

**ATTACHMENT A: COASTAL PERMIT APPROVAL CHECKLIST  
CDP\_2015-0012 (TUBBESING)  
SEPTEMBER 24, 2015**

**PROJECT TITLE:** CDP\_2015-0012 (TUBBESING)

**PROJECT LOCATION:** 45360 South Caspar Drive  
Mendocino, California 95460

**LEAD AGENCY NAME,  
ADDRESS AND CONTACT PERSON:** Juliana Cherry  
Mendocino County Planning and Building Services  
120 West Fir Street  
Fort Bragg, California 95437  
707-964-5379

**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 proposes a 508 square foot addition to an existing 1,900 square foot single family house, as well as relocating an existing propane tank from the rear to the side yard. The new addition, which adds an additional bedroom and bathroom, will be located at the rear of the existing 1,900 square foot house and will be 14 feet tall. It will be constructed from materials that match the existing house. The propane tank, which is currently located in the rear yard, will be moved to the side yard.

**SITE DESCRIPTION AND SETTING:** The proposed project is located in Caspar. It is on the north side of South Caspar Drive approximately a half mile west of Point Cabrillo Drive. The address is 45360 South Caspar Drive.

**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.

<b>20.532.095 Required Findings for All Coastal Development Permits</b>	<b>Inconsistent</b>	<b>Consistent (With Conditions of Approval)</b>	<b>Consistent (Without Conditions of Approval)</b>	<b>Not Applicable</b>
<b>(A) The granting or modification of any coastal development permit by the approving authority shall be supported by findings which establish the following:</b>				
(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 type="checkbox"/>	<input checked="" 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>(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:</b>				
(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 bluffs; 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. This construction of an addition to an existing single family house is consistent with the existing land use classification, which classifies Single family Residential Land Uses as a permitted use.

**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.<sup>1</sup> This project does not conflict with any state or local seismic hazard policy or plan.

Flooding. The property is not located within a flooding zone, therefore no conditions are necessary to ensure consistency with flood policy.

Fire. The project is located in an area characterized by high 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 follow Cabrillo Point Drive, situated well east 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 (with conditions of approval)*

Environmental Health commented that a water service connection needed to be documented; the applicant supplied a service letter from the South Caspar Water District. The proposed project has demonstrated to have adequate utilities, and drainage from the Environmental Health Department and the water service district. The site has existing permits from Environmental Health and sewer service through the Caspar South Water District.

- **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 (with conditions of approval)*

Use: The project site is in Caspar, approximately a half mile west of Point Cabrillo Drive. which is zoned Rural Residential (RR). The proposed project will expand the footprint of the existing house and relocate the existing propane tank from the rear to the side yard. The proposed 508 residential addition will maintain the existing single family residential land use at the site.

Yards: The proposed addition satisfies minimum yard requirements for the a 0.95-acre site in the RR District.

Height: The proposed 14 foot tall residential addition is within the maximum 28 foot height restriction for the RR District.

Lot Coverage: The proposed addition adds a nominal 508 square-feet to the lot coverage. The proposed 3.25 percent of lot coverage is well below the 10 percent allowed with in the zoning district.

- **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.**

*Consistent (without conditions of approval)*

The proposed project is Categorically Exempt from the provisions of CEQA, pursuant to a Class 3(e) exception from Section 15303 of Article 19 of the California Environmental Quality Act. The Class 3 exemption states that the construction of "accessory structures including garages, carports, patios, swimming pools, and fences", meeting the criteria of Section 15303(e), has been determined not to have

<sup>1</sup> State of California Special Studies Zones, Department of Conservation, Division of Mines and Geology.

a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. Class 3(e) provides an exemption for one single family residence, or a second dwelling unit in a residential zone. The proposed development meets the criteria of Section 15303(e), and therefore will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

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

*Consistent (without conditions of approval)*

As a previously developed site, a survey was not a requested component for the filed application proposing a 508 square foot addition to an existing single family home. Condition 8 is recommended and 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 Department of Environmental Health has approved this project on the basis that a letter of service from the Caspar South Water District was filed with PBS.

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