



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
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April 21, 2025

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 their regular meeting to be held on May 6, 2025, 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, located at 501 Low Gap Road, Ukiah, California, 95482. 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_2023-0044

DATE FILED: 12/4/2023

OWNER/APPLICANT: Tania And Bruce Wood

REQUEST: Administrative Coastal Development Permit to demolish an existing single-family residence, construct a 2,009 single-family residence with two patios, a 900 square-foot attached garage, a 144 square foot utility structure, a pumphouse, a driveway with a gate, and drill a supplemental well.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 2.5± miles south of the Fort Bragg town center, 950± feet east of the intersection of State Route Highway 1 (SR 1) and Simpson Lane (County Road 414), located at 32751 Simpson Lane, Fort Bragg, Ca; APN: 017-150-17.

SUPERVISORIAL DISTRICT: 4 (Norvell)

STAFF PLANNER: Shelby Miller

As you are an adjacent property owner and/or interested party, you are invited to submit comments. Mendocino County provides for digital attendance through Zoom. Zoom webinar information will be provided on the published agenda for the meeting. Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Board reserves the right to conduct the meeting without remote access. Therefore, the only ways to guarantee that your participation or comments are received and considered by Board are to attend the meeting in person or submit your comment in writing in advance of the meeting.

Comments can be submitted using our online eComment platform at <https://mendocino.legistar.com/Calendar.aspx>. 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.gov/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 964-5379, Monday through Friday.

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

JULIA KROG, Director of Planning and Building Services



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

**MAY 6, 2025
CDP_2023-0044**

PROJECT PLANNER CONTACT

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PROJECT SUMMARY

OWNER/ APPLICANT:	Tania and Bruce Wood 32751 Simpson Lane Fort Bragg, CA 95437
REQUEST:	Administrative Coastal Development Permit to demolish an existing single-family residence, construct a 2,009 square foot single-family residence with two patios, a 900 square-foot attached garage, a 144 square foot utility structure, a pumphouse, a driveway with a gate, and drill a supplemental well.
LOCATION:	In the Coastal Zone, 2.5± miles south of the Fort Bragg town center, 950± feet east of the intersection of State Route 1 (SR1) and Simpson Lane (CR414), located at 32751 Simpson Lane, Fort Bragg; (APN:017-150-17).
TOTAL ACREAGE:	1± Acres
GENERAL PLAN:	Rural Residential (RR1) General Plan (Chapter 7 – Coastal Element)
ZONING:	Rural Residential (RR1) Mendocino County Code Title 20, Division II
CODE REFERENCE:	Single-family residence Mendocino County Code (MCC) Section 20.376.010(A)
APPEALABLE	No
SUPERVISORIAL DISTRICT:	District 4 (Norvell)
ENVIRONMENTAL DETERMINATION:	Categorical Exemption
RECOMMENDATION:	Approve with Conditions

PROJECT BACKGROUND & INFORMATION

PROJECT DESCRIPTION: Administrative Coastal Development Permit to demolish an existing single-family residence, construct a 2,009 square foot single-family residence with 966 square feet of attached patios, a 900 square-foot attached garage, a 144 square foot utility structure, a pumphouse, a driveway with a gate, and drill a supplemental well. The proposed driveway would be accessed on Carl's Lane (private) and positioned 54.6± feet from the centerline of Simpson Lane (CR 414).

SITE CHARACTERISTICS: The subject parcel is located in the Coastal Zone, 2.5± miles south of the Fort Bragg town center, 950± feet east of the intersection of State Route 1 (SR 1) and Simpson Lane (CR 414), located at 32751 Simpson Lane, Fort Bragg. The subject parcel and adjacent parcels are one-acre in size and contain single-family residences.¹ The project site contains an existing concrete slab, a shed, a well and pumphouse, a septic system (#6410-F), and landscaping. The parcel is situated within a Marginal Coastal Ground Water Resources area.² The parcel contains Beach Deposits and Stream Alluvium Terraces which is associated with Zone 3 – Intermediate Shaking seismicity.³

The subject parcel is located within the Fort Bragg Stormwater Area.⁴ The Wetlands Map indicates an Estuarine and Marine Deepwater wetland is located approximately 500 feet from the subject parcel. The parcel is mapped within a Moderate Fire Hazard area and is served by the Fort Bragg Rural Fire Protection District.⁵ The Important Farmlands map indicates the subject parcel is mapped within an Urban & Build-Up Land area.

Public Services:

Access: Carl's Lane (private)
Water District: None
Sewer District: None
Fire District: Fort Bragg Rural Fire Protection

RELATED APPLICATIONS: The following applications have occurred on the subject parcel or on the surrounding properties and are relevant to the proposed project. All projects listed below have already been approved, unless otherwise stated.

Subject Parcel Projects:

- BF_1992-0466: New Manufactured Home, **Finaled**.
- BF_2012-0082: Re-pipe Water Lines, **Finaled**.
- BF_2020-0095: Repair 200A Panel on Pumphouse, **Finaled**.
- BF_2023-0683: Remove Manufactured Home from Parcel. **Pending this CDP**.

AGENCY COMMENTS: On December 15, 2023, and again on January 10, 2024, following a change in the project description, 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 Conditions of Approval. A summary of the submitted agency comments are listed below.

TABLE 1: Referral Agency Responses	
REFERRAL AGENCIES	COMMENT
Air Quality Management District	No Response
Archaeological Commission	No Comment
Assessor's Office	No Response

¹ Adjacent Map.

² Coastal Ground Water Resources Map.

³ LCP Land Capabilities/ Natural Hazards Map.

⁴ MS4 Stormwater Map.

⁵ Fire Hazard Area Map.

Building Division (Fort Bragg)	No Response
Department of Transportation (DOT)	No Response
Environmental Health (Fort Bragg)	No Comment
Caltrans	Comments
Planning Division (Fort Bragg)	No Comment
Sonoma State University	No Comment
CAL FIRE	No Response
California Coastal Commission	No Response
California Dept. of Fish and Wildlife (CDFW)	Comments
California Dept. of Forestry (Land Use)	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

California Department of Fish and Wildlife (CDFW): On February 1, 2024, CDFW offers the following informal comments and recommendations as a Trustee Agency role: “Future landscaping and re-seeding of bare ground post-construction shall include locally native tree, shrub, and grass species appropriate to the adjacent natural plant community. The installation of non-native plants shall be drought tolerant and pollinator-friendly species. On the entire parcel, CDFW recommends targeting invasive species for removal including but not limited to Scotch Broom, Pampas Grass, and Yellow Oxalis for a period of five years”.

Caltrans: On January 19, 2024, Caltrans stated, “Due to the location of the project, 950 feet to the east of SR1, no permits would be needed from Caltrans. The County may have requirements for projects fronting minor arterials or collector streets that would trigger the need for frontage improvements, such as sidewalks or bike lanes. Please Check with the Mendocino County Department of Transportation for any non-motorized improvements that may be made a condition of project approval”.

PROJECT ANALYSIS

LOCAL COASTAL PROGRAM CONSISTENCY:

Land Use and Planning Areas: The subject lot is located within the boundaries of the Local Coastal Program (LCP) area and currently classified as Rural Residential 1- Acre Minimum. The Rural Residential classification is intended...

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

The project site is located in the Hare Creek to Jug Handle Creek Planning Area. Residential areas on either side of the commercial area along tributary roads such as Simpson Lane and Boice Lane are largely built out with one acre per single family dwelling parcel size predominating. Between Hare Creek and Boice Lane, Highway 1 has a median turn lane and bike lanes are planned in the future. The intersections of Highway 1 with Simpson Lane and Boice Lane are the sites of numerous vehicle accidents. Caltrans is considering installing a signal at the Simpson Lane intersection. Because Simpson Lane is heavily used by pedestrians, bicyclists, and equestrians, the North Central Coast Citizens' Advisory Committee and the Northern California Trails Council have recommended that the 2.5 miles of Simpson Lane between Highway 1 and Mitchell Creek Drive be included in the County Trails Plan and have a high priority for road shoulder improvement.⁶

Though the parcel is designated as RR5 (5-acre minimum), the parcel has been previously developed to

⁶ County of Mendocino Coastal Element. Revised November 9, 2021.

the RR1 land use classification standard. The proposed project includes demolishing the existing manufactured single-family residence, constructing a driveway, a 2,009 square-foot single-family residence, an attached garage, patios, a utility shed, and drilling a supplemental well. Single-family residences and associated utilities are principally permitted uses within the RR land use classification and would have no impact on the agricultural viability. The property contains an existing water well that serves the existing single-family residence with an adequate supply of water. The applicant proposes a deeper supplemental well to plan for future use. Therefore, the proposed project is consistent with the RR land use classification.

Zoning: The subject lot is within the Rural Residential zoning district as outlined in Mendocino County Coastal Zoning Code (MCC) Chapter 20.376.⁷ Per MCC Section 20.376.005, the RR district is intended to *encourage and preserve local small-scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability.*

The proposed project involves demolishing a manufactured single-family residence, constructing a driveway, a 2,009 square-foot single-family residence with attached patios, an attached garage, a utility structure, a pumphouse, and drilling a supplemental well. Single-family residences and ancillary structures are principally permitted within the RR zoning district. The proposed garage would be attached to the single-family residence and would be appropriate, incidental, and subordinate to the residence. The proposed project would meet the front, rear, and side yard setbacks and the building height limit. Therefore, the proposed project would be consistent with the RR zoning district.

Grading, Erosion, and Runoff: Effects of the proposed project on drainage patterns, erosion, runoff, and sedimentation are expected to be minimal. The project, as proposed, would remove an existing manufactured home, construct a driveway, single-family residence, ancillary structures, an attached garage, and drill a supplemental well. No grading or road construction is proposed at this time. The project site is located within the Fort Bragg Stormwater Area and is subject to the MS4 Ordinance.⁸ Staff finds that Best Management Practices (BMPs) are sufficient to address potential impacts. In accordance with MCC Section 20.492.025(K), staff recommends a condition of approval requiring that relevant BMPs be implemented to capture runoff. As conditioned, the proposed project would be consistent with MCC Chapter 20.492.

Environmentally Sensitive Habitat and Other Resource Areas: The LCP Habitats and Natural Resources map indicates the subject parcel contains Coastal Forest Wooded Habitats. The project site is developed with a single-family residence, ancillary structures, landscaping, and a driveway that is accessible via Carl's Lane. The proposed project involves demolishing the existing manufactured home and constructing a single-family residence, driveway, well and pumphouse, connecting to utilities, and drilling a supplemental well. The project site is relatively flat and contains an existing concrete slab for future construction. The Wetlands Map indicates an Estuarine and Marine Deepwater wetland is located approximately 500 feet from the subject parcel. Considering the property has been developed previously and proposed development would be constructed within the vicinity of the developed areas, a Biological Report was not required.

The project was referred to the California Coastal Commission and the California Department of Fish and Wildlife (CDFW) on December 15, 2023, and January 10, 2024. No response has been received from the California Coastal Commission. On February 1, 2024, CDFW, in its Trustee Agency role offers the following comments to assess a project's potential impacts:

1. *"Future landscaping and re-seeding of bare ground post-construction shall include locally native tree, shrub, and grass species appropriate to the adjacent natural plant community. The installation of non-native plants shall be drought tolerant and pollinator-friendly species."*
2. *"On the entire parcel, target invasive species for removal including but not limited to Scottish*

⁷ Zoning Map.

⁸ Mendocino County Stormwater MS4 Subject Parcel Map.

<https://www.mendocinocounty.org/home/showpublisheddocument/5598/636243286015430000>

broom, pampas grass, and yellow oxalis for a period of five years.”

With the added conditions presented by CDFW, the project is consistent with Chapter 20.496 – Environmentally Sensitive Habitat and Other Resource Areas of the Mendocino County Code.

Hazards Areas: Pursuant to Mendocino County Coastal Element 3.4 policies, the application has been reviewed to determine potential threats and impacts from geologic and fire hazards. The proposed project will have minimal to no impact on geologic, fire, and flood hazards. The parcel is located within a “moderate” fire hazard severity zone and is serviced by the Fort Bragg Rural Fire Protection District.⁹ The proposed project would not conflict with Coastal Element 3.4, and complies with MCC Chapter 20.500 Hazard Areas, including geologic, faults, bluffs, tsunamis, landslides, erosion, fire, and flood hazards. The proposed project was referred to the Fort Bragg Rural Fire Protection District and no comments were received.

Visual Resources and Special Treatment Areas: The project site is not mapped within a Highly Scenic Area. The project proposes exterior lighting that would be downcast and shielded to prevent light and glare beyond the parcel boundaries. The project does not anticipate altering the character of surrounding areas or degrade the visual quality of the coastal area or increase view obstruction from nearby public areas. As proposed, the project would be in compliance with Mendocino County Coastal Element Policies 3.5-1 and MCC Section 20.504.035.

Transportation, Utilities, and Public Services: The subject parcel is developed with ancillary structures and an existing single-family residence. The project site would be accessed via Carl's Lane (private) and would not create an increased demand of road usage. The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned. Additionally, there are surrounding parcels that have already been developed and have homes that are occupied; therefore, construction of a single-family residence with accessory structures is not anticipated to generate a significant amount of additional traffic beyond what presently exists. The project application was referred to the California Department of Transportation (Caltrans) and the Mendocino County Department of Transportation (MCDOT) for input. As of February 1, 2024, MCDOT has not responded.

On January 19, 2024, Caltrans commented, *“The property is already in use as a residence. From a traffic standpoint, no new trips will be created as a result of the CDP once construction has been completed. According to the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition), a single-family detached residence would be expected to generate 9.44 trips per day. The intersection of Simpson Lane with State Route 1 is controlled by a modern roundabout, which would not be impacted by the proposed project. Due to the location of the project, 950 feet to the east of State Route 1, no permits would be needed from Caltrans. The County may have requirements for projects fronting minor arterials or collector streets that would trigger the need for frontage improvements, such as sidewalks or bike lanes. Please check with the Mendocino County Department of Transportation for any non-motorized improvements that may be made a condition of project approval.”*

Staff finds the project is consistent with Mendocino County Coastal Element policies for transportation, utilities and public services protection Chapter 3.8 and will be consistent with MCC Chapter 20.516 regulations.

Archaeological and Cultural Resources: The project was referred to Mendocino County Archaeological Commission (ARCH), Northwest Information Center (NWIC), and to three local tribes for review and comment, including Cloverdale Rancheria, Redwood Valley Rancheria, and Sherwood Valley Rancheria. No response was received from the tribes. NWIC responded with comments, noting the proposed project area has a low possibility of containing unrecorded archaeological sites and “no further study for archaeological resources is recommended.” ARCH responded with “no comment”.

With the inclusion of the Discovery Clause, Staff finds the project consistent with Mendocino County Coastal Element policies for the protection of the paleontological and archaeological resources Chapter 3.5 and will

⁹ Fire Hazards Map.

be consistent with MCC Title 22, Chapter 22.12 regulations.

Public Access: The LCP Land Use map indicates that Simpson Lane is an existing shoreline access point. Considering the project site is adjacent to Simpson Lane and is developed, the project would have no impact on existing or proposed shoreline access points. Therefore, staff finds the project to be consistent with Mendocino County Code Chapter 20.528 – Coastal Access Regulations and Open Space Easements.

ENVIRONMENTAL DETERMINATION: Categorical Exemption: 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 project to demolish a single-family residence, construct a single-family residence, a driveway, ancillary structures, a garage, and drill a supplemental well meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under California Code of Regulations Section 15303 for New Construction or Conversion of Small Structures. The proposed project involves demolishing an existing single-family residence, constructing a driveway, a single-family residence, ancillary structures, a garage, and drilling a supplemental well. The project proposes minimal ground disturbance and have been determined to not have a significant impact on the environment.

PROJECT FINDINGS & CONDITIONS OF APPROVAL

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Coastal Zoning Code, the Coastal Permit Administrator approves CDP_2023-0044, finds the project Categorical Exempt from the California Environmental Quality Act, and adopts the following findings and conditions.

FINDINGS:

1. Pursuant to MCC Section 20.532.095(A)(1), the proposed project to demolish a single-family residence and construct a driveway, a single-family residence, ancillary structures, and drill a supplemental well is in conformity with the certified local coastal program. The project is located within the Rural Residential land use classification, which is outlined in Chapter 2.2 of the Mendocino County Coastal Element. The proposed project involves principally permitted and accessory uses that are intended for the Rural Residential classification. The proposed single-family residence is similar in size and character to the neighboring properties and the small size of the proposed development in relation to the parcel as a whole would not significantly detract from the small-scale agricultural potential of the lot; and
2. Pursuant to MCC Section 20.532.095(A)(2), the proposed development to demolish a single-family residence, construct a driveway, a single-family residence, ancillary structures, and drill a supplemental well will be provided with adequate utilities, access roads, drainage, and other necessary facilities. The project site is currently developed with a single-family residence, a well, a septic system, and a driveway that is accessed on a private road via Simpson Lane. Considering the property is developed, utilities, access roads, drainage, and other necessary facilities are adequate to serve the proposed development. and
3. Pursuant to MCC Section 20.532.095(A)(3), the proposed development to demolish the single-family residence and construct a single-family residence, ancillary structures, a driveway, and drill a supplemental well is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserve the integrity of the zoning district. Single-family residences are a principally permitted use within the Rural Residential zoning district. As proposed, the project would meet development requirements cited in MCC Chapter 20.376, including front, side, and rear setbacks, development density, and maximum lot coverage. The proposed project is consistent with the intent of the RR District and meets all development requirements; and
4. Pursuant to MCC Section 20.532.095(A)(4), the proposed development to demolish a single-family residence, construct a single-family residence, ancillary structures, a driveway, and drill a supplemental well, 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. Considering the proposed project would be constructed on a previously disturbed and developed parcel, the project would have a minimal impact on the environment and therefore a biological report was not required. Best Management Practices have been incorporated as conditions of approval to prevent sedimentation runoff and erosion; and

1. Pursuant to MCC Section 20.532.095(A)(5), the proposed development to demolish a residence, construct a single-family residence, ancillary structures, and drill a supplemental well will not have any adverse impacts on any known archaeological or paleontological resource. The project was referred to the Cloverdale Rancheria, Sherwood Valley of Pomo Indians, and Redwood Valley Rancheria, and no comments were received. Additionally, the project was reviewed by Northwest Information Center on December 15, 2023. No further study for archaeological resources is recommended on site; and
5. 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 demolish a single-family residence, construct a single-family residence, ancillary structures, and a supplemental well. The property is developed with a septic system, a well, electricity and gas hookups, telephone, landscaping, and a building pad. Construction of a single-family residence and ancillary structures is not anticipated to significantly affect demands on public services or contribute new sources of traffic on local and regional roadways; and
6. Pursuant to MCC Section 20.532.095(B)(1), the proposed development of a single-family residence and associated features will not diminish public access to Mendocino County coastal areas and conforms to the goals and policies of the Coastal Element of the General Plan and Chapter 3 of the Coastal Act. The project site is already established and not located between the first public road and the sea. Given Simpson Lane is designated as an existing shoreline access point, proposed development would not impact public access.

CONDITIONS OF APPROVAL:

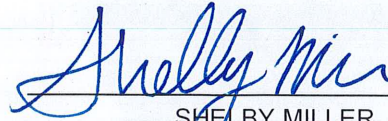
1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) day appeal period to the Board of Supervisors has expired and no appeal has been filed with the Board of Supervisors. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and/or use of the property in reliance on such permit has been initiated prior to its expiration. Such permit vesting shall include approved permits associated with this project (i.e. building permits, septic permits, well permits, etc.) and physical construction in reliance of such permits, or a business license demonstrating establishment of a use proposed under this project.
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. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
4. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
5. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:

- a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - 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. All lighting installed on any component of this project shall be shielded or shall be positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the subject parcel. Any building permit request associated with this Coastal Development Permit shall include exterior finish schedules on the building plans consistent with Mendocino County Coastal Element Policies 3.5 and Mendocino County Code of Ordinances Section 20.504.035 and shall be a part of on-site construction drawings.
 10. Standard erosion and runoff control Best Management Practices (BMPs) shall be employed prior to construction activities to avoid or minimize erosion and sedimentation from construction activities. BMPs shall be shown on submitted plans for all building permits associated with the project.
 11. Prior to issuance of the building permit, the applicant shall specify BMPs to be implemented to reduce erosion, runoff, and sedimentation from construction activities. If the amount of grading on the site exceeds fifty (50) cubic yards, the applicant shall cease construction activities and develop a Grading and Erosion Control Plan for the site and submit it to the Department of Planning & Building Services for review and approval.
 12. Heavy equipment undercarriages and tires shall be washed prior to entering the site in order to remove any invasive plant seed.
 13. Future landscaping and re-seeding of bare ground post-construction on the parcel shall include non-invasive, drought-tolerant, pollinator friendly, and native species compatible with the present plant communities.
 14. On the entire parcel, target invasive species for removal including but not limited to Scottish broom, pampas grass, and yellow oxalis for a period of five years.
 15. Any Building Permit request shall include all conditions of approval of Coastal Development Permit CDP_2023-0044. Conditions shall be attached to or printed on the plans submitted.
 16. The applicants shall secure all required permits for the drilling of the supplemental well to support the proposed development per Mendocino County Division of Environment Health regulations.

17. To record the Notice of Exemption, the applicant shall pay a fee of \$50.00 for the filing of the Notice of Exemption which shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the end of any project action.

4/14/2025

DATE


SHELBY MILLER
PLANNER II

4/16/2025

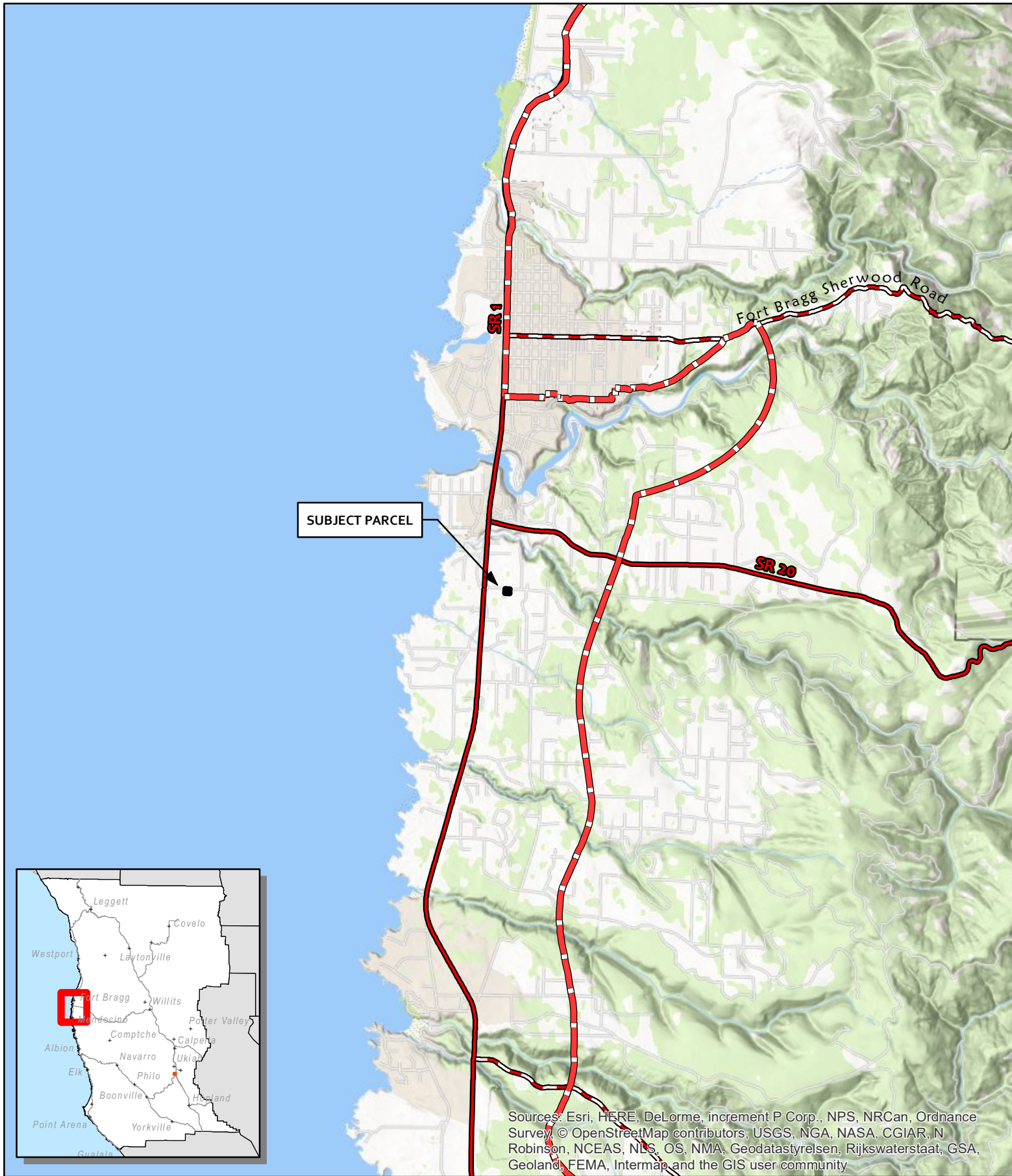
DATE


JULIA KROG
COASTAL PERMIT ADMINISTRATOR

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

ATTACHMENTS:

- | | |
|-------------------------------------|--------------------------------------|
| A. Location Map | H. Appeal Map |
| B. Aerial Map | I. Adjacent Owner Map |
| C. Topographical Map | J. Fire Hazards Map |
| D. Site/Tentative Map/Project Plans | K. MS4 Stormwater Map |
| E. General Plan Map | L. Wetlands Map |
| F. Zoning Map | M. Coastal Groundwater Resources Map |
| G. LCP Maps | |



CASE: CDP 2023-0044
OWNER: WOOD, Tania & Bruce
APN: 017-150-17
APLCT: Tania & Bruce Wood
AGENT:
ADDRESS: 32751 Simpson Ln, Fort Bragg

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

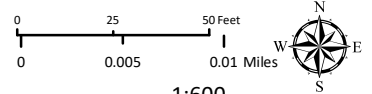


SIMPSON LANE

Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

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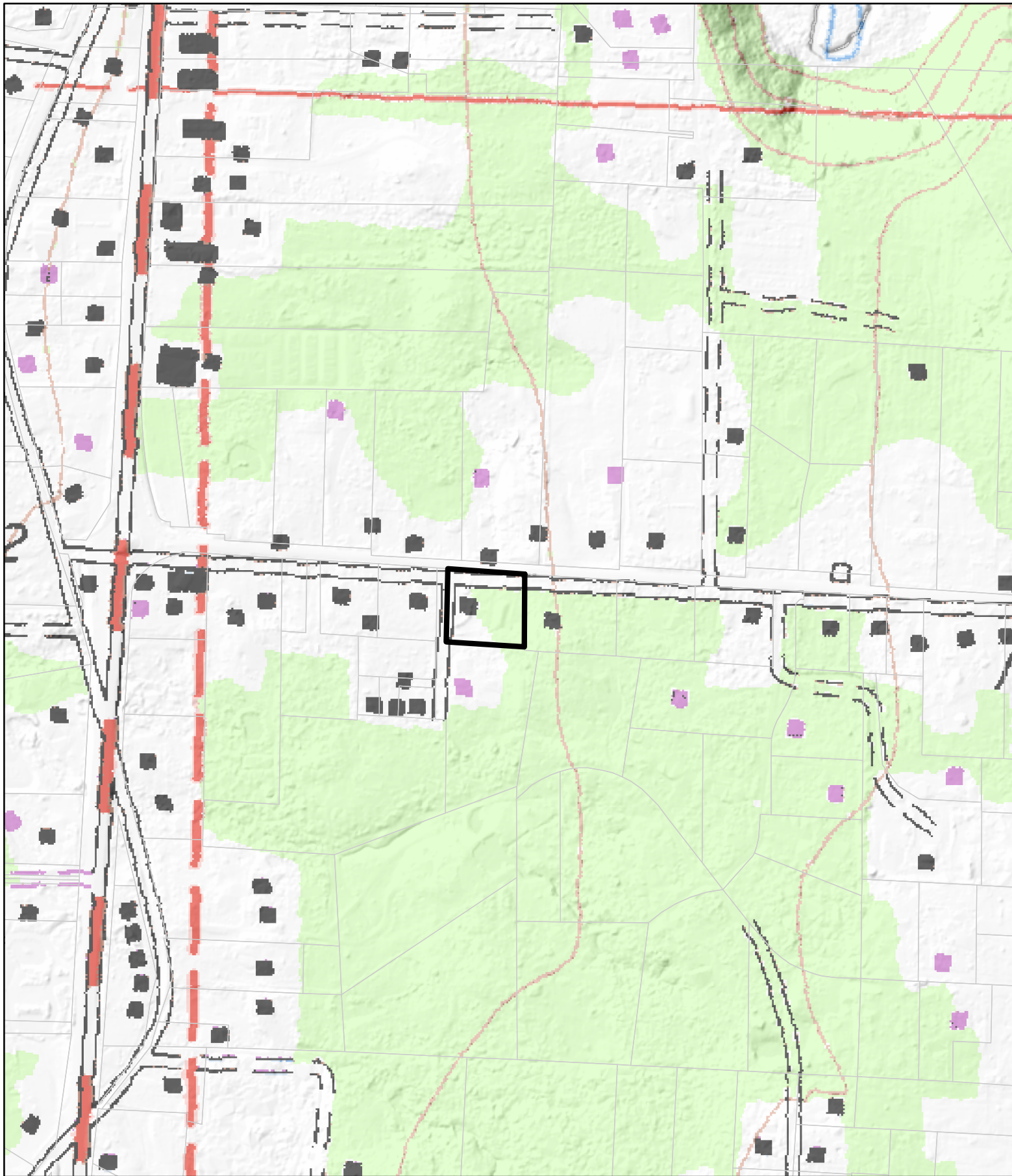
Public Roads




1:600

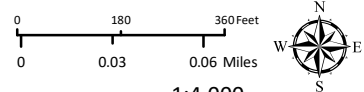
AERIAL IMAGERY

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



CASE: CDP 2023-0044
OWNER: WOOD, Tania & Bruce
APN: 017-150-17
APLCT: Tania & Bruce Wood
AGENT:
ADDRESS: 32751 Simpson Ln, Fort Bragg

 Assessors Parcels



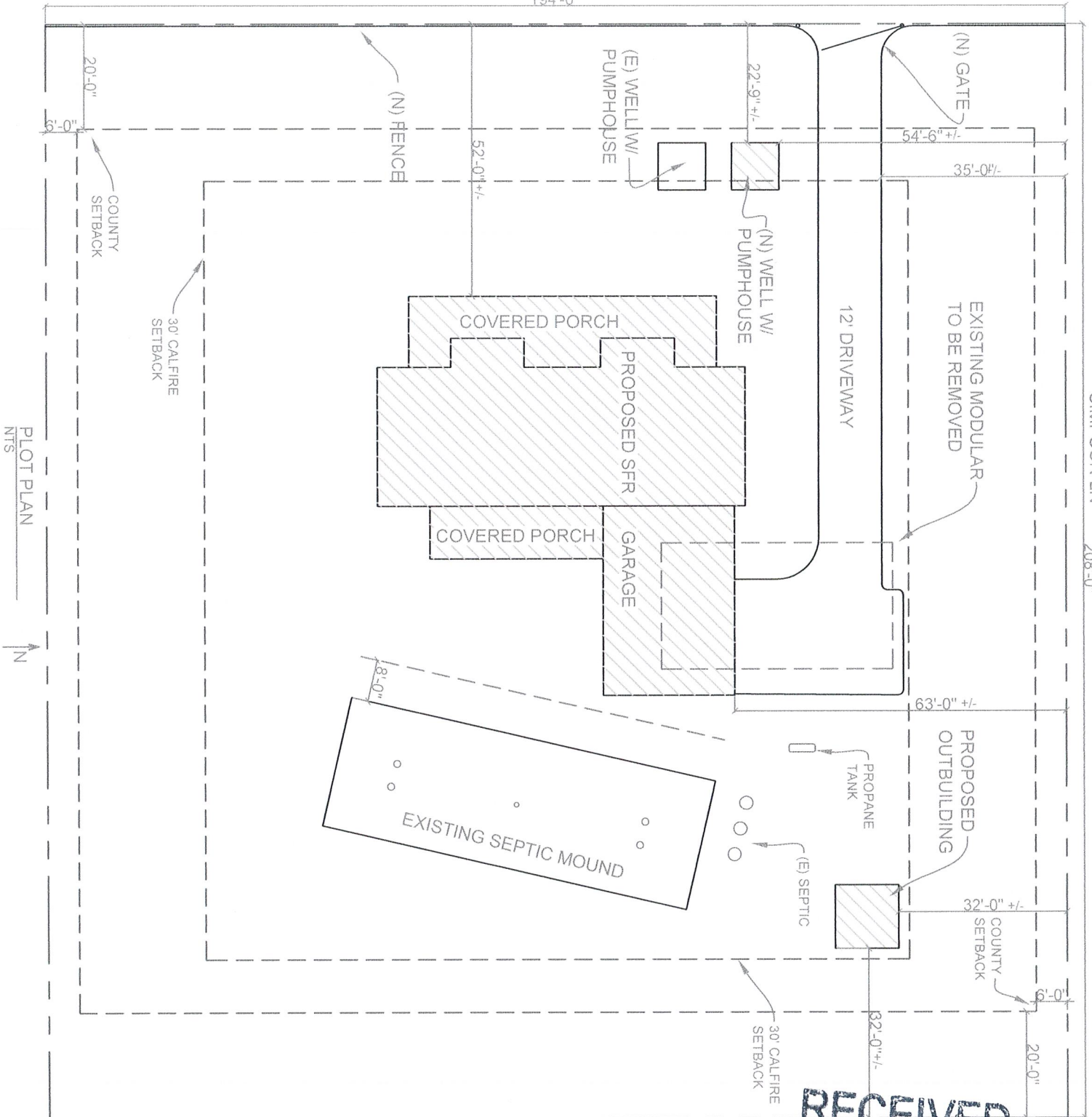
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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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CARL LN

194'-0"

SIMPSON LN 208'-0"



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DEC 04 2023

PLANNING & BUILDING SERV
FORT BRAGG CA

A-1

SHEET #

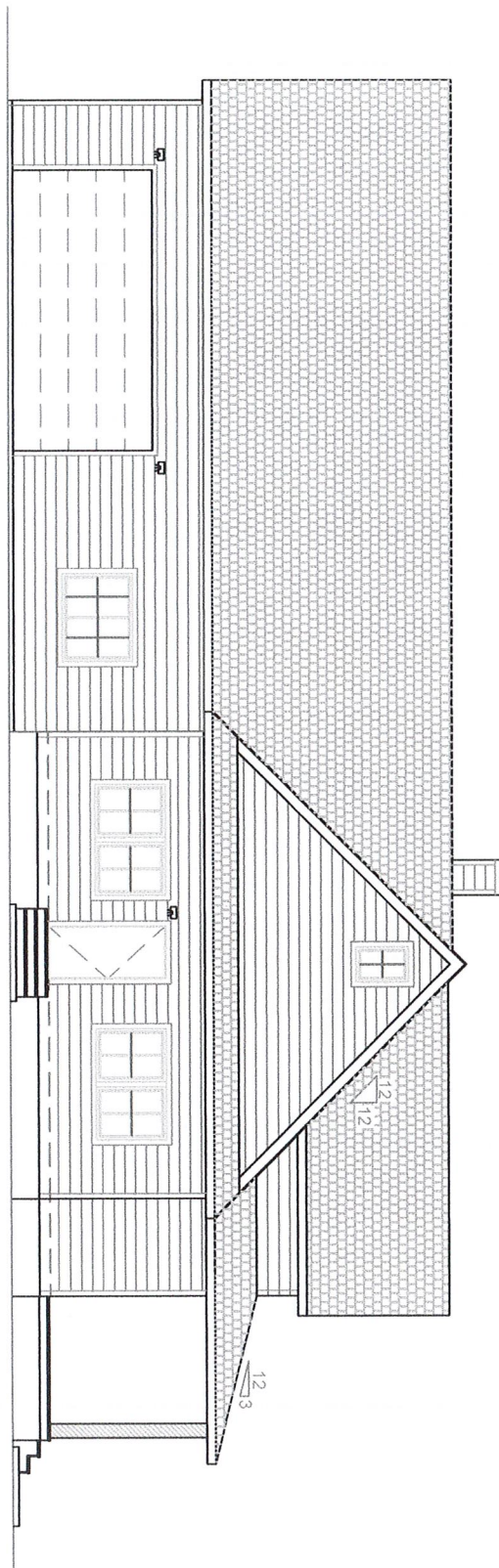
DATE 11-13-23
SCALE AS NOTED
JOB # 1121-23
DRAWN BY D.J.S.

A NEW HOME FOR: APN: 017-150-17
WOOD RESIDENCE
32751 SIMPSON LN
FORT BRAGG, CA. 95437

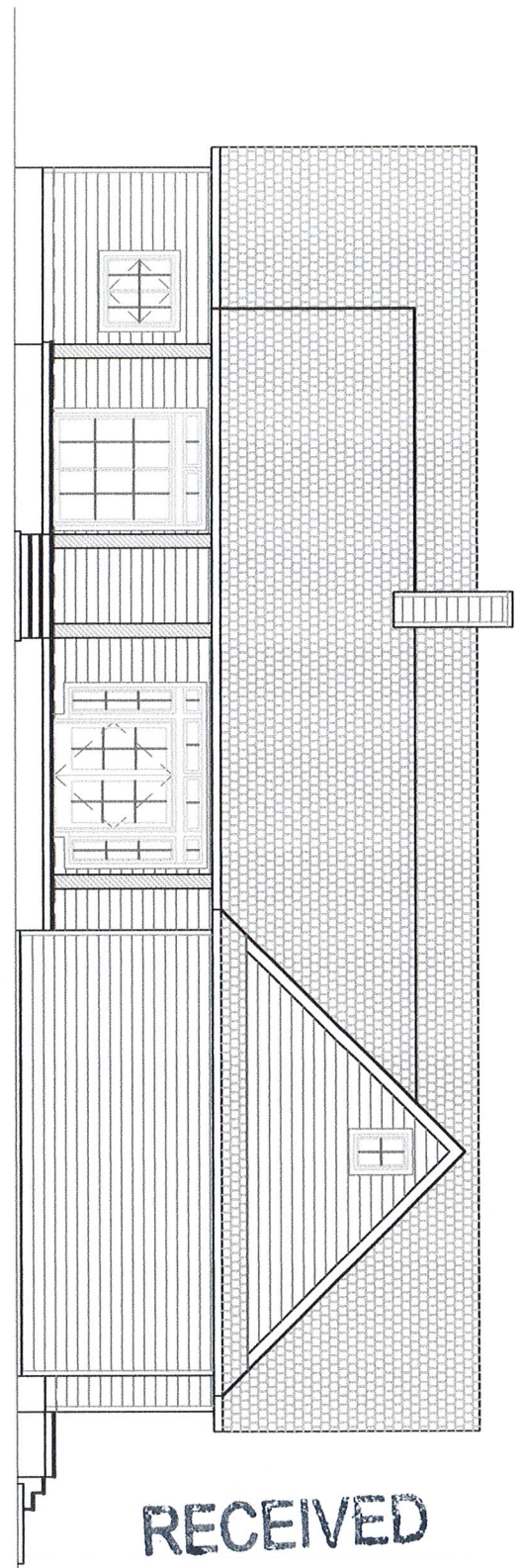
PLOT PLAN

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

NORTH ELEVATION
NTS



WEST ELEVATION
NTS



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PLANNING & BUILDING SERV
FORT BRAGG CA

A-3

SHEET #

DATE 11-13-23
SCALE AS NOTED
JOB # 1121-23
DRAWN BY D.L.S.

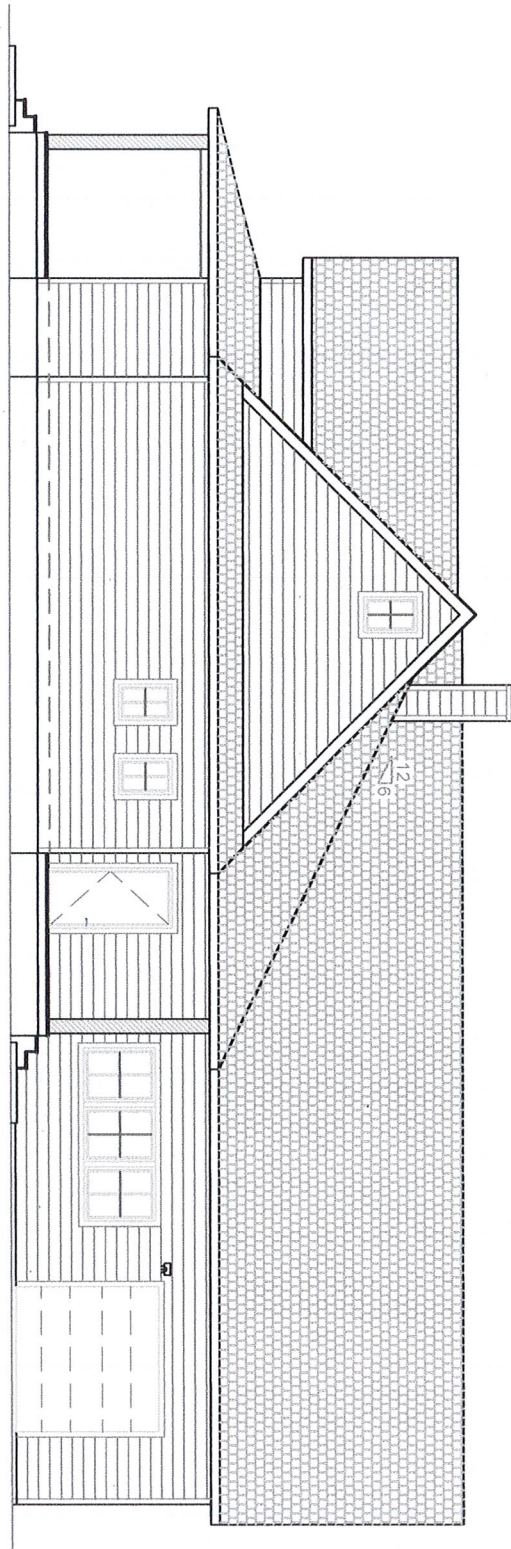
A NEW HOME FOR:
WOOD RESIDENCE
32751 SIMPSON LN
FORT BRAGG, CA. 95437

APN: 017-150-17

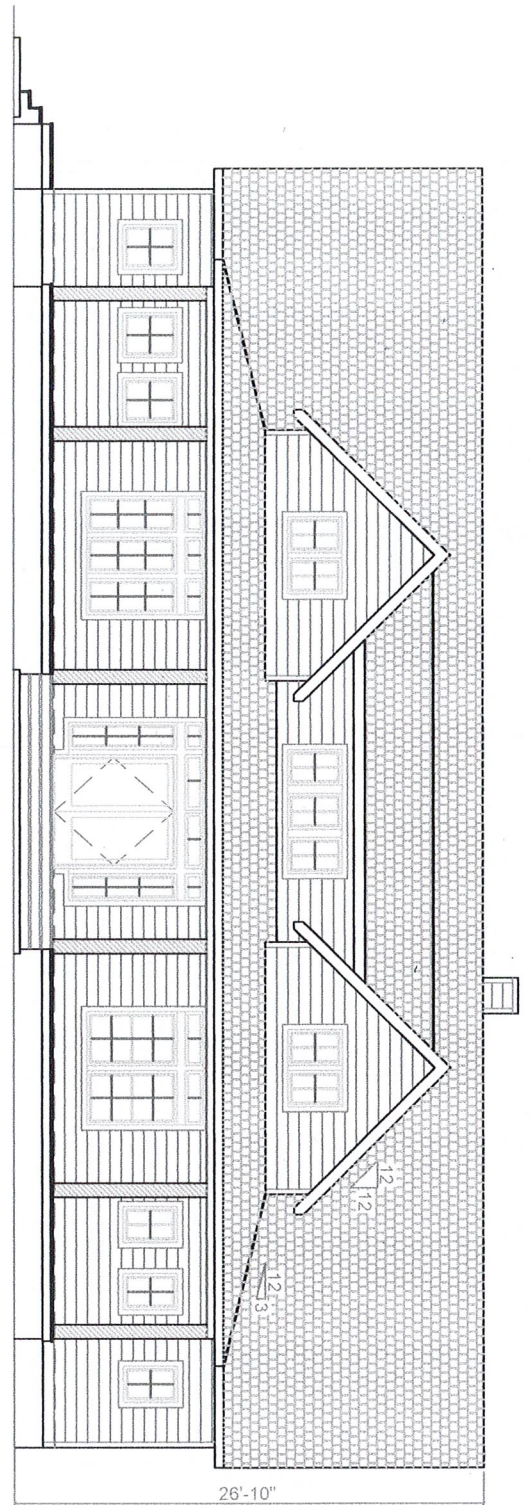
ELEVATIONS

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

SOUTH ELEVATION
NTS



EAST ELEVATION
NTS



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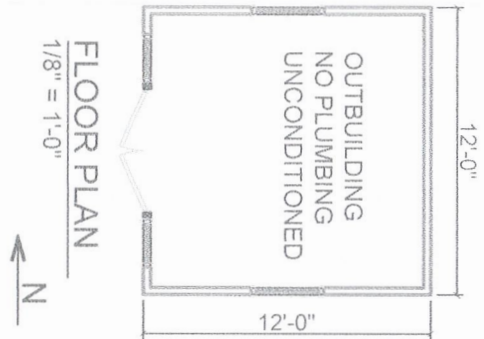
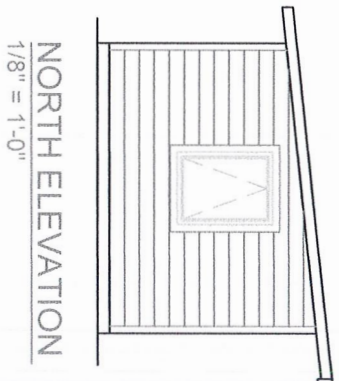
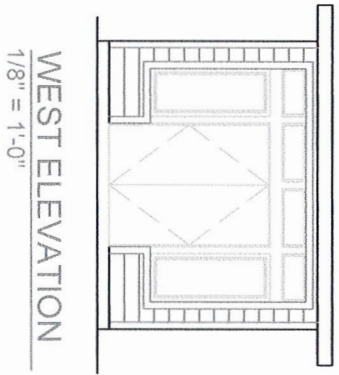
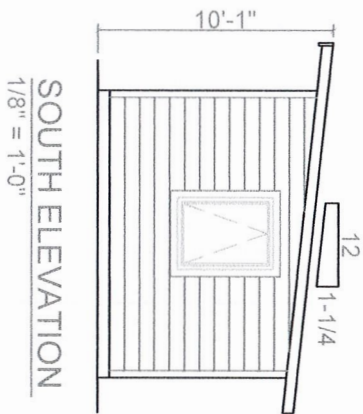
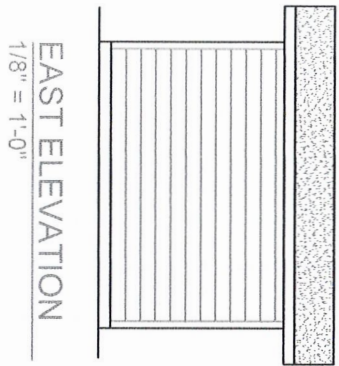
SHEET #
A-4

DATE 11-13-23
SCALE AS NOTED
JOB # 1121-23
DRAWN BY D.J.S.

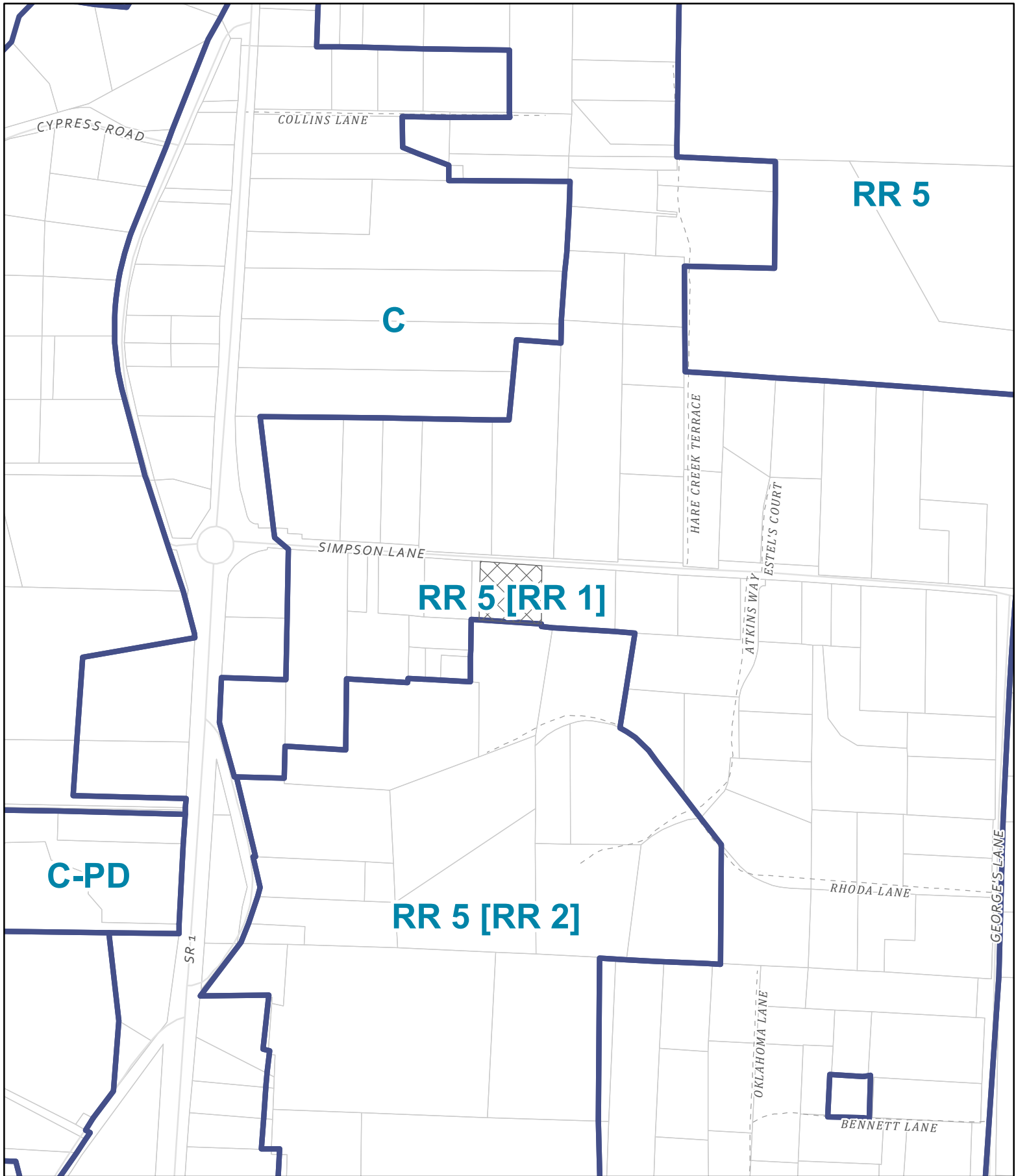
A NEW HOME FOR: APN: 017-150-17
WOOD RESIDENCE
32751 SIMPSON LN
FORT BRAGG, CA. 95437

ELEVATIONS

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

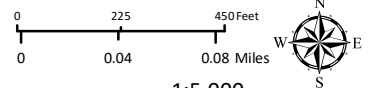


RECEIVED
DEC 04 2023
PLANNING & BUILDING SERV
FORT BRAGG CA



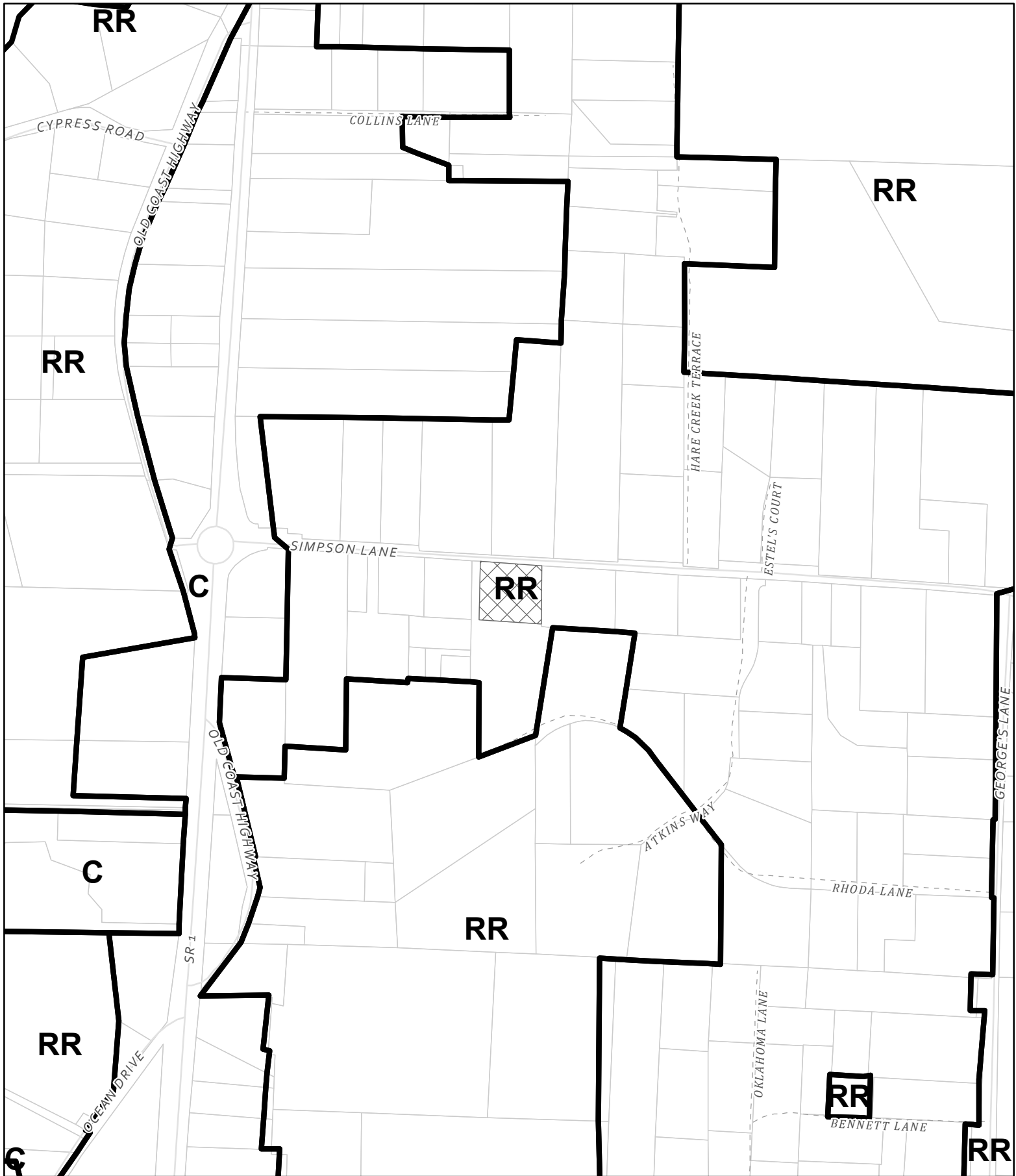
CASE: CDP 2023-0044
OWNER: WOOD, Tania & Bruce
APN: 017-150-17
APLCT: Tania & Bruce Wood
AGENT:
ADDRESS: 32751 Simpson Ln, Fort Bragg

— Public Roads
- - - Private Roads
□ Assessor's Parcels



1:5,000
GENERAL PLAN

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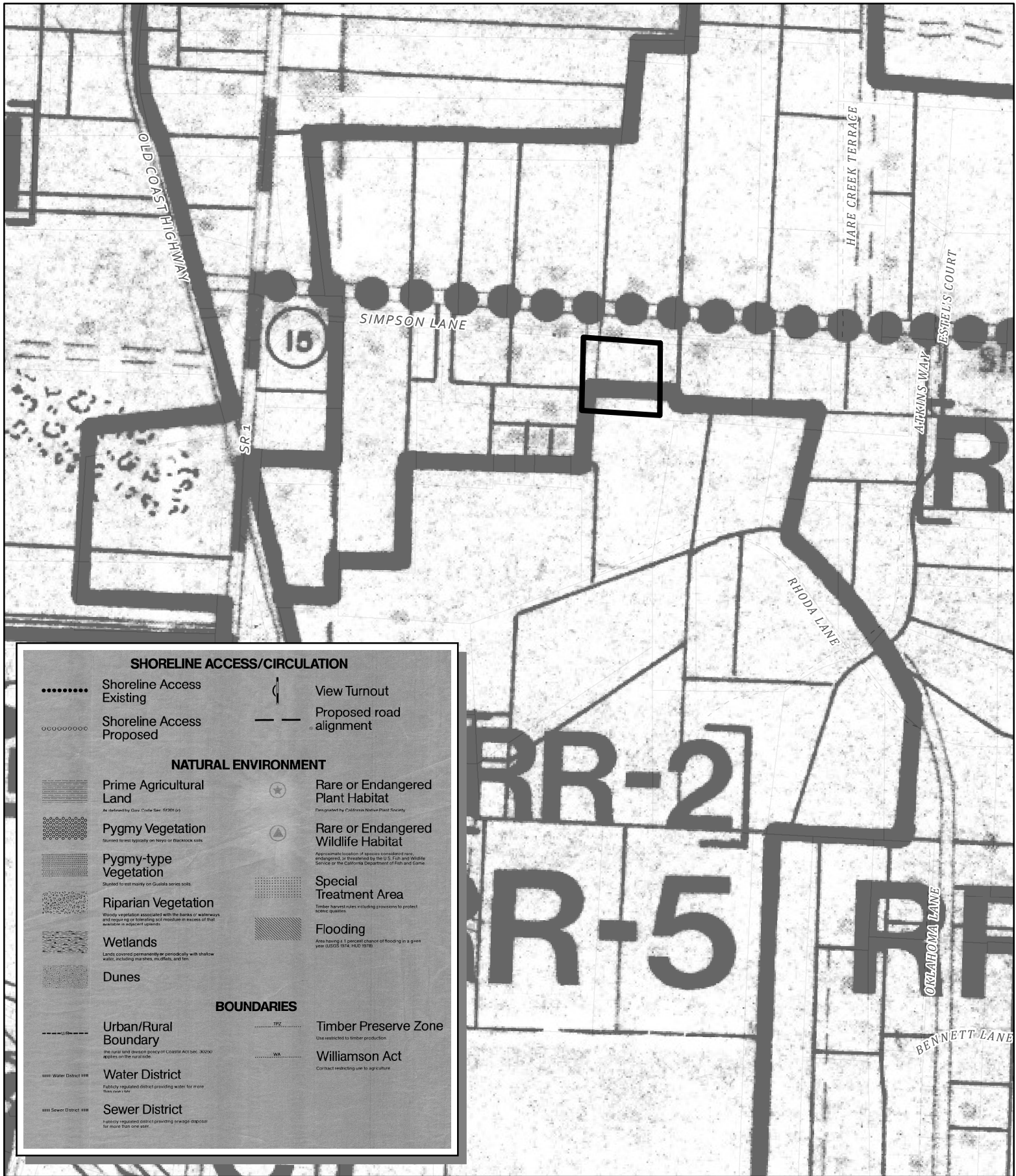
CASE: **CDP 2023-0044**
OWNER: **WOOD, Tania & Bruce**
APN: **017-150-17**
APLCT: **Tania & Bruce Wood**
AGENT:
ADDRESS: **32751 Simpson Ln, Fort Bragg**

Zoning Districts Assessors Parcels
 Public Roads
 Private Roads

0 225 450 Feet
0 0.04 0.08 Miles
1:5,000
N
W E
S

ZONING

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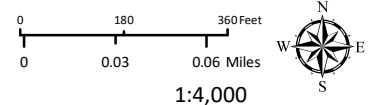


CASE: CDP 2023-0044
OWNER: WOOD, Tania & Bruce
APN: 017-150-17
APLCT: Tania & Bruce Wood
AGENT:
ADDRESS: 32751 Simpson Ln, Fort Bragg

Public Roads

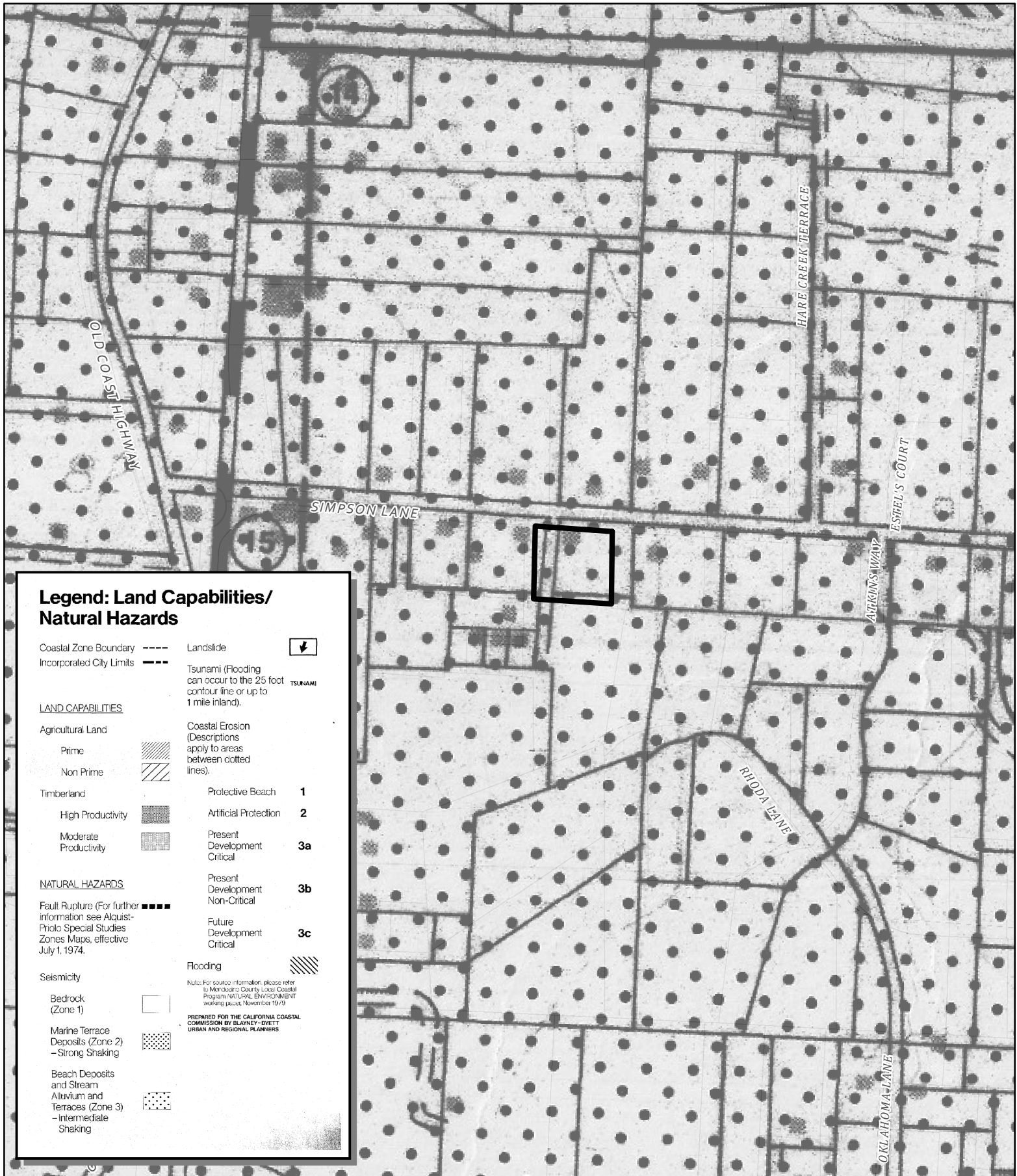
Private Roads

Assessors Parcels



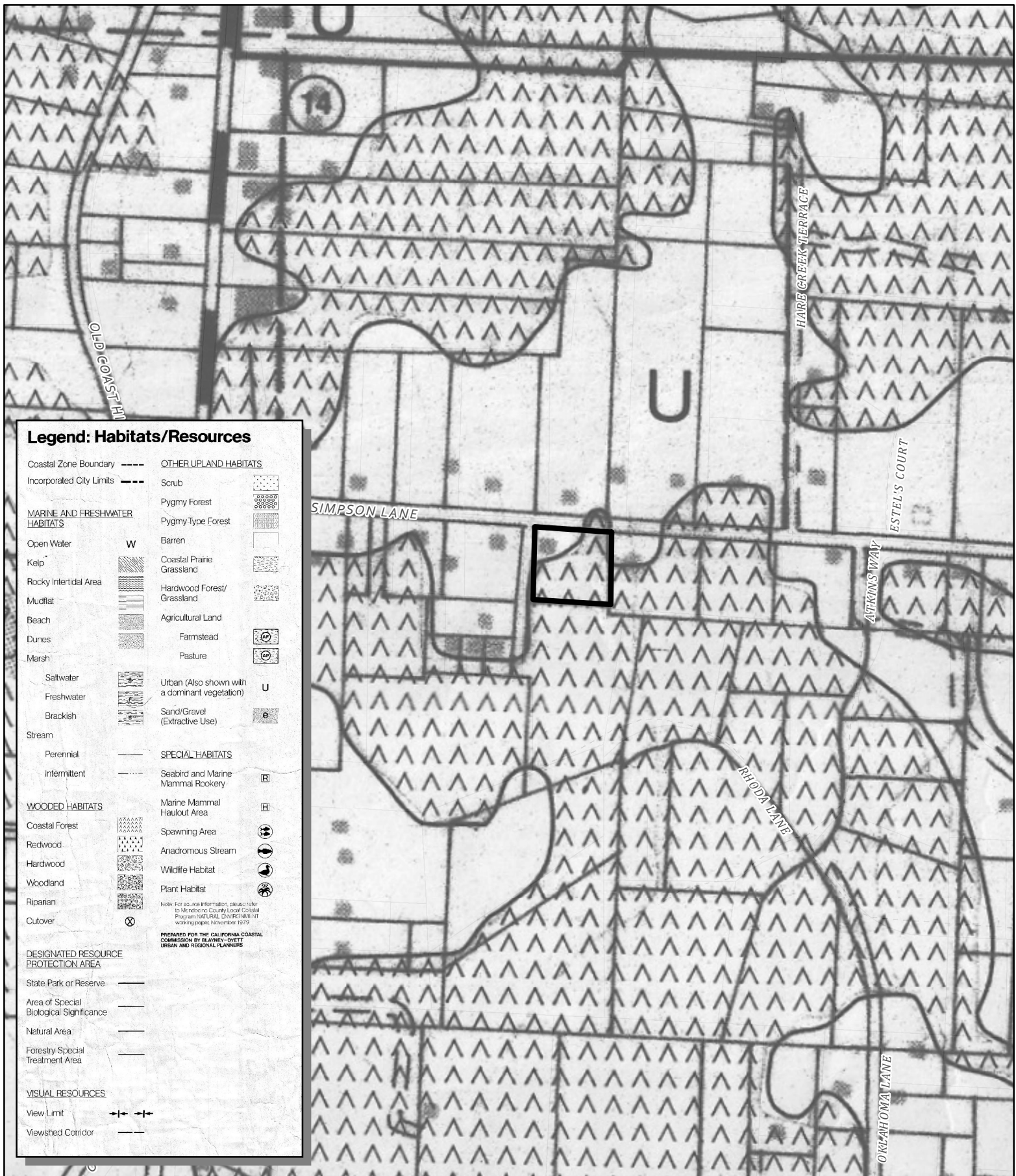
LCP LAND USE MAP 14: BEAVER

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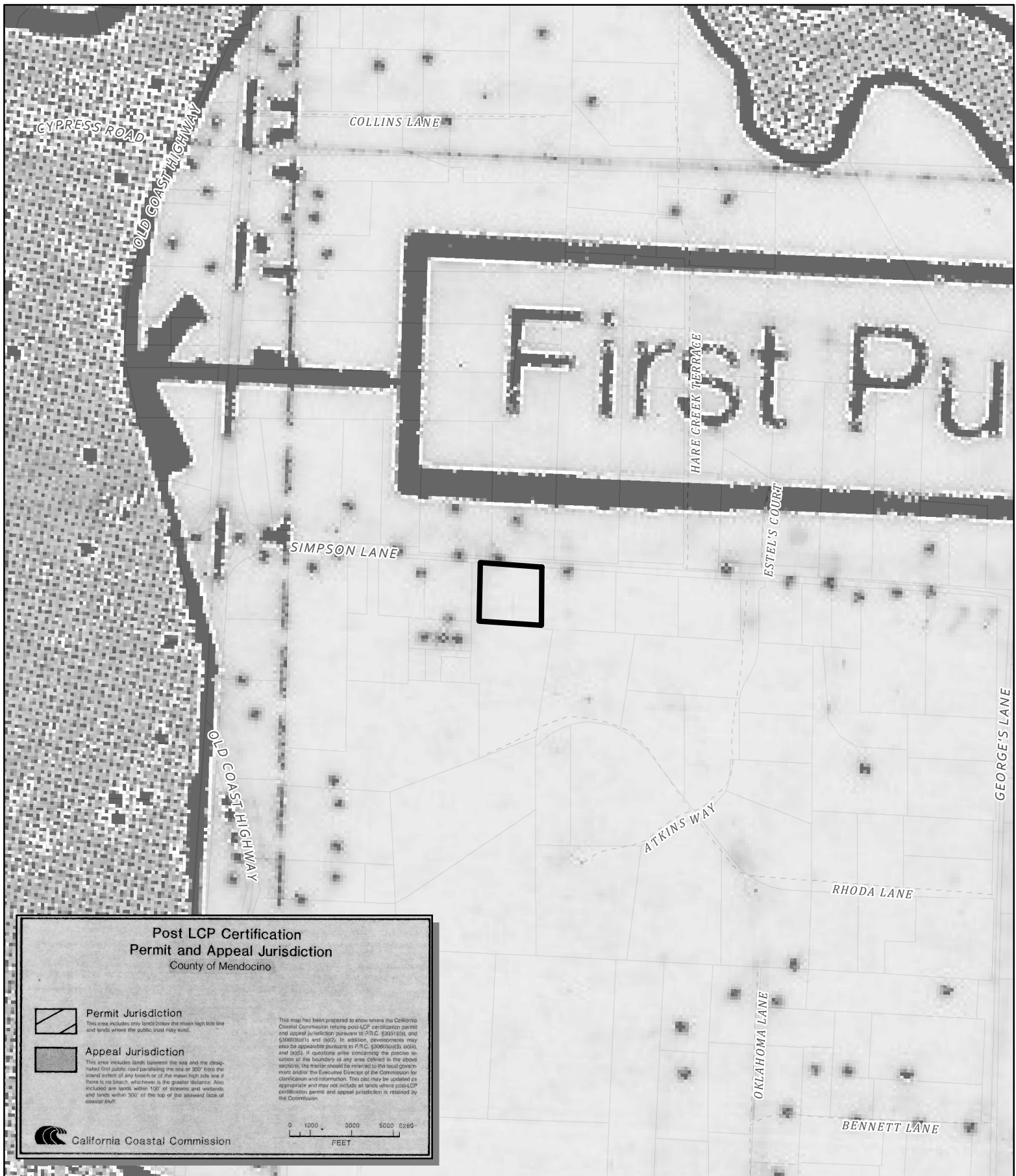
CASE: CDP 2023-0044
OWNER: WOOD, Tania & Bruce
APN: 017-150-17
APLCT: Tania & Bruce Wood
AGENT:
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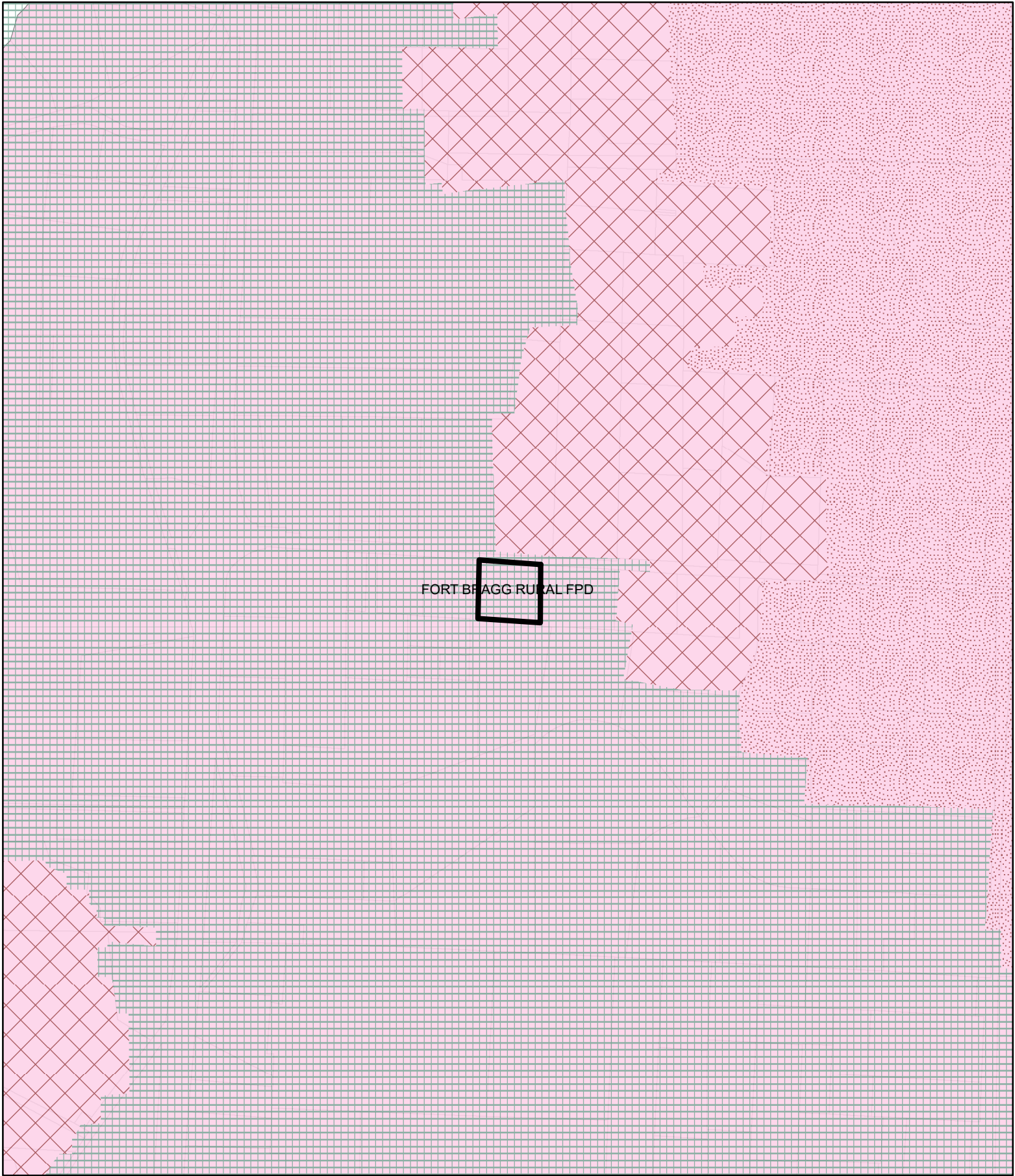


CASE: CDP 2023-0044
OWNER: WOOD, Tania & Bruce
APN: 017-150-17
APLCT: Tania & Bruce Wood
AGENT:
ADDRESS: 32751 Simpson Ln, Fort Bragg

POST LCP CERTIFICATION & APPEAL JURISDICTION

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CASE: CDP 2023-0044
OWNER: WOOD, Tania & Bruce
APN: 017-150-17
APLCT: Tania & Bruce Wood
AGENT:
ADDRESS: 32751 Simpson Ln, Fort Bragg

 Very High Fire Hazard
 High Fire Hazard
 Moderate Fire Hazard

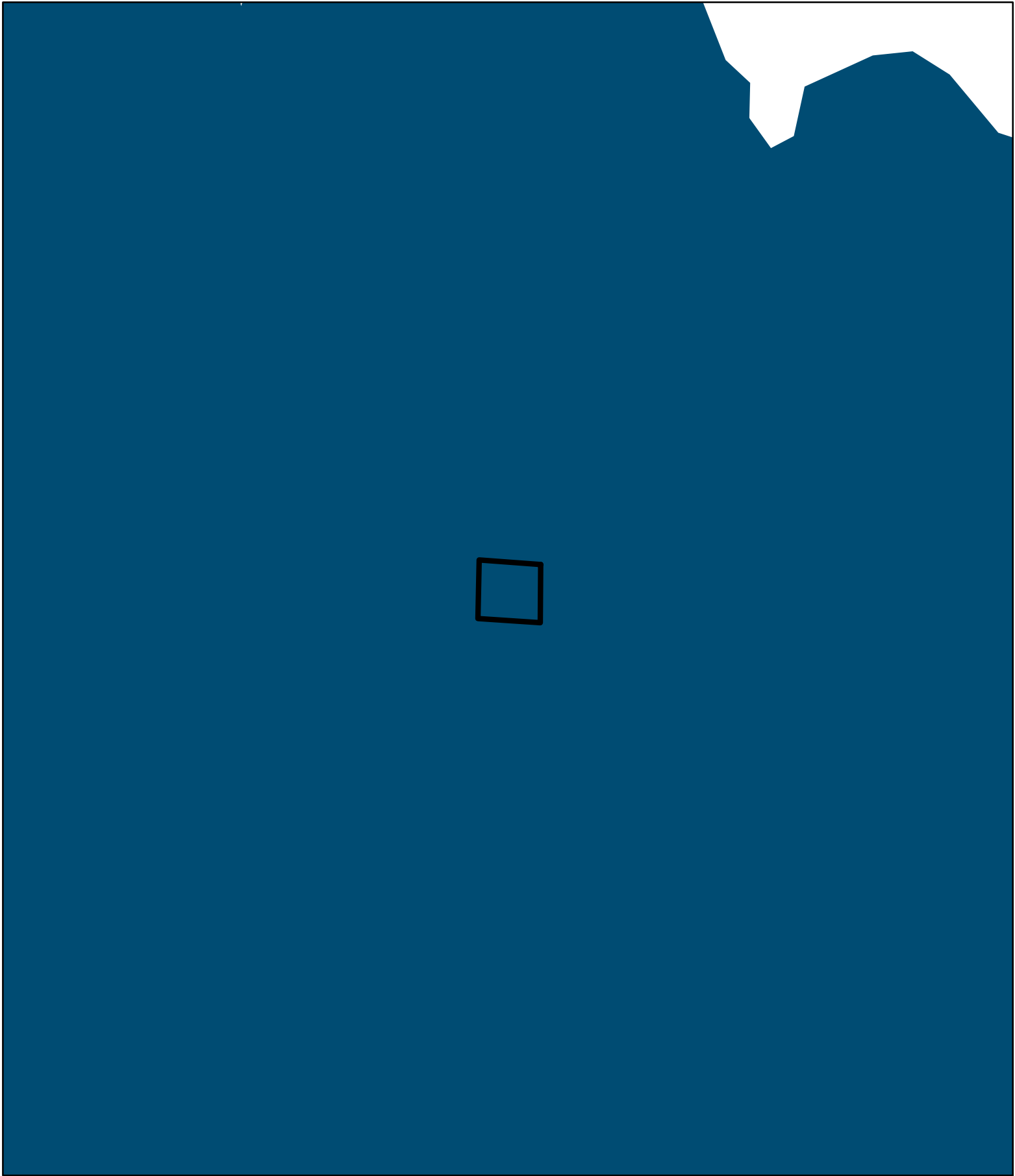
 County Fire Districts
 Assessors Parcels

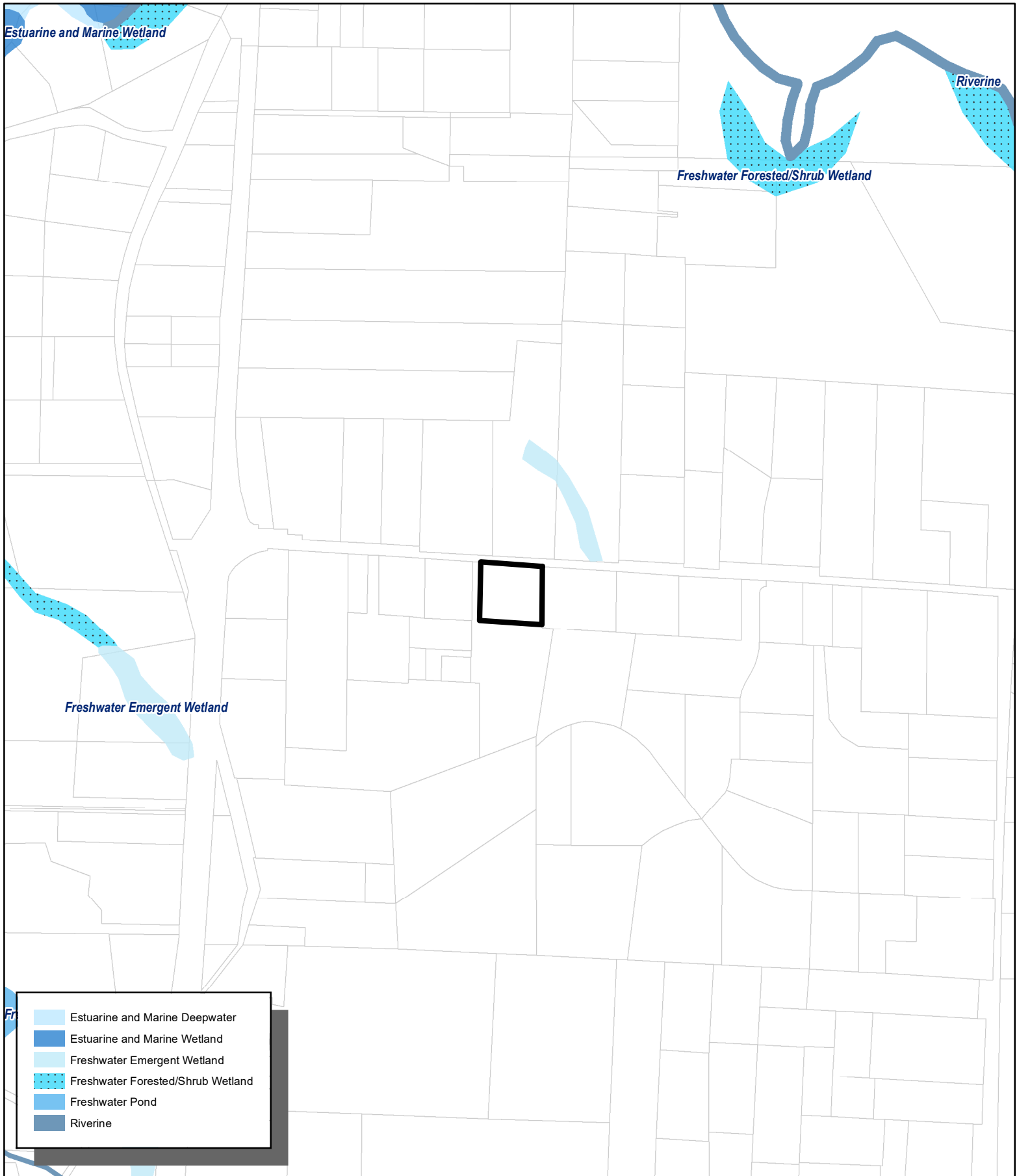
0 225 450 Feet
0 0.04 0.08 Miles

N
W E
S

1:5,000
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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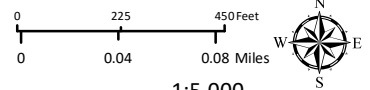




- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

CASE: CDP 2023-0044
OWNER: WOOD, Tania & Bruce
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APLCT: Tania & Bruce Wood
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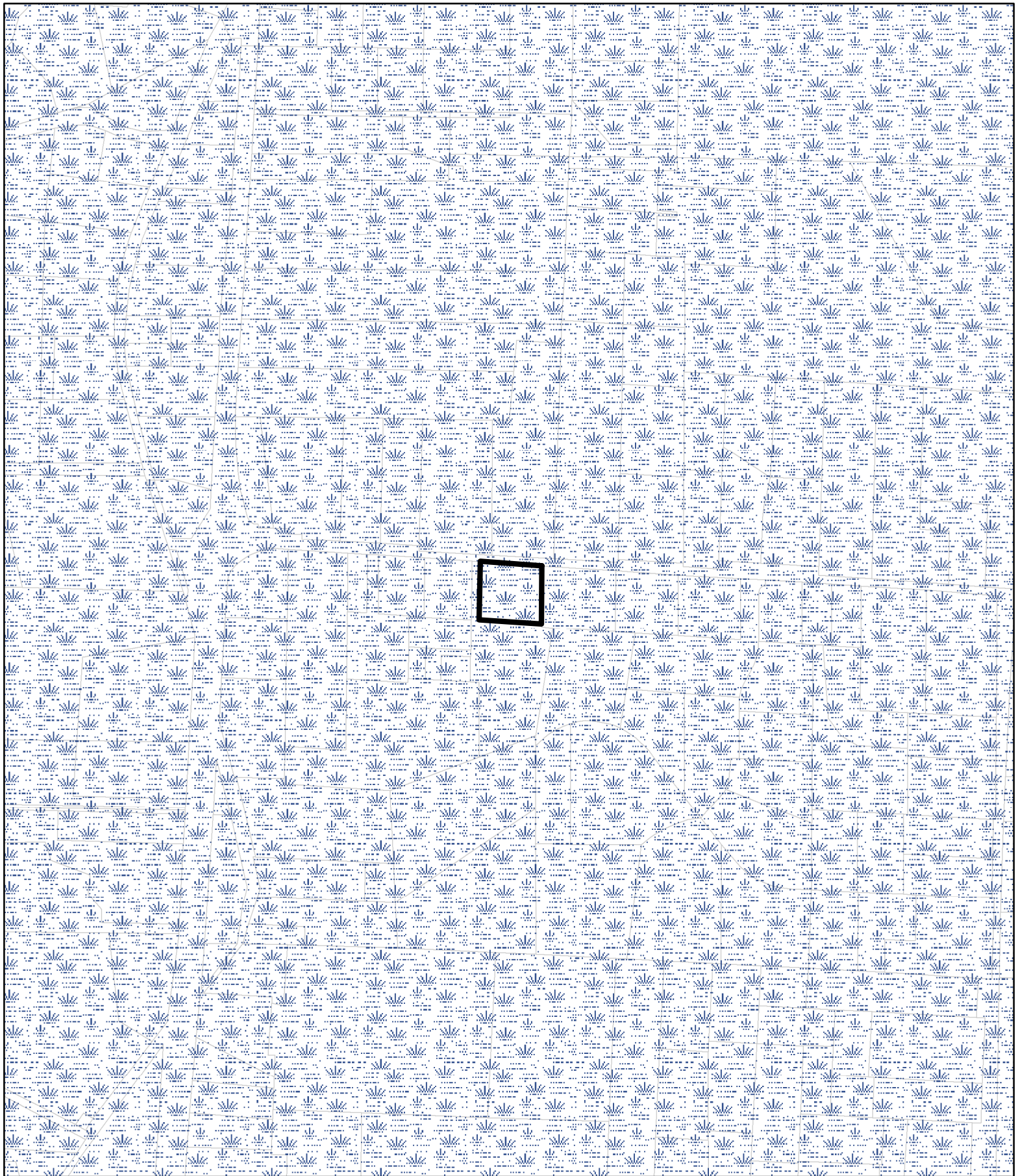
Assessors Parcels



1:5,000

WETLANDS

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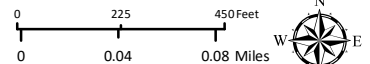
CASE: CDP 2023-0044
OWNER: WOOD, Tania & Bruce
APN: 017-150-17
APLCT: Tania & Bruce Wood
AGENT:
ADDRESS: 32751 Simpson Ln, Fort Bragg



Marginal Water Resources



Assessors Parcels



1:5,000

COASTAL GROUND WATER RESOURCES

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