



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

**CDP_2017 0006
JULY 10, 2017**

SUMMARY

APPLICANT: MICHAEL DUNBAUGH
1881 HOMEWOOD LANE
LINCOLN, CA 95648

OWNER: CHRISTOPHER DUNBAUGH
THE CYPRESS POINT REVOCABLE INTER VIVOS
TRUST
3235 OUTLOOK DRIVE
ROCKLIN, CA 95765

AGENT: DIANNA WIEDEMAN, ARCHITECT
P.O. BOX 395
ALBION, CA 95410

REQUEST: Administrative Coastal Development permit to construct a two story 2,050± square foot single family residence with attached 316± square foot garage, 608± square feet of deck, and 720± square feet of driveway; install an on site septic system and propane tank; and connect to existing underground electric and water utilities.

DATE DEEMED COMPLETE: March 21, 2017

LOCATION: In the Coastal Zone, the site is located in the town of Irish Beach, on the south side of Cypress Point Road, approximately 700 feet northeast of its intersection with Sea Cypress Drive at 14655 Cypress Point Road (APN 132 073 04).

TOTAL ACREAGE: 14,042 square feet (0.32 acres)

GENERAL PLAN: Rural Residential 5 acre minimum parcel size, Planned Unit Development, Suburban Residential 12,000 square feet minimum parcel size (RR5PD[SR12K])

ZONING: Rural Residential 5 acre minimum parcel size (RR 5)

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Categorically Exempt (Section 15303, New Construction or Conversion of Small Structures)

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: BILL KINSER

BACKGROUND

PROJECT DESCRIPTION: A request for a Coastal Development Permit for the construction of a 2,050 square foot, two story, single family residence with an attached 316 square foot garage, 608 square feet deck, and 720 square feet of driveway; installation of an on-site septic system and propane tank; and connection to existing underground electric and water utilities. The proposed residence would be a

maximum of 20 feet in height.

The project would be served by an on-site septic system and water and electrical service would be extended to the site. The site is located within the service boundaries of the Irish Beach Water District¹, and electrical service would be provided by Pacific Gas and Electric Company (PG&E). The propane tank would either be screened or buried underground. A 720 square foot gravel driveway would be extended off Cypress Point Road (CR 576) to the proposed residence. No additional vegetation on areas other than the proposed building site and driveway would be removed and the site would be landscaped per the site's landscape plan after construction is completed. Additionally, exterior lighting is shown as down cast, dark sky rated, and shielded from direct view. Approximately 80 cubic yards of cut and fill would occur; cut soils would be stored and reused on site for finish grading. Erosion and sediment control best management practices (BMPs) would be implemented during project construction.

No known special status plants or wildlife species are known to occur on or adjacent to the site. Though the project site is located within the known range of the Point Arena Mountain Beaver, an endangered species, the site was determined to be low quality habitat for Point Arena Mountain Beaver, due to little cover, available forage, and unsuitable soils for below ground burrow systems.²

APPLICANT'S STATEMENT: "New two story residential home with attached garage, decks, rear porch & balcony all approved by IBADC (see signed handout), with underground utilities (phone, electric and water) provided at property. Site topography is level to moderate slopes to West, site will be scraped at building, driveway footprints, and for installation of approved septic system: tank and leach field to be installed along with gravel driveway and entry courtyard & walkway with attached porch and decks. The propane tank and two car parking area shall be screened by a low wooden fence. House siding is Hardie Panel & Shingles, and the house color shall be gray, with lighter gray trim, with black fiberglass windows entry door dark blue/green. Roofing is fire rated gray composition shingles."

RELATED APPLICATIONS:

On Site: ST24908 (Septic Permit) – permit on hold pending CDP

Related Cases in Vicinity:

- CE_79 04 (Single family residence) – on adjacent parcel to the southeast
- LCP_90 164 (Single family residence) – on adjacent parcel to the northwest
- CDP_80 02 (Single family residence) – on adjacent parcel to the northwest
- CE_33 06 (Single family residence) – on adjacent parcel to the south

SITE CHARACTERISTICS: The site is located within Irish Beach Subdivision and is designated as Lot #23. The 14,042 square foot (0.32 acres) site is located on the south side of Cypress Point Road (CR 576), approximately 700 feet northeast of its intersection with Sea Cypress Drive, within the community of Irish Beach at 14655 Cypress Point Road (APN: 132 073 04). The project site is located approximately 350 feet east of Highway 1 and is generally flat, sloping gently to the west. Elevations at the site range from approximately 320 feet above mean sea level (amsl) at the site's northern, southern, and western boundaries, to approximately 324 feet amsl at the site's eastern boundary. The project would be visible from Highway 1; however, the proposed project would be consistent with existing development within the vicinity of the site.

The property is currently undeveloped and primarily contains Coastal shrub and low growing perennials, including Capeweed (*Arctotheca prostrata*), a low growing invasive species. Additionally, one mature pine tree is located in the site's northeastern corner.³ Site soils are classified as western soils type 105⁴, known as Biaggi loam, 0 to 5 percent slopes, which is a moderately deep, well-drained soil on marine

¹ Mendocino County Planning & Building Services. No Date. *Water Districts* [map].

² Powers Forestry. *Point Arena Mountain Beaver (Aplodontia rufa nigra) Survey Report*. February 20, 2017.

³ Powers Forestry. *Point Arena Mountain Beaver (Aplodontia rufa nigra) Survey Report*. February 20, 2017.

⁴ Mendocino County Planning & Building Services. No Date. *Local Soils* [map].

terraces.⁵ The site is comprised of non-prime agricultural land and is underlain by beach deposits and stream alluvium and terraces, which are subject to intermediate shaking.⁶ Existing public access to the shore is not currently designated on the LCP Map 22 *Mallo Creek Pass* within the vicinity of the site.⁷ The project site is not located within a Highly Scenic Area. The site is located within a Marginal Water Resource Area.⁸ Mapping does not associate the following with the subject site: faults, bluffs, landslides, erosion, flood, or tsunami hazard.⁹

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	RR5PD(SR12K)	RR 5	15,743 sf	Single family residential
EAST	RR5PD(SR12K)	RR 5	11,268 sf	Single family residential
SOUTH	RR5PD(SR12K)	RR 5	15,329 sf	Vacant
WEST	RR5PD(SR12K)	RR 5	14,343 sf	Vacant

The site and surrounding lands to the north, south, east, and west are designated Rural Residential 5 acre minimum parcel size, Planned Unit Development, Suburban Residential 12,000 square foot minimum parcel size (RR5PD[SR12K]) with varying parcel sizes ranging from 11,268 square feet (0.26 acres) to 15,743 square feet (0.36 acres). The proposed principal land use of the site is residential. The parcels immediately to the north and east are currently developed with single family residences and appurtenant structures, while the parcels immediately to the south and west are currently vacant. The proposed project is compatible with surrounding land uses and development.

PUBLIC SERVICES:

ACCESS: CYPRESS POINT ROAD (OFF SEA CYPRESS DRIVE)
 FIRE DISTRICT: REDWOOD COAST FIRE PROTECTION DISTRICT
 WATER DISTRICT: IRISH BEACH WATER DISTRICT
 SEWER DISTRICT: NONE
 SCHOOL DISTRICT: MENDOCINO UNIFIED SCHOOL DISTRICT

AGENCY COMMENTS: On April 7, 2017, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their required related permits, if any, are listed below. A summary of the submitted agency comments are listed below.

REFERRAL AGENCY	RESPONSE	RECOMMENDATION
Planning – Ukiah		
Department of Transportation	5/19/2017	Conditional Approval
Environmental Health FB	4/17/17	Approval
Building Inspection FB		
County Assessor		
U.S. Fish & Wildlife Service	4/19/17	Comments
Sherwood Valley of Pomo Indians		
CalFire		
Coastal Commission		

⁵ United States Department of Agriculture, Natural Resources Conservation Service. *Soil Survey of Mendocino County, California, Western Part*. Accessed May 26, 2017. Available at: https://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/california/CA694/0/MendocinoWP_CA.pdf.

⁶ Mendocino County Planning & Building Services. No Date. *LCP Land Capabilities & Natural Hazards* [map].

⁷ Mendocino County Planning & Building Services. No Date. *LCP Land Use Map 22: Mallo Creek Pass* [map].

⁸ Mendocino County Planning & Building Services. No Date. *Ground Water Resources* [map].

⁹ Mendocino County Planning & Building Services. No Date. *LCP Land Use Map 22: Mallo Creek Pass* [map].

REFERRAL AGENCY	RESPONSE	RECOMMENDATION
Redwood Valley Rancheria	4/12/17	Comments
Cloverdale Rancheria		
Irish Beach Water District		
Redwood Coast Fire District		
Coast Life Support District		

KEY ISSUES:

- 1. Land Use:** The project is consistent with Land Use Plan, Chapter 2.2 of the Coastal Element of the General Plan. The land use designation for the site is Rural Residential specifying a minimum lot size of 5 acres with Planned Unit Development, and Suburban Residential 12,000 square feet minimum parcel size (RR5PD[SR12K]), as designated on the Land Use Map (LCP Map 22 *Mallo Creek Pass*).¹⁰ The subject parcel, approximately 14,042 square feet (0.32 acres) in size, is consistent with the lot size requirements of the RR5, PD, and SR12K Classifications. Additionally, a single family residence is the principal permitted use of the site's land use classifications.
- 2. Zoning:** The subject parcel is zoned Rural Residential. The intent of the Rural Residential zoning district is "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." Staff reviewed the project's consistency with development regulations in the RR zoning district. As discussed in Exhibit A, the proposed project meets the yard, height, and lot coverage requirements of the RR zoning district.
- 3. Environmental Protection:** The proposed project is Categorically Exempt from the provisions of CEQA, under a Class 3(a) Categorical Exemption from CEQA, pursuant to Section 15303, New Construction or Conversion of Small Structures. A Class 3(a) exemption allows for the construction and location of limited numbers of new, small facilities or structures, including single family residences. Since the proposed project involves construction of a new single family residence and appurtenant structures, the project is exempt from the provisions of CEQA.

Though the project site is located within the known range of the Point Arena Mountain Beaver (PAMB), an endangered species, the site was determined to be low quality habitat for PAMB, due to little cover, available forage, and unsuitable soils for below ground burrow systems.¹¹ Additionally, the United States Fish and Wildlife Service (USFWS), in their referral response dated April 19, 2017, expressed their agreement with the findings of the *Point Arena Mountain Beaver (Adlodontia rufa nigra) Survey Report*, prepared by Powers Forestry on February 20, 2017, which concluded that the proposed project should not result in negative impacts to the Point Arena Mountain Beaver.

PROJECT FINDINGS: The Zoning Administrator approves CDP 2017 0006, subject to the recommended conditions of approval, finding the following:

1. The proposed development is in conformity with the certified Local Coastal Program. Mendocino County's LCP lists of Coastal Residential Land Use Types as principally permitted in the Rural Residential, Planned Unit Development, and Suburban Residential Land Use Classifications and RR District; therefore, the proposed single family residence, accessory structures (deck, attached garage, driveway), and infrastructure (septic system, propane tank) conforms with the goals and policies of the LCP; and
2. The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities; and
3. The proposed development is consistent with the purpose and intent of the RR District, as well as all other provisions of Division II of the Mendocino County Coastal Zoning Code, and preserves

¹⁰ Mendocino County Planning & Building Services. No Date. *LCP Land Use Map 22: Mallo Creek Pass* [map].

¹¹ Powers Forestry. *Point Arena Mountain Beaver (Aplodontia rufa nigra) Survey Report*. February 20, 2017.

the integrity of the zoning district; and

4. The proposed development, if constructed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment, and meets the criteria for a Class 3(a) Categorical Exemption within the meaning of the California Environmental Quality Act; and
5. The proposed development will not have any adverse impacts on any known archaeological or paleontological resource as there are none known in the vicinity; and
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; and
7. The proposed use is compatible with the long term protection of resource lands.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision by the Coastal Permit Administrator unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten working day appeal period has expired and no appeal has been filed with the Clerk of 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 use of the property in reliance on such permit has been initiated prior to its expiration.
2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division II of Title 20 of the Mendocino County Code.
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 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 Applicant 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 resource(s) in accordance with Section 22.12.090 of the Mendocino County Code.

SPECIAL CONDITIONS:

9. A standard private driveway approach shall be constructed to serve the site, with a minimum width of 10 feet. The area to be improved shall be 15 feet from the edge of Cypress Point Road (CR 576) and shall be surfaced with asphalt concrete.

RECOMMENDATION: Grant the Administrative Coastal Development Permit for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval.

DATE

Bill Kinser, Senior Planner

DATE

Ignacio Gonzalez, Interim Director

Appeal Period: 10 Days
Appeal Fee: \$1,616.00

EXHIBIT A: STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

ATTACHMENTS:

- A. Location Map
- B. Aerial Map
- C. Site Plan
- D. Floor Plan
- E. Elevations (NW)
- F. Elevations (SE)
- G. Grading Plan
- H. Landscape Plan
- I. Zoning Display Map
- J. General Plan Designations Map
- K. LCP Land Use Map 22: Mallo Pass Creek
- L. LCP Land Capabilities and Natural Hazards Map
- M. LCP Habitats and Resources Map
- N. Classified Wetlands Map
- O. Appealable Areas Map
- P. Adjacent Parcels Map
- Q. Fire Hazard Zones and Responsibility Areas Map
- R. Water Districts Map
- S. Ground Water Resources Map
- T. Important Farmland Map
- U. Local Soils Map
- V. Wildland and Urban Interface Map
- W. CDP Exclusion Zones Map

EXHIBIT A
STAFF ANALYSIS OF THE EVIDENCE SUPPORTING REQUIRED FINDINGS

Required Findings: To approve this project, the Coastal Administrator must determine that the applicants submitted evidence in support of making all the required findings.

FINDINGS:

1. The proposed development is in conformity with the certified Local Coastal Program; and
2. The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities; and
3. The proposed development is consistent with the purpose and intent of the applicable zoning district, as well as all other provisions of Division II, and preserves the integrity of the zoning district; and
4. The proposed development, if constructed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment, and meets the criteria for a Class 3(a) Categorical Exemption within the meaning of the California Environmental Quality Act; and
5. The proposed development will not have any adverse impacts on any known archaeological or paleontological resource; and
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; and

ANALYSIS:

Finding 1: The proposed development is in conformity with the certified Local Coastal Program.

Land Use: The project is consistent with Land Use Plan, Chapter 2.2 of the Coastal Element of the General Plan. The land use designation for the site is Rural Residential specifying a minimum lot size of 5 acres with Planned Unit Development, and Suburban Residential 12,000 square feet minimum parcel size (RR5PD[SR12K]), as designated on the Land Use Map (LCP Map 22 *Mallo Creek Pass*).¹² The subject parcel, approximately 14,042 square feet (0.32 acres) in size, is consistent with the lot size requirements of the RR5, PD, and SR12K Classifications. Additionally, a single family residence is the principal permitted use of the site's land use classifications.

Public Access: Existing public access to the shore is not currently designated on the LCP Map 22 *Mallo Creek Pass* within the vicinity of the site¹³; however, staff finds that the project would have no impact on public access.

Hazards: Mapping does not associate the following with the subject site: faults, bluffs, landslides, erosion, flood, or tsunami hazard.¹⁴ The property neither lies within, nor does it adjoin a mapped Alquist Priolo Earthquake Fault Zone.¹⁵ The San Andreas Fault is located approximately 0.8 miles west of the project site and is the nearest active fault. The site is underlain by beach deposits and stream alluvium and terraces, which are subject to intermediate shaking.¹⁶ This project does not conflict with any state or local seismic hazard policy or plan. There are no mapped 100 year flood zones on the subject parcel, and

¹² Mendocino County Planning & Building Services. No Date. *LCP Land Use Map 22: Mallo Creek Pass* [map].

¹³ Mendocino County Planning & Building Services. No Date. *LCP Land Use Map 22: Mallo Creek Pass* [map].

¹⁴ Mendocino County Planning & Building Services. No Date. *LCP Land Use Map 22: Mallo Creek Pass* [map].

¹⁵ State of California Special Studies Zones, Department of Conservation, Division of Mines and Geology.

¹⁶ Mendocino County Planning & Building Services. No Date. *LCP Land Capabilities & Natural Hazards* [map].

no conditions are necessary to ensure consistency with flood policy.¹⁷

The parcel is located in an area characterized by a high fire hazard severity rating and is located within the Redwood Coast Fire Protection District service boundary.¹⁸ The project application was referred to the California Department of Forestry and Fire Protection (CAL FIRE) and the Redwood Coast Fire Protection District for input; however, no response was received. A State Fire Safe Regulations Application form was submitted by the applicant to CAL FIRE (CAL FIRE File No. 32 17), and conditions of approval relating to address, driveway, defensible space, and maintenance standards were applied. In order to ensure the project is in compliance with all requirements, a Standard Condition is recommended, which requires that the project shall be subject to the securing of all necessary permits for the proposed development from County, State, and Federal agencies having jurisdiction.

Visual Resources: The subject parcel is not located within the Highly Scenic Area (HSA), as depicted on LCP Map 22 *Mallo Creek Pass* and would not be subject to additional development standards applicable to Highly Scenic Areas, pursuant to MCC Section 20.504.015(C). The proposed structures on the property (residence, attached garage, deck, and propane tank) would not exceed height limitations. The project would be visible from Highway 1; however, the proposed project is consistent with existing development within the vicinity of the site. The property is currently undeveloped and primarily contains Coastal shrub and low growing perennials, including Capeweed (*Arctotheca prostrata*), a low growing induced invasive species. Additionally, one mature pine tree is located in the site's northeastern corner.¹⁹ No additional vegetation (on areas other than the proposed building site and driveway) would be removed and the site would be landscaped per the site's landscape plan after construction is completed. Additionally, exterior lighting is shown as down cast, dark sky rated, and shielded from direct view.

Natural Resources: No known special status plants or wildlife species are known to occur on or adjacent to the site. Though the project site is located within the known range of the Point Arena Mountain Beaver, an endangered species, the site was determined to be low quality habitat for Point Arena Mountain Beaver, due to little cover, available forage, and unsuitable soils for below ground burrow systems.²⁰ Additionally, the United States Fish and Wildlife Service (USFWS), in their referral response dated April 19, 2017, expressed their agreement with the findings of the *Point Arena Mountain Beaver (Adlodontia rufa nigra) Survey Report*, prepared by Powers Forestry on February 20, 2017, which concluded that the proposed project should not result in negative impacts to the Point Arena Mountain Beaver. As conditioned, the proposed project would not have an adverse impact on any sensitive resources at the site.

Groundwater Resources: The property is located within a "Marginal Water Resources" area²¹ and is located within the service boundaries of the Irish Beach Water District²². Water service would be extended to the site as part of the project. Adequate water resources are available to support the proposed project.

Finding 2: The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities.

Site Utilities: The project would be served by an on site septic system and water and electrical service would be extended to the site. The site is located within the service boundaries of the Irish Beach Water District²³, and electrical service would be provided by Pacific Gas and Electric Company (PG&E). The applicants have applied for an On Site Sewage System Permit (Application No. ST24908) through the Department of Environmental Health (DEH). As noted in a letter from PBS to the applicants, dated March 18, 2016, the septic permit application has been referred to PBS for approval and installation of a septic

¹⁷Federal Emergency Management Agency. *Mendocino County and Incorporated Areas* [map]. 2011. Flood Insurance Rate Map, Panel 1600 of 2100, Map Number 06045C1600F. Accessed May 25, 2017. Available at: <https://msc.fema.gov/portal>.

¹⁸Mendocino County Planning & Building Services. No Date. *Fire Hazard Zones & Responsibility Areas* [map].

¹⁹Powers Forestry. *Point Arena Mountain Beaver (Aplodontia rufa nigra) Survey Report*. February 20, 2017.

²⁰Powers Forestry. *Point Arena Mountain Beaver (Aplodontia rufa nigra) Survey Report*. February 20, 2017.

²¹Mendocino County Department of Planning & Building Services. No date. *Ground Water Resources* [map].

²²Mendocino County Department of Planning & Building Services. No date. *Water Districts* [map].

²³Mendocino County Department of Planning & Building Services. No date. *Water Districts* [map].

system on the site requires the issuance of a CDP from the County. DEH, in their referral comment response dated April 17, 2017, noted that DEH can approve the CDP.

Access/Transportation/Circulation: The property is located off of Cypress Point Road (CR 576), approximately 350 feet east of Highway 1, and is currently undeveloped. An approximately 720 square foot gravel driveway would be installed as part of the project. The Mendocino County Department of Transportation (MCDOT) was invited to provide comment on the project application and a response was received from MCDOT on May 19, 2017. In their referral response, MCDOT recommends conditional approval of the project and recommends a condition of approval be applied to the project to require a standard private driveway with certain specifications be constructed to serve the site. As conditioned, Staff finds that the proposed development would be provided with adequate access roads.

Drainage and Other Necessary Facilities: The site will be designed to allow drainage to sheet flow and will not be concentrated. No additional drainage facilities are required.

Finding 3: The proposed development is consistent with the purpose and intent of the applicable zoning district, as well as all other provisions of Division II, and preserves the integrity of the zoning district.

The *Development and Land Use Standards* Table (below) describes development and land use criteria that will be applied to the review of the proposed project and relates project components to code requirements:

Development and Land Use Standards of Division II of Title 20 of the Mendocino County Code			
Code Section	Standard		Proposed
20.376.010 Principal Permitted Land Uses for RR Districts	Family Residential: Single Family		Family Residential: Single Family
20.376.030 Minimum Front and Rear Yards	20 feet		30 feet front setback 34.3 feet rear setback
20.376.035 Minimum Side Yards	6 feet		6 feet
20.376.045 Building Height Limit	No more than 28 feet above natural grade		20 feet
20.376.055 Minimum Lot Width	100 feet		127 feet
20.376.060 Maximum Lot Depth	3 times the lot width		Less than 3 times the lot width (123 feet)
20.376.065 Maximum Lot Coverage	20 percent		13.9 percent
20.444.020 Corridor Preservation Setback	25 feet, measured from the center line of Cypress Point Road		More than 25 feet
20.472.015 Minimum Vehicle Parking	2 off street		3 spaces (1 in garage, 2 outside)

Staff recommends that the project be found consistent with the standards for the RR Zoning District. The proposed project complies with standards for yard setbacks, building height, lot width and depth, lot coverage, corridor preservation setback, and parking.

Finding 4 The proposed development, if constructed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment, and meets the criteria for a Class 3(a) Categorical Exemption within the meaning of the California Environmental Quality Act (CEQA).

The proposed project is Categorically Exempt from the provisions of CEQA, under a Class 3(a) Categorical Exemption from CEQA, pursuant to Section 15303, New Construction or Conversion of Small Structures. A Class 3(a) exemption allows for the construction and location of limited numbers of new, small facilities or structures, including single family residences. Since the proposed project involves construction of a new single family residence and appurtenant structures, the project is exempt from the provisions of CEQA.

Finding 5: The proposed development will not have any adverse impacts on any known archaeological or paleontological resource.

The project was referred to the Sherwood Valley Band of Pomo Indians, Redwood Valley Rancheria, and Cloverdale Rancheria on April 5, 2017. A letter was received from the Redwood Valley Little River Band of Pomo Indians, dated April 12, 2017, which states that the property is not within the immediate cultural territory of the Redwood Valley Little River Band of Pomo Indians; however, the letter notes that the area includes tan oak and other traditional food sources that must be protected.

The project is not located in an area with characteristics which typify archaeological sites on the Mendocino Coast. The project is located in a largely developed subdivision established in 1967. Nevertheless, a Standard Condition advises the applicant of the County's "Discovery Clause," which establishes procedures to follow in the event that archaeological or cultural materials are unearthed during site preparation or construction activities. Staff does not believe there would be any impact to cultural resources.

Finding 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.

The Albion Transfer Station is located approximately 13 miles north of the project site, providing for the disposal of solid waste resulting from the residential use. Additionally, curbside pickup is available, should the property owner(s) choose to purchase the service. Solid waste disposal is adequate to serve the proposed development.

The subject property is located at 14655 Cypress Point Road, which is approximately 375 feet east of Highway 1. Construction of a single family residence and accessory structures will generate few additional vehicle trips per day. The State Route 1 Corridor Study Update provides traffic volume data for State Highway 1. The subject property is located approximately 5.4 miles north of the intersection of Mountain View Road and Highway 1 where the existing peak hour Level of Service is reported as "A".²⁴ No change in service levels is anticipated as a result of the project.

²⁴*State Route 1 Corridor Study Update for the County of Mendocino*. Rep. Santa Rosa: Whitlock & Weinberger Transportation, 2008. Accessed May 25, 2017, at:
<http://www.mendocinocog.org/pdf/SR%201%20Corridor%20Study%20Update.9> 18 08.pdf.