



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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June 30, 2023

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 13, 2023, at 11:00 a.m. will conduct a public hearing on the following project located in the Coastal Zone at the time listed or as soon thereafter as the item may be heard. This meeting will take place at the Planning and Building Services Conference Room, located at 860 North Bush Street, Ukiah and Virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing on line on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>. In lieu of personal attendance, the public may participate digitally in meeting by sending comments to: pbscommissions@mendocinocounty.org or via Telecomment. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

CASE#: CDP_2022-0030

DATE FILED: 9/13/2022

OWNER: SCOTT & ASHLEY KNAPP

APPLICANT: SCOTT KNAPP

REQUEST: After-the-fact Major Vegetation Removal of 14 trees, SFD additions, construction of accessory structures, and removal of a water tower. Proposed gated wood fence, varying in height from 3.5 to 6 feet, and 4588 square feet of paved driveway. Removed trees will be partially replaced by new Redwoods.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 3.2± miles south-southwest of the center of Fort Bragg, along the east side of Pacific Way (CR 436A) after it turns north 0.35± miles west of its intersection with Ocean Drive (CR 436), located at 33550 Pacific Way, Fort Bragg (APN 017-320-27).

SUPERVISORIAL DISTRICT: 4 (Gjerde)

STAFF PLANNER: ROB FITZSIMMONS

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

As you are an adjacent property owner and/or interested party, you are invited to submit comments, at or prior to the hearing; all correspondence should contain reference to the above noted case number. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 120 W Fir Street, Fort Bragg, California, or by e-mail to pbscommissions@mendocinocounty.org no later than July 12, 2023. Individuals wishing to address the Coastal Permit Administrator during the public hearing under Public Expression are welcome to do so via e-mail at pbscommissions@mendocinocounty.org, or telecomment, in lieu of personal attendance.

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

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

in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Coastal Permit Administrator at or prior to, the public hearing.

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

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at (707) 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m.

JULIA KROG, Director of Planning and Building Services



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

**JULY 13, 2023
CDP_2022-0030**

SUMMARY:

OWNER: SCOTT & ASHLEY KNAPP
33550 PACIFIC WAY
FORT BRAGG, CA 95437

APPLICANT: SCOTT KNAPP
33550 PACIFIC WAY
FORT BRAGG, CA 95437

REQUEST: After-the-fact Major Vegetation Removal of 14 trees, SFD additions, construction of accessory structures, and removal of a water tower. Proposed gated wood fence, varying in height from 3.5 to 6 feet, and 4588 square feet of paved driveway. Removed trees will be partially replaced by new Redwoods.

LOCATION: In the Coastal Zone, 3.2± miles south-southwest of the center of Fort Bragg, along the east side of Pacific Way (CR 436A) after it turns north 0.35± miles west of its intersection with Ocean Drive (CR 436), located at 33550 Pacific Way, Fort Bragg (APN 017-320-27).

TOTAL ACREAGE: 1.07± Acres

GENERAL PLAN: Coastal Element Chapter 4.2
Rural Residential 5ac (variable to 1ac) (RR:L-5)

ZONING: Mendocino County Coastal Zoning Code
Rural Residential (RR:L-5)

SUPERVISORIAL DISTRICT: 4 (Gjerde)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: ROB FITZSIMMONS

BACKGROUND

PROJECT DESCRIPTION: Coastal Development Permit for after-the-fact Major Vegetation Removal of 14 trees, additions to the existing Single-Family Residence, construction of a well house and gas house, and removal of a water tower. Additional proposed work includes a gated wood fence, varying in height from 3.5 feet to 6 feet, and 4588 square feet of paved driveway. The removed trees will be partially replaced by new Redwoods.

APPLICANT'S STATEMENT: "I am applying for structures that were existing already when I purchased this property, improvements I've done since I've purchases this property, as well as future improvements I would like to do on this property."

SITE CHARACTERISTICS: The project site is located on a flag-shaped lot in the Coastal Zone, 3.2± miles south-southwest of the center of Fort Bragg, along the east side of Pacific Way (CR 436A) after it turns north 0.35± miles west of its intersection with Ocean Drive (CR 436), as shown on the *Location* and *Aerial* maps. The parcel is currently developed with a single-family residence and accessory structures. Aside from the vacant parcel to the north, the subject parcel is surrounded by other residential-developed parcels.

The parcel previously had several Monterey cypress and Monterey pine trees scattered about, as can still be seen on Figure 1, below. These have since all been removed (after-the-fact authorization of this vegetation removal is part of the request for this permit); stumps remain on the parcel.



Fig 1 – Aerial Imagery (Google Earth, 7/2/2018)

SURROUNDING LAND USE AND ZONING: As listed on Table 1 below, the surrounding lands to the north, south, east, and west are classified and zoned Rural Residential. The current residential use is consistent with the surrounding land uses and development.

Table 1: Surrounding Land Use and Zoning				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential (RR:L-5)	Rural Residential (RR:L-5)	2.01± Acres	Vacant
EAST	Rural Residential	Rural Residential	1.01± Acres	Residential
SOUTH	Rural Residential	Rural Residential; Flood Plain (FP)	0.93/2.58± Acres	Residential
WEST	Rural Residential	Rural Residential; Flood Plain	1.0-1.4± Acres	Residential

PUBLIC SERVICES:

Access: PACIFIC WAY
 Fire District: FORT BRAGG RURAL FIRE PROTECTION DISTRICT
 Water District: NONE
 Sewer District: NONE
 School District: FORT BRAGG UNIFIED

AGENCY COMMENTS: On November 16, 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 or denial are discussed in full in the following section.

REFERRAL AGENCIES	COMMENT
Mendocino County Department of Transportation	Comment
Environmental Health	Comment
Building Division – FB	No response
Assessor	No response

REFERRAL AGENCIES	COMMENT
Air Quality Management District	No response
Sonoma State University	Comment
Archaeological Commission	Comment
CALTRANS	No response
Department of Forestry, CalFire Land Use	No response
CA Department of Fish and Wildlife	No response
Coastal Commission	No response
Regional Water Quality Control Board	No response
County Addresser	No response
Cloverdale Rancheria	No response
Redwood Valley Rancheria	No response
Sherwood Valley Band of Pomo Indians	No response
Sierra Club	No response
Fort Bragg Rural Fire Protection District	No comment

LOCAL COASTAL PROGRAM CONSISTENCY

The property is located within Mendocino County's Local Coastal Program boundaries. With the recommended conditions, the proposed development is consistent with the goals and policies of the Local Coastal Program, General Plan, and Zoning Codes as detailed below:

Land Use: The site is classified as Rural Residential (RR). *"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 uses include residential and associated utilities, light agriculture, and home occupations. The primary use of the parcel is residential, and all aspects of the project are accessory to this use and do not increase its intensity. The Major Vegetation Removal (tree clearing) does not affect the agricultural viability of the parcel. Given this, the project is inconsistent with the land use policies of the RR classification.

Coastal Element Chapter 4.5 *Hare Creek to Jug Handle Creek Planning Area (South Fort Bragg)* does not include policies or goals for areas outside of designated coastal access points and recreation areas.

Zoning: The project site is located in the Rural Residential District (RR:L-5). This district is intended to implement the goals and policies of Coastal Element Chapter 2.2. Principal permitted uses include *Single-Family Residential, Vacation Home Rental, Light Agriculture, Row and Field Crops*, and others. The project does not propose a change to the current land use, *Single-Family Residential*. All existing and proposed development covered by this permit would be accessory uses/structures, being "necessarily and customarily associated with, and are appropriate, incidental, and subordinate to, such principal permitted uses" and is allowable per MCC Section 20.456.010(A).

The Rural Residential district, per Mendocino County Code (MCC) Section 20.376.005,

"... 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 development conforms to the maximum lot coverage and all front, rear, and side yard minimum distances. Note that six-foot-high fences are not subject to setbacks from rear or side property lines not having street frontage, and the 3½-foot-high portion of the proposed fence is not subject to a setback from the front property line either.

Table 3. MCC Chapter 20.376 Rural Residential Development Standards (RR:L-5, less than 5 acres)		
SECTION	STANDARD	PROPOSED
20.376.040 Minimum Front & Rear Yards	20 feet	more than 20 feet
20.376.040 Minimum Side Yards	20 feet	more than 20 feet
20.376.045 Building Height Limit	28 feet	under 28 feet
20.376.065 Maximum Lot Coverage	20 percent	16 percent

Grading, Erosion, and Runoff: The purpose of MCC Chapter 20.492 *Grading, Erosion, and Runoff* is:

“The approving authority shall review all permit applications for coastal developments to determine the extent of project related impacts due to grading, erosion and runoff. 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, specifically development projects within Development Limitations Combining Districts.”

Per the application, 85 cubic yards of cut (“dirt removal”) and 85 cubic yards of fill (“base rock and asphalt”) will be needed to create the “proposed 62’x74’ (approx) flat asphalt driveway, with 12”x12” drain box near garage”. This will require a separate Grading Permit (**Condition 4**). **Condition 8** is recommended, requiring erosion control measures and BMPs be employed during construction such as material stockpile management, management of any washout areas, control of vehicle/equipment fueling to contractor’s staging area, vehicle and equipment cleaning performed off site, and spill prevention and control.

Habitats and Natural Resources: Coastal Element Chapter 3.1 and MCC Chapter 20.496 *Environmentally Sensitive Habitat and Other Resource Areas* apply to all development proposed in the Coastal Zone, unless and until it can be demonstrated to the approving authority that the project will not degrade an environmentally sensitive habitat or resource area and shall be compatible with the continuance of such areas. The *LCP Habitats & Resources* map depicts the site as made up of scrub habitat (See attached).

CDFW did not respond to a request for comment on this project. A Biological Scoping Survey was prepared for the project by Spade Natural Resources Consulting, dated July 21, 2022. No special-status species were found in the course of the survey. The Survey found the potential for the seasonal presence of nesting birds and migrating Northern red-legged frog, and recommended pre-construction studies and contractor training as mitigation measures to limit impacts on these animals, and that additional precautions be taken should a rain event occur during construction. These recommendations have been incorporated as **Conditions 9-11**. As 100% of the parcel’s trees were removed, the project constitutes Major Vegetation Removal per MCC §20.308.080(C). However, the study found that the removed trees “(did) not constitute a special status vegetation alliance and are considered planted trees.” Given this, no environmentally sensitive habitat areas (ESHA) are presumed onsite, and no takings of protected species are anticipated. As the after-the-fact construction did not occur in an ESHA or required ESHA buffer, no additional mitigations are required to address this work.

Archaeological/Cultural Resources: On November 16, 2022, the proposed project was referred to the Northwest Information Center for literature review regarding potential archaeological sensitivity within the Area of Potential Environmental Impact. On November 30, 2022, a response was received in writing, recommending that a study of the site be prepared by a qualified archeologist. A survey was subsequently prepared by Alta Consulting, dated January 24, 2023, finding no cultural, historical, or archeological sites; this survey was accepted by the Mendocino County Archaeological Commission on March 8, 2023.

On November 16, 2022, local tribes were contacted and comments on the proposed were requested; no response relating to cultural resources has been received. Any archeological or cultural resources found during ground disturbance would be subject to the requirements of the ‘Discovery Clause’ of MCC Section 22.12.090, prescribing the procedures to be followed subsequent to the discovery of any cultural resources or human remains during construction of the project. These requirements are included as **Condition 7** of this permit. As proposed, the project would be consistent with the archaeological resource policies of Coastal Element Chapter 3.5 and MCC Chapter 22.12.

Hazards Management: Coastal Element Chapter 3.4 and MCC Chapter 20.500 *Hazard Areas* applies to all

development proposed in the Coastal Zone unless and until it is determined by the Coastal Permit Administrator that the project is not subject to threat from geologic, flood, or other hazards.

MCC Section 20.500.025 *Fire Hazard* – The parcel is located in an area classified as “Moderate Fire Hazard” (See attachment *Fire Hazard Zones & Responsibility Areas* map). Fire protection services are provided by the Fort Bragg Rural Fire Protection District and California Department of Forestry and Fire Prevention (CAL FIRE). The application was referred to the Fort Bragg Rural Fire Protection District and CAL FIRE for input; neither provided comment.

Mapping does not associate the project site with any of the following: significant flood plains, faults, bluffs, landslides, or erosion hazards. With the inclusion of standard conditions requiring the property owner to obtain all necessary permits from local, State, and federal agencies, the project would be consistent with MCC Chapter 20.500 *Hazard Areas* (See **Condition 4**).

Visual Resources: Although the project site is adjacent to a Highly Scenic Area, the site itself is not mapped as one; therefore, applicability of Coastal Element Chapter 3.5 policies and MCC Chapter 20.504 *Visual Resources and Special Treatment Areas* is limited. However, MCC Section 20.504.035 does place limitations on lighting which may intrude onto Highly Scenic Areas. To ensure that light intrusion not occur, **Condition 12** is recommended, requiring all lighting associated with the project be shielded or otherwise kept from shining beyond the property lines of the subject parcel.

Transportation and Circulation: The project would not contribute to new sources of traffic on local and regional roadways. The cumulative effects of traffic resulting from residential land uses were considered when the Coastal Element land use designations were assigned. As proposed, the project would not affect transportation or circulation and would be provided with adequate access.

The project was referred to the Mendocino County Department of Transportation, who recommended approval on the condition that the applicant obtain an encroachment permit from the Department of Transportation for any work within the County right-of-way (see **Condition 4**).

Groundwater Resources: One of the purposes of MCC Chapter 20.516 *Transportation, Utilities, and Public Services* is “... *that development occurs in areas where public services are available...*” New development shall be approved subject to the availability of necessary public services and consistent with MCC Sections 20.516.015(A) *Septage and Leach Field* and (B) *Water Supply*.

MCC Section 20.516.015(A) Septage and Leach Field. The proposed project does not involve a change in location or usage of the existing septic system.

MCC Section 20.516.015(B) Water Supply. The property and surrounding lands are mapped as “Marginal Water Resources” (See attached *Ground Water Resources* map). The existing well is relatively old and does not have a County permit on file with Environmental Health. No expansion of the well is proposed, and the proposed and after-the-fact work will not result in an increase in water demand (although the removal of the water tower may render the property less resilient to water supply instability).

As proposed, the project would be consistent with the implementation measures listed in Chapter MCC Section 20.516.015 that require new development to be approved subject to the availability of necessary public services and consistent with provisions for septic, leach fields, and water supply.

Water Conservation. The proposal would not result in a change in water use. The planned planting of Redwoods would arguably place an increased demand for water on the parcel compared to the somewhat more drought-resistant Monterrey cypress and Monterrey pine that were removed, but tree planting is not an activity that requires a permit nor a required mitigation of the vegetation removal.

Public Access: The site is not designated as a potential public access trail location. As shown on LCP Map 14 *Beaver*, existing public access to the coast follows the shoreline (See attached). MCC Chapter 20.528 *Coastal Access Regulations and Open Space Easements* standards for minimum access are established west of the project site, at the shore. As proposed, the project would satisfy the requirements of MCC Chapter 20.528 that implement the goals and policies of *Coastal Element Chapter 3.6 Shoreline Access and Trail/Bikeway System*.

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents. The project meets the criteria to be Categorically Exempt from the California Environmental Quality Act, per CEQA Guidelines Section 15303 - New construction of small structures (Class 3) and Section 15304 – Minor alterations to land (Class 4). Note that Class 4 exemptions cannot cover the removal of healthy, mature, scenic trees except for forestry or agricultural purposes, but the removed trees incorporated into this project are not considered scenic and so the project remains eligible for the exemption.

PROJECT FINDINGS AND CONDITIONS

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

FINDINGS:

1. Pursuant with MCC Section 20.456.010(A), the proposed development is in conformity with the certified local coastal program

The construction of structures and improvements accessory to a Single-Family Dwelling comply with the certified Local Coastal Program when authorized by the necessary Coastal Development and Building Permits and is consistent with the intent of the Rural Residential Classification. Once all necessary permits have been obtained as per Condition 4, the project will be consistent with the Local Coastal Plan.

2. Pursuant with MCC Section 20.532.095(A)(2), the project will be provided with adequate utilities, access roads, drainage and other necessary facilities

The proposed project will not result in increased demand on any such utilities or facilities. The subject parcel is served by an onsite well and septic system. The newly-erected accessory structures, fence, driveway, and tree clearing do not increase the parcel's residential density, nor would they result in additional visits to the parcel. The project was referred to the Mendocino County Department of Public Health's Environmental Health Division, who made no indication that the additions to the Single-Family Dwelling would necessitate an expansion of the on-site septic system.

3. Pursuant with MCC Section 20.532.095(A)(3), the project is consistent with the purpose and intent of the Rural Residential District, as well as all other provisions of Division II of Title 20 of the Mendocino County Code

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 development, accessory to the existing single-family residence, is consistent with this goal.

4. Pursuant with MCC Section 20.532.095(A)(4), the project, if completed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act and is determined to be Categorically Exempt from further environmental review

The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents. As new construction of small structures and minor alterations to land, the project meets the criteria to be Categorically Exempt from the California Environmental Quality Act, per CEQA Guidelines Sections 15303 and 15304.

5. Pursuant with MCC Section 20.532.095(A)(5), the project will not have any adverse impact on any known archaeological or paleontological resource.

On November 16, 2022, the proposed project was referred to the Northwest Information Center for literature review regarding potential archaeological sensitivity within the Area of Potential

Environmental Impact. On November 30, 2022, a response was received in writing, recommending that a study of the site be prepared by a qualified archeologist. A survey was subsequently prepared by Alta Consulting, dated January 24, 2023, finding no cultural, historical, or archeological sites; this survey was accepted by the Mendocino County Archaeological Commission on March 8, 2023. On November 16, 2022, local tribes were contacted and comments on the proposed were requested; no response relating to cultural resources has been received. Any archeological or cultural resources found during ground disturbance would be subject to the requirements of the 'Discovery Clause' of MCC Section 22.12.090, prescribing the procedures to be followed subsequent to the discovery of any cultural resources or human remains during construction of the project. These requirements are included as Condition 7 of this permit. As proposed, the project would be consistent with the archaeological resource policies of Coastal Element Chapter 3.5 and MCC Chapter 22.12.

6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development.

The proposed development will not increase demands on public services under the meaning of MCC 20.532.095(A)(6). The newly-erected accessory structures, fence, and tree clearing do not increase the parcel's residential density, nor would they result in additional visits to the parcel.

CONDITIONS OF APPROVAL:

1. This action shall become final and effective on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed construction and grading from County, State, and federal agencies having jurisdiction, including a grading permit for the driveway and an encroachment permit from the Mendocino County Department of Transportation for any work in the County right-of-way.
5. 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.
6. This permit is issued without a legal determination having been made upon the number, size, or shape of parcels encompassed within the permit-described boundaries. Should, at any time, a legal determination be made that the number, size, or shape of parcels within the permit-described boundaries are different than that which is legally required by this permit, this permit shall become null and void.

7. In the event that archaeological resources are encountered on the site, further disturbance within 100 feet of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.
8. Standard erosion control Best Management Practices (BMPs) shall be employed during construction activities. BMPs shall be shown on submitted site plans for all permit(s) associated with this project.
9. If development activities occur during the breeding season of nesting birds (February to August), a survey for active nests shall be conducted by a qualified biologist no more than 14 days prior to start of activities. If active special status bird nests are observed, no ground activities shall occur within a 100-foot exclusion zone. These exclusion zones may vary depending on species, habitat, and level of disturbance. The exclusion zone shall remain in place around the active nest until all young are no longer dependent upon the nest. A biologist shall monitor the nest site weekly during the breeding season to ensure the buffer is sufficient to protect the nest site from potential disturbance.
10. Within two weeks prior to construction activities, project contractors shall be trained by a qualified biologist in the identification of Northern red-legged frog. Construction crews shall begin each day with a visual search around all stacked or stored materials, as well as along any silt fences to detect the presence of Northern red-legged frogs. If a Northern red-legged frog is detected, construction or demolition crews shall cease all ground disturbing activity within 100 feet, and contact the California Department of Fish and Wildlife or a qualified biologist who will provide assistance. Ground disturbing activities within 100 feet may only proceed after clearance is given from CDFW and/or the qualified biologist.
11. If a rain event occurs during construction, all construction- or demolition-related activities shall immediately cease. Such activities shall not resume until 48 hours after the rain stops and trained construction crew member(s) have examined the site for the presence of Northern Red-legged frogs and found none. If a Northern red-legged frog is detected, construction or demolition crews shall cease all ground disturbing activity within 100 feet, and contact the California Department of Fish and Wildlife or a qualified biologist who will provide assistance. Ground disturbing activities within 100 feet may only proceed after clearance is given from CDFW and/or the qualified biologist.
12. All lighting installed on any component of this project, including the after-the-fact construction, shall be shielded or shall be positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the subject parcel.
13. To record the Notice of Exemption, the applicant shall pay a fee of \$50.00 for the filing of the Notice of Exemption which shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the end of any project action.
14. Any Building or Grading Permit request shall include all conditions of approval of CDP_2022-0012 (attached or printed on the plans submitted).

6/27/2023

DATE



ROB FITZSIMMONS
PLANNER II

Appeal Period: 10 Days
Appeal Fee: \$2,674.00

ATTACHMENTS:

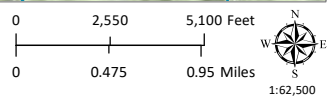
- A. Location Map
- B. Aerial Map Imagery
- C. Site Plan
- D. Zoning Display Map
- E. General Plan Classifications
- F. LCP Land Use Map 14: Beaver
- G. LCP Land Capabilities & Natural Hazards
- H. LCP Habitats & Resources
- I. Post LCP Certification & Appeal Jurisdiction
- J. Adjacent Parcels
- K. Fire Hazard Zones & Responsibility Areas
- L. Wetlands
- M. Ground Water Resources
- N. Estimated Slope
- O. Western Soil Classes
- P. Highly Scenic Areas
- Q. MS4 Stormwater Areas



SUBJECT PARCEL

CASE: CDP 2022-0030
OWNER: BEEDON, Lorraine
APN: 017-320-27
APLCT: Scott Knapp
AGENT: Scott Knapp
ADDRESS: 33550 Pacific Way, Fort Bragg

- Major Towns & Places
- Highways
- Coastal Zone Boundary





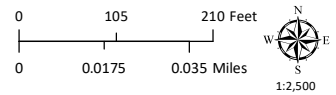
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT 06/17/2023



CASE: CDP 2022-0030
OWNER: BEEDON, Lorraine
APN: 017-320-27
APLCT: Scott Knapp
AGENT: Scott Knapp
ADDRESS: 33550 Pacific Way, Fort Bragg

 Public Roads
 Private Roads

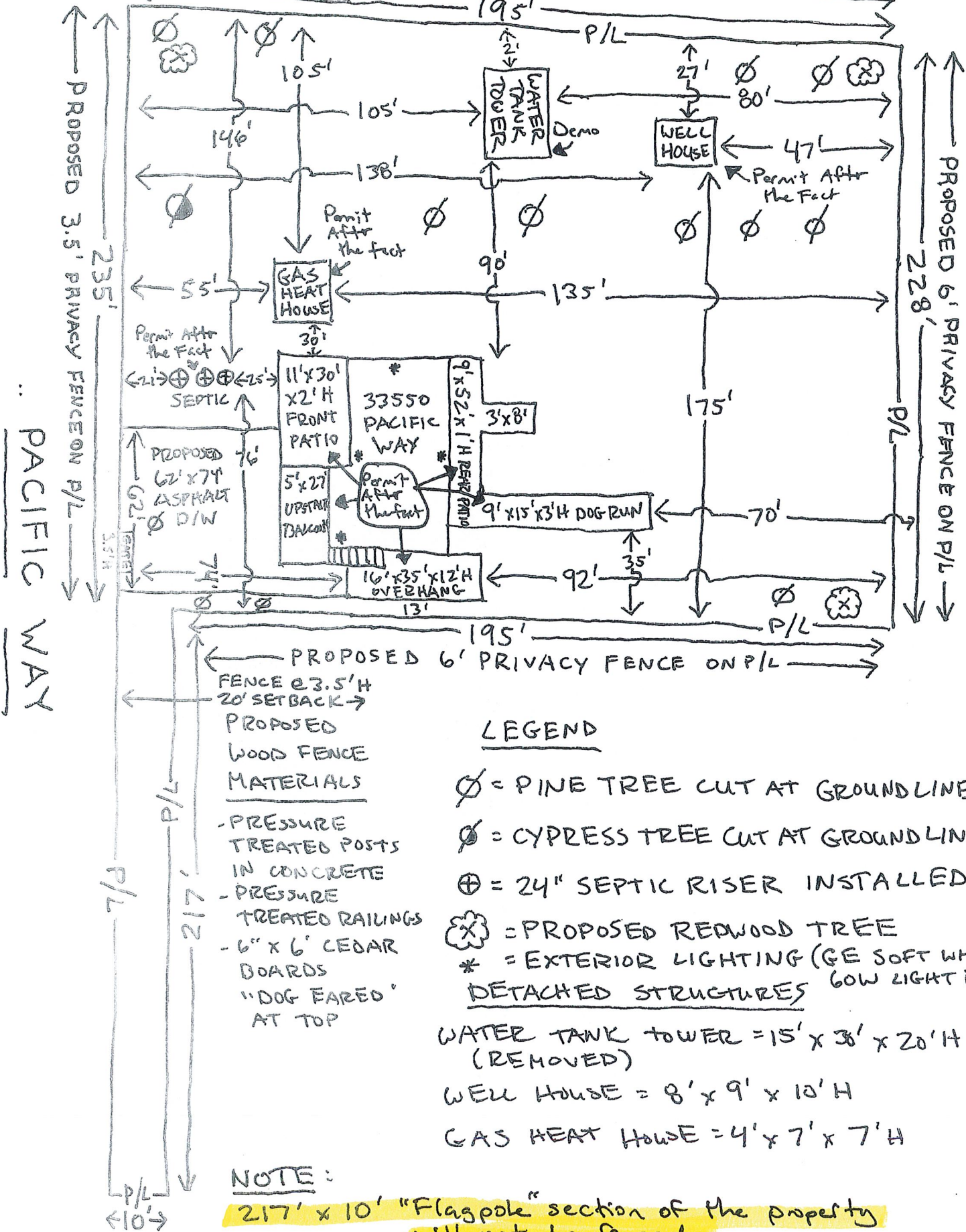


AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/18/2023

FENCE @ 3.5'H
← 20' SETBACK →

PROPOSED 6' PRIVACY FENCE ON P/L



LEGEND

- WOOD FENCE MATERIALS
- PRESSURE TREATED POSTS IN CONCRETE
 - PRESSURE TREATED RAILINGS
 - 6" x 6" CEDAR BOARDS
 - "DOG EARED" AT TOP

- ⊗ = PINE TREE CUT AT GROUNDLINE
- ⊙ = CYPRESS TREE CUT AT GROUNDLINE
- ⊕ = 24" SEPTIC RISER INSTALLED
- ⊗ (with X) = PROPOSED REDWOOD TREE
- * = EXTERIOR LIGHTING (GE SOFT WHITE DETACHED STRUCTURES 60W LIGHT BULBS)

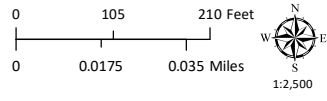
WATER TANK TOWER = 15' x 30' x 20' H (REMOVED)
 WELL HOUSE = 8' x 9' x 10' H
 GAS HEAT HOUSE = 4' x 7' x 7' H

NOTE:
 217' x 10' "Flagpole" section of the property will not be fenced.

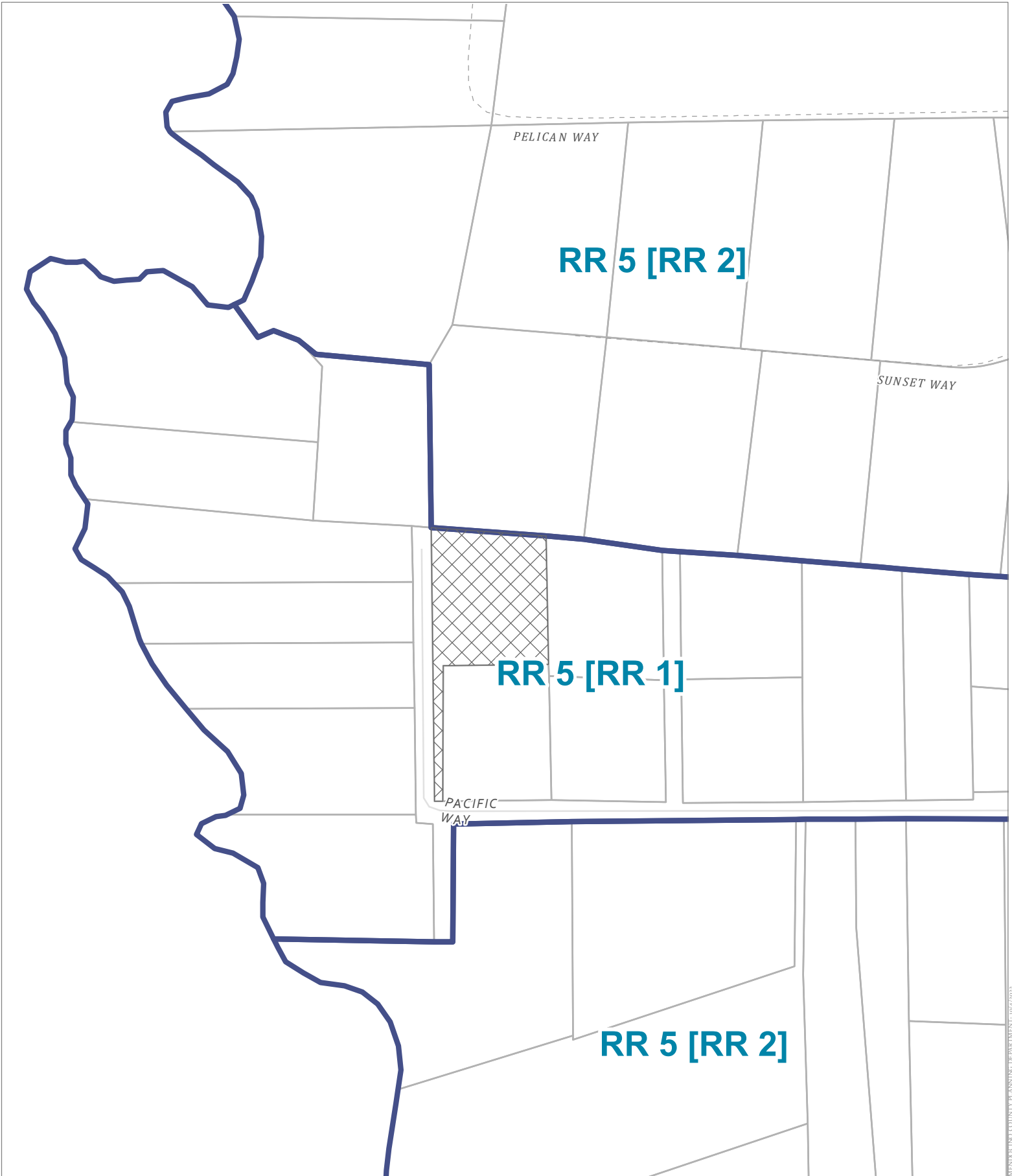


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 Zoning Districts
 Public Roads

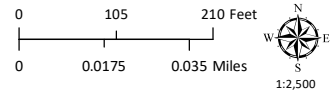


ZONING



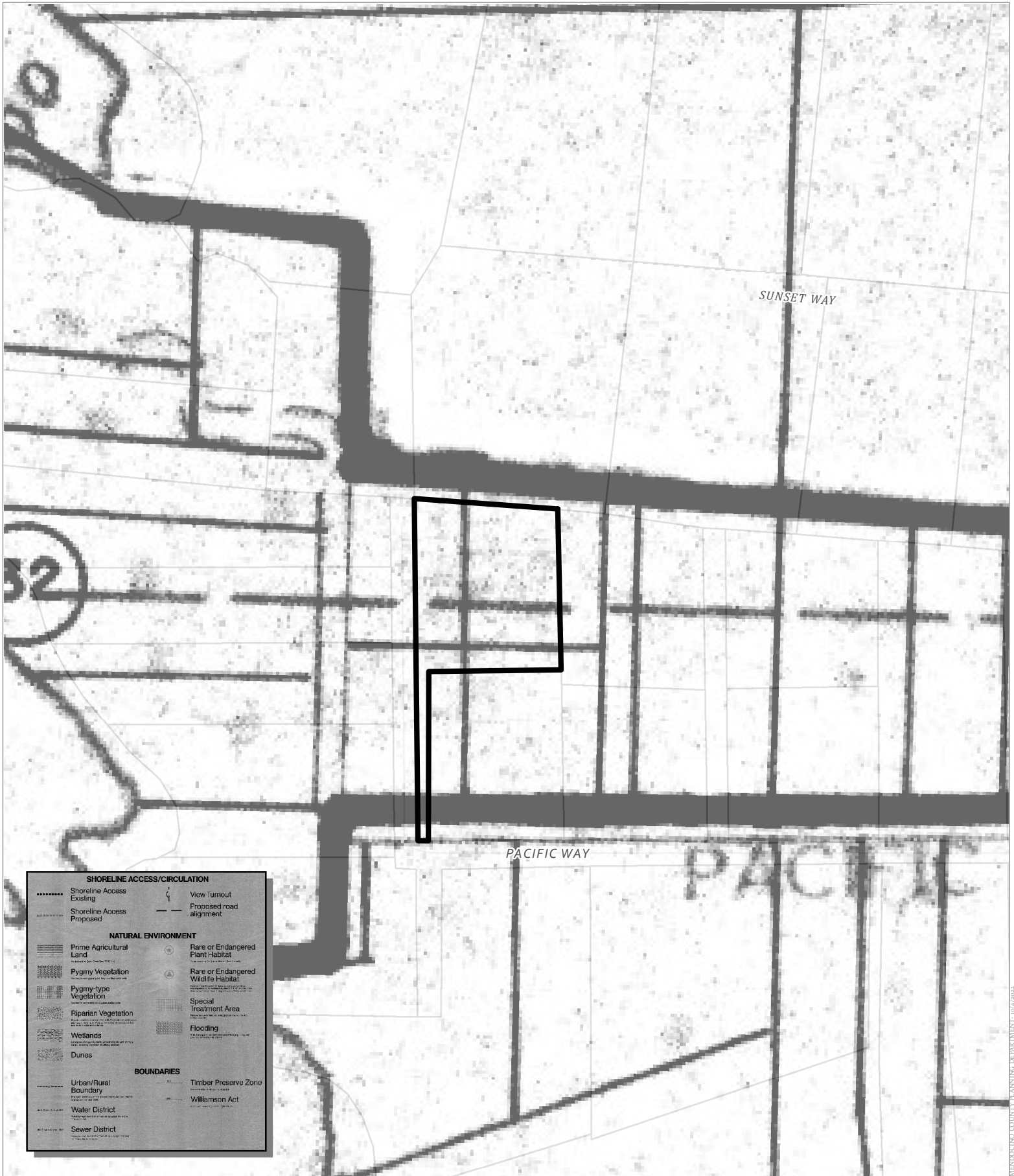
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 General Plan Classes
 Public Roads



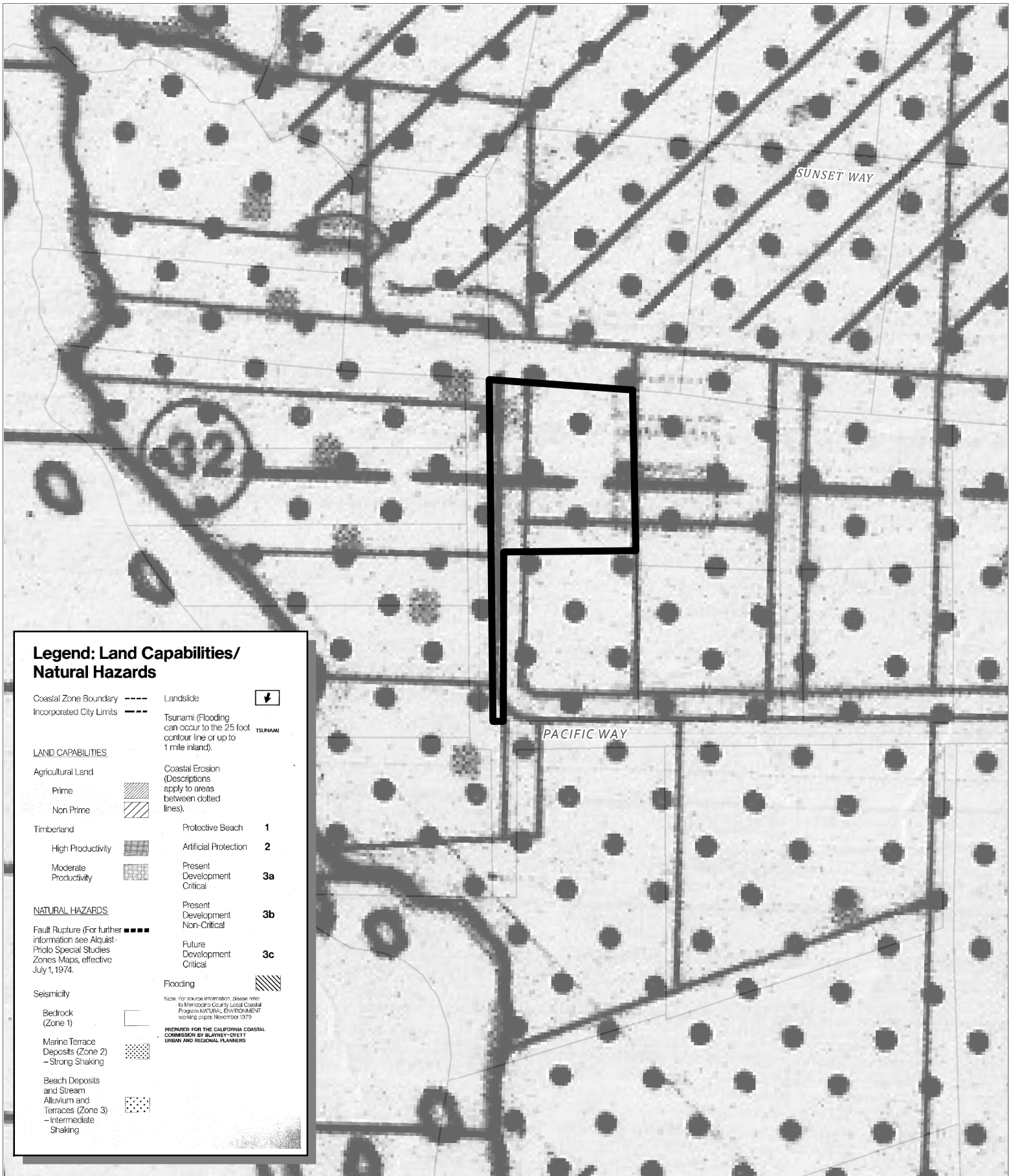
GENERAL PLAN

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/7/2023



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LCP LAND USE MAP 14: BEAVER



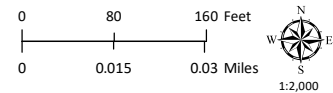
**Legend: Land Capabilities/
Natural Hazards**

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

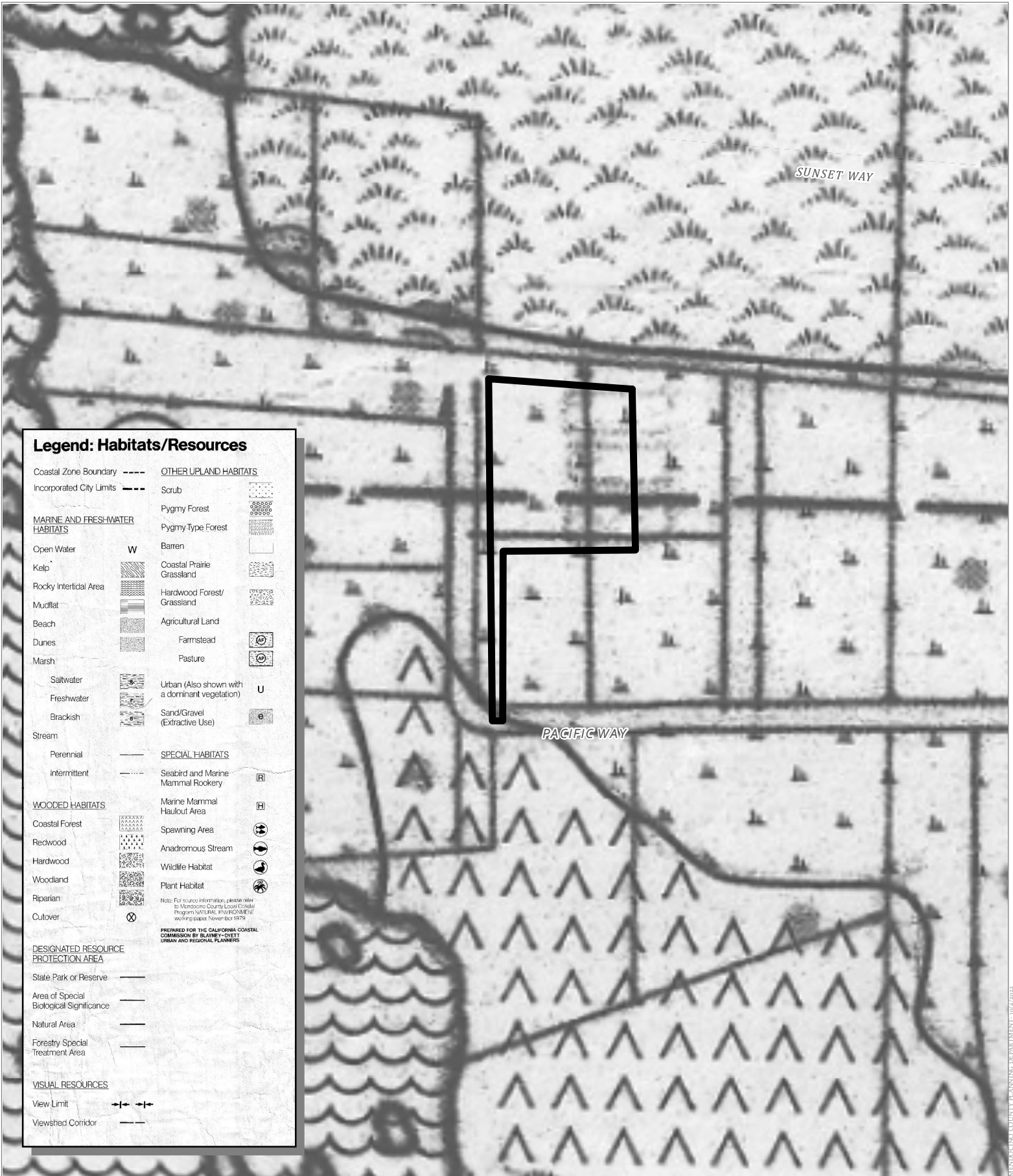
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINBY-DWITT URBAN AND REGIONAL PLANNERS

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Public Roads



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SUNSET WAY

PACIFIC WAY

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

Permit Jurisdiction
This area includes any subdivisions that meet high water line and beach setback requirements.

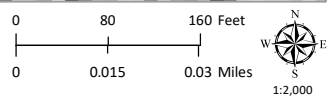
Appeal Jurisdiction
This area includes any subdivisions that meet high water line and beach setback requirements, but do not meet the minimum lot size or setback requirements. This area is subject to the same rules as subdivisions that meet the minimum lot size and setback requirements, but appeal jurisdiction is retained by the Commission.

0 1000 2000 3000 4000
FEET

California Coastal Commission

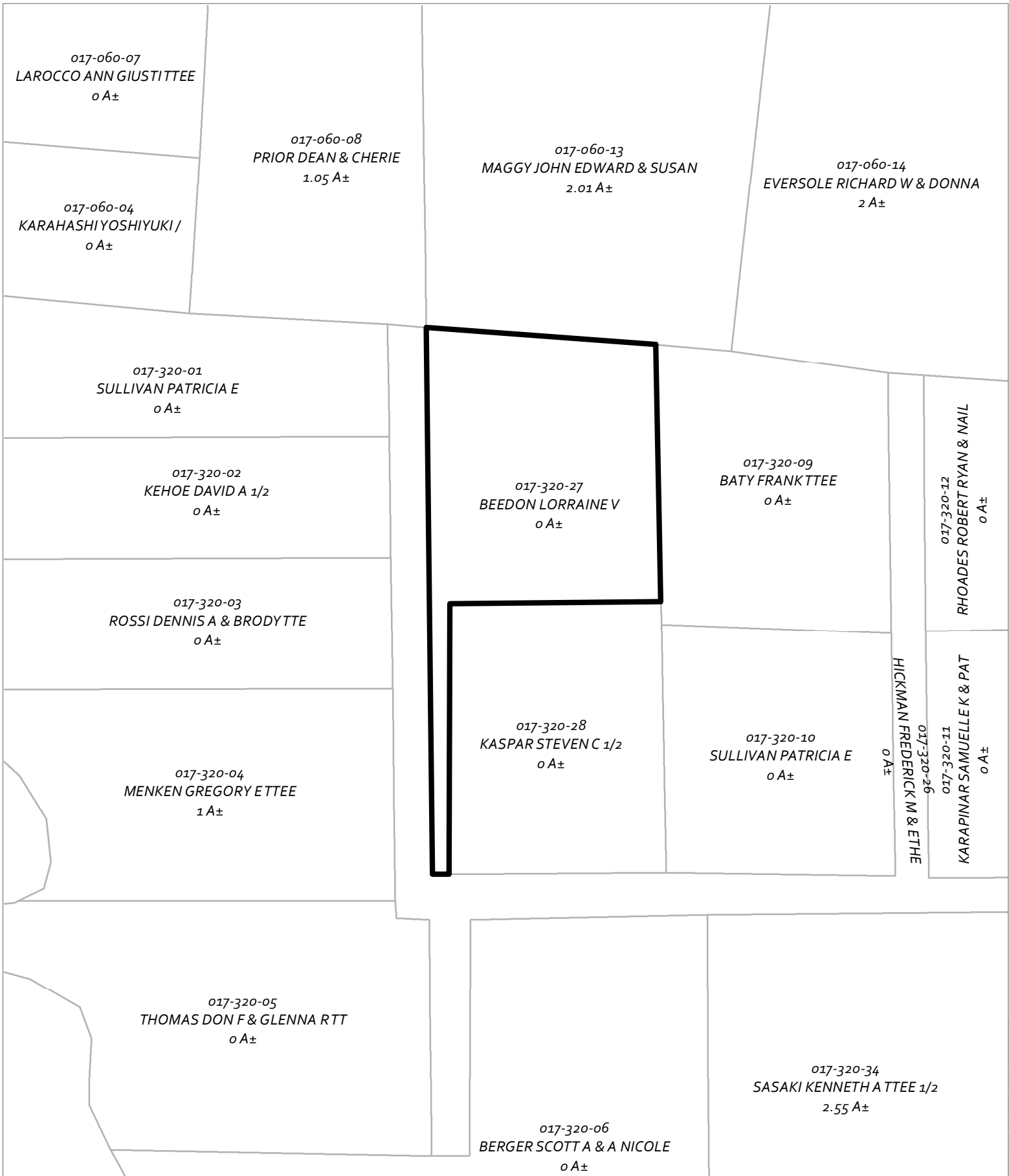
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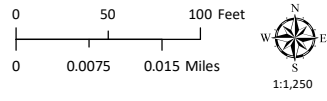


POST LCP CERTIFICATION & APPEAL JURISDICTION

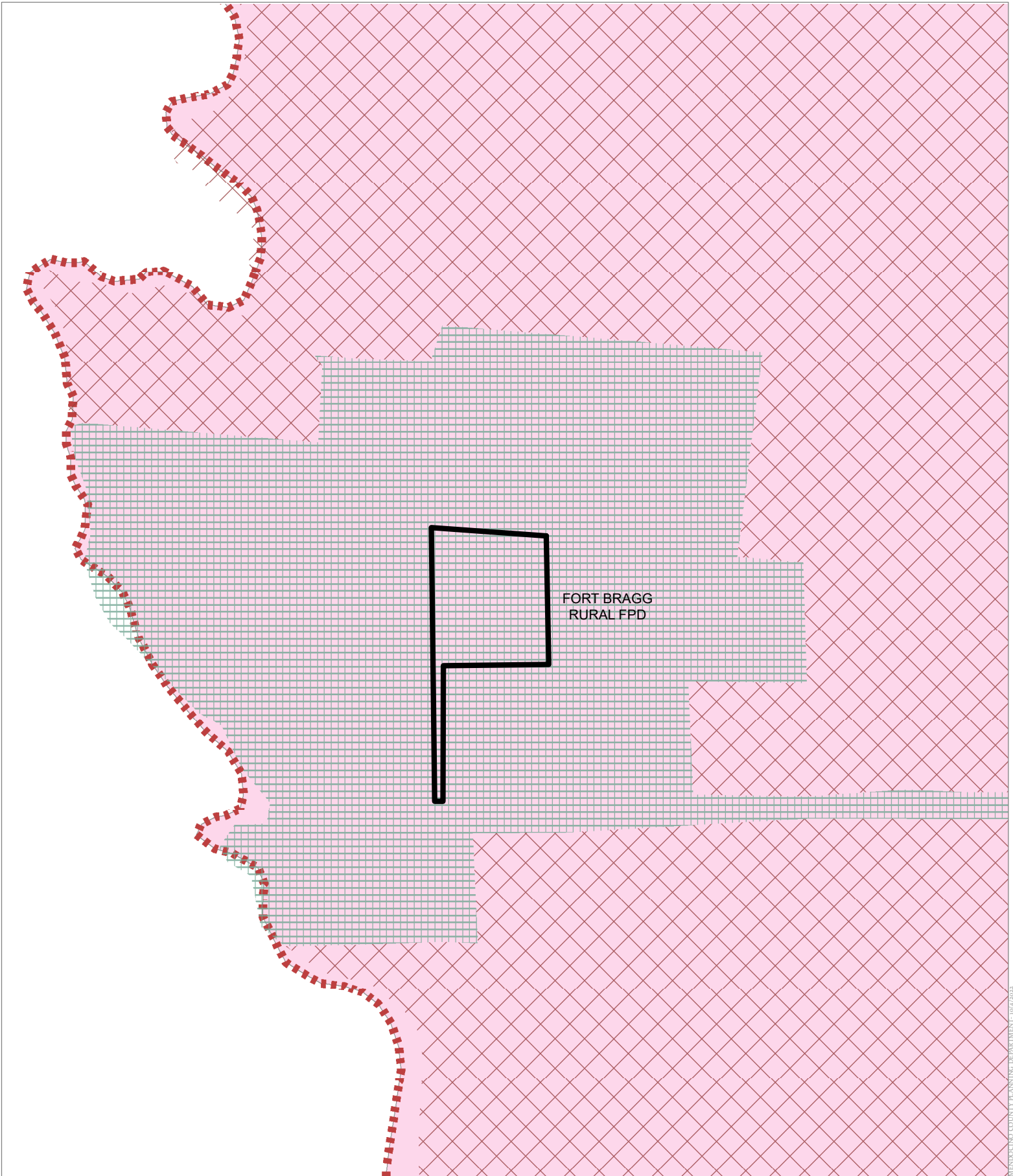
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/7/2023





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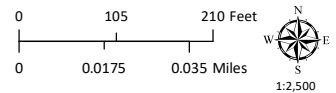
ADJACENT PARCELS



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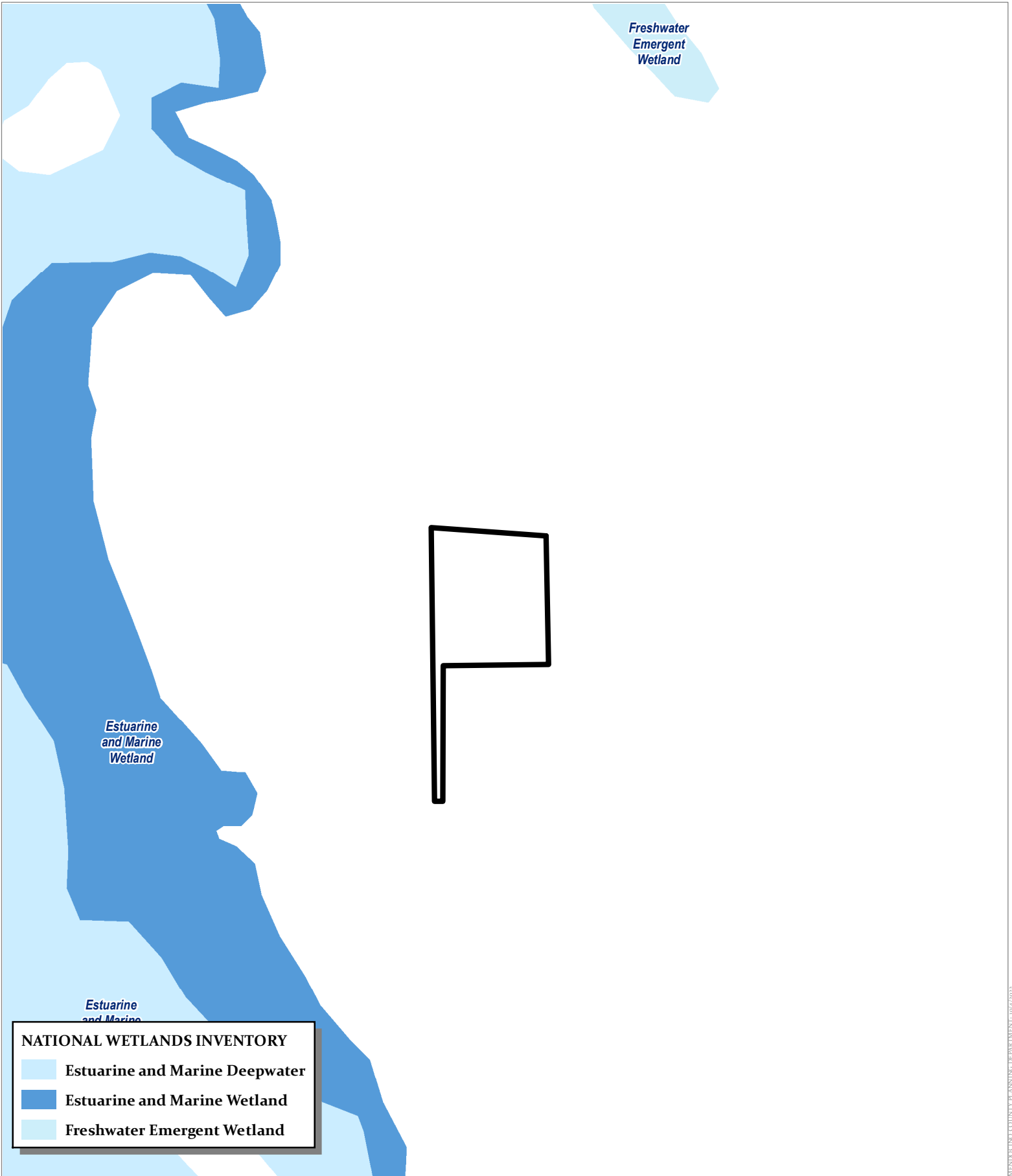
 High Fire Hazard
 Moderate Fire Hazard

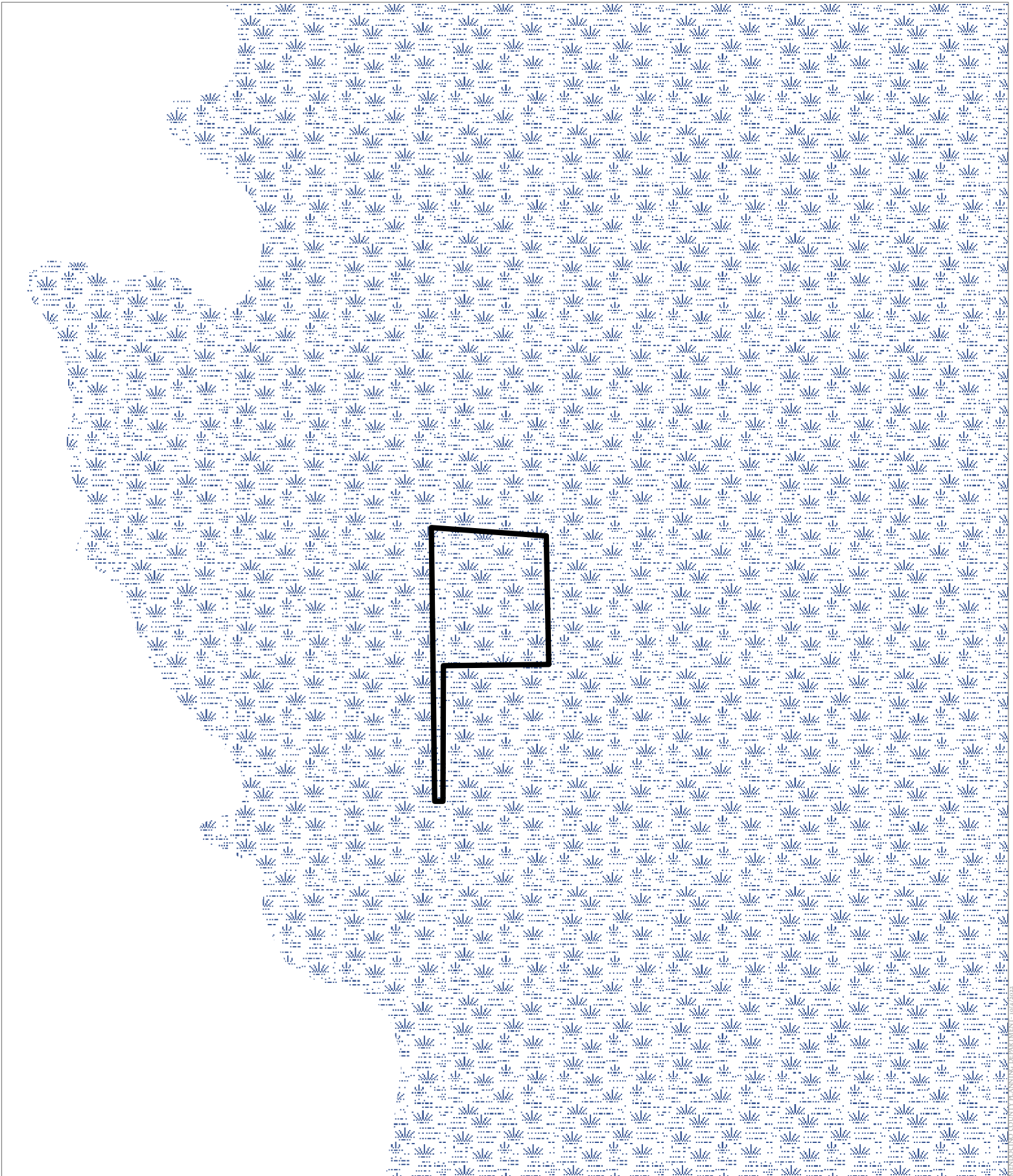
 County Fire Districts




FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

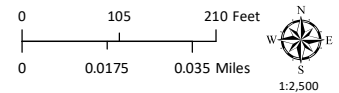
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/17/2023



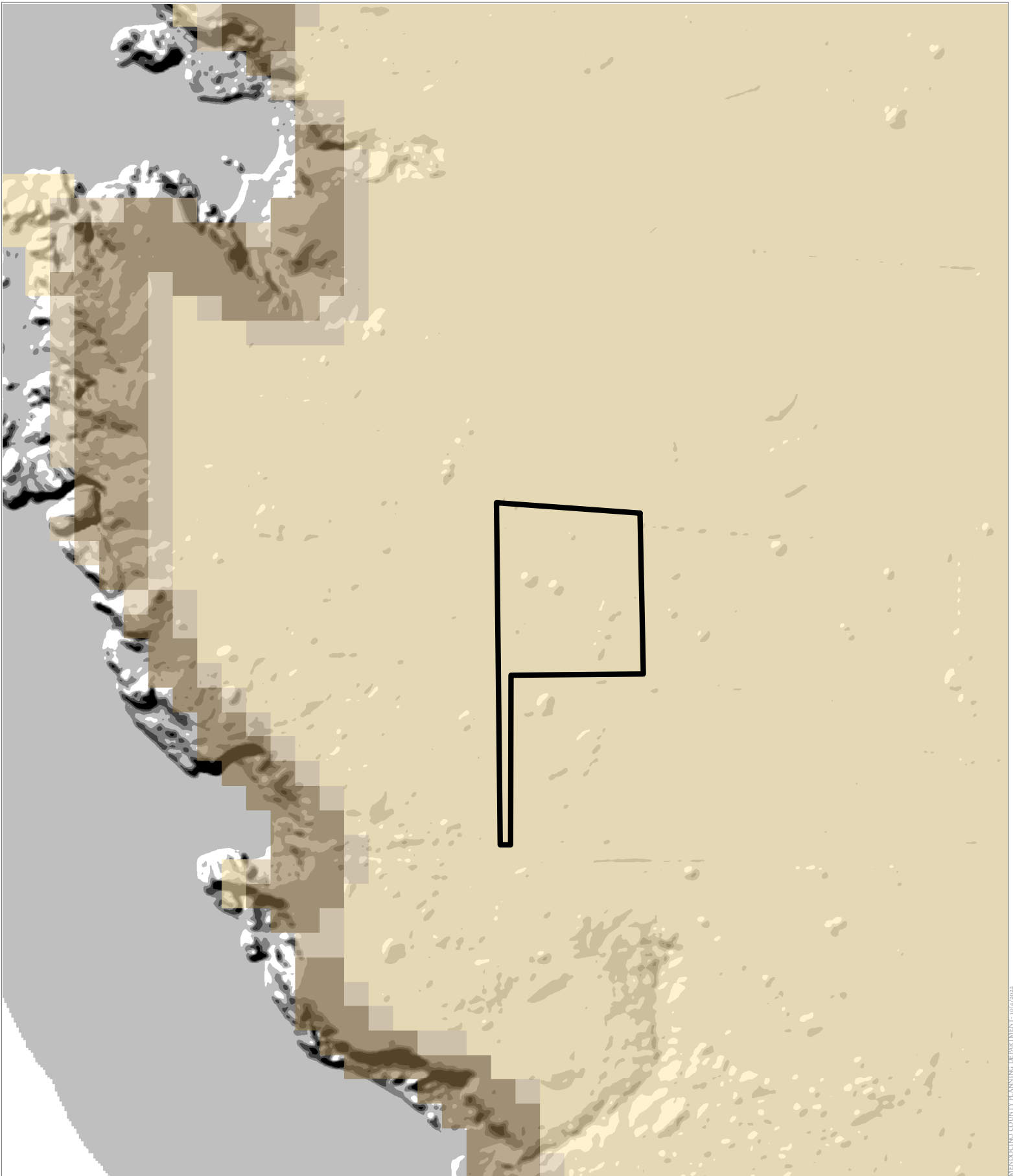


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 Marginal Water Resources

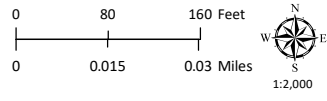
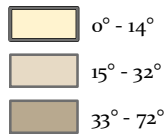


GROUND WATER RESOURCES

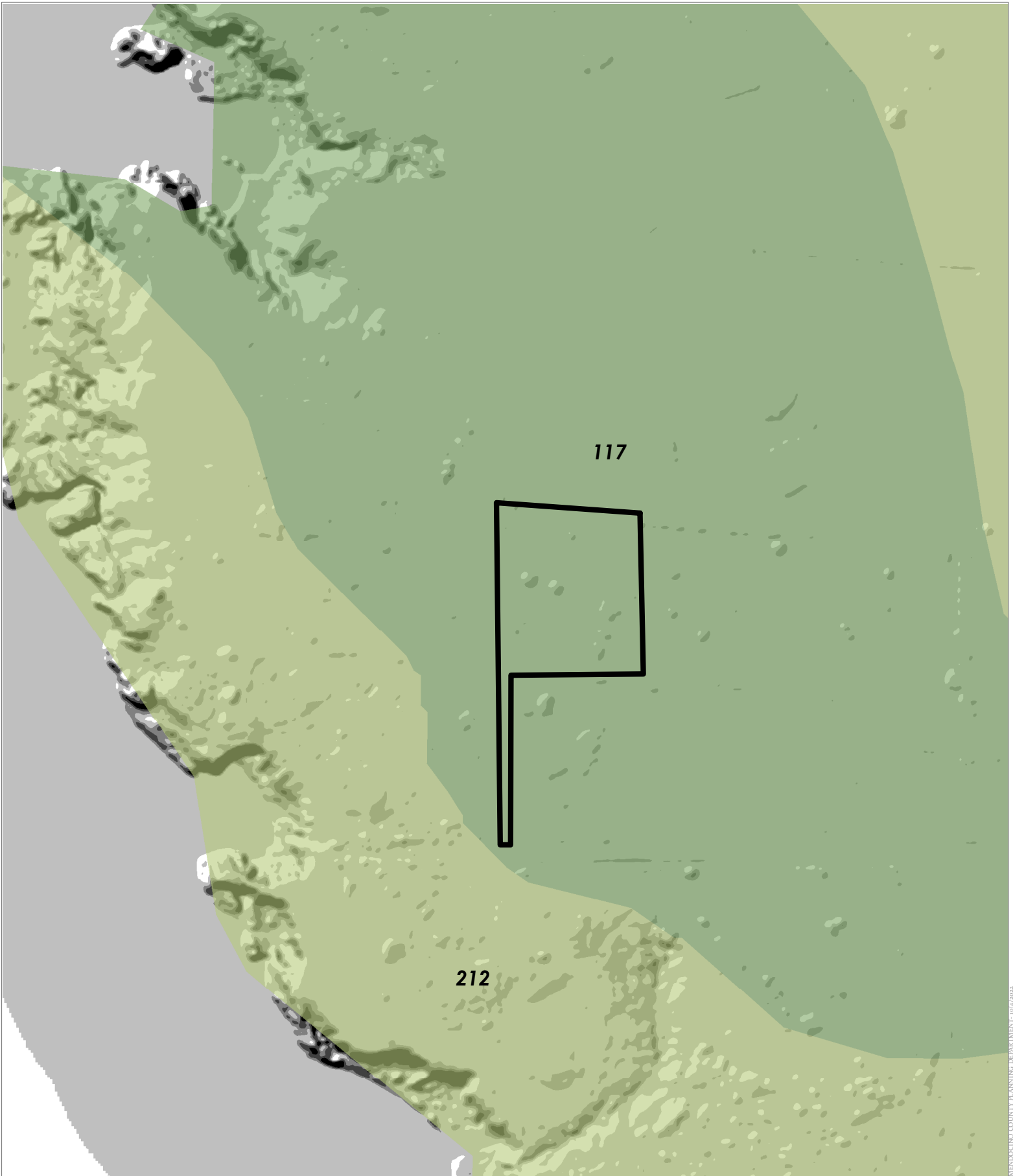


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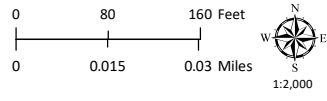


ESTIMATED SLOPE

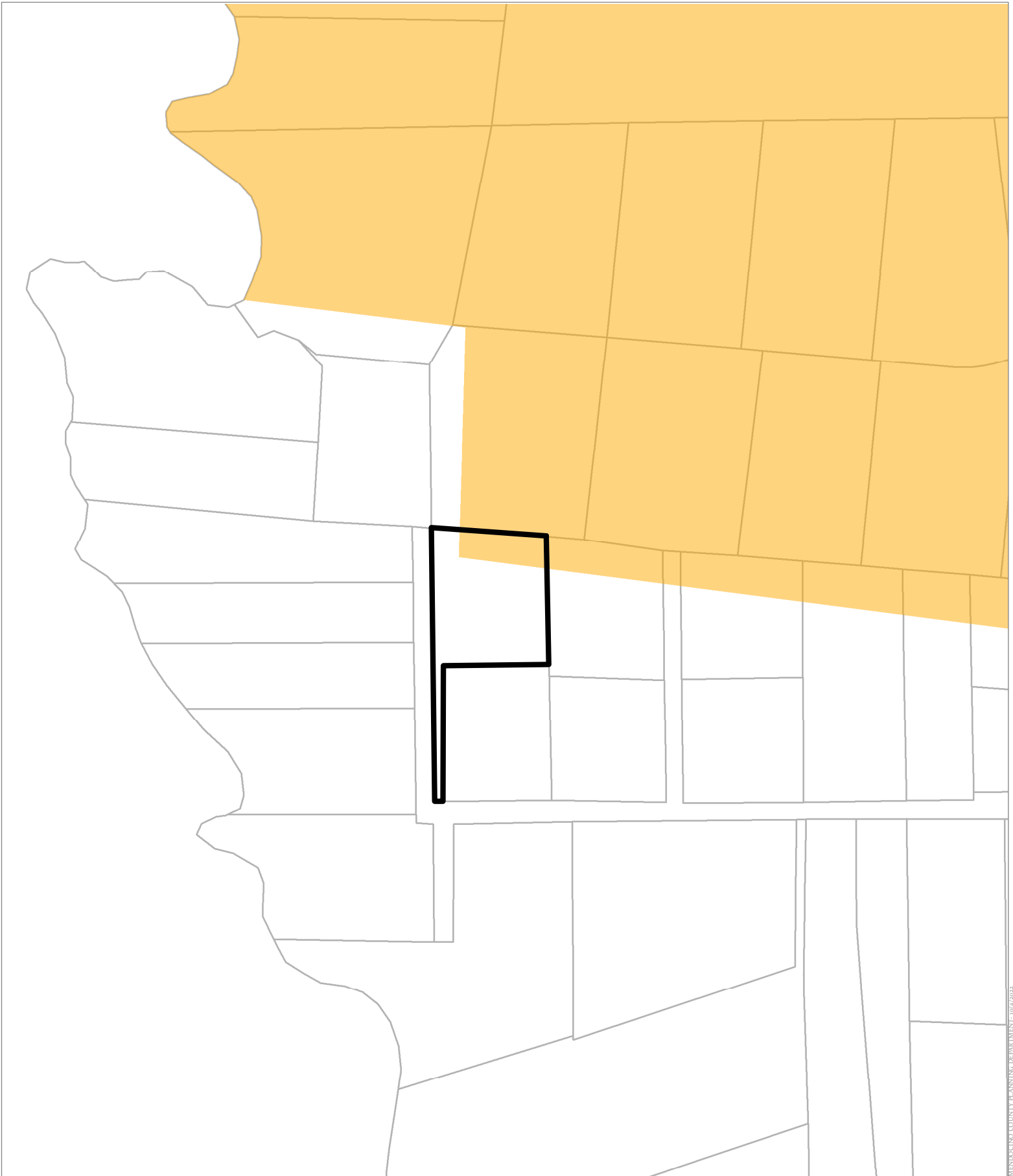


MEMPHIS COUNTY PLANNING DEPARTMENT - 10/7/2023

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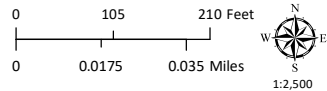
WESTERN SOIL CLASSES



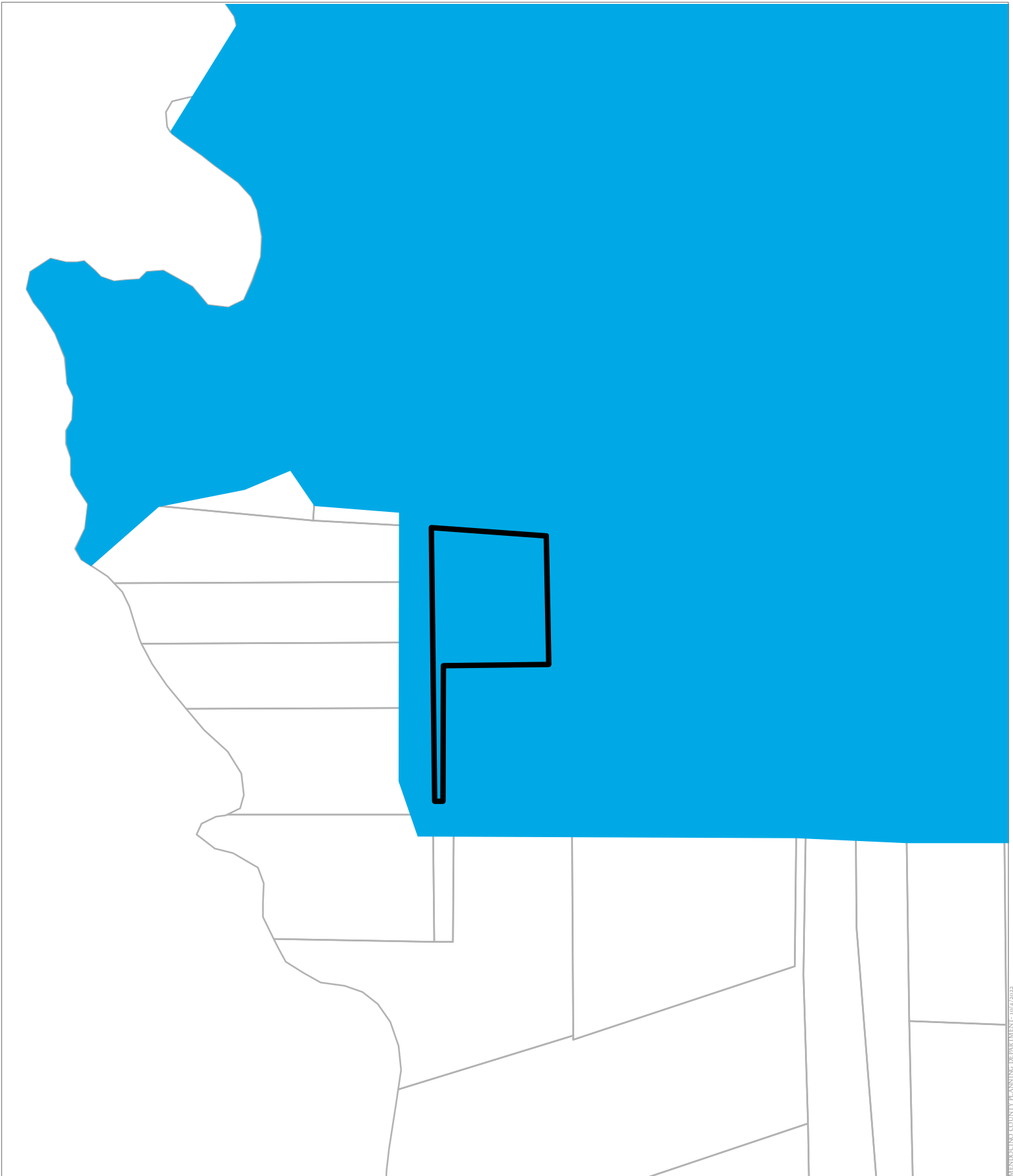
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Highly Scenic Area




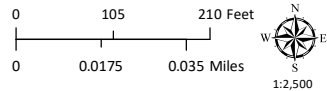
HIGHLY SCENIC & TREE REMOVAL ZONES



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 Fort Bragg Stormwater Areas



MS4 STORMWATER AREAS