



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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June 24, 2022

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 July 12, 2022, 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#: CDP_2021-0053

DATE FILED: 7/12/2022

OWNER/APPLICANT: CAROLINE AND JUSTIN DESROSIERS

REQUEST: Administrative Coastal Development Permit to construct a new 1,605 square foot single-family residence, with 588 square foot deck, 529 square foot garage, 120 square foot shed, 2,500 square foot driveway, 443 square foot Second Residence, and connect to water and sewer district.

ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT

LOCATION: In the Coastal Zone, 0.31± miles northeast of Mendocino Town Center, lying on the east side of Palette Drive (CR 448), 179± feet from its intersection with Lansing Street (CR 500); located at 10980 Palette Drive, Mendocino; APN: 119-070-22.

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>

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

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

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

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

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

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Board of Supervisors or the Department of Planning and Building Services at, or prior to, any hearing. Additional information regarding the above noted case may be obtained prior to the Board of Supervisors meeting by calling the Department of Planning and Building Services at 707-964-5379, 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 707-463-4441 at least five days prior to the meeting.

Additional information regarding the above noted item may be obtained by calling the Clerk of the Board of Supervisors at 707-463-4441, Monday through Friday, 8:00 a.m. through 5:00 p.m. or the Department of Planning and Building Services at 707-234-6650, 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 FOR ADMINISTRATIVE CDP**

**JUNE 14, 2022
CDP_2021-0053**

SUMMARY

OWNER/APPLICANT: CAROLINE AND JUSTIN DESROSIERS
15268 WOLFGANG ROAD
TRUCKEE, CA. 96161

REQUEST: Administrative Coastal Development Permit to construct a new 1,605 square foot single-family residence, with 588 square foot deck, 529 square foot garage, 120 square foot shed, 2,500 square foot driveway, 443 square foot Second Residence, and connect to water and sewer district.

LOCATION: In the Coastal Zone, 0.31± miles northeast of Mendocino Town Center, lying on the east side of Palette Drive (CR 448), 179± feet from its intersection with Lansing Street (CR 500); located at 10980 Palette Drive, Mendocino; APN: 119-070-22.

TOTAL ACREAGE: 0.59± Acres

GENERAL PLAN: Suburban Residential (SR20K:U)
General Plan, Coastal Element Chapter 4.13

ZONING: Mendocino Suburban Residential (MSR:20K)
Mendocino Town Zoning Code, Division III

SUPERVISORIAL DISTRICT: 5 (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

APPEALBLE: NO

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: MATT GOINES

BACKGROUND

PROJECT DESCRIPTION: Within the Point of View Estates Subdivision in the Town of Mendocino, construction of a new 1,605 square foot single-family residence, with 588 square foot deck, 529 square-foot garage, 120 square foot shed, 2,500 square foot driveway, 443 square foot Second Residential Unit, and connect to water and sewer district.

SITE CHARACTERISTICS: In the Coastal Zone, 0.31± miles northeast of Mendocino Town Center, lying on the east side of Palette Drive (CR 448). The subject parcel is currently undeveloped. There will be at least two designated parking areas for the residence, although the property can accommodate more if needed. The property is sloped to the west towards Palette Drive with a relatively flat spot to the east. There are no trees on the property, only native grasslands and low growing shrubs and bushes scattered throughout the property. A majority of the shrubs and bushes exist along the border of the property lines. The subject site is surrounded by developed parcels that are mixed in size ranging from 0.31 acres to 0.70 acres as can be seen on the *Adjacent Parcels Map* in attachments. The above-mentioned site characteristics and descriptions can be seen on the *Location Map, Aerial Imagery Map, and Estimated Slope Map* in attachments.

SURROUNDING LAND USE AND ZONING: As listed on Table 1 below, the surrounding lands are classified Suburban Residential (SR) and are developed with residential uses, as shown on the *Aerial Imagery (Vicinity)* and *Aerial Imagery* maps in attachments. The proposed single-family residence, accessory structures, and utilities hookups are consistent with the surrounding land uses, architectural styles, and development.

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential (RR)	Mendocino Rural Residential (MRR)	0.46± Acres	Residential
EAST	Suburban Residential (SR20K)	Mendocino Suburban Residential (MSR)	0.7± Acres	Residential
SOUTH	Suburban Residential (SR20K)	Mendocino Suburban Residential (MSR)	0.71± Acres	Residential
WEST	Suburban Residential (SR20K)	Mendocino Suburban Residential (MSR)	0.38± Acres	Residential

Pursuant to Mendocino Town Zoning Code (MCC) Section 20.760.010(B), the Point of View Estates is located outside the Mendocino Historical Preservation District.

LOCAL COASTAL PROGRAM CONSISTENCY

The proposed development, to construct a single-family residence, accessory structures, and connect to utilities, is consistent with the goals and policies of the Mendocino Town Local Coastal Program, Coastal Element Chapter 4.13 Mendocino Town Plan and the Mendocino Town Zoning Code (MCC), as detailed below:

Land Use: The project site is located within the boundaries of the Mendocino Town Local Coastal Program area, as shown on the *Mendocino Town General Plan* map. The subject parcel is classified as Suburban Residential (SR) by the Mendocino Town Plan, as shown on the *Mendocino Town General Plan* map. The Coastal Element Chapter 4.13, Subsection 5.3 Suburban Residential classification

“...is intended to recognize the existing Point of View Estates Subdivision and the contiguous five lots that front on Lansing Street, north of Palette Drive.”

This project will not be out of character with, and does not propose any development that is contrary to the Point of View Estates Subdivision standards, does propose residential development that is a principally permitted use and is consistent with Subsection 5.3, which allows residential dwelling units. The proposed development is consistent with the intent and allowed use associated with residential development per Mendocino County Coastal Element Chapter 4.13 and Mendocino Town Plan subsection 5.3. Suburban Residential.

Zoning: The project site is located within the Mendocino Suburban Residential (MSR) zoning district, as shown on the *Mendocino Town Zoning* map. The MSR District, per MCC Section 20.648.005

“...is intended to recognize the existing Point of View Estates Subdivision and the five (5) lots (parcels) on its southwest boundary east of Lansing Street and north of Palette Drive, while allowing a second residential dwelling unit, subordinate in size and scale, in keeping with the existing pattern of development.”

The proposed project, which includes construction of a new 1,605 square foot single-family residence, with 588 square foot deck, 529 square foot garage, 120 square foot shed, 2,500 square foot driveway, and 443 square foot second residence, and connect to water and sewer district. The uses described are a

combination of principal permitted land use within the MSR District, pursuant to MCC Chapter 20.648. and accessory uses to the primary use.

The project is found to be consistent with the Zoning classification and General Plan of MSR as this designation allows for the residential development and use of the parcel. The proposed project will further provide newer and safer housing stock within the Coastal Zone while keeping similar and appropriate characteristics within the community.

The project will not impact or encroach on any property line setback requirement for the MSR District per MCC Sec. 20.648 as it meets the minimum requirements. The parcel is accessed via a private driveway off Palette Drive, which has a Corridor Preservation Setback of 25 feet with a road classification of "Local Road" per Mendocino County Code (MCC) Sec. 20.444.020 - Corridor Preservation Setback. The property is zoned MSR, requiring a 20-foot front and rear setback per MCC Sec. 20.648.030 and side yard setback of 6 feet per MCC20.648. 035. The maximum building height allowed in the MSR is 28 feet above the natural grade for Non-Highly Scenic Areas. As currently proposed, the proposed development will be a maximum height of 18-20 feet, as shown on the multiple *Elevations drawings* in attachments. The proposed project will result in 22.2 percent lot coverage, which is consistent with the maximum allowed lot coverage of 25 percent. The site has adequate capacity for the required minimum two off-street parking spaces.

The proposed project will conform to development standards of MCC Chapters 20.648, 20.704 and 20.714.

Visual Resources: Pursuant with Mendocino County Code (MCC) Section 20.504.020(A), the Town of Mendocino is the only recognized Special Community in the Coastal Element. The parcel is not located in a designated Highly Scenic Area. Pursuant with MCC Section 20.692.020(E), development within the Point of View Estates Subdivision shall be consistent with the standards of the Mendocino Historical Preservation District. The surrounding developed residential lots include homes with windows facing the shoreline, low-pitched gabled rooflines, and vertical redwood siding; the architectural styles in the Point of View Estates Subdivision differ from the historic setting found elsewhere in Historical Zone A. The project, as proposed, is consistent with the surrounding development within the Point of View Estates Subdivision.

Conditions are in place to require exterior lighting to be kept to the minimum necessary for safety and security purposes and to be downcast and shielded 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 the conditions of approval, the proposal is consistent with MCC Chapter 20.504 and MCC Section 20.692.020(E) regulations for parcels developed within a Special Community.

Hazards Management: The property is in an area of "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 (CalFire) and the Mendocino Fire Protection District. The proposed project was referred to both fire protection agencies, where no response has been received. A State Fire Safe Regulations Application Form, CalFire File Number 381-21, was issued for the project.

Conditions are in place to require the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction, which ensures any fire protection policy or plan will be addressed.

With added conditions, the proposed project is consistent with MCC Chapter 20.500 regulations for hazard areas, including geologic hazards (faults, bluffs, tsunamis, landslides, and erosion), fire and flood hazards.

Habitats and Natural Resources: Coastal Element 3.14 and Mendocino Town Zoning Codes address Environmentally Sensitive Habitat Areas (ESHA). MCC Chapter 20.719 states that development having the potential to impact an ESHA shall be subject to a biological survey, prepared by a qualified biologist, to determine the extent of sensitive resources, to document potential negative impacts, and to recommend appropriate mitigation measures. The parcel is mapped as barren land, as shown on the *LCP Habitat and Resources* map. The proposed project was referred to California Coastal Commission and California Department of Fish and Wildlife, where no response has been received.

According to the California Natural Diversity Database maps, several plant species have been identified to potentially be in the area, however, none of the listed plant species were found on the California Natural Community List of sensitive species accessed on the Fish and Wildlife website. The potential plants that were named are native non-endangered or non-sensitive plant communities, therefore no biological scoping survey was requested.

Because the LCP habitat and resources map shows the site to be barren, and no sensitive species from the California Natural Community List were named or identified, the proposed project will not conflict with sensitive habitats or resources and is consistent with MCC Chapter 20.719 regulations.

Archaeological/Cultural Resources: The proposed development was referred to Mendocino County Archaeological Commission (ARCH) and Northwest Information Center at Sonoma State University (SSU). A reply was received from SSU with a recommendation that no further cultural resources survey need be conducted. The project was also referred to the Archaeological Commission for review where the Archaeological Commission concurred with Sonoma State University that no further studies were required.

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.

The project was referred to the following local tribes for review and comment: Sherwood Valley Band of Pomo Indians, Redwood Valley Rancheria, and Cloverdale Rancheria. As of this date, no response has been received.

With adherence to the conditions of approval, the proposed project complies with MCC Sections 22.12.090 *Discoveries* and 22.12.100 *Discoveries of Human Remains*.

Groundwater Resources: The project site is located within a mapped Critical Water Resources Area, as shown on the *Ground Water Resources* map. The proposed development will have access to an existing community water and sewer system. The proposed project was referred to Mendocino City Community Services District (MCCSD) and Mendocino County Division of Environmental Health (DEH) for comment. MCCSD replied stating that the property owners have met all the requirements for a sewer connection and groundwater extraction permit. DEH responded that the MCCSD requirements satisfy DEH requirements.

Conditions are in place to require the applicant to secure all necessary permits for the proposed development from County, State, and Federal agencies having jurisdiction. They ensure the proposed development will have access to an adequate water supply and sewer connection, which will be consistent with MCCSD, DEH and MCC Chapter 20.744 regulations.

Grading, Erosion, and Run-Off: The area of the proposed single-family residence and accessory structures is sloped toward Palette Drive (west), as shown on the *Topographic Map* in attachments. As proposed, grading will occur at the time of construction of the proposed single-family residence, accessory structures, and the connection to utilities, and driveway upgrades. Best Management Practices shall be implemented during construction to prevent delivery of sediment that may potentially impact any drainage or contribute to any road debris on Palette Drive. Conditions are in place requiring the applicant to secure all necessary permits for the proposed development from County, State, and Federal agencies having jurisdiction; this ensures any grading, erosion, and runoff protection, and hazard area policies or plans will be addressed through the appropriate agency or department. The proposed single-family residence and accessory structures will not significantly alter the original elevation, compaction, or the agricultural viability of the property.

With added conditions, Staff finds the proposed project is consistent with MCC Chapters 20.492 and 20.717 regulations.

Transportation/Circulation: The project will 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 and the Point of View Estates Subdivision were approved. Additionally, the site is located within the Point of View Estates Subdivision, where multiple parcels have already been developed and have homes that are occupied; therefore, construction of a single-family residence, carport, and ancillary development is not anticipated to generate a significant amount of additional traffic beyond what presently exists.

The proposed project was referred to Mendocino County Department of Transportation (DOT), where DOT requested two conditions of approval: (1) *a residential driveway approach shall be constructed onto Palette Drive (CR 448), in accordance with Mendocino County Road and Development Standards No. A51A, or as modified by applicant and approved by Department of Transportation Staff during field review, to be paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted;* and (2) *the applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for any work within County rights-of-way.* Conditions are in place to ensure the proposed project has access consistent with DOT regulations prior to the issuance of a building permit.

With adherence to the conditions of approval, staff finds the proposed project is consistent with DOT regulations.

Public Access: The project site is located near the northerly boundary of the Mendocino Town Local Coastal Plan area, as shown on the *Mendocino Town General Plan* map. Existing public access to the shore is located along Heeser Drive and Lansing Street, as shown on the *LCP Land Use Map 17: Mendocino* map. The site is not designated as a potential public access trail location.

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents. The proposed residence and accessory structures meet the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 3, Section 15303 (a), which reads “new construction or conversion of small structures... One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.”

PROJECT FINDINGS AND CONDITIONS

Pursuant to the provisions of Chapter 20.720 of the Mendocino Town Zoning Code, the Coastal Permit Administrator approves the proposed project, to construct a new 1,605 square foot single-family residence, with 588 square foot deck, 529 square foot garage, 120 square foot shed, 2,500 square foot driveway, 443 square foot second residential unit, and connect to water and sewer district, and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.720.035(A)(1), the proposed residential development is in conformity with the certified Mendocino Town Local Coastal Program, as the land use is intended for the Suburban Residential classification in which it is proposed; and
2. Pursuant with MCC Section 20.720.035(A)(2), the proposed residential development would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The residential lot has access to ground water extraction and sewer connection and, as conditioned, a residential driveway approach is required; and
3. Pursuant with MCC Section 20.720.035(A)(3), the proposed residential development is consistent with the purpose and intent of the Mendocino Suburban Residential District, as well as all other provisions of the Mendocino Town Zoning Code and Mendocino County Coastal Zoning Code, including building height, setback from property boundary, and lot coverage; and
4. Pursuant with MCC Section 20.720.035(A)(4), the proposed residential development, if constructed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act; and

5. Pursuant with MCC Section 20.720.035(A)(5), the proposed residential development would not have any adverse impact on any known archaeological or paleontological resources and Condition 8 is in place should archaeological sites or artifacts be discovered; and
6. Pursuant with MCC Section 20.720.035(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 site. The proposed residence would not affect demands on public services; and
7. Pursuant with MCC Section 20.720.035(A)(7), the proposed residential development is in conformance with the design standards of Section 20.760.050 as development located within the Point of View Estates Subdivision and is located outside of the Mendocino Historic Preservation District and the proposed architecture is similar to development on adjacent lots; and
8. Pursuant with MCC Section 20.720.035(E), the proposed residential development, including foundation grading and residential driveway approach, is in conformance to the goals and policies of the Mendocino Town Zoning Code and Mendocino County Coastal Zoning Code, including Chapter grading, erosion, and run-off, and Chapter 20.717 water quality protection requirements; and conditions are recommended to address potential fire hazards. The site is not associated with geologic hazards, such as fault rupture, seismic-related ground failure, tsunami, nor land sliding hazards.

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 property owners shall secure all required permits for the proposed development as required by the Building Division of the Department of Planning and Building Services, Division of Environment Health, Department of Transportation, and Mendocino City Community Services District.
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 for approval by the Coastal Permit Administrator or to the satisfaction of the Director of Planning and Building Services.
10. Prior to issuance of a Building Permit, the property owner shall furnish evidence of access to the parcel, per Department of Transportation regulations , as follows:
 - a. Construct a residential driveway approach onto Palette Drive (CR 448), in accordance with Mendocino County Road and Development Standards No. A51A, or as modified by applicant and approved by 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; and
 - b. An encroachment permit shall be obtained from the Mendocino County Department of Transportation for any work within County rights-of-way.
11. 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.
12. The conditions approving this Coastal Development Permit shall be attached to any building permit application and shall be a part of the on-site construction drawings.

Staff Report prepared by:

6/14/2022
DATE

Matt Goines
MATT GOINES
PLANNER II

6-14-2022
DATE

Ignacio Gonzalez
IGNACIO GONZALEZ
COASTAL PERMIT ADMINISTRATOR

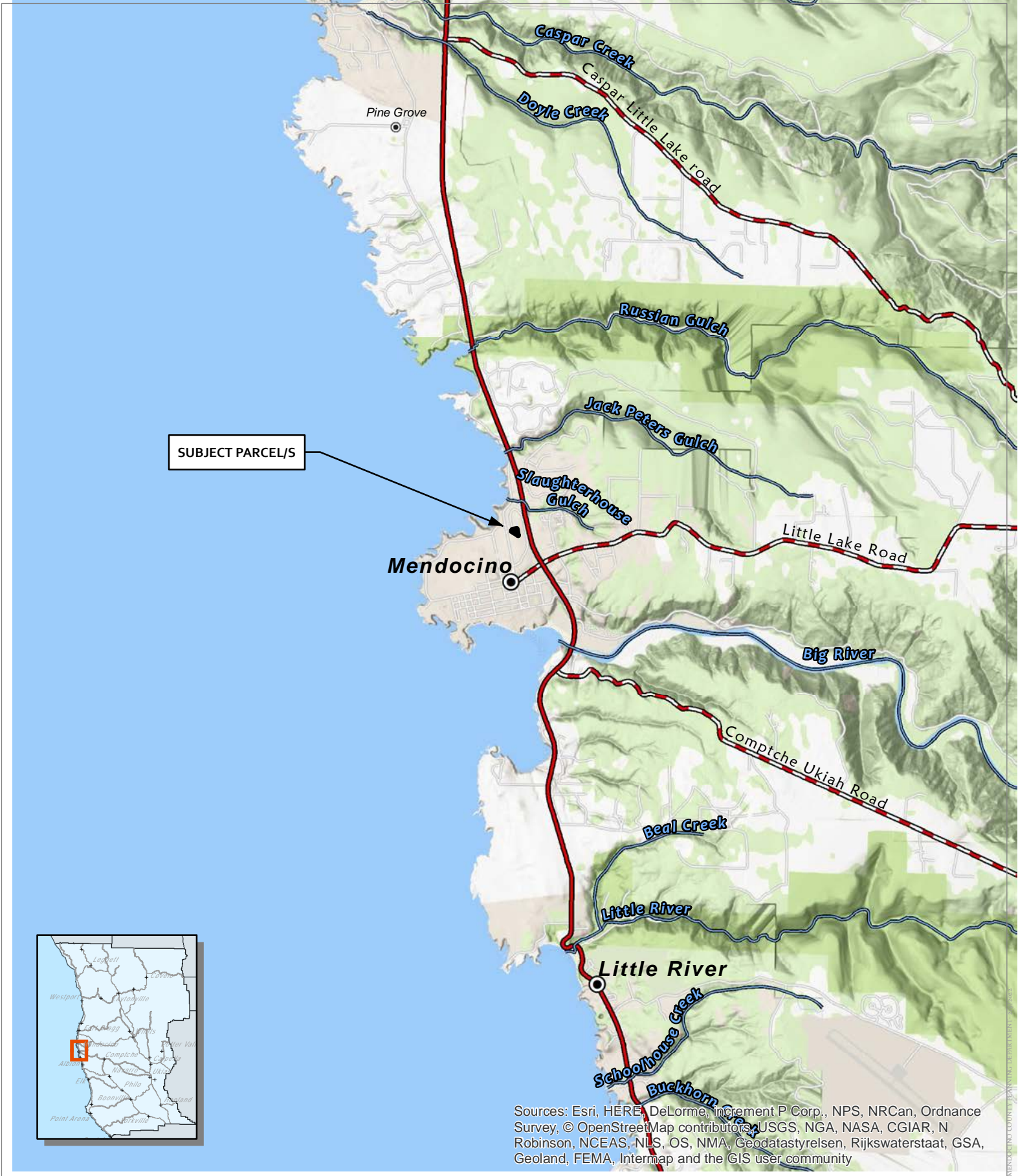
Appeal Period: 10 Days
Appeal Fee: \$2,620.00

ATTACHMENTS:

- | | |
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| A. Location Map | J. Appealable Areas |
| B. Aerial Imagery | K. Adjacent Parcels |
| C. Aerial Imagery | L. Fire Hazard Zones & Responsibility Areas |
| D. Site Map | M. Wildland-Urban Interface Zones |
| E. Topographic Map | N. Wetlands |
| F. General Plan Classifications | O. Estimated Slopes |
| G. LCP Land Use Map 17: Mendocino | P. Western Soil Classifications |
| H. LCP Land Capabilities & Natural Hazards | Q. Farmland Classifications |
| I. LCP Habitats & Resources | R. Building Elevations |

SUMMARY OF REFERRAL AGENCIES COMMENTS:

Archaeological Commission	Comments
Assessor's Office	No Response
Building Division (FB)	No Comment
CALFIRE (Land Use)	No Response
California Coastal Commission (CCC)	No Response
California Dept. of Fish and Wildlife (CDFW)	No Response
California Native Plant Society	No Response
Cloverdale Rancheria	No Response
Department of Transportation (DOT)	Comments
Environmental Health (EH)(FB)	Comments
Mendocino City Community Services District	Comments
Mendocino Fire Protection District	No Response
Planning Division (Ukiah)	No Comment
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response
Sonoma State University	Comments



SUBJECT PARCEL/S

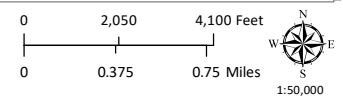
Mendocino

Little River

Sources: Esri, HERE, DeLorme, InCREMENT P Corp., NPS, NRCAN, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

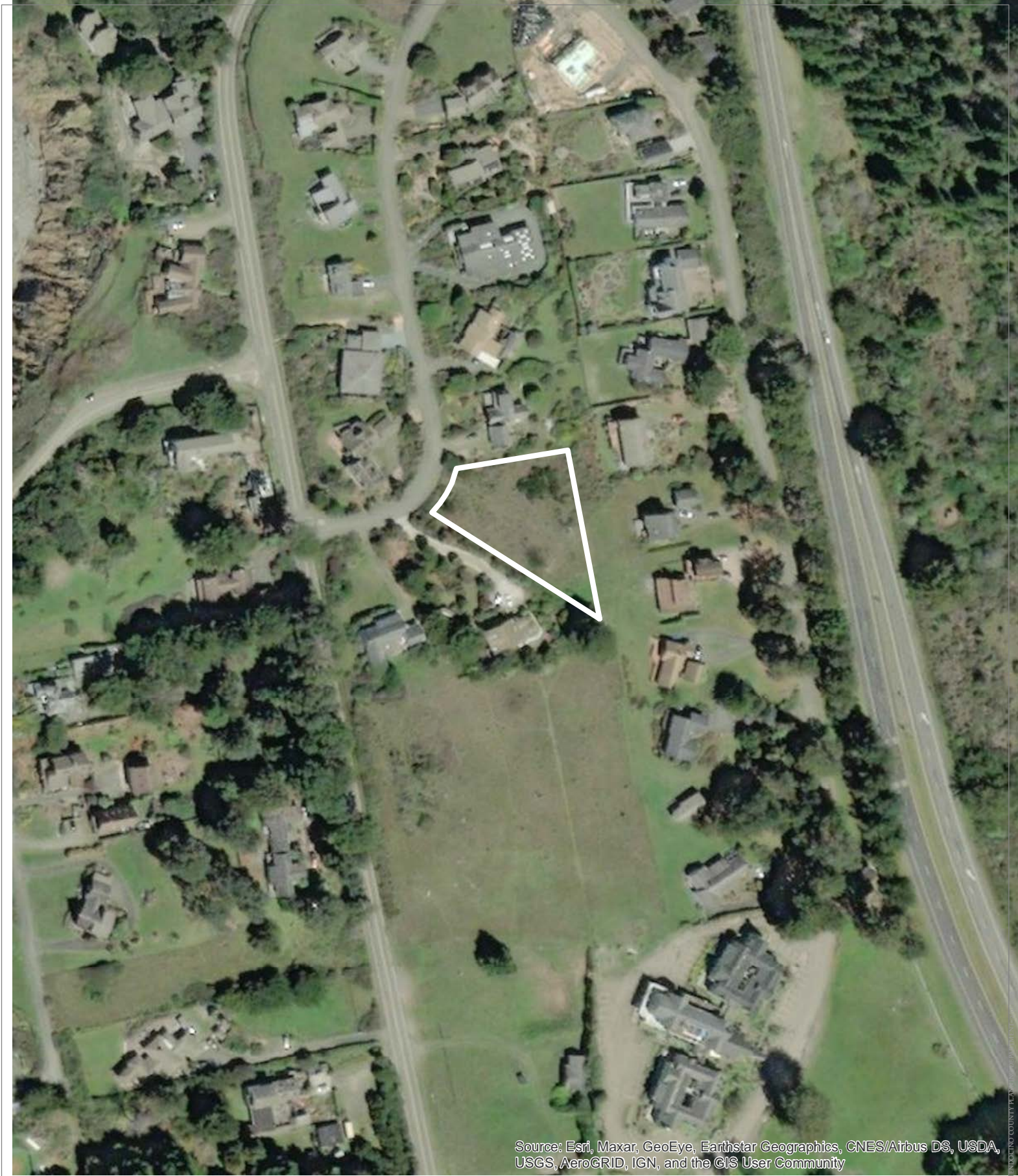
CASE: CDP 2021-0053
OWNER: Ken Kearny
APN: 119-070-22
APLCT:
AGENT:
ADDRESS: 10980 Palette Drive, Mendocino

- Major Towns & Places
- Highways
- Major Roads



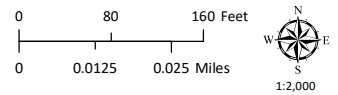
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CASE: CDP 2021-0053
OWNER: Ken Kearny
APN: 119-070-22
APLCT:
AGENT:
ADDRESS: 10980 Palette Drive, Mendocino



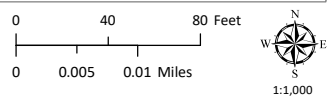
AERIAL IMAGERY



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

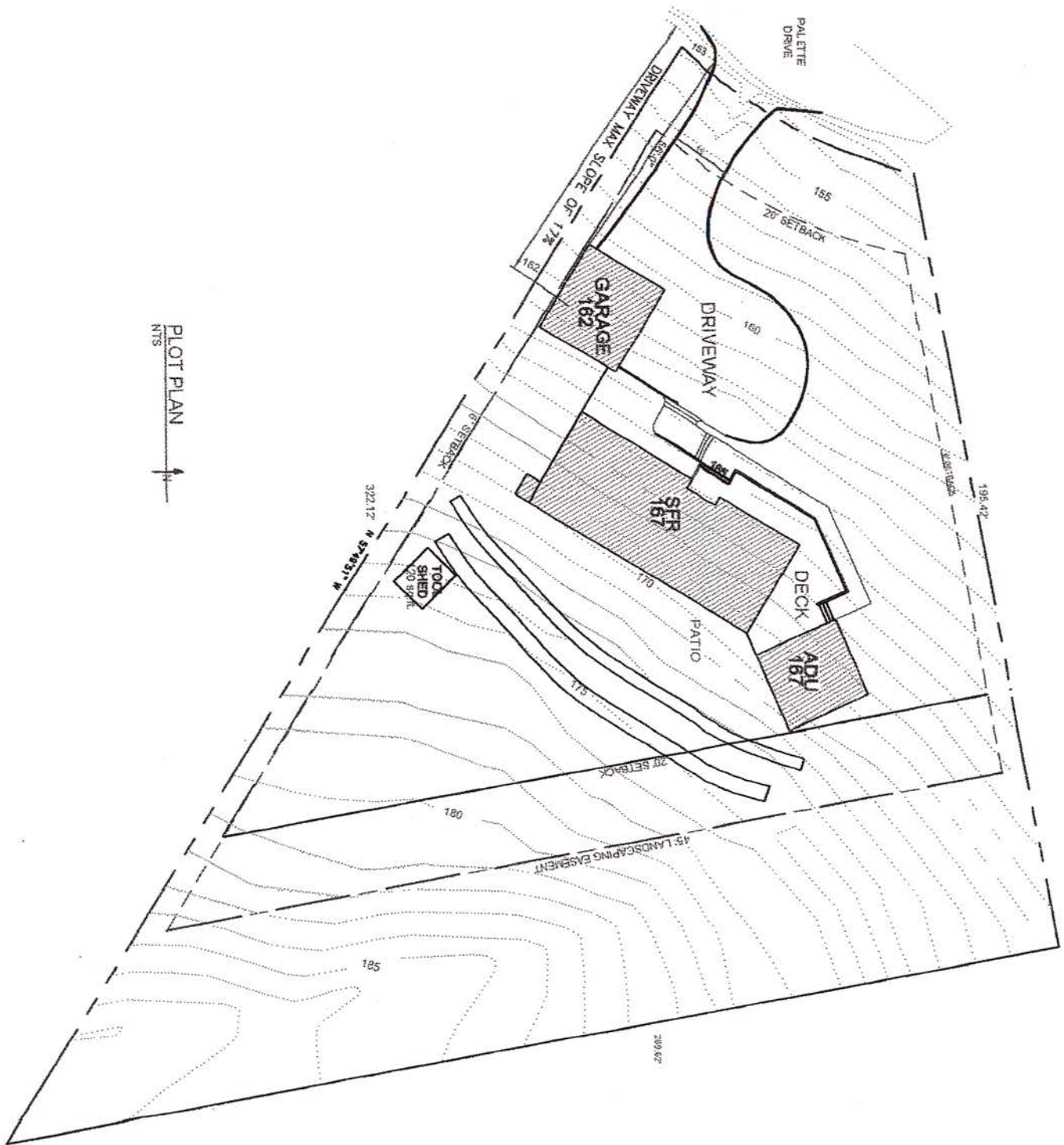
MENDOCINO COUNTY PLANNING DEPARTMENT 3/9/2023

CASE: CDP 2021-0053
OWNER: Ken Kearny
APN: 119-070-22
APLCT:
AGENT:
ADDRESS: 10980 Palette Drive, Mendocino



AERIAL IMAGERY

PLOT PLAN
NTS



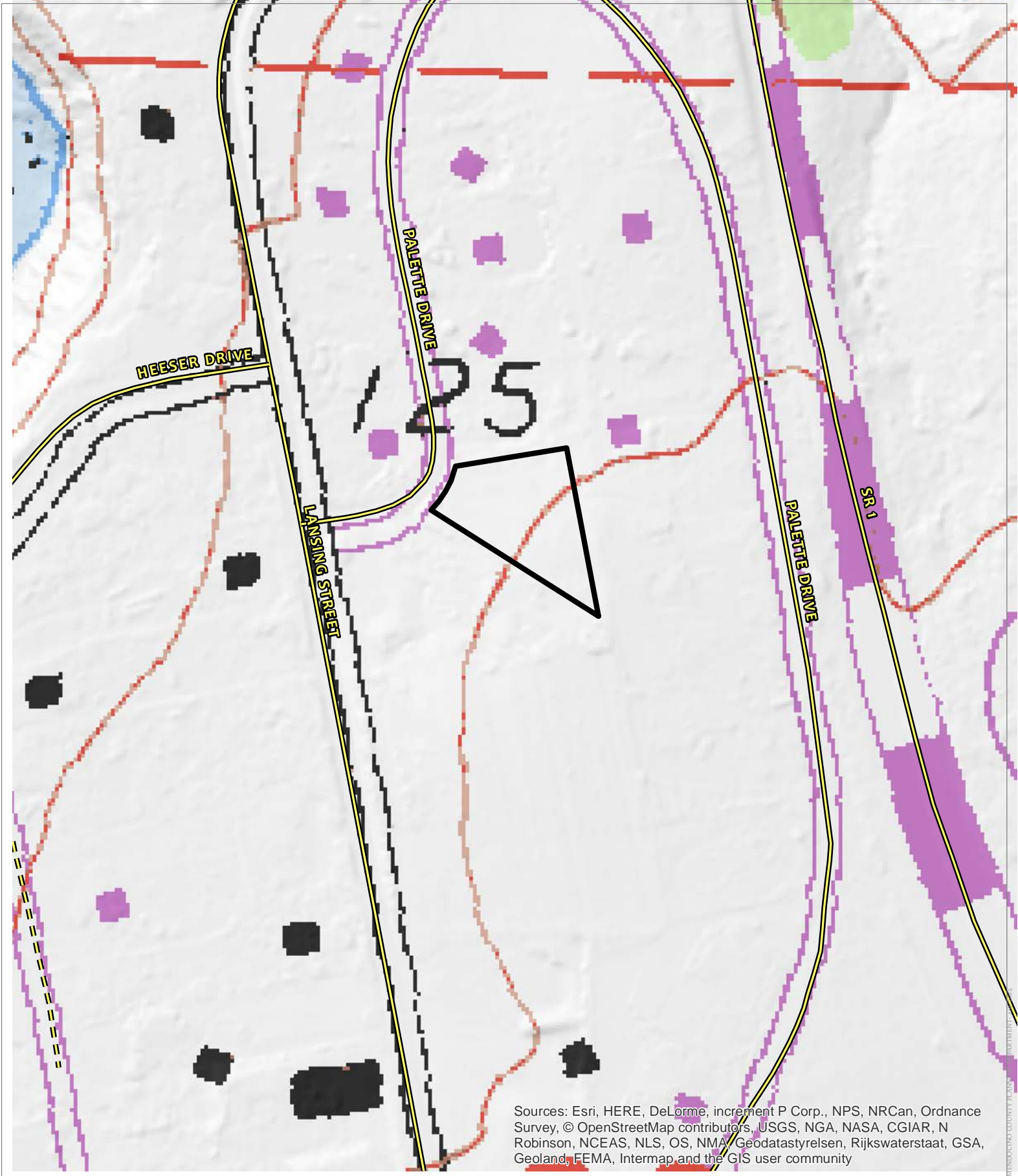
SHEET #
A-0

DATE	4-15-22
SCALE	AS NOTED
JOB #	1108-22
DRAWN BY	D.L.S.

APN: 119-070-22
 DESROSIERS RESIDENCE
 10980 PALETTE DR
 MENDOCINO, CA. 95460



PLOT PLAN

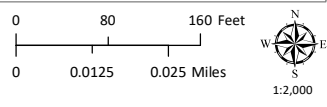
3-D'S DESIGN
 P.O. BOX 1634 FORT BRAGG, CA
 (707) 964-8428
 (CELL) 707-734-3800



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

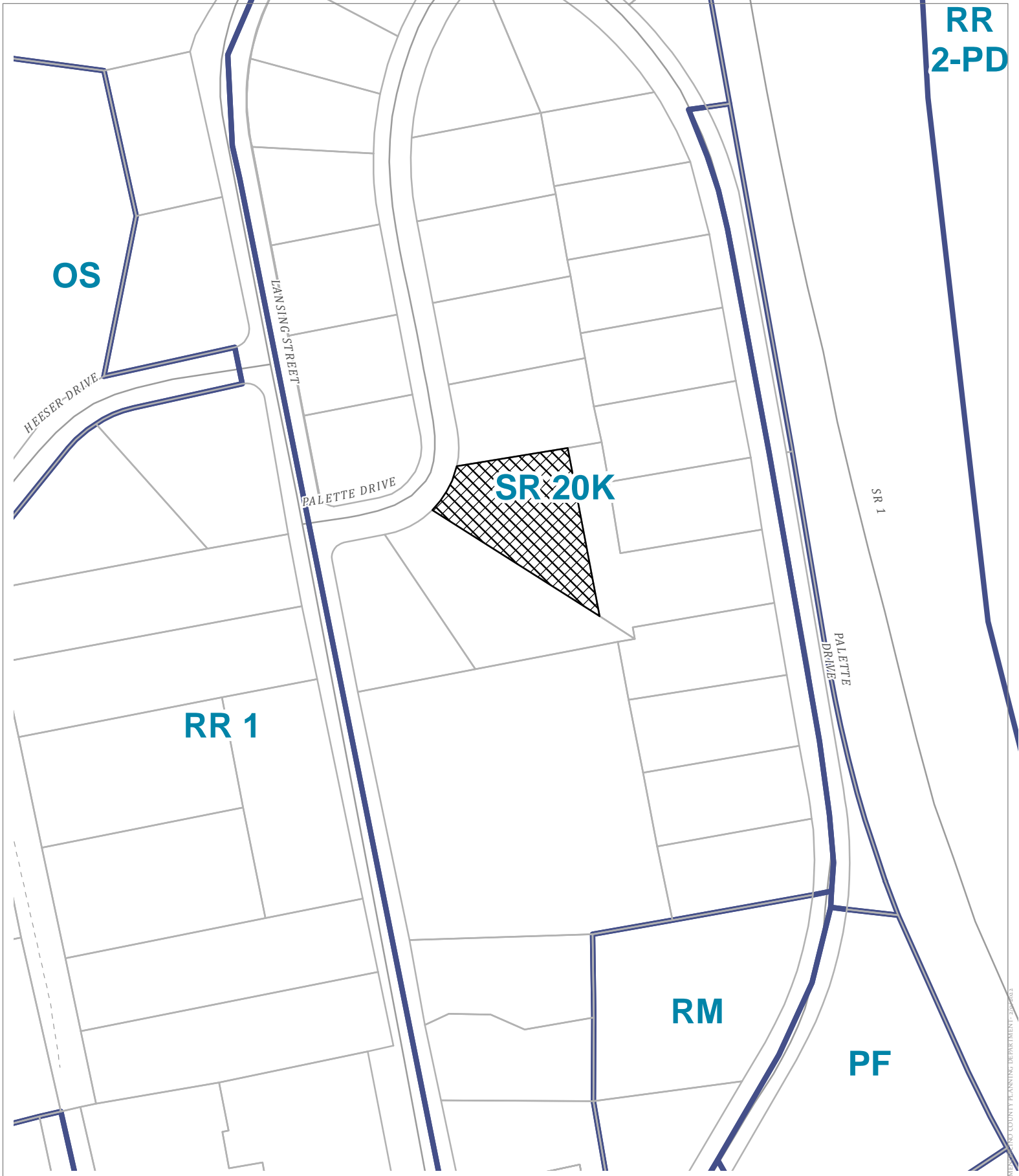
CASE: CDP 2021-0053
OWNER: Ken Kearny
APN: 119-070-22
APLCT:
AGENT:
ADDRESS: 10980 Palette Drive, Mendocino

-  Public Roads
-  Private Roads





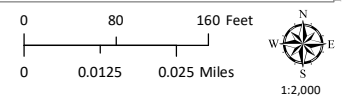
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT



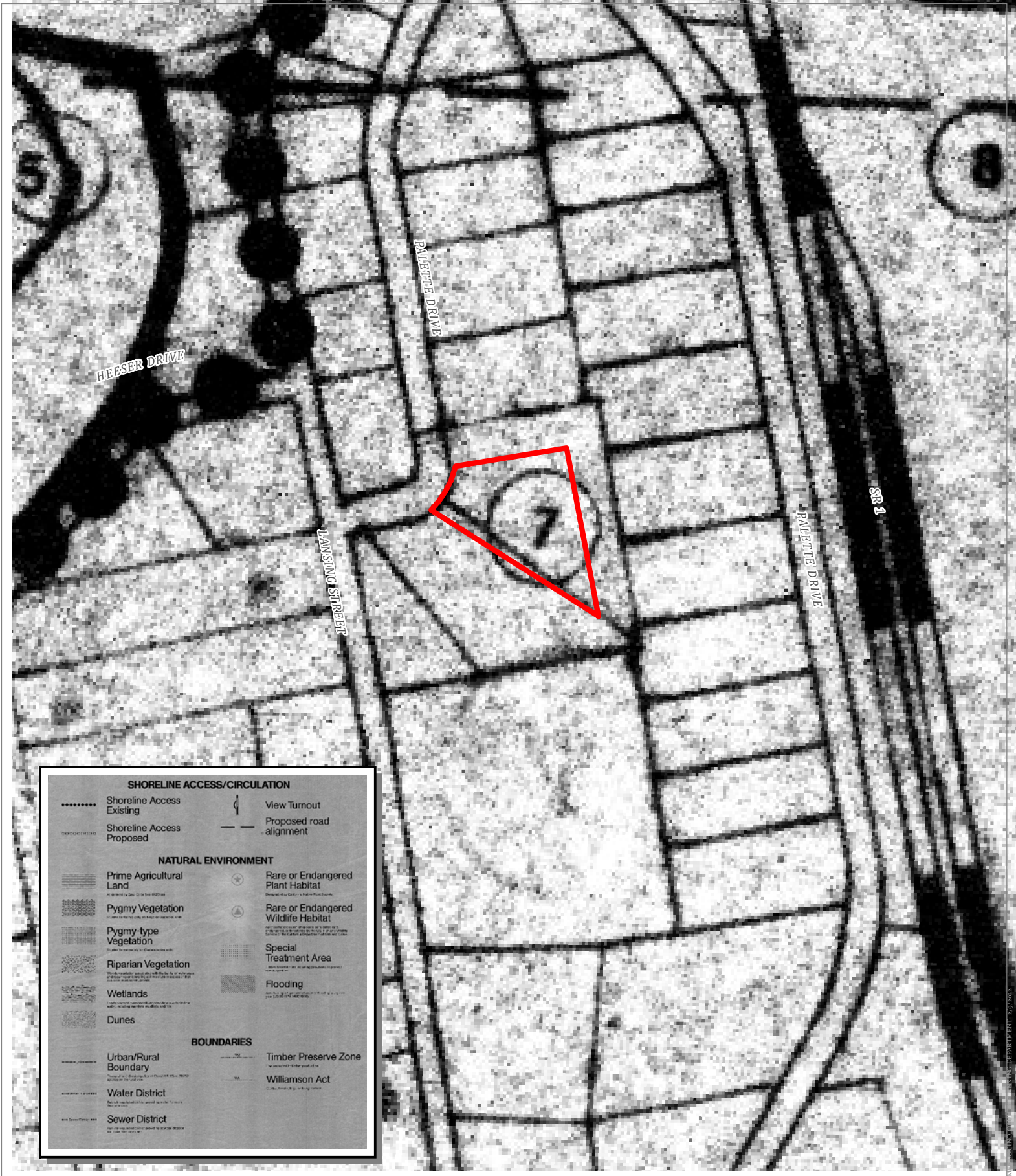
CASE: CDP 2021-0053
OWNER: Ken Kearny
APN: 119-070-22
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 General Plan Classes
 Public Roads



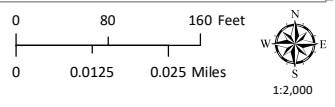
GENERAL PLAN CLASSIFICATIONS

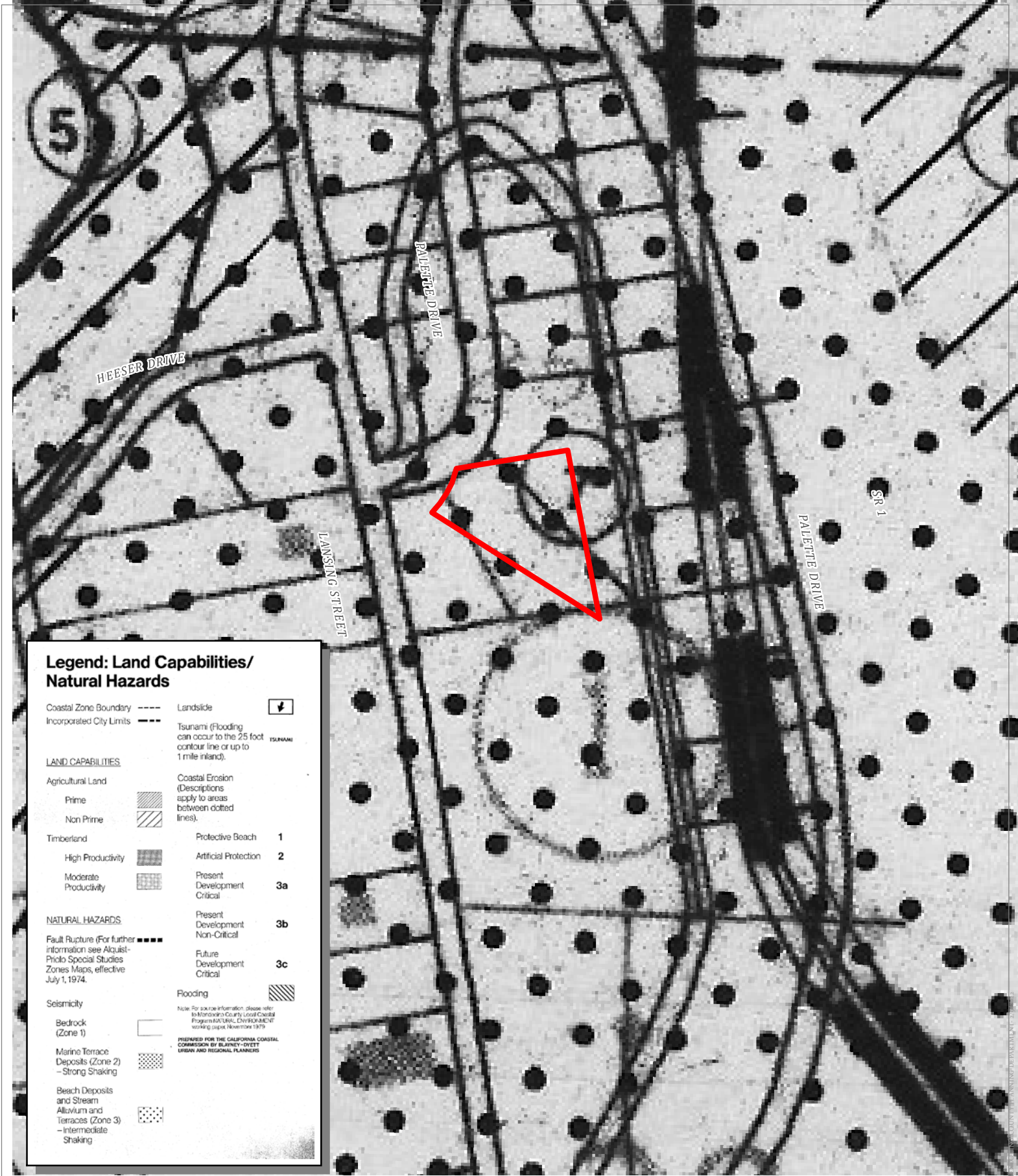
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/20/2023



CASE: CDP 2021-0053
OWNER: Ken Kearny
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Public Roads

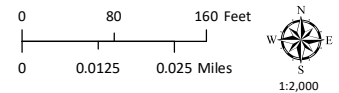




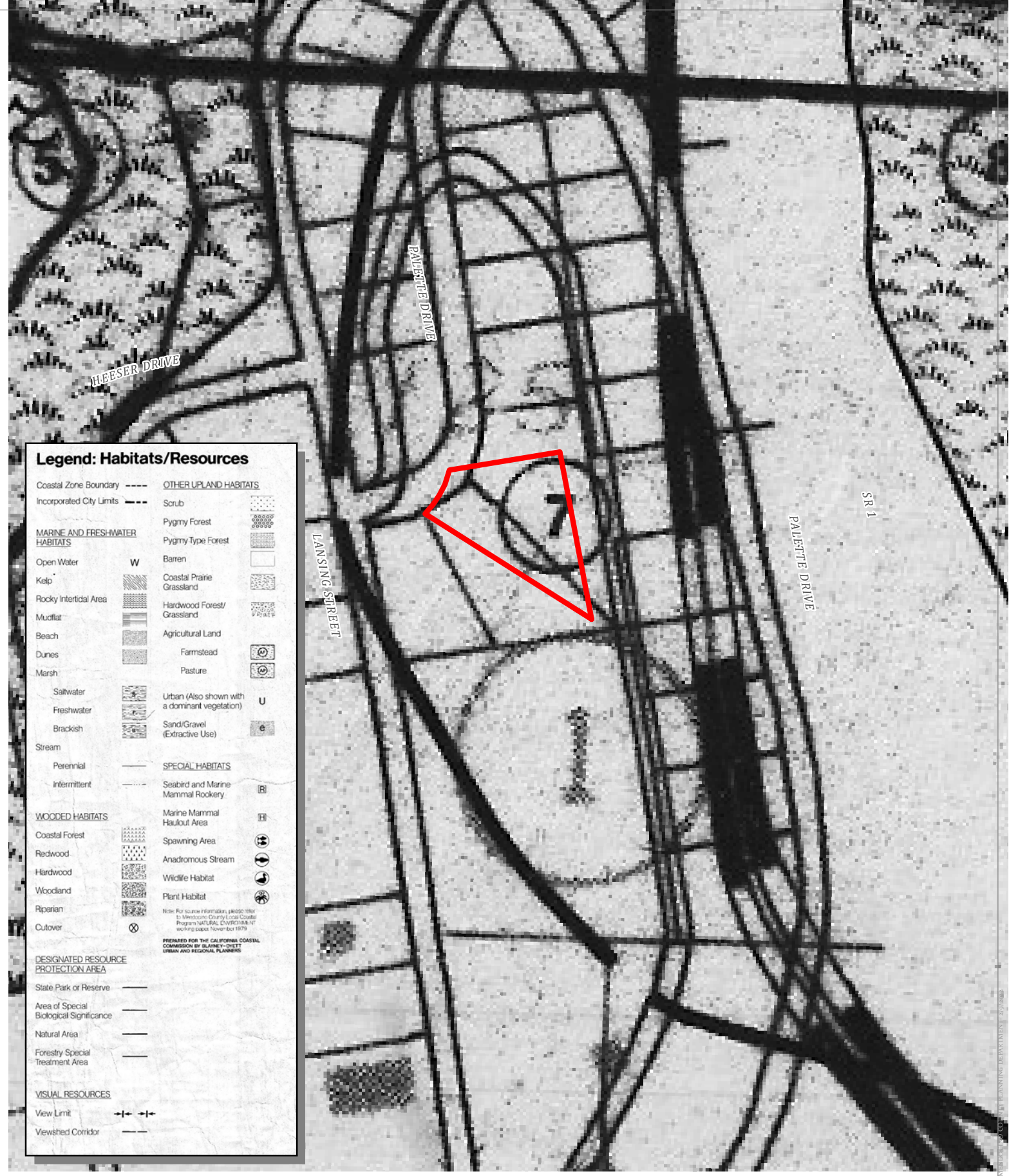
**Legend: Land Capabilities/
Natural Hazards**

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-Philo Special Studies Zones Maps, effective July 1, 1974.	---	Flooding	
Seismicity		<small>Note: For more information please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper November 1979.</small>	
Bedrock (Zone 1)		<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINY-O'NETT URBAN AND REGIONAL PLANNERS</small>	
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

— Public Roads



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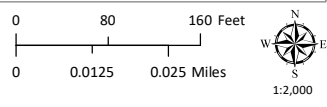
Legend: Habitats/Resources

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

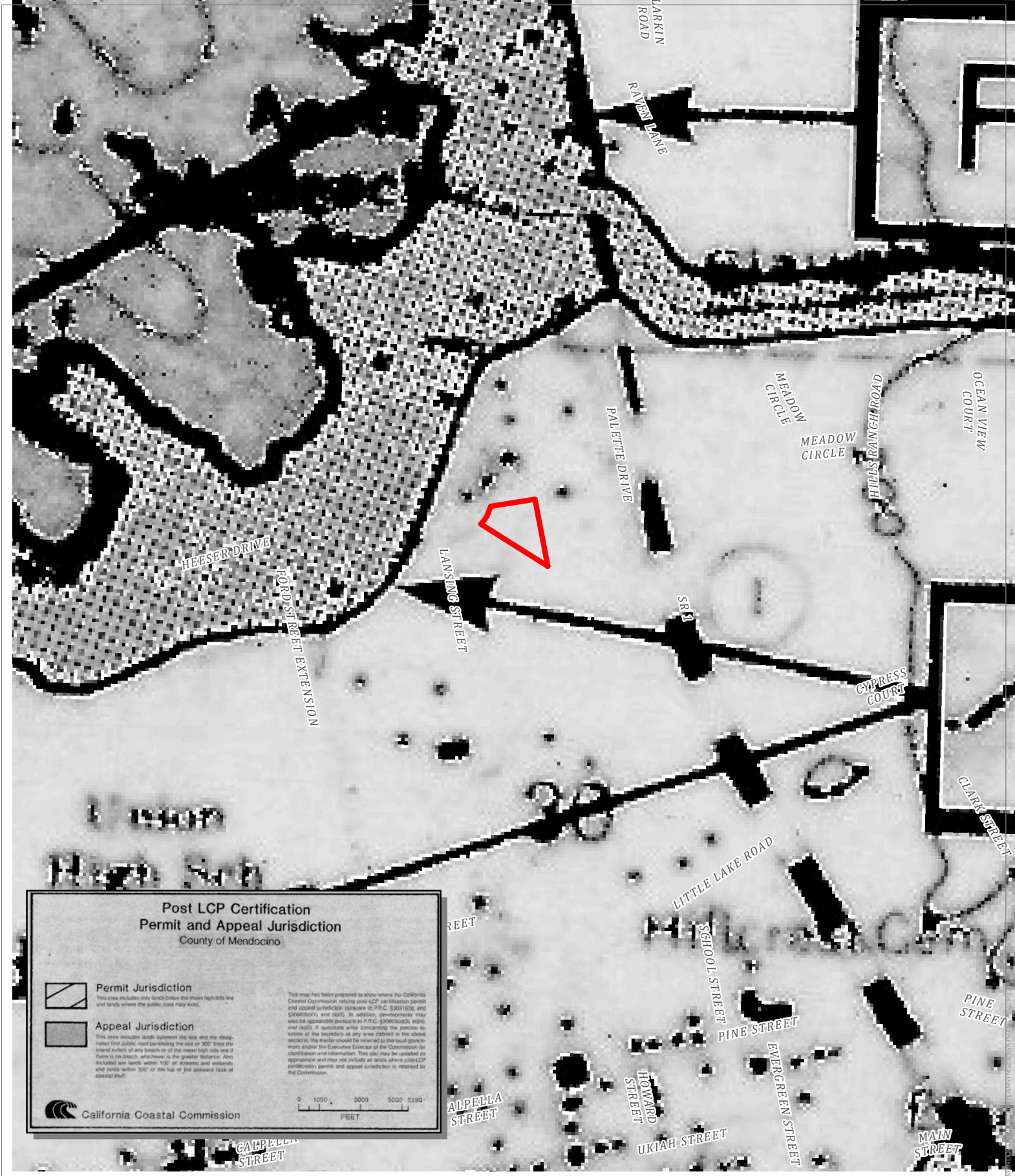
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENTAL working paper November 1979

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-DUNTT URBAN AND REGIONAL PLANNERS

Public Roads

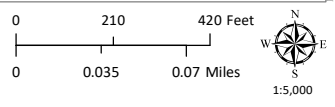


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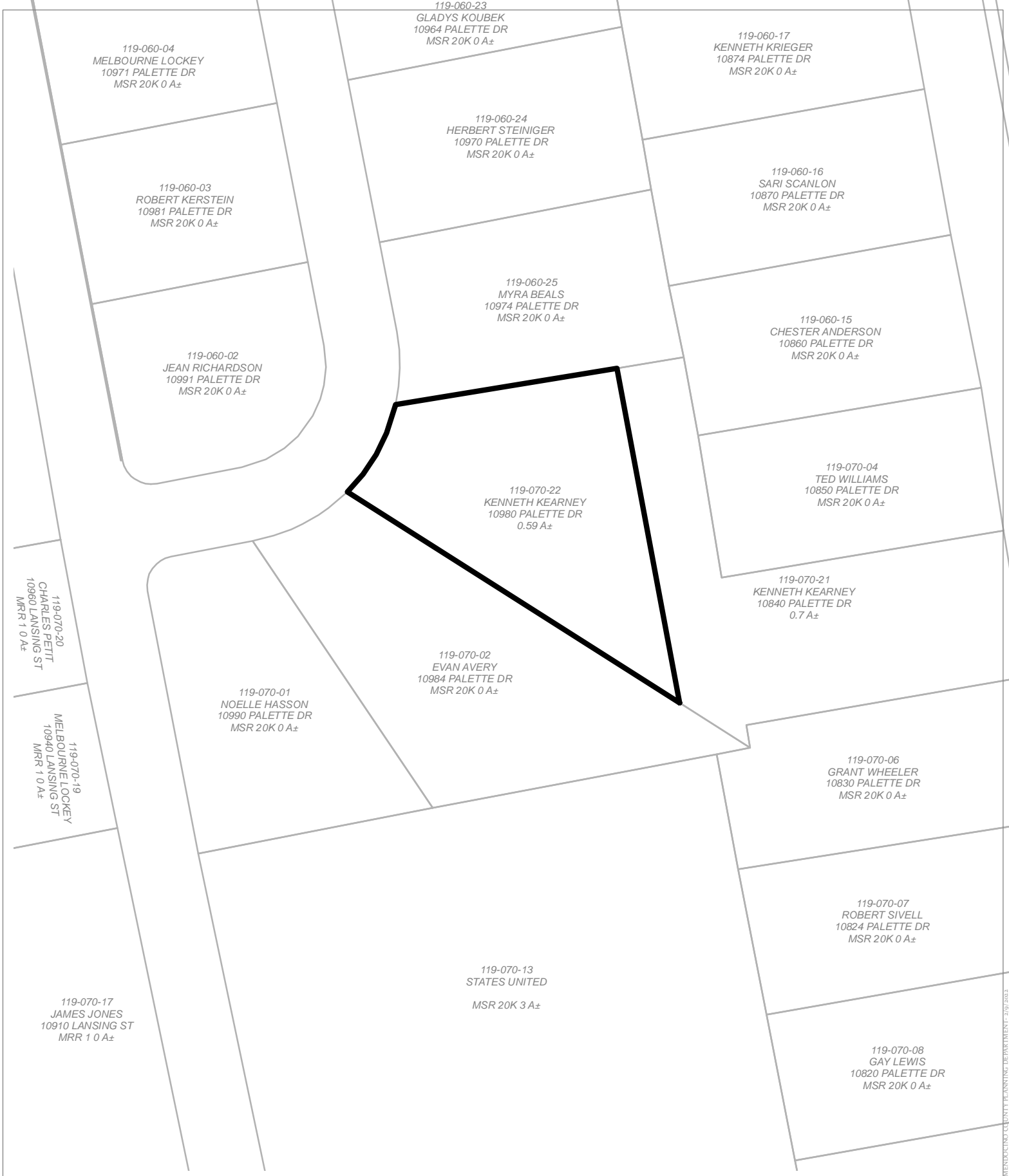


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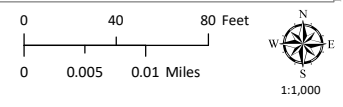
— Public Roads



APPEALABLE AREAS

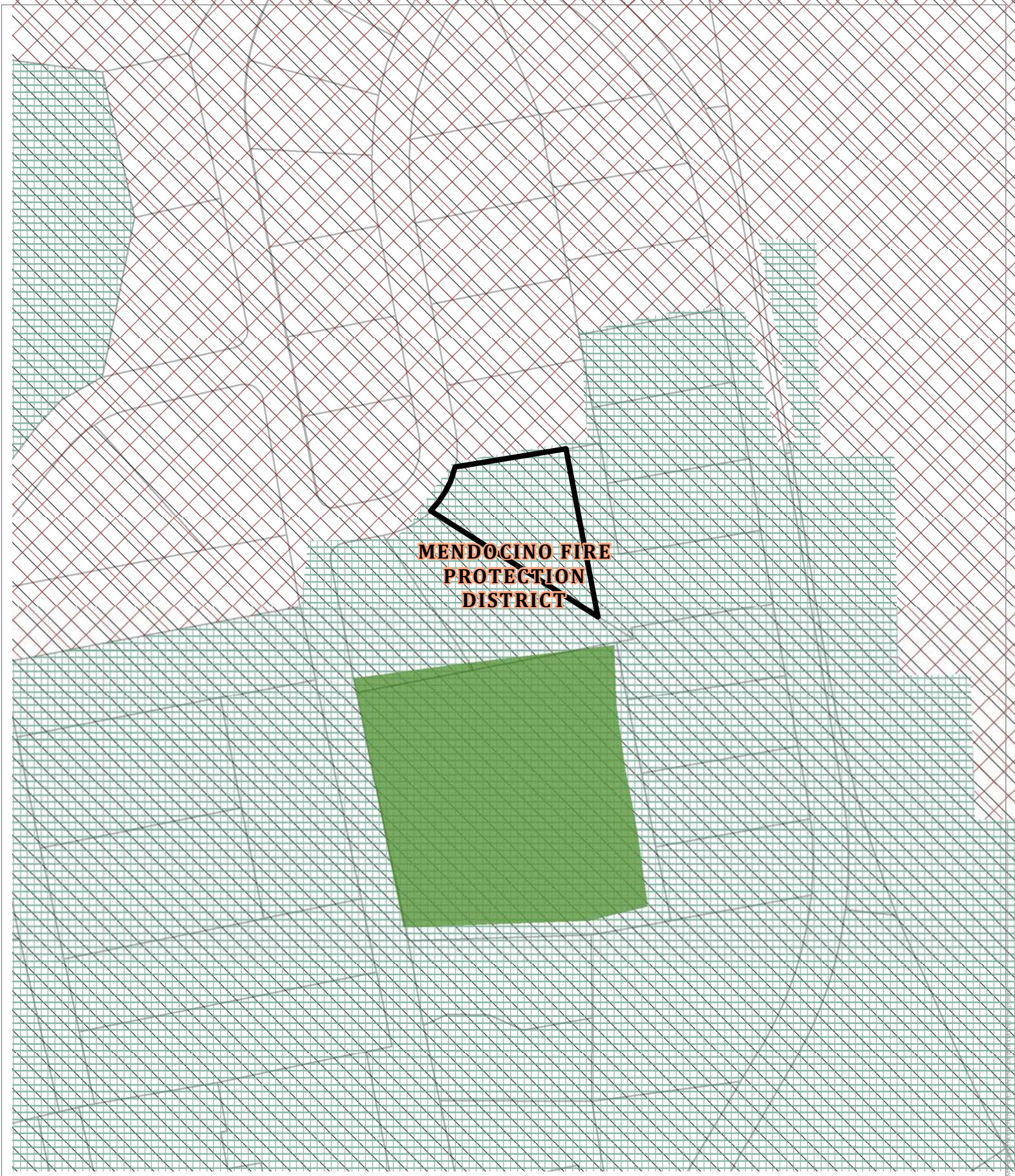


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ADJACENT PARCELS

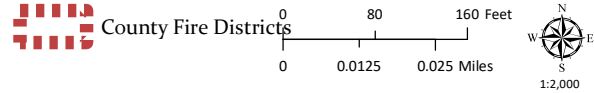
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/9/2023



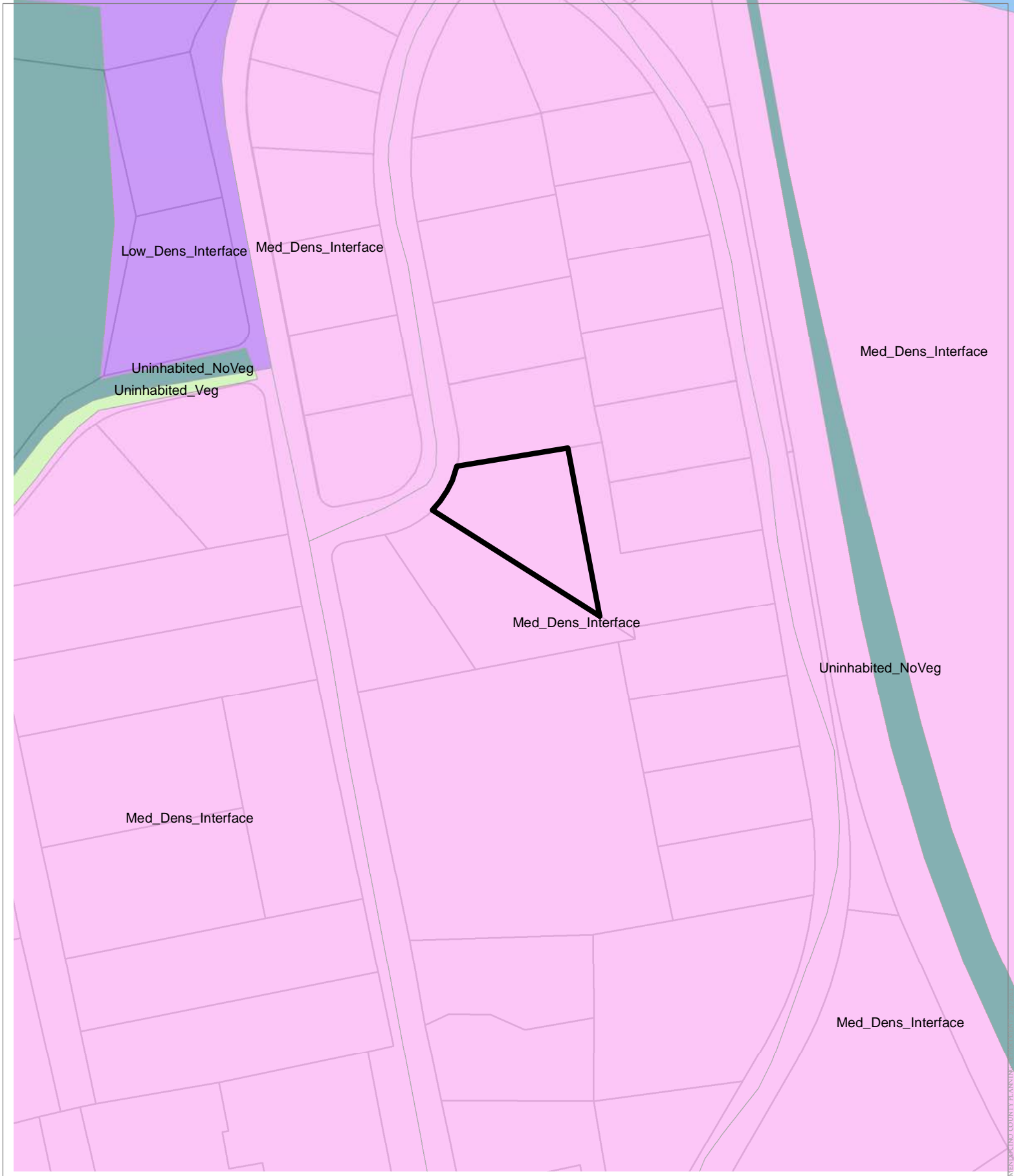
**MENDOCINO FIRE
PROTECTION
DISTRICT**

CASE: CDP 2021-0053
OWNER: Ken Kearny
APN: 119-070-22
APLCT:
AGENT:
ADDRESS: 10980 Palette Drive, Mendocino

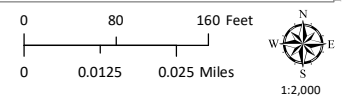
-  FRA
-  High Fire Hazard
-  Moderate Fire HFIRES HAZARD ZONES & RESPONSIBILITY AREAS

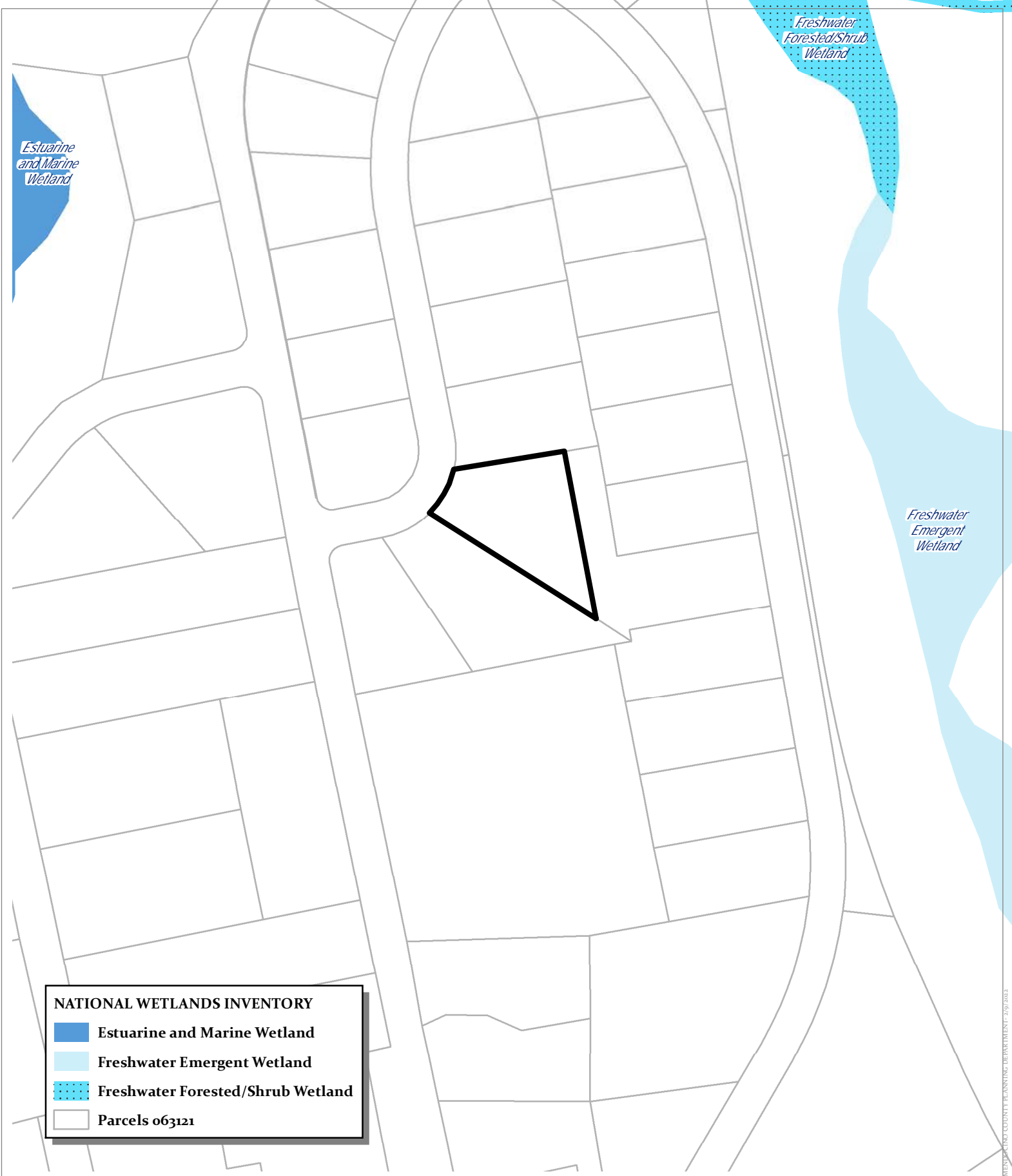


STATE RESPONSIBILITY AREA



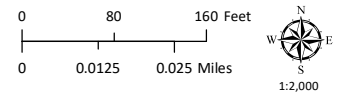
CASE: CDP 2021-0053
OWNER: Ken Kearny
APN: 119-070-22
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ADDRESS: 10980 Palette Drive, Mendocino



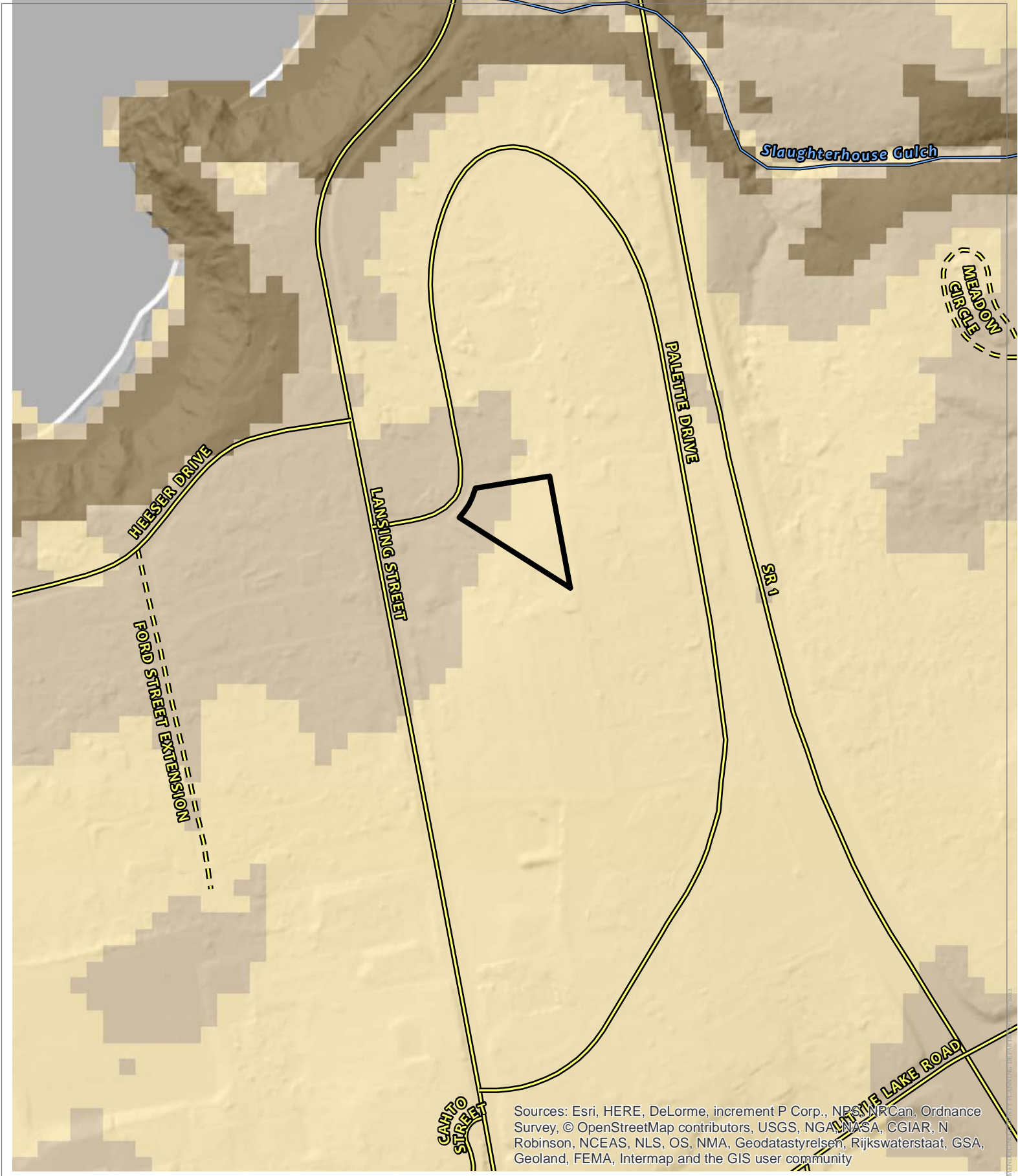


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/9/2023

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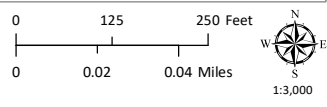
WETLANDS



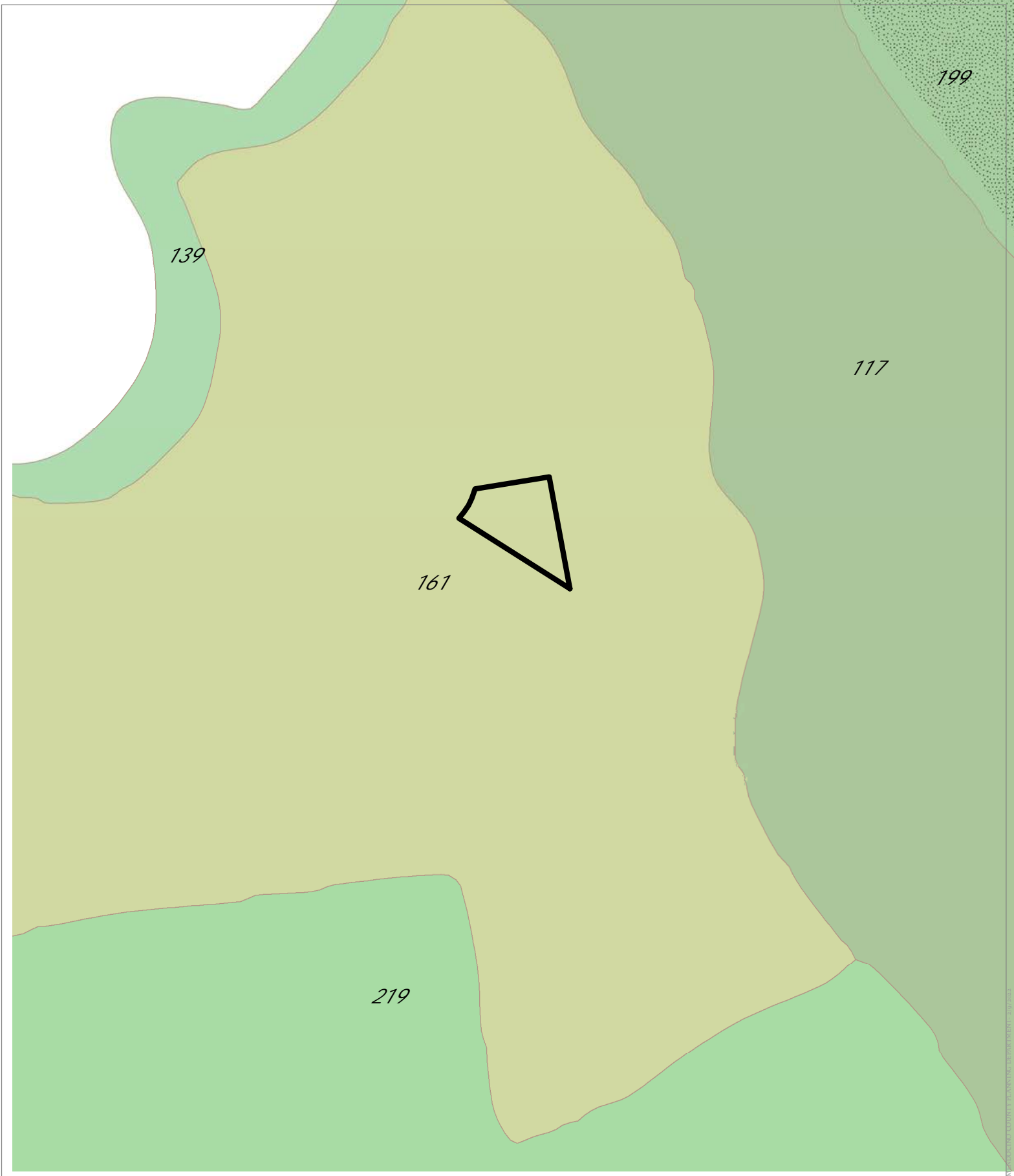
Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

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- Public Roads
- Private Roads
- 0° - 14°
- 15° - 32°
- 33° - 72°

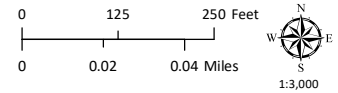


ESTIMATED SLOPE

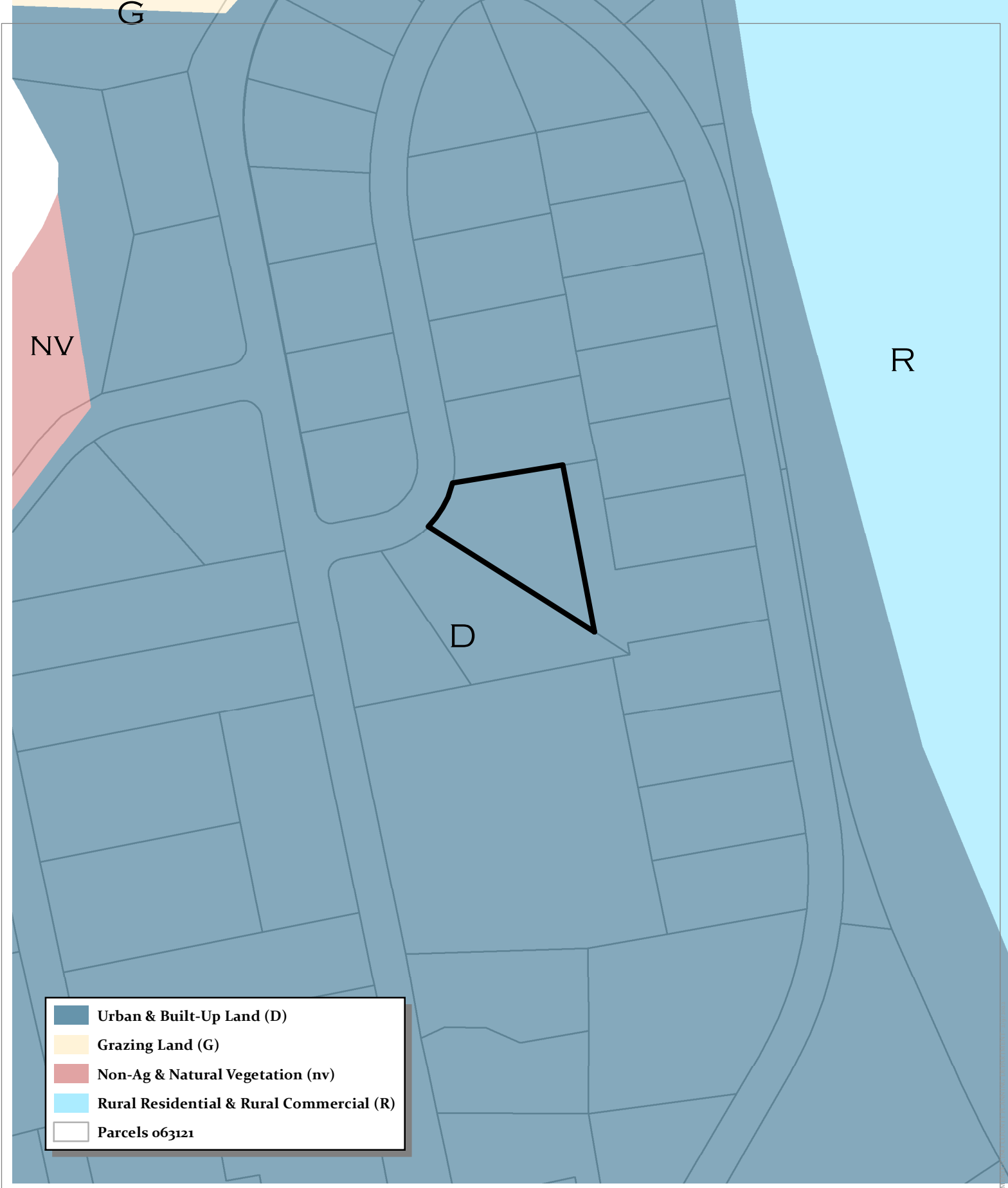


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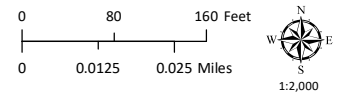
 Shinglemill-Gibney Complex
 Western Study Soil Types

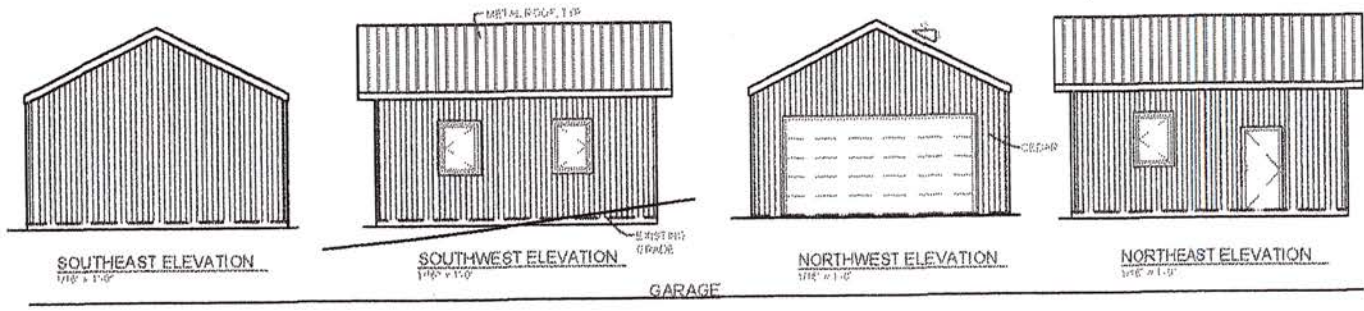


WESTERN SOIL CLASSIFICATIONS



CASE: CDP 2021-0053
OWNER: Ken Kearny
APN: 119-070-22
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AGENT:
ADDRESS: 10980 Palette Drive, Mendocino





GARAGE
1/16" = 1'-0" N GARAGE 528 sq.ft.

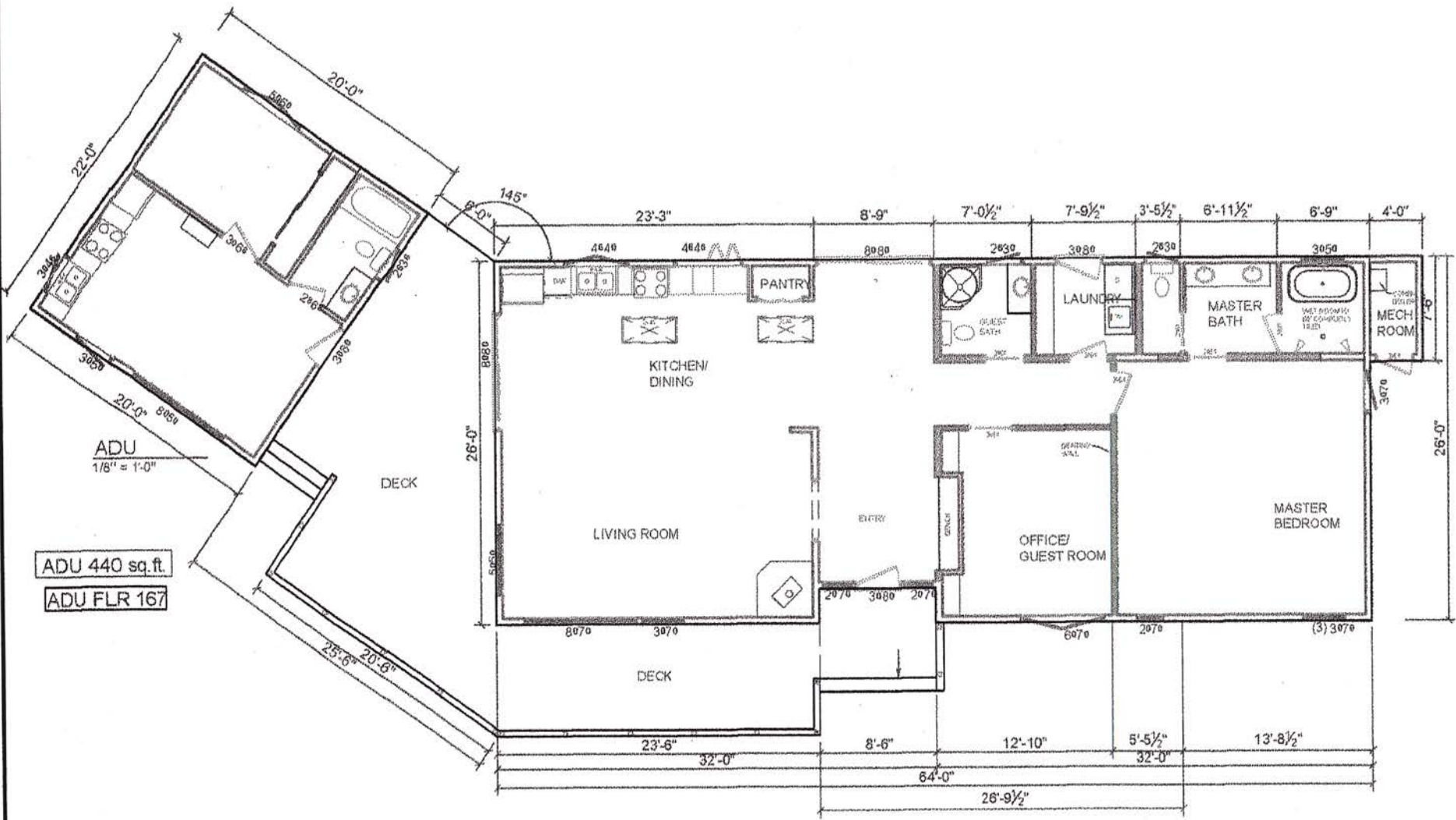
3-D'S DESIGN
P.O. BOX 1634 FORT BRAGG, CA
(707) 964-6428
(CELL) 707-734-3600

GARAGE ELEVATIONS
W/ FLOOR PLAN

APN:119-070-22
DESROSIERS RESIDENCE
10980 PALETTE DR
MENDOCINO, CA. 95460

DATE 4-15-22
SCALE AS NOTED
JOB # 1108-22
DRAWN BY D.L.S.

SHEET #
A-1.1



ADU
1/8" = 1'-0"
ADU 440 sq. ft.
ADU FLR 167

SFR FLR 167

SFR 1643 sq. ft.
MECH ROOM 30 sq. ft.

SFR FLOOR PLAN
3/16" = 1'-0"



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

FLOOR PLANS

APN: 119-070-22
DESROSIERS RESIDENCE
10980 PALETTE DR
MENDOCINO, CA. 95460

DATE 4-15-22
SCALE AS NOTED
JOB # 1108-22
DRAWN BY D.L.S.

SHEET #
A-1.2