



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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JULIA KROG, DIRECTOR
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August 25, 2023

PUBLIC NOTICE OF PENDING ACTION
COASTAL DEVELOPMENT ADMINISTRATIVE PERMIT

The Mendocino County Coastal Permit Administrator will report proposed issuance of the below described project located in the Coastal Zone to the Board of Supervisors at its meeting to be held on September 12, 2023, at 9:00 a.m. or as soon thereafter as the item may be considered.

This meeting will be held in the **St. Anthony's of Mendocino Catholic Church, 10700 Lansing St, Mendocino, CA 95460**, and virtual attendance will be available via Zoom (pursuant to Government Code section 54953(e)(1)(A)). Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo> or by toll-free, telephonic live stream at 888-544-8306.

CASE#: CDP_2022-0015

DATE FILED: 5/3/2022

OWNER/APPLICANT: PETER MARTIN

REQUEST: Coastal Development Administrative Permit to install a replacement on-site sewage disposal system as a follow up application to expired emergency permit EM_2021-0010.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 2± miles south of Fort Bragg center, on the east side of State Route 1 (SR 1), 0.3± miles south of its intersection with State Route 20 (SR 20); located at 18725 N Hwy 1, Fort Bragg; APN 017-140-13

SUPERVISORIAL DISTRICT: 4 (Gjerde)

STAFF PLANNER: SAM VANDY VANDEWATER

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

All persons are invited to appear and present testimony in this matter.

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

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

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

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

Action on this permit is not appealable to the Coastal Commission. Therefore, the permit will become effective and action will be final upon approval by the Board of Supervisors. If the permit is referred to the Coastal Permit Administrator the decision of the Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within ten calendar days of the Administrator's action.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Board of Supervisors or the Department of Planning and Building Services at, or prior to, any hearing. Additional information regarding the above noted case may be obtained prior to the Board of Supervisors meeting by calling the Department of Planning and Building Services at 707-234-6650, Monday through Friday.

The County of Mendocino complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternative formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department by calling 707-463-4441 at least five days prior to the meeting.

Additional information regarding the above noted item may be obtained by calling the Clerk of the Board of Supervisors at 707-463-4441, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Board's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Clerk of the Board of Supervisors.

JULIA KROG, Director of Planning and Building Services

TO: Board of Supervisors

FROM: Planning and Building Services

MEETING DATE: September 12, 2023

DEPARTMENT CONTACT: Sam Vandy Vandewater

PHONE: 707-234-6650

DEPARTMENT CONTACT: Julia Krog

PHONE: 707-234-6650

ITEM TYPE: Consent Agenda

TIME ALLOCATED FOR ITEM: N/A

AGENDA TITLE:

Authorization of the Issuance of Administrative Coastal Development Permit No. CDP_2022-0015 (Martin) to Install a Replacement On-site Sewage Disposal System as a Follow Up Application to Expired, Emergency Permit EM_2021-0010; Located at 18725 N Hwy 1, Fort Bragg; APN 017-140-13.

RECOMMENDED ACTION/MOTION:

Authorize the issuance of Administrative Coastal Development Permit No. CDP_2022-0015 (Martin) to install a replacement on-site sewage disposal system as a follow up application to expired emergency permit EM_2021-0010; located at 18725 N Hwy 1, Fort Bragg; APN 017-140-13.

PREVIOUS BOARD/BOARD COMMITTEE ACTIONS:

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

SUMMARY OF REQUEST:

The request is for a Coastal Development Administrative Permit to install a replacement on-site sewage disposal system as a follow up application to expired, emergency permit EM_2021-0010. The subject parcel is located in the Coastal Zone, 2± miles south of Fort Bragg center, on the east side of State Route 1 (SR 1), 0.3± miles south of its intersection with State Route 20 (SR 20); located at 18725 N Hwy 1, Fort Bragg; APN 017-140-13. The Coastal Development Permit was administratively approved by the Coastal Permit Administrator (CPA) on August 2, 2023, and requires the Board of Supervisors authorization for issuance of the permit. The CPA staff report is attached for review.

ALTERNATIVE ACTION/MOTION:

That the Coastal Development Permit CDP_2022-0015 (Martin) be scheduled for a public hearing and processed pursuant to Mendocino County Code Section 20.536.015.

DOES THIS ITEM SUPPORT THE GENERAL PLAN? Yes

STRATEGIC PLAN PRIORITY DESIGNATION: An Effective County Government

SUPERVISORIAL DISTRICT: DISTRICT 4

VOTE REQUIREMENT: Majority

SUPPLEMENTAL INFORMATION AVAILABLE ONLINE AT:

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

FISCAL DETAILS:

SOURCE OF FUNDING: N/A

BUDGETED IN CURRENT F/Y: N/A

CURRENT F/Y COST: N/A

IF NO, PLEASE DESCRIBE:

ANNUAL RECURRING COST: N/A

REVENUE AGREEMENT: N/A

BUDGET CLARIFICATION: N/A

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

CEO LIAISON: Steve Dunicliff, Deputy CEO

CEO REVIEW: Choose an item.

CEO COMMENTS:

FOR COB USE ONLY

Executed By: Deputy Clerk

Date: Date Executed

Final Status:Item Status

Executed Item Type: item Number:



**COASTAL PERMIT ADMINISTRATOR
ADMINISTRATIVE CDP**

**AUGUST 2, 2023
CDP_2022-0015**

SUMMARY

OWNER/APPLICANT: PETER MARTIN
PO BOX 23
MARYHURST, OR 97036

REQUEST: Coastal Development Administrative Permit to install a replacement on-site sewage disposal system as a follow up application to expired emergency permit EM_2021-0010.

LOCATION: In the Coastal Zone, 2± miles south of Fort Bragg center, on the east side of State Route 1 (SR 1), 0.3± miles south of its intersection with State Route 20 (SR 20); located at 18725 N. Hwy 1, Fort Bragg; APN 017-140-13.

TOTAL ACREAGE: 1.76± Acres

GENERAL PLAN: Commercial – Urban (C:U)

ZONING: Commercial – 40,000 sqft minimum lot size (C:40K)

SUPERVISORIAL DISTRICT: 4 (Gjerde)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: SAM VANDY VANDEWATER

BACKGROUND

PROJECT DESCRIPTION: Coastal Development Administrative Permit to install a replacement on-site sewage disposal system as a follow up application to expired emergency permit EM_2021-0010. Work was initiated with the emergency permit but was unable to be completed due to conflicts with site condition requirements for septic system construction (e.g. wet soil). The conflict prevented the Division of Environmental Health from issuing the septic permit prior to expiration of the emergency permit.

RELATED APPLICATIONS: Previous projects on the parcel in the emergency permit, as noted above, in addition to various building permits related to the existing commercial use.

SITE CHARACTERISTICS: The subject parcel is located in the Coastal Zone, 2± miles south of Fort Bragg center, on the east side of State Route 1 (SR 1), 0.3± miles south of its intersection with State Route 20 (SR 20); located at 18725 N Hwy 1, Fort Bragg. The parcel is developed with eleven (11) cottages surrounding a paved parking lot with direct access to SR 1; a two (2) bedroom manger's unit; and several accessory structures. A small island of vegetation is located in the center of the parking area. On the eastern portion of the parcel is an undeveloped grassy area.

The parcel is located within the Fort Bragg Rural Fire Protection District, in addition to being under the protection of the California Department of Forestry and Fire Prevention. The parcel has marginal water resources, though a well currently exists and serves the development.

SURROUNDING LAND USE AND ZONING: Table 1 summarizes the surrounding parcel information.

Table 1: Surrounding Land Uses, Zoning, and Parcel Sizes				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Commercial (C)	Commercial (C)	1± Acres	Commercial
EAST	Commercial (C)	Commercial (C)	6± Acres	Commercial
SOUTH	Commercial (C)	Commercial (C)	6± Acres	Commercial
WEST	Commercial (C)	Commercial (C)	1± Acres	Commercial

PUBLIC SERVICES:

Access: State Route 1 (SR 1)
 Fire District: Fort Bragg Rural Fire Protection District
 Water District: None
 Sewer District: None
 School District: Fort Bragg Unified School District

AGENCY COMMENTS: On May 26, 2023, 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 as key issues in the following section.

REFERRAL AGENCIES	COMMENT
Archaeological Commission	Comment
Assessor's Office	No Response
Building Division (Fort Bragg)	No Response
County Addresser	No Response
Environmental Health (Fort Bragg)	Comment
Fort Bragg Rural Fire Protection District	No Comment
Planning Division (Fort Bragg)	Comment
CalFire (Land Use)	No Response
California Coastal Commission	No Response
California Dept. of Fish & Wildlife	Comment
CalTrans	No Response
Sonoma State University	Comment
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

Archaeological Commission: The Archaeological Commission responded that the project should be reviewed at a public hearing depending on the response from Sonoma State University.

Environmental Health: The Division of Environmental Health commented that a septic permit ST27684 had been applied for and approved for construction.

Planning Division (Fort Bragg): The Planning Division of the Department of Planning & Building Services noted Emergency Permit (EM_2021-0010) as a project on the subject parcel.

CA Department of Fish & Wildlife: The Department of Fish & Wildlife commented that any revegetation of the disturbed area should be planted with non-invasive, native species.

Sonoma State University: The Northwest Information Center (NWIC) at Sonoma State University (SSU) commented on the potential for archaeological and historical resources. They noted that due to the amount of development, there was a low probability of cultural resources being located in the project area where development will occur.

LOCAL COASTAL PROGRAM CONSISTENCY

1. **LAND USE:** The subject parcel is located within the Commercial Land Use Classification, as defined by the Mendocino County General Plan – Coastal Element. Chapter 2.2 of the Coastal Element defines the Commercial Classification as,

“lands appropriate for various commercial uses. Lands classified Commercial should be within or contiguous to developed areas, such as near the boundaries of cities and in Community Planning Areas, and should be served by the publicly-maintained circulation network and situated in locations where the future growth is anticipated. Residential uses in the commercial classification shall require County findings that the site need not be reserved for future commercial uses, and that the residential use is compatible with existing or anticipated commercial uses.

General Uses: General commercial, mixed uses, public facilities, public services, public assemblies, residential developments, utility installations.”

The proposed project to replace a failed septic with a new system in a new location on the subject parcel is a principal permitted use as it supports commercial uses. The project allows the existing transient habitation facility (i.e. motel) to continue operating and providing visitors access to the coast. Staff finds the proposed project would be consistent with the policies of Coastal Element Chapter 2.2.

2. **ZONING:** The subject parcel is located within the Commercial Zoning District and has a minimum lot size of 40,000 square feet (C:40K); the actual size the parcel is roughly 1.76 acres and is thus conforming. Mendocino County Code (MCC) Section 20.376.005 describes the intent of the Commercial Zoning District, which is “to provide suitable locations within or contiguous to developed areas for commercial development appropriately located in and compatible with unincorporated and rural communities. Housing should be encouraged as a conditional use to encourage retention and construction of affordable housing.” The parcel and existing development are currently used as a transient habitation facility which is a Conditionally Permitted Use in the Commercial Zoning District under the Visitor Accommodation Services Use Type. The project proposes to replace the failed septic with a new system in a new location, as follow up to an expired emergency permit, thus allowing the Conditionally Permitted Use to continue.

Maximum lot coverage for the Commercials Zoning District is fifty percent (50%) of the parcel area; the proposed project would not change the total existing lot coverage. As the proposed project is subsurface, consideration of the maximum building height of 28 feet would not be applicable to the development. Although septic systems do not adhere to Zoning Code setbacks, the Commercial Zoning District has no side or rear yard setback. Staff finds the proposed project would be consistent with the goals and policies of the Coastal Element and the requirements of MCC Chapter 20.396.

3. **GRADING, EROSION, AND RUN OFF:** While grading and site preparation will be required for the project, the proposed septic system replacement would occur within an area that has previously been disturbed by landscaping and the planting of non-native tree species. The terrain of the project location is flat, and the replacement septic system would require ground disturbance that could have temporary run off impacts; the use of best management practices has been included as **Condition #8**. Staff finds the proposed project would be consistent with the policies of Coastal Element Chapter 3.4 and the requirements of MCC Chapter 20.492.
4. **HABITATS AND NATURAL RESOURCES:** The subject parcel is located in area designated as “Urban/Developed” on the LCP Habitats and Resources Map (see attached). The project was referred to the California Department of Fish & Wildlife which responded with one comment: any replanting should be completed with native, non-invasive species. This has been included as **Condition #9**.
5. **HAZARDS MANAGEMENT:** The subject parcel is not associated with the following hazards: faults, floods, tsunamis, landslides, and/or blufftop topography. The parcel is located in an area classified with

a “Moderate Fire Hazard” severity rating (see *Fire Hazards and Responsibility Areas Map*). Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire) and the Fort Bragg Rural Fire Protection District (FBRFPD). The project application was referred to CalFire and the FBRFPD for comment; no comments were provided by either agency. Staff finds the proposed project would be consistent with the policies of Coastal Element Chapter 3.4 and the requirements of MCC Chapter 20.492.

6. ARCHAEOLOGICAL AND CULTURAL RESOURCES: As a Coastal Development Permit, the proposed project is subject to the requirements of MCC Chapter 22.12 regarding archaeological resources. The project was referred to the Northwest Information Center (NWIC) at Sonoma State University for review of the subject and surrounding parcels, and a response was provided. The project and NWIC response were scheduled for review by the Archaeological Commission at their July 12, 2023, hearing date. The Archaeological Commission approved the project without requiring additional surveying but requested the Discover Clause. **Condition #10** requires the Discovery Clause be adhered as part of the proposed project.

The project also was referred to three local tribes for review and comment, including the Cloverdale Rancheria, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Little River Band of Pomo Indians. As of the writing of this report, no response has been received from any of the three tribal agencies. Staff finds the proposed project would be consistent with the policies of Coastal Element Chapter 3.5 and the requirements of MCC Chapter 22.12.

7. VISUAL RESOURCES, SPECIAL TREATMENT AREAS: The parcel is not located within an area designated as “Highly Scenic” and is thus not subject to the requirements of MCC Section 20.504.015. Additionally, the requirements of MCC Section 20.504.035 do not apply to this project as all development will subsurface once completed. Staff finds the proposed project would be consistent with the policies of Coastal Element Chapter 3.5 and the requirements of MCC Chapter 20.504.
8. GROUNDWATER RESOURCES: The parcel is located within an area designated as “Marginal Water Resources” and is subject to the requirements of MCC Section 20.516.010. Specifically, MCC Section 20.516.010(A) notes that new subdivisions and additional building sites must demonstrate proof of water pursuant to the requirements of the 1982 Mendocino Coastal Groundwater Study. However, the parcel has already been developed with a commercial use and accompanying well for its source of water. The applicant proposes to replace the septic system which would not have an impact on groundwater resources. Staff finds the proposed project would be consistent with the policies of Coastal Element Chapter 3.8 and the requirements of MCC Section 20.516.010(A).
9. TRANSPORTATION/CIRCULATION: The proposed project is located along State Route 1 (SR 1) from which it gains access. An additional driveway had previously been established at the northern end of the parcel along SR 1. The proposed project is to replace a failed septic with a new system and would not increase the demand or use of SR 1. The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element Land Use Classifications were assigned. The project was referred to the California Department of Transportation (CalTrans) as part of the agency referral process; CalTrans did not respond to the referral with any comment. Staff finds the proposed project would be consistent with the policies of Coastal Element Chapter 3.8 and the requirements of MCC Section 20.516.015.

ENVIRONMENTAL DETERMINATION

The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents. The Project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Section 15303, Class 3, which consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project proposes to replace a failed septic system in a new location on the subject parcel. The area for the new septic system is already

disturbed and hosts non-native tree species and ornamental lawn, thus no impact to native vegetation or any other resources would occur.

RECOMMENDED FINDINGS AND CONDITIONS

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Coastal Zoning Code, staff recommends that the Coastal Permit Administrator approve the proposed project and adopt the following findings and conditions.

RECOMMENDED FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the project is in conformity with the certified Local Coastal Program. The subject parcel is currently designated under the Commercial (C) Land Use Classification and hosts a transient habitation facility with on-site utilities; and
2. Pursuant with MCC Section 20.532.095(A)(2), the project is provided with adequate utilities, access roads, drainage, and other necessary facilities. The proposed project includes a replacement septic system to serve the parcel and existing commercial use; other utilities such as water (via a well) and electricity are already existing and will not but modified by this project. Additionally, the parcel gains access from a driveway which accesses State Route 1 and drainage would remain unchanged; and
3. Pursuant with MCC Section 20.532.095(A)(3), the project is consistent with the purpose and intent of the Commercial Zoning District, and consistent with all other applicable provisions of the Mendocino County Coastal Zoning Code, and preserves the integrity of the Commercial Zoning District. The proposed project entails the replacement of a septic system associated with an existing transient habitation facility which is a principal permitted use in the Commercial Zoning District; and
4. Pursuant with MCC Section 20.532.095(A)(4), the project, if constructed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA), as the project was found to be Categorically Exempt from a review under CEQA under section 15303, of the Guidelines for CEQA; this section corresponds with Class 3 which applies to small-scale new development; and
5. Pursuant with MCC Section 20.532.095(A)(5), the project would not have any adverse impact on any known archaeological or paleontological resources, as there are no known resources within the vicinity of the site. The project was reviewed by the Archaeological Commission and Standard Condition #12 is in place for when archaeological sites or artifacts are discovered; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development. The proposed project to replace a septic system would not impact any other public services such as solid waste or public roadway capacity as it does not change the density or intensity of the existing transient habitation facility; and

RECOMMENDED CONDITIONS:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County 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 property owners have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
3. The application, along with supplemental exhibits and related material, shall be considered elements

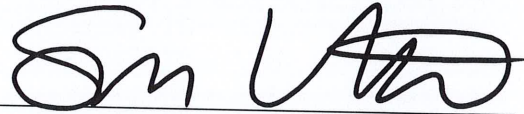
of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.

4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The property owners shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. The applicant shall acknowledge in writing, by submittal of a signed letter to the Department of Planning and Buildings Services that all grading activities and site preparation, at a minimum, shall adhere to the following "Best Management Practices". **The applicant has sole responsibility to ensure compliance with this Condition and any contractors involved in the project are aware of this Condition.**
 - a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion.
 - b. The applicant shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation.
 - c. All concentrated water flows, shall be discharged into a functioning storm drain system or into a natural drainage area well away from the top of banks.
 - d. Temporary erosion and sediment control measures shall be established and maintained until permanent protection is established.
 - e. Erosion control measures shall include, but are not limited to, seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below areas subject to sheet and rill erosion, and installation of bioengineering materials where necessary. Erosion control measures shall be in place prior to October 1st.
 - f. All earth-moving activities shall be conducted between May 15th and October 15th of any given calendar year unless wet weather grading protocols are approved by the Department of Planning and Building Services or other agencies having jurisdiction.
 - g. Pursuant to the California Building Code and Mendocino County Building Regulations a grading permit will be required unless exempted by the Building Official or exempt by one of the following:

- i. An excavation that (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1524 mm) in height and steeper than 1 unit vertical in 1½ units horizontal (66.7% slope).
 - ii. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards (38.3 m³) on any one lot and does not obstruct a drainage.
9. If replanting of vegetation occurs, the applicant shall only use locally native, non-invasive plant species.
10. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100-feet of the discovery and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.

8/2/23

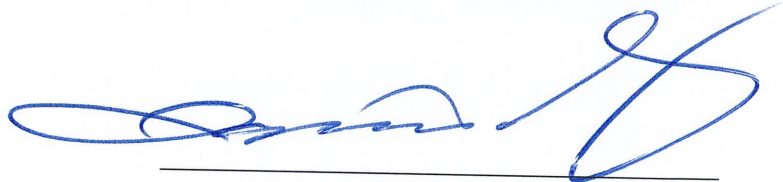
DATE



SAM VANDY VANDEWATER
SENIOR PLANNER

8-2-2023

DATE

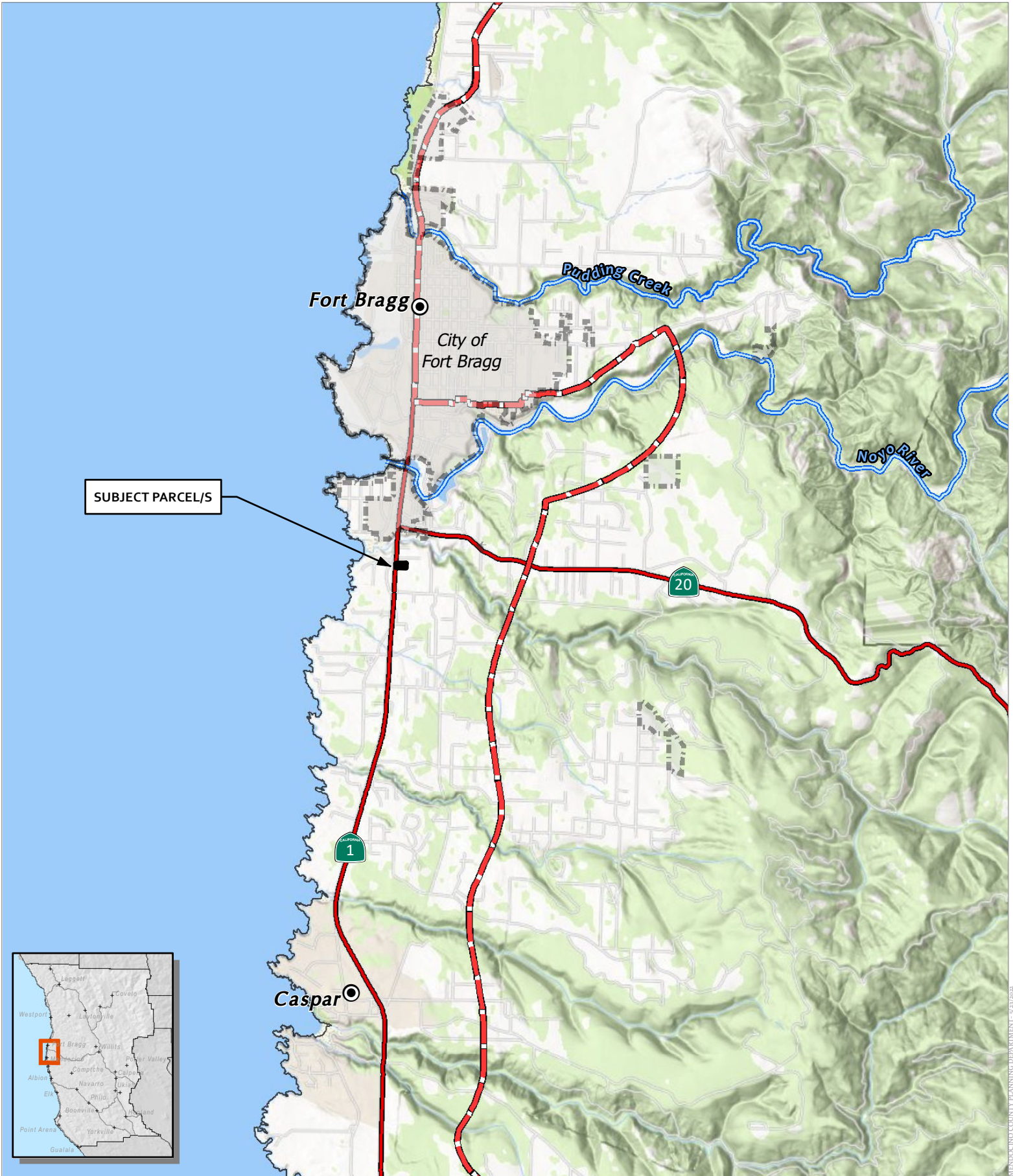


IGNACIO GONZALEZ
COASTAL PERMIT ADMINISTRATOR

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

ATTACHMENTS:

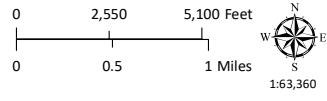
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| A. Location Map | J. Appealable Areas |
| B. Aerial Imagery | K. Adjacent Parcels |
| C. Topographic Map | L. Fire Hazard Zones & Responsibility Areas |
| D. Site Map | M. Coastal Ground Water Resource |
| E. Zoning Display Map | N. Wildland – Urban Interface |
| F. General Plan Classifications | O. Stormwater Permitting Zones |
| G. LCP Land Use Map | P. Estimated Slope |
| H. LCP Land Capabilities and Natural Hazards | Q. Westerns Soils |
| I. LCP Habitat and Resources | R. Important Farmland |



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/23/2022

CASE: **CDP 2022-0015**
 OWNER: **MARTIN, Peter**
 APN: **017-140-13**
 APLCT: **Peter Martin**
 AGENT:
 ADDRESS: **18725 N. Hwy. 1, Fort Bragg**

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

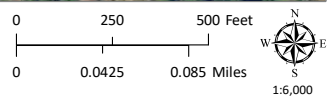


LOCATION MAP



CASE: CDP 2022-0015
 OWNER: MARTIN, Peter
 APN: 017-140-13
 APLCT: Peter Martin
 AGENT:
 ADDRESS: 18725 N. Hwy. 1, Fort Bragg

- Public Roads
- Private Roads



AERIAL IMAGERY



OLD COAST HIGHWAY

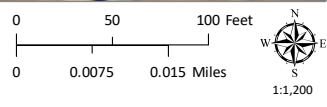
COLLINS LANE

SR 1



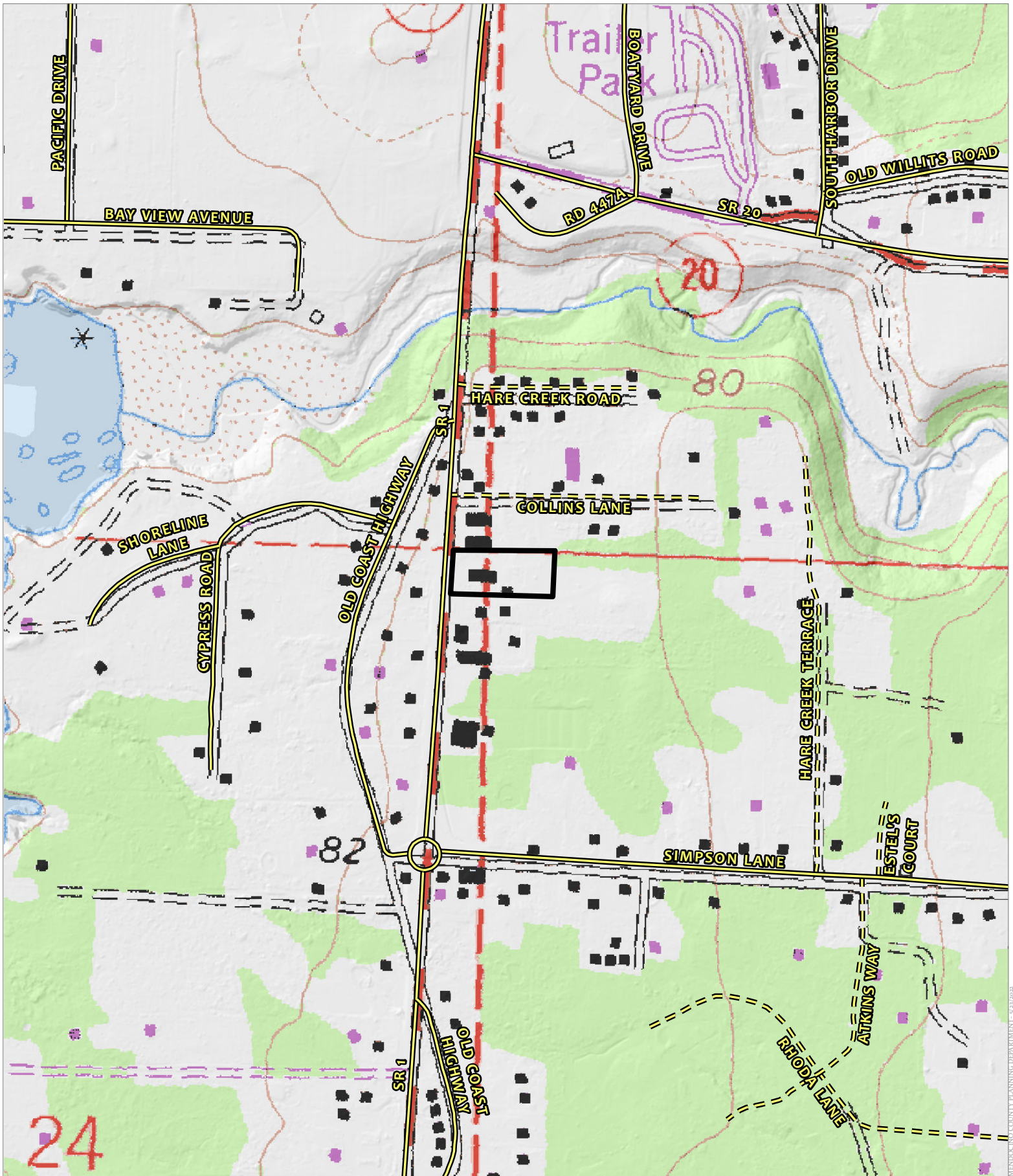
CASE: CDP 2022-0015
OWNER: MARTIN, Peter
APN: 017-140-13
APLCT: Peter Martin
AGENT:
ADDRESS: 18725 N. Hwy. 1, Fort Bragg

Public Roads
Private Roads



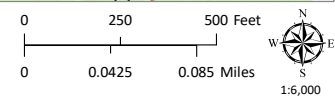
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/21/2023



CASE: CDP 2022-0015
 OWNER: MARTIN, Peter
 APN: 017-140-13
 APLCT: Peter Martin
 AGENT:
 ADDRESS: 18725 N. Hwy. 1, Fort Bragg

- Public Roads
- Private Roads

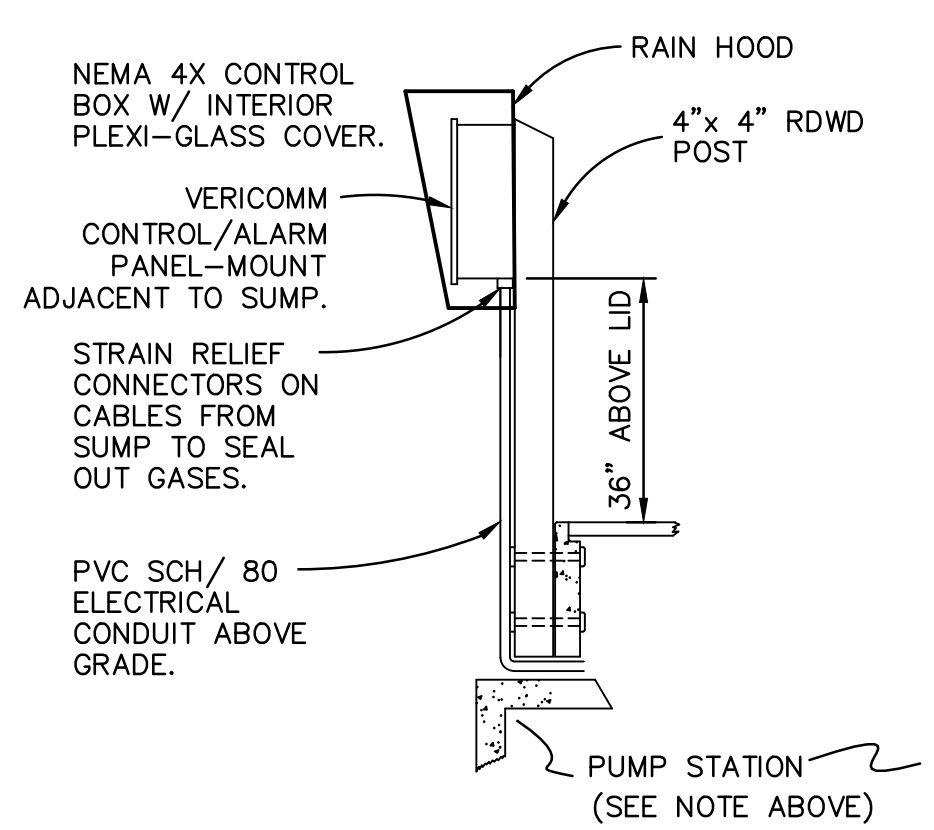
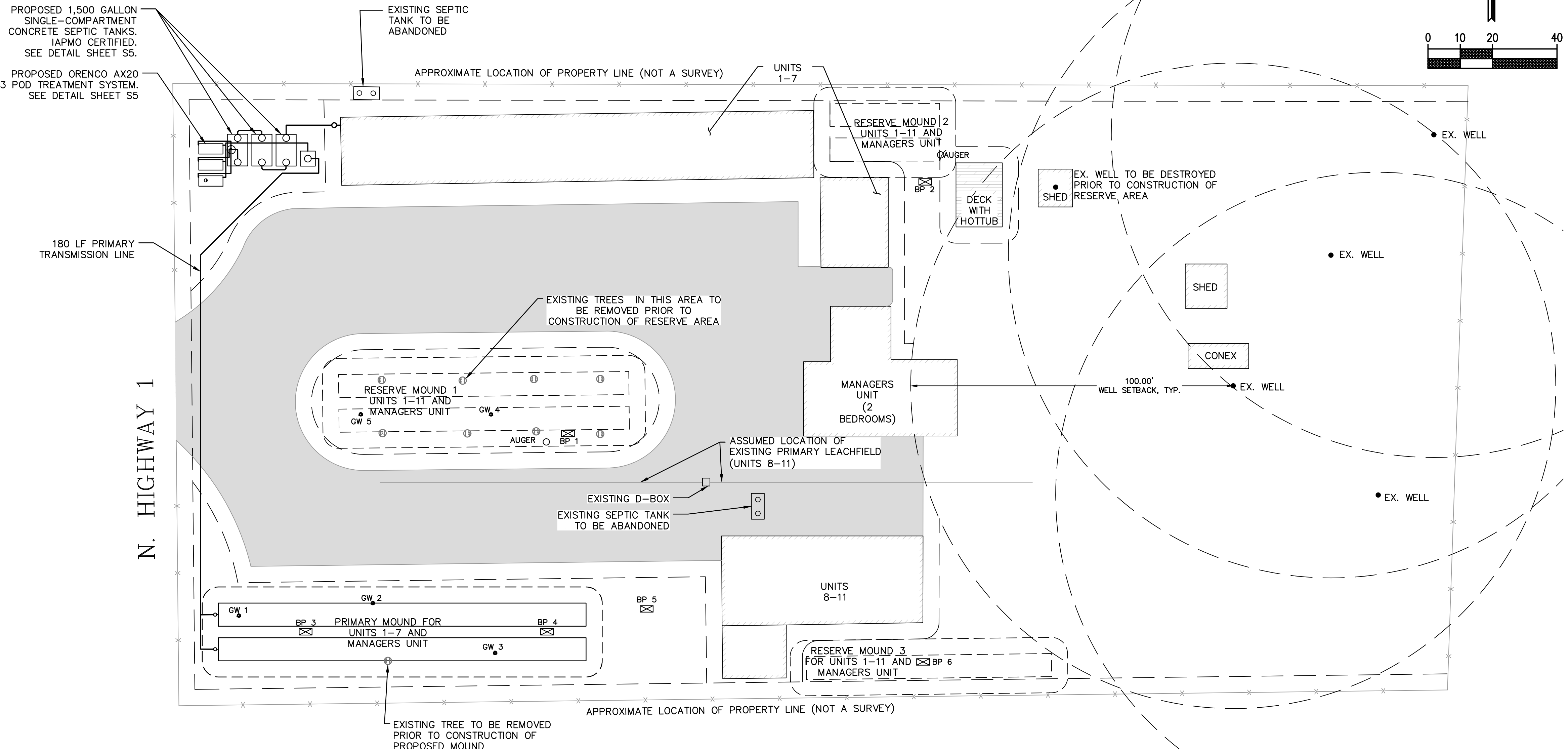


TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/23/2022

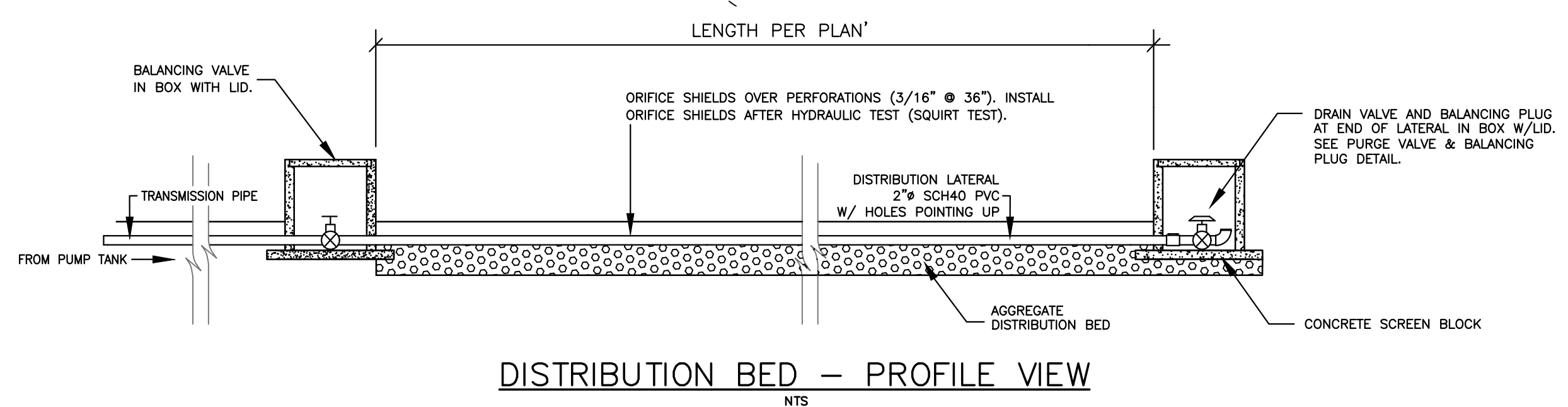
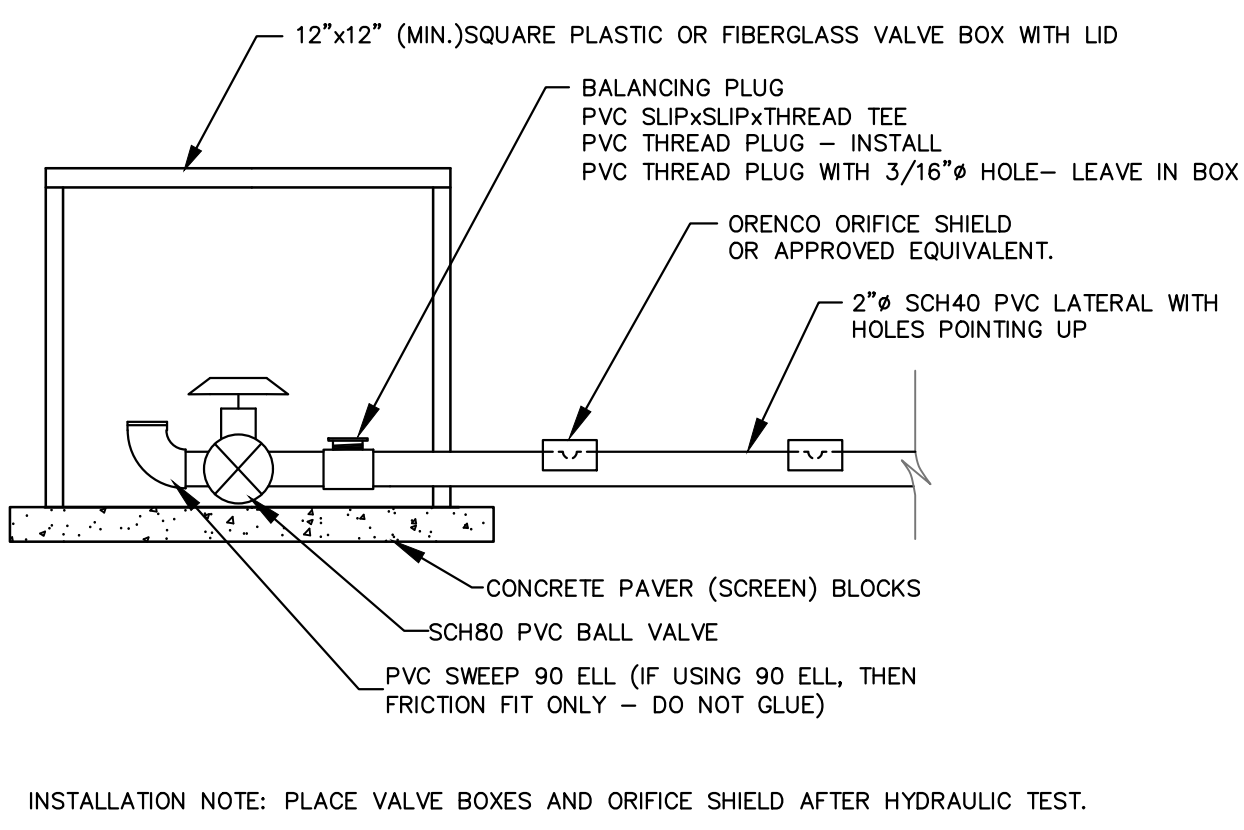
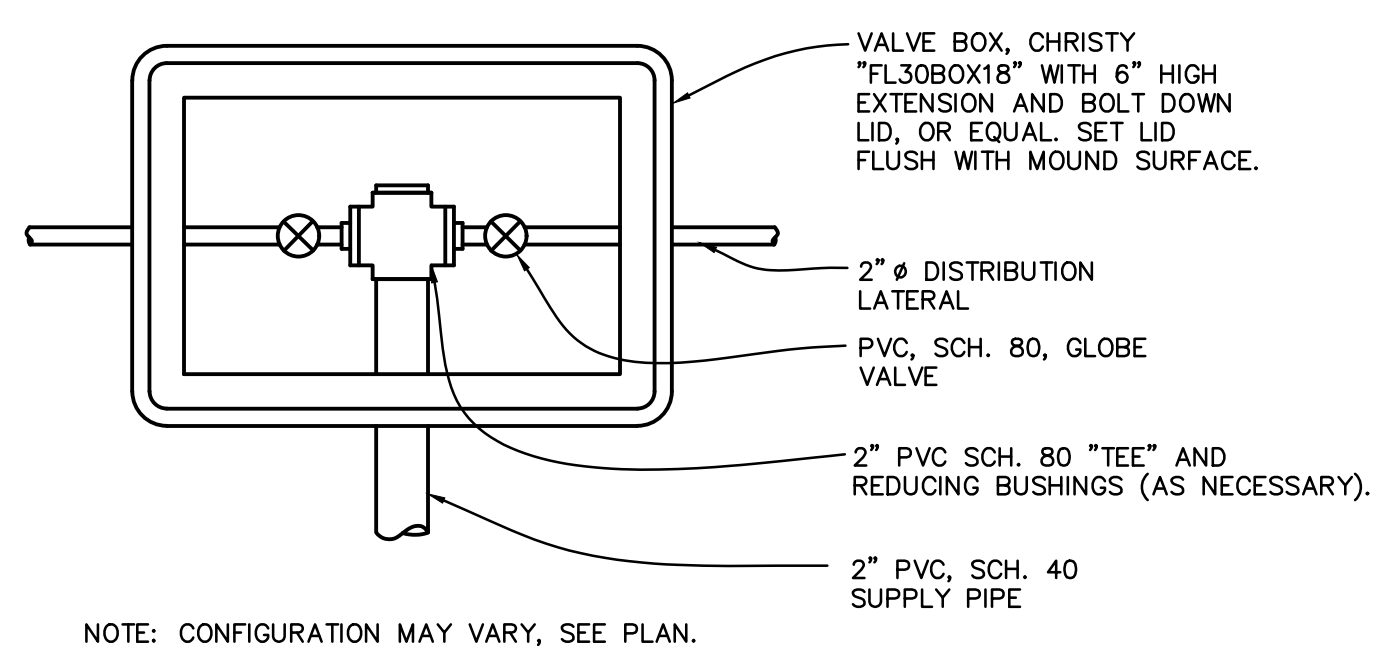
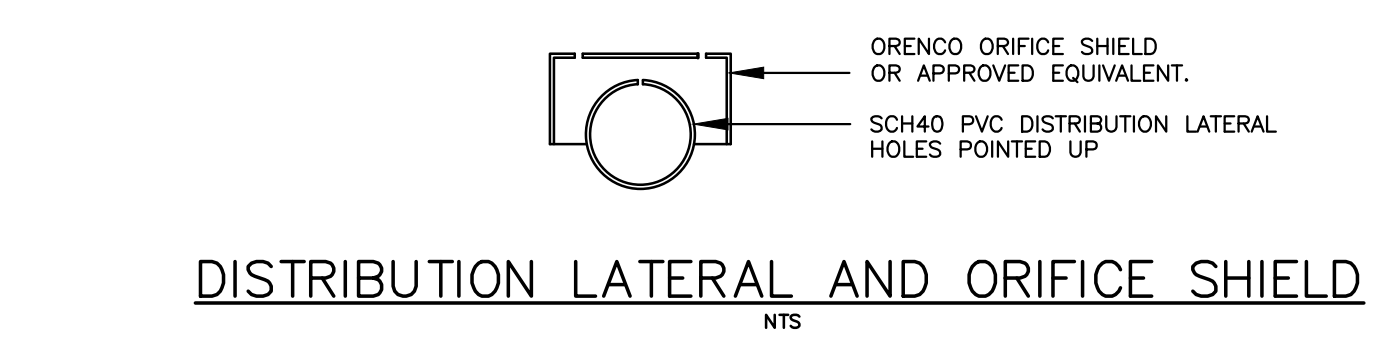
CONSTRUCTION CRITERIA FOR AT-GRADE OWTS

1. THE USE OF WHEEL TYPE VEHICLES IS PROHIBITED.
 - A. FOR THE PURPOSE OF RIPPING.
 - B. WHEN DRIVING ON ANY AREAS THAT HAVE BEEN RIPPED.
 - C. WHEN PLACING OR MOVING THE SOIL COVER.
 - D. AT ANY TIME THAT THE SOIL CONDITIONS ARE WET, MOIST, OR SATURATED.
2. PLACEMENT OF THE PRESSURIZED TRANSMISSION LINE FROM THE SUMP TANK TO THE AT-GRADE MANIFOLD SHALL BE A MINIMUM OF 24 INCHES BELOW THE SURFACE OF THE GROUND.
3. SITE PREPARATION OF SOIL SURFACE TO A DEPTH OF 8 TO 12 INCHES.
 - A. MOW EXCESSIVE VEGETATION:
 - i. REMOVE TREES
 - ii. CUT AND GRIND STUMPS TO A DEPTH OF 12 INCHES.
 - iii. PERFORM INITIAL RIPPING PARALLEL TO THE CONTOURS OF THE GROUND AND ONLY WITHIN THE LIMITS OF THE GRAVEL BASE; RIPPERS SET 8 TO 10 INCHES APART. THE INTERFACE OF THE NATIVE SOIL AND THE AT GRADE SOIL SHALL BE RIPPED AFTER THE GRAVEL HAS BEEN PLACED AND JUST PRIOR TO PLACEMENT OF THE AT-GRADE SOIL COVER.
 - iv. PROHIBIT ALL TRAFFIC ON ANY RIPPED SURFACES UNTIL THE FULL DEPTH OF GRAVEL BED OR COVER MATERIAL HAS BEEN PLACED.
4. GRAVEL BED
 - A. TEMPORARY FORM BOARDS ARE REQUIRED TO HOLD AGGREGATE IN PLACE TO CONSTRUCT THE GRAVEL BED.
 - B. THE TEMPORARY FORM BOARDS SHALL BE REMOVED PRIOR TO PLACEMENT OF THE SOIL COVER.
 - C. PLACE PERFORMANCE WELLS AS SPECIFIED IN SECTION 13.4E.
 - D. PLACE AGGREGATE IN THE DESIGNATED TILLED AREA TO THE APPROPRIATE DEPTH AS SPECIFIED IN D2 (3) ABOVE. WORK FROM THE UPSLOPE SIDE AND AVOID COMPACTION ALONG THE DOWNSLOPE SIDE.
5. CONSTRUCT DISTRIBUTION NETWORK PRIOR TO COVER PLACEMENT.
6. PERFORM HYDRAULIC TEST AFTER THE DISTRIBUTION HAS BEEN COMPLETED.
 - A. PUMP MUST BE ADEQUATE TO PROVIDE HYDRAULIC ORIFICE DISCHARGE OF A MINIMUM OF 60 INCHES UPWARD DISCHARGE. ORIFICES SHALL HAVE A PROTECTIVE SHIELD.
 - B. DISTRIBUTION TO ALL LATERALS SHALL BE EQUAL.
 - C. THIS TEST SHALL BE INSPECTED BY THE CONSULTANT AND THE COUNTY INSPECTOR.
7. PLACE SOIL COVER
 - A. PLACE 2 INCHES AGGREGATE OVER THE DISTRIBUTION NETWORK.
 - B. PLACE GEO-TEXTILE FABRIC OVER THE AGGREGATE. EXTEND ONLY TO THE EDGE OF THE AGGREGATE.
 - C. CONDITION SOIL COVER WITH SUFFICIENT MOISTURE TO PERMIT TRACK ROLLING TO A FIRM COHESIVE SURFACE.
 - D. RIP AREA TO BE COVERED WITH COVER SOIL.
 - E. PLACE SOIL AGAINST THE FORM BOARDS BY TRACK ROLLING ONLY. REMOVE THE FORM BOARDS.
 - F. PLACE SOIL OVER ENTIRE GRAVEL BED BY TRACK ROLLING AND GROOMING BY HAND. COMPLETE PROPER DRAINAGE WORK AND EROSION CONTROL MEASURES BEFORE FINAL INSPECTION. SEED AND MULCH.
8. ESTABLISH THE FINAL GRADE OF THE AT-GRADE BY TRACK ROLLING AND GROOMING BY HAND.
9. INSTALL PERFORMANCE WELLS AND DETAILS AS SHOWN ON THE PLANS.



NOTES:
MOUNT CONTROL PANEL ON INSIDE OF MECHANICAL AREA WALL, GARAGE, BARN, OR PEDASTAL.
IF THE CONTROL PANEL REQUIRES A PHONE LINE, THE PHONE LINE SHALL BE ACTIVATED PRIOR TO THE FINAL/START UP INSPECTION.

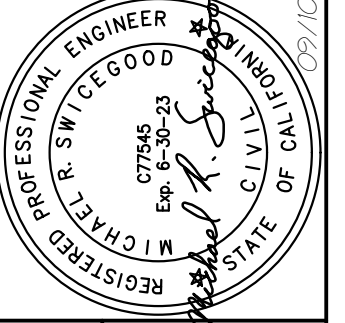
CONTROL PANEL
NTS



REVISION	DESCRIPTION	BY	DATE
1	1st Plan Check	EF	08/10/21

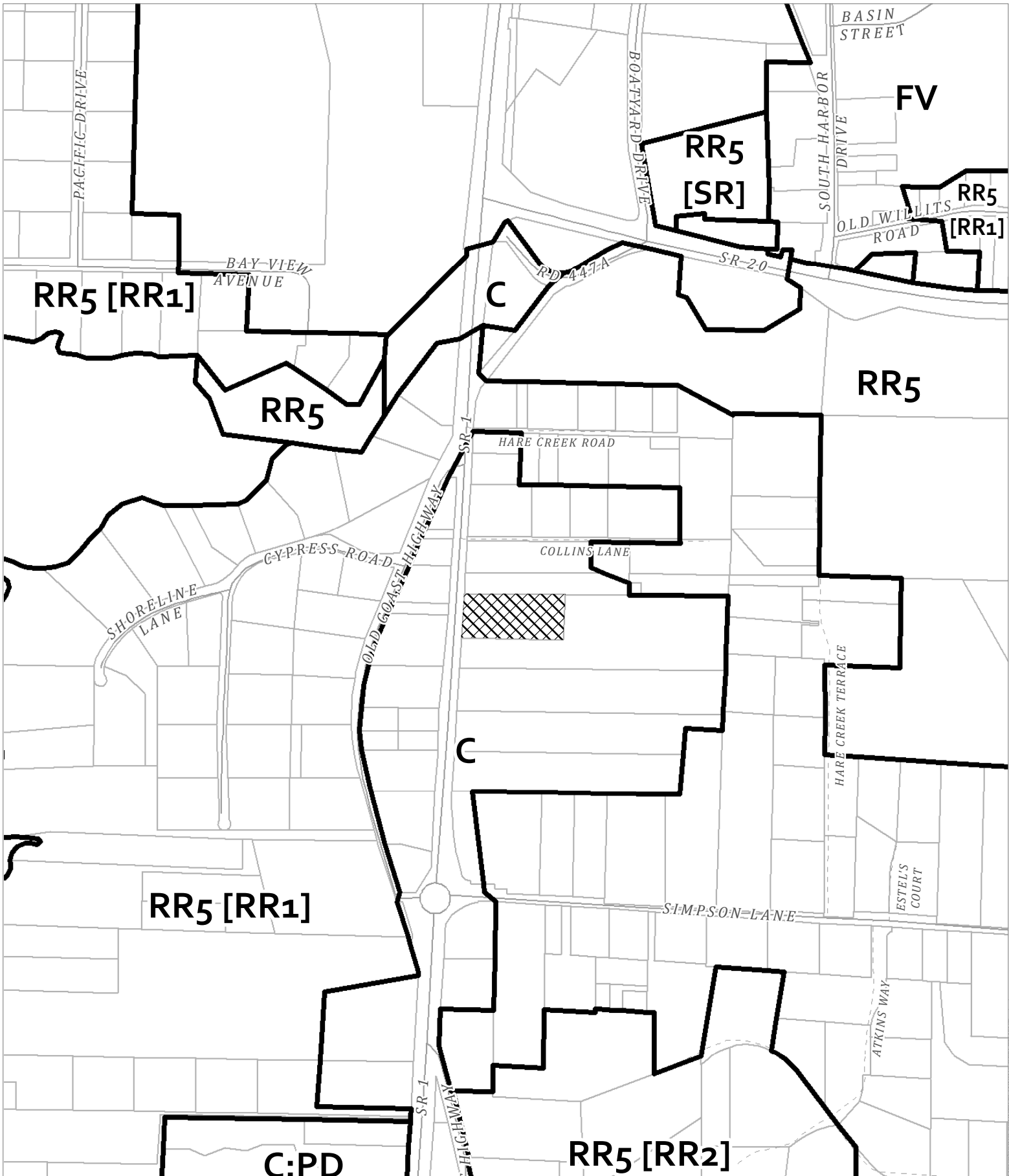
SWICEGOOD CIVIL ENGINEERING, INC.
P.O. Box 934 | Redding, CA, 96448
Phone: (707) 238-9666 | email: info@swicegood-civil.com

APN: 017-140-13





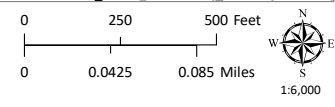
OVERALL SITE PLAN
PAUL BAHRIA RESIDENCE
18725 N. HIGHWAY 1
FORT BRAGG, CA

Date: 08/06/21
Scale: 1" = 20'
Drawn: MS/EF
Job: 21-33
Sheet: **S3**
3 of 5

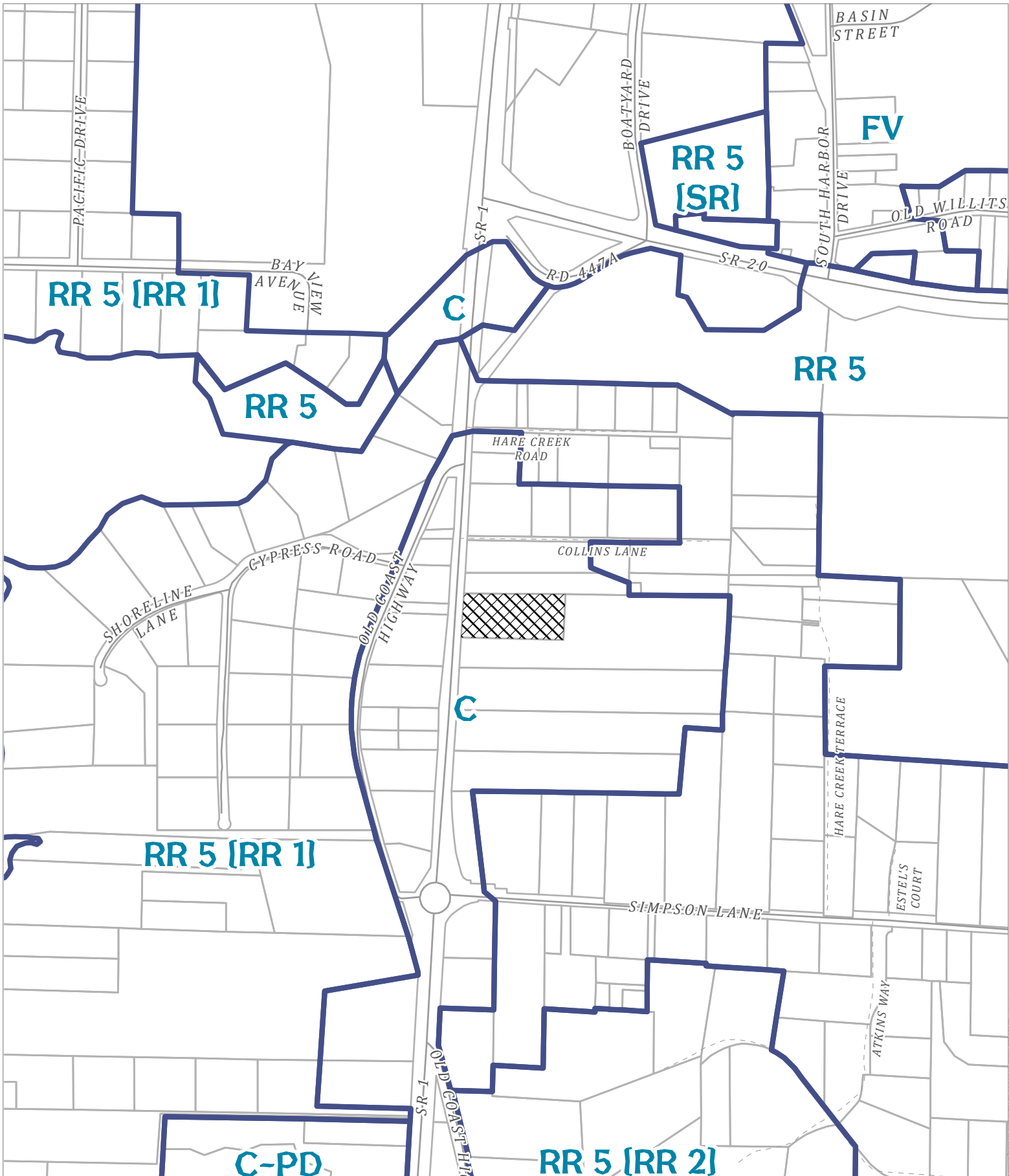


CASE: CDP 2022-0015
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 Zoning Districts
 Public Roads

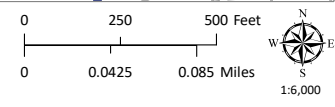


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/24/2022



CASE: CDP 2022-0015
 OWNER: MARTIN, Peter
 APN: 017-140-13
 APLCT: Peter Martin
 AGENT:
 ADDRESS: 18725 N. Hwy. 1, Fort Bragg

 General Plan Classes
 Public Roads



GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/24/2022



SHORELINE ACCESS/CIRCULATION

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

NATURAL ENVIRONMENT

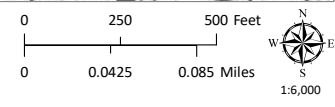
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

BOUNDARIES

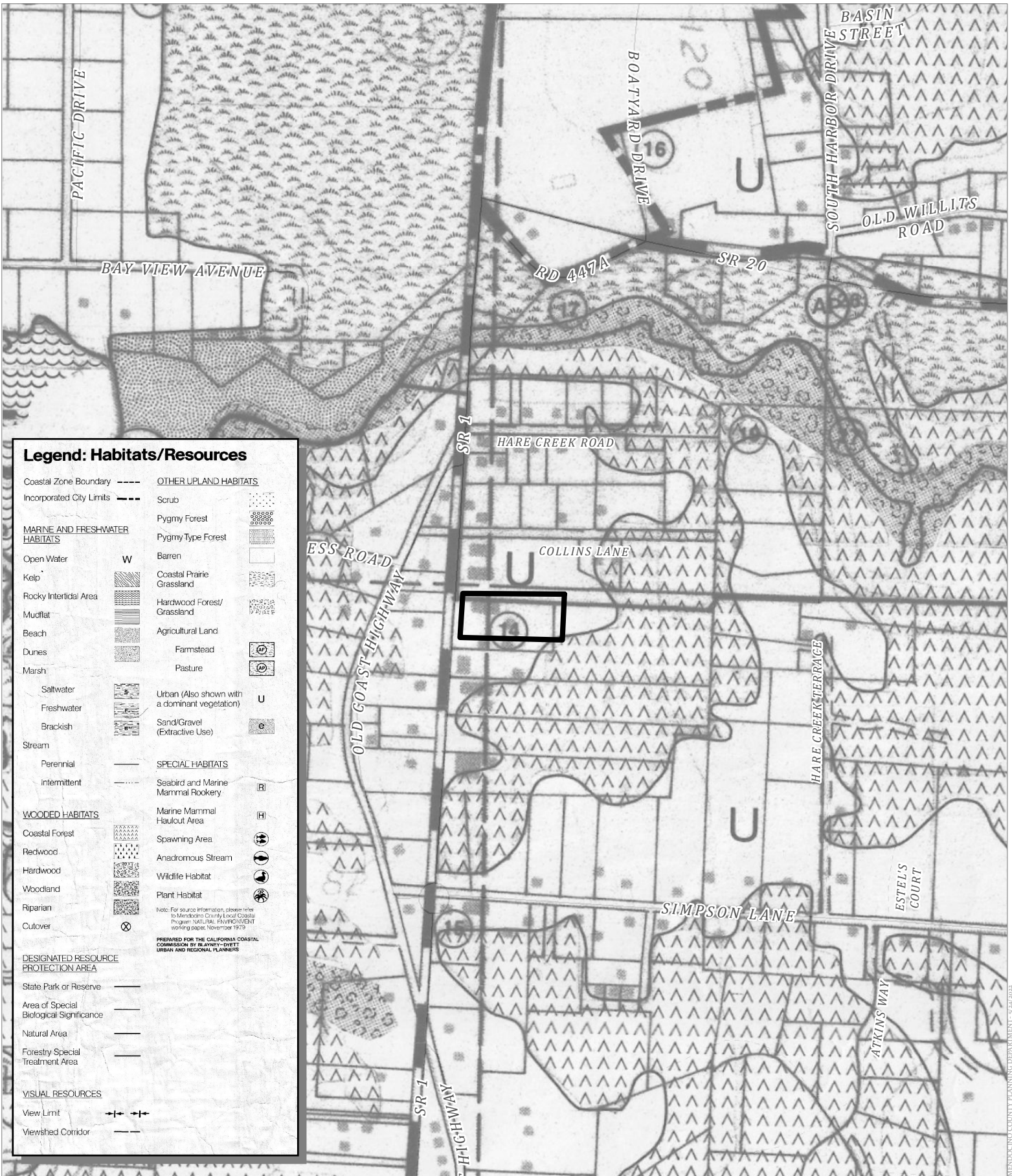
- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

CASE: CDP 2022-0015
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Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT 7/9/2022

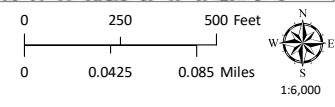


Legend: Habitats/Resources

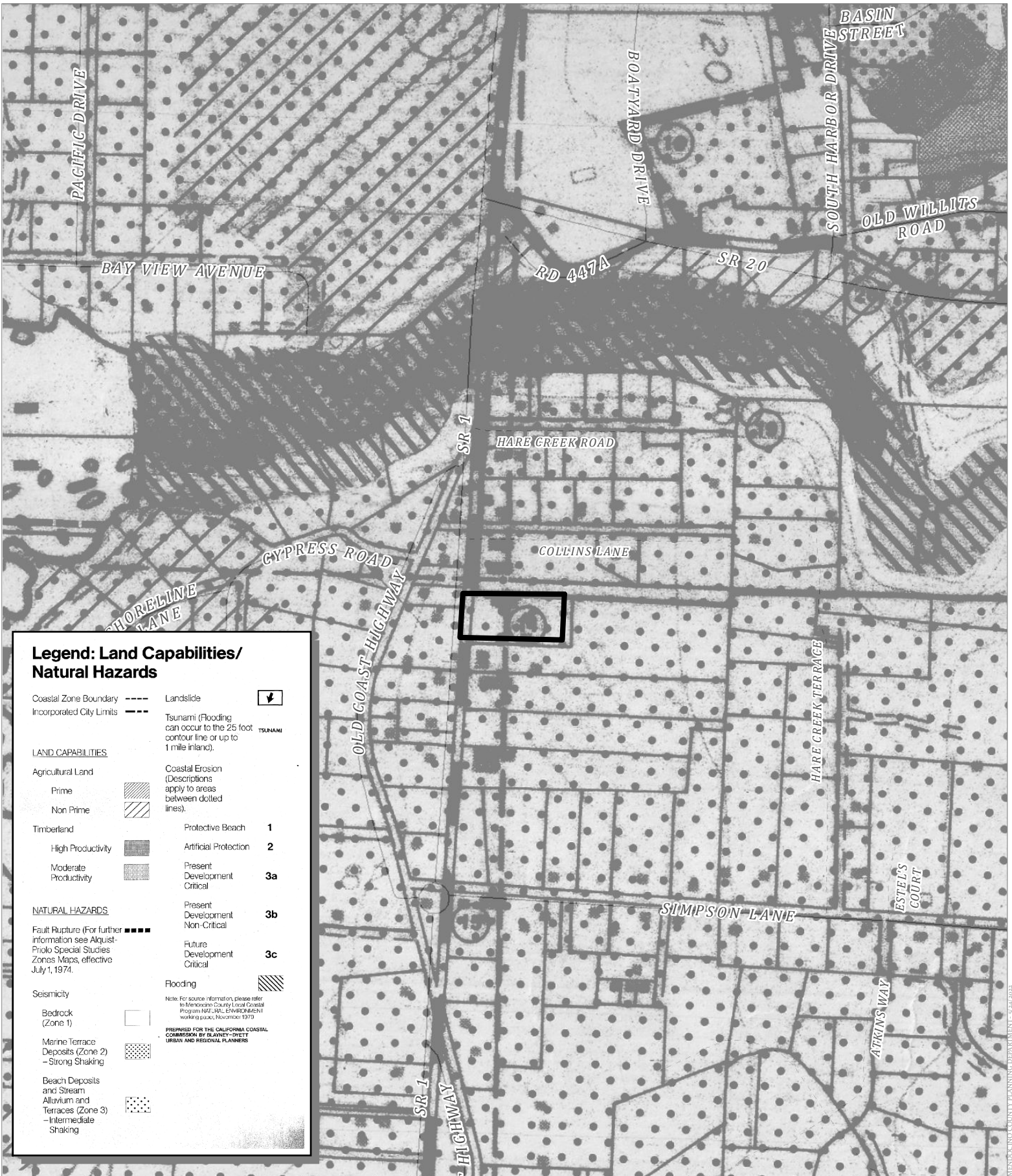
Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	---	Scrub
MARINE AND FRESHWATER HABITATS		
Open Water	W	Pygmy Forest
Kelp	[Symbol]	Pygmy Type Forest
Rocky Intertidal Area	[Symbol]	Barren
Mudflat	[Symbol]	Coastal Prairie Grassland
Beach	[Symbol]	Hardwood Forest/Grassland
Dunes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

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Public Roads



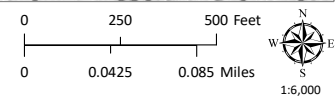
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/24/2022



**Legend: Land Capabilities/
Natural Hazards**

- | | | | |
|---|-----|---|-----------|
| Coastal Zone Boundary | --- | Landslide | |
| Incorporated City Limits | --- | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). | |
| LAND CAPABILITIES | | | |
| Agricultural Land | | Coastal Erosion (Descriptions apply to areas between dotted lines). | |
| Prime | | Protective Beach | 1 |
| Non Prime | | Artificial Protection | 2 |
| Timberland | | Present Development Critical | 3a |
| High Productivity | | Present Development Non-Critical | 3b |
| Moderate Productivity | | Future Development Critical | 3c |
| NATURAL HAZARDS | | | |
| Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974). | --- | Flooding | |
| Seismicity | | <small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.</small>
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY ISLAND-TRISTE URBAN AND REGIONAL PLANNERS</small> | |
| Bedrock (Zone 1) | | | |
| Marine Terrace Deposits (Zone 2) - Strong Shaking | | | |
| Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking | | | |

Public Roads



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

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

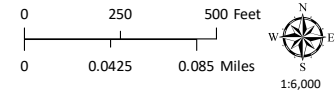
Appeal Jurisdiction
This area includes lands between the sea and the designated first public land paralleling the sea or 322' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward slope of coastal bluff.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.H.C. §30119.03, and §30603(a)(1) and (a)(2). In addition, governments may also be responsible pursuant to P.H.C. §30603(a)(1), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the reader should be referred to the local government under the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permits and appeal jurisdiction is retained by the Commission.

FEET

CASE: **CDP 2022-0015**
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 ADDRESS: **18725 N. Hwy. 1, Fort Bragg**

Public Roads

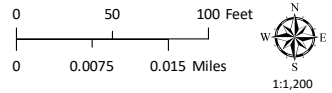


POST LCP CERTIFICATION & APPEAL JURISDICTION

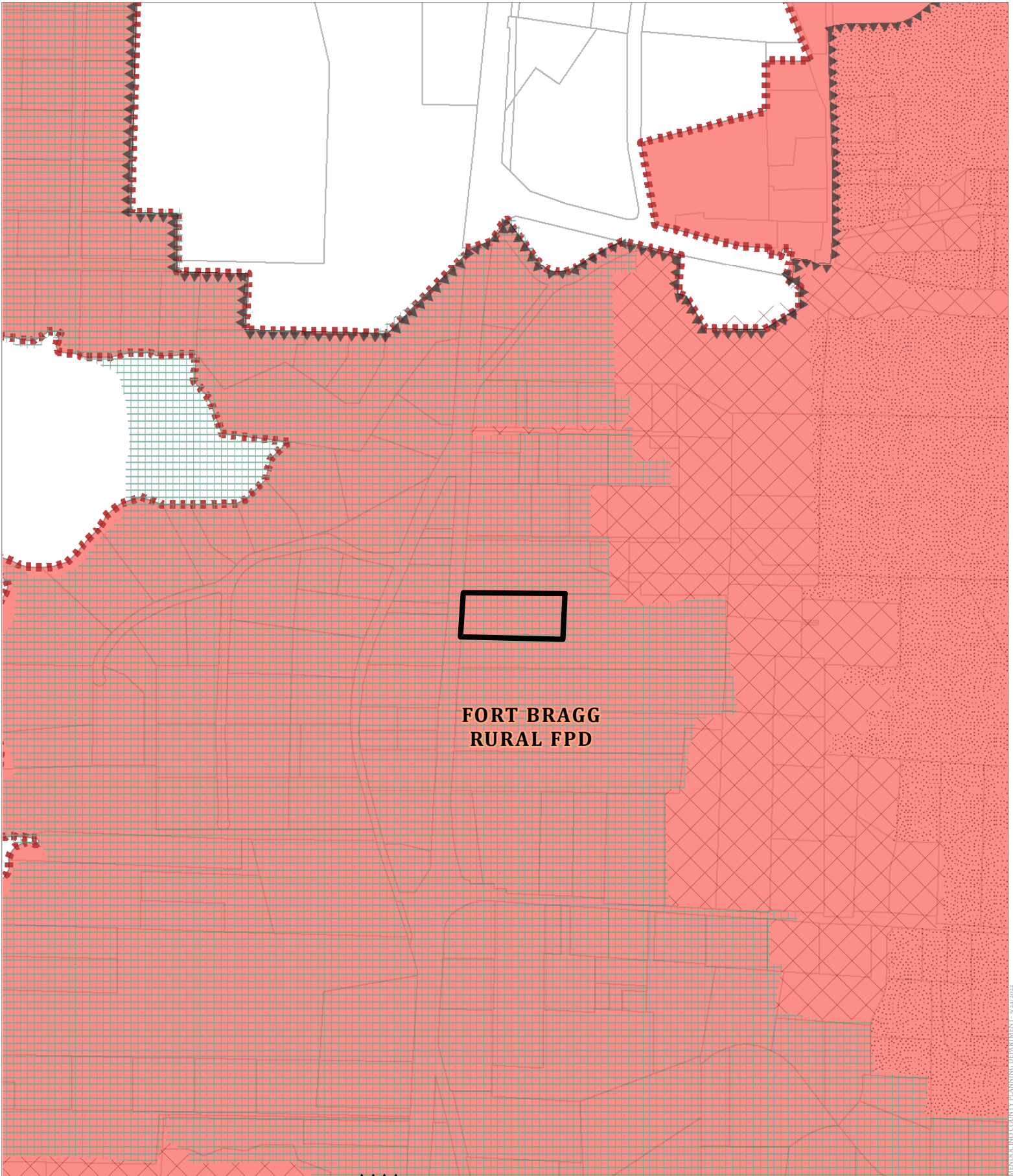
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/24/2022



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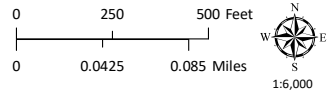
ADJACENT PARCELS



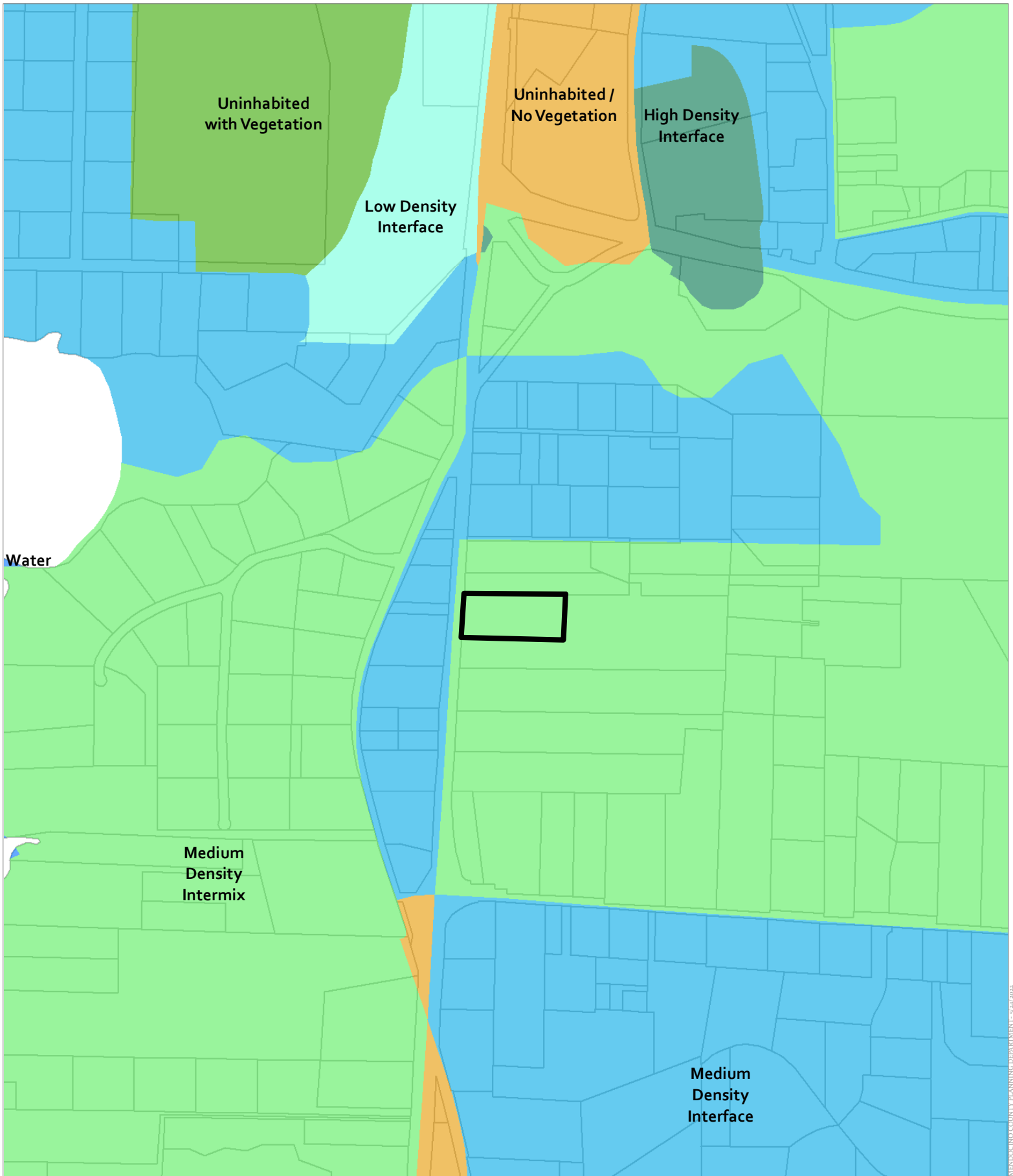
**FORT BRAGG
RURAL FPD**

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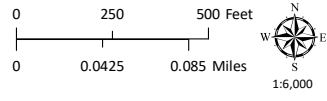
-  LRA
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



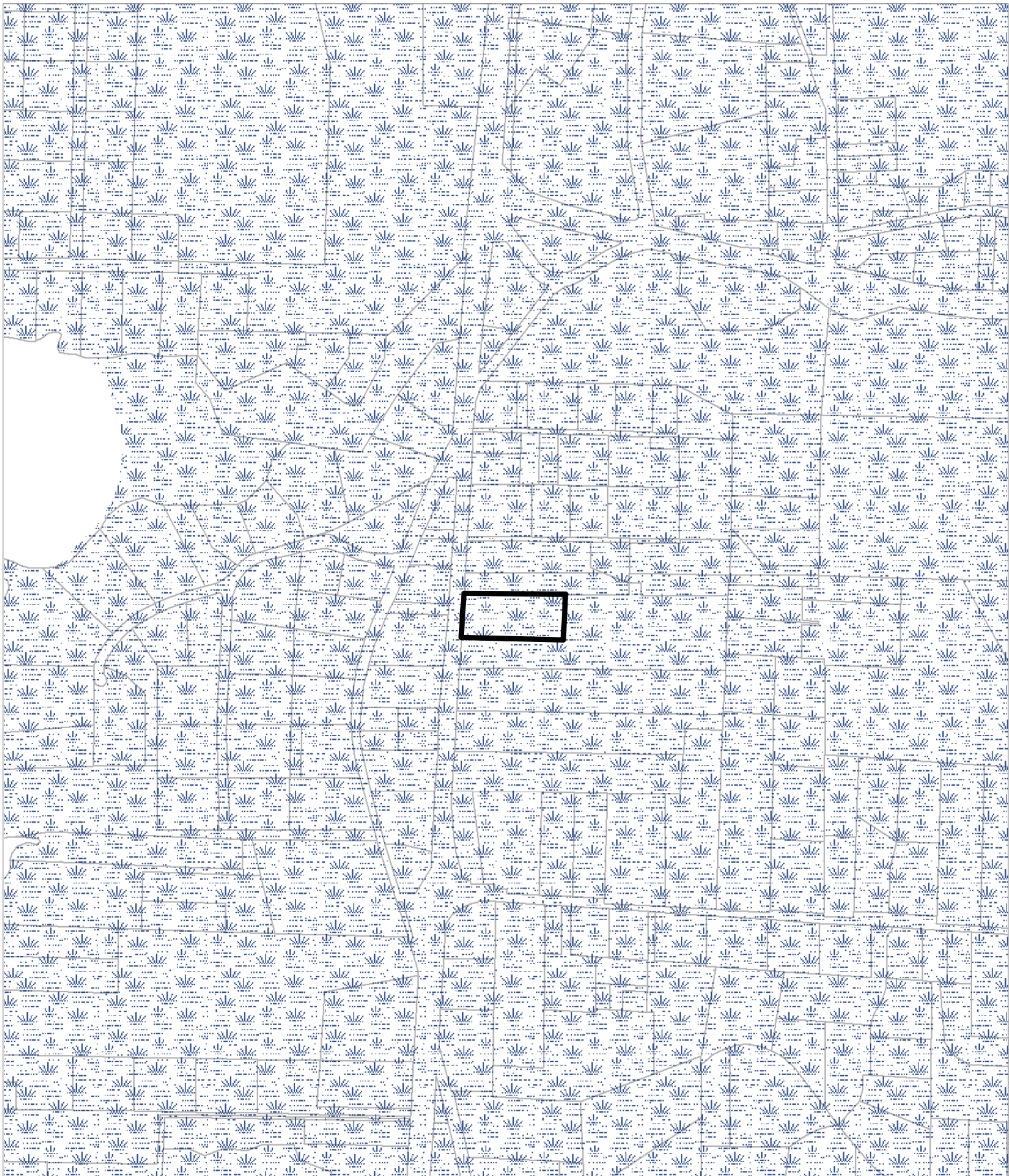
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA




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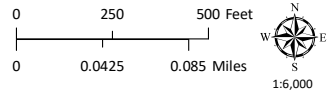


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2022

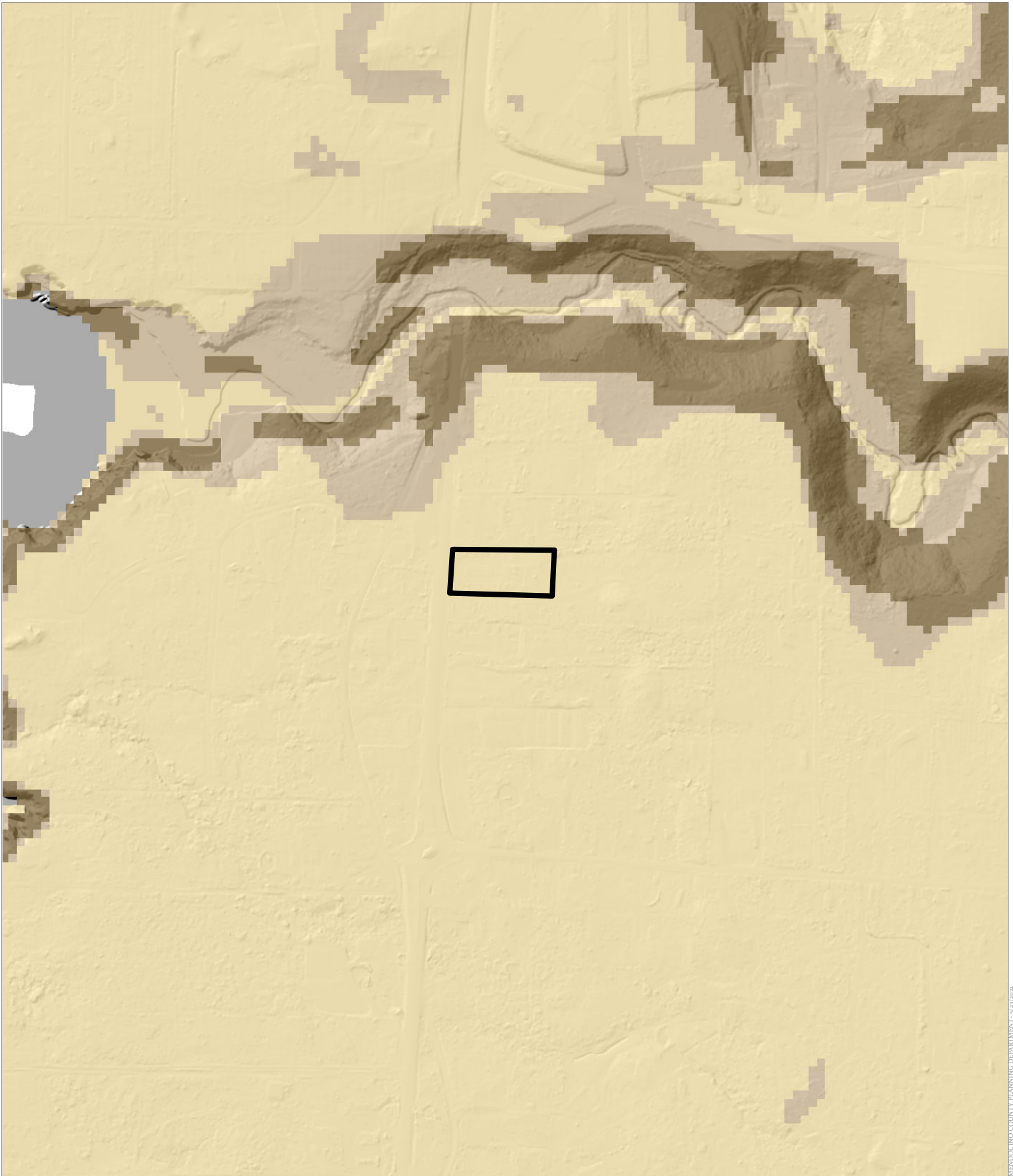


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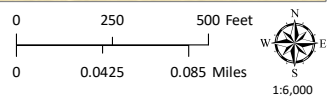
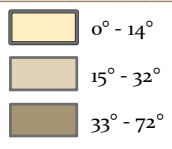
 Marginal Water Resources



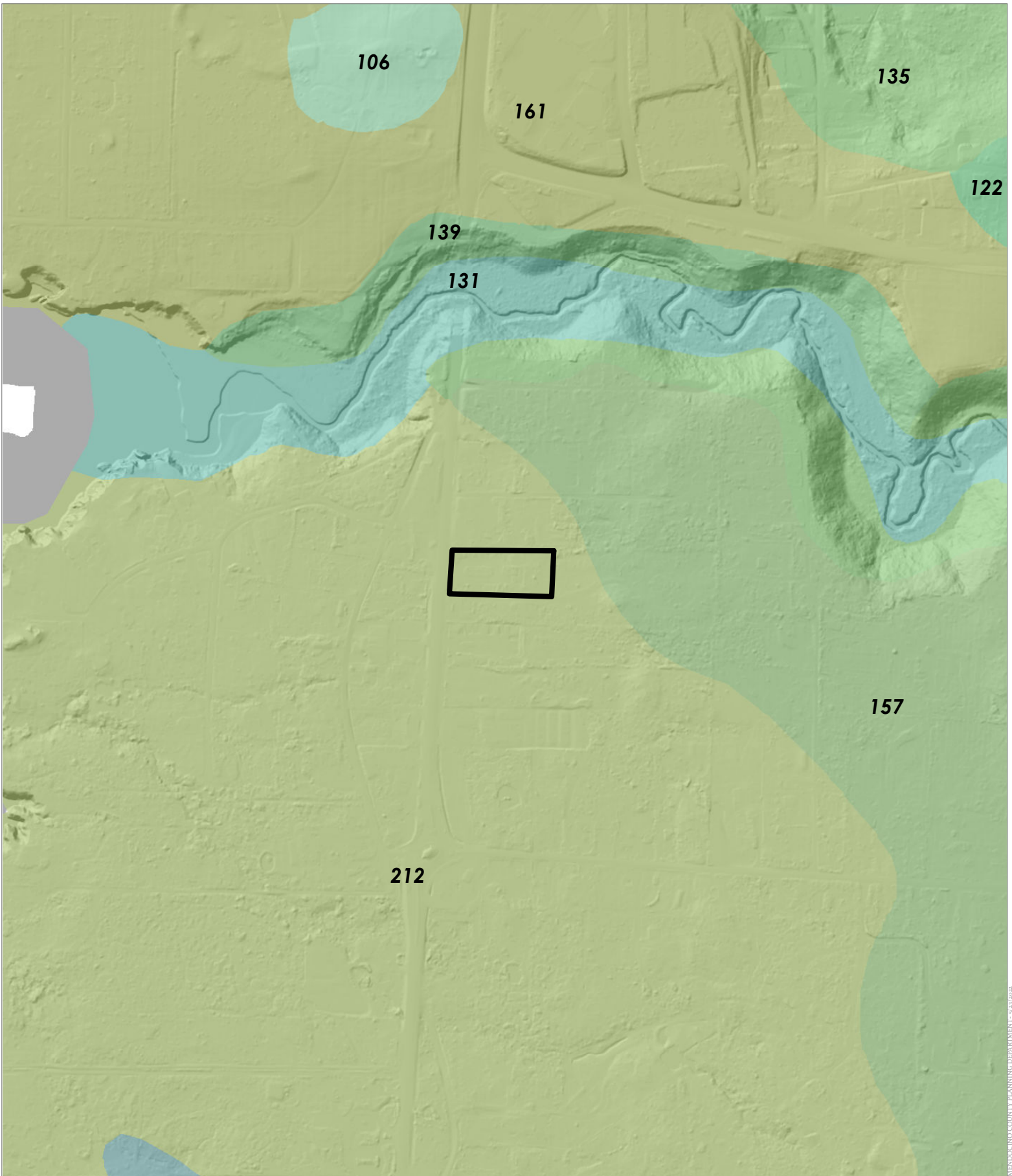
GROUND WATER RESOURCES



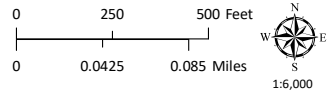
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ESTIMATED SLOPE

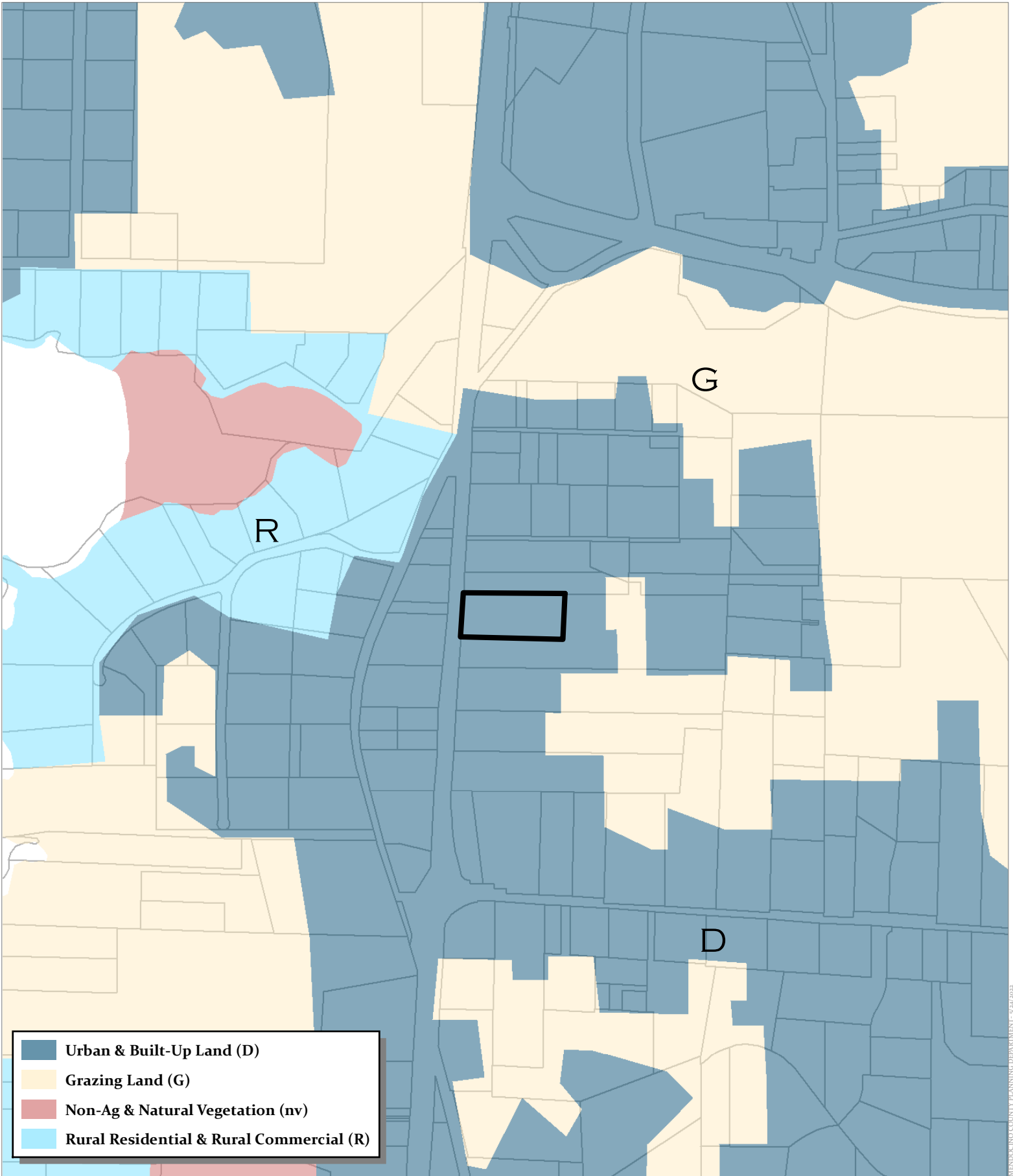






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WESTERN SOIL CLASSES

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/23/2022



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

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