



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

**NOVEMBER 18, 2025
CDPM_2025-0003**

PROJECT PLANNER CONTACT

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PROJECT SUMMARY

OWNER/APPLICANT:	Peter Vincent McCarry PO Box 26 Manchester, CA 95459
REQUEST:	Modification to Administrative Coastal Development Permit CDP_2014-0035 to reduce the size of the single-family residence from 1,752 square-feet to 1,400 square-feet, and permit after-the-fact installation of a gate at the base of the driveway.
LOCATION:	In the Coastal Zone 4± miles north of the community of Manchester on the west side of Alta Mesa Road, 275± feet north of its intersection with Sea Cypress Drive (CR 568) located at 43750 Alta Mesa Road, Manchester; APN: 132-072-09.
TOTAL ACREAGE:	2.02± Acres
GENERAL PLAN:	Rural Residential- 5 Acre Minimum, variable to Suburban Residential, within a Planned Development Combining District (RR-5:PD[SR:PD]). General Plan (Chapter 7 – Coastal Element)
ZONING:	Rural Residential- 5 Acre Minimum, variable to Suburban Residential, within a Planned Development Combining District (RR-5:PD[SR:PD]). Mendocino County Code Title 20, Division II
CODE REFERENCE:	Family Residential: Single-Family Mendocino County Code (MCC) Section 20.316.010(A)
APPEALABLE	No
SUPERVISORIAL DISTRICT:	5 (Williams)
ENVIRONMENTAL DETERMINATION:	Addendum to a previously adopted Mitigated Negative Declaration
RECOMMENDATION:	Approve the Modification with Conditions and renew the permit for an additional 2-year term.

PROJECT BACKGROUND & INFORMATION

PROJECT DESCRIPTION: Administrative CDP_2014-0035 was approved by the Coastal Permit Administrator on June 22, 2016, to allow construction of a 1,752 square-foot, one-story single-family residence, a 600 square-foot garage, and 1,360 square-feet of decking. The permit also included a septic and leach field, a propane tank, and improvements to an existing dirt road with gravel paving. The property owner would like to modify the permit to reduce the home to 1,400 square-feet to be constructed within the originally proposed footprint, and to permit after-the-fact installation of a panel gate at the base of the driveway to prevent trespassers.

SITE CHARACTERISTICS: The project site is located within the Mendocino Coast Subdivision, Unit 2 (Irish Beach) and is approximately 2.02 acres. It is on the east side of State Route 1 and accessed via Alta Mesa Road. The site is 0.33± miles east of the Pacific Ocean and is significantly larger than most of the surrounding lots, likely due to the presence of a small knoll that dominates the land within the property boundaries. A flat clearing on top of the knoll provides an accessible building spot, with 20-30% slopes on all sides. The lot remains undeveloped with the exception of the gate and an unimproved driveway.

Public Services:

Access: Alta Mesa Road (private)
Water District: Irish Beach Water District
Sewer District: None
Fire District: Redwood Coast Fire Protection District

RELATED APPLICATIONS: The following applications have occurred on the subject parcel or on the surrounding properties and are relevant to the proposed project.

Subject Parcel Projects:

- CDP_2014-0035 – New SFR, garage, and associated development. Approved 6/21/2016
- CDPR_2018-0005 – Renewal of CDP 2014-0035. Approved on 9/23/21.
- CDPR_2022-0006 – Renewal of CDP 2014-0035. Application form submitted, but never paid. Voided by Department on 4/15/24
- BF_2016-0848 – New SFR. Expired.
- BF_2016-0849 – New Class K detached garage. Expired.
- BF_2025-0269 - Foundation for new SFR. Pending approval of this CDPM.

Neighboring Projects:

- No relevant projects

AGENCY COMMENTS: On April 2, 2025, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions are discussed in this staff report and contained in the Conditions of Approval. A summary of the submitted agency comments are listed below.

TABLE 1: Referral Agency Responses	
REFERRAL AGENCIES	COMMENT
Mendocino County Planning – Fort Bragg	No Comment
Mendocino County Department of Transportation	Comments
Mendocino County Environmental Health	No Comment
Mendocino County Building – Fort Bragg	Comments
California Department of Fish and Wildlife (CDFW)	No Comment
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Cahto Tribe	No Response
Sherwood Valley Band of Pomo Indians	No Response

Irish Beach Water District	No Response
Redwood Coast Fire District	No Response

Mendocino County Department of Transportation: MC DOT responded to the project referral on April 17, 2025 requesting the inclusion of two conditions. The primary condition is to require the applicant to construct a residential driveway approach onto Alta Mesa Road (CR 577). Secondly, an encroachment permit shall be required for any work occurring within the County right-of-way (ROW). These have been incorporated as **Conditions 10** and **11**.

PROJECT ANALYSIS

LOCAL COASTAL PROGRAM CONSISTENCY:

Land Use and Planning Areas: The project site is located within the Mallo Pass Creek to Iversen Road Planning Area. This area hosts a majority of the coast's full time, large-acreage ranches and prime agricultural soils, although the project site is located within an existing major subdivision (Irish Beach). The LCP contains some policies regarding coastal access in the Irish Beach area, but the project site is situated east of SR 1 so they are not applicable. Like most of Irish Beach, the project site is classified Rural Residential 5-acre minimum with a variable density zoning to Suburban Residential (SR). At 2.02± acres, the site is somewhat larger than most lots within the division but still below the 5-acre threshold, so the higher density SR district will be used to evaluate the project. The site is within a water district (Irish Beach Water District) but relies on on-site septic for waste management, so the minimum lot size is 12,000 square feet. The SR classification is intended for lands adjacent to existing developed communities or those which are appropriate to accommodate future residential growth, and allow one dwelling unit per parcel as a principal permitted use. The existing CDP for this site includes the development of a single-family residence (SFR) and garage. This project proposes only to modify the size of the SFR down to 1,400 square-feet and permit installation of a gate at the bottom of the driveway. Both the residence and the gate are permitted uses within the Suburban Residential classification.



Zoning: As noted above, the site is within a variable density zone to SR at 12,000 square-feet. An SFR is a principally permitted use within the SR district. The new, reduced size SFR would be located within the same footprint as the previously approved SFR, and will maintain a setback of at least 50 feet on all sides. The panel gate is approximately 5 feet in height¹ and in line with existing fence infrastructure. The gate

¹ Google Earth Street View

and existing posts are within the 20-foot front yard setback but would not be considered view-obscuring and are permissible per MCC §20.444.015(E). The total size of the SFR and garage would account for only 2.3% lot coverage of the site, which is well within the 50% allowable. The proposed new residence is 15' 6" feet in height at the peak and will conform to the 35-foot district height limit.

The site is also subject to a Planned Unit Development Combining District (PD), which provides for additional review of sites where standard residential design would be inappropriate due to the unique or highly visible nature of the site. Development of an SFR is exempt from the requirement for a Use Permit per §20.428.010(A), and no other project criteria related to the modification are relevant to the PD regulations.

Grading, Erosion, and Runoff: Minimal changes to grading, erosion and runoff would occur as a result of project approval, and due to the reduced size of the SFR the changes would likely be less impactful (i.e., less grading would be needed). The existing permit allows for improvement to the existing driveway through graveling, and the footprint of the residence and garage are in the same location, which is atop a small knoll on the flattest portion of the parcel.

Environmentally Sensitive Habitat and Other Resource Areas: The project site is within the extant habitat of the endangered Point Arena Mountain Beaver (PAMB), although a re-scoping of the site by US Fish & Wildlife Services staff in August of 2024 found no indications of burrows within the proposed development area. Existing conditions related to protection and restoration of PAMB habitat on the site are recommended to be carried forward with this modification. Some of these conditions, such as removal of dead and dying trees, have already been completed.

Hazard Areas: The subject parcel is not located within any identified hazard zone, including flood, tsunami, earthquake, or blufftop. No additional review or conditions are needed in order to achieve consistency with Chapter 20.500 regarding Hazard Area.

Visual Resources and Special Treatment Areas: The subject parcel is not within an identified highly scenic, conditionally highly scenic area, or special community or area and so is consistent with Chapter 20.504 regarding Visual Resources and Special Treatment Areas.

Transportation, Utilities, and Public Services: The project proposes to reduce the size of a previously approved residence although the number of bedrooms would remain the same (3). The project is not expected to have any additional impacts on traffic or public utilities as a result of approval. The site is within the Irish Beach Water District and previously secured a 'will-serve' letter from the district stating sufficient resources to support the development. An on-site septic system is to be installed to treat domestic waste water and sewage.

Archaeological and Cultural Resources: The existing CDP contains the 'discovery clause', (**Condition No. 8**) requiring that work cease if archaeological sites or artifacts are discovered, and the applicant consult with the Planning Director for further action.

ENVIRONMENTAL DETERMINATION: The modified project continues to adequately mitigate potential project effects so that no significant adverse environmental impacts will result from this project; therefore, adopting an addendum to the Mitigated Negative Declaration is recommended (See *Attachment A*). Changes proposed by the modification include only reducing the size of the proposed SFR and permitting the installation of a gate at the bottom of the driveway. Reduction of the SFR footprint will not create additional impacts, and the determination from USFWS that PAMB have migrated away from the project site indicate that installation of the gate will not have environmental impacts on PAMB habitat. The proposed project modifications do not alter the recommendations presented in the Initial Study and Mitigated Negative Declaration for CDP_2014-0035.

PROJECT FINDINGS & CONDITIONS OF APPROVAL

FINDINGS:

1. Pursuant to MCC Section 20.532.095(A)(1), the proposed project to reduce the size of the previously

approved SFR to 1,400 square-feet and approve an after-the-fact gate is in conformity with the certified local coastal program. A single-family residence is a principally permitted use within the Suburban Residential (SR) land use classification, and a gate is considered an accessory structure. The project as proposed is consistent with all relevant LCP policies and meets the goals of the planning area; and

2. Pursuant to MCC Section 20.532.095(A)(2), the proposed development to reduce the size of the previously approved SFR to 1,400 square-feet and approve an after-the-fact gate will be provided with adequate utilities, access roads, drainage, and other necessary facilities. The previously approved project includes the installation of an on-site septic for treatment of domestic wastewater, and the development will be served by the Irish Beach Water District. Existing access roads are sufficient to support the residential use, and no impacts are expected to drainage due to the minimal amount of grading required. This modification does not propose changes to any of those elements on the previously approved permit; and
3. Pursuant to MCC Section 20.532.095(A)(3), the proposed development to reduce the size of the previously approved SFR to 1,400 square-feet and approve an after-the-fact gate is consistent with the purpose and intent of the Suburban Residential (SR) zoning district, as well as the provisions of this Division and preserves the integrity of the zoning district. As proposed, all elements of the development are consistent with the SR district regulations regarding setback distance, lot coverage, and building height. As a single-family residence, the project is exempt from the PD requirement to obtain a Use Permit for development; and
4. Pursuant to MCC Section 20.532.095(A)(4), the proposed development to reduce the size of the previously approved SFR to 1,400 square-feet and approve an after-the-fact gate, if completed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. An Addendum to the previously adopted Mitigated Negative Declaration has been prepared to address the project modifications, per PRC §15164; and
5. Pursuant to MCC Section 20.532.095(A)(5), the proposed development to reduce the size of the previously approved SFR to 1,400 square-feet and approve an after-the-fact gate will not have any adverse impacts on any known archaeological or paleontological resource. **Condition No. 8** (the 'discovery clause') is recommended to provide additional review in the event cultural artifacts are discovered during construction activities; and
6. Pursuant to MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development to reduce the size of the previously approved SFR to 1,400 square-feet and approve an after-the-fact gate. The project site has an existing 'will-serve' letter from the Irish Beach Water District and will be served by on-site septic. The addition of one single-family residence cannot be expected to have a significant impact on solid waste or transportation services; and
7. Pursuant to MCC Section Chapter 20.496, the proposed development to construct a reduced size SFR, decks, and garage, install an on-site septic system and propane tank, and improve the existing driveway and permit after-the-fact construction of a gate will not have any impact on ESHAs. Previous studies determined that the project site contained PAMB habitat and mitigation measures were adopted with a Mitigated Negative Declaration. A subsequent review of the site in 2024 by USFWS staff indicated a natural migration of PAMB away from the site, and so an Addendum to the previously adopted Mitigated Negative Declaration was prepared to address the project modifications. Previously adopted mitigation measures will remain in place to provide additional protection to PAMB habitat.

CONDITIONS OF APPROVAL AND MITIGATION MEASURES (as indicated by *):

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Board of Supervisors has expired and no appeal has been filed with the Board. 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.

To remain valid, progress towards completion of the project must be continuous. The applicant has sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.

2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division II of Title 20 of the Mendocino County Code.
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 applicant 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.
6. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
 - a. That said permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which said permit was granted have been violated.
 - c. That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare or safety or as to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) 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 applicant shall cease and desist from all further excavation and disturbances within one hundred (100) feet of the discovery, and make notification of the discovery to the Director of 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. A minimum eight (8) foot separation must be maintained between the leach field and the turnout.
10. Prior to commencement of construction activities or issuance of a building permit, the applicant shall construct a residential driveway approach onto Alta Mesa Road (CR 577), 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.
11. Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for any work within the County right-of-way.
- *12. Prior to issuance of a building permit in reliance on Coastal Development Permit CDPM_2025-0003/CDP_2014-0035, the applicant shall submit an exterior lighting plan and design details or manufacturer's specifications for all exterior lighting fixtures. Exterior lighting shall be kept to the

minimum necessary for safety and security purposes and shall be downcast and shielded, and shall be positioned in a manner that will not shine light or allow light glare to extend beyond the boundaries of the parcel in compliance with Section 20.504.035 of the Mendocino County Code.

- *13. Approximately 0.47 acres of Monterey pine shall be removed to create 0.403 acres of good PAMB habitat and 0.071 acres of fair quality PAMB habitat by allowing native plants to become established. Tree removal shall occur between July 1 and November 30. Trees shall be felled toward the street and away from PAMB habitat. One or two logs per stand shall be retained on-site after having been felled to provide shade and moisture for native plants to become established and to provide potential cover for PAMB. Placement of the logs shall be supervised by a biologist. Monterey pine needle duff shall be raked so the average depth is less than five (5) inches to promote establishment of seedlings of native plants.
- *14. If natural recruitment of native species to the created PAMB habitat area is not successful after two (2) years, and if after that time there is not sufficient growth, container plants shall be planted to establish native plant growth. Relative cover of 25% or less of native plants shall trigger implementation of container planting. All areas shall be weeded of invasive species and monitored, with the results appended to annual PAMB presence/absence surveys (as recommended by Appendix E of the ESHA Compliance Report, the Point Arena Mountain Beaver Mitigation and Monitoring Plan).
- *15. To mitigate impacts to PAMB behavior, burrows, and habitat, exterior and/or outdoor construction activities shall occur outside the PAMB breeding period (December 1 through June 30). The project shall comply with Appendix E of the ESHA Compliance Report, the Point Arena Mountain Beaver Mitigation and Monitoring Plan, including the Standard Project Requirements listed to ensure potential impacts to ESHA are avoided or minimized.
- *16. Invasive plants on the site, including broom, Italian thistle, and poison hemlock shall be removed to improve PAMB habitat value and reduce the threat of invasive species colonizing the PAMB habitat created with the removal of Monterey pine.
- *17. Prior to the issuance of any building permits reliant upon this CDP, the applicant shall execute and record a Deed Restriction ensuring that PAMB habitat is protected in perpetuity and will ensure that both the applicant and future purchasers of the property will continue to be informed of all Coastal Development Permit requirements and conditions of approval that pertain to the property and of the limitations on future development. Said Deed Restriction shall be prepared in form and content approved by County Counsel and shall run with the land and be binding upon any future owners, heirs, or assigns.
- *18. Construction activities shall adhere to Draft Point Arena Mountain Beaver Standard Protection Measures for No-Take Determinations, revised by US Fish and Wildlife, dated February 19, 2010.
- *19. An additional PAMB presence survey shall occur within four (4) weeks of the commencement of construction activities. The survey results and any additional mitigations shall be approved by the US Fish and Wildlife Service prior to commencement of construction and the Coastal Development Permit would be modified prior to any additional mitigation measures.
- *20. There shall be no operation of above-ground noise generating equipment (including chainsaws and weed eaters) within one-hundred (100) feet of active PAMB burrows or unsurveyed suitable PAMB habitat during the breeding season (December 1 through June 30).
- *21. There shall be no operation of mechanical equipment which is in direct contact with or below the ground, which cause ground vibrations (including water well drilling, heavy equipment such as graders, soil excavators, air compressors, an directional boring equipment) within one-hundred (100) feet of active PAMB burrows or unsurveyed suitable PAMB habitat during the breeding season (December 1 through June 30), and not within fifty (50) feet during the remainder of the year.

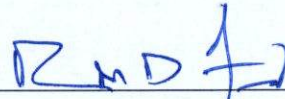
- *22. There shall be no operation of mechanical equipment which is in direct contact with or below the ground, which cause severe ground vibrations (including operation of log landings and soil compaction with vibrators) within 500 feet of active PAMB burrows or unsurveyed suitable PAMB habitat during the breeding season (December 1 through June 30), and not within one-hundred (100) feet during the remainder of the year. Very severe ground vibration disturbance (including pile driving or blasting) shall not occur within 500 feet at any time.
- *23. All workers on-site shall be notified of PAMB presence at the site and will receive training on minimization of impact to the PAMB and suitable habitat.
- *24. There shall be no directional boring beneath active PAMB burrows or unsurveyed PAMB habitat at any time.
- *25. Construction activities within fifty (50) feet of suitable PAMB habitat shall be completed with hand tools to the extent feasible.
- *26. Construction fencing and straw wattles shall be erected along the edge of all suitable PAMB habitats adjacent to construction prior to any construction activities, and shall be properly maintained in place until all areas of disturbed earth have been stabilized. Fencing and straw wattles shall be checked and maintained as necessary at the beginning of every working day. No personnel, vehicles or materials shall pass the fencing. Personnel shall be made aware of the purpose of the fencing and the need to maintain it. A biologist shall supervise the erection and maintenance of the exclusion fencing and straw wattles.
- *27. Any piled excavated dirt shall be covered to prevent movement downhill.
- *28. No soil from the construction site shall be side cast over the slope. Any extra excavated soil remaining after construction shall be removed from the site.
- *29. Measures shall be taken to reestablish vegetation over areas of bare dirt caused by construction activities.
- *30. There shall be no installation of lighting or extended use of night time illumination within one-hundred (100) feet of active PAMB burrows or unsurveyed suitable PAMB habitat.
- *31. Prior to use on the site, heavy equipment shall be washed down off site to prevent accidental contamination with invasive plant seed.
- *32. A biologist shall perform preconstruction breeding bird surveys within fourteen (14) days of the onset of construction or clearing of vegetation if activities cannot be done between September 1 and November 30, accounting for PAMB breeding season.
- *33. If active breeding bird nests are observed, no ground disturbance activities shall occur within a minimum one-hundred (100) foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance.
- *34. The breeding bird exclusion zone shall remain in place around the active nest until all young are no longer dependent upon the nest.
- *35. A biologist shall monitor any nest sites during the breeding season to ensure the buffer is sufficient to protect the nest site from potential disturbances.
- *36. To avoid disturbing bats that may roost in the Monterey pines, all tree felling shall occur between September 1 and October 31, after young have matured and prior to the bat hibernation period.
- *37. Prior to construction, project contractors shall be trained by a qualified biologist in the identification of the California red-legged frog.

- *38. Construction crews shall begin each day with a visual search around all stacked or stored materials, as well as along any silt fences to detect the presence of frogs.
- *39. If a special status frog is detected, construction crews shall contact the California Department of Fish and Wildlife or a qualified biologist prior to re-initiating work.
- *40. If rain occurs during the construction period, all construction-related activities shall cease for a period of forty-eight (48) hours after the rain stops. Prior to resuming construction activities, trained construction crew member(s) shall examine the site for the presence of frogs. Construction activities may resume if no special status frogs are found.
- *41. There shall be no degradation of suitable PAMB habitat contiguous with and within 200 feet of active PAMB burrows or unsurveyed suitable PAMB habitat. PAMB habitat degradation involves temporary alteration such as timber harvest, mowing, livestock grazing, herbicide application, removal of existing down wood, and burning.
- *42. Shrubs and trees directly adjacent to the existing road extend over the road to some degree. For road and trail maintenance, a two (2) foot strip of vegetation on either side of the road or trail may be reduced in height to no less than two feet.
- *43. There shall be no removal of suitable PAMB habitat that is contiguous with and within 400 feet of active PAMB burrows or unsurveyed suitable PAMB habitat, as mapped in the ESHA Report of Compliance. Habitat removal involves permanent loss such as paving, any road construction, construction of structures, and conversion to agriculture.
- *44. Invasive plants listed by Cal-IPC shall not be used as landscaping species, and landscaping shall consist of native plants compatible with the on-site plant communities.
- *45. No vehicle use, human foot traffic, soil excavation, cattle grazing or movement, or other potential sources of PAMB burrow collapse shall occur within twenty-five (25) feet of active PAMB burrows or unsurveyed suitable PAMB habitat at any time.
- *46. Any outdoor rodent control shall only be performed by individuals qualified to distinguish between PAMB burrow openings and target species.
- *47. Dogs and cats shall not be allowed within areas containing PAMB burrow systems or within unsurveyed suitable PAMB habitat.
- *48. No activity shall occur which alters water drainage or hydrology of areas containing PAMB burrow systems or in unsurveyed suitable PAMB habitat.
- *49. No rodent control measures, including trapping and application of poison bait or fumigants, shall occur within 400 feet of active PAMB burrows or unsurveyed suitable PAMB habitat at any time.
- *50. There shall be no construction of permanent barriers, including fences and unvegetated openings greater than fifty (50) feet wide, at any location at any time that may disrupt the dispersal of PAMB, or movement of PAMB between occupied sites. Any temporary barriers shall be removed during PAMB dispersal season (April 15 through September 30).
- *51. Herbicides shall not be used in or near burrow areas during PAMB breeding season (December 1 through June 30) or dispersal season (April 15 through September 30).
- *52. Human-generated garbage shall be lidded and tamper resistant to prevent attracting natural PAMB predators.
- *53. Avoidance and mitigation measures, as detailed in the ESHA Compliance Report shall be incorporated as enforceable conditions of approval for CDP_2014-0035.

- *54. To prevent accidental human-caused disturbance or crushing of PAMB burrows on the project site, sensitive habitat signage or other visual markers shall be installed.
- *55. Prior to issuance of a building permit in reliance on CDPR_2025-0003/CDP_2014-0035, the applicant shall submit for approval by Planning and Building staff a drainage and erosion control plan. The plan shall detail erosion and sediment Best Management Practices, including concrete wash out area, staging, stockpile locations, and tree protection areas, as necessary. Roof downspouts shall be directed to landscaped areas and avoid discharging off the parcel.
- *56. Avoidance and mitigation measures, as detailed in the Updated ESHA Report, shall be incorporated as enforceable conditions for approval of CDPR_2025-0003/CDP 2014-0035.
- *57. In order to prevent accidental human-caused disturbance or rushing of Point Arena mountain beaver burrows on the project site, sensitive habitat signage or other visual markers shall be installed, if fencing will not be used.

10/20/25

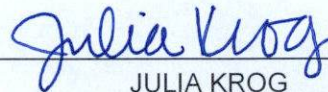
DATE



RUSS FORD
SENIOR PLANNER

10/20/2025

DATE



JULIA KROG
COASTAL PERMIT ADMINISTRATOR

Appeal Period: 10 Days
Appeal Fee: \$2,354.00

ATTACHMENTS:

- | | |
|---|----------------------------------|
| A. Addendum to Mitigated Negative Declaration | M. LCP Land Use |
| B. Location Map | N. LCP Land Capabilities |
| C. Topographic Map | O. LCP Habitats |
| D. Aerial (vicinity) | P. Appeals |
| E. Aerial Imagery | Q. Zoning Districts |
| F. SFR Floor Plan | R. Adjacent Parcels |
| G. SFR External Plan | S. Coastal Groundwater Resources |
| H. Garage Floor Plan | T. Fire Hazard Zones |
| I. Garage External Plan | U. Slope |
| J. Revised Site Map | V. Soils |
| K. Elevations | W. Water Districts |
| L. General Plan Classifications | X. Wetlands |

ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION

FOR

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT CDP_2014-0035 (MCCARRY)

PROJECT DESCRIPTION AND BACKGROUND: On June 22, 2016, the Mendocino County Board of Supervisors authorized the Coastal Permit Administrator's issuance of an Administrative Coastal Development Permit (CDP_2014-0035) for the construction of a 1,752 square-foot (sf) single-family residence (SFR) with 1,360 sf of decking, a 600 sf garage, an on-site septic system, installation of a propane tank, and improvements to an existing driveway. Due to the presence of Point Arena Mountain Beaver (PAMB) within the project site at that time, planning staff recommended a Mitigated Negative Declaration with measures to minimize impact to PAMB burrows and restore native habitat. The permit was subsequently renewed in 2018 for an additional two years (CDPR_2018-0005).

On February 21, 2025 the property owner, Peter McCarry, applied for a modification to the existing but expired CDP with a request to reduce the size of the proposed SFR to 1,400 sf and permit after-the-fact installation of a gate at the base of the property which had been installed to prevent trespass (CDPM 2025-0003). The project was referred out for comment on April 2, 2025. Along with the application for modification was a letter from US Fish & Wildlife Services biologist Gregory Schmidt. Schmidt stated that he had performed another site inspection on August 26, 2024 and did not identify any evidence of PAMB habitation within the project site, concluding that the proposed development would not result in a take of the federally protected species.

Purpose: Section 15164 of the California Environmental Quality Act (CEQA) Guidelines provides that the lead agency shall prepare an addendum to a previously adopted Mitigated Negative Declaration if some changes or additions are necessary but none of the conditions described in Section 15162 calling for a subsequent MND have occurred. Section 15162(a) states that *when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*

- (1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

Changes proposed by the modification include only reducing the size of the proposed SFR and permitting the installation of a gate at the bottom of the driveway. Reduction of the SFR footprint will not create additional impacts, and the determination from USFWS that PAMB have migrated away from the project site indicate that installation of the gate will not have environmental impacts on PAMB habitat.

- (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*

Based on the discussion in Finding 1 above, no new significant environmental effects resulting from modification of the previous Coastal Development Permit are anticipated. The circumstances under which the project is undertaken remain the same or less.

- (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*

- (A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
- (B) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
- (C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
- (D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

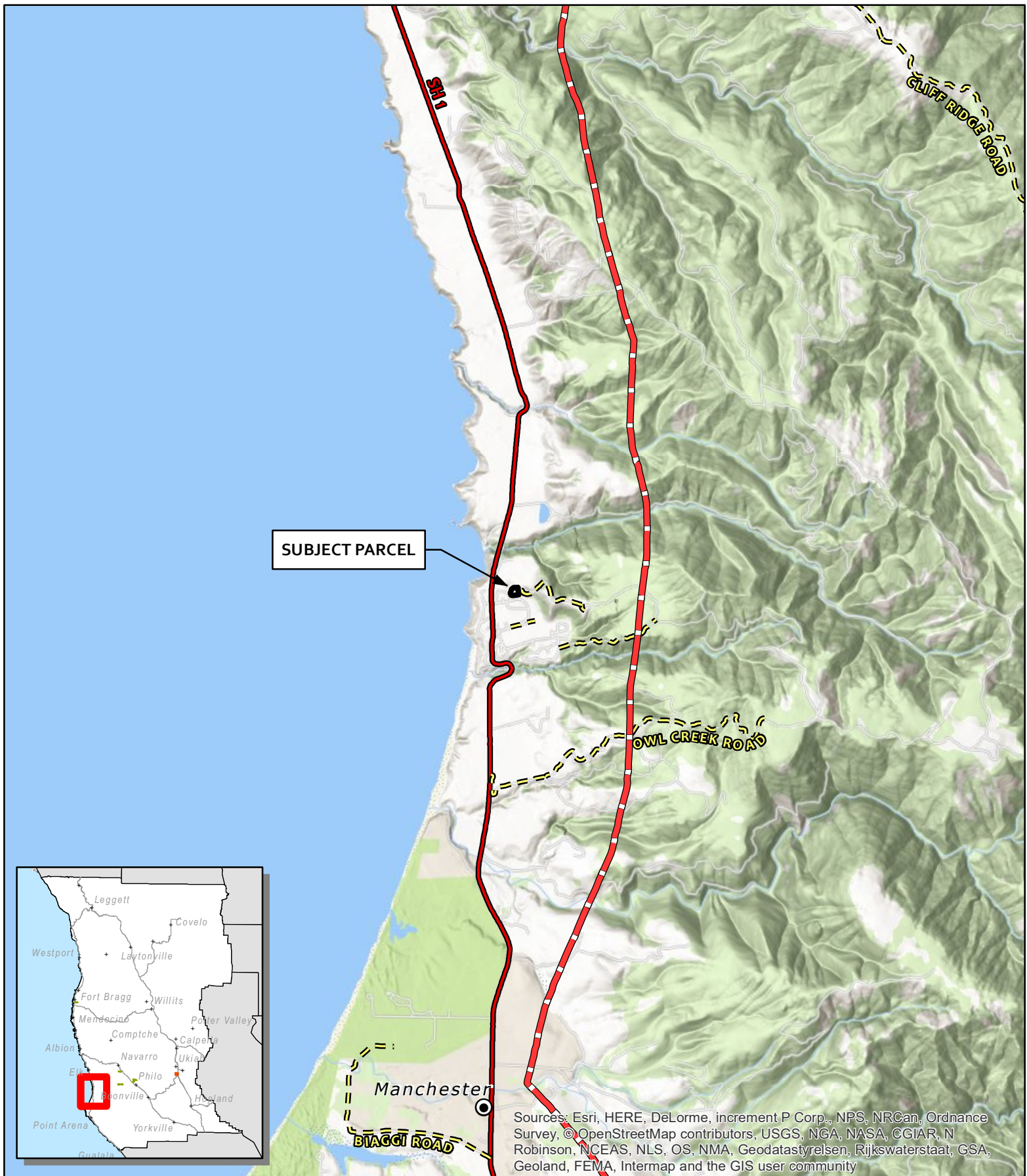
There has been no new information of substantial importance which was not known and could not have been known at the time the previous MND was complete. Previous conditions of approval will remain in place for the modification and together with natural species migration away from the project site should remain sufficient to mitigate any potential impacts resulting from the development. Therefore, it can be concluded that the current project will not have any significant effects on the environment that were not previously discussed in the adopted MND. Significant effects previously examined will not be substantially more severe than shown in the previous MND. There are no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible and would substantially reduce one or more significant effects of the project. There are no mitigation measures or alternatives identified in this analysis which are considerably different from those analyzed in the previous MND, and which would substantially reduce one or more significant effects on the environment.

No substantial changes are proposed which would require major revisions to the previously approved Mitigated Negative Declaration.

Where none of the conditions specified in Section 15162 are present, the lead agency must determine whether to prepare an Addendum or whether no further CEQA documentation is required (CEQA Guidelines Section 15162(b)). An Addendum is appropriate where some minor technical changes or additions to the previously certified EIR or ND are necessary, but there are no new or substantially more severe significant impacts (CEQA Guidelines Section 15164, Addendum to an EIR or Negative Declaration).

CONCLUSION: Based on these findings it is concluded that an Addendum to the adopted Mitigated Negative Declaration is appropriate to address the requirements under CEQA for the proposed project.

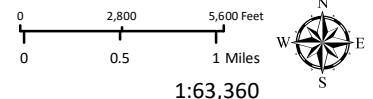
RECOMMENDATION: In accordance with CEQA Guidelines, staff has determined that an Addendum to the approved Mitigated Negative Declaration is the appropriate environmental document for the Project. This Addendum reviews the previously adopted Mitigated Negative Declaration and examines whether, as a result of any changes or new information, a subsequent MND may be required. This examination includes an analysis pursuant to the provisions of Sections 21166 and 15162 of CEQA Guidelines and their applicability to the Project. The previously adopted conditions of approval including mitigations are incorporated into this Addendum as an attachment, and are available for review at the office of the Mendocino County Planning and Building Services Department, located at 860 N. Bush Street, Ukiah, CA 95482 as part of Coastal Development Permit Modification CDPM_2025-0003.



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CASE: CDPM_2025-0003
OWNER: MCCARRY, Peter Vincent
APN: 132-072-09
APLCT: Peter Vincent McCarry
AGENT:
ADDRESS: 43750 Alta Mesa Rd., Manchester

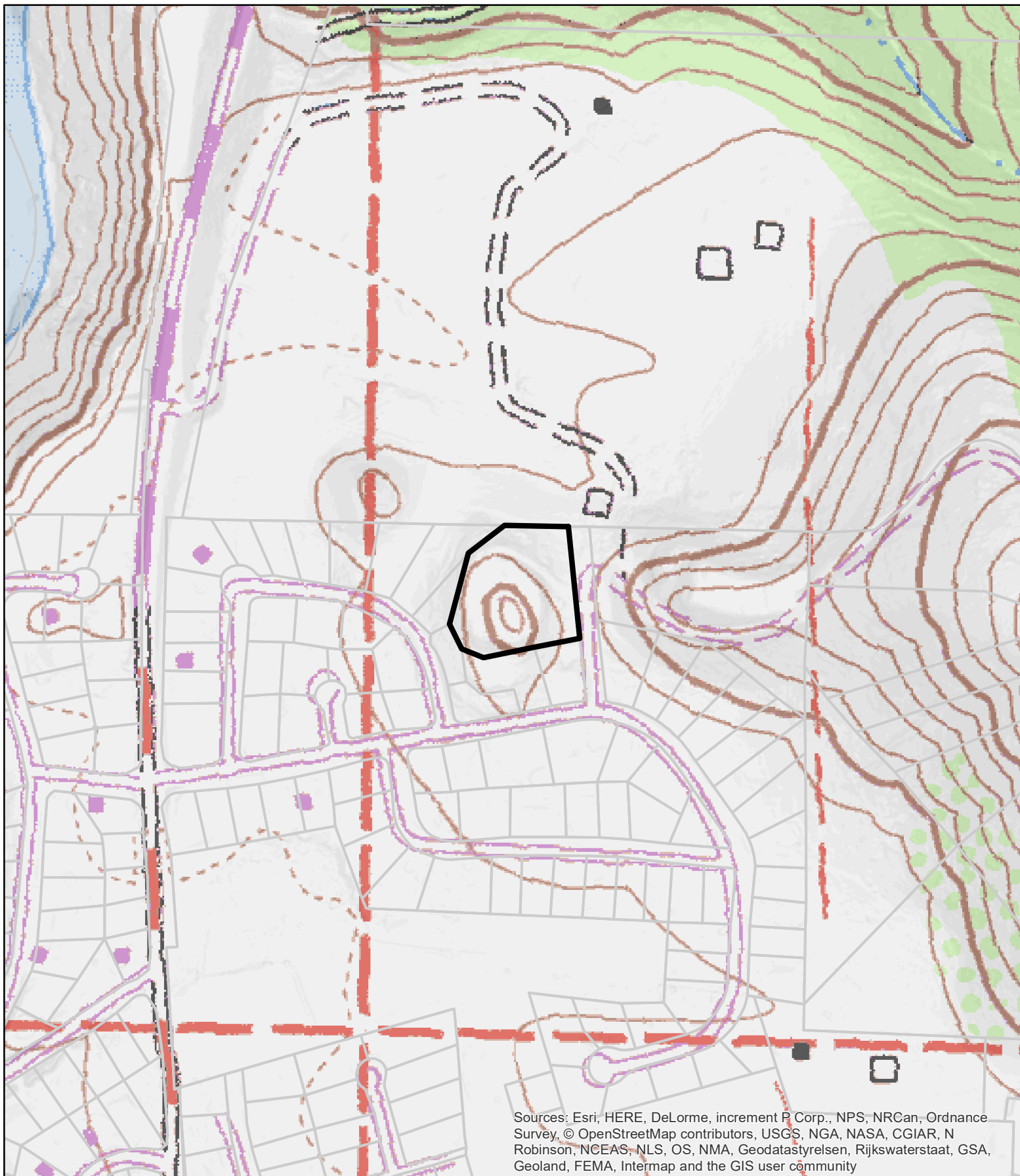
- Major Towns & Places
- Coastal Zone Boundary
- Highways



1:63,360

LOCATION

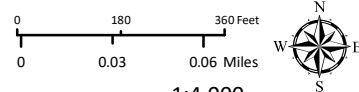
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 Assessors Parcels



1:4,000
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

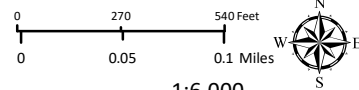
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— Highways (2017)
— Public Roads
— Private Roads



1:6,000
AERIAL IMAGERY

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APLCT: Peter Vincent McCarry
AGENT:
ADDRESS: 43750 Alta Mesa Rd., Manchester

Public Roads

0 35 70 Feet
0 0.005 0.01 Miles
1:800



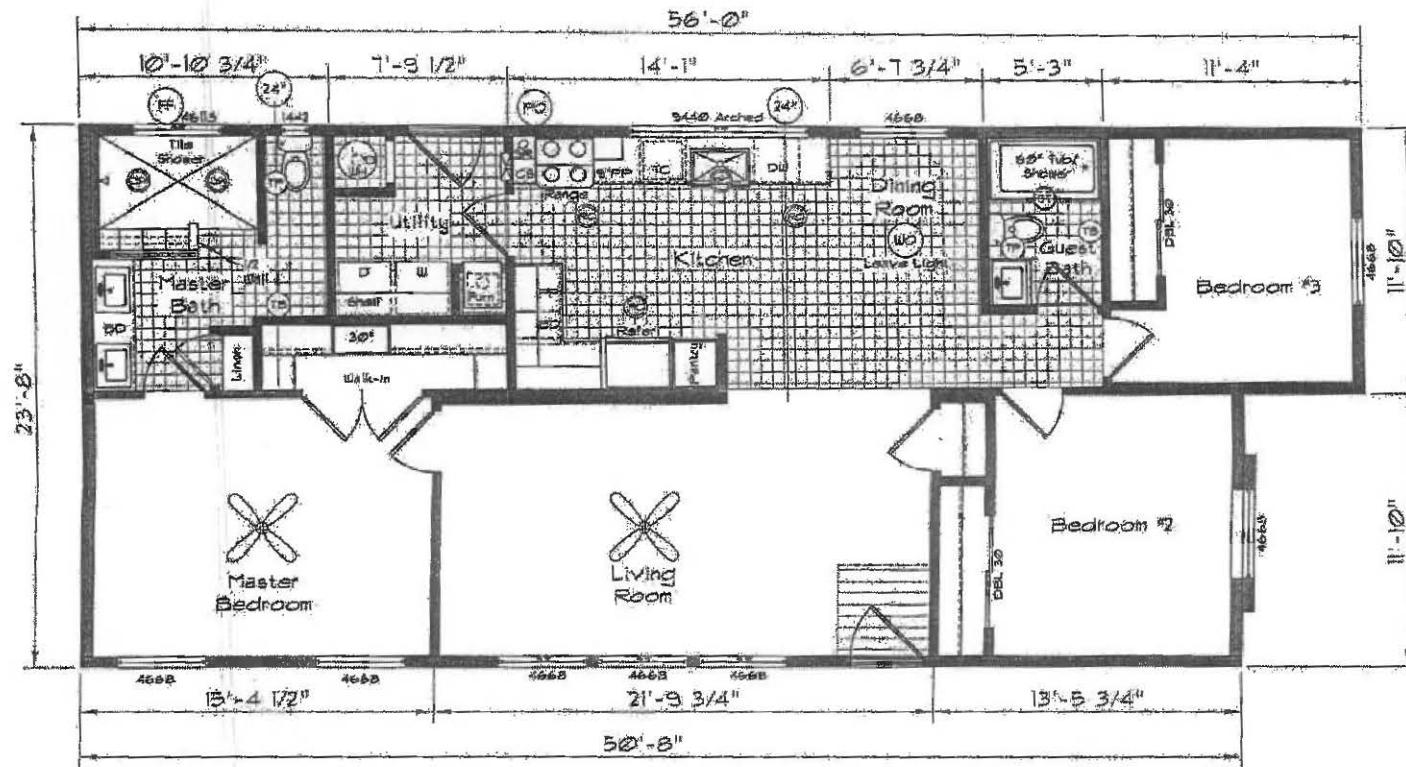
AERIAL IMAGERY

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Cedar Canyon

Model: 2028

Square Feet: 1263



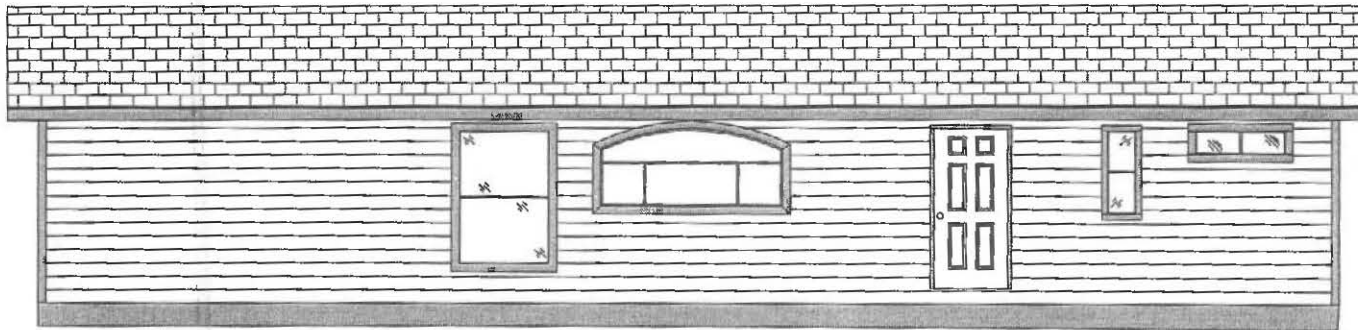
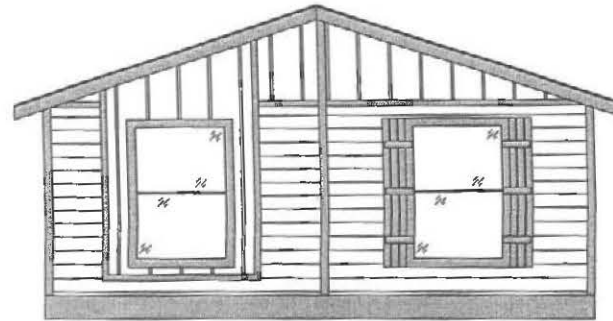
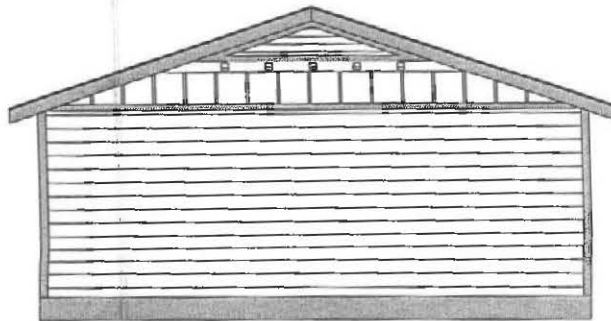
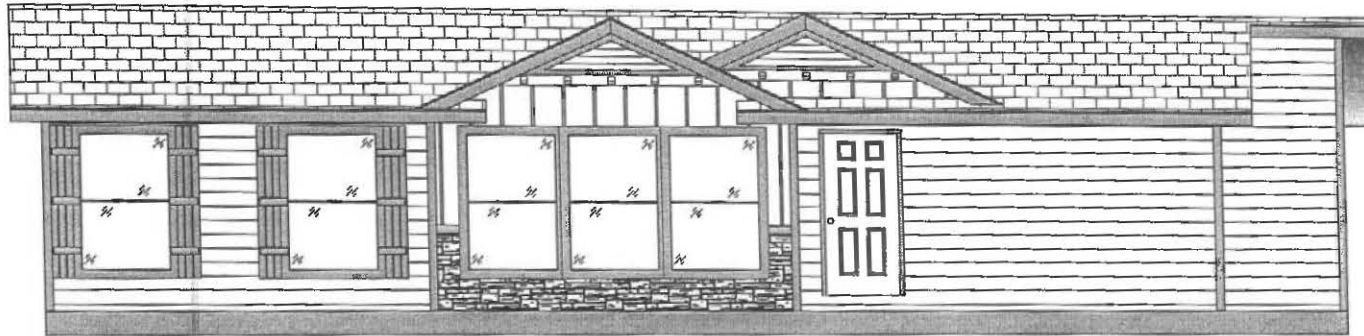
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KT	ADH Stock
KT	Preliminary 09-13-23
KT	ADH Stock
KT	Preliminary 09-20-23
KT	ADH Stock

KT	Preliminary 10-03-23
KT	ADH Stock

Cedar Canyon

Model: 2028

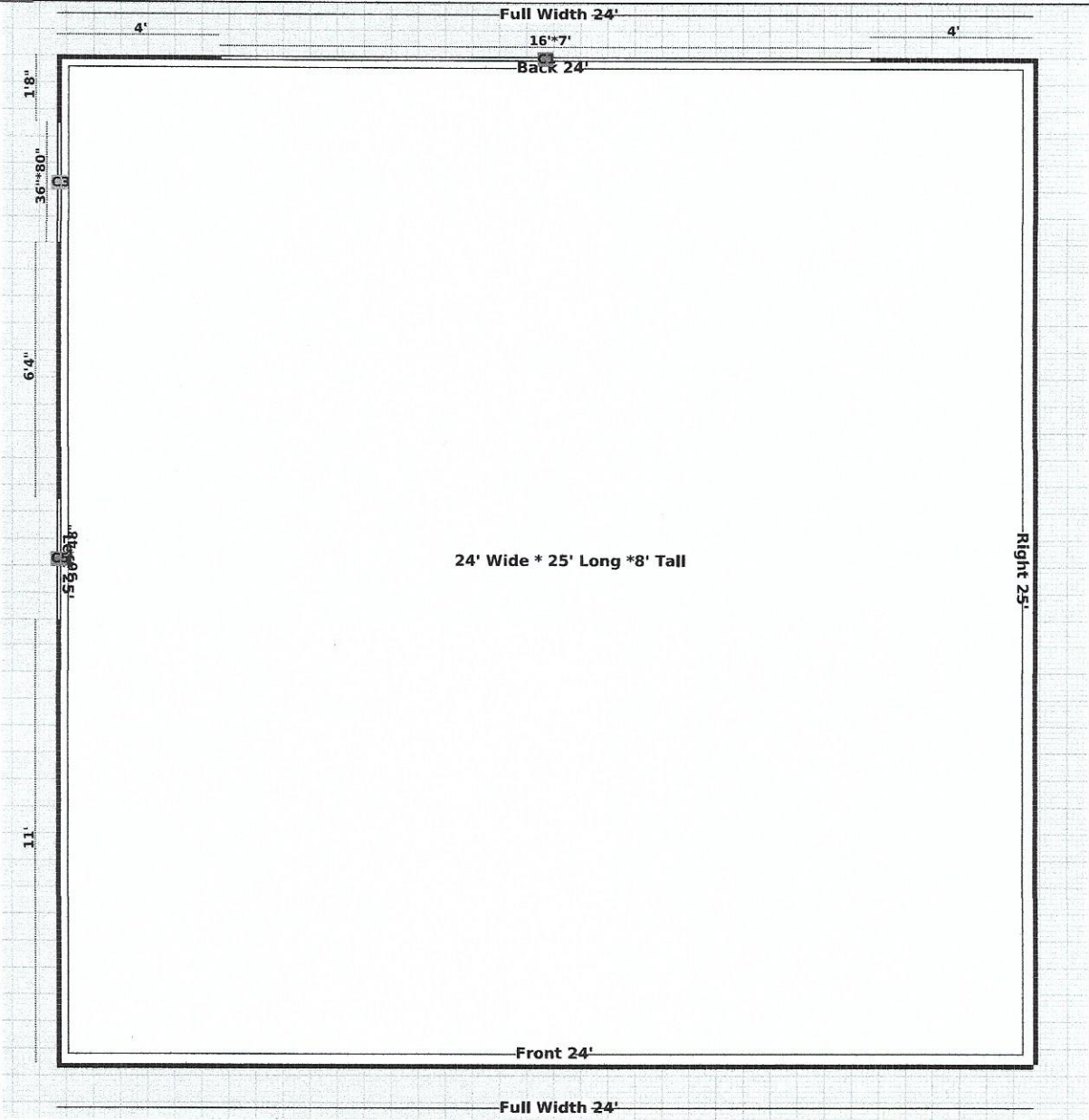
Square feet: 1263



KT Preliminary 09-12-23
ADH Stock

KT Preliminary 09-13-23
ADH Stock

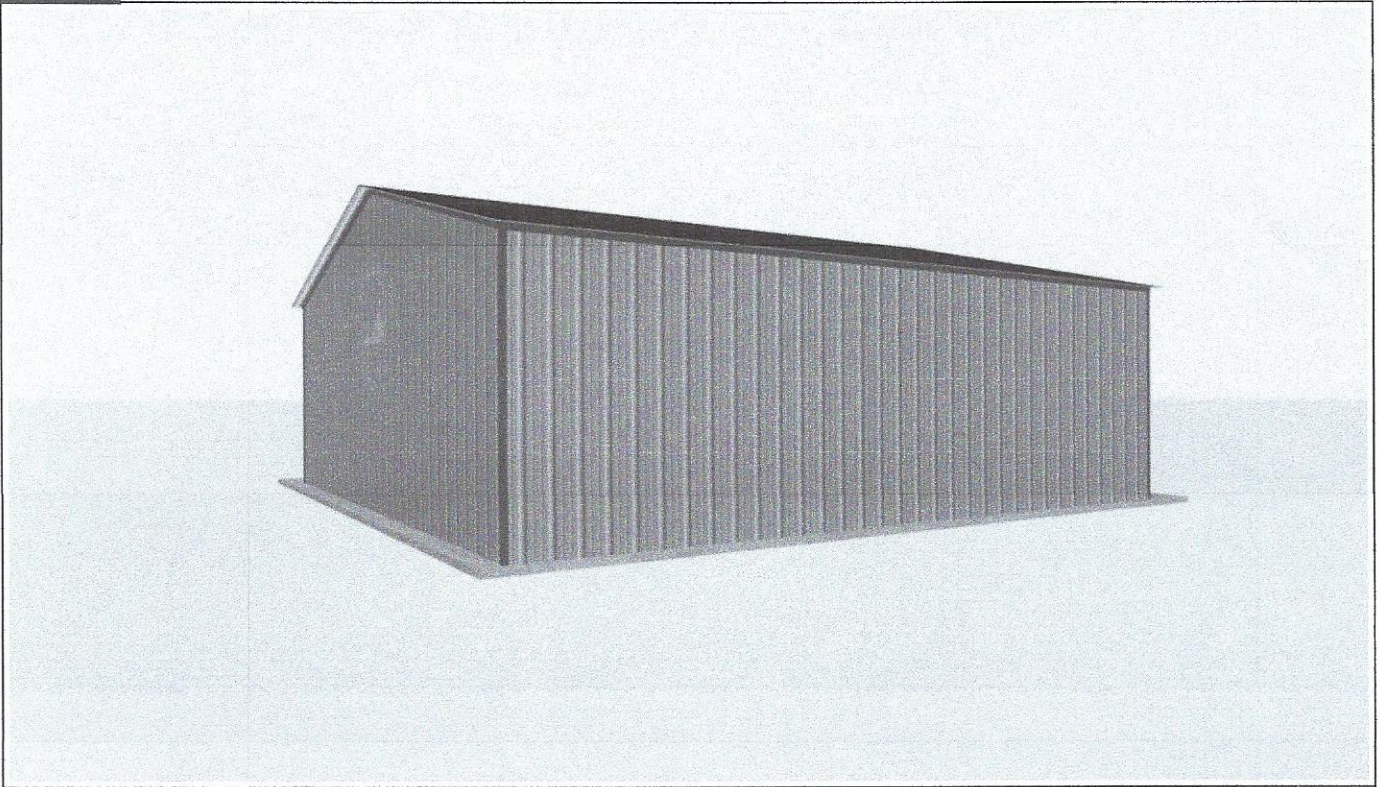
KT CUSTOM
HOMEBUILDERS



LEGENDS

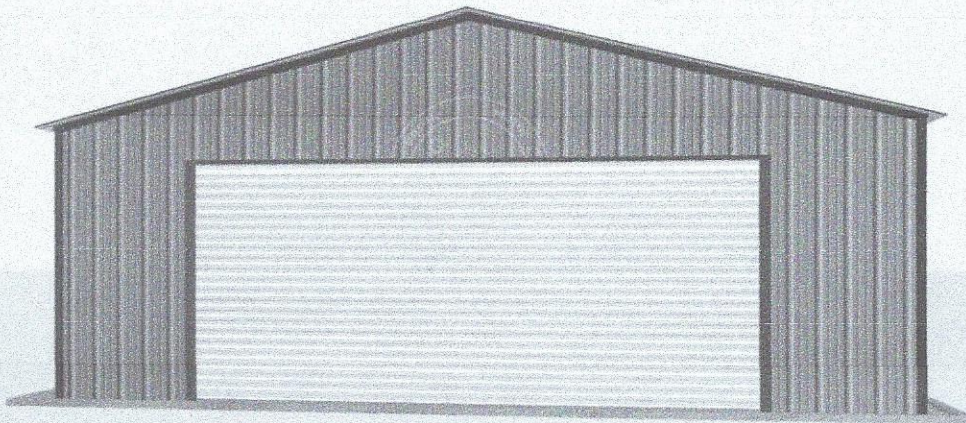
- | | | | | | | | | | | | | | |
|----|-------------|----|----------------------|-----|--------------------------|----|-----------------------|----|---------|----|------------------|----|-----------|
| C1 | Garage Door | C2 | Garage Door Frameout | C3 | Walk in Door | C4 | Walk in Door Frameout | C5 | Windows | C6 | Windows Frameout | C7 | Open Wall |
| C8 | Close Wall | C9 | Distance | C10 | Storage Length (Utility) | C | Cupola | | | | | | |

BUILDING VIEW



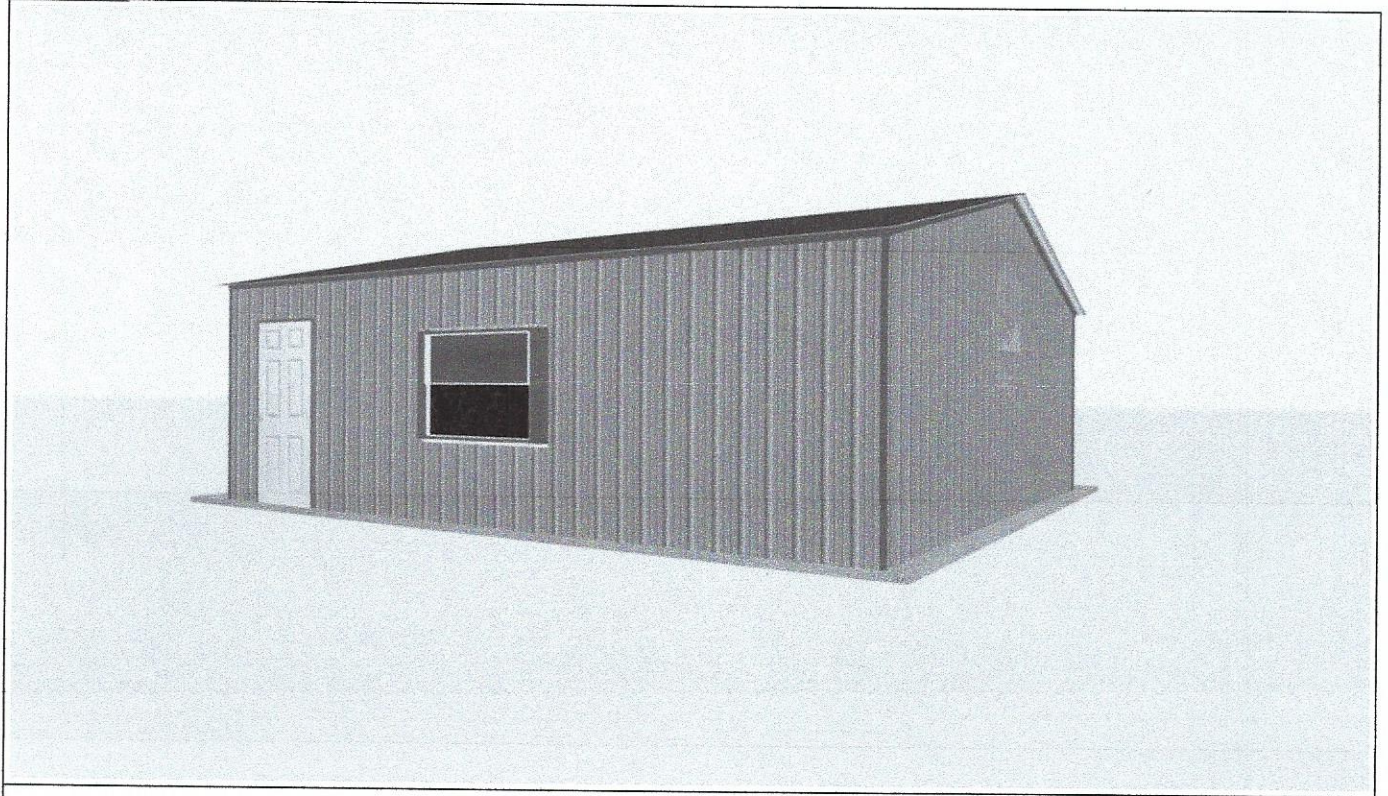
RIGHT

BUILDING VIEW



BACK

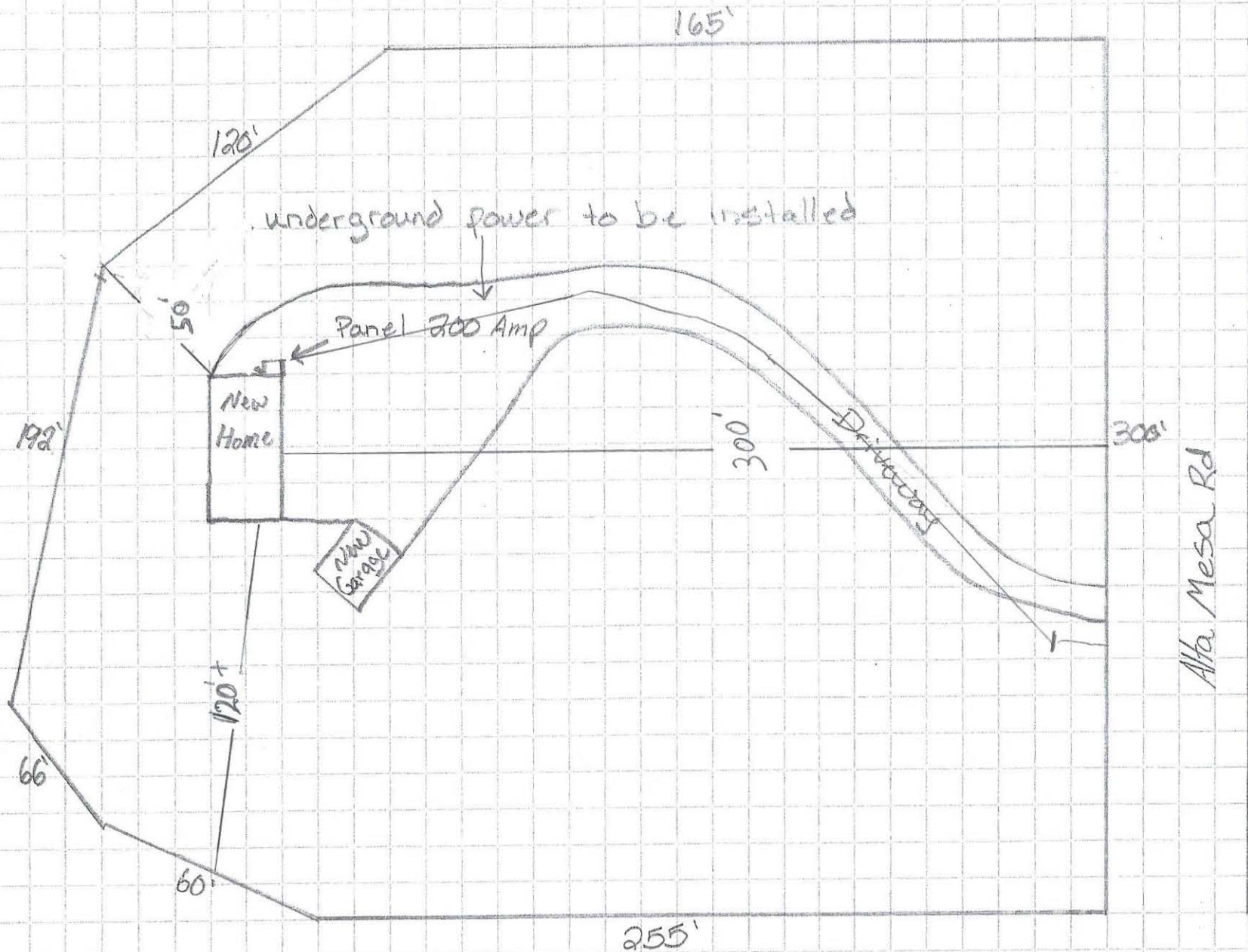
BUILDING VIEW



LEFT

Dark Gray Body
White Trim

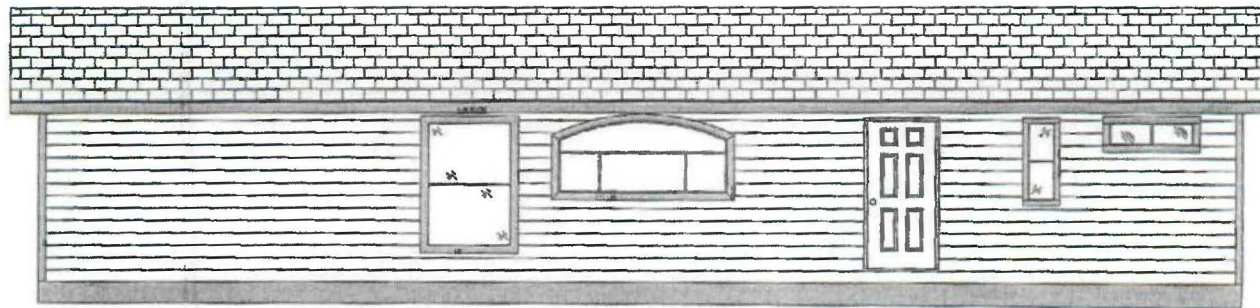
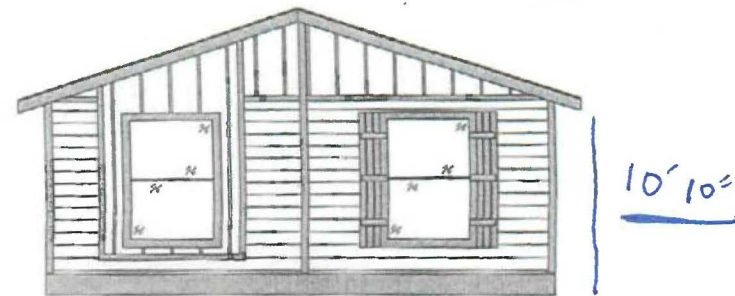
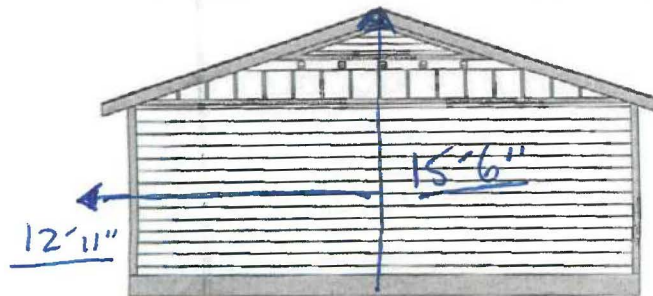
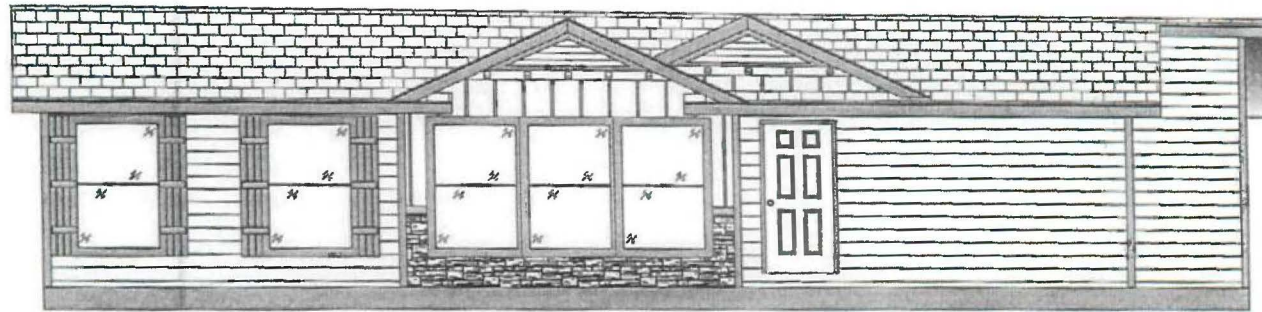
43750 Alta Mesa Rd
Manchester CA 95459
APN #132-072-09



Cedar Canyon

Model: 2028

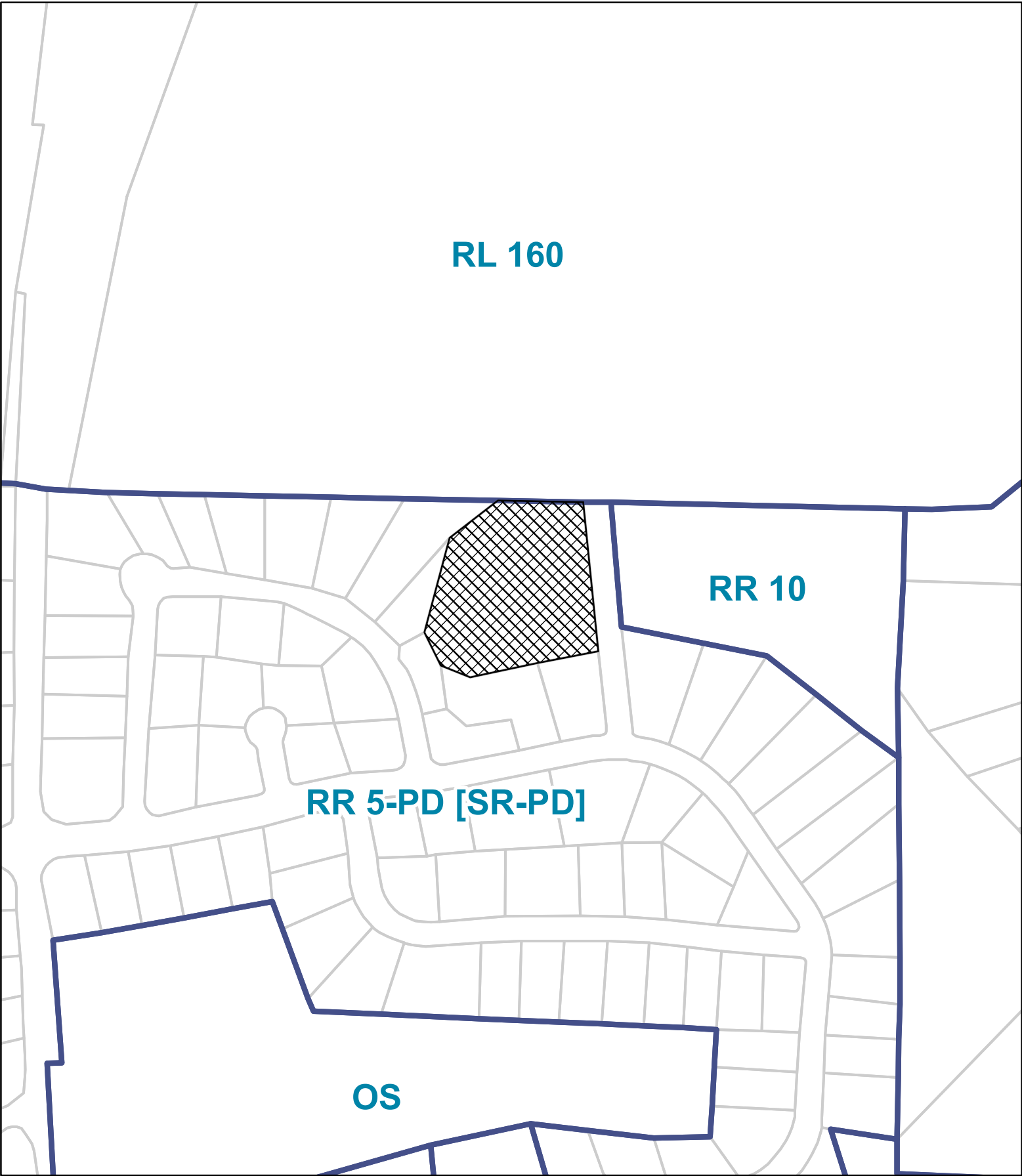
Square feet: 1263

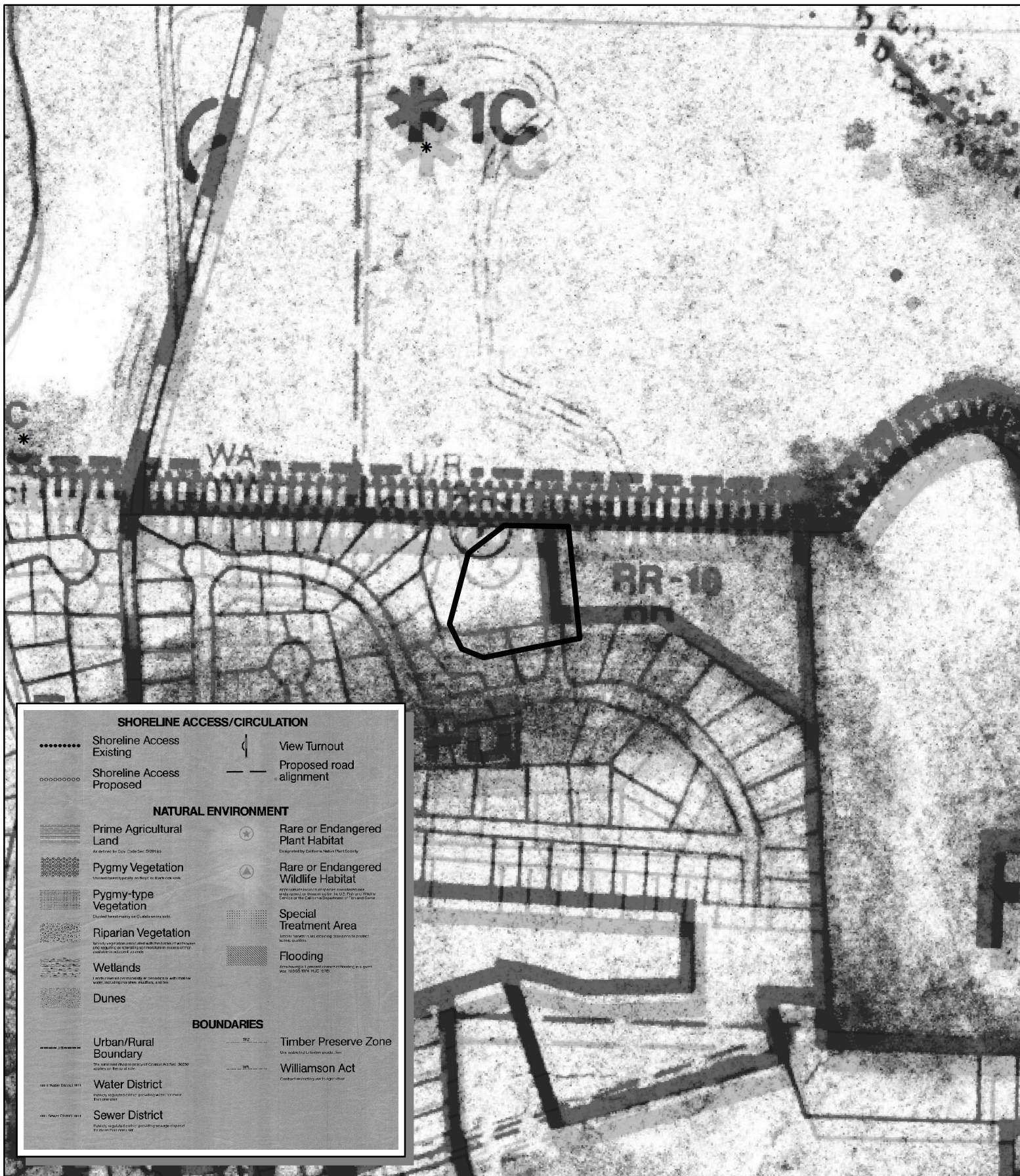


KIT Preliminary 03-12-23
ADH Stock

KIT Preliminary 03-13-23
ADH Stock

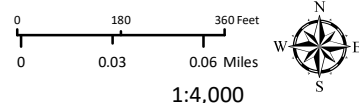
KIT CUSTOM
HOMEBUILDERS





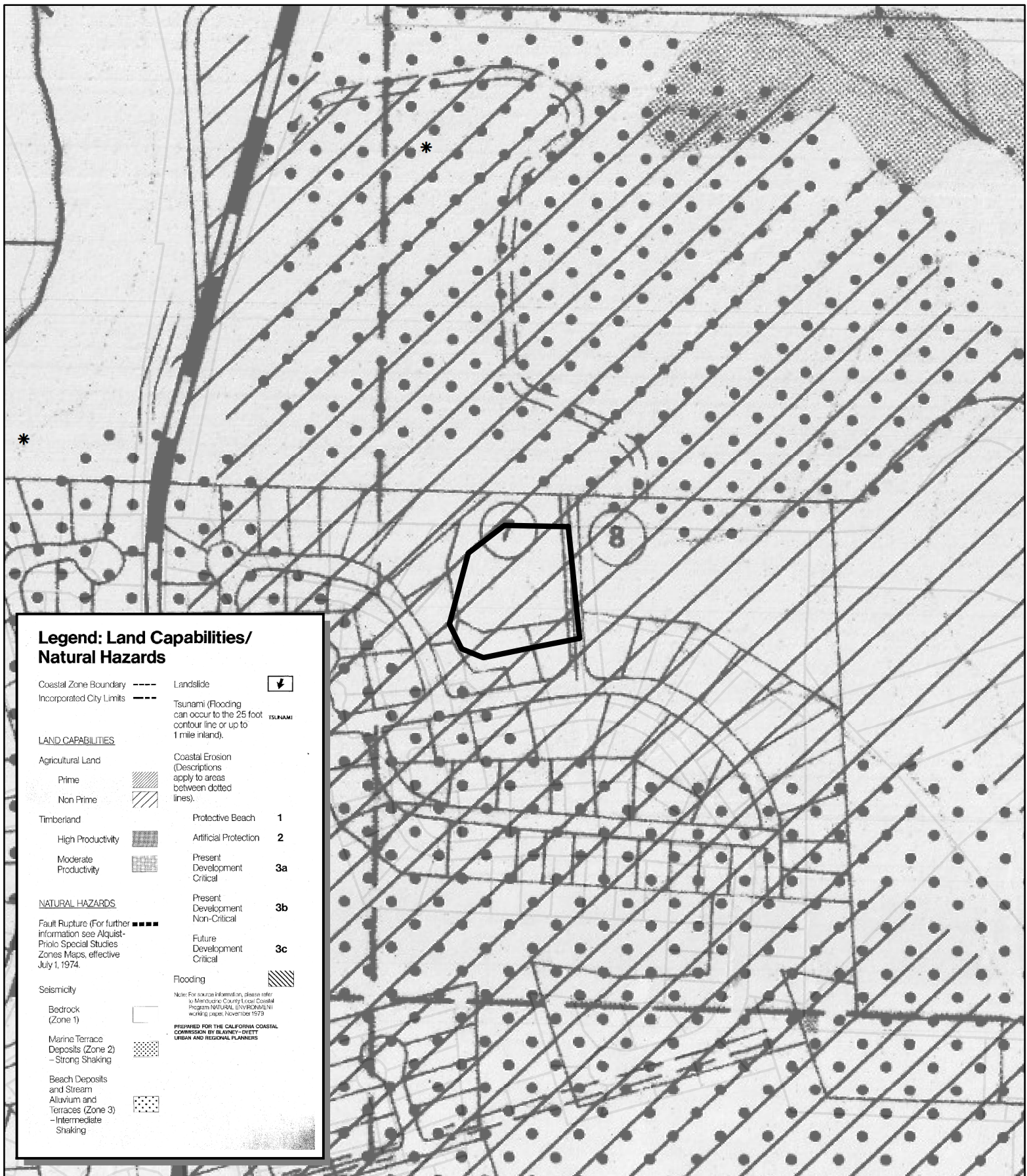
CASE: CDPM_2025-0003
OWNER: MCCARRY, Peter Vincent
APN: 132-072-09
APLCT: Peter Vincent McCarry
AGENT:
ADDRESS: 43750 Alta Mesa Rd., Manchester

* Visitor Accommodation & Services
 [] Assessors Parcels



LCP LAND USE MAP 22: MALLO PASS CREEK

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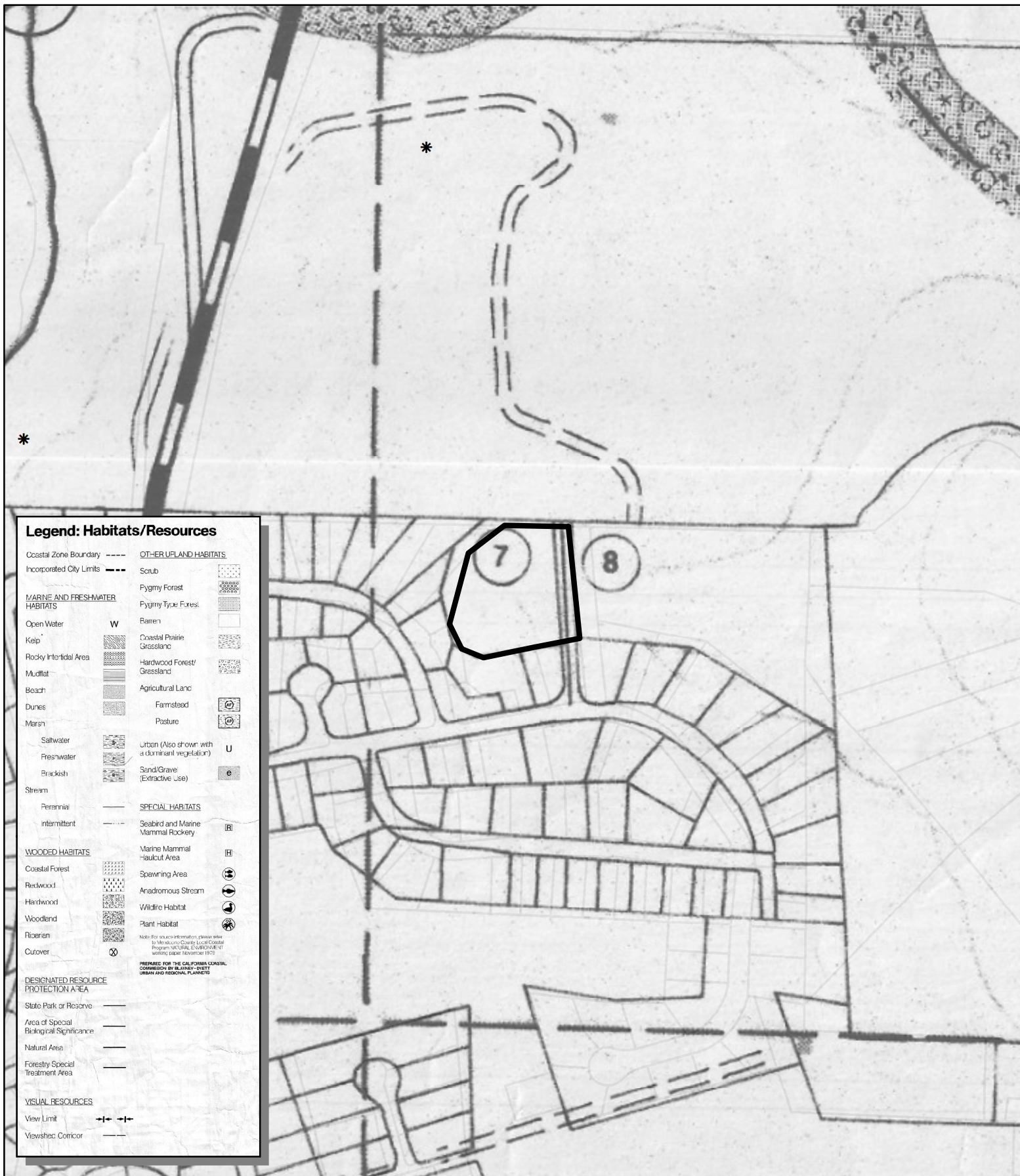
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* Visitor_Accommodation_&_Services

Assessors Parcels

LCP LAND CAPABILITIES & NATURAL RESOURCES

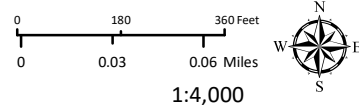
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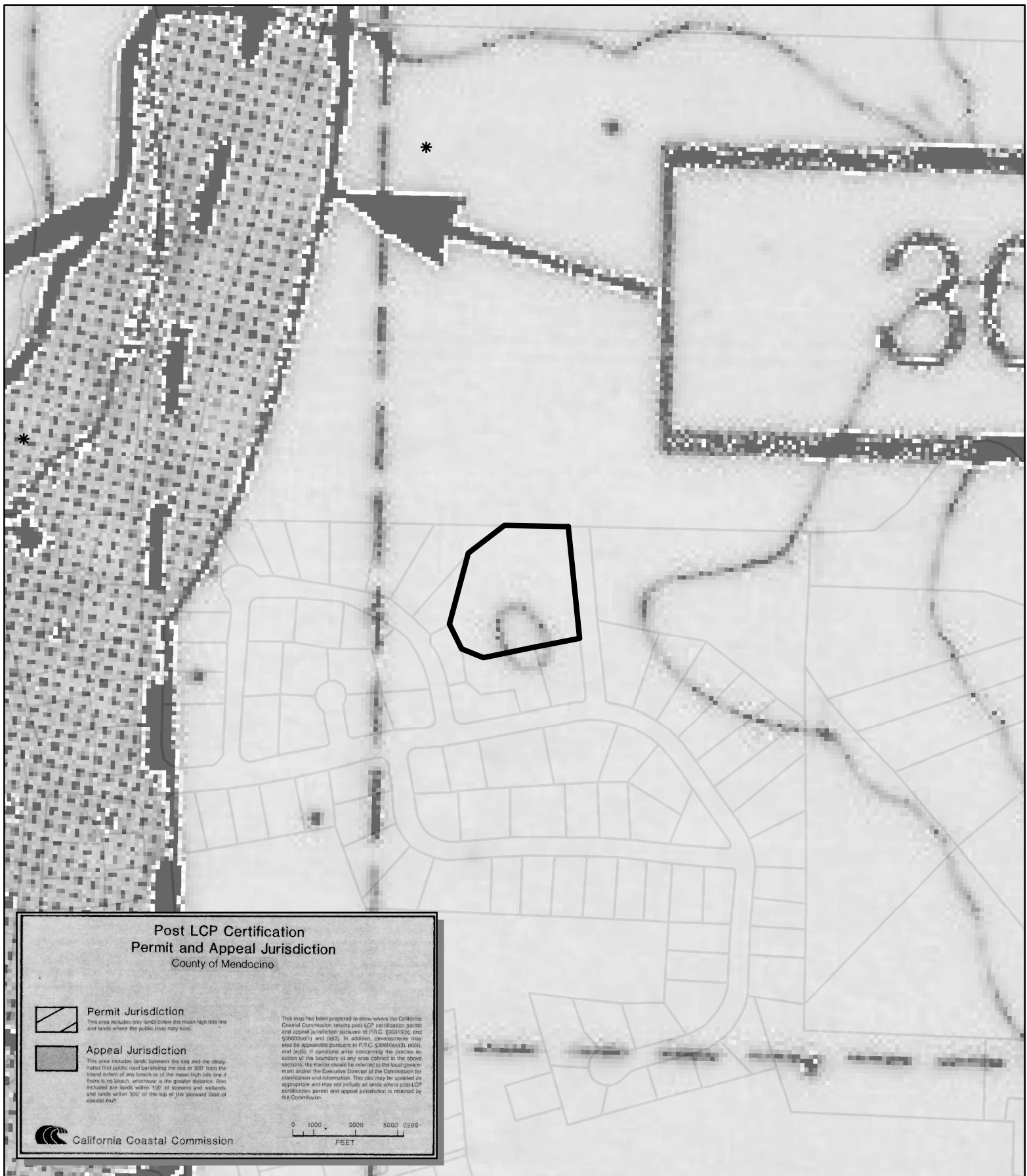
* Visitor_Accommodation_&_Services

Assessors Parcels



LCP HABITATS & RESOURCES

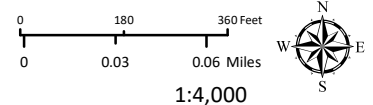
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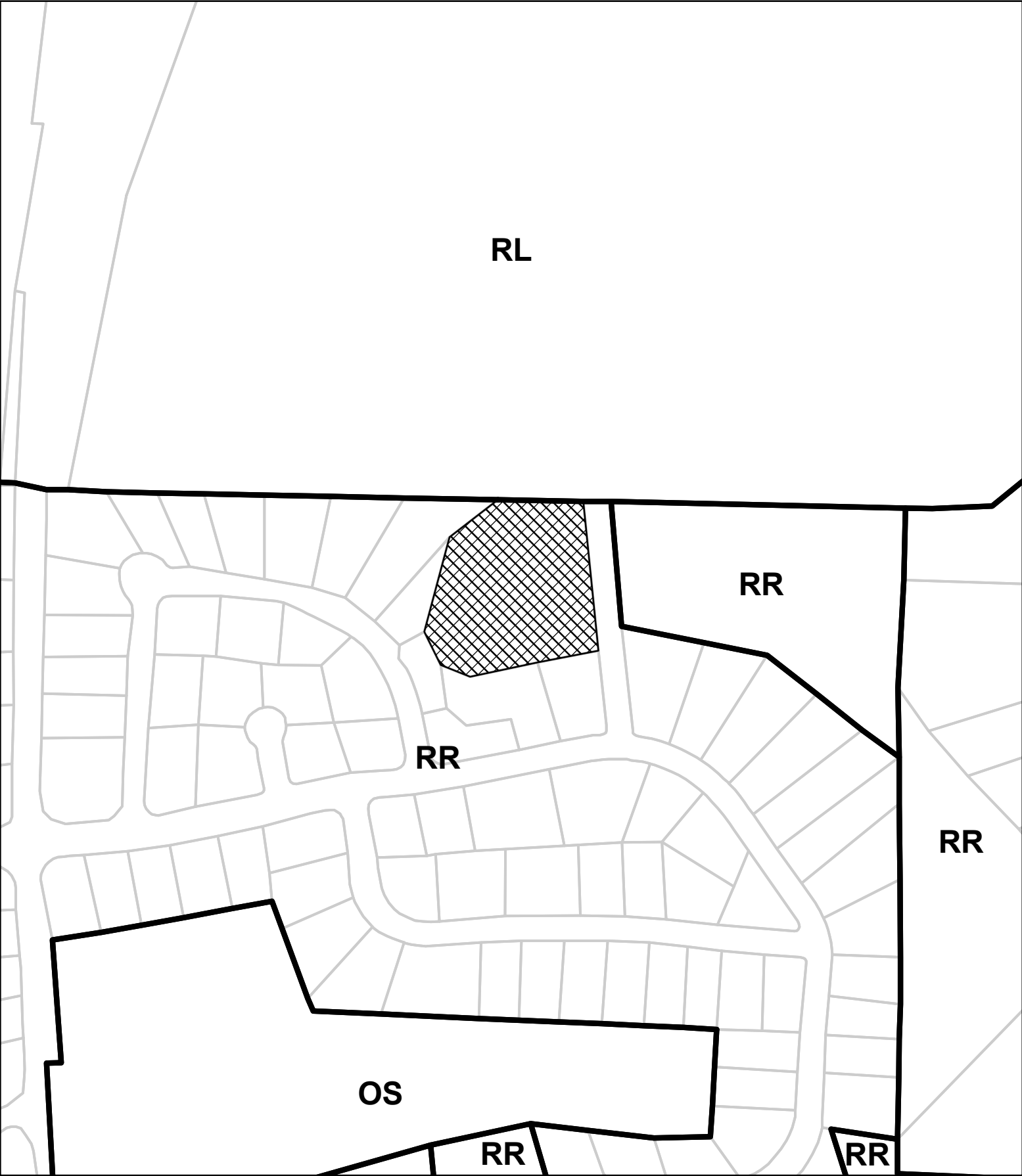
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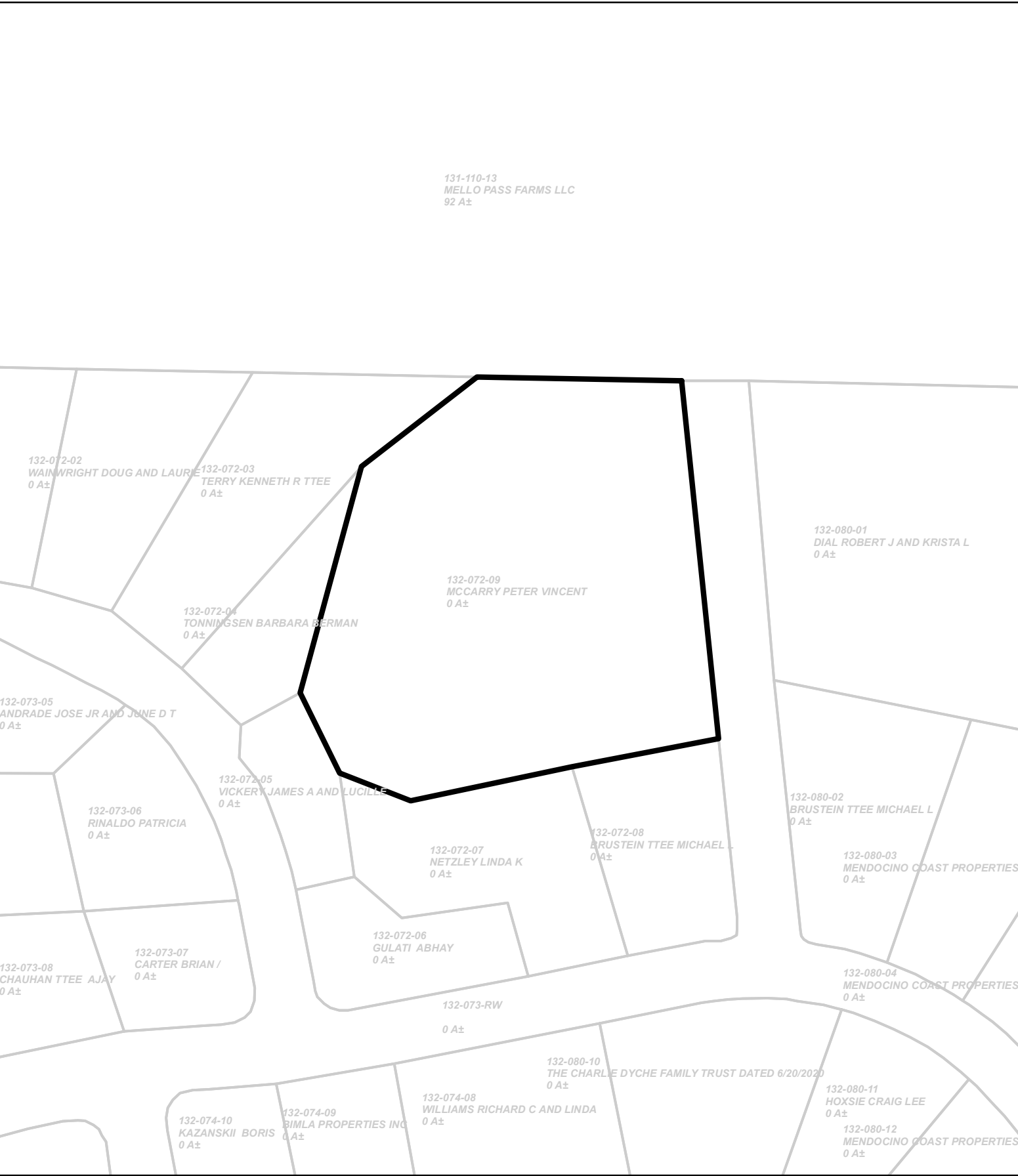
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POST LCP CERTIFICATION & APPEAL JURISDICTION

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CASE: CDPM_2025-0003

OWNER: MCCARRY, Peter Vincent

APN: 132-072-09

APLCT: Peter Vincent McCarry

AGENT:

ADDRESS: 43750 Alta Mesa Rd., Manchester

Assessors Parcels

055110Feet
00.010.02 Miles

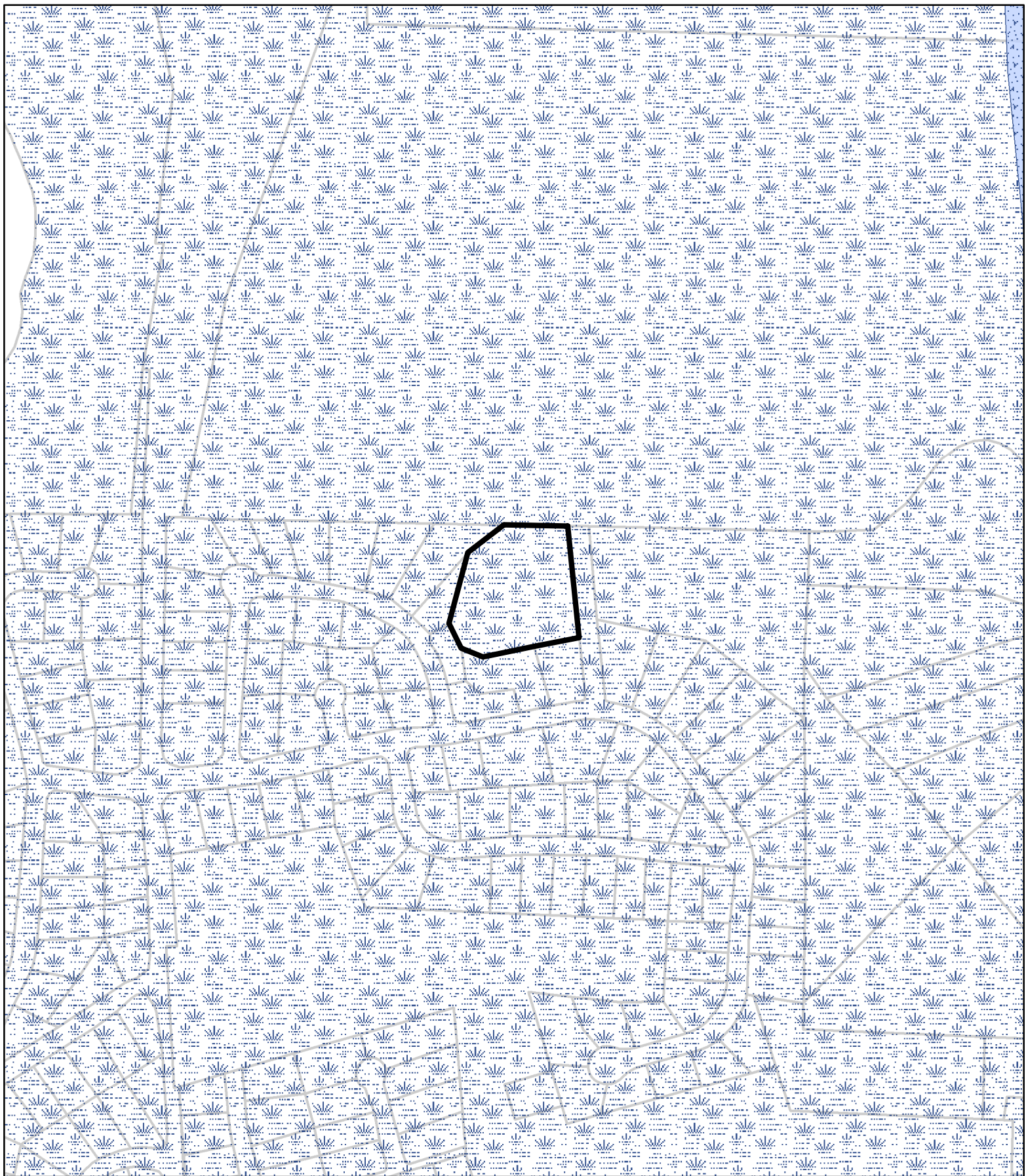
N
W
E
S

S

1:1,250

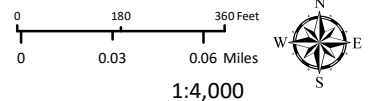
ADJACENT PARCELS

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APLCT: **Peter Vincent McCarry**
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ADDRESS: **43750 Alta Mesa Rd., Manchester**

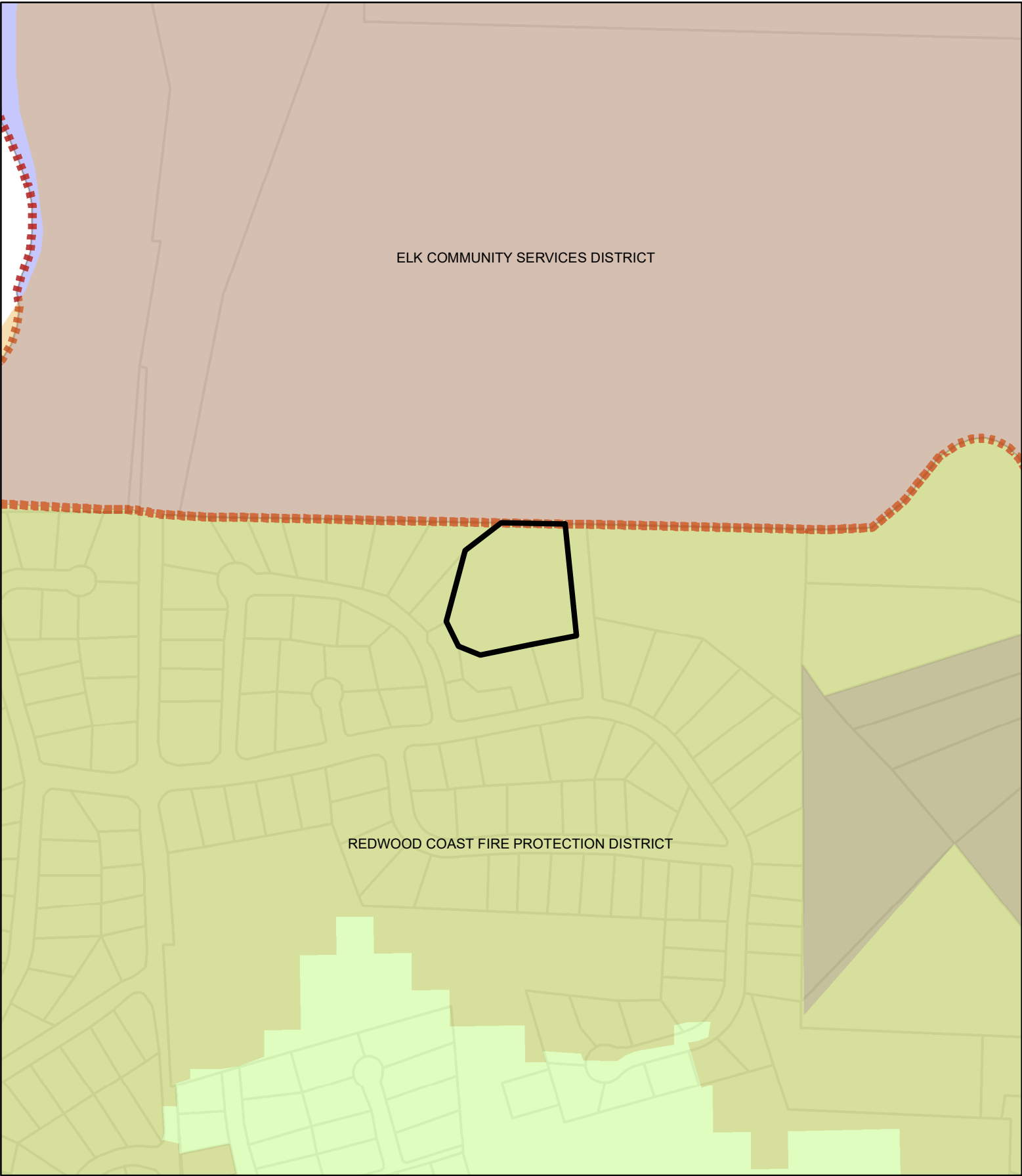
-  Critical Water Resources Bedrock
-  Marginal Water Resources
-  Assessors Parcels



1:4,000

COASTAL GROUND WATER RESOURCES

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AGENT:
ADDRESS: **43750 Alta Mesa Rd., Manchester**

	Very High Fire Hazard		County Fire Districts
	High Fire Hazard		Assessors Parcels
	Moderate Fire Hazard		

0180360 Feet

00.030.06 Miles



1:4,000

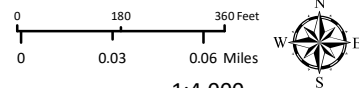
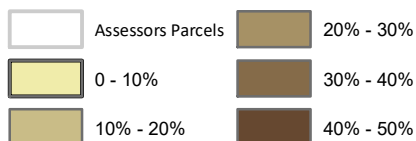
FIRE HAZARD ZONES & RESPONSIBILITY AREAS

STATE RESPONSIBILITY AREA

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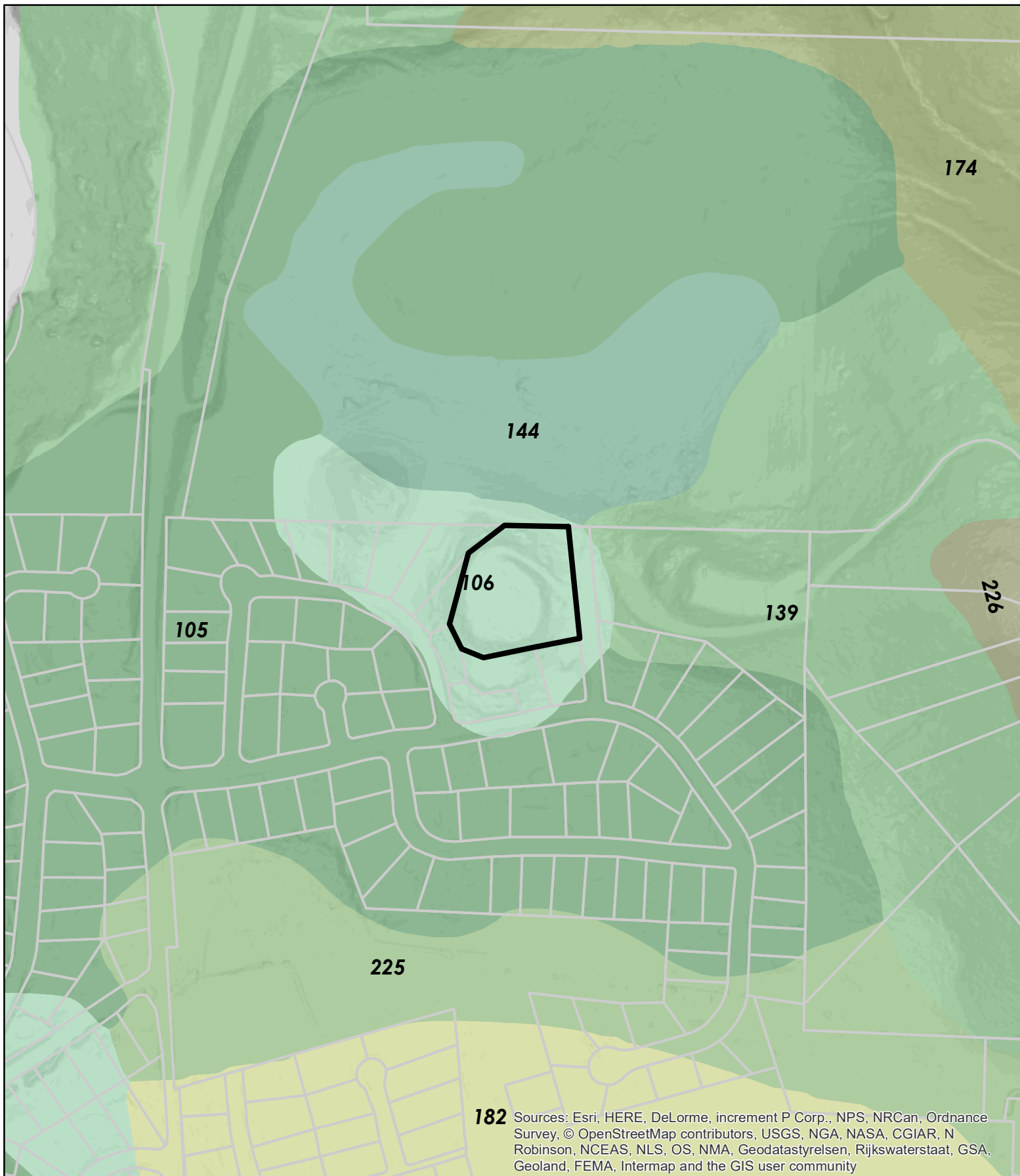


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1:4,000
ESTIMATED SLOPE

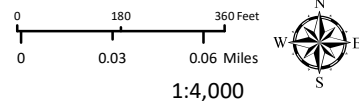
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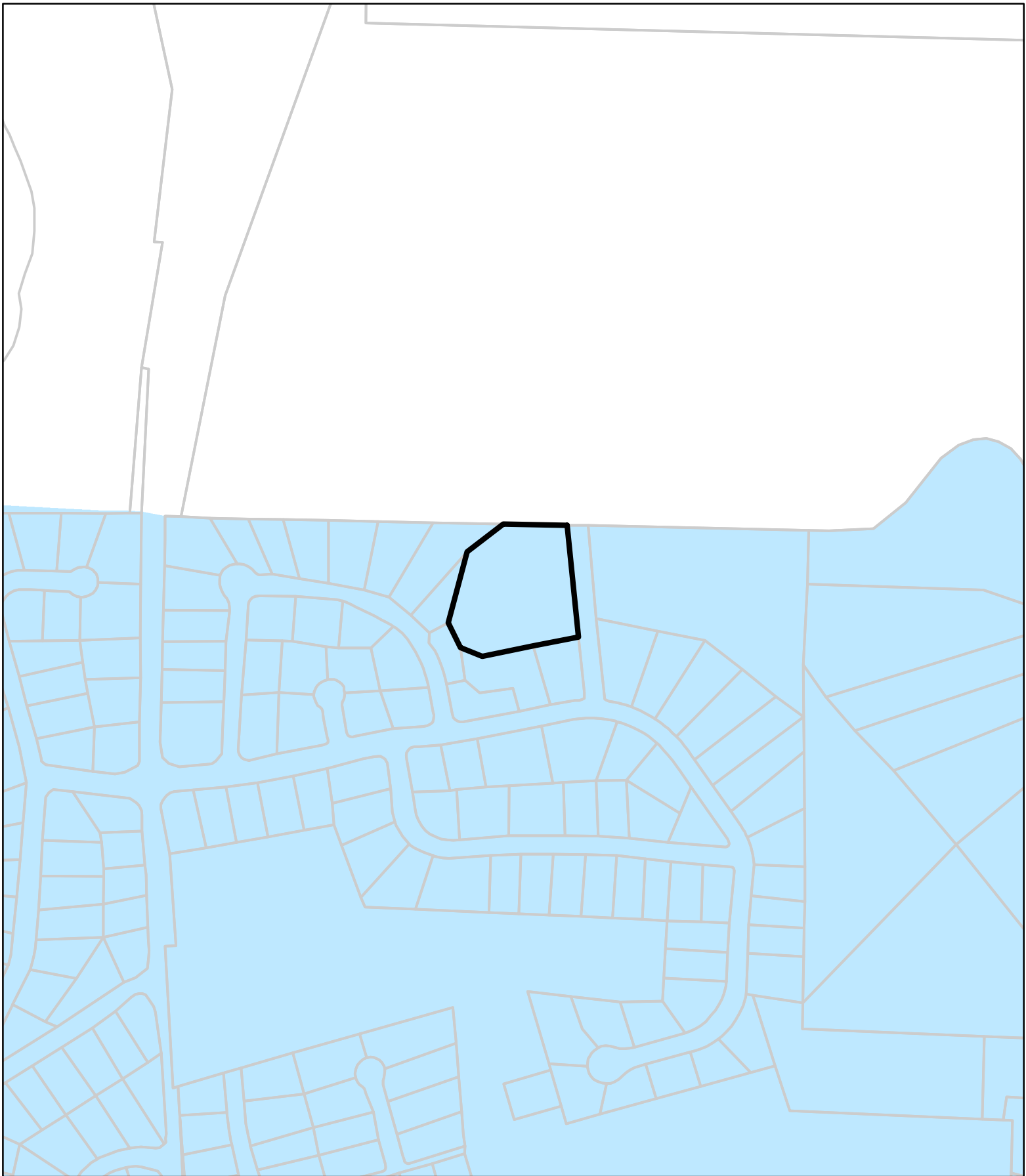
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 Assessors Parcels



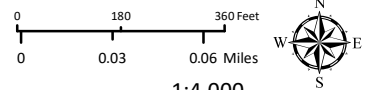
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WESTERN SOIL CLASSIFICATIONS

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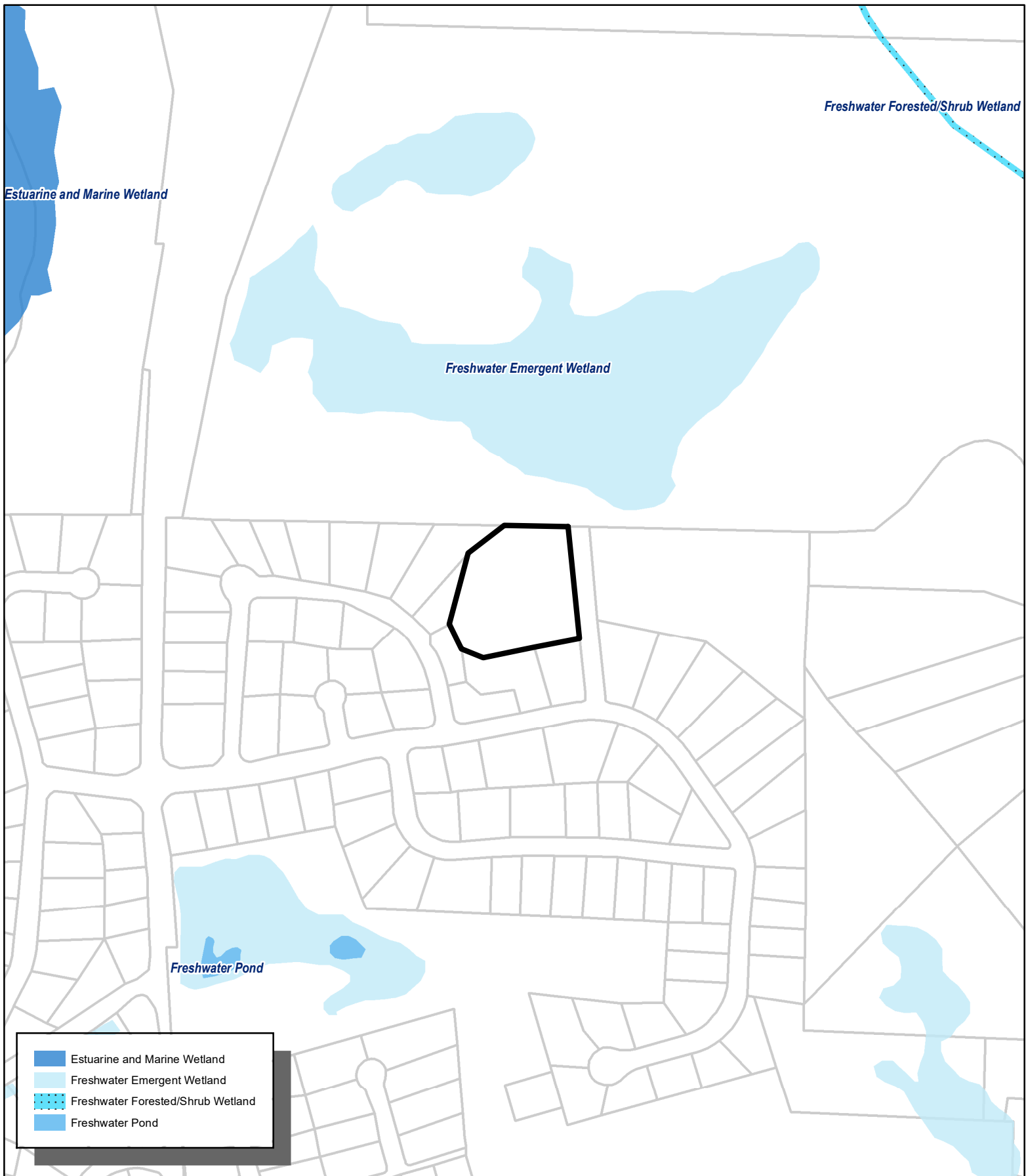
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 Assessor's Parcels
 County Water Districts



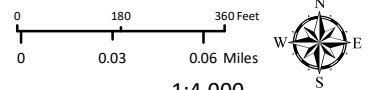
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WATER DISTRICT

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 Assessors Parcels



1:4,000

WETLANDS

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