



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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January 26, 2021

PUBLIC NOTICE OF PENDING ACTION
STANDARD COASTAL DEVELOPMENT PERMIT

NOTICE IS HEREBY GIVEN THAT the Mendocino County Coastal Permit Administrator at their regular meeting on Thursday, February 11, 2021 at 10:00 a.m. will conduct a public hearing on the following project that is located in the Coastal Zone at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally and via telecomment in meetings by sending comments to pbscommissions@mendocinocounty.org and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

CASE#: CDP_2020-0017

DATE FILED: 5/29/2020

OWNER/APPLICANT: KATHLEEN & LLOYD CHASEY

REQUEST: Standard Coastal Development Permit to install a wood fire oven, expand an existing upper deck, construct a lower deck, and install exterior lighting.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 4.5± miles north of Anchor Bay, on the west side of Highway 1, located at 30230 S. Hwy 1, Gualala; APN: 142-031-10.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

The staff report and notice will be available 10 days before hearing 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 submit comments thru telecomment. 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.

Your comments regarding the above project(s) are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 120 W. Fir Street, Fort Bragg, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org by February 10, 2021 or orally via telecomment in lieu of personal attendance. A request form to provide telecomment is available at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas> and must be received prior to 7:00 a.m. the morning of the meeting.

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.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

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

NASH GONZALEZ, Interim Director of Planning and Building Services



SUMMARY

OWNER/APPLICANT:	KATHLEEN & LLOYD CHASEY 30230 S HWY 1 GUALALA, CA 95445
REQUEST:	Standard Coastal Development Permit to install a wood fire oven, expand an existing upper deck, construct a lower deck, and install exterior lighting.
LOCATION:	In the Coastal Zone, 4.5± miles north of Anchor Bay, on the west side of Highway 1, located at 30230 S. Hwy 1, Gualala (APN: 142-031-10).
TOTAL ACREAGE:	1.4 Acres
GENERAL PLAN:	Coastal Element Chapter 4.12 Rural Residential (RR5(2):R)
ZONING:	Mendocino County Coastal Zoning Code Rural Residential (RR:5) District
APPEALABLE:	YES
SUPERVISORIAL DISTRICT:	5
ENVIRONMENTAL DETERMINATION:	Class 1(e), Section 15301 Categorically Exempt
RECOMMENDATION:	Approved with Conditions
STAFF PLANNER:	JULIANA CHERRY

BACKGROUND

PROJECT DESCRIPTION: A Standard Coastal Development Permit request to install a wood fire pizza oven, expand an upper deck to 1,294 square feet, construct a new 536 square foot lower deck, and install downcast lighting and a wood-fire pizza oven. Development would be situated less than 150-feet from coastal bluffs; therefore, shoreline erosion rates were examined and twenty-six feet of bluff erosion is estimated before year 2100.

APPLICANT'S STATEMENT: "Two level redwood deck expansion, including: expand current deck from 560 square feet to 1,294 square feet; add new lower deck of 536 square feet; add Forno Bravo woodfire pizza oven; and install new down lights around decks."

RELATED APPLICATIONS:

On-Site

- BF_2017-0254 reinstating BF_1976-2617 Residence
- BF_2017-0251 reinstating BF_1981-13547 Storage with electric
- BF_2015-0783 Reroof Residence
- California Coastal Commission staff confirmed local jurisdiction 5-26-2020 via email

Neighboring Property

- APN 142-031-11: CDP 62-04 Residence
- APN 142-031-08: CDP 73-03 Residence, CDP 76-94 Residential Addition

SITE CHARACTERISTICS: The project site is located midway between the City of Point Arena and Fish Rock Road (see attached *Location Map*). The property fronts, and is west of, Highway 1. It is east of Island Cove (see attached *Aerial Imagery* and *Topographic Map*). *LCP Land Use Map 28 Schooner Gulch* shows the location of a public access point following the shore of Island Cove; this is a 700-foot sand beach and sheltered cove, reached by trail from a parking area adjacent to the project site (see attached *LCP Land Use Map 28*). The shoreline access route is entirely located on APN 142-031-09, which adjoins the project site (see attached *Adjacent Parcels Map*). The project site and surrounding lands are mapped non-prime agricultural lands with beach deposits and stream alluvium seismic hazards (see attached *LCP Land Capabilities & Natural Hazards Map*). Mapped habitats include offshore seabird and marine mammal rookery and rocky intertidal areas (see attached *LCP Habitats & Resources Map*). The project site is located within the Appeal Jurisdiction of the California Coastal Commission (see attached *Post LCP Certification & Appeal Jurisdiction Map*). South Coast Fire Protection District serves this area of the County (see attached *Fire Hazard Zones & Responsibility Areas Map*). The property is mapped “Medium Density Intermix” (see attached *Wildland-Urban Interface Zones Map*). Lands adjoining Island Cove are mapped as Tsunami Inundation Zones (see attached *Special Flood Hazard Areas Map*). The area is characterized as a “Critical Water Area” (see attached *Ground Water Resources Map*). Lands surrounding Island Cove, including the project site, are mapped as a Highly Scenic Area (see attached *Highly Scenic & Tree Removal Areas Map*). Land contours associated with the project site are relatively flat, excepting the slopes facing Island Cove (see attached *Estimated Slope Map*). Western Soil Type is #117 (see attached *Western Soil Classifications Map*). Farmland classifications for the site include “grazing land” and “urban & built-up land” (see attached *Farmland Classifications Map*).

SURROUNDING LAND USE AND ZONING: As listed on Table 1 below and shown on *General Plan Classifications* (attached), the surrounding lands to the north, east, and south are classified Rural Residential (RR). Island Cove and the Pacific Ocean lay to the west. Residential land uses are principally permitted uses on the surrounding lots.

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential	RR5(2)	2 Acre	Residential
EAST	Rural Residential	RR5(2)	2.5 Acre	Residential
SOUTH	Rural Residential	RR5(2)	2 Acre	Residential
WEST	Ocean	Ocean	Ocean	Open Space

PUBLIC SERVICES:

Access: Island Cove Trail & Highway 1
 Fire District: South Coast Fire Protection District
 Water District: NONE
 Sewer District: NONE

AGENCY COMMENTS: On July 1, 2020, referrals were sent to the following responsible or trustee agencies with jurisdiction over the proposed project. A summary of the submitted agency comments are described in the Key Issues section and included with recommended conditions.

REFERRAL AGENCIES	COMMENT
Department of Transportation	No comment
Division of Environmental Health	No comment
Building Inspection	No comment

REFERRAL AGENCIES	COMMENT
Assessors	No response
Air Quality Management	Comment
Calif. Department of Transportation	No response
Calif. Department of Forestry & Fire Prevention	No comment
Calif. Department of Fish & Wildlife	No response
Calif. Coastal Commission	Comment
US Fish & Wildlife Service	Comment
South Coast Fire Protection District	No response
Gualala Municipal Advisory Council	Comment
Cloverdale Rancheria	No response
Redwood Valley Rancheria	No response
Sherwood Valley Band of Pomo Indians	No response

On July 14, 2020, Mendocino County Air Quality Management (MCAQM) District commented that although wood-burning devices for residential food preparation are not prohibited, verified smoke complaints received by the District may result in enforcement action. Wood burning appliances used primarily in the preparation of food are not prohibited by MCAQM District Regulation 4.

On September 9, 2020, Gualala Municipal Advisory Council stated their unanimous support for application, CDP_2020-0017.

KEY ISSUES

LOCAL COASTAL PROGRAM CONSISTENCY: As proposed, the project would be consistent with the goals and policies of the Local Coastal Program, as detailed below:

LAND USE: The subject parcel is classified as *Rural Residential Development Limitations* (RR-DL). Coastal Element Section 2.2 describes the intent of the RR classification as:

“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. Principal Permitted Uses include residential and associated utilities, light agriculture, and home occupations. Conditional uses include the conservation of natural resources.”

The property is designated as a “Highly Scenic Area” and Coastal Element Visual Resource policies apply, including Policies 3.5-3, 3.5-4, 3.5-10. The project site is located within the “Iversen Road to Sonoma County Line Planning Area” and is subject to Coastal Element Chapter 4.12 policies. Coastal Element Chapter 4.12 identifies the Island Cove access point and trail. This trail shares a common property boundary with the project.

Staff recommends that the proposed project would be consistent with Coastal Element goals and policies and Coastal Element Chapter 4.12 Land Use Planning Area objectives.

ZONING: The zoning district for the subject parcel is *Rural Residential* with a variable density (RR5(2)). The purpose of the RR District is to implement Coastal Element Chapter 2.2 policies (see above). Table 3 lists standards for development in the RR District and compares them to the proposed project.

MCC SECTION STANDARD	STANDARD	PROPOSED
20.376.030 Minimum Front & Rear Yards	30 feet	> 30 feet
20.376.035 Minimum Side Yards	30 feet	> 30 feet
20.376.040 Setback Exception	20 feet	> 30 feet
20.376.045 Maximum Building Height	28 feet	< 18 feet
20.376.065 Maximum Lot Coverage	20%	< 20 %
20.504.015(C)(2) Height	18 feet	≥ 18 feet

As proposed, the residential project satisfies MCC Chapter 20.376 standards.

HABITATS AND NATURAL RESOURCES: Coastal Element Chapter 3.1 and Mendocino County Code (MCC) Chapter 20.496 *Environmentally Sensitive Habitat and Other Resource Areas* applies to all development proposed in the Coastal Zone, unless and until it can be demonstrated to the approving authority that the project 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 (attached) depicts habitats and natural resources adjacent to the site. On May 21, 2020, Spade Natural Resources Consulting prepared an update to a 2016 Biological Scoping Survey Report describing habitat characteristics of the site based on field surveys. Surveys completed in 2020, confirmed there were no observations of special status plants, special status plant communities, or special status wildlife habitat on land located at 30230 S Highway 1 (APN 142-031-10). On July 1, 2020, comments were requested from the California Coastal Commission (Commission), and California Department of Fish and Wildlife (CDFW). No comments have been received from CDFW and Commission staff comments are limited to geotechnical hazards. As the proposed avoids environmentally sensitive habitat and other resource areas by more than 100-feet, staff recommends that the project would be consistent with Coastal Element Chapter 3.1 policies and MCC Chapter 20.496 regulations.

HAZARDS MANAGEMENT: Coastal Element Chapter 3.4 and MCC Chapter 20.500 *Hazard Areas* applies to all development proposed in the Coastal Zone unless and until it is determined by the Coastal Permit Administrator that the project is not subject to threat from geologic, fire, flood, or other hazards. Mapping does not associate faults or landslides with the site, but it does identify seismic hazards associated with marine terrace deposits (see attached *LCP Land Capabilities & Natural Hazards*). Shoreline lands are subject to flooding and potential Tsunami hazards.

Coastal Bluff Hazard: The property is situated along Mendocino County’s shore line and includes coastal bluffs, which are a known geologic hazard. To ensure that the proposed development satisfies siting and land use restrictions in areas of geologic hazards, the applicant submitted a geologic report on bluff setback for the property located at 30230 S Highway 1. “Unless conditions change drastically in the near future, I would estimate that bluff erosion on this specific bluff face will continue to be only a few feet at most by the year 2100. ... 4 inches per year will produce 26 feet of erosion by the year 2100.”

On July 1, 2020, comments were requested from the Commission and the following response was received, via email, on September 9, 2020:

“Because this is a bluff top lot that is inherently hazardous and subject to erosion and geologic instability, we recommend including conditions on the CDP (a) prohibiting the future construction of a shoreline/bluff protection device on the parcel should the permitted development become threatened in the future; (b) requiring that the landowner/applicant provide a geotechnical investigation and remove the authorized structure(s) (and foundation(s)) if landslide or bluff retreat reaches the point where the permitted structure(s) and associated accessory development is threatened; and (c) requiring that the landowner/applicant accept sole responsibility for the removal of any structural debris resulting from landslides, slope failures, or erosion of the site. We note that the County commonly includes this type of condition on bluff-top development projects.”

Therefore and in support of Commission staff comments, staff recommends adopting a condition requiring the property owner to record a deed restriction acknowledging the geologic hazard (See recommended Condition #9).

Fire Hazard: The site is rated a high fire hazard area and is located within the South Coast Fire Protection District (see attached *Fire Hazard Zones & Responsibility Areas*). On July 1, 2020, comments were requested from California Department of Forestry and Fire Prevention (CalFire) and South Coast Fire Protection District. While no response has been received, the applicant did file a preliminary clearance from CalFire that identified fire safe standards for the property. As proposed the project is consistent with MCC Section 20.500.025 Fire Hazard Development Standards.

Staff recommends as conditioned, the proposed project would be consistent with Coastal Element Chapter 3.4 policies and MCC Chapter 20.500 regulations.

VISUAL RESOURCE AND SPECIAL TREATMENT AREAS: The project site is mapped as a Highly Scenic Area; therefore, Coastal Element Chapter 3.5 visual resource and special treatment area policies and MCC Chapter 20.504 *Visual Resources and Special Treatment Areas* are applicable (see attached *Highly Scenic & Tree Removal Areas*). The proposed decking would be attached to the existing residential structure. The decks would follow nearly the full depth of the residence; for example, on the north side of the house a new upper deck would be 36-feet long and 16-feet deep. The existing 8-foot deep, west-facing upper deck would be 28-feet long and 16-feet deep. A new lower, west-facing deck would be 40-feet long and 12-feet deep. Stairs would connect the upper and lower decks. When the project is completed, the house will have decks on all sides except the side facing Highway 1. The applicant proposes to illuminate the deck by installing downlight outdoor sconces on each post supporting the railing; therefore, staff recommends Condition #10, to ensure that exterior lighting is downcast and shielded.

As conditioned, the project would be consistent with Coastal Element Chapter 3.5 policies and MCC Chapter 20.504 regulations.

ARCHAEOLOGICAL/CULTURAL RESOURCES: On July 1, 2020, the proposed project was referred to three local tribes for review and comment, including the Cloverdale Rancheria, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Rancheria. None of the tribes responded to the referral request. For small scale projects, such as constructing additional decks on a previously developed lot, Planning and Building Services procedure is to not refer the project to either California Historic Resource Information Center (CHRIS) or the Mendocino County Archaeological Commission (ARCH). PBS procedure, as detailed in a Staff Memorandum, was reviewed by the Mendocino County Archaeological Commission in 2005, 2014 and 2019. It was determined to be an appropriate guidance document for what projects would require archaeological review. Staff notes that Condition #8 advises the property owner of the "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project. As conditioned, the proposed project would be consistent with Coastal Element Chapter 3.5 archaeological resource policies and MCC Chapter 22.12.

PUBLIC ACCESS: Coastal Element Chapter 3.6 policies and MCC Chapter 20.528 *Coastal Access Regulations and Open Space Easements* applies to all projects in the coastal zone which fall within the definition of development. Public access to the shore is provided adjacent to project site; existing shoreline access follows Island Cove (see attached *LCP Land Use Map 28 Schooner Gulch*). This coastal access trail is also listed in Coastal Element Appendix 13, line 96. Staff recommends the proposed project would be consistent with Coastal Element Chapter 3.6 policies and satisfies MCC Chapter 20.528 regulations.

GROUNDWATER RESOURCES, TRANSPORTATION/CIRCULATION, AND OTHER PUBLIC SERVICES: Coastal Element Chapter 3.8 policies and MCC Chapter 20.516 *Transportation, Utilities and Public Services* applies to all new development. The project location is mapped as a *Critical Water Resource Area* (Attached *Ground Water Resources*). The property is located along Highway 1. On July 1, 2020, comments were requested from the Division of Environmental Health (DEH) and California

Department of Transportation (CalTrans). DEH staff responded that they had no comments. No response has been received from CalTrans. Adding exterior decks to the existing residence would not affect current water demand or septage capacity. Staff recommends Coastal Element Chapter 3.8 policies and MCC Chapter 20.516 are not applicable in this instance.

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes of 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 proposed decks, oven, and exterior lighting meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 1(e), Section 15301.

RECOMMENDATION

PROJECT FINDINGS AND CONDITIONS: Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Coastal Zoning Code, the Coastal Permit Administrator approves CDP_2020-0017, a request to install a wood fire oven, expand an existing upper deck, construct a lower deck, and install exterior lighting. The project site is located at 30230 S Highway 1, Gualala (APN: 142-031-10).

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the decks, oven, and lighting is associated with an existing residence and residential land use types are principally permitted in the Rural Residential classification; therefore the proposed conforms to certified local coastal program, including policies identified in Coastal Element Chapters 3.4 (Hazards), 3.5 (Visual Resources), 3.6 (Coastal Access) and 4.12; and
2. Pursuant with MCC Section 20.532.095(A)(2), the decks, oven, and lighting are ancillary uses associated with the existing Residential Land Use that currently enjoys access to adequate utilities, access roads, drainage, and other necessary facilities; and
3. Pursuant with MCC Section 20.532.095(A)(3), the decks, oven, and lighting are ancillary uses associated with the existing Residential Land Use that is a principally permitted use in the Rural Residential District; therefore, the proposed is consistent with the purpose and tent of the Rural Residential District; and
4. Pursuant with MCC Section 20.532.095(A)(4) the project would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act, as it is exempt; and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed would not have any adverse impact on any known archaeological or paleontological resources, as Standard Condition #8 is in place when archaeological sites or artifacts are discovered; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services are in place to serve the existing Residential Land Use and are adequate; and
7. Pursuant to MCC Section 20.532.095(B)(1), the proposed development conforms with public access and public recreation policies of Chapter 3 of the California Coastal Act and Coastal Element Chapter 3.6 of Mendocino County General Plan; shoreline access is mapped contiguous with the Island Cove shoreline, which adjoins the project site.

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 Zoning Code. The permit 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. 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 have 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.
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 of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The property owners shall secure all required building permits for the proposed project, as required by the Building Inspection 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. 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.
8. 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 one hundred (100) feet of the discovery and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. Within two years of the effective date associated with CDP_2020-0017, the property owner shall execute and record a deed restriction, in a form and content acceptable to the Coastal Permit Administrator and County Counsel. The deed restriction will include the following statements and exhibits:
 - a. The landowner understands that the site may be subject to extraordinary geologic and erosion hazards and the landowner assumes the risk from such hazards; and
 - b. The landowner agrees to indemnify and hold harmless the County of Mendocino, its successors in interest, advisors, officers, agents and employees against any and all claims, demands, damages, costs, and expenses of liability (including without limitation attorneys' fees and costs of

- the suit) arising out of the design, construction, operation, maintenance, existence or failure of the permitted project, including, without limitation, all claims made by any individual or entity or arising out of any work performed in connection with the permitted project; and
- c. The landowner agrees that any adverse impacts to the property caused by the permitted projects shall be fully the responsibility of the property owner; and
 - d. The landowner shall not construct any bluff or shoreline protective devices to protect the subject structures or other improvements in the event that these structures are subject to damage, or other erosional hazards in the future; and
 - e. The landowner shall remove the subject structures when bluff retreat reaches the point where the structures are threatened. In the event that portions of the subject structures, or other improvements associated with the subject structures, fall to the beach or ocean before they can be removed from the bluff-top, the landowner shall remove all recoverable debris associated with these structures from the beach and ocean and lawfully dispose of the material in an approved disposal site. The landowners shall bear all costs associated with such removal; and
 - f. The document shall run with the land, bind all successors and assigns, and shall be recorded free of all prior liens and encumbrances, except for tax liens.
 - g. The adopted findings and conditions approving CDP_2020-0017 shall be attached as exhibits to the Deed Restriction and the conditions of Permit CDP_2020-0017 are imposed as covenants, conditions and restrictions on the use and enjoyment of the property.
10. 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.

DATE

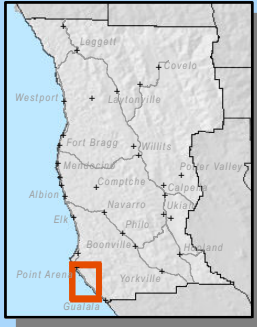
JULIANA CHERRY
PLANNER III

Appeal Period: 10 Days
Appeal Fee: \$1616.00

ATTACHMENTS:

- A. Location Map
- B. Aerial Imagery
- C. Aerial Imagery
- D. Topographic Map
- E. Zoning Display Map
- F. General Plan Classifications
- G. LCP Land Use Map 28; Schooner Gulch
- H. LCP Land Capabilities & Natural Hazards
- I. LCP Habitats & Resources
- J. Post LCP Certification and Appeal Jurisdiction
- K. Adjacent Parcels
- L. Fire Hazard Zones & Responsibility Areas
- M. Wildland-Urban Interface Zones
- N. Special Flood Hazard Areas
- O. Ground Water Resources

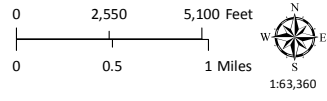
- P. Highly Scenic & Tree Removal Areas
- Q. Estimated Slope
- R. Western Soil Classifications
- S. Farmland Classifications



SUBJECT PARCEL/S

CASE: CDP 2020-0017
 OWNER: CHASEY, LLOYD
 APN: 142-031-10-05
 APLCT: Kathleen & Lloyd Chasey
 AGENT:
 ADDRESS: 30230 S. Highway 1, Gualala

- Major Towns & Places
- ▭ City Limits
- ▭ Coastal Zone Boundary
- ~ Major Rivers
- Highways
- ▭ Major Roads






LOCATION MAP

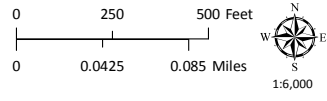
Attachment A

MENDOCINO COUNTY PLANNING DEPARTMENT - 07/27/2020




CASE: CDP 2020-0017
OWNER: CHASEY, LLOYD
APN: 142-031-10-05
APLCT: Kathleen & Lloyd Chasey
AGENT:
ADDRESS: 30230 S. Highway 1, Gualala

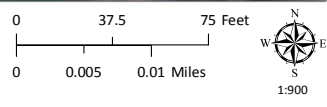
-  Named Rivers
-  Public Roads
-  Private Roads





CASE: CDP 2020-0017
OWNER: CHASEY, LLOYD
APN: 142-031-10-05
APLCT: Kathleen & Lloyd Chasey
AGENT:
ADDRESS: 30230 S. Highway 1, Gualala

 Public Roads






AERIAL IMAGERY

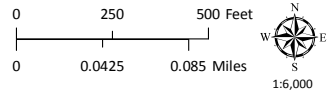
Attachment C

RENDERING COUNTY PLANNING DEPARTMENT 10/27/2024

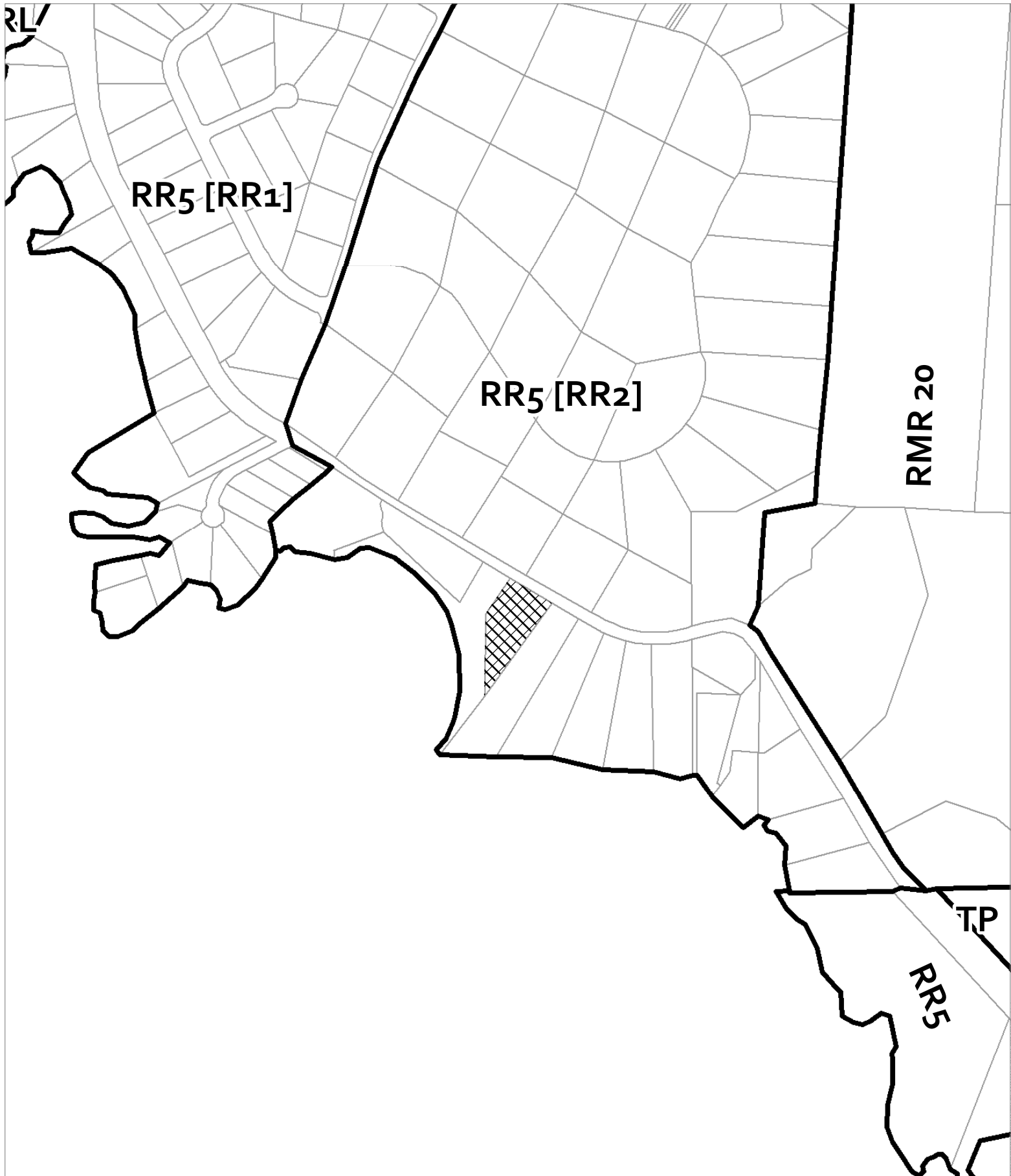


CASE: CDP 2020-0017
 OWNER: CHASEY, LLOYD
 APN: 142-031-10-05
 APLCT: Kathleen & Lloyd Chasey
 AGENT:
 ADDRESS: 30230 S. Highway 1, Gualala

-  Named Rivers
-  Public Roads
-  Private Roads

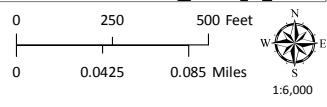


TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET



CASE: CDP 2020-0017
 OWNER: CHASEY, LLOYD
 APN: 142-031-10-05
 APLCT: Kathleen & Lloyd Chasey
 AGENT:
 ADDRESS: 30230 S. Highway 1, Gualala

-  Zoning Districts
-  Assessors Parcels





ZONING DISPLAY MAP

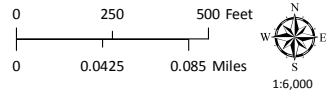
Attachment E

MENDOCINO COUNTY PLANNING DEPARTMENT 6/27/2020



CASE: CDP 2020-0017
 OWNER: CHASEY, LLOYD
 APN: 142-031-10-05
 APLCT: Kathleen & Lloyd Chasey
 AGENT:
 ADDRESS: 30230 S. Highway 1, Gualala

 General Plan Classes
 Assessor's Parcels



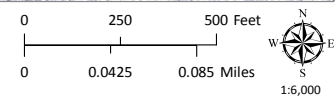
GENERAL PLAN CLASSIFICATIONS

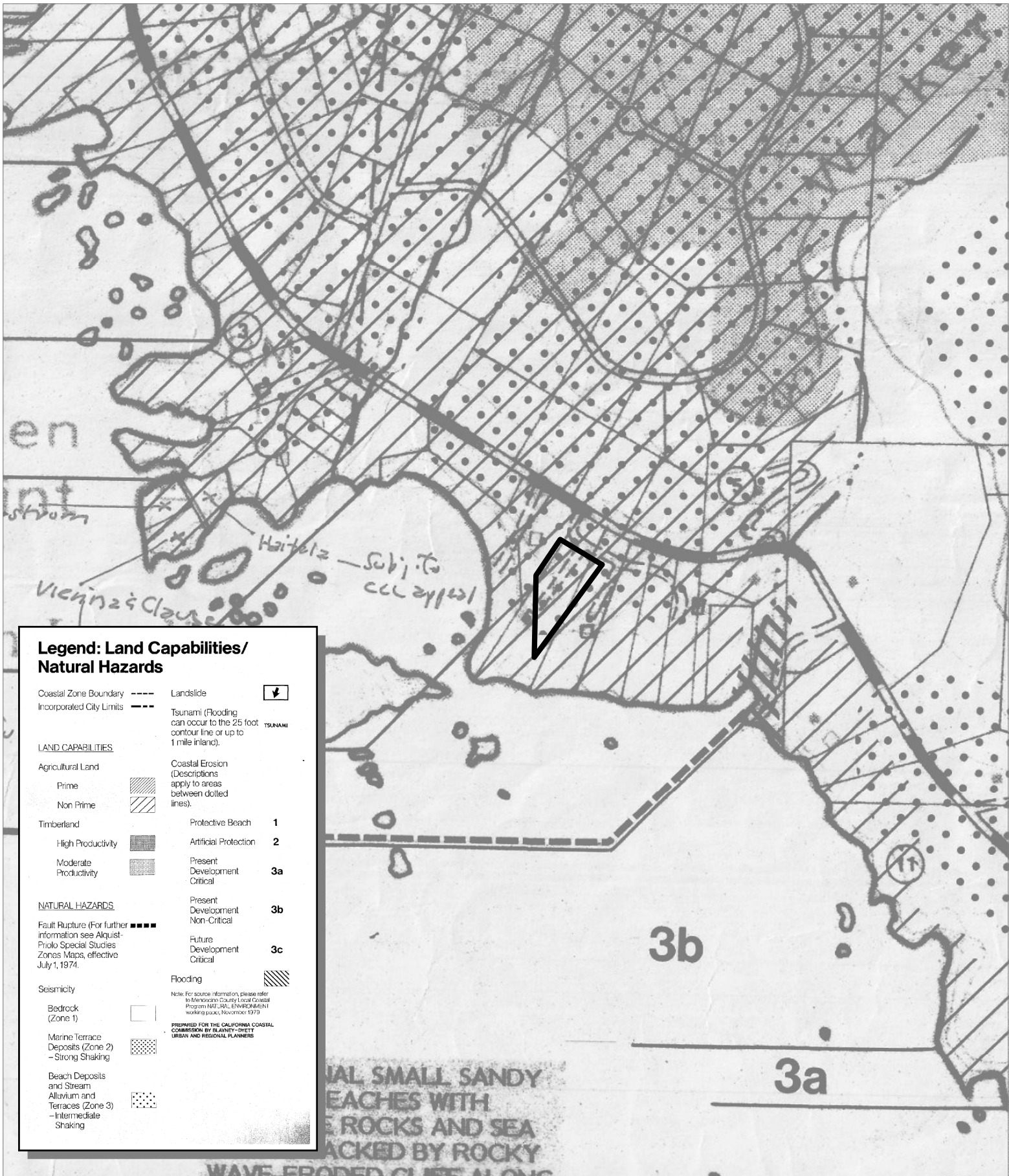
MENDOCINO COUNTY PLANNING DEPARTMENT 6/27/2020



SHORELINE ACCESS/CIRCULATION	
.....	Shoreline Access Existing
.....	Shoreline Access Proposed
⤵	View Turnout
---	Proposed road alignment
NATURAL ENVIRONMENT	
[Pattern]	Prime Agricultural Land <small>All created by Gov. Code Sec. 57080.05</small>
[Pattern]	Pygmy Vegetation <small>Scattered trees typically on hills or shrublands</small>
[Pattern]	Pygmy-type Vegetation <small>Overlapped areas of pygmy and riparian</small>
[Pattern]	Riparian Vegetation <small>Wetlands regularly associated with the banks of waterways and streams and riparian corridors of riparian vegetation</small>
[Pattern]	Wetlands <small>Wetlands covered temporarily or periodically with shallow water, including swamps, marshes, and bays</small>
[Pattern]	Dunes
[Symbol]	Rare or Endangered Plant Habitat <small>Designated by California Native Plant Society</small>
[Symbol]	Rare or Endangered Wildlife Habitat <small>Appointed by the Director of Fish and Game, Department of Conservation, P.O. Box 7000, Sacramento, CA 95820</small>
[Pattern]	Special Treatment Area <small>Wetlands of special significance to riparian habitat</small>
[Pattern]	Flooding <small>Areas subject to frequent or periodic flooding in years with above-normal precipitation</small>
BOUNDARIES	
[Line]	Urban/Rural Boundary <small>Established by the Department of Conservation, Gov. Code, Section 57080.05</small>
[Line]	Water District <small>Publicly regulated area of jurisdiction under the state water law</small>
[Line]	Sewer District <small>Publicly regulated area of jurisdiction under the state water law</small>
[Line]	Timber Preserve Zone <small>Used to protect timber production</small>
[Line]	Williamson Act <small>Contractual right to farm or agri-use</small>

CASE: CDP 2020-0017
 OWNER: CHASEY, Lloyd
 APN: 142-031-10-05
 APLCT: Kathleen & Lloyd Chasey
 AGENT:
 ADDRESS: 30230 S. Highway 1, Gualala





Legend: Land Capabilities/ Natural Hazards

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

LAND CAPABILITIES

Agricultural Land
 Prime [diagonal lines] Non Prime [cross-hatch]

Timberland
 High Productivity [stippled] Moderate Productivity [dotted]

NATURAL HAZARDS

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

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

Landslide [arrow pointing down to a box]
 Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). [wavy line]

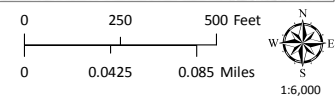
Coastal Erosion (Descriptions apply to areas between dotted lines).
 Protective Beach 1 [diagonal lines]
 Artificial Protection 2 [cross-hatch]
 Present Development Critical 3a [stippled]
 Present Development Non-Critical 3b [dotted]
 Future Development Critical 3c [diagonal lines]

Flooding [wavy line]

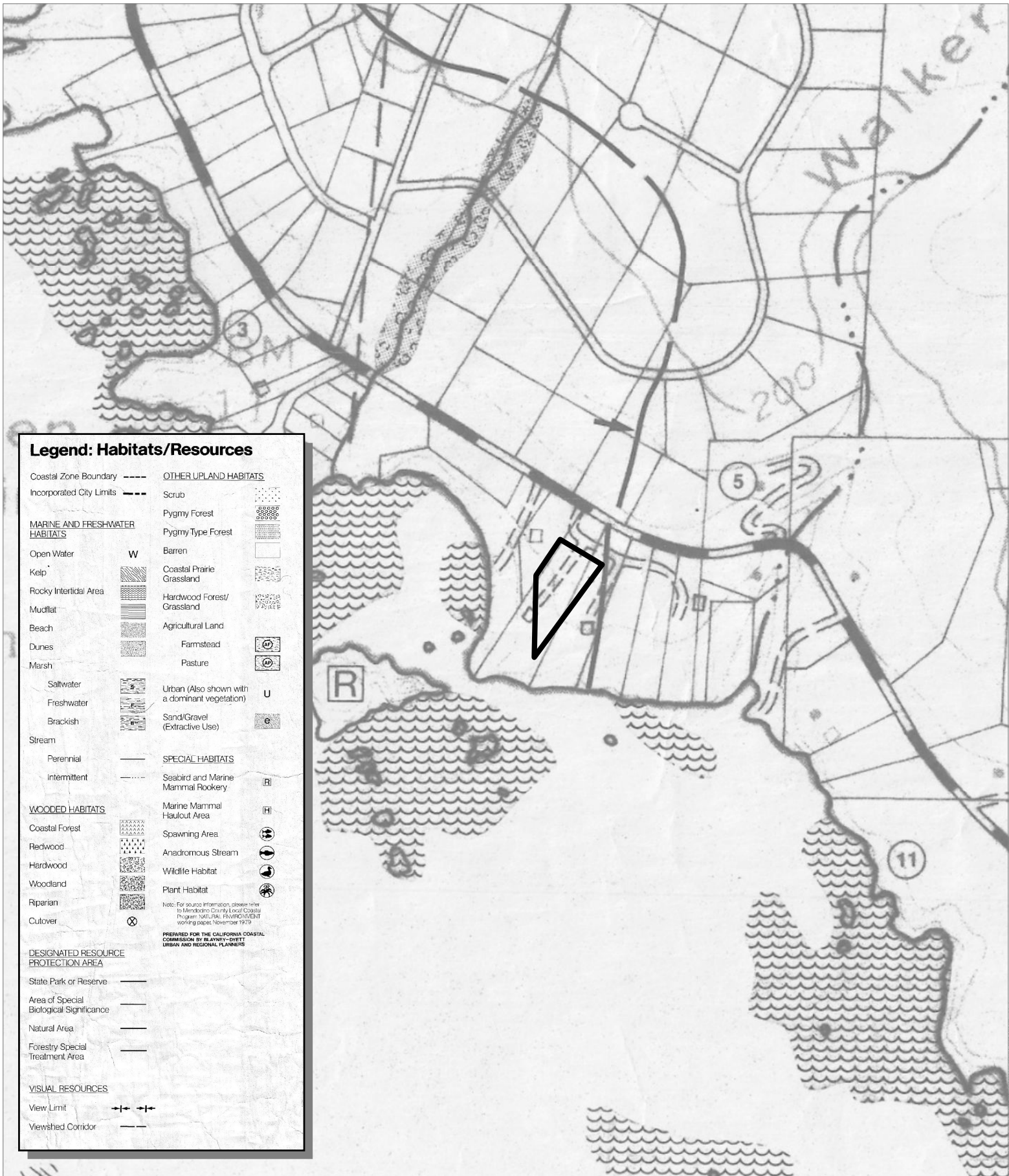
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working plan, November 1975.

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

CASE: CDP 2020-0017
 OWNER: CHASEY, LLOYD
 APN: 142-031-10-05
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MENDOCINO COUNTY PLANNING DEPARTMENT - 6/27/2020



Legend: Habitats/Resources

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

MARINE AND FRESHWATER HABITATS

Open Water W
 Kelp
 Rocky Intertidal Area
 Mudflat
 Beach
 Dunes
 Marsh
 Saltwater
 Freshwater
 Brackish
 Stream
 Perennial
 Intermittent

WOODED HABITATS

Coastal Forest
 Redwood
 Hardwood
 Woodland
 Riparian
 Cutover

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

OTHER UPLAND HABITATS

Scrub
 Pinyon Forest
 Pinyon Type Forest
 Barren
 Coastal Prairie Grassland
 Hardwood Forest/Grassland
 Agricultural Land
 Farmstead
 Pasture
 Urban (Also shown with a dominant vegetation) U
 Sand/Gravel (Extractive Use) e

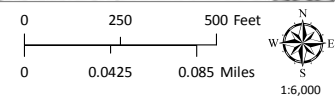
SPECIAL HABITATS

Seabird and Marine Mammal Rookery R
 Marine Mammal Haulout Area H
 Spawning Area
 Anadromous Stream
 Wildlife Habitat
 Plant Habitat

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.

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

CASE: CDP 2020-0017
 OWNER: CHASEY, LLOYD
 APN: 142-031-10-05
 APLCT: Kathleen & Lloyd Chasey
 AGENT:
 ADDRESS: 30230 S. Highway 1, Gualala





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

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

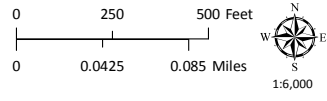
Appeal Jurisdiction
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands, and lands within 300' of the top of the seaward slope 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.R.C. (3001152), and (3000001) and (302), in addition, developments may also be appealable pursuant to P.R.C. (3000003), (3004), and (3005). In questions arising 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 plan may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

0 1000 3000 5000 5280

FEET


CASE: **CDP 2020-0017**
 OWNER: **CHASEY, LLOYD**
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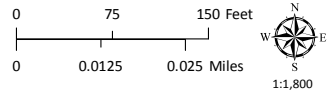


MENDOCINO COUNTY PLANNING DEPARTMENT - 07/27/2020



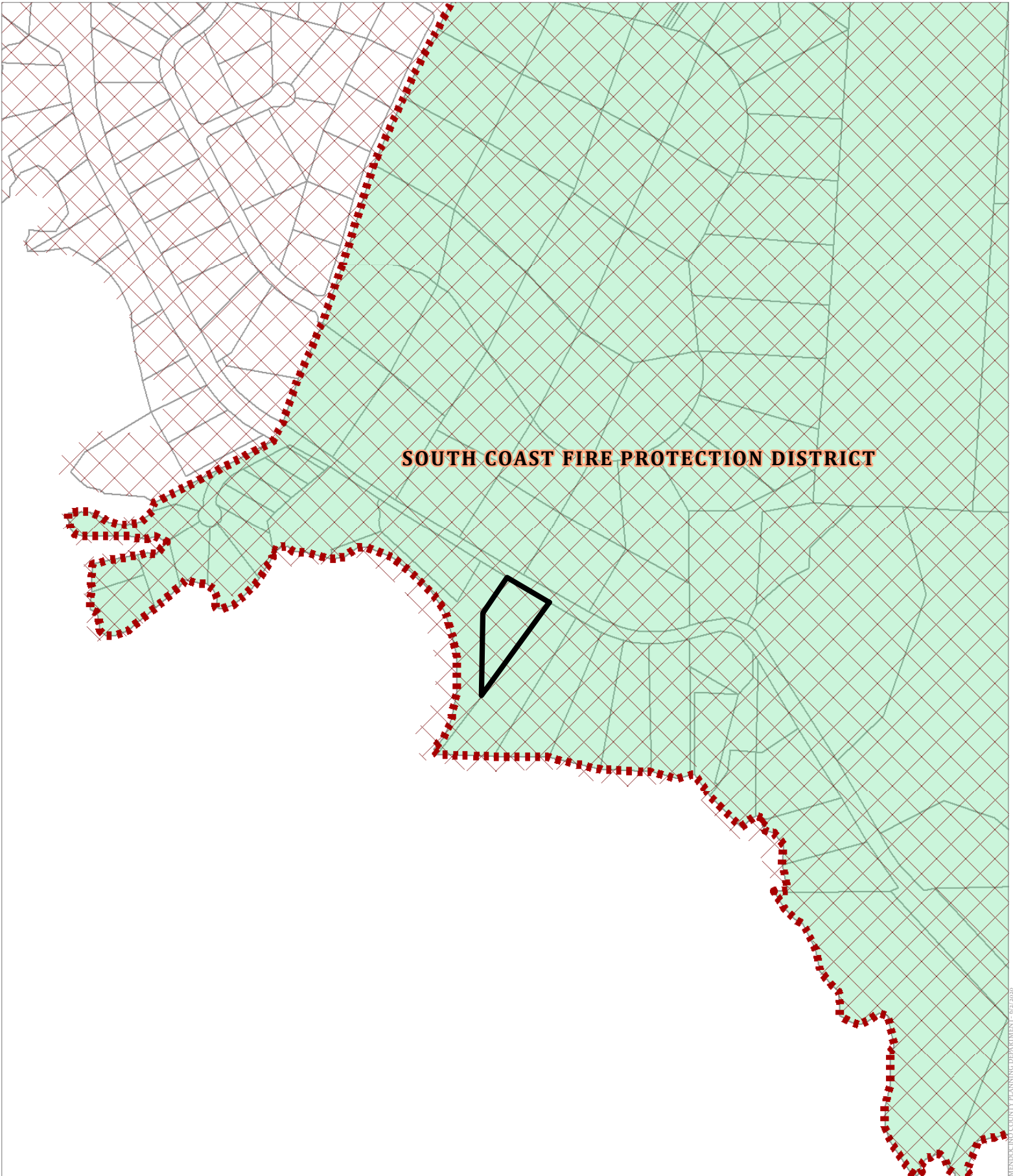
CASE: CDP 2020-0017
 OWNER: CHASEY, LLOYD
 APN: 142-031-10-05
 APLCT: Kathleen & Lloyd Chasey
 AGENT:
 ADDRESS: 30230 S. Highway 1, Gualala

 Assessor's Parcels



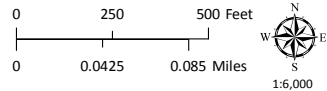
ADJACENT PARCELS

MENDOCINO COUNTY PLANNING DEPARTMENT - 6/27/2020



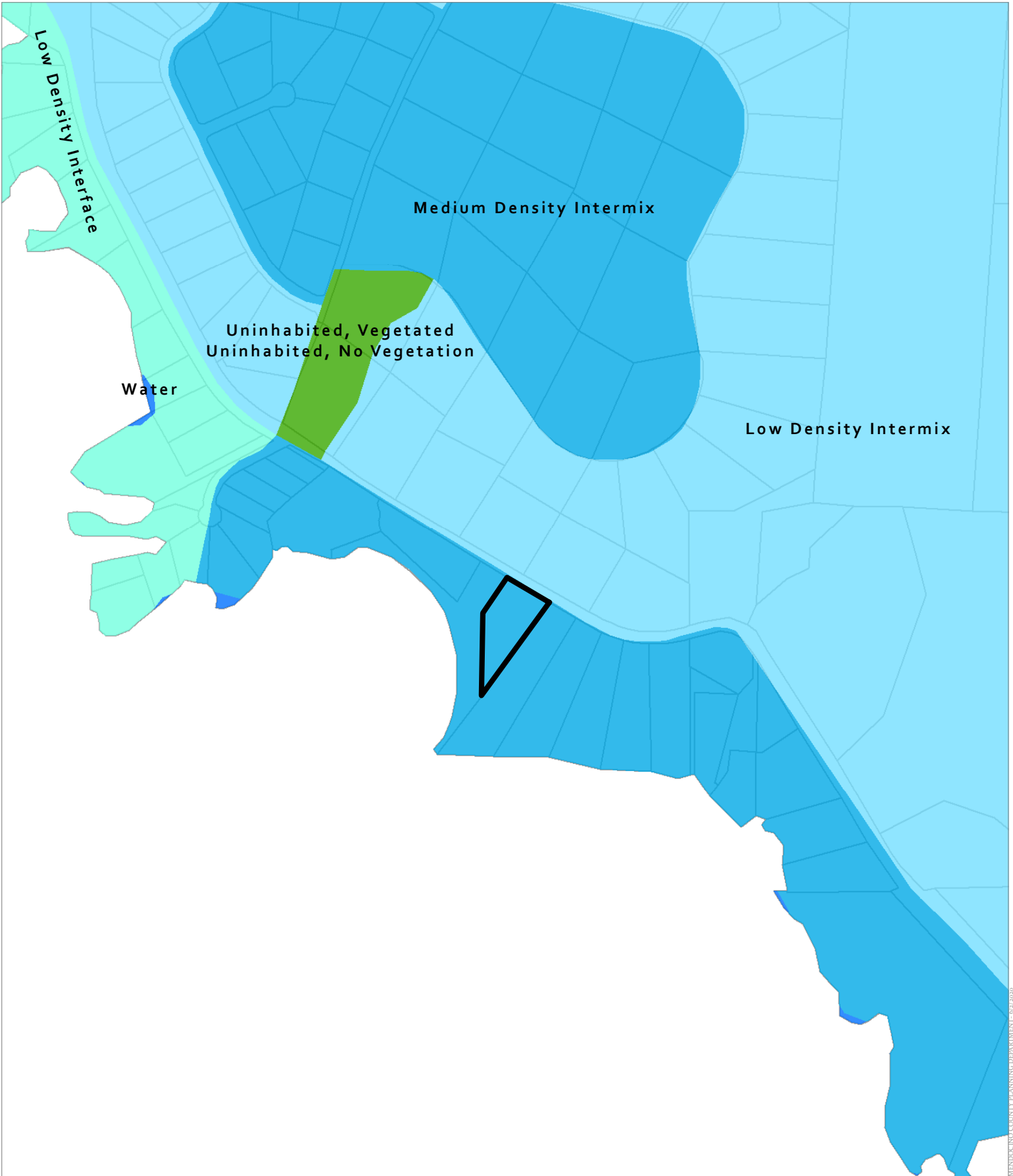
CASE: CDP 2020-0017
 OWNER: CHASEY, LLOYD
 APN: 142-031-10-05
 APLCT: Kathleen & Lloyd Chasey
 AGENT:
 ADDRESS: 30230 S. Highway 1, Gualala

-  High Fire Hazard
-  County Fire Districts
-  Assessors Parcels



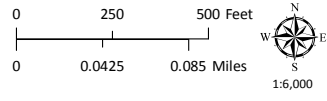
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 6/27/2024

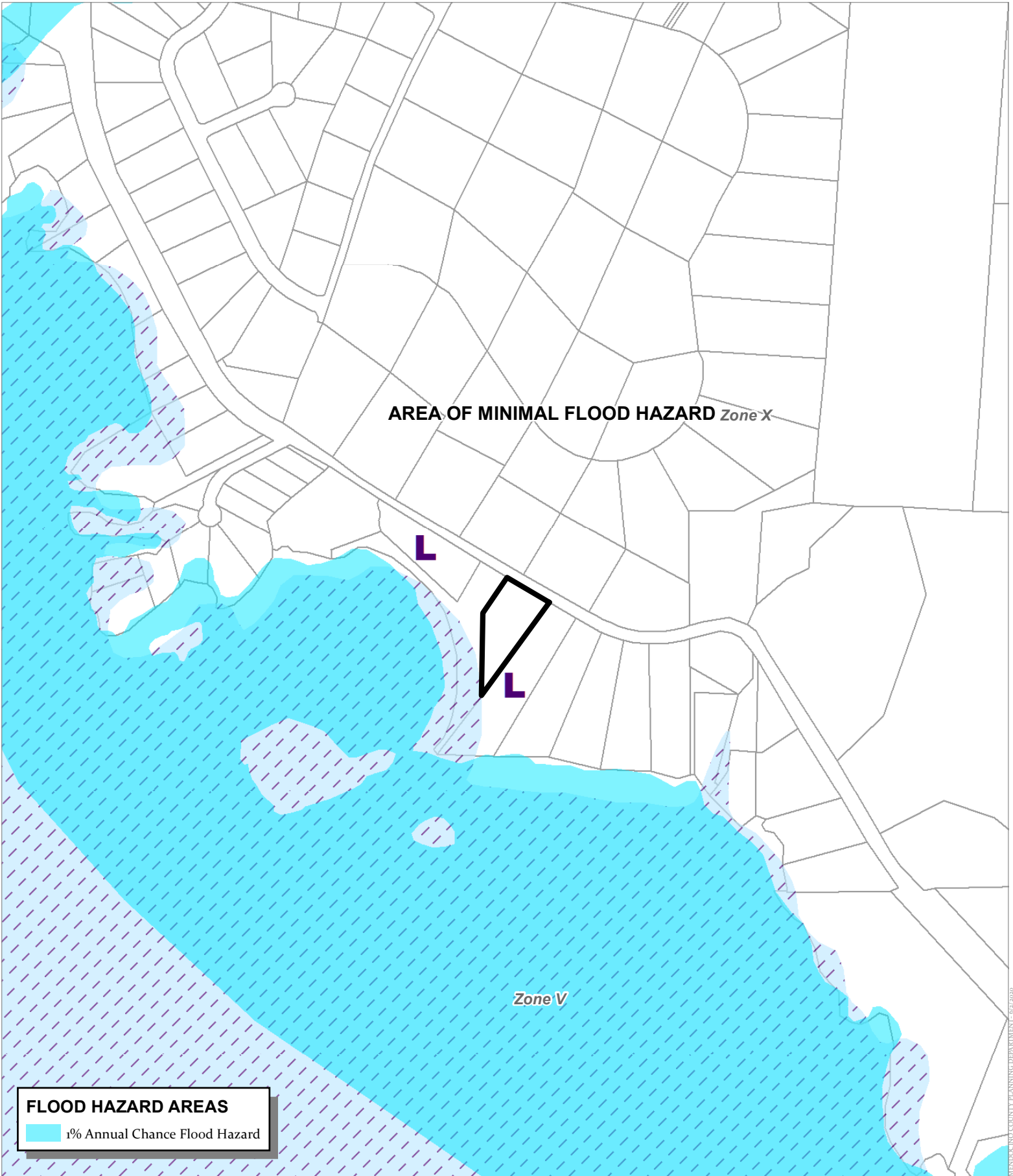


CASE: CDP 2020-0017
 OWNER: CHASEY, LLOYD
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Water
 Assessors Parcels






WILDLAND-URBAN INTERFACE ZONES

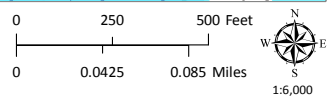


AREA OF MINIMAL FLOOD HAZARD Zone X

Zone V

FLOOD HAZARD AREAS
 1% Annual Chance Flood Hazard

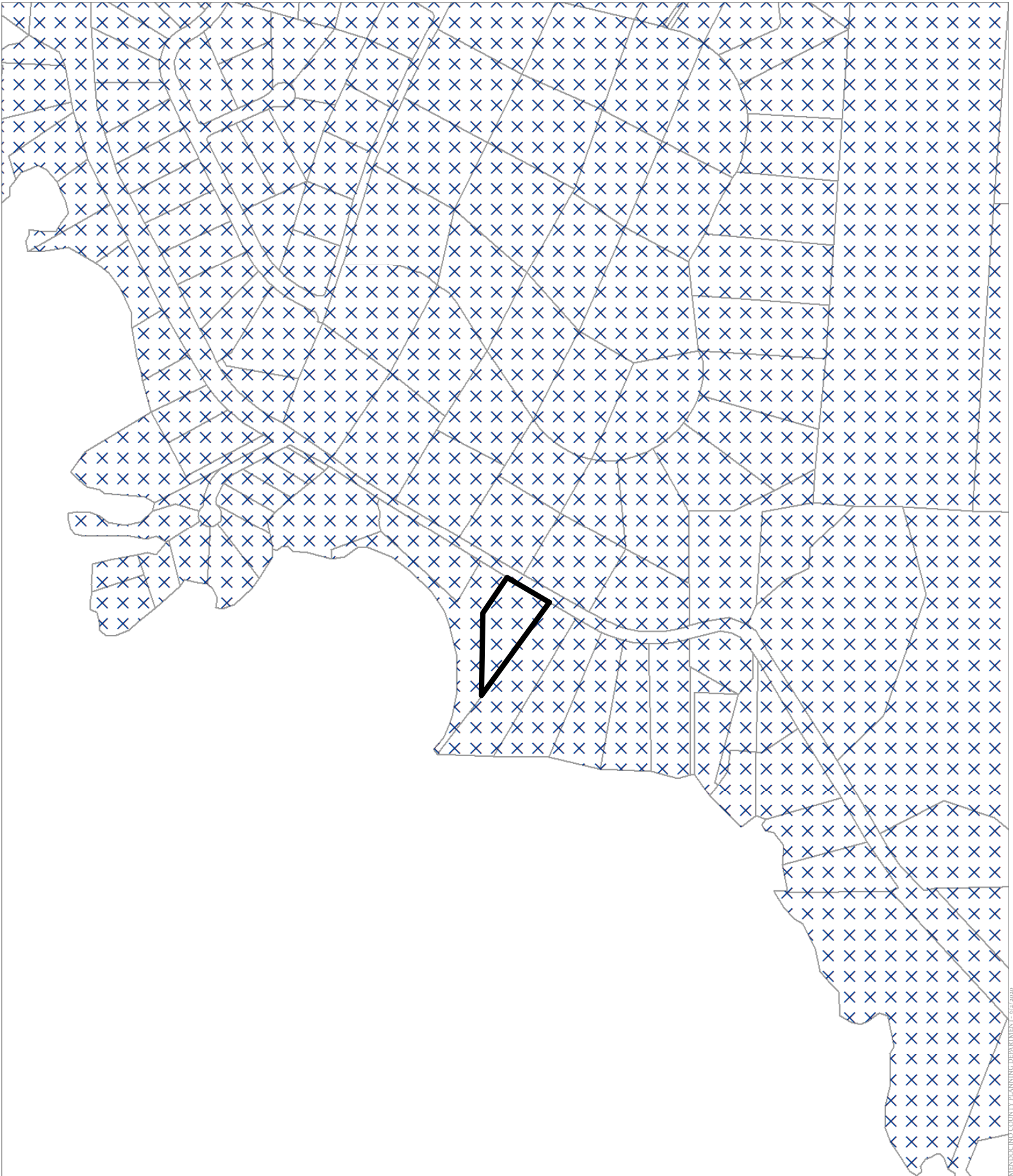
-  LOMA Letters
-  Tsunami Inundation Zones
-  Assessors Parcels



CASE: CDP 2020-0017
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SPECIAL FLOOD HAZARD AREAS

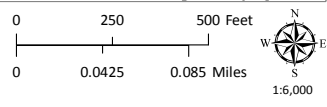
MENDOCINO COUNTY PLANNING DEPARTMENT 6/27/2020



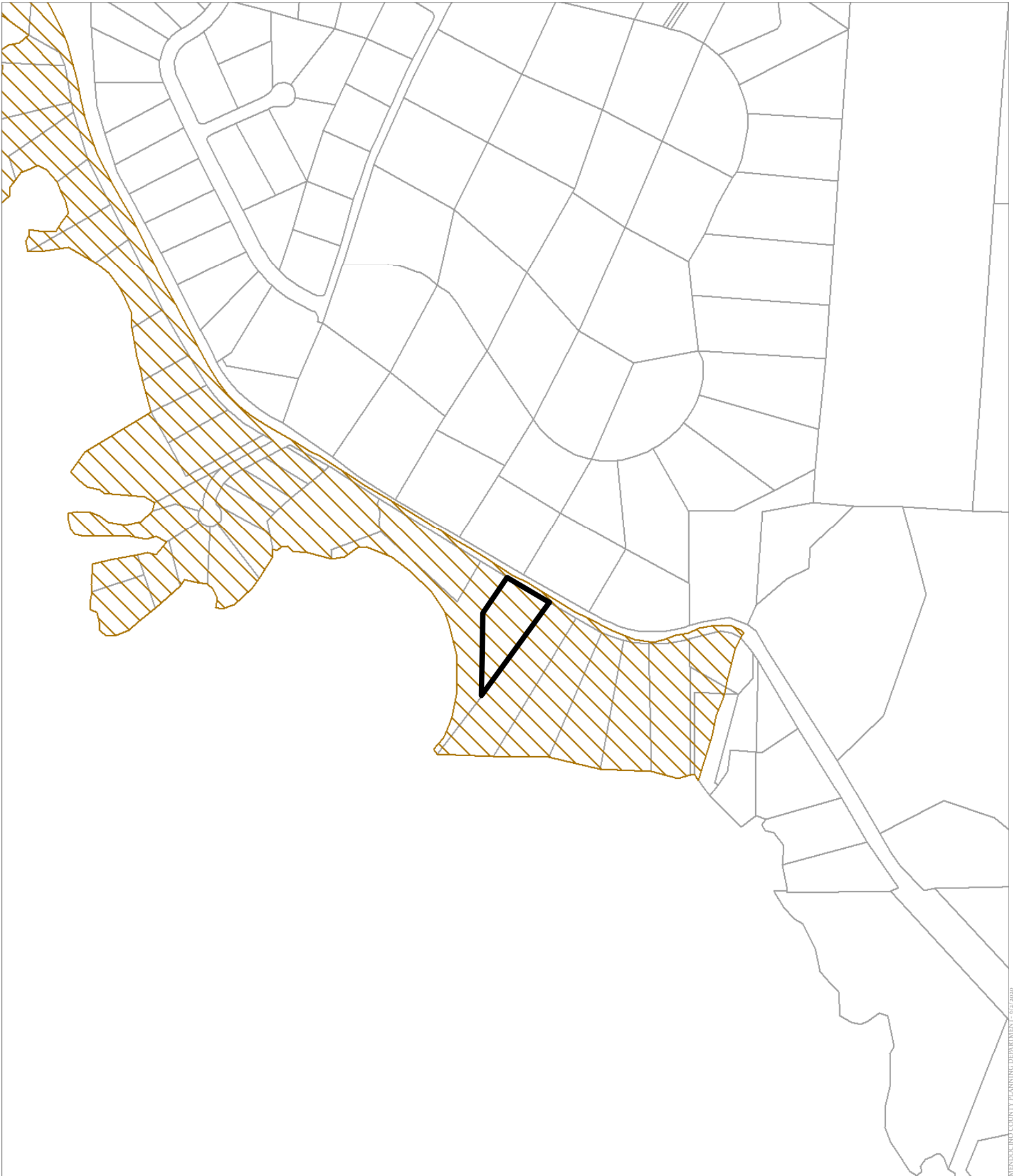
MENDOCINO COUNTY PLANNING DEPARTMENT 6/27/2020

CASE: **CDP 2020-0017**
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 ADDRESS: **30230 S. Highway 1, Gualala**

-  Critical Water Areas
-  Assessors Parcels





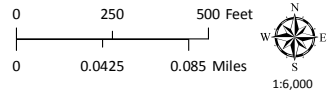
GROUND WATER RESOURCES



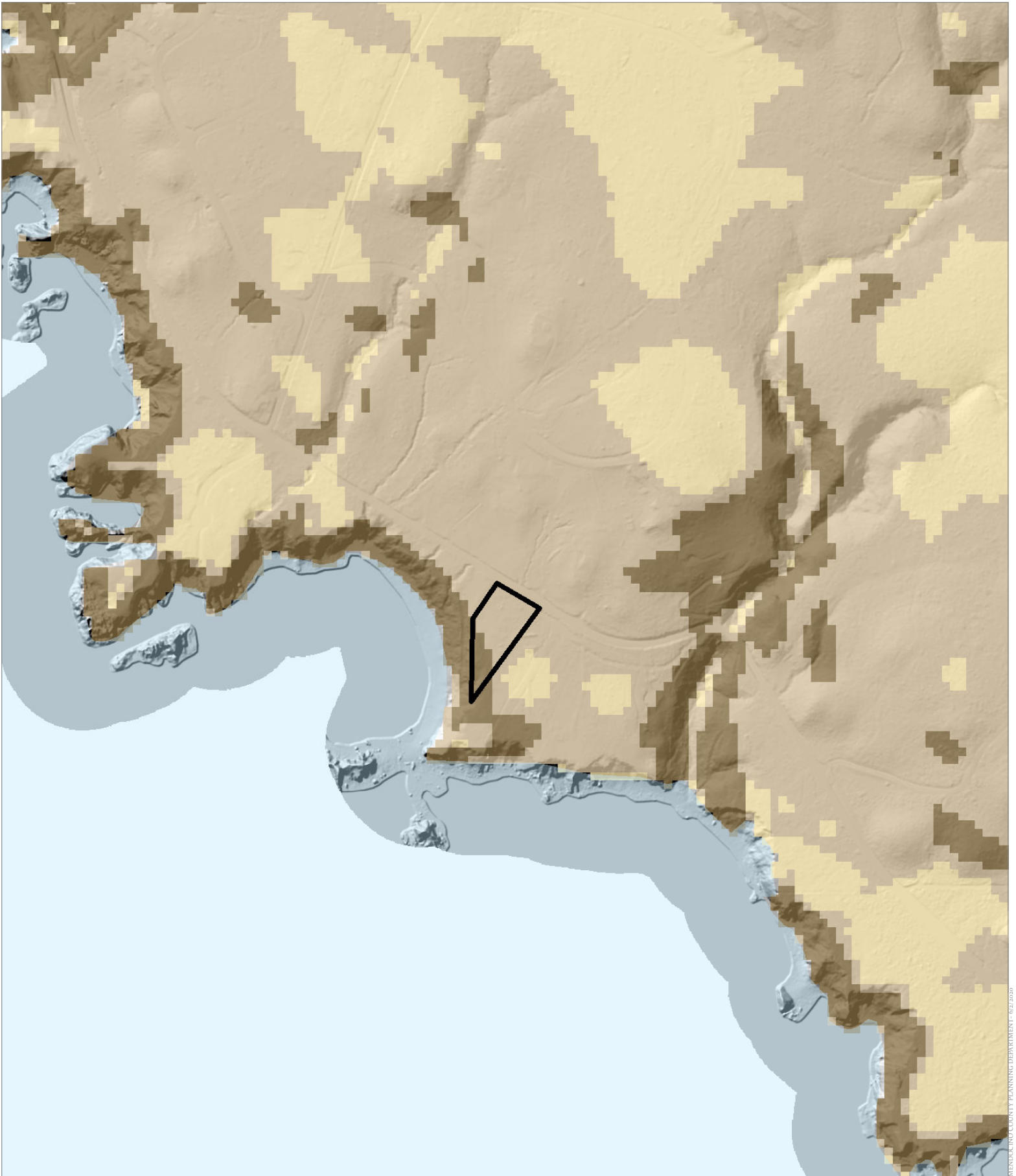
MENDOCINO COUNTY PLANNING DEPARTMENT 6/27/2020

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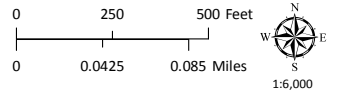
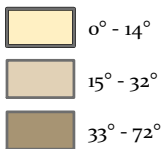
-  Highly Scenic Area
-  Assessors Parcels



HIGHLY SCENIC & TREE REMOVAL AREAS

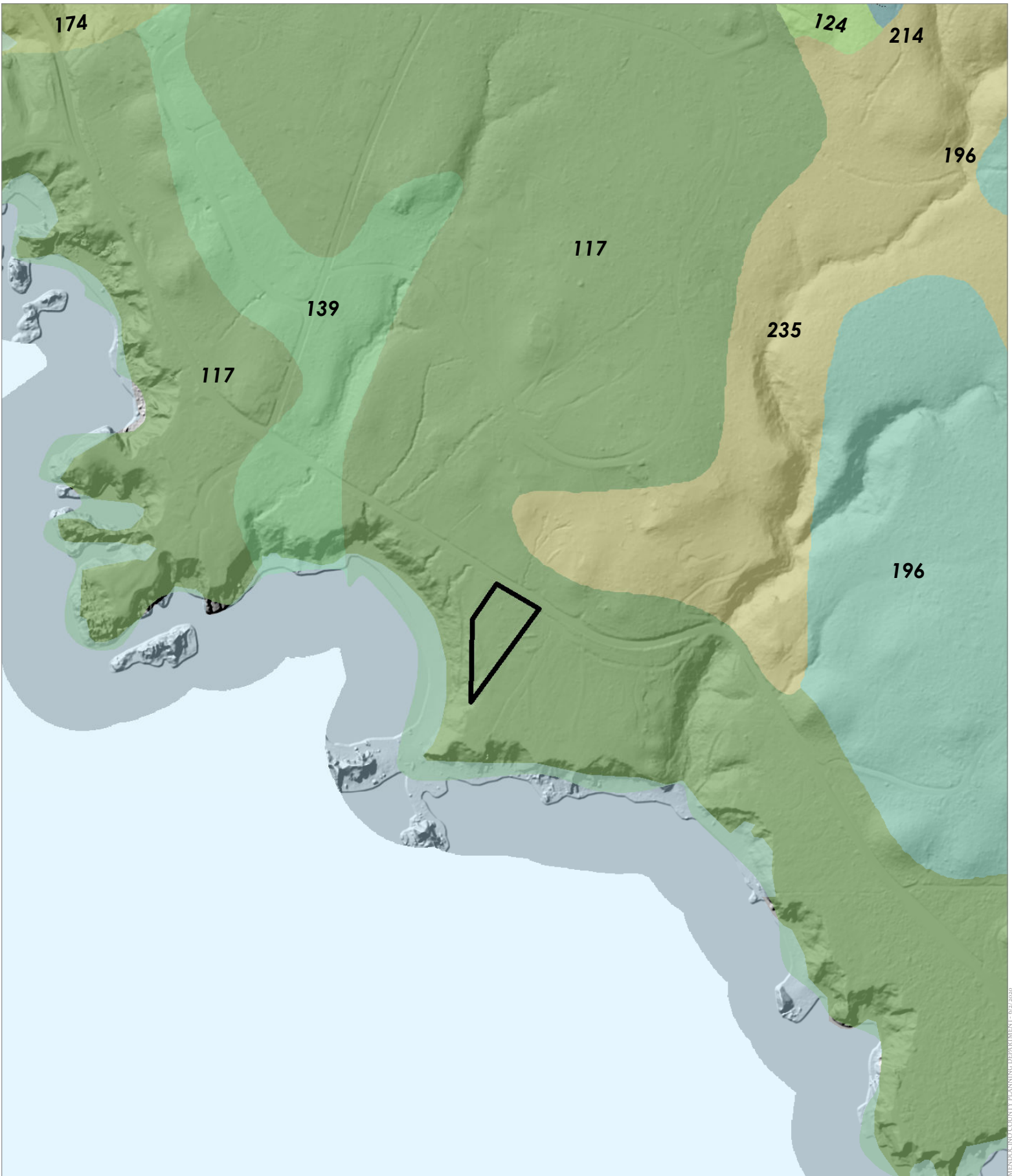


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ESTIMATED SLOPE

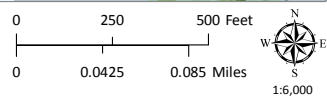
MENDOCINO COUNTY PLANNING DEPARTMENT - 6/27/2020



MENDOCINO COUNTY PLANNING DEPARTMENT - 07/27/2020

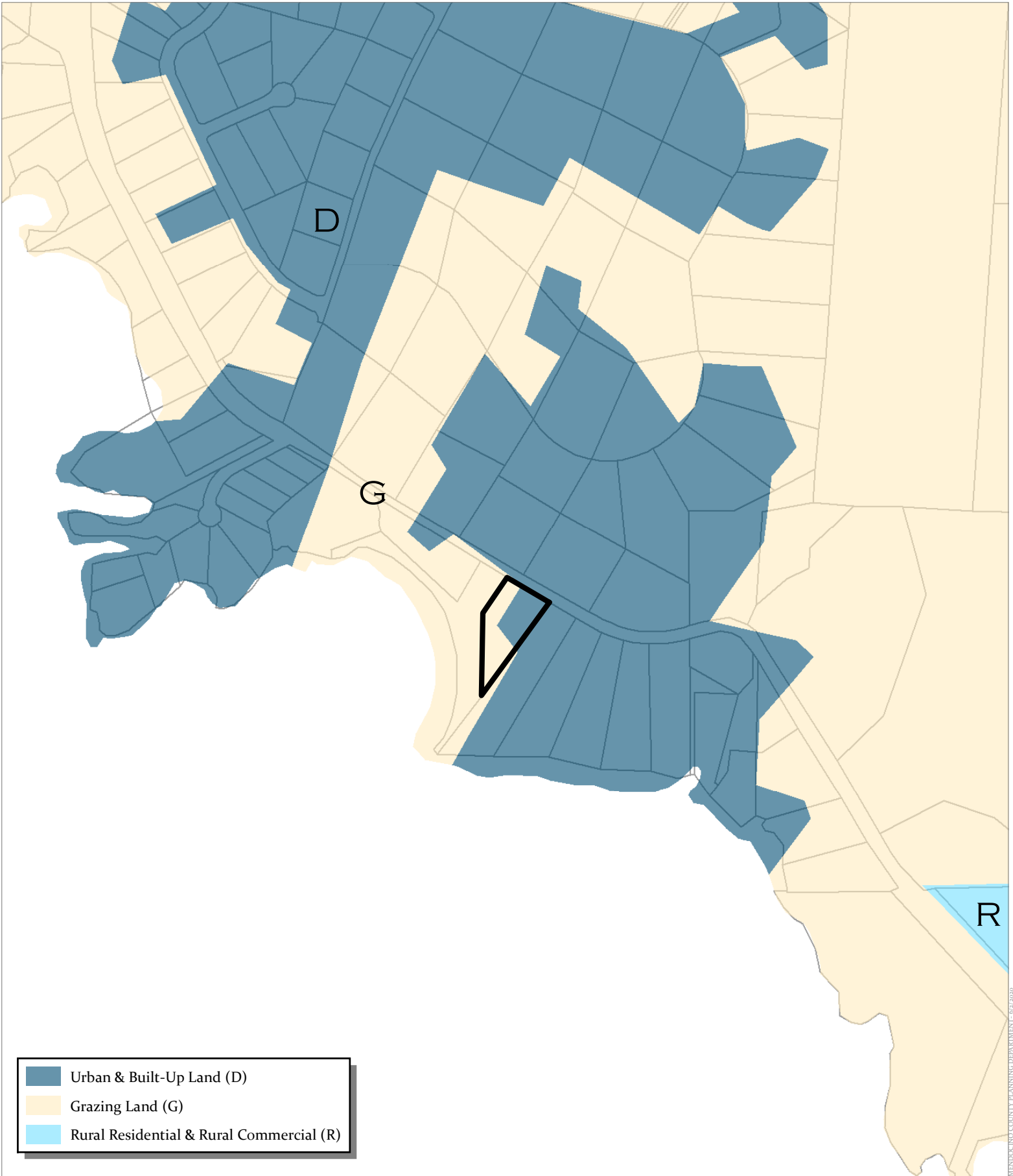
CASE: CDP 2020-0017
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 Shinglemill-Gibney Complex




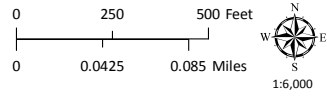
WESTERN SOIL CLASSES

Attachment R



CASE: CDP 2020-0017
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 Assessor's Parcels



FARMLAND CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 6/27/2020