



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

**MAY 9, 2024
CDP_2023-0010**

SUMMARY

OWNER/APPLICANT: John and Georgia Jory
13850 Grassland Road
Lodi CA 95240

AGENT: Kelly Grimes
P O Box 598
Little River CA 95456

REQUEST: Administrative Coastal Development Permit for the construction of a 1,908 square foot three-bedroom two story single-family residence with a 552 square foot attached two car garage along with the installation of a septic system, a 3,000 gallon above ground potable water storage tank and a driveway with a turnaround.

LOCATION: In the Coastal Zone, 3.95± miles north of the Manchester town center, on the east side of Sea Cypress Drive (CR 568), 148 feet northeast of its intersection with Cypress Parkway (CR 575), located at 43620 Sea Cypress Drive, APN: 132-080-07

TOTAL ACREAGE: 0.50± Acres

GENERAL PLAN: Rural Residential, 5-acre minimum parcel size with a planned development combining district, variable to 1-acre (RR-5:PD [RR-1:PD])

ZONING: Rural Residential, 5-acre minimum parcel size with a planned development combining district, variable to 1-acre (RR-5:PD [RR-1:PD])

OVERLAY: Planned Unit Development (PD)

SUPERVISORIAL DISTRICT: 5 (Williams)

ENVIRONMENTAL DETERMINATION: Categorical Exemption

APPEALABLE: No

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: Keith Gronendyke

BACKGROUND

PROJECT DESCRIPTION: Administrative Coastal Development Permit for the construction of a 1,908 square foot three-bedroom two story single-family residence with a 552 square foot attached two car garage along with the installation of a septic system, a 3,000 gallon above ground potable water storage tank and a driveway with a turnaround. An approximately twelve-foot wide by 210-foot long driveway with a turnaround and courtyard is proposed to access the parcel from Sea Cypress Drive along the southerly property line.

The house will feature the following:

- Roofing: 40-year 3-tab composition asphalt shingles.

- Siding: Hardi-Plank lap siding.
- Trim: Hardie Trim, redwood or cedar
- Heavy timber framing exposed 2x redwood (or western red cedar) framing with similar 4x2 and 6x posts and beams.
- Floor Type: Raised wood framed floor with various finishes, mainly engineered wood.
- Foundation: Concrete perimeter.
- All exterior lighting will be shielded to only project light downward.

APPLICANTS' STATEMENT: *"Construct a new 3-bedroom house with attached 2 car garage. Install septic system and driveway with turnaround."*

RELATED APPLICATIONS ON-SITE:

- Septic Permit ST20974;

SITE CHARACTERISTICS: The 0.50± acre site is located immediately east of Sea Cypress Drive with approximately 83 feet of frontage. Currently, the parcels abutting the subject parcel along with the parcel across Sea Cypress Drive are undeveloped. The lot is situated 3.95± miles north of the Manchester town center, on the east side of Sea Cypress Drive (CR 568), 148 feet northeast of its intersection with Cypress Parkway (CR 575), located at 43620 Sea Cypress Drive, APN:132-080-07.

The property is relatively flat with grasslands covering the entire lot. The elevation of the property varies from approximately 342 feet above sea level at the front of the property to 380 feet above sea level at the rear of the property. The new residence is proposed to be approximately 155 feet from the front property line bordering Sea Cypress Drive. It should be noted that the front one-third of the property has an overlay district of a CDP Exclusion Zone, but this only extends about 112 feet into the front yard area so the project as currently proposed is not able to be excluded from the CDP process. As the property has a slight upward slope to it from Sea Cypress Drive towards the back, a small amount of grading can be anticipated to have to occur to accommodate the new residence and garage.

SURROUNDING LAND USE AND ZONING: As listed in Table 1 below, the site and surrounding lands to the north and south are designated Rural Residential (RR-5), while the parcels, including across Sea Cypress Drive are all similarly zoned Rural Residential (RR-5). As such, the proposed project is compatible with surrounding land uses and development.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR5 PD)	Rural Residential (RR:PD)	0.56± Acre	Vacant
SOUTH:	Rural Residential (RR5 PD)	Rural Residential (RR:PD)	0.49± Acre	Vacant
EAST:	Rural Residential (RR5 PD)	Rural Residential (RR:PD)	4.06± Acres	Vacant
WEST:	Rural Residential 9RR5 PD)	Rural Residential (RR:PD)	0.03± Acre	Vacant

LOCAL COASTAL PROGRAM CONSISTENCY: The proposed project is consistent with the goals and policies of the Local Coastal Program as detailed below.

Land Use: The parcel is classified by the Mendocino County General Plan as Rural Residential (RR) with a five-acre minimum parcel size. Per the Coastal Element, *"the RR classification is, "intended to be applied to lands 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 in such a manner as to create minimal impact on agricultural viability."*¹ The maximum density on RR-5 designated parcels is one dwelling per 5 acres. The proposed residential development and accessory structures/uses are principally permitted uses within the RR zoning and are consistent with the intent of the

¹Mendocino County General Plan Coastal Element

district. The small lot size (approximately one-half acre) is not conducive to agricultural production but is consistent with the residential viability on RR parcels.

Zoning: The project site is located within a Rural Residential District (RR 5), which is, *"intended to be applied to properties 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 intended residential development of a single-family residence and appurtenant structure is a principally permitted use within the Rural Residential District, pursuant to Mendocino County Coastal Zoning Code Chapter 20.376 RR -- *Rural Residential District*.

Standard setbacks within the RR-5 Zoning District are 30-feet from the front, rear and side property lines, but in a memorandum from 1991, County staff determined that: *"If the parcel is 2 acres or less, setbacks shall be 20'-6"-20' since the parcels exist at the smaller lot size of the variable density classification of the RR-5(1)..."* The subject parcel is only one-half acre in size. As such, the reduced setbacks are appropriate for this project. The site plan submitted with the application shows that the proposal meets the 20'-6"-20' setbacks.

The maximum building height allowed in an RR zone not in a highly scenic area is 28 feet. The drawings submitted with the application show all proposed structures to be in compliance with a maximum average height of 21' 6" above the average grade for the residence, and the garage.

Planned Development: The parcel also is within the Planned Development Combining District, which is intended to be used as a combining Land Use Classification with, among others, RR-5 land use designated parcels. Per the County of Mendocino's Coastal Element: *"...The use of Planned Development is intended to require a site plan for new development so that a parcel will be reviewed to ensure maximum preservation of open space, protection of views from public roads, pygmy vegetation areas where the entire parcel is pygmy soil types and resource protection, while allowing residential, commercial and industrial uses on an existing parcel with site area per unit specified and the site plan for the parcel reviewed to ensure maximum preservation of open space and views from public roads..."*

The siting of the house on the back half of the parcel will preserve open space along the road frontage along with the protection of views from Sea Cypress Drive to the east. It should be noted that a large hill is located directly behind the proposed residence, so the view is limited. A review of the LCP Land Use Map 22" Mallo Pass Creek does not indicate that the subject property is within a Pygmy Vegetation area. The proposal is to construct a new 1,908 square foot three-bedroom two-story single-family residence with a 552 square foot attached two car garage along with the installation of a septic system, a 3,000 gallon above ground potable water storage tank and a driveway with a turnaround. As such, this proposal is consistent with the Planned Development (PD) Combining District.

Habitats and Natural Resources: After referring this project out to applicable local, state and federal agencies, staff received comments back from the U.S. Fish and Wildlife Service (USFWS) that the project site could be habitat for the Point Arena Mountain Beaver and that a representative of the USFWS could conduct a survey to determine if the project site might be habitat for the Point Arena Mountain Beaver. On February 12, 2024, a representative from the USFWS did conduct a survey consisting of the project site along with an additional 100 feet around the parcel and concluded that *"No sign of PAMB occupancy was found during my survey."* Furthermore, the survey found that: *"With the negative survey results, I have concluded that the residential development at 43620 Sea Cypress Drive, Manchester, CA, as proposed based on plans I received from you recently, is unlikely to result in the "take" (as defined by the Federal Endangered Species Act) of the PAMB. This conclusion will be valid for 5 years."* Further in the report, the USFWS representative noted that: *"During my survey yesterday I also did not detect the larval food plant for the federally endangered Behren's silverspot butterfly or Lotis blue butterfly...I am not a butterfly expert, but know how to identify both larval food plant species..."* The California Coastal Commission in an email dated October 25, 2023, commented that the location of the proposed residence does not comply with CZC Section 20.492.010(B), Coastal Zoning Code, which states: *Development shall be planned to fit topography, soils, geology, hydrology and other current conditions existing on the site so that grading is kept to an absolute minimum."* The Coastal Commission recommended that the applicant investigate a different location for the residence in order to be compliant with the above noted section of the Coastal Zoning Code. The agent for the project commented on the above noted observation and stated in a subsequent email: *"I read over the comments from the Coastal Commission and we would love to move the house down the slope onto the less steep area of the site."*

¹Mendocino County General Plan Coastal Element

Unfortunately, the lower portion of the site (closest to the road) has some water damage issues and the septic system was forced to be located up the slope a bit..." Staff concurs with the applicant's agent and would recommend that the house location remain as proposed. Other comments from the Coastal Commission recommended that a full biological study be conducted for the project site to look for Point Arena Mountain Beaver habitat, red-legged frog, Grand Fir Forest and other rare plant and animal species, which have been documented less than half a mile away. As noted above, a representative from the USFWS conducted a survey for the PAMB and did not identify any habitat. The representative also conducted a survey for two federally endangered butterfly species, which also were negative. Additionally, staff notes that a review of the California Natural Diversity Database on the County's GIS mapping system did not identify any endangered species in the project's vicinity. As such, staff would not recommend any further studies or conditions of approval regarding habitats and natural resources.

Visual Resource and Special Treatment Areas: The project site is not within a designated Highly Scenic Area or within a Tree Removal Area. The location of the proposed residence on the back half of the lot will not impact existing tree vegetation to the east. Based on the site plan supplied with the application, the finished floor of the proposed residence would be approximately twenty-five feet above the street elevation, but back at least 155 feet from Sea Cypress Drive, thus minimizing its visual impact from the street. Additionally, as noted previously, a rise in elevation behind the lot, which is covered in trees and other vegetation further limits any visual impacts of the residence. It should also be noted that a large two-story residence is located immediately to the south of this proposed residence. Staff finds the proposed project would not have significant visual impacts.

MCC Section 20.504.035 provides exterior lighting regulations intended to protect coastal visual resources in Highly Scenic Areas, Special Treatment Areas and Special Communities of the Coastal Zone. Exterior lighting is required to be within the zoning district's height limit regulations and requires exterior lighting to be shielded and positioned in a manner that light and glare does not extend beyond the boundaries of the parcel. In reviewing the plans submitted with the application, the proposed exterior lighting is in conformance with these standards. **Condition #22** has been added to support Section 20.504.035 of the Mendocino County Coastal Zoning Ordinance.

Hazards Management: The project's location is within a high fire hazard severity zone. No comments were received from either CAL FIRE or the North Coast Fire Protection District. Staff recommends **Conditions #13, #14 and #15** to require the applicant to comply with all of the requirements of CAL FIRE. The project, as proposed, would result in lot coverage of approximately 0.08 percent, which would not exceed the maximum allowed lot coverage of 20 percent for parcels of this size located within a RR District. With the inclusion of the standard conditions, staff finds the project to be consistent with Mendocino County policies for fire protection.

Grading, Erosion, and Run-Off: The project site plan indicates that the grade of the land goes from zero inches (0 feet) at the southeast corner of the lot at Sea Cypress Drive to 330 inches (27.5 feet) at the driveway turnaround approximately 198 feet from the street and along the easterly property line and adjacent to the proposed twelve-foot-wide driveway. These figures call out the difference in elevation on the parcel. The application indicates that the amount of cut required to excavate for the driveway and house is 250 cubic yards, while the amount of fill will be 200 cubic yards. The extra dirt is proposed to be spread on the applicant's property. A grading permit may be required for any proposed grading activities and would be subject to any requirements of the Building Division. With the inclusion of **Conditions #17 and #18** the project is found consistent with policies related to grading, erosion, and run-off.

Archaeological/Cultural Resources: This application was referred out to the Northwest Information Center at Sonoma State University to ascertain if archaeological resources could possibly be impacted by this application. Comments received from the Northwest Information Center state in part: *"Although the general vicinity has sensitivity for archaeological resources, the proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended."* As such, **Condition #8** advises the applicant of the "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project. With the inclusion of the recommended condition, Staff finds the project to be consistent with Mendocino County policies for protection of paleontological and archaeological resources.

The project was referred to three local tribes for review and comment, including the Cloverdale Rancheria, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Rancheria. No responses were received from any of the three local tribes.

Groundwater Resources: The project site is located within a mapped Marginal Water Resources Area. The applicant has indicated that the Irish Beach Water District will provide for their potable water needs. A will serve letter from the Irish Beach Water District was received by staff affirming that the District can supply the subject property with potable water needs. A 3,000-gallon water tank also is proposed to be located directly behind the attached garage. The project was referred to the Division of Environmental Health who responded with approval of a septic system site plan but Planning staff cannot approve of the septic system until this Coastal Development Permit is acted upon. If this Coastal Development Permit is approved, staff finds the proposed project would not adversely affect groundwater resources.

Transportation/Circulation: The project would not contribute new sources of 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.

Access to the site would be provided from Sea Cypress Drive, an improved roadway within the Irish Beach Subdivision. Mendocino County's Department of Transportation did provide comments, which have been added to the conditions of approval as **Conditions #10** and **#11**. A minimum of two parking spaces are required for the project per MCC Section 20.472.015 and are shown on the site plan. Staff finds the proposed project to be consistent with transportation and circulation requirements.

Public Access: The project site is not designated as a potential public access point on the certified LCP maps as it is approximately one-half mile inland from the Pacific Ocean. As the project site is located east of the first public road, no findings related to public access are required for the project.

ENVIRONMENTAL DETERMINATION: The Coastal Permit Administrator finds that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15303(a), (c) New Construction, which exempts the construction of one single family residence located in a residential zone and the construction of accessory structures including garages; therefore, a Categorical Exemption is recommended.

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 development to construction a 1,908 square foot three-bedroom two story single-family residence with a 552 square foot attached two car garage along with the installation of a septic system, a 3,000 gallon above ground potable water storage tank and a driveway with a turnaround is in conformity with the certified Local Coastal Program. A single-family residence is a principally permitted use and a garage is a permitted accessory building within the Rural Residential land use classification and are consistent with the intent of the Rural Residential classification and all associated development criteria; and
2. Pursuant to MCC Section 20.532.095(A) (2), the proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities. The proposed project will be served by the Irish Beach Water District for potable water needs, an above ground 3,000-gallon water storage tank and an on-site sewage disposal system consisting of a septic tank and leach field. The new driveway off Sea Cypress Drive is designed to provide adequate service to the proposed development. Drainage and other necessary facilities have been considered in project design; and
3. Pursuant to MCC Section 20.532.095(A)(3), the proposed development is consistent with the purpose and intent of the Rural Residential zoning district, as well as all other provisions of Division II of Title 20 of the Mendocino County Code and preserves the integrity of the Rural Residential zoning district, as single-family-dwellings are a principally permitted use within this Zoning District. With compliance with

¹Mendocino County General Plan Coastal Element

the conditions of approval, the proposed single-family residence and detached accessory structure, and associated utilities would satisfy all development requirements for the district; and

4. Pursuant to MCC Section 20.532.095(A) (4), the proposed development, if constructed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. A Class 3 categorical exemption, Section 15303(a) for the construction of a new single-family residence is recommended; and
5. Pursuant to MCC Section 20.532.095(A)(5), the proposed development would not have any adverse impact on any known archaeological or paleontological resources if constructed in compliance with the conditions of approval, as there are known resources within the vicinity of the site. This application was referred out to the Cloverdale Rancheria, the Redwood Valley Rancheria and the Sherwood Band of Pomo Indians. None of these Native American representatives commented on the project. **Condition #8** is recommended to ensure protection if archaeological sites or artifacts are discovered; 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 are adequate to serve the proposed development. Solid waste service is available either as curbside pick-up or at the Fish Rock Road Transfer Station (18± miles away). The existing level of service at peak hour conditions at this location is considered Level of Service A. While the project would contribute incrementally to traffic volumes on local and regional roadways, such incremental increases were considered when the LCP land use designations were assigned to the site; and

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 Code. The permit shall become effective after the ten (10) calendar day appeal period to the Coastal Permit Administrator has expired and no appeal has been filed with Coastal Permit Administrator. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. 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. 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.
4. 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.
5. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
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.

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- 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 proper site address must be posted at the beginning of construction and maintained thereafter. It shall be posted on both sides of a mailbox or posted at the driveway entrance, so it is visible from both directions of travel with minimum three-inch letter height, a 3/8 inch stroke and reflectorized contrasting with the mailbox color.
10. Prior to the final inspection of the project's Building Permit, the following improvements to the proposed driveway shall be made, which include the following: the applicant shall construct a residential driveway approach onto Sea Cypress Drive (CR 568), in accordance with Mendocino County Road and Development Standards No. A51A, or as modified by applicant and approved by the Department of Transportation staff during field review, to be paved with asphalt or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.
11. Applicant shall obtain an encroachment Permit from the Mendocino County Department of Transportation for any work within County right-of-way.
12. A minimum twenty (20)foot setback for all buildings from all property lines and/or forty-five (45) feet from the center of Old Caspar Railroad Road shall be indicated on any site plan submitted to the Building Department.
13. The permit holder shall at all times maintain a firebreak by clearing an area of all flammable vegetation or other combustible materials thirty (30) feet immediately around and adjacent to any building or structure.
14. Proper disposal of flammable vegetation and fuels caused by site development and fire fuel reduction shall be completed prior to road construction or final inspection of the building permit.
15. The permit holder shall maintain a defensible space buffer zone 100 feet from all structures, provided this zone does not extend beyond the property line. The intensity of fuels management may vary within the 100 foot perimeter of the structure, with the most intense being within thirty (30) feet of the structures.
16. After construction and for the life of the development, the permit holder shall:
 - remove any portion of a tree that extends within ten (10) feet of a chimney or stovepipe.
 - maintain a tree, shrub, or other plant adjacent to or overhanging a structure.
 - maintain the roof structure free of leaves, needles, or other vegetative materials.
17. Any areas of bare soil created by grading should be revegetated as soon as practicable using a native erosion control seed mix.

¹Mendocino County General Plan Coastal Element

18. Standard Best Management Practices (BMPs) shall be employed to assure minimization of erosion resulting from construction. Ground disturbance shall be limited to the minimum necessary and disturbed soil areas shall be stabilized as soon as feasible. Any soil stockpiles shall be covered or otherwise stabilized to prevent dust impacts. Any bare soil created by the construction phase of the project shall be re-vegetated with native vegetation and/or native seed mixes for soil stabilization. Low Impact Development techniques shall be utilized to reduce storm water runoff from new impervious surfaces.
19. Landscaping on the parcel shall not include any invasive plants and shall consist of native plants compatible with the present plant communities.
20. Heavy equipment undercarriages and tires shall be washed prior to entering the site in order to remove any invasive plant seed.
21. Any change in approved colors or materials shall be subject to the review and approval of the Coastal Permit Administrator for the life of the project.
22. All exterior lighting fixtures shall match those submitted with the permit application and be downcast and shielded. Any changes shall be subject to the review and approval by the Coastal Permit Administrator for the life of the project.
23. Any Building Permit request shall include all conditions of approval of Coastal Development Permit CDP_2023-0010. Conditions shall be attached to or printed on the plans submitted.
24. Subsequent to project approval, the permit holder shall submit a check to the project planner in the amount of \$50.00 and made payable to the Mendocino County Recorder to cover the cost of filing a Notice of Exemption for this project.

PROJECT RECOMMENDATION

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator finds the project to be Categorically Exempt under CEQA Section 15303(a) for the construction of a new single-family residence, and grants approval of the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval.

5-2-2024

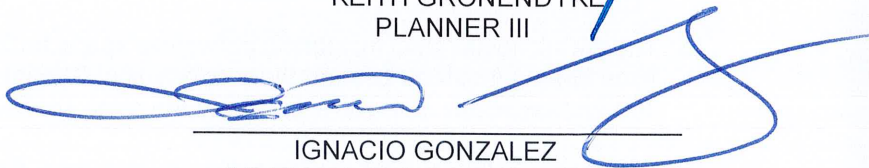
Date

5-2-2024

Date



KEITH GRONENDYKE
PLANNER III



IGNACIO GONZALEZ
COASTAL PERMIT ADMINISTRATOR

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

ATTACHMENTS:

- A. Location Map
- B. Aerial Imagery General
- C. Aerial Imagery site specific
- D. Topographic Map
- E. Application
- F. Site Plan
- G. Plan Set
- H. Zoning Display Map
- I. General Plan Classifications
- J. LCP Land Use Map 22: Mallo Pass Creek
- K. LCP Land Capabilities & Natural Hazards
- L. LCP Habitats and Resources
- M. Coastal Ground Water Resources
- N. Water Districts
- O. Wetlands
- P. Fire Hazard Zones & Responsibility Areas
- Q. Wildland Urban Interface
- R. Post LCP Certification & Appeal Jurisdiction
- S. DWR Crop Type
- T. Important Farmlands
- U. Eastern Soil Classifications
- V. Slope
- W. Williamson Act
- X. Highly Scenic Area
- Y. Adjacent Parcels
- Z. Irish Beach Water District will serve letter

REFERRAL AGENCIES	Reply
Department of Transportation	Comments
Air Quality Management	No Response
Assessor	No Response
Building Inspection - Fort Bragg	No Comment
Cloverdale Rancheria	No Response
Department of Forestry/ CalFire -Land Use	No Response
Department of Forestry/ CalFire -Resource Management	No Response
Archaeological Commission	Comments
Environmental Health - Fort Bragg	Comments
Fort Bragg Rural Fire District	No Comment
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response
Sonoma State University	Comments
California Coastal Commission	Comments
Irish Beach Water District	Comments
Manchester Union Elementary School District	No Response
U.S. Department of Fish and Wildlife	Comments

REFERENCES:

Chapter 3. Mendocino County, Planning and Building Services, Planning Division. *The County of Mendocino-General Plan-Coastal Element*. 2005. Ukiah, CA.

Chapter 4 Mendocino County, Planning and Building Services, Planning Division. *The County of Mendocino General Plan-Coastal Element*. 2005. Ukiah, CA.

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APN: 132-080-07
APLCT: John & Georgia Jory
AGENT: Kelly B. Grimes, Architect
ADDRESS: 43620 Sea Cypress Dr., Manchester

● Major Towns & Places — Highways
— Coastal Zone Boundary — Major Roads



0 2,550 5,100 Feet
0 0.5 1 Miles
1:63,360
N
W
E
S

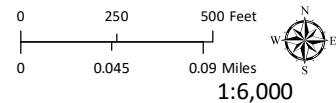
LOCATION

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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AGENT: Kelly B. Grimes, Architect
ADDRESS: 43620 Sea Cypress Dr., Manchester

 Public Roads
 Private Roads



AERIAL IMAGERY

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OWNER: JORY, John & Georgia

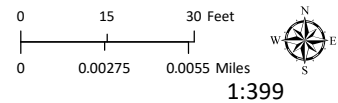
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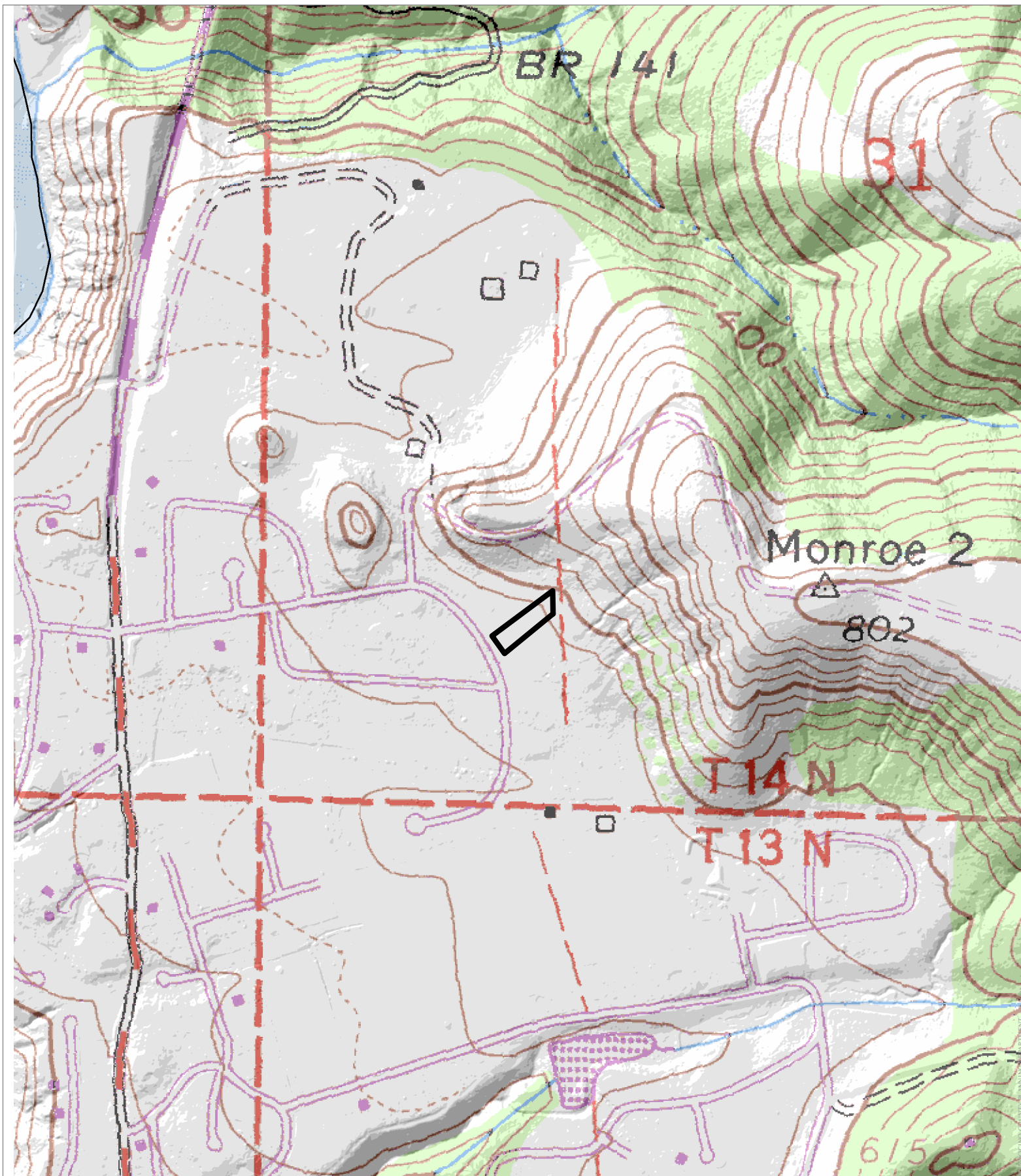
ADDRESS: 43620 Sea Cypress Dr., Manchester

 Public Roads



AERIAL IMAGERY

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AGENT: Kelly B. Grimes, Architect
ADDRESS: 43620 Sea Cypress Dr., Manchester

0 250 500 Feet
0 0.045 0.09 Miles
1:6,000
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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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-2023-0010
CDF No(s)	
Date Filed	2/28/2023
Fee	\$4198.00
Receipt No.	PRJ-054822
Received by	TIA/SA
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name John & Georgia Jory
Mailing Address 13850 Grassland Rd.
City Lodi State CA Zip Code 95240 Phone 209-471-9776

PROPERTY OWNER

Name same as applicant
Mailing Address
City State Zip Code Phone

AGENT

Name Kelly B. Grimes, Architect
Mailing Address PO Box 598
City Little River State CA Zip Code 95456 Phone 707-937-2904

PARCEL SIZE

22,239 ☒ Square feet
☐ Acres


STREET ADDRESS OF PROJECT

43620 Sea Cypress Dr.


ASSESSOR'S PARCEL NUMBER(S)

132-080-07

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


Signature of Applicant/Agent

2-25-23
Date


Signature of Owner

1-28-2023
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.

Construct a new 3 bedroom house with attached 2 car garage. Install septic system and driveway with turnaround.

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	one residence	1908 sq.ft.
<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.

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.

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 21'-6" above average grade feet.

8. Lot area (within property lines): 22,239 ☒ square feet ☐ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u> </u> square feet	<u>1882</u> square feet	<u>1882</u> square feet
Paved area	<u> </u> square feet	<u>3562</u> square feet	<u>3562</u> square feet
Landscaped area	<u> </u> square feet	<u>500</u> square feet	<u>500</u> square feet
Unimproved area	<u> </u> square feet	<u> </u> square feet	<u>16295</u> square feet

GRAND TOTAL: square feet
(Should equal gross area of parcel)

10. Gross floor area: 2483 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u> </u>	Proposed ² <u> </u>	Total ² <u> </u>
Number of covered spaces	<u>2</u>		Size <u>24'X24'</u>
Number of uncovered spaces	<u>2-5</u>		Size <u>9'X20' plus</u>
Number of standard spaces	<u> </u>		Size <u> </u>
Number of handicapped spaces	<u> </u>		Size <u> </u>

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.

fully shielded downlights at exterior doors (both person and garage)

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 Irish Beach

☐ 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: 250 cubic yards

B. Amount of fill: 200 cubic yards

C. Maximum height of fill slope: 7'-0" feet

D. Maximum height of cut slope: 11'-9" feet

E. Amount of import or export: _____ cubic yards

F. Location of borrow or disposal site: extra dirt will be spread on site

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:
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.
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.)
20.	Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
21.	Is the proposed development visible from: A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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:
23.	Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes? 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 Amount of material to be dredged or filled? _____ cubic yards. Location of dredged material disposal site: _____ _____ Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

John E. Jory
Owner/Authorized Agent

1-28-2023
Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize Kelly B. Grimes, Architect to act as my representative and to bind me in all matters concerning this application.

John E. Jory
Owner

1-28-2023
Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

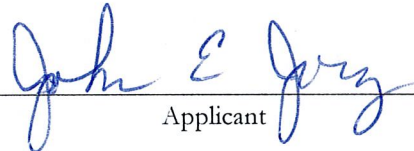
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: _____

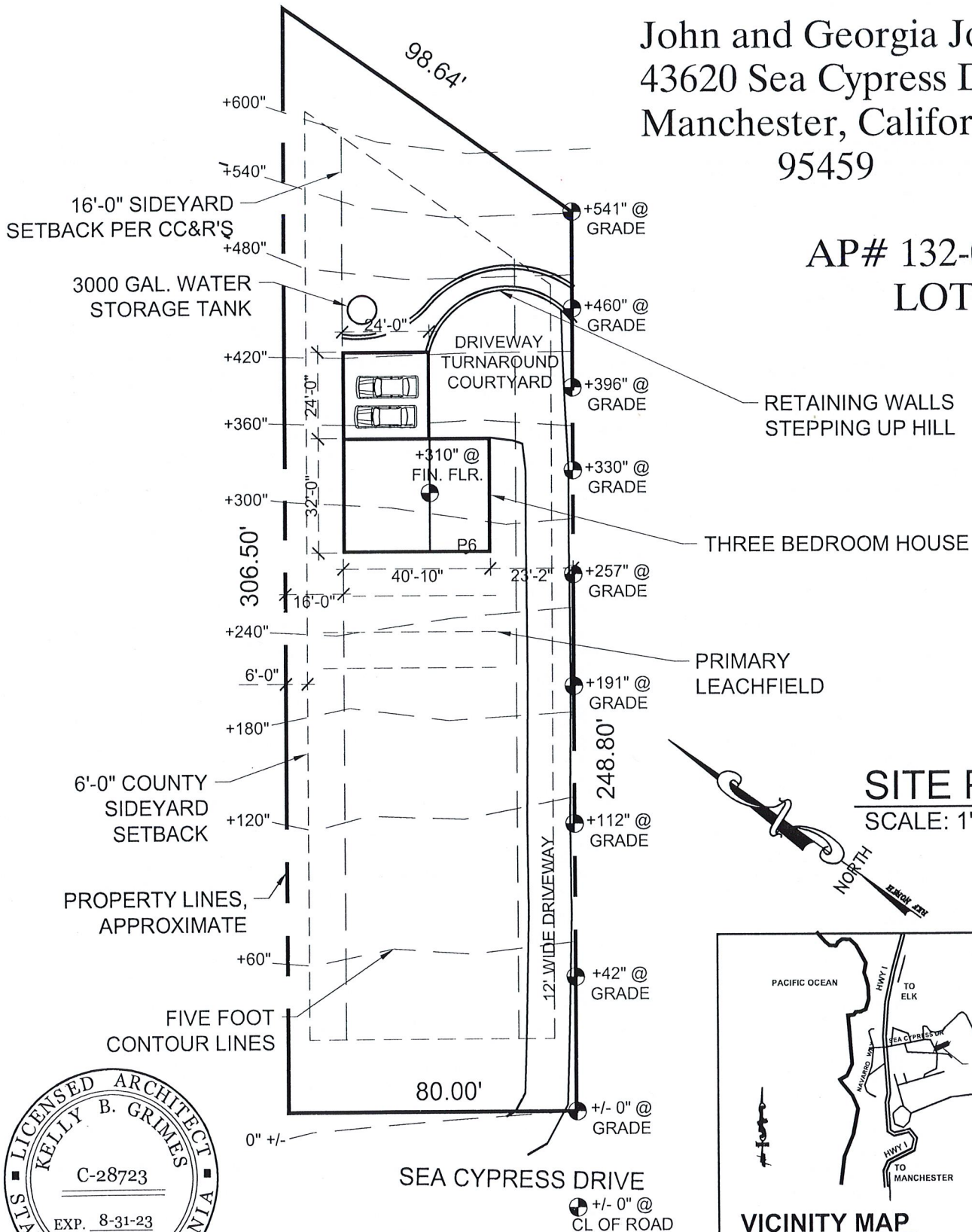
1-28-2023


Applicant

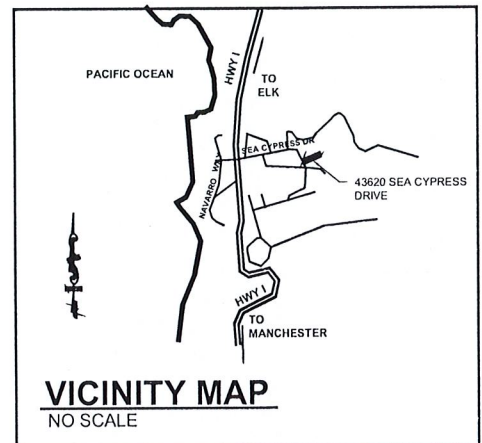
A New House with attached Garage for:

John and Georgia Jory
43620 Sea Cypress Dr.
Manchester, California
95459

AP# 132-080-07
LOT # 37



SITE PLAN
SCALE: 1" = 40'-0"



A NEW RESIDENCE WITH ATTACHED GARAGE FOR:

JOHN AND GEORGIA JORY
43620 SEA CYPRESS DRIVE
MANCHESTER, CA 95459

A.P. # 132-080-07

NOTES:

SHEET NAME:

SITE PLAN

DATE: FEBRUARY 23, 2023

SCALE: AS NOTED

DRAWN BY: KBG

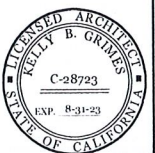
JOB: JORY

SHEET NO:

A1 OF -

Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904



Kelly B. Grimes, Architect
P.O. Box 598
Little River, CA 95456
707-937-2904

DATE: FEBRUARY 23, 2023
SCALE: AS NOTED
DRAWN BY: KBG
JOB: JORY
SHEET NO: **A2** of -

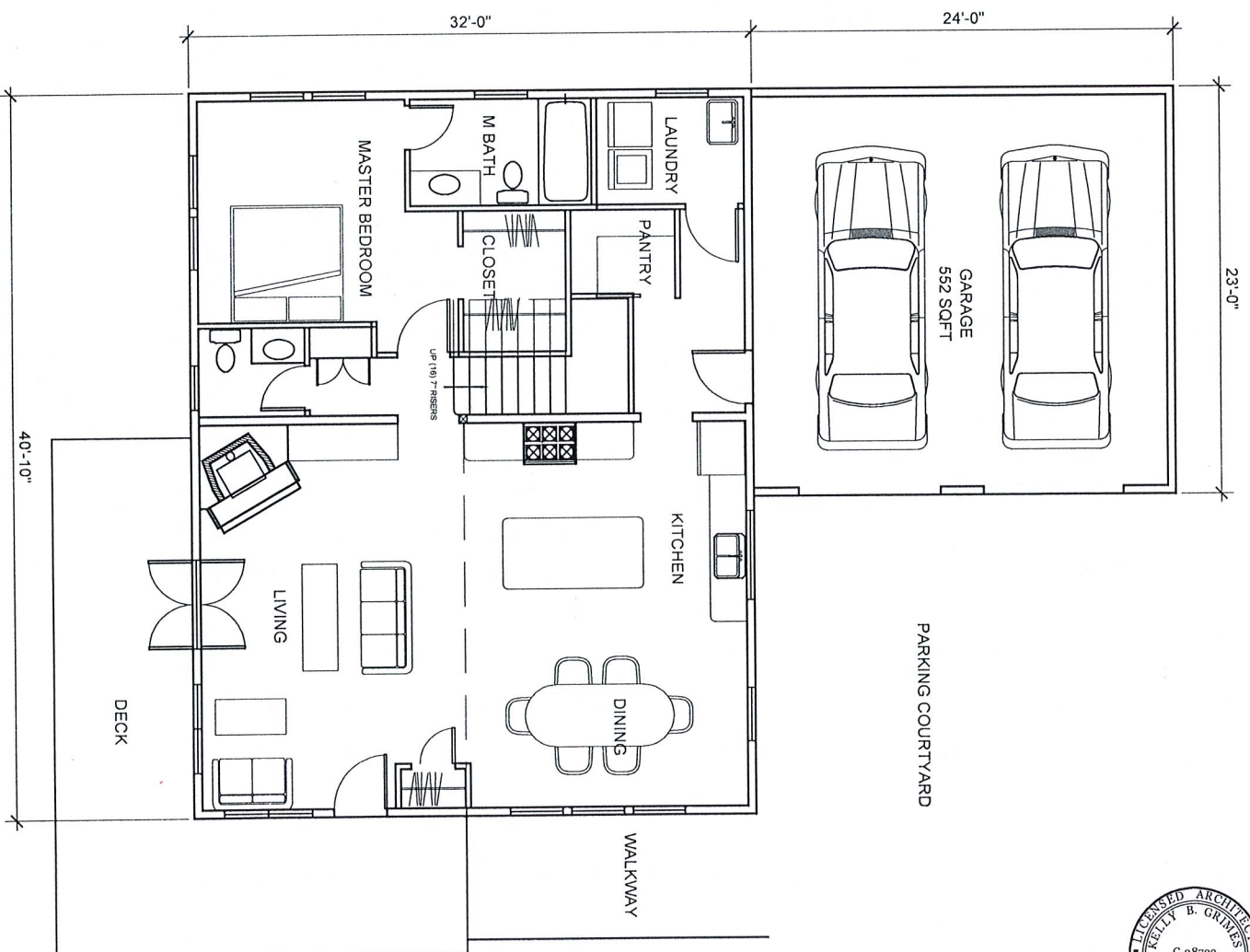
SHEET NAME: **FLOOR PLANS**

NOTES:

A NEW RESIDENCE WITH ATTACHED GARAGE FOR:

JOHN AND GEORGIA JORY
43620 SEA CYPRESS DRIVE
MANCHESTER, CA 95459

A.P. # 132-080-07



PARKING COURTYARD

GARAGE
552 SQFT

23'-0"

24'-0"

32'-0"

40'-10"

DECK

LIVING

WALKWAY

KITCHEN

DINING

PANTRY

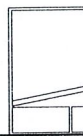
LAUNDRY

M BATH

CLOSET

UP 168 7" RISERS

MASTER BEDROOM



BATH 2

BEDROOM ONE

QUEEN

BEDROOM TWO

QUEEN

DOWN 168 7" RISERS

32'-0"

18'-9 1/2"

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

1307 SQFT

SECOND FLOOR PLAN

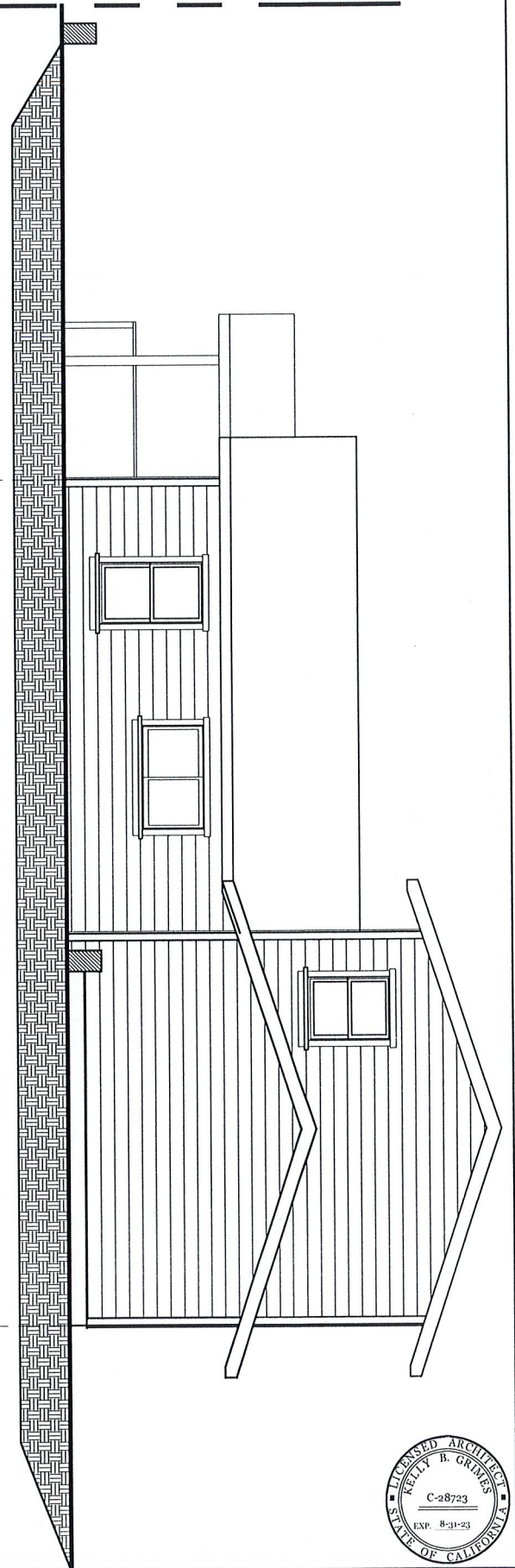
SCALE: 1/8" = 1'-0"

601 SQFT



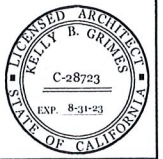
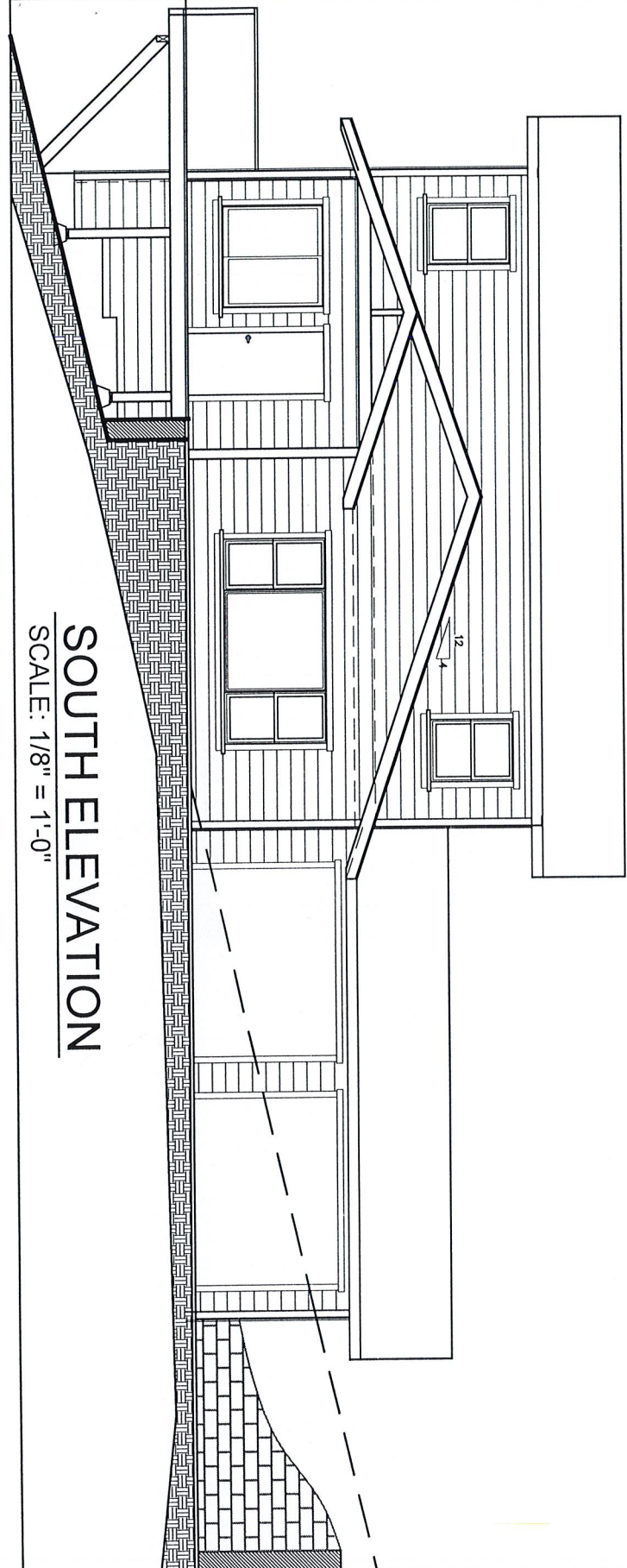
EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



A NEW RESIDENCE WITH ATTACHED GARAGE FOR:

JOHN AND GEORGIA JORY
43620 SEA CYPRESS DRIVE
MANCHESTER, CA 95459

A.P. # 132-080-07

NOTES:

SHEET NAME:

EXTERIOR ELEVATIONS

DATE: FEBRUARY 23, 2023

SCALE: AS NOTED

DRAWN BY: KBG

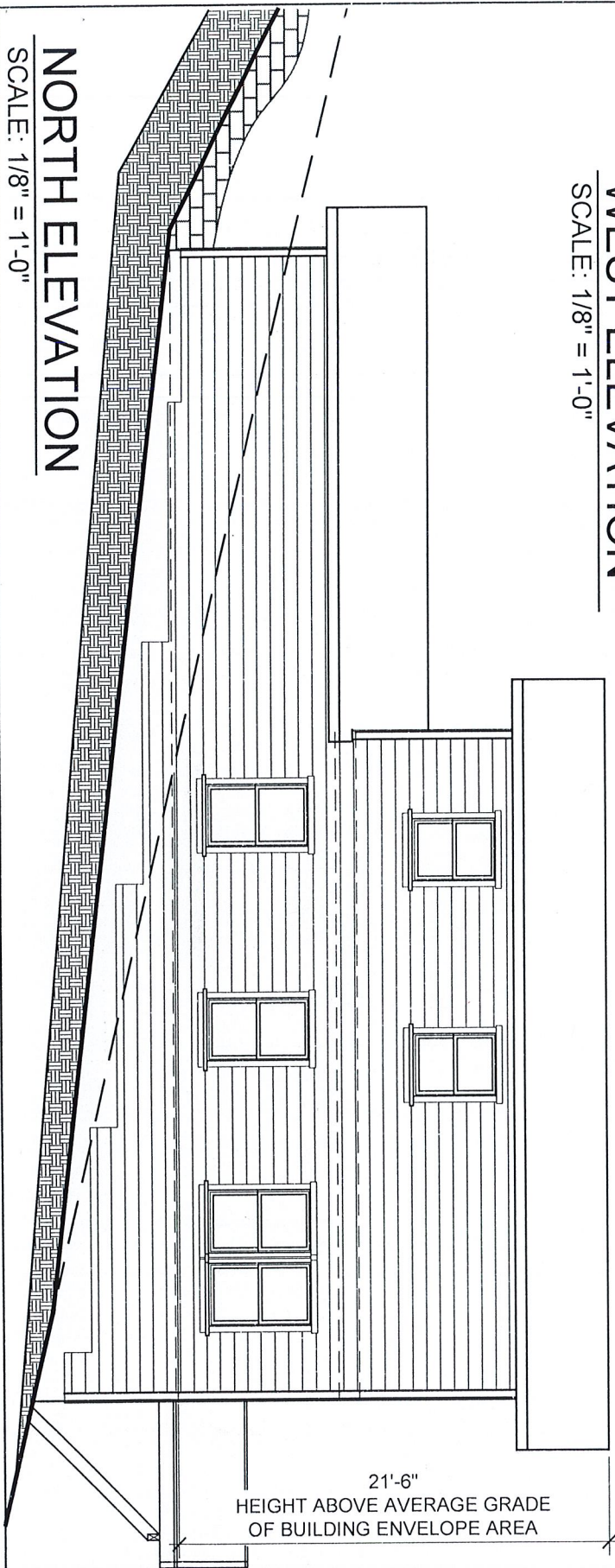
JOB: JORY

SHEET NO: **A3** of -

Kelly B. Grimes, Architect
P.O. Box 598
Little River, CA 95456
707-937-2904

NORTH ELEVATION

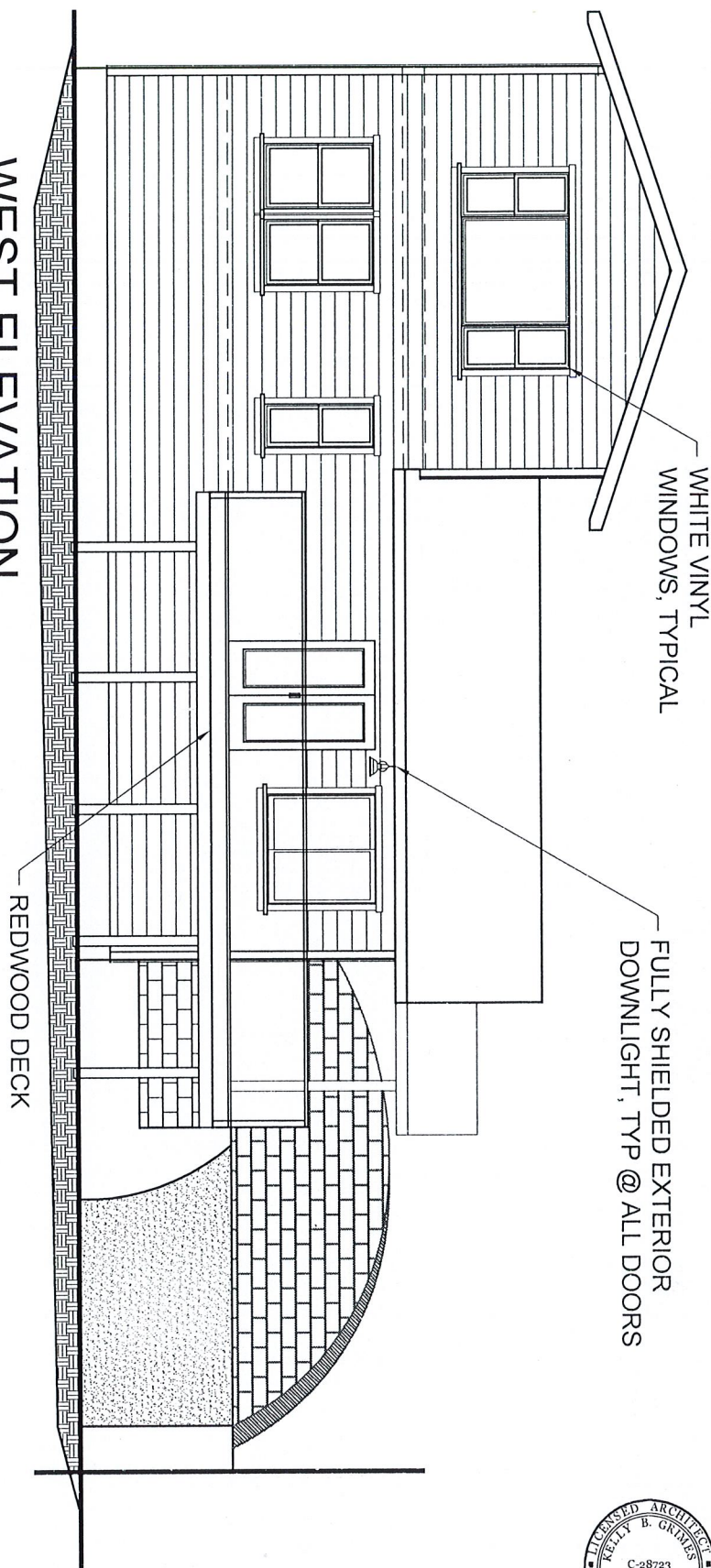
SCALE: 1/8" = 1'-0"



21'-6"
HEIGHT ABOVE AVERAGE GRADE
OF BUILDING ENVELOPE AREA

WEST ELEVATION

SCALE: 1/8" = 1'-0"



WHITE VINYL
WINDOWS, TYPICAL

FULLY SHIELDED EXTERIOR
DOWNLIGHT, TYP @ ALL DOORS

REDWOOD DECK



A NEW RESIDENCE WITH ATTACHED GARAGE FOR:

JOHN AND GEORGIA JORY
43620 SEA CYPRESS DRIVE
MANCHESTER, CA 95459

A.P. # 132-080-07

NOTES:

SHEET NAME:

EXTERIOR ELEVATIONS

DATE: FEBRUARY 23, 2023

SCALE: AS NOTED

DRAWN BY: KBG

JOB: JORY

SHEET NO: **A4** OF -

Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on 2-28-23 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

Construct 3 bedroom residence with attached
2 car garage - Install septic + driveway w/ Turnaround.
(Description of development)

Located at:

43620 Sea Cypress Dr.

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

Middle of Property on stake in ground.

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

John E. Ferry
Owner/Authorized Representative

1-28-2023

Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

COMPLETE FOR PROJECTS
LOCATED WITHIN THE
COASTAL ZONE ONLY

NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE
IS PENDING BEFORE THE COUNTY OF MENDOCINO:

PROPOSED DEVELOPMENT: Construct 3 bedroom
residence with attached garage.

Install Septic + driveway.

LOCATION: 43620 Sea Cypress Dr.

APPLICANT: John & Georgia Jory

ASSESSOR'S PARCEL NUMBER(S): 132-080-07

DATE NOTICE POSTED: 2-28-2023

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
860 NORTH BUSH STREET
UKIAH, CA 95482
707-234-6650

300ft_132-080-07

APN	OWNER	ADDRESS	CITY	STATE	ZIP	SITUS_ADD
13207414	NASTE ROBERT & TERESITA	380 CASTLE ST	CAMBRIA	CA	93428	43670 CYPRESS PARKWAY
13208001	DIAL ROBERT J & KRISTA L	43751 ALTA MESA	MANCHESTER	CA	95459	43751 ALTA MESA RD
13208002	BAYCURA THOMAS TTEE	181 SHELLEY AVE	CAMPBELL	CA	95008	43680 SEA CYPRESS DR
13208003	MENDOCINO COAST PROPERTIES	PO BOX 440	KASILOF	AK	99610	43670 SEA CYPRESS DR
13208004	MENDOCINO COAST PROPERTIES	PO BOX 440	KASILOF	AK	99610	43660 SEA CYPRESS DR
13208005	MENDOCINO COAST PROPERTIES	PO BOX 440	KASILOF	AK	99610	43650 SEA CYPRESS DR
13208006	MENDOCINO COAST PROPERTIES	PO BOX 440	KASILOF	AK	99610	43640 SEA CYPRESS DR
13208007	MENDOCINO COAST PROPERTIES	PO BOX 440	KASILOF	AK	99610	43620 SEA CYPRESS DR
13208008	YOST DAVID S & TERRI G TTE	7425 N SPYGLASS	FRESNO	CA	93711	43610 SEA CYPRESS DR
13208010	THE CHARLIE DYCHE FAMILY TRUST DATED 6/20/2020	2344 SYCAMORE AVE	SANTA ROSA	CA	95404	43701 SEA CYPRESS DR
13208011	HOXSIE CRAIG LEE	43651 SEA CYPRESS DR	MANCHESTER	CA	95459	43651 SEA CYPRESS DR
13208012	MENDOCINO COAST PROPERTIES	PO BOX 440	KASILOF	AK	99610	43625 SEA CYPRESS DR
13208013	HEDGPETH BRENT EDWARD	634 BORDEAUX DR	PETALUMA	CA	94954	43601 SEA CYPRESS DR
13208014	SALLUCE JOHN B TTEE	1640 CALYPSO DR	APTOS	CA	95003	43620 CYPRESS PARKWAY
13208015	ARMENTA REBECCA BRITT	1820 ALAMEDA AVE	DAVIS	CA	95616	43650 CYPRESS PARKWAY
13209001	SCOVILLE FRED J	8101 BELLINGRATH DR	ELVERTA	CA	95626	43580 SEA CYPRESS DR
13209002	HAMMOND LORELEI J/	PO BOX 83	POINT ARENA	CA	95468	43560 SEA CYPRESS DR

APN	OWNER	ADDRESS	CITY	STATE	ZIP	SITUS_ADD
13209003	OLIVAS ADRIANA	2900 GRAND AVE	OJAI	CA	93023	43575 SEA CYPRESS DR
13209004	MENDOCINO COAST PROPERTIES	PO BOX 440	KASILOF	AK	99610	43601 CYPRESS PARKWAY
13209005	GRAY TIM 1/2	110 MIDDLEFORK CT	FOLSOM	CA	95630	43621 CYPRESS PARKWAY
13209006	VIERRA DAVID J TTEE	8260 ORCHARD DR	KELSEYVILLE	CA	95451	43641 CYPRESS PARKWAY
13210019	MOORES WILLIAM M & TONA E	3880 SLEEPY HOLLOW DR	SANTA ROSA	CA	95404	43551 SEA CYPRESS DR
13210031	MOORES RYAN 22.56% /	PO BOX 206	MANCHESTER	CA	95459	43550 SEA CYPRESS DR
13232002	CHING KENNETH L & WINSOME	3005 DRIFTWOOD CIRCLE	EL DORADO HILLS	CA	95762	NONE
13232003	MOORES WILLIAM M & TONA EL	3880 SLEEPY HOLLOW DR	SANTA ROSA	CA	95404	43641 ALTA MESA RD
13232005	MOORES WILLIAM M & TONA EL	3880 SLEEPY HOLLOW DR	SANTA ROSA	CA	95404	NONE
13232041	MOORES WILLIAM M & TONA EL	3880 SLEEPY HOLLOW DR	SANTA ROSA	CA	95404	NONE
13232042	MOORES WILLIAM M & TONA EL	3880 SLEEPY HOLLOW DR	SANTA ROSA	CA	95404	NONE
13232049	WOLFE DEAN W & PATRICIA E	43600 SEA CYPRESS DR	MANCHESTER	CA	95459	43600 SEA CYPRESS DR





Chamise Cubbison
Auditor-Controller/Treasurer-Tax Collector
501 Low Gap Rd, Room 1060
Ukiah, CA 95482
www.mendocinocounty.org/ttc

MENDOCINO COUNTY
FOR FISCAL YEAR JULY 1, 2022 THROUGH
FOR TAX YEAR 2022 - 2023
Print Date: 12/16/2022

PROPERTY INFORMATION

BILL NUMBER: 1266236
PARCEL NUMBER: 1320800700
LOCATION: 43620 SEA CYPRESS DR MANCHESTER CA
LIEN DATE OWNER: JORY TTEE JOHN E. CURRY TTEE GEORGIA A
*****AUTO**ALL FOR AADC 956 AA 19629 1/1 P64 T59

JOHN E JORY TTEE
JOHN E JORY & GEORGIA A CURRY TTEES
13850 GRASSLAND RD
LODI CA 95240-9643

SEE REVERSE FOR IMPORTANT INFORMATION

See reverse for electronic payment information

COUNTY VALUES AND EXEMPTIONS

TELEPHONE NUMBERS

Tax Collection (707) 234-6875
Address Change (707) 234-6800
Exemptions (707) 234-6801
Assessed Values (707) 234-6800
Tax Rates (707) 234-6859
Personal Property (707) 234-6815

VALUE DESCRIPTION

Land
Net Value

VALUE
\$13,804
\$13,804

VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS

TELEPHONE NUMBERS	DESCRIPTION	TAX RATE PERCENT	AGENCY TAXES/CHARGES
707-234-6859	County Wide Base Tax	1.000	\$138.03
707-527-4421	Sonoma JC 2014 Bond	0.023	\$3.17
707-527-4421	Sonoma JC 2002 Bond	0.012	\$1.66
800-676-7516	Coast Life Support Ambulance	0.000	\$61.00
800-676-7516	Coast Life Support Urg Care	0.000	\$74.00
707-882-1833	Redwood Coast Fire District	0.000	\$27.50

DUE AND PAYABLE ON	11/01/2022	DUE AND PAYABLE ON	02/01/2023	TOTAL TAXES
1ST INSTALLMENT	152.68	2ND INSTALLMENT	152.68	305.36
DELINQUENT AFTER	12/12/2022	DELINQUENT AFTER	04/10/2023	

▲ DETACH HERE ▲

2ND INSTALLMENT PAYMENT STUB

MENDOCINO COUNTY SECURED PROPERTY TAXES

PARCEL NUMBER	TAX RATE AREA	BILL NUMBER
1320800700	103008	1266236

2022 - 2023

2ND

IF PAID BY	04/10/2023	152.68
------------	------------	--------

10% PENALTY 15.27
COST CHARGE 20.00

AFTER April 10, 2023 PAY THIS AMOUNT ► 187.95

RETURN THIS STUB WITH YOUR PAYMENT

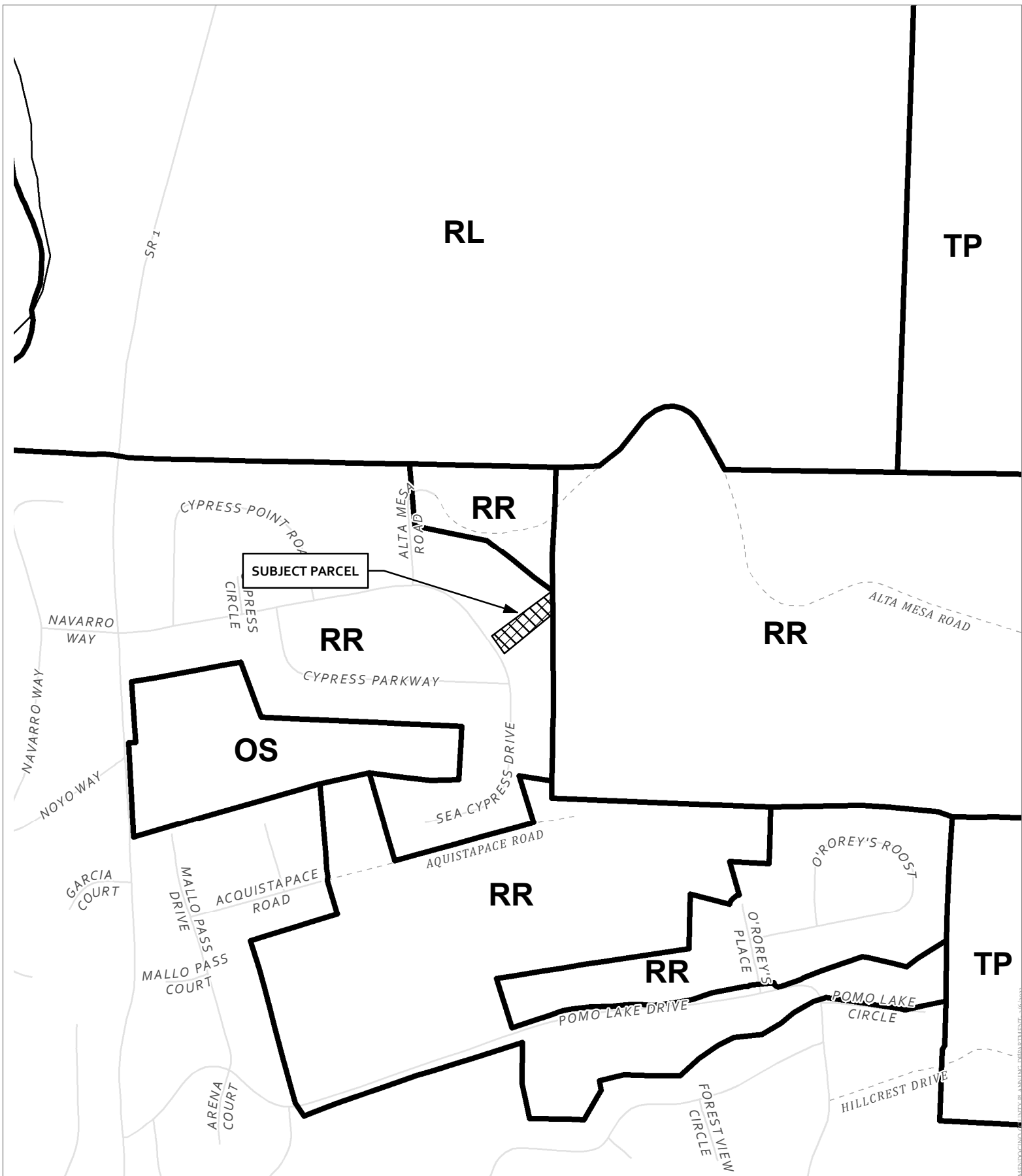
PLEASE MAKE CHECK PAYABLE TO:
MENDOCINO COUNTY TAX COLLECTOR
501 Low Gap Rd, Room 1060
Ukiah, CA 95482
www.mendocinocounty.org/ttc

2ND INSTALLMENT PAYMENT CAN
NOT BE ACCEPTED UNLESS THE
1ST INSTALLMENT HAS BEEN PAID.

ASSESSED TO ▼


JOHN E JORY TTEE
JOHN E JORY & GEORGIA A CURRY TTEES
13850 GRASSLAND RD
LODI CA 95240

00000021320800700000015268000018795000030536



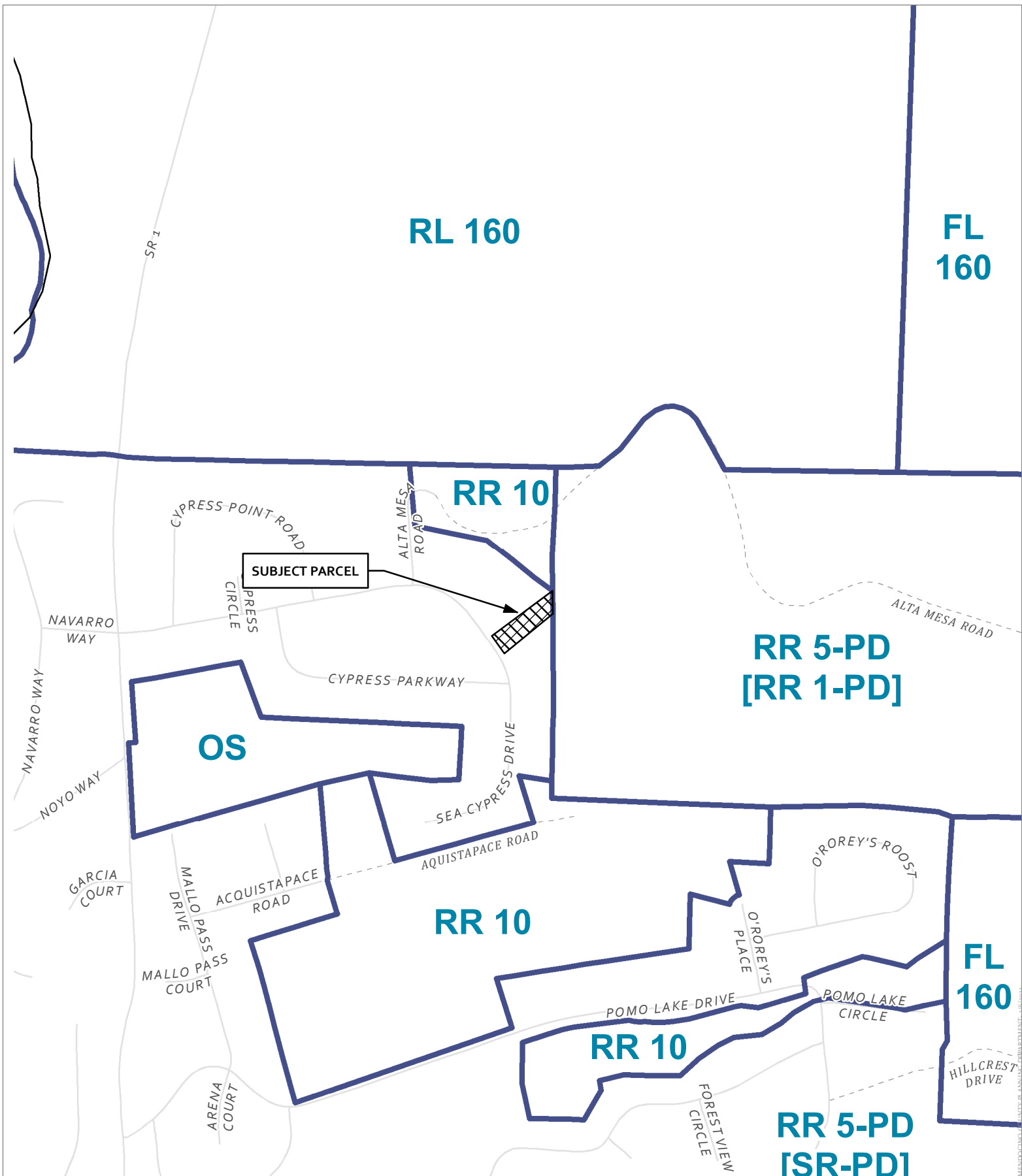
CASE: CDP 2023-0010
OWNER: JORY, John & Georgia
APN: 132-080-07
APLCT: John & Georgia Jory
AGENT: Kelly B. Grimes, Architect
ADDRESS: 43620 Sea Cypress Dr., Manchester

 Zoning Districts
 Public Roads



0 250 500 Feet
0 0.045 0.09 Miles
1:6,000


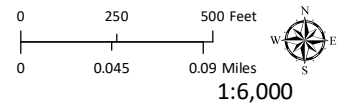
ZONING

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



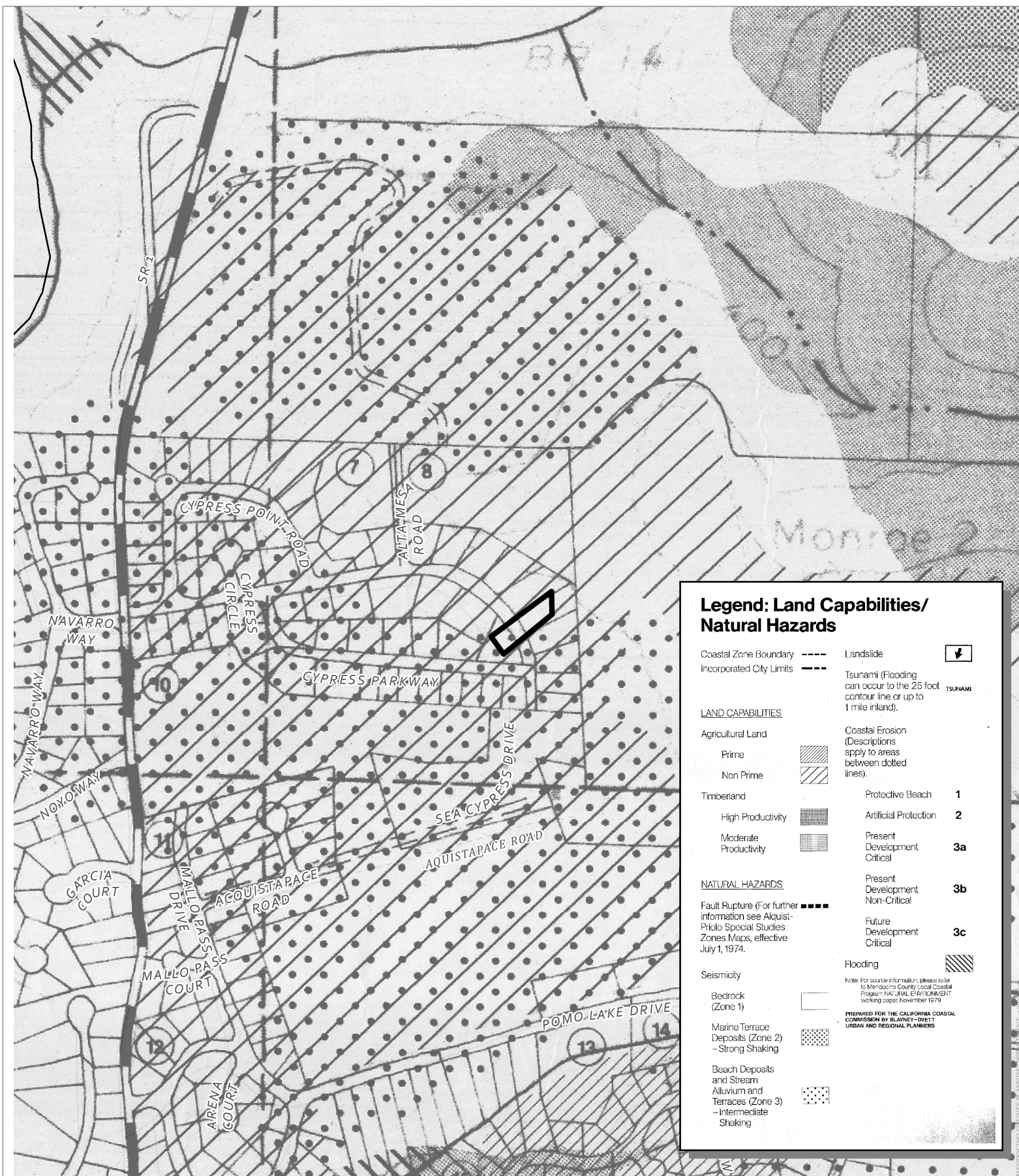
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OWNER: JORY, John & Georgia
APN: 132-080-07
APLCT: John & Georgia Jory
AGENT: Kelly B. Grimes, Architect
ADDRESS: 43620 Sea Cypress Dr., Manchester

 General Plan Classes
 Public Roads



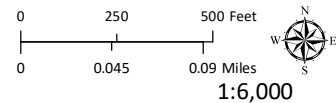
GENERAL PLAN

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



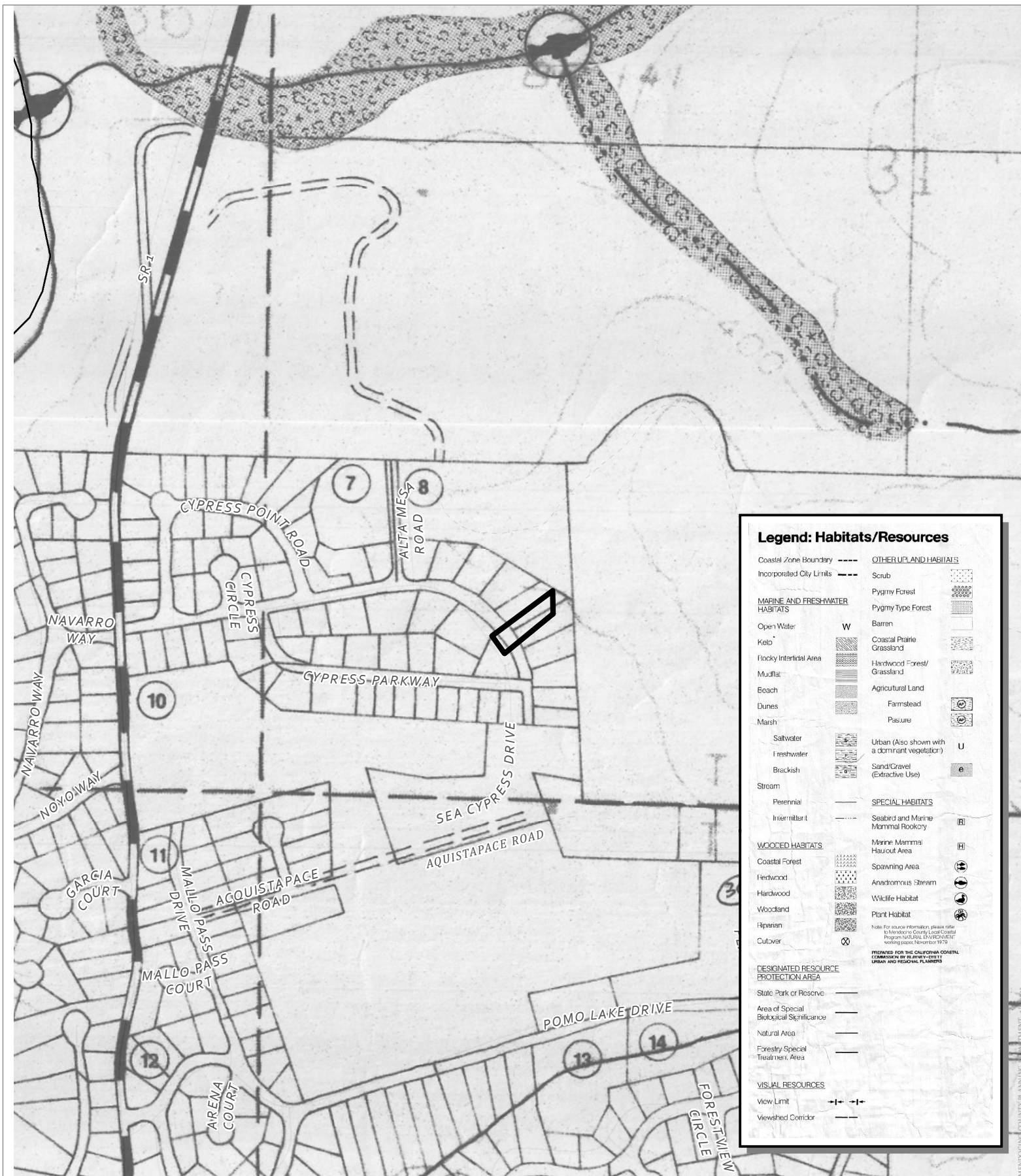
CASE: CDP 2023-0010
OWNER: JORY, John & Georgia
APN: 132-080-07
APLCT: John & Georgia Jory
AGENT: Kelly B. Grimes, Architect
ADDRESS: 43620 Sea Cypress Dr., Manchester

Public Roads



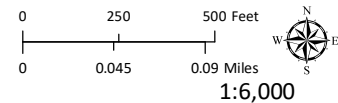
LCP LAND CAPABILITIES & NATURAL HAZARDS

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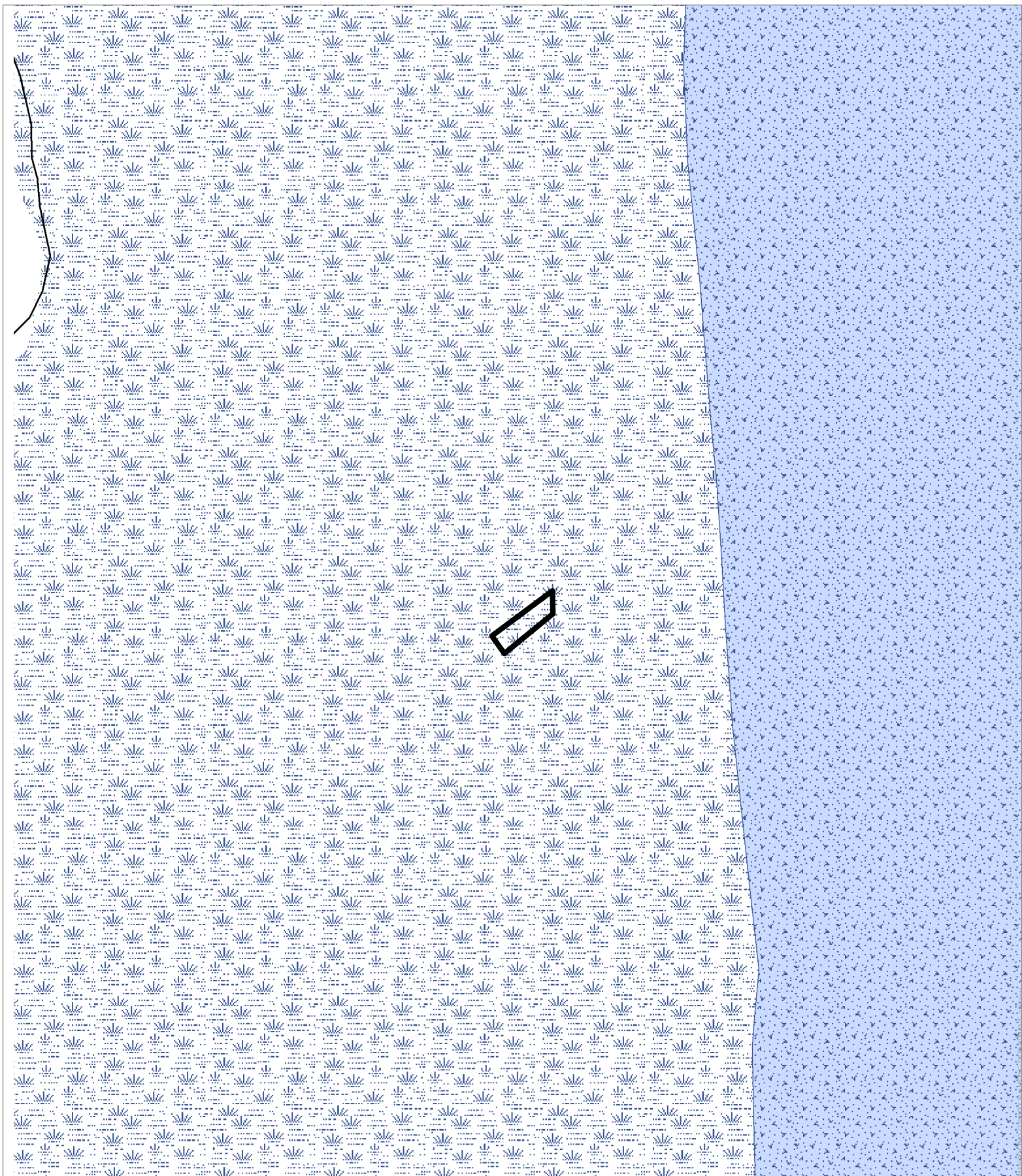
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LCP HABITATS & RESOURCES

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CASE: CDP 2023-0010
OWNER: JORY, John & Georgia

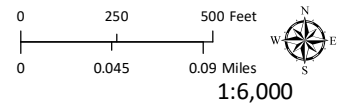
APN: 132-080-07

APLCT: John & Georgia Jory

AGENT: Kelly B. Grimes, Architect

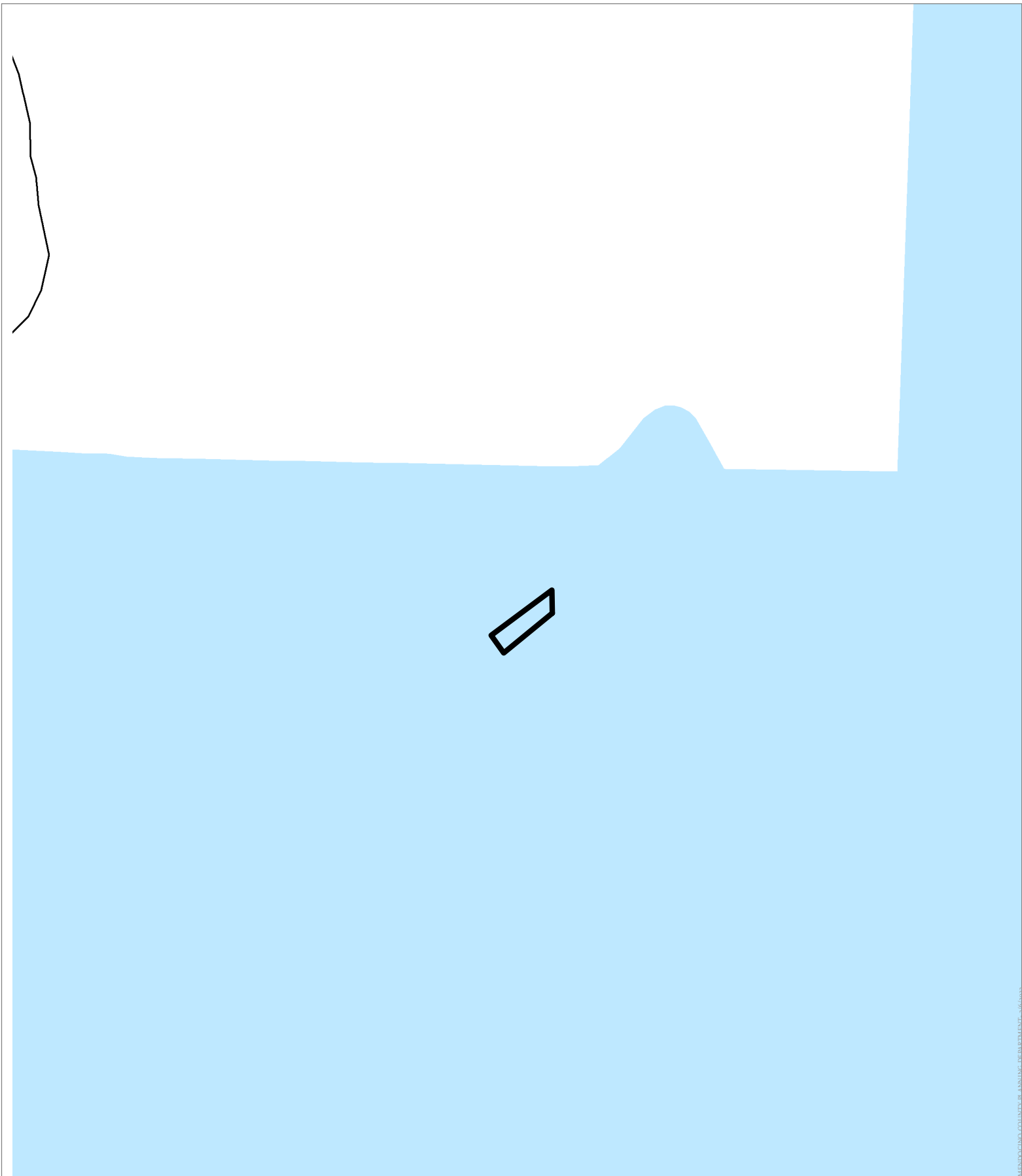
ADDRESS: 43620 Sea Cypress Dr., Manchester

 Critical Water Resources Bedrock
 Marginal Water Resources



COASTAL GROUND WATER RESOURCES

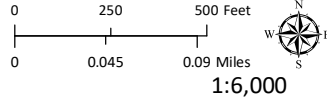
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MANHATTAN COUNTY PLANNING DEPARTMENT - 3/6/2023

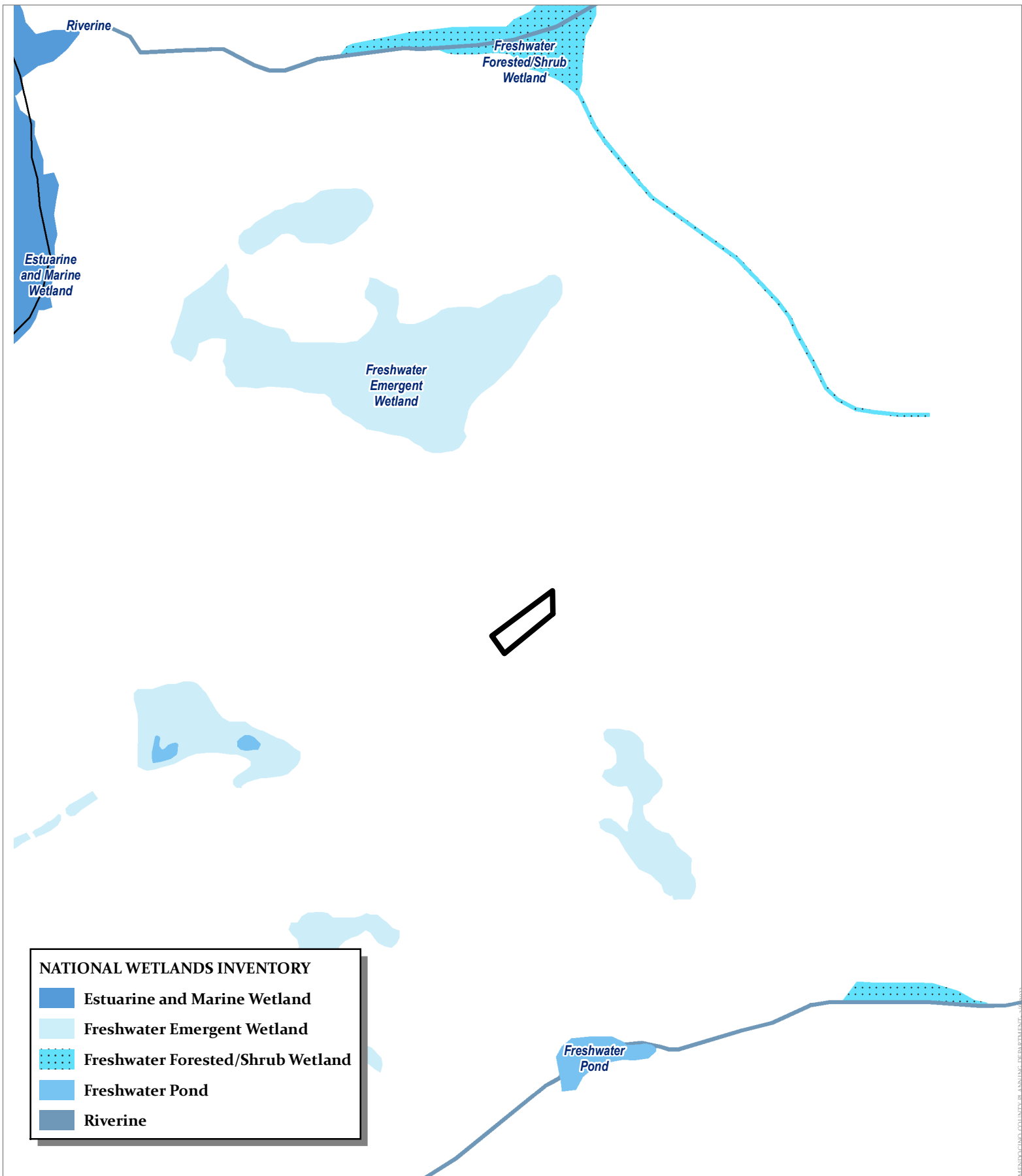
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 County Water Districts

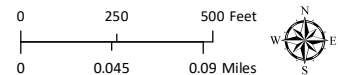


WATER DISTRICTS

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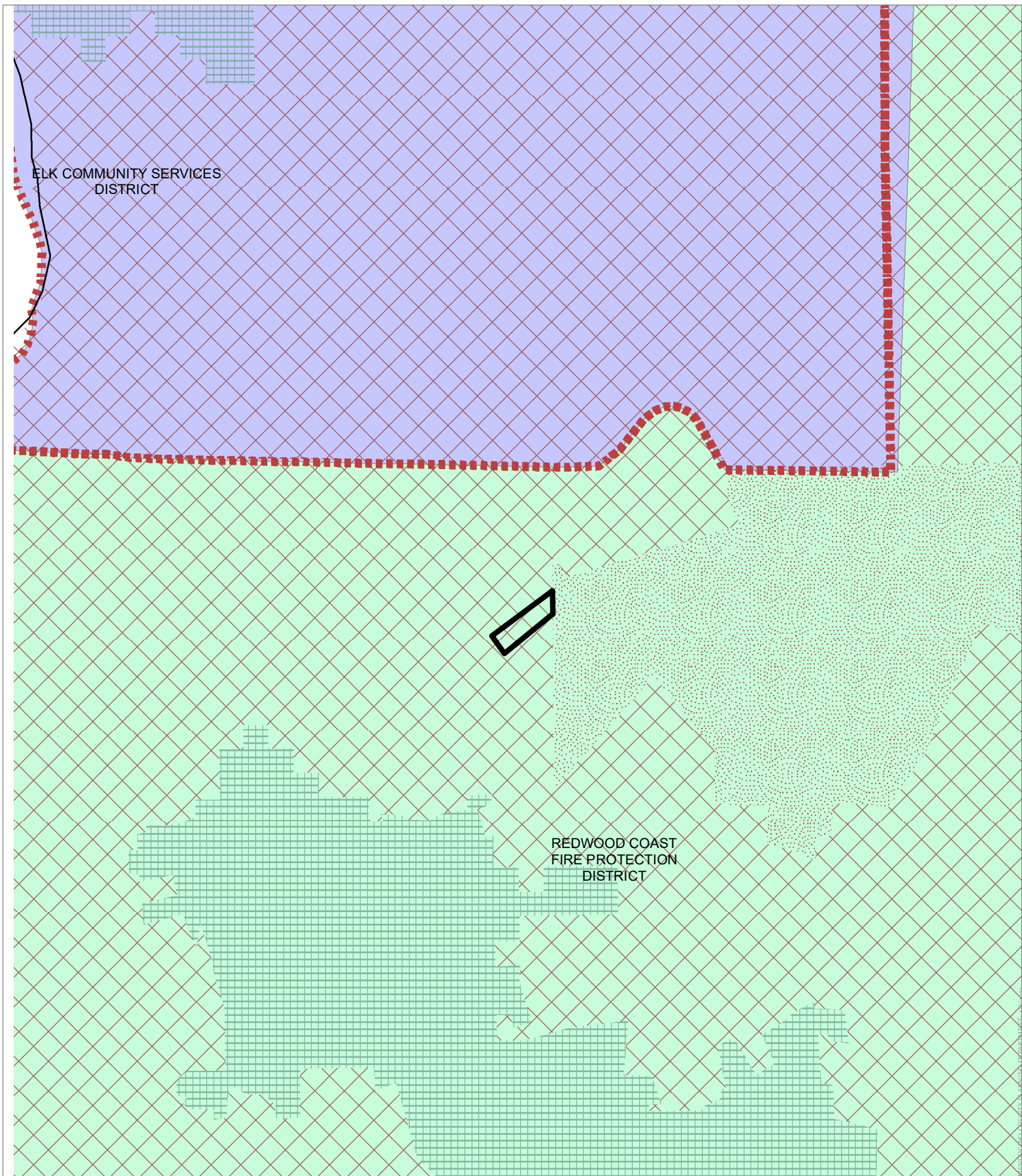


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AGENT: Kelly B. Grimes, Architect
ADDRESS: 43620 Sea Cypress Dr., Manchester



1:6,000
WETLANDS



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ADDRESS: 43620 Sea Cypress Dr., Manchester

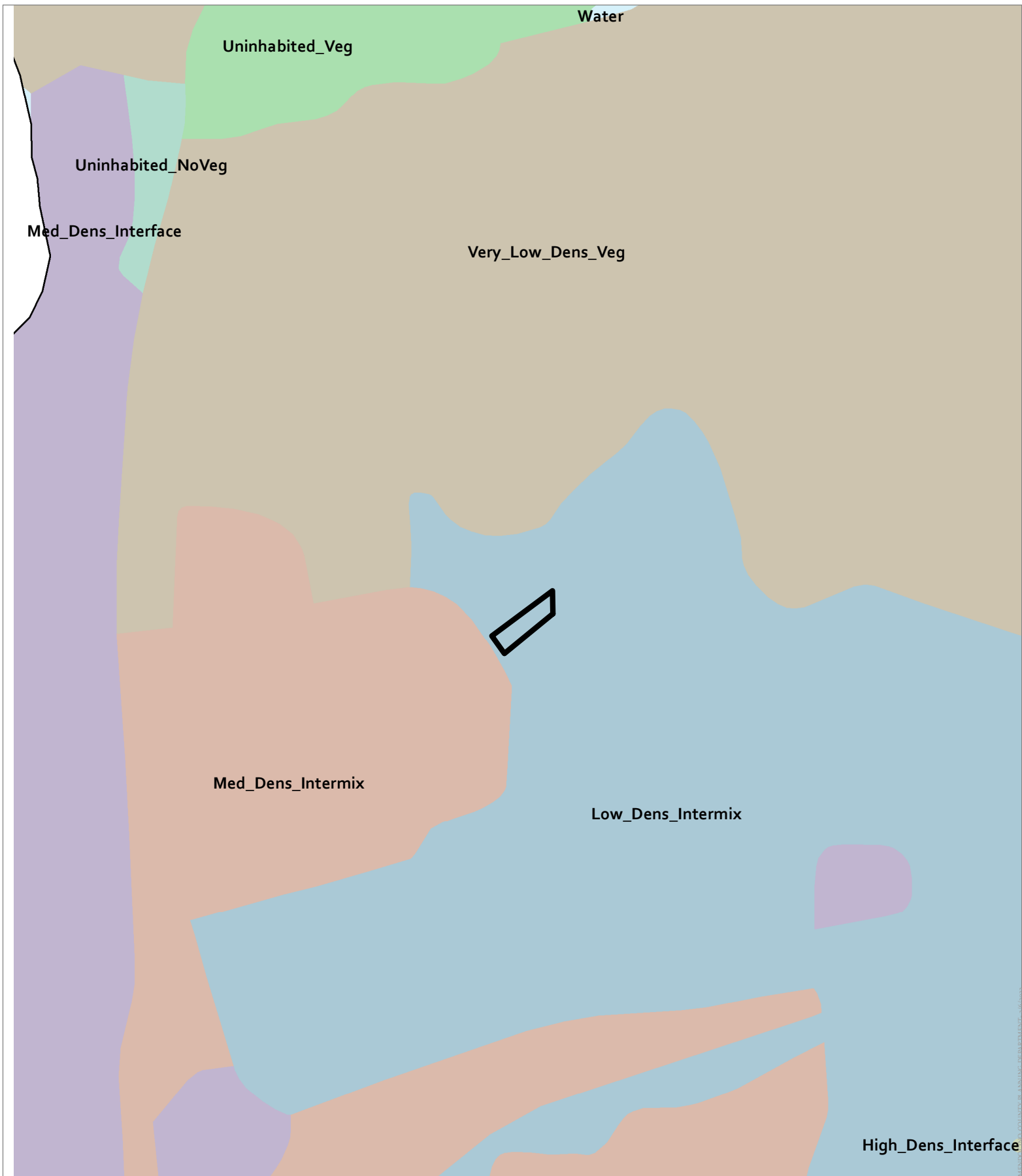
 Very High Fire Hazard
 High Fire Hazard

 Moderate Fire Hazard
 County Fire Districts

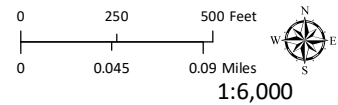
0 250 500 Feet
 0 0.045 0.09 Miles


1:6,000
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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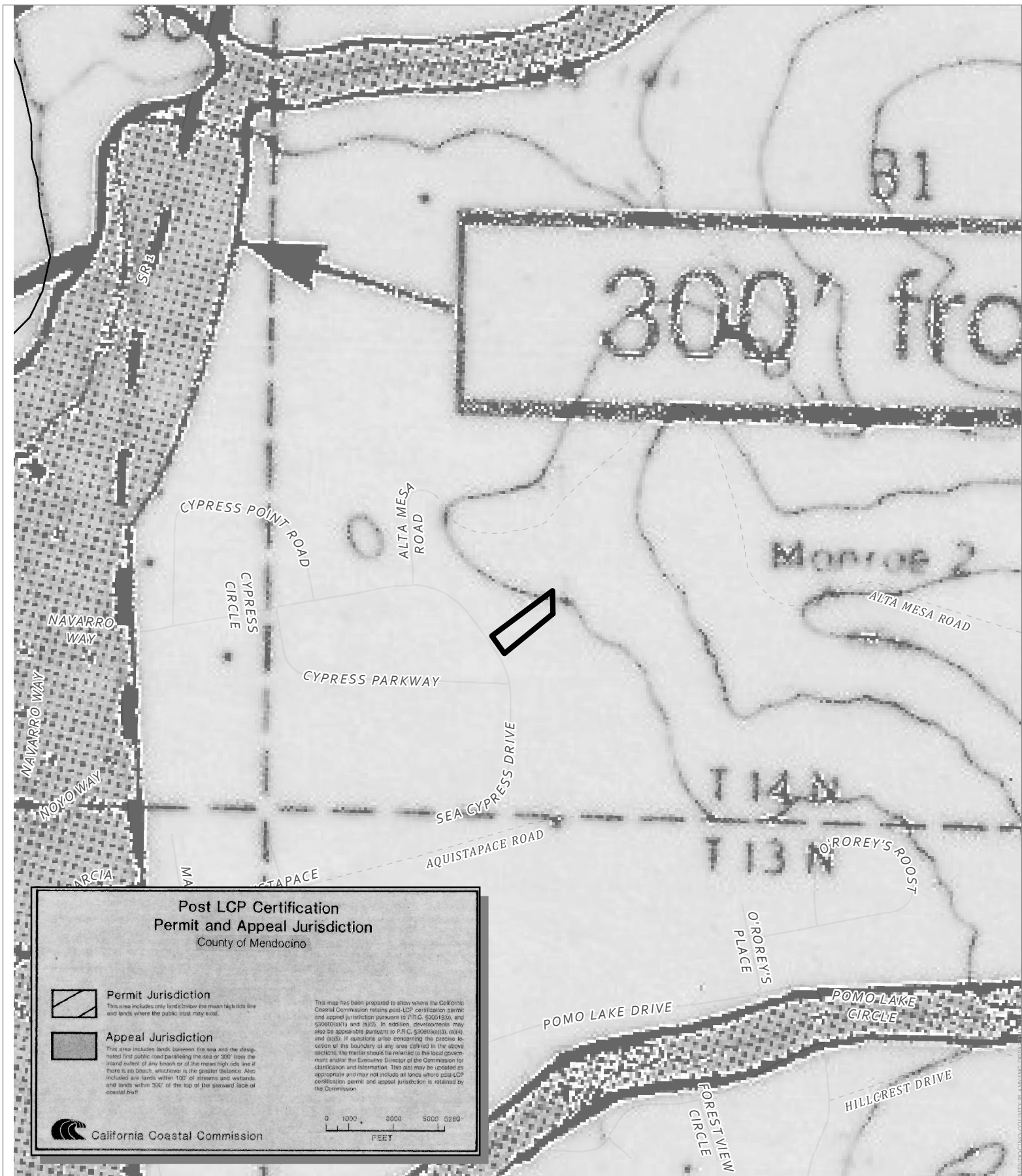


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WILDLAND-URBAN INTERFACE

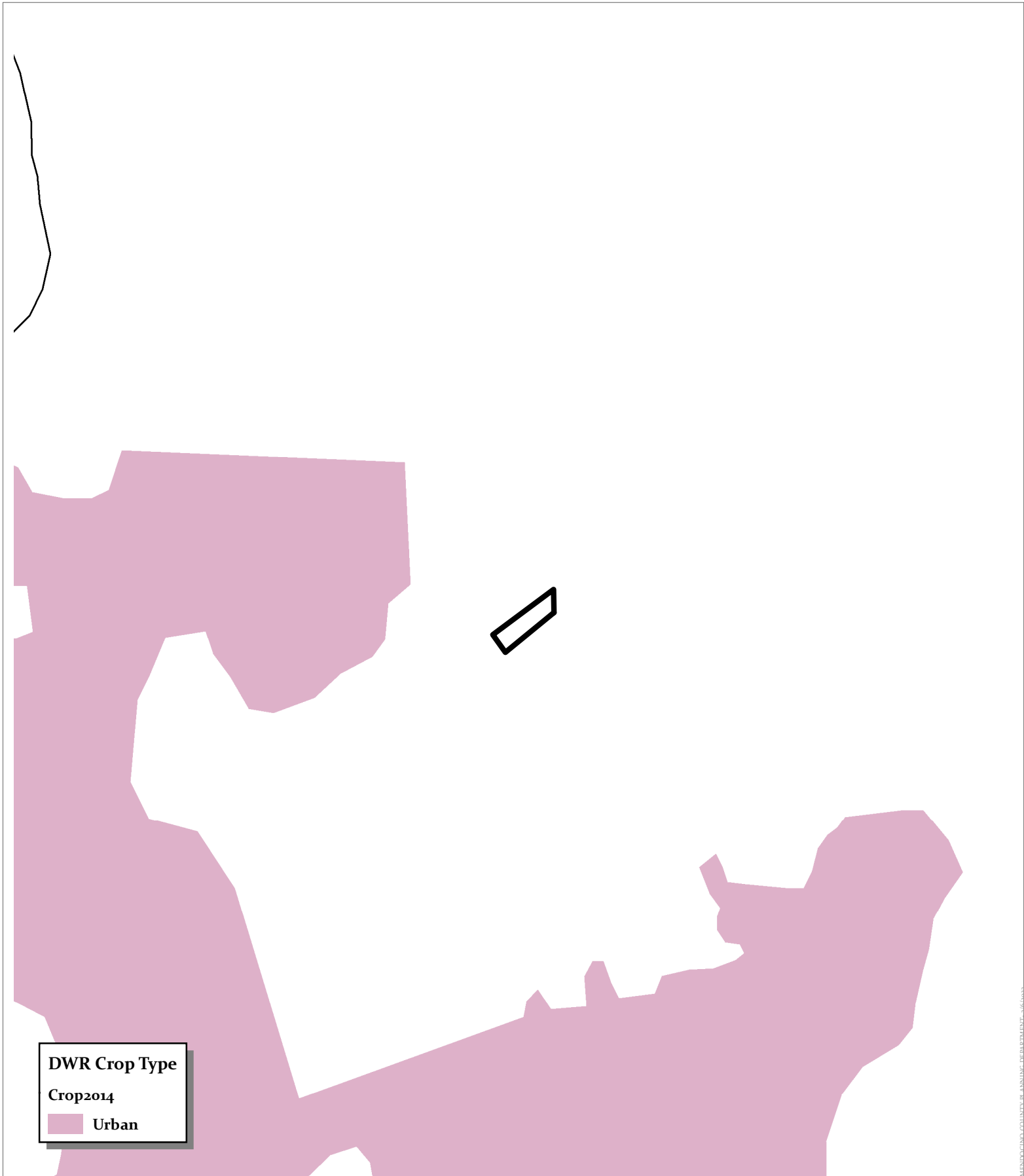
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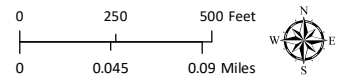
POST LCP CERTIFICATION & APPEAL JURISDICTION

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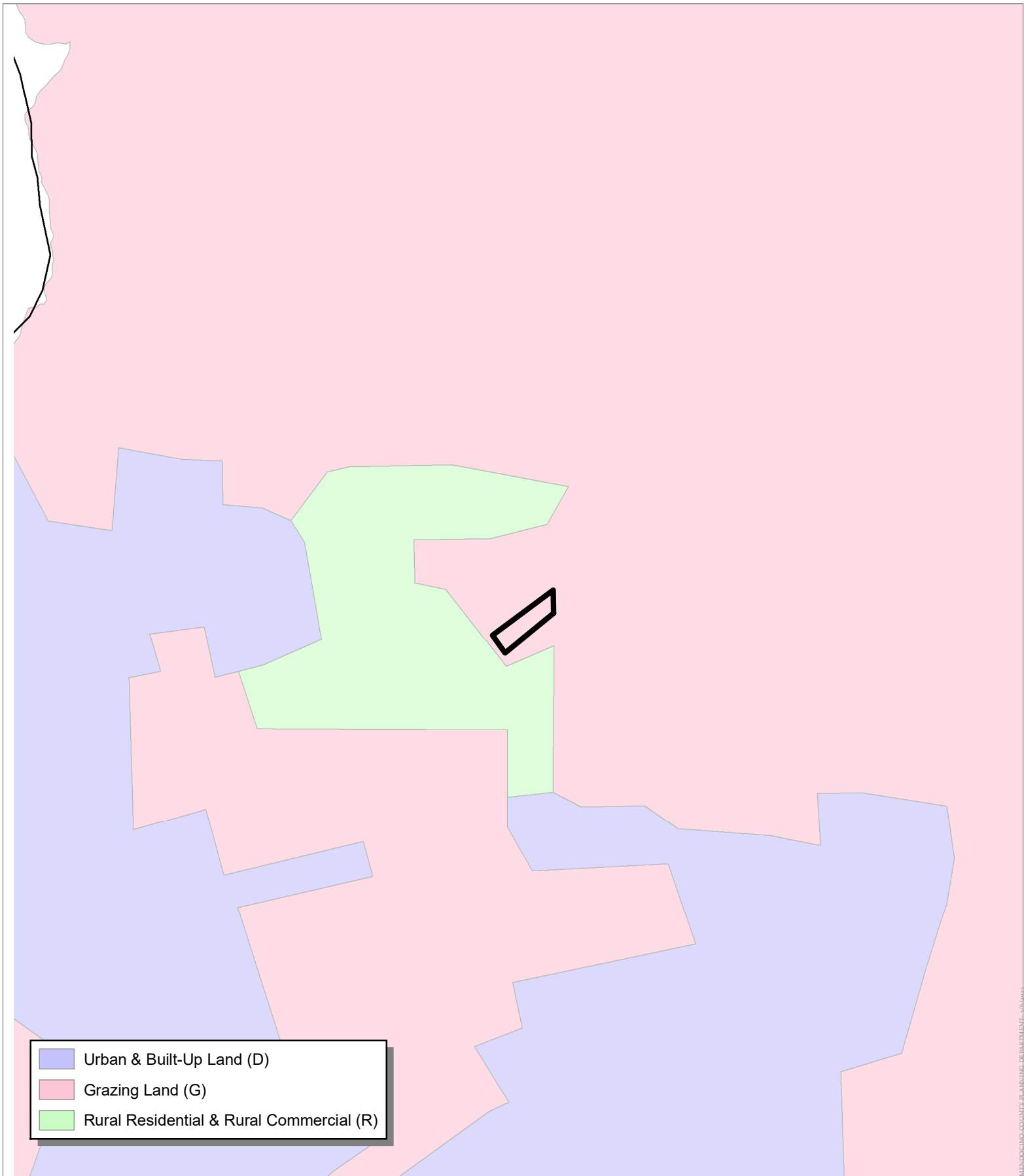
MENOCUINO COUNTY PLANNING DEPARTMENT - 3/6/2023

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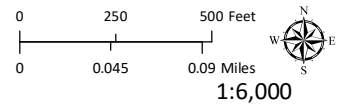


DWR CROP TYPE

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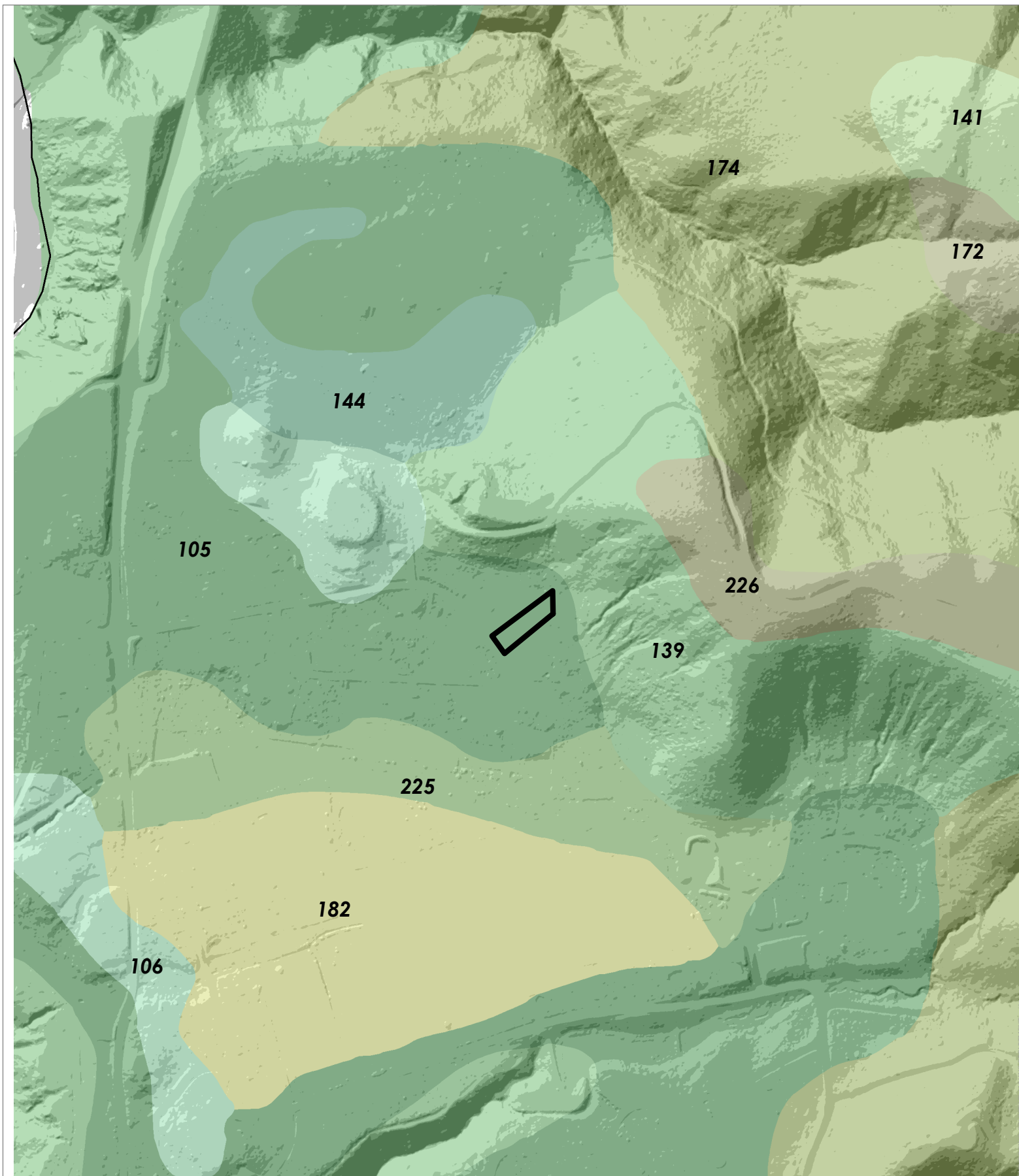


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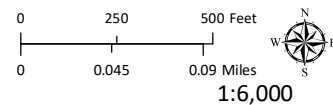


IMPORTANT FARMLANDS

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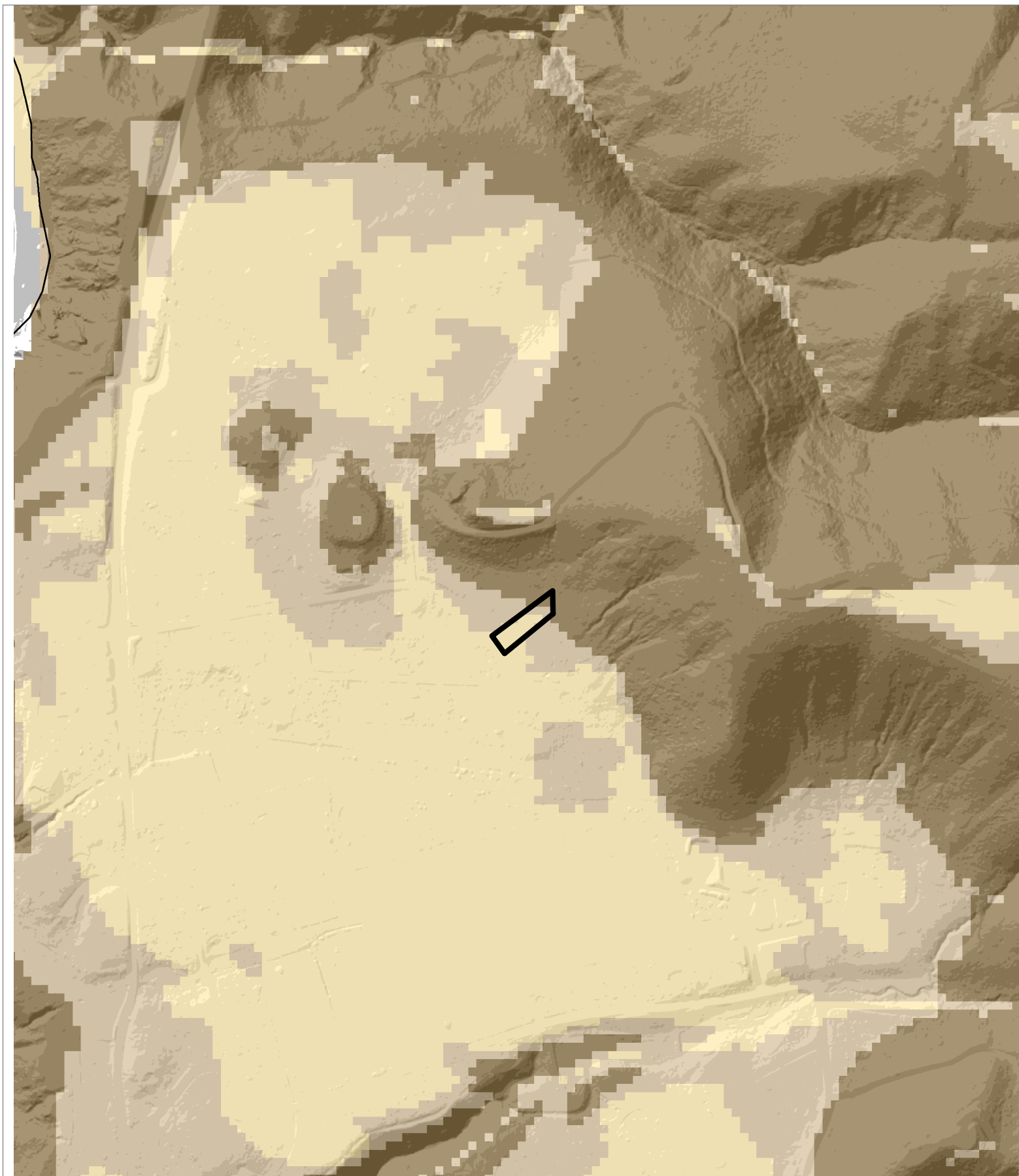


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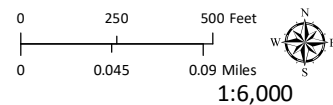
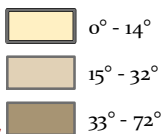


EASTERN SOIL CLASSIFICATIONS

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ESTIMATED SLOPE

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No. 0664

No. 0664

No. 0029



Williamson Act Lands 051421

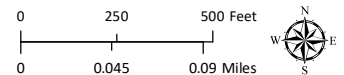
TYPE



NonPrime



Contract Boundaries

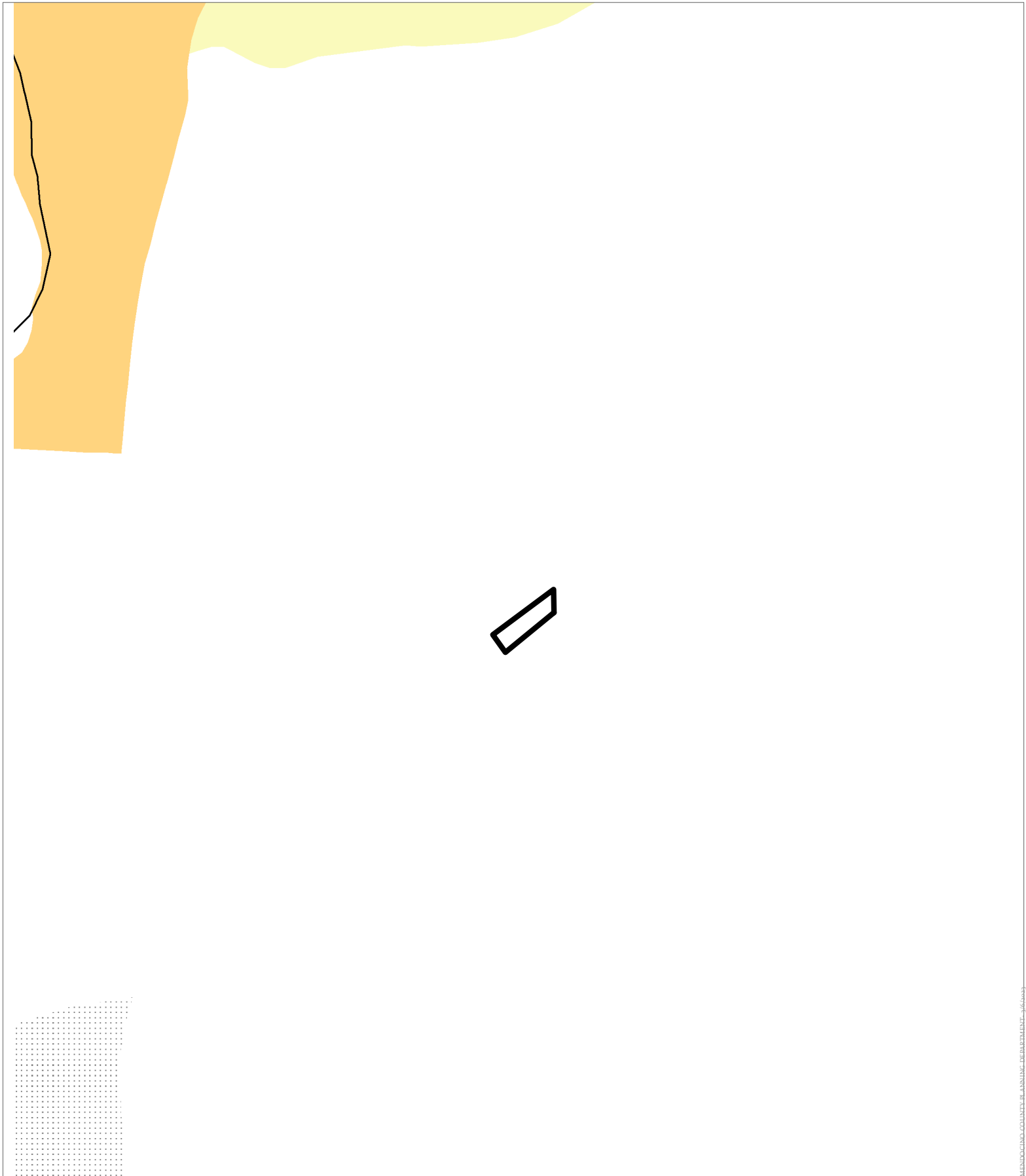


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WILLIAMSON ACT




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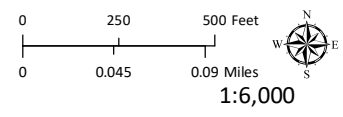
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MANHATTAN COUNTY PLANNING DEPARTMENT 3/6/2023

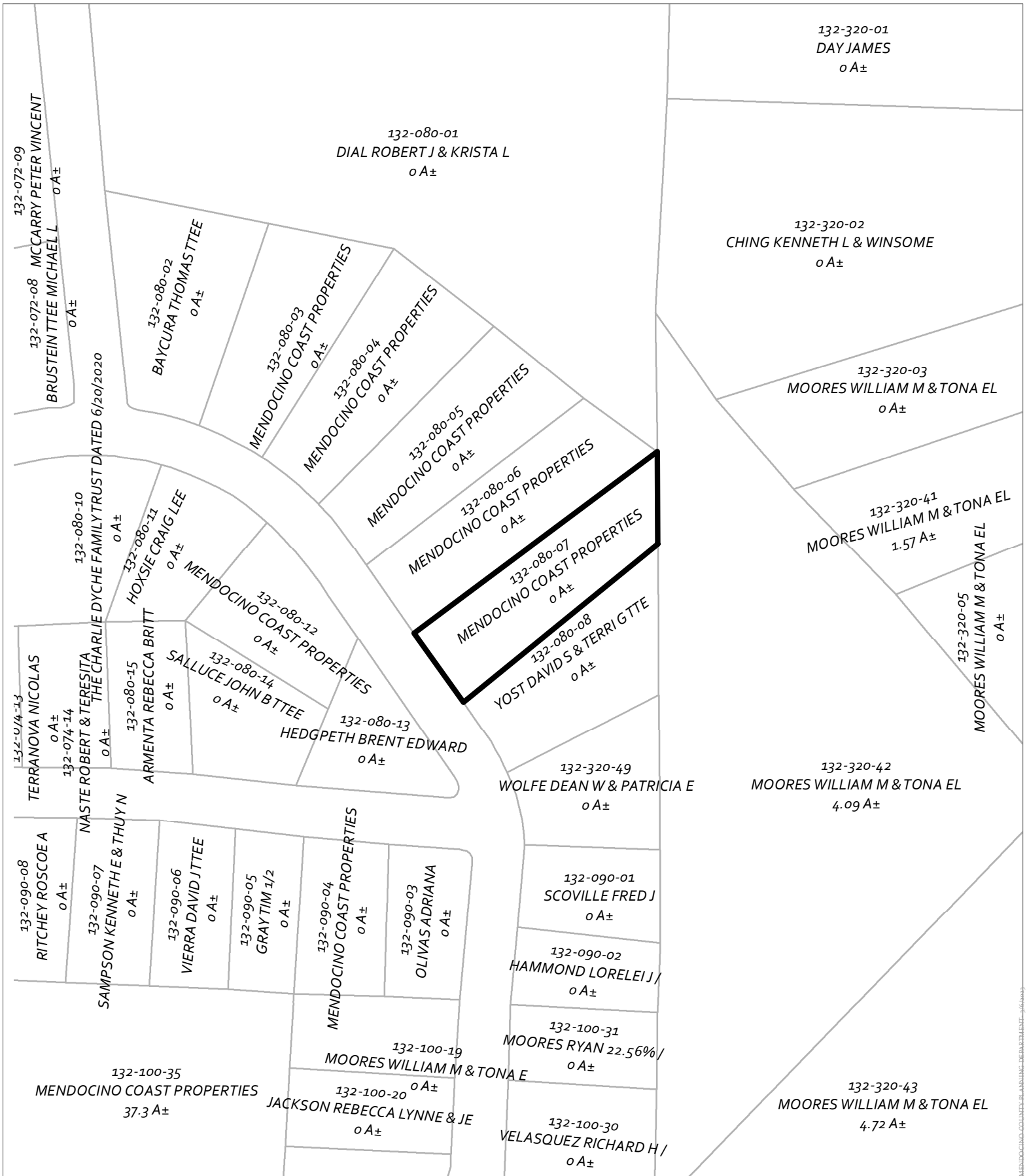
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-  Tree Removal Area
-  Highly Scenic Area (Conditional)
-  Highly Scenic Area

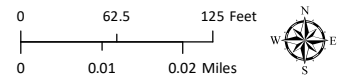


HIGHLY SCENIC AREA

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1:1,500

ADJACENT PARCELS

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Irish Beach Water District

Post Office Box 67
15401 Forest View Drive
Manchester, California 95459
Ph. (707) 900-1104

April 15th, 2024.

Attn.
Planning & Building Department
Fort Bragg, CA 95437

Re: Will Serve Letter - John Jory & Georgia Curry

This memo affirms that the Irish Beach Water District will provide water service upon request to the vacant lot located at 43620 Sea Cypress Dr., Parcel #: 132-080-07, Unit#3, Lot#37.

If you have further questions or need further information, please email me.

Sincerely,

Khadine Forbes

Khadine Forbes
Staff Assistant

RECEIVED
APR 16 2024

Planning & Building Services