



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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September 1, 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, September 14, 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_2022-0039

DATE FILED: 11/15/2022

OWNER/APPLICANT: DANIEL & DONNA BRADY

REQUEST: Standard Coastal Development Permit to legalize an existing carport and shed, construct a new guest cottage, and pump house, and add new windows to an existing single-family residence.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 0.8± miles south of Caspar, 0.5± miles south of the intersection of Caspar Rd (CR 569) and Pacifica Dr (CR 559), located at 15100 Seadrift Ave (CR 560), Caspar; APN: 118-040-14.

SUPERVISORIAL DISTRICT: 4 (Gjerde)

STAFF PLANNER: LIAM CROWLEY

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

As you are an adjacent property owner and/or interested party, you are invited to submit comments, at or prior to the hearing; all correspondence should contain reference to the above noted case number. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 120 W Fir Street, Fort Bragg, California, or by e-mail to pbscommissions@mendocinocounty.org no later than September 13, 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



SUMMARY

OWNER/APPLICANT: DANIEL & DONNA BRADY
30121 SADDLERIDGE ROAD
SAN JUAN CAPISTRANO, CA

REQUEST: Standard Coastal Development Permit to legalize an existing carport and shed, construct a new guest cottage and pump house, and add new windows to an existing single-family residence.

LOCATION: In the Coastal Zone, 0.8± miles south of Caspar, 0.5± miles south of the intersection of Caspar Rd (CR 569) and Pacifica Dr (CR 559), located at 15100 Seadrift Ave (CR 560), Caspar; APN: 118-040-14.

TOTAL ACREAGE: 2± Acres

GENERAL PLAN: Rural Residential (RR-5 [RR-2])

ZONING: Rural Residential (RR-5 [RR-2])

SUPERVISORIAL DISTRICT: 4th (Gjerde)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: LIAM CROWLEY

BACKGROUND

PROJECT DESCRIPTION: The applicant requests a Coastal Development Permit to legalize an existing carport and shed, construct a new guest cottage and pump house, and add new windows to an existing single-family residence. Sheetrock, windows, and a sliding door would be added to the shed to be converted to a “meditation and storage room”. Three electrical outlets would be added to the shed. Pump equipment would be moved from the existing shed to a new pump house adjacent to the existing single-family residence. A guest cottage would be constructed east of the residence. Four (4) new windows would be added to the existing residence.

SITE CHARACTERISTICS: The approximately two-acre lot is part of the Caspar Point Subdivision at the southeastern terminus of Seadrift Avenue (CR 560). The lot is bordered by Caspar Headlands State Natural Reserve to the south. The lot is on a gentle slope, with the higher portion to the east. The existing single-family residence is located adjacent to a private driveway and circular parking area. Trees and other landscaping surround the residence, while the rest of the lot is mostly grass. A water tank and well is located in the northeastern portion of the lot. The carport and shed are attached to the east side of the residence.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential (RR-5 [RR-2])	Rural Residential (RR-5 [RR-2])	2± Acres	Residential
EAST	Rural Residential (RR-5 [RR-2])	Rural Residential (RR-5 [RR-2])	2± Acres	Residential
SOUTH	Remote Residential (RMR-20)	Remote Residential (RMR-20)	51± Acres	State Park
WEST	Rural Residential (RR-5 [RR-2])	Rural Residential (RR-5 [RR-2])	2± Acres	Residential

PUBLIC SERVICES:

Access: Seadrift Avenue (CR 560)
 Fire District: Fort Bragg Rural Fire Protection District
 Water District: None
 Sewer District: None
 School District: Mendocino Unified

AGENCY COMMENTS: On March 31, 2023 project referrals were sent to the following agencies with jurisdiction over the project. Any comment that would trigger a project modification, denial, conditions of approval, or required permits are discussed in full in the following section.

REFERRAL AGENCIES	COMMENT
Planning Division	Comments
Department of Transportation (DOT)	No Comment
Environmental Health Division	No Comment
Building Inspection Division	Comments
Assessor	No Response
Archaeological Commission	Comments
Trails Advisory Committee	No Response
CAL FIRE	No Response
California Department of Fish & Wildlife	Comments
U.S. Department of Fish & Wildlife	No Response
California Coastal Commission	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	Comments
Fort Bragg Fire District	No Comment
Sonoma State University	Comments

On April 4, 2023, the Sherwood Valley Band of Pomo Indians responded, noting that the Tribe has no further cultural resource information to share. The Tribe expressed concern that earth movement is proposed and a lack of recorded cultural resource information is available. The Tribe would accept a decision of the Archaeological Commission enacting the Discovery Clause or other protective cultural resource measures.

On April 10, 2023, the Archaeological Commission responded, noting that the project shall be scheduled for an Archaeological Commission meeting depending on the response from Sonoma State University. Sonoma State University responded on June 1, 2023, noting that there is no record of any previous cultural resource studies for the proposed project area, that the project area has a moderate potential for unrecorded resources, and recommending that further field study be conducted.

On April 18, 2023 the Planning Division noted that permits F-2271 and PA 77-95 are associated with the property.

On April 19, 2023 the Building Inspection Division noted that a building permit is required for the proposed guest cottage and accessory structures.

On April 27, 2023, the Environmental Health Division responded with no comment on the project.

LOCAL COASTAL PROGRAM CONSISTENCY

Land Use: The subject property is within the Rural Residential (RR) classification as outlined in Mendocino County Coastal Element Chapter 2.2: Land Use Classifications (see attached *General Plan*). The Rural Residential classification is intended...

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

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

The proposed guest cottage, shed, carport, pump house, and associated modifications to such structures most resemble residential and accessory uses. The proposal is consistent with the RR Classification in that the proposed use is principally permitted in the RR classification and a significant portion of the property would remain as open space should agricultural uses be pursued in the future. According to the application materials, approximately 87% of the lot would remain unimproved after construction.

Zoning: The subject property is within the Rural Residential zoning district with a 5-acre minimum lot size and variable density classification of 2 acres (RR-5[2]). The Rural Residential district is regulated by Mendocino County Coastal Zoning Code (MCC) Chapter 20.376 (see attached *Zoning*). 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 project is consistent with the intent of the RR zoning district in that the proposed uses are principal permitted uses or accessory uses and the size of the proposed development in relation to the total lot size is small enough to maintain agricultural viability on the remaining portions of the lot. The existing single-family residence is considered the principal permitted use, and the request to add windows to the existing residence and shed would not change this determination. The proposed guest cottage is allowable as an Accessory Living Unit per Coastal Zoning Code Section 20.456.015(G). The proposed guest cottage is less than 640 square feet in floor area and does not include a kitchen (see attached Application Materials). Therefore, it is compliant with the definition of Guest Cottage per Section 20.308.050(I). The proposed pump house, existing shed, and carport serve the residential use. Therefore, staff finds that these structures and uses are appropriate, incidental, and subordinate to the principal permitted use, and are allowable as accessory uses.

The proposed structures meet the minimum front, rear, and side yard setbacks for the RR-5 zoning district. The property is within a designated Highly Scenic Area west of State Route 1. According to the submitted plans, the shed, carport, pump house, and guest cottage would be less than eighteen (18) in height above natural grade in compliance with Section 20.376.030 through 20.376.045.

Staff finds that the proposed project is consistent with the Rural Residential district and Accessory Use Regulations.

Jug Handle Creek to Russian Gulch Planning Area: Mendocino County Coastal Element Chapter 4.6 establishes specific policies for the Jug Handle Creek to Russian Gulch Planning Area. However, none of the policies within this chapter are applicable to the proposed project.

Visual Resources: MCC Chapter 20.504 establishes regulations for areas identified as highly scenic, special communities, and special treatment areas as defined by the Coastal Element and identified on the Coastal Land Use Maps. The project site is within a mapped Highly Scenic Area west of State Route 1 (see attached Highly Scenic and Tree Removal Zones). As such, the proposed project is subject to the Development Criteria contained in Section 20.504.015(C).

Staff inspected the site on June 16, 2023. The proposed project is not expected to impair coastal views from public areas. Seadrift Avenue (CR 560) lies entirely west of the project site. Therefore, coastal views from this road would not be affected. Due to the proposed height of the structure and existing landforms between the site and State Route 1, it is unlikely that the proposed project could be seen from either State Route 1 or Caspar Road. The project is unlikely to affect any coastal views that may already exist from trails along Caspar Headlands State Natural Reserve looking northwest across the rest of the subdivision because the proposed site of the guest cottage is along the eastern edge of the property where existing vegetation and structures block views to the north, and the proposed pump shed would be blocked by the existing residence.

As stated, the proposed project meets the height limit requirements for Highly Scenic Areas. The application materials state that the guest cottage roof would match the existing composite shingle roof on the single-

family residence, with a gray or slate color. The guest cottage would have redwood siding similar to the existing house with a clear or natural stain. The application states that lighting would be downcast, dark sky rated, and in a gray or black color. Staff does not consider the proposed windows to be a reflective material. Therefore, staff finds that the proposed building materials would match their surroundings in hue and brightness. The proposed structures would not be located on a hillside or ridge, is not on a significant slope, and is surrounded by existing structures or vegetation. The property is on a coastal terrace, but the project site is not in a large open area. The proposed structures are clustered around the single-family residence. The project site is approximately 750 feet from the nearest bluff. Therefore, staff finds that the proposed project is consistent with the Development Criteria for Highly Scenic Areas. Nevertheless, staff recommends that a condition of approval be included to memorialize the Exterior Lighting Regulations found in Section 20.504.035.

As conditioned, staff finds the proposed project to be consistent with MCC Chapter 20.504

Hazards Management: Mapping does not associate the project with any of the following: faults, bluffs, landslides, erosions, or flood hazards (see attached *LCP Land Capabilities and Natural Hazards*). Staff finds that standard Best Management Practices (BMPs) for erosion control would be adequate to minimize risks and not contribute substantially to erosion. A condition of approval is recommended to ensure that BMPs are utilized during construction.

MCC Section 20.500.025 states that all new development shall be sited taking into consideration the fire hazard severity of the site, the type of development and the risk added by the development to the fire hazard risk. The project site is located in an area classified as High Fire Hazard (see attached *Fire Hazard Zones & Responsibility Areas*). Fire protection services are provided by the California Department of Forestry and Fire Protection (CAL FIRE) and the Fort Bragg Rural Fire Protection District. The project was referred to both agencies on March 31, 2023. The Fort Bragg Rural Fire Protection District responded on April 3, 2023, with no comment. The project is expected to comply with defensible space standards and other CAL FIRE requirements because the proposed structures would maintain a 30 foot setback from all property lines and any required fuel management would not have an impact on Environmentally Sensitive Habitat Areas as described below.

The project site is not located within a mapped area of special flood hazard. Therefore, the Floodplain Ordinance does not apply to the proposed project (Section 22.17.205).

With standard conditions of approval in place, staff finds that the proposed project is consistent with MCC Chapter 20.500

Habitats and Natural Resources: MCC Chapter 20.496 establishes regulations for Environmentally Sensitive Habitat and other Resource Areas. A project has the potential to impact an ESHA if *“the development is proposed to be located on a parcel or proximate to a parcel identified on the land use map with a rare and/or endangered species symbol; the development is proposed to be located within an ESHA, according to an on-site investigation, or documented resource information; or the development is proposed to be located within one hundred (100) feet of an environmentally sensitive habitat and/or has potential to negatively impact the long-term maintenance of the habitat, as determined through project review.”* Land use maps do not associate the lot with rare or endangered species (see attached *LCP Habitats & Resources*). National Wetlands Inventory mapping does not associate the property with any wetlands. The project site is more than one hundred (100) feet from the boundary of Caspar Headlands State Reserve. The application materials state that no vegetation removal would occur. California Natural Diversity Database (CNDDDB) mapping associates the parcel with Howell’s spineflower (*Chorizanthe howellii*). According to U.S. Fish & Wildlife Service, this plant *“is endemic to coastal dunes extending from the City of Fort Bragg north to the Ten Mile River...the majority of the distribution occurs within MacKerricher State Park.”*¹ As the property is not within a coastal dune, it is unlikely that this species would occur on the project site. Therefore, staff does not recommend avoidance measures for this species. Staff received correspondence from California Department of Fish and Wildlife (CDFW) staff on June 19, 2023, who concurred with this reasoning.

Based on this information, staff finds that the site does not contain ESHA and the proposed project is

¹ U.S. Fish and Wildlife Service. 2011. *Chorizanthe howellii* (Howell’s spineflower) 5-Year Review: Summary and Evaluation. <https://ecos.fws.gov/ecp/species/7607>

consistent with MCC Chapter 20.496 with conditions of approval in place.

Archaeological/Cultural Resources: The project would involve some ground disturbance associated with the proposed pier foundation for the guest cottage. On May 19, 2023, the project was referred to the Northwest Information Center at Sonoma State University (NWIC) to determine if the project has the potential to adversely affect cultural resources. NWIC responded on June 1, 2023, noting that their office had no record of previous cultural resource studies for the project area and that there is a moderate potential for unrecorded archaeological resources in the project area. Based on this response, the project was heard by the Mendocino County Archaeological Commission at their meeting on July 12, 2023. The Commission determined that no survey would be required for the project, provided the 'Discovery Clause' be adhered to. Therefore, staff recommends including the Discovery Clause as a condition of approval. Given the determination of the Archaeological Commission and comments from Sherwood Valley Band of Pomo Indians, staff finds the project to be consistent with applicable regulations regarding Archaeological and Cultural Resources.

Groundwater Resources: The project site is not within the jurisdictional boundaries of a local water district. The site is mapped as Critical Water Resources (CWR). Coastal Element Policies 3.8-1 and 3.9-1 apply to the project. The project would utilize an existing well and water storage tank. The storage capacity of the existing tank is unclear. The proposed guest cottage would include a bathroom, presumably increasing the demand for water. The applicant provided a well water evaluation report conducted on November 6, 2020, which estimated a recovery rate of 1.25± gallons per minute (available on file and Planning & Building Services). According to Mendocino County Coastal Groundwater Development Guidelines, a minimum supply of 0.5 to 1.0 gallons per minute may be acceptable for individual residences if supplemented with water storage capacity of 2,500 gallons or more. The project was referred to the Environmental Health Division on March 31, 2023. Environmental Health responded on April 27, 2023 with no comment on the project. Lack of comment from Environmental Health indicates that either further evaluation of water supply is not required for the guest cottage, or the combination of existing water supply and storage capacity is sufficient to support the proposed project. Based on this information, staff finds that adequate water supply is available to serve the proposed project.

Grading, Erosion, and Runoff: Effects of the proposed project on drainage patterns, erosion, runoff, and sedimentation are expected to be minimal due to the relative flatness of the site and small amount of ground disturbance. However, some impacts may occur due to drilling. If a grading permit is required, staff finds that standard BMPs are sufficient to address potential impacts and recommends conditions of approval requiring the applicant to follow BMPs during drilling. Therefore, staff finds the proposed project, as conditioned, is consistent with MCC Chapter 20.492.

Transportation, Utilities, and Public Services: Coastal Element Policy 3.8-1 requires State Route 1 capacity and availability of sewage disposal systems to be considered when reviewing applications for development permits. Policy 3.8-8 states that new or expanded sewage disposal systems should be designed to serve development consistent with that permitted by the Land Use Plan. The proposed project involves construction of accessory uses. The site is accessed sufficiently by Seadrift Avenue, a County maintained road. The project may have minor temporary impacts on State Route 1 during construction. However, these impacts were considered when a land use classification was assigned to the site. The application was referred to the Mendocino County Department of Transportation, who responded on April 4, 2023, with no comment on the proposal. In addition, the response of 'no comment' from Environmental Health indicates that existing septic capacity is sufficient to serve the guest cottage. Staff therefore finds the project to be consistent with Coastal Element Chapter 3.8 and MCC Chapter 20.516 as proposed.

Public Access: In accordance with MCC Chapter 20.528, the Land Use maps do not identify proposed shoreline access adjacent to the property. Rather, shoreline access exists along Caspar Road (CR 569) east of the project site. The Land Use maps identify proposed shoreline access through private property north of Pacifica Drive (CR 559). Therefore, staff finds that adequate access exists nearby, and dedication of a public access easement is not warranted for this project. The project is consistent with MCC Chapter 20.528 and Coastal Element Chapter 3.6 as proposed.

ENVIRONMENTAL DETERMINATION

The California Natural Resources Secretary has found that certain classes of projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents within the meaning of the California Environmental Quality Act (CEQA). Staff finds that construction of the guest cottage is categorically exempt from further environmental review under CEQA per 14 CCR §15303 *New Construction or Conversion of Small Structures, Class 3(a) second dwelling unit in a residential zone*. The proposed guest cottage is a second dwelling unit within the meaning of this exemption. The construction of a pump house is also exempt under §15303, Class 3(e) *accessory (appurtenant) structures*. The legalization and modifications to the existing carport, shed, and single-family residence are exempt under §15301 *Existing Facilities, Class 1(a) interior or exterior alterations*.

PROJECT FINDINGS AND CONDITIONS

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

FINDINGS:

1. Pursuant to MCC Section 20.532.095(A)(1), the proposed project is in conformity with the certified local coastal program. The proposed guest cottage and other structures are considered permitted accessory uses matching the intent of the Rural Residential land use classification. Development would not significantly harm agricultural viability of the lot; and
2. Pursuant to MCC Section 20.532.095(A)(2), the proposed project will be provided with adequate utilities, access roads, drainage, and other necessary facilities. The site is accessed via a publicly maintained road. Mendocino County Department of Transportation had no comment on the project. Adherence to Best Management Practices would ensure that construction would not create adverse conditions, including storm water pollution, erosion, and sedimentation. Adequate water supply and septic capacity exists to serve the guest cottage. Mendocino County Division of Environmental Health had no comment on the project; and
3. Pursuant to MCC Section 20.532.095(A)(3), the proposed project is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserves the integrity of the zoning district. The proposed guest cottage and other structures are considered an accessory use permitted under MCC Section 20.456.015. The proposed structures would not significantly impact agricultural viability of the lot and conform to all other applicable regulations for the Rural Residential zoning district, including setbacks, height limit, and lot coverage; and
4. Pursuant to MCC Section 20.532.095(A)(4), the proposed project will not have significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. The proposed accessory structures meet the criteria to be categorically exempt from further review under CEQA and therefore would not have any significant adverse impacts on the environment within the meaning of the Act (§15303 *New Construction or Conversion of Small Structures* and §15301 *Existing Facilities*); and
5. Pursuant to MCC Section 20.532.095(A)(5), the proposed project will not have any adverse impacts on any known archaeological or paleontological resource. The Archaeological Commission determined that no survey would be required for the project. The application was referred to local tribes, who requested the inclusion of the 'Discovery Clause'. The project has been conditioned to require that any discovery of cultural resources during construction or other project activities be handled properly in accordance with State and local regulations; and
6. Pursuant to MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and area adequate to serve the proposed amendment. Solid waste may be generated due to occupancy of the guest cottage. The Caspar Transfer Station exists nearby to serve the project. Solid waste is transported to the Potrero Hills Landfill, which is expected to be in operation until 2048. Therefore, existing solid waste facilities would be adequate to serve the project. The project may contribute incrementally to traffic volumes, but these increases were

considered when the land use classification was applied to the property; and

7. Pursuant to MCC Section 20.532.095(B)(1), the proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan. The subject lot does not extend from a public roadway to the shoreline and adequate public access exists nearby. The proposed development would not interfere with the public's existing right of access to the sea.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Coastal Zoning Code. The permit shall become effective after the 10th working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. This Coastal Development Permit shall expire and become null and void at the expiration of two years after the effective date, except where construction and use of the property in reliance on such permit has been initiated prior to expiration.
2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division II of Title 20 of the Mendocino County Code (MCC).
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State, and Federal agencies having jurisdiction.
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 judgement 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 Coastal Development Permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size, or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
7. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within one hundred (100) feet of the discovery and make notification of the discovery to the Director of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.190 of the Mendocino County Code.
8. Conditions approving this Coastal Development Permit shall be attached to any building permit application and shall be a part of on-site construction drawings.
9. Prior to issuance of the building permit for the single-family residence, the applicant shall specify BMPs to be implemented to reduce erosion and sedimentation from construction activities. If the amount of grading on the site exceeds fifty (50) cubic yards, the applicant shall cease construction activities and develop a Grading and Erosion Control Plan for the site and submit it to the Department of Planning and Building Services for review and approval.

10. The guest cottage shall be limited to 640 square feet of gross floor area, without kitchen (provisions for the storage and/or preparation of food), clearly subordinate and incidental to the primary dwelling on the same lot and intended for use without compensation by guests of the occupants of the primary dwelling, as defined in Section 20.308.050 of the Mendocino County Coastal Zoning Code.
11. Prior to issuance of a building permit associated with the guest cottage, the applicant shall execute and record a deed restriction which shall run with the land, and be binding upon any future owners, heirs, or assigns. The deed restriction will include the following conditions:
 - a. Any proposed modification of the guest cottage shall require an amendment to the Coastal Development Permit.
 - b. The guest cottage shall not contain facilities, either permanent or temporary and portable, for the cooking or preparation of food,
 - c. The guest cottage shall not be leased or let for compensation as an independent dwelling unit.
 - d. At such time a Business License is obtained to operate a Vacation Home Rental in the primary dwelling unit, the guest cottage shall be considered part of the dwelling and shall be included in the Vacation Home Rental.
12. In accordance with Mendocino County Code Section 20.504.035, any exterior lighting installed as part of the project shall conform to the following standards:
 - a. No light or light standard shall be erected in a manner that exceeds either the height limit designated in this Division for the zoning district in which the light is located or the height to the closest building on the subject property whichever is the lesser.
 - b. Where possible, all lights, whether installed for security, safety or landscape design purposes, 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 parcel on which it is placed.
 - c. Security lighting and flood lighting for occasional and/or emergency use shall be permitted in all areas.
 - d. Minor additions to existing night lighting for safety purposes shall be exempt from a coastal development permit.
 - e. No lights shall be installed so that they distract motorists.

8/10/23

DATE

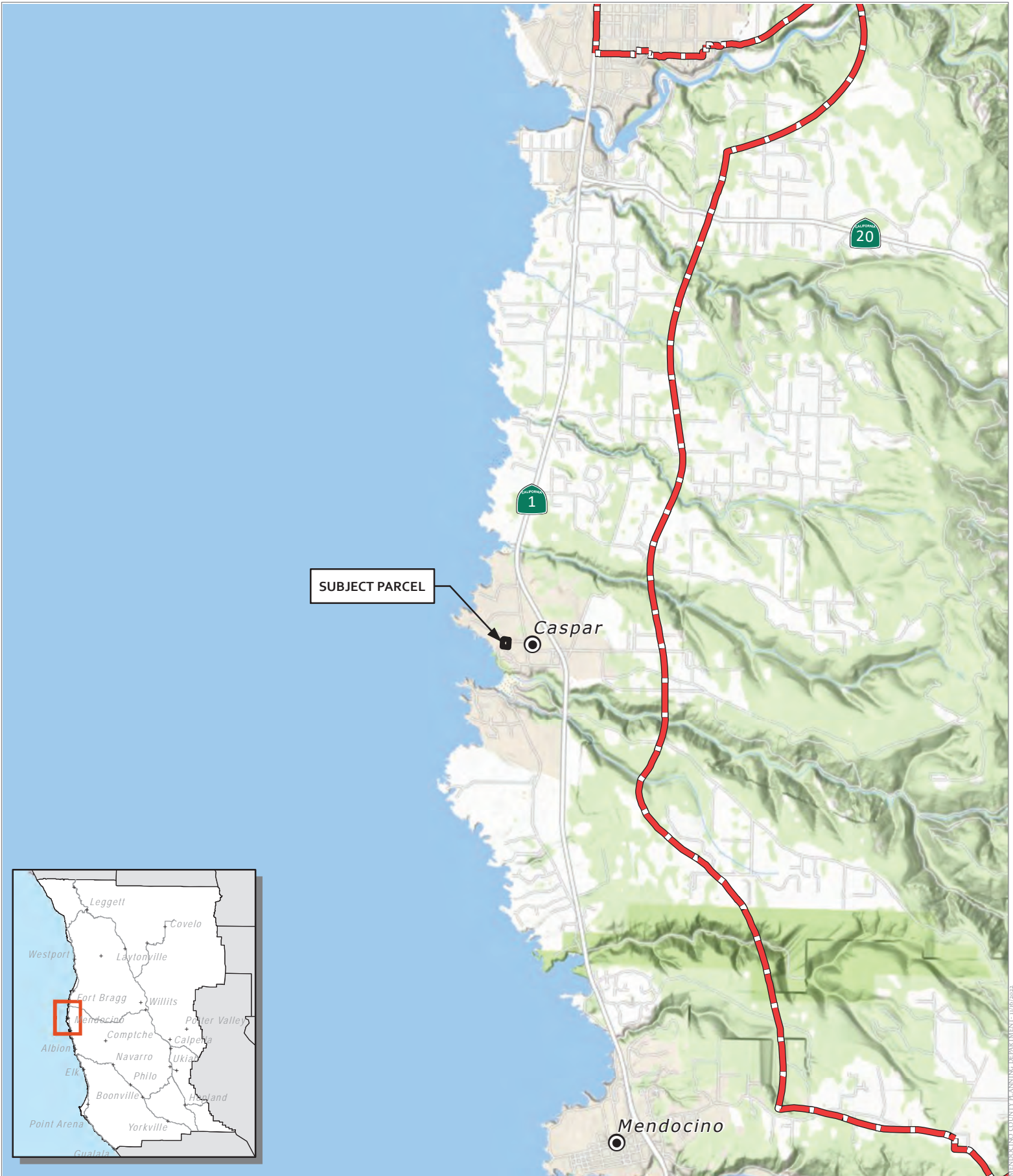


LIAM CROWLEY
PLANNER II

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

ATTACHMENTS:

- | | |
|--|--|
| A. Location | H. LCP Habitats & Resources |
| B. Aerial Imagery | I. Adjacent Parcels |
| C. Topographic Map | J. Wetlands |
| D. Zoning | K. Highly Scenic & Tree Removal Zones |
| E. General Plan | L. Western Soil Classifications |
| F. LCP Land Use Map 15: Caspar | M. State Parks |
| G. LCP Land Capabilities & Natural Hazards | N. Application Materials and Site Plan |



SUBJECT PARCEL



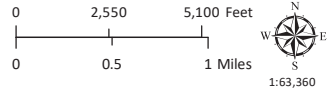
Caspar

Mendocino



Major Towns & Places

Coastal Zone Boundary



CASE: CDP 2022-0039
OWNER: CLARK, Kenneth & Shirley
APN: 118-040-14
APLCT: Dan & Donna Brady
AGENT:
ADDRESS: 15100 Seadrift Ave., Caspar

LOCATION

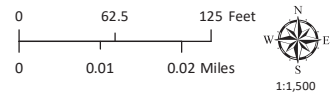
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MENDOCINO COUNTY PLANNING DEPARTMENT 10/10/2023



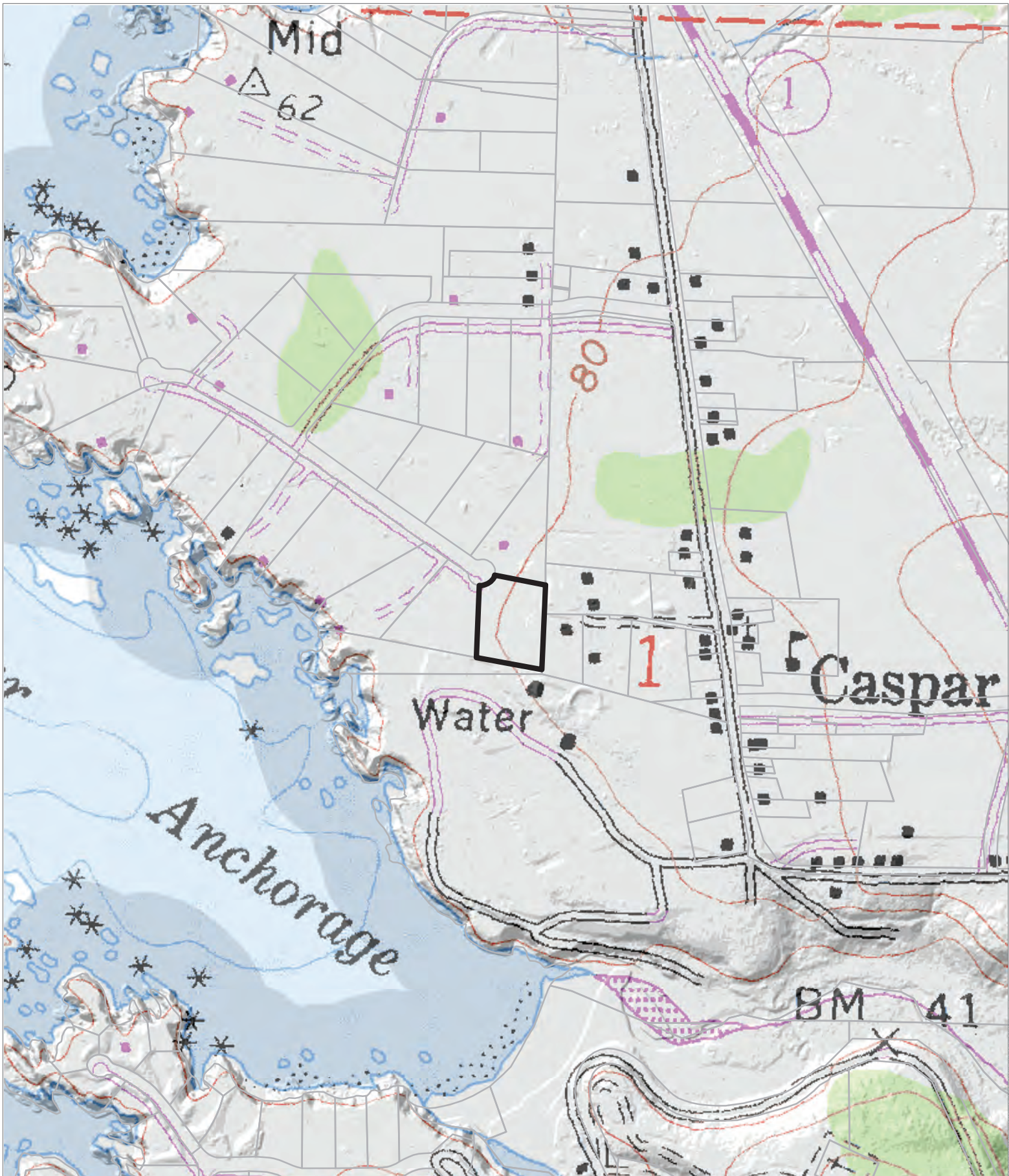
MENDOCINO COUNTY PLANNING DEPARTMENT 10/07/2023

CASE: CDP 2022-0039
OWNER: CLARK, Kenneth & Shirley
APN: 118-040-14
APLCT: Dan & Donna Brady
AGENT:
ADDRESS: 15100 Seadrift Ave., Caspar

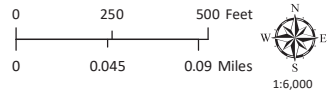


AERIAL IMAGERY

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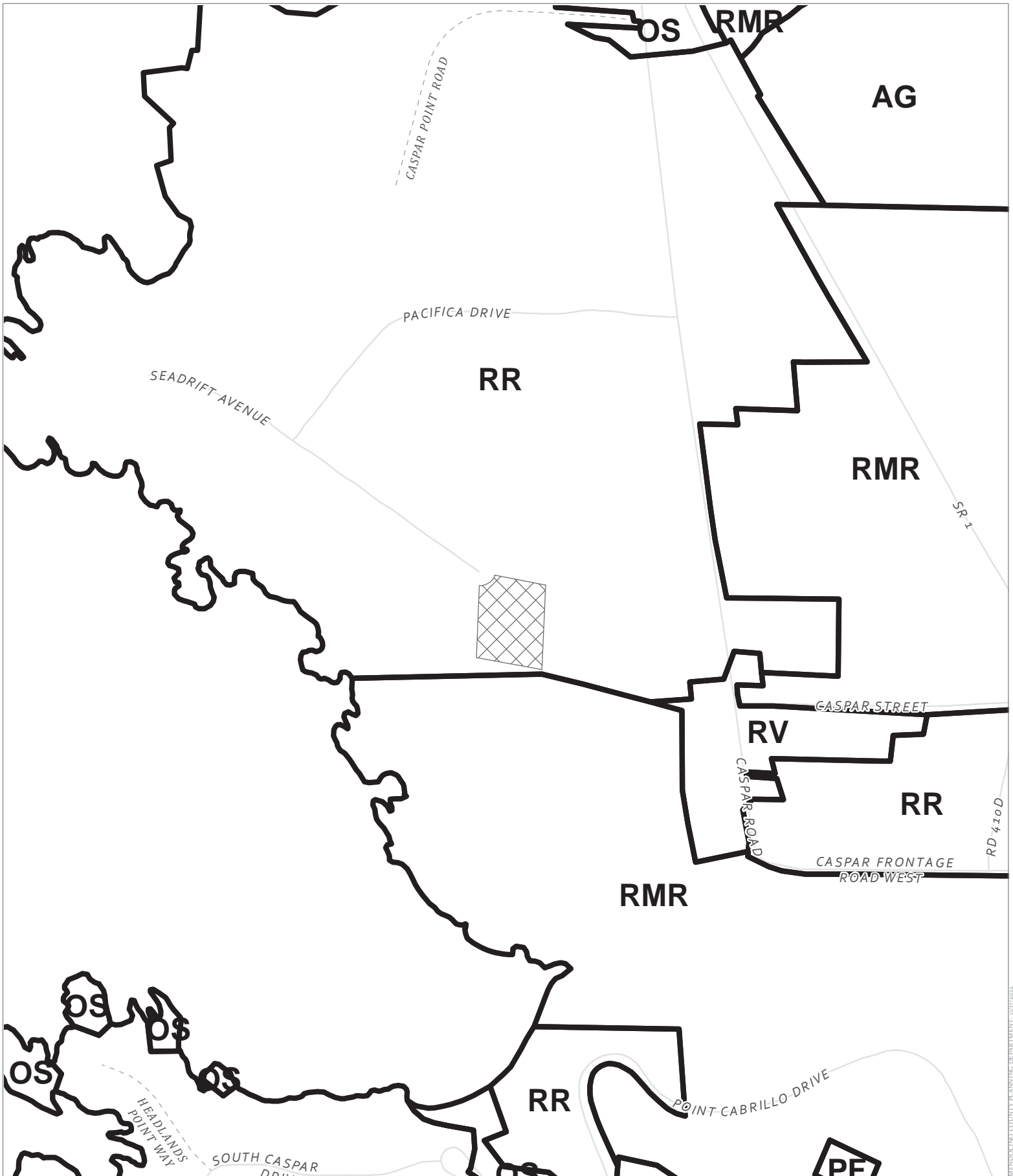
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TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

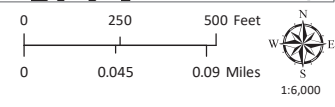
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MENDOCINO COUNTY PLANNING DEPARTMENT - 11/07/2023



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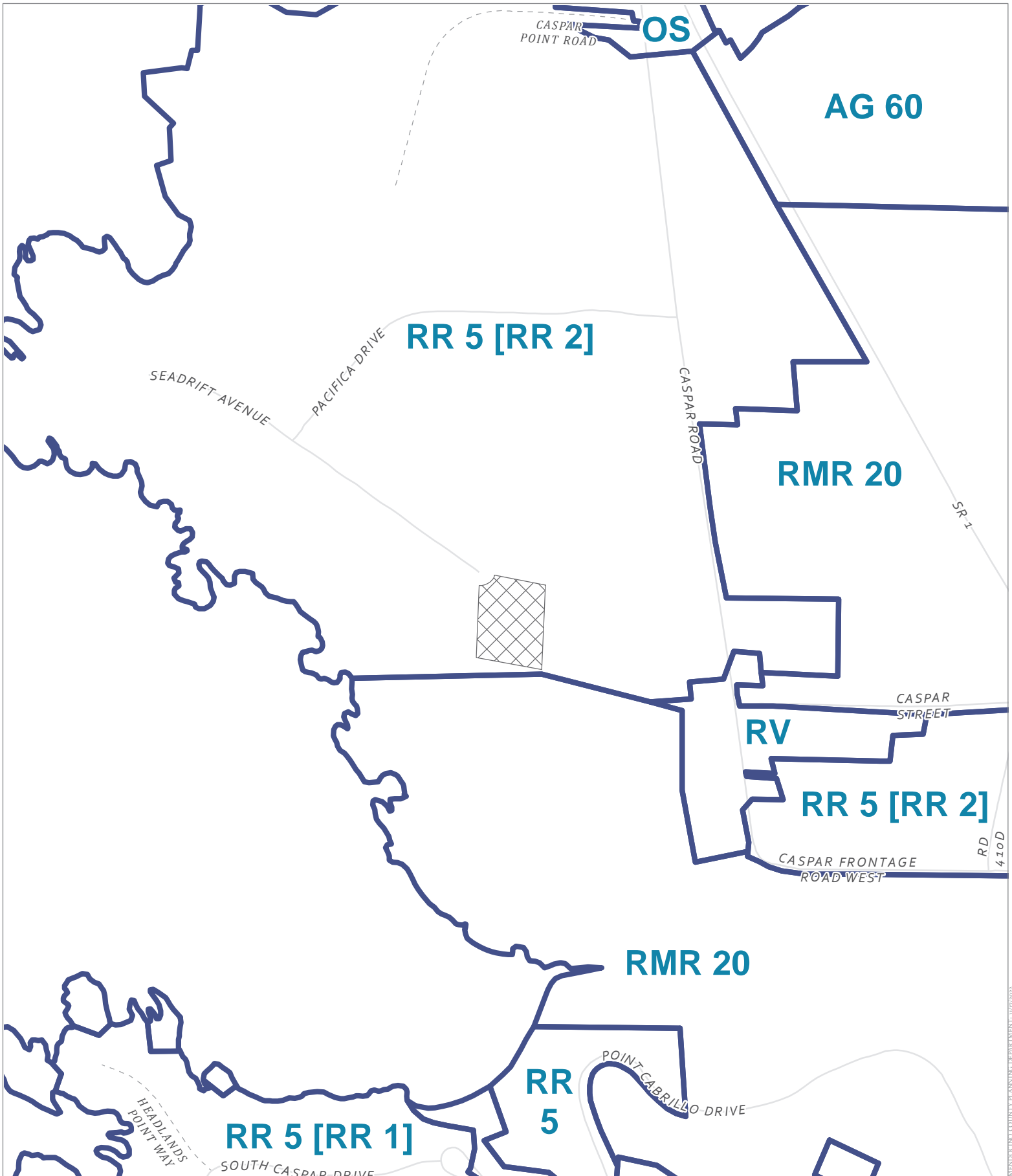
 Zoning Districts
 Public Roads





ZONING

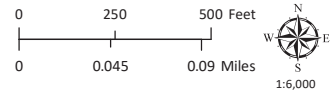
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MENDOCINO COUNTY PLANNING DEPARTMENT - 11/17/2022



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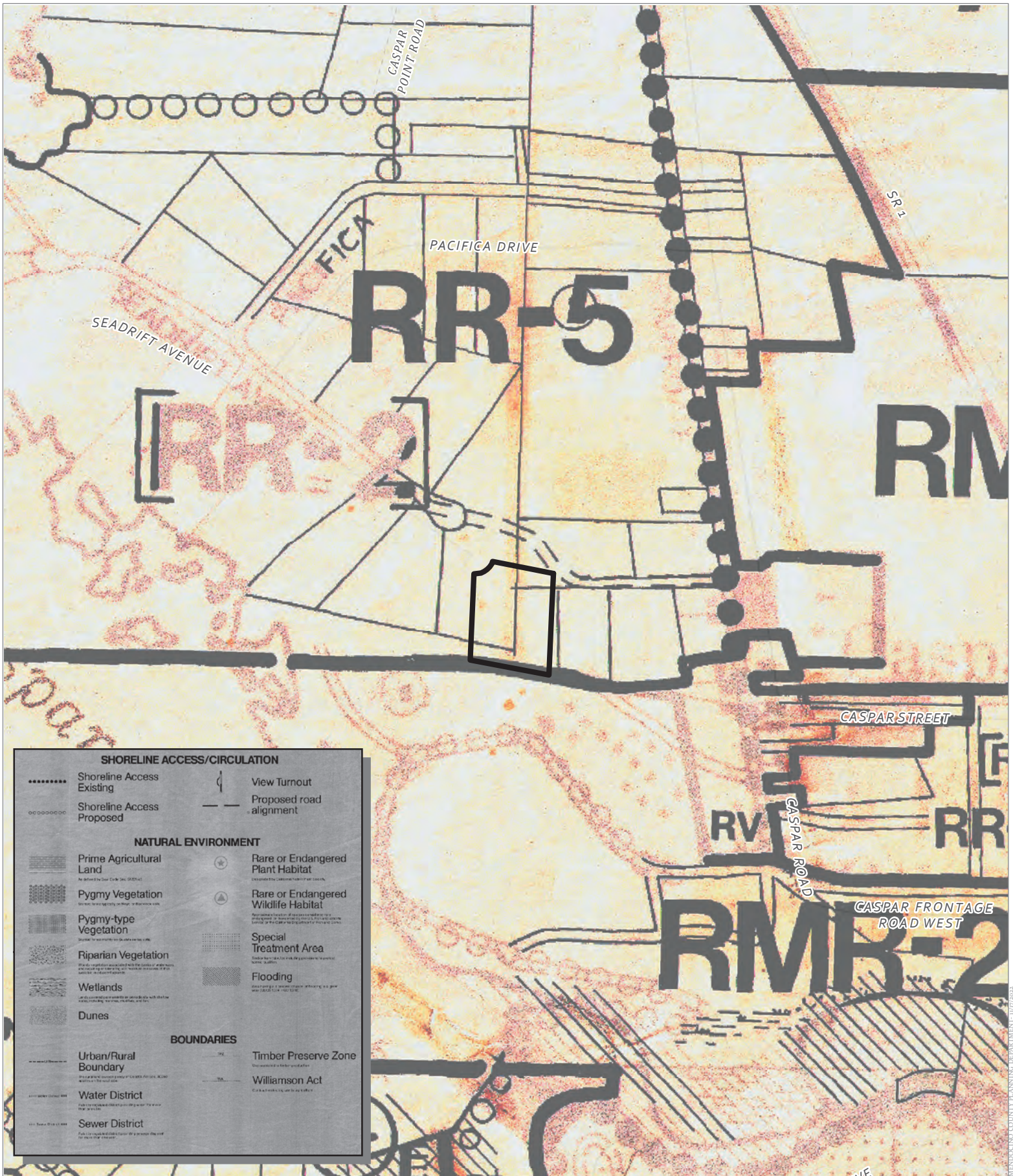
 General Plan Classes
 Public Roads



GENERAL PLAN

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MENDOCINO COUNTY PLANNING DEPARTMENT - 11/07/2022



SHORELINE ACCESS/CIRCULATION

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

NATURAL ENVIRONMENT

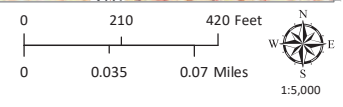
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

BOUNDARIES

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

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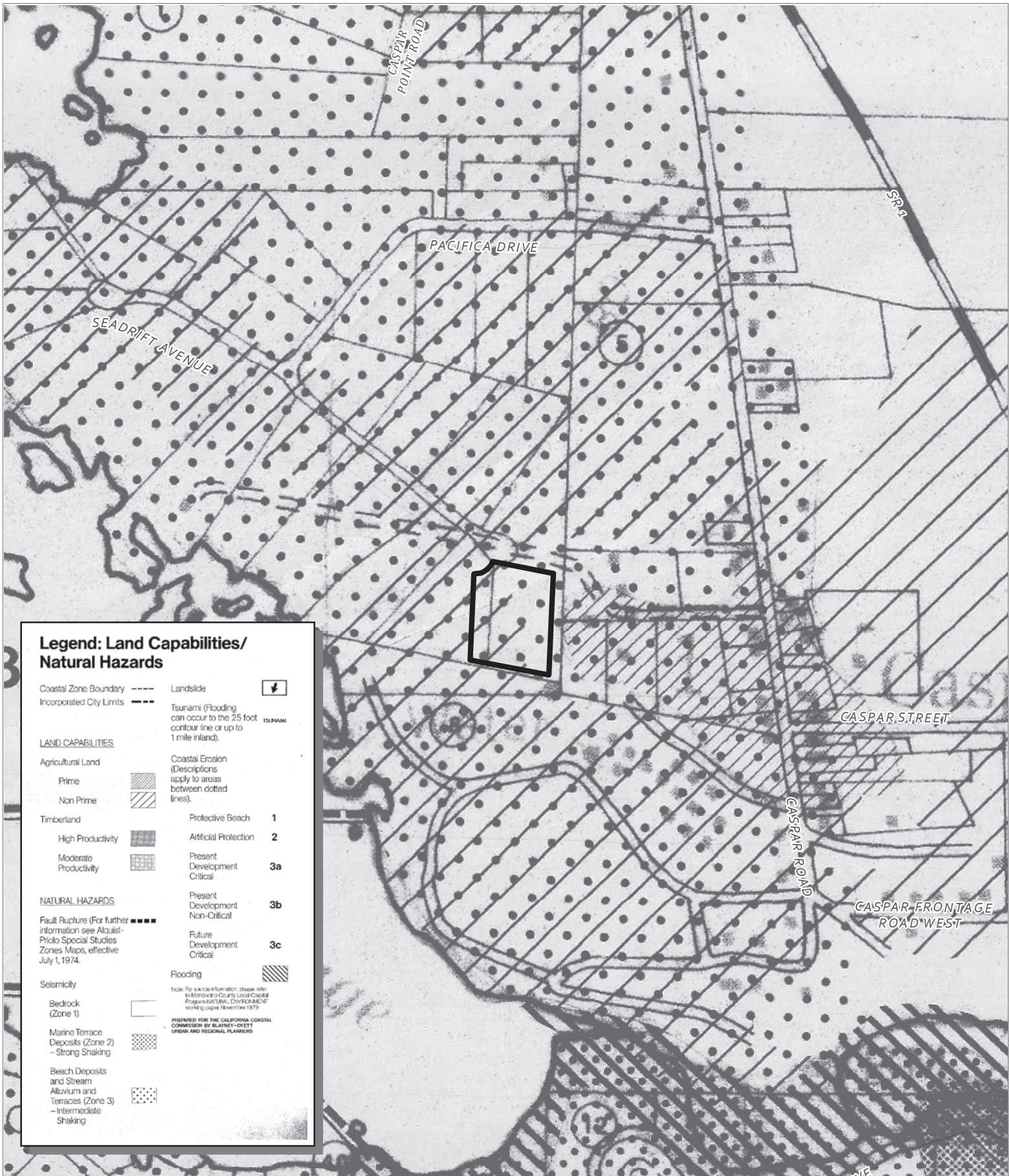
Public Roads



LCP LAND USE MAP 15: CASPAR

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MENDOCINO COUNTY PLANNING DEPARTMENT 11/17/2022



CASE: CDP 2022-0039
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LCP LAND CAPABILITIES & NATURAL HAZARDS

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Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
MARINE AND FRESHWATER HABITATS			
Open Water	W	Pygmy Forest	[Pattern]
Kelp	[Pattern]	Pygmy Type Forest	[Pattern]
Rocky Intertidal Area	[Pattern]	Dam	[Pattern]
Mudflat	[Pattern]	Coastal Pinnac Grassland	[Pattern]
Beach	[Pattern]	Hardwood Forest/ Grassland	[Pattern]
Dunes	[Pattern]	Agricultural Land	[Pattern]
Mudflat	[Pattern]	Farmstead	[Pattern]
Saltwater	[Pattern]	Pasture	[Pattern]
Freshwater	[Pattern]	Urban (Also shown with a dominant vegetation)	U
Brackish	[Pattern]	Sand/Gravel (Extractive Use)	C
Stream			
Perennial	---	SPECIAL HABITATS	
Intermittent	---	Sediment and Marine Mammal Roostery	[Pattern]
WOODED HABITATS			
Coastal Forest	[Pattern]	Marine Mammal Haulout Area	[Pattern]
Redwood	[Pattern]	Spawning Area	[Pattern]
Hardwood	[Pattern]	Anadromous Stream	[Pattern]
Woodland	[Pattern]	Wildlife Habitat	[Pattern]
Riparian	[Pattern]	Plant Habitat	[Pattern]
Crozier	[Pattern]		
DESIGNATED RESOURCE PROTECTION AREA			
State Park or Reserve	---		
Area of Special Biological Significance	---		
Natural Area	---		
Forestry Species Treatment Area	---		
VISUAL RESOURCES			
View Line	---		
Viewshed Corridor	---		

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY CALIFORNIA WEST URBAN AND REGIONAL PLANNING

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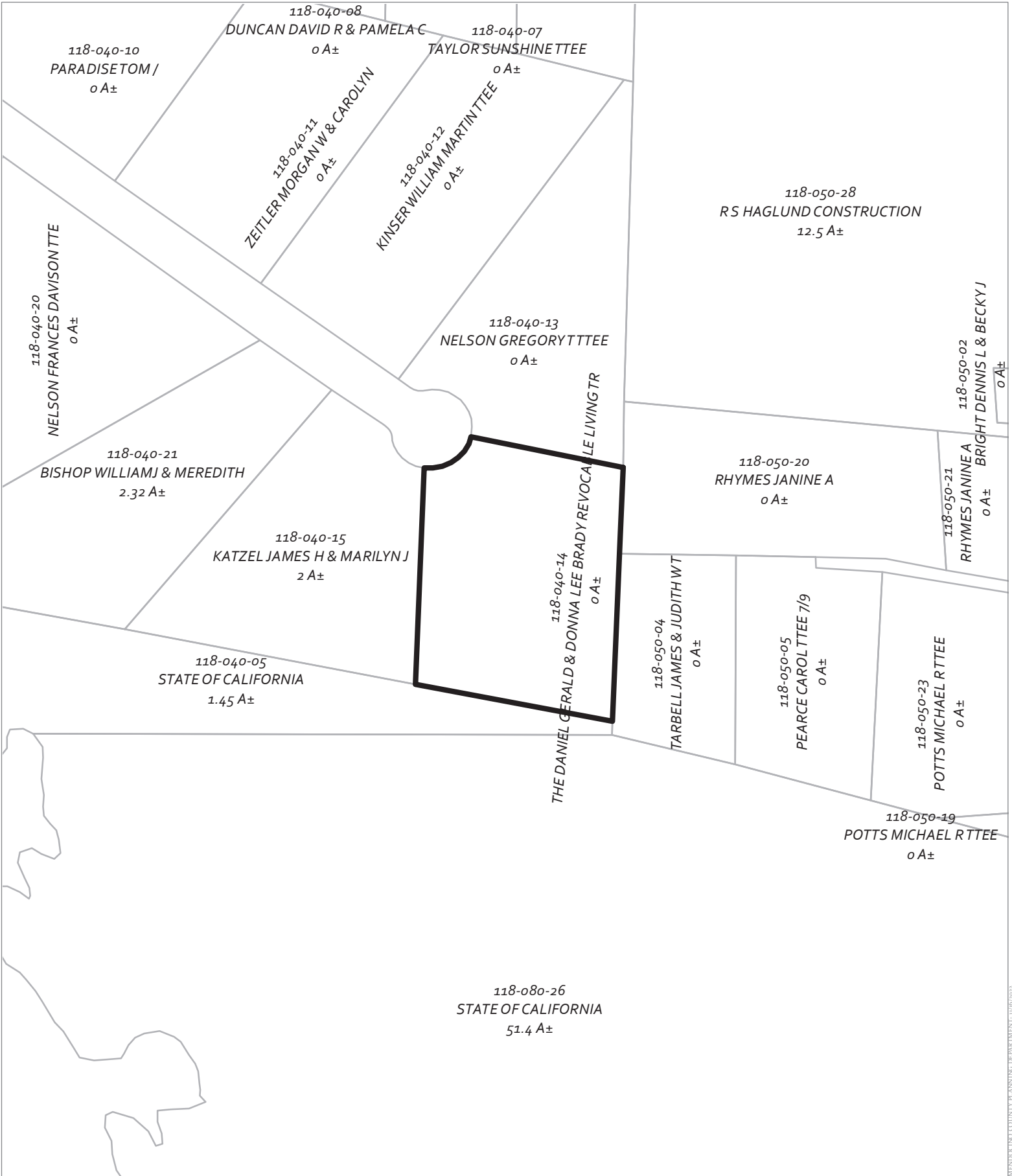
Public Roads

0 210 420 Feet
0 0.035 0.07 Miles
1:5,000

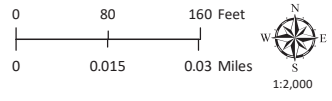
LCP HABITATS & RESOURCES

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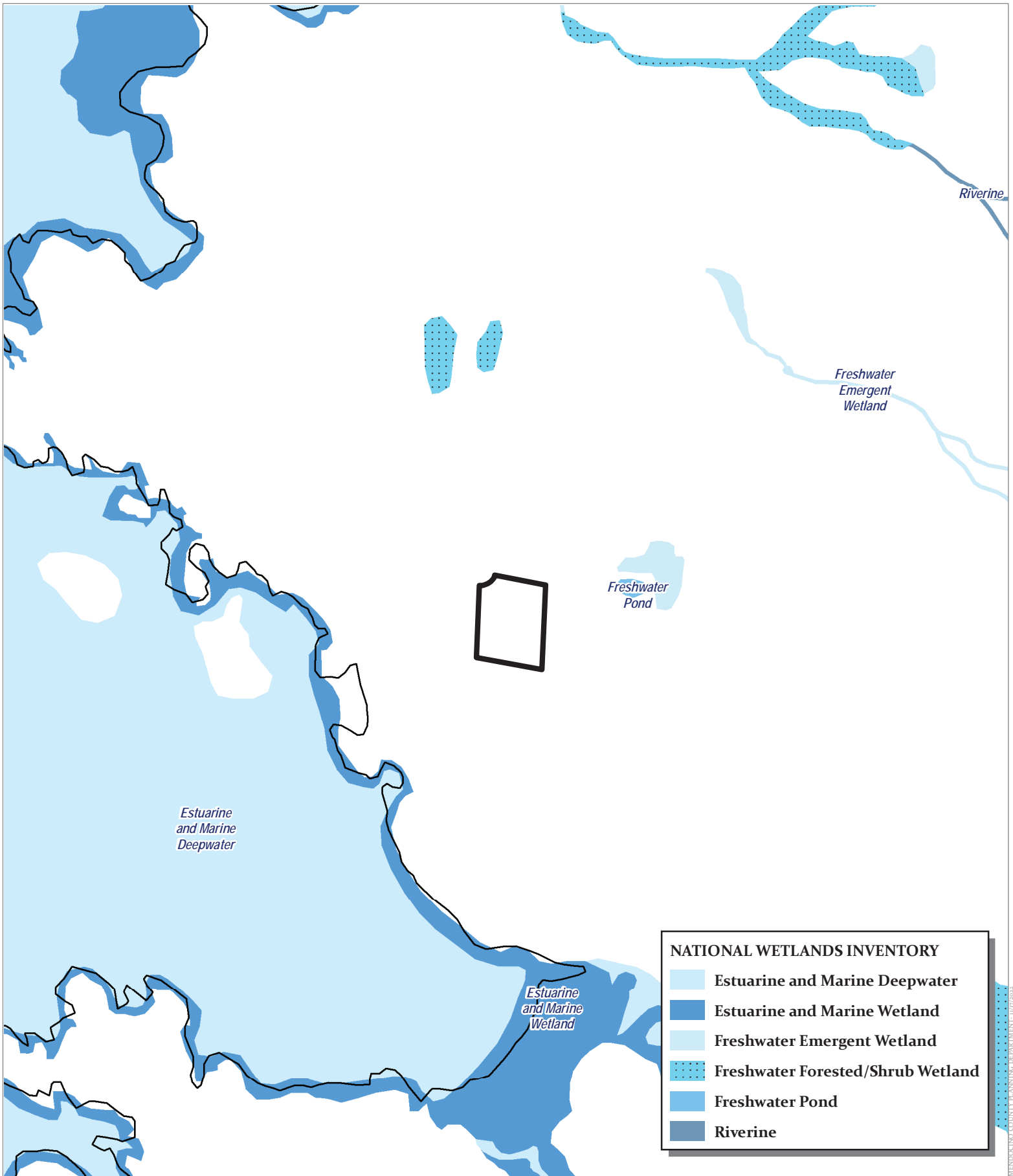
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ADJACENT PARCELS

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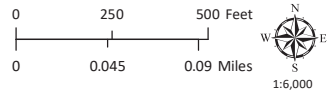
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NATIONAL WETLANDS INVENTORY

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

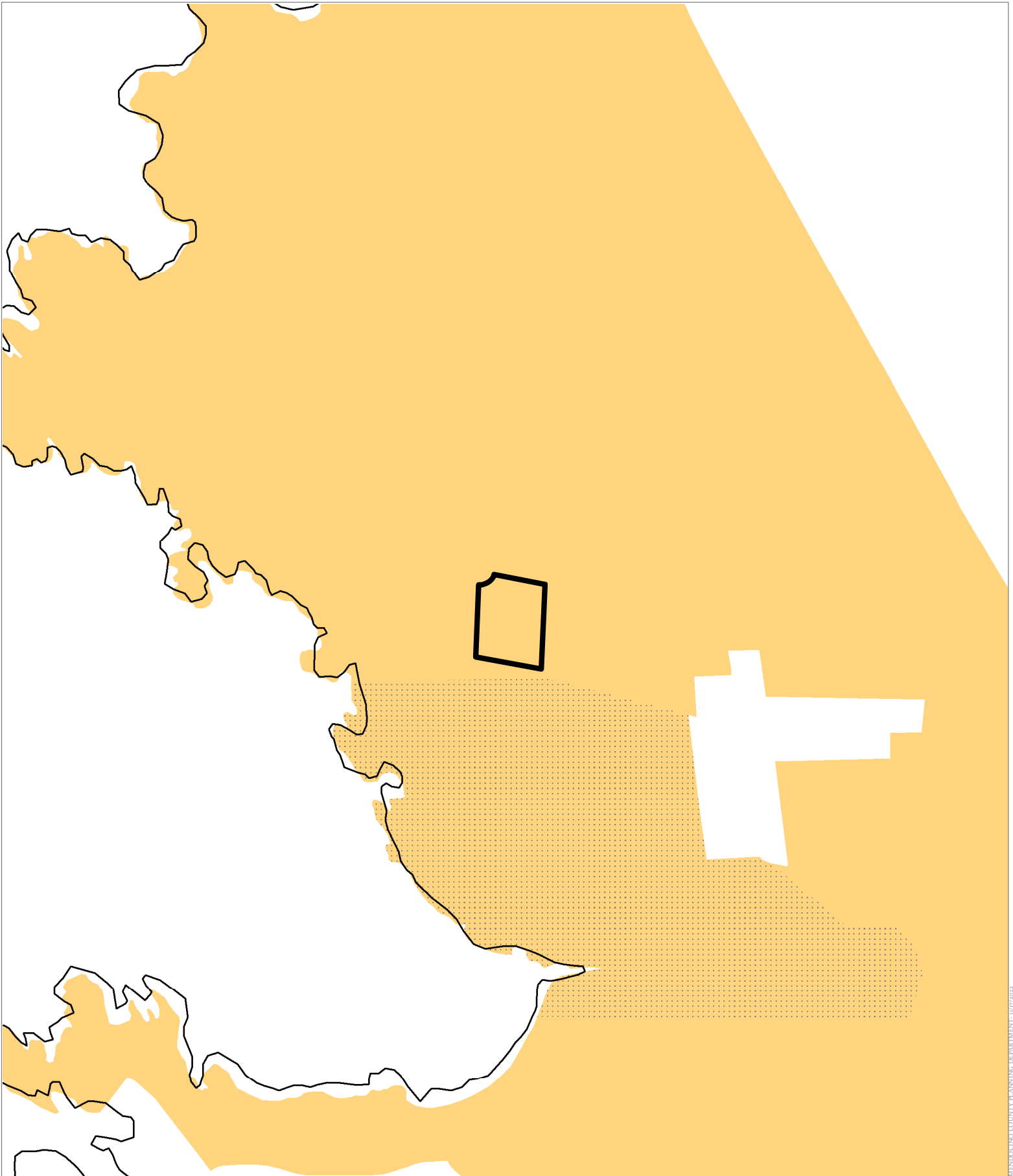
CASE: CDP 2022-0039
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WETLANDS



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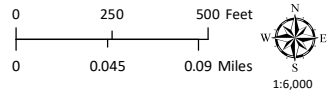
MENDOCINO COUNTY PLANNING DEPARTMENT 10/12/2022



MENDOCINO COUNTY PLANNING DEPARTMENT - 11/07/2023

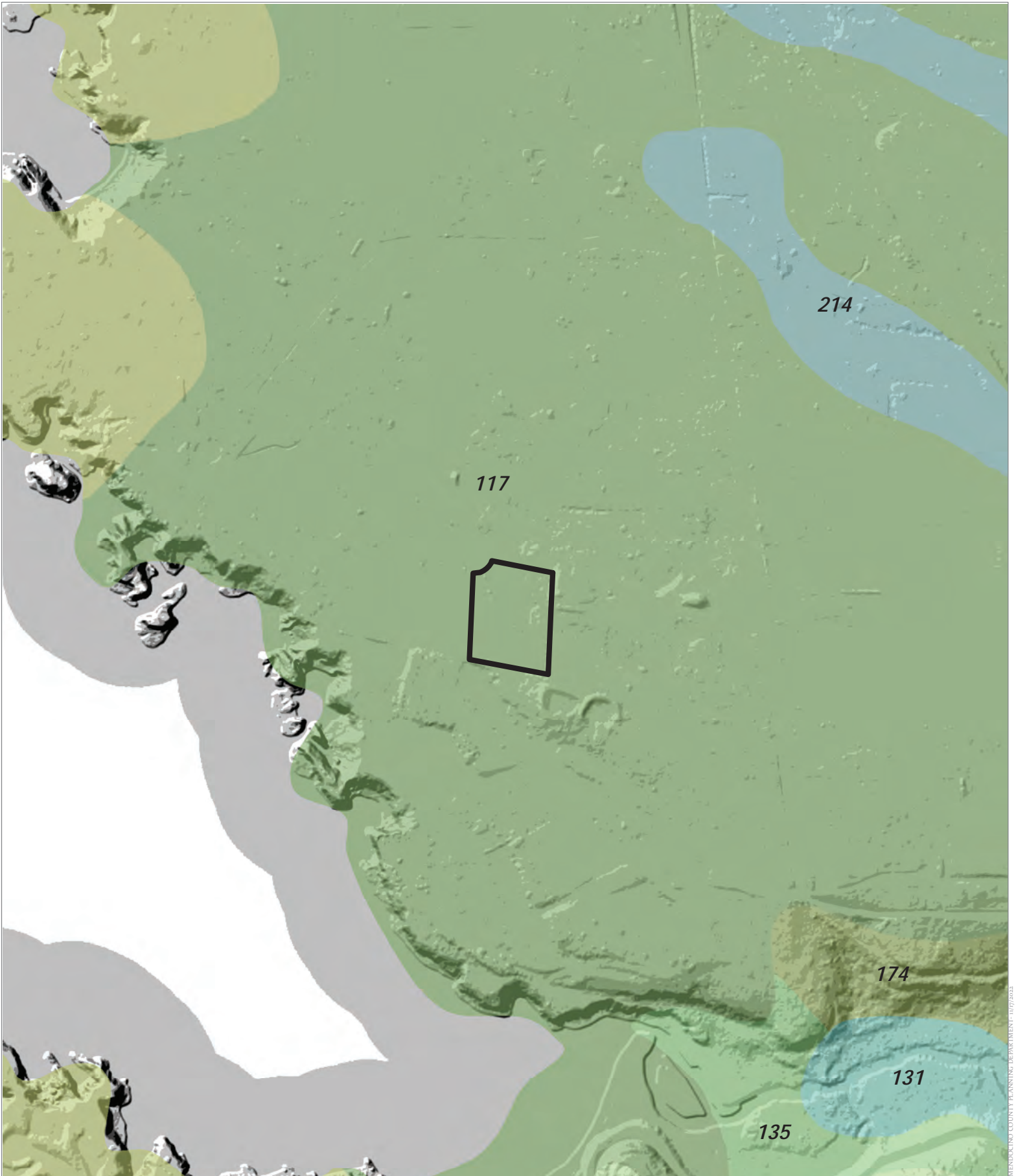
CASE: CDP 2022-0039
OWNER: CLARK, Kenneth & Shirley
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 Tree Removal Area
 Highly Scenic Area

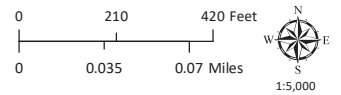


HIGHLY SCENIC & TREE REMOVAL ZONES

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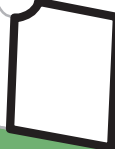
WESTERN SOIL CLASSIFICATIONS

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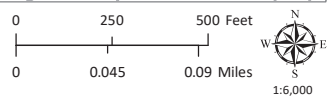
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/27/2023

Jug Handle SR

**Caspar
Headlands SB**



 State Parks



CASE: CDP 2022-0039
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STATE PARKS

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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/17/2023

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

120 WEST FIR STREET
FORT BRAGG, CA 95437

Telephone: 707-964-5379

FAX: 707-961-2427

pbs@co.mendocino.ca.us

www.co.mendocino.ca.us/planning



Case No(s)	CDP-2022-0039
CDF No(s)	
Date Filed	11/15/2022
Fee	\$6,733.00
Receipt No.	PRJ-053138
Received by	Tia Sav
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Dan and Donna Brady daniel.brady@cox.net
Mailing Address 30121 Saddleridge Drive
City San Juan Capistrano State CA Zip Code 92675 Phone 949 246 7598

PROPERTY OWNER

Name Dan and Donna Brady
Mailing Address 30121 Saddleridge Drive
City San Juan Capsitrano State CA Zip Code 92675 Phone 949 246 7598

AGENT

Name _____
Mailing Address _____
City _____ State _____ Zip Code _____ Phone _____

PARCEL SIZE

2.05

- Square feet
 Acres

STREET ADDRESS OF PROJECT

15100 Seadrift Ave, Caspar, CA, 95420

ASSESSOR'S PARCEL NUMBER(S)

118-040-14

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

Signature of Applicant/Agent

11/8/2022

Date

Signature of Owner

Date

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, 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".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Build New 24sqft pump house and move pump equipment from existing shed
 Permit carport and shed
 Prepare site for 595 sqft Guest Cottage
 Build new Guest Cottage- connect to existing septic and well
 Add new windows to existing single family dwelling

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	1	~1600
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

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

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

4. Will the proposed project be phased? Yes No

If Yes, explain your plans for phasing.

- 1) Build new pump house and move pump equipment
- 2) Permit Carport and Shed.
- 3) Build new Guest Cottage - connect to existing septic and well
- 4) Permit and add new windows on existing SFR

5. Are there existing structures on the property? Yes No
 If yes, describe below and identify the use of each structure on the plot plan.
 House with attached Garage
 Shed- Contains pump equipment
 Carport
 Well
 Well shed - abandoned

6. Will any existing structures be demolished? Yes No
 Will any existing structures be removed? Yes No

 If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure Average Height Guest Cottage 16.54 feet feet.

8. Lot area (within property lines): 89,500 square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>1660</u> square feet	<u>1270</u> square feet	<u>2930</u> square feet
Paved area	<u>7500</u> square feet	<u>7240</u> square feet	<u>7240</u> square feet
Landscaped area	<u>1000</u> square feet	<u>200</u> square feet	<u>1200</u> square feet
Unimproved area	<u>79340</u> square feet	_____ square feet	<u>78130</u> square feet
GRAND TOTAL:			<u>89500</u> square feet
(Should equal gross area of parcel)			

10. Gross floor area: 2930 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing ⁵	Proposed ¹	Total ⁶
Number of covered spaces	<u>3</u>	_____	Size ⁷ <u>60</u>
Number of uncovered spaces	<u>3</u>	_____	Size ⁸ <u>540</u>
Number of standard spaces	_____	_____	Size _____
Number of handicapped spaces	_____	_____	Size _____

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

A. Electricity
 Utility Company (service exists to the parcel).
 Utility Company (requires extension of services to site: _____ feet _____ miles)
 On Site generation, Specify: _____
 None

B. Gas
 Utility Company/Tank
 On Site generation, Specify: _____
 None

C. Telephone: Yes No

13. Will there be any exterior lighting? Yes No
 If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.
The Guest Cottage will have three exterior safety lights on the front and one exterior safety light next to the door on the side. Lights will be downcast.

14. What will be the method of sewage disposal?

Community sewage system, specify supplier _____
 Septic Tank
 Other, specify _____

15. What will be the domestic water source?

Community water system, specify supplier _____
 Well
 Spring
 Other, specify _____

16. Is any grading or road construction planned? Yes No
 If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

A. Amount of cut: 10 _____ cubic yards
 B. Amount of fill: 10 _____ cubic yards
 C. Maximum height of fill slope: _____ feet
 D. Maximum height of cut slope: _____ feet
 E. Amount of import or export: _____ cubic yards
 F. Location of borrow or disposal site: _____

<p>17. Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:</p>
<p>18. Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring may be required.</p>
<p>19. Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)</p>
<p>20. Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:</p>
<p>21. Is the proposed development visible from:</p> <p>A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:</p>
<p>23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?</p> <p>A. Diking <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Amount of material to be dredged or filled? _____ cubic yards.</p> <p>Location of dredged material disposal site: _____</p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

If you need additional room to answer any question, attach additional sheets.

Initial Scope of CDP

House and garage built in 1978 (~1600sqft) No issues.

- Potentially add windows to existing house

Permit carport and shed (shed is ~ 325sqft) ■

- Built sometime between 1978 and 1988
- Add sheetrock inside of the shed and add two high windows and glass slider (turn into meditation and storage room)
- Bring buildings up to code as needed

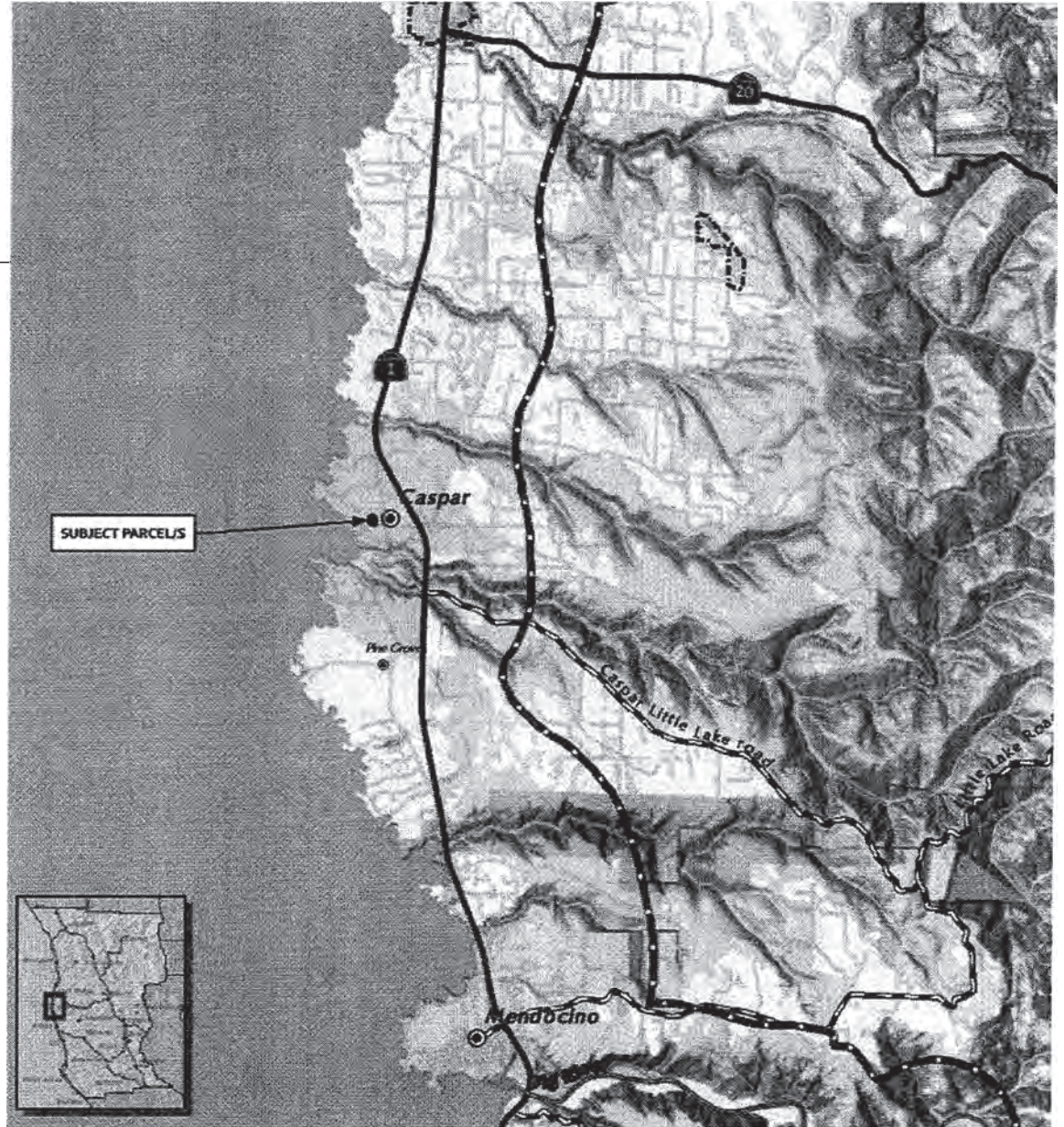
Design and Build small pump house (New ~24sqft)

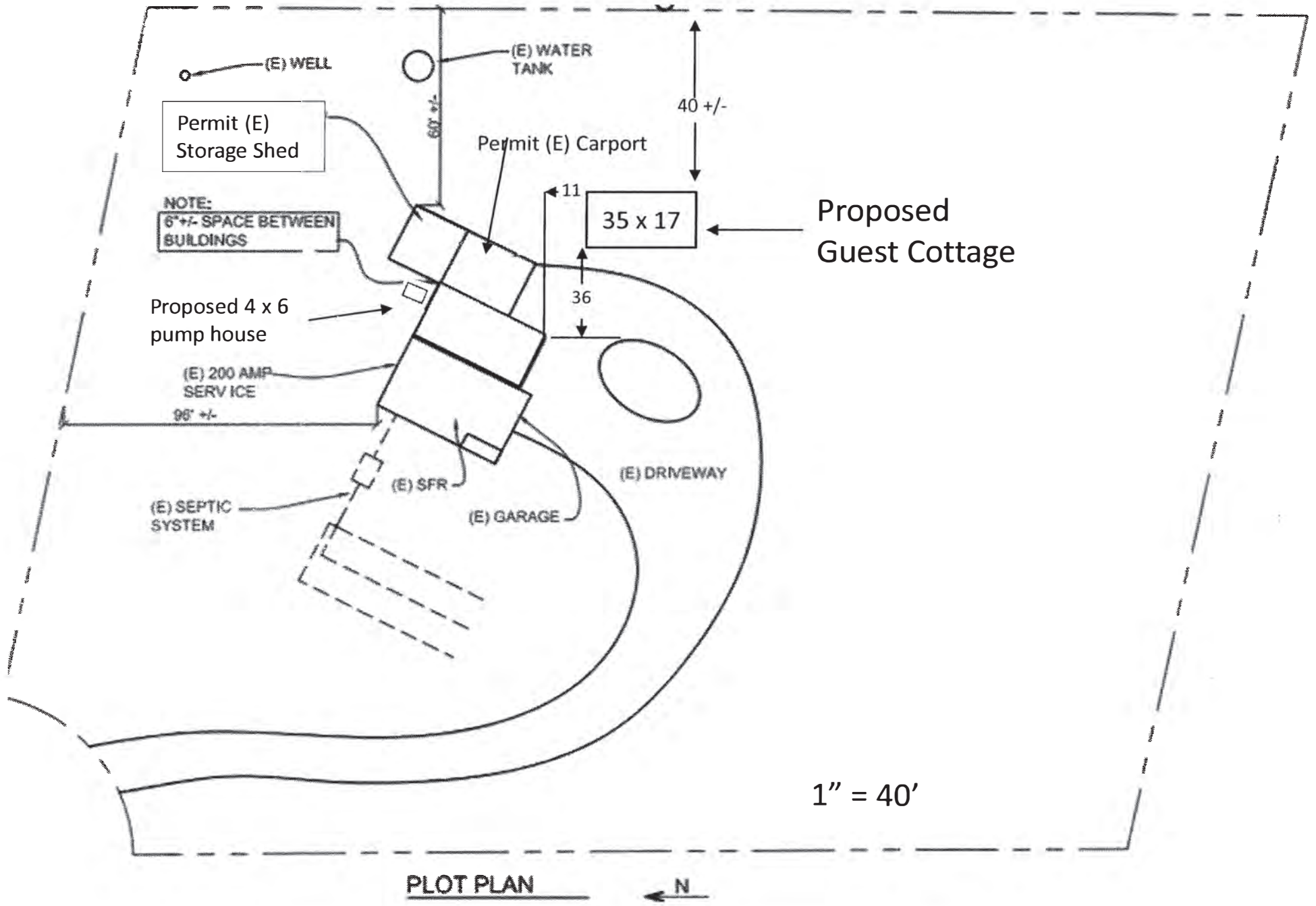
- Move pump equipment from shed into small pump house

Design and Build Guest Cottage (New ~ 600 sqft)

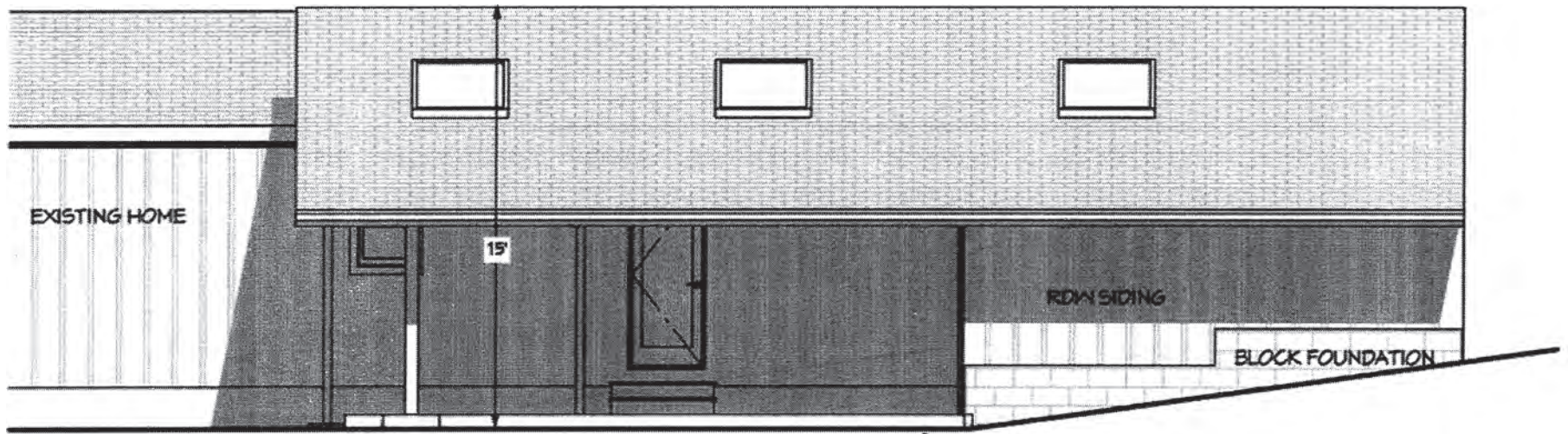
- Size of building is 35 x 17 ft

Location Map

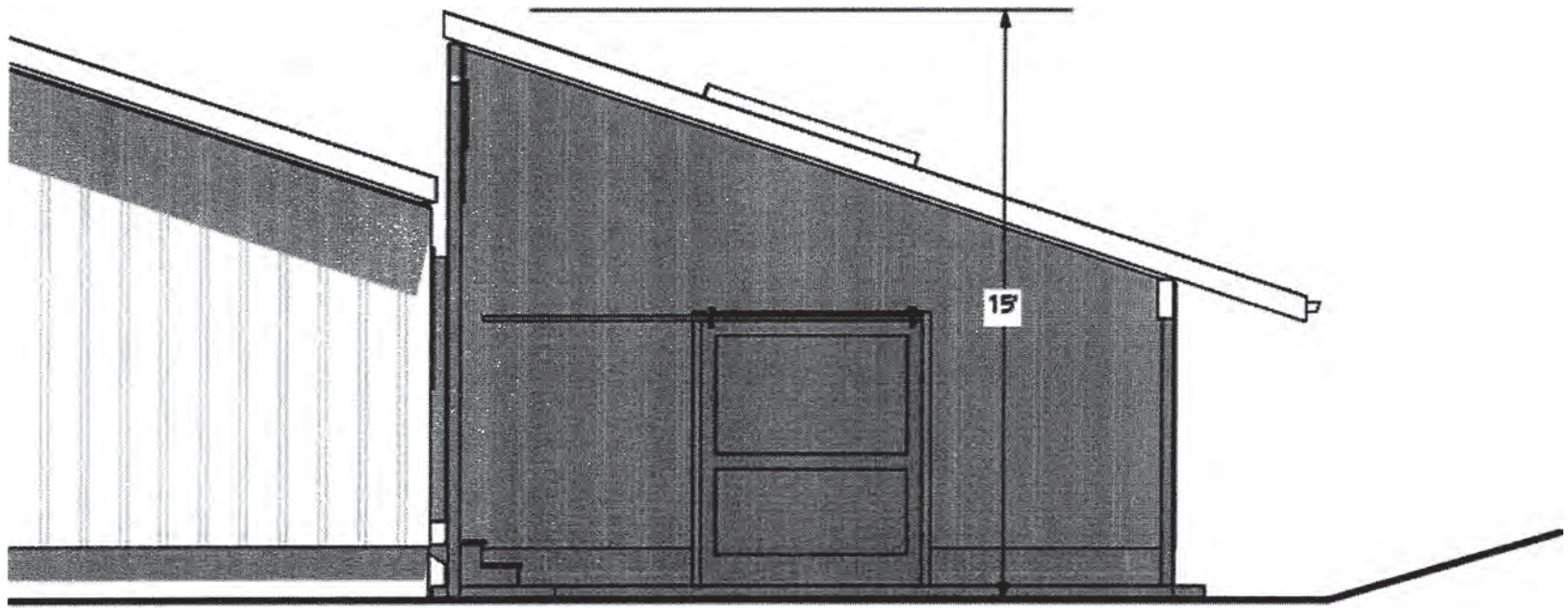




Existing Carport and Shed



Existing Carport and Shed



Guest Cottage

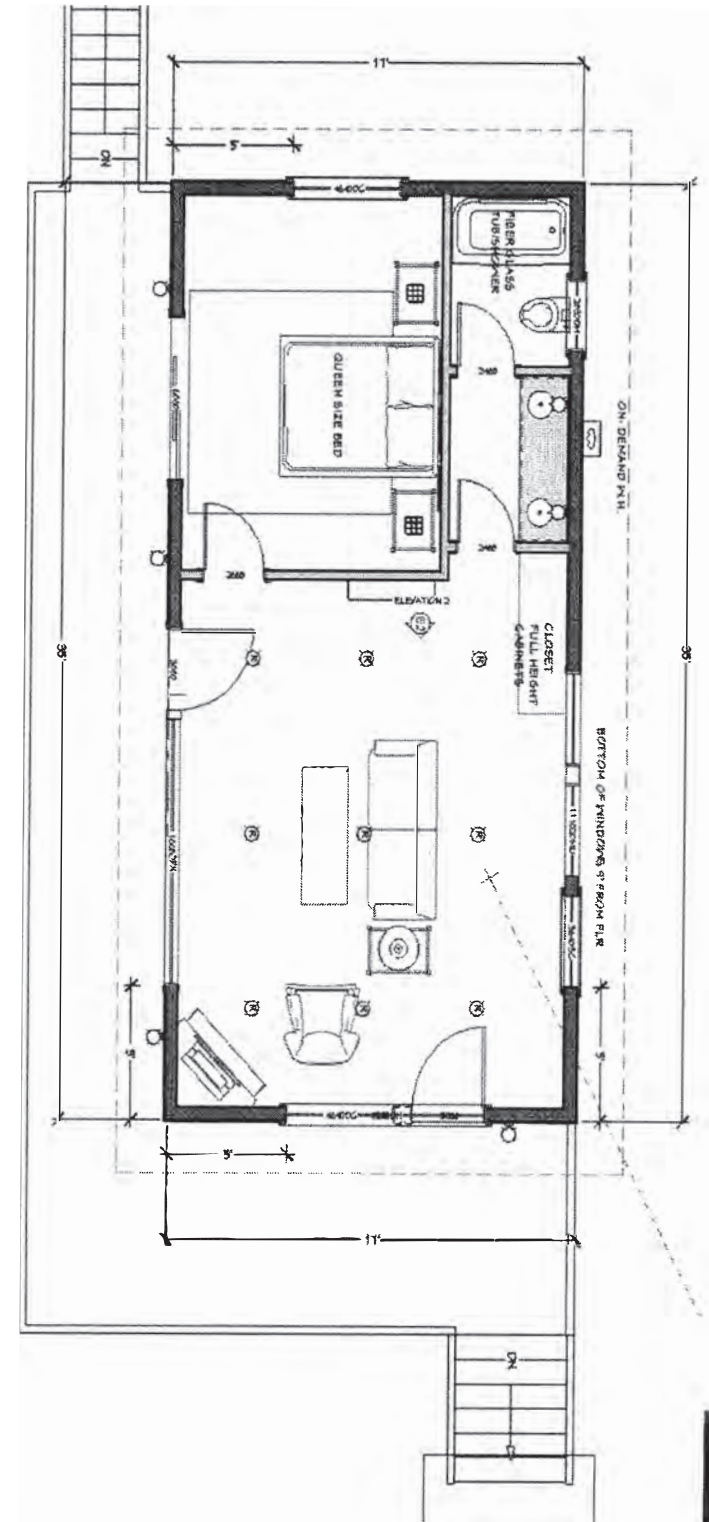
35 x 17 (~600 sqft)

Bedroom, Living room and bathroom

No Kitchen

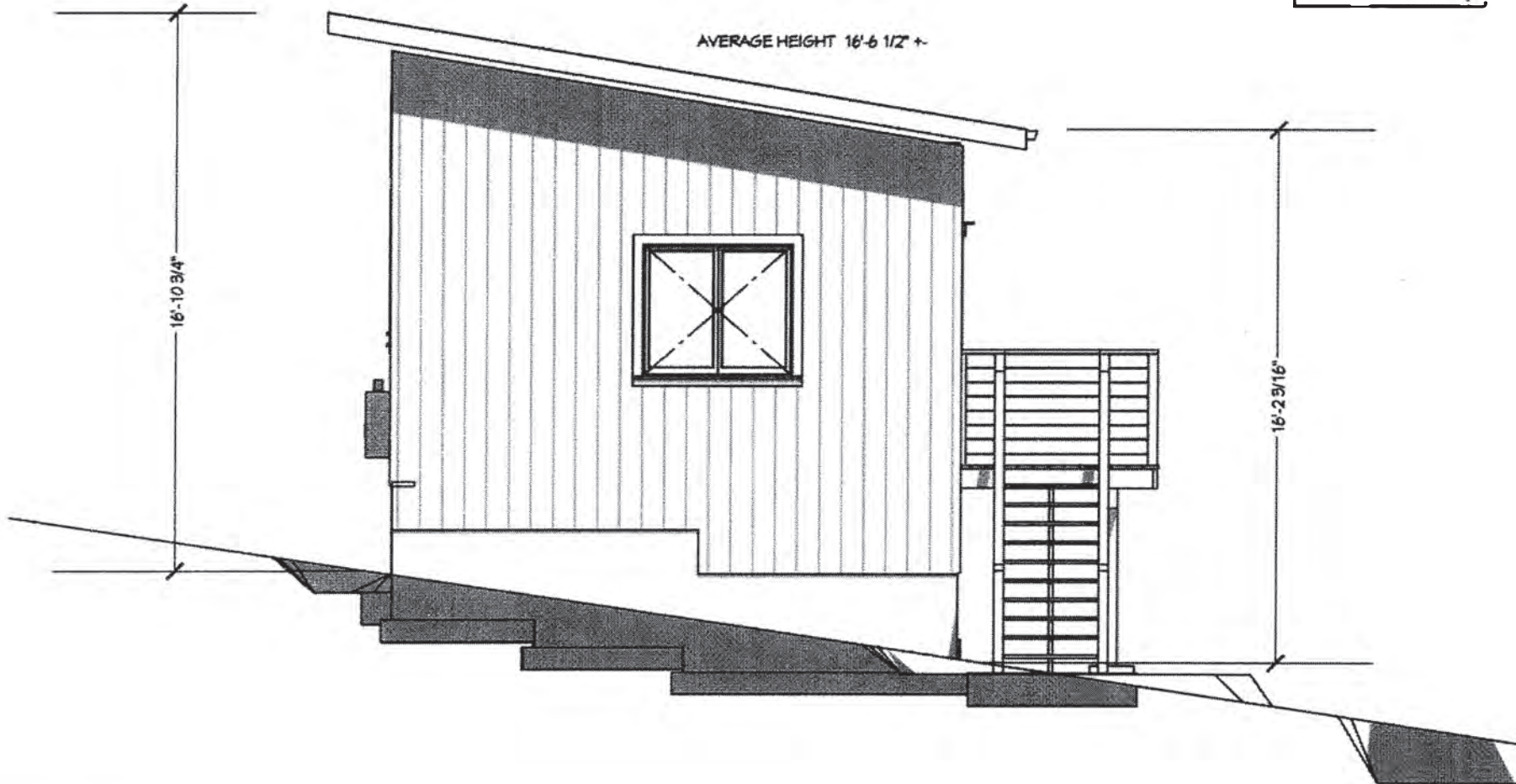
Has deck to allow access from the North and the South sides of the cottage.

The structure height is less than 18 ft from the base of each side.

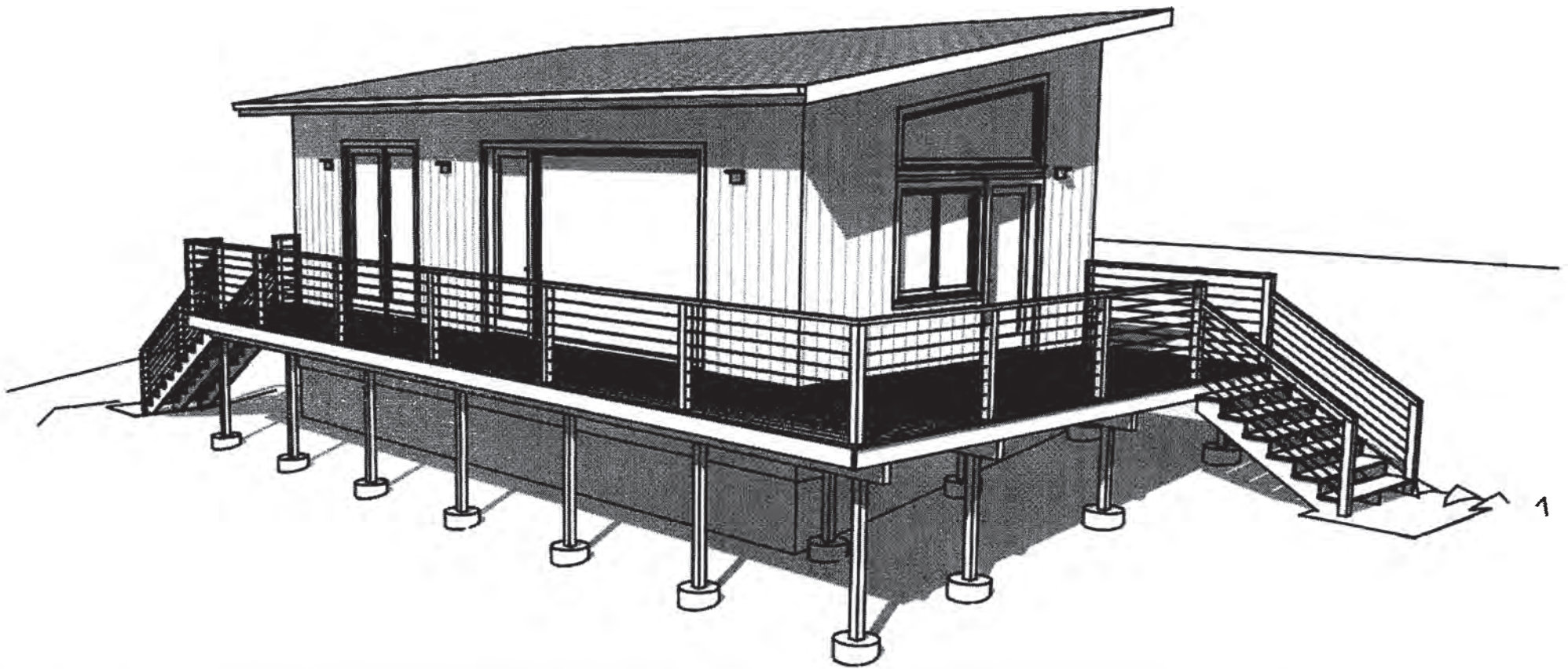


North Elevation

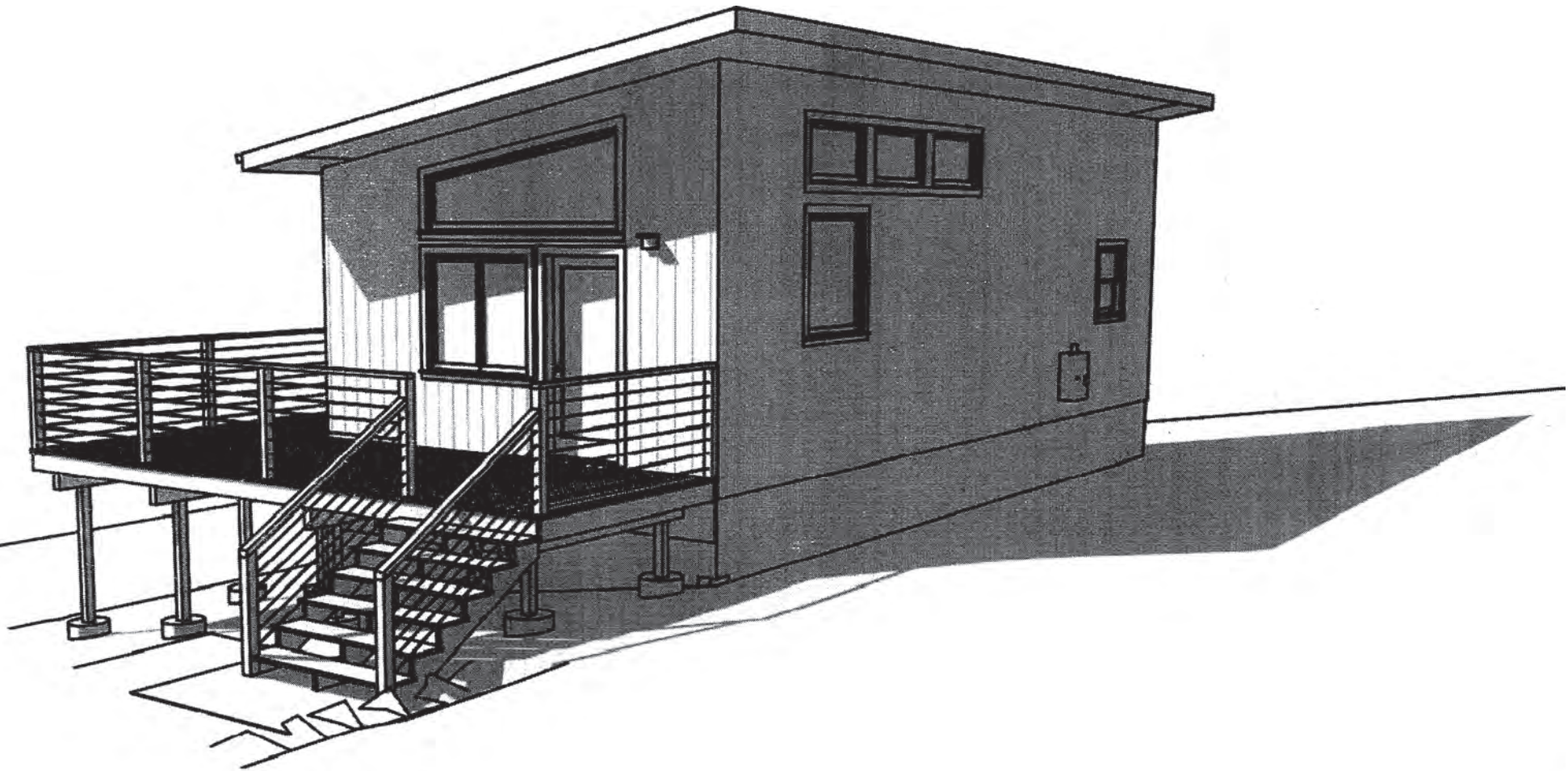
NORTH ELEVATION



Front View looking Northeast Top, Front and Side Views



Side View looking Northwest

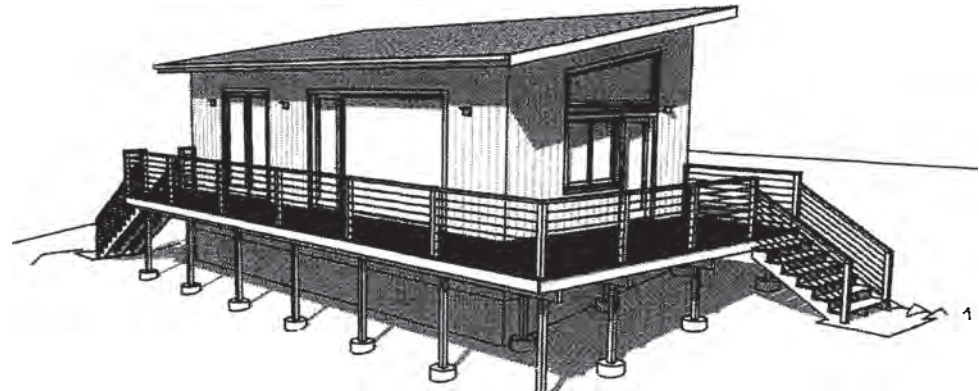


Exterior

- Roof to match existing composite shingle gray/slate roof
- Siding to be redwood siding similar to existing house with a clear/natural stain

Lighting

- Downward cast light
- Dark Sky
- Gray/Black
- Specifications listed for an example of design type. An equivalent light will be identified if this light is unavailable.



**1-Light 6.34-in Dark Grey Motion Sensor
Dark Sky Integrated Outdoor Wall Light
ENERGY STAR
Item #5198647
Model #LWDO051265**

- Material: aluminum
- Lumens: 650
- Temperature: 3000K
- Voltage:100-240
- Warranty:36 months



Maximum Bulb Wattage	13		
Weather Resistant	<input checked="" type="checkbox"/>		
Lowe's Exclusive	<input checked="" type="checkbox"/>		
Maximum Fixture Wattage	13		
Fixture Width (Inches)	6.89		
Fixture Color Family	Gray	Motion Sensor	<input checked="" type="checkbox"/>
Glass Color	No glass	Light Bulb Base Type	Integrated
Lumens	650	Weight (lbs.)	2.88
Usage Rating	Damp rated	Dimmable	X
Bulb(s) Included	<input checked="" type="checkbox"/>	Warranty	3-year limited
Back Plate Height (Inches)	0	UNSPSC	39111500
Wattage Equivalent	13	Number of Bulbs Required	1
Bulb Type	LED	Type	Wall Lantern



Location of guest cottage



Wall already built at site

Shed and Carport

- Add ~6 or 8 ft wide glass slider to replace barn door on shed
- Add three new 3ft wide upper windows at a ~10ft height from the floor of the shed; similar to the existing upper windows in carport.
- Add sheet rock (5/8") on interior since shed is close to existing house
- Shed is ~325 sqft
- Move pump equipment to new pump house
- Add three additional electrical outlets and modify lighting in shed.
- Add outdoor flooring to shed floor (e.g outdoor carpet etc)
- Modify carport and shed as needed to meet applicable building code requirements

