



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

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 www.co.mendocino.ca.us/planning

April 20, 2016

Planning - FB/MHRB  
 Department of Transportation  
 Environmental Health - Fort Bragg  
 Building Inspection - Fort Bragg  
 Assessor

Caltrans  
 Department of Forestry/ CalFire  
 Department of Fish and Wildlife  
 Coastal Commission  
 Redwood Valley Rancheria

Cloverdale Rancheria  
 Sherwood Valley Band of Pomo Indians  
 Westport Municipal Advisory Council

**CASE#:** CDPM\_2015-0005

**DATE FILED:** 8/17/2015

**OWNER/APPLICANT:** ARTHUR KANE & DENISE THOMASSON

**PROJECT COORDINATOR:** BILL M. KINSER

**REQUEST:** Modification of CDP 2005-0036 to alter design of the single-family residence (2,967 sq. ft. residence and attached 784 sq. ft. garage with average height of 18 ft. above natural grade) to a 2,944 sq. ft. residence and 468 sq. ft. built-in garage with an estimated average height of 18 ft. above natural grade. No changes are requested for the previously approved: construct detached 960 sq. ft. storage pole barn; install septic system; convert existing test well to production well; install water tank and propane tank; grading associated with development and installation of driveway; install photovoltaic panels on the roof of the proposed residence.

**ENVIRONMENTAL DETERMINATION:** Class 3 Categorically Exempt

**LOCATION:** Approximately 3 miles north of the town of Westport, on the east side of Seascape Dr., 1,500± feet east of its intersection with Highway 1, located at 41251 Seascape Drive (APN 013-830-03).

**RESPONSE DUE DATE:** May 6, 2016

Attached to this form is information describing the above noted project(s). The County Planning and Building Services Department is soliciting your input, which will be used in staff analysis, and will be forwarded to the appropriate public hearing.

You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to [pbs@co.mendocino.ca.us](mailto:pbs@co.mendocino.ca.us). Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

**REVIEWED BY:**

Signature \_\_\_\_\_ Department \_\_\_\_\_ Date \_\_\_\_\_

**OWNER:** Kane, Arthur & Thomasson, Denise

**APPLICANT:** Kane, Arthur & Thomasson, Denise

**AGENT:** N/A

**REQUEST:** Modification of CDP 2005-0036 to alter design of the single-family residence (2,967 square foot residence and attached 784 square foot garage with average height of 18 feet above natural grade) to a 2,944 square foot residence and 468 square foot built-in garage with an estimated average height of 18 feet above natural grade.

No changes are requested to previously approved (CDP\_2005-0036) request to: construct detached 960 sq. foot storage pole barn; install septic system; convert existing test well to production well; install water tank and propane tank; grading associated with development and installation of driveway; install photovoltaic panels on the roof of the proposed residence.

**LOCATION:** In the Coastal Zone, approximately 3 miles north of the town of Westport, on the east side of Seascape Drive, approximately 1,500 feet east of its intersection with Highway 1, located at 41251 Seascape Drive (APN 013-830-03).

**ACREAGE:** 20.09

**GENERAL PLAN:** Remote Residential 20      **ZONING:** RMR:20      **COASTAL ZONE:** YES

**EXISTING USES:** Vacant Residential      **SUPERVISORIAL DISTRICT:** 4

**TOWNSHIP:** 21 N      **RANGE:** 17      **SECTION:** 7      **USGS QUAD#:** 26

**RELATED CASES ON SITE:** CDP\_2005-0036 (single-family residence), CDPR\_2007-2015-0017 (renewals)  
**RELATED CASES IN VICINITY:**

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
<b>NORTH:</b>	RMR20	RMR:L-20	22.14	Vacant Residential
<b>EAST:</b>	RMR20	RMR:L-20	37.47	Vacant Residential
<b>SOUTH:</b>	RMR20	RMR:L-20	24.24	Vacant Residential
<b>WEST:</b>	OSDPR[FP]	OS[FP]	31.21	Vista Point

**REFERRAL AGENCIES:**

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Planning (Udiah)   | <input type="checkbox"/> Trails Advisory Council              | <input type="checkbox"/> CHP                     |
| <input checked="" type="checkbox"/> Department of Transportation                             | <input type="checkbox"/> Native Plant Society                 | <input type="checkbox"/> MTA                     |
| <input checked="" type="checkbox"/> Environmental Health (FB)                                | <input type="checkbox"/> State Clearinghouse                  | <input type="checkbox"/> County Addresser        |
| <input checked="" type="checkbox"/> Building Inspection (FB)                                 | <input checked="" type="checkbox"/> Caltrans                  | <input type="checkbox"/> LAFCO                   |
| <input type="checkbox"/> Emergency Services  | <input checked="" type="checkbox"/> CalFire                   | <input type="checkbox"/> Gualala MAC             |
| <input checked="" type="checkbox"/> Assessor   | <input checked="" type="checkbox"/> Department of Fish & Game | <input type="checkbox"/> Laytonville MAC         |
| <input type="checkbox"/> Farm Advisor  | <input checked="" type="checkbox"/> Coastal Commission        | <input checked="" type="checkbox"/> Westport MAC |
| <input type="checkbox"/> Agriculture Commissioner  | <input type="checkbox"/> RWQCB                                | <input type="checkbox"/> Sierra Club             |
| <input type="checkbox"/> Forestry Advisor  | <input type="checkbox"/> Division of Mines & Geology          | <input type="checkbox"/> School District         |
| <input type="checkbox"/> Air Quality Management District                                     | <input type="checkbox"/> Department of Health Services        | <input type="checkbox"/> Sewer District          |
| <input type="checkbox"/> ALUC  | <input type="checkbox"/> Department of Parks & Recreation     | <input type="checkbox"/> Water District          |
| <input type="checkbox"/> County Water Agency   | <input type="checkbox"/> Department of Conservation           | <input type="checkbox"/> Fire District           |
| <input type="checkbox"/> Archaeological Commission   | <input type="checkbox"/> Soil Conservation Service            | <input type="checkbox"/> Community Svcs          |
| <input type="checkbox"/> Sonoma State University   | <input type="checkbox"/> Army Corps of Engineers              | <input type="checkbox"/> City Planning           |
| <input type="checkbox"/> US Fish & Wildlife Service  |   |  |
| <input checked="" type="checkbox"/> Tribes   |   |  |
| <input type="checkbox"/> Russian River Flood Control/Water Conservation Improvement District |   |  |

**ADDITIONAL INFORMATION:**

**ASSESSOR'S PARCEL #:** 01383003

**PROJECT COORDINATOR:** BILL M. KINSER    **PREPARED BY:** ROBERT LAPORTE    **DATE:** 3/25/2016

**ENVIRONMENTAL DATA**  
(To be completed by Planner)

**COUNTY WIDE**

Yes	No	
	No	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS _____
	No	2. Floodplain/Floodway Map – Flood Hazard Development Permit #FP _____
	No	3. Within/Adjacent to Agriculture Preserve / Timberland Production
	No	4. Within/Near Hazardous Waste Site
Yes		5. Natural Diversity Data Base Maple-leaved checkerbloom
No		6. Airport CLUP Planning Area – ALUC# _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area Westport Union Landing Vista Point is to the west of the parcel, across Highway 1
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Require Water Efficient Landscape Plan Landscape Plan submitted and approved with original CDP
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# 315-05 High
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils Irmulco-Tramway Complex (50-75% slope). Abalobadiab-Bruhel-Vizcaino complex (50-75% slope & 9-30% slope), and Mallopas loam (15-30% slope)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review Categorically Exempt from CEQA- under Class 3.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

**COASTAL ZONE**

Yes	No	
	No	16. Exclusion Map
Yes		17. Coastal Groundwater Study Zone Critical
	No	18. Highly Scenic Area/Special Communities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	19. Land Capabilities/Natural Hazards Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	20. Habitats/ESEA/Resources Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map Not in Appealable or Original Jurisdiction area. Map 28: Westport
<input type="checkbox"/>	<input checked="" type="checkbox"/>	22. Blayney-Dyett Map Map 7: Abalone
<input type="checkbox"/>	<input checked="" type="checkbox"/>	23. Ocean Front Parcel (Blufftop Geology)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Noyo Harbor/Albion Harbor

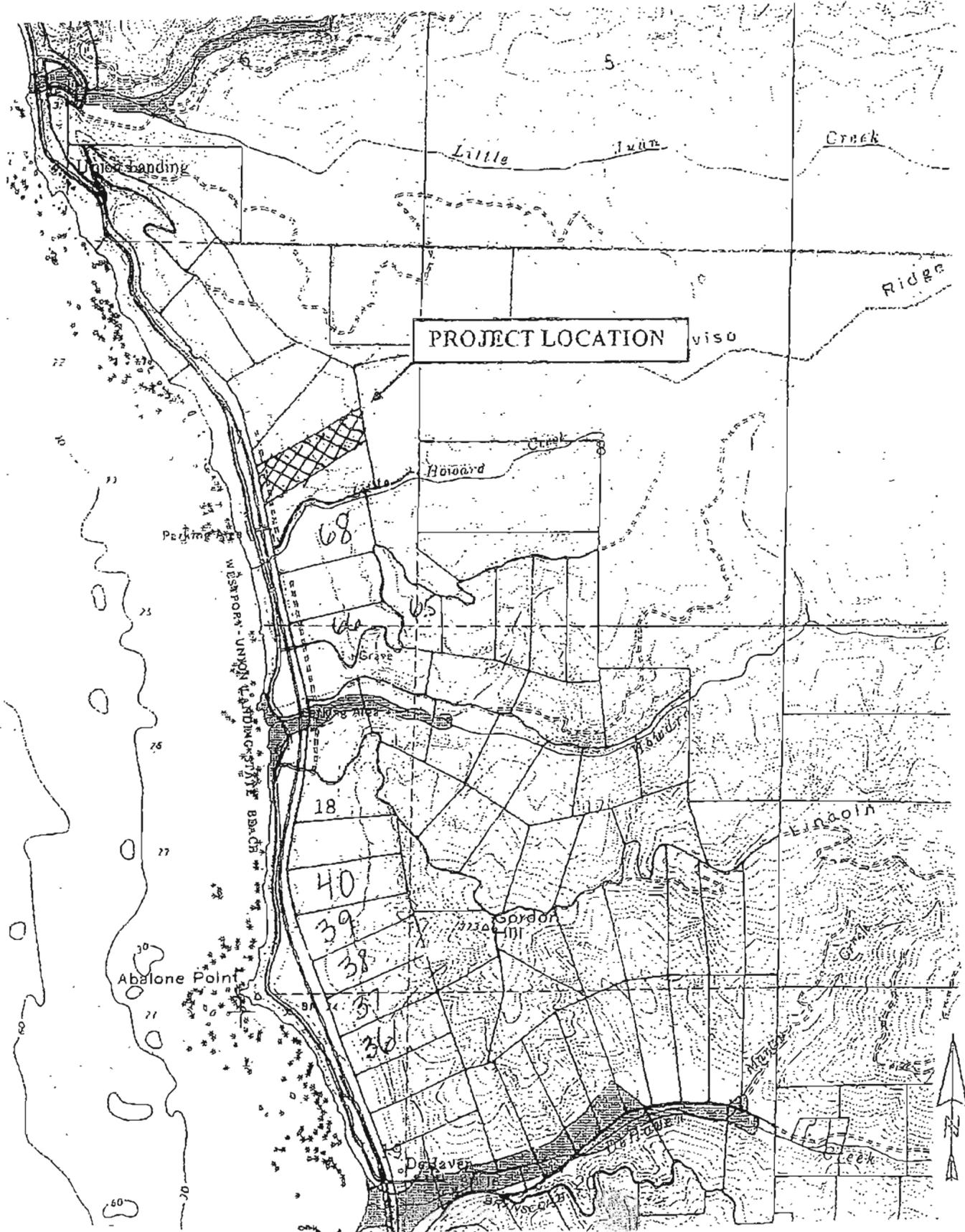
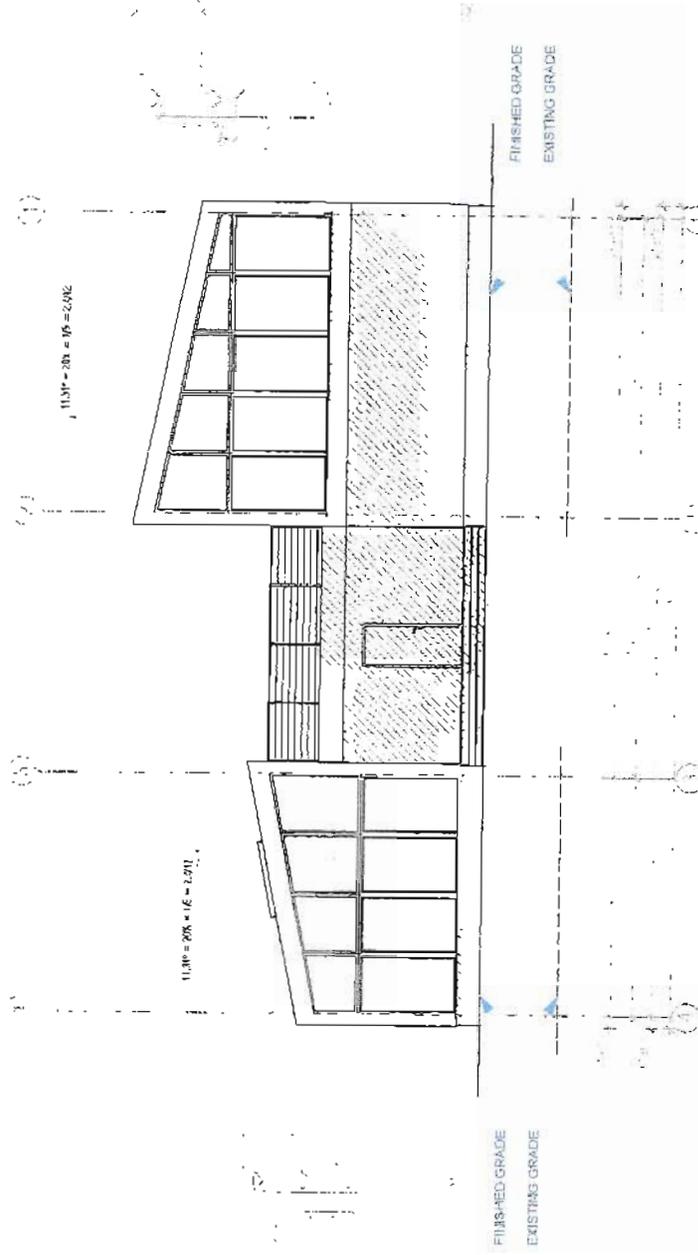


EXHIBIT A

LOCATION MAP





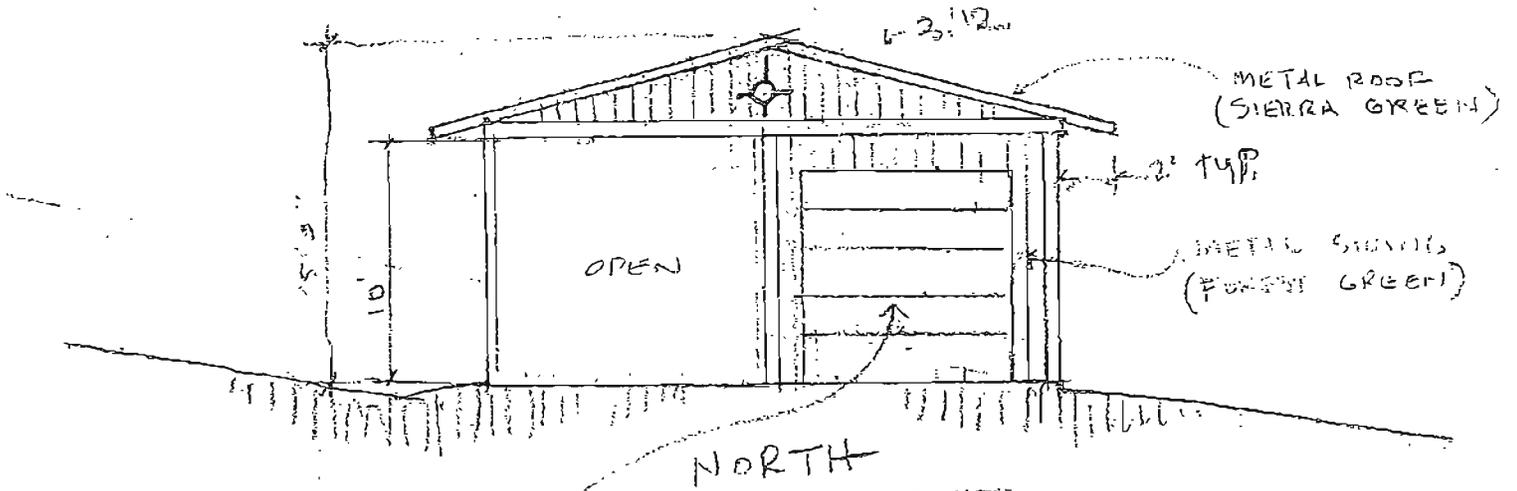
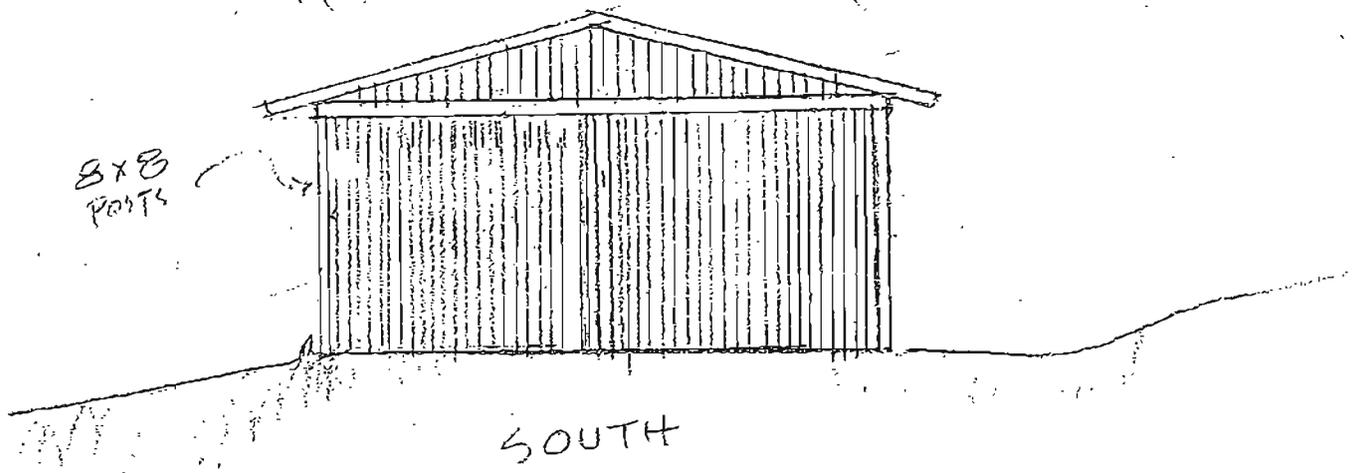
Drawn: C82735-03

04/27/17

Page: 15/15

06/20/17 CIVIL ENGINEERING

Scale: 1/8" = 1'-0" (Paper: A0416101(86.06))



90 x 90  
SECTIONAL  
GARAGE DOOR  
OR  
BARN SLIDING  
DOOR

⌀ = exterior lighting

STORAGE BUILDING FOR JOE DALTON

41251 SEASCAPE PR., WESTPORT  
POLE BARN STYLE

NOTE: COLOR OF GARAGE DOORS  
TO MATCH SIDING.

960 ⌀

REVISED:  
11-11-05  
3-13-08