



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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June 27, 2022

PUBLIC NOTICE OF PENDING ACTION
COASTAL DEVELOPMENT ADMINISTRATIVE PERMIT

The Mendocino County Coastal Permit Administrator will report proposed issuance of the below described project located in the Coastal Zone to the Board of Supervisors at its meeting to be held on July 12, 2022, at 9:00 a.m. or as soon thereafter as the item may be considered.

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

CASE#: CDP_2021-0055

DATE FILED: 12/6/2021

OWNER/APPLICANT: EDMUND JIN & EVA LU

AGENT: WYNN COASTAL PLANNING & BIOLOGY, INC

REQUEST: Coastal Development Administrative Permit to develop a project with two (2) phases. Phase one (1) would include construction of one 1,517 square foot single-family residence, 1,027 square foot home gym/office, 388 square foot guest cottage, and the temporary occupancy of a travel trailer during construction. Phase two (2) would convert the 1,517 square foot single-family residence to a 1,027 square foot single-family residence with attached 490 square foot Junior Accessory Dwelling Unit. Phase two (2) would also convert the 1,027 square foot accessory structure to a detached Accessory Dwelling Unit. All structures would contain roof mounted solar panels.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 1± mile southeast of Point Arena, on the north side of Curley Lane (CR 504A), 0.3± miles east of its intersection with State Route 1; located at 43300 Curley Lane, Point Arena; APN: 027-291-16.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: LIAM CROWLEY

The staff report, notice, and related materials will be available for public review 10 days prior to the scheduled hearing on the Department of Planning and Building Services website at:

<https://www.mendocinocounty.org/government/planning-building-services/public-notices>

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

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

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

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

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

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

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Board of Supervisors or the Department of Planning and Building Services at, or prior to, any hearing. Additional information regarding the above noted case may be obtained prior to the Board of Supervisors meeting by calling the Department of Planning and Building Services at 707-234-6650, Monday through Friday.

The County of Mendocino complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternative formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department by calling 707-463-4441 at least five days prior to the meeting.

Additional information regarding the above noted item may be obtained by calling the Clerk of the Board of Supervisors at 707-463-4441, Monday through Friday, 8:00 a.m. through 5:00 p.m. or the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Board's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Clerk of the Board of Supervisors.

JULIA KROG, Director of Planning and Building Services



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

**MAY 18, 2022
CDP_2021-0055**

SUMMARY

OWNER/APPLICANT: EDMUND JIN & EVA LU
45875 NORTHPORT LOOP EAST
FREMONT, CA 94538

AGENT: WYNN COASTAL PLANNING & BIOLOGY, INC,
AMY WYNN
703 N MAIN STREET
FORT BRAGG, CA 95437

REQUEST: Coastal Development Administrative Permit to develop a project with two (2) phases. Phase one (1) would include construction of one 1,517 square foot single-family residence, 1,027 square foot home gym/office, 388 square foot guest cottage, and the temporary occupancy of a travel trailer during construction. Phase two (2) would convert the 1,517 square foot single-family residence to a 1,027 square foot single-family residence with attached 490 square foot Junior Accessory Dwelling Unit. Phase two (2) would also convert the 1,027 square foot accessory structure to a detached Accessory Dwelling Unit. All structures would contain roof mounted solar panels.

LOCATION: In the Coastal Zone, 1± mile southeast of Point Arena, on the north side of Curley Lane (CR 504A), 0.3± miles east of its intersection with State Route 1; located at 43300 Curley Lane, Point Arena; APN: 027-291-16.

TOTAL ACREAGE: 159.48± Acres

GENERAL PLAN: Range Lands (RL160)

ZONING: Range Lands (RL)

SUPERVISORIAL DISTRICT: 5 (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: LIAM CROWLEY

BACKGROUND

PROJECT DESCRIPTION: The applicant requests a Coastal Development Administrative Permit to develop a project with two (2) phases. Phase one (1) would include construction of one 1,517 square foot single-family residence, 1,027 square foot accessory home gym and office, 388 square foot guest cottage, and the temporary occupancy of a travel trailer during construction. Phase two (2) would convert the 1,517 square foot single-family residence to a 1,027 square foot single-family residence with attached 490 square foot Junior Accessory Dwelling Unit. Phase two (2) would also convert the 1,027 square foot accessory structure to a detached Accessory Dwelling Unit. All structures would contain roof mounted solar panels.

RELATED APPLICATIONS ON-SITE:

- BF_2008-0313 to relocate utility service from SFR to pole
- PR2021-0083 for supplemental well
- CE_2021-0019 for supplemental well
- A_2003-0002 for creation of Type II Agricultural Preserve

SITE CHARACTERISTICS: The project site is located in a rural area southeast of the City of Point Arena. The site is currently vacant and is surrounded by other large lots presumably used for agriculture (40± acres or larger). The site is accessed via Curley Lane (County Road 504A). The lot is classified as grazing land, and is currently within a Type II Agricultural Preserve established as non-prime farmland (see attached *Farmland Classifications* and *Lands In Williamson Act Contracts*). The lot gradually slopes downwards approximately one hundred twenty (120) feet in elevation towards Point Arena Creek, which runs approximate to the northern boundary of the parcel (see attached *Topographic Map*). A wetland extends south from the creek in a strip along the middle of the lot, and is vegetated to a greater extent than the rest of the lot. The proposed site of the project is on a mostly flat and sparsely vegetated area on the southern portion of the lot. The parcel is currently used for livestock grazing.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	N/A (City of Point Arena)	N/A	93± Acres	Vacant
EAST	Rangeland (RL)	RL	121± Acres	Vacant
SOUTH	Rangeland (RL)	RL	121± Acres	Vacant
WEST	Rangeland (RL)	RL	40± and 37± Acres	Vacant

PUBLIC SERVICES:

Access: Curley Lane (County Road 504A)
 Fire District: Redwood Coast Fire Protection District
 Water District: None
 Sewer District: None
 School District: Arena Union Elementary

AGENCY COMMENTS: On January 13, 2022, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Any comment that would trigger a project modification or denial are discussed in the following section titled 'Local Coastal Program Consistency'.

REFERRAL AGENCIES	COMMENT
Agricultural Commissioner	No Comment
Air Quality Management District	No Response
Archaeological Commission	No Comment
Assessor's Office	No Response
Building Division (Fort Bragg)	No Comment
County Addresser	Comments
Department of Transportation	Comments
Environmental Health (Fort Bragg)	No Response
Farm Advisor	No Response
Point Arena City Planning Department	No Response
Redwood Coast Fire District	No Response
Planning Division (Fort Bragg)	No Comment
Resource Lands Protection Committee	No Response
Sonoma State University	Comments
CalFire (Land Use)	Comments
CalFire (Resources Management)	No Response
California Coastal Commission	No Response
California Department of Fish and	No Response

Wildlife	
Regional Water Quality Control Board	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

LOCAL COASTAL PROGRAM CONSISTENCY

Land Use: The subject parcel is classified as Range Lands (RL) by the Mendocino County Coastal Element Chapter 2.2: Land Use Classifications (see attached *General Plan Classifications*). The Range Lands classification is intended

“...to be applied to lands which are suited for and are appropriately retained for the grazing of livestock and which may also contain some timber producing areas. The classification includes land eligible for incorporation into Type II Agricultural Preserves, other lands generally in range use, intermixed smaller parcels and other contiguous lands, the inclusion of which is necessary for the protection and efficient management of range lands.”

Principal Permitted Use: Grazing and forage for livestock, including: raising of crops, wildlife habitat improvement; one single-family dwelling per legally created parcel, harvesting of firewood for the residents personal use, home occupations.”

The proposed project includes multiple structures with various different uses. These uses include a single-family residence, a detached home gym and office, a guest cottage, temporary occupancy of a travel trailer, an attached Junior Accessory Dwelling Unit (JADU), and a detached Accessory Dwelling Unit (ADU). Use of the land as a single-family residence is consistent with the intent of the Range Lands classification as a principal permitted use. Use of a detached structure as a home gym and office is consistent with the RL classification as appurtenant uses to the single-family dwelling. Use of the guest cottage and accessory dwelling units are related to and compatible with residential and existing grazing uses. The use of a travel trailer during construction would be residential and temporary in nature, which would have minimal impact on the intent of the Range Lands classification. The project proposes a total developed area of 17,626 square feet, including 3,345 square feet of floor area and 14,281 square feet of driveway and parking areas. This developed area leaves approximately seven (7±) million square feet of existing area as grazing land.

The sizable area maintained as grazing land would ensure that the intent of the Range Lands classification is preserved. The conversion of a portion of the single-family dwelling to a JADU and the conversion of the home gym and office as part of Phase 2 of the project would not have any additional impact on the purpose and intent of the RL classification as applied to this parcel. No additional land would be converted from existing livestock grazing use as part of the conversion. Therefore, the project and its multiple phases are consistent with the Coastal Element RL classification.

Zoning: The Board of Supervisors of the County of Mendocino, on November 9th, 2021, passed and adopted Ordinance No. 4497 amending various chapters of the Mendocino County Code in order to establish regulations related to Accessory Dwelling Units in the Coastal Zone. As applicable, references to chapters and sections of the Mendocino County Code (MCC) contained within this staff report refer to those chapters and sections as amended in Ordinance No. 4497.

The subject parcel is within the Range Lands (RL) zoning district, as outlined in MCC Chapter 20.368. The Range Lands district is intended *“to encompass lands within the Coastal Zone which are suited for and are appropriately retained for the grazing of livestock and which may also contain some timber producing areas.”*

The proposed single-family residence is considered a “Family Residential: Single Family” use type as defined in MCC Section 20.316.010. Pursuant to MCC Section 20.368.010(A), this is a principal permitted use in the RL district. MCC Chapter 20.456 establishes accessory use types that are encompassed by principal permitted uses. The proposed single-family residence shall be considered the primary residence for the project.

The proposed project also includes a guest cottage, which is defined in MCC Section 20.308.020 (I) as *“a detached building (not exceeding six hundred forty (640) square feet of gross floor area), of permanent*

construction, without kitchen, clearly subordinate and incidental to the primary dwelling on the same lot, and intended for use without compensation by guests of the occupants of the primary dwelling.” The proposed guest cottage is three hundred eighty eight (388) square feet, and contains a bedroom, living room, and bathroom (see attached *Floor Plans & Elevations – A5*). Therefore, the proposed guest cottage conforms to the definition of guest cottage outlined in the Mendocino County Code. Pursuant to MCC Section 20.456.015(G), a guest cottage is a permitted use in the Range Lands zoning district.

The proposed project also includes a request to temporarily occupy a travel trailer during construction of the single-family residence. The temporary occupancy of a trailer coach while constructing a dwelling is a permitted use pursuant to MCC Section 20.460.035(C), for a period not to exceed two (2) years unless renewed. The proposed trailer coach is subject to requirements that the trailer coach be occupied only on a lot or contiguous lot on which a dwelling is under construction or for which a building permit has been issued. These requirements have been added as recommended conditions of approval to ensure consistency with MCC Chapter 20.460.

The proposed project includes plans to convert a portion of the existing single-family residence to an attached Junior Accessory Dwelling Unit (JADU). The master bedroom, bathroom, and closet of the single-family residence would be converted to a JADU during Phase 2. An existing doorway from the master bedroom to bedroom #4 would be filled in during Phase 2, creating an independent living area separate from the primary residence. A separate point of access for the JADU is proposed as part of Phase 2. The floor area of the proposed JADU would be four hundred ninety (490) square feet, and would contain an efficiency kitchen as shown on the floor plans (see attached *Floor Plans & Elevations – A2*). Pursuant to MCC Section 20.456.015, a JADU is a permitted use subject to limitations established in MCC Chapter 20.458. Pursuant to MCC Section 20.458.030(J), a deed restriction must be recorded prior to obtaining a building permit for a JADU which would prohibit use of the JADU for transient habitation, among other restrictions. The requirement to record such a deed restriction has been included as a condition of approval to ensure consistency with this requirement. Pursuant to MCC Section 20.458.020, a certificate of occupancy for the primary single-family residence must be issued prior to issuance of a certificate of occupancy for the JADU. A condition of approval has been added to ensure consistency with this requirement. Consistency with MCC Section 20.458.045 is discussed below in the section titled ‘Agricultural Resources’. Otherwise, the proposed JADU would conform to MCC Chapter 20.458.

The proposed project also includes construction of a 1,027 square foot detached structure to be used as a home gym and office during Phase 1. The proposed structure would not contain any bedrooms during Phase 1. The non-residential use of the structure would most closely resemble an accessory use as defined by MCC Section 20.456.015(O), “Other Necessary and Customary Uses”. A private home gym and office resemble typical uses associated with a single-family residence, which is the principal permitted use. As there are no bedrooms or other plans for residential use of the structure during Phase 1, the use would be appropriate, incidental, and subordinate to the single-family residence.

However, the applicant intends to convert the 1,027 square foot structure to an ADU during Phase 2, when an adequate well can be tested and drilled that would serve the ADU (see attached *Floor Plans & Elevations – A4*). The use of a 1,027 square foot detached structure as an ADU is permitted as an accessory use within the RL district pursuant to MCC Section 20.456.015(G). Upon conversion of the structure to an ADU during Phase 2, the accessory uses on the site would include one Guest Cottage, one JADU, and one ADU. Per MCC Section 20.456.015(G), these three living units are simultaneously allowed as accessory uses. Pursuant to MCC Section 20.458.030(J), a deed restriction must be recorded prior to obtaining a building permit for an ADU which would prohibit use of the ADU for transient habitation, among other restrictions. The requirement to record such a deed restriction has been included as a condition of approval to ensure consistency with this requirement. Pursuant to MCC Section 20.458.020, a certificate of occupancy for the primary single-family residence must be issued prior to issuance of a certificate of occupancy for the ADU. A condition of approval has been added to ensure consistency with this requirement. Consistency with MCC Section 20.458.045 is discussed below in the section titled ‘Agricultural Resources’. Otherwise, as proposed, the ADU would conform to MCC Chapter 20.458. The proposed ADU would receive a separate address at the time of permitting.

All proposed structures for the project are sited greater than fifty (50) feet from any property boundary (see attached *Site Plan*). In addition, all proposed structures have a maximum height of eighteen (18) feet (see attached *Floor Plans & Elevations – A1-A5*). The proposed project is not mapped within a Highly Scenic

Area (see attached *Highly Scenic & Tree Removal Areas*). The subject lot has an area of 160± acres. The gross developed area for the proposed project is 17,000± square feet. Pursuant to MCC Chapter 20.368, minimum setbacks for the Range Lands zoning district are fifty (50) feet from each yard, building height limits are twenty-eight (28) feet above natural grade in non-Highly Scenic Areas, and maximum lot coverage is ten (10) percent for parcels over five (5) acres in size. As proposed, all structures for the project meet the requirements for setbacks, height limits, and lot coverage for the Range Lands district.

The proposed project includes six (6) uncovered parking spaces, all nine (9) feet by eighteen (18) feet in size (see attached *Coastal Zone Application Form*). Pursuant to MCC Section 20.472.015, two (2) parking spaces are required for a single-family detached dwelling. Pursuant to MCC Section 20.458.050, no additional parking is required for a JADU, and one additional parking space is required for an ADU. The proposed project exceeds the required number of parking spaces and is therefore consistent with off-street parking requirements.

Point Arena Creek is a wetland that is mapped near the northern boundary of the subject parcel (see attached *LCP Habitats & Resources* map). Pursuant to Mendocino County Code (MCC) Section 20.544.020(B), action taken on a coastal development permit within one hundred (100) feet of any wetland, estuary, or stream may be appealed to the California Coastal Commission. In addition, any development not designated as a principally permitted use or within a sensitive coastal resource area is appealable to the Coastal Commission. The proposed development is not within one hundred feet of any wetland, estuary or stream (see attached *Site Plan*). The proposed uses are principally permitted within the Range Lands zoning district, and the development is not within any sensitive coastal resource area. As such, staff finds that action taken on this coastal development permit would not be appealable to the Coastal Commission.

Visual Resources: The proposed project is not mapped within a Highly Scenic or Conditionally Highly Scenic Area (see attached *Highly Scenic & Tree Removal Areas*). The project parcel is greater than three hundred fifty (350) feet from State Route 1 (see attached *Aerial Imagery (Detail)*). All proposed exterior lighting would not exceed the height of the structure upon which it would be placed (see attached *Floor Plans & Elevations – A1-A5*). In addition, all proposed exterior lighting would be shielded and downcast (see attached *Materials & Lighting*). Pursuant to MCC Section 20.504.025, the designated scenic corridor along Highway 1 extends a maximum of three hundred fifty (350) feet from the shoulder of the road. Pursuant to MCC Section 20.504.035, no light shall exceed the height limit for the zoning district in which the light is located, and where possible, all lights shall be shielded in a manner that will not shine light or allow light glare to exceed the boundaries of the parcel on which it is placed. In addition, no lights shall be installed so that they distract motorists. Staff finds that the proposed project is not within any Special Treatment Area, and that the proposed exterior lighting would not conflict with the standards of MCC Section 20.504.035. As proposed, the project would be consistent with the visual resource requirements of MCC Chapter 20.504.

Agricultural Resources: The project site is within an existing Type II Agricultural Preserve and is on land within a Non-prime Williamson Act Contract (see attached *Lands in Williamson Act Contracts*). All proposed structures are either residential or accessory in nature. The proposed ADU is set back approximately twenty five (25) feet from the proposed primary single-family residence (see attached *Site Plan*). Pursuant to County Policies and Procedures for Agricultural Preserves and Williamson Act Contracts Section 9.4, certain residential and accessory uses are considered compatible with agricultural uses on Williamson Act contracted land. This includes single-family residences, guest cottages, travel trailers, and other necessary and customary uses. All uses proposed as part of the project are therefore consistent with County Agricultural Preserve and Williamson Act policy. As the project is located on land zoned RL, it must comply with the requirements of MCC Section 20.458.045(E) subsection (1) and (2). As proposed, the project is not located on Prime Agricultural Land, and the proposed ADU is within one hundred (100) feet of the primary residence. Therefore, the project is consistent with County requirements related to agricultural resources.

Pursuant to MCC Section 20.532.100, additional findings must be made for development on lands designated RL, and for conversion of Non-prime Agricultural lands. First, that *"the proposed use is compatible with the long-term protection of resource lands"*, and second, that either *"continued or renewed agricultural use is not feasible as demonstrated by an economic feasibility evaluation prepared pursuant to Section 20.524.015(C)(3)"* or *"such development would result in protecting prime agricultural land and/or concentrate development."*

The proposed project involves construction of residential and accessory structures totaling 3,345± square feet in floor area. These structures would be clustered on the southern portion of the 160± acre parcel. Fencing would be placed around these structures to prevent grazing cattle from disrupting residential activity (see attached *Site Plan*). The proposed project would create a small area of disturbance in relation to the remaining land available for continued agricultural use (approximately 0.2% of total parcel acreage). The owner intends to continue grazing activities on the remaining land. Therefore, staff finds that the proposed development would be concentrated to allow for significant land to remain under agricultural use, and that the project is compatible with the long-term protection of resource lands.

Hazards Management: Mapping does not associate the project site with any of the following: faults, bluffs, landslides, erosion, or flood hazards (see attached *LCP Land Capabilities & Natural Hazards*). The associated parcel is within the Floodplain Combining District (FP). However, FEMA flood hazard mapping shows flood hazard areas surrounding only Point Arena Creek at the northern boundary of the parcel, some 1,500 feet or more away from the proposed project site. As such, the proposed project is not subject to the requirements of the Floodplain Ordinance (MCC Chapter 22.17).

MCC Section 20.500.025 states that all new development shall be sited taking into consideration the fire hazard severity of the site, the type of development and the risk added by the development to the fire hazard risk. The project site is located in an area classified as High Fire Hazard (see attached *Fire Hazard Zones & Responsibility Areas*). Fire protection services are provided by the Redwood Coast Fire Protection District (RCFPD) and the California Department of Forestry & Fire Protection (CalFire). On January 14, 2022 the application was referred to RCFPD and CalFire for input. On January 26, 2022, CalFire responded with comments recommending conditional approval of the project. As yet, no response has been received from RCFPD. CalFire comments included attached Conditions of Approval of State Fire Safe Regulations for the project, dated April 7, 2021. These conditions include address, driveway, defensible space, and fuels modification standards. These conditions must be met and a final inspection must be completed before building permits are issued for the project. In order to comply with State Fire Safe Regulations, these conditions have been added as conditions of approval within this staff report. With these conditions in place, the proposed project would be consistent with MCC Section 20.500.025 and other County policy regarding fire hazard development.

Habitats and Natural Resources: LCP Habitats and Resources mapping classifies the parcel as Barren with a strip of Riparian habitat along the northern boundary of the parcel (see attached *LCP Habitats & Resources*). Freshwater emergent wetland and freshwater forested/shrub wetland is also associated with the subject parcel (see attached *Wetlands* map).

A Biological Scoping, Point Arena Mountain Beaver Survey, & Botanical Survey Report was conducted on the subject parcel by Wynn Coastal Planning & Biology (WCPB) to locate potential Environmentally Sensitive Habitat Areas (ESHAs) and to determine if they would be directly or indirectly impacted by the proposed development. Floristic and ESHA surveys were conducted on January 7, March 5, April 9, May 11 & 18, June 2 & 16, July 10, and August 11 of 2020. Four types of presumed ESHA were identified within the study area according to the definitions of the California Coastal Act and the Mendocino County Local Coastal Program. One presumed Coastal Act wetland, two special status plant communities, two species of special status plants, and one special status animal were identified within or near the study area. As a result, the survey report recommends several mitigation measures that would minimize or avoid potential impacts to ESHAs and special status species. Pursuant to MCC Section 20.496.020, a one hundred (100) foot buffer was established surrounding the presumed ESHAs. The project and all appurtenant structures were sited outside of the established buffer areas (see attached *Site Plan*). Staff recommends that conditions of approval be incorporated that correspond to avoidance measures contained in the survey report prepared by WCPB. As conditioned, the project would comply with MCC Chapter 20.496 and other County policy related to habitats and natural resources. Mitigation measures recommended by WCPB are summarized below. Detailed mitigation measures have been incorporated as conditions of approval.

1. Potential Impact to Special Status Plants, Plant Communities, and Coastal Act wetland

- 1.1 Establish a 100ft buffer between special status plant communities and proposed development
- 1.2 Employ Best Management Practices (BMPs)
- 1.3 Clean heavy machinery offsite to prevent spread of invasive plants

1.4 Plant only non-invasive vegetation

2. Potential Impact to Birds

2.1 Seasonal avoidance

2.2 Nest avoidance

2.3 Construction activities only during daylight hours

3. Potential Impact to Bats

3.1 Pre-construction surveys for bats

3.2 Roost buffer

3.3 Construction activities only during daylight hours

4. Potential Impact to Special Status Amphibians

4.1 Contractor education

4.2 Pre-construction search

4.3 Careful debris removal

4.4 No construction during rain event

Archaeological/Cultural Resources: On January 14, 2022, the project was referred to the Northwest Information Center at Sonoma State University (NWIC) to determine if the project could adversely affect cultural resources. NWIC responded with comments on January 26, 2022 stating that the project area has the possibility of containing unrecorded archaeological sites, and recommended that a study be conducted by a qualified professional archaeologist prior to commencement of project activities. An archaeological survey report for the project site, conducted by Alta Archaeological Consulting, was provided by the applicant. A cultural resource was identified as a result of the archaeological field survey. As a result, the proposed project footprint was shifted outside the limits of the archaeological site. The site plan provided for the project identifies the cultural resource area as 'SRA' (see attached *Site Plan*).

On January 14, 2022 the project was also referred to three local tribes for comment. These included the Cloverdale Rancheria, Redwood Valley Rancheria, and Sherwood Valley Band of Pomo Indians. As yet, no response has been received from these tribes.

The archaeological field survey submitted by the applicant was reviewed by the Mendocino County Archaeological Commission at a regular meeting on February 9, 2022. The Archaeological Commission determined that the submitted survey was acceptable, and that the project should proceed with the addition of the 'Discovery Clause'. Though the project is sited outside the limits of the identified cultural resource, the Discovery Clause ensures that discovery of any archeological resources during construction or project activities would conform to County policy. The Discovery Clause has been added as a condition of approval to ensure consistency with action taken by the Archaeological Commission and MCC Section 22.12.090. Otherwise, as proposed, the project would be consistent with County policy regarding cultural, archaeological, and paleontological resources.

Groundwater Resources: According to the Mendocino Coastal Groundwater Study, the project site is mapped within an area of Marginal Water Resources (see attached *Ground Water Availability*). The site is not mapped within either a Critical Water Area or Critical Water Resources Bedrock area (see attached *Ground Water Resources*). The project proposes the installation of a septic system and leach field, conversion of an existing test well to a production well, and installation of a water storage tank. The applicant provided a Proof of Water letter, which was conducted by Carl Rittiman & Associates, Inc. during the dry season testing period. The Proof of Water letter states that the on-site well has been demonstrated to have a sustained production rate of 0.55 gallons per minute. The letter also states that the well tested has been proven to meet Proof of Water requirements to support a residential development (see attached *Proof of Water*). The proposed project also includes plans for a supplemental well to be tested and drilled that would serve the proposed ADU. On February 28, 2022 a Well Completion Report was provided by the applicant in relation to Permit Number WW24218 (see attached *Well Completion Report*). This report states that the estimated yield of the well is two (2) gallons per minute.

On January 14, 2022, the project was referred to the Mendocino County Department of Environmental Health (EH). As yet, no response has been received.

Pursuant to MCC Section 20.516.015(B), approval of new building sites is contingent upon adequate water supply, and proof of water supply shall be made in accordance with policies found in Mendocino Coastal Groundwater Study dated June 1982. Staff finds that the proven 0.55 gallons per minute production rate of the existing well in addition to the estimated two (2) gallons per minute production rate of the supplemental well is sufficient to serve both phases of the project.

Grading, Erosion, and Runoff: The project site is characterized by Beach Deposits and Stream Alluvium and Terraces (see attached *LCP Land Capabilities & Natural Hazards*) and is mapped with Western Soil Class #246 (see attached *Western Soil Classes*). The permit application states that grading for the proposed development would involve a total of less than fifty (50) cubic yards of soil. The project site is relatively flat, which supports the conclusion that minimal grading is needed to support the proposed development (see attached *Estimated Slope*). On February 15, 2022 a site visit was conducted at the project site. Upon inspection, the proposed building site was flat with very little change in topography or slope.

MCC Chapter 20.492 contains standards for grading, erosion, sedimentation, and runoff. In addition, MCC Chapter 20.500 contains regulations related to erosion. The amount of grading for the proposed project may require a permit from the Mendocino County Building Division. Conditions of approval are recommended to ensure consistency with these standards. These conditions include requiring the applicant to secure all necessary permits for the proposed development from County, State, and Federal agencies having jurisdiction, as well as requiring all grading to conform to the recommendations of the Uniform Building Code.

As conditioned, the project is consistent with Local Coastal Program policies related to grading, erosion, runoff protection, and hazard areas contained in Chapter 3.4.

Transportation, Utilities, and Public Services: The project would have minimal impacts to traffic on local and regional roadways. The cumulative effects of traffic resulting from the single-family residence and its associated development were considered when the Coastal Element land use designations were assigned. The subject parcel fronts Curley Lane, a County-maintained Local Road (CR 504A). The southwest corner of the project site closest to Curley Lane is approximately two hundred (200) feet away (see attached *Site Plan*). The proposed project also includes plans to construct a driveway extending from Curley Lane. The proposed project would not create any new parcels. MCC Section 20.516.015(C)(2) applies a corridor preservation setback to parcels abutting a publicly maintained road. The corridor preservation setback, in this case, is twenty five (25) feet from the centerline of Curley Lane in addition to the fifty (50) foot front yard setback for the Range Lands district.

On January 14, 2022 the project was referred to the Mendocino County Department of Transportation (DOT) for comment. On January 31, 2022 DOT responded with comments recommending conditional approval of the project. DOT recommended the following conditions:

- “1. Prior to commencement of construction activities or issuance of a building permit, the applicant shall construct a residential driveway approach onto Curley Lane (CR 504A), in accordance with Mendocino County Road and Development Standards No. A51A, or as modified by applicant and approved by Department of Transportation staff during field review, to be paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.
2. Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for any work within County rights-of-way.”

Staff recommends adopting DOT comments as conditions of approval in order to conform to Mendocino County Road and Development Standards. The proposed project involves creation of a new driveway. The amount and intensity of new development on site also indicates that the conditions recommended by DOT are appropriate in relation to the proposed project. The added paving and other construction required for a driveway approach would not be substantial in relation to the costs of constructing the proposed driveway. The requirement to construct a residential driveway approach in addition to the existing proposal to construct a driveway would mitigate potential impacts to vehicles and to ongoing maintenance of Curley Lane as a

result of the proposed project. As conditioned, the project is consistent with MCC Chapter 20.516 regarding transportation, utilities, and public service.

Public Access: The project site is not in the vicinity of any mapped existing or proposed shoreline access (see attached *LCP Land Use Map 25: Point Arena*). The nearest proposed shoreline access points are located west of State Route 1. MCC Chapter 20.528 regulates coastal access and open space easements. As the project is not within a specified area of coastal access outlined in Chapter 4 of the Coastal Element or as indicated on the land use maps, the project is consistent with MCC Chapter 20.528 and does not require the provision of additional public access facilities. Future development west of State Route 1 may require such provisions, which would serve the subject parcel.

ENVIRONMENTAL DETERMINATION: The California Natural Resources Secretary has found that certain classes of 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. All facets of the project meet the criteria to be Categorical Exempt from the California Environmental Quality Act, per Section 15303 New Construction or Conversion of Small Structures, Class 3(a) and Class 3(e); and Section 15304 Minor Alterations to Land, Class 4(e). Class 3(a) allows for construction or conversion of one single-family residence and a second dwelling unit in a residential zone. The project is located within the Range Lands zoning district, which allows for residential development. The proposed single-family residence would be constructed under this exemption. The conversion of the proposed home office & gym to a detached ADU, and the conversion of part of the single-family residence to a JADU, would also occur under this exemption. Class 3(e) allows for the construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The proposed guest cottage, home office and gym would be constructed under this exemption. Class 4(e) allows for minor temporary use of land having negligible or no permanent effects on the environment. The temporary occupancy of a travel trailer during construction would occur under this exemption.

PROJECT FINDINGS AND CONDITIONS: Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed project and adopts the following findings and conditions.

FINDINGS:

1. Pursuant to MCC Section 20.532.095(A)(1), the proposed development is in conformity with the certified local coastal program. The project is located within the Range Lands land use classification, which is outlined in Chapter 2.2 of the Mendocino County Coastal Element. The proposed project contains temporary and principal permitted uses that are intended for the Range Lands classification, including a single-family residence, guest cottage, home gym & office, Accessory Dwelling Unit, Junior Accessory Dwelling Unit, and temporary occupancy of a travel trailer as construction support. The small area to be developed (17,000± square feet) in relation to the total lot area (160± acres) allows for substantial grazing land to be preserved, and therefore is consistent with the intent of the Range Lands classification; and
2. Pursuant to MCC Section 20.532.095(A)(2), the proposed development will be provided with adequate utilities, access roads, drainage, and other necessary facilities. Phase 1 of the project includes a single-family residence, guest cottage, and home gym & office accessory structure. This phase will be provided with adequate water supply via a well with a production rate of 0.55 gallons per minute and a proposed water storage tank, adequate sewer capacity via a septic tank and leach field, adequate gas and electric supply via utility company and roof mounted solar panels, and adequate access via Curley Lane, a County maintained road. Phase 2 includes conversion of the home gym & office structure to an ADU. This phase will be provided with adequate water supply via a well with a production rate of 2 gallons per minute. The project has been conditioned to ensure that all necessary permits relevant to the conversion are obtained. Phase 2 would otherwise be provided with the same adequate utilities and access roads as Phase 1. The project has been conditioned to require the use of best management practices during construction that ensure the provision of adequate drainage; and
3. Pursuant to MCC Section 20.532.095(A)(3), the proposed development is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserves the integrity of the zoning district. The small scale of the project in relation to the overall parcel

size provides adequate consistency between the proposed project and the intent and integrity of the Range Lands zoning district, as grazing land elsewhere on the parcel will be preserved. All proposed uses are principally permitted within the RL district. All proposed structures are at least 50 feet from boundary lines, less than 28 feet in height above natural grade, and the gross floor area of the development is less than 10 percent of the overall acreage. The proposed JADU is 490 square feet in floor area, and the proposed ADU is 1,027 square feet in floor area. The project has been conditioned to require a deed restriction which forbids the use of dwellings as short-term rentals. The project is otherwise consistent with the provisions of Division II of the Mendocino County Code; and

4. Pursuant to MCC Section 20.532.095(A)(4), the proposed development will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. The proposed development of a single-family residence, guest cottage, home gym & office, Accessory Dwelling Unit, Junior Accessory Dwelling Unit, and temporary occupancy of a travel trailer as construction support meets the criteria to be Categorically Exempt from further review under the California Environmental Quality Act and would therefore not have any significant adverse impacts on the environment within the meaning of the Act; and
5. Pursuant to MCC Section 20.532.095(A)(5), the proposed development will not have any adverse impacts on any known archaeological or paleontological resource. An archeological survey was prepared for the proposed project and deemed adequate by the Mendocino County Archaeological Commission, which identified a sensitive resource area on the parcel, and for which the project has been sited outside of that resource area. The project has been conditioned to require that any discovery of archaeological or paleontological resources during construction or other activities would be handled properly in accordance with State and local regulations; 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. Construction of a single-family residence, guest cottage, accessory dwelling unit, and other ancillary development is not expected to significantly affect demands on public services. Nearby solid waste service includes the South Coast Transfer Station and Point Area Pier Recycling Center. Incremental contributions to traffic volumes resulting from the proposed project were considered when the Range Lands LCP land use designation was assigned to the site; and
7. Pursuant to MCC Section 20.532.100(A)(2), the proposed project is compatible with the long-term protection of resource lands. The construction of residential and accessory structures totaling 3,345± square feet of gross floor area and 14,281 square feet of driveway and parking areas on an existing 160± acre parcel would not significantly limit use of the additional land for grazing or other agricultural uses, thus continuing the protection of resource lands; and
8. Pursuant to MCC Section 20.532.100(B)(3), the proposed development will be compatible with continued agricultural use of surrounding land and will concentrate development. The proposed conversion of 17,000± square feet of agricultural grazing land to residential and accessory uses is compatible with continued agricultural use of the surrounding lands, and the proposed project would concentrate development on the southern portion of the 160± acre parcel. The proposed residential and accessory structures are considered compatible uses with the existing agricultural land consistent with County Policies and Procedures for Agricultural Preserves and Williamson Act Contracts. Construction of a single-family residence and other residential and accessory structures will not alter continued use of the surrounding lands for grazing purposes.

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 Coastal Code. This Coastal Development 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 (MCC).

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 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 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 Coastal Development 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 Coastal Code.
9. Conditions approving this Coastal Development Permit shall be attached to any building permit application and shall be a part of on-site construction drawings.
10. Prior to commencement of construction activities or issuance of a building permit, the applicant shall construct a residential driveway approach onto Curley Lane (CR 504A), in accordance with Mendocino County Road and Development Standards No. A51A, or as modified by the applicant and approved by Department of Transportation staff during field review, to be paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.
11. The applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for any work within County rights-of-way.
12. Standard erosion control Best Management Practices (BMPs) shall be employed during construction activities to avoid or minimize impacts to nearby wetlands. BMPs shall be shown on submitted site plans for all building permits associated with this project.
13. Prior to issuance of the building permit, the applicant shall specify Best Management Practices to be implemented to reduce erosion 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 Planning Division for review and approval.

14. In accordance with MCC Chapter 20.492, a building permit, or grading permit exemption, shall be required for any grading, including but not limited to, any excavation or filling or combination thereof involving transfer of more than two (2) cubic yards of material. The Coastal Permit Administrator, or their designee, shall review and approve grading permits to determine their consistency with MCC Chapters 20.492, 20.496, and 20.500 regulations. Grading activities, including the maintaining driveway and parking areas, and any work associated with an Encroachment Permit, shall comply with MCC Chapters 20.492, 20.496, and 20.500 regulations.
15. The guest cottage shall be limited to 640 square feet of gross floor area, without kitchen (provisions for the storage and/or preparation of food), clearly subordinate and incidental to the primary dwelling on the same lot, and intended for use without compensation by guests of the occupants of the primary dwelling, as defined in Section 20.308.050 of the Mendocino County Coastal Zoning Code.
16. Prior to a final for any building permit(s) associated with the guest cottage, the applicant shall execute and record a deed restriction which shall run with the land, and be binding upon any future owners, heirs, or assigns. The deed restriction will include the following conditions:
 - a. Any proposed modification of the guest cottage shall require an amendment to the Coastal Development Permit.
 - b. The guest cottage shall not contain facilities, either permanent or temporary and portable, for the cooking or preparation of food,
 - c. The guest cottage shall not be leased or let for compensation as an independent dwelling unit.
 - d. At such time a Business License is obtained to operate a Vacation Home Rental in the primary dwelling unit, the guest cottage shall be considered part of the dwelling and shall be included in the Vacation Home Rental.
17. The applicant shall comply with those recommendations in the California Department of Forestry and Fire Protection Conditions of Approval (CAL FIRE file #170-21) or other alternatives acceptable to the Department of Forestry. Prior to the final inspection of the building permit for the Single-Family Residence, written verification shall be submitted from the Department of Forestry and Fire Protection to the Department of Planning and Building Services that this condition has been met to the satisfaction of the Department of Forestry and Fire Protection.
18. A Coastal Development Administrative Permit is hereby granted for temporary occupancy of the travel trailer while constructing the single-family residence, subject to the following conditions of approval:
 - a. The term of this administrative permit is valid for the period required to complete construction of the primary dwelling, but shall not exceed two years unless renewed. The administrative permit shall be effective on the effective date of CDP_2021-0055 and shall expire two years henceforth.
 - b. A valid building permit for a permanent dwelling on the premises must be in effect.
 - c. Building and Health permits must be obtained prior to the set up and occupancy of the travel trailer.
 - d. All utility connections to the travel trailer shall be disconnected and the trailer shall be removed from the property or placed in dead storage per MCC Section 20.456.015(J) prior to the final building inspection or occupancy of the permanent dwelling, whichever comes first.
19. Prior to a final for any building permit(s) associated with the Accessory Dwelling Unit or Junior Accessory Dwelling Unit, the applicant shall execute and record a deed restriction which shall run with the land, and be binding upon any future owners, heirs, or assigns. The deed restriction will include the following conditions:
 - a. No dwelling on the property (Accessory Dwelling Unit, Junior Accessory Dwelling Unit, or primary residence) shall be used for transient habitation.

- b. The Accessory Dwelling Unit and Junior Accessory Dwelling Unit shall not be sold or otherwise conveyed separate from the primary residence except when the primary dwelling and the Accessory Dwelling Unit are built by a qualified non-profit corporation and the Accessory Dwelling Unit will provide low-income housing in accordance with California Government Code Section 65852.26.
 - c. The Junior Accessory Dwelling Unit must be contained entirely within the legally-authorized single-family dwelling and total floor space may not exceed 500 square feet.
20. In accordance with MCC Section 20.458.020(A), a certificate of occupancy for an ADU or JADU shall not be issued before the certificate of occupancy is issued for the primary dwelling.
21. All recommendations of the *Biological Scoping, Point Arena Mountain Beaver Survey & Botanical Survey Report* prepared by Wynn Coastal Planning & Biology and dated October 6, 2021 are required to provide for the protection of identified Environmentally Sensitive Habitat Areas (ESHAs). Conditions are as follows:

Potential Impact to Special Status Plants, Plant Communities, and Coastal Act Wetland

- a. A one hundred (100) foot buffer shall be established between special status plant communities and proposed development. No construction or materials staging shall occur within one hundred (100) feet of the presumed ESHAs.
- b. Standard Best Management Practices shall be employed to assure minimization of erosion resulting from construction. Ground disturbance shall be limited to the minimum necessary and disturbed soil areas shall be stabilized as soon as feasible. Areas of bare soil should be seeded with native erosion control seed mix or biodegradable erosion control (e.g. jute or weed free hay) shall be placed on top of and around bare soil.
- c. Heavy machinery such as and not limited to excavators and skid steers that may be used onsite have the potential to spread invasive plant material from use on other sites. Heavy machinery that is used in dirt needs to be power washed offsite to eliminate seeds and other propagules.
- d. While many ornamental landscapes on the California coast use non-native plants, invasive plants should not be planted. Some invasive plants commonly seen by Wynn Coastal Planning & Biology biologists on the coast that should be avoided are: Iceplant (*Carpobrotus edulis*, *C. chilensis*, & *Delosperma* sp.), cotoneaster (*Cotoneaster franchetii* & *C. pannosus*), English holly (*Ilex aquifolium*), English ivy (*Hedera helix*), cape ivy (*Delairea odorata*), pampas grass (*Cortaderia jubata* & *C. selloana*) cape weed (*Arctotheca calendula* & *A. prostrata*), Crocosmia sp., blue gum eucalyptus (*Eucalyptus globulus*), redhot poker (*Kniphofia uvaria*), periwinkle (*Vinca major*), bulbil bugle lily (*Watsonia meriana*), and callalily (*Zantedeschia aethiopica*).

Potential Impact to Birds

- e. No nesting bird surveys are recommended if activity occurs in the non-breeding season (September to January). If development is to occur during the breeding season (February to August), a pre-construction survey is recommended within 14 days of the onset of construction to ensure that no nesting birds will be disturbed during development.
- f. If active special status bird nests are observed, no ground disturbance activities shall occur within a 100-foot exclusion zone. These exclusion zones may vary depending on species, habitat, and level of disturbance. The exclusion zone shall remain in place around the active nest until all young are no longer dependent upon the nest. A biologist should monitor the nest site weekly during breeding season to ensure the buffer is sufficient to protect the nest site from potential disturbance.
- g. Construction should occur during daylight hours to limit disturbing construction noise and minimize artificial light.

Potential Impact to Bats

- h. Construction will ideally occur between September 1st and October 31 after the young have matured and prior to the bat hibernation period. If it is necessary to disturb potential bat roost sites between November 1 and August 31, pre-construction surveys should be performed by a qualified biologist 14 days prior to the onset of development activities.
- i. If active bat roosts are observed, no ground disturbing activities shall occur within a minimum 50-foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active roost until all young are no longer dependent on the roost.

Potential Impact to Special Status Amphibians

- j. Within two weeks prior to construction activities, project contractors will be trained by a qualified biologist in the identification of frogs and salamanders that occur along the Mendocino County coast. Workers will be trained to differentiate between special status and common species and instructed on actions and communications required to be conducted in the event that special status amphibians are observed during construction.
- k. During ground disturbing activities, construction crews will begin each day with a visual search around the staging and impact area to detect the presence of amphibians.
- l. During construction and debris removal, any wood stockpiles should be moved carefully by hand in order to avoid accidental crushing or other damage to amphibians.
- m. If a rain event occurs during the ground disturbance period, all ground disturbing activities will cease for a period of 48 hours, starting after the rain stops. Prior to resuming construction activities, trained construction crew member(s) will examine the site for the presence of special status amphibians. If no special status amphibians are found during inspections, ground-disturbing activities may resume. If a special status amphibian is detected, construction crews will stop all ground disturbing work and will contact the California Department of Fish and Wildlife (CDFW) or a qualified biologist. Clearance from CDFW will then be needed to prior to reinitiating work. CDFW will need to be consulted and will need to be in agreement with protective measures needed for any special status amphibians.

6/16/22

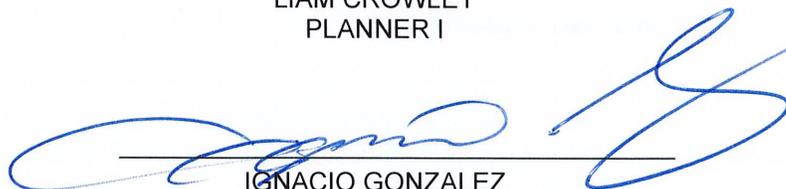
DATE



LIAM CROWLEY
PLANNER I

6-16-2022

DATE



IGNACIO GONZALEZ
COASTAL PERMIT ADMINISTRATOR

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

ATTACHMENTS:

- A. Location map
- B. Aerial Imagery (Vicinity)
- C. Aerial Imagery (Detail)
- D. Topographic Map
- E. Site Plan
- F. Zoning Display Map
- G. General Plan Classifications
- H. LCP Land Use Map 25: Point Arena
- I. LCP Land Capabilities & Natural Hazards
- J. LCP Habitats & Resources
- K. Adjacent Parcels
- L. Fire Hazard Zones & Responsibility Areas
- M. Wildland-Urban Interface Zones
- N. Wetlands
- O. Ground Water Resources
- P. Highly Scenic & Tree Removal Areas
- Q. Estimated Slope
- R. Western Soil Classifications
- S. Lands In Williamson Act Contracts
- T. Farmland Classifications
- U. Coastal Zone Application Form
- V. Floor Plans & Elevations – A1
- W. Floor Plans & Elevations – A2
- X. Floor Plans & Elevations – A3
- Y. Floor Plans & Elevations – A4
- Z. Floor Plans & Elevations – A5
- AA. Materials & Lighting
- BB. Ground Water Availability
- CC. Proof of Water
- DD. Well Completion Report

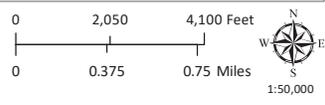


SUBJECT PARCELS



CASE: CDP 2021-0055
OWNER: Edmund Jin and Eva Lu
APN: 027-291-16
APLCT: Cally Dym
AGENT: Amy Wynn, Wynn Coastal Planning & Biology
ADDRESS: 43350 Curley Lane, Point Arena

-  Major Towns & Places
-  Highways
-  Major Roads



LOCATION MAP

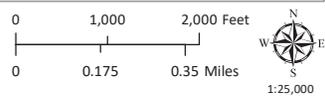
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/16/2023



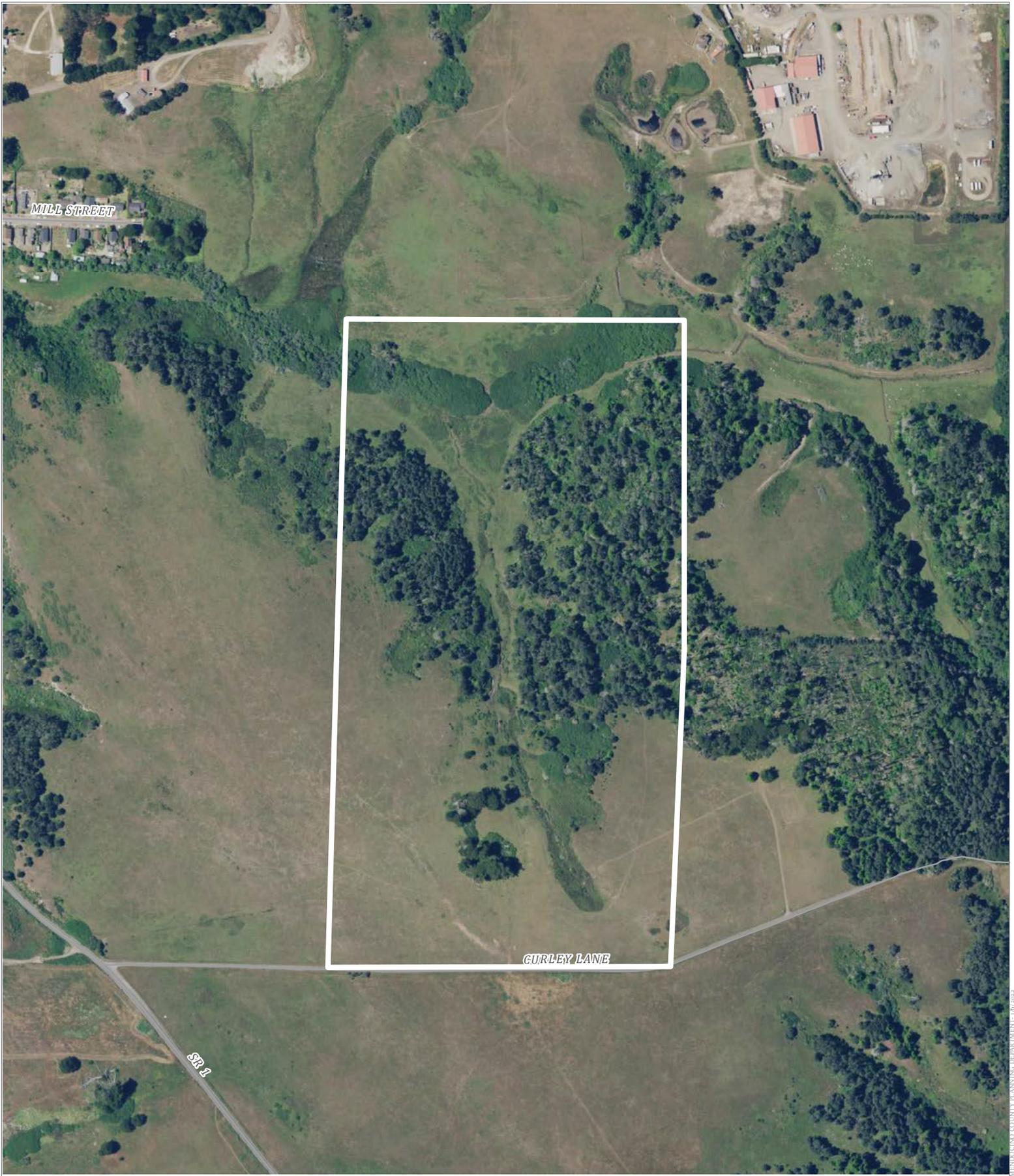
MEMBER OF COUNTY OF TEHAMA INCORPORATED 1/17/2023

CASE: CDP 2021-0055
OWNER: Edmund Jin and Eva Lu
APN: 027-291-16
APLCT: Cally Dym
AGENT: Amy Wynn, Wynn Coastal Planning & Biology
ADDRESS: 43350 Curley Lane, Point Arena

 Highways



AERIAL IMAGERY

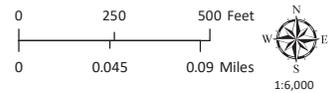


MILL STREET

GURLEY LANE

SR 2

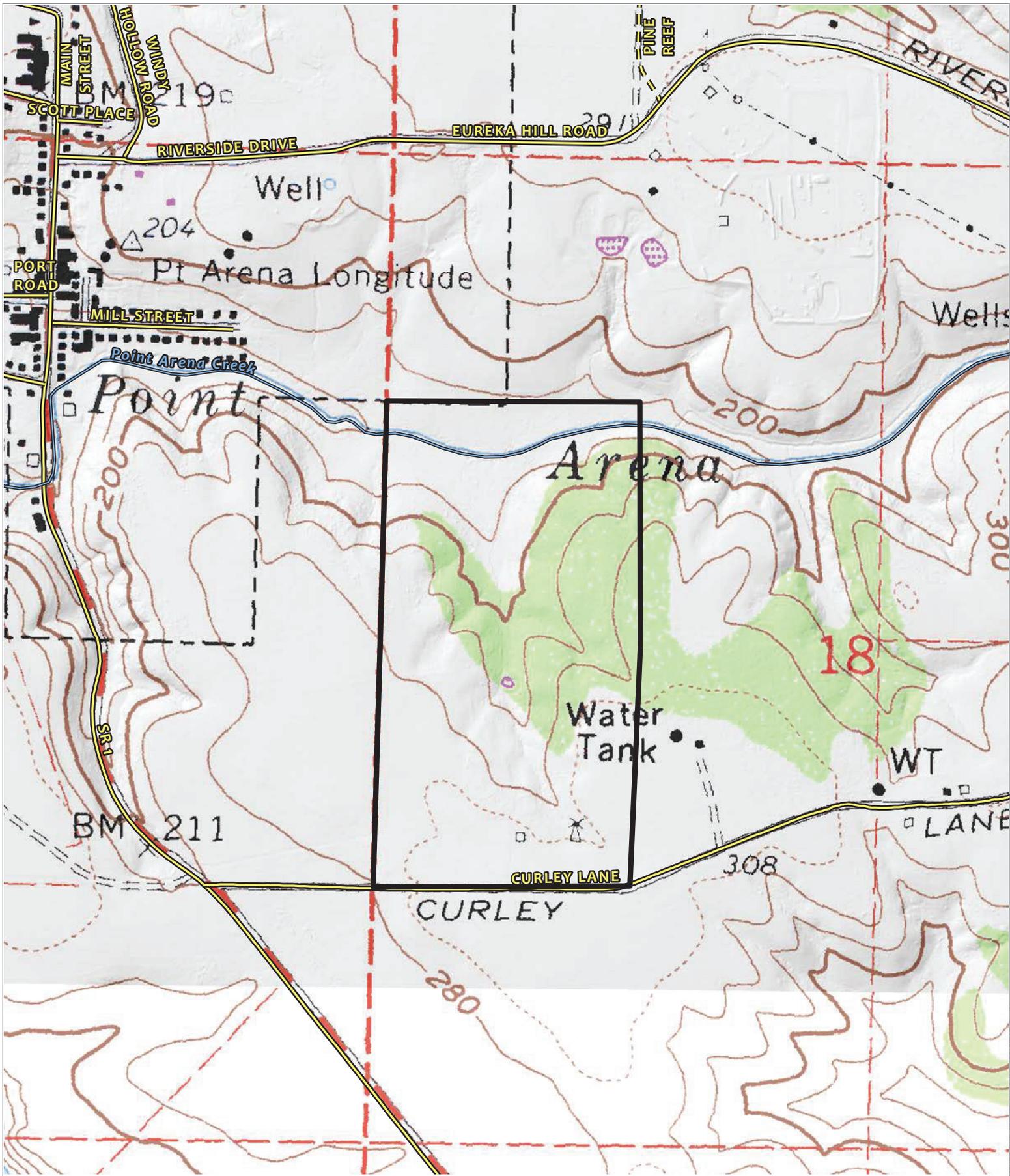
Public Roads



CASE: **CDP 2021-0055**
OWNER: **Edmund Jin and Eva Lu**
APN: **027-291-16**
APLCT: **Cally Dym**
AGENT: **Amy Wynn, Wynn Coastal Planning & Biology**
ADDRESS: **43350 Curley Lane, Point Arena**

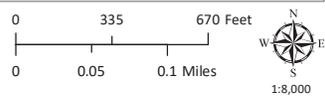
AERIAL IMAGERY

HERNDON COUNTY PLANNING DEPARTMENT 1/16/2023



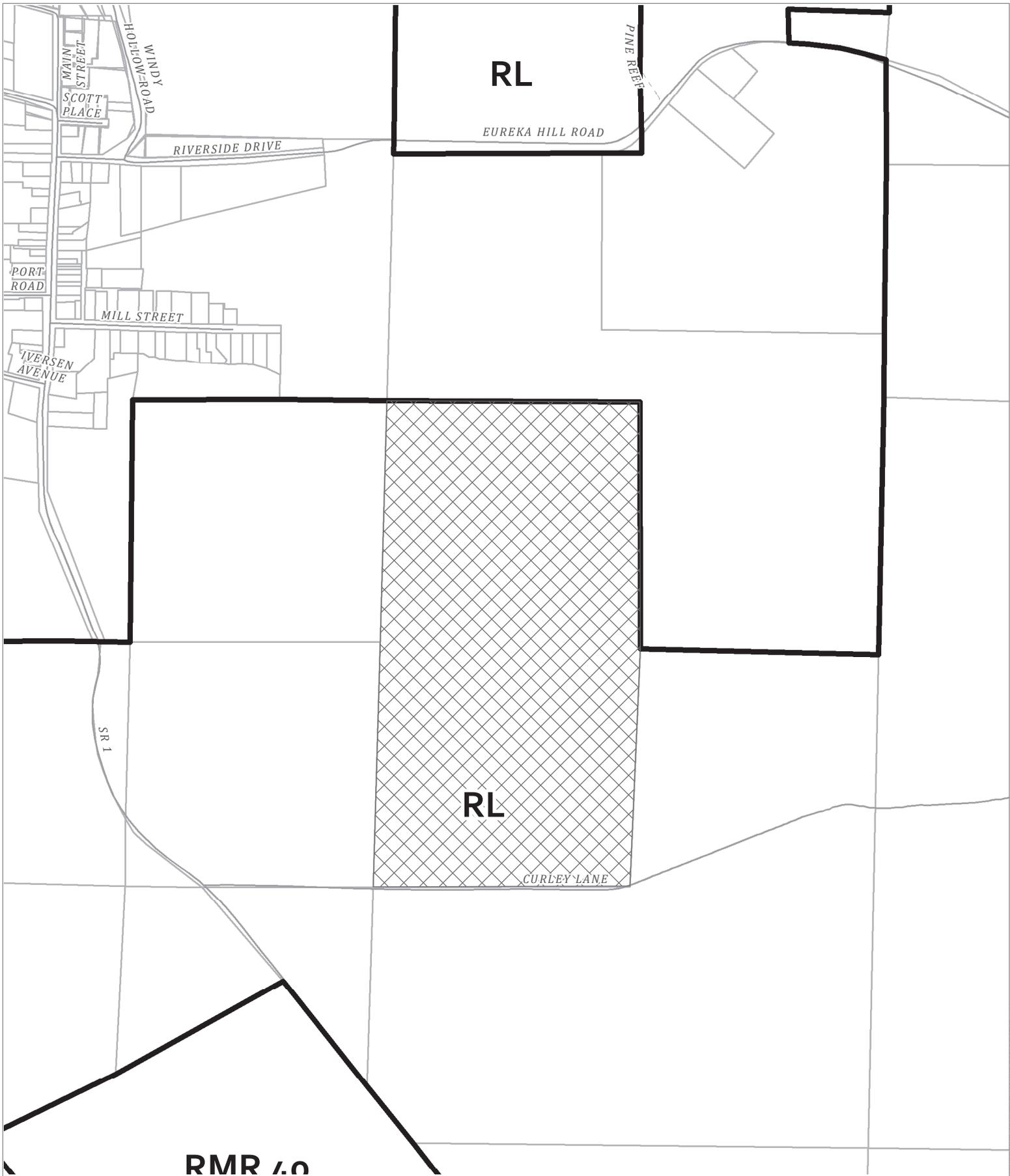
CASE: CDP 2021-0055
OWNER: Edmund Jin and Eva Lu
APN: 027-291-16
APLCT: Cally Dym
AGENT: Amy Wynn, Wynn Coastal Planning & Biology
ADDRESS: 43350 Curley Lane, Point Arena

 Public Roads
 Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/16/2023

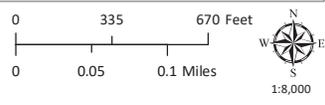


RMR 1.0

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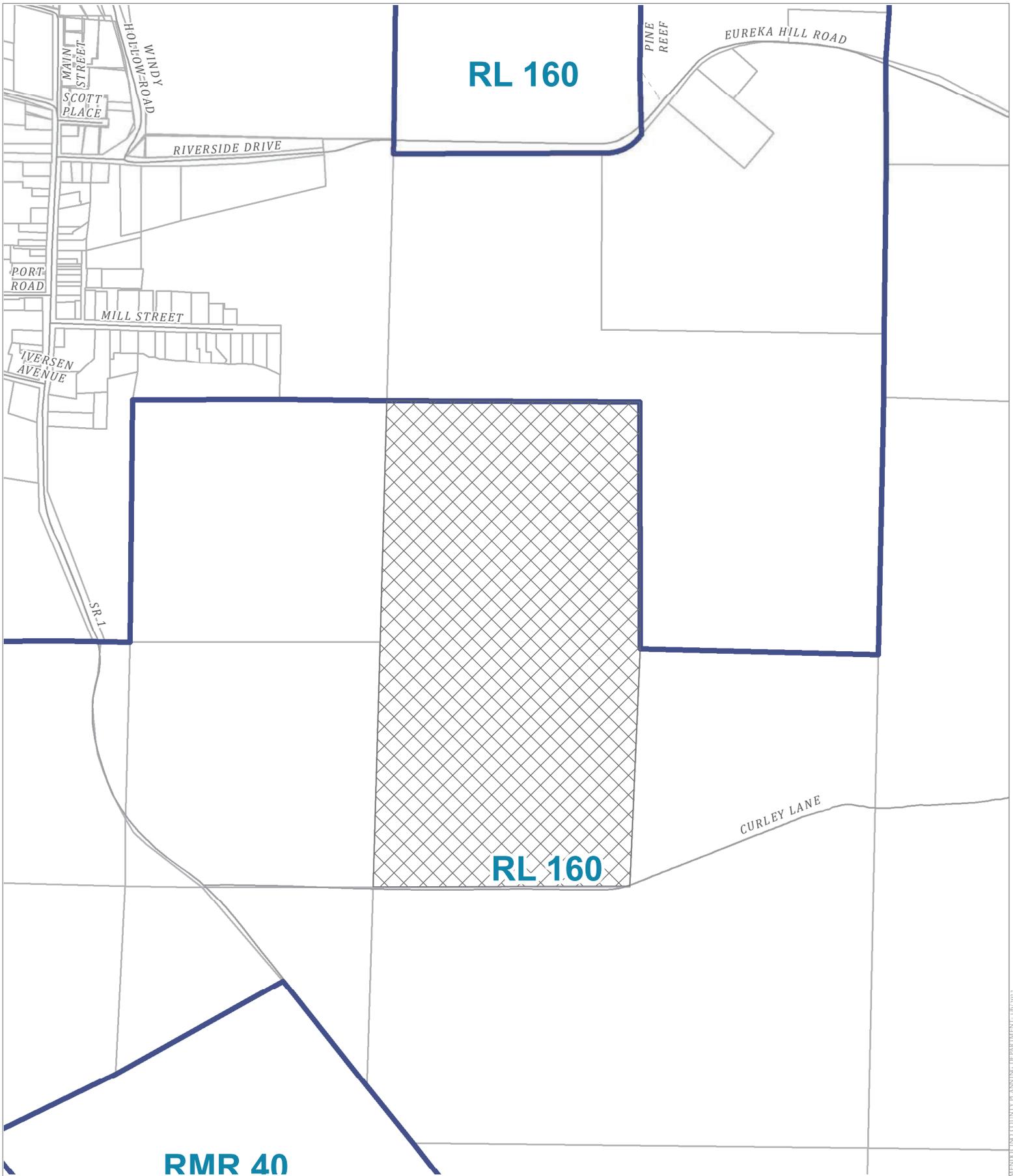
 Zoning Districts
 Public Roads



CASE: **CDP 2021-0055**
 OWNER: **Edmund Jin and Eva Lu**
 APN: **027-291-16**
 APLCT: **Cally Dym**
 AGENT: **Amy Wynn, Wynn Coastal Planning & Biology**
 ADDRESS: **43350 Curley Lane, Point Arena**

ZONING DISPLAY MAP

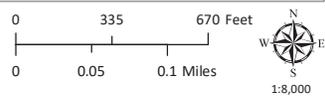
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/17/2023



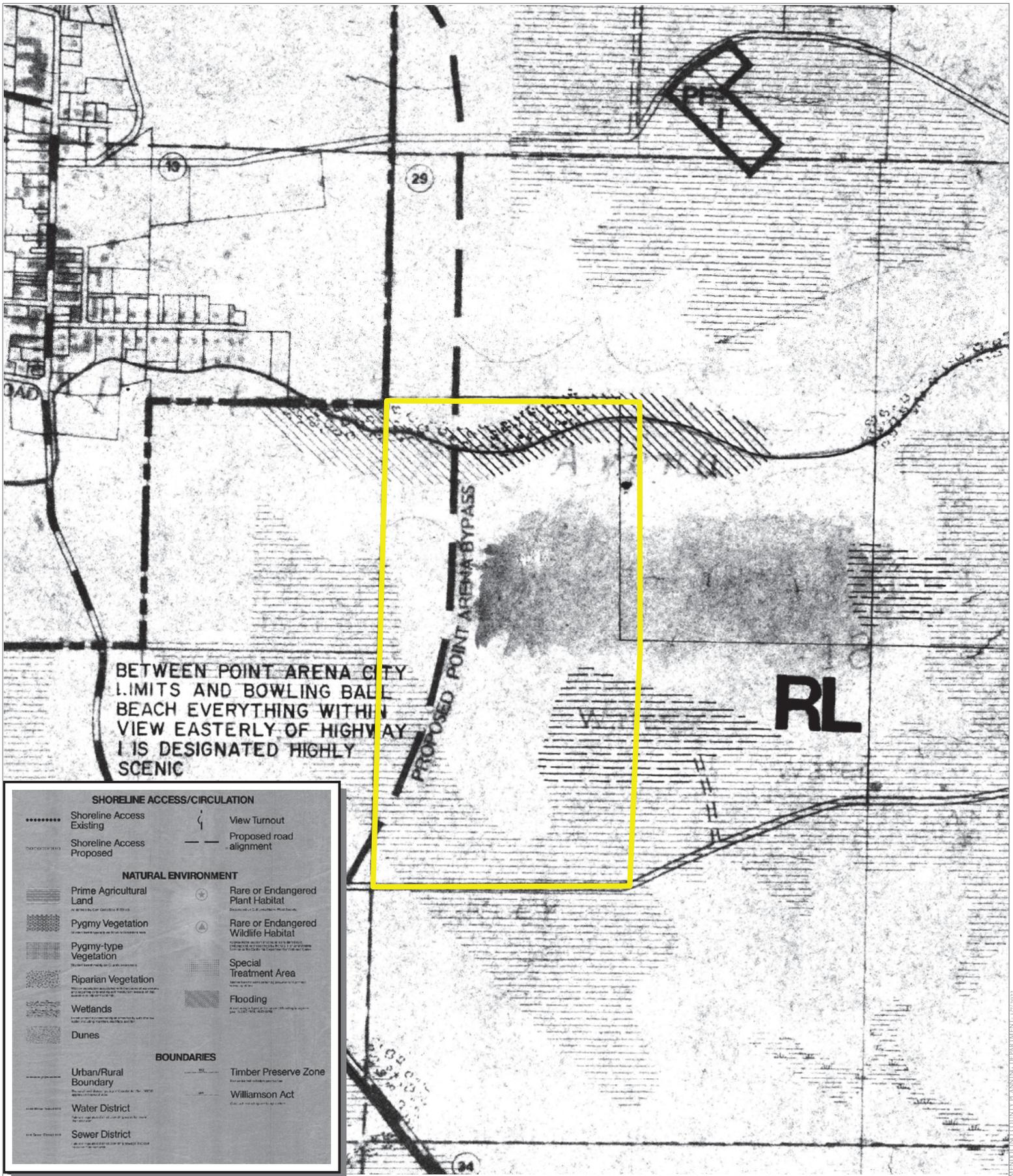
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/17/2023

CASE: CDP 2021-0055
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APN: 027-291-16
APLCT: Cally Dym
AGENT: Amy Wynn, Wynn Coastal Planning & Biology
ADDRESS: 43350 Curley Lane, Point Arena

 General Plan Classes
 Public Roads



GENERAL PLAN CLASSIFICATIONS



BETWEEN POINT ARENA CITY LIMITS AND BOWLING BALL BEACH EVERYTHING WITHIN VIEW EASTERLY OF HIGHWAY 1 IS DESIGNATED HIGHLY SCENIC

RL

SHORELINE ACCESS/CIRCULATION

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

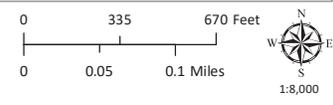
NATURAL ENVIRONMENT

- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

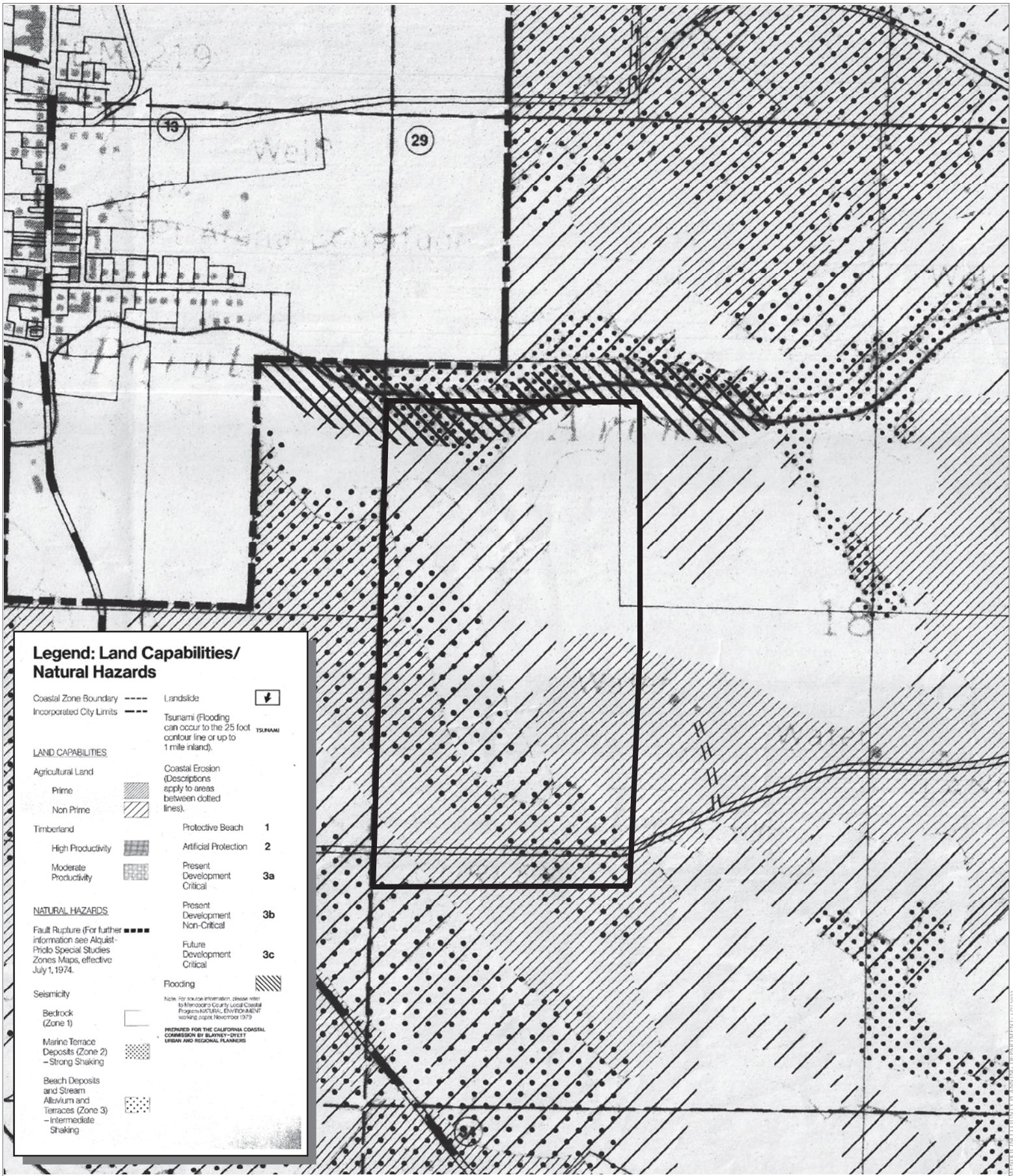
BOUNDARIES

- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

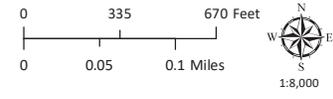
CASE: **CDP 2021-0055**
 OWNER: **Edmund Jin and Eva Lu**
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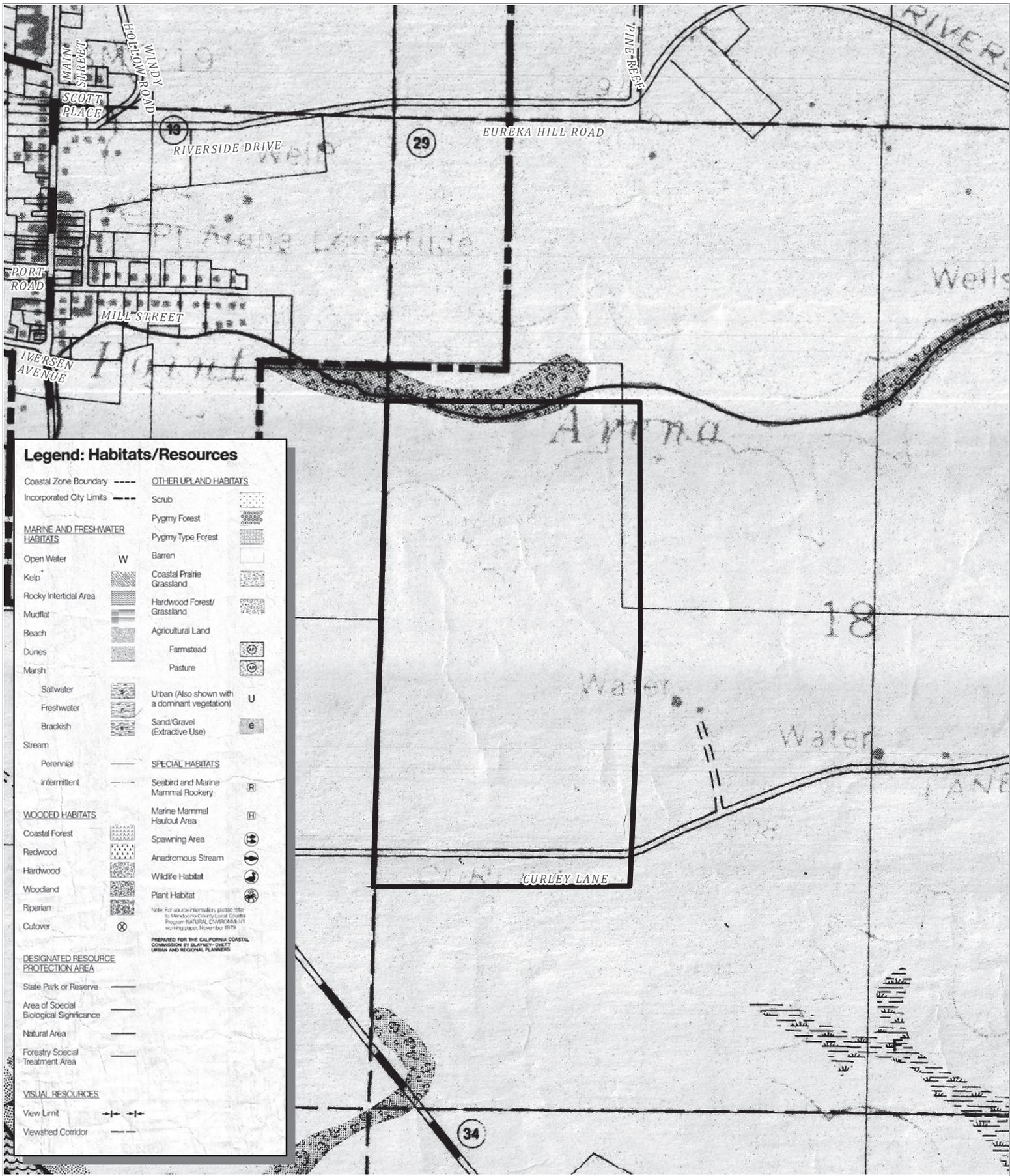


MENDOCINO COUNTY PLANNING DEPARTMENT 1/7/2023



CASE: CDP 2021-0055
 OWNER: Edmund Jin and Eva Lu
 APN: 027-291-16
 APLCT: Cally Dym
 AGENT: Amy Wynn, Wynn Coastal Planning & Biology
 ADDRESS: 43350 Curley Lane, Point Arena



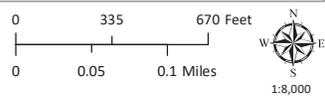


Legend: Habitats/Resources

Coastal Zone Boundary	----	OTHER UPLAND HABITATS
Incorporated City Limits	----	Scrub
MARINE AND FRESH-WATER HABITATS		Pygmy Forest
Open Water	W	Pygmy Type Forest
Kelp	[Pattern]	Barren
Rocky Intertidal Area	[Pattern]	Coastal Prairie Grassland
Mudflat	[Pattern]	Hardwood Forest/Grassland
Beach	[Pattern]	Agricultural Land
Dunes	[Pattern]	Farmstead
Marsh	[Pattern]	Pasture
Saltwater	[Pattern]	Urban (Also shown with a dominant vegetation)
Freshwater	[Pattern]	Sand/Gravel (Extractive Use)
Brackish	[Pattern]	
Stream		
Perennial	—	SPECIAL HABITATS
Intermittent	- - -	Seabird and Marine Mammal Rookery
WOODED HABITATS		Marine Mammal Haulout Area
Coastal Forest	[Pattern]	Spawning Area
Redwood	[Pattern]	Anadromous Stream
Hardwood	[Pattern]	Wildlife Habitat
Woodland	[Pattern]	Plant Habitat
Riparian	[Pattern]	
Cutover	⊗	
<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENTal Working paper, November 1979.</small>		
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-DYETT DESIGN AND REGIONAL PLANNERS</small>		
DESIGNATED RESOURCE PROTECTION AREA		
State Park or Reserve	—	
Area of Special Biological Significance	—	
Natural Area	—	
Forestry Special Treatment Area	—	
VISUAL RESOURCES		
View Limit	—+—+—	
Viewshed Corridor	—+—	

CASE: CDP 2021-0055
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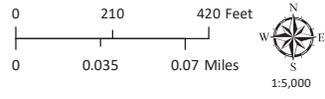
— Public Roads



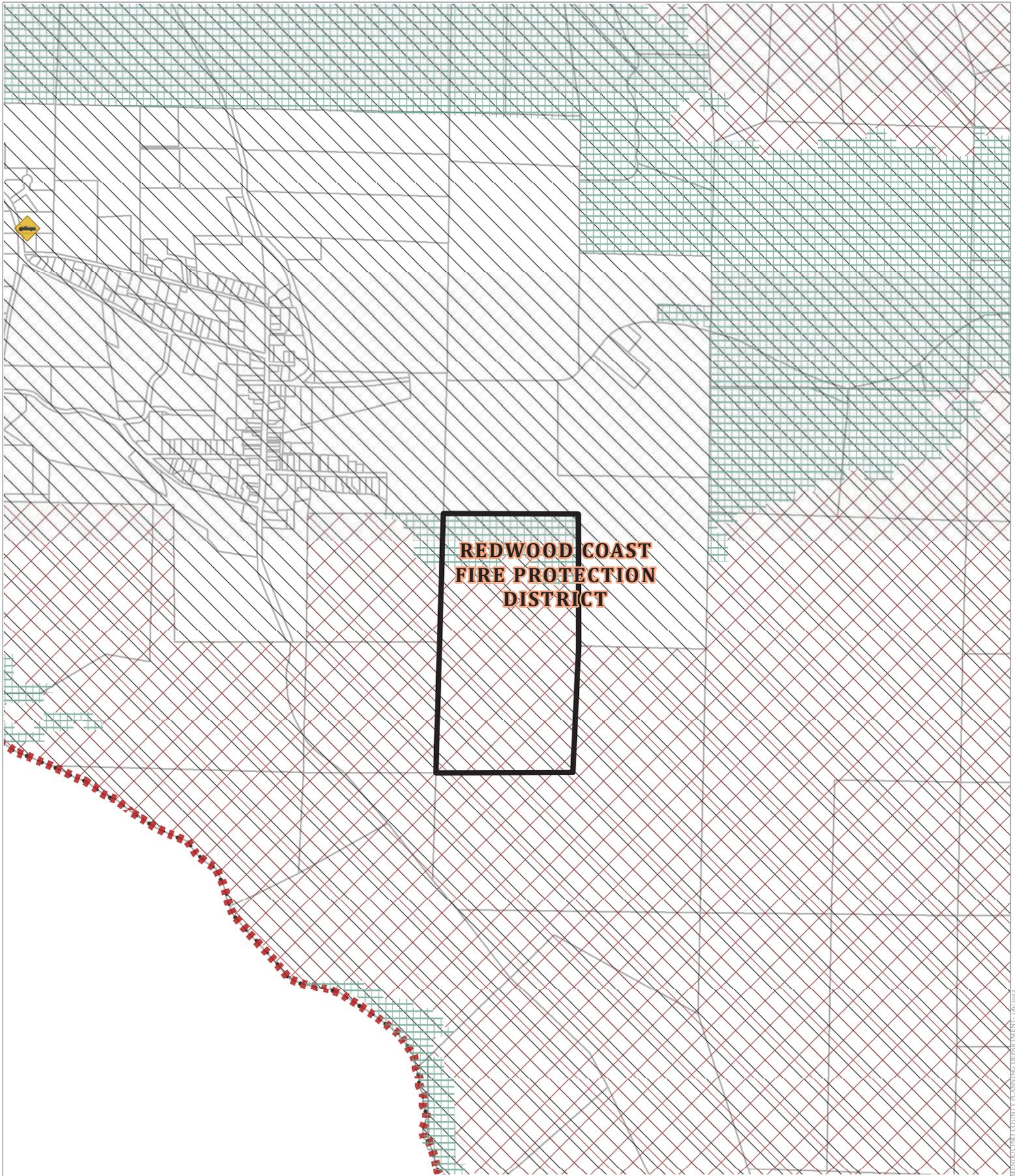


MENDOCINO COUNTY PLANNING DEPARTMENT - 1/6/2023

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ADJACENT PARCELS



**REDWOOD COAST
FIRE PROTECTION
DISTRICT**

CASE: CDP 2021-0055
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 High Fire Hazard

 Moderate Fire Hazard

 Fire Stations

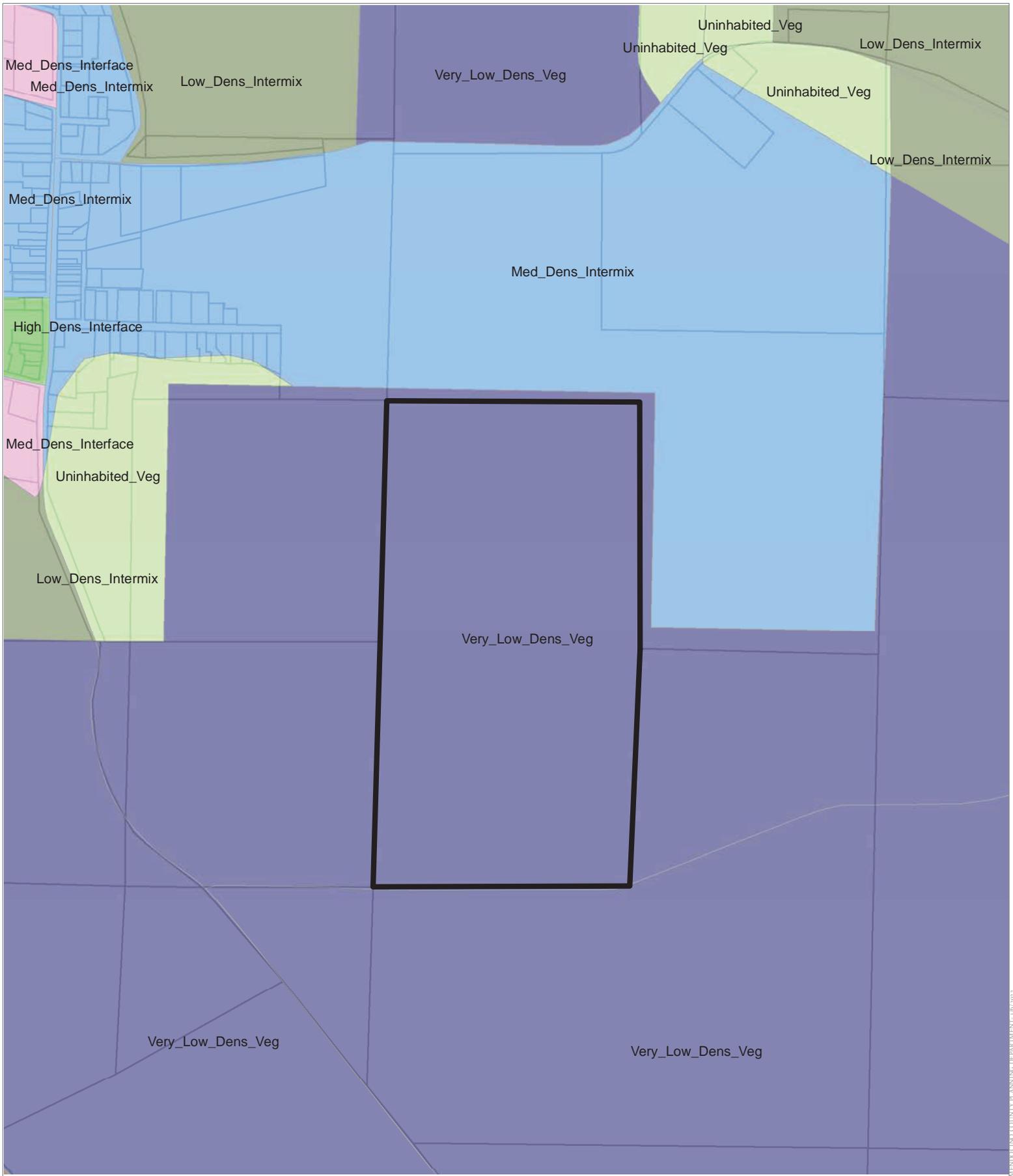
 County Fire Districts

0 600 1,200 Feet
 0 0.1 0.2 Miles



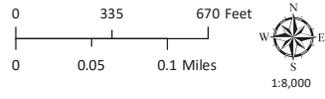
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

UNIVERSITY OF CALIFORNIA PLANNING DEPARTMENT - 11/2023

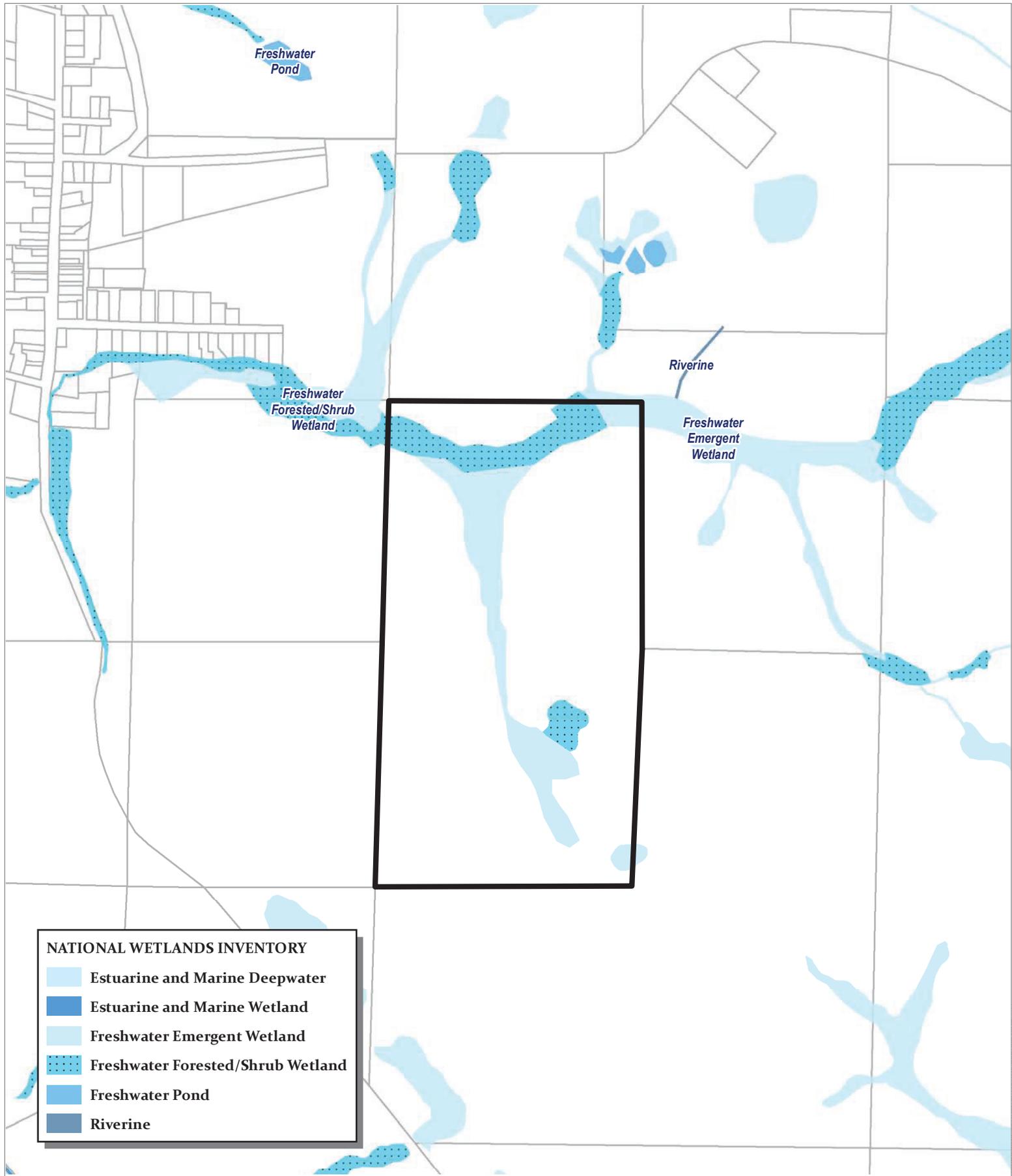


MENDOCINO COUNTY PLANNING DEPARTMENT - 1/6/2023

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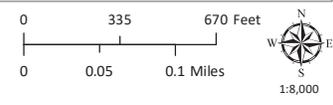
WILDLAND-URBAN INTERFACE ZONES



NATIONAL WETLANDS INVENTORY

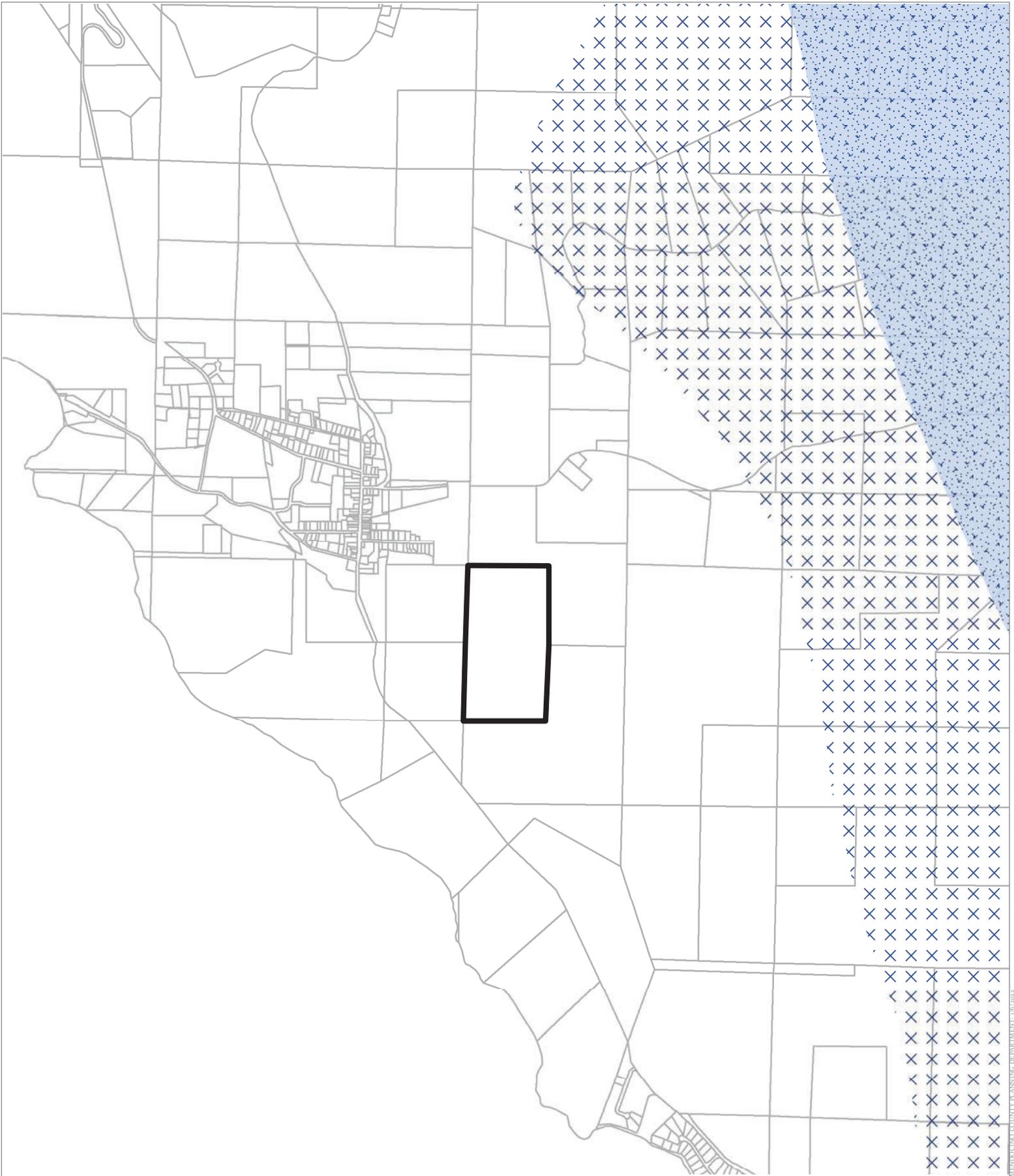
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

CASE: **CDP 2021-0055**
 OWNER: **Edmund Jin and Eva Lu**
 APN: **027-291-16**
 APLCT: **Cally Dym**
 AGENT: **Amy Wynn, Wynn Coastal Planning & Biology**
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MENDOCINO COUNTY PLANNING DEPARTMENT - 1/17/2023

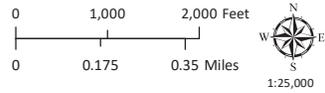
WETLANDS



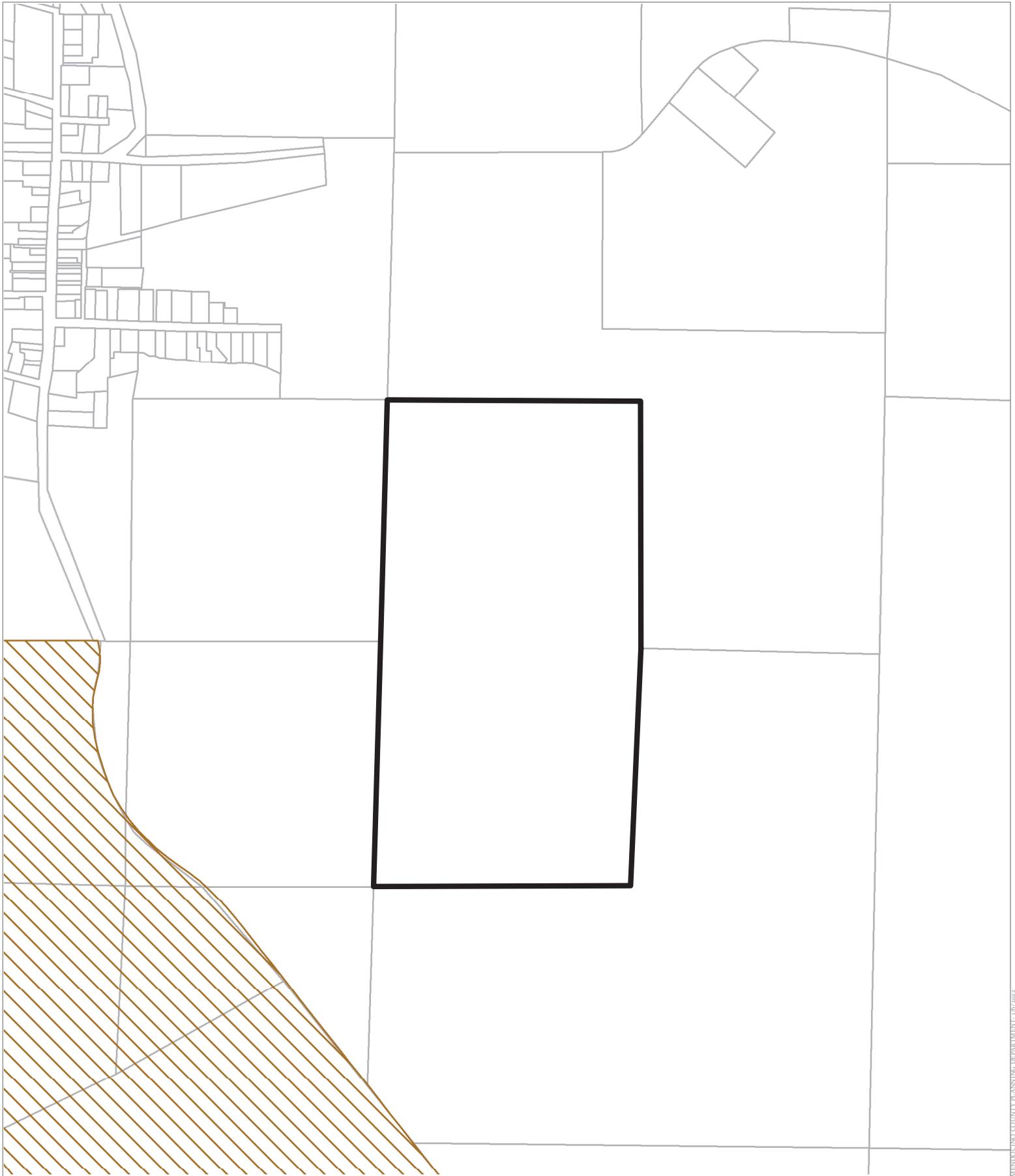
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/17/2023

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× × Critical Water Areas
 Critical Water Resources Bedrock



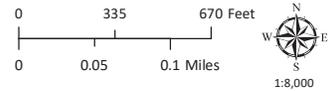
GROUND WATER RESOURCES



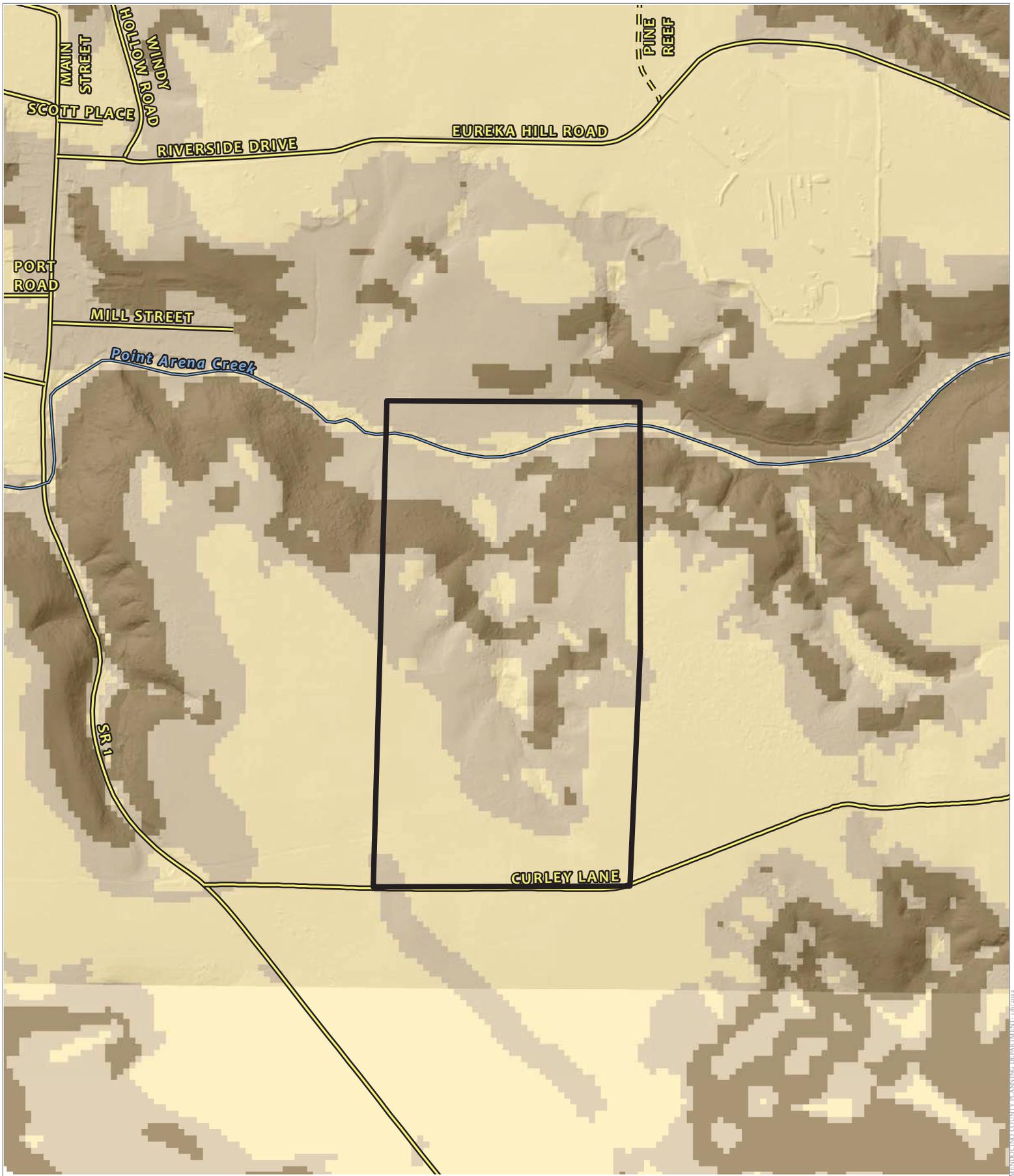
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/17/2023

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 Highly Scenic Area

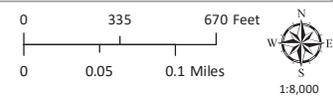


HIGHLY SCENIC & TREE REMOVAL AREAS

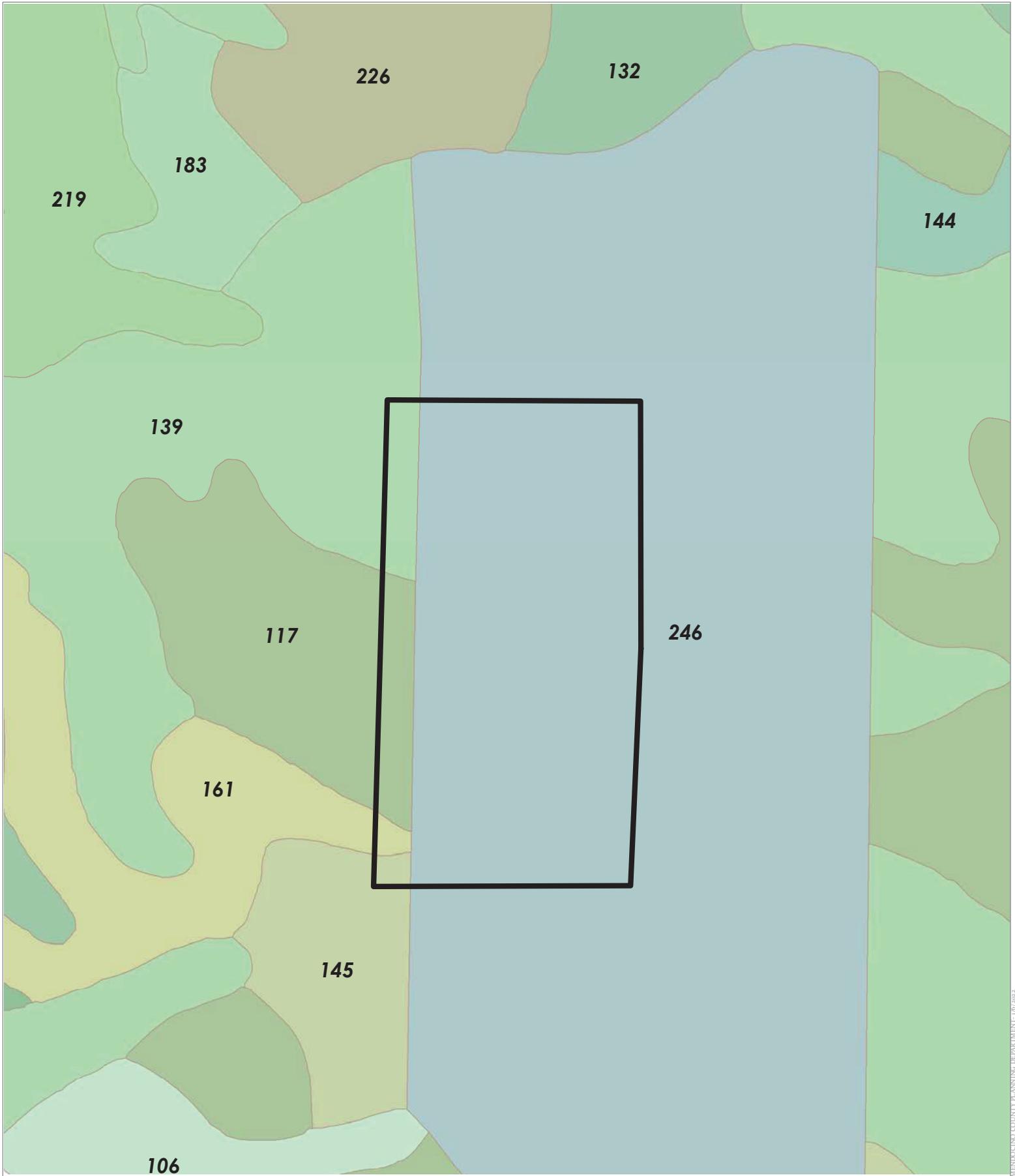


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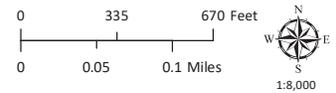
ESTIMATED SLOPE



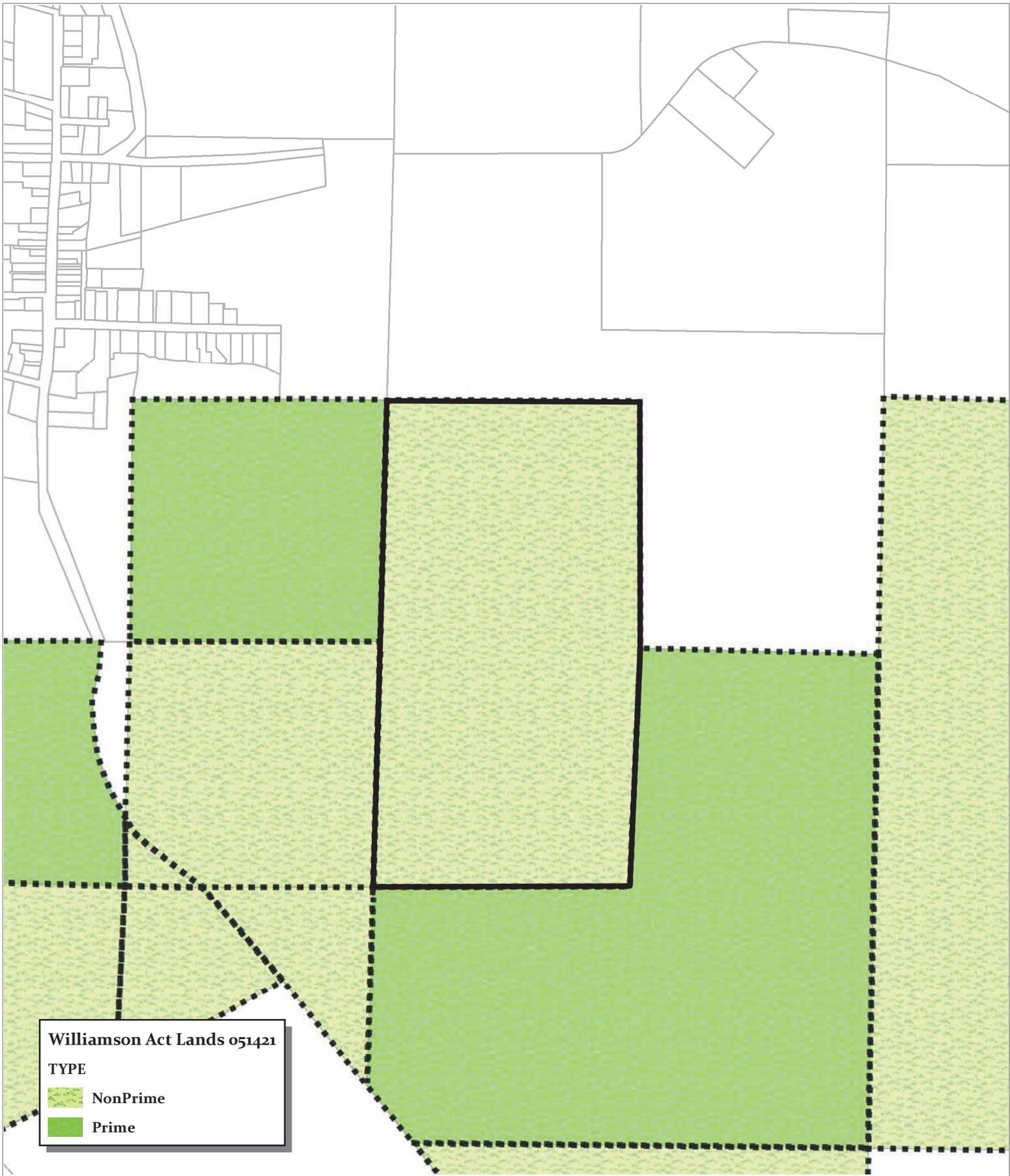
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/17/2023

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- Western Study Soil Types
- Bishop Pine



WESTERN SOIL CLASSIFICATIONS

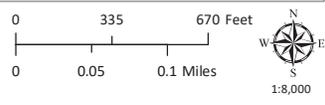


Williamson Act Lands 051421

TYPE

-  NonPrime
-  Prime

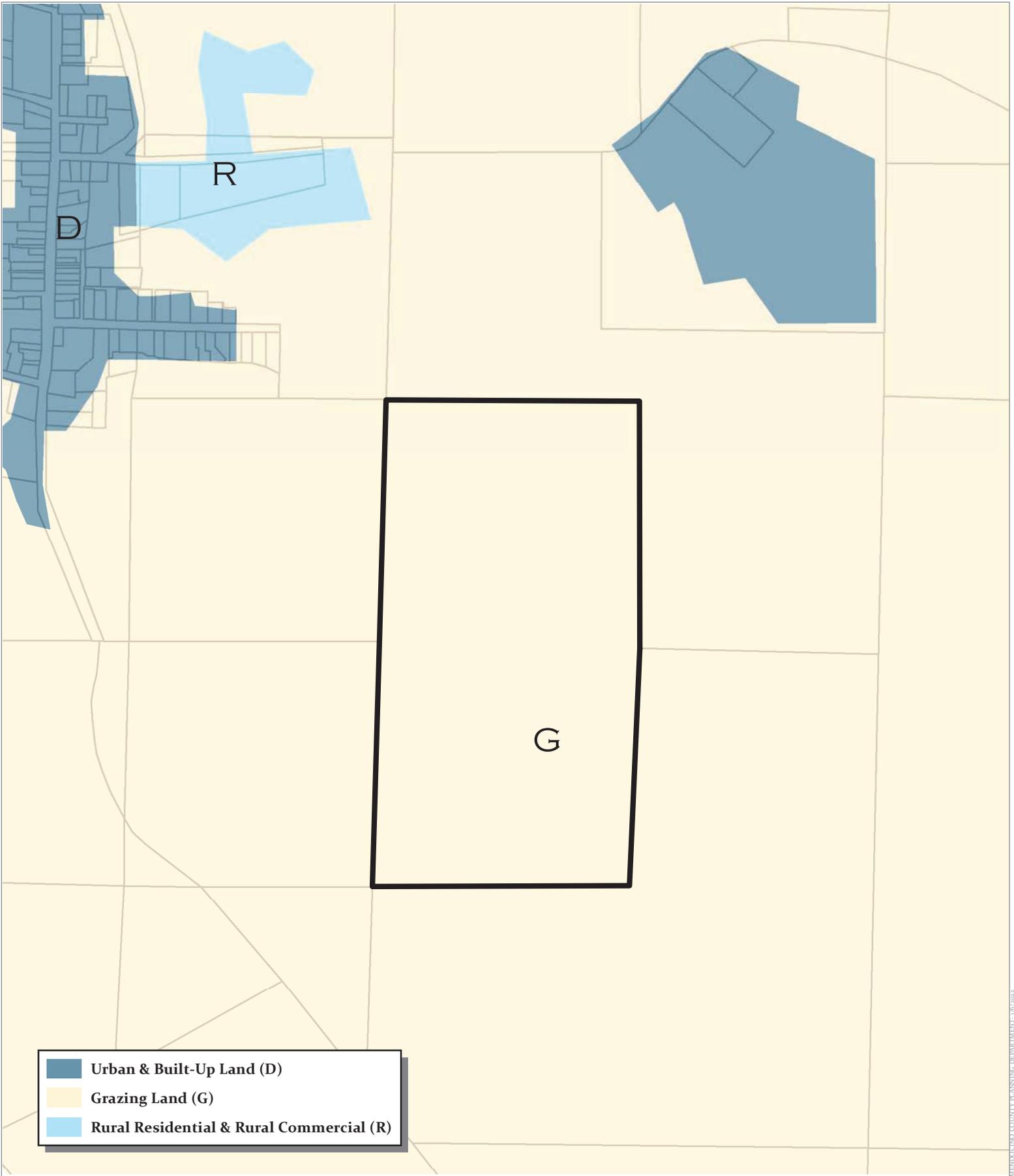
 Contract Boundaries



CASE: CDP 2021-0055
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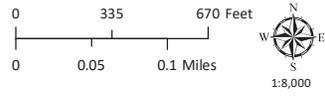
LANDS IN WILLIAMSON ACT CONTRACTS

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/17/2023



	Urban & Built-Up Land (D)
	Grazing Land (G)
	Rural Residential & Rural Commercial (R)

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COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning



Case No(s)	CPP-2021-0055
CDF No(s)	170-21
Date Filed	12-6-2021
Fee	5,561.85
Receipt No.	PRJ-046828
Received by	MWALDMANJ
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Edmund Jin and Eva Lu
Mailing Address 45875 Northport Loop
City East Fremont State CA Zip Code 94538 Phone (408) 828-5998

PROPERTY OWNER

Name Same
Mailing Address _____
City _____ State _____ Zip Code _____ Phone _____

AGENT

Name Amy Wynn, Wynn Coastal Planning & Biology
Mailing Address 703 N. Main St
City Fort Bragg State Ca Zip Code 95437 Phone (707) 964-2537

PARCEL SIZE

80.4 Square feet
 Acres

STREET ADDRESS OF PROJECT

43350 Curley Lane, Point Arena CA, 95468

ASSESSOR'S PARCEL NUMBER(S)

027-291-16

I certify that the information submitted with this application is true and accurate.

Signature of Applicant/Agent

9/30/21
Date

Signature of Owner

9/27/2021
Date

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Proposing a 1,517sf Single Family Residence, 1,027sf Agricultural Office, and 388sf Guest Cottage with typical appurtenances on a vacant parcel. Request also includes temporary occupancy of travel trailer during construction.

The project will include about 300' of new driveway extending from existing road; installation of septic system, conversion of test well to production well, water storage tank, and propane tank.

3' split rail symbolic fence to contain curtilage and screening vegetation.

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	1 _____	1,517 _____
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

3. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of structures: _____
 Estimated employees per shift: _____
 Estimated shifts per day: _____
 Type of loading facilities proposed: _____

4. Will the proposed project be phased? Yes No

If Yes, explain your plans for phasing.

Phased development of the dwellings would be as such:

Phase 1:

- Temporary occupancy of travel trailer during construction
- Construction of 1,517sf SFR, 1,027sf Ag Office and 388sf Guest cottage
- Upon issuance of Certificate of Occupancy of the SFR, the temporary occupancy of the travel trailer will cease

Phase 2:

- When ADU regulations become active
- Convert the 1,517sf SFR to a SFR with attached Jr ADU
- Convert the 1,027sf Ag office to an ADU

5. Are there existing structures on the property? Yes No
 If yes, describe below and identify the use of each structure on the plot plan.

There is an existing well on property

6. Will any existing structures be demolished? Yes No
 Will any existing structures be removed? Yes No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure 18 feet.

8. Lot area (within property lines): 159.48 square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>0</u> square feet	<u>3,345</u> square feet	<u>3,345</u> square feet
Paved area	<u>0</u> square feet	<u>14,281</u> square feet	<u>14,281</u> square feet
Landscaped area	<u>0</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Unimproved area	<u>6,946,919.54</u> square feet	<u>6,929,293.53</u> square feet	<u>6,929,293.53</u> square feet

GRAND TOTAL: 6,946,919.54 square feet
 (Should equal gross area of parcel)

10. Gross floor area: 17,626 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>0</u>	Proposed <u>6</u>	Total <u>6</u>
Number of covered spaces	<u>0</u>		Size <u></u>
Number of uncovered spaces	<u>6</u>		Size <u>9x18</u>
Number of standard spaces	<u>0</u>		Size <u></u>
Number of handicapped spaces	<u>0</u>		Size <u></u>

12. Utilities will be supplied to the site as follows:

A. Electricity

- Utility Company (service exists to the parcel).
- Utility Company (requires extension of services to site: _____ feet _____ miles)
- On Site generation, Specify: Roof-mounted solar panels
- None

B. Gas

- Utility Company/Tank
- On Site generation, Specify: _____
- None

C. Telephone: Yes No

13. Will there be any exterior lighting? Yes No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

shielded, down-cast. Please see colors and materials list as well as site plan for details.

14. What will be the method of sewage disposal?

- Community sewage system, specify supplier _____
- Septic Tank
- Other, specify _____

15. What will be the domestic water source?

- Community water system, specify supplier _____
- Well
- Spring
- Other, specify _____

16. Is any grading or road construction planned? Yes No

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

Any grading for the creation of the new driveway will be minor (less than 50cy). Terrain is relatively flat



For grading and road construction, complete the following:

- A. Amount of cut: _____ cubic yards
- B. Amount of fill: _____ cubic yards
- C. Maximum height of fill slope: _____ feet
- D. Maximum height of cut slope: _____ feet
- E. Amount of import or export: _____ cubic yards
- F. Location of borrow or disposal site: _____

17.	Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:												
18.	Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring may be required.												
19.	Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.) Property is in Williamson Act Contract. Development is proposed on non-prime land and SFR is a compatible use.												
20.	Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:												
21.	Is the proposed development visible from: <table style="width: 100%; margin-left: 20px;"> <tr> <td style="width: 150px;"></td> <td style="text-align: right;">Development will be mostly hidden by topography</td> </tr> <tr> <td>A. State Highway 1 or other scenic route?</td> <td><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td>B. Park, beach or recreation area?</td> <td><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> </tr> </table>		Development will be mostly hidden by topography	A. State Highway 1 or other scenic route?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	B. Park, beach or recreation area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
	Development will be mostly hidden by topography												
A. State Highway 1 or other scenic route?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No												
B. Park, beach or recreation area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No												
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:												
23.	Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes? <table style="width: 100%; margin-left: 20px;"> <tr> <td style="width: 100px;">A. Diking</td> <td><input type="checkbox"/> Yes</td> <td><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>B. Filling</td> <td><input type="checkbox"/> Yes</td> <td><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>C. Dredging</td> <td><input type="checkbox"/> Yes</td> <td><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>D. Placement of structures in open coastal waters, wetlands, estuaries or lakes</td> <td><input type="checkbox"/> Yes</td> <td><input checked="" type="checkbox"/> No</td> </tr> </table> <p style="margin-left: 20px;">Amount of material to be dredged or filled? _____ cubic yards.</p> <p style="margin-left: 20px;">Location of dredged material disposal site: _____</p> <p style="margin-left: 20px;">_____</p> <p style="margin-left: 20px;">Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	A. Diking	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	B. Filling	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	C. Dredging	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	D. Placement of structures in open coastal waters, wetlands, estuaries or lakes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
A. Diking	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No											
B. Filling	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No											
C. Dredging	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No											
D. Placement of structures in open coastal waters, wetlands, estuaries or lakes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No											

If you need additional room to answer any question, attach additional sheets.

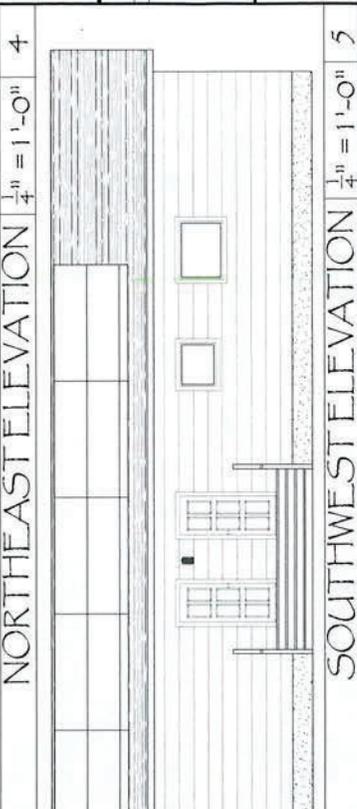
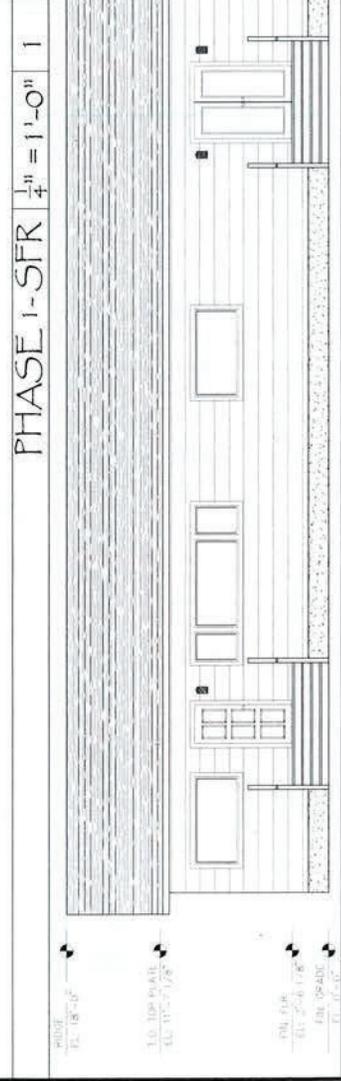
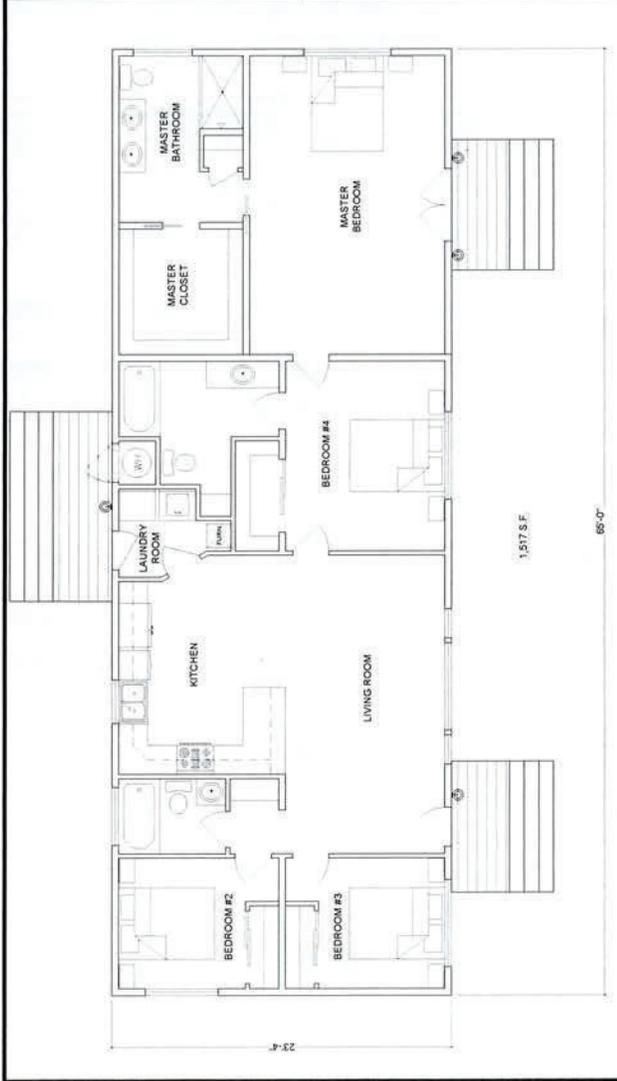
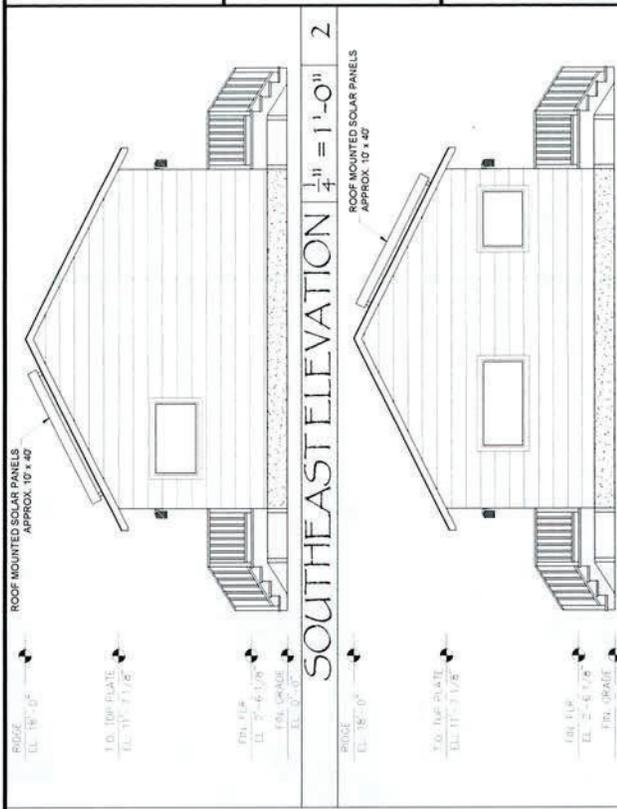
Design review, not meant for construction.



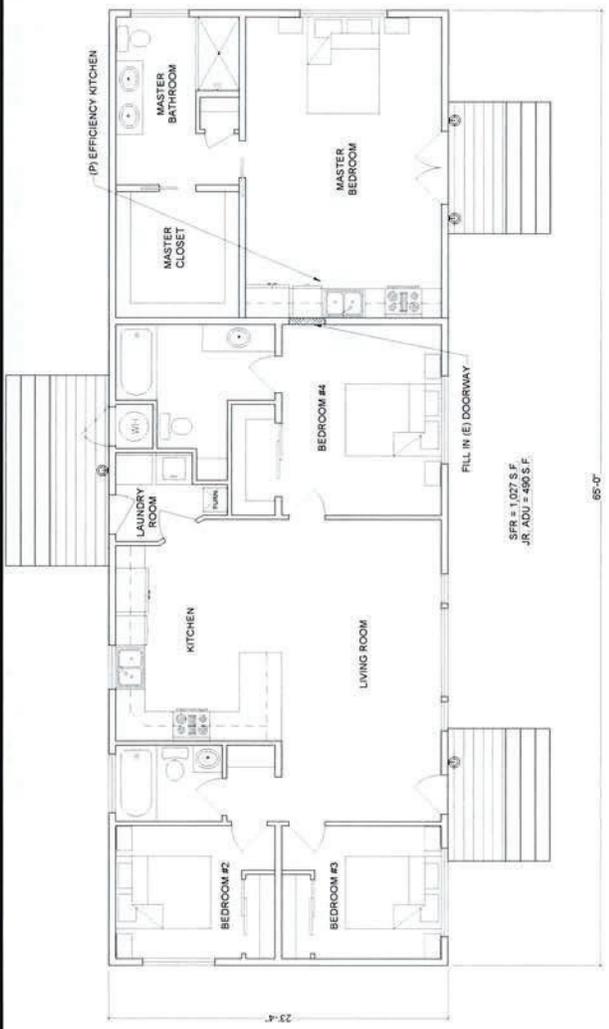
43350 Curley Lane
 Font Arena, CA 95468

NO. SHEETS	1
TOTAL SHEETS	5
DATE	08/20/2023
PROJECT	43350 Curley Lane
SCALE	AS SHOWN
DATE	08/20/2023
BY	JIN-LLI

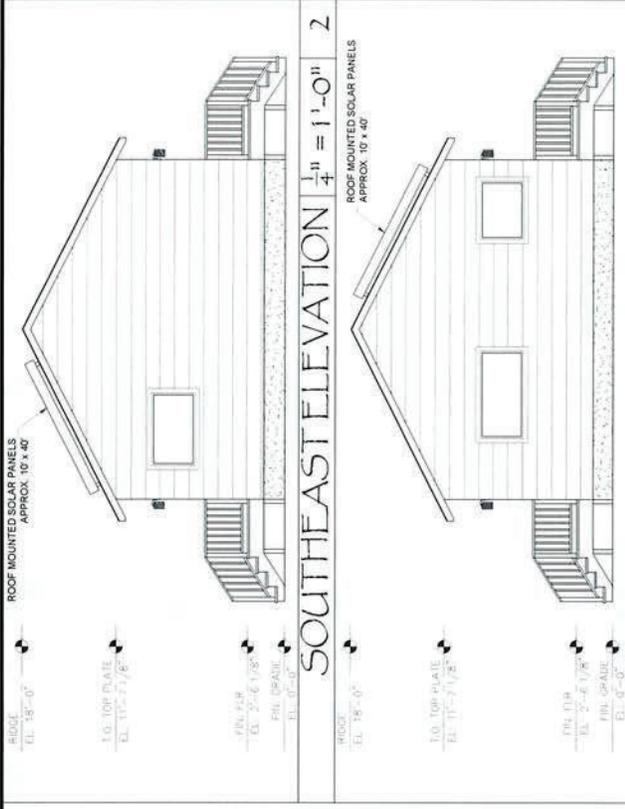
A1



STANDARD DOWNCAST & SHIELDED EXTERIOR LIGHT DETAIL

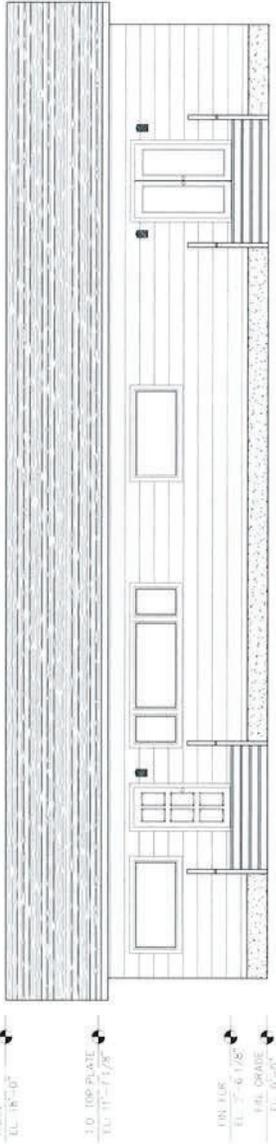


PHASE 2-SFR w/ ATTACHED JR-ADU $\frac{1}{4}'' = 1'-0''$ 1



SOUTHEAST ELEVATION $\frac{1}{4}'' = 1'-0''$ 2

NORTHWEST ELEVATION $\frac{1}{4}'' = 1'-0''$ 3



NORTHEAST ELEVATION $\frac{1}{4}'' = 1'-0''$ 4



SOUTHWEST ELEVATION $\frac{1}{4}'' = 1'-0''$ 5



STANDARD DOWNCAST & SHIELDED EXTERIOR LIGHT DETAIL

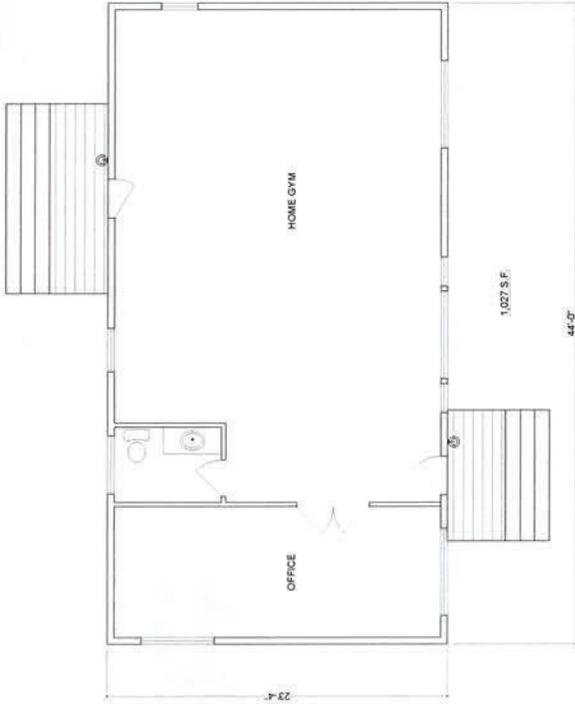
Design review, not meant for construction.

Wynne
COASTAL PLANNING ARCHITECTS
2007 Hill Street, Suite 202, San Diego, CA 92101
619.594.2574, 619.594.2022, www.wynne.com

JIN-LI
43330 Curley Lane
Point Arena, CA 95468

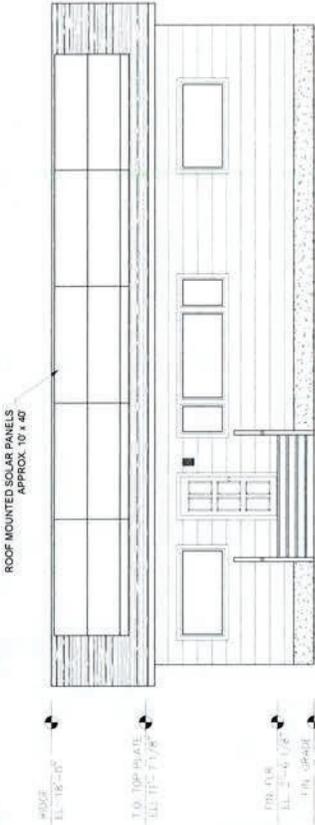
DATE	12/21/2023
PROJECT	PHASE 2-SFR w/ ATTACHED JR-ADU
SCALE	AS SHOWN
DESIGNED BY	JIN-LI
DRAWN BY	JIN-LI

A2

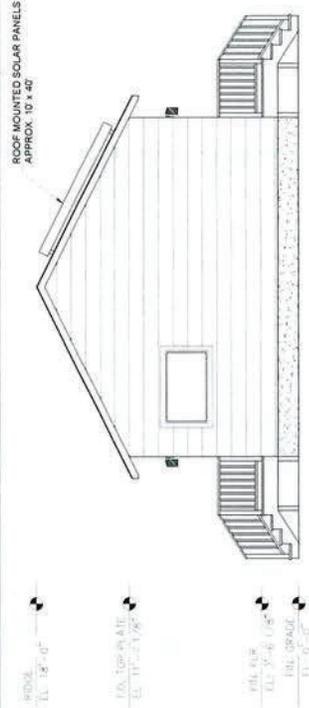


PHASE 1 - AG OFFICE & HOME GYM
SEE SHEET A4 FOR PHASE 2

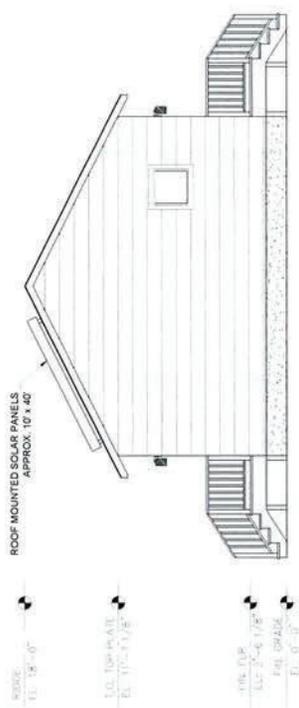
AG OFFICE & HOME GYM - FLOOR PLAN $\frac{1}{4}'' = 1'-0''$ 1



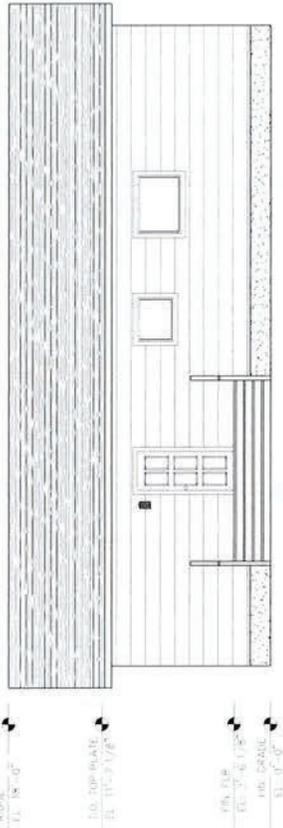
AG OFFICE & H.G. - NORTHWEST ELEVATION $\frac{1}{4}'' = 1'-0''$ 2



AG OFFICE & H.G. - SOUTHWEST ELEVATION $\frac{1}{4}'' = 1'-0''$ 3



AG OFFICE & H.G. - NORTHWEST ELEVATION $\frac{1}{4}'' = 1'-0''$ 4



AG OFFICE & H.G. - NORTHEAST ELEVATION $\frac{1}{4}'' = 1'-0''$ 5

Design review, not meant for construction.

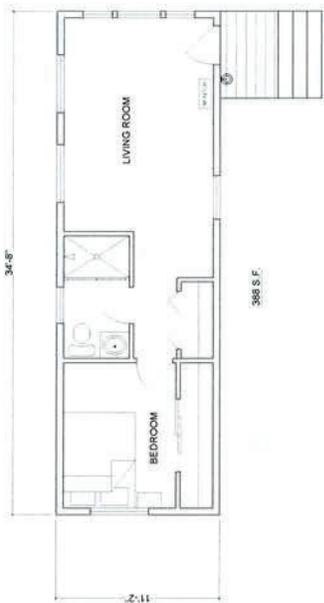
Wynum
COASTAL PLANNING ARCHITECTS
102 North Main Street, Suite 100, Santa Cruz, CA 95060
408.425.3374, 408.425.2023, www.Wynum.com

JIN-LI
43330 Curity Lane
Folsom, CA 95668

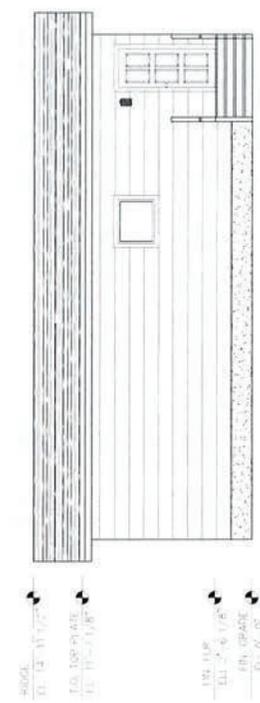
DATE	DESCRIPTION
05/24/2018	REVISED

A3

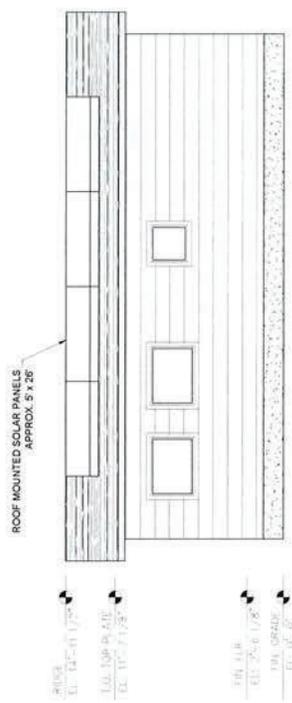
DATE PLOTTED: 05/24/2018 10:00 AM



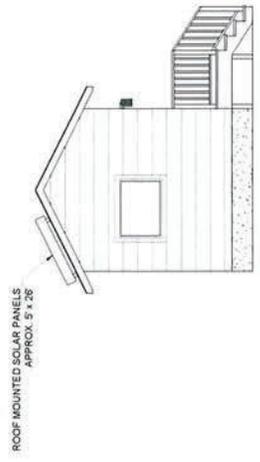
GUEST COTTAGE - FLOOR PLAN $\frac{1}{4}'' = 1'-0''$ 1



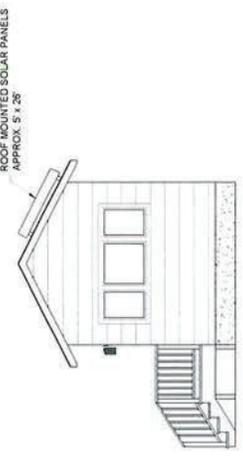
G.C. - WEST ELEVATION $\frac{1}{4}'' = 1'-0''$ 2



G.C. - EAST ELEVATION $\frac{1}{4}'' = 1'-0''$ 4



G.C. - NORTH ELEVATION $\frac{1}{4}'' = 1'-0''$ 3



G.C. - SOUTH ELEVATION $\frac{1}{4}'' = 1'-0''$ 5

Design review, not meant for construction.

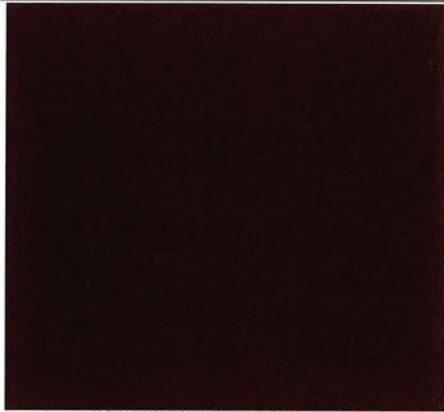
Wynne
COASTAL PLANNING ARCHITECTS
1015 North Main Street, Suite 100, Charleston, SC 29401
803.799.4557

JIN-LI
43350 Curley Lane
Ft. Arena, CA 93468

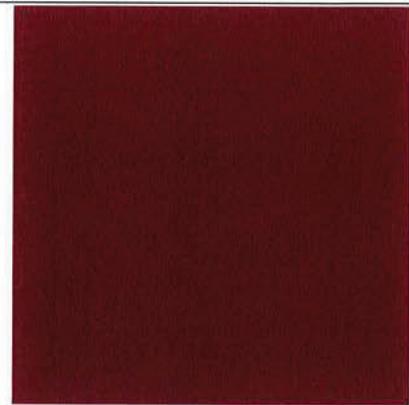
DATE	10/10/2018
PROJECT	118
SCALE	AS SHOWN
BY	JIN-LI
CHECKED	JIN-LI
DATE	10/10/2018
PROJECT	118
SCALE	AS SHOWN
BY	JIN-LI
CHECKED	JIN-LI

A5

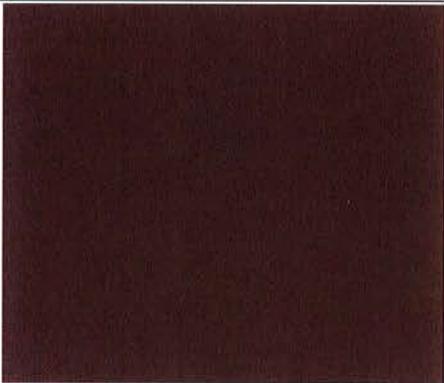
NO. OF SHEETS



SIDING: Hardi Panel;
Benjamin Moore Coriander Wenge AF-180



Trim: Marvin Windows, aluminum
Bahama Brown



Alternate Siding/TRIM:
Benjamin Moore Durango 2137-30

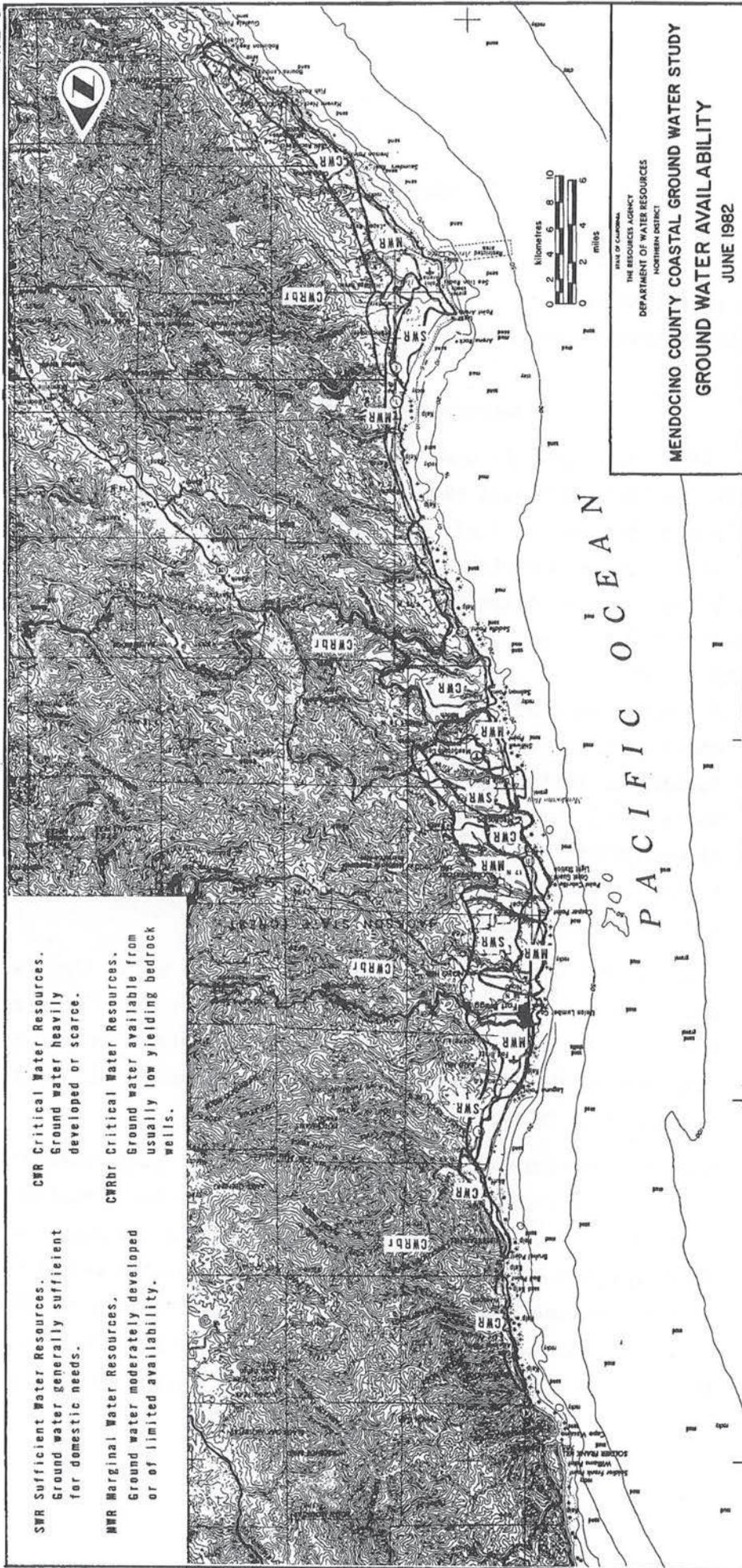


EXTERIOR LIGHTING: Kichler 10924, distressed copper



ROOFING: Certainteed fiberglass
Platinum

FIGURE 3



CARL RITTIMAN & ASSOCIATES, INC.

Certified Professional Soil Scientist

PO Box 590 • Mendocino CA 95460

Amy Wynn
Wynn Coastal Planning
703 N. Main Street
Fort Bragg, CA 95437

Date: 1/22/21

Re: 43300 Curley Lane, AP#027-291-16, E. Jin and E. Lu
Proof of water test

Amy,

As requested, our office conducted a 17-hour Proof of Water test on a drilled well located on the above referenced parcel. The test was conducted during Mendocino County's dry season testing period. Attached you will find all drawdown and recovery data.

The type of test procedure used to determine a wells' production is referred to as a sustained yield test. The aim of this test is to stabilize the water level within the well. This indicates that the flow of water being pumped out of the well is equal to the amount of water entering the well. The results of the test are as follows:

Well 'A'

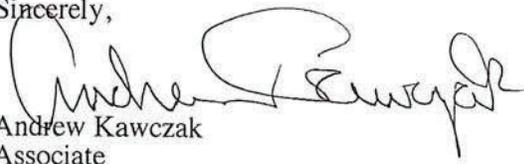
The well tested is a drilled well, cased with 5.0" diameter PVC casing. The total depth of the well is 320 feet. The pump inlet was set at 300 feet. The test was started at 11:00 A.M., on October 7th, 2020. The static water level in the well was 186' 2" at the start of the test. The water level stabilized in the well near the depth of 242' 2", 660 minutes into the test, while pumping at a flow rate of 0.55 gallons per minute. The water level remained fairly stable for the remaining 360 minutes of the test. This well has been demonstrated to have a sustained production rate of 0.55 gallons per minute.

The recovery of this well was monitored for 960 minutes following pump shut off. In that time, the total drawdown of 56' 0" recovered 51' 10" for a 92% recovery of the total drawdown.

The well tested has been proven to meet the Proof of Water requirements to support a residential development.

If you have any questions regarding the test, please feel free to contact our office. Thank you.

Sincerely,


Andrew Kawczak
Associate

Phone 707-937-0804 • Fax 707-937-0575 • e-mail andy@carlrittiman.com

AQUIFER TEST DATA SHEET

Date 10/7+8/2020

Page 1 of 2

PROJECT 43300 CORNEY LAKE

Well Designation 'A'

Type of Test 17 HOUR PROOF OF WATER

Total Depth 320'

Well Diameter (I.D.) 5.0"

Pump Inlet Depth 300'

10/7

clock time	elapsed time	Δt	depth to water ^s	speed rate to:	slow rate to:	seconds per gallon
11:00 A.M.	0	-	186' 2"	STATIC LEVEL		-
11:05	5	5	193' 1"			25.12
11:10	10	5	199' 8"			24.24
11:15	15	5	204' 5"			38.24
11:30	30	15	210' 8"			67.20
11:45	45	15	214' 10"			63.04
12:00 P.M.	60	15	220' 4"			61.12
12:15	75	15	224' 7"			78.88
12:30	90	15	227' 2"			79.76
1:00	120	30	229' 8"			97.52
1:30	150	30	232' 2"			96.56
2:00	180	60	235' 0"			99.12
3:00	240	↓	237' 1"			99.60
4:00	300		238' 3"			105.22
5:00	360		239' 4"			105.17
6:00	420		240' 4"			105.78
7:00	480		241' 2"			106.10
8:00	540		241' 9"			106.50
9:00	600		242' 1"			110.8
10:00	660		242' 2"			109.76
11:00	720		242' 2"			111.20
12:00 A.M.	780		242' 2"			110.85
1:00	840		242' 1"			111.31
2:00	900		242' 1"			110.70
3:00	960	242' 2"			110.34	
4:00	1020	242' 2"			110.84	

10/8

WELL COMPLETION REPORT

OWNER'S WELL No. 4238

Date Work Began 6/19/00 Ended 6/19/00

Local Permit Agency Mendocino

Permit No. 11788F

Permit Date 5/16/2000

No. 730726

DWR USE ONLY --- DO NOT FILL IN

STATE WELL NO. STATION NO.											
LATITUDE						LONGITUDE					
APN / TRS / OTHER											

ORIENTATION Vertical Degree of Angle William Sinclair

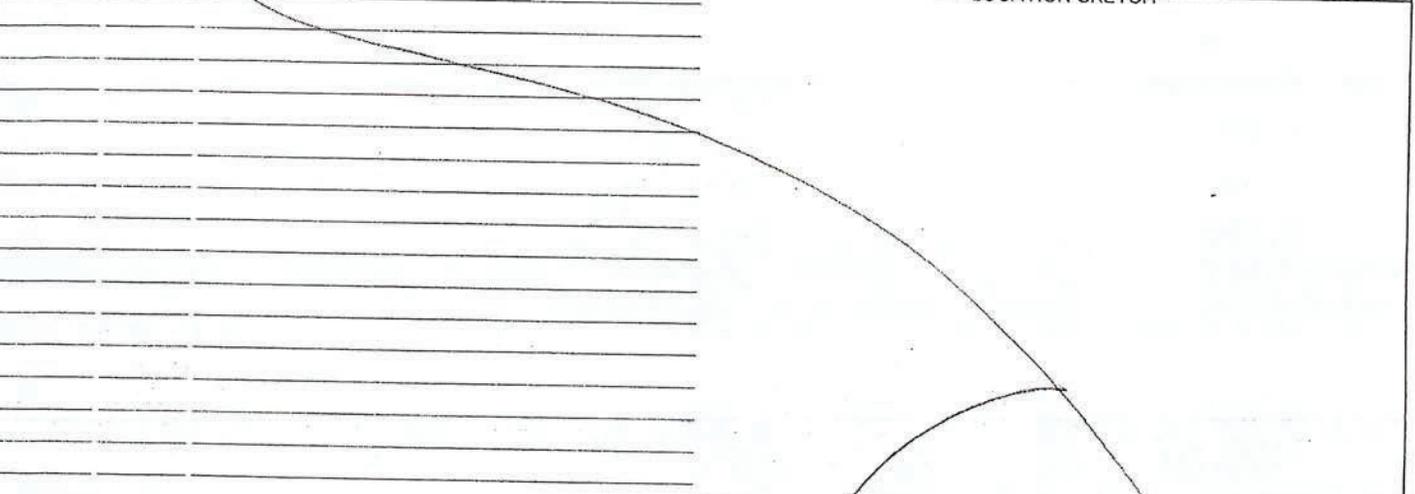
DEPTH FROM SURFACE DEPTH TO FIRST WATER(ft.) BELOW SURFACE P.O. Box 257

Ft.	Ft.	DESCRIPTION	WELL LOCATION
0	2	topsoil	Pt. Arena CA 95468
2	18	brown clay	Address 43100 Curley Lane
18	200	soft silt stone	City Pt. Arena County Mendocino
200	320	hard silt stone	Apn Book 027 Page 291 Parcel 17

Township Range Section 1/4 1/4

Latitude NORTH Longitude WEST

Deg. Min. Sec. LOCATION SKETCH Deg. Min. Sec.



ACTIVITY NEW WELL PLANNED USE(S) Domestic Water

DRILLING METHOD ROTARY AIR FLUID

DEPTH OF STATIC WATER LEVEL 230 (ft.) & DATE MEASURED Jun. 19, 2000

ESTIMATED YIELD 2 (G.P.M.) & TEST TYPE Airlift

TEST LENGTH 2 (hrs.) TOTAL DRAWDOWN 310 (ft.)

*May not be representative of a well's long-term yield.

TOTAL DEPTH OF BORING 320 (Feet)

TOTAL DEPTH OF COMPLETED WELL 320 (Feet)

DEPTH FROM SURFACE				BORE-HOLE				CASING				DEPTH FROM SURFACE				ANNULAR MATERIAL			
Ft.	To Ft.	DIA.	TYPE	Material / Grade	Dia.	Gauge	Slot size	Ft.	To Ft.	Seal Material	Filter Pack (Type / Size)	Ft.	To Ft.	Seal Material	Filter Pack (Type / Size)				
0	20	10 5/8	Blank	F480 PVC	5	160		0	20	Bentonite		0	20	Bentonite					
20	220	7.5	Blank	F480 PVC	5	160		20	320	Pea Gravel		20	320	Pea Gravel					
220	320	7.5	Perfs	F480 PVC	5	160	1/8												

- Attachments
- ...no... Geologic Log
 - ...no... Well Construction Diagram
 - ...no... Geophysical Logs
 - ...no... Soil Water Chemical Analyses
 - ...no... Other

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME Fisch Bros. Drilling, Inc.
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

5001 Gravenstein Hwy. No. Sebastopol CA 95472

Signed Date Theiss Carol Hughes 6-20-00 399226

WELL DRILLER / AUTHORIZED REPRESENTATIVE DATE SIGNED C- 57 LICENSE NUMBER

State of California
Well Completion Report
 Form DWR 188 Submitted 2/24/2022
 WCR2022-002406

Owner's Well Number 02222022 Date Work Began 02/22/2022 Date Work Ended 02/22/2022
 Local Permit Agency Environmental Health Division - Fort Bragg Office
 Secondary Permit Agency _____ Permit Number WW24218 Permit Date 07/28/2021

Well Owner (must remain confidential pursuant to Water Code 13752)	Planned Use and Activity
Name <u>JIN EDMUND & EVA LU, HH HOLDING, LLC,</u>	Activity <u>New Well</u>
Mailing Address <u>45875 NORTHPORT LOOP E</u>	Planned Use <u>Water Supply Domestic</u>
City <u>FREMONT</u> State <u>CA</u> Zip <u>94538</u>	

Well Location	
Address <u>43300 CURLEY LN</u>	APN <u>027-291-16</u>
City <u>POINT ARENA</u> Zip <u>95468</u> County <u>Mendocino</u>	Township <u>12 N</u>
Latitude <u>38</u> <u>54</u> <u>1.296</u> N Longitude <u>-123</u> <u>41</u> <u>5.532</u> W	Range <u>16 W</u>
Deg. Min. Sec. Deg. Min. Sec.	Section <u>18</u>
Dec. Lat. <u>38.90036</u> Dec. Long. <u>-123.68487</u>	Baseline Meridian <u>Mount Diablo</u>
Vertical Datum _____ Horizontal Datum <u>WGS84</u>	Ground Surface Elevation _____
Location Accuracy _____ Location Determination Method _____	Elevation Accuracy _____
	Elevation Determination Method _____

Borehole Information	
Orientation <u>Vertical</u> Specify _____	
Drilling Method <u>Direct Rotary</u> Drilling Fluid <u>Air</u>	
Total Depth of Boring <u>300</u> Feet	
Total Depth of Completed Well <u>300</u> Feet	

Water Level and Yield of Completed Well	
Depth to first water _____ (Feet below surface)	
Depth to Static _____	
Water Level <u>60</u> (Feet) Date Measured <u>02/22/2022</u>	
Estimated Yield* <u>2</u> (GPM) Test Type <u>Air Lift</u>	
Test Length <u>2</u> (Hours) Total Drawdown _____ (feet)	
*May not be representative of a well's long term yield.	

Geologic Log - Free Form		
Depth from Surface	Feet to Feet	Description
0	3	TOP SOIL
3	30	SHALE
30	265	SILTSTONE AND SHALE
265	300	SHALE

Casings										
Casing #	Depth from Surface Feet to Feet		Casing Type	Material	Casings Specifications	Wall Thickness (inches)	Outside Diameter (inches)	Screen Type	Slot Size if any (inches)	Description
1	0	34	Blank	PVC	OD: 5.563 in. SDR: 21 Thickness: 0.265 in.	0.265	5.563			
1	34	94	Screen	PVC	OD: 5.563 in. SDR: 21 Thickness: 0.265 in.	0.265	5.563	Milled Slots	0.032	
1	94	134	Blank	PVC	OD: 5.563 in. SDR: 21 Thickness: 0.265 in.	0.265	5.563			
1	134	254	Screen	PVC	OD: 5.563 in. SDR: 21 Thickness: 0.265 in.	0.265	5.563	Milled Slots	0.032	
1	254	274	Blank	PVC	OD: 5.563 in. SDR: 21 Thickness: 0.265 in.	0.265	5.563			
1	274	294	Screen	PVC	OD: 5.563 in. SDR: 21 Thickness: 0.265 in.	0.265	5.563	Milled Slots	0.032	
1	294	300	Blank	PVC	OD: 5.563 in. SDR: 21 Thickness: 0.265 in.	0.265	5.563			

Annular Material					
Depth from Surface Feet to Feet		Fill	Fill Type Details	Filter Pack Size	Description
0	20	Bentonite	High Solids		
20	300	Other Fill	See description.		1/8 X 1/4 GRAVEL

Other Observations:

RECOMMENDED PUMP SETTING: 280'
WATER WELL DRILLER: WILLIAM SCHWINN

Borehole Specifications		
Depth from Surface Feet to Feet		Borehole Diameter (inches)
0	20	10.625
20	300	7.75

Certification Statement			
I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief			
Name	FISCH BROS DRILLING		
	Person, Firm or Corporation		
5001 GRAVENSTEIN HWY N	SEBASTOPOL	CA	95472
Address	City	State	Zip
Signed	<i>electronic signature received</i>	02/24/2022	399226
	C-57 Licensed Water Well Contractor	Date Signed	C-57 License Number

Attachments
CURLY LANE 43300.jpg - Location Map

DWR Use Only			
CSG #	State Well Number	Site Code	Local Well Number
		N	W
Latitude Deg/Min/Sec		Longitude Deg/Min/Sec	
TRS:			
APN:			

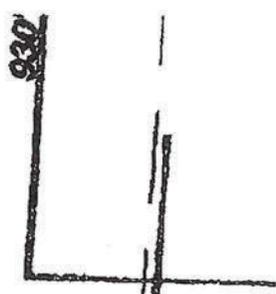
13

23

92.74 Ac

2-001
52-011

1581.9'
2



14

AP #027-291-16
43300 CURLEY LANE
POINT ARENA

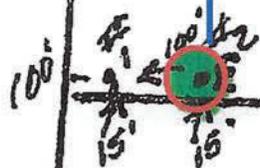
16
607.45

1816'

3

02/22/2022
300' 2 GPM
GPS:
38.90036 N
-123.68487 W

15



CURLEY

4

CG & P.