



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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August 9, 2021

PUBLIC HEARING NOTICE OF PENDING ACTION
STANDARD COASTAL DEVELOPMENT PERMIT

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, August 26, 2021, at 10:00 a.m. or as soon thereafter as the item may be heard, will conduct a public hearing on the below described project that is located in the Coastal Zone. 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 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_2018-0032

DATE FILED: 12/4/2018

OWNER/APPLICANT: JAMES & SUSAN LEWIS

REQUEST: Standard Coastal Development Permit to construct a 4,762 square foot single family residence, accessory structures, and ancillary uses on a 97.2 acre parcel.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 3± miles south east of the City of Point Arena, on the west side of Ten Mile Cut Off Road (CR 503A) and 0.3± miles south of its intersection with Schooner Gulch Road (CR 504); located at 27201 Ten Mile Road, Point Arena; APN: 027-462-01.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

The staff report, and notice, will be available 10 days before the 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, at or prior to the hearing; all correspondence should contain reference to the above noted case number. 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, or by e-mail to pbscommissions@mendocinocounty.org no later than August 25, 2021. Individuals wishing to address the Coastal Permit Administrator during the public hearing under Public Expression are welcome to do so via e-mail, in lieu of personal attendance, at pbscommissions@mendocinocounty.org.

All public comment will be made available to the Coastal Permit Administrator, staff, and the general public as they are received and processed by the Clerk, and can be viewed as attachments under its respective case number listed at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

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.

IGNACIO GONZALEZ, Interim Director of Planning and Building Services



SUMMARY

OWNER/APPLICANT: JAMES & SUSAN LEWIS
574 MAY ST
ARROYO GRANDE, CA 93420

REQUEST: Standard Coastal Development Permit to construct a 4,762 square foot single family residence, accessory structures, and ancillary uses on a 97.2 acre parcel.

LOCATION: In the Coastal Zone, 3± miles south east of the City of Point Arena, on the west side of Ten Mile Cut Off Road (CR 503A) and 0.3± miles south of its intersection with Schooner Gulch Road (CR 504) located at 27201 Ten Mile Rd., Point Arena; APN: 027-462-01.

TOTAL ACREAGE: 97± Acres

GENERAL PLAN: Forest Lands (FL160:R*)
Mendocino County General Plan, Coastal Element Chapter 4.11

Remote Residential (RMR20)
Mendocino County General Plan, Chapter 3 Development

ZONING: Forest Lands (FL:160)
Mendocino County Zoning Code—Division II

Upland Residential (UR20)
Mendocino County Zoning Code—Division I

SUPERVISORIAL DISTRICT: 5 (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

APPEAL JURISDICTION: Yes, Post Certification Commission Appeal Jurisdiction

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: JULIANA CHERRY

BACKGROUND

PROJECT DESCRIPTION: Standard Coastal Development Permit to construct a 4,762 square feet single family residence, accessory structures, and ancillary uses on a 97.2 acre parcel. The property owner has given notice to the Director of Forestry and Fire Protection of harvesting trees on timberlands that would be a single conversion of less than three acres to a non-timber growing use. A reduced buffer from sensitive habitat areas is requested; portions of the existing road and existing well would be located within this buffer.

APPLICANT'S STATEMENT: Propose to construct one (1) single family residence and one (1) detached garage as per the plans and specifications submitted. There is an existing domestic water test-well (Permit WW23279); a proposed engineered septic system and site evaluation report; and a late season biological

and botanical scoping report. The project proposal includes a CDF less than three (3) acre conversion application for the proposed house pad, garage pad, defensible space, and domestic grounds. The existing roads, driveway, walking paths, et cetera are as per the plan sheet C-1a. Propose to extend the existing driveway approximately 140 feet through the proposed conversion area and as per CDF recommendations. Proposed to trim vegetation at driveway horizontal and vertical CDF recommended clearances. Propose to remove, chip, burn, collect existing dead vegetation, as well as, dead vegetation left behind (at transmission line easement) from PG&E tree and brush clearing crews. Propose to trim lower fire ladder branches of existing trees. Propose to build 120 SF accessory buildings and 200 SF decks, as allowed.

RELATED APPLICATIONS: On-Site

- Test Well WW23279
- Septic Permit ST27201 (not issued)

SITE CHARACTERISTICS: The 97 acre property is located along north-south ridgeline and westerly facing slope between the City of Point Arena and Fish Rock Road (See Location Map). As small portion of the 97 acre property is located east of Ten Mile Road and east of the Coastal Zone Boundary. Portions of the easterly property boundary is co-terminus with the Coastal Zone boundary line and Ten Mile Road (CR 506). Aerial imagery shows a portion of the lot is bisected by a utility easement (attached). The nearest cross street to Ten Mile Road is Schooner Gulch Road (CR504) to the north (See attached Aerial Imagery). Land elevations vary between 1080 feet and 750 feet (See attached Topographic Map). Land contours show areas where head waters feed into Schooner Gulch. The *LCP Land Capabilities & Natural Hazards* map depict the slopes as high productivity timberlands and the site shows evidence of harvesting timber in the past. The Coastal Commission appeal jurisdiction crosses the property and is associated with Schooner Gulch (See attached). The site is part of Redwood Coast Fire Protection District service boundaries and is rated as a High Fire Hazard area (See attached). The Wildland-Urban Interface Zone is “very low density, vegetated” (See attached). The property is mapped as conditionally highly scenic, but development would not be visible from any public road (See attached). The groundwater resource area is Critical Water Resources Bedrock (See attached). There are three Western Soil classifications on site, e.g. 159, 174, and 177, and Bishop Pine are more likely to be found in Western Soil type 159. The National Inventory of Wetlands depict three riverines crossing the property and these are located more than 100 feet from proposed development (See attached). Even though the property is mostly tree canopy, the assigned farmland classification is grazing lands (See attached). The property is located outside of the Gualala MAC area (See attached). Portions of the 97 acre property include Mendocino Cypress; development is not proposed in these areas but past timber harvesting activities (i.e. staging) may be evidenced (See attached).

SURROUNDING LAND USE AND ZONING: East of the property and Ten Mile Road are lands classified as either Remote Residential or Rural Residential. Lands north, south, and west of the property are classified Coastal Remote Residential, Coastal Rural Residential, or Coastal Forest Lands (See Table 1). The proposed residential development is consistent with the uses on adjacent lots.

Table 1. Surrounding land use and zoning				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Coastal Remote Residential (RMR 20) Coastal Rural Residential (RR5)	RR5 and UR 20	Varies 1 to 9 acres	Single Family Residential
EAST NOT COASTAL	Remote Residential (RMR 20) Rural Residential (RR5)	RR5 and UR 20	Varies 1 to 8 acres	Single Family Residential
SOUTH	Coastal Forest Lands (FL160)	TP	350 acres	Forest Production
WEST	Coastal Forest Lands (FL160)	TP	494 acres	Forest Production

PUBLIC SERVICES:

Access: TEN MILE ROAD (CR 506)
 Fire District: REDWOOD COAST FIRE PROTECTION DISTRICT
 Water District: NONE

Sewer District: NONE
School District: NONE

LOCAL COASTAL PROGRAM CONSISTENCY

The project site is located west of the Local Coastal Program boundary, as shown on the *LCP Land Use Map 27: Hall Gulch*. The proposed residential development is consistent with the goals and policies of the Local Coastal Program, including Coastal Element Chapter 4.11 and Mendocino County Coastal Zoning Code, as detailed below.

LAND USE: The 97 acre property encompasses two classifications: Coastal Forest Lands that are west of Ten Mile Road and the Coastal Zone boundary; and inland Remote Residential that is east of Ten Mile Road and the Coastal Zone Boundary. Development is proposed on lands located west of the Coastal Zone Boundary (See attached exhibit). The intent of the Coastal Forest Lands Classification is:

“...to be applied to lands which are suited for and are appropriately retained for the growing, harvesting and production of timber and timber-related products. The classification includes lands eligible to be zoned Timberland Production (TPZ); intermixed smaller parcels and other contiguous lands, the inclusion of which is necessary for the protection and efficient management of timber resource lands.”

The Principal Permitted Use (on lands not designated Timber Production Zone) is *Forest Production and Processing*, and associated uses including one single family dwelling, home occupations, and light agriculture. The proposed residence, garage, and ancillary development is consistent with goals and policies of Coastal Element Chapter 2.2 *Coastal Forest Lands Land Use Classification*. The applicant has also filed for a less than 3 acre conversion exemption from California Department of Forestry and Fire Protection (CalFire).

Coastal Element Policies relevant to the proposed project include policies 3.1-7 and 3.1-12 that are intended to protect environmentally sensitive habitat areas, including wetlands. Policy 3.1-12 is particularly relevant as appurtenant roads, associated with previous timber harvesting activities, are located within a *Bishop Pine Forest ESHA*, or environmentally sensitive habitat area, and its buffer:

3.1-12 Vehicle traffic, exclusive of that necessary for conducting timber harvest plans and farm implements, in wetlands and riparian areas shall be confined to roads. Multi-use non-motorized trails and access to riparian areas are permitted if no long-term adverse impacts would result from their construction, maintenance and public use. Trails should be made from porous materials.

These policies are implemented by MCC Chapter 20.496 *Environmentally Sensitive Habitat and Other Resource Areas*. See report section **HABITATS AND NATURAL RESOURCES** for discussion about avoiding ESHA and confining vehicle traffic to the proposed driveway (and former appurtenant road).

ZONING: The property, which straddles the Coastal Zone boundary along Ten Mile Road, includes Coastal Forest Lands District and (inland) Upland Residential. The areas proposed for development are located west of the Coastal Zone Boundary and not associated with Upland Residential District lands (that are east of Ten Mile Road). The intent of the Forest Lands (FL) District is to implement the Coastal Element Chapter 2.2 goals and policies. The proposed residential use, as described above, is a Principal Permitted use in the coastal FL District.

Table 2 lists the development standards for the coastal FL District and compares the proposed project.

Table 2: Comparison of FL Development Standards and Proposed Residential Development		
MCC CHAPTER 20.360	STANDARD	PROPOSED
MINIMUM YARD	50 feet	> 50 feet
BUILDING HEIGHT LIMIT	28 feet	28 feet

Table 2: Comparison of FL Development Standards and Proposed Residential Development		
MCC CHAPTER 20.360	STANDARD	PROPOSED
MAXIMUM LOT COVERAGE	10%	<10%

As proposed, the project would satisfy MCC Chapter 20.360 development and land use standards.

GRADING: The approving authority shall review all permit applications for coastal developments to determine the extent of project related impacts due to grading, erosion and runoff. The approving authority shall determine the extent to which the grading, erosion and runoff standards should apply to specific projects, and the extent to which additional studies and/or mitigation are required. While MCC Chapter 20.492 *Grading, Erosion and Runoff* does not directly implement Coastal Element Policies, adopted grading, erosion and runoff standards reduce hazards associated with grading. The proposed area for residential development sits near the top of slopes that drain to Schooner Gulch, Hall Gulch, and others. The proposed leach fields would be located on the slope and west of the residential footprint, but more than 100 feet from riparian vegetation.

To avoid potential grading, erosion, or runoff impacts to the water shed, staff recommends conditions in support of adopted regulations, including:

- MCC Sec. 20.492.010 *Grading Standards*,
- MCC 20.492.015 *Erosion Standards*,
- MCC 20.492.020 *Sedimentation Standards*, and
- MCC 20.492.025 *Runoff Standards*.

Recommended Conditions 10, 11, 12 and 13 would require the property owner to demonstrate compliance with Chapter 20.492 standards when applying for a grading permit, building permit, or permit to install an on-site waste water disposal system.

HABITATS AND NATURAL RESOURCES: MCC Chapter 20.496 *Environmentally Sensitive Habitat and Other Resource Areas* shall apply to all development proposed in the Coastal Zone, unless it can be demonstrated to the Coastal Permit Administrator that the projects will not degrade an environmentally sensitive habitat or resource area and shall be compatible with the continuance of such areas. The *LCP Habitats & Resources* map does not indicate a potential for sensitive habitat.

The following site survey reports were filed:

- Curtis Tyler and Lee Susan, Summit Forestry. Biological and Botanical Scoping and Survey Report. June 20, 2019.
- Curtis Tyler and Lee Susan, Summit Forestry. Revised Biological and Botanical Scoping and Survey Report. September 15, 2019. (Including a reduced buffer analysis and a request for a 50 foot buffer).

On August 19, 2019, Gregory Schmidt with US Fish and Wildlife Service stated that the property is outside of the Point Arena Mountain Beaver range and that no habitat assessment or survey was required.

On August 7, 2019, California Department of Fish and Wildlife and PBS staff met with the property owner at the site to survey the vegetation and area proposed for development. Summit Forestry site surveys identified a North Coast Coniferous Forest and the following environmentally sensitive habitat areas, or ESHA:

- Pinus muricata Forest Alliance. A 50 foot buffer is requested between the *Bishop Pine Forest ESHA*, the proposed garage, and proposed 40 foot radius vehicle turnaround. The Report *Pinus muricata Forest Alliance Environmentally Sensitive Habitat Area Reduced Buffer Analysis* findings conclude that concentrations of Bishop Pine are closely associated with soil type (e.g. Western Soil 159) in this area.

- Riparian Habitat. The project site is located on a ridge top far from the primary fluvial system. Development, including the leach field and on-site septic, would be more than 100 feet from Riparian ESHA.

The revised Biological and Botanical Scoping and Survey Report Appendices include copies of timber harvesting plans and site maps documenting appurtenant roads. A portion of the appurtenant roads, associated with timber harvesting, is proposed as the driveway access between the County Road and the proposed residence.

The location of proposed development was revised to assure a 50-foot *Bishop Pine Forest ESHA* buffer and a minimum 100-foot Riparian ESHA buffer. The location of development was modified so that an effective buffer of fifty feet is maintained from *Bishop Pine Forest ESHA*. Within the buffer, project activity would be limited to the following: (a) use of the existing drilled well; (b) use of the existing road and construction of 50 feet of additional driveway connecting the existing road to the building envelope; and (c) undergrounding utilities beneath existing road and proposed driveway (See Report Map 1). Pursuant to MCC Section 20.496.025, activities within the buffer may include “*incidental public service purposes which temporarily impact the resource including, but not limited to, burying cables and pipes ...*” Staff recommends that the temporary impact associated with trenching along the centerline of the road (i.e., to underground power distribution lines and pipes between the pump house, water storage tank, and electric service poles) would be similar to the limited development activities potentially allowed within ESHA. While trenching would occur within the ESHA buffer, the temporary trench would be dug approximate to the center line of a documented appurtenant road.

Following consultation with California Department of Fish and Wildlife staff, Planning Staff recommends supporting the proposed buffer distances (See recommended Condition 14). Additional measures to avoid the effects of construction on special-status wildlife are recommended (See recommended Condition 15). As conditioned, the proposed project would satisfy Coastal Element Policies 3.1-7 and 3.1-12 and the proposed project would satisfy MCC Chapter 20.496 regulations regarding development near sensitive habitat areas.

HAZARD 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 geologic or flood hazards with the project site (See attachment).

Fire Hazards: *Fire Hazard Zones & Responsibility Areas* map identifies a “Very High Fire Hazard” with the site and surrounding lands (Attached). On July 16, 2020, the proposed project was referred to California Department of Forestry and Fire Protection (CalFire) and Redwood Coast Fire Protection District. No response has been received from Redwood Coast Fire Protection District. The initially filed application documents includes preliminary clearance from CalFire file number 571-18, which identifies the following standards: address, driveway, and defensible space. The “Less than 3 acre Conversion Exemption” request is to remove vegetation for the house site and domestic grounds. Removal of trees and other vegetation that have been reviewed and approved with associated development is exempt from defined *Removal or Harvesting of Major Vegetation*, pursuant with MCC Sec. 20.308.080(C).

Recommended Condition 4 requires the property owner to obtain all necessary permits from agencies with jurisdiction, like CalFire. As conditioned, the proposed residential development would satisfy Coastal Element Chapter 3.4 policies, including Policy 3.4-13 (fire hazards); and would satisfy MCC Chapter 20.500 regulations regarding development in hazard areas.

VISUAL RESOURCES: Coastal Element Chapter 3.5 and MCC Chapter 20.504 *Visual Resource and Special Treatment Areas* applies to areas identified as highly scenic. As the project site is not designated a Highly Scenic Area, Mendocino County Coastal Element Visual Resource Policies would not apply, excepting Policy 3.5-15 that states:

“... *Security lighting and floodlighting for occasional and/or emergency use shall be permitted in all areas. Minor additions to existing night lighting for safety purposes shall be exempt from a coastal permit. In any event no lights shall be*

installed so that they distract motorists and they shall be shielded so that they do not shine or glare beyond the limits of the parcel wherever possible.”

Staff recommends a condition requiring exterior lighting to satisfy MCC Sec. 20.504.035 regulations (See recommended Condition 16). As conditioned, the project would satisfy Coastal Element Policy 3.5-15 and MCC Section 20.504.035 exterior lighting regulations.

TIMBER RESOURCES: Coastal Element Chapter 3.3 and MCC Chapter 20.510 *Timber Resources* shall apply to all lands designated FL or TP, and lands adjacent to FL land TP, within the County of Mendocino’s Coastal Zone. The purpose of Chapter 20.510 is to insure that:

“The long-term productivity of timber soils and timberlands shall be protected and maintained in timber production to assure the protection of the area’s principal economic base.”

The property owner has provided notification to CalFire of their intent to convert less than three acres from timber harvesting to a non-timber growing use and to clear vegetation for the proposed residential development. The land is not under a Timber Production contract and there is no request to convert lands zoned TP to non-forest uses. Nor is there a request to divide the 97 acre property into smaller parcels.

As previously mentioned, the revised Biological and Botanical Scoping and Survey Report includes Appendix A, which is a copy of Timber Harvesting Plan THP 1-94-337MEN that was approved September 1, 1994. The expected completion date of timber operations was three years following plan approval. On July 16, 2020, comments were requested from the Forestry Advisor, Agricultural Commissioner, and the Farm Advisor. A response was received from each, stating that they had no comments at this time. As proposed, the residential use and conversion of less than three percent of the parcel area is consistent with Coastal Element Chapter 3.3 policies, including policy 3.3-3 and MCC Chapter 20.510 regulations protecting timber resources.

ARCHAEOLOGICAL/CULTURAL RESOURCES: On July 16, 2020, comments were also requested from the following tribes: Cloverdale Rancheria, Redwood Valley Rancheria, and Sherwood Valley Band of Pomo Indians. No response has been received from the tribes contacted.

On October 14, 2020, the Archaeological Commission accepted Alex DeGeorgey cultural survey report dated September 10, 2020. The report was accepted with a recommendation that the property owner strictly adhere to its conclusions. On the basis of the Archaeological Commission’s action, staff recommends including Condition 8, the “Discovery Clause”. As conditioned, the project would be consistent with Coastal Element Chapter 3.5 archaeological resource policies and MCC Chapter 22.12.

GROUNDWATER RESOURCES: The purposes of MCC Chapter 20.516 *Transportation, Utilities, and Public Services* are:

“(A) That development occurs in areas where public services are available; (B) That where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development; and (C) That new and expanded public services are designed and limited to accommodate a level and type of development which is consistent with the Land Use Plan, provided that a reasonable capacity be reserved for potential industrial development as designated by the Coastal Element.”

New development shall be approved subject to the availability of necessary public services and consistent with MCC Sections 20.516.015(A) *Septage and Leach Field* and (B) *Water Supply*.

Pope Engineering prepared a revised Site Evaluation Report for on-site waste water disposal system dated March 21, 2020. The revised report avoids potential sensitive habitat buffers and proposes the leach field

on the slope west of the proposed residential footprint. The property owner applied for a septic permit (see Application Number ST27201 for six bedrooms); this application is on hold awaiting approval of CDP_2018-0032. On July 16, 2020, comments on the project were requested from the Division of Environmental Health and staff replied that the preliminary septic design is approved, but not issued.

LACO prepared a Water Quantity Evaluation statement dated April 12, 2019. The 97 acre site is located within the Department of Water Resources classifications, Critical Water Resources (Bedrock) area. The well was installed by Weeks Drilling & Pump Company in 2018. The well is 200 feet deep and screened from 80 to 100 feet. The estimated yield is 3.1 gallons of water per minute. The estimated yield would satisfy the 1982 Coastal Groundwater Study criteria and Coastal Element Policy 3.8-9.

As proposed, the project would be consistent with MCC Section 20.516.015(A) and (B).

TRANSPORTATION AND CIRCULATION: New development shall be approved consistent with transportation system provisions, as specified by MCC Section 20.516.015(C). The project site is located at 27201 Ten Mile Road. On July 23, 2020, Mendocino County Department of Transportation staff requested two conditions for project approval (See recommended Conditions 17 and 18):

- A Residential Driveway Approach shall be constructed onto Ten Mile Road (CR 506), in accordance with Mendocino County Road and Development Standards No. A51A, or as modified by applicant and approved by Department of Transportation staff during field review, to be paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.
- Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for any work within County rights-of-way.

As conditioned, the project would be consistent with MCC Section 20.516.015(C).

PUBLIC ACCESS: MCC Chapter 20.528 *Coastal Access Regulations and Open Space Easements* shall apply to all projects in the coastal zone that fall within the definition of development, pursuant with MCC Section 20.308.035(D). *LCP Map 27: Hall Gulch* does not associate shoreline access with the Ten Mile Road. As proposed, the project would be consistent with MCC Chapter 20.528 and Coastal Element Chapter 3.6 *Shoreline Access and Trail/Bikeway System Policies*.

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; which includes one single family residence, as well as accessory structures.

RECOMMENDED FINDINGS AND CONDITIONS

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Coastal Zoning Code (MCC), the Coastal Permit Administrator approves the proposed single family residence and associated development, a 50-foot buffer from the *Bishop Pine Forest ESHA*, and adopts the following findings and conditions:

RECOMMENDED FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed residence is in conformity with the certified Local Coastal Program as it proposes a Principal Permitted land use on Forest Lands classified lands; and
2. Pursuant with MCC Section 20.532.095(A)(2), as conditioned the proposed residential land use and accessory uses are provided with adequate utilities, access roads, drainage and other necessary facilities including a residential road approach to Ten Mile Road (CR 503A); and
3. Pursuant with MCC Section 20.532.095(A)(3), as conditioned the proposed residential use is consistent

with the purpose and intent of the Forest Lands District, satisfies the development requirements of the District, and satisfies the specified requirements of the MCC Chapters 20.510 *Timber Resources* and all other provisions of Division II; and

4. Pursuant with MCC Section 20.532.095(A)(4), the proposed development will not have any significant adverse impacts on the environment and a Categorical Exemption for the construction of a single family home has been prepared pursuant to Section 15303 of the California Environmental Quality Act; and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development will not have any adverse impacts on any known archaeological or paleontological resource and the Archaeological Commission accepted the cultural report findings in October 2020. A standard condition advises the applicant of the County's "discovery clause" which establishes procedures to follow in the event that archaeological or cultural materials are unearthed during site preparation or construction activities; 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. Well water will be supplied to the project and an existing appurtenant road will be used for the residential driveway; and
7. Pursuant with MCC Section 20.532.095(B)(1), the proposed development is in conformity with public access policies, including Chapter 20.528 *Coastal Access Regulations and Open Space Easements*; *LCP May 27 Hall Gulch* does not identify a coastal access point with the property; and
8. Pursuant with MCC Section 20.532.100(A)(1), the proposed development conforms to Chapter 20.496 *Environmentally Sensitive Habitat and Other Resource Areas* regulations as it locates development 100 feet or more from the edge of riparian areas and 50 feet or more from Bishop Pine Forest environmentally sensitive habitat areas; and
9. Pursuant with MCC Section 20.532.100(B)(2), the proposed residential development is compatible with the long-term protection of resource lands, including Coastal Element Chapter 3.3 policies, as no division of land is proposed and a Single Family Residential land use is a Principal Permit land use within the FL District.

RECOMMENDED CONDITIONS:

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. Conditions approving CDP_2018-0032 shall be attached to any building permit application and shall be a part of on-site construction drawings.
10. Grading Standards: Applications to grade, i.e. building permits for a foundation, septage permits, leach field permits, and driveway grading, shall demonstrate compliance with **MCC Sec. 20.492.010**, including the following:
- a. Grading shall not significantly disrupt natural drainage patterns and shall not significantly increase volumes of surface runoff unless adequate measures are taken to provide for the increase in surface runoff.
 - b. Development shall be planned to fit the topography, soils, geology, hydrology, and other conditions existing on the site so that grading is kept to an absolute minimum.
 - c. Essential grading shall complement the natural land forms. At the intersection of a manufactured cut or fill slope and a natural slope, a gradual transition or rounding of contours shall be provided.
 - d. The cut face of earth excavations and fills shall not be steeper than the safe angle of repose for materials encountered. Where consistent with the recommendations of a soils engineer or engineering geologist, a variety of slope ratios shall be applied to any cut or fill slope in excess of two hundred, (200) feet in length or ten (10) feet in height. For individually developed lots, a variety of slope ratios shall be applied to all cut or fill slopes when a building pad area exceeds four thousand five hundred (4,500) square feet, or when the total graded area of the lot exceeds nine thousand (9,000) square feet. The steepest permissible slope ratio shall be two to one (2:1), corresponding to a fifty (50) percent slope.
 - e. The permanently exposed faces of earth cuts and fills shall be stabilized and re-vegetated, or otherwise protected from erosion.
 - f. Adjoining property shall be protected from excavation and filling operations and potential soil erosion.
 - g. The area of soil to be disturbed at any one time and the duration of its exposure shall be limited. Erosion and sediment control measures shall be installed as soon as possible following the disturbance of the soils. Construction equipment shall be limited to the actual area to be disturbed according to the approved development plans.

11. Erosion Standards: Applications to grade, including constructing foundation or installing septage and leach fields, shall demonstrate compliance with **MCC Sec. 20.492.015** erosion standards, including the following:
 - a. The erosion rate shall not exceed the natural or existing level before development.
 - b. Existing vegetation shall be maintained on the construction site to the maximum extent feasible. Trees shall be protected from damage by proper grading techniques.
 - c. Areas of disturbed soil shall be reseeded and covered with vegetation as soon as possible after disturbance, but no less than one hundred (100) percent coverage in ninety (90) days after seeding; mulches may be used to cover ground areas temporarily. In environmentally sensitive habitat areas, the re-vegetation shall be achieved with native vegetation. In buffer areas adjacent to environmentally sensitive habitats, non-native vegetation may be used provided that it is non-invasive and would not adversely affect the environmentally sensitive habitat area.
 - d. Mechanical or vegetative techniques to control erosion may be used where possible or necessary providing that they are fully discussed in the approved development plan (e.g. shown on the adopted site plan).
 - e. To control erosion, development shall not be allowed on slopes over thirty (30) percent unless adequate evidence from a registered civil engineer or recognized authority is given that no increase in erosion will occur.
 - f. Development of sites that will result in road cuts, which pose a hazard and/or which create the potential for uncontrollable problems and adverse impacts from erosion and sedimentation, shall not be allowed. Alternative road routes may be required for projects. Where possible, roads in hilly areas should follow ridge tops to avoid extensive cuts and fills
 - g. Erosion control devices shall be installed in coordination with clearing, grubbing, and grading of downstream construction; the plan shall describe the location and timing for the installation of such devices and shall describe the parties responsible for repair and maintenance of such devices.
12. Sedimentation Standards: Applications to grade, including constructing foundation or installing septage and leach fields, shall demonstrate compliance with **MCC Sec. 20.492.020** sedimentation standards, including following:
 - a. Sediment basins (e.g., debris basins, de-silting basins, or silt traps) shall be installed in conjunction with initial grading operations and maintained through the development/construction process to remove sediment from runoff wastes that may drain from land undergoing development to environmentally sensitive areas.
 - b. To prevent sedimentation of off-site areas, vegetation shall be maintained to the maximum extent possible on the development site. Where necessarily removed during construction, native vegetation shall be replanted to help control sedimentation.
 - c. Temporary mechanical means of controlling sedimentation, such as hay baling or temporary berms around the site, may be used as part of an overall grading plan, subject to the approval of the Coastal Permit Administrator.
 - d. Design of sedimentation control devices shall be coordinated with runoff control structure to provide the most protection.
 - e. The grading plan when required shall set forth a schedule for the construction and maintenance of any structure to be developed under MCC Sec. 20.492.020 and shall include a statement designating who shall be responsible for the long-term management of the devices.
13. Runoff Standards: Applications to grade, including constructing foundation or installing septage and

leach fields, shall demonstrate compliance with **MCC Sec. 20.492.025** runoff standards, including the following:

- a. Water flows in excess of natural flows resulting from project development shall be mitigated.
- b. If the Coastal Permit Administrator determines that a project site is too small or engineering, aesthetic and economic factors make combined drainage facilities more practical for construction by the County, the County may require a fee and dedication of land, which the County shall use to construct these facilities. The County may allow several developers to jointly construct facilities to approved County specifications.
- c. The acceptability of alternative methods of storm water retention shall be based on appropriate engineering studies. Control methods to regulate the rate of storm water discharge that may be acceptable include retention of water on level surfaces, the use of grass areas, underground storage and oversized storm drains with restricted outlets or energy dissipaters.
- d. Retention facilities and drainage structures shall, where possible, use natural topography and natural vegetation. In other situations, planted trees and vegetation such as shrubs and permanent ground cover shall be maintained by the owner.
- e. Provisions shall be made to infiltrate and/or safely conduct surface water to storm drains or suitable watercourses and to prevent surface runoff from damaging faces of cut and fill slopes.
- f. Adequate maintenance of common and public retention basins or ponds shall be assured through the use of performance bonds or other financial mechanisms.
- g. Subsurface drainage devices shall be provided in areas having a high-water table and to intercept seepage that would adversely affect slope stability, building foundations, or create undesirable wetness.
- h. A combination of storage and controlled release of storm water runoff shall be required for all development and construction that drains into wetlands.
- i. The release rate of storm water from all developments that drains into wetlands shall not exceed the rate of storm water runoff from the area in its natural or undeveloped state for all intensities and durations of rainfall. The carrying capacity of the channel directly downstream must be considered in determining the amount of the release.
- j. Where coastal development projects within the Gualala Town Plan planning area have the potential to degrade water quality, the approving authority shall require all relevant best management practices to control polluted runoff, as appropriate.
- k. All development that is within, or drains into, an environmentally sensitive habitat, is a commercial or residential subdivision, is a service station or automotive repair facility or that includes commercial development or a parking lot, shall capture and infiltrate or treat, using relevant best management practices, including structural best management practices, all runoff from storms of a magnitude such that the runoff from eighty-five percent (85%) of storms is captured or treated.

14. In accordance with **MCC Chapter 20.496**, sensitive habitat area buffer widths shall be:

- a. *Bishop Pine Forest ESHA* buffer area shall be no less than 50 feet wide.
- b. Riparian ESHA buffer area shall be no less than 100 feet wide.

15. Measures to avoid sensitive habitat areas shall include:

- a. In accordance with **MCC Chapter 20.492**, Standard Best Management Practices (BMPs), such as straw bales, fiber rolls, and/or silt fencing structures, shall be employed to assure the minimization

of erosion resulting from construction and to avoid runoff into sensitive habitat areas. Ground disturbance shall be limited to the minimum necessary and disturbed soil areas shall be stabilized as soon as feasible. Any soil stockpiles shall be covered or otherwise stabilized to prevent dust impacts. Any bare soil created by the construction phase of the project shall be revegetated with native vegetation and/or native seed mixes for soil stabilization.

- b. To mitigate for the loss of Bishop Pine tree(s), the property owner shall facilitate natural regeneration of Bishop Pines, and other community appropriate plant species, within areas disturbed by construction. Topsoil from areas within the *Bishop Pine Forest ESHA* and its buffer area shall be set aside during ground disturbing activities, and shall be replaced after construction is completed. Pine duff, at a thickness of no more than 0.25 inch, shall be placed over fifty percent of disturbed areas. Thus, leaving the other fifty percent of the disturbed area to bare soil. During the year following finalization of the building permit, if a minimum of five new Bishop Pine seedlings have not naturally regenerated within areas disturbed by construction, the property owner shall seek additional guidance from the UC Forest Advisor, or another qualified forestry professional, to achieve a 5:1 replacement ratio for the Bishop Pine tree(s) removed during construction.
- c. Heavy equipment shall be washed before entering the site, in order to remove any potential invasive plant seeds harbored in mud on wheels, undercarriage, or other areas of equipment. No invasive plant seeds shall be used on the property for soil stabilization. No invasive plants, as listed by the California Invasive Plant Council, shall be used for landscaping purposes.
- d. Prior to and during all ground disturbing construction activities, temporary orange construction fence shall be installed and maintained on-site at the buffer boundary for (a) *Bishop Pine Forest ESHA* and (b) *Riparian ESHA*. Within the buffer boundary for *Bishop Pine Forest ESHA* and *Riparian ESHA*, no heavy equipment, stockpiles, storage or other construction related activity shall occur.
- e. California red-legged frogs. Within one-week prior to the onset of construction, a qualified biologist shall conduct a survey of the construction area for migrating California red-legged frogs, and shall conduct a training for the construction crew on identification of California red-legged frogs and the protocols to be followed, including: Prior to the onset of construction, and every morning before moving heavy equipment and, or stockpiles, the construction crew shall perform a visual search around all stacked or stored material, and under parked equipment to detect the presence of frogs. If a California red-legged frog is detected, construction crews will stop all ground disturbing work in the vicinity and contact the United States Fish and Wildlife Service, or a qualified biologist, to address the issue and provide clearance to re-initiate work.

Following a rain event during the construction period, all ground disturbing activities shall cease until at least 48 hours after the rain stops. Prior to resuming ground disturbing activities, trained construction crew shall examine the site for the presence of frogs. If no special status frogs are found, construction activities may resume.

- f. The bird breeding season extends from February to August. The clearing of vegetation and the initiation of construction shall be done during the non-breeding season, e.g. between September and January. If these activities cannot be performed during the non-breeding season, then a qualified biologist shall perform preconstruction breeding bird surveys within 14 days of the onset of construction or clearing of vegetation. If active breeding bird nests are observed, no ground disturbing activities shall occur within a 100-foot exclusion zone. The exclusion zone(s) may vary depending on species, habitat and level of disturbance upon the nest. A biologist shall monitor the nest site weekly during breeding season to ensure the buffer is sufficient to protect the nest site.

Pre-construction surveys shall be completed to determine the presence or absence of bat roost sites. Pre-construction bat surveys do not need to be performed when construction or vegetation removal is completed between September 1 and October 31 and after young bats have matured and prior to bat hibernation. If it is necessary to disturb potential bat roost sites between November 1 and August 31, pre-construction surveys shall be conducted. When evidence of bats is found, then biologists shall conduct acoustic surveys to determine whether a site is occupied by bats. When bats are found, a minimum 50-foot buffer should be implemented around the roost area or tree.

Removal of roost trees shall occur in September or October, or after the bats have left their roost.

16. 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 or 50 feet from structures, whichever is less. Prior to issuance of a Building Permit, the property owner shall furnish exterior lighting details to the satisfaction of the Director.
17. A Residential Driveway Approach shall be constructed onto Ten Mile Road (CR 506), in accordance with Mendocino County Road and Development Standards No. A51A, or as modified by applicant and approved by Department of Transportation staff during field review, to be paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted.
18. The property owner shall obtain an encroachment permit from the Mendocino County Department of Transportation for any work within County rights-of-way.

August 13, 2021

DATE



JULIANA CHERRY
PLANNER III

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

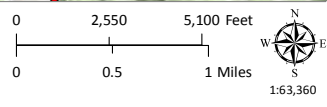
ATTACHMENTS:

- A. Location Map
- B. Aerial Imagery
- C. Aerial Imagery
- D. Topographical Map
- E. Site Plan and Septic (Revised Sept 2020)
- F. Biological Report Map 1 (Revised Sept 2019)
- G. Elevations
- H. Garage Elevations
- I. Zoning Display Map
- J. General Plan Classifications
- K. LCP Land Use Map 27: Hall Gulch
- L. LCP Land Capabilities & Natural Hazards
- M. LCP Habitats & Resources
- N. Appealable Areas
- O. Adjacent Parcels
- P. Fire Hazard Zones & Responsibility Areas
- Q. Wildland-Urban Interface Zones
- R. Wetlands
- S. Ground Water Resources
- T. Highly Scenic & Tree Removal Areas
- U. Local Soils
- V. Farmland Classifications
- W. Misc
- X. Mendocino Cypress Locations



CASE: CDP 2018-0032
 OWNER: LEWIS, James & Susan
 APN: 027-462-01
 APLCT:
 AGENT:
 ADDRESS: 27201 Ten Mile Road, Point Arena

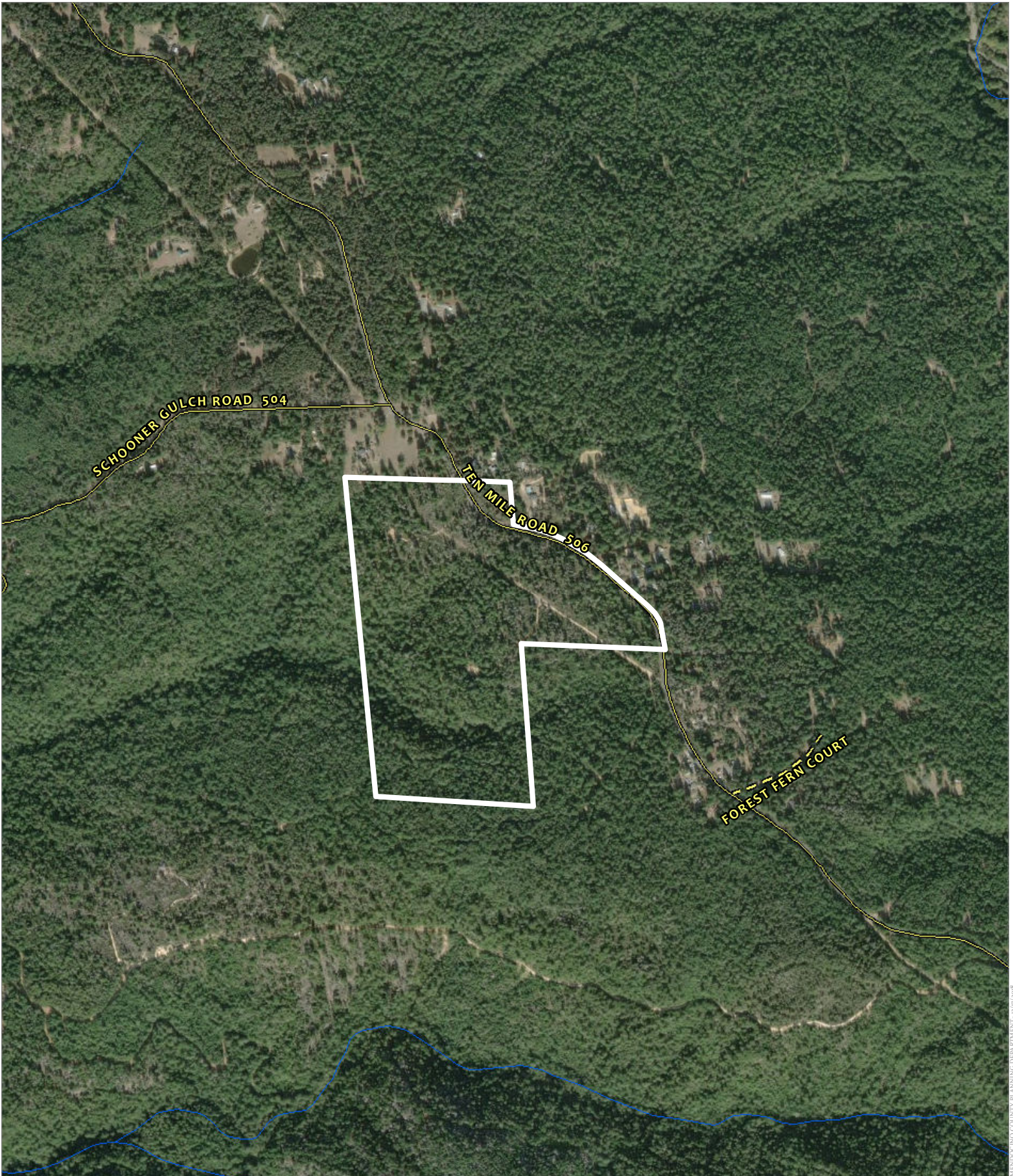
- Major Towns & Places
- Major Rivers
- City Limits
- Highways
- Coastal Zone Boundary
- Major Roads







LOCATION MAP
ATTACHMENT A

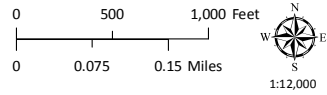
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MENDOCINO COUNTY PLANNING DEPARTMENT 12/17/2018



CASE: **CDP 2018-0032**
 OWNER: **LEWIS, James & Susan**
 APN: **027-462-01**
 APLCT:
 AGENT:
 ADDRESS: **27201 Ten Mile Road, Point Arena**

-  Major Rivers
-  Named Rivers
-  Private Roads
-  Public Roads



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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

AERIAL IMAGERY
ATTACHMENT B

MENDOCINO COUNTY PLANNING DEPARTMENT 04/27/2018

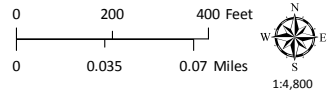
SCHOONER GULCH ROAD 504

TEN MILE ROAD 506



CASE: CDP 2018-0032
OWNER: LEWIS, James & Susan
APN: 027-462-01
APLCT:
AGENT:
ADDRESS: 27201 Ten Mile Road, Point Arena

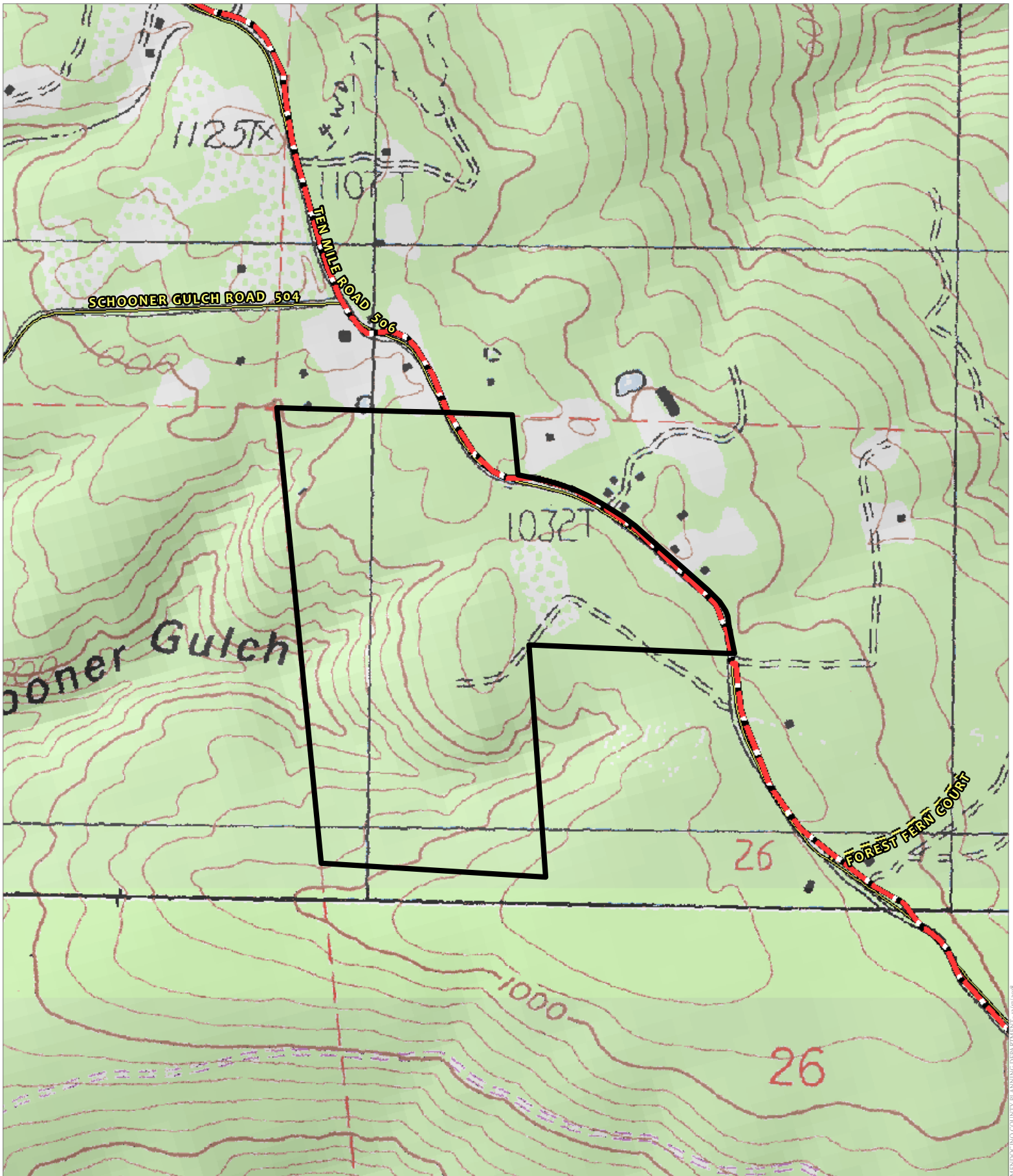
Public Roads







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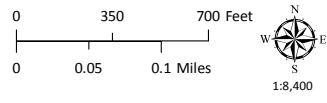
AERIAL IMAGERY
ATTACHMENT C

MENDOCINO COUNTY PLANNING DEPARTMENT 04/27/2018



CASE: CDP 2018-0032
 OWNER: LEWIS, James & Susan
 APN: 027-462-01
 APLCT:
 AGENT:
 ADDRESS: 27201 Ten Mile Road, Point Arena

-  Coastal Zone Boundary
-  Private Roads
-  Named Rivers
-  Public Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

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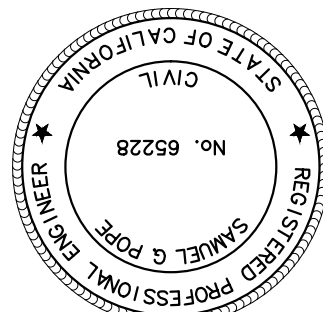
ATTACHMENT D

MENDOCINO COUNTY PLANNING DEPARTMENT 01/17/2018

REVISIONS	BY

SEPTIC PLAN
LANDS OF LEWIS
27201 10 MILE RD.
POINT AREANA CALIFORNIA

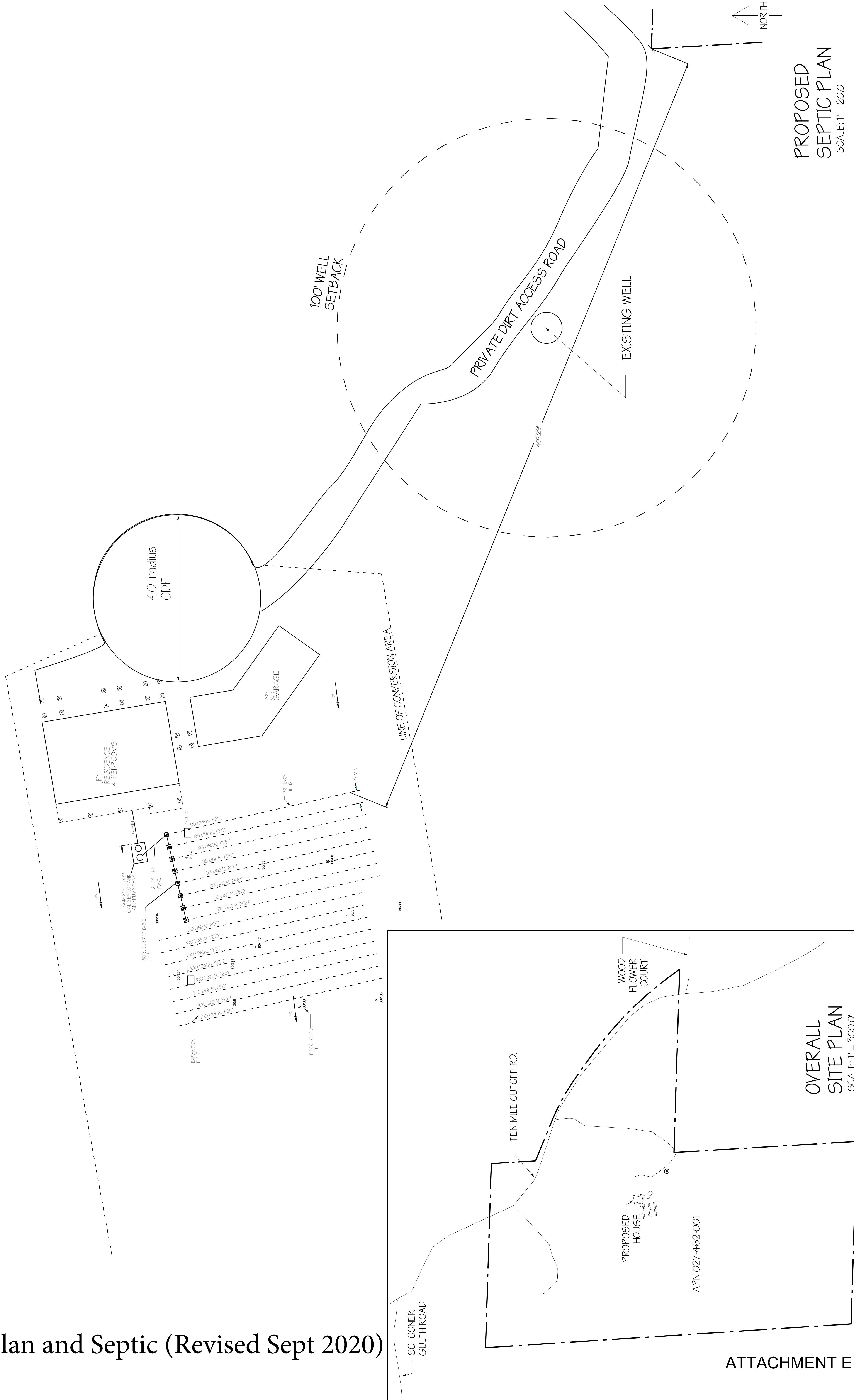
APPROVED BY
DATE
SAMUEL G. POPE



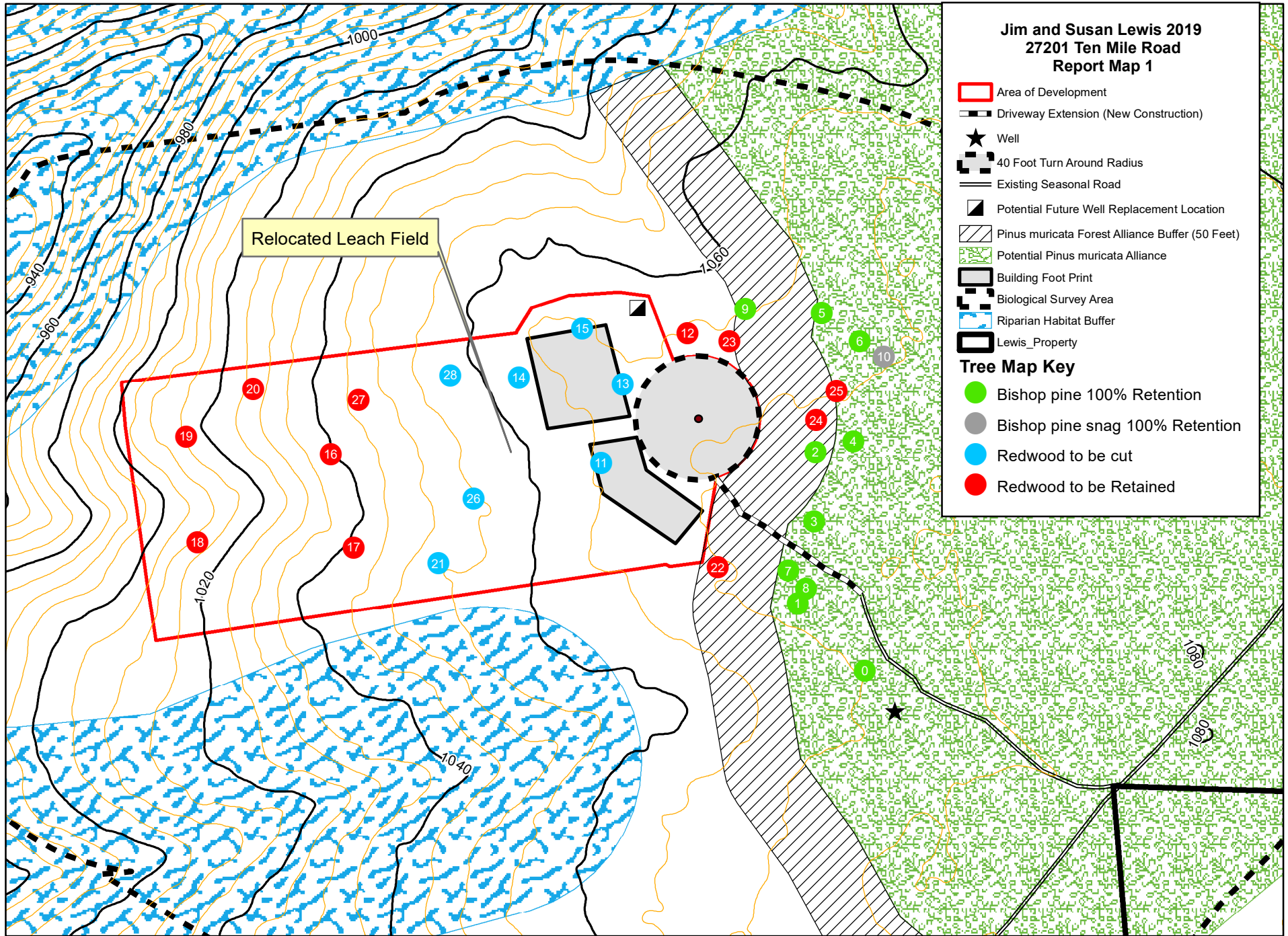
POPE ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING
8440 HARVARD DRIVE WILTS, CA 95460
CELL 707-927-7498 OFFICE 707-459-9889 FAX 707-459-9875
SAMUEL G. POPE PE 65228 PLS 8905

SCALE: AS SHOWN
DESIGNER: POPE
JOB: LEWIS
LEWIS SEPTIC
PLOT AREA: 3-17-20
SHEET
C-1D
OF 1 SHEETS

PROPOSED
SEPTIC PLAN
SCALE: 1" = 200.0'



Site Plan and Septic (Revised Sept 2020)



Portion Section 26, T12N, R16W, MDB&M
 5 foot contour interval
 Contours generated from USGS 3DEP 2018 LiDAR

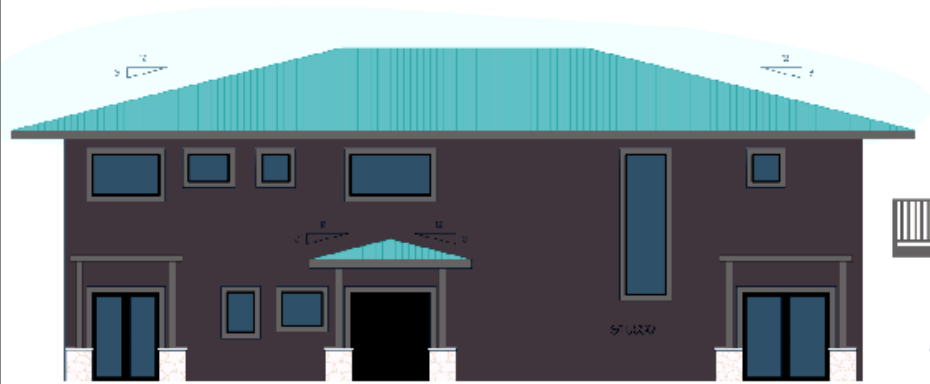
Note: Builder to stage materials in Turn Around Area Shown on Map

1:1,000
ATTACHMENT F

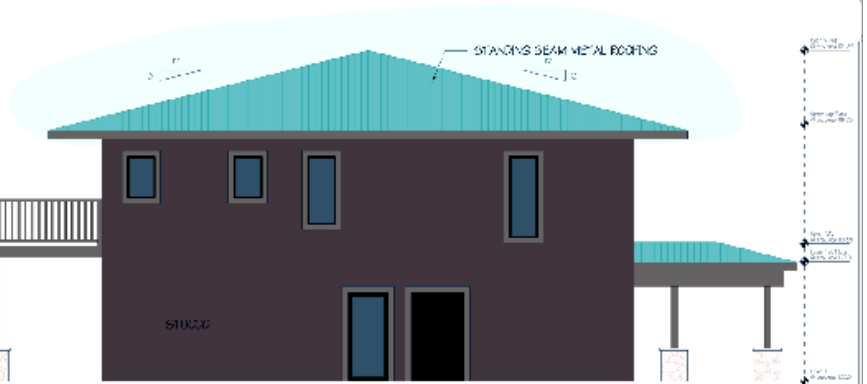


CASE: CDP 2018-0032
 OWNER: LEWIS, James & Susan
 APN: 027-462-01
 AP/CT:
 AGENT:
 ADDRESS: 27201 Ten Mile Road, Point Arena

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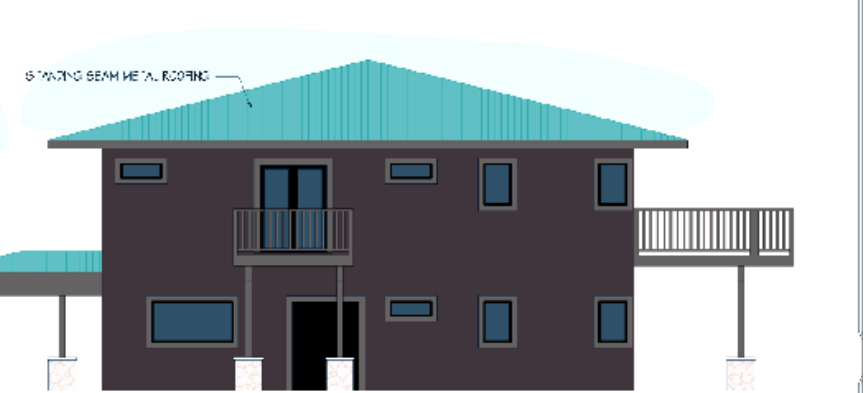
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NO SCALE

ELEVATIONS

COLOR ELEVATIONS

ATTACHMENT G

CASE: CDP 2018-0032
 OWNER: LEWIS, James & Susan
 APN: 027-462-01
 AP/CT:
 AGENT:
 ADDRESS: 27201 Ten Mile Road, Point Arena

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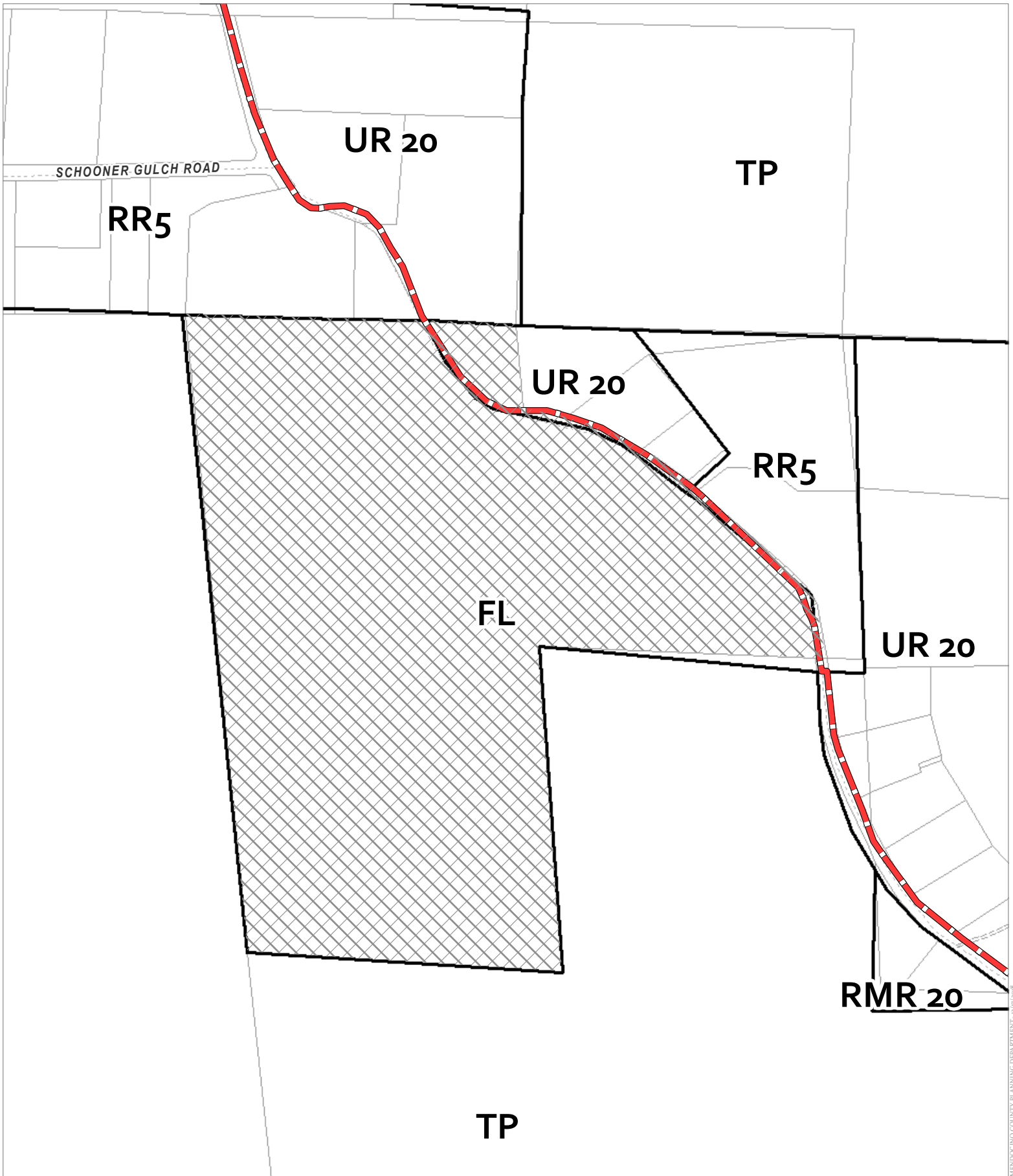


NO SCALE




GARAGE ELEVATIONS

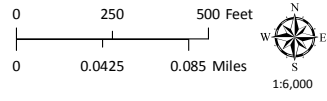
GARAGE ELEVATIONS
 SCALE 1/4" = 1'-0"

ATTACHMENT H

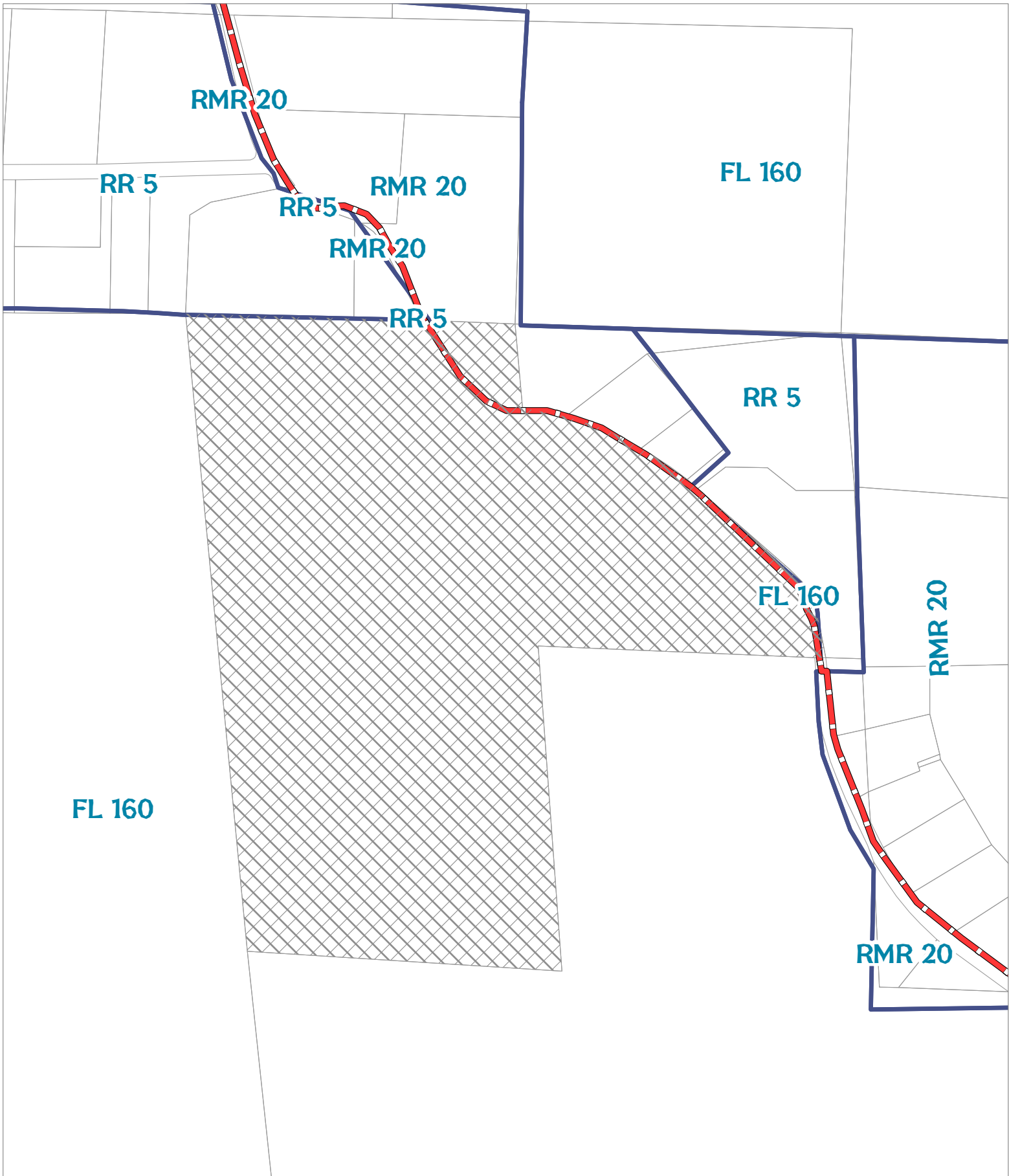


CASE: CDP 2018-0032
 OWNER: LEWIS, James & Susan
 APN: 027-462-01
 APLCT:
 AGENT:
 ADDRESS: 27201 Ten Mile Road, Point Arena



-  Coastal Zone Boundary
-  Zoning Districts
-  Public Roads

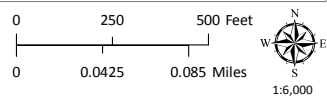


MENDOCINO COUNTY PLANNING DEPARTMENT - 03/17/2018



CASE: CDP 2018-0032
 OWNER: LEWIS, James & Susan
 APN: 027-462-01
 APLCT:
 AGENT:
 ADDRESS: 27201 Ten Mile Road, Point Arena

-  Coastal Zone Boundary
-  General Plan Classes

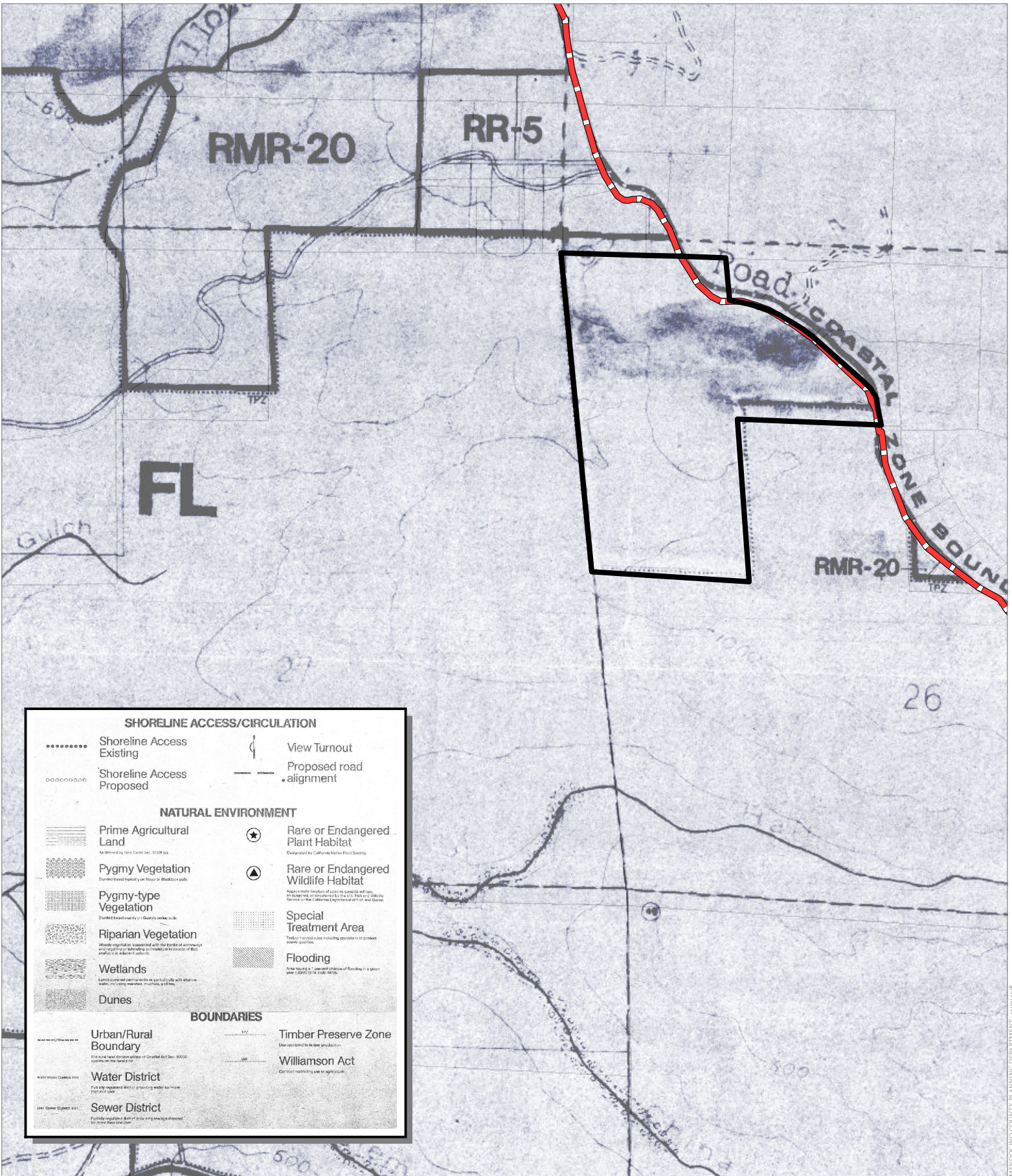


GENERAL PLAN CLASSIFICATIONS

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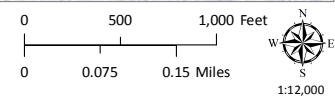
ATTACHMENT J

MENDOCINO COUNTY PLANNING DEPARTMENT - 02/17/2018



CASE: CDP 2018-0032
 OWNER: LEWIS, James & Susan
 APN: 027-462-01
 APLCT:
 AGENT:
 ADDRESS: 27201 Ten Mile Road, Point Arena

Coastal Zone Boundary

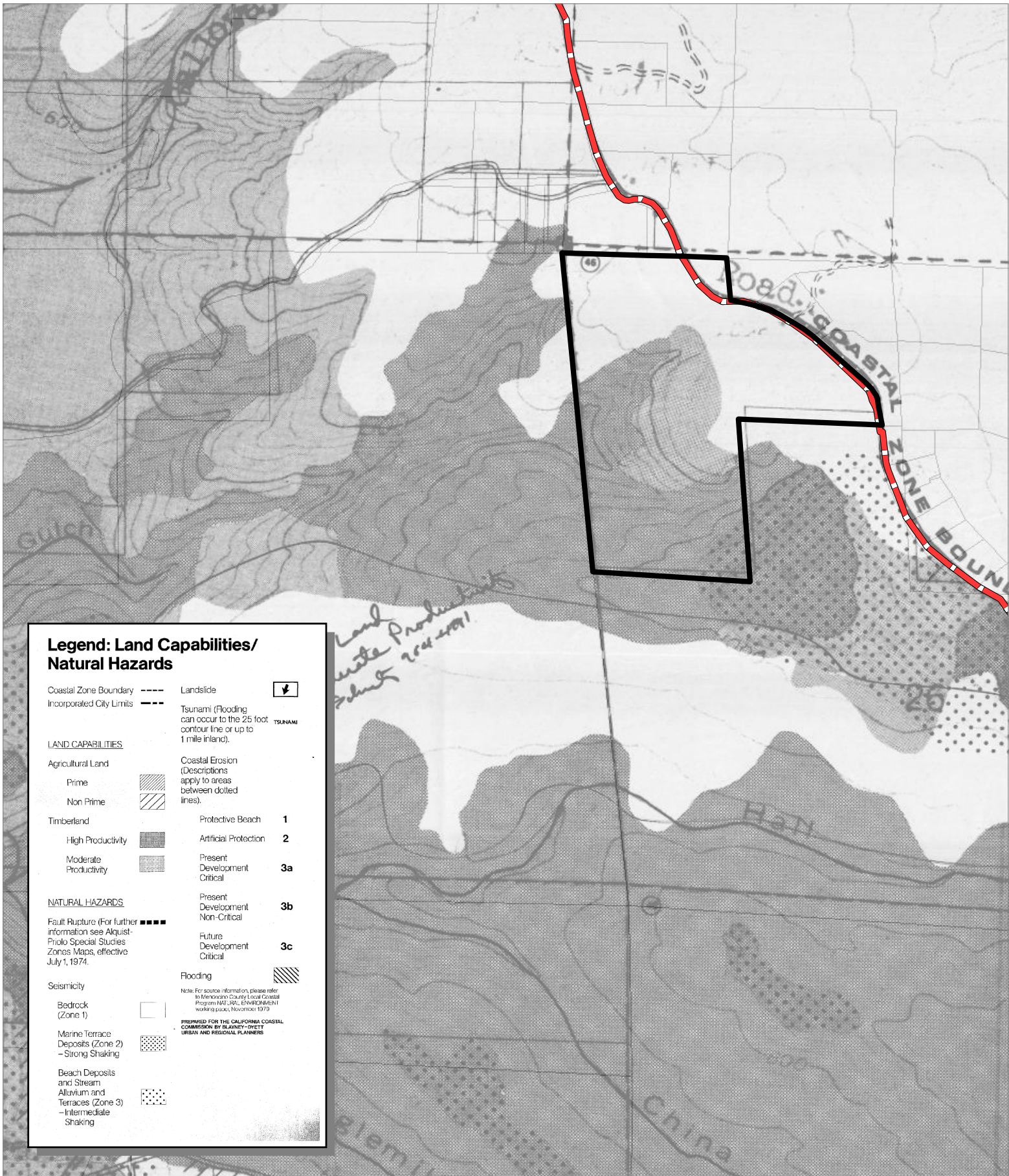


LCP LAND USE MAP 27: HALL GULCH

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ATTACHMENT K

MENDOCINO COUNTY PLANNING DEPARTMENT 12/07/2018



**Legend: Land Capabilities/
Natural Hazards**

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

LAND CAPABILITIES

Agricultural Land

Prime [diagonal lines]

Non Prime [diagonal lines]

Timberland

High Productivity [stippled]

Moderate Productivity [stippled]

NATURAL HAZARDS

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

Seismicity

Bedrock (Zone 1) [white]

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

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

Landslide [arrow]

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**

Artificial Protection **2**

Present Development Critical **3a**

Present Development Non-Critical **3b**

Future Development Critical **3c**

Flooding [stippled]

Note: For source information, please refer to Mendocino County Local Coastal Program Map Act, ERM/DRM/MSU working paper, November 1979

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

CASE: CDP 2018-0032
 OWNER: LEWIS, James & Susan
 APN: 027-462-01
 APLCT:
 AGENT:
 ADDRESS: 27201 Ten Mile Road, Point Arena



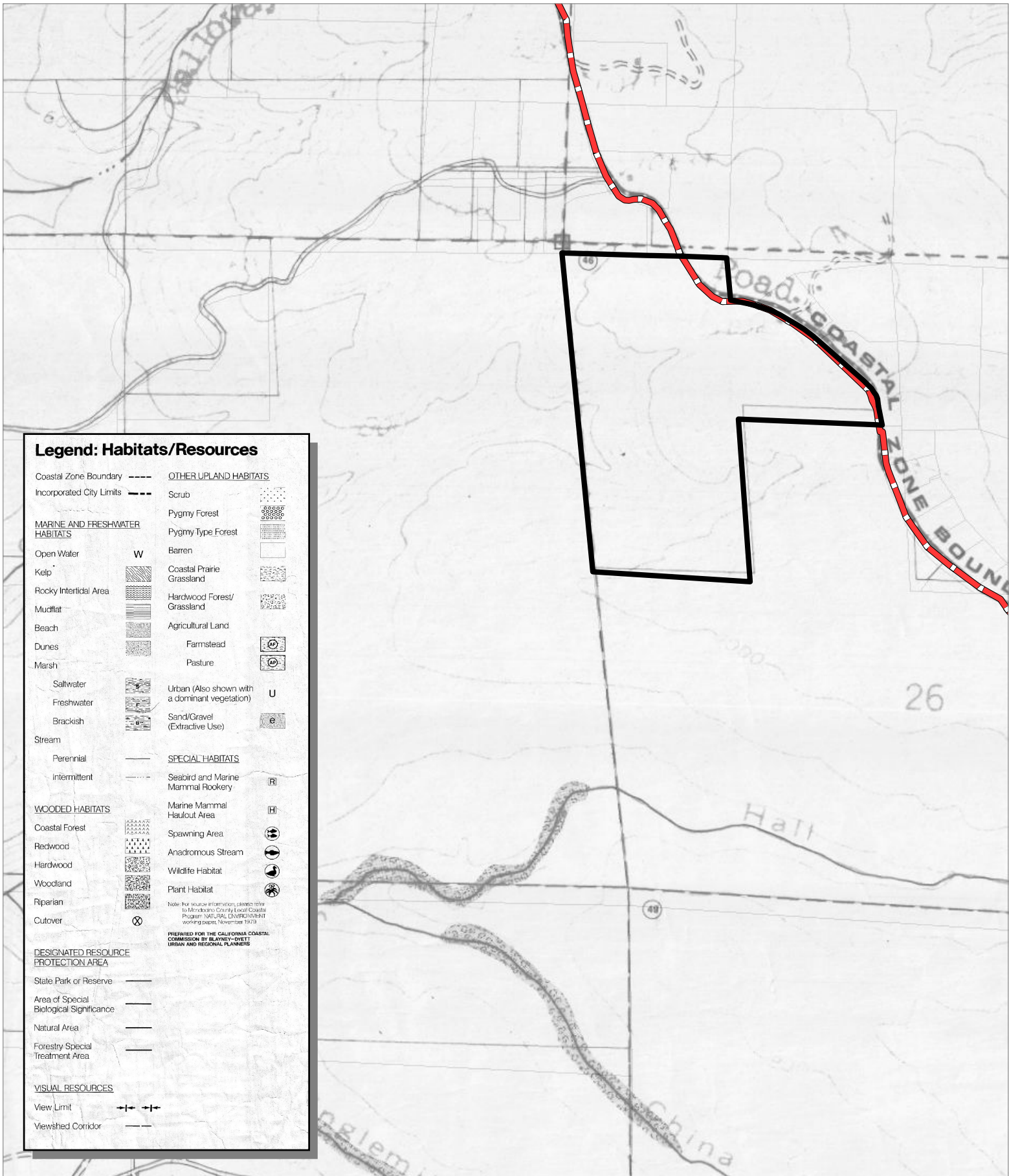
Coastal Zone Boundary

LCP LAND CAPABILITIES & NATURAL HAZARDS

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ATTACHMENT L

MENDOCINO COUNTY PLANNING DEPARTMENT - 01/17/2018



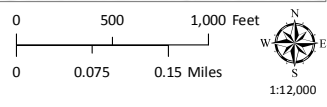
Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	---	Scrub
MARINE AND FRESHWATER HABITATS		
Open Water	W	Pygmy Forest
Kelp	[Symbol]	Pygmy Type Forest
Rocky Intertidal Area	[Symbol]	Barren
Mudflat	[Symbol]	Coastal Prairie Grassland
Beach	[Symbol]	Hardwood Forest/Grassland
Dunes	[Symbol]	Agricultural Land
Marsh	[Symbol]	Farmstead
Saltwater	[Symbol]	Pasture
Freshwater	[Symbol]	Urban (Also shown with a dominant vegetation)
Brackish	[Symbol]	Sand/Gravel (Extractive Use)
Stream	[Symbol]	
Perennial	---	SPECIAL HABITATS
Intermittent	---	Seabird and Marine Mammal Rookery
WOODED HABITATS		
Coastal Forest	[Symbol]	Marine Mammal Haulout Area
Redwood	[Symbol]	Spawning Area
Hardwood	[Symbol]	Anadromous Stream
Woodland	[Symbol]	Wildlife Habitat
Riparian	[Symbol]	Plant Habitat
Cutover	[Symbol]	
DESIGNATED RESOURCE PROTECTION AREA		
State Park or Reserve	---	
Area of Special Biological Significance	---	
Natural Area	---	
Forestry Special Treatment Area	---	
VISUAL RESOURCES		
View Limit	---+---+---	
Viewshed Corridor	---	

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1973.
 PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-DYET URBAN AND REGIONAL PLANNERS

CASE: CDP 2018-0032
 OWNER: LEWIS, James & Susan
 APN: 027-462-01
 APLCT:
 AGENT:
 ADDRESS: 27201 Ten Mile Road, Point Arena

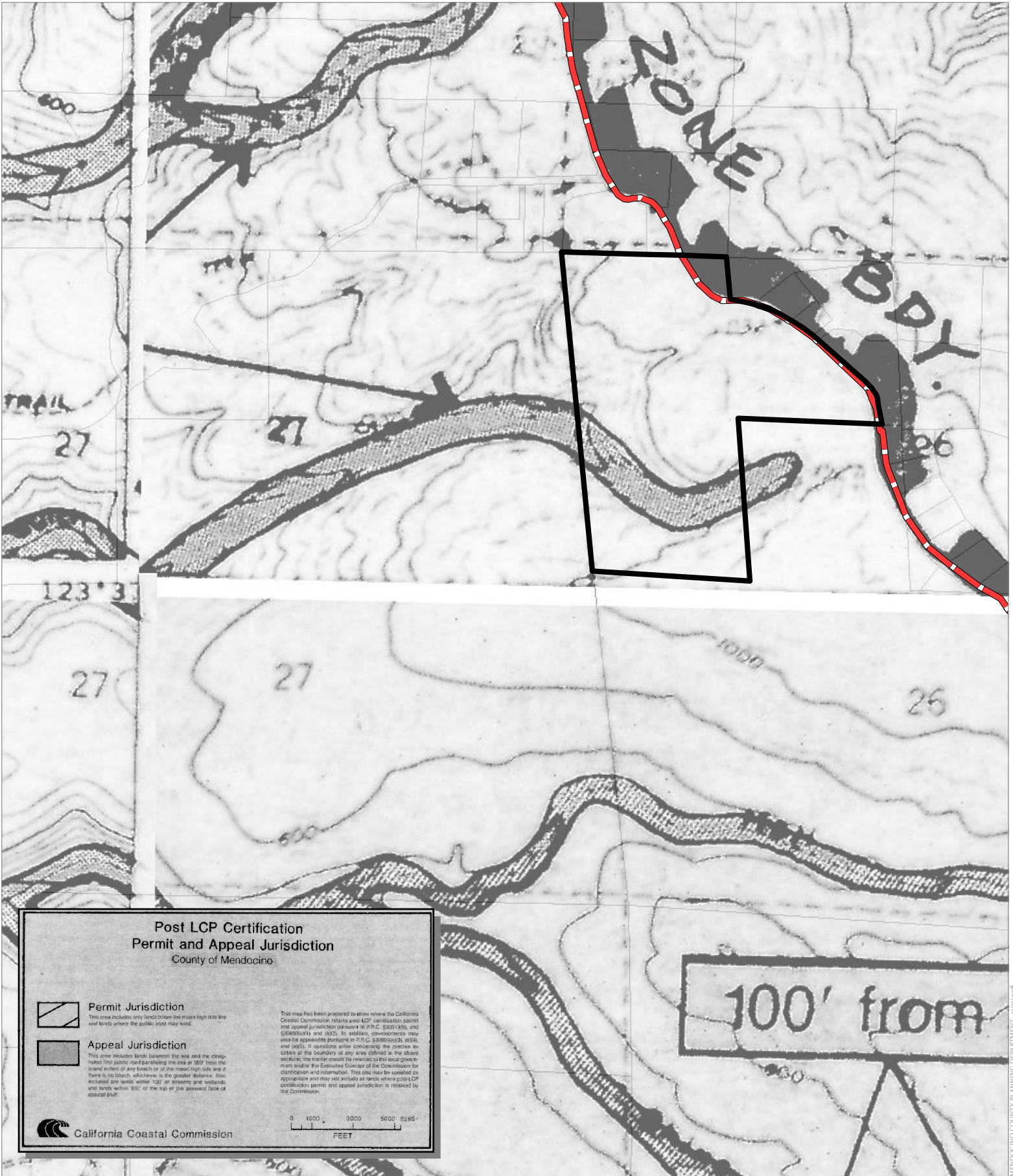
Coastal Zone Boundary



LCP HABITATS & RESOURCES
 ATTACHMENT M

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MENDOCINO COUNTY PLANNING DEPARTMENT - 12/17/2018



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

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

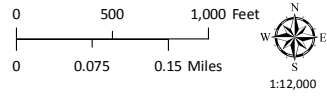
Appeal Jurisdiction
This area includes lands between the site and the designated first public coast paralleling the sea or 300' from the land extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of coastal bluff.

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. §30519.01, and §30519.02 and §30519.03. In addition, developments may also be appealable pursuant to P.R.C. §30519.03, §30519.04, and §30519.05. 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 data may be updated as applicable and may not include all lands within post-LCP certification permit and appeal jurisdiction as released by the Commission.

0 1000 2000 3000 FEET

CASE: **CDP 2018-0032**
 OWNER: **LEWIS, James & Susan**
 APN: **027-462-01**
 APLCT:
 AGENT:
 ADDRESS: **27201 Ten Mile Road, Point Arena**

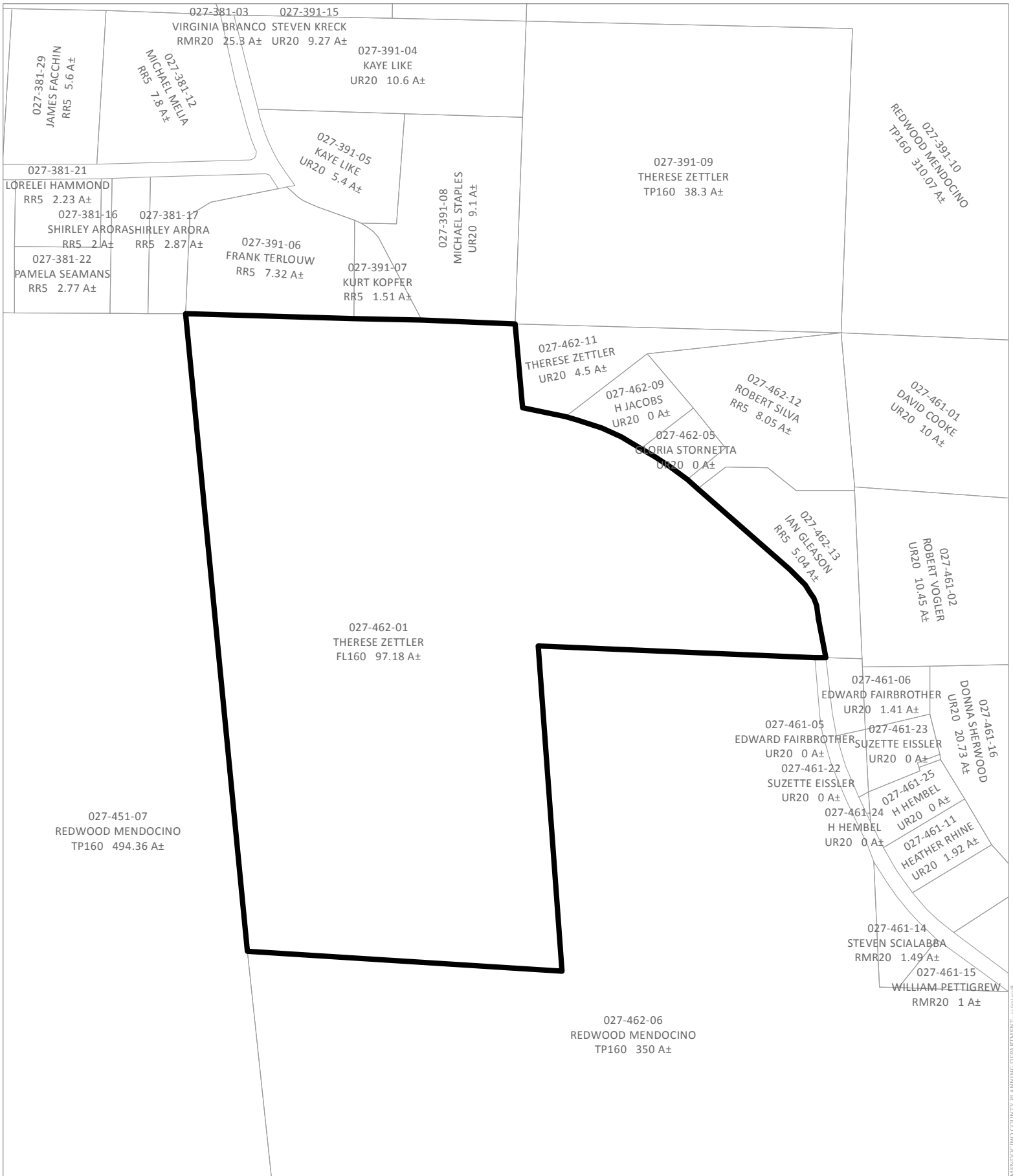
Coastal Zone Boundary



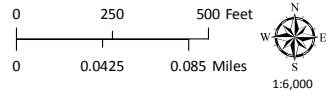
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**APPEALABLE AREAS
 ATTACHMENT N**

MENDOCINO COUNTY PLANNING DEPARTMENT - 04/17/2018



CASE: **CDP 2018-0032**
 OWNER: **LEWIS, James & Susan**
 APN: **027-462-01**
 APLCT:
 AGENT:
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ADJACENT PARCELS
ATTACHMENT O

MENDOCINO COUNTY PLANNING DEPARTMENT - 01/17/2018

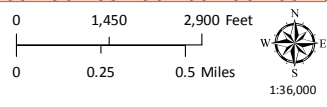
REDWOOD COAST FIRE PROTECTION DISTRICT



SOUTH COAST FIRE PROTECTION DISTRICT

CASE: CDP 2018-0032
OWNER: LEWIS, James & Susan
APN: 027-462-01
APLCT:
AGENT:
ADDRESS: 27201 Ten Mile Road, Point Arena

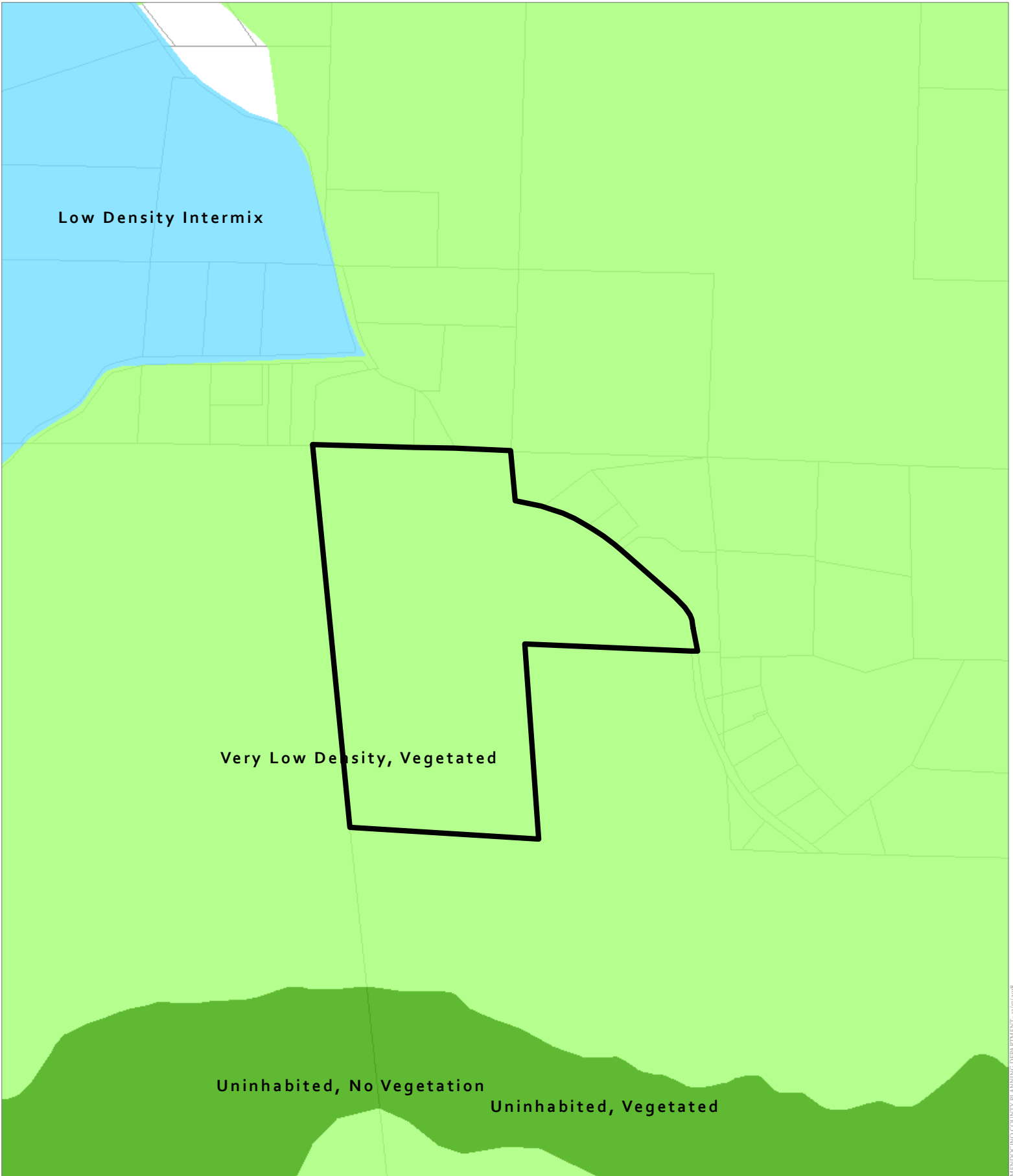
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



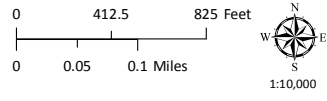
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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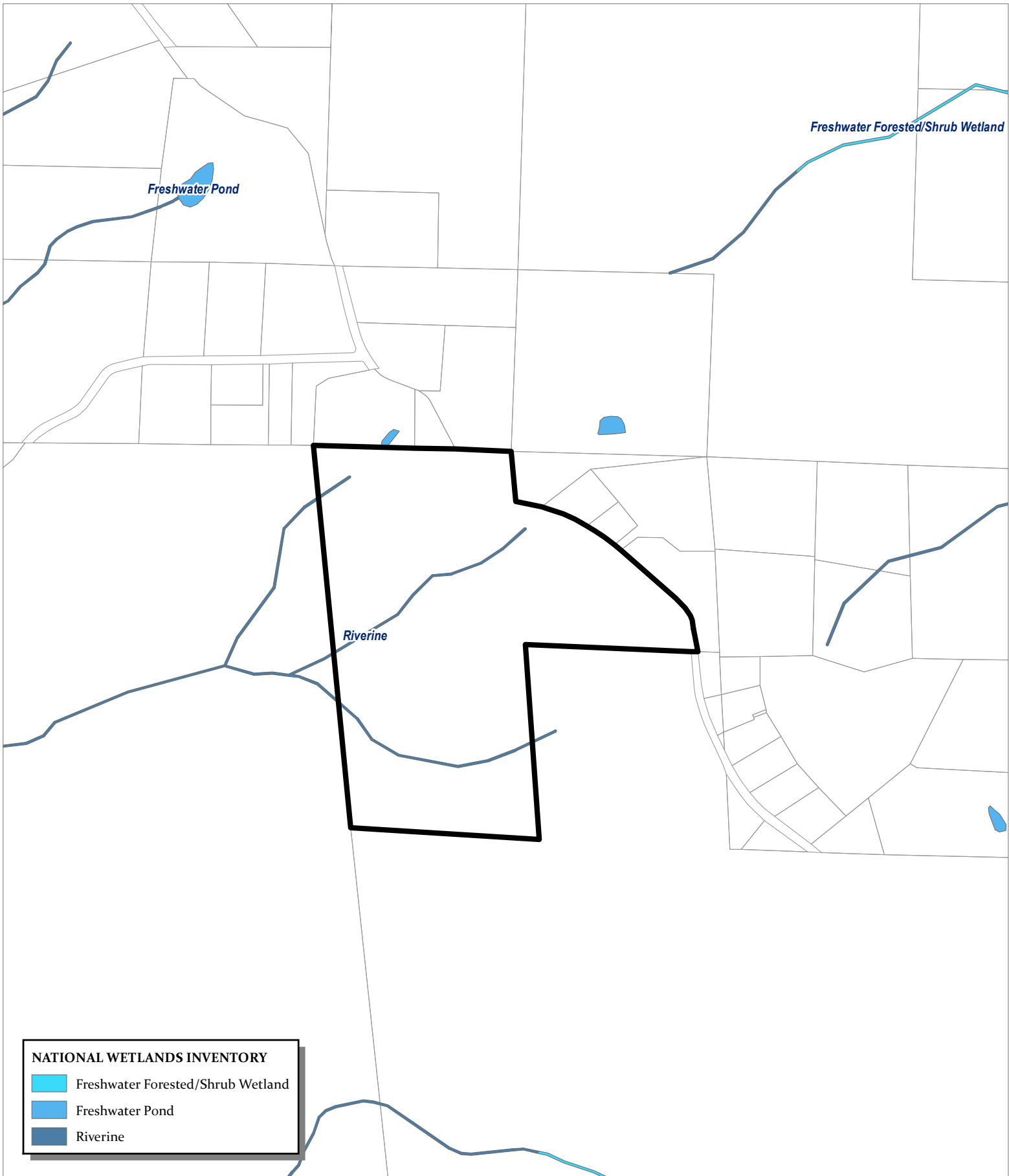
MENDOCINO COUNTY PLANNING DEPARTMENT 04/17/2018



CASE: CDP 2018-0032
 OWNER: LEWIS, James & Susan
 APN: 027-462-01
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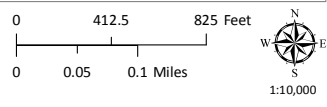
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/17/2018



NATIONAL WETLANDS INVENTORY

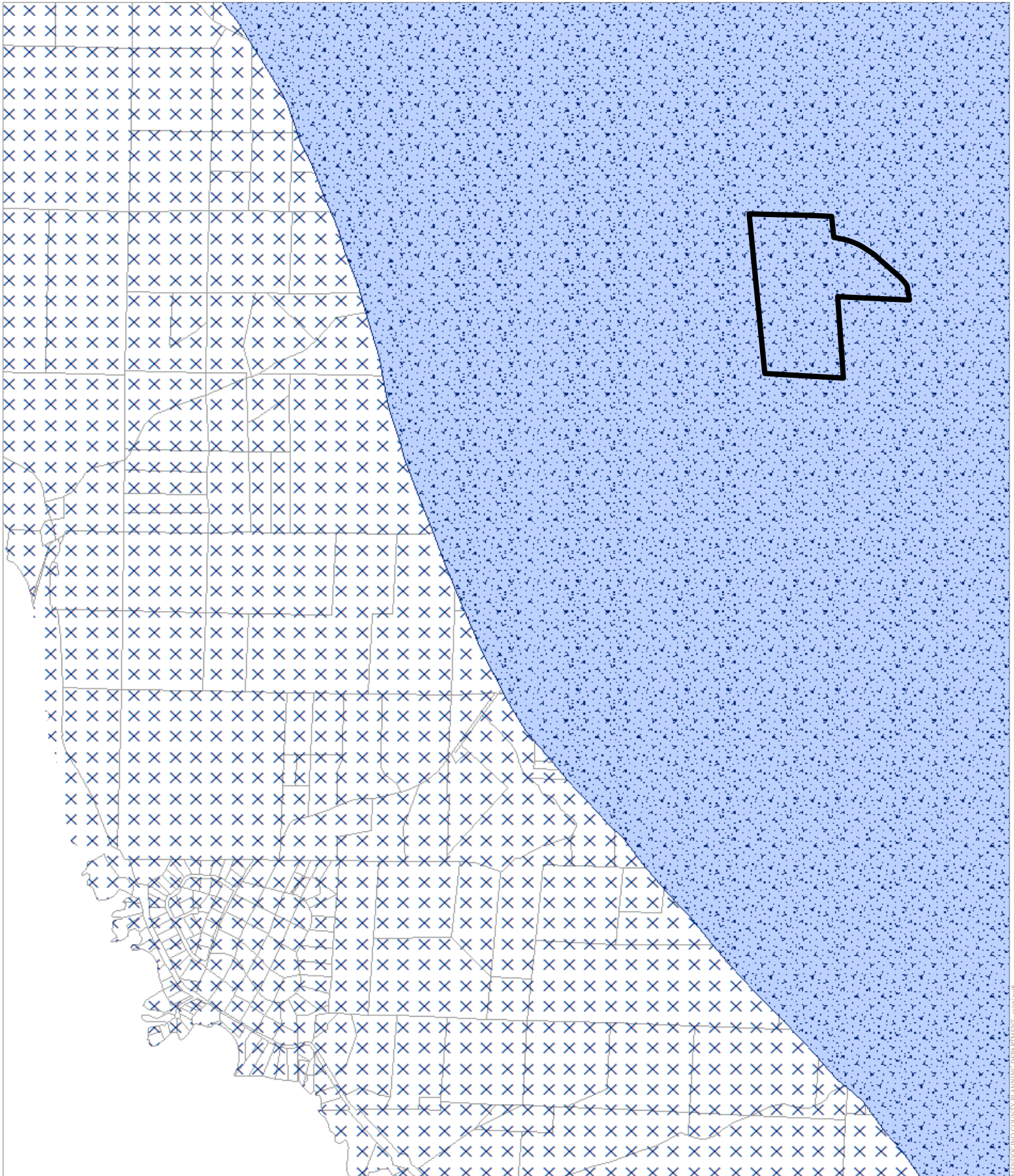
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

CASE: CDP 2018-0032
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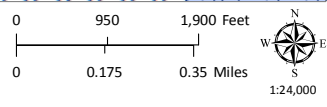
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/17/2018

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CASE: CDP 2018-0032
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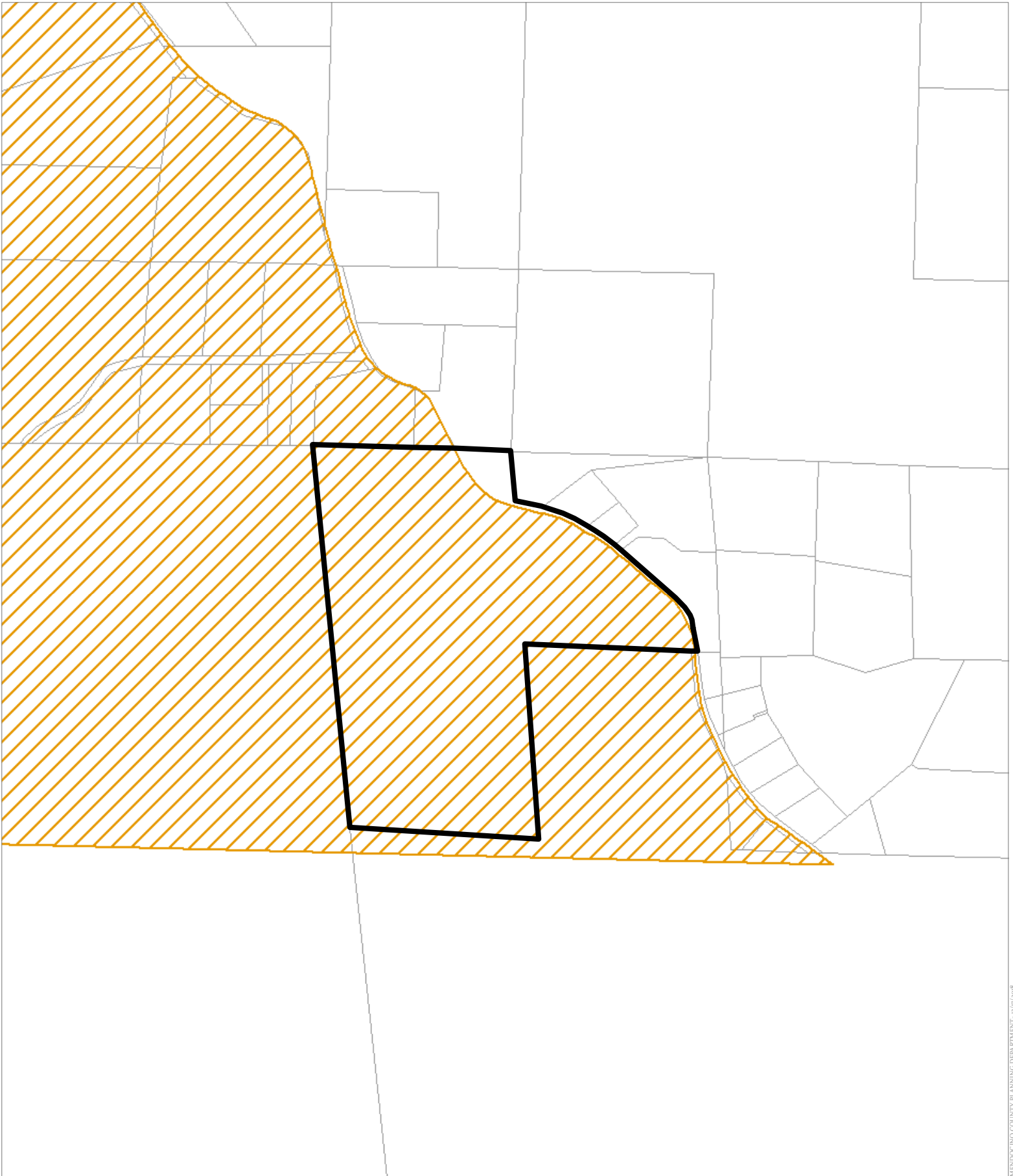
-  Critical Water Areas
-  Critical Water Resources Bedrock



GROUND WATER RESOURCES
 ATTACHMENT S


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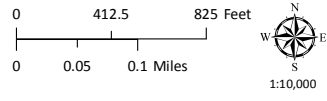
MERCED COUNTY PLANNING DEPARTMENT 12/17/2018



MENDOCINO COUNTY PLANNING DEPARTMENT - 12/17/2018

CASE: CDP 2018-0032
 OWNER: LEWIS, James & Susan
 APN: 027-462-01
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 AGENT:
 ADDRESS: 27201 Ten Mile Road, Point Arena

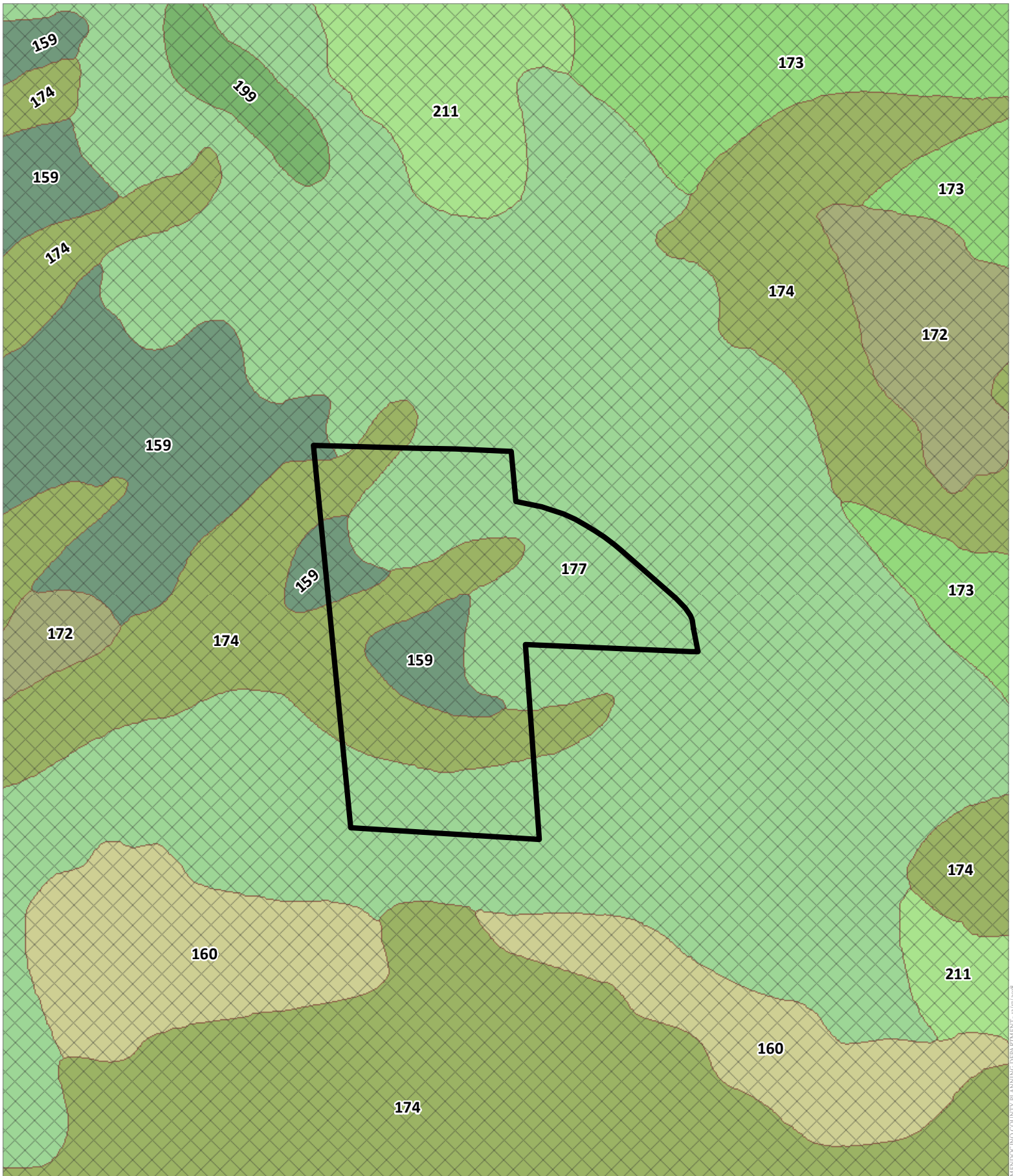
 Highly Scenic Area (Conditional)





HIGHLY SCENIC & TREE REMOVAL AREAS

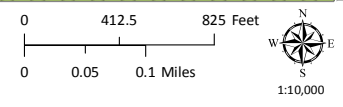
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ATTACHMENT T



CASE: CDP 2018-0032
 OWNER: LEWIS, James & Susan
 APN: 027-462-01
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 AGENT:
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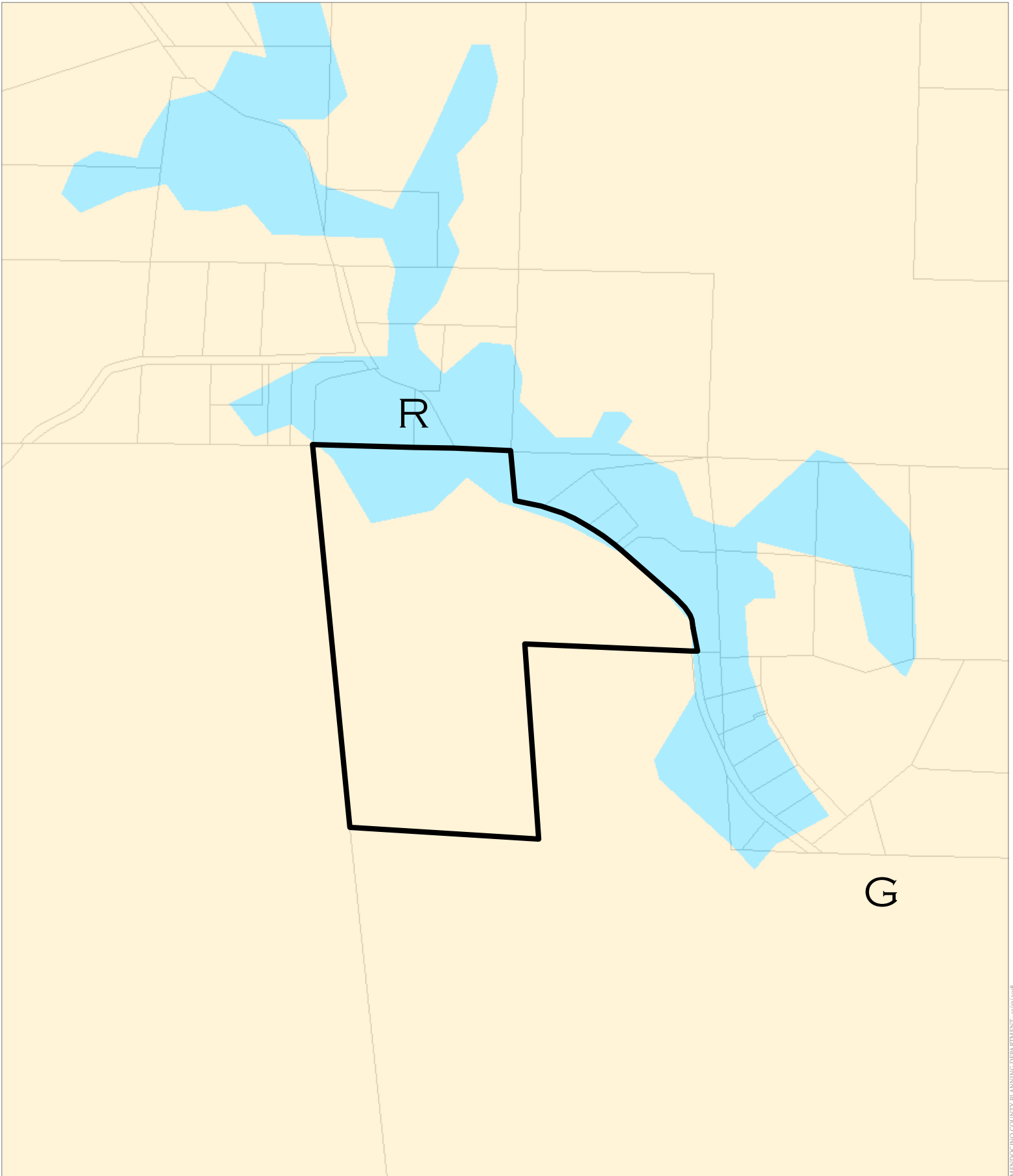
-  Bishop Pine
-  Western Study Soil Types



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LOCAL SOILS
 ATTACHMENT U

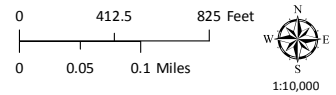
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/17/2018



MENDOCINO COUNTY PLANNING DEPARTMENT - 12/17/2018

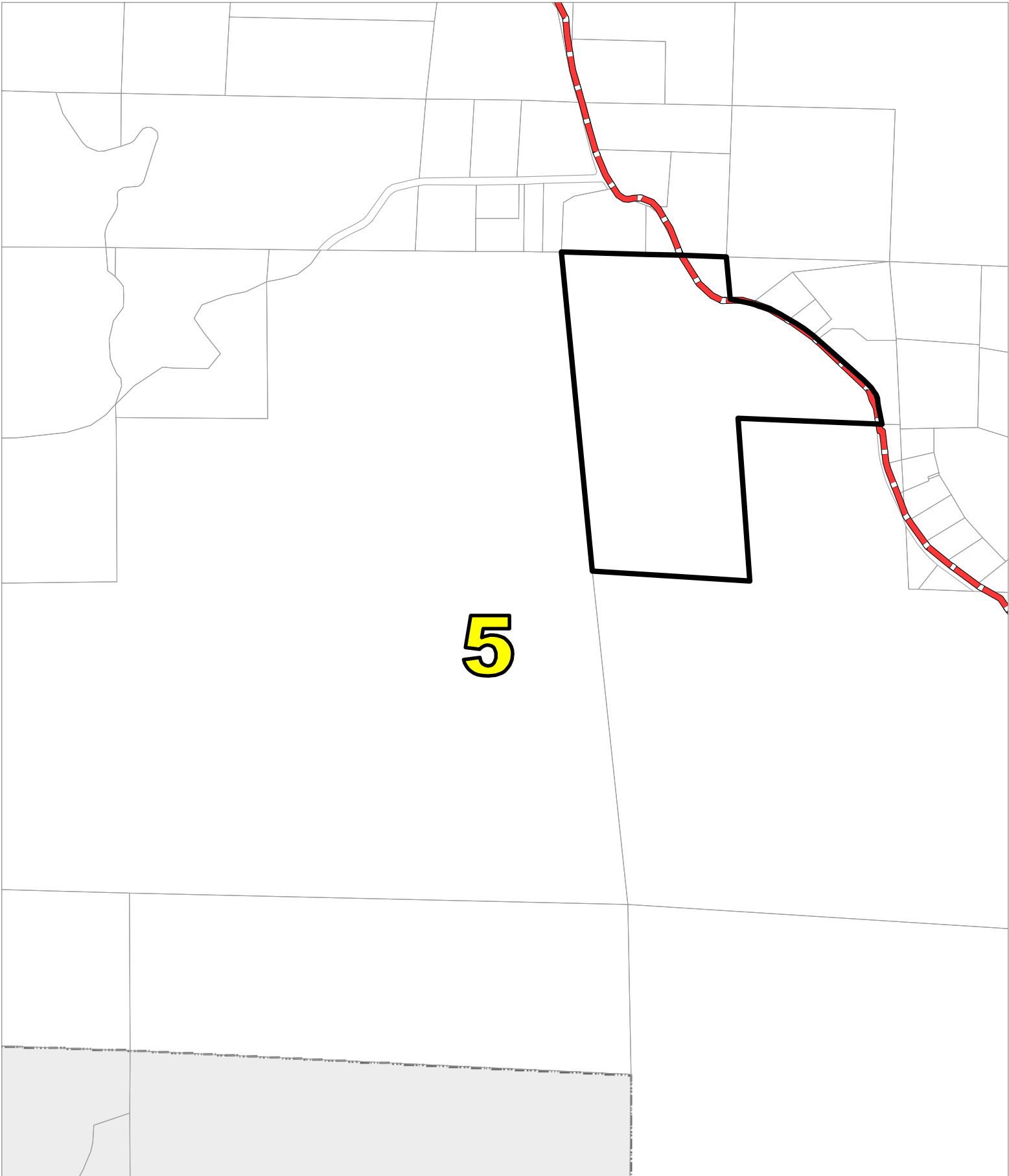
CASE: CDP 2018-0032
 OWNER: LEWIS, James & Susan
 APN: 027-462-01
 APLCT:
 AGENT:
 ADDRESS: 27201 Ten Mile Road, Point Arena

- Grazing Land (G)
- Rural Residential & Rural Commercial (R)






FARMLAND CLASSIFICATIONS
ATTACHMENT V

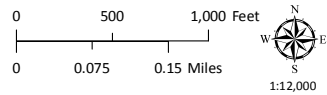
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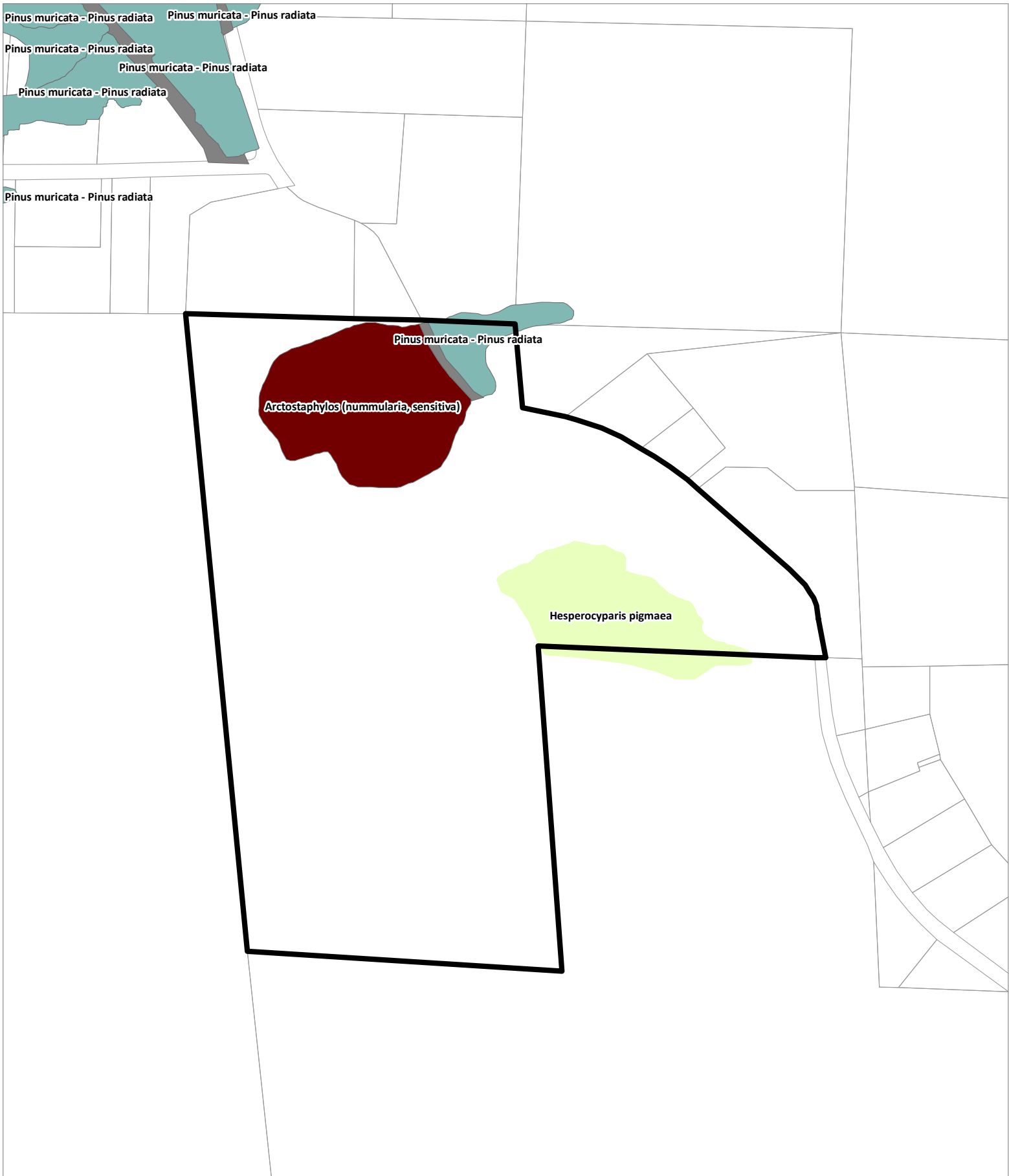
CASE: CDP 2018-0032
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-  Coastal Zone Boundary
-  Supervisorial Districts 2010
-  Gualala MAC



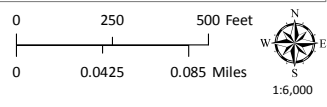
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/17/2018

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MENDOCINO COUNTY PLANNING DEPARTMENT - 12/17/2018

CASE: CDP 2018-0032
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MENDOCINO CYPRESS LOCATIONS

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ATTACHMENT X