



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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March 27, 2023

PUBLIC NOTICE OF PENDING ACTION
COASTAL DEVELOPMENT ADMINISTRATIVE PERMIT

The Mendocino County Coastal Permit Administrator will report proposed issuance of the below described project located in the Coastal Zone to the Board of Supervisors at its meeting to be held on April 11, 2023, at 9:00 a.m. or as soon thereafter as the item may be considered.

This meeting will be held in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California, and virtual attendance will be available via Zoom (pursuant to Government Code section 54953(e)(1)(A)). Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo> or by toll-free, telephonic live stream at 888-544-8306.

CASE#: CDPM_2022-0009

DATE FILED: 10/4/2022

OWNER/APPLICANT: AARON & KIMBERLY SPEER

REQUEST: Modification to CDP_2021-0037 which authorized construction of a 3,400 square foot single-family residence, with attached garage, decking, solar arrays, driveway encroachment from existing shared roadway, and install new septic system. The modification includes a request for the temporary use of a 5th Wheel Trailer, Conex storage container, and temporary power to be used for the duration of construction involved in the original CDP_2021-0037.

Environmental Determination: Categorically Exempt

LOCATION: Within the coastal zone, approximately 1.1 miles from Mendocino town center; lying on the north side of Baywood Drive (Private), 470± feet from its intersection with Woodstock Drive (private); located at 11980 Leafwood Drive, Mendocino; APN 118-290-71

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MATT GOINES

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

All persons are invited to appear and present testimony in this matter. Oral comments may be presented to the Board of Supervisors during the public hearing.

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

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

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

Action on this permit is not appealable to the Coastal Commission. Therefore, the permit will become effective, and action will be final upon approval by the Board of Supervisors. If the permit is referred to

the Coastal Permit Administrator the decision of the Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within ten calendar days of the Administrator's action.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Board of Supervisors or the Department of Planning and Building Services at, or prior to, any hearing. Additional information regarding the above noted case may be obtained prior to the Board of Supervisors meeting by calling the Department of Planning and Building Services at 964-5379, Monday through Friday.

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

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

JULIA KROG, Director of Planning and Building Services



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT – CDP MODIFICATION**

**March 27, 2023
CDPM_2022-0009**

SUMMARY

**OWNER/
APPLICANT:** AARON AND KIMBERLY SPEER
1965 MORELLO AVENUE
PLEASANT HILL, CA 94523

REQUEST: Modification to CDP_2021-0037 which authorized construction of a 3,400 square foot single-family residence, with attached garage, decking, solar arrays, driveway encroachment from existing shared roadway, and install new septic system. The modification includes a request for the temporary use of a 5th Wheel Trailer, Conex storage container, and temporary power to be used for the duration of construction involved in the original CDP_2021-0037.

LOCATION: In the Coastal Zone, 1.1± miles north of the Mendocino town center, lying on the north side of Baywood Drive (private), accessed at the end of Leafwood Drive (private), 360± feet from its intersection with Driftwood Road (private), located at 11980 Leafwood Drive, Mendocino; APN: 118-290-71.

TOTAL ACREAGE: 0.95± Acres

GENERAL PLAN: Rural Residential 5-acre minimum with a variable density of 1 acre minimum (RR-5 [RR-1])
General Plan; Coastal Element Chapter 4.7

ZONING: Rural Residential 5-acre minimum with a variable density of 1-acre minimum (RR-5 [RR-1])
Mendocino Coastal Zoning Code; Division II

SUPERVISORIAL DISTRICT: 5 (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: MATT GOINES

BACKGROUND

PROJECT DESCRIPTION: CDP_2021-0037 requested a Coastal Development Permit (CDP) to construct a 3,400 square foot single-family residence, with attached garage, decking, solar arrays, driveway encroachment from existing shared roadway, and install new septic system. Applicant was unaware of the need to include the 5th Wheel Trailer, Conex storage container, and temporary power in the original CDP. The applicant was made aware and now requests a modification to CDP_2021-0037 to allow for the temporary uses for the duration of the construction involved with CDP_2021-0037. The only change to the original scope of work is the temporary usage of trailer accommodations, Conex storage, and power, all of which will be removed upon the completion of the project discussed in CDP_2021-0037.

Therefore, much of Staff's review of the proposed modification has been completed and is contained in the staff report for CPD_2021-0037. This document will restate those portions that have been previously reviewed. Refer to the attached staff report prepared for CDP_2021-0037 for further information.

APPLICANT'S STATEMENT: "Temporary use of 5th Wheel Trailer, Conex and temporary power. Trailer to be used as construction office and as this is an owner builder project the trailer will be utilized as accommodations during construction of a single family residence. Conex is to be utilized to secure equipment and tools and to keep the site organized and clean."

RELATED APPLICATIONS: Major Subdivision, S_3-86: On February 5, 1987, the Planning Commission approved (by a 5-1 vote), a Major Subdivision of a 68± acre parcel to create 51 parcels of 40,000 sq. ft. or larger. The project was completed and the Final Map was signed August 22, 1989. The 'Surfwood Subdivision' is comprised of "estate" style homes with one acre plus sized parcels. Jack Peters Creek forms the southern boundary of the Surfwood development.

CDP_2021-0037 for the construction of a single-family residence and appurtenant structures, approved on 07/07/2022.

SITE CHARACTERISTICS: In the Coastal Zone, 1.1± miles north of the Mendocino town center, lying on the north side of Baywood Drive (private), accessed at the end of Leafwood Dr., 360± feet from its intersection with Driftwood Rd. (private), located at 11980 Leafwood Drive, Mendocino; APN: 118-290-71.

This vacant lot is primarily grassland with three or four trees at the northeast corner of the property and four or five small, low-growing shrubs on the southeast corner as seen on the **Location Map** and **Aerial Imagery Map** in attachments. The building envelope is minimally sloped as can be seen on the **Estimated Slope** and **Topographic Maps** in attachments and minimal grading is required for the proposed driveway extension and dwelling-unit. No trees are located within the building envelope. The subject site is surrounded by mixture of developed and undeveloped parcels approximately the same size, with similar land features and similarly-sized residences as seen on the **Adjacent Parcels Map** in attachments. The site is also located within the service boundaries of the Surfwood Mutual Water Association.

SURROUNDING LAND USE AND ZONING: As listed on Table 1, the surrounding lands are zoned Rural Residential (RR) as shown on the attached **Zoning Display Map**. The modification will not add or detract to the overall impacts of the project due to its superficial and temporary nature.

TABLE 1: SURROUNDING LAND USE AND ZONING

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential (RR-5 [RR-1])	Rural Residential (RR-5 [RR-1])	0.86 ± Acres	Vacant Lot
EAST	Rural Residential (RR-5:PD [RR-1:PD])	Rural Residential (RR-5-PD [RR-1-PD])	1.33 ± Acres	Vacant Lot
SOUTH	Rural Residential (RR-5:PD [RR-1:PD])	Rural Residential (RR-5-PD [RR-1-PD])	0.92 ± Acres	Residential
WEST	Rural Residential (RR-5 [RR-1])	Rural Residential (RR-5 [RR-1])	0.96 ± Acres	Residential

LOCAL COASTAL PROGRAM CONSISTENCY

Land Use: The project site is located within the boundaries of the Local Coastal Program (LCP) area, as shown on **LCP Land Use Map 15: Caspar** in attachments. The subject parcel is classified as Rural Residential (RR-5 [RR-1]) by the Mendocino County General Plan, as shown on the **General Plan**

Classifications Map in attachments.

The Coastal Element Chapter 2.2 Rural Residential classification

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

Additionally, the Coastal Element Chapter 2.2 Rural Residential Classification details a Principal Permitted use as, “Residential and associated utilities, light agriculture, home occupation.”

The proposed modification would not change the land use from what was previously reviewed as part of the original scope of work for CDP_2021-0037. The single-family residence and appurtenant structures are principal permitted uses and the remaining land is in full sun with minimal slopes and is still viable for agricultural endeavors. The proposed modification is therefore consistent with the intent of the Coastal Element RR:5 land use classification.

Zoning: The zoning district implements the intent of the land use classification that is designated by the General Plan. This project site is located within a Rural Residential district, as shown on the **Zoning Display Map**.

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

“... is intended to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability.”

The proposed modification would not change the use or location of any permanent structures beyond what was originally requested for CDP_2021-0037. The trailer, storage, and power are for temporary use for the duration of the scope of work for CDP_2021-0037. A permanent power pole is already in place and the trailer and storage container will comply with setbacks. The subject parcel does not have any sensitive species or wetlands per a Biological Scoping Survey performed on 02/15/22 (see attached Survey and Staff report for further details.) The temporary trailer will be located just to the south of a small stand of bishop pine trees, and no tree removal has been requested or authorized for this modification (see Application.) Due to the temporary nature of the modification and the compliance with setbacks and environmental characteristics, this modification will not negatively affect the original project's compliance with the setback, height limit, lot coverage, and parking requirements of MCC Chapter 20.376.005.

MCC 20.460.035(C) allows for temporary use and occupancy of a trailer coach as a dwelling while constructing a new dwelling upon the issuance of a Administrative CDP.

A condition is in place for the removal of the temporary uses within twenty-four (24) months of the issuance of building permits for the single-family residence. With adherence to this condition, this modification complies with MCC 20.460.035(C).

MCC 20.456.015 (O) allows for accessory structures necessary and customarily used for non-residential uses and structures and may be approved as determined by the director of planning and building services.

Visual Resources: The project site is not mapped as a Highly Scenic Area and is not subject to the regulations of Chapter 20.504 *Visual Resource and Special Treatment Areas*.

Condition 9 requires exterior lighting to be kept to the minimum necessary for safety and security purposes, be downcast, shielded and positioned in a manner that will not shine light or allow light glare to extend beyond the boundaries of the parcel in compliance with MCC Section 20.504.035. With adherence to this condition, the proposed modification is consistent with the visual resource requirements of MCC Chapter 20.504.035.

Habitats and Natural Resources: The *LCP Habitats & Resources Map* does not identify sensitive resource areas within 100 feet of the proposed temporary trailer or container locations. The site is mapped as Barren for the entirety of the parcel and surrounding parcels. An agency referral was sent to California Department of Fish and Wildlife, where no response was received. On February 15, 2022, Wynn Coastal Planning and Biology staff conducted a field study to determine if any special plant or animals were present. The determination was made that at the time of the study no wetland, special plants or animals were present onsite. The temporary trails is proposed to be situated just south of a small stand of bishop pine trees, but there is no request or expressed intention to remove any vegetation for the purposes of this modification. As proposed, the modification would not negatively impact any environmentally sensitive habitats or other designated resources.

Hazards Management: The parcel is located in an area classified with a "Very High Fire Hazard" severity rating, as shown on the *Fire Hazard Zones & Responsibility Areas* map. Fire protection services are provided by the California Department of Forestry and Fire Protection (CAL FIRE) and the Mendocino Fire Protection District (MFPD.) Agency referrals was sent to CAL FIRE and MFPD. CAL FIRE responded with Conditions of Approval Fire Safe Regulation #208-21 detailing conditions for address standards, driveway standards, and defensible space and fuels modification standards. MFPD did not respond.

Coastal Element 3.4 and MCC 20.500 require that new development shall minimize risks to life and property and assure stability of the site and surrounding areas. While the temporary trailer is not considered "new development," it is intended for temporary human habitation and therefore safety must be considered. Given the location and minimal potential for impact or being impacted by any of the hazards in MCC 20.500 and the provided fire protection service, the modification as proposed will not conflict with Coastal Element 3.4, and complies with MCC Chapter 20.500 *Hazard Areas*, including geologic (faults, bluffs, tsunamis, landslides, and erosion), fire, and flood hazards.

Grading, Erosion, and Run-Off: The area of the proposed temporary trailer and storage is relatively flat, as shown on the *Topographic Map* in attachments. As proposed, no grading will occur at the time of installation of the temporary items. The proposed modification will not significantly alter the original elevation, compaction, or the agricultural viability of the property. The proposed modification complies with MCC Chapter 20.492 *Grading, Erosion, and Runoff* and MCC Section 18.70.027 *Grading as "Development" in the Coastal Zone*.

Archaeological/Cultural Resources: The County of Mendocino regulates cultural resources under Chapter 22.12 of the County Code which requires projects to be reviewed by the Northwest Information Center at Sonoma State University (SSU). The Archaeological Commission had no recommendation provided CHRIS does not recommend an archaeological survey. CHRIS recommended that due to the low possibility of the site containing unrecorded archaeological sites, no further study for archaeological resources is recommended.

Staff notes that **Condition 8** advises the property owners of a "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction activities associated with the project.

Groundwater Resources: The site is located within a mapped Critical Water Resources Area as seen on the *Ground Water Resources* map in attachments. The site is also located within the service boundaries of the Surfwood Mutual Water Association which provides community water. The project

application included approved letters from Surfwood Mutual Water Corporation to connect water. A 4-bedroom residence has been approved for this project by Environmental Health on 05-13-2021, permit number ST27614. The modification to allow the accessory structures would not add any substantial resource drain or environmental impact as the structures are temporary in nature and will be removed before the finalization of the building permit. The Surfwood Water District responded to the agency referral with no comments.

Transportation/Circulation: The modification 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, construction of a single-family residence is not anticipated to generate a significant amount of additional traffic beyond what presently exists, and the placement of a temporary trailer will generate no more traffic than the proposed single-family residence. The project application was referred to the Mendocino County Department of Transportation (DOT) for input, where no response was received. The proposed project complies with MCC Section 20.516.015(C)(2) *Transportation Systems*.

Public Access: The project site is located east of the first public road and is not specified or indicated as a location for public access to the shore (See attached *LCP Land Use Map 15: Caspar*). As proposed the modification would be consistent with MCC Chapter 20.528 *Coastal Access Regulations and Open Space Easements*.

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents. The Project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 3, Section 15303 - (a) Single family residence, (d) utility connections, and (e) accessory structures.

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 with MCC Section 20.532.095(A)(1), the proposed modification is in conformity with the applicable sections of the certified Local Coastal Program. The proposed modification involves placement of a temporary dwelling which is permitted per MCC 20.460.035(C), and storage which is permitted per MCC 20.456.010(B); both items are subordinate to the construction of a single-family residence with appurtenant structures which is a permitted use within the Rural Residential land use classification and is consistent with the intent of the RR Classification; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed modification would be provided with adequate utilities, access roads, drainage, and other necessary facilities. Under the proposed project, the residence received a clearance letter to connect to Surfwood Mutual Water Corporation, a septic permit has been approved by Environmental Health (permit number ST27614), Driveway improvements are proposed under the project and are adequate to serve the proposed development; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed modification is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserves the integrity of the zoning district. Single-family residential use is a principal permitted use within the Rural Residential zoning district. The use of a temporary trailer coach and

temporary power are for construction support and the temporary storage is an accessory use. The project conforms to other standards within the Rural Residential district, including maximum dwelling density, yard setbacks, building height, and lot coverage. Physical and regulatory constraints resulted in the proposed building location, which nevertheless allows for potential future agricultural use of the remaining available land; and

4. Pursuant with MCC Section 20.532.095(A)(4), the proposed modification is to be completed in compliance with the conditions of approval, it will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. The proposed new constructions are categorically exempt pursuant to Article 19, Section 15303, Class 3(a) and Class 3(e); and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed modification will have low possibility of adverse impact on any known archaeological sites, according to CHRIS, and **Condition 8** advises the applicant of the County's "discovery clause" which establishes procedures to follow in the event that archaeological or cultural materials are discovered during site preparation or construction activities; and
6. Pursuant with MCC Section 20.532.095(A)(6), 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 construction of a single-family and appurtenant developments, including temporary items, are 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 Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State, and Federal agencies having jurisdiction.
5. The Applicants shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services, Department of Transportation, and Department of Environmental Health.
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. Prior to issuance of a Building Permit, the property owner shall furnish exterior lighting details consistent with Mendocino County Code of Ordinances Section 20.504.035, for approval from the Coastal Permit Administrator or to the satisfaction of the Director of Planning and Building Services, or her/his designee.
10. In order to provide for the protection of **erosion control and run off**, 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 possible. If the weather forecast calls for rain at any time during the demolition process, hay wattles shall be placed in a 20 foot radius around the project site to prevent any runoff of hazardous materials outside of the project area. 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 revegetated with native vegetation and/ or native seed mixes for soil stabilization
11. All conditions of approval shall either be printed on the building permit plans or attached as an additional document with the building plans at the time of submission for the building permit.
12. Prior to finalization of the building permit for residential construction associated with CDP_2021-0037, the temporary construction trailer and Conex box for tool storage shall be removed from the property and verified by a building inspector.

CONDITIONS OF APPROVAL (AVOIDANCE MEASURES)

13. Potential Impact to Birds
Construction in the study area has the potential to disturb birds during the nesting season. Removal of vegetation and construction activity near trees and vegetated areas has the potential to disturb birds' nesting process.
 - A. Avoidance Measure: Seasonal Avoidance
No nesting bird surveys are recommended if activity occurs in the non-breeding season (September to January). If development is to occur during the breeding season (February to August), a pre-construction survey is recommended within 14 days of the onset of construction to ensure that no nesting birds will be disturbed during development.
 - B. Avoidance Measure: Nest Avoidance

If active special status bird nests are observed, no activities with the potential to disturb nesting shall occur within a 100-foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active nest until all young are no longer dependent upon the nest. A biologist should monitor the nest site weekly during the breeding season to ensure the buffer is sufficient to protect the nest site from potential disturbance.

- C. Avoidance Measure: Construction activities only during daylight hours
Construction should occur during daylight hours to limit disturbing construction noise and minimize artificial lights.

14. Potential Impact to Bats

Construction in the study area has the potential to impact special status bat species. Bats are vulnerable when roosting for reproduction when young are not yet able to fly, and during hibernation because they can die of cold or malnutrition if hibernation is disturbed. No special features such as hollow trees, abandoned buildings, or other cave analogs, which could serve as roosting or hibernation refugium, are present; therefore, the potential for negative impacts to bats is minimal. Temperatures on the Mendocino Coast usually do not drop low enough to necessitate bat hibernation.

- A. Avoidance Measure: Pre-construction surveys for bats
Construction will ideally begin between September 1st and October 31 after the young have matured and prior to the bat hibernation period. If it is necessary to disturb potential bat roost sites between November 1 and August 31, pre-construction surveys should be performed by a qualified biologist 14 days prior to the onset of development activities.

Pre-construction bat surveys involve surveying trees, rock outcrops, and buildings subject to construction for evidence of bat use (guano accumulation, or acoustic or visual detections). If evidence of bat use is found, then biologists shall conduct acoustic surveys under appropriate conditions using an acoustic detector, to determine whether a site is occupied.

- B. Avoidance Measure: Roost buffer
If active bat roosts are observed, no activities with the potential to disturb roosting shall occur within a minimum 50-foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active roost until all young are no longer dependent upon the roost.
- C. Avoidance measure: Construction activities only during daylight hours
Construction should occur during daylight hours to limit disturbing construction noise and minimize artificial lights.

15. Potential Impact to Special Status Amphibians

Construction activities will involve walking across areas where amphibians may be traveling. Staging of materials and removal of construction debris could also disturb special status amphibians that may be hiding underneath these materials. To minimize impacts to amphibians, the following avoidance measures should be followed.

- A. Avoidance Measure: Contractor education
Within two weeks prior to construction activities, project contractors will be trained by a qualified biologist in the identification of the frogs and salamanders that occur along the Mendocino County coast. Workers will be trained to differentiate between special status and common species and instructed on actions and communications required to be conducted in the event that special status amphibians are observed during construction.
- B. Avoidance Measure: Pre-construction search

During ground disturbing activities, construction crews will begin each day with a visual search around the staging and impact area to detect the presence of amphibians.

C. Avoidance Measure: Careful debris removal
During construction and debris removal, any wood stockpiles should be moved carefully by hand in order to avoid accidental crushing or other damage to amphibians.

D. Avoidance Measure: No construction during rain event
If a rain event occurs during the ground disturbance period, all ground disturbing activities will cease for a period of 48 hours, starting after the rain stops.

16. Prior to resuming construction activities, trained construction crew member(s) will examine the site for the presence of special status amphibians. If no special status amphibians are found during inspections, ground-disturbing activities may resume.

3/27/2023

DATE

Matt Goines

MATT GOINES
PLANNER II

3-27-2023

DATE

IGNACIO GONZALEZ
COASTAL PERMIT ADMINISTRATOR

Appeal Period: 10 Days
Appeal Fee: \$2,620

ATTACHMENTS:






- A. Location Map
- B. Aerial Imagery (Vicinity)
- C. Aerial Imagery
- D. Site Plan
- E. Topographic Map
- F. Zoning Display Map
- G. General Plan Classifications
- H. LCP Land Use Map 15: Caspar
- I. LCP Land Capabilities & Natural Hazards
- J. LCP Habitats & Resources
- K. Post LCP Certification & Appeal Jurisdiction
- L. CDP Exclusion Zones
- M. Adjacent Parcels
- N. Fire Hazards Zones & Responsibility Areas
- O. Wildland-Urban Interface Zones
- P. Ground Water Resources
- Q. Estimated Slope
- R. Western Soil Classes
- S. Farmland Classifications

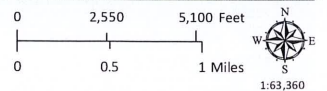
REFERRAL AGENCIES	COMMENT
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LOCAL	
Assessor's Office	No Response
Building Division Fort Bragg	No Response
Department of Transportation (DOT)	No Response
Environmental Health (EH)	No Response
Mendocino Fire District	No Response
Planning Division Fort Bragg	No Comment
Surfwood Mutual Water Corporation	No Comment
TRIBAL	
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response



CASE: CDP 2021-0037
 OWNER: SPEER, Aaron & Kimberly
 APN: 118-290-71
 APLCT: Aaron & Kimberly Speer
 AGENT:
 ADDRESS: 11980 Leafwood Drive, Mendocino




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

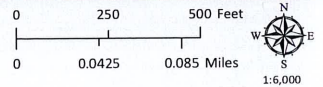


LOCATION MAP



CASE: CDP 2021-0037
 OWNER: SPEER, Aaron & Kimberly
 APN: 118-290-71
 APLCT: Aaron & Kimberly Speer
 AGENT:
 ADDRESS: 11980 Leafwood Drive, Mendocino



-  Named Rivers
-  Public Roads
-  Private Roads

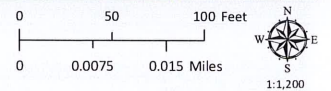


AERIAL IMAGERY



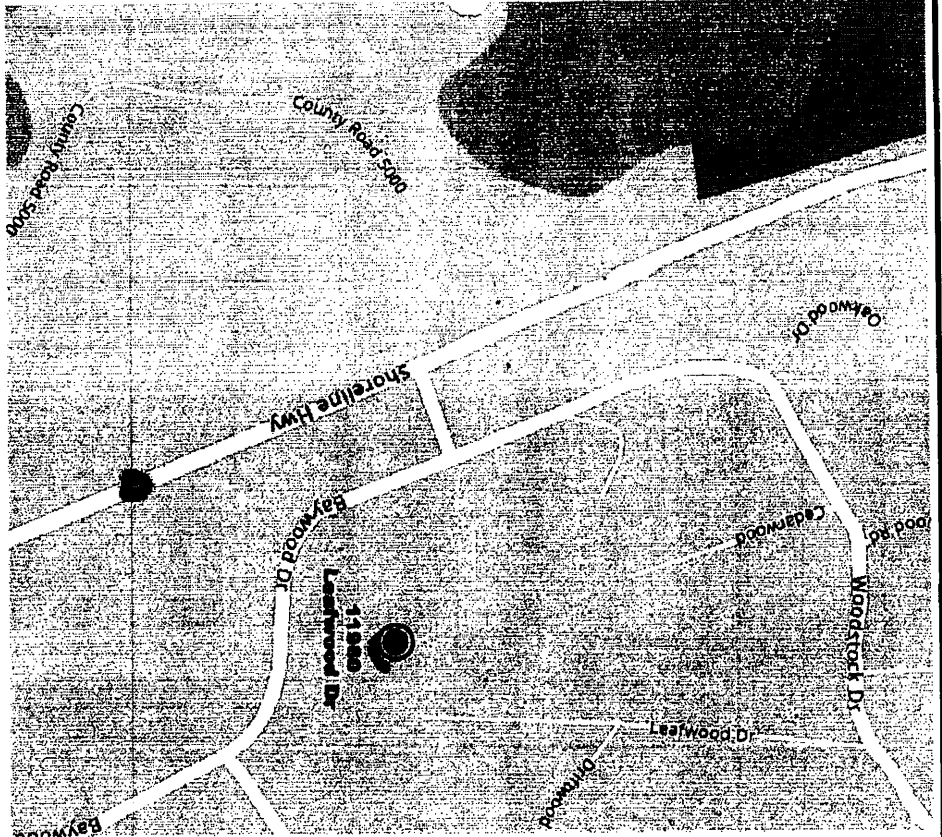
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-  Public Roads
-  Private Roads



AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT 775.942.7200

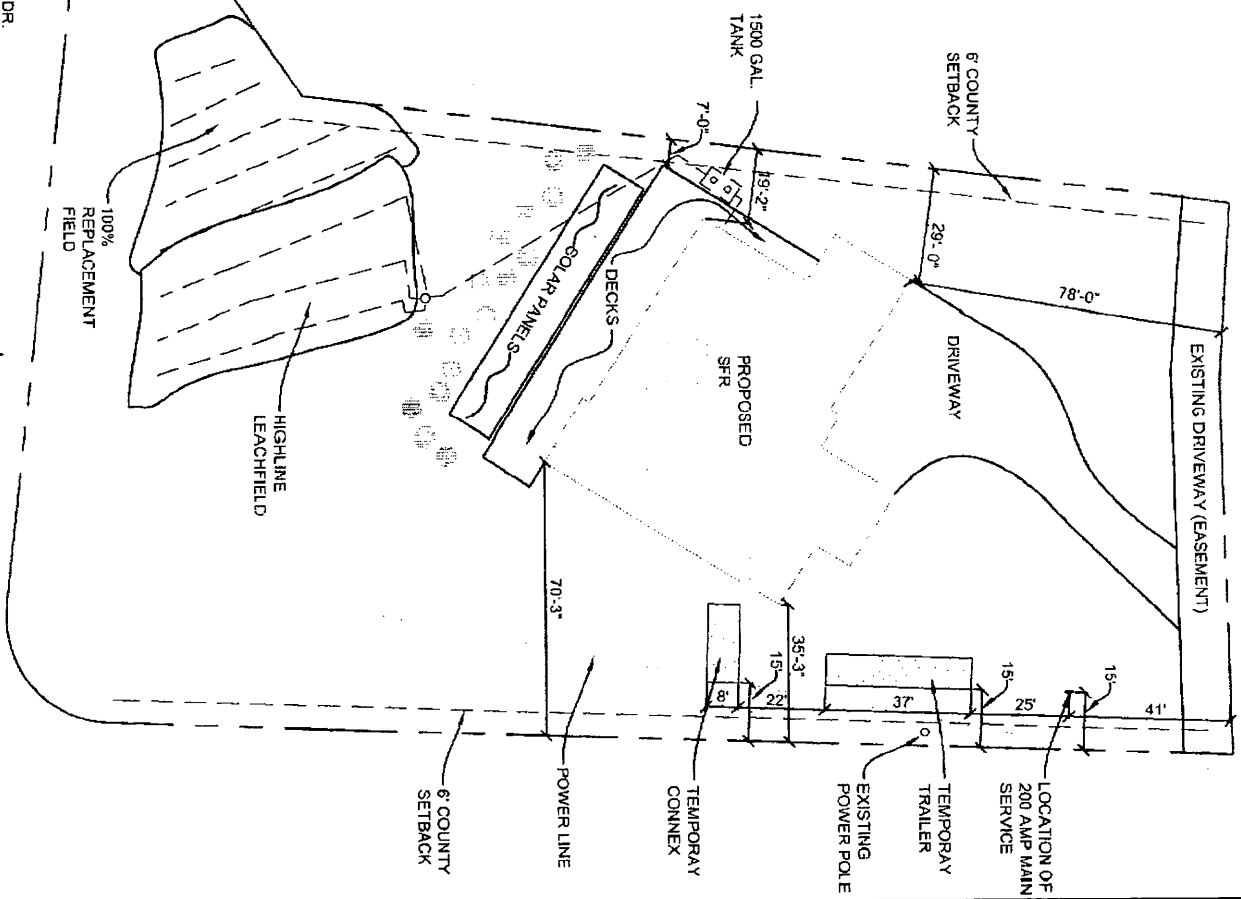


VICINITY MAP



11980 LEAFWOOD DR.
MENDOCINO, CA. 95460
APN# 118-290-71

PLOT PLAN
T=45.0°

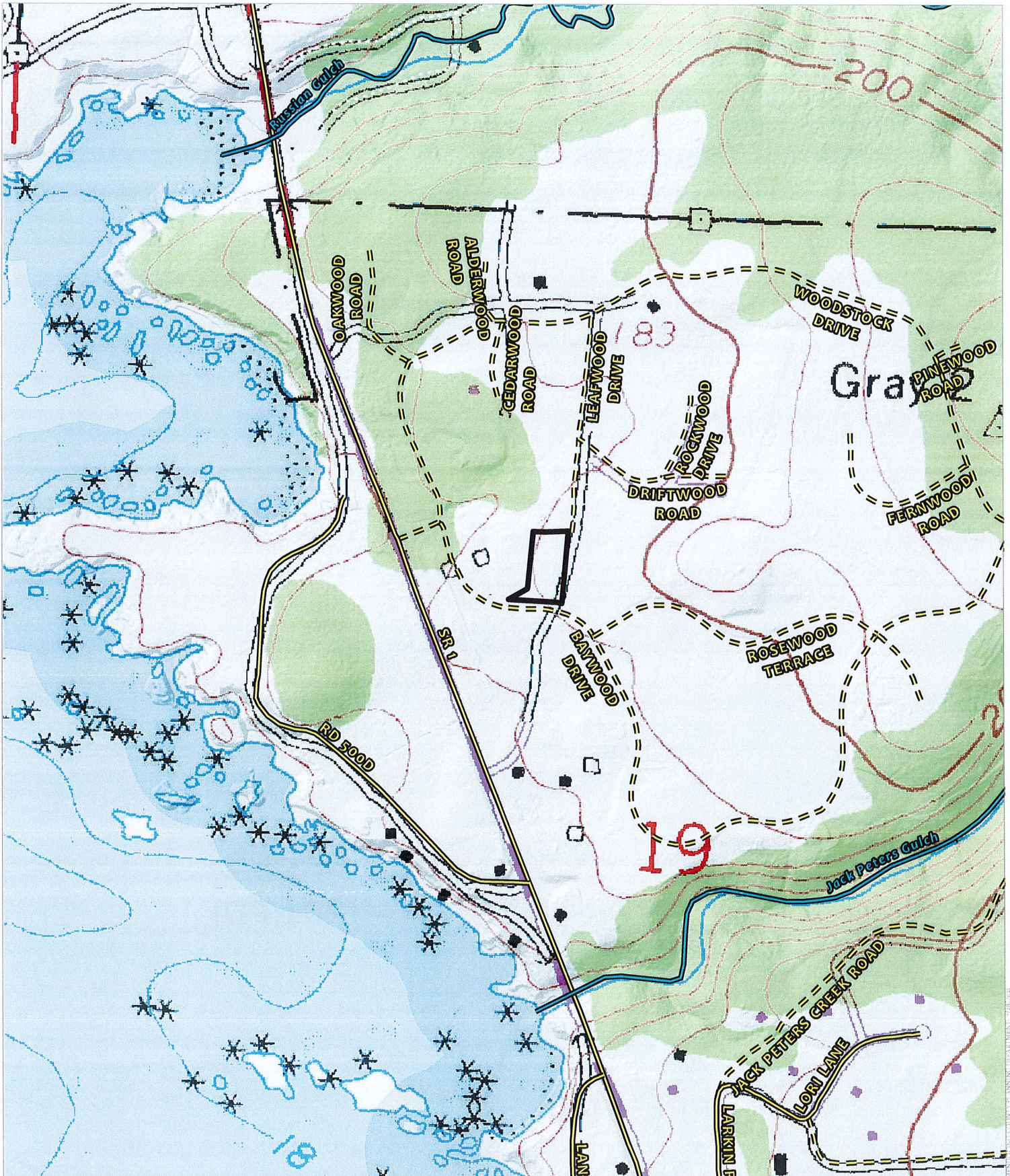


SHEET # A-4	DATE	9-12-22
	SCALE	AS NOTED
	JOB #	1113-21
	DRAWN BY	D.L.S.




A NEW HOME FOR: APN: 118-290-71
SPEER RESIDENCE
11980 LEAFWOOD
MENDOCINO, CA. 95460

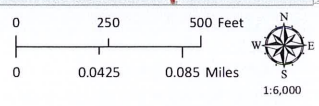
PLOT PLAN, VICINITY MAP

3-D'S DESIGN
P.O. BOX 1634 FORT BRAGG, CA
(707) 964-8428
(CELL) 707-734-3600



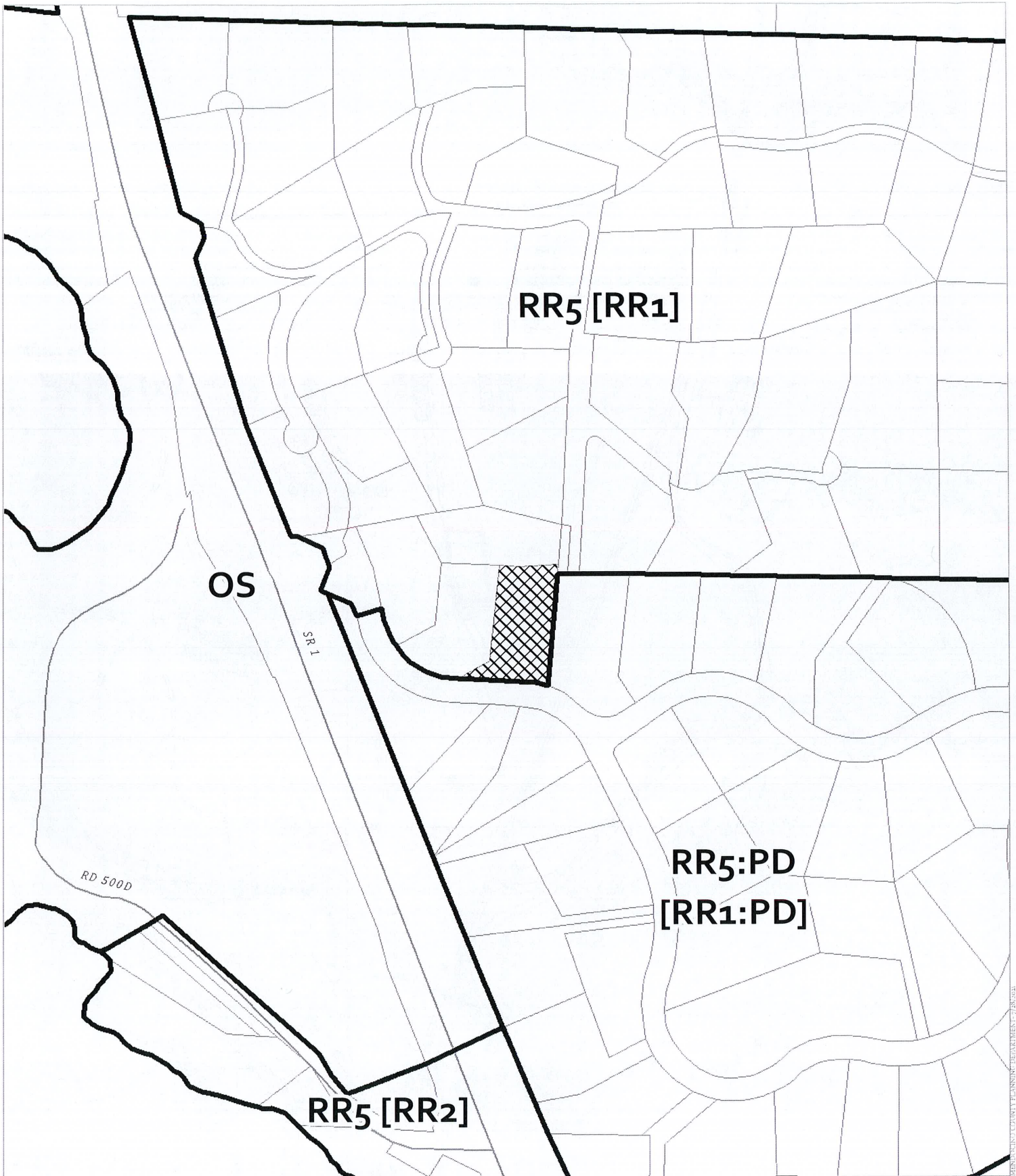
CASE: CDP 2021-0037
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-  Named Rivers
-  Public Roads
-  Private Roads





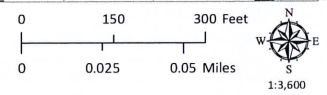
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

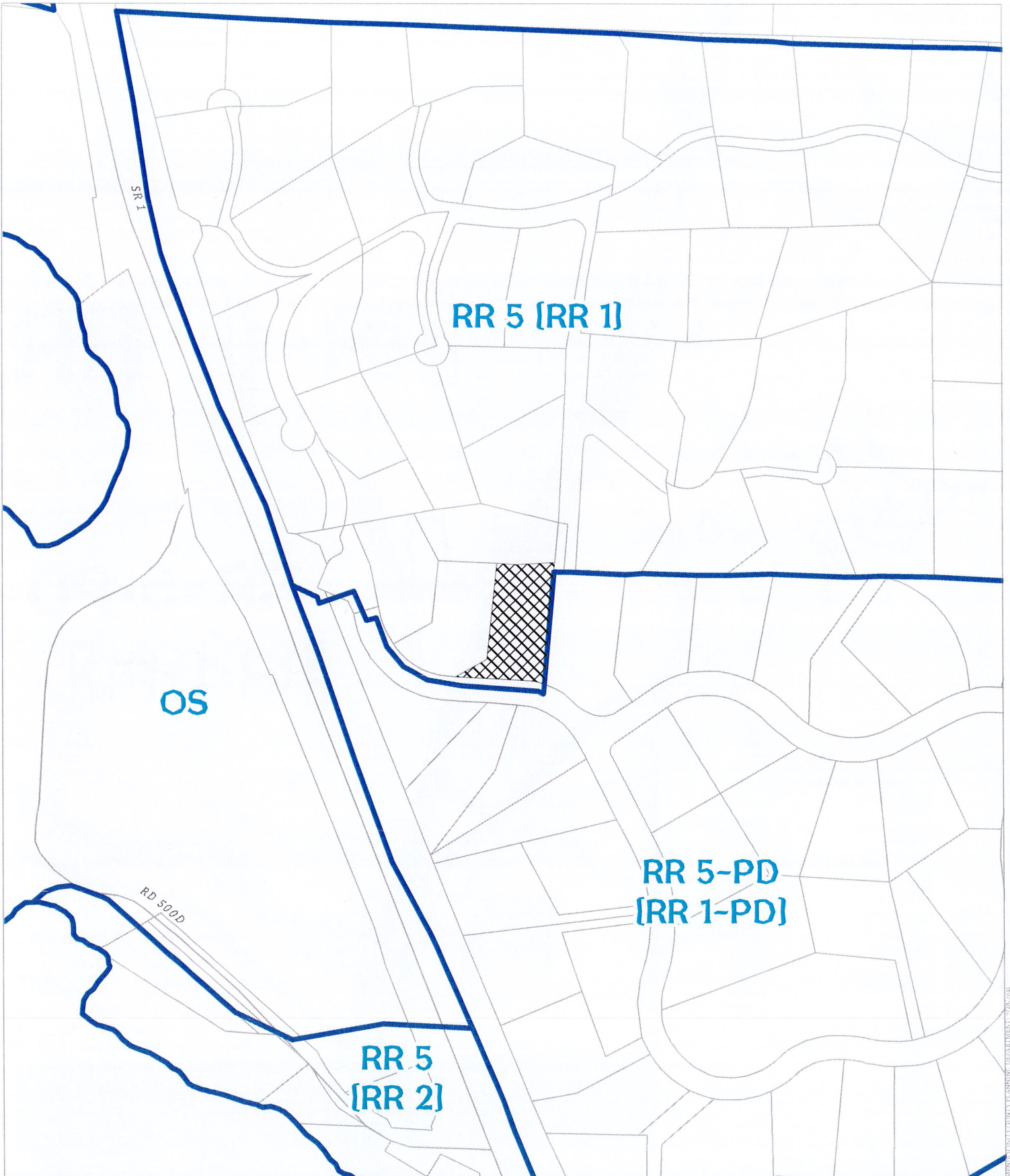
MENDOCINO COUNTY PLANNING DEPARTMENT 7/26/2021





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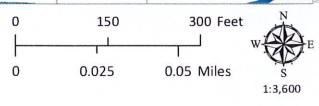
 Zoning Districts
 Public Roads



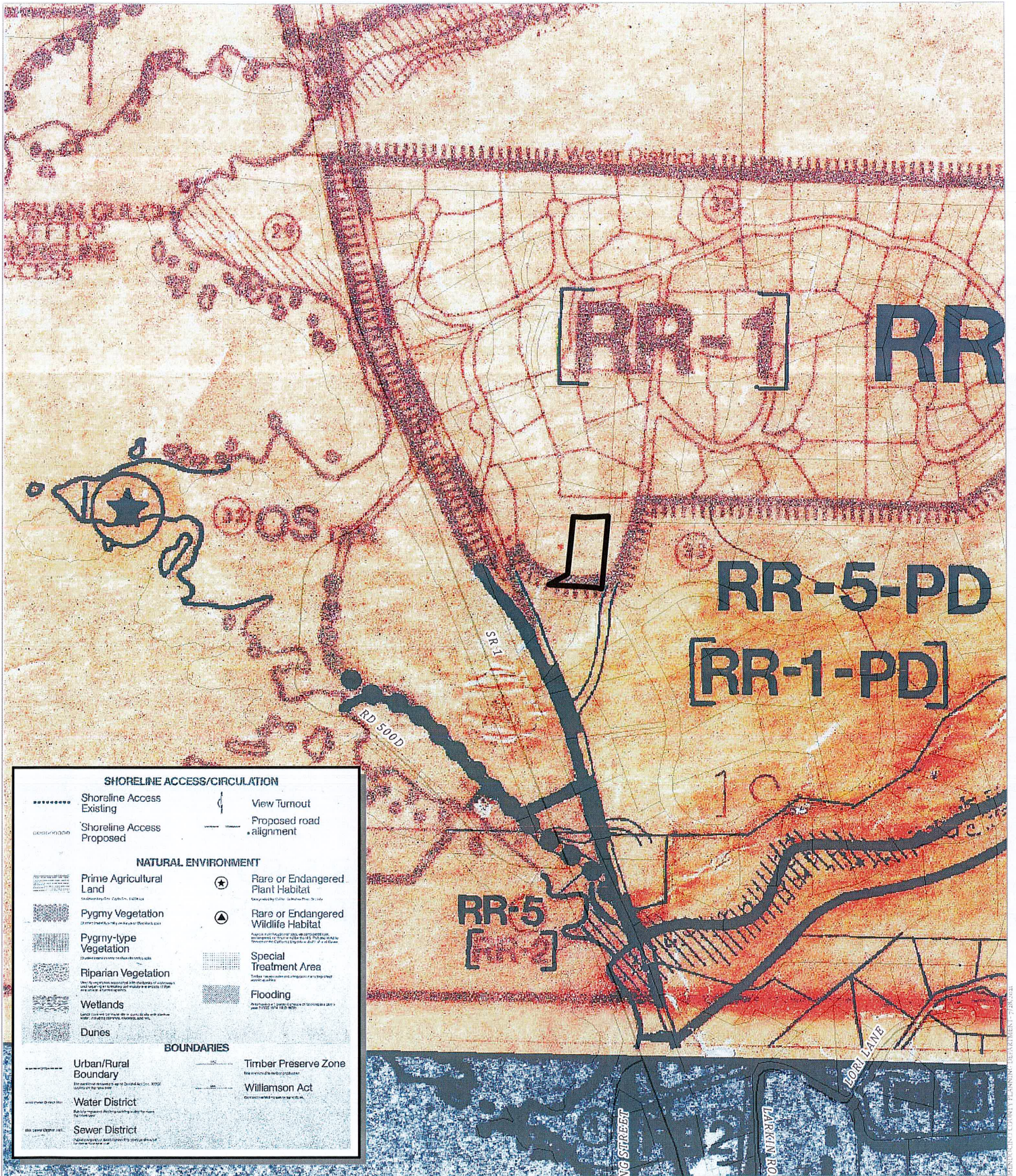


CASE: CDP 2021-0037
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 General Plan Classes
 Public Roads



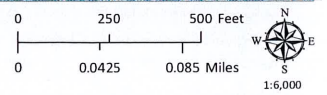
MENDOCINO COUNTY PLANNING DEPARTMENT 7/28/2021

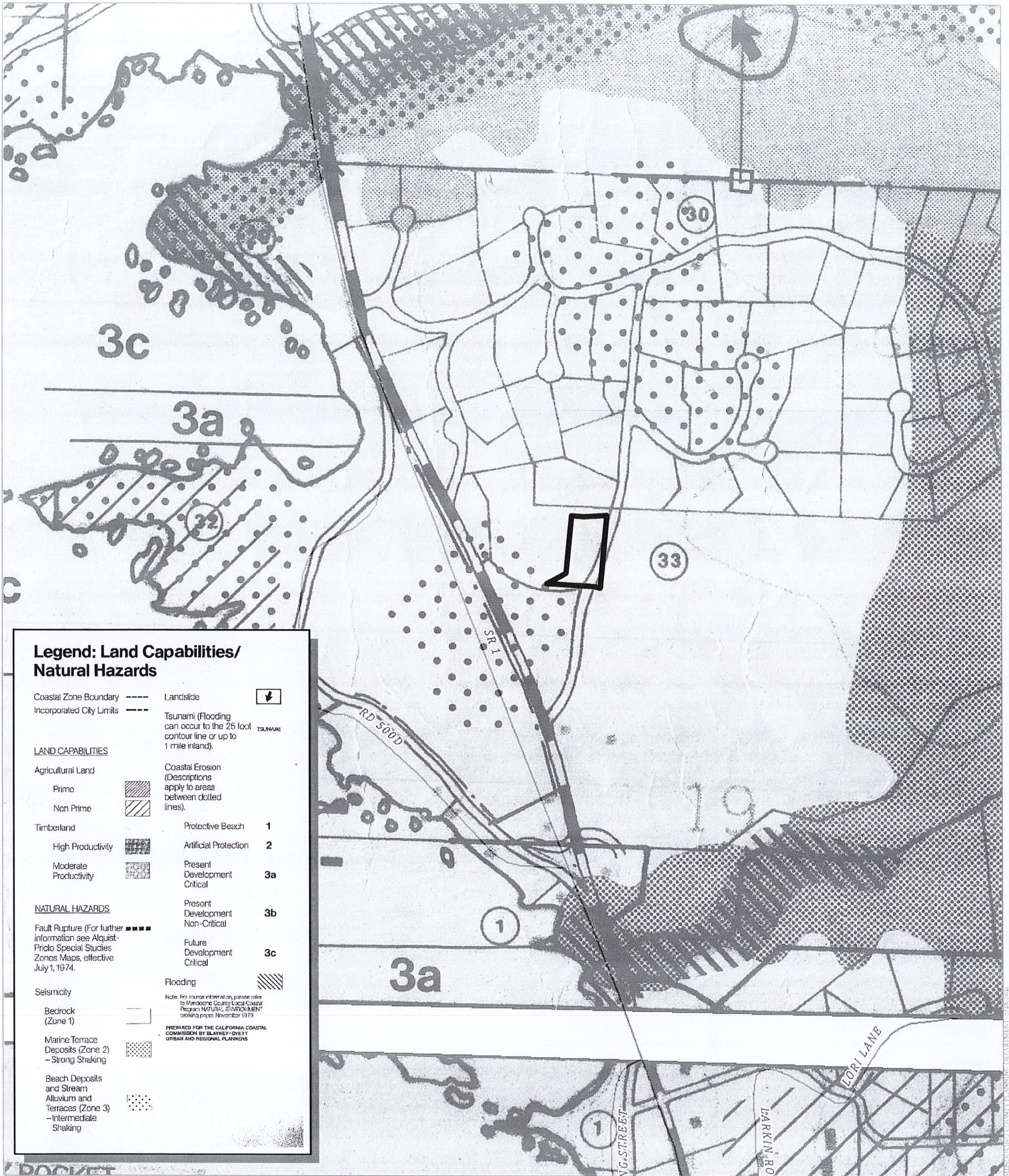


SHORELINE ACCESS/CIRCULATION	
	Shoreline Access Existing
	Shoreline Access Proposed
	View Turnout
	Proposed road alignment
NATURAL ENVIRONMENT	
	Prime Agricultural Land <small>As designated by the California Department of Conservation</small>
	Pygmy Vegetation <small>As designated by the California Department of Conservation</small>
	Pygmy-type Vegetation <small>As designated by the California Department of Conservation</small>
	Riparian Vegetation <small>Very low to medium riparian vegetation consisting of willows, cottonwoods, and other riparian species in riparian areas of the State.</small>
	Wetlands <small>Wetlands are defined as areas that are saturated with water periodically or continuously and support wetland plants and animals.</small>
	Dunes
	Rare or Endangered Plant Habitat <small>As designated by the California Department of Conservation</small>
	Rare or Endangered Wildlife Habitat <small>As designated by the California Department of Conservation</small>
	Special Treatment Area <small>These areas are subject to special treatment and are subject to special rules.</small>
	Flooding <small>As designated by the California Department of Conservation</small>
BOUNDARIES	
	Urban/Rural Boundary <small>As designated by the California Department of Conservation</small>
	Water District <small>As designated by the California Department of Conservation</small>
	Sewer District <small>As designated by the California Department of Conservation</small>
	Timber Preserve Zone <small>As designated by the California Department of Conservation</small>
	Williamson Act <small>As designated by the California Department of Conservation</small>

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Public Roads



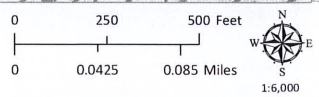


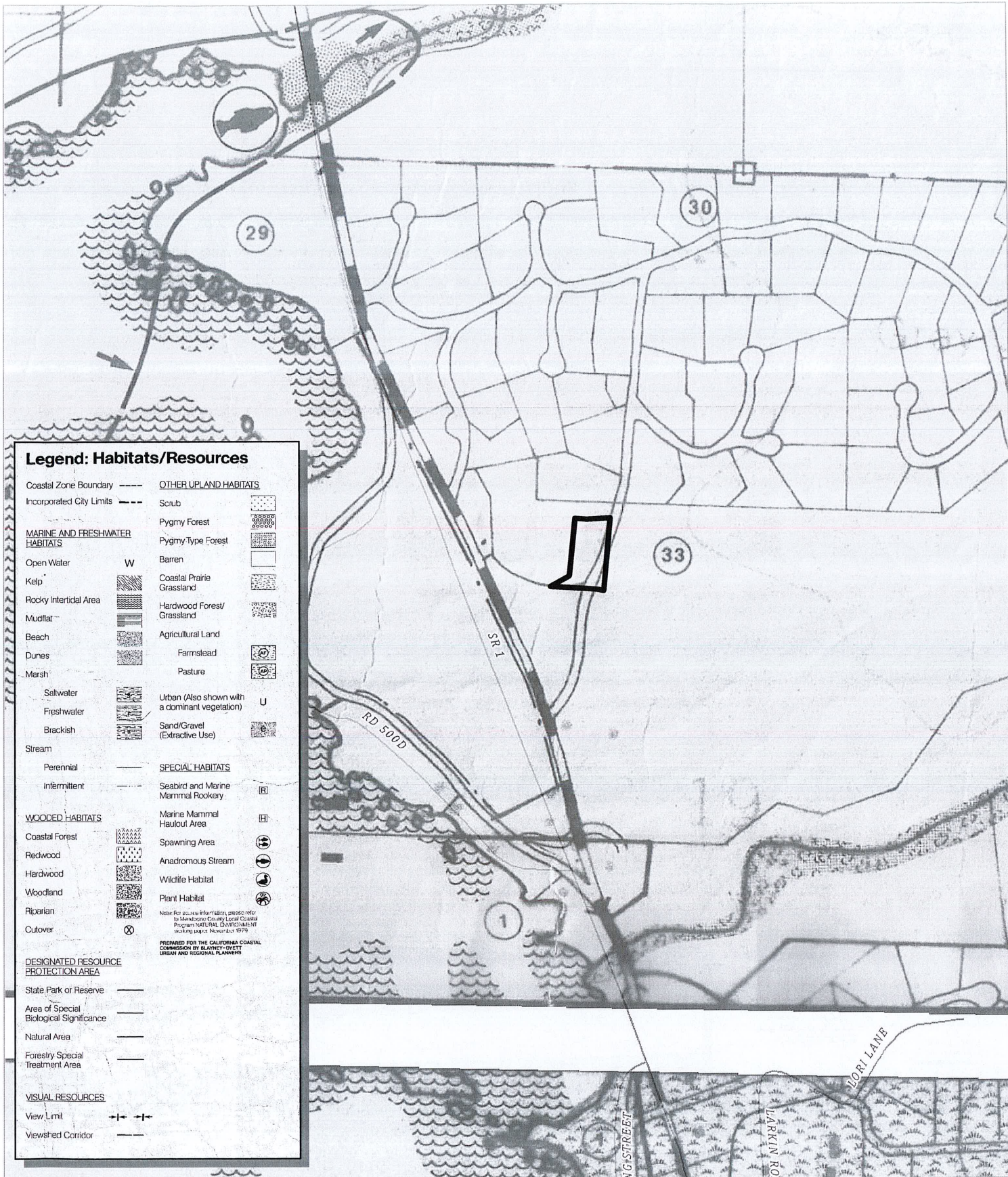
**Legend: Land Capabilities/
Natural Hazards**

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

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Public Roads





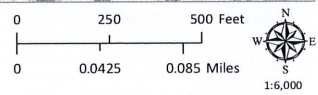
Legend: Habitats/Resources

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

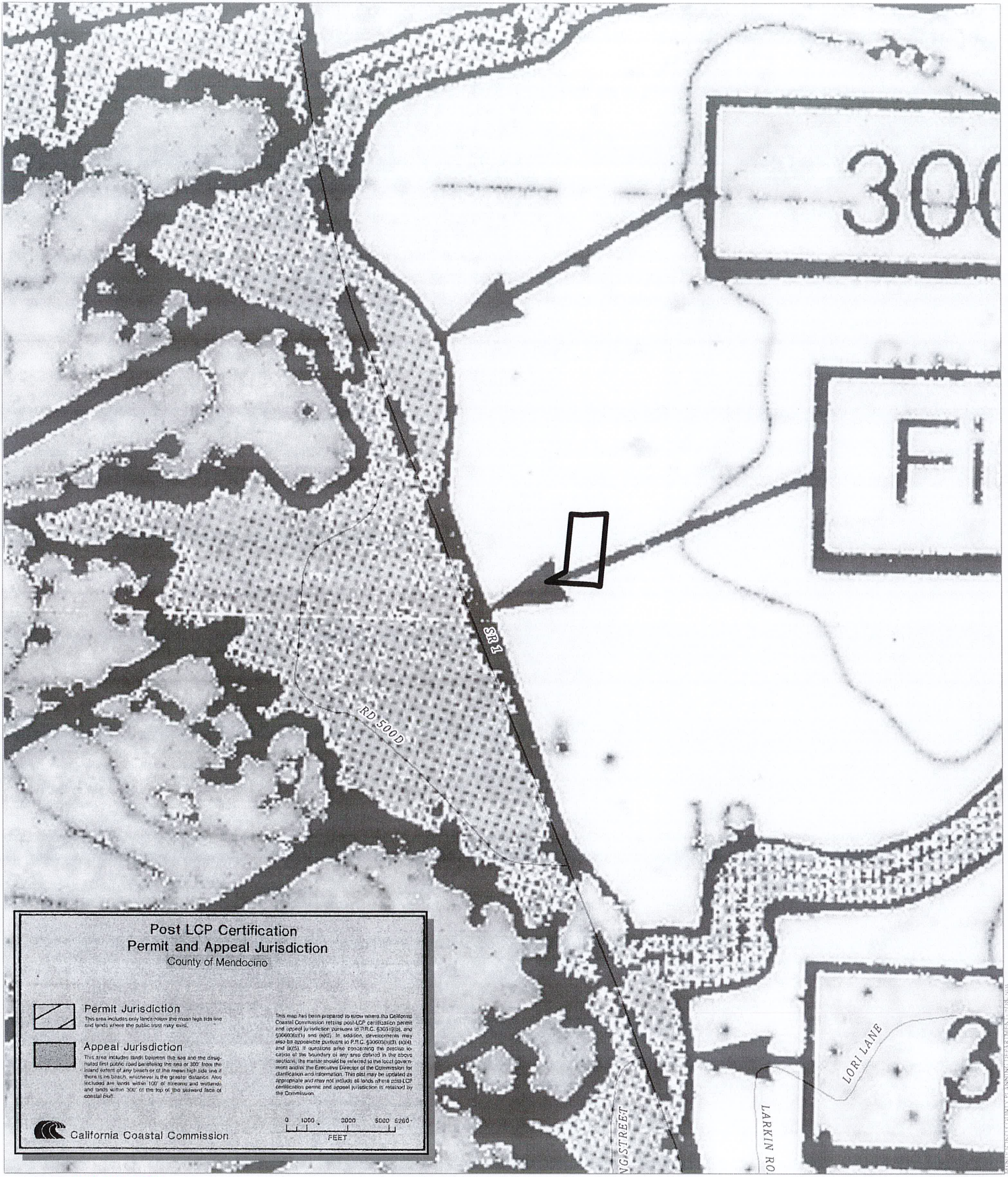
Note: For a complete list of symbols refer to the Manual on the State Coastal Program NATURAL ENVIRONMENT and the Manual on the State Coastal Program UPLAND HABITATS 1978.

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

Public Roads



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

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

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

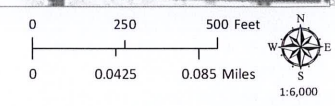
This map has been prepared to show where the California Coastal Commission has post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30315(b), and §30600(a)(1) and (a)(2). In addition, special permits may also be applicable pursuant to P.R.C. §30600(a)(3), (a)(4) and (a)(5). If questions arise concerning the precise location of the boundary of any area depicted in the above paragraphs, the matter should be referred to the local government within the Commission's jurisdiction of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

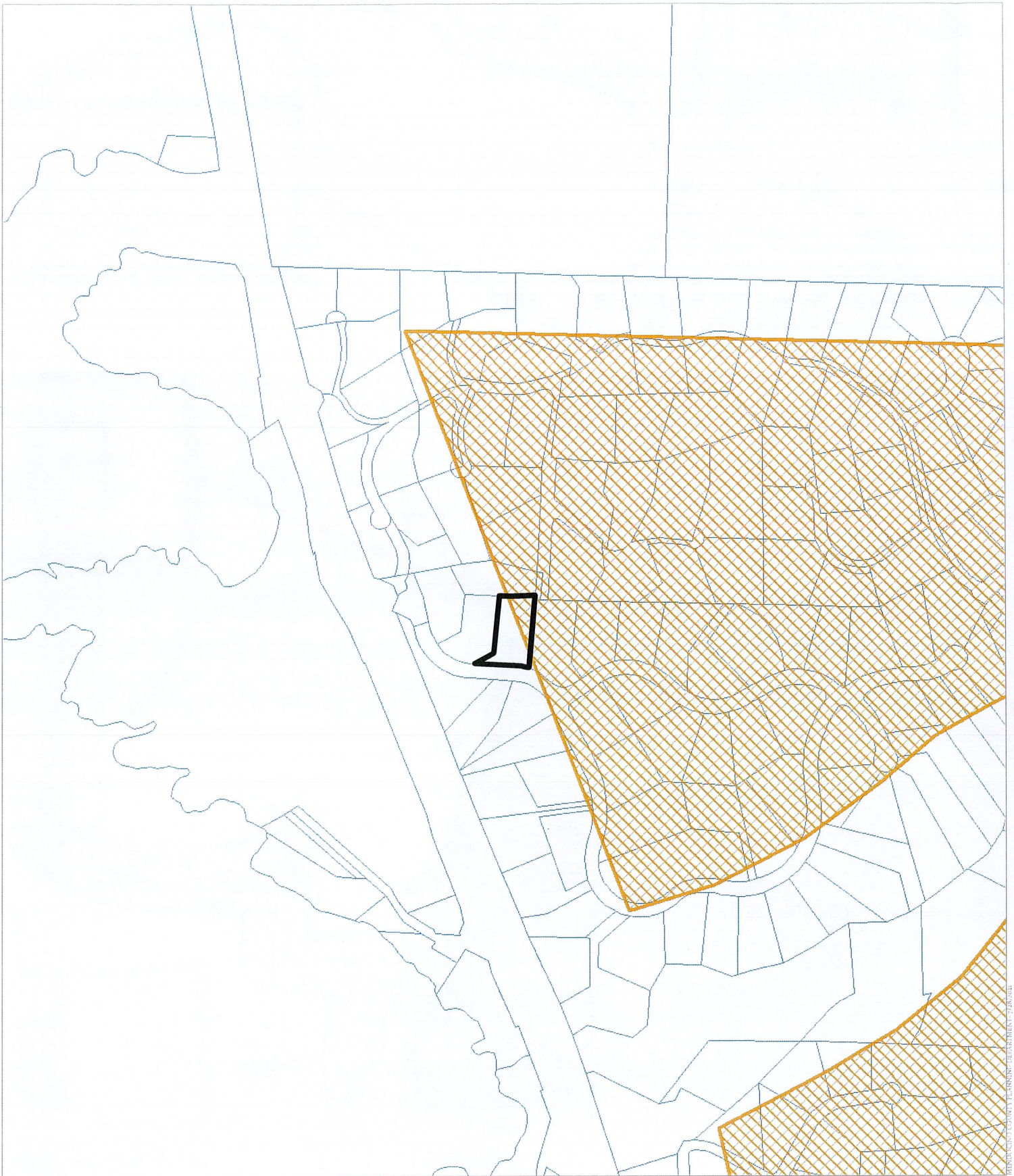
0 1000 2000 3000 4000 5000 FEET

California Coastal Commission


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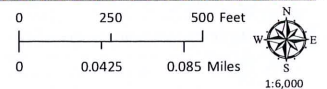
Public Roads



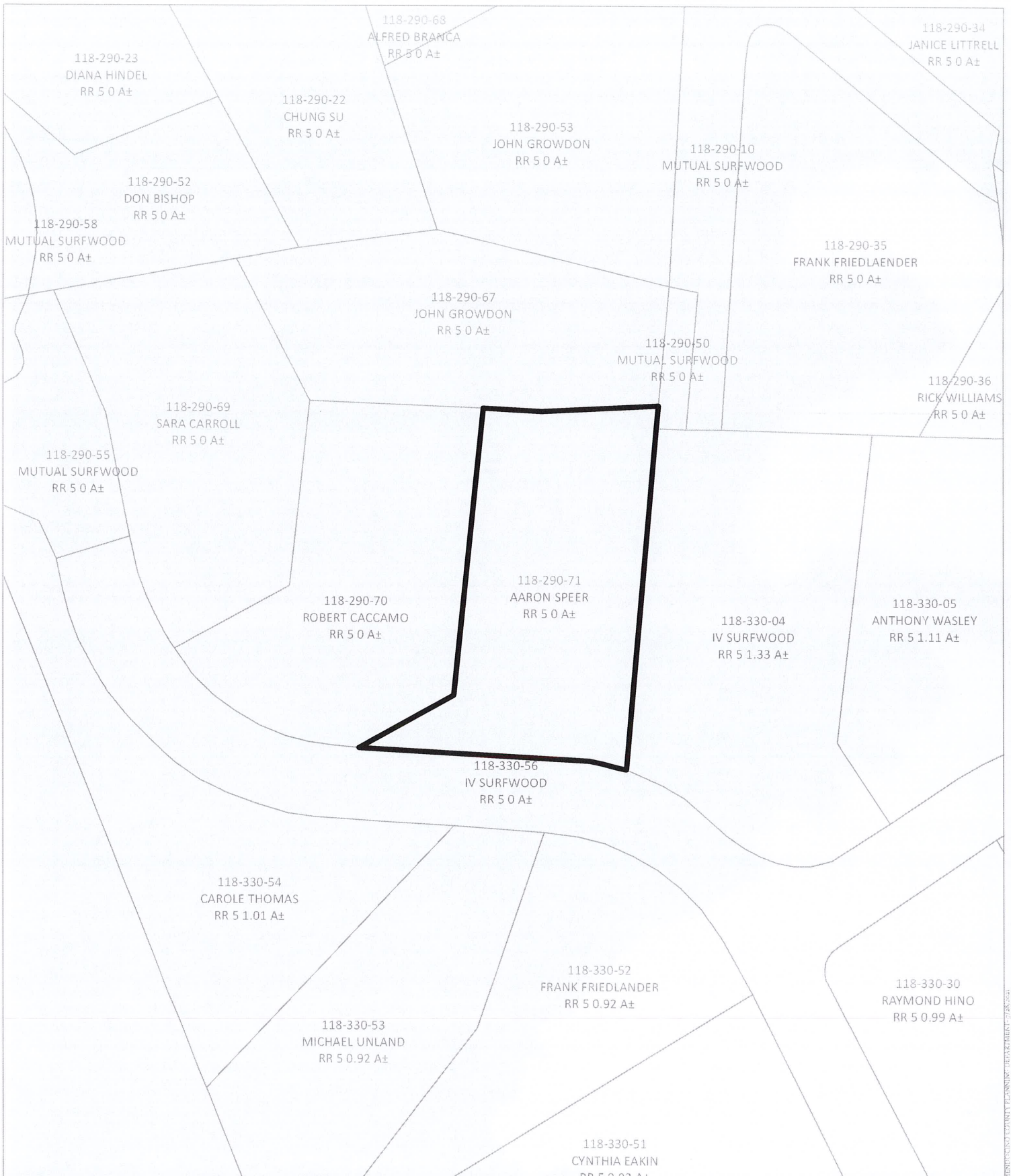


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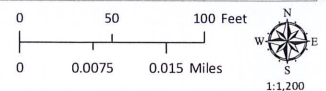
 CDP Exclusion Areas



CDP EXCLUSION ZONES







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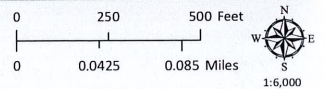


ADJACENT PARCELS



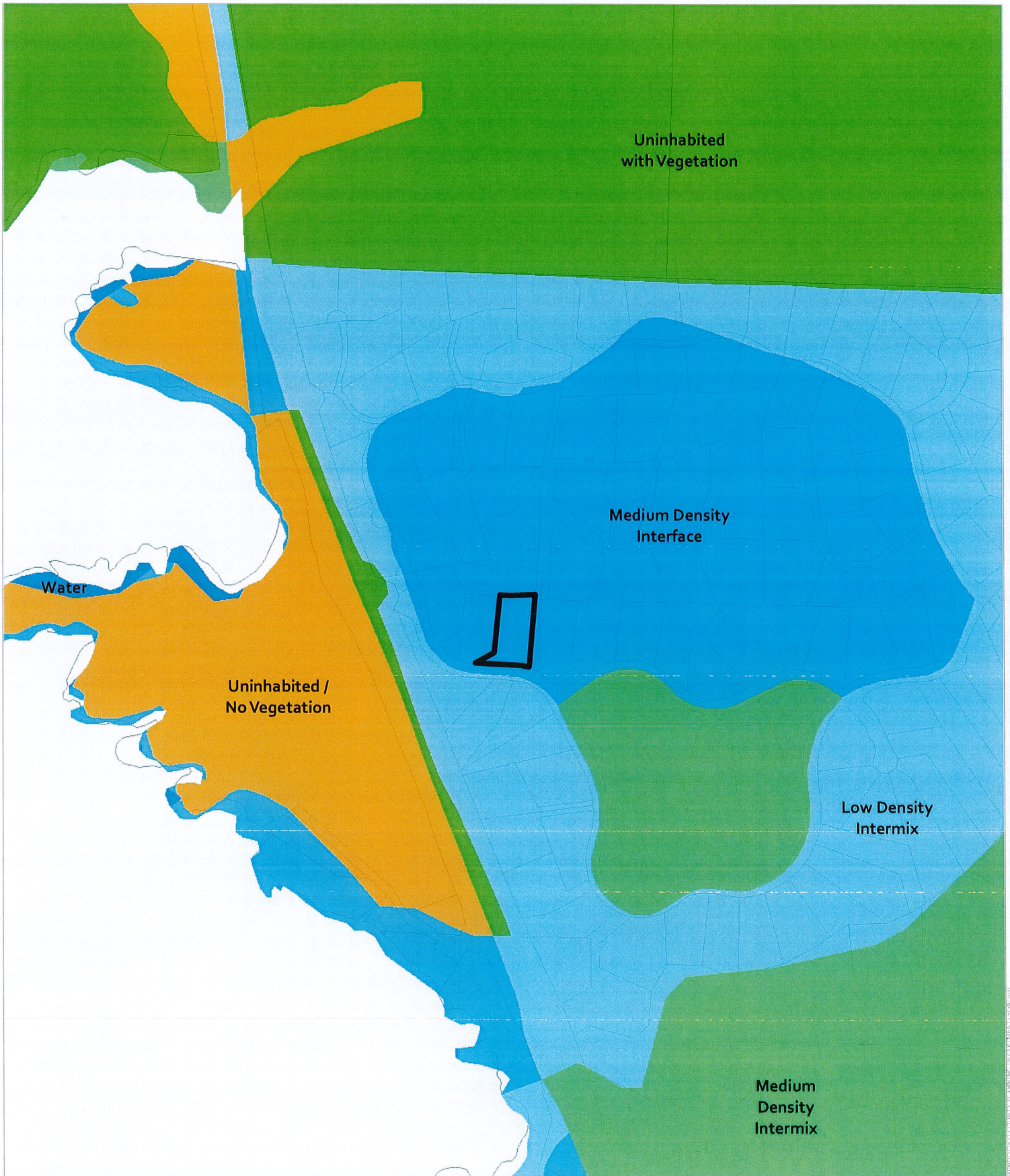
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-  Very High Fire Hazard
-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard

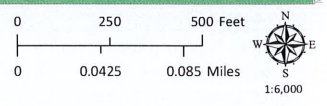


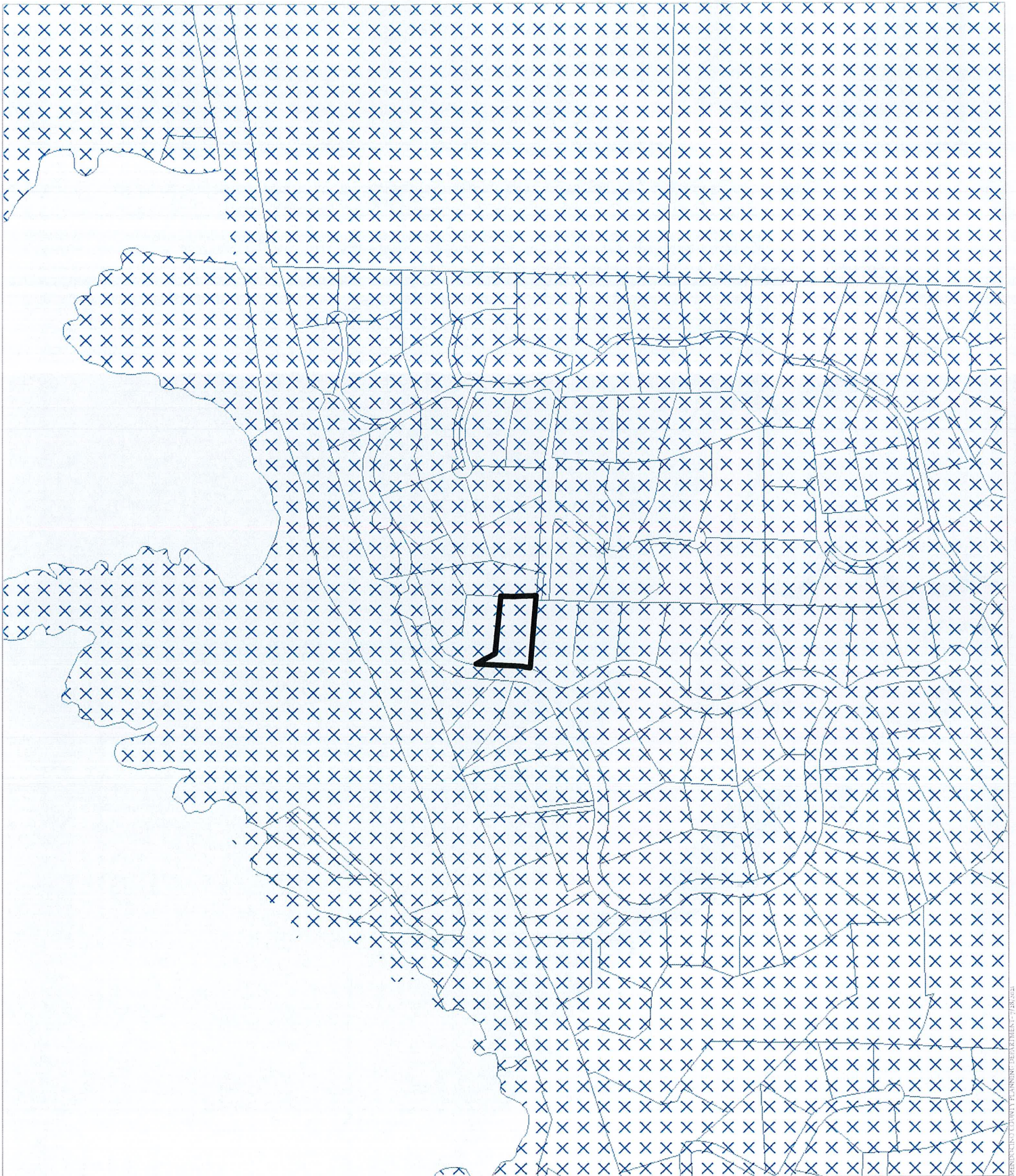
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

MENDOCINO COUNTY FIRE PROTECTION DISTRICTS - 12/28/2021



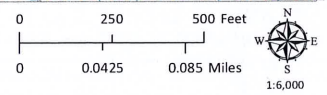
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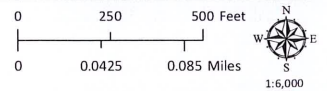
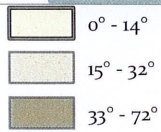
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 Critical Water Areas

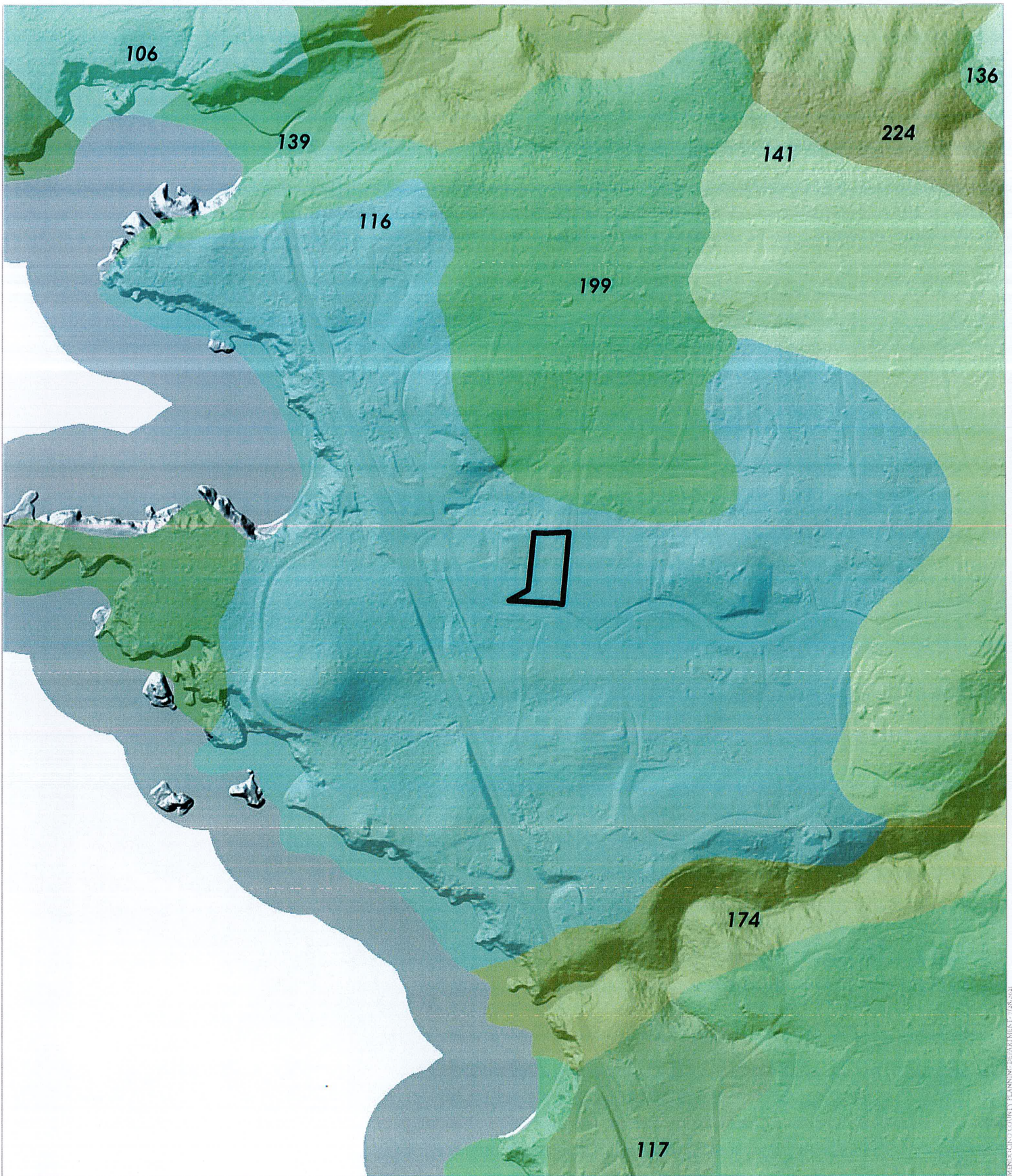




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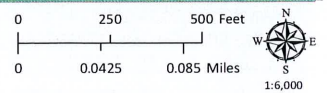
ESTIMATED SLOPE



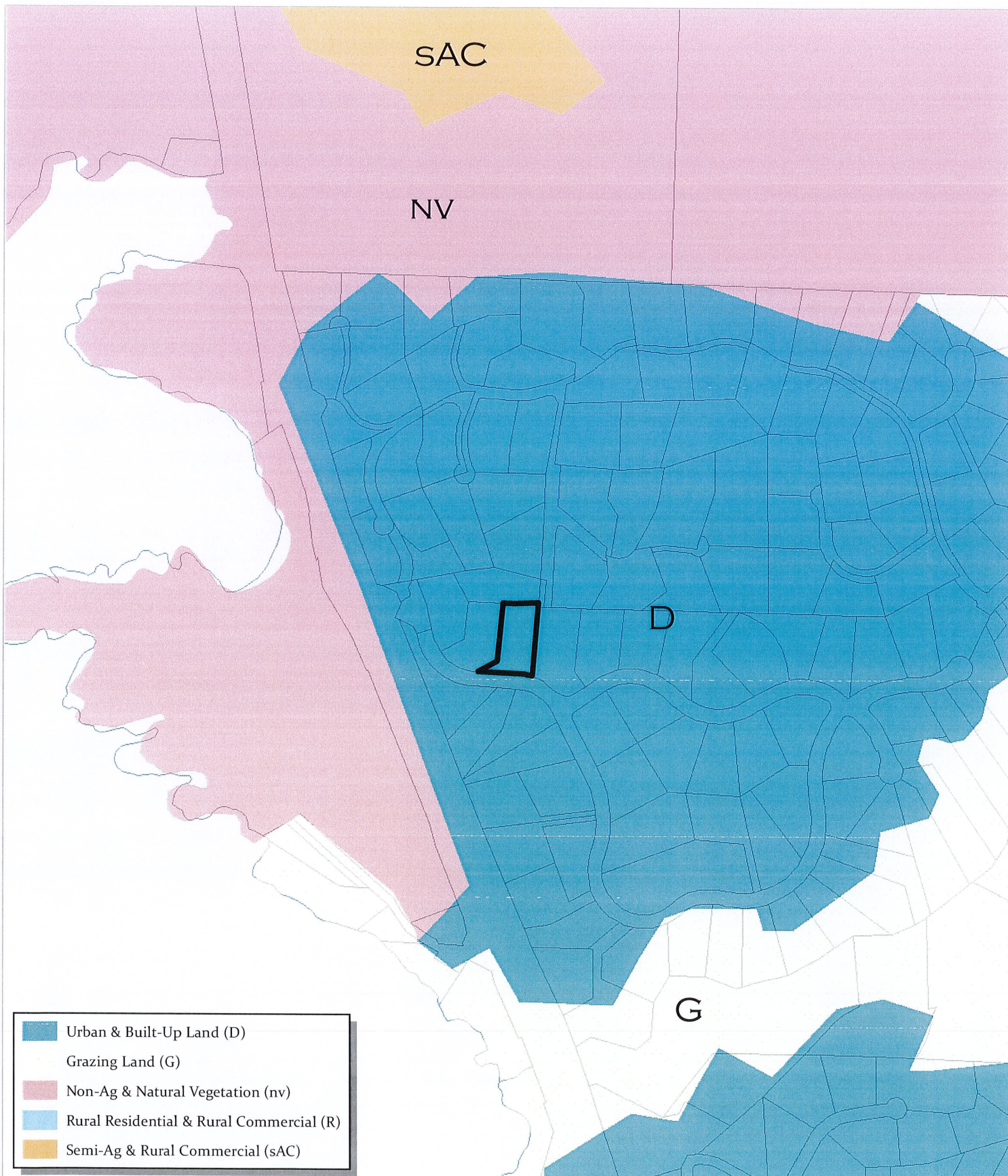
MENDOCINO COUNTY PLANNING DEPARTMENT 7/26/2021

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 Shinglemill-Gibney Complex



WESTERN SOIL CLASSES



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