



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

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

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February 26, 2024

**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, March 14, 2023, at 11:00 a.m. or as soon thereafter as the item may be heard, will conduct a public hearing on the below described project that is located in the Coastal Zone. This meeting will take place at the Planning & 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 online on the Mendocino County YouTube page, at [https://www.youtube.com/MendocinoCountyVideo\\_in\\_lieu\\_of\\_the\\_personal\\_attendance](https://www.youtube.com/MendocinoCountyVideo_in_lieu_of_the_personal_attendance) the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.gov](mailto:pbscommissions@mendocinocounty.gov) or via telecomment. The telecomment form may be found at: <https://www.mendocinocounty.gov/government/planning-building-services/meeting-agendas>.

**CASE#:** CDP\_2021-0041

**DATE FILED:** 8/9/2021

**OWNER/APPLICANT:** GEZA POLONY

**REQUEST:** Standard Coastal Development Permit, after the fact, to permit grading and repair an existing berm for easier maintenance.

**ENVIRONMENTAL DETERMINATION:** CATEGORICAL EXEMPT

**LOCATION:** In the Coastal Zone, located 2.76± miles from Mendocino town center on the west side of Point Cabrillo Drive (CR564), 760± feet from its intersection with Lighthouse Road (private), located at 13500 Point Cabrillo Drive, Mendocino; APN: 118-160-18.

**SUPERVISORIAL DISTRICT:** 4 (Gjerde)

**STAFF PLANNER:** TIA SAR

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.gov/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.gov](mailto:pbscommissions@mendocinocounty.gov) no later than March 13, 2024. 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.gov](mailto:pbscommissions@mendocinocounty.gov) , 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.gov/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 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m.

JULIA KROG, Director of Planning and Building Services



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

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**MARCH 14, 2024  
CDP\_2021-0041**

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**SUMMARY**

**OWNER/APPLICANT:** GEZA POLONY  
13500 POINT CABRILLO DRIVE UNIT 6  
MENDOCINO, CA 95460

**REQUEST:** Standard Coastal Development Permit, after-the-fact, to permit grading and repair an existing berm for easier maintenance.

**LOCATION:** In the Coastal Zone, located 2.76± miles north from Mendocino town center on the west side of Point Cabrillo Drive (CR564), 760± feet from its intersection with Lighthouse Road (private), located at 13500 Point Cabrillo Drive, Mendocino; APN: 118-160-18.

**TOTAL ACREAGE:** 8± Acres

**GENERAL PLAN:** Rural Residential, 5-Acre minimum lot size, Planned Development (PD), Visitors Accommodation and Services (RR5PD).

**ZONING:** Rural Residential, 5-Acre minimum lot size (RR5).

**SUPERVISORIAL DISTRICT:** 4th (Gjerde)

**ENVIRONMENTAL DETERMINATION:** CATEGORICALLY EXEMPT

**RECOMMENDATION:** APPROVE WITH CONDITIONS

**STAFF PLANNER:** TIA SAR

**BACKGROUND**

**PROJECT DESCRIPTION:** The proposed Standard Coastal Development Permit is to permit grading and repair an existing berm for easier maintenance after-the-fact.

The owner created a berm with the natural dirt on the property, damming the slight swale that would drain surface runoff in the winter. A culvert was also installed in the berm. The project includes grading (40 cubic yards) out an area for a pond. As demonstrated in this staff report the proposed project request and scope of work can be recommended for approval because staff is able to find the project consistent with the Coastal Element and County Code. The applicant submitted this Coastal Development Permit as part of their efforts to address a Code Violation Inquiry that was opened on August 21, 2020.

**APPLICANT'S STATEMENT:** *"Repair existing berm so top can mowed. Move some earth from east-west direction to north-south direction."*

**SITE CHARACTERISTICS:** The site is located approximately 2.76 miles north of the Town of Mendocino, lying on the west side of Point Cabrillo Drive (CR564), 760± feet from its intersection with Lighthouse Road (private), located at 13500 Point Cabrillo Drive, Mendocino (APN: 118-160-18). The property is mapped as high fire hazard within the Mendocino Fire Protection District. The site can be described as prime agricultural land, non-prime agricultural land, beach deposits, stream alluvium and terraces (Zone 3), which are subject to intermediate shaking. The parcel can be accessed from Point Cabrillo Drive at Highway 1. The parcel is mapped as highly scenic within the Coastal Zone.

The site has been used as a non-conforming campsite since 1936 and is vegetated with non-native invasive plant species with some clusters of trees. The property is relatively flat and appears to be maintained by regular mowing.

**SURROUNDING LAND USE AND ZONING:** As listed on Table 1, the surrounding lands are classified and zoned similarly to the project site, with three of the parcels owned by the State of California. (See attachments General Plan Classifications and Zoning Districts).

**TABLE 1: SURROUNDING LAND USE AND ZONING**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LOT SIZES</b>	<b>USES</b>
<b>NORTH</b>	Rural Residential RR:5(PD)	Rural Residential:5	15.44±, 1.0± acres	State of CA, Residential
<b>EAST</b>	Rural Residential RR:10(PD)	Rural Residential:5	17.0 ± Acres	Vacant
<b>SOUTH</b>	Rural Residential RR:5(PD)	Rural Residential:5	19.2 ± Acres	State of CA
<b>WEST</b>	Rural Residential RR:5(PD)	Rural Residential:5	37.56 ± Acres	State of CA

**PUBLIC SERVICES:**

Access: Point Cabrillo Drive (CR 564)  
 Fire District: Mendocino Fire Protection District  
 Water District: Onsite Well  
 Sewer District: Onsite Septic System  
 School District: Mendocino Unified School District

**AGENCY COMMENTS:** On July 20, 2022, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below.

<b>Table 2: Referral Agency Responses</b>	
<b>REFERRAL AGENCIES</b>	<b>COMMENT</b>
Planning Fort Bragg	No Comment
Department of Transportation	No response
Environmental Health – Fort Bragg	No Comment
Building Inspection – Fort Bragg	No Response
Assessor	No Response
Air Quality Management	No Response
Archaeological Commission	Comment
Airport Land Use Commission	Comment
Sonoma State University	Comment
CalFire – Prevention	No Response
Department of Fish and Wildlife	No Response
Coastal Commission	No Response
US Fish & Wildlife Service	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response
Manchester Point Arena Tribal	No Response

**LOCAL COASTAL PROGRAM CONSISTENCY**

The proposed after-the-fact project to permit grading and repair an existing berm for easier maintenance is consistent with the goals and policies of the Local Coastal Program as detailed below.

**Land Use:** The parcel is classified as Rural Residential with a five (5) acre minimum parcel. The Rural Residential classification is intended to,



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

The proposed after-the-fact project to permit grading and repair an existing berm for easier maintenance is accessory to a principally permitted use in the Rural Residential Land Use classification. The site is used as a non-conforming campsite in the Rural Residential Land Use classification. The proposed project is considered part of the existing non-conforming campsite use in the Coastal Element of the Land Use Plan, Chapter 2, Subsection 2.2, which allows for the continuance of non-conforming uses.

**Zoning:** The project site is located within the Rural Residential (RR) and Planned Unit Development Combining zoning district (PD), as shown on Attachment: *Zoning Display Map*. Mendocino County Code (MCC) Sections 20.376.005 and 20.428.005 state:

*“... this 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.”*

*“This combining district is intended to require sensitive development of selected sites where standard residential and commercial and industrial design would be inappropriate to the unique or highly visible nature of the site, and to encourage imaginative development incorporating cluster development and the maximization and preservation of open space and views from public roads. Development on parcels entirely within areas of pygmy vegetation shall be reviewed for mitigation measures to prevent impacts to this resource consistent with all applicable policies of the land use plan and development standards of this Division.”*

The proposed after-the-fact project is to permit grading of 40 cubic yards of soil and repair an existing berm for easier maintenance. The berm is an accessory use per MCC Section Sec 20.376.005 allowed in the Rural Residential zoning district. The site is used as a non-conforming campsite in the Rural Residential classification, which is allowed to continue per MCC Section 20.480.010(B). There is no proposed construction or footprint expansion on this project. The after-the-fact grading and repair of an existing berm is an integral part of the site improvement and fire protection. Therefore, as proposed, the project would be consistent with the intent of Mendocino County Code Section 20.376.005 for residential uses by providing said improvements for the continued use of the campsite per 20.376.015(A).

**Visual Resources:** The purpose of MCC Section 20.504.010 is to

*“...insure that permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas.”*

MCC Chapter 20.504 shall apply to those areas identified as highly scenic areas, special communities and special treatment areas as defined by the Mendocino Coastal Element and identified on the Coastal Land Use Maps. All proposed development shall be reviewed by the Coastal Permit Administrator to determine if the project is consistent with the standards. While the property is mapped as a “Highly Scenic Area” (see attached mapping), none of the highly scenic development under 20.504.015 (c) would apply to the project.

The proposed after-the-fact grading and repair of an existing 3-foot) berm will not affect scenic views as it is not visible from the ocean or a public road. Since there is no structural development proposed in this project, Coastal Element Chapter 3.5 policies and MCC Section 20.504.035 are not applicable. Staff finds the proposed project would be consistent with the development criteria in protecting the visual resources in a highly scenic area.

**Habitats and Natural Resources:** LCP Habitats & Resources Map does not identify sensitive resource areas within 100 feet of the project location. The site is mapped as barren habitats and resources land areas. As proposed, the project would be at a sufficient distance to ensure that any environmentally sensitive habitats and other designated resource areas are protected for both the wildlife inhabiting them as well as the enjoyment of present and future populations. (See *attachments LCP Habitats & Resources and Wetlands maps*).

On July 20, 2022, the proposed project was referred to the California Coastal Commission (CCC) and California Department Fish and Wildlife (CDFW). Planning and Building department received no response from CCC or CDFW.

Alison Gardner, Botanical Consultant, prepared and submitted a letter on August 9, 2021. The botanist staff assessed the situation on February 25, 2021.

*“There are no protected habitats within 100’ of the area. It would classify as a velvet grass/sweet vernal grass semi natural stand. There is no sign of any wetland on the parcel. There are a lot of non-native invasive species: Himalayan blackberry, bull thistle, Italian thistle, milk thistle, madia cotoneaster, cape ivy, poison hemlock, wild radish, bent grass, orchard grass, and occasionally gorse seedlings. The dominant plants are velvet grass, bent grass, orchard grass, sweet vernal grass, bur clover, sub clover, narrow-leaved vetch, Italian thistle and wild radish. There is a stand of black acacia.*

*I saw few native plants in the area: bedstraw, Douglas iris, blue rush, California blackberry, California oatgrass (but not in large enough numbers to call it a native grassland), hedges nettle (Stachys rigida), bracken fern, Carolina geranium, Ross’s or maybe short, stemmed sedge (Carex rossii or brevicaulis – hard to tell them apart at this time of year) – neither are a wetland species. I saw no sign of anything rare and would not expect anything rare because of the history of the parcel.*

*The owner mentioned that when he was grading for his pond that he unearthed many pieces of concrete, as well as rusted metal and trash, which he disposed of. He regularly mows the area in question, to keep the fire hazard down. He also works on removing any gorse seedlings, as well as the cape ivy, Italian thistle, and Himalayan blackberries, and thus has been doing work that is improving the environmental quality. Pond habitats also improve environmental quality.”*

The consultant saw no sign of a wetland, no rare species, or any protected habitats within 100 feet of the disturbed area. The proposed project is consistent with MCC Chapter 20.496 and would satisfy Coastal Element Chapter 3.1 goals and policies for the protection of habitats and natural resources.

**Hazards Management:** Coastal Element Chapter 3.4 and MCC Chapter 20.500 Hazard Areas applies to all development proposed in the Coastal Zone unless and until it is determined by the Coastal Permit Administrator that the project is not subject to threat from geologic, fire, flood, tsunami, earthquake, or other hazards. The site is rated a “High Fire Hazard” severity rating and is located within the California Department of Forestry and Fire Protection (CalFire). On July 20, 2022, the project application was referred to CalFire for input and no response was received from CalFire.

The project site is in the high fire hazards zone, but no structures are proposed. The after-the-fact project should not affect risk to life and property and would not create nor contribute significantly to erosion, geologic instability or destruction of the site or surroundings areas, nor in any way require the construction of protective devices that could substantially alter natural landforms along bluffs and cliffs. As proposed the project would be consistent with Coastal Element Chapter 3.4 policies.

**Grading, Erosion, and Run-Off:** The after-the-fact project is to permit grading (40 cubic yards of fill) and repair an existing berm for easier maintenance would not impact grading, erosion, and runoff. Condition of Approval number 11 requires the applicant obtain after-the-fact building approval for the project. At that time, construction of the berm will be assessed and required to meet the necessary standards for structural safety. The applicant will be required to adhere to all building standards prior to having the project finale. As such, the project is consistent with MCC Chapter 20.492. To ensure compliance with MCC Chapter 20.492, staff recommends a condition of project approval requiring a building permit, or grading permit, for grading or transfer of more than two cubic yards of material. As conditioned, the project would be consistent MCC Chapters 20.492, including specified standards for grading, erosion, sedimentation, and runoff and water quality protection. On November 28, 2023, the proposed project was referred to the Mendocino County Air Quality Management District (AQMD) for input and no comments were received from AQMD regarding the grading.

**Archaeological/Cultural Resources:** The County of Mendocino regulates cultural resources under Chapter 22.12 of the County Code which requires projects subject to the California Environmental Quality Act (CEQA) to be reviewed by the Northwest Information Center (NWIC) at Sonoma State University. The proposed project was referred to the Archaeological Commission, NWIC, Cloverdale Rancheria, Redwood Valley Rancheria, and Sherwood Valley Band of Pomo Indians. Redwood Valley responded requesting staff refer the proposed project to the Manchester Point Arena Tribe; no response was received from that tribe.

The Archaeological Commission recommended a meeting depending on NWIC response. On July 20, 2022, NWIC recommended a survey. The project was set and reviewed by the Mendocino County Archaeological Commission at the October 11, 2023, meeting and it was concluded a survey is not required. The Discovery Clause was included as a condition.

**Groundwater Resources:** The project site is located within a mapped "Critical Water Resource Area". The subject parcel has an existing well and septic system. On July 20, 2022, a referral was sent to Division of Environmental Health (EH). Planning and Building Services received comments from EH on August 5, 2022, stating "EH can clear this CDP". There is no plumbing proposed on this project. The proposed project is consistent with the policies of Coastal Element Section 3.8 and the requirements of County Code Chapter 20.516.015(A)(B).

**Transportation/Circulation:** The project would not contribute a significant amount of new traffic on local and regional roadways. The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned. Additionally, there are surrounding parcels that have already been developed and have homes that are occupied; therefore, the proposed after-the-fact project to permit grading and repair an existing berm for easier maintenance is not anticipated to generate a significant amount of additional traffic beyond what presently exists. The project application was referred to the Mendocino County Department of Transportation (MCDOT) for input and no response was received from MCDOT. The proposed project is consistent with the policies of Coastal Element Section 3.8 and the requirements of County Code Chapter 20.516.015(C).

**Public Access:** The project site is located west of State Route 1 and is not designated as a potential public access trail location. There is an existing shoreline access that is part of the road, see LCP Land Use Map 15: Caspar. Findings related to public access are not required for this project as there is no shoreline access onsite. The project is consistent with MCC Chapter 20.528.

### **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 proposed after-the-fact project to permit grading and repair an existing berm for easier maintenance meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 3, Section 15304 (a) Grading on land with a slope of less than 10 percent – Minor Alterations to Land which ...

**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 approve the proposed project and adopt the following findings and conditions.

**FINDINGS:**

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed after-the-fact Coastal Development permit to grade and repair an existing berm for easier maintenance is in conformity with the entire certified Local Coastal Program. The grading and berm is for site improvement and fire protection, which is considered part of the existing non-conforming campsite use in the Coastal Element of the Land Use Plan, Chapter 2, Subsection 2.2, which allows for the continuance of existing uses. The project is a permitted use within the Rural Residential land use classification and is consistent with the intent of the RR Classification. By obtaining an after-the-fact Coastal Development Permit the project will be in conformance with the LCP; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed project would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The site has been served for many years by State Route 1, and would continue to be served by an on-site well, septic system, and leach field; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed project is consistent with the purpose and intent of the Rural Residential Zoning District, as well as all other provisions of District II of Title 20 of the Mendocino County Code, including development criteria for Environmentally Sensitive Habitat Areas (ESHA) and Highly Scenic Areas, and preserves the integrity of the Rural Residential Zoning District. The consultant saw no sign of a wetland, no rare species, or any protected habitats within 100 feet of the disturbed area. The after-the-fact grading did not impact any sensitive habitats or species onsite. The proposed project to permit grading and repair an existing berm for easier maintenance is a permitted use in the Rural Residential Zoning District; and
4. Pursuant with MCC Section 20.532.095(A)(4), the after-the-fact request to grade and repair an existing berm, if completed 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. The proposed after-the-fact project to permit grading and repair an existing berm for easier maintenance is categorically exempt pursuant to Sections 15304(a); and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed project would not have any adverse impact on any known archaeological or paleontological resources. The project was referred to Archeology Commission and no survey was required. The proposed project was referred to the Cloverdale Rancheria, Redwood Valley Rancheria, and Sherwood Valley Band of Pomo Indians. Redwood Valley responded requesting staff refer the proposed project to the Manchester Point Arena Tribe; no response was received from that tribe. There are no known resources within the vicinity of the site and Condition 8 is in place 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 after-the-fact project to permit grading and repair an existing berm for easier maintenance, and associated improvements, is not anticipated to significantly affect demands on public services.

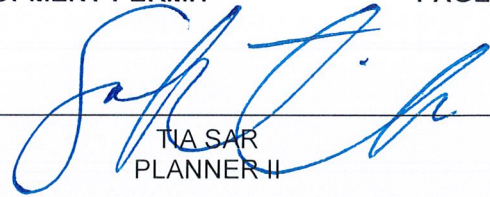
**CONDITIONS OF APPROVAL:**

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 Code. CDP\_2021-0041 shall become effective after the ten working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. CDP\_2021-0041 shall expire and become null and void at the expiration of two years after the effective date, except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.

2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required building and grading 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. 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.
9. The Applicants shall secure an Air Quality Permit as required by the Air Quality Management District for the proposed project if grading work of 1 acre or 1 mile or greater is required.
10. Any Building Permit request shall include all conditions of approval printed on or attached to the building plans.
11. In accordance with MCC Chapter 20.492, a building permit, or grading permit exemption, shall be required for any grading, including but not limited to, any excavation or filling or combination thereof involving transfer of more than two (2) cubic yards of material. The Coastal Permit Administrator, or their designee, shall review and approve grading permits to determine their consistency with MCC Chapters 20.492, 20.496 and 20.500 regulations.
12. To record the Notice of Exemption, the applicant shall pay a fee of \$50.00 for the filing of the Notice of Exemption which shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the end of any project action.

2/12/2024

DATE



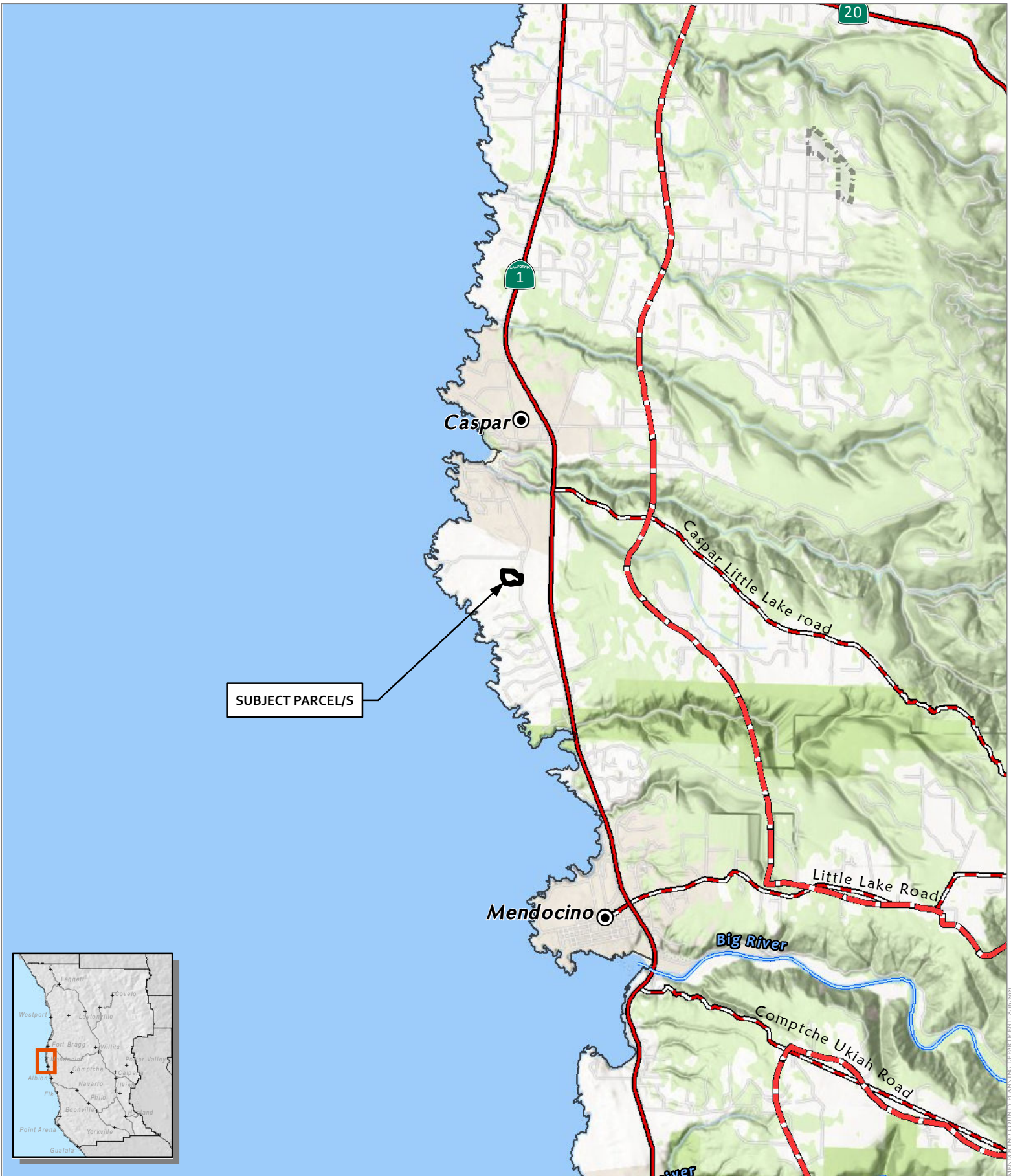
TIA SAR  
PLANNER II

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

**ATTACHMENTS:**

- A. Location Map
- B. Aerial Map (Vicinity)
- C. Aerial Map
- D. Topographical Map
- E. Site Plan 1
- F. Site Plan 2
- G. Zoning Display Map
- H. General Plan Classifications
- I. LCP Land Use Map 15: Caspar
- J. LCP Land Capabilities & Natural Hazards
- K. LCP Habitats & Resources
- L. Post LCP Certification & Appeal Jurisdiction
- M. Adjacent Parcels
- N. Fire Hazards Zones & Responsibility Areas
- O. Wildland-Urban Interface Zones
- P. Wetlands
- Q. Ground Water Resource
- R. Highly Scenic Map & Tree Removal Areas
- S. Estimated Slope Map
- T. Western Soils Map
- U. Farmland Classifications










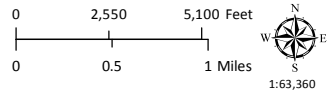
SUBJECT PARCEL/S



CASE: CDP 2021-0041  
 OWNER: POLONY, Geza  
 APN: 118-160-18  
 APLCT: Geza Polony  
 AGENT:

ADDRESS: 13500 Point Cabrillo Drive, Mendocino

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



LOCATION



MENDOCINO COUNTY PLANNING DEPARTMENT - 8/10/2024

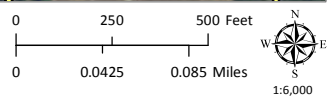




CASE: CDP 2021-0041  
 OWNER: POLONY, Geza  
 APN: 118-160-18  
 APLCT: Geza Polony  
 AGENT:

ADDRESS: 13500 Point Cabrillo Drive, Mendocino

-  Public Roads
-  Private Roads




AERIAL IMAGERY

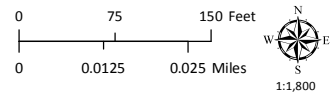
MENDOCINO COUNTY PLANNING DEPARTMENT 8/10/2021





CASE: CDP 2021-0041  
OWNER: POLONY, Geza  
APN: 118-160-18  
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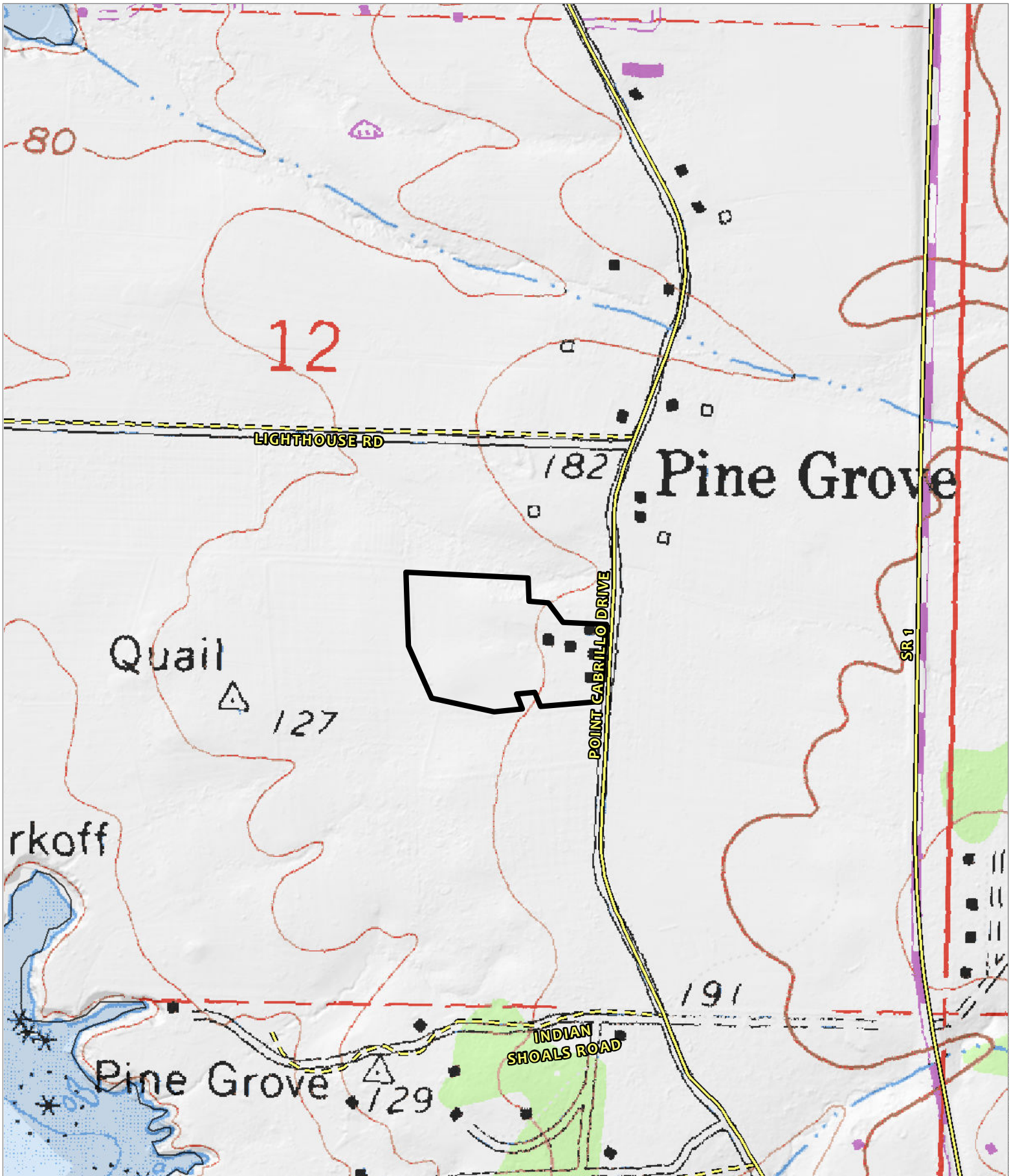
 Public Roads





ADDRESS: 13500 Point Cabrillo Drive, Mendocino

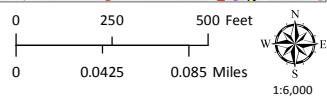
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/10/2021



CASE: CDP 2021-0041  
 OWNER: POLONY, Geza  
 APN: 118-160-18  
 APLCT: Geza Polony  
 AGENT:  
 ADDRESS: 13500 Point Cabrillo Drive, Mendocino

-  Public Roads
-  Private Roads

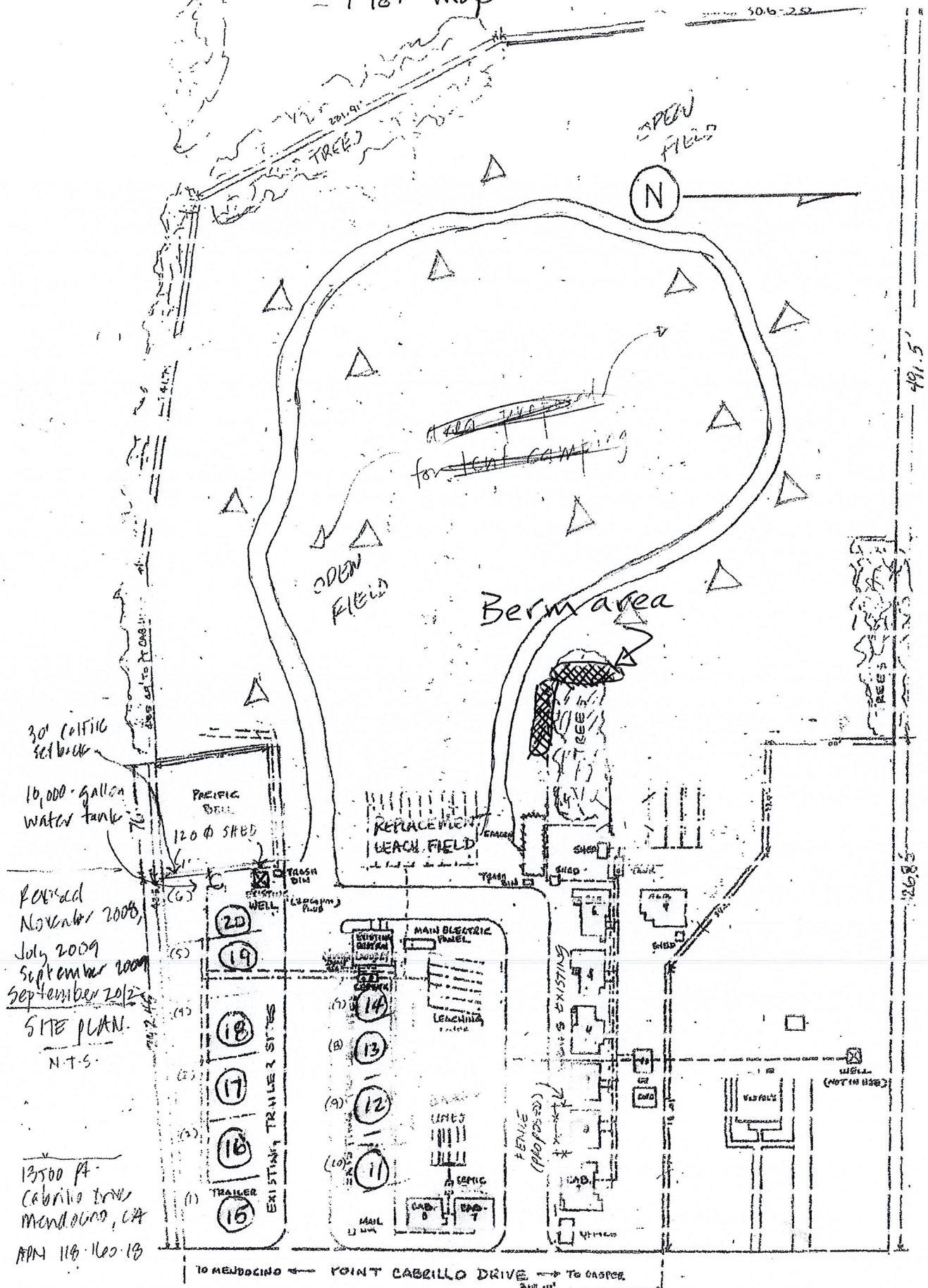


**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/10/2021



- Plot map



Revised  
 November 2008,  
 July 2009  
 September 2009  
 September 2012  
 SITE PLAN.  
 N.T.S.

13500 FT.  
 Cabrillo Trns  
 Mendocino, CA  
 APR 116-160-13

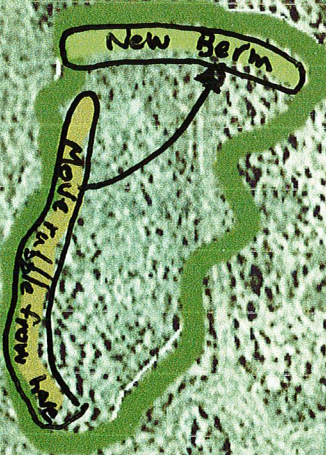
POLONY PAC APPLICATION



BF-2020-0536

Pelony

**Grading Project**  
BF-2020-0536



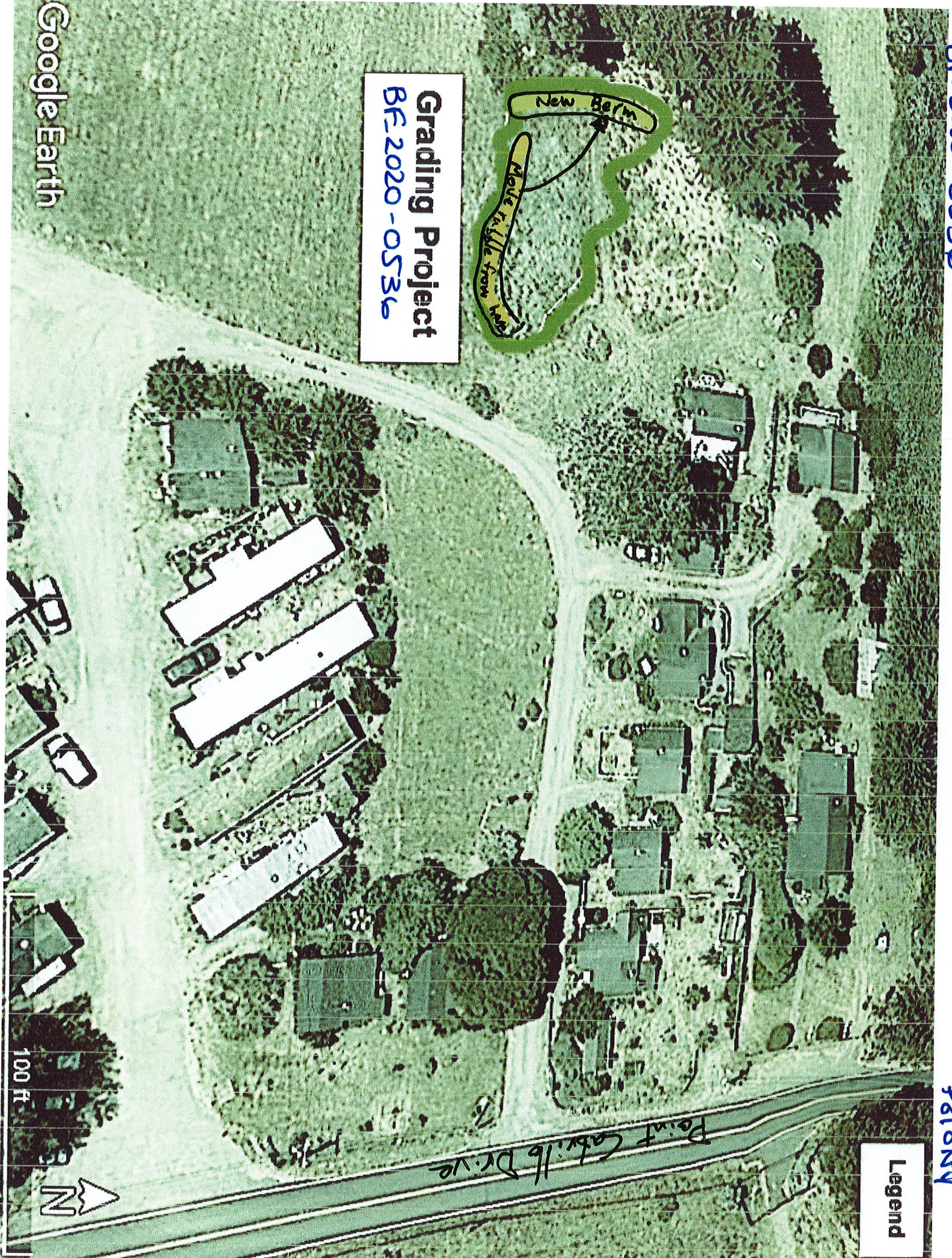
**Legend**

Point Cabril Drive

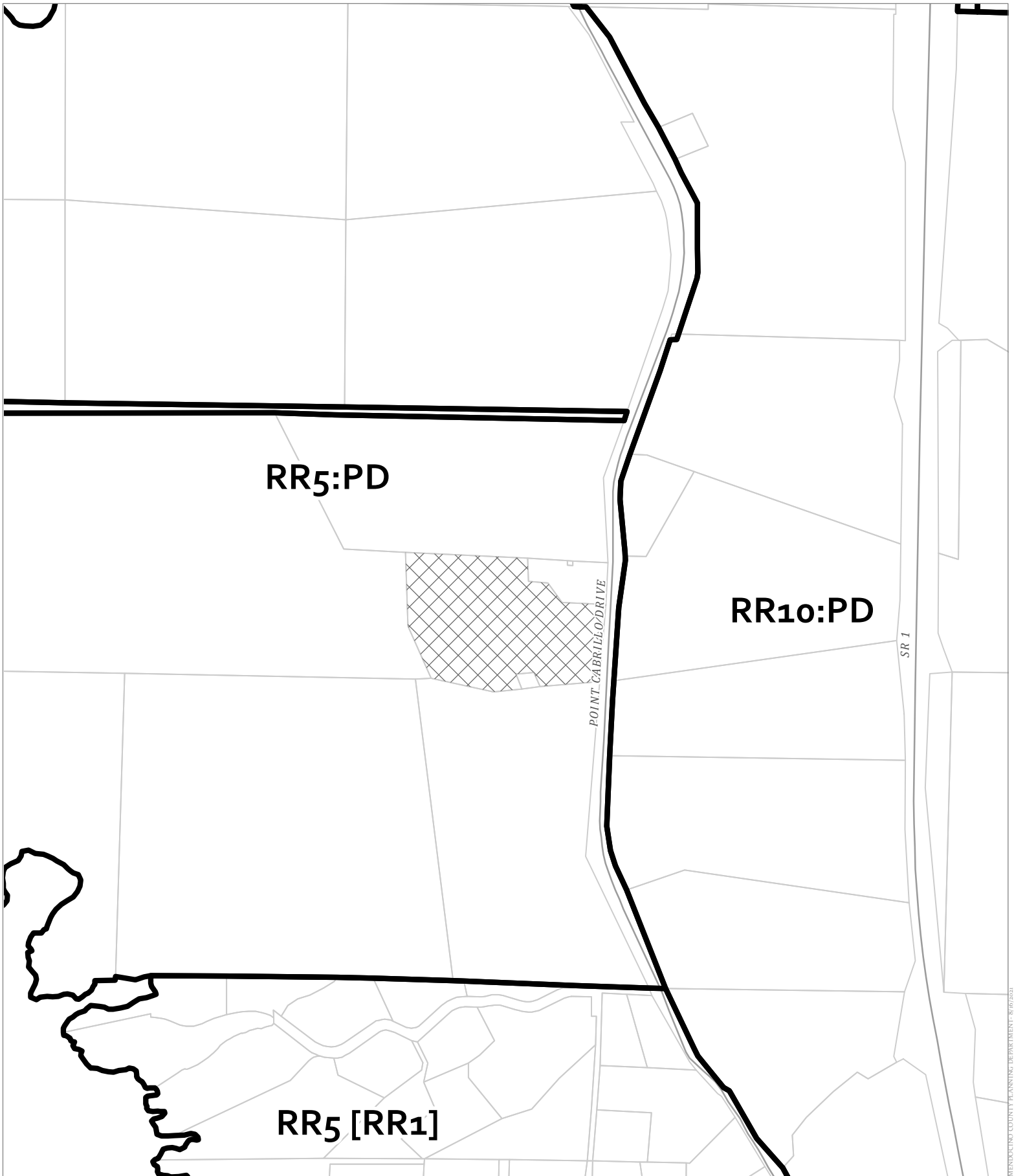
100 ft





Google Earth

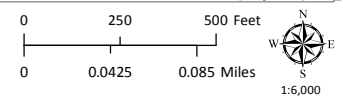




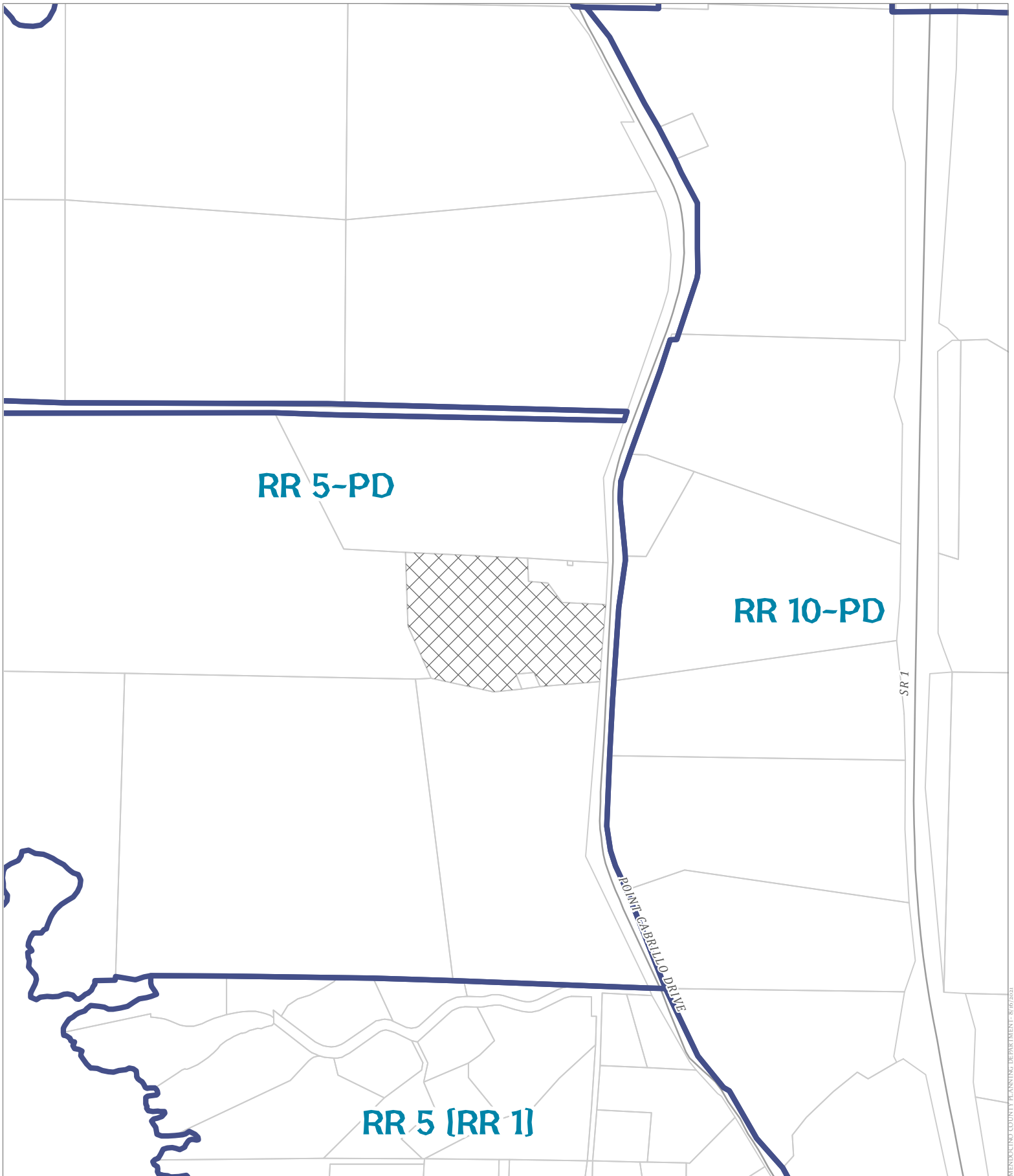


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 Zoning Districts  
 Public Roads





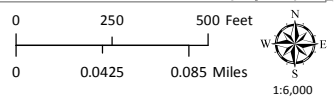
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/10/2021



CASE: CDP 2021-0041  
 OWNER: POLONY, Geza  
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 AGENT:

ADDRESS: 13500 Point Cabrillo Drive, Mendocino

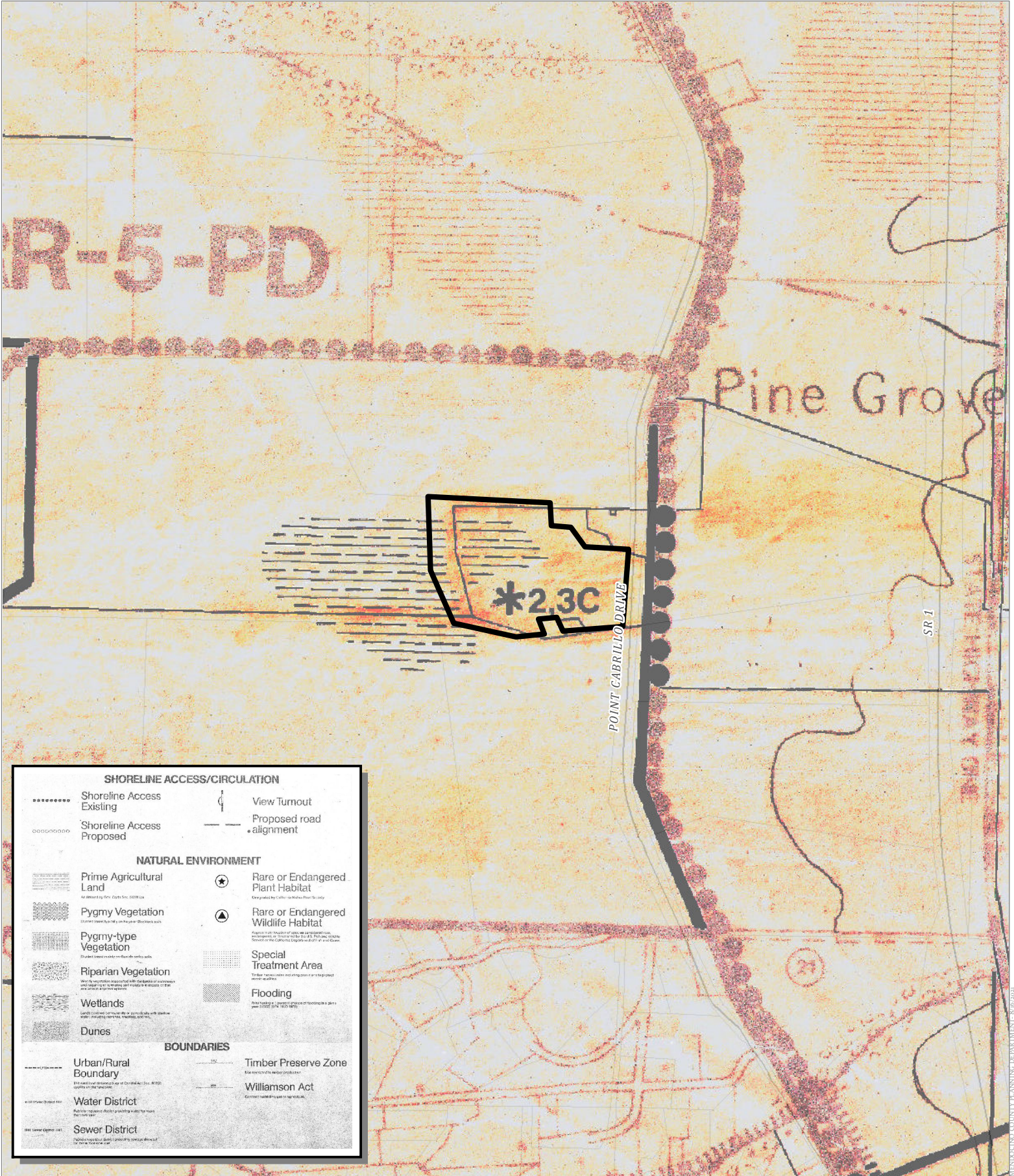
 General Plan Classes  
 Public Roads



GENERAL PLAN CLASSIFICATIONS

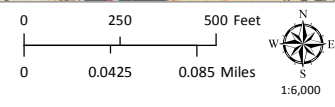
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/10/2021





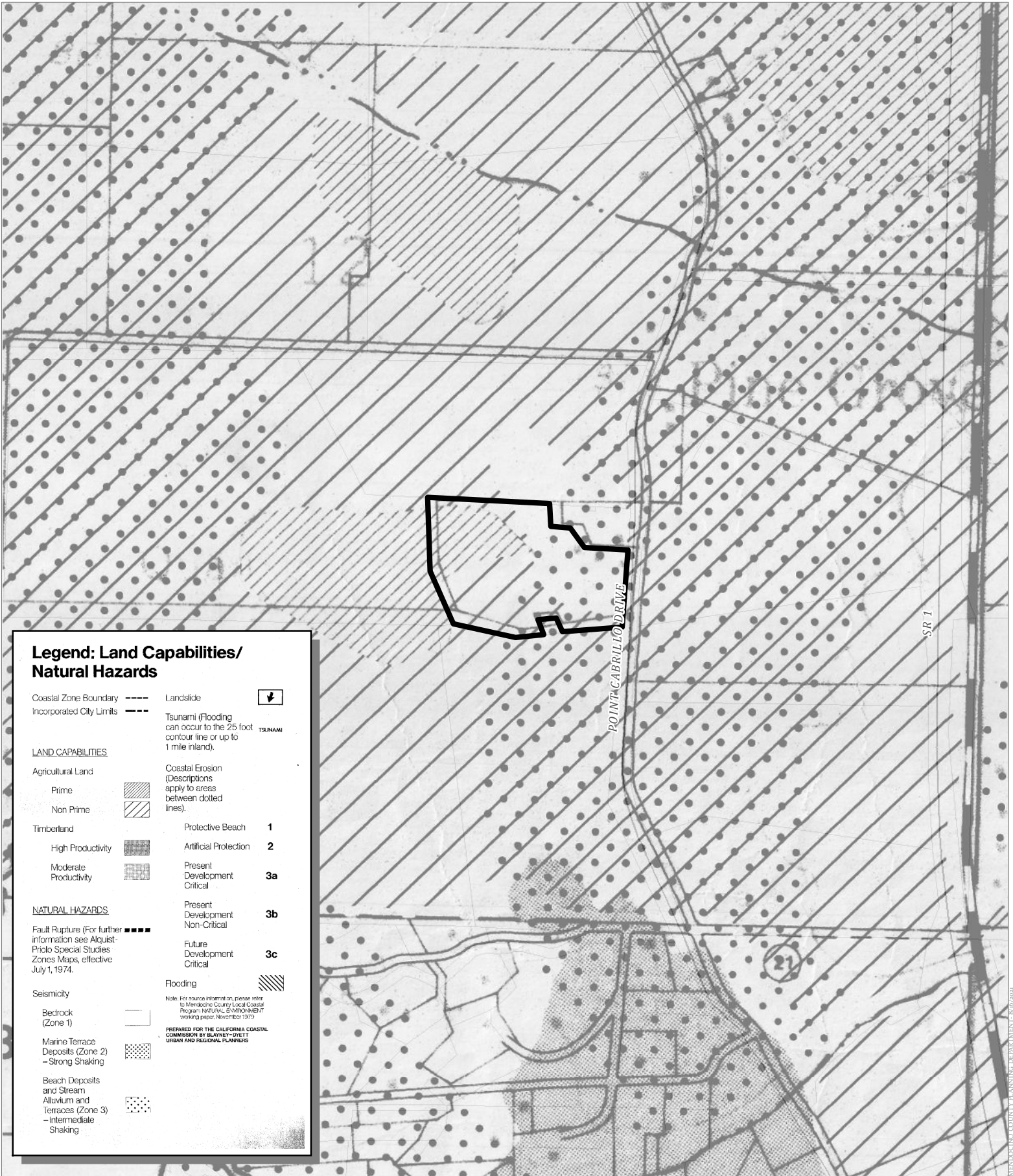
CASE: CDP 2021-0041  
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Public Roads



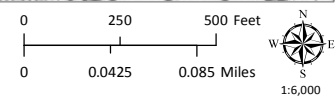
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/17/2021



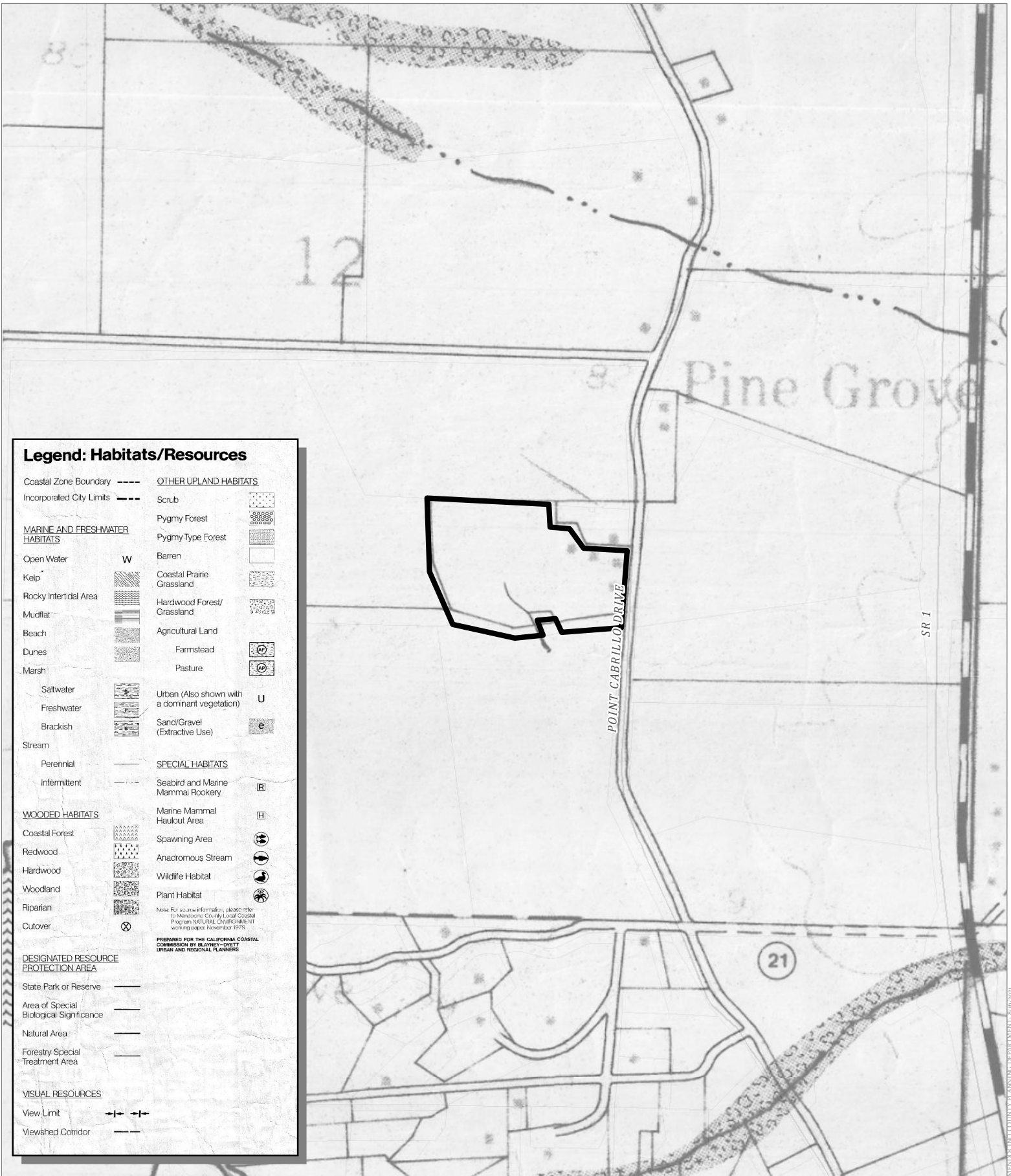


CASE: CDP 2021-0041  
 OWNER: POLONY, Geza  
 APN: 118-160-18  
 APLCT: Geza Polony  
 AGENT:  
 ADDRESS: 13500 Point Cabrillo Drive, Mendocino

Public Roads







**Legend: Habitats/Resources**

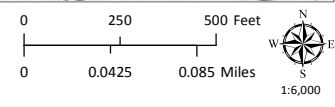
- Coastal Zone Boundary - - - -
- Incorporated City Limits - - - -
- MARINE AND FRESHWATER HABITATS**
- Open Water W
- Kelp
- Rocky Intertidal Area
- Mudflat
- Beach
- Dunes
- Marsh
- Saltwater
- Freshwater
- Brackish
- Stream
- Perennial
- Intermittent
- WOODED HABITATS**
- Coastal Forest
- Redwood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

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL DIVISION REPORT WORKING PAPER November 1979

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVNEY-DWETT URBAN AND REGIONAL PLANNERS

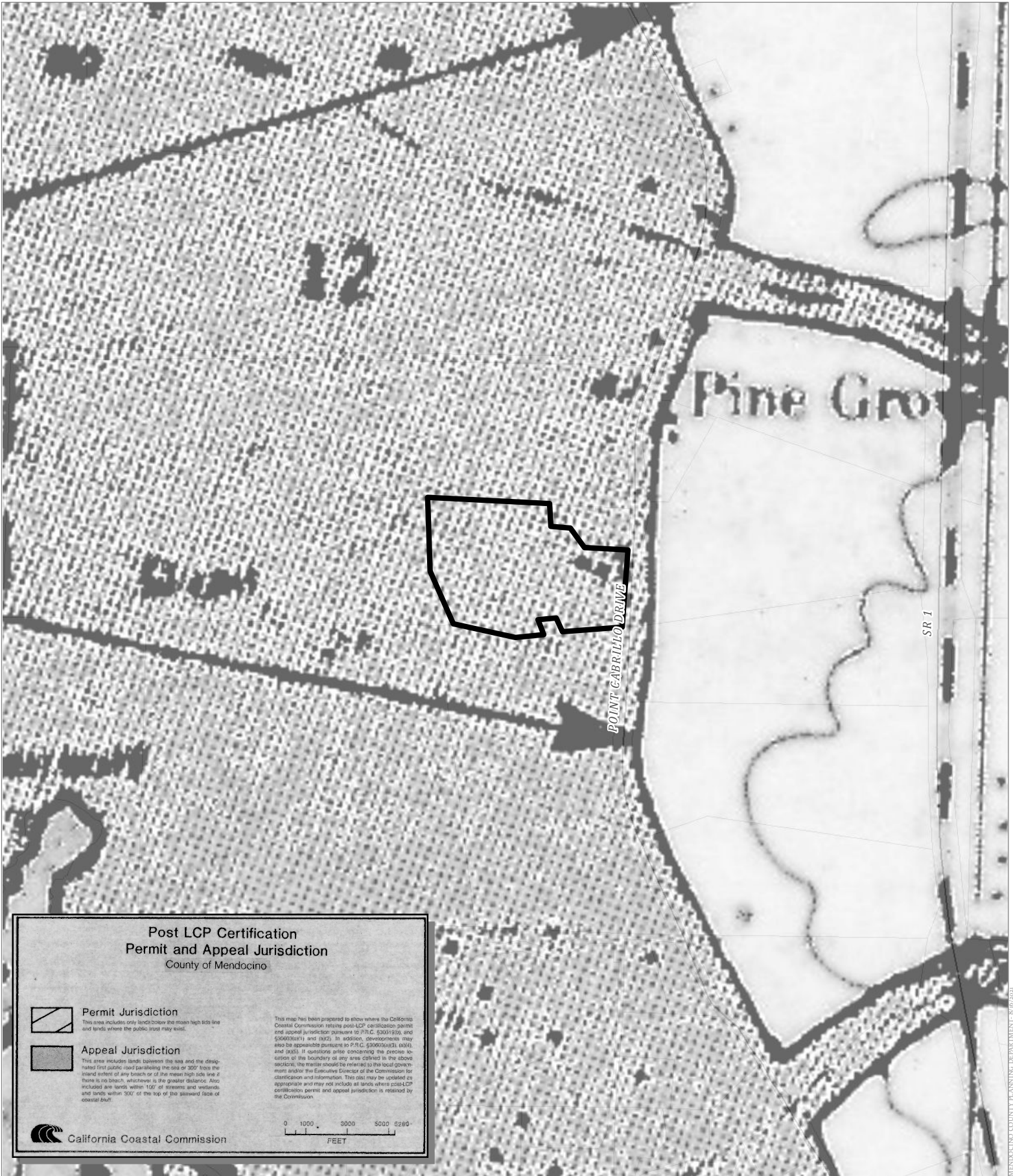
CASE: **CDP 2021-0041**  
 OWNER: **POLONY, Geza**  
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Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 8/10/2021

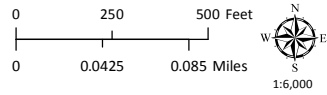




MENDOCINO COUNTY PLANNING DEPARTMENT - 8/10/2021

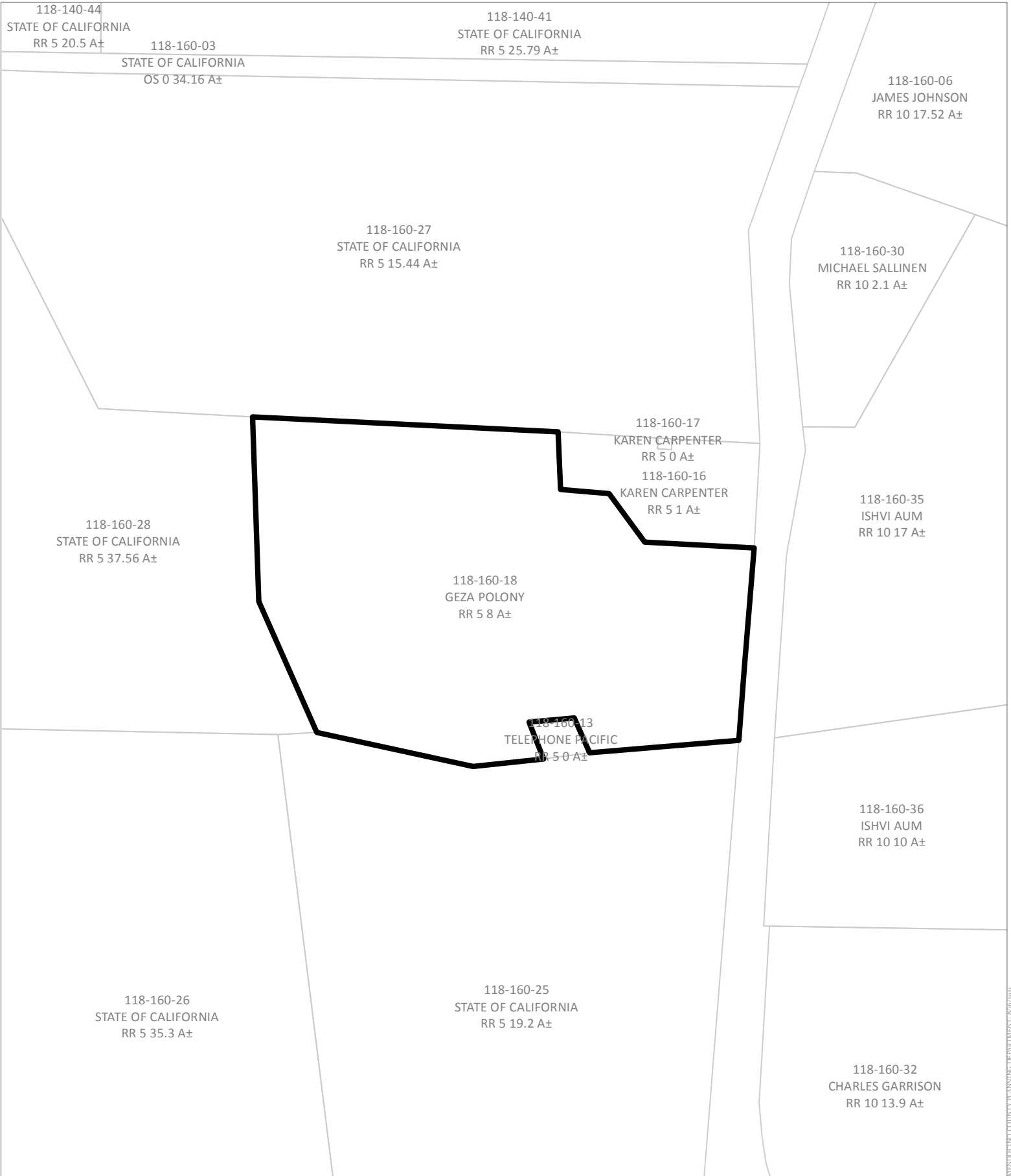
CASE: **CDP 2021-0041**  
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 AGENT:

Public Roads

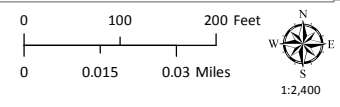


ADDRESS: **13500 Point Cabrillo Drive, Mendocino**

**POST LCP CERTIFICATION & APPEAL JURISDICTION**



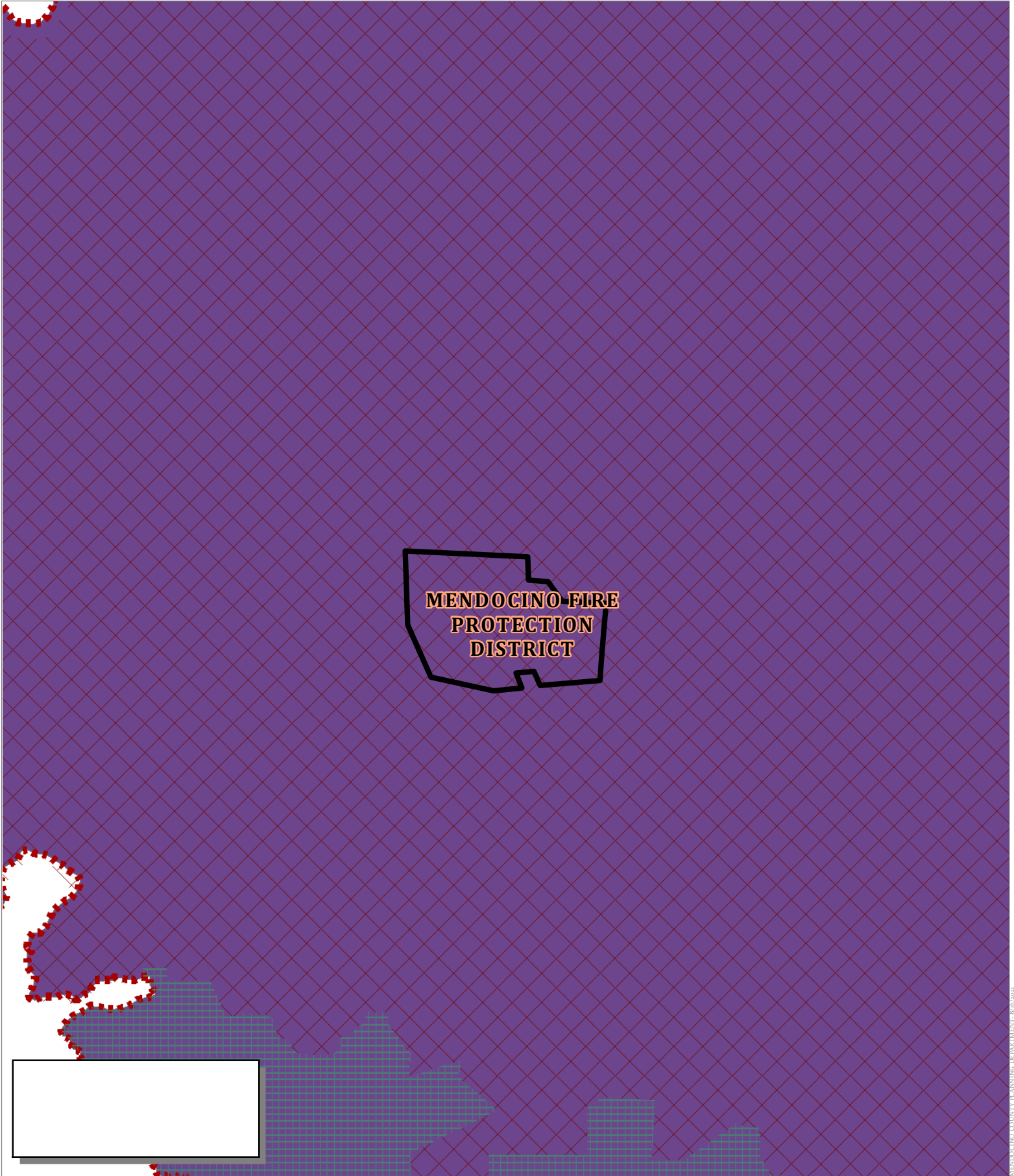
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**ADJACENT PARCELS**




MENDOCINO COUNTY PLANNING DEPARTMENT - 8/10/2021

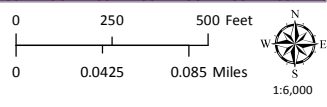




**MENDOCINO FIRE  
PROTECTION  
DISTRICT**

CASE: CDP 2021-0041  
 OWNER: POLONY, Geza  
 APN: 118-160-18  
 APLCT: Geza Polony  
 AGENT:  
 ADDRESS: 13500 Point Cabrillo Drive, Mendocino

-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/10/2021



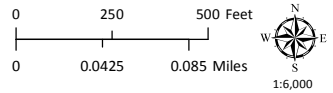
Uninhabited  
with Vegetation

Low Density  
Intermix

Medium Density  
Intermix

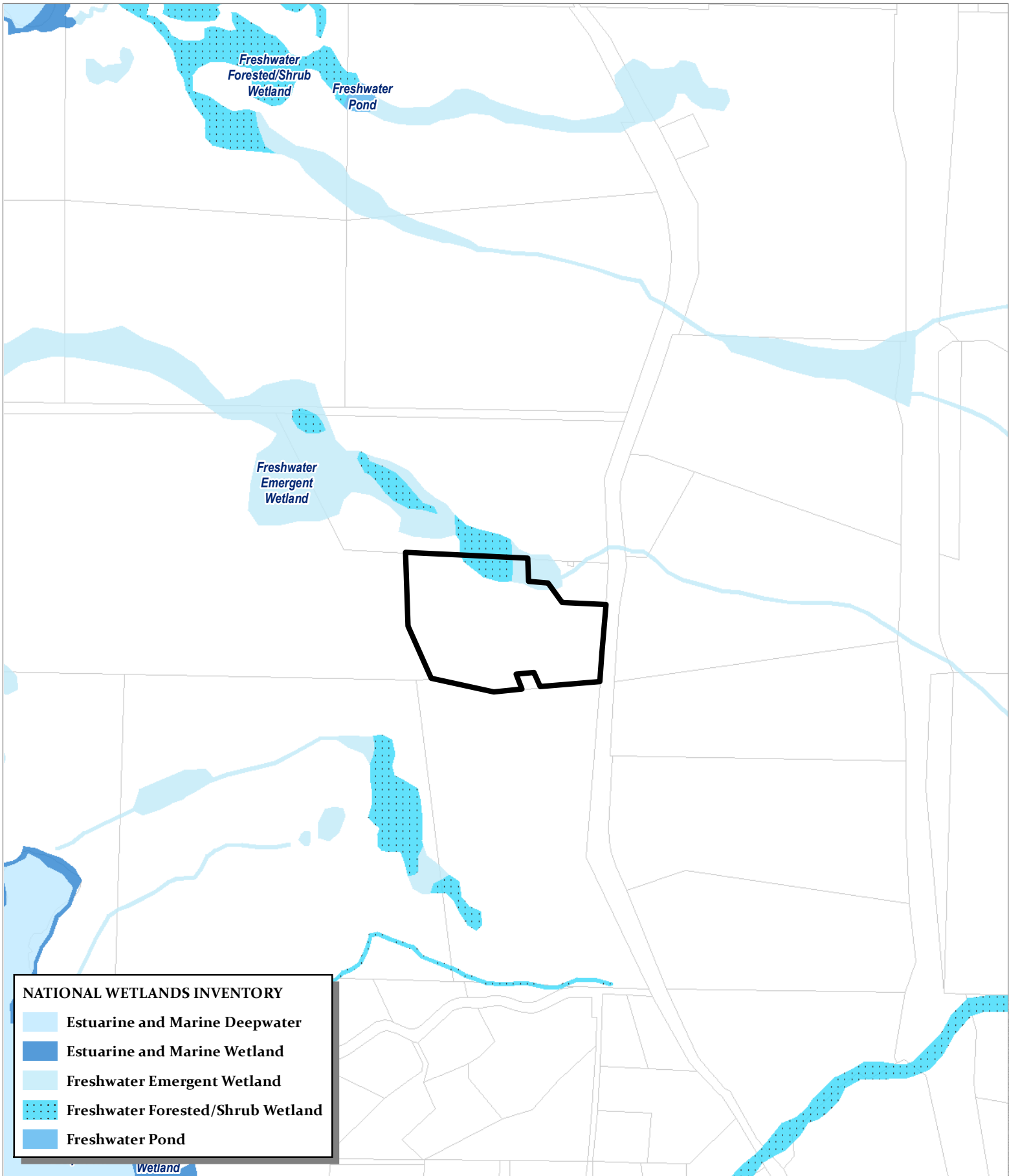
CASE: CDP 2021-0041  
OWNER: POLONY, Geza  
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APLCT: Geza Polony  
AGENT:

ADDRESS: 13500 Point Cabrillo Drive, Mendocino



WILDLAND-URBAN INTERFACE ZONES

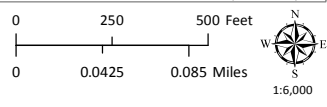
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/10/2021



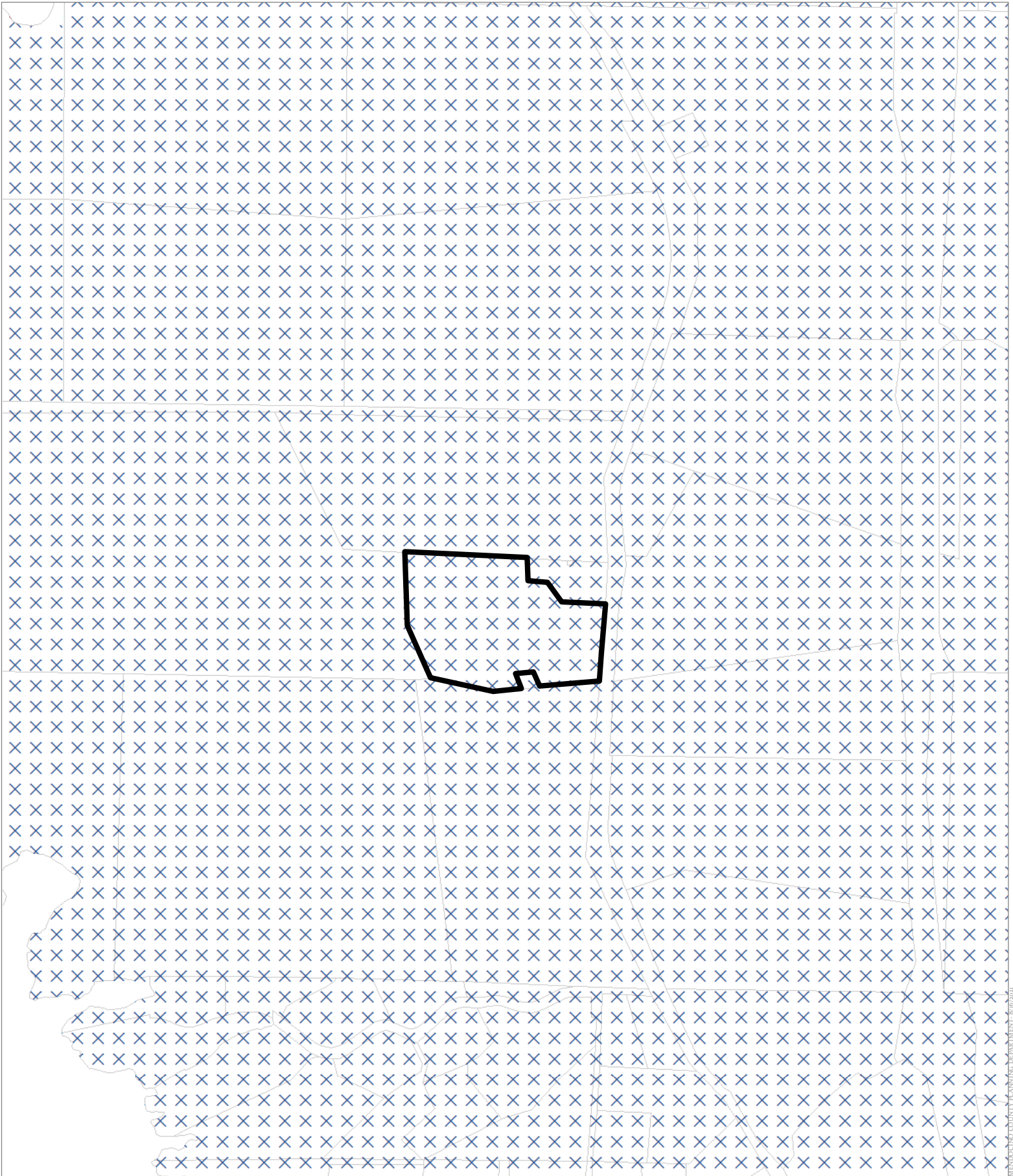
**NATIONAL WETLANDS INVENTORY**

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

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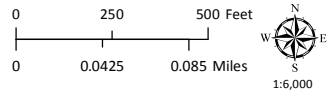
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/10/2021



MENDOCINO COUNTY PLANNING DEPARTMENT - 8/10/2021

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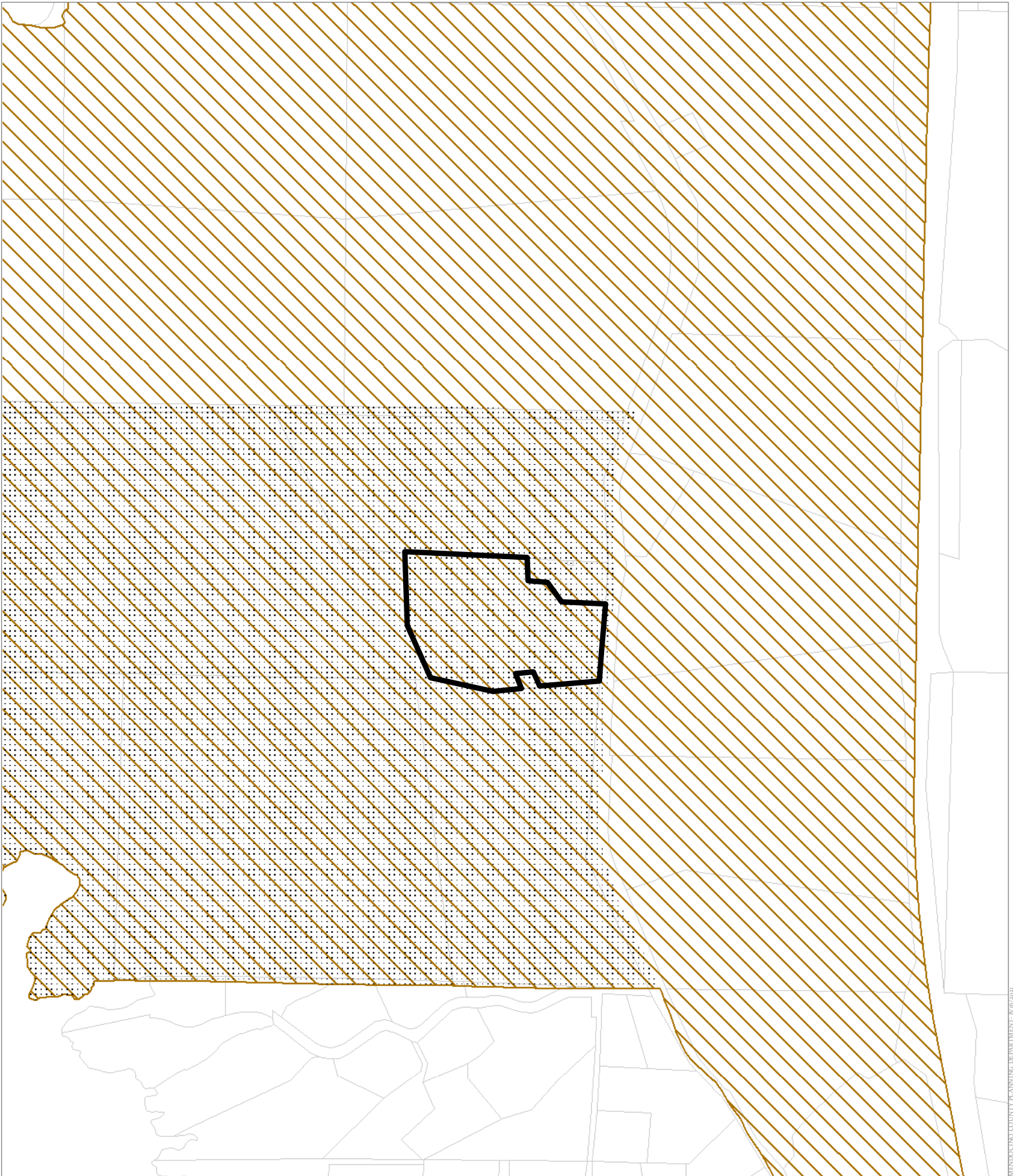
 Critical Water Areas





ADDRESS: 13500 Point Cabrillo Drive, Mendocino

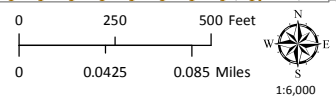
GROUND WATER RESOURCES





CASE: CDP 2021-0041  
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 AGENT:

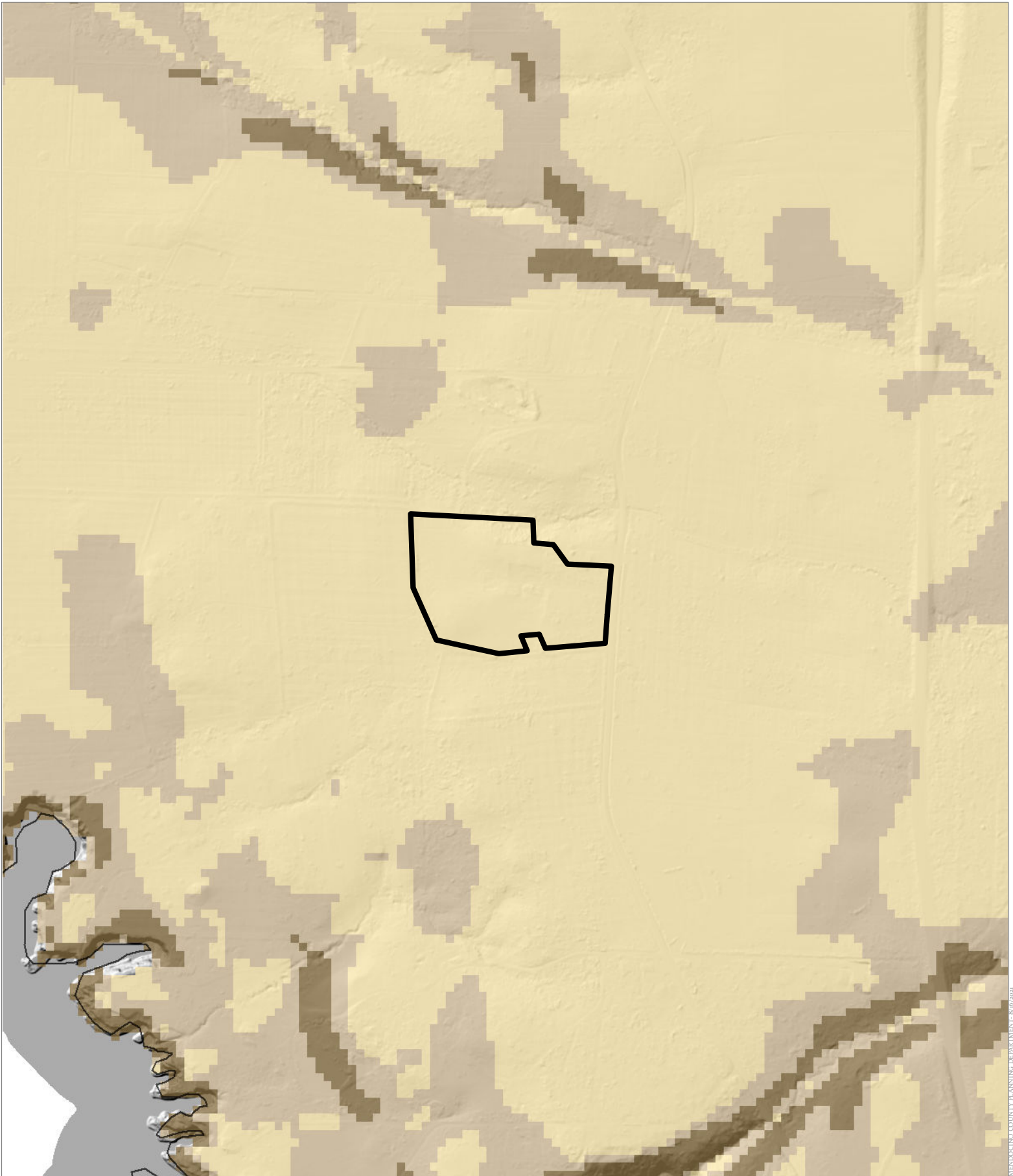
 Tree Removal Area  
 Highly Scenic Area



ADDRESS: 13500 Point Cabrillo Drive, Mendocino

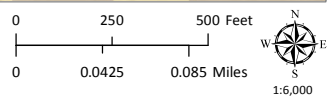
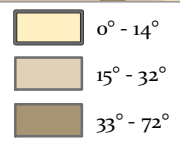
HIGHLY SCENIC & TREE REMOVAL AREAS



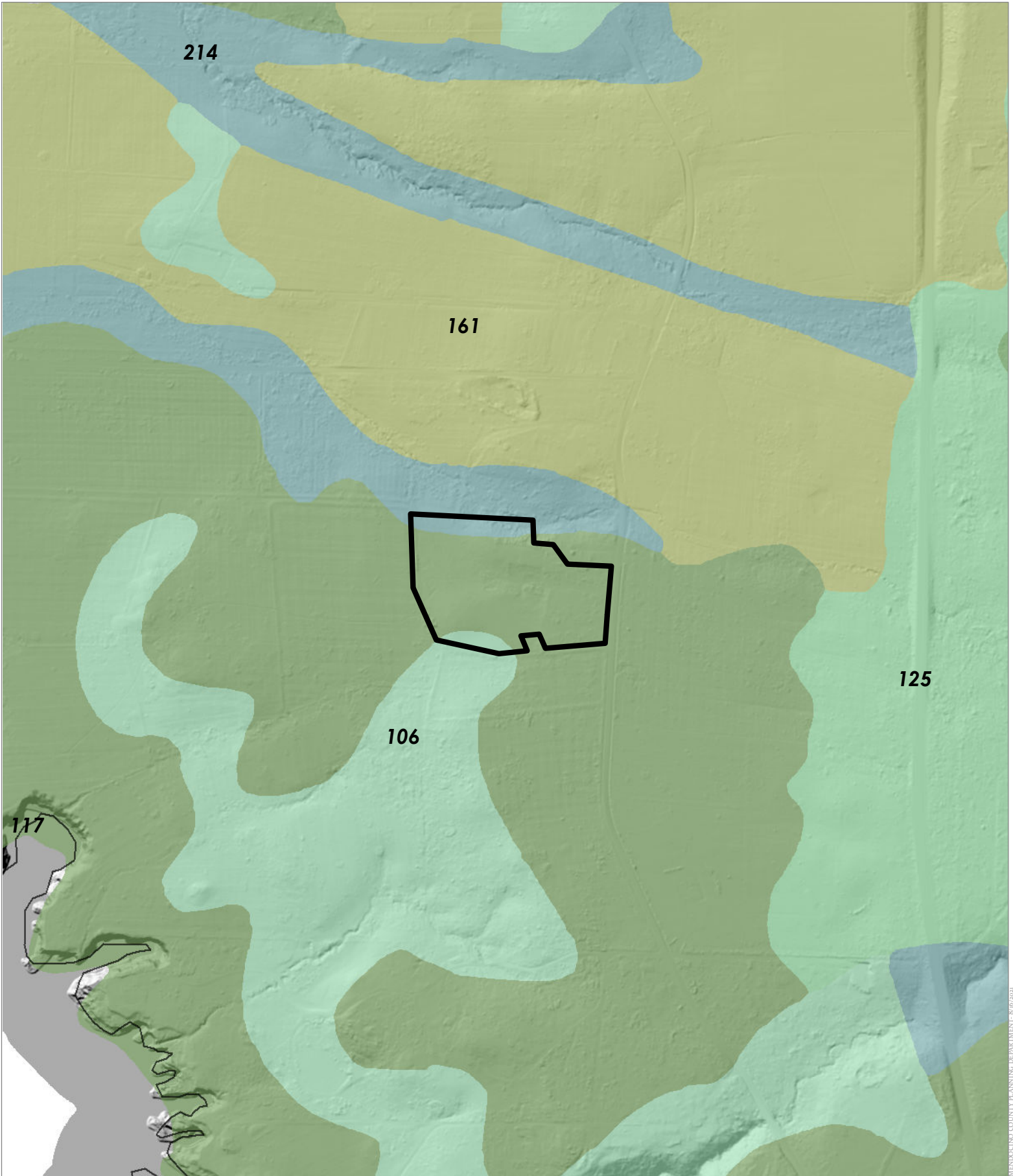


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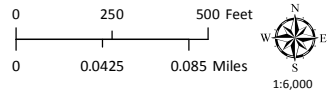


ESTIMATED SLOPE



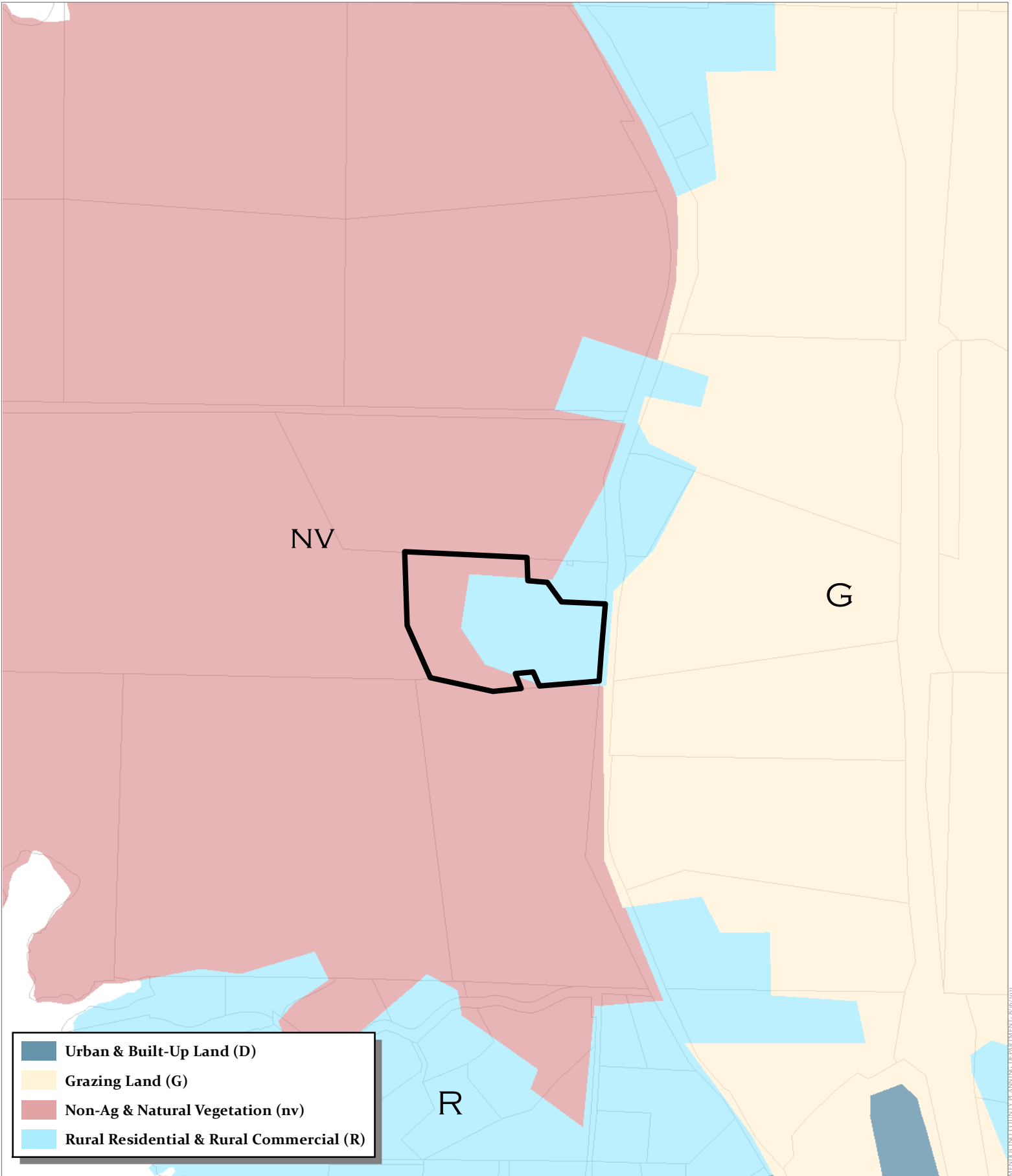
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WESTERN SOILS

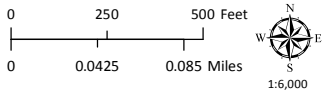
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/10/2021



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

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FARMLAND CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/10/2021