



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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July 22, 2019

PUBLIC NOTICE OF PENDING ACTION
STANDARD COASTAL DEVELOPMENT PERMIT

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, August 22, 2019, in the Fort Bragg Public Library, 499 East Laurel Street, Fort Bragg, California, at 10:00 a.m. or as soon thereafter as the item may be heard, will hear the below described project that is located in the Coastal Zone.

CASE#: CDP_2019-0005

DATE FILED: 2/8/2019

OWNER: JAMES V REGA

APPLICANT/AGENT: DIANA WIEDEMANN ARCHITECT

REQUEST: Standard Coastal Development Permit request to convert a circa 1970 barn to a single-family residence and install ancillary development.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 2± miles south of the town of Elk, on the east and west sides of State Route 1, 2± miles south of its intersection with Philo-Greenwood Road (CR 132), at 10001 S Hwy 1 and consisting of Parcel 1 (APNs 131-030-03, -06, -23, -24, and 131-010-25).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

The staff report and notice will be available for public review 10 days prior to the hearing at 860 North Bush Street, Ukiah and 120 West Fir Street, Fort Bragg, California and on the Department of Planning and Building Services website at:

<https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

As you are an adjacent property owner and/or interested party, you are invited to appear at the hearing, or to direct written comments to Planning and Building, Services 860 N Bush Street, Ukiah, CA 95482, attention Commission Staff. If you would like to be notified of the Coastal Permit Administrator's action, please submit a written request to this office. All correspondence should contain reference to the above noted case number.

The decision of the Coastal Permit Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final unless appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project.

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 Coastal Permit Administrator at or prior to, the public hearing.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at 964-5379, Monday through Friday.

BRENT SCHULTZ, Director of Planning and Building Services



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

**AUGUST 22, 2019
CDP_2019-0005**

SUMMARY

OWNER: JAMES V REGA
259 REDWOOD RD
SAN ANSELMO, CA 94960

APPLICANT/AGENT: DIANA WIEDEMANN ARCHITECT
PO BOX 395
ALBION, CA 95410

REQUEST: Standard Coastal Development Permit request to convert a circa 1970 barn to a single-family residence and install ancillary development.

LOCATION: In the Coastal Zone, 2± miles south of the town of Elk, on the east and west sides of State Route 1, 2± miles south of its intersection with Philo-Greenwood Road (CR 132), at 10001 S Hwy 1 (APNs 131-030-03, -06, -23, -24, and 131-010-25).

TOTAL ACREAGE: 114± Acres

GENERAL PLAN: Coastal Element, Mendocino County General Plan Agriculture (AG60:R)

ZONING: Mendocino County Coastal Zoning Code Agricultural District (AG:60)

SUPERVISORIAL DISTRICT: District 5 (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

APPEALABLE: Yes. Mapped Appeal Jurisdiction & Highly Scenic Area

STAFF PLANNER: JULIANA CHERRY

BACKGROUND

PROJECT DESCRIPTION: A Standard Coastal Development Permit request to change the occupancy of a circa 1970 constructed barn to a single family residence. The project would include interior changes to the existing barn. Proposed new ancillary development would include: a second well, pump house #1 and 5,000 gallon water holding tank #1 with fire department requested hookups (in a location that would be screened by existing trees); proposed vehicle turnouts adjacent to the existing gravel ranch road and periodically located every 300 feet along the road; 40 by 60 foot fire parking area located between the underground propane tank and fire hydrant; 2,000 gallon propane tank; 12,000 gallon concrete pump chamber; 120 square foot pump house #2; 5,000 gallon water holding tank #2; highline leach field, replacement leach field area, and trenched force line. The site plan identifies proposed and existing development (See Site Plan Sheet A1.2a). Existing development includes: gravel ranch road, well #1, electrical subpanel, 200 and 300 AMP panels, turnouts from the gravel driveway for fire trucks; and gates. The project includes establishing intermittent farm field access from State Route 1 at five different locations, including sites near Post Miles (PM) 30.49, 30.58, 30.06, 30.30, and 29.97 (Note: farm field access from State Route 1 to and from this 114± acre lot was not a part of CDP 2018-0002).

APPLICANT'S STATEMENT: This 114 acre ranch property is located on both the east and west sides of State Route 1 in Elk. There are gated entries on both sides of the highway. On the east side of the highway, there is an existing gravel ranch road that serves the eastern side of the property, where an existing storage/ranch building and two old silos are located, along with existing underground utilities and a PG&E meter. On the west side of the highway, there are several existing gravel ranch roads that provide access to the existing (recently restored) ranch storage building. This building, with an existing well, was built in the late 1970's. It cannot be seen from the highway, as it is located west of a high sea stack which is noted on the site plans as "Sugar Loaf Knoll." In 2017, a county building permit was applied for and issued to restore this building. These repairs, as well as, the replacement of the rotten materials, exceeded fifty percent of the original building materials; therefore, requiring this building to obtain a CDP permit.

The owner is requesting that this existing building be permitted to be recognized as the property's two bedroom residence. With the exception of adding new windows and a door, this will keep the exact same footprint, size, and character that already exist and has been permitted in the rehabilitation phase. The existing new vertical siding and sliding doors are redwood 1x with black metal framed windows and a dark bronze copper metal roof. The existing building location and footprint, along with its height and building size, are exactly the same as the original ranch building that the owner was trying to rehabilitate. There will be no need for grading or vegetation removal at the building site as the existing underground utilities are in place, as well as the building for the proposed residence. The existing building (proposed residence) will not change in size or footprint and is currently fifty feet from all ESHAs. Any new proposed utility, such as the proposed septic system and leach fields, underground propane tank, new drilled well and water storage tanks, or the required gravel fire protection turn around and fire hook ups, would all be located outside of the 100-foot setback from any ESHA.

Approving this existing building, which will remain within its original approved footprint, as the property's residence would provide added protection to the existing Prime Agricultural lands, as there would be no future residential build out and impact to the ranch. This is true for several reasons: First, this would have the least impact on the Agricultural use of this ranch. All the prime agricultural land would still be available to use for agricultural purposes, and not be lost to a newly located residential development (as would be permitted for each legal parcel in the coastal zone). Second, it also resolves the Highly Scenic designation issue associated with this property, due to the fact that no one can see the existing building from the highway, because it is hidden behind the sea stack. The building height is under 28 feet, just as it was originally permitted when built in the land 1970's. Third, all the existing ranch gravel roads and driveways are currently in place, along with all the existing permitted underground utilities supporting this building.

RELATED APPLICATIONS: The subject parcel was created by CC 13-08 and CDMS 29-04 (See attachments *Legal Parcel Boundaries and Adjacent Parcels*).

On-Site Parcel consists of APNs: 131-030-03, -06, -23, and -25 Mapped Williamson Act/Ag Preserve Parcels and APN: 131-030-24 Mapped Timber Production Zone Parcel

- CalTrans Encroachment Permit 0117-6-RS-0472 for proposed road approaches at Post Miles 30.49, 30.58, 30.06, 30.30, and 29.97

Neighboring Property to the North APN: 131-010-11

- CDP 87-99
- EM 05-99

Neighboring Property to the South and West consists of APNs: 131-010-08, 131-030-01, -05, and -08.

APN: 131-010-08 Mapped Williamson Act/Ag Preserve Parcel

- CDP 62-95
- EM 04-99
- MS 29-04

APN: 131-030-01 Mapped Williamson Act/Ag Preserve Parcel

- A 2015-0001 Agricultural Preserve Type I

APN: 131-030-05

- CDP 2018-0002 Single-family residence
- CDPM 2019-0002 amending CDP_2018-0002

APN: 131-030-08 Mapped Williamson Act/Ag Preserve Parcel

- A 2015-0001

SITE CHARACTERISTICS: The property is located south of Elk (See attached *Location Map*). The property, which consists of five separate tax parcels, is adjacent to the shoreline but does not include any bluff topography. The lot is bisected by the highway, with lands east and west of State Route 1. The existing barn is surrounded by trees and other vegetation (See attached *Aerial Imagery*). Land elevations near the existing barn are 280± feet and a sea stack is directly east of the existing barn (See attached *Topographic Map*). *Site Plan Detail, Site Plan, Floor Plan, and Elevations* provide details of the location and height of existing development (Attached). The land classification and Zoning District is *Agriculture* (See attached *Zoning Display Map and General Plan Classifications*). There is no mapped shoreline access and the natural environment is “Prime Agricultural Land” (See attached *LCP Land Use Map 21: Bridgeport Landing*). Further the land is mapped “Non-Prime” agricultural land with moderate timberland productivity and having potential beach deposit and stream alluvium seismic natural hazards (See attached *LCP Land Capabilities & Natural Hazards*). Limited wooded habitat areas east of the highway may include riparian and woodlands, while the majority of the lands are potentially other “barren” upland habitats (See attached *LCP Habitats & Resources*). Lands west of State Route 1 are mapped within the “Appeal Jurisdiction” of the California Coastal Commission (See attached *Appealable Areas*). Fire protection services are provided by the Elk Community Services District (Elk CSD) and California Department of Forestry and Fire Prevention (CalFire). The fire hazard ratings are “High” and “Moderate” (See attached *Fire Hazard Zones & Responsibility Areas*). While approximately a quarter of the lands are “uninhabited, vegetated,” the remaining portions are mapped “very low density, vegetated” on the *Wildland-Urban Interface Zones Map* (See attached). *Wetlands* mapping shows lands east of State Route 1 and southern portions of lands west of the highway are either freshwater emergent wetlands or freshwater forested/shrub wetlands (See attached). The site is mapped as a marginal water resource area (See attached *Ground Water Resources*). Lands west of the highway are designated “Highly Scenic Areas” (See attached *Highly Scenic & Tree Removal Areas*). Western soil types are 144, 114, 139, and 214 (See attached *Local Soils*). Almost all of the 114 acres are under Williamson Act contracts and are mapped as prime agricultural lands (See attached *Lands in Williamson Act Contracts*). The farmland classification is “grazing land” (See attached *Farmland Classifications*).

SURROUNDING LAND USE AND ZONING: As listed on Table 1 below, the surrounding lands to the north, south, and east are classified Agriculture (See attachment *General Plan Classifications*). West of the site is Mendocino County’s shoreline and the Pacific Ocean. The parcels located to the north, south, and east are undeveloped. Although, the parcel west and south has been previously approved for a single-family residence on the 106 acre site (See CDP 2018-0002).

Table 1. Surrounding lands, lot sizes, and land uses				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Agricultural	Agricultural (AG: 60)	64 Acres	Agricultural
EAST	Agricultural	Agricultural (AG: 60)	45 Acres	Agricultural

Table 1. Surrounding lands, lot sizes, and land uses				
	GENERAL PLAN	ZONING	LOT SIZES	USES
SOUTH	Agricultural	Agricultural (AG: 60)	106 Acres	Agricultural
WEST	Agricultural	Agricultural (AG: 60)	106 Acres	Agricultural

LOCAL COASTAL PROGRAM CONSISTENCY

The proposed single-family residence, accessory structures, and ancillary development would be consistent with the goals and policies of the Local Coastal Program as detailed below:

LAND USE: The proposed project is located within the boundaries of the Local Coastal Program (LCP) area and is shown on LCP Map 21 *Bridgeport Landing* (See attached). The site is classified as Agricultural Lands (AG) (See attachment *General Plan Classifications*). The proposed land use is *Single-Family Residential*; this is a permitted use type in the AG Land Use Classification. Mendocino County General Plan, Coastal Element Section 2.2 *Agriculture* states:

“The Agricultural Lands classification is intended to be applied to lands which are suited for and are appropriately retained for production of crops. The classification should include lands presently under Type 1 Agricultural Preserve contracts, lands having present or future potential for significant agricultural production, and contiguous or intermixed smaller parcels on which non-compatible uses could jeopardize the agricultural use of agricultural lands. Permitted non-agricultural uses, to the greatest extent possible, should not occur on lands that might otherwise be devoted to crop production. Prime and non-prime lands and existing Agricultural Preserves are included. Reconsolidation of agricultural parcels into larger units shall be encouraged, especially where prime soils exist or where there are larger parcels that would be more likely to support agriculture. Encouragement shall consist of the following: A positive effort by the County of Mendocino to provide information, explaining the advantages of reconsolidation (i.e. increased agricultural potential and possible tax advantages).”

The location of the proposed conversion of an existing barn to a single family residence is on lands mapped as prime agricultural soils and the proposed use is a Permitted Use Type. Agricultural fencing and gates are allowed accessory uses; the proposed road approaches would be located adjacent to the highway at locations where there are existing agricultural gates. The applicant does not propose converting lands to a non-agricultural use. As proposed, the land use would be consistent with Mendocino County General Plan, Coastal Element policies.

ZONING: The proposed development would be situated on lands within the Agriculture (AG60) District (See attachment *Zoning Display Map*). MCC Section 20.356.005 states:

“This district is intended to encompass lands within the Coastal Zone which are suited for and appropriate for retention in agricultural uses including lands presently under Type 1 Agricultural Preserve contracts, lands having present or future potential for significant agricultural production and contiguous or intermixed smaller parcels on which non-compatible uses could jeopardize adjacent agricultural lands.”

MCC Section 20.356.010(A) identifies the proposed land use as a Principally Permitted Use Type in an AG District. Table 2 lists the required AG District development standards.

Table 2: Comparison of AG Development Standards and Proposed Project		
MCC Chapter 20.356	Standard	Proposed
Minimum Front, Rear, & Side Yards	50 feet	50 feet
Building Height Limit	28-ft above natural grade	26-ft 10-in above natural grade existing
Maximum Lot Coverage	10 percent	less than 10 percent

As proposed, the project meets or exceeds the AG District requirements and the development would be consistent with MCC Chapter 20.356 regulations.

GRADING, EROSION, AND RUNOFF: The purpose of MCC Chapter 20.492 *Grading, Erosion, and Runoff* is:

“The approving authority shall review all permit applications for coastal developments to determine the extent of project related impacts due to grading, erosion and runoff. The approving authority shall determine the extent to which the following standards should apply to specific projects, and the extent to which additional studies and/or mitigation are required, specifically development projects within Development Limitations Combining Districts.”

While the Application Questionnaire, Question #16 states that no grading or road/driveway construction is planned, the site plan depicts trenching a force line and other utilities, installing tanks, and installing gravel over the existing ranch road. Staff recommends a condition of project approval requiring a building permit, or grading permit exemption, for any grading, including but not limited to, any excavation or filling or combination thereof involving transfer of more than two cubic yards of material. Staff recommends a condition of project approval requiring any grading activity to demonstrate compliance with MCC Chapters 20.492, 20.496, and 20.500 (See Conditions #10 and 11). As conditioned, the project would satisfy regulations for grading and preventing erosion and runoff pursuant with MCC Chapter 20.492.

HAZARDS MANAGEMENT: MCC Chapter 20.500 *Hazard Areas* shall apply to all development proposed in the Coastal Zone unless and until is determined by the County Coastal Permit Administrator that the project is not subject to threats from geologic, fire, flood, or other hazards. The property is not identified with the following hazards: bluffs and bluff erosion, tsunamis, landslides, and flooding.

MCC Section 20.500.020(A) *Faults* - The property neither lies within, nor does it adjoin a mapped Alquist-Priolo Earthquake Fault Zone.

MCC Section 20.500.025 *Fire Hazard* - The parcel is located within an area classified with a “High Fire Hazard” and “Moderate Fire Hazard” severity rating (See attachment *Fire Hazard Zones & Responsibility Areas*). Fire protection services are provided by CalFire and Elk CSD. The applicant provided preliminary clearance from CalFire (File Number 449-18), which includes a requirement to satisfy address, driveway, and defensible space standards, and to maintain defensible space. The project application was referred to CalFire and Elk CSD for input. On April 15, 2019, CalFire responded that they have no comment at this time. On April 19, 2019, Elk CSD requested satisfactory completion of the following: (a) The fire hydrant be moved to a location adjacent to and further west and four feet from the roadway, marked as a fire department connection, and be installed per Firesafe Council specifications; (b) the connection to the hydrant from the 5,000 gallon water tank be four inches to ensure no flow restrictions; and (c) the 40 foot radius turn around be moved so that it overlays the roadway on the north side (See recommended Condition 15). The revised site plans reflect the changes requested by Elk CSD (See attached *Site Plan*).

As conditioned, the proposed project would be consistent with MCC Chapter 20.500 regulations for hazard areas, including geologic hazards (faults, bluffs, landslides, and erosion), fire hazards, and tsunami and flood hazards.

VISUAL RESOURCES: MCC Chapter 20.504 *Visual Resource and Special Treatment Areas* shall apply to those areas identified as highly scenic areas, *et sequens*. The project site is mapped as a Highly Scenic Area (See attachment *Highly Scenic & Tree Removal Areas*). Pursuant to MCC Section 20.504.010 the purpose of *Visual Resource and Special Treatment Areas* is to “insure that 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.” Table 3 lists the development criteria of MCC Section 20.504.015(C) and compares the proposed to the adopted criteria.

Table 3: Comparison of Highly Scenic Area Development Standards and Proposed Project	
MCC Section 20.504.015(C) Standard	Proposed
20.504.015(C)(1) Any development permitted in highly scenic areas shall provide for the protection of coastal views from public areas including highways, roads, coastal trails, vista points, beaches, parks, coastal streams, and waters used for recreational purposes.	Proposed is adaptive reuse of a barn without changing the site or arrangement of the building.
20.504.015(C)(2) In highly scenic areas west of Highway 1 as identified on the Coastal Element land use plan maps, new development shall be limited to eighteen (18) feet above natural grade, <u>unless an increase in height would not affect public views to the ocean or be out of character with surrounding structures.</u>	Existing building height is less than 28 feet and views of the building are obscured by natural land contours.
20.504.015(C)(3) New development shall be subordinate to the natural setting and minimize reflective surfaces. In highly scenic areas, building materials including siding and roof materials shall be selected to blend in hue and brightness with their surroundings.	Proposed are black metal window frames, redwood siding, bronze-color corrugated roofing.
20.504.015(C)(7) Minimize visual impacts of development on terraces by the following criteria: (a) Avoiding development, other than farm buildings, in large open areas if alternative site exists; (b) Minimize the number of structures and cluster them near existing vegetation, natural landforms or artificial berms; (c) Provide bluff setbacks for development adjacent to or near public areas along the shoreline; (d) Design development to be in scale with rural character of the area.	Proposed development is located more than 350 feet west of the highway.
20.504.015(C)(11) Power transmission lines shall be located along established corridors where possible and where the corridors are not visually intrusive.	Recommend requiring power transmission lines be limited to locations approximate to or adjacent to the highway where possible or where they would not be visually intrusive.
20.504.015(C)(12) Power distribution lines shall be placed underground in designated "highly scenic areas" west of Highway 1 and in new subdivisions. East of Highway 1, power lines shall be placed below ridgelines if technically feasible.	Recommend requiring power distribution lines be placed underground.
20.504.015(C)(13) Access roads and driveways shall be sited such that they cause minimum visual disturbance and shall not directly access Highway 1 where an alternate configuration is feasible.	Proposed paved areas finished with gravel similar to existing color, hue, and textures.

Protection of Coastal Views: From the highway, public views of the shore and ocean are limited by the row of conifers paralleling the road and intervening, existing land contours. Topographic mapping shows a sea stack, which is called "Sugar Loaf Knoll," that obscures views of the existing barn from public roads (See attached *Topographic Map* and *Aerial Imagery*, and revised Site Plan Sheet A1.2a). To ensure that over time public views from the highway improves, staff recommends a condition of project approval requiring the trees adjacent to the highway be removed when the individual trees show signs of failing; the trees shall not be replaced (See recommended Conditions 16, 17 and 21).

Natural Setting: The proposed gravel paving, black metal window frames, redwood siding, and bronze-color roofing material would blend in hue and brightness with their surroundings. The visual impact of the barn's height would be offset by its distance from the highway (e.g. 350 feet), distance from the coastal bluff (e.g. more than 150 feet), and view obscuring features such as the sea stack and vegetation. The proposed adaptive use of the barn as a residence is suited to this agrarian setting.

Undergrounding Overhead Utilities: MCC Section 20.504.015(C)(11) requires power transmission lines to be located along established corridors. MCC Section 20.504.015(C)(12) requires power distribution lines to be located underground. Recommended conditions of project approval would require the property

owner to comply with these local regulations (See recommended Conditions #18 and 19).

Access Roads: The unimproved access roads and driveways exist. Pursuant with Coastal Element Policy 3.1-12, vehicle traffic in wetlands shall be confined to roads. The proposed use of the driveway would be consistent with Policy 3.1-12, which intends to protect ESHA and confine vehicle traffic in wetland areas to roadways (See recommended Conditions 20).

As conditioned, the proposed development would be consistent with the development standards of MCC Chapter 20.504, including protection of ocean views, natural setting, undergrounding overhead utilities, and access roads.

HABITATS AND NATURAL RESOURCES: MCC Chapter 20.496 *Environmentally Sensitive Habitat and Other Resource Areas* shall apply to all development proposed in the Coastal Zone, unless it can be demonstrated to the Coastal Permit Administrator that the projects will not degrade an environmentally sensitive habitat or resource area and shall be compatible with the continuance of such areas. The *LCP Habitats & Resources* map indicates a potential for agriculture, timberland productivity, limited wooded habitat areas, and the majority of the lands are potentially other "barren" upland habitats (See attached). An Environmentally Sensitive Habitat Area Survey was prepared by Matt Richmond of WRA in January 2019. The site was surveyed in February, April, and June of 2017. The survey found coastal bluff scrub, meadows and seeps, and riparian scrub. Also identified were locations of Mendocino Paintbrush, Short-leaved Evax, an intermittent stream, and a perennial stream.

The following environmentally sensitive habitat areas have been identified:

- **Wetlands** are 100 feet or more from all proposed new development. This buffer width is sufficient to protect the wetland habitat areas. The report includes additional measures to protect wetlands situated near the ranch road.
- **Riparian Habitats** are 100 feet or more from the proposed new development. The same measures recommended to protect wetlands would be implemented at the existing crossing in the north portion of the study area.
- **Special-status Plants** are 100 feet or more from all proposed new development and this buffer width is sufficient to protect from degrading these populations. Measures are recommended.
- **Special-status Wildlife** have the potential to occupy, migrate through, or otherwise utilize the study area for critical life-cycle functions during construction. Measures to avoid the effects of construction on special-status wildlife are recommended.

The recommended minimum buffer distance is 100 feet, which is consistent with MCC Section 20.496.020(A) (See recommended Conditions #12-14).

On April 16, 2019 and May 8, 2019, Daniel Harrington, from the Department of Fish and Wildlife, responded to a request for comments on the proposed project. He wrote,

"Overall this one looks good, but since I took the time to carefully review it I might as well share comments:

- *The botanical report appears to be misinformed about natural communities and ESHA status in the Coastal Zone. It states that S1 and S2 are ESHA, however leaves out that S3 are ESHA in most cases. This comes up because the "Beach Pine" mentioned, if a natural community, would be an S3 (ESHA).*
- *I do sympathize with the argument that these beach pines are planted trees intermixed with non-native Monterey cypress, but worry that this may actually be Beach Pine Forest regeneration, rather than planted trees. In the end, I'm not too concerned, but perhaps a condition that impacts to beach pine are avoided in favor of impacting non-native trees?*
- *The up and coming discussion will be grasslands in the near future. Brace*

yourself. This report uses the infamous catch-all "non-native grassland" typing that, moving forward, is going to need a lot more justification than local botanists are used to providing.

See: <https://www.wildlife.ca.gov/data/vegcamp/natural-communities>. "Addressing Grasslands and Flower Fields."

In the end, this will need a decision from the botanist regarding the distribution of native plants within the "non-native grassland," and whether classification as a native alliance impacted by non-native species is more appropriate. At this point I don't think we need to hold up this project to have them re-type the grassland, unless CNPS sees something in this report that raises questions.

- *For most headland areas, it would be wise to refer projects to CNPS for a review of plant lists, etc. We've talked before about the lack of quality in some botanical reporting, and I think this would help sort out what reports need more attention. I hope this helps with your review of the application."*

Pursuant with MCC Section 20.496.025, development activities within wetland areas shall be limited. For example, activities may include "incidental public service purposes which temporarily impact the resource including, but not limited to, burying cables and pipes ..." Staff recommends that the temporary impact associated with trenching along the centerline of the existing ranch road, to underground power distribution lines and pipes between the pump house and water storage tank and barn, would be similar to the limited development activities potentially allowed within wetland areas. While trenching would occur within the Wetland ESHA buffer, the temporary trench would be dug approximate to the center line of the ranch road (See recommended Condition #14).

WRA recommendations include protections for wetlands; riparian habitats; streams, rivers, and anadromous fish habitat; special-status plants; and special-status wildlife (WRA, Section 6.0). As conditioned, the proposed project would be consistent with Chapter 20.496 regulations, including ESHA development criteria, wetlands and riparian corridors and other riparian resource areas.

AGRICULTURAL RESOURCES: MCC Chapter 20.508 *Agricultural Resources* applies to all lands designated Agricultural and therefore applies to portions of the land that are mapped Prime Ag (see APNs: 131-030-01, -03, -06, -08, -23, and -25) or Timber Production Zone (see APN: 131-030-24). The following parcels are mapped as Williamson Act/Ag Preserve Parcels: 131-010-08, and 131-030-01, -03, -06, -08, -24, and -25.

The proposed adaptive reuse of the existing barn is a permitted use and the property owner does not propose conversion of agricultural lands to non-agricultural uses. The location of the proposed residential development is on lands mapped "Non-Prime Ag" and "Williamson Act/Ag Preserve Parcel" (See attached *Lands in Williamson Act Contracts*). Additionally, the proposed five intermittent farm field approaches are proposed at specified sites along State Route 1 and would provide access to Agriculture and "Prime Ag" lands.

On April 1, 2019, the project was referred to the California Coastal Commission, the Forestry Advisor, and the Agriculture Commissioner. On May 23, 2019, Commission Staff inquired whether the property is currently being used for agricultural purposes and whether that will continue; and inquired whether the owners are farms/ranchers or do they lease the land. On June 6, 2019, Commission staff accepted that the property is part of a Williamson Act Agricultural Preserve and no conversion of prime land and/or land under contract to a non-agricultural use is proposed. On April 5, 2019, the Forestry Advisor responded that they have no comment at this time. At this time, no response has been received from the Agriculture Commissioner.

As proposed, the project would be consistent with Chapter 20.508 *Agricultural Resources* as existing agricultural lands are under Williamson Act contracts and the property owner does not request a permit to convert prime lands to non-agricultural uses.

ARCHAEOLOGICAL/CULTURAL RESOURCES: On June 13, 2018, the Archaeological Commission accepted the April 22, 2018 survey report prepared by Thad Van Bueren, including his recommendation that a discovery clause be a part of the conditions of project approval (See recommended Condition #8). As proposed, the project would be consistent with Mendocino County policies for cultural resources.

TRANSPORTATION AND CIRCULATION AND MCC CHAPTER 20.516: Proposed is the construction of five road approaches adjacent to the highway. California Department of Transportation (CalTrans) issued Encroachment Permit No 0117-6-RS-0472 to enter the State Route 1 right-of-way at various locations in Mendocino County to (A) construct a single-family road approach to current standards at PM 30.19, left, (B) construct a single family road approach and upgrade culvert to 18 inches at PM 30.19, right, and (C) provide for intermittent farm field access at five locations between PM 29.97 and PM 30.58. Noting, previously approved CDP 2018-0002 authorizes construction of two single-family road approaches at PM 30.19 (aforementioned Items A and B); CDP 2019-0005 requests authorization for Item C (above).

The areas approved by CalTrans for work within State Route 1 right-of-way are shown on the proposed site plan. Staff recommends requiring the property owner to demonstrate that they have satisfied Encroachment Permit No. 0117-6-RS-0472 requirements and require that all work be located more than 100 feet from the edge of an ESHA. Construction of road approaches to State Route 1 right-of-way would not have the effect of vesting CDP 2019-0005 nor previously approved CDP 2018-0002. The project proposal includes obtaining an encroachment permit from CalTrans to pave five intermittent farm field road approaches to the highway. This request would be consistent with Chapter 20.516 *Transportation, Utilities and Public Services* regulations (See recommended Condition #24).

GROUNDWATER RESOURCES: The purpose of MCC Chapter 20.516 is to insure that development occurs in areas where public services are available, *et sequens*. The majority of the lot is mapped as a "Marginal Water Resource" area with the most easterly area of this 114 acre site mapped as "Critical Water Resources Bedrock" (See attached *Ground Water Resources*). Pursuant with MCC Section 20.516.015(C), the property owner is required to demonstrate access to a sufficient supply of ground water prior to issuance of a building permit for any residential structure (See recommended Condition #22). To facilitate access to ground water in a Marginal Water Resource area, Staff recommends allowing the property owner, with the approval of CDP 2019-0005, to test up to three alternative well sites if the proposed two well sites do not satisfy the requirement. All well sites and ground water testing sites shall be located a minimum 100 feet from the edge of any sensitive coastal resource or ESHA. The proposed locations for the two wells, two pump houses, and two water storage tanks are shown on the revised Site Plan Sheet A1.2a. Noting that adjacent to the proposed southerly well location would be a 5,000 gallon water-storage tank for fire suppression with a pipe connection to a fire hydrant and situated north of the existing barn would be a 5,000-gallon second water storage tank.

On April 22, 2019, Division of Environmental Health Staff responded to a request for comments and stated, "ST27294 has not been approved at this time. ST27294 must be approved and issued before the building permit can be issued. ST27294 must be finalized before the building permit is finalized." These comments are reflected in the recommended conditions (See Condition #23). As conditioned, the proposed project would be consistent with MCC Section 20.516.015 that requires new development to be approved subject to the availability of necessary public services and consistent with provisions for septage and leach fields, water supply, and transportation systems.

PUBLIC ACCESS: MCC Chapter 20.528 *Coastal Access Regulations and Open Space Easements* shall apply to all projects in the coastal zone which fall within the definition of "development" as set forth in section 30106 of the Coastal Act and in MCC Section 20.308.035(D). There is access to the shore north of the project site at Greenwood State Park. The westerly side of State Route 1 is mapped as a coastal access route on Local Coastal Program Map 21 *Bridgeport*. Neither Coastal Element Chapter 3.6 *Shoreline Access and Trail/Bikeway System* nor Chapter 4.10 *Navarro River to Mallo Pass Creek Planning Area*, nor Coastal Element Appendix 13 Table 3.6.-1 *Summary of Designated Coastal Access Points and Trail System* list this location as designated public access. On-site, there is no evidence of an existing public easement or the potential existence of a prescriptive right. As proposed, the project would be consistent with Chapter 20.528 *Coastal Access Regulations and Open Space Easements*.

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. The adaptive reuse of the barn as a residence would meet the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 1 and Class 3, Sections 15301 (a), which reads “interior or exterior alterations” and 15303.

RECOMMENDED FINDINGS AND CONDITIONS

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Coastal Zoning Code (MCC), the Coastal Permit Administrator approves the proposed single-family residence, vehicle turn around and five road approaches, underground utilities, septic, two wells, five potential test well sites, and two water storage tanks, a fire hydrant, and adopts the following findings and conditions:

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed development is in conformity with the certified Local Coastal Program as it proposes the construction of a permitted land use on Agriculture (AG60:R) lands, including a single family residence and other accessory or ancillary development. The AG classification is intended for lands suited to production of crops and single family residential land uses are permitted.
2. Pursuant with MCC Section 20.532.095(A)(2), as conditioned the proposed residential land use and ancillary uses are provided with adequate utilities, access roads, drainage and other necessary facilities.
3. Pursuant with MCC Section 20.532.095(A)(3), as conditioned the proposed residential use is consistent with the purpose and intent of the Agricultural District, satisfies the development requirements of the Agricultural District, and satisfies the specified requirements of the MCC Chapters 20.500 *Hazards*, and 20.504 *Visual Resource and Special Treatment Areas*, and all other provisions of Division II.
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed development will not have any significant adverse impacts on the environment and a Categorical Exemption for the construction of a single-family home has been prepared pursuant to the California Environmental Quality Act.
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development will not have any adverse impacts on any known archaeological or paleontological resource. A standard condition advises the applicant of the County’s “discovery clause” which establishes procedures to follow in the event that archaeological or cultural materials are unearthed during site preparation or construction activities.
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. Well water will be supplied to the project.
7. Pursuant with MCC Section 20.532.095(B)(1), the proposed development is in conformity with public access policies, including Chapter 20.528 *Coastal Access Regulations and Open Space Easements*.
8. Pursuant with MCC Section 20.532.100(A)(1), the proposed development conforms to Chapter 20.496 *Environmentally Sensitive Habitat and Other Resource Areas* regulations as it locates development 100 feet or more from the edge of surveyed and mapped environmentally sensitive habitat areas, including wetlands and riparian habitats.
9. Pursuant with MCC Section 20.532.100(A)(2), the proposed residential use is compatible with the long-term protection of resource lands and no conversion of agricultural lands is proposed.

10. Pursuant with MCC Section 20.532.100(B)(1), the proposed development (a) maximizes protection of environmentally sensitive habitat areas; (b) minimizes construction of new roads by use of existing; (c) maintains public views by requiring trees fronting the highway to be removed and not replaced; (d) ensures the adequacy of water, waste water disposal and other services; (e) ensures the preservation of the rural character of the site; (f) maximizes preservation of prime agricultural soils; and (g) ensures existing land use compatibility by maintaining productivity of on-site and adjacent agricultural lands.
11. Pursuant with MCC Section 20.532.100(B)(2), no conversion of prime land and, or land under Williamson Act Contract to non-agricultural use is proposed.
12. Pursuant with MCC Section 20.532.100(B)(3), no conversion of agricultural land to non-agricultural use is proposed.

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. CDP_2019-0005 shall become effective after the ten working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. CDP_2019-0005 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. CDP 2019-0005 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 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 CDP 2019-0005 shall be attached to any building permit application and shall be a part of on-site construction drawings.
10. 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.
11. In accordance with **MCC Chapter 20.492**, all grading specifications and techniques will follow the recommendations cited in the Uniform Building Code or a geotechnical engineer's report.
12. In accordance with **MCC Section 20.496.020(A)(1)**, the width of the buffer zone shall be 100 feet from wetlands, riparian habitats, and special-status plants and wildlife.
13. In accordance with **MCC Section 20.496.020(A)**, the purpose of this buffer area shall be to provide for a sufficient area to protect the environmentally sensitive habitat from degradation resulting from developments and shall be compatible with the continuance of the habitat areas. The property owner shall protect special-status wildlife, including California and northern red-legged frogs and nesting birds, by the following measures:
 - a. California and northern red-legged frogs. (i) Prior to construction, a qualified biologist will survey the building site and existing access route footprint to determine if special status frogs are present. If special status frogs are observed, no work will be initiated until the biologist has determined that the frog has left the impact area of its own accord and is in no danger. (ii) An exclusion fence will be erected around all project-related activity areas. Fencing will be designed to exclude frogs from the relevant areas and could double as erosion control fencing. (iii) Construction personnel will be given a biological awareness program that covers the potential presence of special-status frogs, basic identification of the species pair, the legal ramifications for any take of any special-status frogs, and the need to stop work and immediately contact a qualified biologist if observations occur during any phase of construction. (iv) Ground disturbance will occur only during the dry season, approximately April 15 through October 15. (v) If a rain event occurs during the construction period, all activities shall cease for 48 hours after the rain stops. Prior to resuming construction activities, trained construction crews shall examine the site for the presence of special status frogs. If no frogs are observed, normal construction activities may resume.
 - b. Nesting birds. To avoid impacts to nesting birds, vegetation removal and initial ground disturbance shall occur outside of the general nesting bird season, August 16 through February 28. If vegetation removal or initial ground disturbance must occur during the nesting season, March 1 through August 15, a nesting bird survey will be conducted by a qualified biologist. If nesting activity is detected, a work exclusion buffer will be placed around each active nest. Buffer sizes will be determined by the biologist and may vary by bird species, nest location, and ambient level of disturbance. Exclusion buffers will remain in space until the biologist determines that young have fledged or nesting has otherwise ceased. If nests are outside of direct activities, but within 300 feet of construction areas, buffers will be implemented if deemed appropriate by the biologist.

14. In accordance with **MCC Sections 20.496.025(A)** and **20.496.035(A)**, development or activities adjacent to wetland vegetation, wetlands, streams and riparian habitats shall maintain a 100 foot or greater buffer. To protect environmentally sensitive habitat areas immediately prior to, during, and immediately following construction-related activities, the property owner shall:
 - c. Provide spill prevention equipment and store all hazardous liquid (e.g. paint, oil, gasoline, diesel, solvents) in sill pans or similar protective bins 100 feet or more from sensitive habitat areas.
 - d. Erect high-visibility fencing with a sediment curtain at the footing to ensure that vehicles and heavy equipment do not incidentally enter the wetland; ensure that equipment and materials are not incidentally, nor intentionally, laid down in the wetland; and ensure that sediment does not migrate into the wetland.
 - e. Conduct all work during the dry season, generally regarded as April 15 through October 15, but dependent upon in season weather conditions, to ensure that wet, loosened sediment does not migrate into the wetland.
 - f. Complete post-construction planting of regionally native plants at the footing/bank of the ranch road toward the wetlands; plants shall be native species from a local origin.
 - g. Special-status Plants. To protect the special-status plants in the study area, landscape plantings shall consist of locally native species and any erosional control methods deploying vegetative material will be from certified weed-free sources.
 - h. Within the ranch road and within 100 feet of adjacent to an ESHA, trenching and backfilling to underground overhead utilities is permitted. When the ground is disturbed, a biologist shall be on-site and make recommendations to ensure the protection of the ESHA from trenching and backfilling. Areas trenched shall be backfilled, shall be restored with seed, gravel paving, or at the biologist's recommendation to protect the ESHA.
15. In accordance with **MCC Section 20.500.025** and at the request of Elk CSD, and prior to final building inspection, the property owner shall construct, as shown on the revised site plan:
 - a. A 5,000 gallon capacity water storage tank with fire department connection capabilities.
 - b. The fire hydrant be moved to a location adjacent to and further west and 4' from the roadway, marked as a fire department connection, and be installed per Firesafe Council specifications.
 - c. The connection to the hydrant from the 5,000-gallon water tank to be 4 inch to ensure no flow restrictions.
 - d. The 40 foot radius turn-around be moved so that it overlays the roadway on the north side.
16. In accordance with **MCC Section 20.504.015(C)(3)**, new development be subordinate to the natural setting, minimize reflective surfaces, and utilize building materials, including siding and roof materials, that blend in hue and brightness with their surroundings; therefore, the project shall utilize the proposed building materials and color palette, or similar materials approved by the Director or their designee, and as follows:
 - a. Roof material shall be gravel, membrane, and black metal (or similar material that is non-reflective and similar in hue and color). Metal materials shall blend in hue and brightness with their surroundings. Clear coat galvanized steel or other metallic finish are not permitted.
 - b. Exterior building finishes shall be redwood siding and stone cladding or similar material sharing hue, color, and texture.

- c. Window frame color shall be black metal or similar material, hue, and color. The windows shall be dual glaze and non-glare glass.
 - d. Reflective metal surfaces shall be patinated or oxidized. Within one year of their installation, metal materials shall blend in hue and brightness with their surroundings; for example, the gutters, downspouts, and other exterior metal materials shall limit reflective surfaces and blend in hue and brightness with their surroundings.
17. In accordance with **MCC Section 20.504.015(C)(11)**, power transmission lines shall be located along established corridors and in locations where the corridors are not visually intrusive. The property owner may defer undergrounding overhead transmission lines.
 18. In accordance with **MCC Section 20.504.015(C)(12)**, the property owner shall underground overhead power distribution lines.
 19. In accordance with **MCC Section 20.504.015(C)(13)**, internal vehicle access routes shall following the existing gravel pathway shown on the site plan and the gravel color shall match existing conditions.
 20. In compliance with **MCC Section 20.504.035**, exterior lighting shall be kept to the minimum necessary for safety and security purposes and shall be downcast and shielded, and shall be positioned in a manner that will not shine light or allow light glare to extend beyond the boundaries of the parcel. Prior to issuance of a Building Permit, the property owner shall furnish exterior lighting details to the satisfaction of the Coastal Permit Administrator.
 21. In accordance with **MCC Section 20.516.015(B)(1)**, the property owner shall demonstrate that access to a sufficient supply of ground water prior to issuance of a building permit for any residential structure. In addition to the proposed well site, the property owner may test up to three alternative well sites to satisfy this condition. All well sites and ground water testing sites shall be located a minimum 100 feet from the edge of any sensitive coastal resource or environmentally sensitive habitat area.
 22. The property owner shall obtain approval for on-site septic and water wells prior to issuance of a building permit or final inspection for any issued, but not yet finalized, building permits. Noting, ST27294 shall be approved and issued before the building permit will be issued. ST27294 shall be finalized before any final building inspection.
 23. In accordance with **MCC Section 20.516.015(C)**, the property owner shall obtain an encroachment permit from California Department of Transportation for intermittent farm field access from State Route 1 at five locations, including sites near Post Miles (PM) 30.49, 30.58, 30.06, 30.30, and 29.97.

Staff Report Prepared By:

07-29-2019

DATE


JULIANA CHERRY
PLANNER III

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

ATTACHMENTS:

- | | |
|--------------------|--|
| A. Location Map | G. Floor Plan |
| B. Topographic Map | H. Zoning Display Map |
| C. Aerial Imagery | I. General Plan Classifications |
| D. Aerial Imagery | J. LCP Land Use Map 21: Bridgeport Landing |
| E. Site Plan | K. LCP Land Capabilities & Natural Hazards |
| F. Elevations | L. LCP Habitats & Resources |

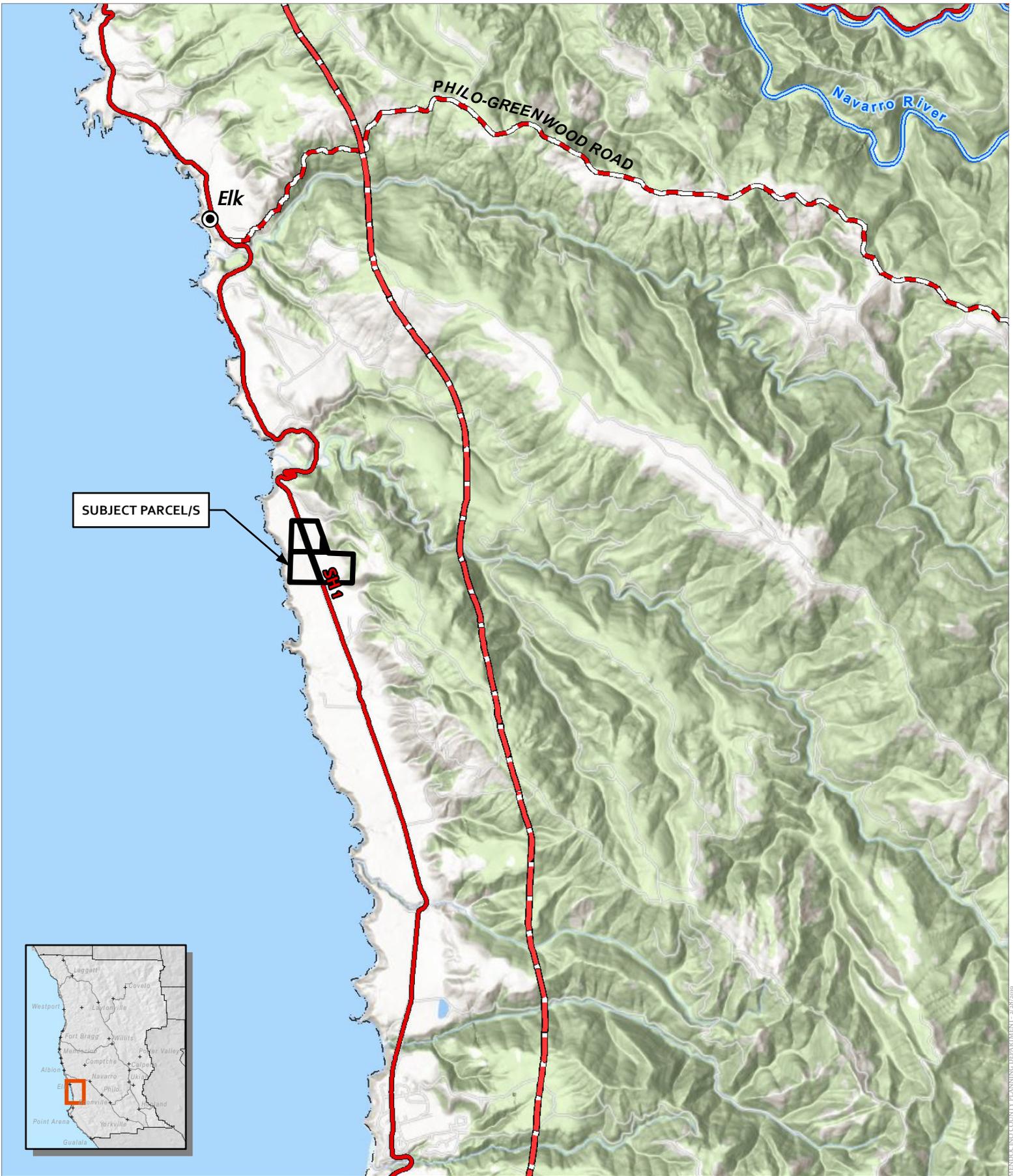
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|---|---------------------------------------|
| M. Appealable Areas | S. Highly Scenic & Tree Removal Areas |
| N. Adjacent Parcels | T. Local Soils |
| O. Fire Hazard Zones & Responsibility Areas | U. Lands in Williamson Act Contracts |
| P. Wildland-Urban Interface Zones | V. Important Farmland |
| Q. Wetlands | |
| R. Ground Water Resources | |

SUMMARY OF REFERRAL AGENCY COMMENTS:

Planning (Ukiah)	Comment
Environmental Health (FB)	Comment
Building Inspection (FB)	No Comment
Agriculture Commissioner	No Response
Assessors	No Response
California Coastal Commission	No Comment
Cloverdale Rancheria	No Response
Department of Fish & Wildlife	Comment
Department of Forestry and Fire Protection	No Response
Elk Community Services District	Comment
Farm Advisor	No Comment
Manchester Union School District	No Response
Redwood Valley Rancheria	No Comment
Sherwood Valley Band of Pomo Indians	No Response
State Clearinghouse	No Response
US Fish & Wildlife Service	No Response

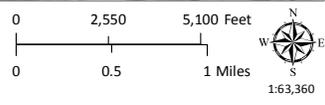
REFERENCES:

WRA. Environmentally Sensitive Habitat Area Survey: Rega Property - 10001 Highway 1, Elk. January 2018.



CASE: CDP 2019-0005
 OWNER: REGA, James
 APN: 131-030-23
 APLCT: Diana Wiedemann
 AGENT: Diana Wiedemann
 ADDRESS: 10001 S. Hwy. 1, Elk

- Major Towns & Places
- Highways
- Coastal Zone Boundary
- Major Roads
- Major Rivers

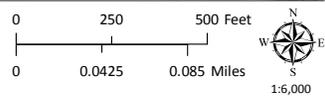


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2019



CASE: CDP 2019-0005
OWNER: REGA, James
APN: 131-030-23
APLCT: Diana Wiedemann
AGENT: Diana Wiedemann
ADDRESS: 10001 S. Hwy. 1, Elk

Public Roads

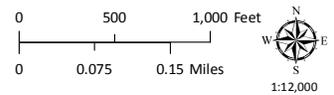


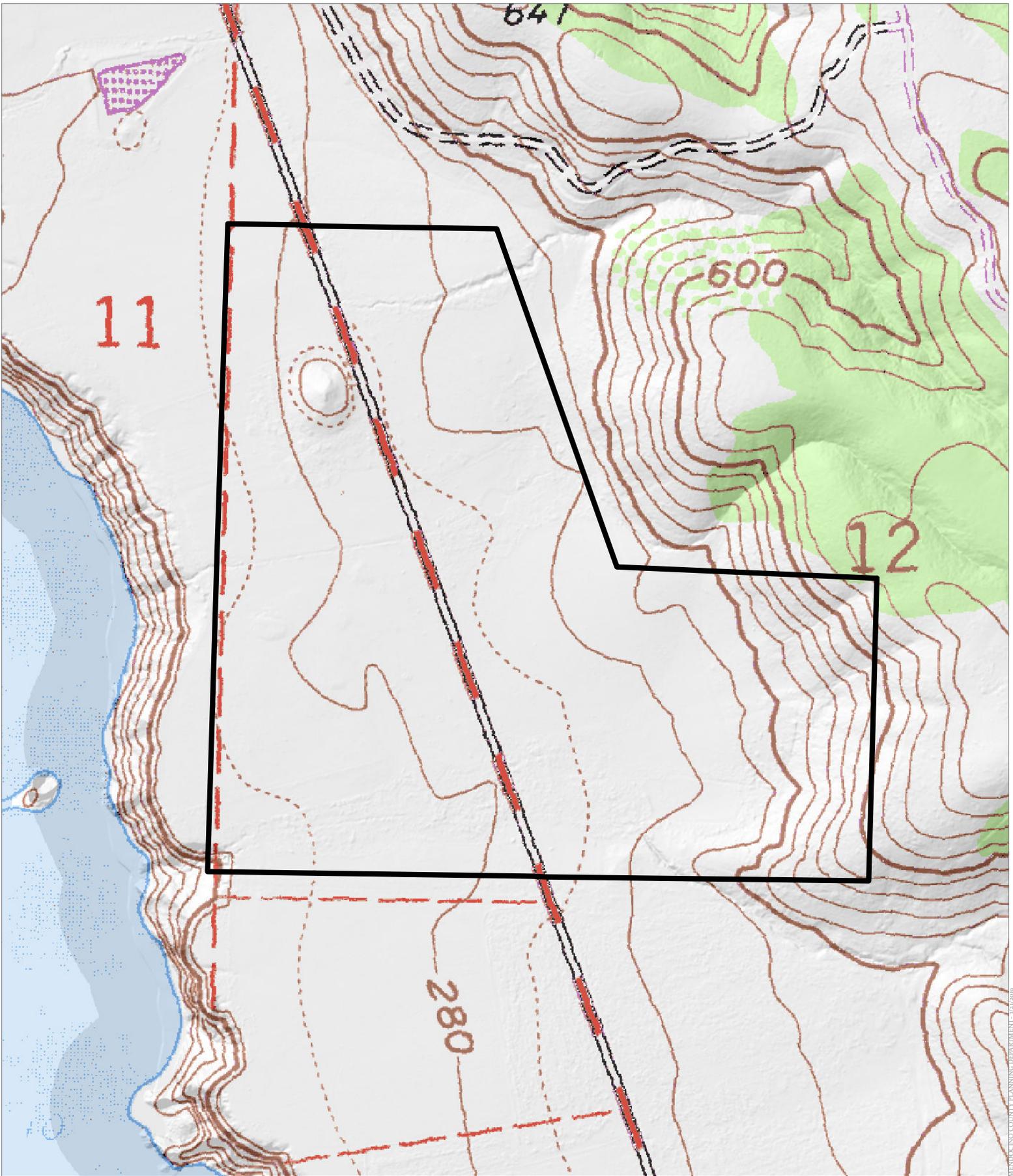
AERIAL IMAGERY
ATTACHMENT B



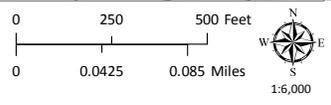
CASE: CDP 2019-0005
OWNER: REGA, James
APN: 131-030-23
APLCT: Diana Wiedemann
AGENT: Diana Wiedemann
ADDRESS: 10001 S. Hwy. 1, Elk

-  Named Rivers
-  Public Roads



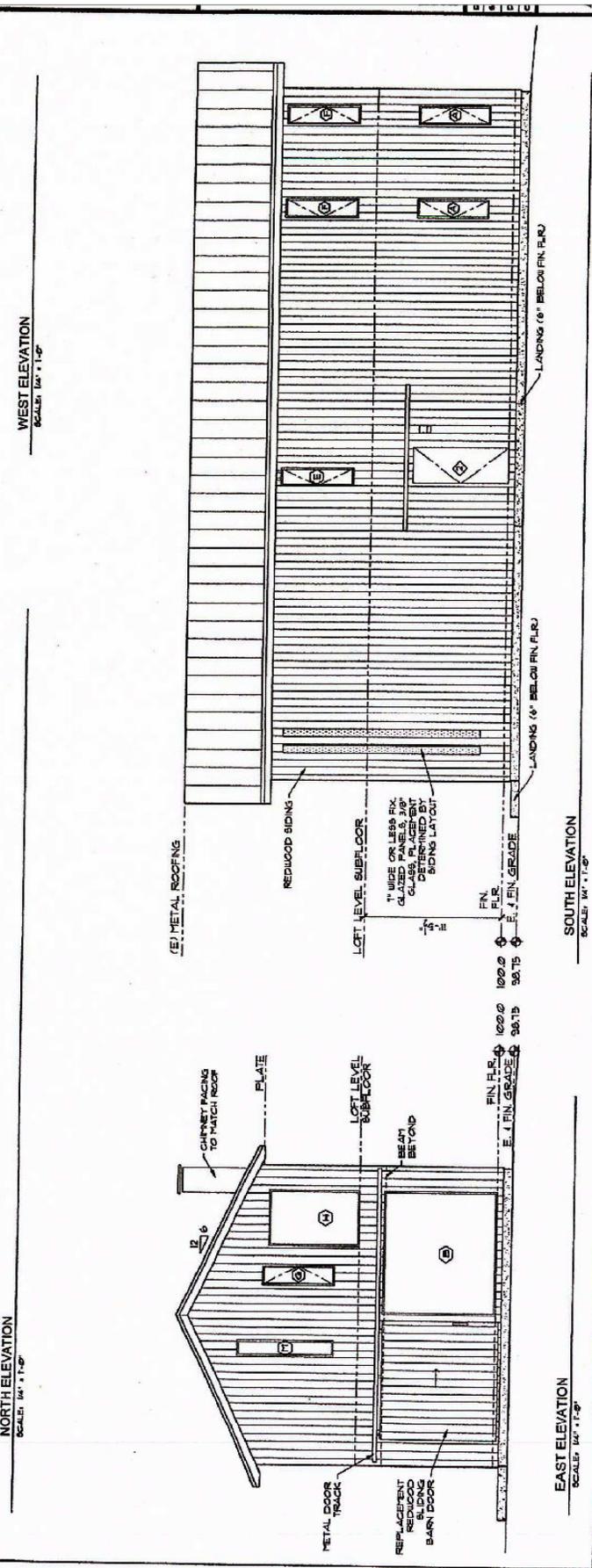
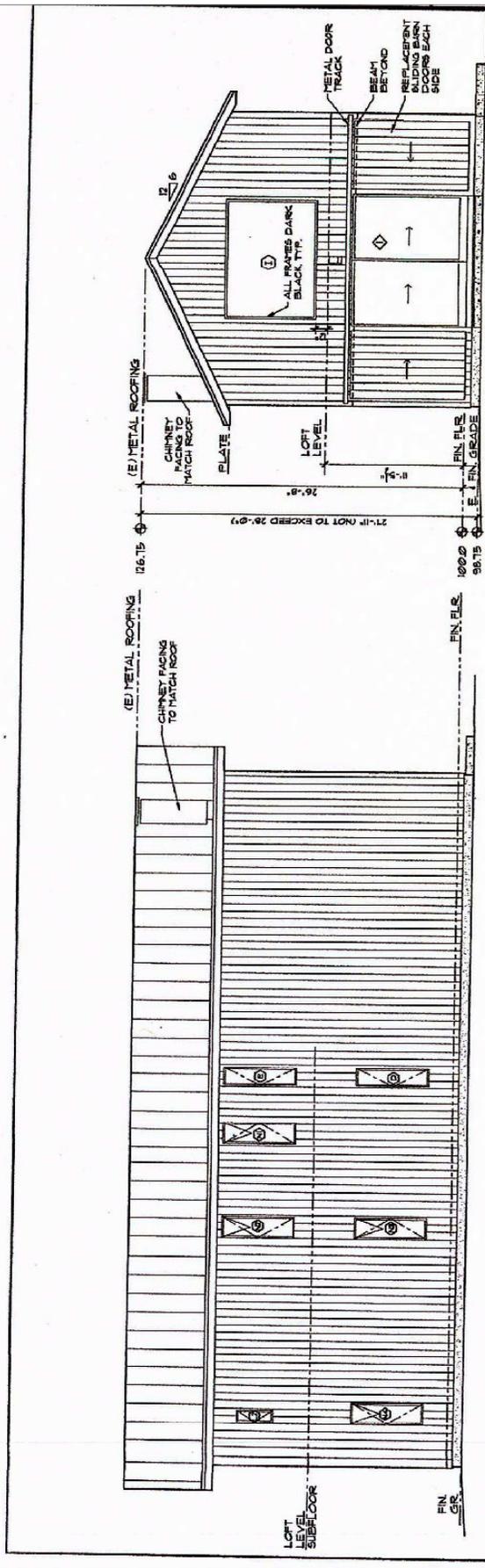


CASE: CDP 2019-0005
OWNER: REGA, James
APN: 131-030-23
APLCT: Diana Wiedemann
AGENT: Diana Wiedemann
ADDRESS: 10001 S. Hwy. 1, Elk



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET
ATTACHMENT D

MENDOCINO COUNTY PLANNING DEPARTMENT 2/21/2019

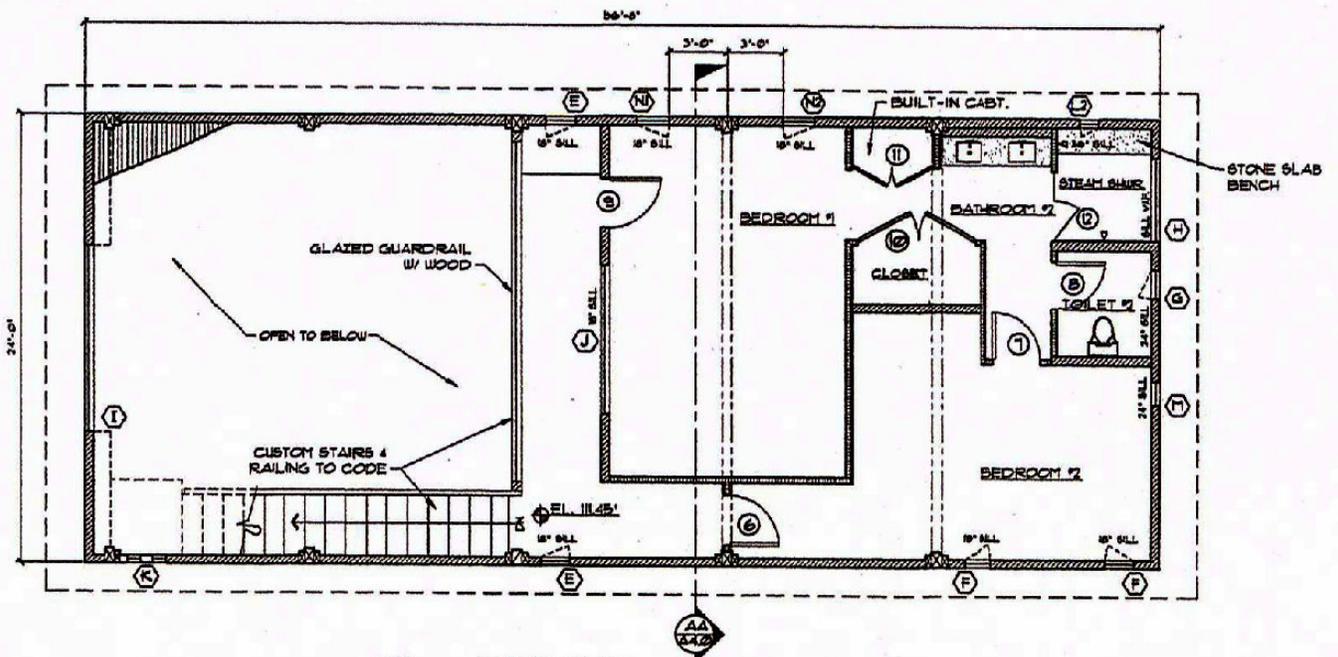


CASE: CDP 2019-0005
 OWNER: REGA, James
 APN: 131-030-23
 APLCT: Diana Wiedemann
 AGENT: Diana Wiedemann
 ADDRESS: 10001 S. Hwy. 1, Elk

NO SCALE

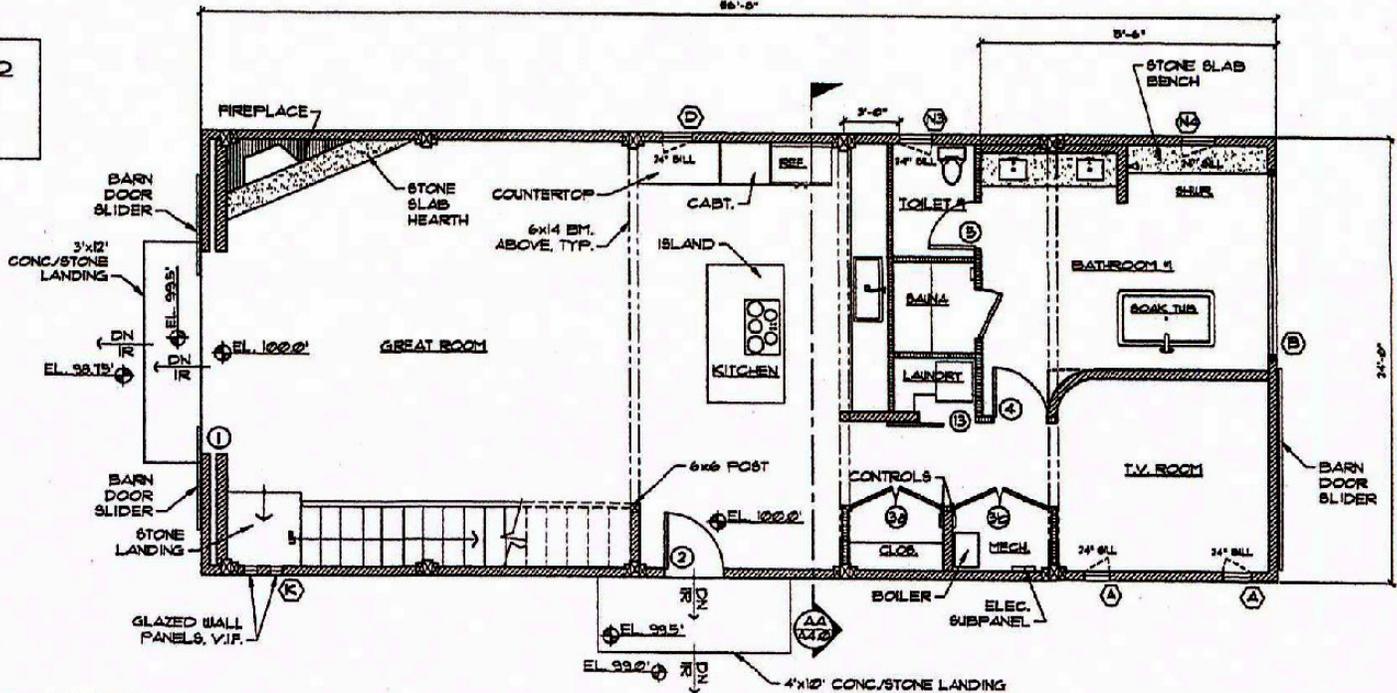
ELEVATIONS

ATTACHMENT F



LOFT PLAN
SCALE: 1/4" = 1'-0"

LEGEND
ALL
ALL



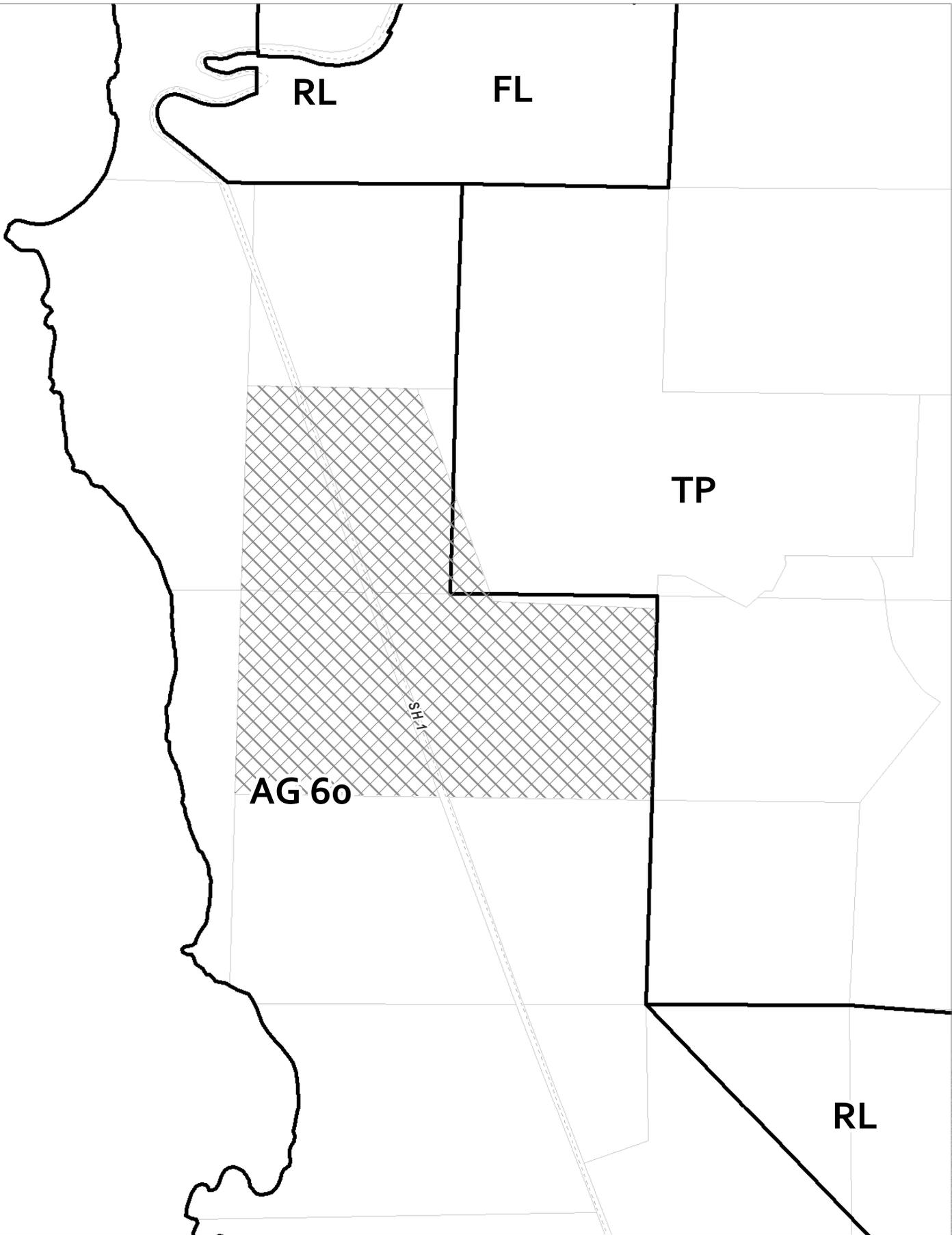
FLOOR PLAN
SCALE: 1/4" = 1'-0"

CASE: CDP 2019-0005
OWNER: REGA, James
APN: 131-030-23
APLCT: Diana Wiedemann
AGENT: Diana Wiedemann
ADDRESS: 10001 S. Hwy. 1, Elk

NO SCALE

FLOOR PLAN
ATTACHMENT G

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2019



MENDOCINO COUNTY PLANNING DEPARTMENT - 3/17/2019

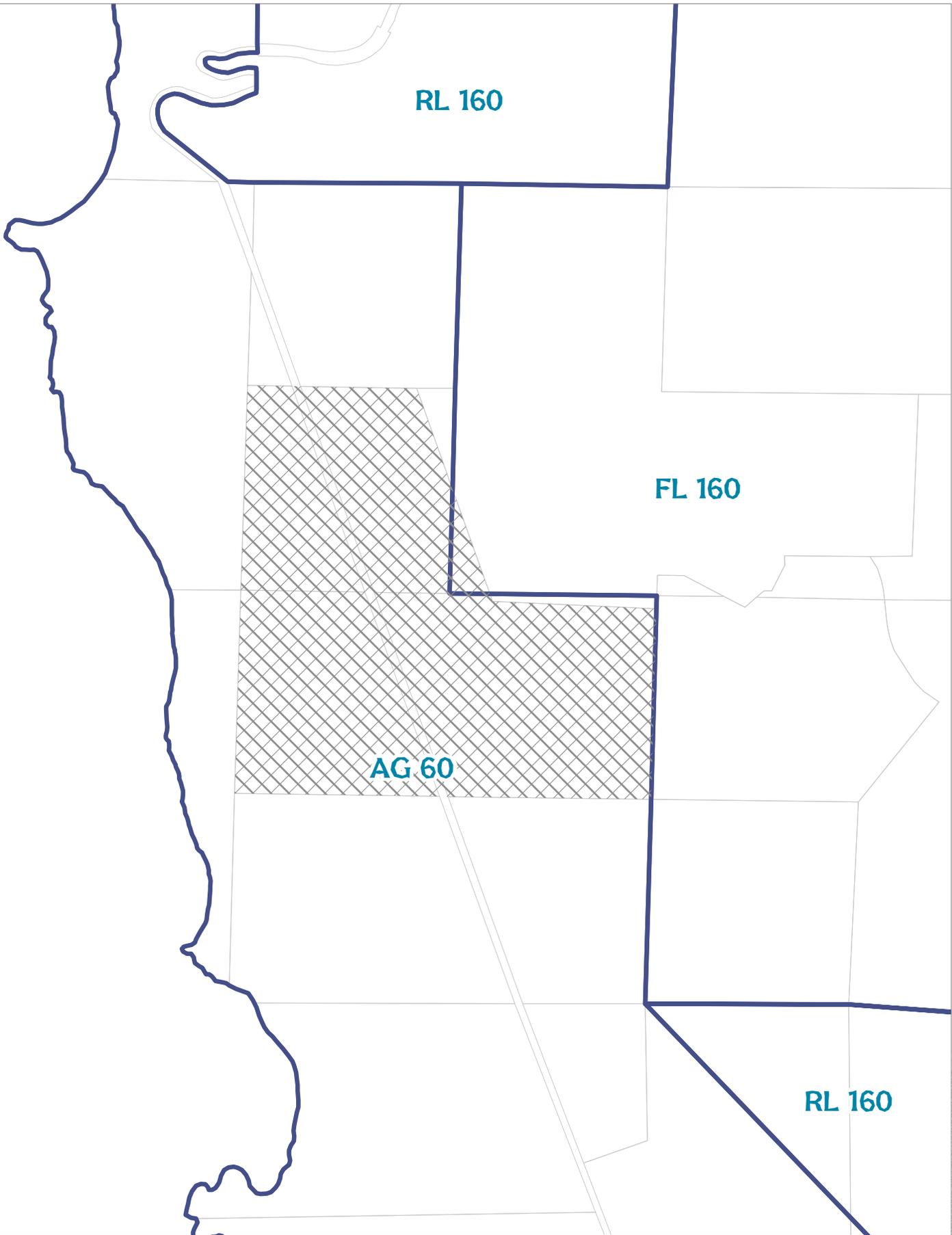
CASE: CDP 2019-0005
 OWNER: REGA, James
 APN: 131-030-23
 APLCT: Diana Wiedemann
 AGENT: Diana Wiedemann
 ADDRESS: 10001 S. Hwy. 1, Elk

 Zoning Districts
 Public Roads

0 412.5 825 Feet
 0 0.05 0.1 Miles

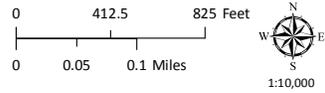
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ZONING DISPLAY MAP
 ATTACHMENT H



CASE: CDP 2019-0005
 OWNER: REGA, James
 APN: 131-030-23
 APLCT: Diana Wiedemann
 AGENT: Diana Wiedemann
 ADDRESS: 10001 S. Hwy. 1, Elk

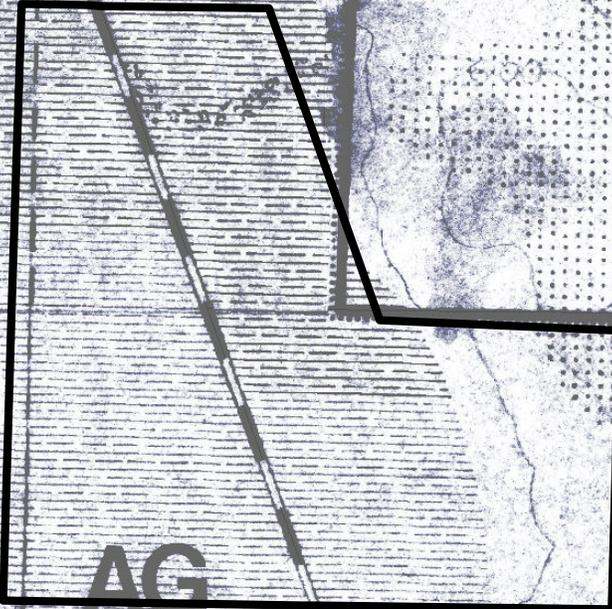
 General Plan Classes



MENDOCINO COUNTY PLANNING DEPARTMENT - 3/17/2019

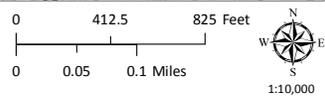
WEST OF HIGHWAY ONE IS
HIGHLY SCENIC AREA

EASTERN OF HIGHWAY 1 IS
DESIGNATED HIGHLY SCENIC

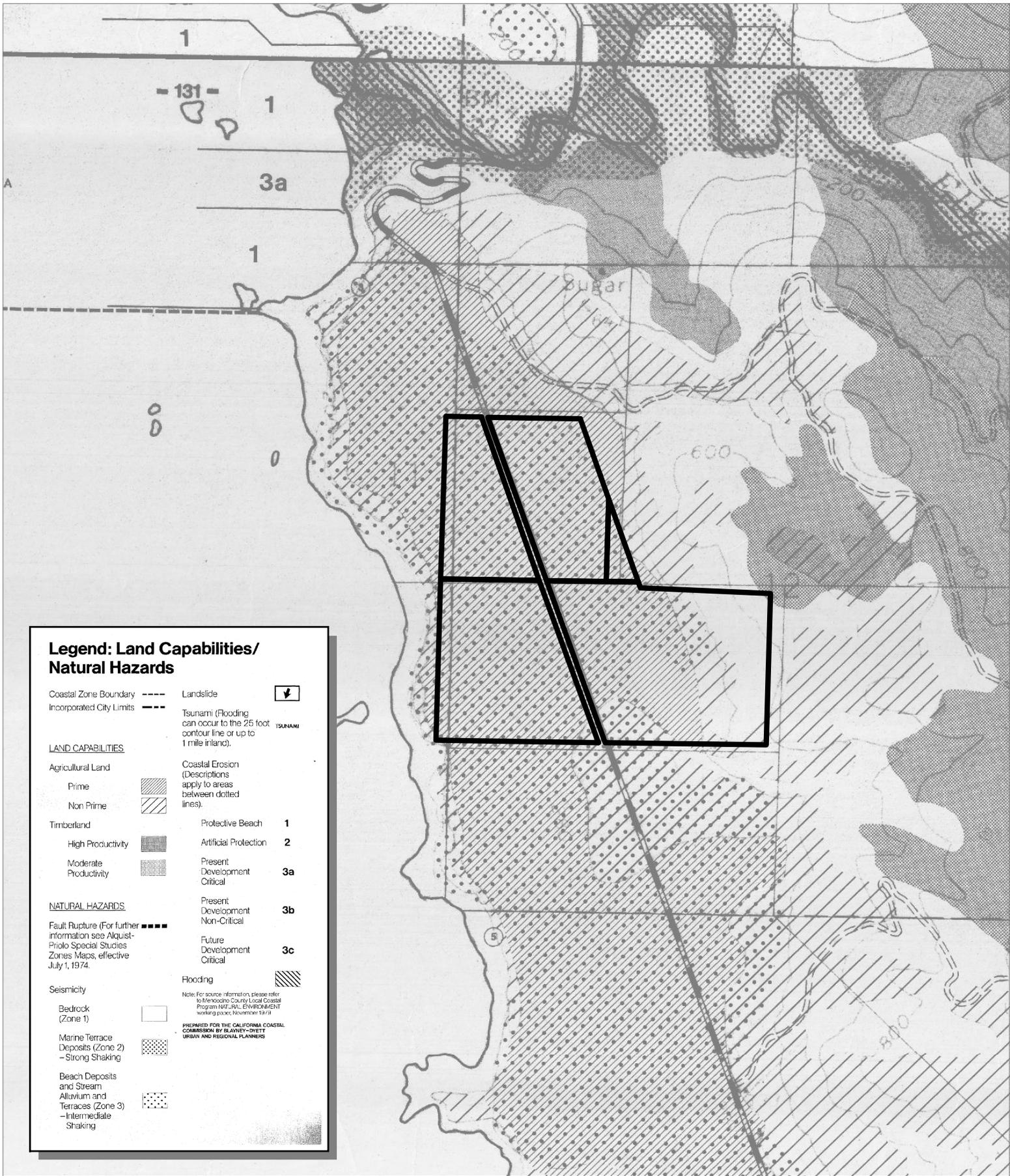


SHORELINE ACCESS/CIRCULATION	
	Shoreline Access Existing
	Shoreline Access Proposed
	View Turnout
	Proposed road alignment
NATURAL ENVIRONMENT	
	Prime Agricultural Land <small>As defined by State Code Sec. 51021.03</small>
	Pygmy Vegetation <small>Shaded forest habitat on slopes or blackfoot oak.</small>
	Pygmy-type Vegetation <small>Shaded forest habitat on oak or white oak.</small>
	Riparian Vegetation <small>Wetland vegetation associated with the banks of streams and riparian habitat in riparian corridors of flood plains in adjacent waters.</small>
	Wetlands <small>Land covered periodically or periodically with shallow water, including marshes, mudflats, and bays.</small>
	Dunes
	Rare or Endangered Plant Habitat <small>Designated by California Native Plant Society.</small>
	Rare or Endangered Wildlife Habitat <small>Appropriate location of species used to set, include, or increase by the California Department of Fish and Game.</small>
	Special Treatment Area <small>Tracts reserved including easements to protect scenic quality.</small>
	Flooding <small>Area having a 1 percent chance of flooding in a given year (1000 to 14, 1100, 6000).</small>
BOUNDARIES	
	Urban/Rural Boundary <small>The local land use boundary of Ordinal Act Dec. 30, 2000, relative to the boundary.</small>
	Water District <small>Publicly regulated district providing water for home and/or farm.</small>
	Sewer District <small>Publicly regulated district providing sewage disposal for home and/or farm.</small>
	Timber Preserve Zone <small>Use restricted to timber production.</small>
	Williamson Act <small>Current mapping use to agriculture.</small>

CASE: CDP 2019-0005
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MENDOCINO COUNTY PLANNING DEPARTMENT 3/21/2019



**Legend: Land Capabilities/
Natural Hazards**

Coastal Zone Boundary - - - - -
 Incorporated City Limits - - - - -

LAND CAPABILITIES

Agricultural Land
 Prime [diagonal lines] [diagonal lines]
 Non Prime [diagonal lines] [diagonal lines]

Timberland
 High Productivity [cross-hatch] [cross-hatch]
 Moderate Productivity [stippled] [stippled]

NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.) [thick dashed line] [thick dashed line]

Seismicity
 Bedrock (Zone 1) [white] [white]
 Marine Terrace Deposits (Zone 2) - Strong Shaking [stippled] [stippled]
 Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [dotted] [dotted]

Landslide [arrow pointing down] [arrow pointing down]

Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). [wavy lines] [wavy lines]

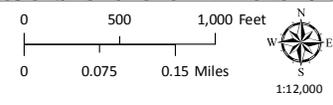
Coastal Erosion (Descriptions apply to areas between dotted lines).
 Protective Beach 1 [dotted] [dotted]
 Artificial Protection 2 [dotted] [dotted]
 Present Development Critical 3a [diagonal lines] [diagonal lines]
 Present Development Non-Critical 3b [diagonal lines] [diagonal lines]
 Future Development Critical 3c [diagonal lines] [diagonal lines]

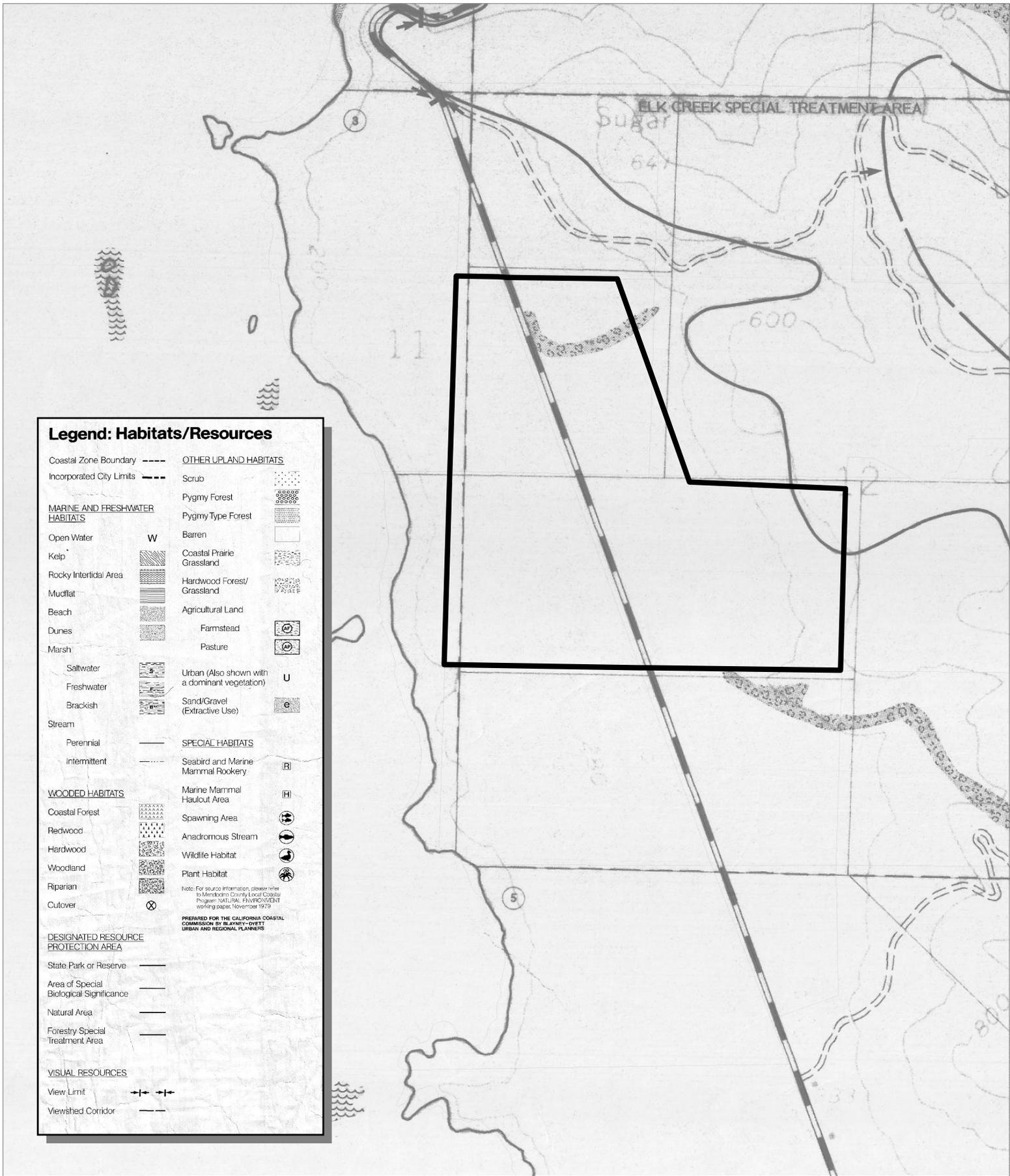
Flooding [stippled] [stippled]

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT Working Paper November 1974

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY-DWETT URBAN AND REGIONAL PLANNERS

CASE: CDP 2019-0005
 OWNER: REGA, James
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 AGENT: Diana Wiedemann
 ADDRESS: 10001 S. Hwy. 1, Elk





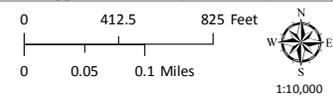
Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
MARINE AND FRESHWATER HABITATS		Pygmy Forest	[Pattern]
Open Water	W	Pygmy Type Forest	[Pattern]
Kelp	[Pattern]	Barren	[Pattern]
Rocky Intertidal Area	[Pattern]	Coastal Prairie Grassland	[Pattern]
Mudflat	[Pattern]	Hardwood Forest/Grassland	[Pattern]
Beach	[Pattern]	Agricultural Land	[Pattern]
Dunes	[Pattern]	Farmstead	[Pattern]
Marsh	[Pattern]	Pasture	[Pattern]
Saltwater	[Pattern]	Urban (Also shown with a dominant vegetation)	U
Freshwater	[Pattern]	Sand/Gravel (Extractive Use)	e
Brackish	[Pattern]		
Stream		SPECIAL HABITATS	
Perennial	—	Seabird and Marine Mammal Rookery	[Symbol]
Intermittent	---	Marine Mammal Haulout Area	[Symbol]
WOODED HABITATS		Spawning Area	[Symbol]
Coastal Forest	[Pattern]	Anadromous Stream	[Symbol]
Redwood	[Pattern]	Wildlife Habitat	[Symbol]
Hardwood	[Pattern]	Plant Habitat	[Symbol]
Woodland	[Pattern]		
Riparian	[Pattern]		
Cutover	[Symbol]		
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	—+—		

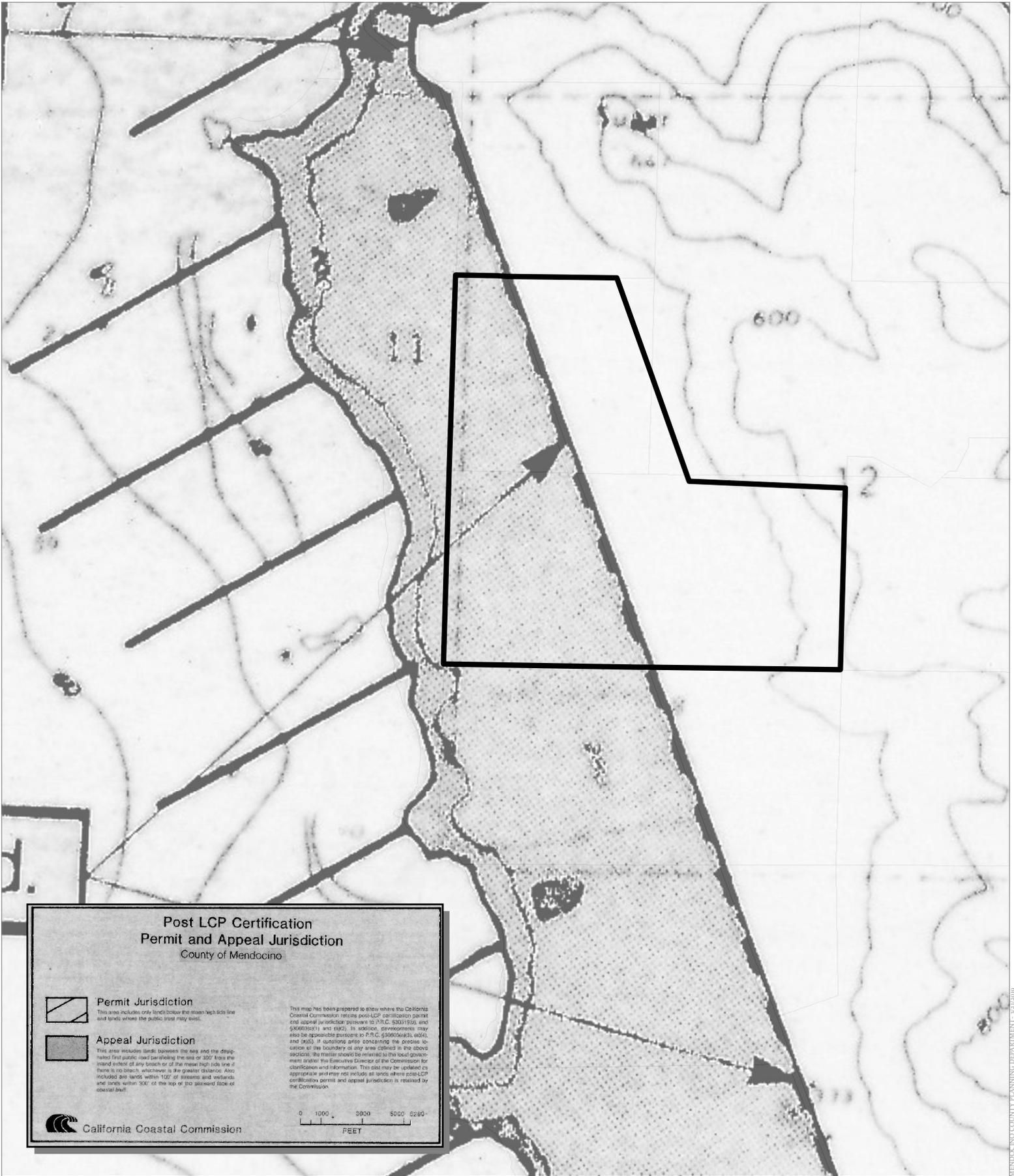
Note: For source information, please refer to Mendocino County Local Coastal Program National ENVIRONMENTAL WORKING PAPER, November 1979

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-OVERTT URBAN AND REGIONAL PLANNERS

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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/21/2019



**Post LCP Certification
Permit and Appeal Jurisdiction
County of Mendocino**

Permit Jurisdiction
This area includes only lands below the mean high tide line and lands where the public trust may exist.

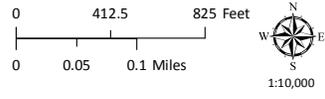
Appeal Jurisdiction
This area includes lands between the sea and the designated first public road paralleling the sea or 350' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 150' of streams and wetlands and lands within 300' of the top of the seaward face of coastal dunes.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.C. §30019.53, and §30030.01 and 1962). In addition, developments may also be appealable pursuant to P.C. §30064(a)(1), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government under the Executive Director of the Commission for clarification and information. This data may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

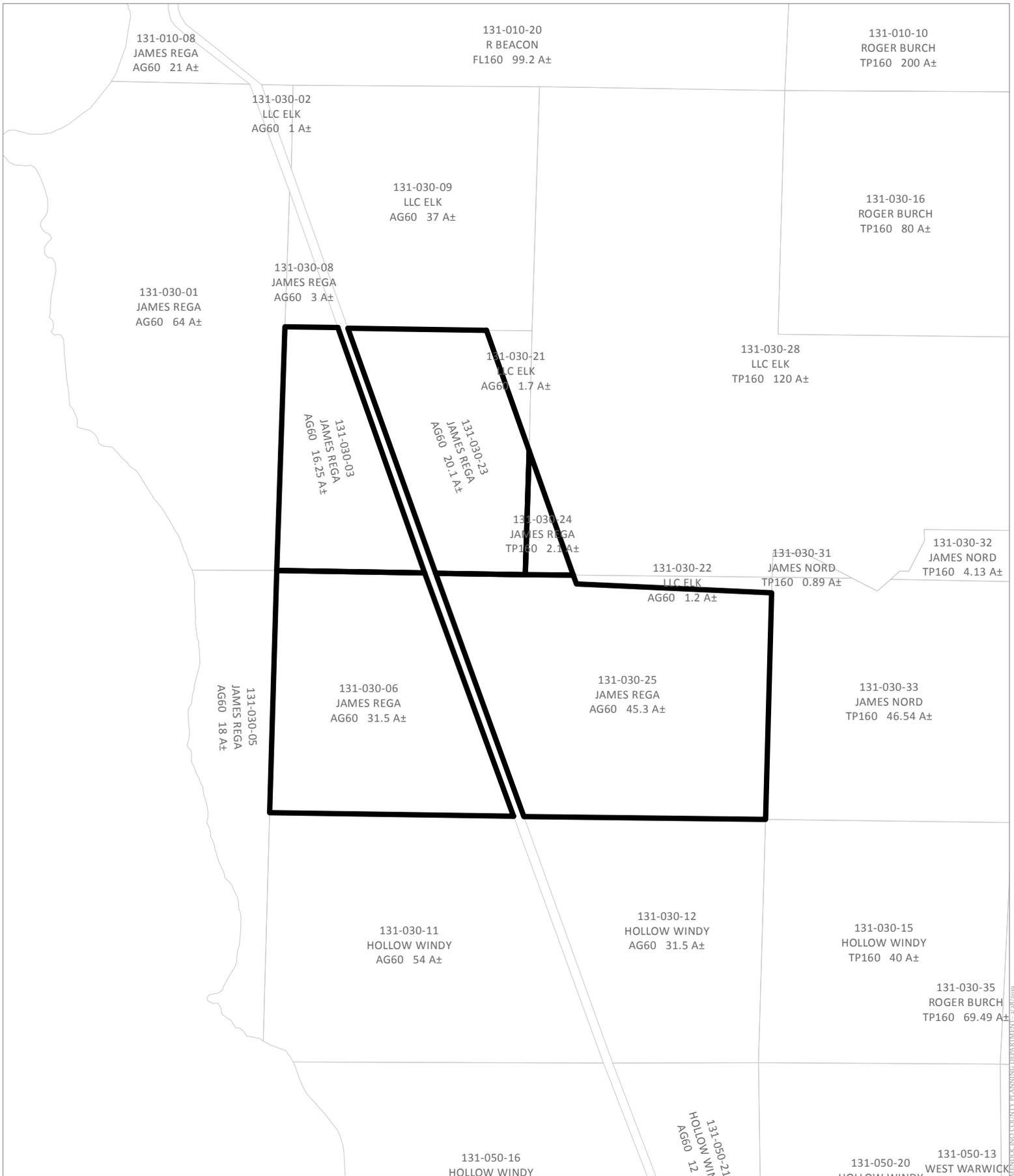
California Coastal Commission

FEET

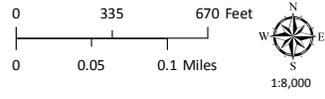
CASE: **CDP 2019-0005**
 OWNER: **REGA, James**
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 APLCT: **Diana Wiedemann**
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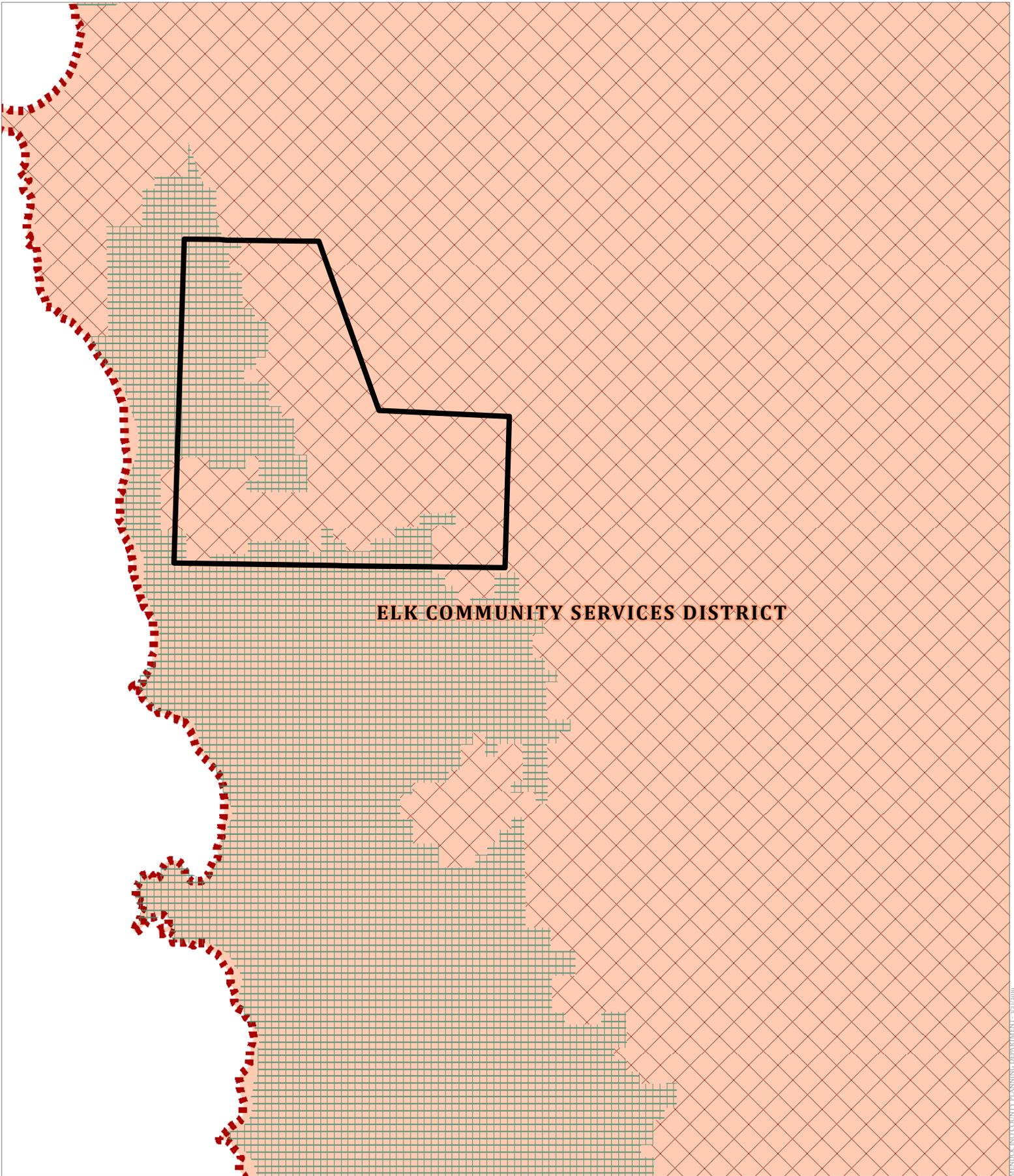
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/21/2019



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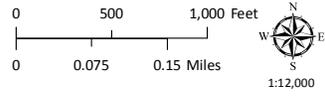
MEDICINO COUNTY PLANNING DEPARTMENT 2/28/2019



ELK COMMUNITY SERVICES DISTRICT

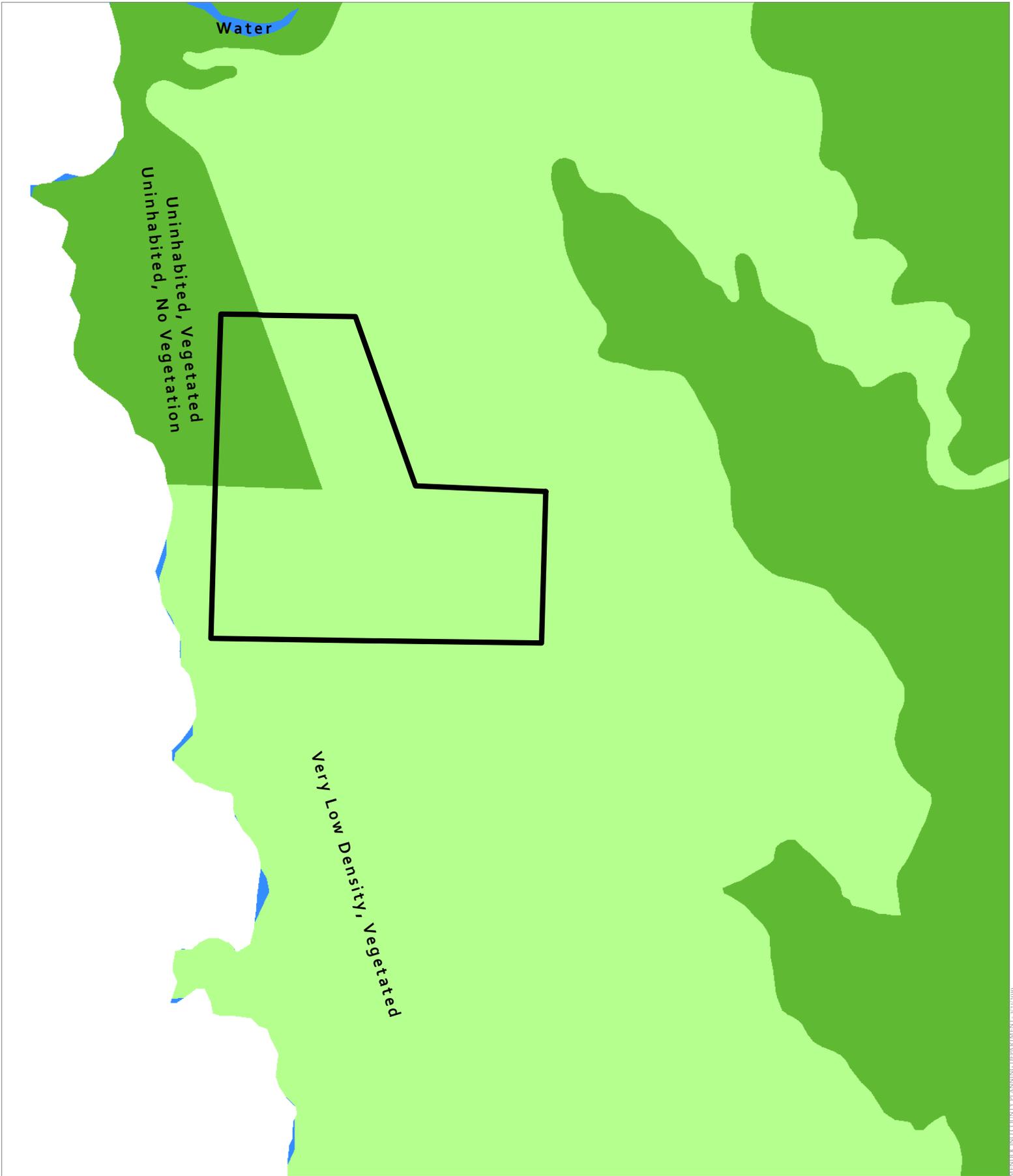
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-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

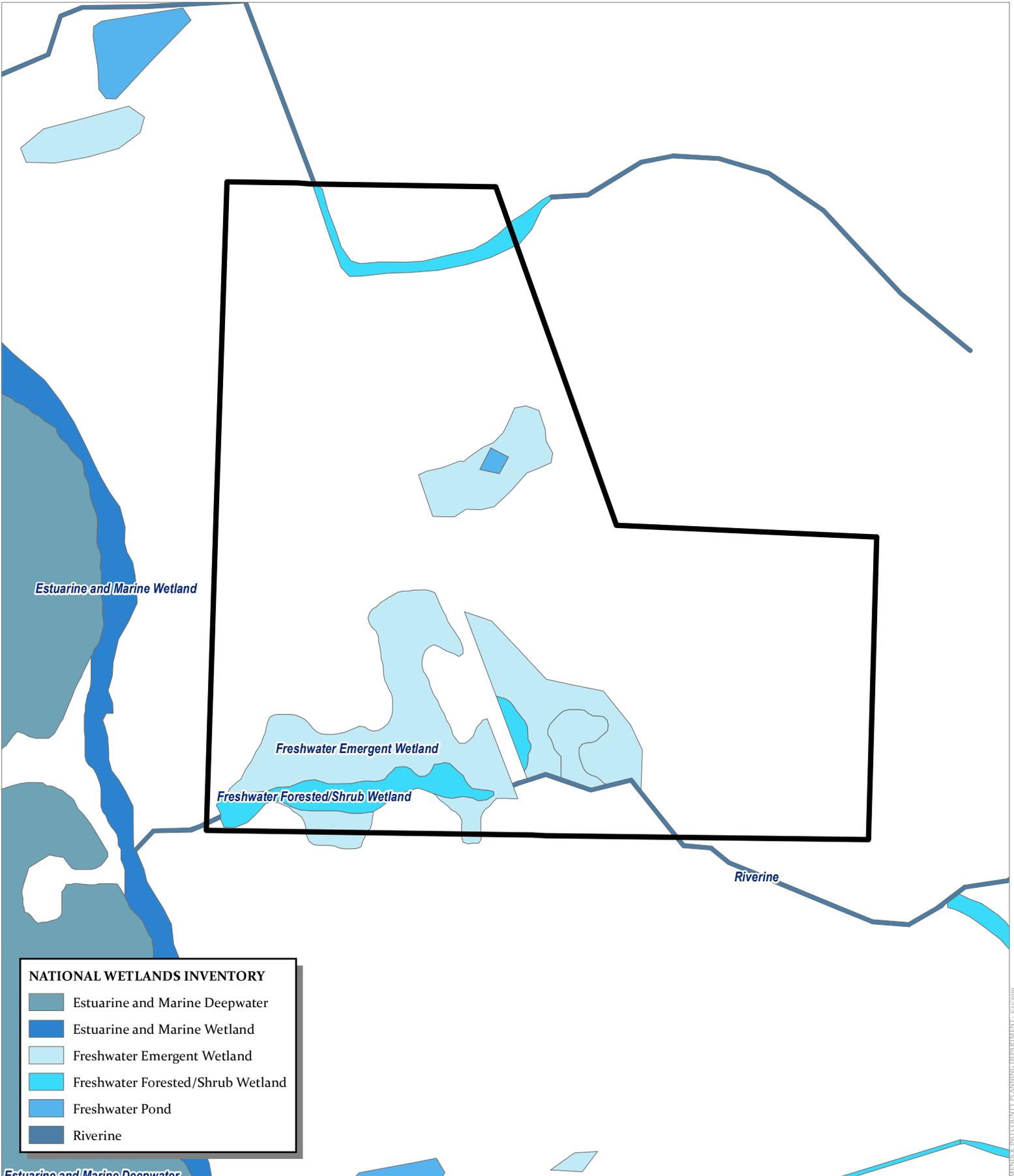
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/12/2019



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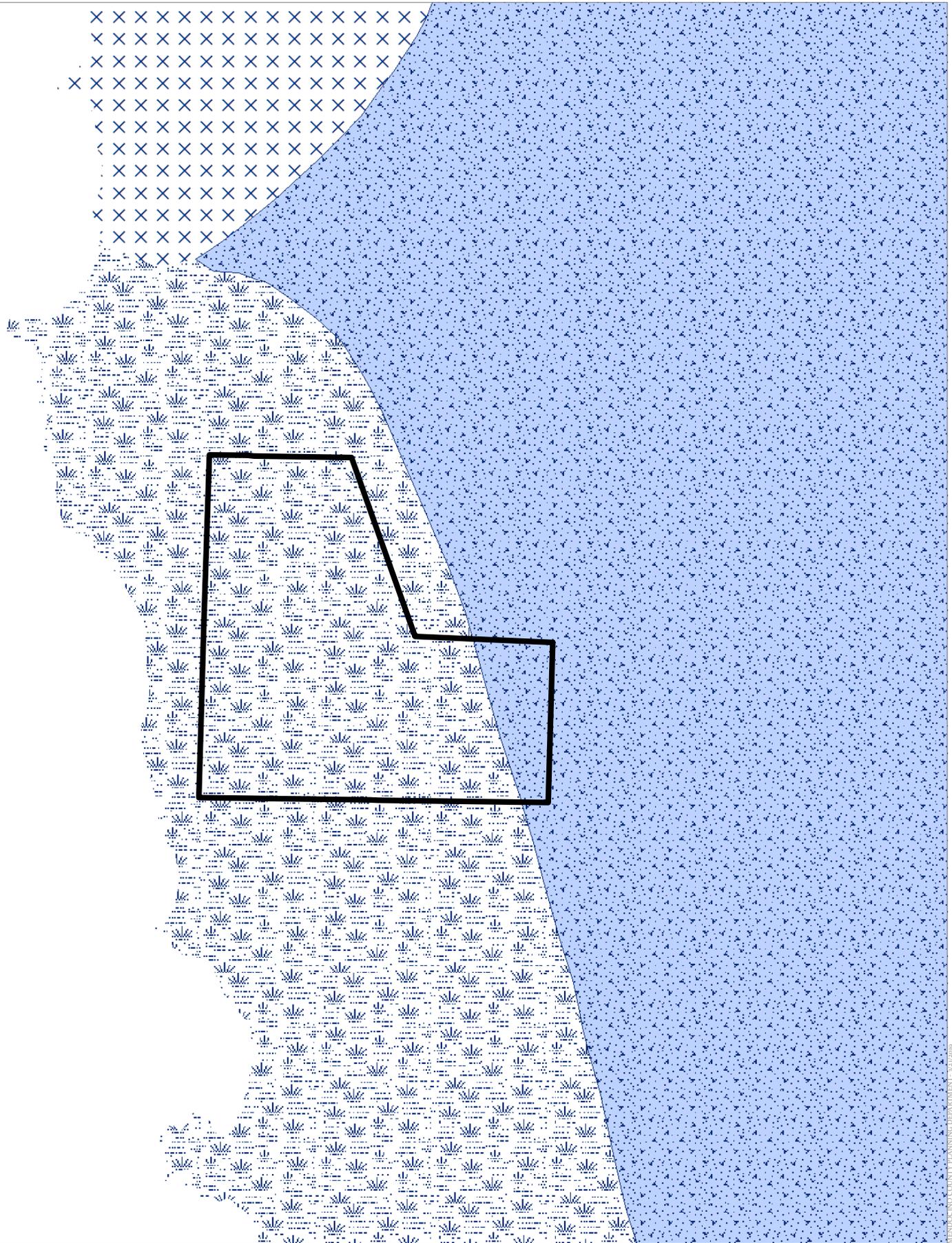
 Water

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/10/2019



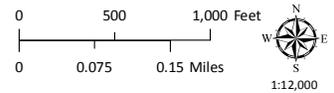
CASE: CDP 2019-0005
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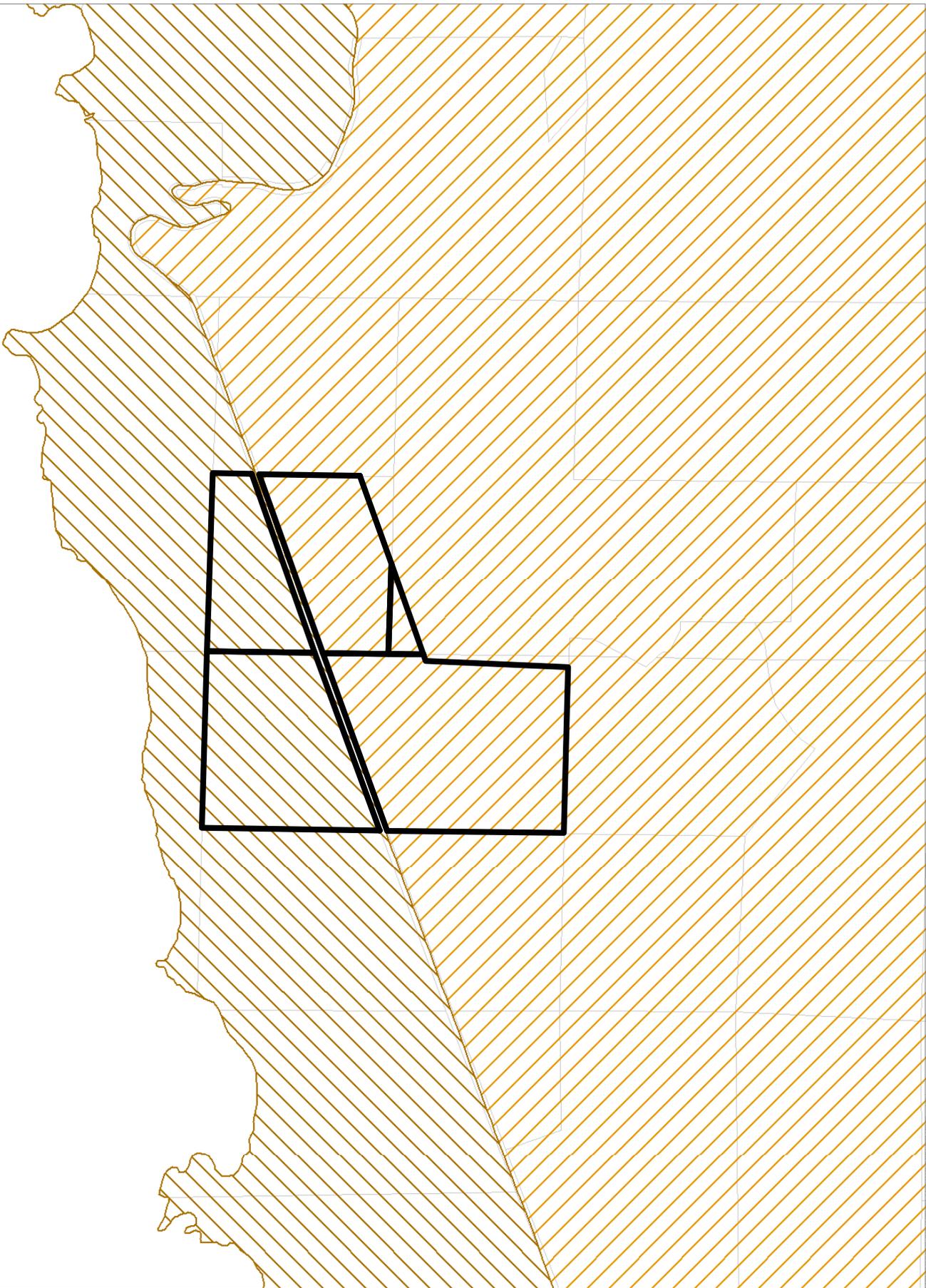
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/17/2019



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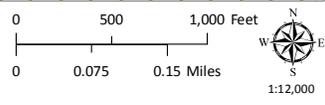
-  Critical Water Areas
-  Marginal Water Resources
-  Critical Water Resources Bedrock



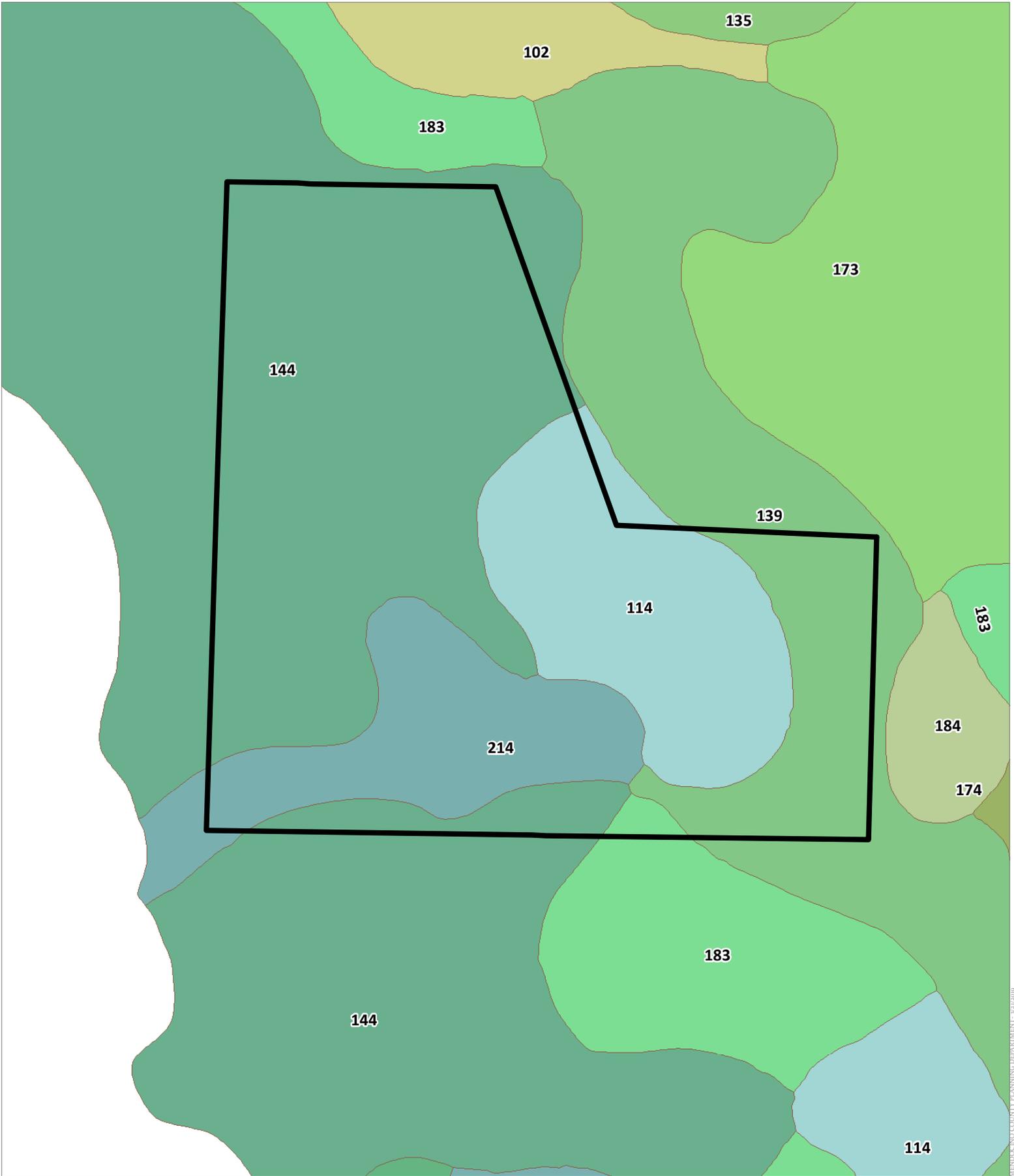


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-  Highly Scenic Area
-  Highly Scenic Area (Conditional)

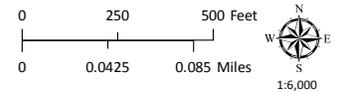


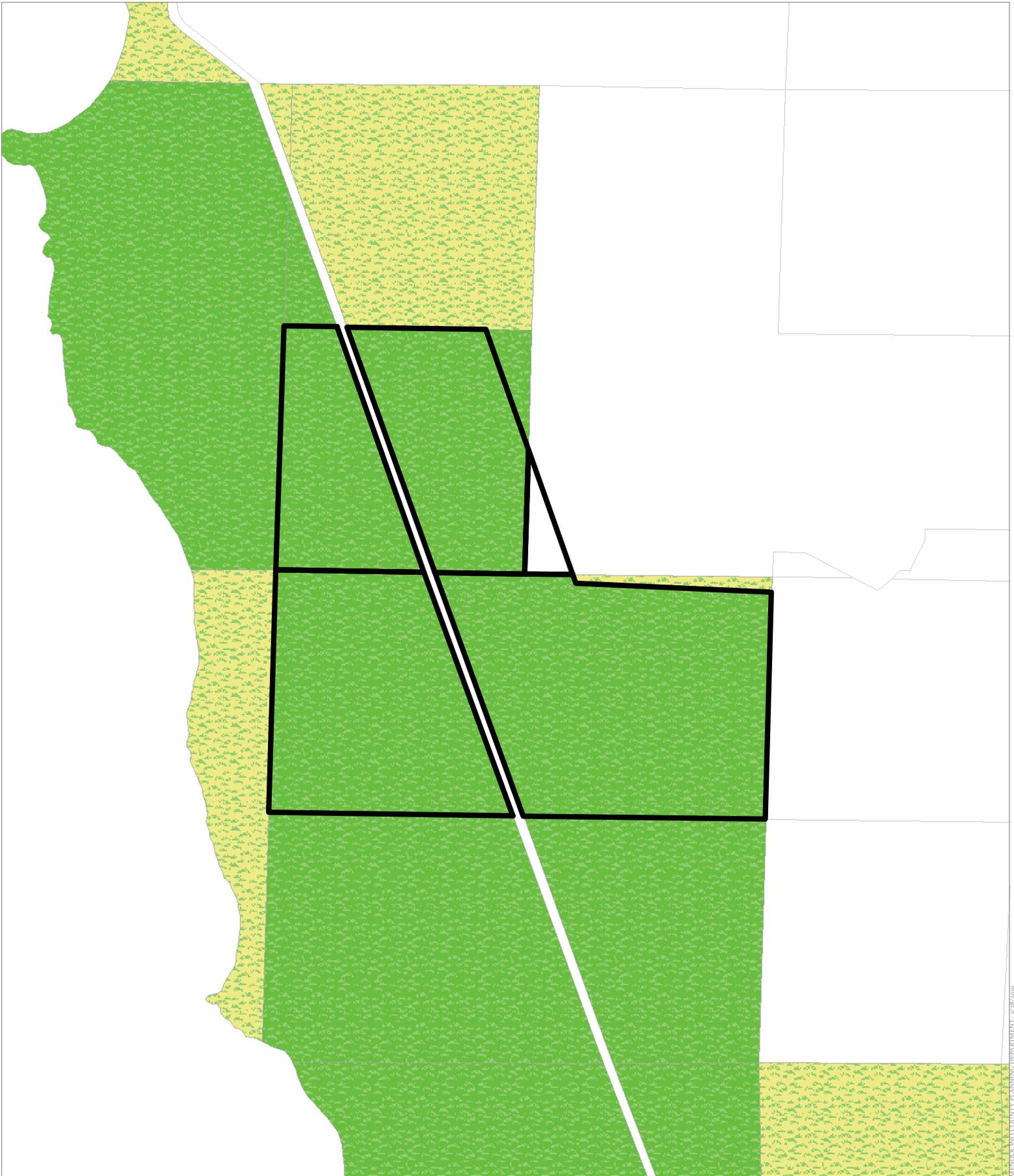
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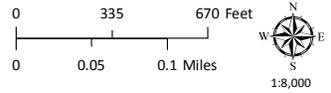
 Western Study Soil Types



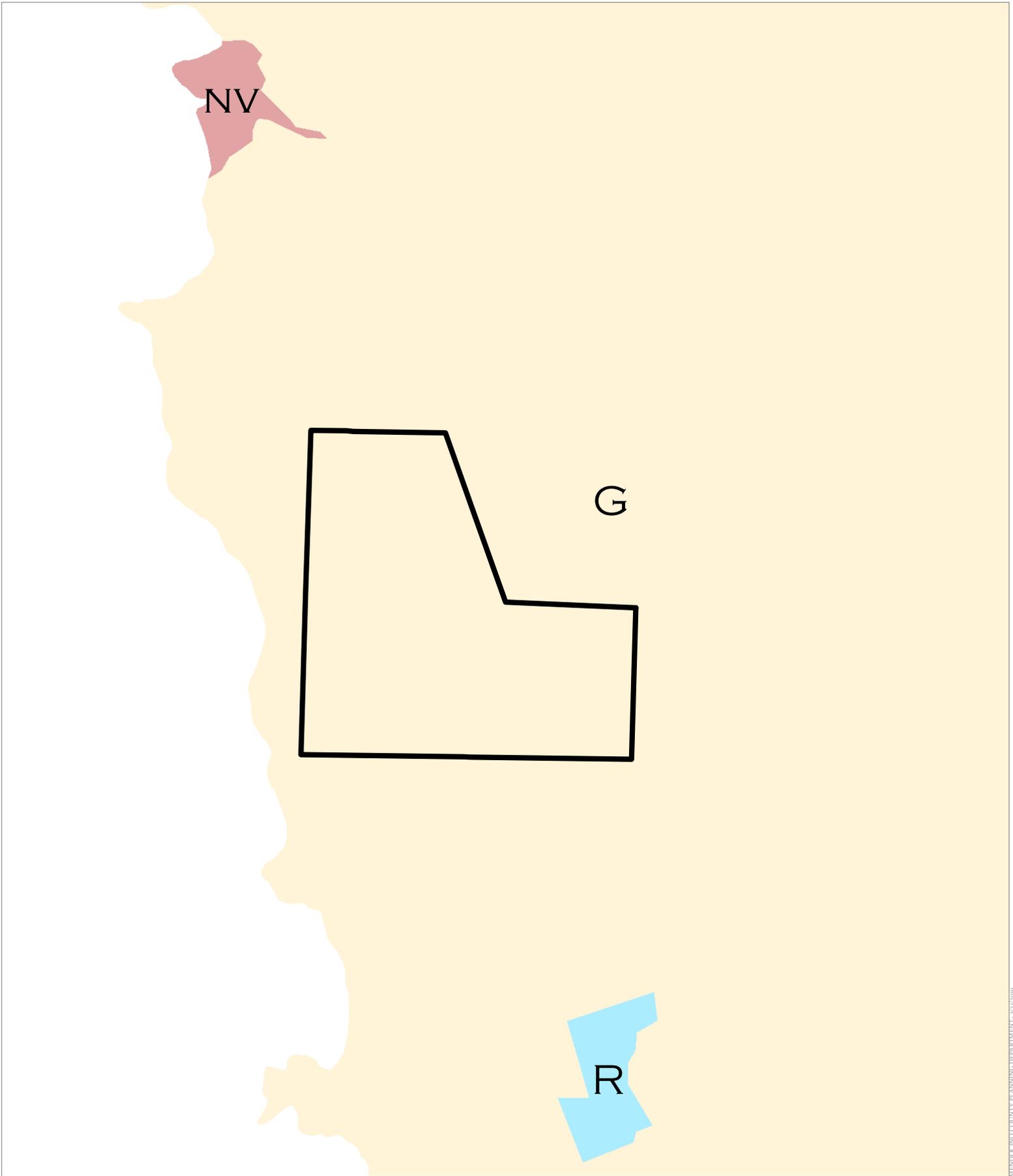


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-  Williamson Act 2018
-  Prime Ag 2018
-  Non-Prime Ag 2018

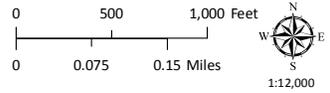


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- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)



MENDOCINO COUNTY PLANNING DEPARTMENT - 3/17/2019