

**COASTAL PERMIT APPROVAL CHECKLIST
BOARD OF SUPERVISORS**

**MARCH 15, 2016
CDP_2015-0005 (SOARES)**

PROJECT TITLE: CDP_2015-0005 (SOARES)

PROJECT LOCATION: 37901 Marine View Drive
Gualala, CA 95445

**LEAD AGENCY NAME,
ADDRESS AND CONTACT PERSON:** Juliana Cherry
Mendocino County Planning and Building Services
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GENERAL PLAN DESIGNATION: Mendocino County General Plan – Coastal Element RR
(Rural Residential)

ZONING DISTRICT Mendocino County Code – Division II
RR (Rural Residential)

DESCRIPTION OF PROJECT: The applicant, having a demonstrated a sufficient water supply, proposes to construct a 2,880 square-foot single-family home and install a production well on a 0.57-acre site. The ground floor will include a two-car garage, laundry room and storage area. The main floor (above the ground floor) includes two bedrooms, two bathrooms, kitchen, dining, and family room. The applicant has previously demonstrated that well-water is sufficient on-site. The residential land use will be served by an on-site well.

SITE DESCRIPTION AND SETTING: The proposed project is located on the east side of Highway 1, approximately 600-feet north of its intersection with Big Gulch Drive at 37901 Marine View Drive (APN 145-125-12).

DETERMINATION: The proposed project satisfies all required findings for approval of a Coastal Development Permit, pursuant to Sections 20.532.095 and 20.532.100 of Division II of Title 20 of the Mendocino County Code, as individually enumerated in this Coastal Permit Approval Checklist.

20.532.095 Required Findings for All Coastal Development Permits	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(A) The granting or modification of any coastal development permit by the approving authority shall be supported by findings which establish the following:				
(1) The proposed development is in conformity with the certified local coastal program.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20.532.095 Required Findings for All Coastal Development Permits	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(4) The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) The proposed development will not have any adverse impacts on any known archaeological or paleontological resource.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(B) If the proposed development is located between the first public road and the sea or the shoreline of any body of water, the following additional finding must be made:				
(1) The proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

➤ **20.532.095(A)(1) The proposed development is in conformity with the certified local coastal program.**

Consistent (without conditions of approval)

The Local Coastal Program (LCP) sets goals and policies for managing resource protection and development activity in the Coastal Zone of Mendocino County, an area that extends from the Humboldt County line to the Gualala River. The LCP addresses topics such as shoreline access and public trails; development in scenic areas, hazardous areas, and coastal bluff tops; environmentally sensitive habitat areas; cultural resources; transportation; public services; and more. The LCP serves as an element of the General Plan and includes the Mendocino County Code (MCC), and its policies are certified to be consistent with the goals of the California Coastal Act.

Various aspects of the LCP are specifically addressed by separate *Required and Supplemental Findings for Coastal Development Permits*, including utilities, transportation, zoning, California Environmental Quality Act (CEQA) consistency, archaeological resources, public services, coastal access, and resource protection. The following is a discussion of elements of the LCP not specifically addressed elsewhere in this checklist.

General Plan Land Use – Rural Residential

The site and surrounding lands are designated Rural Residential (RR). The RR classification is intended to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, micro-climate, slope, exposure, etc. The construction of a new residential structure is consistent with the existing land use classification.

Hazards

Mendocino County Coastal Element Chapter 3.4, titled Hazards Management, addresses seismic, geologic and natural forces within the Coastal Zone.

Seismic Activity. The property neither lies within, nor does it adjoin a mapped Alquist-Priolo Earthquake Fault Zone.¹ The site is approximately 2-miles westerly of the mapped Alquist-Priolo Earthquake Fault Zone. This project does not conflict with any state or local seismic hazard policy or plan.

Flood. The project site is not located within a flooding zone, therefore no conditions are necessary to ensure consistency with flood policy. The project site is east of the Tsunami Planning Area mapped boundary.

Fire. The project is located in an area characterized by moderate fire hazard severity ratings. CalFire has reviewed the project and has requested specific conditions which are included in Condition #4 that reads: "That this permit be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction."

Coastal

The project is located within the boundaries of the certified local coastal program and satisfies the policies of Chapter 4.6 of the Coastal Element, Mendocino County General Plan. Coastal Access Trails follows Highway 1, which is situated westerly of the project site.

- **20.532.095(A)(2) The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities.**

Consistent (without conditions of approval)

The lot is situated at the terminus of a cul-de-sac that includes twelve residential lots. A test-well has demonstrated access to a sufficient potable water supply. Sewer service to the site is provided by Gualala Community Services District's Sewer System. The previously approved subdivision, the test-well, and sewer connection are indicators that the proposed single-family home will be provided with adequate utilities, access roads, drainage, and other necessary facilities. To clarify the source of potable water is not from a service connection to the North Gualala Water Company, staff recommends condition number 9. Recommended condition: "The residential land use will have access to potable water from an on-site well."

- **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.**

Consistent (without conditions of approval)

Use: The project site is in the Gualala Town Plan Area and zoned Rural Residential (RR). The proposal is to construct a 2,800 square-foot single-family home. Residential land uses are permitted within the RR District.

Yards: The proposed development satisfies minimum yard requirements for a 0.57-acre site in the RR District. The proposed side yards are greater than the required six-feet required; the proposed front and rear yards exceed the required twenty-feet. Additionally, CalFire's thirty-foot yard requirement is satisfied.

Height: The proposed development complies with the maximum twenty-eight feet height limitation of the RR District.

Lot Coverage: The proposal is 2,440 square feet of lot coverage. This is approximately ten percent of the lot area and below the twenty percent threshold specified by ordinance.

- **20.532.095(A)(4) The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.**

¹ State of California Special Studies Zones, Department of Conservation, Division of Mines and Geology.

Consistent (without conditions of approval)

The proposed project is Categorically Exempt from the provisions of CEQA, pursuant to a Class 3(a) exemption from Section 15303 of Article 19 of the California Environmental Quality Act. The construction of one single-family home in a residential district has been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. The proposed development meets the criteria of Section 15303(a) and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

Environmentally Sensitive Habitat Areas: A biological scoping survey was prepared for the project site during January 2015. Kjeldsen Biological Consulting reports, "There is nothing to indicate that the project will result in any significant impacts to on-site or off-site biological resources. There is no need for any follow-up biological surveys. The project site is essentially within a developed or managed landscape. There are no areas on the property or project site with plant or animal life or their habitats that is either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human services."

- **20.532.095(A)(5) The proposed development will not have any adverse impacts on any known archaeological or paleontological resource.**

Consistent (with conditions of approval)

A site survey was prepared by Thad Van Bueren and considered by the Archaeological Commission on December 24, 2015. No cultural, historical, or archaeological sites have been observed. The commission did not provide any additional comments, recommendations, or conditions. Therefore, staff recommends standard condition number 8 be included with the projects approval. Condition 8 reads as follows: "If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within one hundred (100) feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code."

- **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.**

Consistent (without conditions of approval)

Solid Waste: The site is approved for a sewer connection to the Gualala Community Services District sewer system.

Roadway Capacity: This proposed project will have no effect on roadway capacity, which will remain adequate to serve the existing development.