



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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September 10, 2019

PUBLIC NOTICE OF PENDING ACTION
COASTAL DEVELOPMENT ADMINISTRATIVE PERMIT

NOTICE IS HEREBY GIVEN THAT the Mendocino County Subdivision Committee and Coastal Permit Administrator will consider the following project on Thursday, October 10, 2019, in the Mendocino County Administration Center, Planning and Building Services Multipurpose Room and Public Conference Room, 860 North Bush Street, Ukiah, California. The Subdivision Committee will consider the boundary line adjustment at 9:00 a.m., or soon thereafter. The Coastal Permit Administrator will conduct a public hearing to consider issuance of a coastal development permit on the boundary line adjustment, commencing immediately following the Subdivision Committee meeting.

CASE#: CDP_2019-0014 / B_2018-0032

DATE FILED: 4/16/2019

OWNER/APPLICANT: GORDON WAYNE & JANET THOMSON

AGENT: WYNN COASTAL PLANNING

REQUEST: Administrative Coastal Development Permit and Coastal Development Boundary Line Adjustment to convert an existing Guest Cottage to a Single Family Residence. The Coastal Development Boundary Line Adjustment will reconfigure four (4) legal non-conforming parcels of 2± acres; 2.09± acres; 1± acres, and 4.06± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 1.5± miles northeast of Little River, lying on the north side of Gordon Ln. (CR 404A). ±.4 miles east of its intersection with State Highway 1 (SH 1); Addressed at 44600 Gordon Ln., Mendocino, CA; APN: 119-420-08; 44560 Gordon Ln., Mendocino, CA; APN: 119-420-25; 44550 Gordon Ln., Mendocino, CA; APN: 119-420-09; 44550 Gordon Ln., Mendocino, CA; APN: 119-420-52;

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MIO MENDEZ

The staff report and notice will be available for public review 10 days prior to the hearing at 860 North Bush Street, Ukiah, 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>

You are invited to appear at the hearing or to direct written comments to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California, no later than Wednesday, October 9, 2019. You may receive notification of the decision on this project by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services. All correspondence should contain reference to the above noted case number.

Action by the Subdivision Committee and Coastal Permit Administrator shall be final unless appealed to the Board of Supervisors. The appeal must be filed in writing with a filing fee with the Clerk of the Board within 10 calendar days after such action. If appealed, the decision of the Board of Supervisors shall be final except that an approved project may be 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 project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services, the Subdivision Committee or Coastal Permit Administrator, at or prior to, the public hearings.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m.

BRENT SCHULTZ, Director Planning and Building Services



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT-ADMINISTRATIVE
CDP/BOUNDARY LINE ADJUSTMENT**

**OCTOBER 10, 2019
CDP_2019-0014/
B_2018-0032**

SUMMARY

OWNER/APPLICANT: GORDON WAYNE & JANET THOMSON
44600 GORDON LN
MENDOCINO, CA 95460

AGENT: WYNN COASTAL PLANNING
703 NORTH MAIN STREET
FORT BRAGG, CA 95437

REQUEST: Administrative Coastal Development Permit and Coastal Development Boundary Line Adjustment to reconfigure parcel boundaries and convert an existing Guest Cottage to a Single Family Residence. The Coastal Development Boundary Line Adjustment will reconfigure four (4) legal non-conforming parcels of 2± acres; 2.09± acres; 1± acres, and 4.06± acres.

LOCATION: In the Coastal Zone, 1.5± miles northeast of Little River, lying on the north side of Gordon Ln. (CR 404A). 0.4± miles east of its intersection with State Highway 1 (SR 1); Addressed at 44600 Gordon Ln., Mendocino, CA; APN: 119-420-08; 44560 Gordon Ln., Mendocino, CA; APN: 119-420-25; 44550 Gordon Ln., Mendocino, CA; APN: 119-420-09; 44550 Gordon Ln., Mendocino, CA; APN: 119-420-52;

TOTAL ACREAGE:

- Wayne & Janet Gordon; 44600 Gordon Ln, APN: 119-420-08; 3± Acres 2± Acres.
- Flora Gordon; 44550 Gordon Ln; APN: 119-420-52; .82± Acres. 2.09± Acres.
- Flora Gordon; 44550 Gordon Ln; APN: 119-420-09; 1.2± Acres 1± Acres.
- Kent & Karen Wehner.; 44560 Gordon Ln; APN: 119-420-25; 4.05± Acres. 4.06± Acres

GENERAL PLAN: Rural Residential, five acre minimum lot size or alternate density of one acre minimum lot size (RR5 (1)) with a Planned Development combining district.

ZONING: Rural Residential, five acre minimum lot size (RR:5) [PD]

SUPERVISORIAL DISTRICT: District 5 (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt, Class 3(a), and Class: 5a

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: MIO MENDEZ

BACKGROUND

PROJECT DESCRIPTION: A Coastal Development Permit and Coastal Development Boundary Line Adjustment (B_2018-0032) to reconfigure parcel boundaries and convert an existing Guest Cottage to a Single Family Residence. The Coastal Development Permit is to legalize the current Single Family

Residence which was originally permitted as a Guest Cottage. The Coastal Development Boundary Line Adjustment is to reconfigure four (4) legal non-conforming parcels; 119-420-08 will be adjusted from 3± acres to 2± acres; 119-420-52 will be adjusted from .82± acres to 2.09± acres; 119-420-09 will be adjusted from 1.28± acres to 1± acres, and 119-420-25 will be adjusted from 4.05± acres to 4.06± acres. This adjustment is taking place to facilitate the creation of a legal parcel for the current 'Guest Cottage' located on APN: 119-420-08.

SITE CHARACTERISTICS: The subject property is in the Coastal Zone, 1.5± miles northeast of Little River, lying on the north side of Gordon Lane (CR 404A) 0.4 ± miles east of its intersection with State Highway 1 (SR 1); Addressed at 44600/44550/44560 Gordon Lane, Mendocino, CA; APNs: 119-420-08, 09, 25, & 52. A total of two (2) wells are indicated on the provided 'Tentative Map.' The remaining parcels each feature a Single-Family Residential Dwelling and accessory structures, with APN 119-420-08 also maintains a permitted 'Guest Cottage.' The properties are adjacent to similarly zoned residential parcels and feature no identified watercourses or bodies of surface water. Currently, only APN 119-420-09 would be considered undeveloped as it features no improvements. Mapping does not associate the following with the subject site: faults, bluffs, landslides, erosion, flood, or tsunami hazard.¹ The majority of APN 119-420-08 is located within a 'Marginal Water Resource Area', with the remaining parcels within a 'Sufficient Water Resources Area'.² The project site is located east of State Route 1 (SR 1) and is not designated as a potential public access trail location, although it is located within a Highly Scenic-Conditional Area.³ The proposed residential use is consistent with Mendocino County's Local Coastal Plan (LCP) for the area and would be a low-trip generating use, which would not degrade performance of the existing private roadway or nearby roads, including State Route 1 (SR 1). The project would not be located within an area subject to a congestion management program. However, per the Mendocino County Department of Transportation, an access easement of 40 feet in width shall be provided from a publicly maintained road to each resulting parcel.

The proposed project will ensure access to adequate water, waste disposal, and other services now that the 'Guest Cottage' is no longer connected to 44600 Gordon Lane (APN 119-420-08). Both residences are served by individual septic units. It is expected that both dwellings will continue to be served by an existing on-site well. The Department of Environmental Health (DEH) was consulted regarding this proposal on June 5, 2018 and had no comment regarding the project.

RELATED APPLICATIONS:

- Minor Division (MD 322-72) created the current configuration of the APN 119-420-25, while Minor Subdivision (MS 186-75) created APN 119-420-08. Permit 79-CC-186 is the original California Coastal Commission Permit for the Guest Cottage

SURROUNDING LAND USE AND ZONING: As seen in the Surrounding Land Use and Zoning chart below, the site is located in a residential neighborhood as residential land uses can be found surrounding the subject parcels.

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential (RR 5)	Rural Residential (RR 5)	7.14 ± Acres	Residential
EAST	Rural Residential (RR2-PD)	Rural Residential (RR 2PD)	5.06 ± Acres, 1.36± Acres	Residential
SOUTH	Rural Residential (RR2-DL)	Rural Residential (RR 2PD)	1.95 ± Acres	Residential
WEST	Rural Residential (RR2-PD)	Rural Residential (RR 2PD)	2.01 ± Acres	Residential

¹ Mendocino Planning and Building Services. *Capabilities & Hazards* [Map]. June, 2018 2016

² Mendocino County Planning & Building Services. *Ground Water Resources*, [Map]. June, 2018

³ Mendocino County Planning & Building Services. *Highly Scenic Areas*, [Map]. June, 2018

PUBLIC SERVICES:

Access: Gordon Lane (CR 404A)
 Fire District: CalFire
 Water District: None
 Sewer District: None
 School District: Mendocino Unified School District

AGENCY COMMENTS: On June 11, 2019 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments is listed below:

REFERRAL AGENCIES	COMMENT
Department of Transportation	Comments
Planning – Fort Bragg	No Comment
Environmental Health – Fort Bragg	Comments
Building Services – Fort Bragg	No Response
Assessor	No Comment
Air Quality Management District	Comments
CalFire – Prevention	Comments
CalFire – Resource Management	Comments
California Coastal Commission	Comments
CA Department of Fish & Wildlife	Comments
Department of Park & Recreation - District	No Response
Department of Park & Recreation -Regional	No Response
State Clearinghouse	No Response
County Addresser	Comments
Mendocino Unified School District	No Response
Mendocino Fire District	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Comment

LOCAL COASTAL PROGRAM CONSISTENCY: The proposed project is consistent with the goals and policies of the Local Coastal Program as detailed below.

Land Use: The subject parcel is classified as Rural Residential (RR) by the Mendocino County General Plan, Coastal Element. The RR plan designation is intended to “...encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability.” The principally permitted use designated for this land use classification is “residential and associated utilities, light agriculture, and home occupation.” An existing ‘Guest Cottage’ is proposed to be converted to a single-family residence, and is consistent with the intent of the RR classification.

Zoning: As conditioned, the proposed project would be consistent with Division II of Title 20 of Mendocino County Zoning Code (MCC) regulations. The zoning district for the site is Rural Residential as described in the Mendocino County Coastal Zoning Regulations. Staff finds that the project would be consistent with the development and land use standards for the RR District, ESHA, and Highly Scenic Conditional Areas. The proposed project would comply with all standards for land use, yards, and building height. No new ground disturbance is proposed in association with this Coastal Boundary Line Adjustment. The project site is located within a Conditionally Highly Scenic Area; however, visual resources are not impacted, as no new development is planned, and the subject property is not visible from State Route 1 (SR 1)

Division of Land Regulations: This project is scheduled to be reviewed by the County Subdivision Committee on October 10, 2019, at which time the Subdivision Committee will make recommendations concerning approval to the Coastal Permit Administrator per the required findings in Section 17-17.5 of the Mendocino County Code. No conflicts with the County Division of Land Regulations were identified.

Habitats and Natural Resources: MCC Chapter 20.496 *Environmentally Sensitive Habitat and Other Resource Areas* lists development criteria, including establishing buffer areas, configuration, permitted development, and others. The proposal is for the conversion of the subject Guest Cottage to a Single-Family Residence and a four parcel Boundary Line Adjustment, no additional development is being proposed. As such, the effects on any potential ESHA are nonexistent. CDFW concerns regarding ESHA, however, would be addressed at a later time as any future development would trigger an environmental review.

Visual Resource and Special Treatment Areas: The subject parcel has been identified as a Conditionally Highly Scenic Area. A site visit was conducted on July 12, 2019 to verify the Conditionally Highly Scenic Area designation. Due to the topography of the site, location of the subject structure, and natural vegetation throughout the parcel, the subject structure is not visible from State Route 1 (SR 1) or Gordon Lane (CR 404A). The site has a natural depression between newly proposed parcel boundaries on current parcel APN: 119-420-08. In addition, the parcel on which the Guest Cottage is located is elevated on the northern end. The property has a significant amount of tree coverage on site, most of which can be found within and around the depression. Due to the natural aspects of the current environment, the subject structure is not visible to State Route 1 (SR 1) or Gordon Lane (CR 404A). Therefore, the site is not considered highly scenic and the proposal is not subject to the development criteria of MCC Section 20.504.015(C). As conveyed, the development complies with the exterior lighting regulations of Section 20.504.035 of MCC.

Hazards Management: The parcel is located in a mapped "High Fire Hazard" area. Fire protection services are provided by California Department of Forestry and Fire Protection (CalFire) and the Mendocino Volunteer Fire Department (MVFD). The project application was referred to CalFire for input. CalFire responded with comments for the project and recommended conditions for the minimum fires safety standards for Hazardous Fire Areas.. Additionally, CalFire has submitted recommended conditions of approval (CDF# 293-19) for address, driveway, and defensible space standards. Condition of Approval #9 recommends compliance with CalFire fire safe standards. With the inclusion of these standard and recommended conditions, Staff finds the project to be consistent with Mendocino County policies for fire protection.

The subject parcel is flat within the building envelope, which borders an otherwise steep, mapped, alluvial terrace (river terrace composed of alluvium rather than carved in solid rock, resulting from a change in the regimen of the stream from alluviation to down-cutting.) There are no known faults, landslide or other geologic hazards in close proximity to the proposed development.

Grading, Erosion, and Run-Off: The project proposes no new development other than the conversion of a Guest Cottage. Any future development would require Best Management Practices (BMPs) be established prior to any construction activities. Staff finds the project to be consistent with Mendocino County policies for Grading, Erosion, and Run-Off.

Archaeological/Cultural Resources: As no new development is proposed other than the conversion of a Guest Cottage, staff notes that a Standard Condition advising the 'Applicant of the "Discovery Clause" be applied. This condition prescribes the procedures subsequent to the discovery of any cultural resources during construction of a project. With the inclusion of this standard condition of approval, Staff finds the project to be consistent with Mendocino County policies for protection of paleontological and archaeological resource.

Groundwater Resources: The site is designated as a Marginal Water Resource Area on the *Ground Water Resources Map*. The subject properties are already developed and no further development is being proposed at this time. The proposed conversion to a Single-Family Residence would support the existing residential use of the parcel. The project was referred to the Mendocino County Department of Environmental Health (DEH) and no comment was provided with regard to groundwater resources.

Transportation/Circulation: The project would not contribute new sources of traffic on local and regional roadways. The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned. Mendocino County Department of Transportation (MCDOT) provided comments on the proposed project. MCDOT is requesting a residential driveway approach addition and an encroachment permit be obtained to upgrade access from Gordon Lane (CR 404A), a publically maintained road, to the proposed Single-Family Residence.

CalFire has recommended address standards and driveway standards for the proposed project. Condition number nine (9) requires compliance with these requirements.

A minimum of two parking spaces are required for the project per MCC Section 20.472.015. The provided site plan indicates that four (4) standard parking spaces will be provided. Staff finds the proposed project to be consistent with transportation and circulation requirements.

Public Access: The project site is located east of the first public road and is therefore not subject to public access criteria or findings.

COASTAL POLICY CONSISTENCY REVIEW: Staff reviewed the Boundary Line Adjustment relative to coastal issues and determined the following:

1. The boundary line adjustment will not result in a change of density. The proposed adjustment does not provide for future divisions beyond that which currently exist;
2. The boundary line adjustment will not create any new parcels;
3. The parcels subject to the adjustment are situated within an environmentally sensitive habitat area. Some sensitive species or habitats were identified on the project site. The proposed project would have no effect on said sensitive species or habitats identified on the project site.
4. No substandard lot will result from the adjustment. All proposed lots will conform to district minimums.
5. The property subject to the adjustment is in an area designated Marginal Water Resource Area (MWR) identified in the Mendocino County Coastal Groundwater Study, and is consistent with the study.
6. Any future development will require a Coastal Development Permit, unless determined to be exempt.
7. The project is located within a designated "Conditionally Highly Scenic Area". Due to the topography of the site, location of the subject structure and natural vegetation throughout the parcel, the subject structure is not visible from State Route 1 (SR 1).
8. The project is an appealable project, as it is a boundary line adjustment.
9. An identified riparian area is located on property. No impacts to any riparian area are anticipated as a result of this Boundary Line Adjustment.

COASTAL ELEMENT CONSISTENCY RECOMMENDATION: The proposed project is consistent with applicable goals and policies of the General Plan and Coastal Element.

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the Project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 3(a), Section 15303 and Class 5(a).

PROJECT FINDINGS AND CONDITIONS: Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed project, 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. A single-family residence is a principally permitted use within the Rural Residential land use classification and is consistent with the intent of the Rural Residential classification and all associated development criteria. The Boundary Line Adjustment will not conflict with the Rural Residential land use classification; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed development and Boundary Line Adjustment would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The site will be served by an on-site well and septic tank. This infrastructure is determined to be adequate to serve the proposed development; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed development and Boundary Line Adjustment is consistent with the purpose and intent of the Rural Residential zoning district, as well as all other provisions of Division II of Title 20 of the Mendocino County Code, and preserves the integrity of the Rural Residential zoning district. With compliance with the conditions of approval, the proposed Single-Family Residence and Boundary Line Adjustment satisfies all development requirements for the district; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed single-family residence, if converted in compliance with the conditions of approval, in addition to the Boundary Line Adjustment, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. A single-family residence and appurtenant structures are categorically exempt pursuant to Sections 15303(a), 15303(e), and Class 5(a) for the Boundary Line Adjustment; and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development and Boundary Line Adjustment would not have any adverse impacts on any known archaeological or paleontological resources, as there is no new ground disturbance is being proposed at the current time on the subject site and Standard Condition 13 is in place when archaeological sites or artifacts are discovered; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development. MCDOT is requesting a residential driveway approach addition and an encroachment permit to upgrade access from Gordon Lane (CR 404A), a publically maintained road, to the subject Single Family Residence. This would not generate a significant amount of solid waste or significantly increase public roadway use beyond that existing today.

CONDITIONS OF APPROVAL:

- 1a. The Single-Family Residence shall become final and effective on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
- 1b. The Boundary Line Adjustment shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. This application is valid for 24 months from the effective date. No extensions can be granted.

2. That for each proposed adjusted parcel provides one perimeter description of each parcel. The new deed description submitted shall be prepared by, and bear the seal of, a Licensed Land Surveyor.
3. That each transfer of real property be by means of a quit claim deed containing the following wording to be contained within the legal description:

"Any and all lands and any and all interest thereto lying within the following described real property (perimeter description of the adjusted parcel(s))."

And,

"This deed is given pursuant to Mendocino County Coastal Development Boundary Line Adjustment B_2018-0032 and is intended to create no new parcel."

4. Per Mendocino County Code Section 17-17.5(l) (2):

"That the Treasurer-Tax Collector certifies that all taxes and assessments due on each parcel affected by the adjustment have been paid or cleared, and that a deposit to secure payment of the taxes and assessments which are due but not yet payable have been made."

The enclosed **Certificate of the Official Redeeming Officer form** must be certified by the Treasurer-Tax Collector and a copy returned to the Department of Planning and Building Services.

5. After the Applicant has been given clearance to record the new documents, a **copy** of the recorded deed(s) shall be delivered to the Department of Planning and Building Services. Upon review and approval of this information, the Applicant will receive a Completion Certificate.
6. In the event that archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.
7. A note shall be placed on the deeds and/or legal descriptions stating that "*Future development may require additional studies and/or may be subject to restrictions*" and that "*Future development shall be in conformance with the criteria for development within the Environmentally Sensitive Habitat and Special Treatment Areas as set forth in the Coastal Plan and Coastal Zoning Code.*"
8. A note shall be placed on the deeds and/or legal descriptions stating, "*The Boundary Line Adjustment shall not relinquish, remise, release or terminate any prior right, interest in rights-of-way, easements, or other rights which may be appurtenant to and/or an encumbrance to the subject properties.*"
9. The Applicant shall ensure compliance with CalFire fire safe standards. With the inclusion of the standard and recommended conditions, Staff finds the project to be consistent with Mendocino County policies for fire protection.
10. Any new development shall require erosion control Best Management Practices (BMPs) be properly implemented.
11. Per MCDOT, applicant shall construct a residential driveway approach addition and obtain an encroachment permit to upgrade access from Gordon Lane (CR 404A), a publically maintained road, to the proposed Single-Family Residence.
12. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.

13. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
14. 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.
15. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
16. The clearing of vegetation and initiation of construction shall be done during the bird non-breeding season between September and January. If this cannot be accomplished then a qualified biologist shall perform preconstruction breeding bird surveys within 14 days of the onset of construction or clearing of vegetation. The survey shall be submitted for review and approval by California Department of Fish and Wildlife staff. Any recommendations of California Department of Fish and Wildlife Staff as a result of review of that survey shall be adhered to.
17. The clearing of vegetation and initiation of construction shall be done between September 1 and October 31. If this cannot be accomplished then preconstruction surveys for potential bat roost sites shall be conducted and submitted for review and approval by the California Department of Fish and Wildlife.
18. The Boundary Line Adjustment must be completed before a building permit to legalize the conversion of the Guest Cottage is granted.

Once the deed(s) and/or instrument(s) have been prepared, please send a copy to the Department of Planning and Building Services. After we have reviewed the documents and accepted them as correct and all conditions of approval have been met, we will notify you. **DO NOT RECORD ANY DOCUMENTS UNTIL YOU HAVE RECEIVED APPROVAL OF THE DEED(S).**

PLEASE NOTE: Title must be transferred identical to the title now being held (all owners with their exact names).

NOTE: APPLICANTS OR OTHER PERSONS WHO ARE DISSATISFIED WITH A DECISION OF THE COASTAL PERMIT ADMINISTRATOR FOR A COASTAL DEVELOPMENT PERMIT FOR A BOUNDARY LINE ADJUSTMENT MAY APPEAL THE ACTION TO THE BOARD OF SUPERVISORS. AN APPEAL MUST BE MADE IN WRITING ALONG WITH THE APPLICABLE FEE TO THE CLERK OF THE BOARD OF SUPERVISORS WITHIN TEN (10) DAYS OF THE COASTAL PERMIT ADMINISTRATOR'S DECISION. THE APPEAL ISSUE WILL BE PLACED ON THE NEXT AVAILABLE BOARD OF SUPERVISOR'S AGENDA FOR CONSIDERATION, AND THE APPELLANT WILL BE NOTIFIED OF THE TIME AND DATE. APPEALS TO THE BOARD OF SUPERVISORS DO NOT NECESSARILY GUARANTEE THAT THE COASTAL PERMIT ADMINISTRATOR'S DECISION WILL BE OVERTURNED. IN SOME CASES, THE BOARD OF SUPERVISORS MAY NOT HAVE THE LEGAL AUTHORITY TO OVERTURN THE DECISION OF THE ADMINISTRATOR.

9/4/19

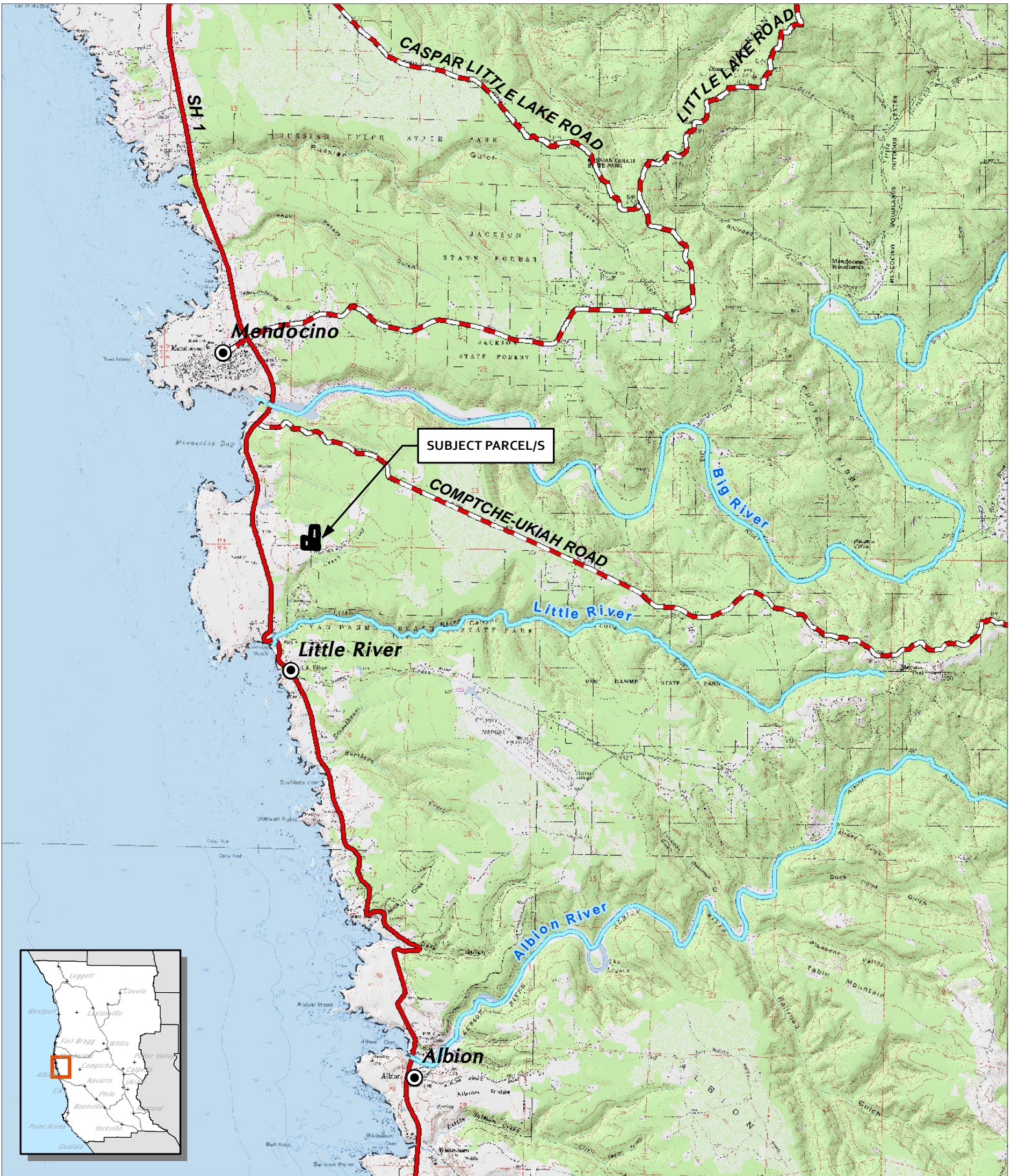
DATE

MIO MENDEZ
PLANNER I

Appeal Period: 10 Days
Appeal Fee: \$1616.00

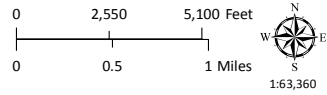
ATTACHMENTS:

- A. B 2018-0032 Location
- B. B 2018-0032 Aerial
- C. CDP 2019-0014 Topographic Map
- D. B 2018-0032 Zoning
- E. B 2018-0032 General Plan Classification
- F. B 2018-0032 LCP Land Use Map 17: Mendocino
- G. B 2018-0032 LCP Land Capabilities & Natural Hazards
- H. B 2018-0032 LCP Habitats & Resources
- I. B 2018-0032 Appealable Areas Map
- J. B 2018-0032 Adjacent Parcels
- K. B 2018-0032 Fire Hazard Zones & Responsibility Areas
- L. CDP 2019-0014 Wetlands Map
- M. B 2018-0032 Ground Water Resources
- N. B 2018-0032 Highly Scenic
- O. CDP 2019-0014 Slope
- P. B 2018-0032 Local Soils
- Q. CDP 2019-0014 Farmland MAP
- R. CDP 2019-0014 Biological Resources
- S. CDP 2019-0014 Miscellaneous District
- T. B 2018-0032 Existing
- U. B 2018-0032 Proposed
- V. CDP 2019-0014 Elevations (North West)
- W. CDP 2019-0014 Elevations (South East)
- X. CDP 2019-0014 Floor Plan



CASE: B 2018-0032
 OWNER: GORDON / WEHNER
 APN: 119-420-08, ET AL
 APLCT: Wayne & Janet Gordon
 AGENT: Blair Foster
 ADDRESS: 44600 Gordon Lane, Mendocino

- Major Towns & Places
- Major Roads
- Major Rivers
- Highways



LOCATION MAP
 ATTACHMENT A

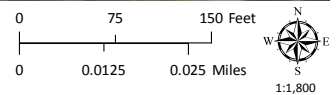
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

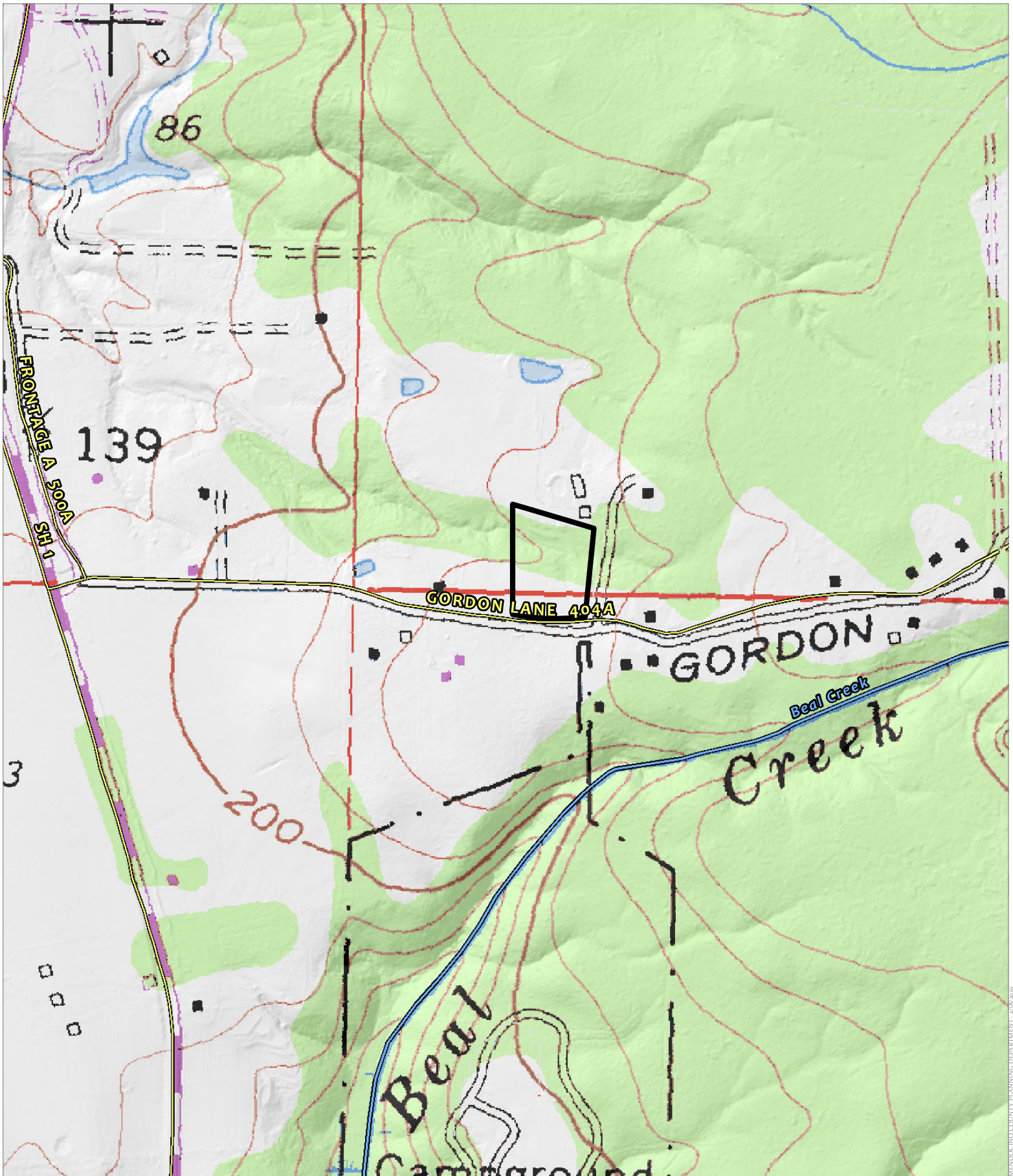
CASE: B 2018-0032
OWNER: GORDON / WEHNER
APN: 119-420-08, ET AL
APLCT: Wayne & Janet Gordon
AGENT: Blair Foster
ADDRESS: 44600 Gordon Lane, Mendocino

Public Roads
Driveways/Unnamed Roads







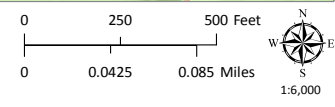
LOCATION MAP
ATTACHMENT B

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CASE: CDP 2019-0014
 OWNER: GORDON, Wayne & Janet
 APN: 119-420-08
 APLCT: Wayne & Janet Gordon
 AGENT: Blair Foster / Wynn Coastal Planning
 ADDRESS: 44600 Gordon Lane, Mendocino

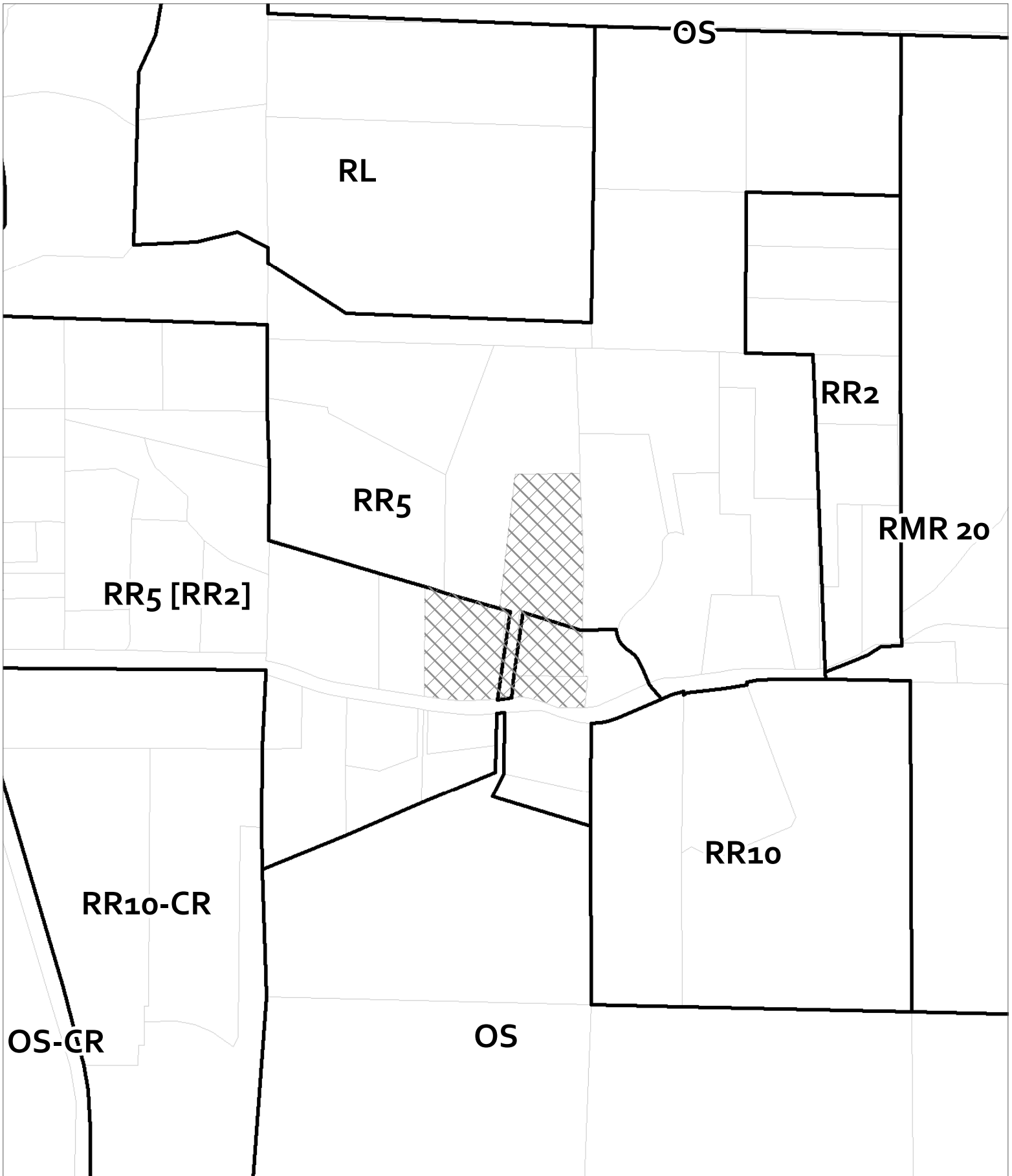
-  Named Rivers
-  Driveways/Unnamed Roads
-  Public Roads
-  Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

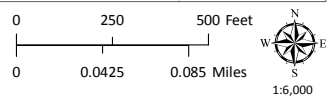
ATTACHMENT C

MENDOCINO COUNTY PLANNING DEPARTMENT - 4/18/2019



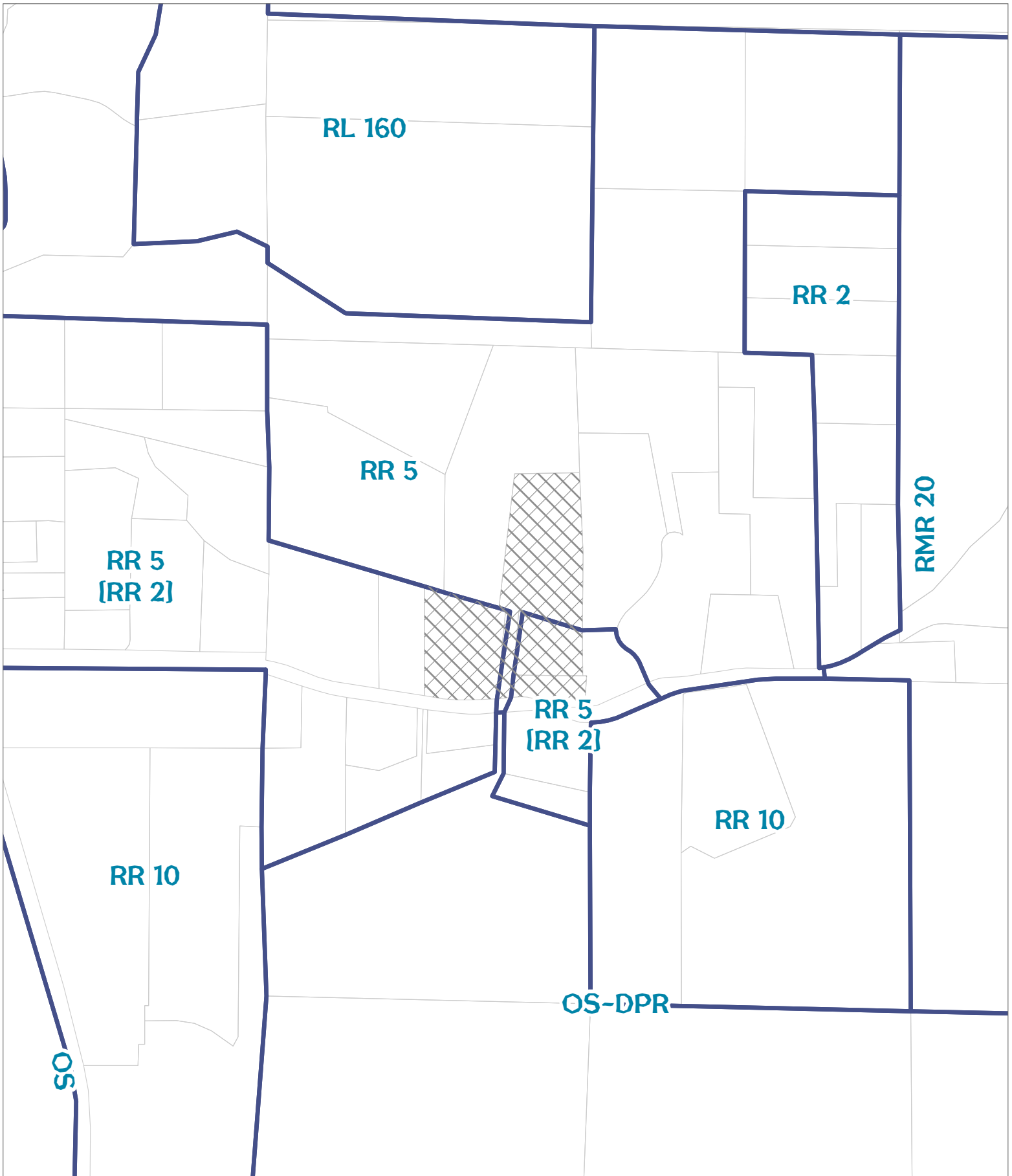
CASE: B 2018-0032
 OWNER: GORDON / WEHNER
 APN: 119-420-08, ET AL
 APLCT: Wayne & Janet Gordon
 AGENT: Blair Foster
 ADDRESS: 44600 Gordon Lane, Mendocino

 Zoning Districts




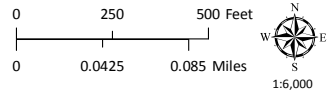
ZONING DISPLAY MAP
 ATTACHMENT D

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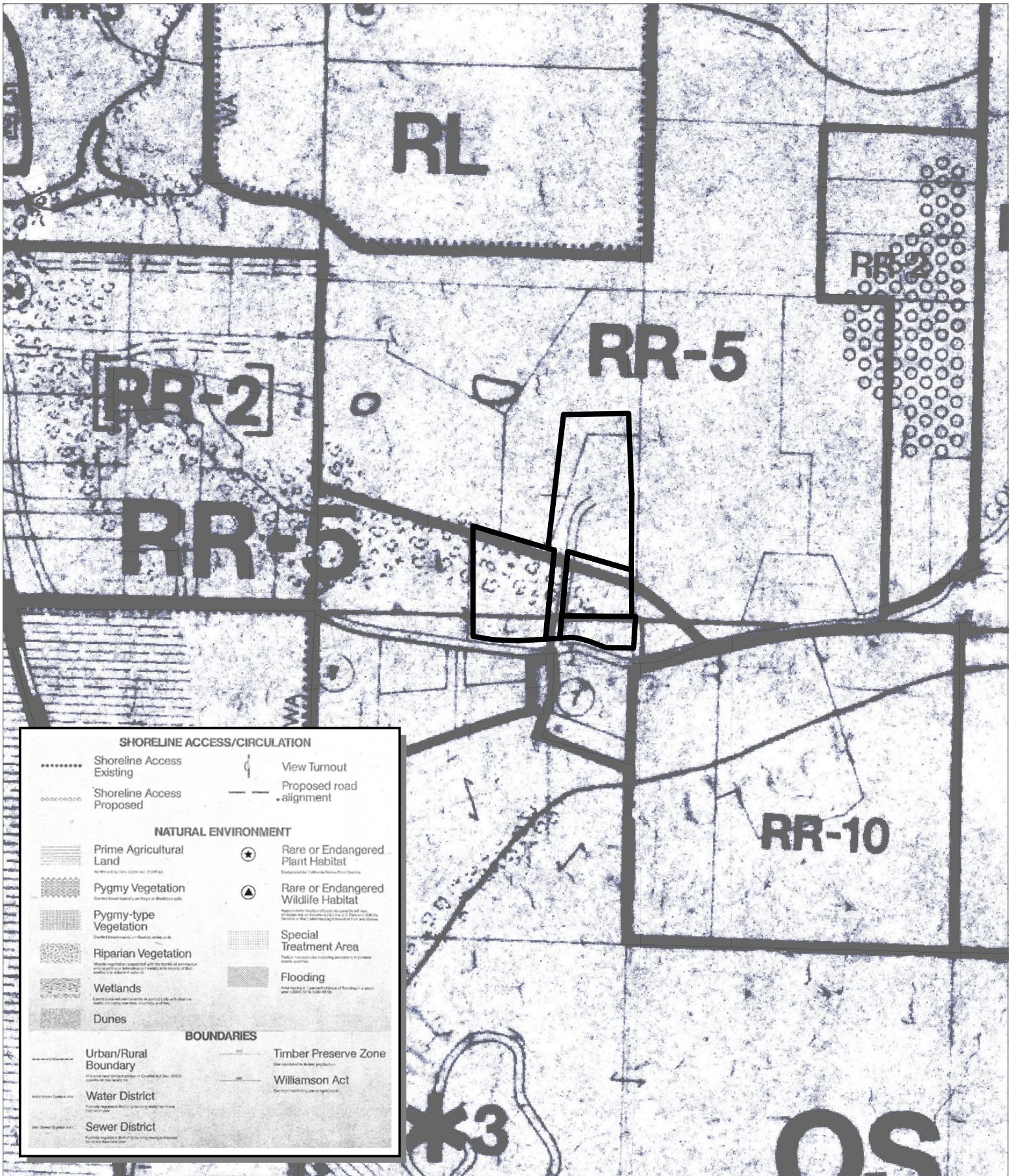
CASE: B 2018-0032
 OWNER: GORDON / WEHNER
 APN: 119-420-08, ET AL
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 AGENT: Blair Foster
 ADDRESS: 44600 Gordon Lane, Mendocino

 General Plan Classes

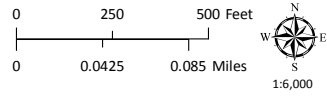


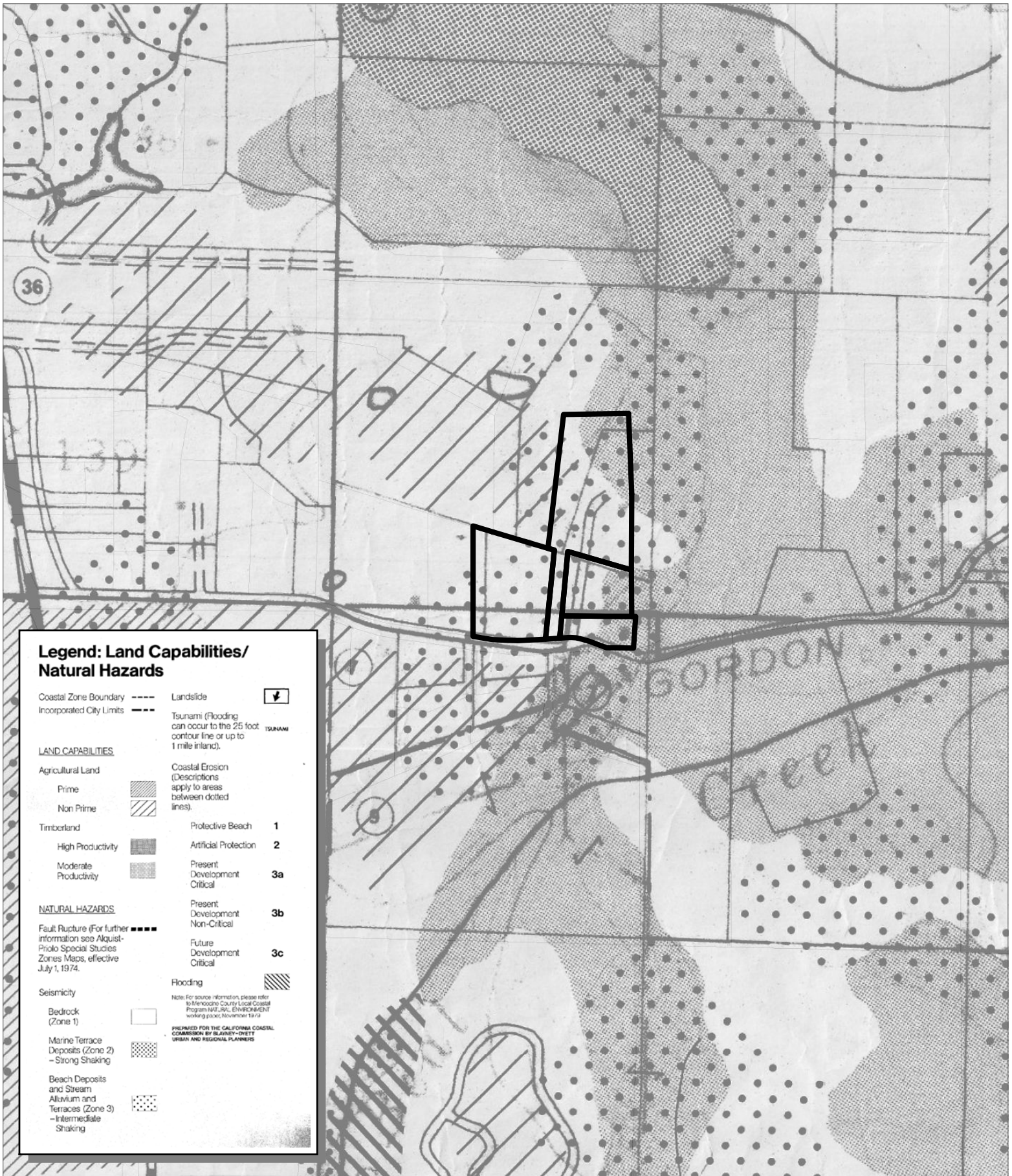
GENERAL PLAN CLASSIFICATIONS
 ATTACHMENT E

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Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary --- Landslide [Symbol]

Incorporated City Limits --- Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). [Symbol]

LAND CAPABILITIES

Agricultural Land

Prime [Symbol]

Non Prime [Symbol]

Timberland

High Productivity [Symbol]

Moderate Productivity [Symbol]

NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.) [Symbol]

Seismicity

Bedrock (Zone 1) [Symbol]

Marine Terrace Deposits (Zone 2) - Strong Shaking [Symbol]

Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [Symbol]

Coastal Erosion (Descriptions apply to areas between dotted lines)

Protective Beach 1

Artificial Protection 2

Present Development Critical 3a

Present Development Non-Critical 3b

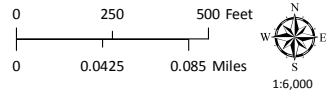
Future Development Critical 3c

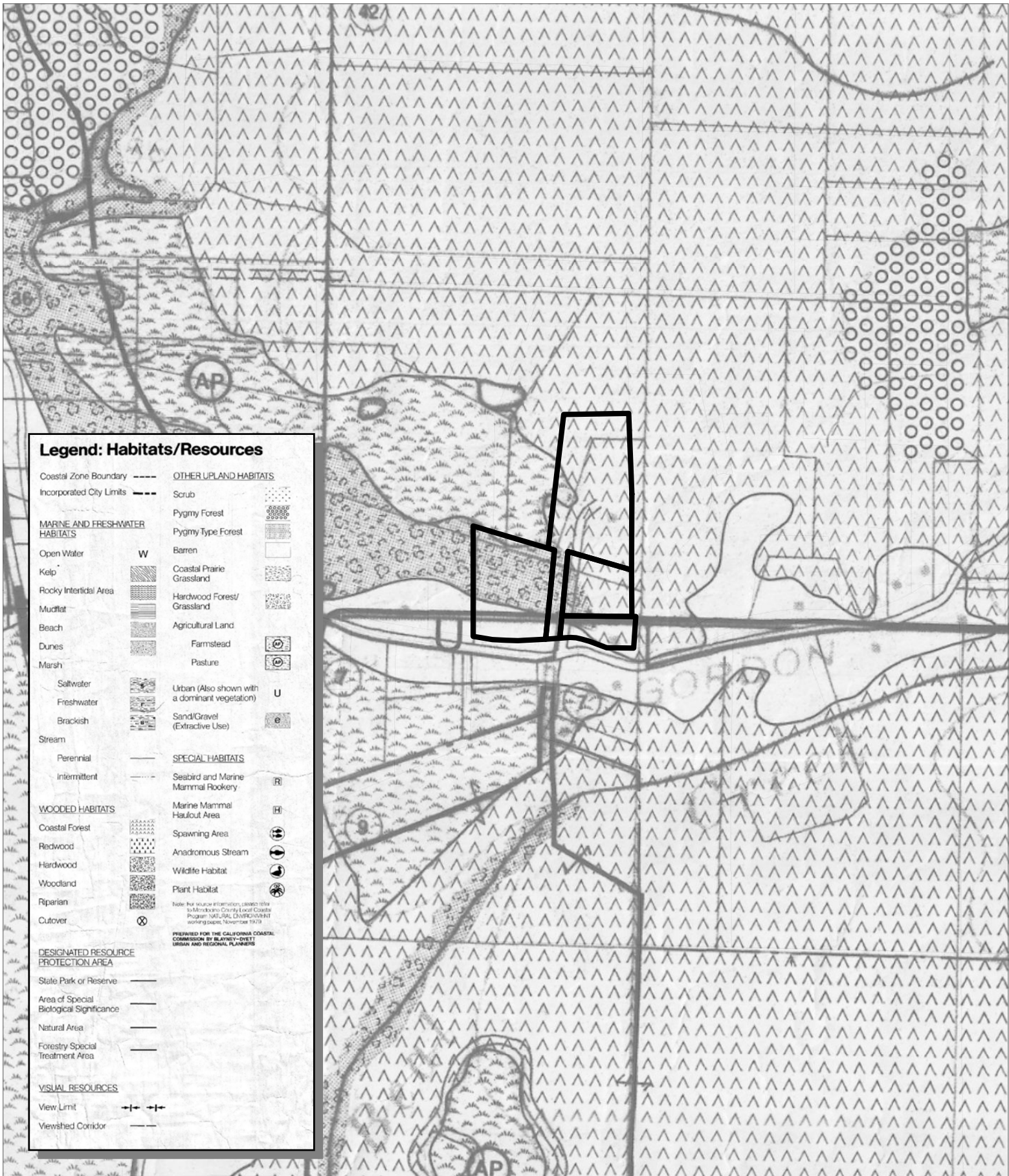
Flooding [Symbol]

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT Working Paper, November 1978

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAIR FOSTER URBAN AND REGIONAL PLANNERS

CASE: B 2018-0032
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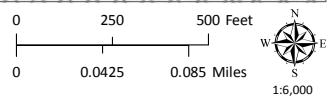




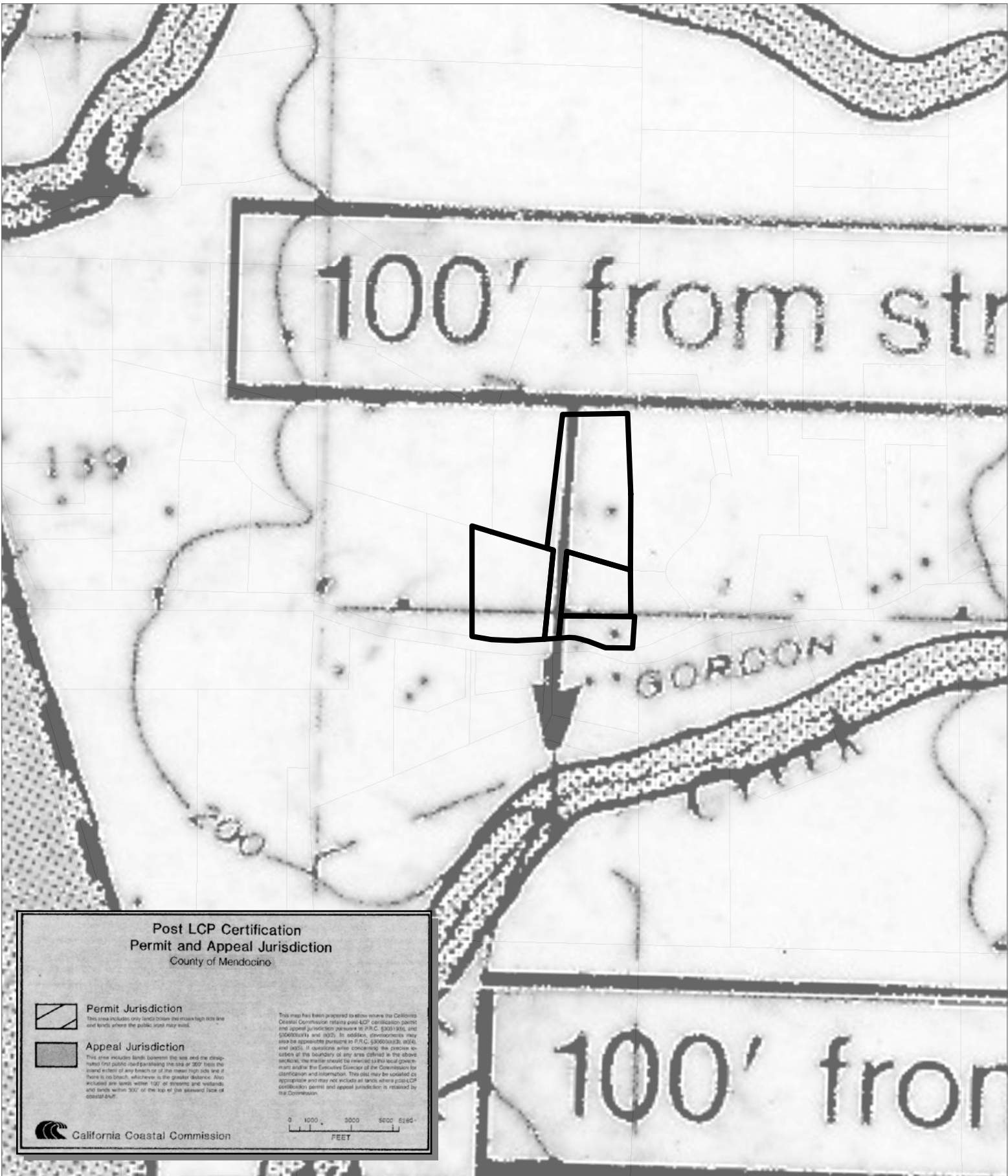
Legend: Habitats/Resources

Coastal Zone Boundary	----	OTHER UPLAND HABITATS
Incorporated City Limits	----	Scrub
MARINE AND FRESHWATER HABITATS		
Open Water	W	Pygmy Forest
Kelp	[Pattern]	Pygmy Type Forest
Rocky Intertidal Area	[Pattern]	Barren
Mudflat	[Pattern]	Coastal Prairie
Beach	[Pattern]	Grassland
Dunes	[Pattern]	Hardwood Forest/
Marsh	[Pattern]	Grassland
Saltwater	[Pattern]	Agricultural Land
Freshwater	[Pattern]	Farmstead
Brackish	[Pattern]	Pasture
Stream	[Pattern]	Urban (Also shown with a dominant vegetation)
Perennial	—	Sand/Gravel (Extractive Use)
Intermittent	---	
WOODED HABITATS		
Coastal Forest	[Pattern]	SPECIAL HABITATS
Redwood	[Pattern]	Seabird and Marine Mammal Rookery
Hardwood	[Pattern]	Marine Mammal Haulout Area
Woodland	[Pattern]	Spawning Area
Riparian	[Pattern]	Anadromous Stream
Cutover	[Pattern]	Wildlife Habitat
		Plant Habitat
		<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL DIVISION/INT planning page, November 1979</small>
		<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAIRNEY-DVETT URBAN AND REGIONAL PLANNERS</small>
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	---	

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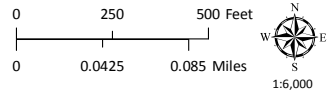
**Post LCP Certification
Permit and Appeal Jurisdiction
County of Mendocino**

Permit Jurisdiction
 This area includes only lands above 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 coast paralleling the sea or 300' from the inland extent of any beach or of that mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of coastal dunes.

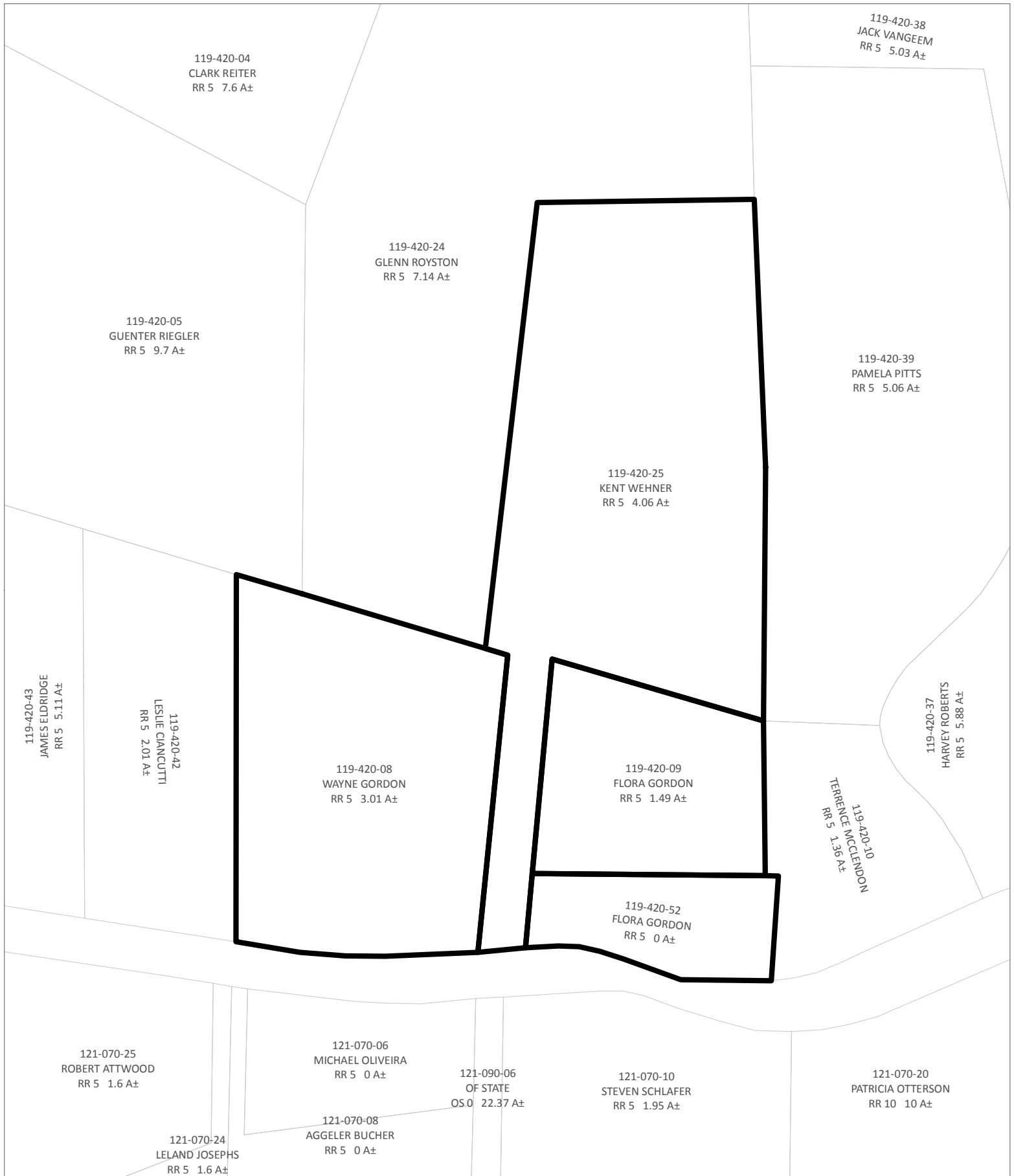
This map has been prepared to allow where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30913(a), and §30913(b) and (c). In addition, circumstances may arise be applicable pursuant to P.R.C. §30913(b), (d), (e), and (g). If questions 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 and/or the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

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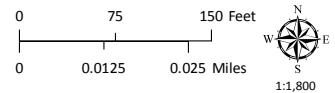


**APPEALABLE AREAS
ATTACHMENT I**

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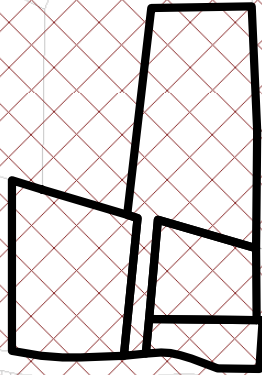
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ADJACENT PARCELS
 ATTACHMENT J

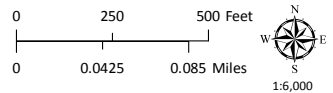
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MENDOCINO FIRE PROTECTION DISTRICT



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ADDRESS: 44600 Gordon Lane, Mendocino

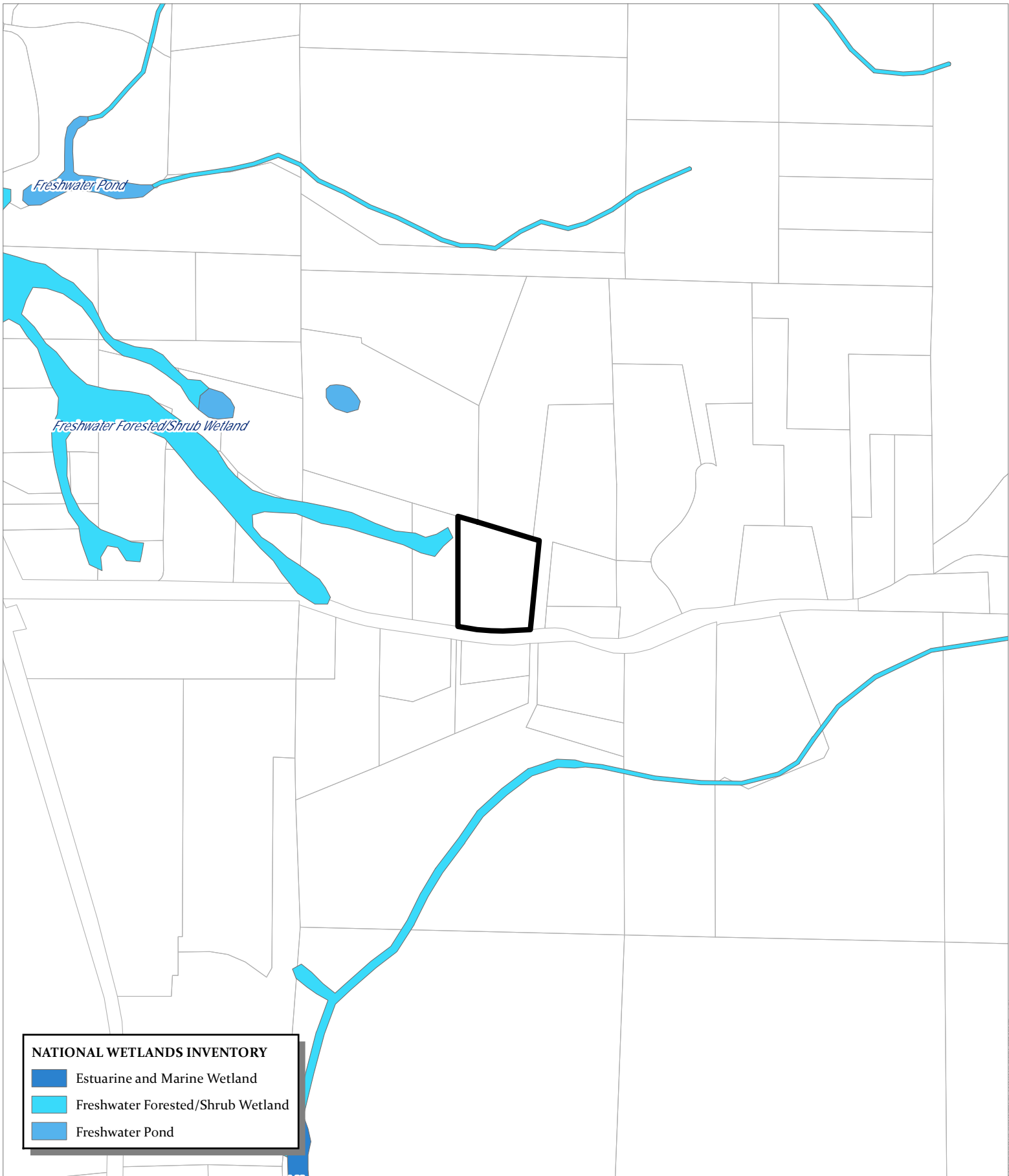
-  County Fire Districts
-  Very High Fire Hazard
-  High Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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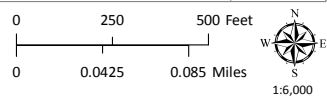
ATTACHMENT K



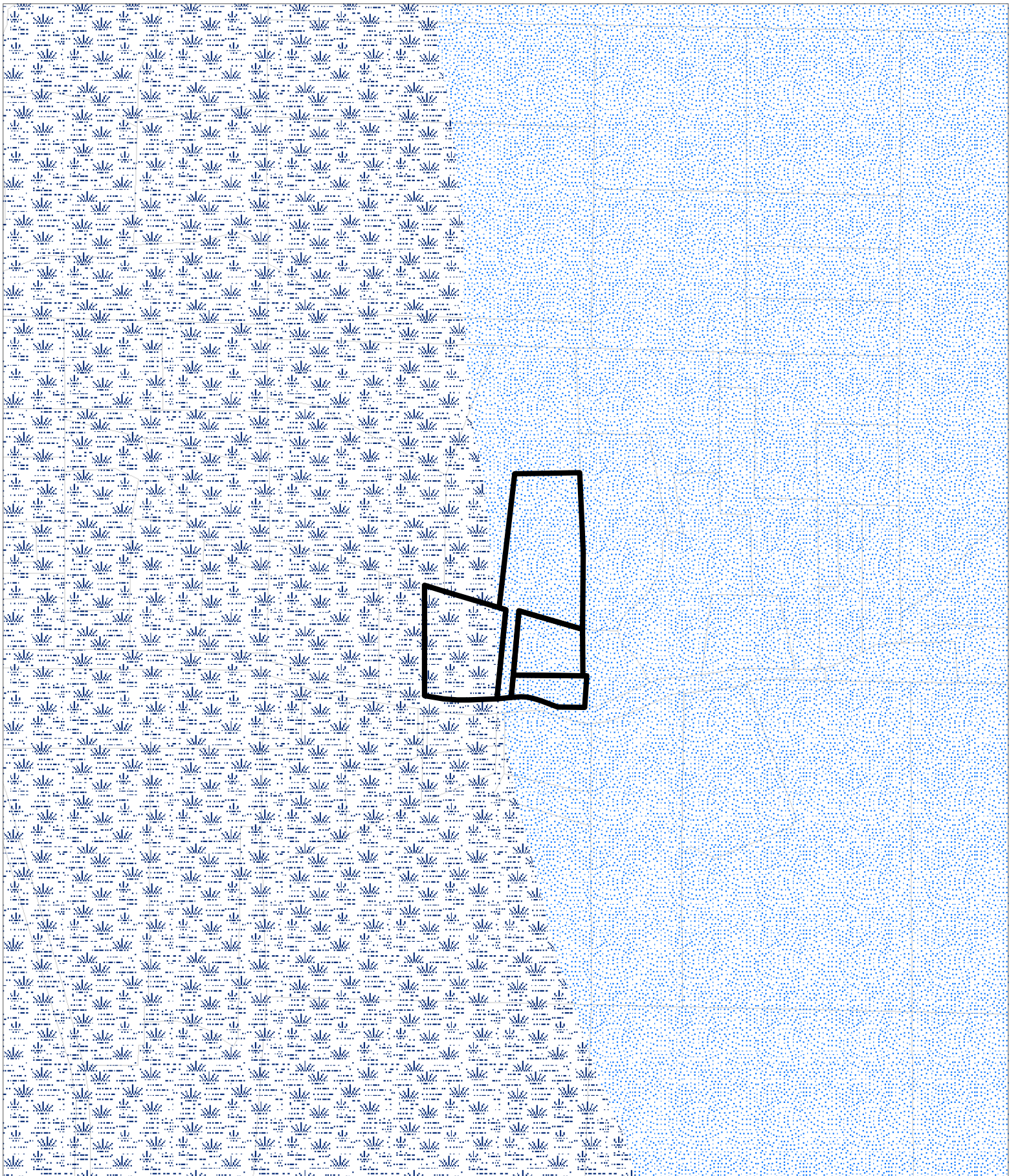
NATIONAL WETLANDS INVENTORY

- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond



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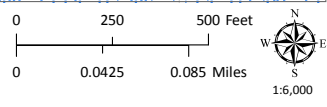


MENDOCINO COUNTY PLANNING DEPARTMENT - 4/18/2019



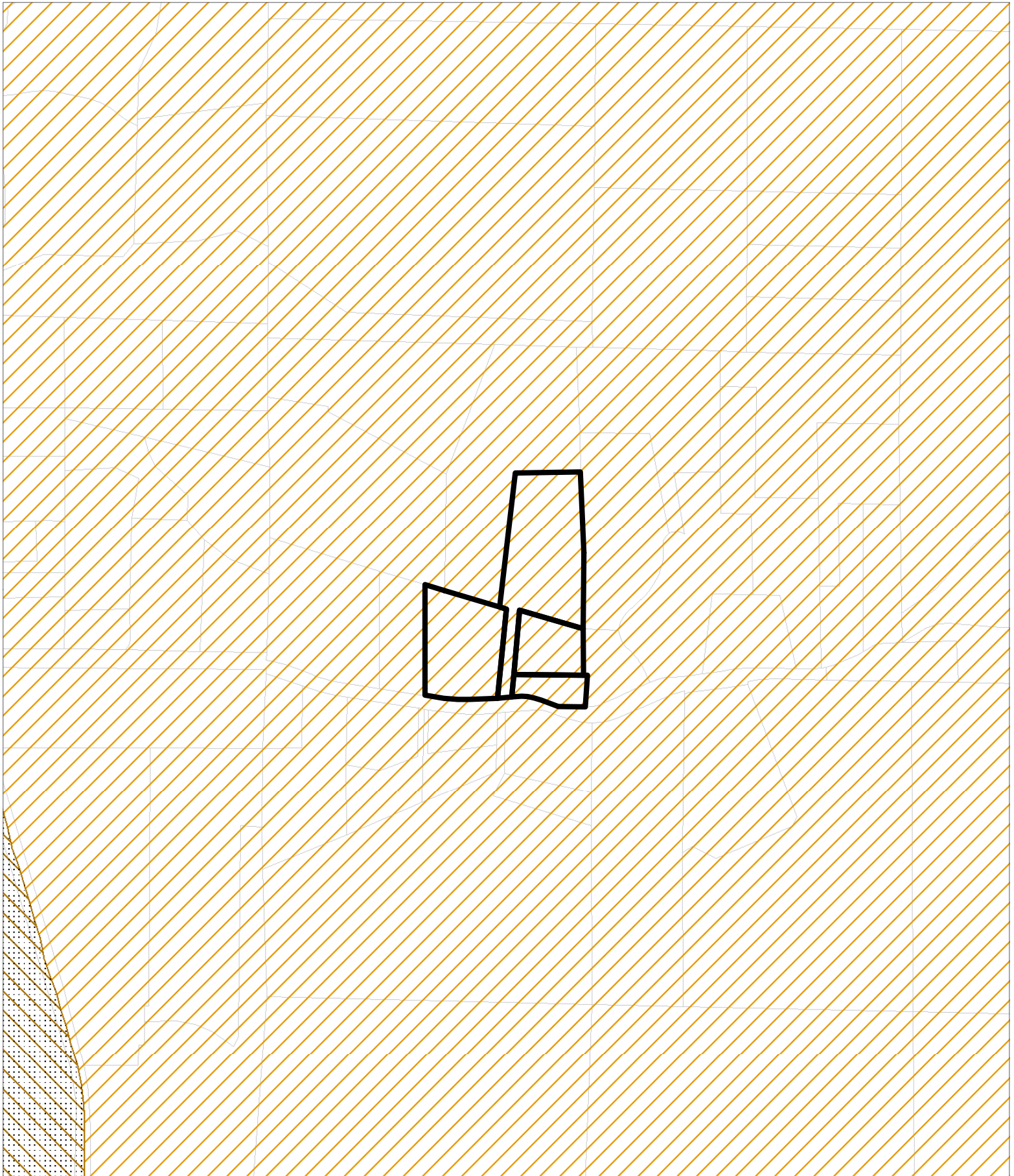
CASE: B 2018-0032
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-  Sufficient Water Resources
-  Marginal Water Resources






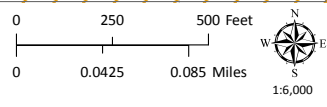
GROUND WATER RESOURCES
 ATTACHMENT M

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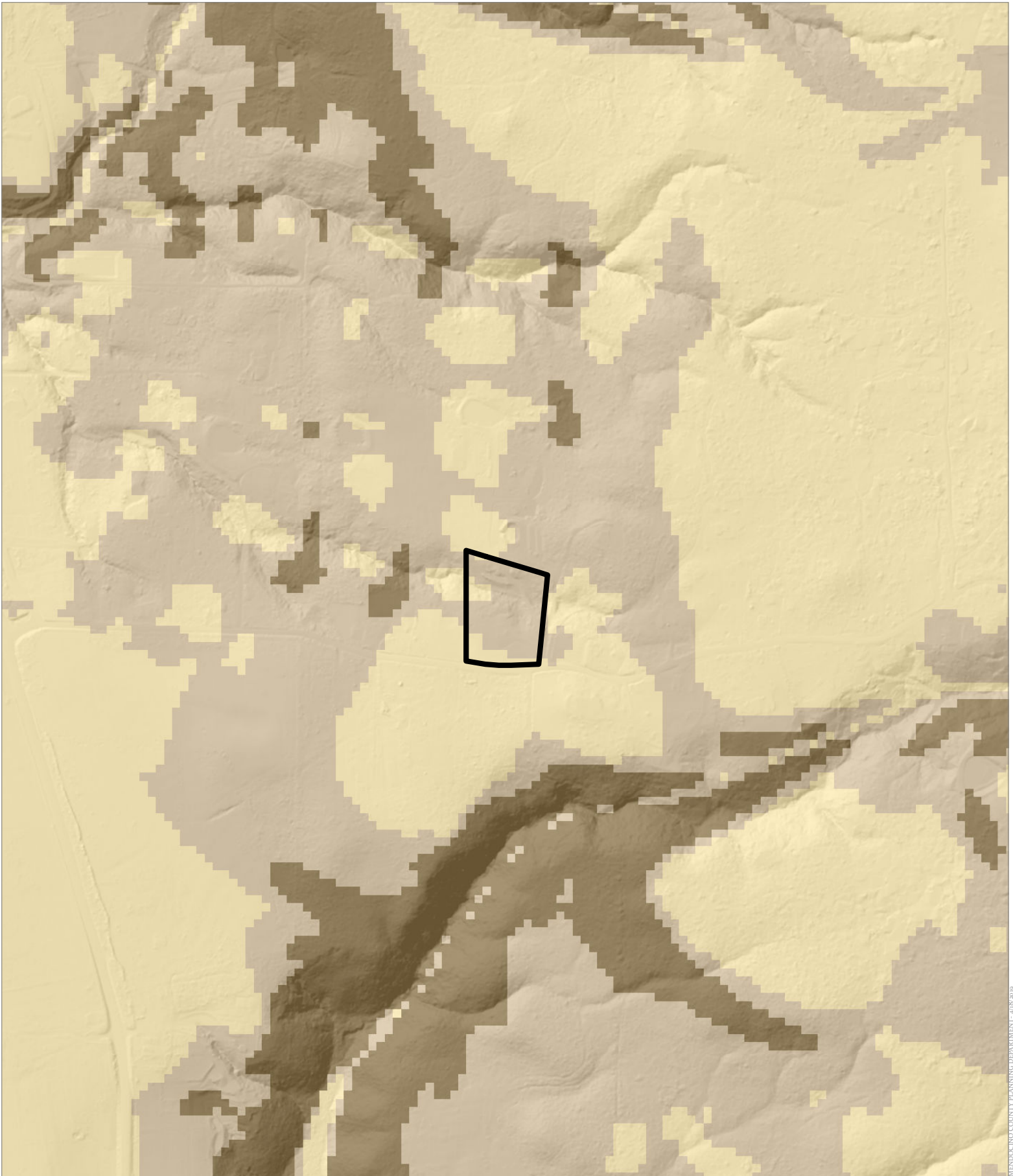
-  Tree Removal Area
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)



HIGHLY SCENIC & TREE REMOVAL AREAS

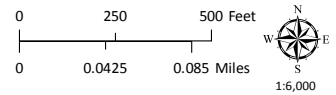
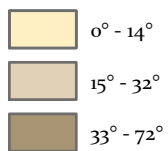
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ATTACHMENT N

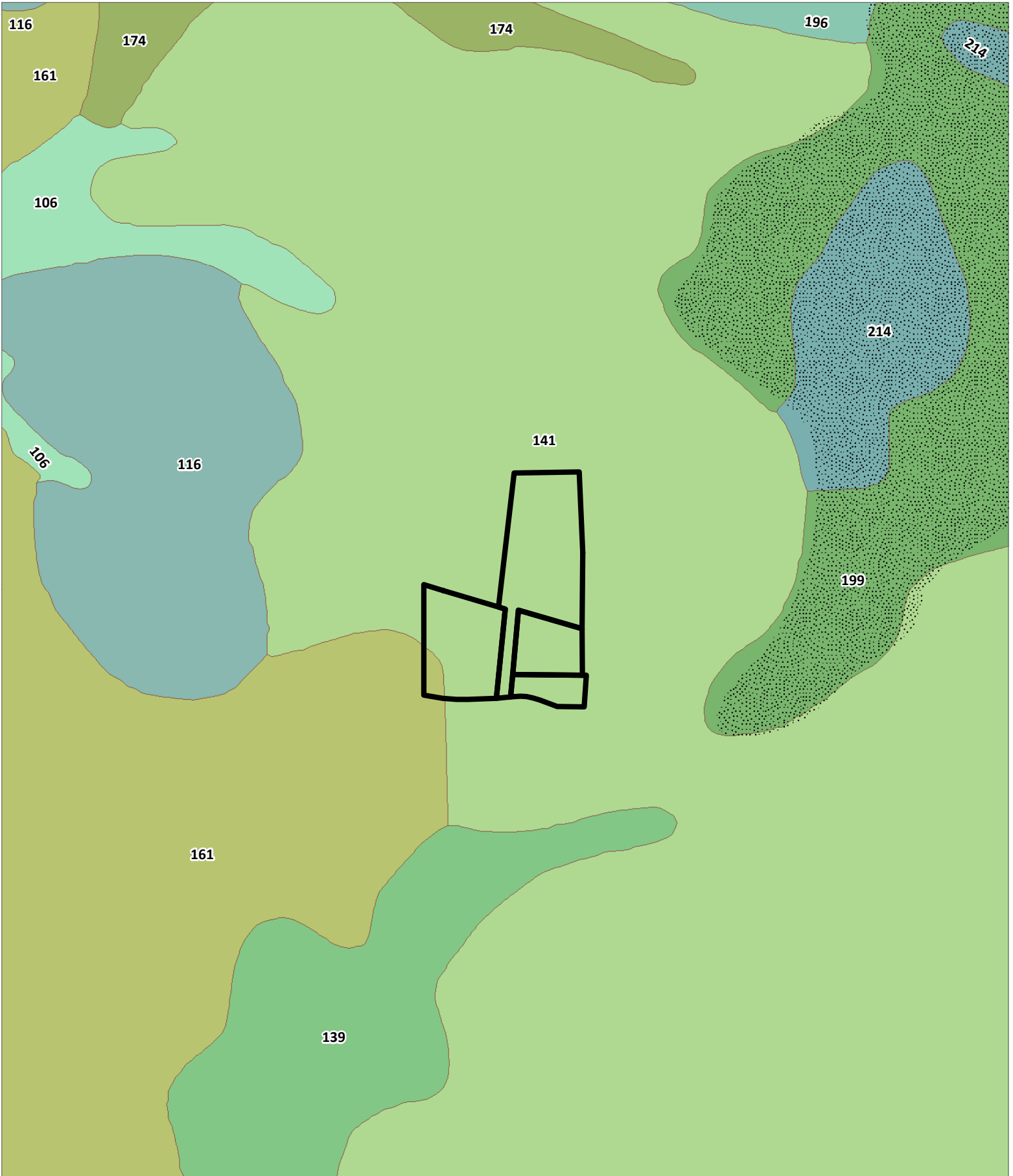


MENDOCINO COUNTY PLANNING DEPARTMENT - 4/18/2019



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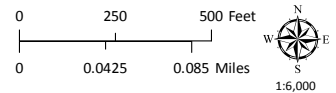


ESTIMATED SLOPE
 ATTACHMENT O



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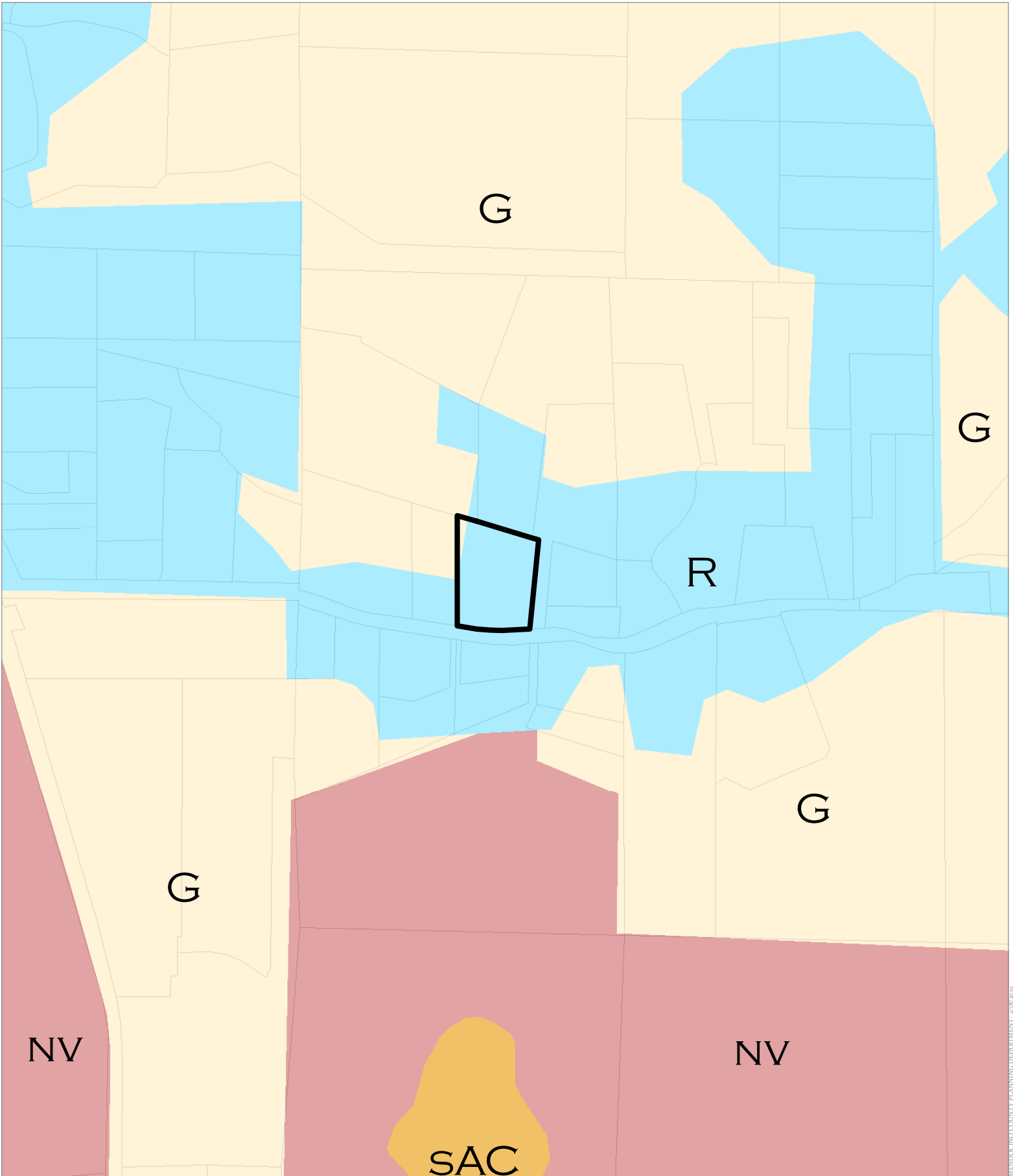
 Shinglemill-Gibney Complex
 Western Study Soil Types



LOCAL SOILS

ATTACHMENT P

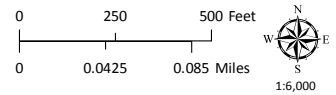
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MENDOCINO COUNTY PLANNING DEPARTMENT - 4/18/2019

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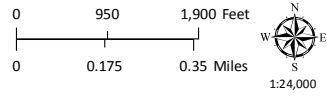
 Urban & Built-Up Land (D)



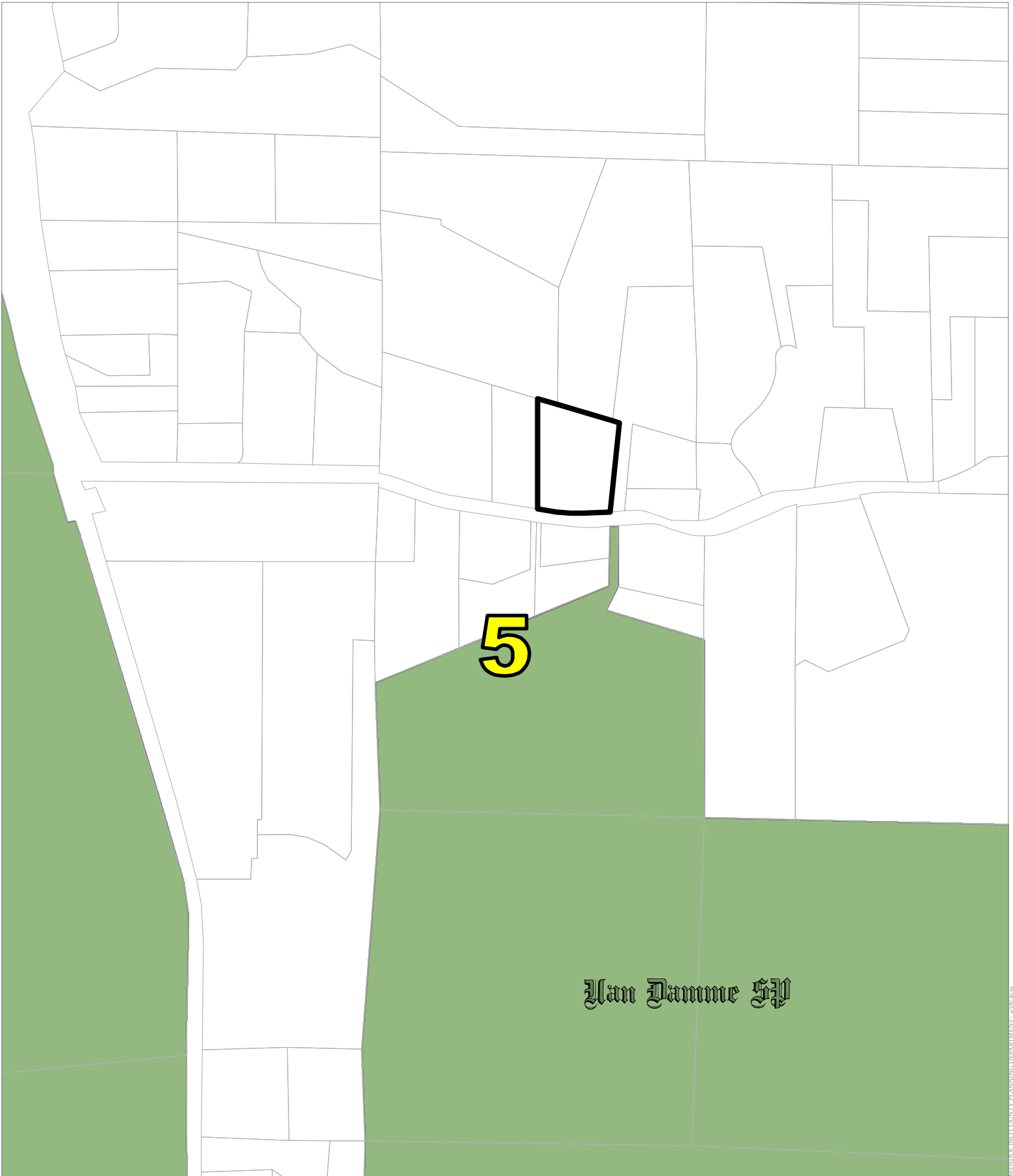


LEGEND	
SYM.	DESCRIPTION
□	NATURAL AREAS <small>See Inventory of California Natural Areas Vol. I For More Information</small>
★	RARE PLANTS <small>See Inventory of Rare and Endangered Vascular Plants of California For More Information</small>
•	STEELHEAD and RAINBOW TROUT [®]
—	SILVER SALMON [®]
-	KING SALMON [®]
●	KEY WILDLIFE AREAS [®] <small>Large Areas</small>
●	LIMITED HABITAT [®] <small>Large Areas</small>
○	KEY WILDLIFE AREAS [®] <small>Small Areas or Point Locations</small>
○	LIMITED HABITAT [®] <small>Small Areas or Point Locations</small>
—	LINEAR FEATURES [®]



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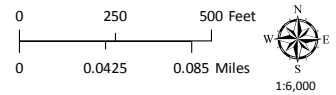


MENDOCINO COUNTY PLANNING DEPARTMENT - 4/28/2019



CASE: CDP 2019-0014
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 ADDRESS: 44600 Gordon Lane, Mendocino

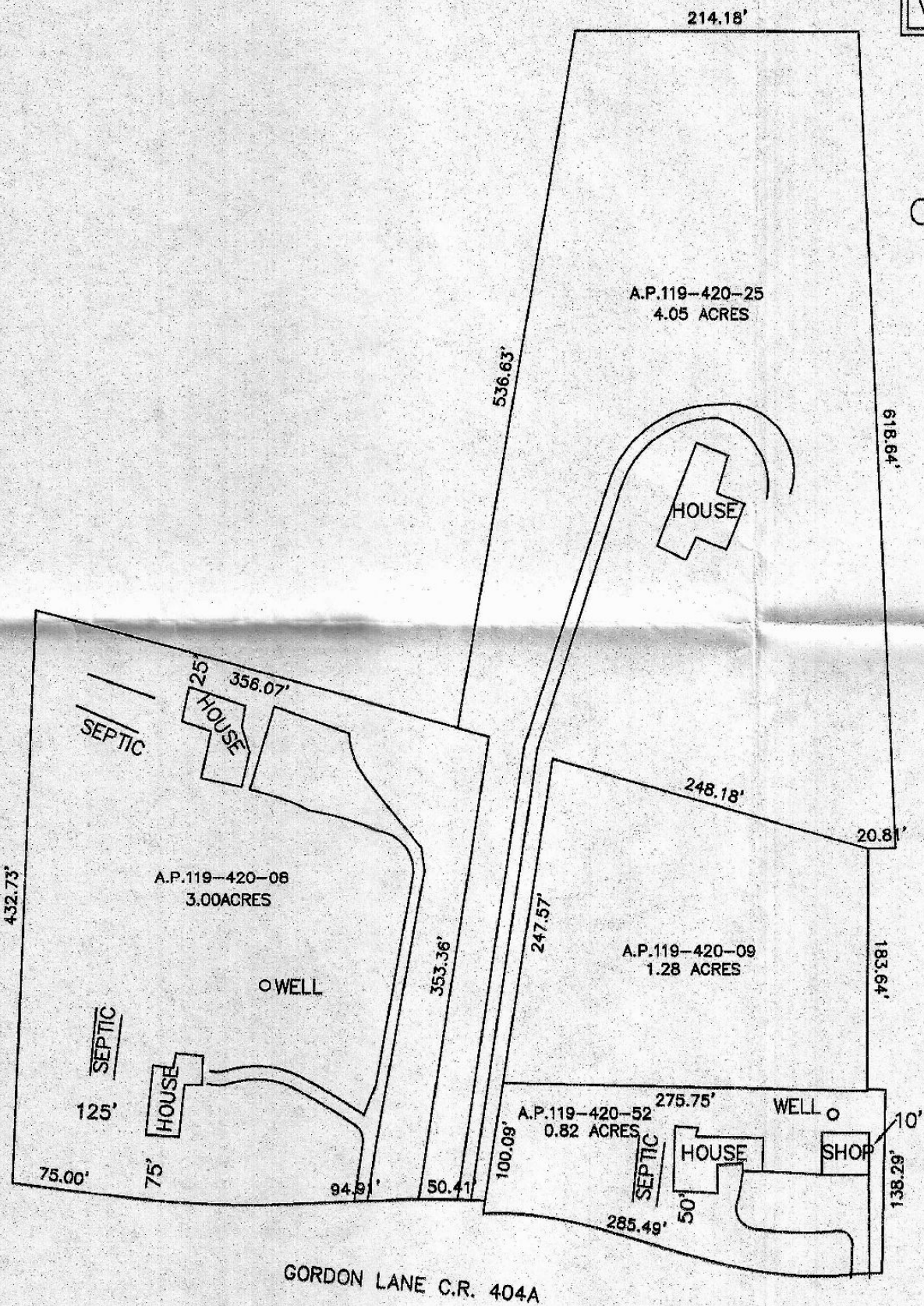
 Supervisorial Districts 2010
 State Parks



VICINITY

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OF A.P.
BEIN
TOWNS
AND S
F

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CASE: B 2018-0032
 OWNER: GORDON / WEHNER
 APN: 119-420-08, ET AL
 APLCT: Wayne & Janet Gordon
 AGENT: Blair Foster
 ADDRESS: 44600 Gordon Lane, Mendocino

NO SCALE

EXISTING LOTS
ATTACHMENT T

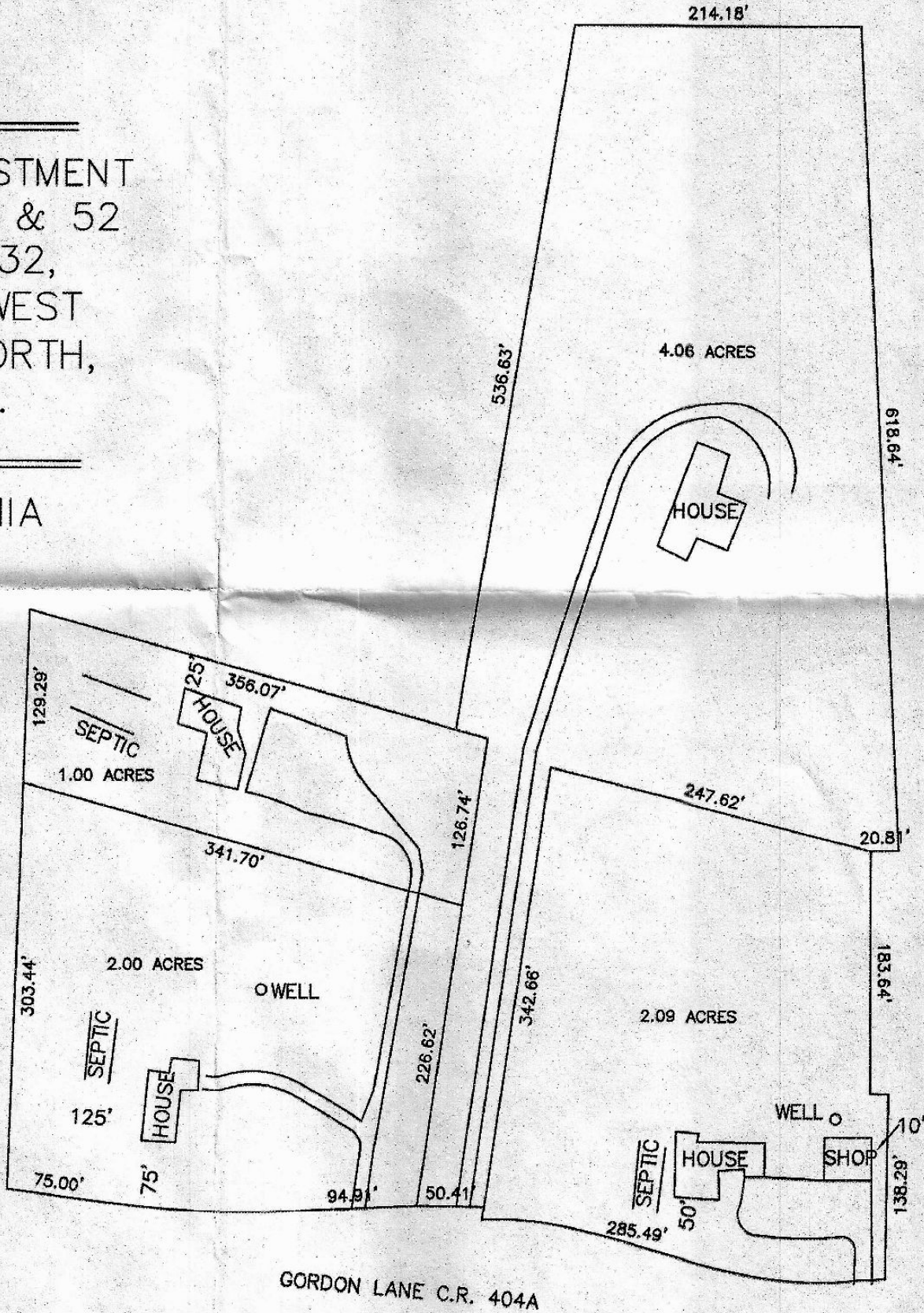
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NO SCALE

ap

ADJUSTMENT
9, 25 & 52
SECTION 32,
17 WEST
16 NORTH,
B. & M.

CALIFORNIA

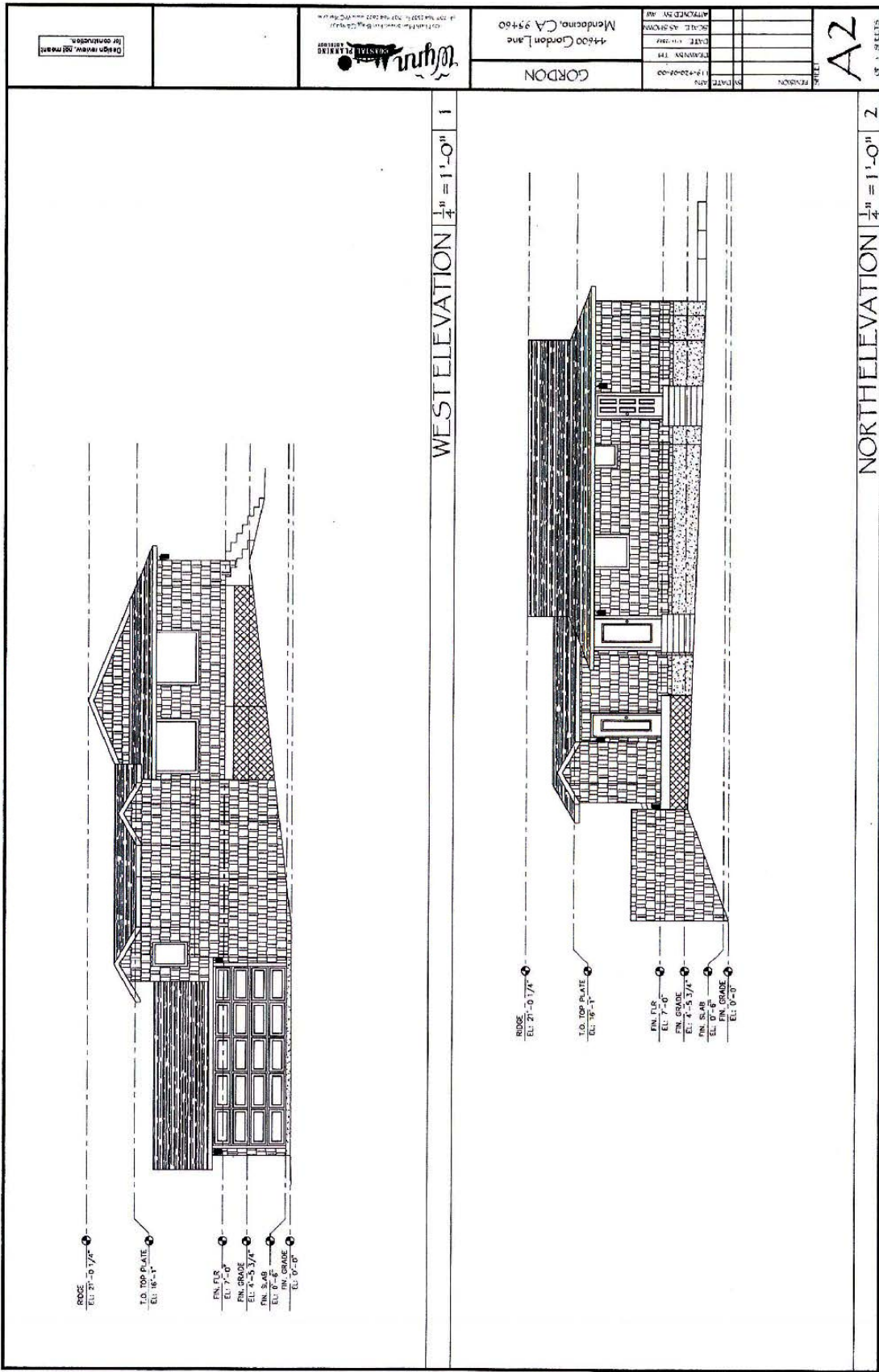


CASE: B 2018-0032
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NO SCALE

PROPOSED LOTS
ATTACHMENT U

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Design Review, 08/28/2019
By: [Signature]



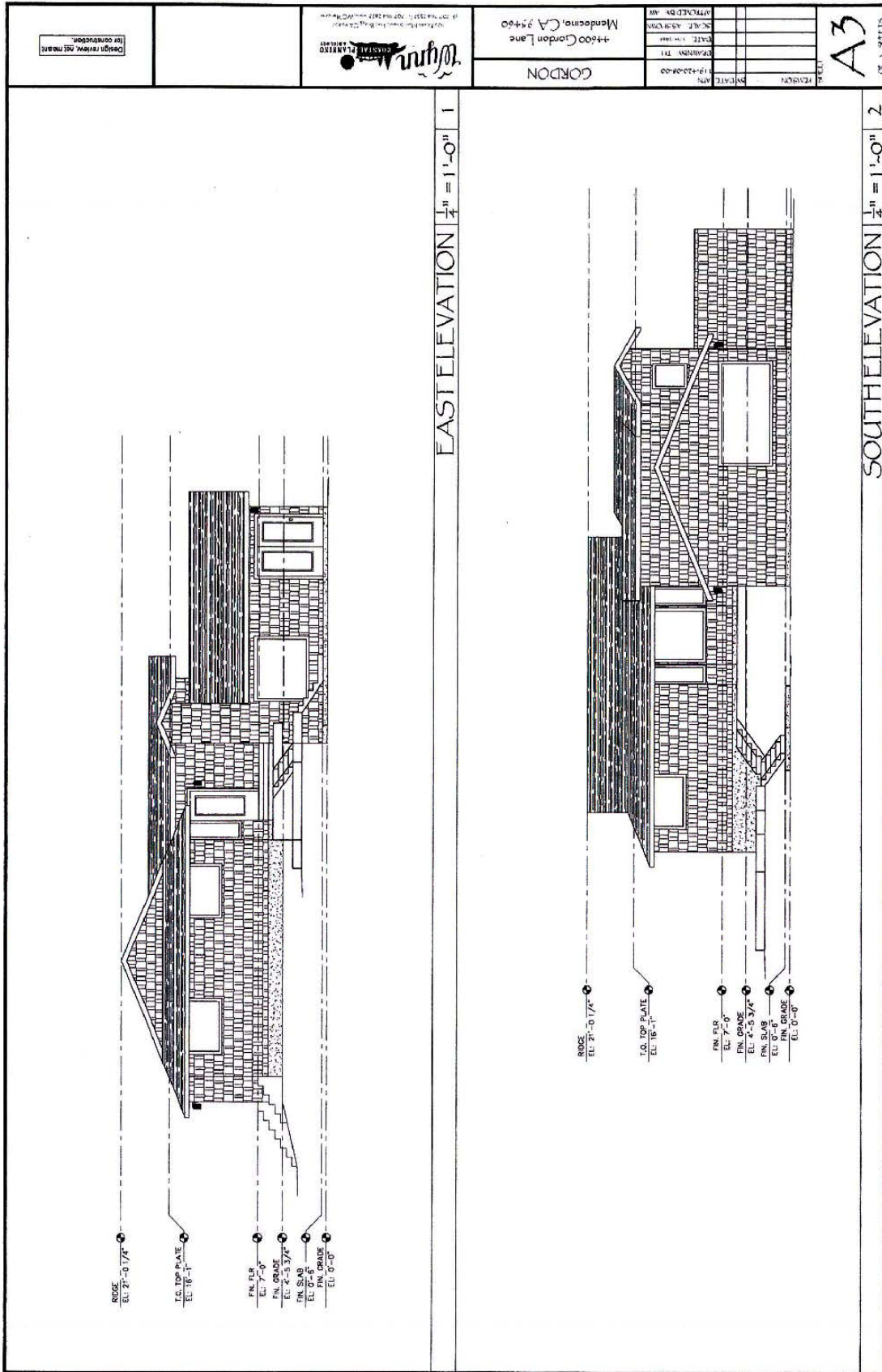
GORDON
44600 Gordon Lane
Mendocino, CA 95460

NO.	DATE	DESCRIPTION
1	11-20-2019	PERMITS
2	11-20-2019	PERMITS
3	11-20-2019	PERMITS
4	11-20-2019	PERMITS
5	11-20-2019	PERMITS
6	11-20-2019	PERMITS
7	11-20-2019	PERMITS
8	11-20-2019	PERMITS
9	11-20-2019	PERMITS
10	11-20-2019	PERMITS

A2
SHEET NO. 1 OF 2

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