



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

**OCTOBER 25, 2021
CDP_2020-0026**

SUMMARY

OWNER/APPLICANT: STEPHEN & SUSAN BLACKMER
PO BOX 1293
FORT BRAGG, CA 95437

AGENT: BRIAN MANNING, OAK SPRINGS STUDIO
PO BOX 535
HOPLAND, CA 95449

REQUEST: Administrative Coastal Development Permit to construct a 405 square foot guest cottage and allow for associated vegetation removal.

LOCATION: In the Coastal Zone, 4± south of Fort Bragg center, on the east side of Leofs Lane (private), 600± feet south of its intersection with Fir Drive (private); located at 32857 Leofs Lane, Fort Bragg; APN 017-350-56.

TOTAL ACREAGE: 1.5± Acres

GENERAL PLAN: Rural Residential (RR5(2):R)
5-acre minimum with an alternate density of 2-acre minimum, General Plan, Coastal Element Chapter 2.2

ZONING: Rural Residential (RR5)
Mendocino Coastal Zoning Code

SUPERVISORIAL DISTRICT: 4 (Gjerde)

ENVIRONMENTAL DETERMINATION: Categorically Exempt; Class 3, Section 15303

APPEALABLE: NO

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: JESSIE WALDMAN

BACKGROUND

PROJECT DESCRIPTION: An Administrative Coastal Development Permit to construct a 405 square foot guest cottage with a 90 square foot covered porch on a developed parcel, tie in plumbing and electric utilities to existing system. This new structure will be accessory to an existing single-family residence and will be located in the rear yard approximately fifty (50) feet northeast of the existing residence. Included in this request is the removal of vegetation at the proposed guest cottage location.

APPLICANT'S STATEMENT: *"New guest cottage to be built in the back yard of the existing house. Well and septic connected to existing home system. Remove vegetation at new guest cottage."*

RELATED APPLICATIONS:

On-Site:

- F2017 – Single-family residence (1976)
- F4742 – Addition to existing single-family residence (1981)
- F4849 – Addition to existing single-family residence (1981)

- F7339 – Garage/storage (1985)
- BF_2006-0241 – Addition to existing single-family residence (2006)
- BF_2021-0648 – Roof Mount Solar at single-family residence (2021)

Adjacent Parcels:

- APN: 017-350-55 Calvo Exclusion (single family residence)
- APN: 017-350-22 Calvo Exclusion (single family residence)
- APN: 017-350-48 Calvo Exclusion (single family residence)
- APN: 017-350-40 Calvo Exclusion (single family residence)

SITE CHARACTERISTICS: The 1.5± acre subject parcel is located on the east side of Leofs Lane (private), 600± feet south of Fir Drive (private), as shown on the *Location Map*. Access to the site is provided by private roads from Brookfield Drive (CR 450), east of State Route 1 (SR 1). Existing development on the subject parcel consists of a single-family residence developed in 1975, and a detached garage constructed in 1985. Other existing development includes accessory structures such as covered and uncovered decking, wood storage sheds, a greenhouse and pump shed. The proposed project will be served with existing on-site utilities, including electricity and an existing on-site well and septic system serving the existing residence.

SURROUNDING LAND USE AND ZONING: As listed on Table 1 below, the surrounding lands are classified and zoned Rural Residential (RR), where the adjacent parcels are developed with residential uses, as shown on the *Aerial Imagery, General Plan Classifications* and *Local Coastal Program (LCP) Land Use Map 14: Beaver* maps. The proposed guest cottage and ancillary development are consistent with the surrounding land uses and development.

Table 1: Surrounding Land Use and Zoning				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential (RR)	Rural Residential (RR:5 {RR:2}	3± Acres	Residential
EAST	Rural Residential (RR)	Rural Residential (RR:5)	10± Acres	Vacant
SOUTH	Rural Residential (RR)	Rural Residential (RR:5 {RR:2}	1.5± Acres	Residential
WEST	Rural Residential (RR)	Rural Residential (RR:5 {RR:2}	1.3± Acres	Residential

PUBLIC SERVICES:

ACCESS: LEOFS LANE (PRIVATE)
FIRE DISTRICT: CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CALFIRE); AND FORT BRAGG RURAL FIRE PROTECTION DISTRICT (FBFD)
WATER DISTRICT: NONE
SEWER DISTRICT: NONE
SCHOOL DISTRICT: FORT BRAGG UNIFIED SCHOOL DISTRICT

LOCAL COASTAL PROGRAM CONSISTENCY

The proposed development of a guest cottage and vegetation removal is consistent with the goals and policies of the Local Coastal Program, General Plan and Zoning Code as detailed below:

Land Use: The project site is located within the boundaries of the Local Coastal Program (LCP) area and is shown on the *LCP Land Use Map 14: Beaver* map. The subject parcel is classified as Rural Residential (RR) by the Mendocino County General Plan, as shown on the *General Plan Classifications* map. The Coastal Element Chapter 2.2 Rural Residential classification states:

... is intended to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a

growth area and residences should be located as to create minimal impact on agricultural viability.

The existing single-family residence is a principally permitted use and is consistent with Coastal Element Chapter 2.2. The proposed project is to construct a single story accessory structure as a guest cottage. Accessory uses are permitted in the Rural Residential zoning district, subject to the Accessory Use Regulations of MCC Chapter 20.456. Guest cottages are specifically included in the definition of permitted accessory structures. Typically, at this location within the coastal zone, the development of a structure accessory to a single-family residence would not require a coastal development permit. However, guest houses or self-contained residential units are specifically not exempt from a coastal development permit, pursuant of Public Resources Code Section 30610(a), Subchapter 6 - 13250.

The proposed project to develop an accessory structure to be used as a guest cottage, is consistent with principally permitted uses and ancillary development with the Rural Residential Land Use classifications, per Mendocino County Coastal Element Chapter 2.2.

Zoning: The project site is located within the Rural Residential (RR) zoning district. The RR district, per Mendocino County Code (MCC) Section 20.376.005, states:

... [the RR zoning district] is intended to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability.

The proposed project is to construct a single story accessory structure as a guest cottage. Accessory uses are permitted in the Rural Residential zoning district, subject to the Accessory Use Regulations of MCC Chapter 20.456.

The proposed development will be located at the rear yard of the subject parcel, as shown on the *Site Plan*. The proposed project will comply with the minimum property line setback requirements for the RR District, which are twenty (20) feet for front and rear yards, and six (6) feet for side yards. As the parcel is located on Leof's Lane (private) where the private road serves less than five(5) additional parcels beyond the subject parcel, a corridor preservation setback is not required for the proposed project, per the General Provisions an Exceptions District of MCC Section 20.444.020. As currently proposed, the guest cottage is consistent with the yard setbacks for the RR District. The proposed project is consistent with the maximum allowed building height, which is 28 feet above natural grade. The proposed average building height is sixteen (16) feet above natural grade. A minimum of two (2) off-street parking spaces are required and seven (7) spaces are existing, and the site has adequate capacity for the required parking. The proposed project is consistent with the maximum allowed lot coverage, which is twenty (20) percent, where the proposed development will result in six (8.5) percent, leaving fourteen (11.5) percent remaining.

Guest cottages are compatible with the RR district and designated as permitted accessory uses, per MCC Chapter 20.456, which states the following:

"Subject to the restrictions and limitations of this Chapter, including the granting of a Coastal Development Permit, where applicable, the following accessory buildings and uses shall be permitted in all zoning districts which allow a single family residence (pertinent part):

(G) Accessory Living Unit. Not more than one accessory living unit for each legal parcel."

An "Accessory Living Unit" as defined in MCC Section 20.308.020 is as follows (pertinent part):

"...a detached bedroom as defined in Section 20.308.035(B) or a guest cottage as defined in Section 20.308.050(I)."

A “Guest Cottage” is defined, per MCC Section 20.308.050(I), which states:

“...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 405 square feet, with an attached 86 square foot entry porch. **Condition 10** is recommended to ensure the guest cottage will not have a kitchen, or cooking facilities, will be clearly subordinate, and incidental to the primary dwelling, and will not be separately rented, let, or leased whether compensation be direct or indirect.

With added conditions, the project will conform to development standards of MCC Chapters 20.376, 20.456, 20.472 and 20.532 of Division II of Title 20 of MCC.

Visual Resources: The site is not mapped as a Highly Scenic Area, therefore, the proposed development is subject to only to the Policy 3.5-1 of the Coastal Element, which states:

“The scenic and visual qualities of Mendocino County coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas...”

The proposed residence would not be visible from State Route 1, or any park, beach or recreation areas and would not be out of character with surrounding development. With an average building height of 16 feet 10 inches, the residence complies with the 28 foot height limitation.

Condition 11 is recommended to require an exterior finish schedule for proposed materials and colors which will be visually compatible with the character of the surrounding area consistent with Mendocino County Coastal Element Policies 3.5-1 and Section 20.488.015(C) of the Mendocino County Code (MCC).

Condition 12 is recommended to require exterior lighting to be kept to the minimum necessary for safety and security purposes, be downcast, shielded and positioned in a manner that will not shine light or allow light glare to extend beyond the boundaries of the parcel in compliance with Mendocino County Coastal Element Policies 3.5-1 and MCC Section 20.504.035.

With added conditions, the proposed project will not increase view obstruction from nearby public areas and is visually compatible with the character of surrounding areas and will be consistent with Mendocino County Coastal Element Policies 3.5-1 and MCC Chapters 20.488 and 20.504 regulations for parcels to be developed along the ocean and scenic coastal areas.

Habitats and Natural Resources: Coastal Element Policy 3.14 and Mendocino County Code address Environmentally Sensitive Habitat Areas (ESHA). MCC Chapter 20.496 states that development having the potential to impact an ESHA shall be subject to a biological survey, prepared by a qualified biologist, to determine the extent of sensitive resources, to document potential negative impacts, and to recommend appropriate mitigation measures. The parcel is mapped as Coastal Prairie Grasslands land, as shown on the *LCP Habitat and Resources* map. The proposed project was referred to California Coastal Commission (CCC) and California Department of Fish and Wildlife (CDFW) prior to the *Biological Wildlife Survey Assessment*, where CCC did not response and CDFW did recommend a survey be conducted.

A *Biological Wildlife Survey Assessment*, including both biological and botanical assessments, by Oak Springs Studio, Brian Manning (*Manning, 2021*) was completed for the proposed project in April 2021. Manning’s assessment took into consideration the proposed development including the construction of the guest cottage and the 432 square feet of proposed vegetation removal. The assessment found no

Environmentally Sensitive Habitat Area (ESHA), including but not limited to wetlands and rare and endangered plant and animal species on the subject parcel (Manning, 2021).

Without additional conditions, the proposed project will would not significantly impact sensitive habitats or resources and is consistent with MCC Chapter 20.496 and 20.532 regulations.

Hazards Management: The property is in an area of “Very High Fire Hazard” severity rating, as shown on the *Fire Hazard Zones & Responsibility Areas* map. Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire), and the Fort Bragg Rural Fire Protection District (FBFD). A State Fire Safe Regulations Application Form, CalFire File Number 350-20, was issued for the project. The proposed project was referred to multiple fire protection agencies, where FBFD and CalFire – Prevention had no comment. CalFire – Land Management responded with comments for parcels zoned as Timberland per CalFire specific to any proposed timber operations, or removal of commercial tree species. **Condition 4 and 5** will require the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction, which ensures any fire protection policy or plan will be addressed.

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

Archaeological/Cultural Resources: The proposed development was referred to Mendocino County Archaeological Commission (ARCH) and Northwest Information Center at Sonoma State University (SSU). SSU recommended a cultural resources survey be conducted. An Archaeological Survey Report, prepared by Brian Manning, of Oak Springs Studio, dated February 9, 2021, was prepared. The report was presented to ARCH, on July 14, 2021, where the survey and its recommendations were accepted. Since resources were not identified in the survey, the Archaeological Commission recommended **Condition 8**. Staff notes that **Condition 8** advises the property owners of a, “Discovery Clause,” which prescribes the procedures subsequent to the discovery of any cultural resources during construction activities associated with the project.

Per the recommendation within the Archaeological Survey Report, **Condition 9** is recommended to require annotation be on construction drawings where either Brian Manning of Oak Spring Studios or a qualified consultant be present during foundation construction.

The project was referred to three local tribes for review, and comment, including Cloverdale Rancheria, Redwood Valley Rancheria, and Sherwood Valley Rancheria. As of this date, no response has been received from the tribes.

With added conditions, Staff finds the project to be consistent with Mendocino County policies for protection of paleontological and archaeological resources.

Groundwater Resources: The project site is located within a mapped Marginal Water Resources Area, as shown on the *Ground Water Resources* map. The proposed development will have access to an existing well and septic system serving the existing residence. The proposed project was referred to Mendocino County Division of Environmental Health (DEH) to review impacts to water and septic, where DEH responded with no objections to the proposed development, stating that a finalized septic permit (ST27334) is on file and is adequate for the guest cottage. DEH also commented that no water requirements are to be satisfied as the guest cottage will not have a kitchen. **Conditions 4 and 5** are recommended requiring the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction ensures any groundwater and DEH regulations will be addressed.

With added conditions, the proposed project will be consistent with the Local Coastal Program policies related to groundwater resources and DEH regulations.

Grading, Erosion, and Run Off: The area of the proposed guest cottage is relatively flat with gentle sloping towards the west, perpendicular to Leofs Lane (private), where some grading will be required to accommodate the proposed development. Also included within the proposed project is to remove

approximately 432 sq. ft. of vegetation to accommodate the guest cottage. If the amount of grading requires a permit from the Building Division, the Coastal Permit Administrator or their designee shall review and approve the grading permit to determine its consistency with MCC Chapter 20.492 regulations. Grading activities may include maintaining driveway and parking areas and any work associated with the construction of the guest cottage shall comply with MCC Chapters 20.492 regulations. **Conditions 4 and 5** requiring the applicant to secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction; this ensures any grading, erosion and runoff protection and hazard area policies or plans will be addressed.

With added conditions, the proposed project is consistent with MCC Chapter 20.492 regulations for Grading, Erosion and Runoff Standards.

Transportation/Circulation: The project would not contribute new sources of traffic on local and regional roadways. The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned. Access to the site is provided by multiple private roads, via Fir Drive and Leof's Lane, accessed from Brookfield Drive (CR 450), east of State Route 1 (SR 1). The Mendocino County Department of Transportation had no comments on the proposed project.

Without added conditions, the project is consistent with MCC Chapter 20.516 regulations and policies for transportation, circulation, utilities, and public services protection.

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the proposed accessory structure, a guest cottage, meet the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Section 15303, Class 3(e), which reads "the new construction of small structures, such as accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences."

PROJECT FINDINGS AND CONDITIONS

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, Staff recommends the Coastal Permit Administrator approves the proposed project to remove approximately 432 sq. ft. of vegetation and construct a guest cottage and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed project to remove approximately 432 sq. ft. of vegetation and construct a guest cottage is in conformity with the certified Local Coastal Program, as demonstrated by this staff report. The proposed development to remove approximately 432 sq. ft. of vegetation and construct a guest cottage are accessory permitted uses to parcels consisting of existing principally permitted uses within the Coastal Rural Residential land use classification and are consistent with the intent of the Rural Residential Classification which allows for accessory uses to be developed; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed development to remove approximately 432 sq. ft. of vegetation and construct a guest cottage would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The proposed project will be served with existing on-site utilities. The subject parcel is served by an existing private gravel road accessed by Leofs Lane (private). The establishment of a County approved well and septic system on-site septic system is existing; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed development to remove approximately 432 sq. ft. of vegetation and construct a guest cottage is consistent with the purpose and intent of the Rural Residential Zoning District and Accessory Use Regulations, as well as all other provisions of Division II of Title 20 of the Mendocino County Code, and preserves the integrity of the Rural Residential (RR) Zoning District by allowing accessory development to the principally permitted uses in the RR Zoning District. The intent of the RR zoning district is *to encourage and preserve local*

small scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability; and

4. Pursuant with MCC Section 20.532.095(A)(4), the proposed development, if completed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. The proposed project to remove approximately 432 sq. ft. of vegetation and construct a guest cottage is categorically exempt pursuant to Article 19, Section 15303, Class 3(e), and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development to remove approximately 432 sq. ft. of vegetation and construct a guest cottage will not have any adverse impact on any known archaeological or paleontological resources. An archaeological resource search was conducted at the sites of development and a report prepared indicating no resources would be impacted by the proposed development. The project was reviewed by the Archaeological Commission at their July 2021 meeting with the survey ultimately being accepted with the recommendations adopted as conditions, in addition to the Discovery Clause. As proposed, the project would be compliant with Sections 20.532.095(A)(5) and 22.12 of the Mendocino County Code; and
6. Pursuant with 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. The proposed project to remove approximately 432 sq. ft. of vegetation and construct a guest cottage are not anticipated to significantly affect demands on public services. The subject parcel and proposed development will be served the existing services, including PG&E, an on-site production well and septic system and these services are adequate.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
3. The application, along with supplemental exhibits, and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development to remove approximately 432 sq. ft. of vegetation and construct a guest cottage from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required permits for the proposed development to remove approximately 432 sq. ft. of vegetation and construct a guest cottage as required by the Building Inspection Division of the Department of Planning and Building Services and Mendocino County Department of Environmental Health.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.

- d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. Prior to issuance of a building permit for the guest cottage in reliance of this Coastal Development Permit, as recommended within the Archaeological Survey Report, prepared by Brian Manning of Oak Spring Studio, the construction drawings shall state the following:
 - a. "If any evidence of Native American human remains, and associated funerary objects, ancient stone tools, ancient charcoal fire pit, or building foundations ruin is encountered during foundation excavations all will stop and the Native American Heritage Commission will be notified regarding the find. Brian Manning of Oak Spring Studios or a qualified professional shall be present during foundation excavations."
10. Prior to issuance of a building permit for the guest cottage in reliance of this Coastal Development Permit, the applicants shall execute and record a deed restriction stating that the guest cottage shall not contain facilities, either permanent or temporary and portable, for the cooking or preparation of food, shall not be used as an independent dwelling unit until such time as appropriate permits are obtained, shall be clearly incidental and subordinate to the primary dwelling on the parcel, and shall not be separately rented, let, or leased whether compensation be direct or indirect as defined by MCC Section 20.308.050(I). The property owner has the ability to convert the guest cottage for use as an accessory dwelling unit if regulations are adopted in the future to permit second residences within the Coastal Zone. Such a conversion shall only be allowed after securing all required permits to allow such a use.
11. Prior to issuance of a Building Permit, the property owner shall furnish exterior finish schedule consistent with Mendocino County Coastal Element Policy 3.5-4 and Mendocino County Code of Ordinances Section 20.504.015(C), for approval from the Coastal Permit Administrator or to the satisfaction of the Director of Planning and Building Services.
12. Prior to issuance of a Building Permit, the property owner shall furnish exterior lighting details consistent with Mendocino County Coastal Element Policy 3.5-4 and Mendocino County Code of Ordinances Section 20.504.035, for approval from the Coastal Permit Administrator or to the satisfaction of the Director of Planning and Building Services.
13. To record the Notice of Exemption, the applicant shall pay a fee of \$50.00 for the filing of the Notice of Exemption which shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the end of any project action.

COASTAL PERMIT ADMINISTRATOR STAFF REPORT FOR
COASTAL DEVELOPMENT ADMINISTRATIVE PERMIT

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Staff Report Prepared by:

10-22-2021

DATE

(J) WALDMAN J

JESSIE WALDMAN
PLANNER II

10-25-2021

DATE

[Signature]

IGNACIO GONZALEZ
INTERIM DIRECTOR

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

ATTACHMENTS:

- | | |
|---------------------------------|---|
| A. Location Map | J. LCP Land Use Map 14: Beaver |
| B. Aerial Map (Vicinity) | K. LCP Land Capabilities & Natural Hazards |
| C. Aerial | L. LCP Habitats & Resources |
| D. Topographical Map | M. Appealable Areas |
| E. Site Plan | N. Adjacent Parcels |
| F. Floor Plan | O. Fire Hazard Zones & Responsibility Areas |
| G. Elevations | P. Groundwater Resources |
| H. Zoning Display Map | Q. Biological Wildlife Survey Assessment |
| I. General Plan Classifications | (Manning, 2021) |

SUMMARY OF REFERRAL AGENCIES COMMENTS:

Air Quality management District	Comments
Archaeological Commission	Comments
Assessor's Office	No Comment
Building Division (FB)	No Comment
CALFIRE (Land Use) (Case Number 350-20)	No Comment
CALFIRE (Resource Management) (Case Number 350-20)	Comments
California Coastal Commission (CCC)	No Response
California Department of Fish and Wildlife (CDFW)	Comments
Cloverdale Rancheria	No Response
Department of Environmental Health (DEH)	No Comment
Department of Transportation (DOT)	No Comment
Environmental Health (EH)(FB)	No Response
Fort Bragg Rural Fire Protection District (FBFD)	No Comment
Planning Division (Ukiah)	Comments
Redwood Valley Rancheria	No Comment
Regional Water Quality Control Board	Comments
Sherwood Valley Rancheria	No Response
Sonoma State University	Comments

REFERENCES:

(Coastal Element) Mendocino County, Planning and Building Services, Planning Division. The County of Mendocino General Plan, Coastal Element. 1985. Accessed August 13, 2021, at:

<https://www.mendocinocounty.org/government/planning-building-services/plans/coastal-element>

(MCC, 1991) Mendocino County Department of Planning and Building Services. October 1991. Mendocino County Zoning Code Coastal Zoning Code, Title 20 – Division II of the Mendocino County Code. Accessed August 13, 2021, at:

https://library.municode.com/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20_ZOOR_DIVIIMECOCOZOCO

Mendocino County Department of Planning & Building Services. County of Mendocino Coastal Zone. LCP Map 14 – Beaver [map]. 1985. Accessed August 13, 2021, at:

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Mendocino County Department of Planning & Building Services. June 2011. Fire Hazard Zones & Fire Responsibility Areas [map]. Accessed August 13, 2021, at:

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Mendocino County Department of Planning & Building Services. March 2015. Coastal Ground Water Resources [map]. Accessed August 13, 2021, at:

http://www.co.mendocino.ca.us/planning/pdf/12x36_Coastal_Groundwater_Areas.pdf.