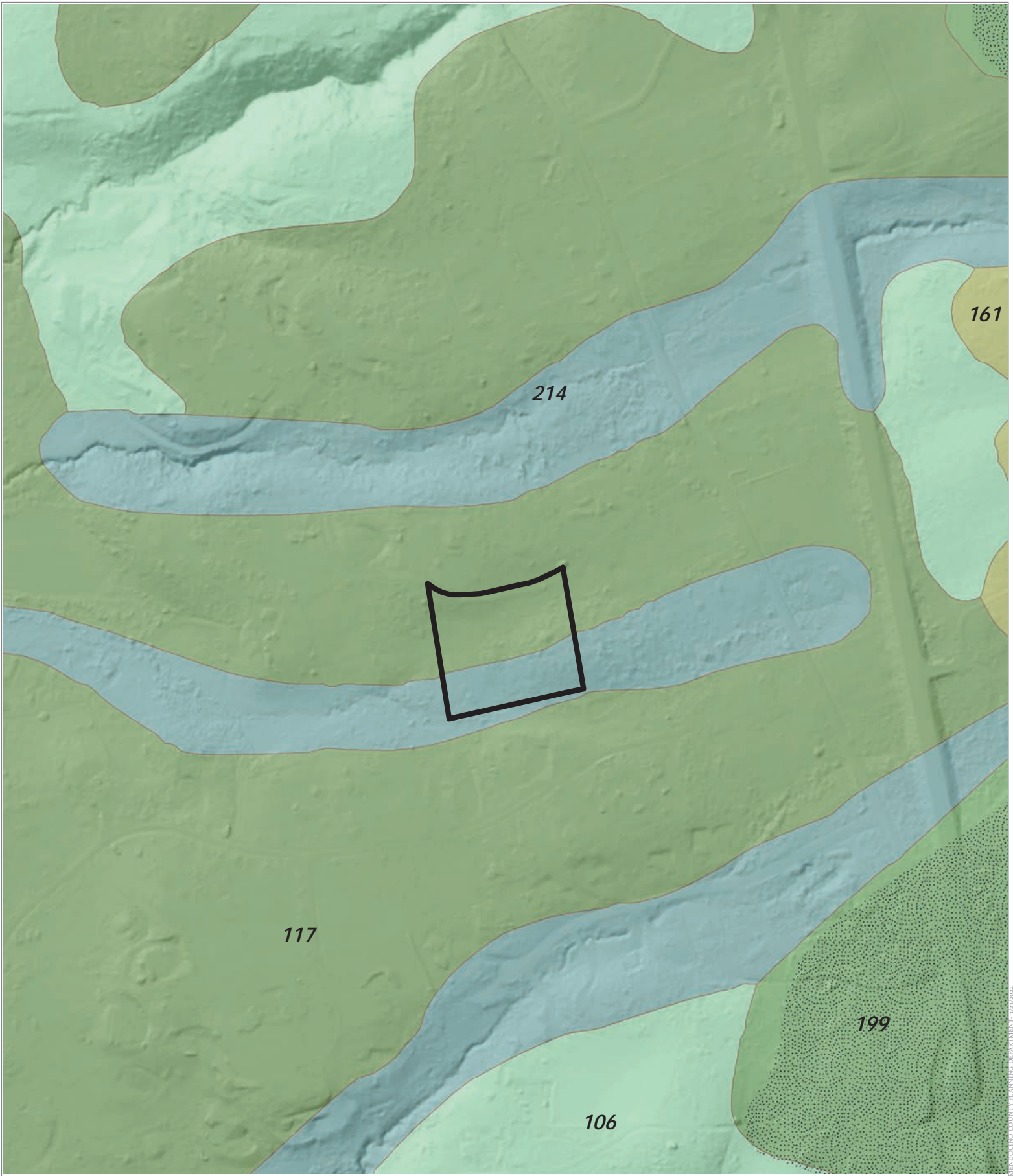
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/3/2023

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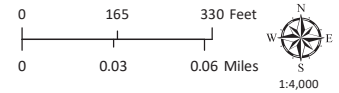
**ESTIMATED SLOPE**



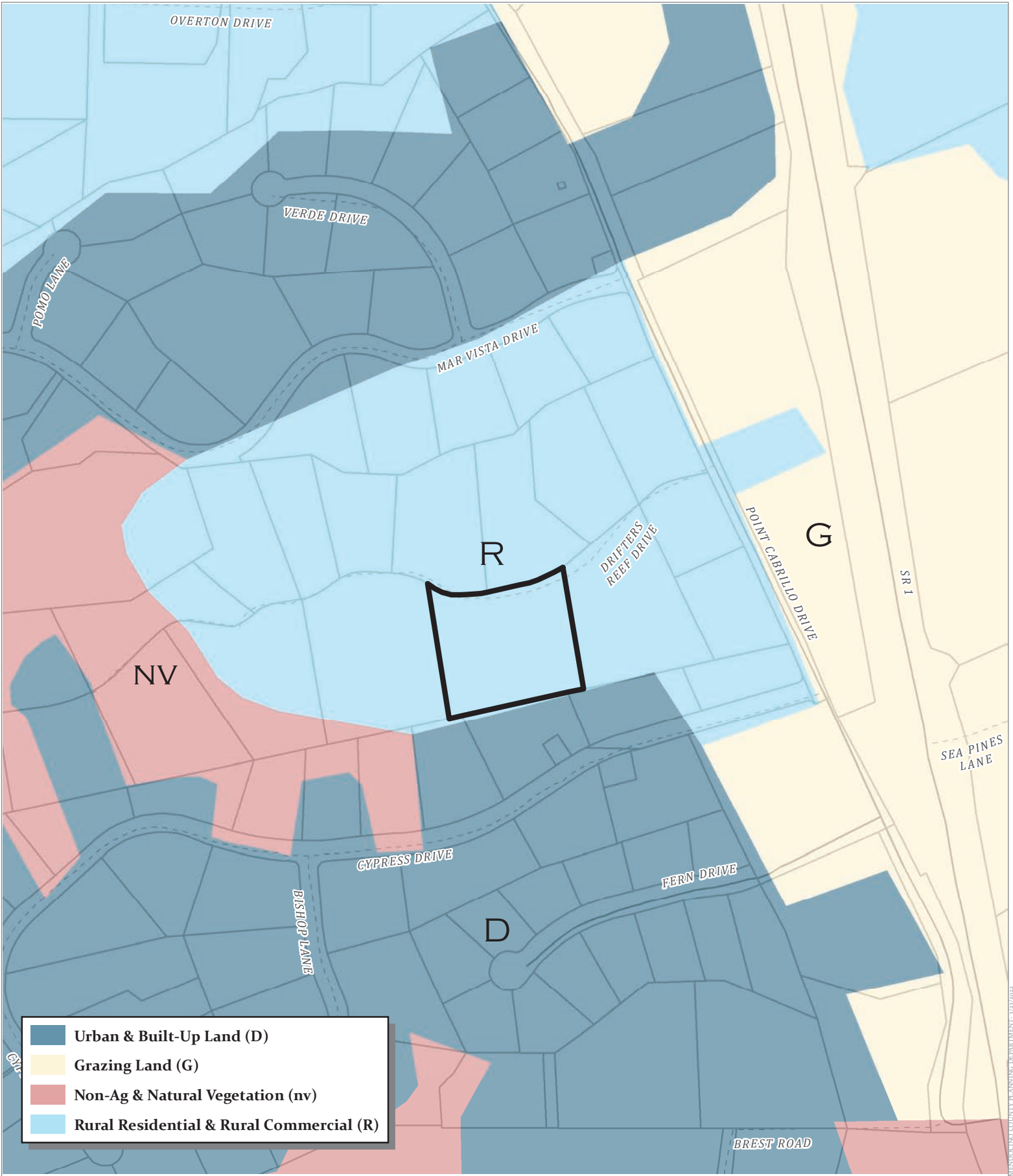


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 Shinglemill-Gibney Complex  
 Western Study Soil Types

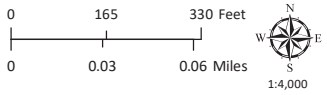


**WESTERN SOIL CLASSES**



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

— Public Roads



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**FARMLAND CLASSIFICATIONS**

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/23/2023



1. ALL FINISHES TO BE INDICATED ON DRAWINGS... 2. ALL MATERIALS TO BE APPROVED BY ARCHITECT... 3. ALL WORK TO BE ACCORDING TO LATEST EDITIONS OF ALL APPLICABLE CODES...

CONVENTIONAL BRACED WALL SCHEDULE
Table with columns: WALL NO., LOCATION, WALL TYPE, WALL THICKNESS, WALL HEIGHT, WALL FINISH, WALL WEIGHT, WALL AREA, WALL PERIMETER, WALL VOLUME, WALL COST, WALL COMMENTS.

WINDOW / DOOR SCHEDULE
Table with columns: WINDOW/DOOR NO., LOCATION, WINDOW/DOOR TYPE, WINDOW/DOOR SIZE, WINDOW/DOOR FINISH, WINDOW/DOOR WEIGHT, WINDOW/DOOR AREA, WINDOW/DOOR PERIMETER, WINDOW/DOOR VOLUME, WINDOW/DOOR COST, WINDOW/DOOR COMMENTS.

FLOOR PLAN
Architectural drawing showing room layouts: MASTER BATH, KITCHEN, DINING, GREAT ROOM, LIVING, BEDROOM-1, BEDROOM-2, FOYER, OFFICE, GARAGE, and various closets.

INFORMATION
Table with columns: ITEM NO., DESCRIPTION, QUANTITY, UNIT, NOTES.

FENESTRATION FOOTNOTES
List of notes detailing window and door specifications, materials, and installation requirements.

Custom Drafting & Design by John M. Duncan
NEW MENDOCINO HOUSE
45225 DRIFTERS REEF DRIVE
MENDOCINO, CA 95460
Robert W. Vallas
257 SanFrancisco Blvd. SanAnselmo, CA 94960
(415) 515-7527

4. ALL WORK TO BE ACCORDING TO LATEST EDITIONS OF ALL APPLICABLE CODES... 5. ALL MATERIALS TO BE APPROVED BY ARCHITECT... 6. ALL WORK TO BE ACCORDING TO LATEST EDITIONS OF ALL APPLICABLE CODES...

CONVENTIONAL BRACED WALL SCHEDULE
Table with columns: WALL NO., LOCATION, WALL TYPE, WALL THICKNESS, WALL HEIGHT, WALL FINISH, WALL WEIGHT, WALL AREA, WALL PERIMETER, WALL VOLUME, WALL COST, WALL COMMENTS.

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7. ALL WORK TO BE ACCORDING TO LATEST EDITIONS OF ALL APPLICABLE CODES... 8. ALL MATERIALS TO BE APPROVED BY ARCHITECT... 9. ALL WORK TO BE ACCORDING TO LATEST EDITIONS OF ALL APPLICABLE CODES...

CONVENTIONAL BRACED WALL SCHEDULE
Table with columns: WALL NO., LOCATION, WALL TYPE, WALL THICKNESS, WALL HEIGHT, WALL FINISH, WALL WEIGHT, WALL AREA, WALL PERIMETER, WALL VOLUME, WALL COST, WALL COMMENTS.

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FLOOR PLAN
Architectural drawing showing room layouts: MASTER BATH, KITCHEN, DINING, GREAT ROOM, LIVING, BEDROOM-1, BEDROOM-2, FOYER, OFFICE, GARAGE, and various closets.

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Robert W. Vallas
257 SanFrancisco Blvd. SanAnselmo, CA 94960
(415) 515-7527

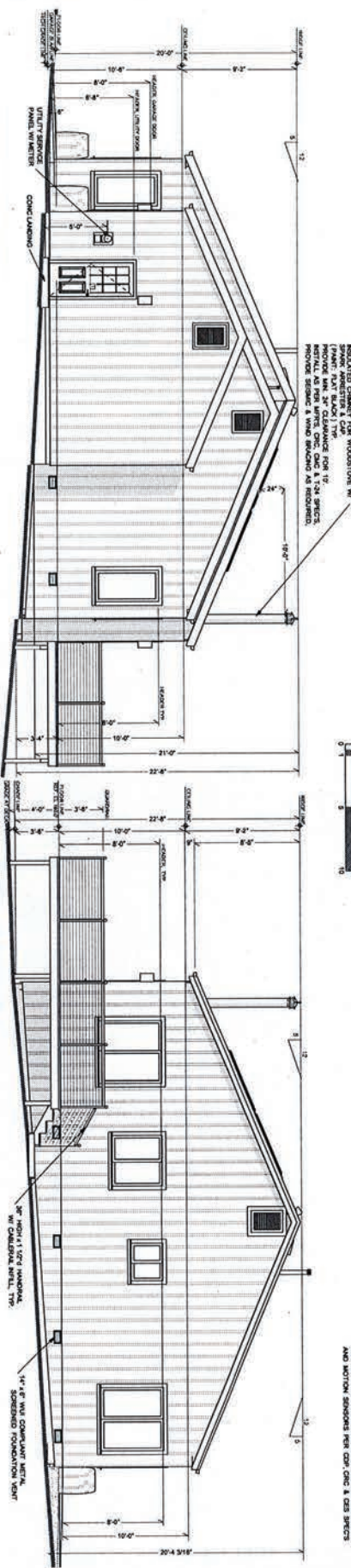


### WUI SUMMARY

- #1 GABLE CORNER BRICKING AND GUT VENTING TO THE STRUCTURE EXTERIOR. BRICKING SHALL BE PERFORMED WITH BRICKS OF THE SAME MATERIAL AND LAYOUT AS THE ORIGINAL BRICKWORK. BRICKING SHALL BE EXTENDED TO THE FULL HEIGHT OF THE GABLE AND SHALL BE FINISHED WITH A 1/2" OVERLAP OF THE BRICKS TO BE BUILT UP TO THE FULL HEIGHT OF THE GABLE. BRICKING SHALL BE FINISHED WITH A 1/2" OVERLAP OF THE BRICKS TO BE BUILT UP TO THE FULL HEIGHT OF THE GABLE. BRICKING SHALL BE FINISHED WITH A 1/2" OVERLAP OF THE BRICKS TO BE BUILT UP TO THE FULL HEIGHT OF THE GABLE. BRICKING SHALL BE FINISHED WITH A 1/2" OVERLAP OF THE BRICKS TO BE BUILT UP TO THE FULL HEIGHT OF THE GABLE. BRICKING SHALL BE FINISHED WITH A 1/2" OVERLAP OF THE BRICKS TO BE BUILT UP TO THE FULL HEIGHT OF THE GABLE.
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- #10 UNFINISHED ROOFING TO BE CLADA. SEE PLAN.

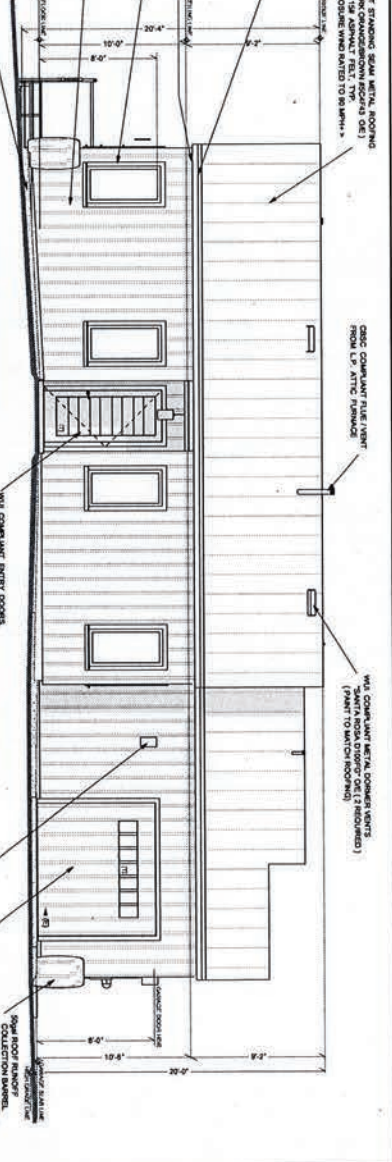
### WEST ELEVATION

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



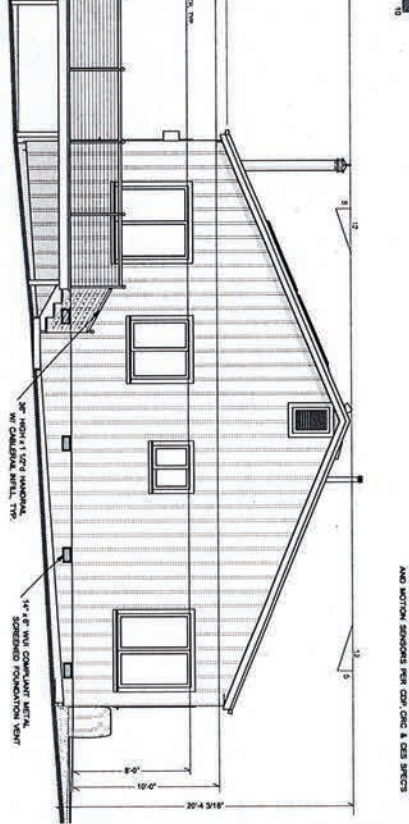
### NORTH ELEVATION

FRONT ORIENTATION: NORTH  
SCALE: 1/4" = 1'-0"



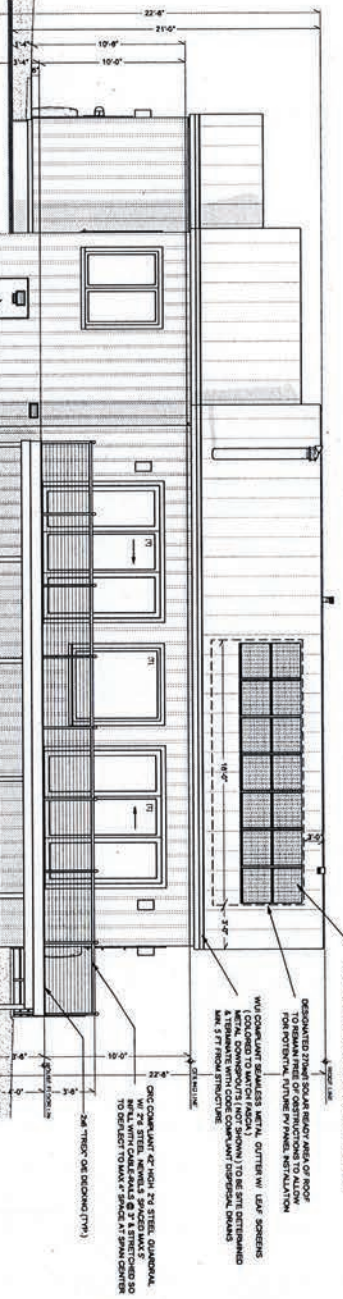
### EAST ELEVATION

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



### SOUTH ELEVATION

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



### FENESTRATION NOTES:

- 1. ALL WINDOW UNITS SHALL BE PERMANENTLY MOUNTED TO THE EXTERIOR WALLS OF THE HOUSE.
- 2. ALL WINDOW UNITS SHALL BE FINISHED WITH AN EXTERIOR FINISH TO MATCH THE EXTERIOR WALL FINISH.
- 3. ALL WINDOW UNITS SHALL BE FINISHED WITH AN INTERIOR FINISH TO MATCH THE INTERIOR WALL FINISH.
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- 10. ALL WINDOW UNITS SHALL BE FINISHED WITH AN INTERIOR FINISH TO MATCH THE INTERIOR WALL FINISH.

**IMPORTANT!** THE SHOWN DIMENSIONS AND MATERIALS ARE APPROXIMATIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS PRIOR TO CONSTRUCTION.

<p>NEW MENDOCINO HOUSE 43225 ORIFTERS REEF DRIVE MENDOCINO, CA 95460</p> <p>Robert W. Vallas 257 San Francisco Blvd. San Anselmo, CA 94960 (415) 515-7527</p>	<p>A. P. No. 118-200-17</p>
<p><b>EXTERIOR ELEVATIONS</b></p> <p>Custom Drafting &amp; Design by John M. Duncan</p> <p>PHOTO: J.M.D. 9/18/13</p> <p>DATE: 07-30-2011</p> <p>94301</p> <p><b>B2</b></p>	<p>4 8</p>



# Lighting Specs for 45225 Drifters Reef Drive Mendocino, CA 95460

## Exterior Wall Sconces (4)

### SPECIFICATIONS

**Twilight Small Dark Sky Friendly Outdoor Sconce**  
Base Item #: 304901  
Configured Item #: 304901-1008  
304901-SKT-77

Aluminum direct wire exterior wall sconce. Additional cover cap for Dark Sky Friendly option included.

- Handcrafted to order by skilled artisans in Vermont, USA
- Lifetime Limited Warranty when installed in residential setting
- Features our robust Coastal Outdoor finish specifically formulated to resist some of the harshest environmental conditions.
- US Patent D703,372S

### Dimensions

Height	7.10"
Width	6.90"
Projection	5.20"
Product Weight	2.20 lbs
Backplate	6.90" x 7.10"
Vertical Mounting Height	4.20"
Packed Weight	4.00 lbs
Shipping (DIM) Weight	7.00 lbs

### Socket Lamping

Socket: G9  
Bulb: G-9, 60W Max  
Number of Bulbs: 1 (included)  
IES Files Available: N

### Location Rating

Outdoor Wet

### Safety Rating

UL, CUL listed



## Exterior down light for Entry (1)

### SPECIFICATIONS

**Twilight Small Dark Sky Friendly Outdoor Semi-Flush**  
Base Item #: 364901  
Configured Item #: 364901-1008  
364901-SKT-77

Aluminum outdoor semi-flush ceiling light. Designed and built to Dark Sky standards.

- Handcrafted to order by skilled artisans in Vermont, USA
- Lifetime Limited Warranty when installed in residential setting
- Features our robust Coastal Outdoor finish specifically formulated to resist some of the harshest environmental conditions.

### Dimensions

Height	4.90"
Length	6.00"
Width	6.00"
Product Weight	1.80 lbs
Canopy	6.0" SQ
Packed Weight	4.00 lbs
Shipping (DIM) weight	7.00 lbs

### Socket Lamping

Socket: G9  
Bulb: G-9, 60W Max  
Number of Bulbs: 1 (included)  
IES Files: available: N

### Location Rating

Outdoor Damp

### Safety Rating

UL, CUL listed





# STATE FIRE SAFE REGULATIONS

## CONDITIONS OF APPROVAL

<b>Applicant Name:</b>	<b>Robert Vallas</b>		
<b>Review Date:</b>	<b>12/22/2021</b>	<b>APN:</b>	<b>11-200-17</b>
<b>CAL FIRE #:</b>	<b>406-21</b>	<b>Building Permit #:</b>	Enter Permit Number

The CAL FIRE Mendocino Unit has reviewed this Building Permit application. Based upon the Unit's review, the following conditions shall be incorporated prior to approval of permit issuance as required by Title 14 of the California Code of Regulations, Division 1.5, Chapter 7, Sub-chapter 2, Article 1, §1270.03

You must comply with the following marked (X) standards below to obtain FINAL CLEARANCE

**ROAD STANDARD §1273.01-§1273.06, §1273.08 - §1273.09**

- All roads shall be constructed to provide two 10' traffic lanes, not including shoulder and striping.
- Roadway shall be designed and maintained to support 75,000lb and provide an aggregate base. Project applicant shall provide engineering specifications to support design if requested.
- The grades for all roads, streets, private lanes, and driveways shall not exceed 16%.
- No roadway shall have an inside radius curvature of less than 50' and additional width of 4' shall be added to curves of 50-100'.
- Turnarounds are required on driveways and dead-end roads. The minimum turning radius shall be 40 feet not including parking. If a hammerhead "T" is used the top of the "T" shall be a minimum of 60' in length.
- Turnouts shall be a minimum of 12' wide by 30' long and 25' tapers on each end.
- All one-way roads shall provide a minimum 12' traffic lane, not including shoulders. All one-way roads shall connect to a two-lane road at both ends. In no case shall it exceed 2640' in length and a turnout shall be placed at the approximate mid-point.





**Maximum lengths for dead end roads:**

- Parcels zoned less than 1 acre- 800'
- Parcels zoned 1-4.99 acres-1320'
- Parcels zoned 5-19.99 acres-2640'
- Parcels zoned 20 acres or larger- 5280'.
- Where parcels are zoned 5 acres or larger turnarounds shall be provided at maximum 1320' intervals.
- Each dead-end road shall have turn around constructed at its a terminus.

**DRIVEWAY STANDARD §1273.01(c), §1273.02(b), §1273.03, §1273.05, §1273.06, §1273.09**

- Minimum 10' wide with 14' unobstructed horizontal clearance and 15' unobstructed vertical clearance.
- Driveway shall have an all-weather surface, with no more than 16% grade, and minimum 50' radius inside curvature on all turns.
- Driveways exceeding 150' but less than 800' require a turnout near the midpoint, driveways exceeding 800' shall provide turnouts no more than 400' apart. Turnout shall be a minimum of 12' wide, 30' long with 25' tapers on each end.
- A turnaround shall be provided to all building sites on driveways more than 300' in length and shall be within 50' of the building, a 40' radius turnaround or 60' hammerhead "T" shall be utilized.
- Gates shall be a minimum 14' wide, all gates providing access shall be located at least 30' from the roadway. Security gates shall have an approved means of emergency operation.

**ROADWAY STRUCTURE/BRIDGE STANDARD §1273.07**

- All roadway structures shall be constructed to carry at least the maximum load and minimum vertical clearance as required by Vehicle Code Sections 35250, 35550, and 35750.
- The bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.
- Vehicle load limits shall be posted at both entrances to bridges.
- A bridge with only one lane shall provide for unobstructed view from one end to the other with turnouts at both ends.





**SIGN STANDARD §1274.01- §1274.02**

- Size of letters, numbers, and symbols for street and road signs shall be a minimum 4" letter height, ½" stroke, reflectorized, and contrasting with background color of sign. Visible from both directions of travel for at least 100'.
- Height of street and road signs shall be uniform county wide, newly constructed, or approved public and private roads must be identified by a name or number through a consistent countywide system. Signs shall be placed at the intersection of those roads, streets, or private lanes.
- A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead end road, one way road, or single lane conditions shall be placed at the intersection preceding the access limitation and no more than 100' before such access limitation.

**ADDRESS STANDARD §1274.03- §1274.04**

- Address must be posted at beginning of construction and maintained thereafter.
- Minimum 4" letter height, ½" stroke, reflectorized with contrasting background, visible from both directions of travel.
- Multiple addresses on a single driveway shall be mounted on a single post.
- Address shall be placed at each driveway entrance

**EMERGENCY WATER STANDARD §1275.01- §1275.04**

**Not Required**

- Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, 2012 Edition and California Fire Code CCR 24 part 9, shall be accepted as meeting the requirements of this article.
- The hydrant or fire valve shall be 18" above grade, 8' from flammable vegetation, no closer than 4' and no further than 12' from roadway, and in a location apparatus using it will not block the roadway.
- The hydrant shall be not less than 50' nor more than ½ mile from the building it is to serve, shall be located at a turnout or turnaround along the driveway to that building or along a road that intersects with driveway.
- The hydrant head shall be 2 ½" National Hose male thread with cap for pressure and gravity flow systems, and 4 ½" for draft systems. They shall have suitable crash protection.
- A reflectorized blue marker minimum of 3" diameter shall be mounted on a fire-retardant post within 3' of the hydrant. The marker shall be no less than 3 'or more than 5' above grade.





**MAINTAIN DEFENSIBLE SPACE AND FUELS MODIFICATION STANDARD §1276.01- §1276.04**

- All parcels shall provide a minimum 30' setback for all buildings from property lines and/ or the center of the road.
- Fuel modification and disposal of flammable vegetation and fuels caused by site development and construction, shall be completed prior to road construction or final inspection of building permit.
- Maintain defensible space 100' from each side and front and rear of the structure(s), but not beyond the property line. The intensity of fuels management may vary within the 100' perimeter of the structure, the most intense being within 30' of the structure.
- Remove that portion of a tree that extends within 10 feet of a chimney or stovepipe.
- Maintain a tree, shrub, or other plant adjacent to or overhanging a structure.
- Maintain the roof structure free of leaves, needles, or other vegetative materials.

EXCEPTION REQUEST GRANTED

- See attached letter

EXCEPTION REQUEST DENIED

- See attached letter

**Application Reviewed By:**

**Chris A. Vallergera, Fire Captain Mendocino Unit**

Please note that the comments noted above are based on a CAL FIRE State Fire Safe Regulation review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Should you have any questions, you may contact the CAL FIRE Mendocino Unit at (707) 459-7414 or email at [Mendocino4290@fire.ca.gov](mailto:Mendocino4290@fire.ca.gov).

For current State Fire Regulations, please visit <https://govt.westlaw.com/calregs>.

**California Code of Regulations  
 Title 14- Natural Resources  
 Division 1.5- Department of Forestry  
 Chapter 7- Fire Protection  
 Subchapter 2- SRA/VHFHSZ Fire Safe Regulations**

**Appendix D: Reduced Buffer Analysis**

<b>Mendocino County Coastal Zoning Code, Table 4. Section 20.496.020 ESHA – Development Criteria</b>	
<b>(A)</b>	<p><b>Buffer Areas.</b>  <i>A buffer area shall be established adjacent to all environmentally sensitive habitat areas. The purpose of this buffer area shall be to provide for a sufficient area to protect the environmentally sensitive habitat from degradation resulting from future developments and shall be compatible with the continuance of such habitat areas.</i></p>
	<p>One potential Environmentally Sensitive Habitat Area (ESHA) was identified within the Study Area:</p> <ul style="list-style-type: none"> <li>• <b>Bishop pine/Monterey pine forest ESHA (G3 S3)</b> –Parcel located within CalVeg mapped Monterey pine forest.</li> </ul> <p>The proposed development is more than 50 feet from the Monterey pine forest and over 100 feet from the wetland present on the parcel. No trees are proposed for removal.</p>
<b>(1)</b>	<p><b>Width.</b>  <i>The width of the buffer area shall be a minimum of one hundred (100) feet, unless an applicant can demonstrate, after consultation and agreement with the California Department of Fish and Game, and County Planning staff, that one hundred (100) feet is not necessary to protect the resources of that particular habitat area from possible significant disruption caused by the proposed development. The buffer area shall be measured from the outside edge of the Environmentally Sensitive Habitat Areas and shall not be less than fifty (50) feet in width. New land division shall not be allowed which will create new parcels entirely within a buffer area. Developments permitted within a buffer area shall generally be the same as those uses permitted in the adjacent Environmentally Sensitive Habitat Area.</i></p>
	<p>Based on the analysis below, the recommended buffer is:</p> <ul style="list-style-type: none"> <li>• <b>Bishop pine/Monterey Pine forest ESHA</b> – 50-foot Buffer around the forested area.</li> <li>• <b>Wetland-</b> a wetland delineation has determined the boundaries of the wetland within the parcel and the proposed construction activities will be over 100 feet from the wetland.</li> </ul> <p>Erosion control fencing should be installed 50 feet outside of the proposed area of construction area (less than 1 acre) prior to construction.</p>



**Mendocino County Coastal Zoning Code, Table 4. Section 20.496.020 ESHA – Development Criteria**

<p><b>1(a)</b></p>	<p><b>Biological Significance of Adjacent Lands.</b>  <i>Lands adjacent to a wetland, stream, or riparian habitat area vary in the degree to which they are functionally related to these habitat areas. Functional relationships may exist if species associated with such areas spend a significant portion of their life cycle on adjacent lands. The degree of significance depends upon the habitat requirements of the species in the habitat area (e.g., nesting, feeding, breeding, or resting).</i></p> <p><i>Where a significant functional relationship exists, the land supporting this relationship shall also be considered to be part of the ESHA, and the buffer zone shall be measured from the edge of these lands and be sufficiently wide to protect these functional relationships. Where no significant functional relationships exist, the buffer shall be measured from the edge of the wetland, stream, or riparian habitat that is adjacent to the proposed development.</i></p> <p>The closest aquatic feature is a wetland located approximately 100 feet south of all proposed work. A wetland delineation was conducted to determine the boundaries of the wetland.</p> <p>There are no mapped CNDDDB occurrences within the parcel. The closest mapped occurrence is Swamp harebell located approximately 430 feet southeast of the parcel in Russian Gulch State Park.</p> <p>Potentially present nesting birds may be migratory or year-round residents, and nesting requirements are highly variable. The bird nesting season typically extends from February to August. Although no special-status birds or nests were observed during any of the field surveys, the grassland may provide potential nesting habitat for special-status bird species and would be protected by the Migratory Bird Treaty Act. If construction is to occur during the breeding season (February to August), a pre-construction survey is recommended to ensure that no nesting birds will be disturbed during development. No surveys are recommended if development occurs in the non-breeding season.</p> <p>Amphibians may be found in upland areas during migration; however, the adjacent upland areas do not provide any known specific habitat value for amphibians. Within one week prior to the onset of construction, a qualified biologist shall conduct a survey of the construction area for migrating amphibians and shall conduct a training for the construction crew on identification of special status amphibians.</p>
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**Mendocino County Coastal Zoning Code, Table 4. Section 20.496.020 ESHA – Development Criteria**

1(b)

**Sensitivity of Species to Disturbance.**

The width of the buffer zone shall be based, in part, on the distance necessary to ensure that the most sensitive species of plants and animals will not be disturbed significantly by the permitted development. Such a determination shall be based on the following after consultation with the Department of Fish and Game or others with similar expertise:

- (1b-i) Nesting, feeding, breeding, resting, or other habitat requirements of both resident and migratory fish and wildlife species;
- (1b-ii) An assessment of the short-term and long-term adaptability of various species to human disturbance;
- (1b-iii) An assessment of the impact and activity levels of the proposed development on the resource.

1b-i: No special status plant or animal species were observed in the project area during any of the field surveys. However, there is potential for presence of special status birds and amphibians in the project area. A survey for special status amphibians shall be conducted prior to construction.

There is a potential that special status birds (which are sensitive to disturbance during their breeding seasons) may use the Monterey pine/Bishop pine trees forest near the proposed project area for nesting.

The Class II watercourse that is approximately 180 feet south of the proposed project is not expected to support fish and is farther than 100 feet from the proposed project. The wetland is 100 feet from the proposed project area. There is one mapped CNDDB occurrence (swamp harebell) that is farther than 100 feet from the proposed project.

The proposed development is in a subdivision where human traffic and activity currently exist on nearby adjacent parcels. Common species in the proposed project are likely adapted to human disturbance.

To minimize construction impacts, the recommended Mitigation Measures include:

- Young Monterey pine, bishop pine and grand fir trees should be allowed to become re-established wherever they are present outside the construction site.
- Erosion control fencing should be installed 50 feet outside of the proposed construction area prior to construction.
- During construction, any stockpiled materials should be checked around and moved carefully in order to avoid potential nesting bird habitat, if stockpiling takes place between February and August.
- Landscaping on the parcel should not include any invasive plants and should ideally consist of native plants compatible with the adjacent plant communities.

1b-ii: Adaptability to human disturbance: The proposed project is located in a rural residential subdivision where the parcels are approximately 5 to 10 acres in size. Properties adjacent to the northwest and east are developed with residences. Wildlife found in this area should be reasonably adapted to human disturbance.

1b-iii: Impacts of proposed activity on the project area: The proposed development consists of a modest single-family residence and associated development. The development is expected to result in minimal removal of vegetation (grassland and few shrubs), and the use of the property is expected to be similar to existing neighboring uses.

A 100-foot buffer from the wetland and a minimal buffer of 50 feet from the Monterey pine/Bishop pine shall be sufficient to address habitat requirements.



**Mendocino County Coastal Zoning Code, Table 4. Section 20.496.020 ESHA – Development Criteria**

<p><b>1(c)</b></p>	<p><b>Susceptibility of Parcel to Erosion.</b>  <i>The width of the buffer zone shall be based, in part, on an assessment of the slope, soils, impervious surface coverage, runoff characteristics, and vegetative cover of the parcel and to what degree the development will change the potential for erosion. A sufficient buffer to allow for the interception of any additional material eroded as a result of the proposed development should be provided.</i></p>
	<p>The soil type mapped for the proposed project by NRCS is Cabrillo-Hesser complex, 0 to 5 percent slopes. This soil type is somewhat moderately drained soil that is very deep to bedrock. The proposed construction area is 0-5% slope and the recommended 50-foot buffer from the Monterey pine/Bishop pine forest and 100-foot buffer from the wetland shall protect erosion from entering the downhill portion of the parcel.</p> <p>The property slopes gently to moderately in a westerly direction, towards the ocean. Proposed impervious surface coverage is expected to be minimal.</p> <p>The permeable area in the Study Area will be reduced due to the construction of the homesite and driveway. Proposed development is positioned in the flattest portion of the parcel.</p> <p>It is recommended that straw wattles are placed along the 50-foot ESHA buffer boundary around the proposed project for the homesite and associated development. Straw wattles will prevent sediment caused from ground disturbance activities from entering the Monterey pine/Bishop pine forest ESHA. Upland habitat in the 50-foot buffer and within the Monterey pine/Bishop pine forest habitat has &gt;90% vegetation cover, mostly composed of trees and shrubs, which will provide additional protection for the Monterey pine/Bishop pine forest. Ground disturbance and exposed soil will be limited to approximately 0.25 acres.</p>
<p><b>1(d)</b></p>	<p><b>Use of Natural Topographic Features to Locate Development.</b>  <i>Hills and bluffs adjacent to ESHAs shall be used, where feasible, to buffer habitat areas. Where otherwise permitted, development should be located on the sides of hills away from ESHAs. Similarly, bluff faces should not be developed, but shall be included in the buffer zone.</i></p>
	<p>There are no natural topographic features present to use for buffering purposes. Slopes are consistently gentle to moderate.</p>
<p><b>1(e)</b></p>	<p><b>Use of Existing Cultural Features to Locate Buffer Zones.</b>  <i>Cultural features (e.g., roads and dikes) shall be used, where feasible, to buffer habitat areas. Where feasible, development shall be located on the side of roads, dikes, irrigation canals, flood control channels, etc., away from the ESHA.</i></p>
	<p>There are no cultural features on the property to use as a buffer.</p>
<p><b>1(f)</b></p>	<p><b>Lot Configuration and Location of Existing Development.</b>  <i>Where an existing subdivision or other development is largely built-out and the buildings are a uniform distance from a habitat area, at least that same distance shall be required as a buffer zone for any new development permitted. However, if that distance is less than one hundred (100) feet, additional mitigation measures (e.g., planting of native vegetation) shall be provided to ensure additional protection. Where development is proposed in an area that is largely undeveloped, the widest and most protective buffer zone feasible shall be required.</i></p> <p>Existing structures to the north, south and east of the property appears to observe a setback to Class II streams of over 100 feet and all structures are located in Monterey pine/Bishop pine forest. These measurements are based on Google Earth aerial photo interpretation.</p>



**Mendocino County Coastal Zoning Code, Table 4. Section 20.496.020 ESHA – Development Criteria**

<p><b>1(g)</b></p>	<p><b>Type and Scale of Development Proposed.</b>  <i>The type and scale of the proposed development will, to a large degree, determine the size of the buffer zone necessary to protect the ESHA. Such evaluations shall be made on a case-by-case basis depending upon the resources involved, the degree to which adjacent lands are already developed, and the type of development already existing in the area.</i></p>
	<p>The proposed development consists of construction of a single-family residence and the associated infrastructure including driveway, connection to utilities and septic, a primary and secondary leach field, and a well. The proposed development is consistent with the type and scale of nearby residences.</p>
<p><b>(2)</b></p>	<p><b>Configuration.</b>  <i>The buffer area shall be measured from the nearest outside edge of the ESHA (e.g., for a wetland from the landward edge of the wetland; for a stream from the landward edge of riparian vegetation or the top of the bluff).</i></p>
	<ul style="list-style-type: none"> <li>• The Bishop pine forest was first identified in the field by examining vegetation patterns, topography, and landforms.</li> <li>• The buffer area is measured from the landward edge of the wetland delineation designated wetland.</li> </ul>
<p><b>(3)</b></p>	<p><b>Land Division.</b>  <i>New subdivisions or boundary line adjustments shall not be allowed which will create or provide for new parcels entirely within a buffer area.</i></p>
	<p>A boundary line adjustment or new subdivision is not proposed for this development.</p>
<p><b>(4)</b></p>	<p><b>Permitted Development.</b>  <i>Development permitted within the buffer area shall comply at a minimum with the following standards:</i></p>
<p><b>4(a)</b></p>	<p><i>Development shall be compatible with the continuance of the adjacent habitat area by maintaining the functional capacity, their ability to be self-sustaining and maintain natural species diversity.</i></p>
	<p>Development outside of the recommended 50-foot buffer area consist of septic leach field and lines installed underground from the leach field area to the proposed residence. The proposed underground utility lines are not expected to have a detrimental short or long term impact to the ESHA or buffers. The homesite and driveway will have an impact within the less than 1-acre conversion area; however, is still consistent with existing development in the surrounding area.</p>
<p><b>4(b)</b></p>	<p><i>Structures will be allowed within the buffer area only if there is no other feasible site available on the parcel.</i></p>
	<p>The proposed location for the homesite, driveway, leach field and septic system is the most feasible location within the parcel. It is adjacent to the road easement leading to the property and utilizes the least amount of space available. It is located further than 300 feet from Highway 1 and would not be visible to highway traffic and is set back 25 feet from Drifter's Reef Road. It is located on the least sloped area within the parcel.</p>



**Mendocino County Coastal Zoning Code, Table 4. Section 20.496.020 ESHA – Development Criteria**

<p><b>4(c)</b></p>	<p>Development shall be sited and designed to prevent impacts, which would degrade adjacent habitat areas. The determination of the best site shall include consideration of drainage, access, soil type, vegetation, hydrological characteristics, elevation, topography, and distance from natural stream channels. The term "best site" shall be defined as the site having the least impact on the maintenance of the biological and physical integrity of the buffer strip or critical habitat protection area and on the maintenance of the hydrologic capacity of these areas to pass a one hundred (100) year flood without increased damage to the coastal zone natural environment or human systems.</p>
<p><b>4(d)</b></p>	<p>The "best site" is as proposed. This is the only location that will be sufficient for the proposed homesite and development. The area was chosen to minimize removal of healthy native trees and 100 feet from a wetland area.</p> <p>Development shall be compatible with the continuance of such habitat areas by maintaining their functional capacity and their ability to be self-sustaining and to maintain natural species diversity.</p>
<p><b>4(e)</b></p>	<p>Young bishop pine, Monterey pine and grand fir trees should be allowed to become re-established wherever they are present outside the construction site.</p> <p>Landscaping on the parcel should not include any invasive plants and should ideally consist of native plants compatible with the adjacent plant communities.</p> <p>Structures will be allowed within the buffer area only if there is no other feasible site available on the parcel. Mitigation measures, such as planting riparian vegetation, shall be required to replace the protective values of the buffer area on the parcel, at a minimum ratio of 1:1, which are lost as a result of development under this solution.</p>
<p><b>4(f)</b></p>	<p>There is no other feasible location on the parcel for the proposed homesite and development. Mitigation measures are proposed including the facilitation of natural regeneration of Bishop pine, Monterey pine and Grand fir trees within the proposed 50-foot buffer.</p> <p>Established mature trees are not proposed for removal. There are approximately 6 scattered Bishop pine trees under 1" DBH outside of the 50-foot buffer that may be removed for driveway development.</p>
<p><b>Mendocino County Coastal Zoning Code, Table 4. Section 20.496.020 ESHA – Development Criteria</b></p>	
<p><b>4(f)</b></p>	<p>Development shall minimize the following: impervious surfaces, removal of vegetation, amount of bare soil, noise, dust, artificial light, nutrient runoff, air pollution, and human intrusion into the wetland and minimize alteration of natural landforms.</p>
<p><b>4(g)</b></p>	<p>Vegetation removal (grasses and shrubs) is proposed for the development of the homesite. The proposed impervious surfaces shall be limited to the proposed less than 1 acre. The project is not expected to result in significant areas of bare soil, noise, dust, artificial light, nutrient runoff, air pollution or human intrusion into sensitive areas. The Coastal Zoning Code requires exterior lights to be downcast and shielded and building and air quality requirements are expected to address dust, air pollution and nutrient runoff issues.</p>



4(g)	<p>Where riparian vegetation is lost due to development, such vegetation shall be replaced at a minimum ratio of one to one (1:1) to restore the protective values of the buffer area.</p>
	<p>No riparian vegetation will be removed as part of the project.</p>
4(h)	<p>Aboveground structures shall allow peak surface water flows from a one hundred (100) year flood to pass with no significant impediment.</p>
	<p>The development is not proposed in a 100-year flood zone.</p>
4(i)	<p>Hydraulic capacity, subsurface flow patterns, biological diversity, and/or biological or hydrological processes, either terrestrial or aquatic, shall be protected.</p>
	<p>The development is not expected to impact any terrestrial or aquatic hydrologic flow patterns or biological or hydrological processes.</p>
4(j)	<p>Priority for drainage conveyance from a development site shall be through the natural stream environment zones, if any exist, in the development area. In the drainage system design report or development plan, the capacity of natural stream environment zones to convey runoff from the completed development shall be evaluated and integrated with the drainage system wherever possible. No structure shall interrupt the flow of groundwater within a buffer strip. Foundations shall be situated with the long axis of interrupted impermeable vertical surfaces oriented parallel to the groundwater flow direction. Piers may be allowed on a case-by-case basis.</p>
	<p>The project will not change topography or drainage patterns. The project will respect and avoid the natural stream environment.</p>
4(k)	<p>If findings are made that the effects of developing an ESHA buffer area may result in significant adverse impacts to the ESHA, mitigation measures will be required as a condition of project approval. Noise barriers, buffer areas in permanent open space, land dedication for erosion control, and wetland restoration, including off-site drainage improvements, may be required as mitigation measures for developments adjacent to environmentally sensitive habitats. (Ord. No. 3785 (part), adopted 1991)</p>
	<p>This project is not expected to result in significant adverse impacts to ESHA.</p>



# Vallas Parcel

45225 Drifters Reef Rd., Mendocino CA  
APN: 118-200-17-00

2.7 acres

Section 13, T17N, R18W, MD BM  
Mendocino USGS 7.5 Minute Quadrangle














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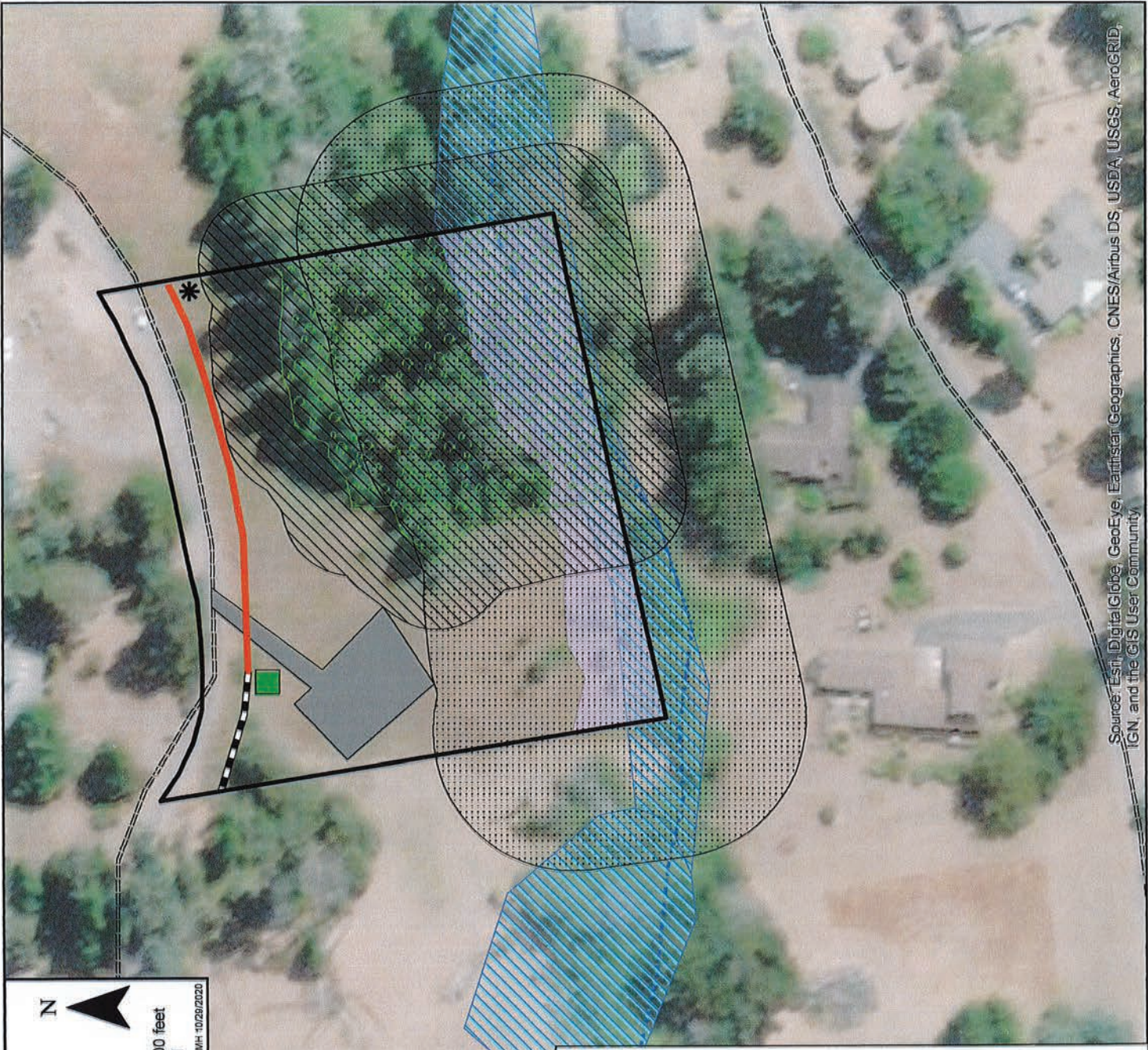


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## Buffer analysis map

-  Parcel Boundary
-  Proposed Septic
-  Proposed Well
-  Proposed Leach line
-  25 foot viewshed buffer from road
-  Monterey pine/Bishop pine forest
-  50 foot buffer around forest
-  100 foot buffer around CCC wetland
-  Proposed Building Envelope
-  CCC wetland
-  NWI wetland
-  Road
-  Class II watercourse





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JACOBSZON & ASSOCIATES, INC.  
natural resource management



and Forbs

Annual  
 Grasses  
 and Forbs

Annual  
 Grasses  
 and Forbs

Annual Grasses  
 and Forbs

## CaVeg Habitat Classification map

- Parcel Boundary
- Proposed Septic
- Proposed Well
- Proposed Leach line
- 25 foot viewshed buffer from road
- 50 foot buffer around forest
- 100 foot buffer around CCC wetland
- Proposed Building Envelope
- CCC wetland
- NWI wetland
- Road
- Class II watercourse
- Annual Grasses and Forbs
- Monterey Pine

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# Vallas Parcel

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2.7 acres

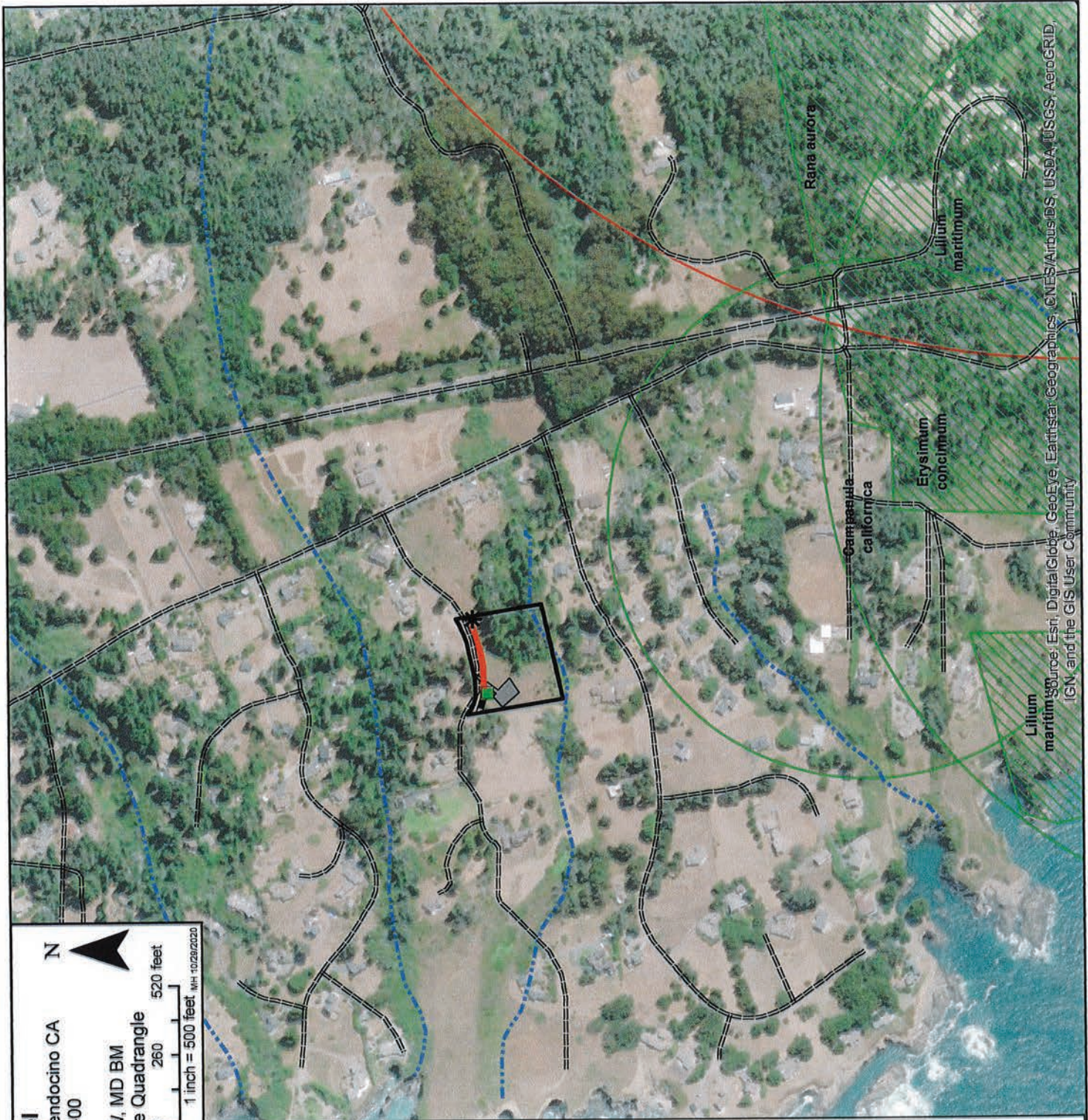
Section 13, T17N, R18W, MD BM

Mendocino USGS 7.5 Minute Quadrangle



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natural resource planning & management

- CNDDB map**
- Parcel Boundary
  - Proposed Septic
  - Proposed Well
  - Proposed Leach line
  - 25 foot viewshed buffer from road
  - Proposed Building Envelope
  - Road
  - Class II watercourse
- CNDDB Symbology**
- Plant (80m)
  - Plant (specific)
  - Plant (non-specific)
  - Plant (circular)
  - Animal (80m)
  - Animal (specific)
  - Animal (non-specific)
  - Animal (circular)
  - Terrestrial Comm. (80m)
  - Terrestrial Comm. (specific)
  - Terrestrial Comm. (non-specific)
  - Terrestrial Comm. (circular)
  - Aquatic Comm. (80m)
  - Aquatic Comm. (specific)
  - Aquatic Comm. (non-specific)
  - Aquatic Comm. (circular)
  - Multiple (80m)
  - Multiple (specific)
  - Multiple (non-specific)
  - Multiple (circular)
  - Sensitive EO's (Commercial only)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus/DS, USDA/USGS, AeroGRID, IGN, and the GIS User Community