



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482  
 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR  
 TELEPHONE: 707-234-6650  
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 FB FAX: 707-961-2427  
 pbs@mendocinocounty.org  
 www.mendocinocounty.org/pbs

March 21, 2023

Department of Transportation  
 Environmental Health - Fort Bragg  
 Air Quality Management  
 Archaeological Commission

Sonoma State University  
 Department of Fish and Wildlife  
 California Coastal Commission  
 County Addresser

Cloverdale Rancheria  
 Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians

**CASE#:** CDP\_2015-0038

**DATE FILED:** 12/23/2015

**OWNER/APPLICANT:** MILLER TODD

**REQUEST:** Administrative Coastal Development Permit to construct a new single-family residence, garage, deck, well, septic system and authorizing temporary occupancy of a travel trailer while constructing the dwelling.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 1.5± miles north of Caspar, on the northeast side of Mallory Drive (CR 412C), approximately 600 feet north of its intersection with Gibney Lane, located at 16421 Mallory Drive, Fort Bragg; (APN 017-380-54).

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** LIAM CROWLEY

**RESPONSE DUE DATE:** April 4, 2023

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://www.mendocinocounty.org)

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to [pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org). Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

**REVIEWED BY:**

Signature \_\_\_\_\_ Department \_\_\_\_\_ Date \_\_\_\_\_

**CASE: CDP\_2015-0038**

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**OWNER/**

**APPLICANT:** TODD MILLER

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**LOCATION:** In the Coastal Zone, 1.5± miles north of Caspar, on the northeast side of Mallory Drive (CR 412C), approximately 600 feet north of its intersection with Gibney Lane, located at 16421 Mallory Drive, Fort Bragg; (APN 017-380-54).

**APN/S:** 017-380-54

**PARCEL SIZE:** 1± Acre

**GENERAL PLAN:** Rural Residential 5 Acre Minimum, 1 Acre Variable Density (RR:5(1))

**ZONING:** Rural Residential (RR-5(1))

**EXISTING USES:** Vacant

**DISTRICT:** 4 (Gjerde)

**RELATED CASES:** None.

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Rural Residential RR-5 [RR-1]	Rural Residential RR-5 [RR-1]	2± Acres	Residential
<b>EAST:</b>	RR-5 [RR-1]	RR-5 [RR-1]	1.25± acres	Residential
<b>SOUTH:</b>	RR-5 [RR-1]	RR-5 [RR-1]	1.48± Acres	Residential
<b>WEST:</b>	RR-5 [RR-1]	RR-5 [RR-1]	1.37± Acres	Residential

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**REFERRAL AGENCIES**

**LOCAL**

- Air Quality Management District
- Archaeological Commission
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (Fort Bragg)

- Sonoma State University

**STATE**

- California Coastal Commission
- California Dept. of Fish & Wildlife

**TRIBAL**

- Cloverdale Rancheria
  - Redwood Valley Rancheria
  - Sherwood Valley Band of Pomo Indians
- 

**ADDITIONAL INFORMATION:**

**STAFF PLANNER:** LIAM CROWLEY

**DATE:** 3/16/2023

## ENVIRONMENTAL DATA

### 1. MAC:

GIS

*None*

### 2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

*Moderate*

### 3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

*State Responsibility Area (SRA)*

### 4. FARMLAND CLASSIFICATION:

GIS

*Rural Residential & Rural Commercial*

### 5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

*None*

### 6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

*Marginal (MWR)*

### 7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

*Wester Soil Classes #212 and #214*

### 8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

*No*

### 9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

*No*

### 10. TIMBER PRODUCTION ZONE:

GIS

*No*

### 11. WETLANDS CLASSIFICATION:

GIS

*Freshwater Forested/Shrub Wetland along northern lot line*

### 12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

*No*

### 13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

*No*

### 14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

*No*

### 15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

*Yes*

### 16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

*No*

### 17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

*No*

### 18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

*No*

### 19. WILD AND SCENIC RIVER:

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

*No*

### 20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

*No*

### 21. STATE CLEARINGHOUSE REQUIRED:

Policy

*No*

### 22. OAK WOODLAND AREA:

USDA

*No*

### 23. HARBOR DISTRICT:

Sec. 20.512

*No*

## FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

### 24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

*Riparia Vegetation*

### 25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

*Bedrock*

### 26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

*Riparian*

### 27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

*No*

### 28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

*No*

### 29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

*No*

### 30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

*N/A*

### 31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

*No*

COUNTY OF MENDOCINO  
DEPT OF PLANNING & BUILDING SERVICES  
120 WEST FIR STREET  
FORT BRAGG, CA 95437  
Telephone: 707-964-5379

Case No(s)  
CDF No(s)  
Date Filed  
Fee \$  
Receipt No.  
Received by  
Office Use Only

### COASTAL DEVELOPMENT PERMIT APPLICATION FORM

Name of Applicant <u>Todd Miller</u>	Name of Owner(s) <u>Todd Shelley Miller</u>	Name of Agent
Mailing Address <u>440 West 12th Arbuckle CA 95912</u>	Mailing Address	Mailing Address
Telephone Number <u>530-304-7104 Mobile</u>	Telephone Number <u>530-476-<sup>2451</sup><del>8851</del></u>	Telephone Number

I certify that the information submitted with this application is true and accurate.

<u>Todd Miller</u> Signature of Applicant/Agent	<u>9-28-15</u> Date	<u>Todd Miller</u> Signature of Owner	<u>9-28-15</u> Date
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Driving Directions:  
The site is located on the N (N/S/E/W) side of Mallory Drive (name road)  
approximately \_\_\_\_\_ (feet/miles) \_\_\_\_\_ (N/S/E/W) of its intersection with  
Gibney lane (provide nearest major intersection).

Assessor's Parcel Number(s)  
017-380-54

Parcel Size <u>1 ac</u> <input type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <u>16421 Mallory Drive Fort Bragg</u> <b>Please note: Before submittal, please verify correct street address with the Planning Division in Ukiah.</b>
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# COASTAL DEVELOPMENT PERMIT APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies who will be reviewing your project proposal. The more detail that is provided, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, driveways, propane tanks, oil tanks, water storage tanks, solar panels, etc.

~~at 20000000~~ Septic, Well, single family home. Temporary residence with travel trailer until home is done.

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES/UNITS	EXISTING SQ. FEET PER STRUCTURE	PROPOSED SQ. FEET PER STRUCTURE	TOTAL SQ. FEET PER STRUCTURE
<input checked="" type="checkbox"/> Single Family	1 Single family			
<input type="checkbox"/> Mobile Home				
<input type="checkbox"/> Duplex/Multifamily				
<input type="checkbox"/> Detached Structures (List individually)				

3. Are there existing structures on the property?  Yes  No  
If yes, describe below and identify the use of each structure on the site plan.

4. Utilities will be supplied to the site as follows:

- A. Electricity
- Utility Company (service exists to the parcel). *There is a pole on the corner of*
  - Utility Company (requires extension of services to site: \_\_\_\_\_ feet \_\_\_\_\_ miles *the parcel*)
  - On Site generation, Specify: \_\_\_\_\_
  - None
- B. Gas
- Utility Company/Tank
  - None
- C. Telephone:  Yes  No

5. Will there be any new exterior lighting?  Yes  No  
 If yes, provide lighting details and specifications for all exterior lighting fixtures. Please ensure that all fixtures are downcast and shielded. Identify the location of all exterior lighting on the site plan and building plans.

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6. What will be the method of sewage disposal?  
 Community sewage system, specify supplier \_\_\_\_\_  
 Septic Tank (indicate primary + replacement leachfields on plot plan)  
 Other, specify \_\_\_\_\_

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7. What will be the domestic water source?  
 Community water system, specify supplier \_\_\_\_\_  
 Well  On-site  Off-site  
 Spring  On-site  Off-site  
 Other, specify \_\_\_\_\_

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8. Is any grading including road/driveway construction planned?  Yes  No  
 Estimate the amount of grading (cut and fill quantities) in cubic yards: \_\_\_\_\_ c.y. Please indicate on the site plan the areas and quantities of grading. **If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.**  
 Estimate the length of the proposed road/driveway: \_\_\_\_\_ feet.  
 Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

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9. Will vegetation be removed to accommodate the proposed project?  Yes  No  
 If yes, explain:  
 How many trees will be removed as a result of the project: \_\_\_\_\_. Indicate on the site plan all trees to be removed which are greater than 12-inches in diameter (measured four feet from the ground). If applicable, please indicate on the site plan the size, location and species of all on-site trees that provide screening from public view areas.

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10. Will the proposed development be visible from:  
 A. State Highway 1?  Yes  No  
 B. Park, beach, or recreation area?  Yes  No  
 If you answered yes to either question, explain.

11. Project Height. Maximum height of structure(s): 25 feet

12. Describe all exterior materials and colors of all proposed structures.

Siding material	<u>Hardi plank</u>	Color	<u>Yellow</u>
Trim material	<u>Hardi plank</u>	Color	<u>White</u>
Chimney material	<u>None</u>	Color	
Roofing material	<u>Composite</u>	Color	<u>Brown</u>
Window frame material	<u>Vinyl</u>	Color	<u>White</u>
Door material	<u>Metal</u>	Color	<u>Red</u>
Fencing material	<u>NA</u>	Color	
Retaining walls material	<u>NA</u>	Color	
Other exterior materials	<u>NA</u>	Color	

13. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, threatened, rare or endangered plants/communities, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site?

Yes       No

If yes, please describe the resource and attach any biological/botanical reports:

14. If the project is **commercial**, **industrial**, or **institutional**, complete the following:

Total square footage of all structures: \_\_\_\_\_  
Estimated employees per shift: \_\_\_\_\_  
Estimated shifts per day: \_\_\_\_\_  
Type of loading facilities proposed: \_\_\_\_\_

Will the proposed project be phased?     Yes       No

If Yes, explain your plans for phasing.

Parking will be provided as follows:

Number of Spaces      Existing: \_\_\_\_\_      Proposed: \_\_\_\_\_      Total: \_\_\_\_\_

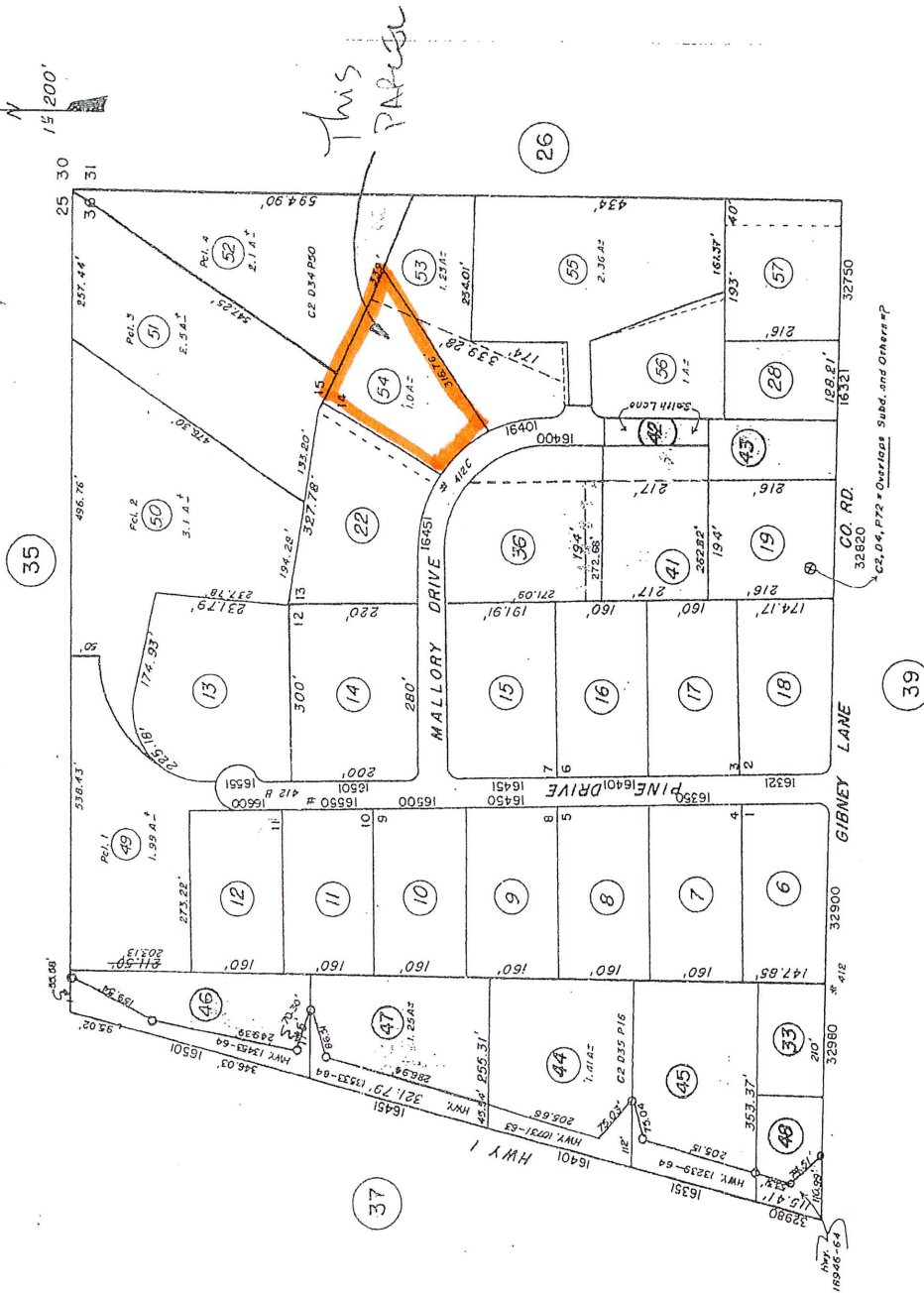
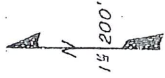
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Number of handicapped spaces: \_\_\_\_\_      Size: \_\_\_\_\_

**Frc. Sec. 36 T. 18 N. R. 18 W. M.D.B.&M.  
Pinecrest Acres Subdivision**

75-011

Pcl. Map C2 034-P50

17-38



NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map  
County of Mendocino, Calif.  
March, 1958





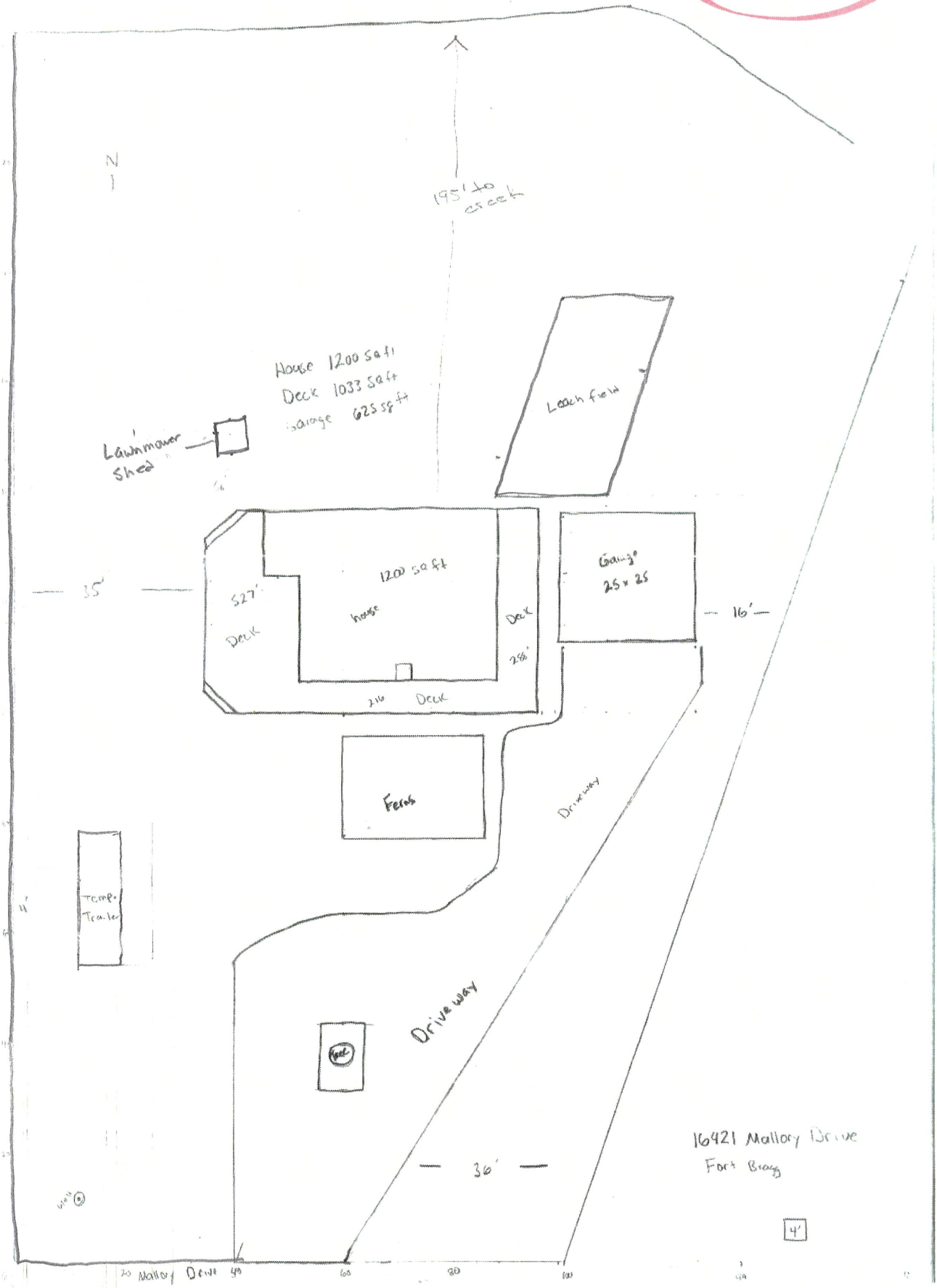
Map prepared August, 2015  
 All spatial data is approximate.  
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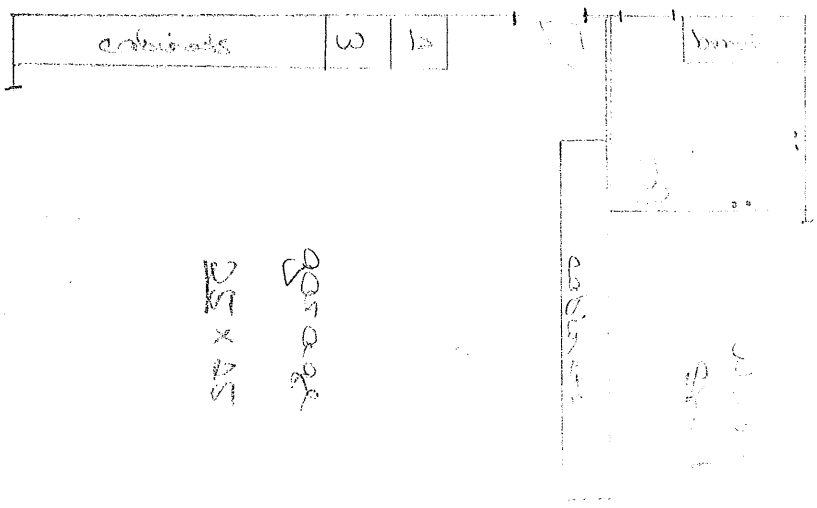
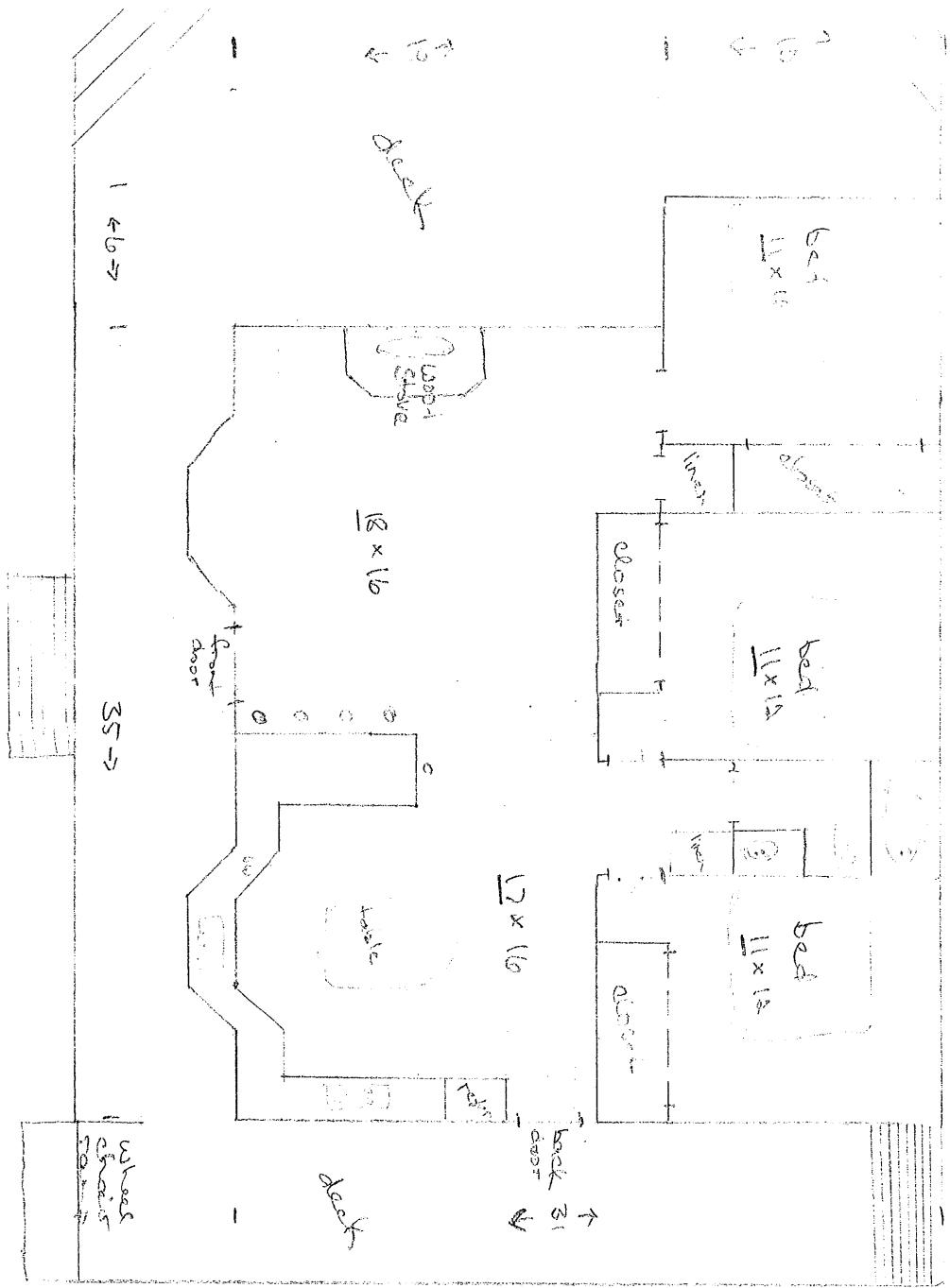


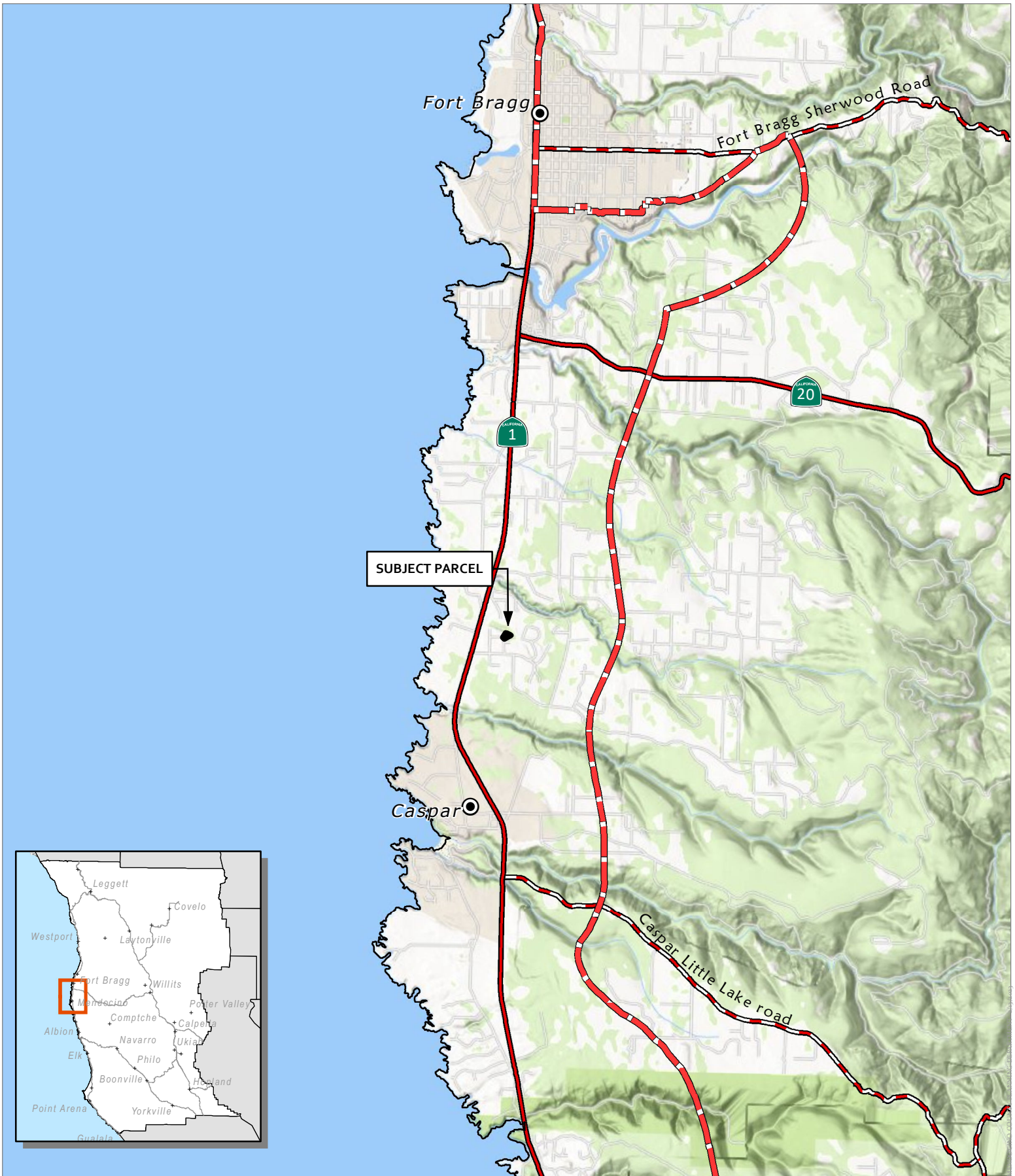


CDP # 2015-0038  
APP 012-382-54

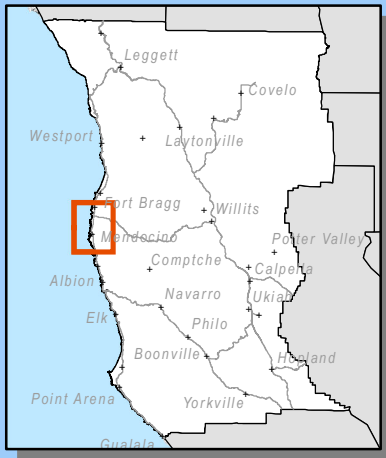
Mendocino County  
JAN 03 2017  
Planning & Building Services





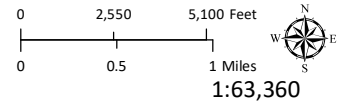


SUBJECT PARCEL



**CASE: CDP 2015-0038**  
**OWNER: MILLER, Todd & Shelley**  
**APN: 017-380-54**  
**APLCT: Todd Miller**  
**AGENT:**  
**ADDRESS: 164251 Mallory Dr., Fort Bragg**

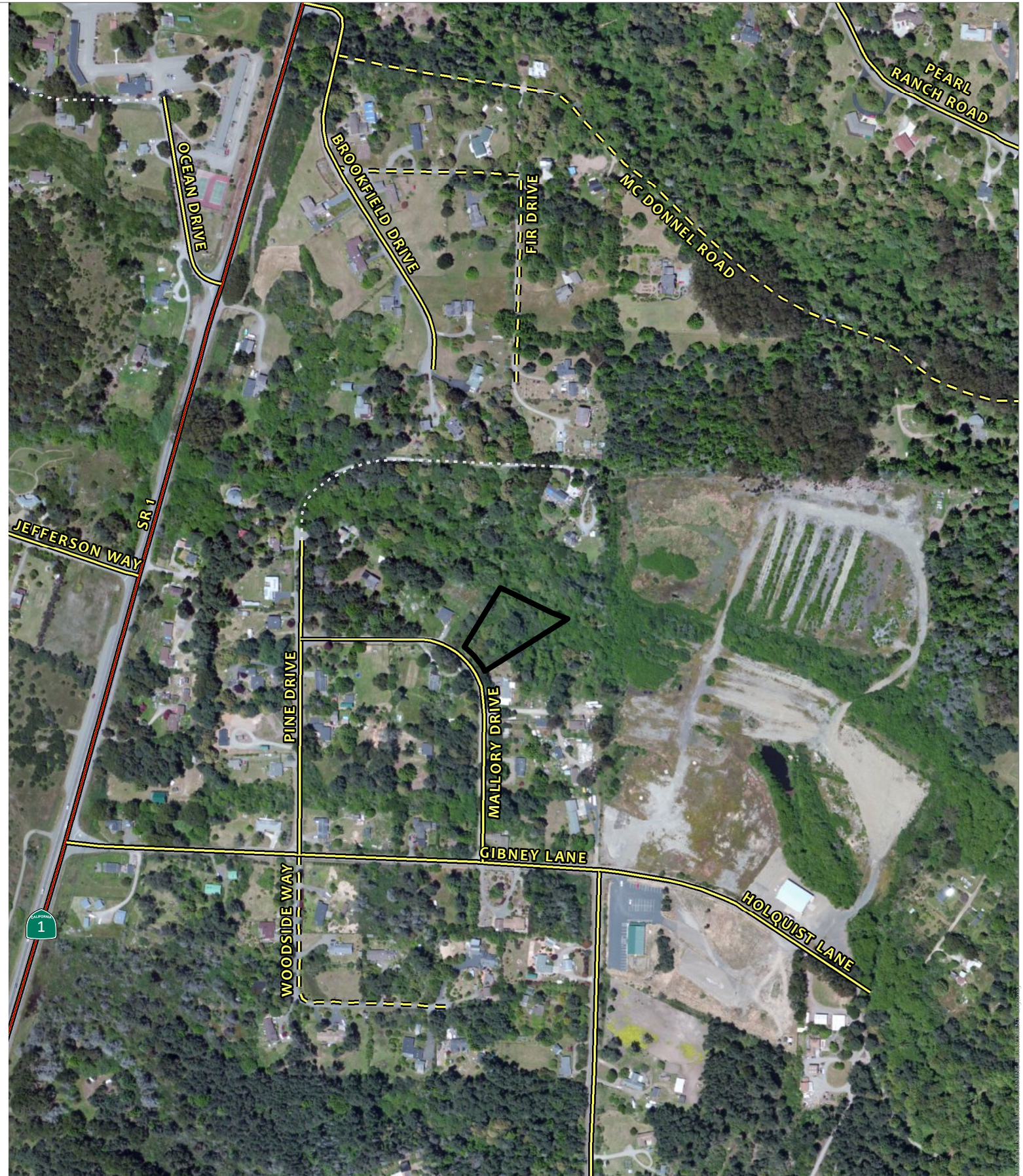
- Major Towns & Places
- Highways
- Coastal Zone Boundary
- Major Roads





LOCATION

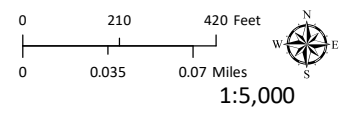
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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES





**CASE: CDP 2015-0038**  
**OWNER: MILLER, Todd & Shelley**  
**APN: 017-380-54**  
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**AGENT:**  
**ADDRESS: 164251 Mallery Dr., Fort Bragg**

 Public Roads  
 Private Roads




**AERIAL IMAGERY**

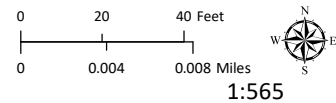
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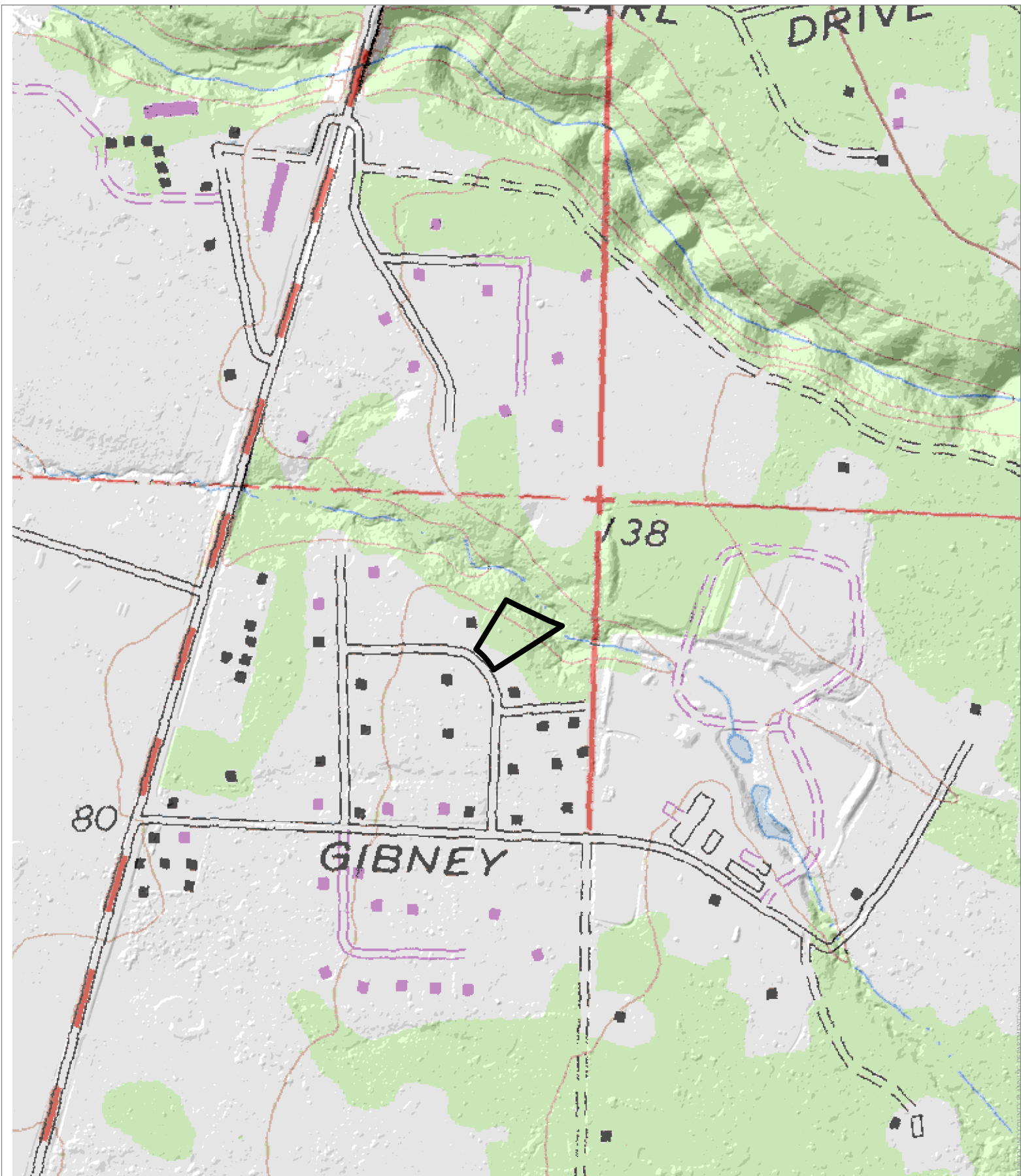
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 Public Roads

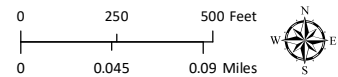


**AERIAL IMAGERY**

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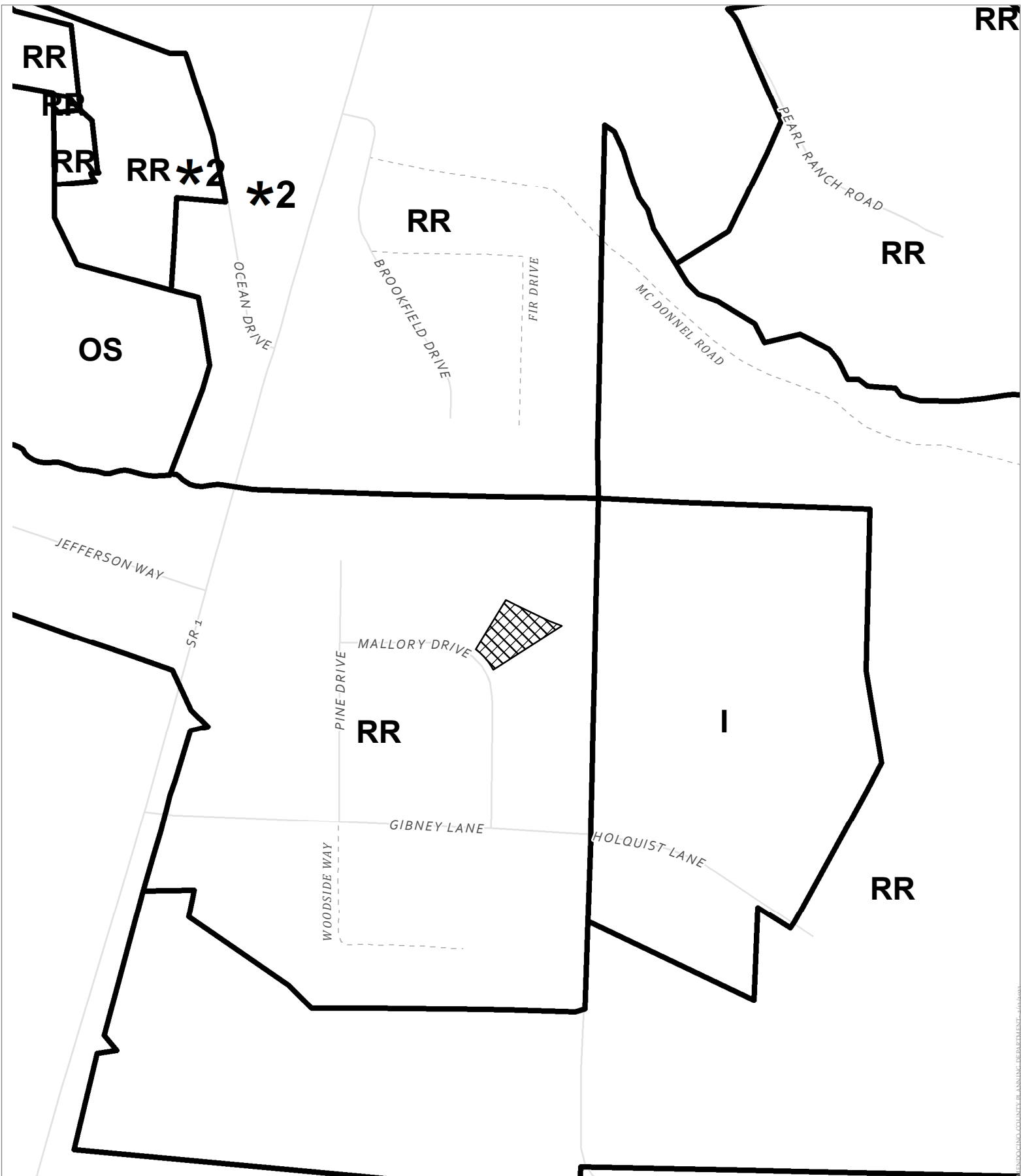


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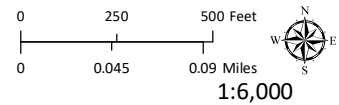
**1:6,000**  
**TOPOGRAPHIC MAP**  
CONTOUR INTERVAL IS 40 FEET

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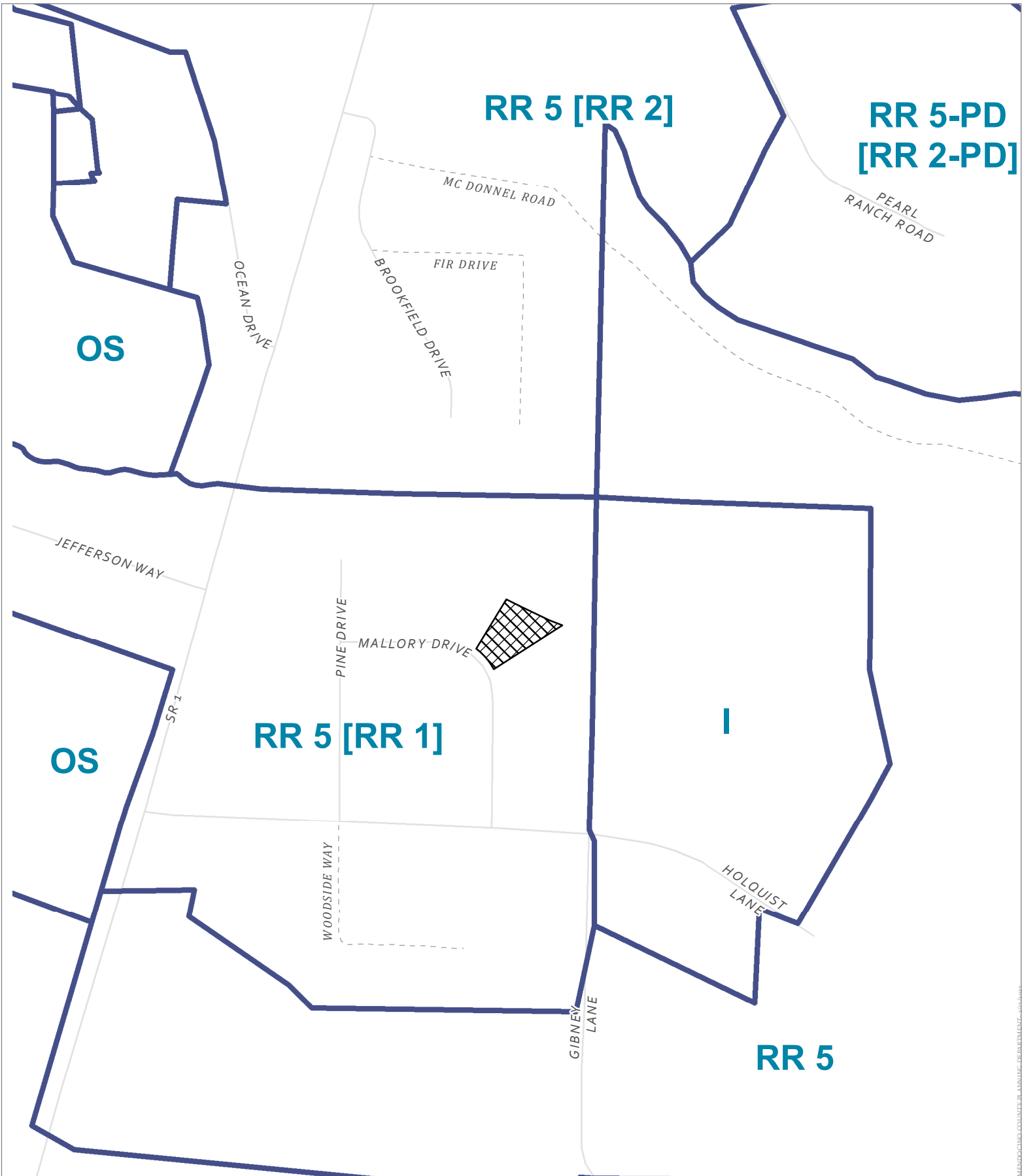
 Zoning Districts  
 Public Roads





**ZONING**

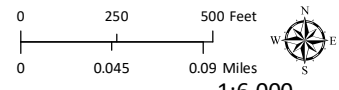
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RENO COUNTY PLANNING DEPARTMENT - 6/15/2015



**CASE:** CDP 2015-0038  
**OWNER:** MILLER, Todd & Shelley  
**APN:** 017-380-54  
**APLCT:** Todd Miller  
**AGENT:**  
**ADDRESS:** 164251 Mallery Dr., Fort Bragg

 General Plan Classes  
 Public Roads

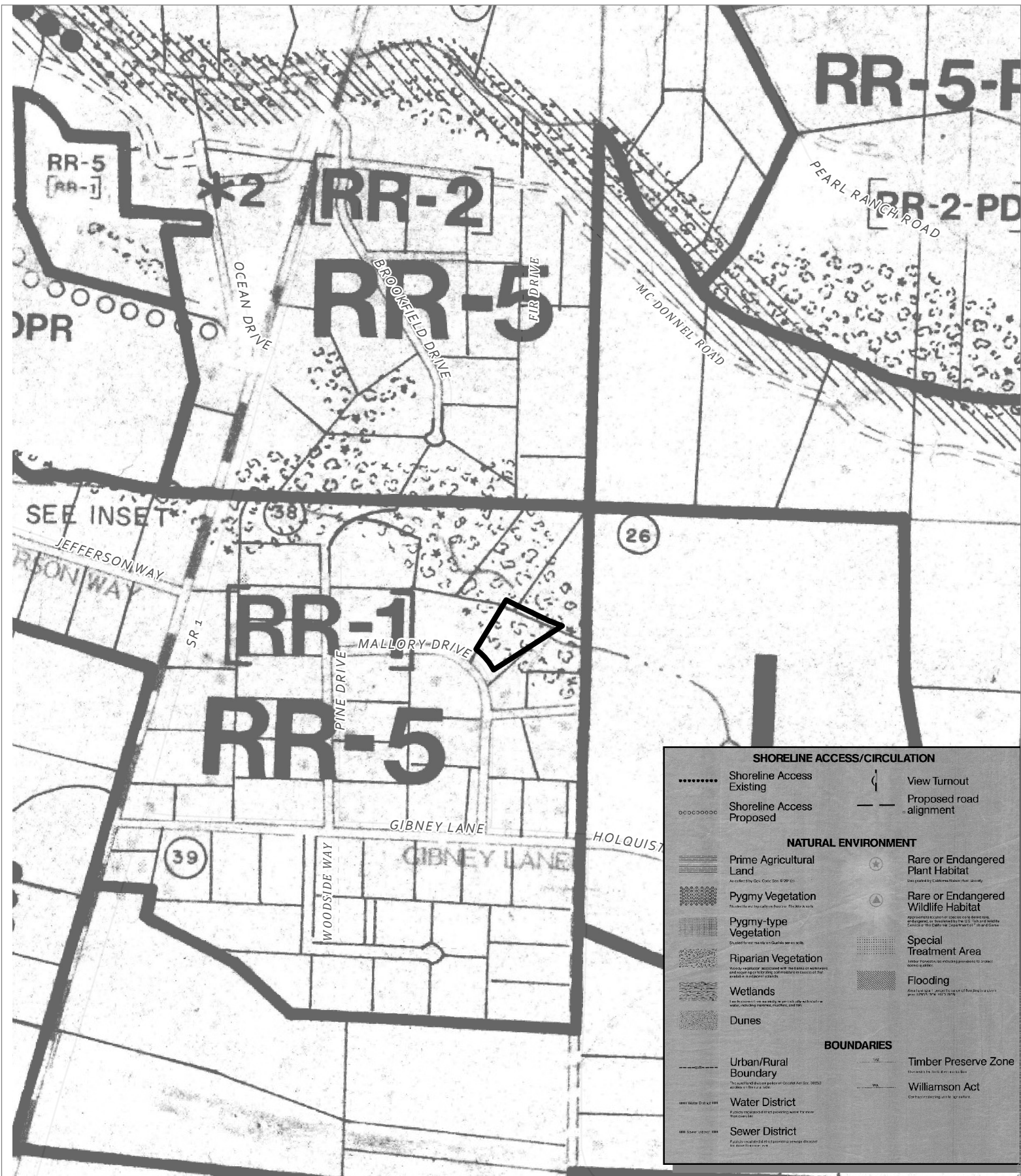


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**GENERAL PLAN**

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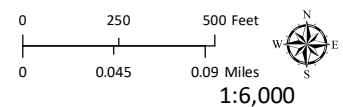
MEMORANDUM TO THE BOARD OF SUPERVISORS, SAN LUIS OBISPO COUNTY, CALIFORNIA





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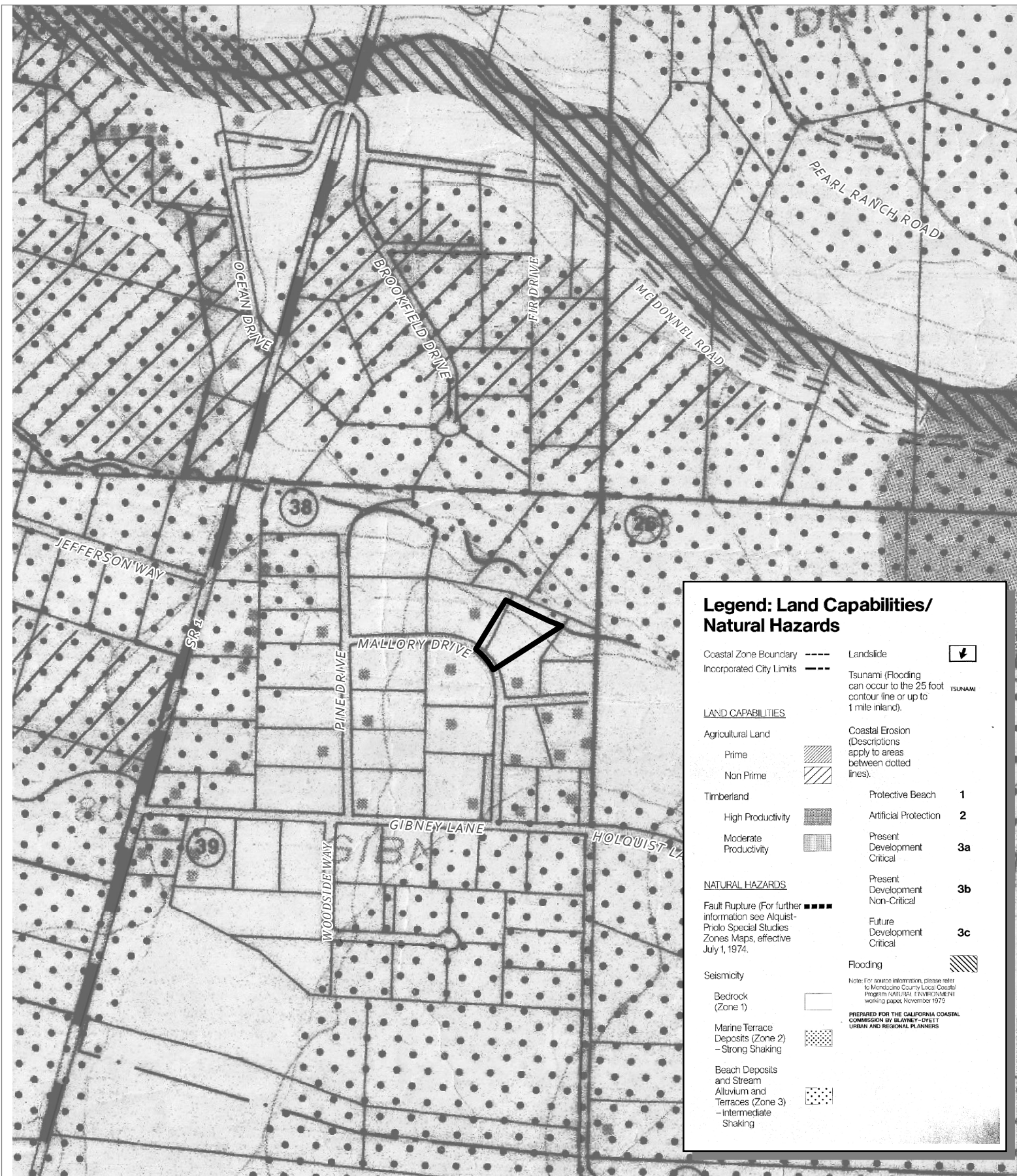
Public Roads



LCP LAND USE MAP 14: BEAVER

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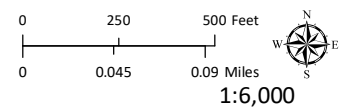


### Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
<b>LAND CAPABILITIES</b>			
Agricultural Land		Coastal Erosion (Descriptions apply to areas between dotted lines).	
Prime		Protective Beach	1
Non Prime		Artificial Protection	2
Timberland		Present Development Critical	3a
High Productivity		Present Development Non-Critical	3b
Moderate Productivity		Future Development Critical	3c
<b>NATURAL HAZARDS</b>			
Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.		Flooding	
Seismicity		<small>Note: For source information, please refer to Mendocino County Local Coastal Program (LCP) ENVIRONMENTAL IMPACT STATEMENT Working Paper November 1975</small>	
Bedrock (Zone 1)		<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-DYETT URBAN AND REGIONAL PLANNERS</small>	
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

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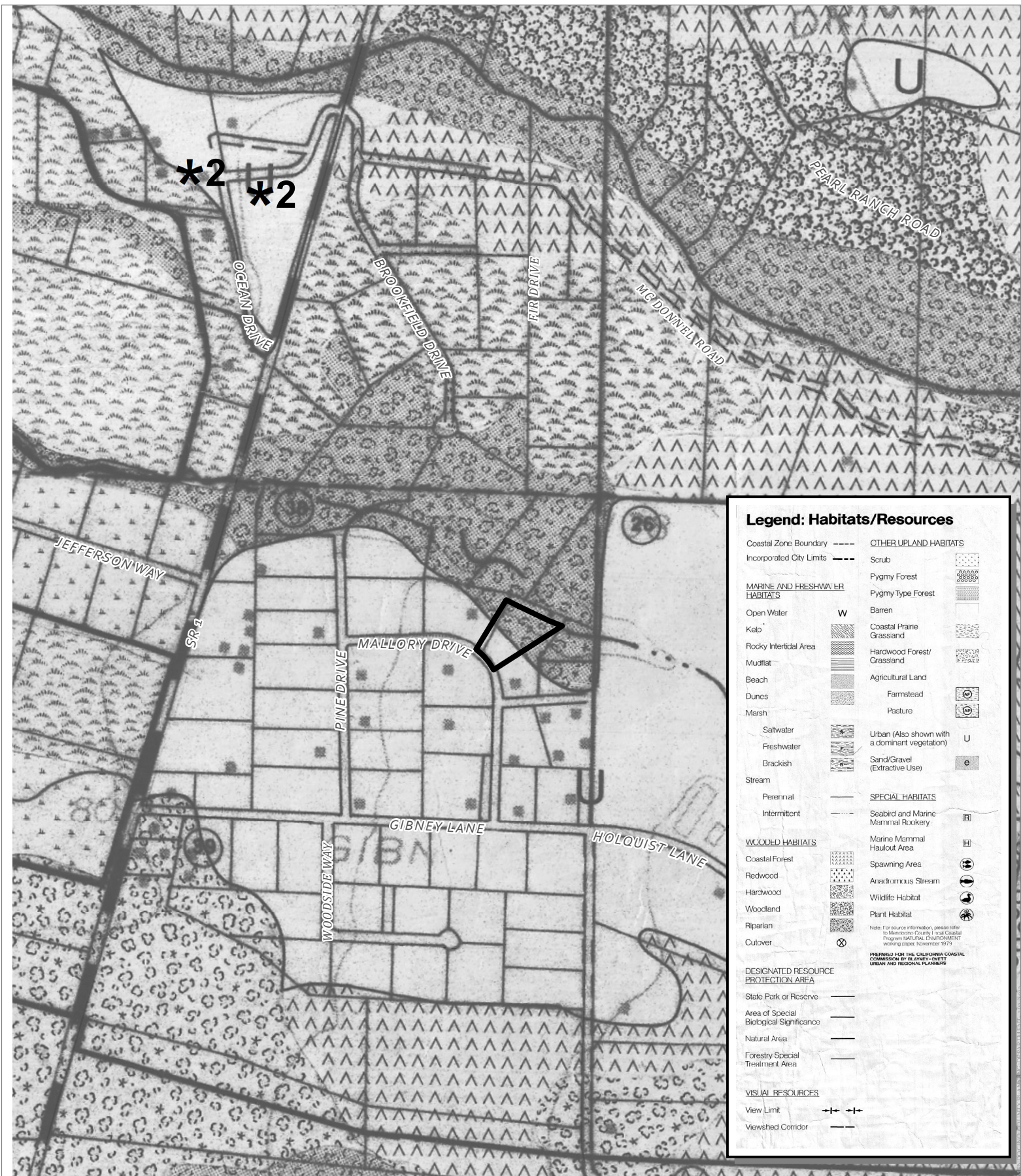
Public Roads



**LCP LAND CAPABILITIES & NATURAL HAZARDS**

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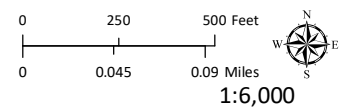


### Legend: Habitats/Resources

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

**CASE: CDP 2015-0038**  
**OWNER: MILLER, Todd & Shelley**  
**APN: 017-380-54**  
**APLCT: Todd Miller**  
**AGENT:**  
**ADDRESS: 164251 Mallery Dr., Fort Bragg**

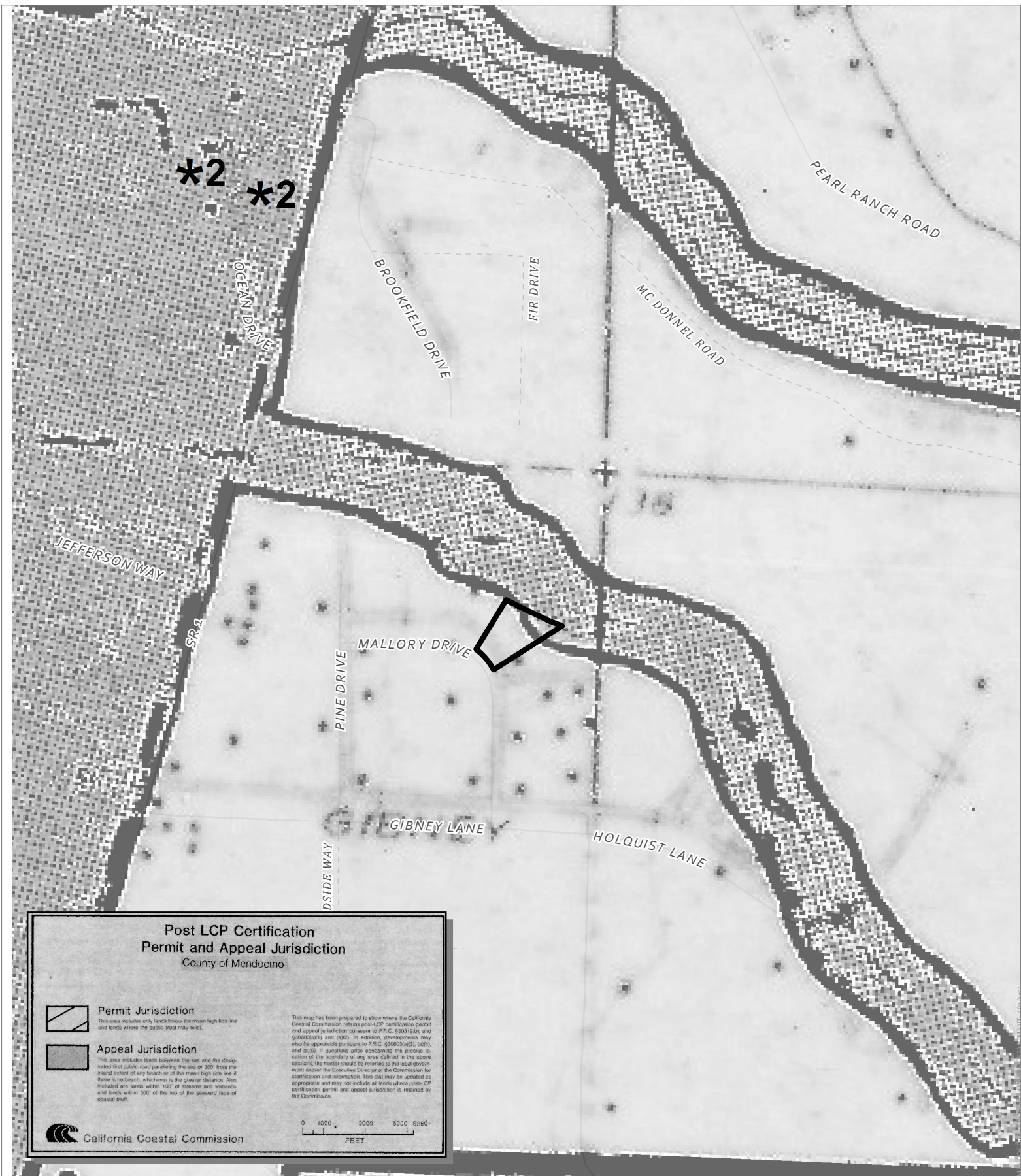
— Public Roads



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LCP HABITATS & RESOURCES

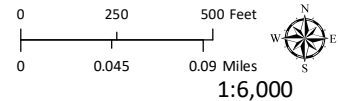
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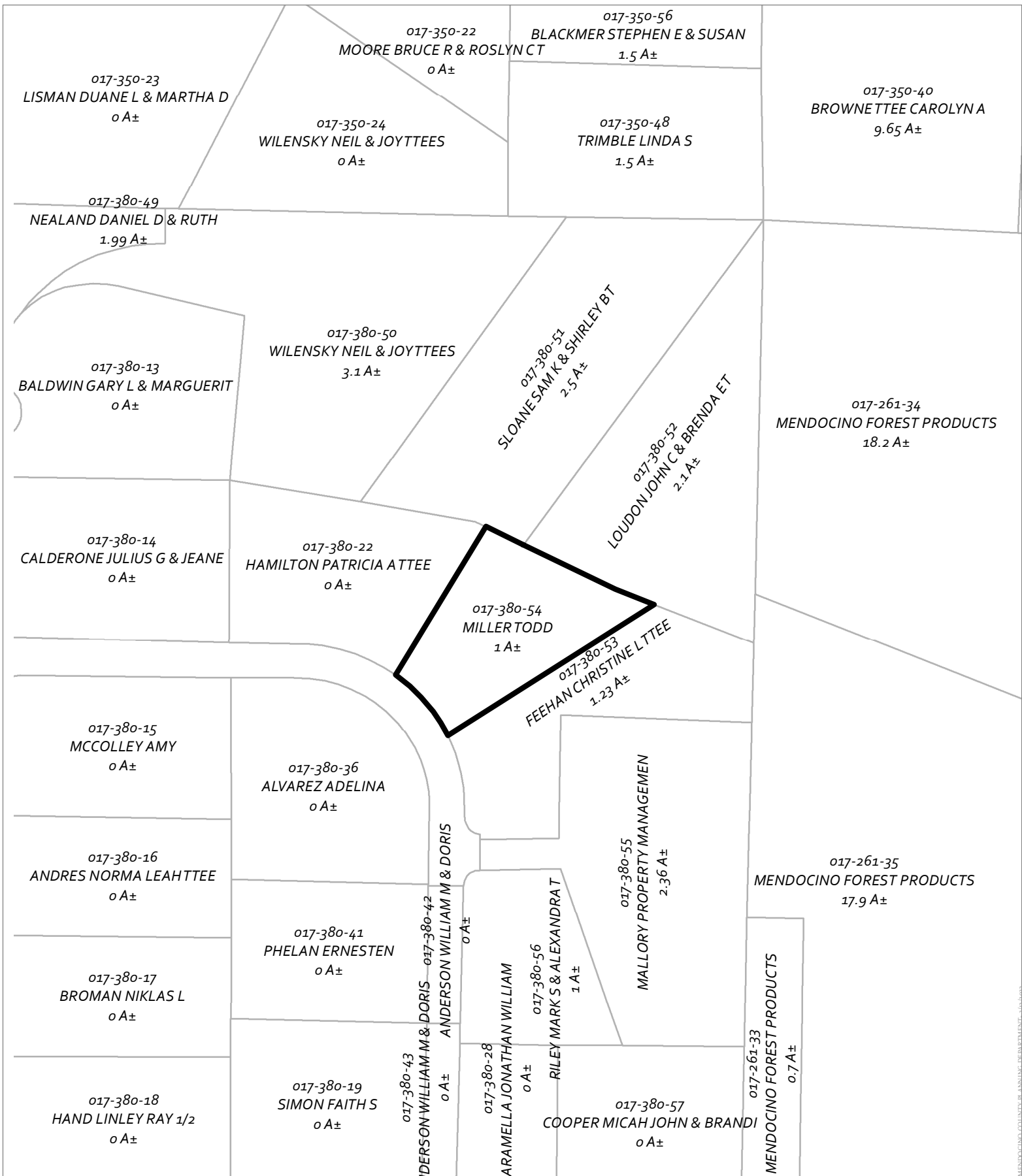
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Public Roads

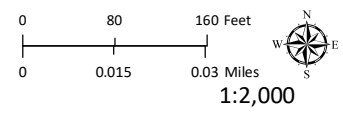


**POST LCP CERTIFICATION & APPEAL JURISDICTION**

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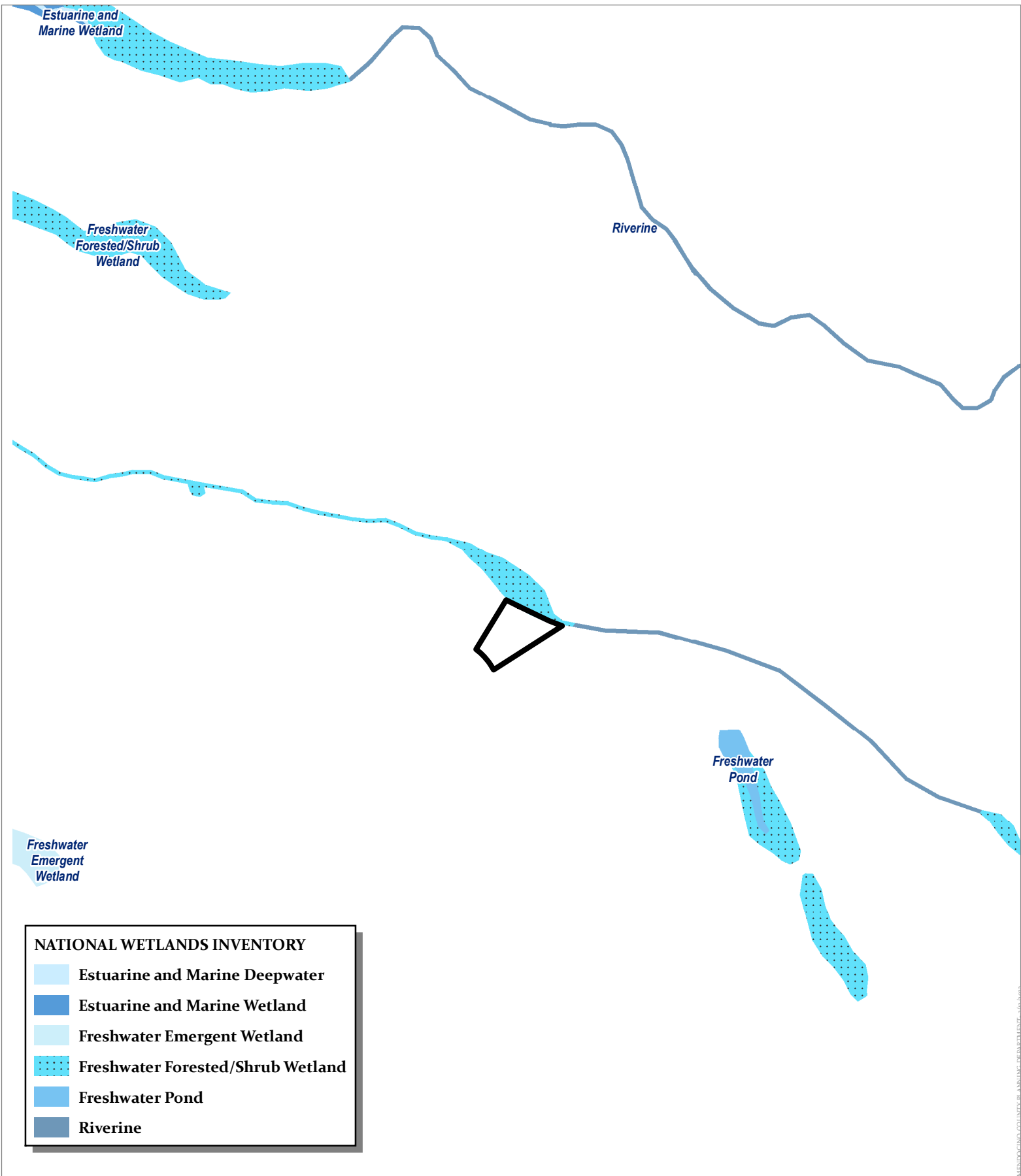
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**ADJACENT PARCELS**

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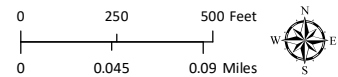
MENDOCINO COUNTY PUBLIC WORKS DEPARTMENT - 4/15/2015



**NATIONAL WETLANDS INVENTORY**

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

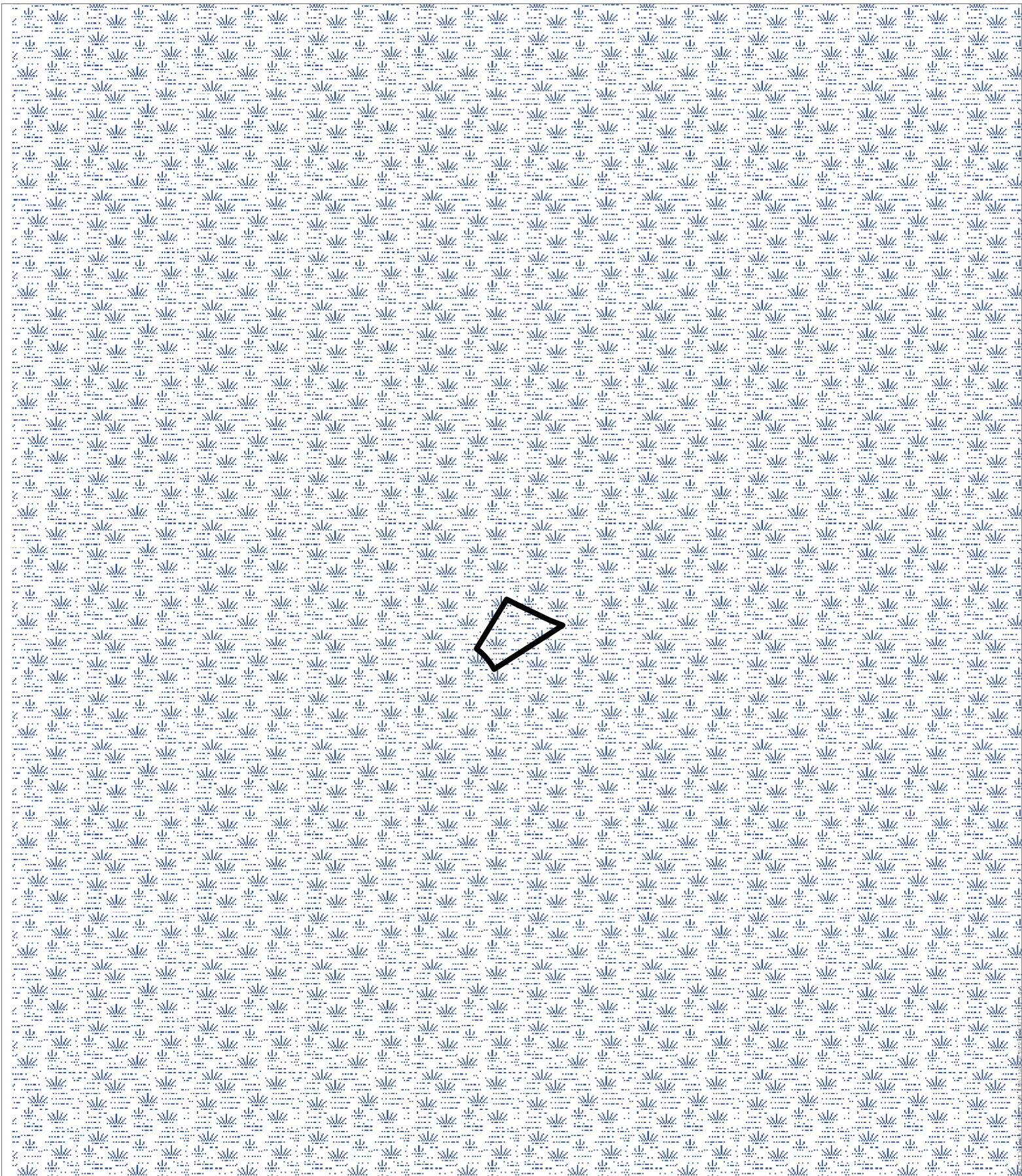
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**WETLANDS**

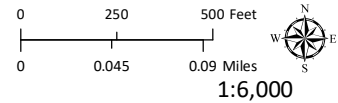
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MEMORANDUM TO THE ASSISTANT ATTORNEY GENERAL, COUNTY OF SAN DIEGO



**CASE: CDP 2015-0038**  
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 Marginal Water Resources

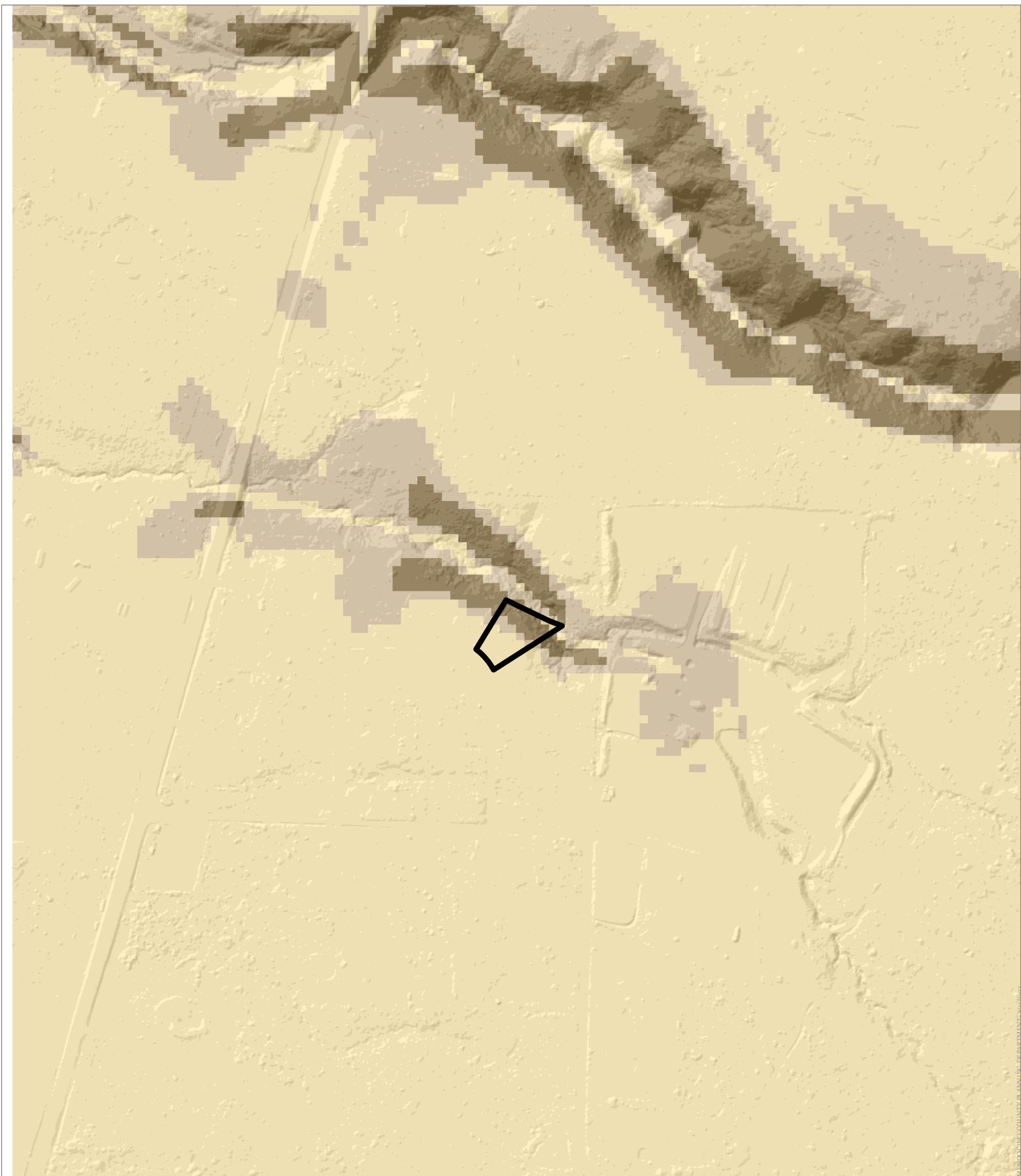


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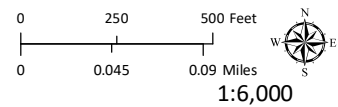
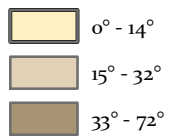
## COASTAL GROUND WATER RESOURCES

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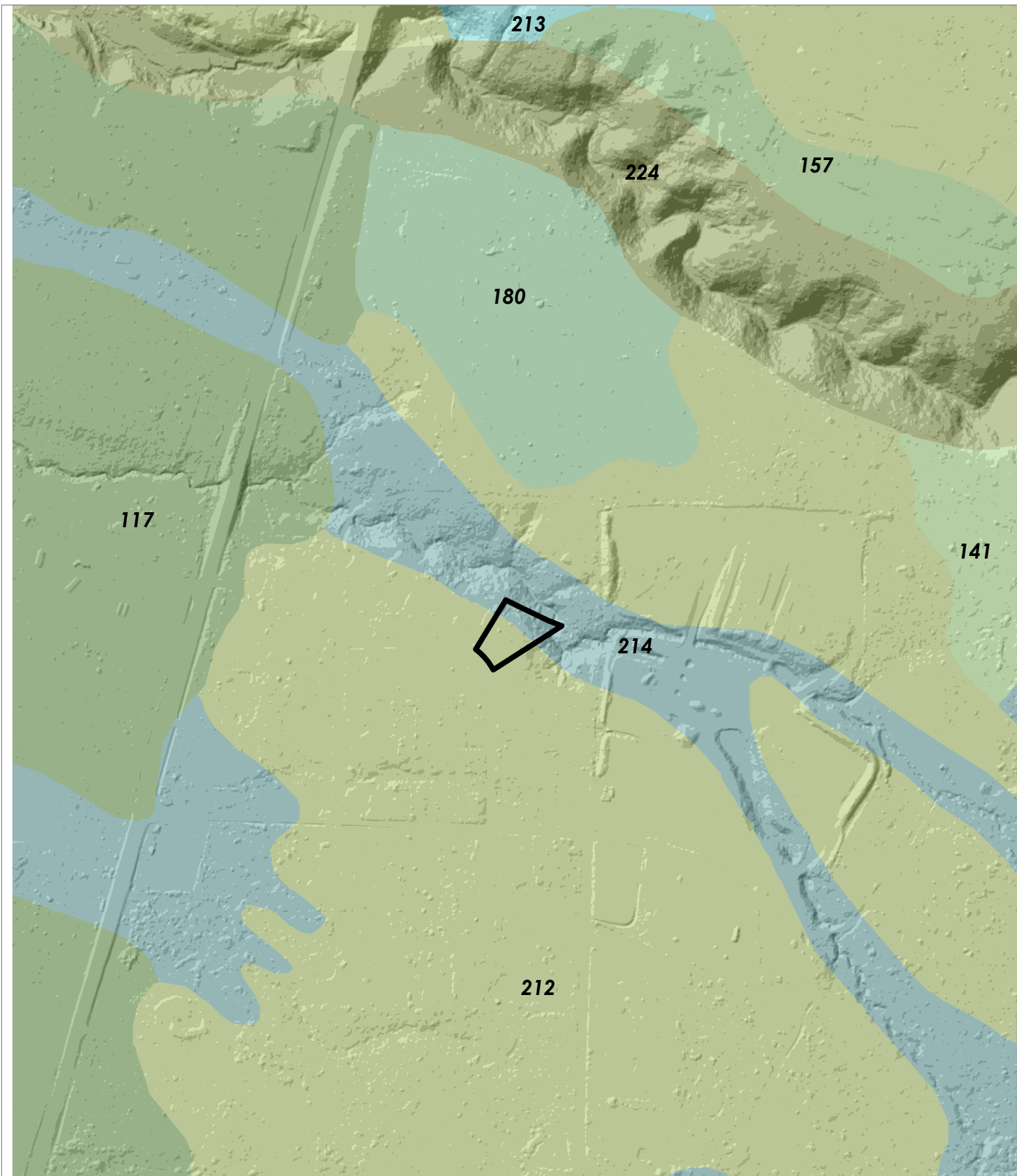


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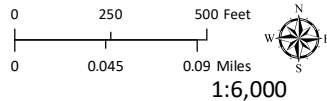


**ESTIMATED SLOPE**

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**WESTERN SOIL CLASSIFICATIONS**

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