



County of Mendocino

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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December 30, 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, January 13, 2022, 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 or via Telecomment, and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

CASE#: CDP_2018-0007

DATE FILED: 3/9/2018

OWNER/APPLICANT: VAUGHN SCOTT

AGENT: SPADE NATURAL RESOURCES CONSULTING

REQUEST: An after-the-fact Standard Coastal Development Permit to construct a 400-square-foot shed less than 50-feet from wetlands, remove vegetation, and change the occupancy to *Storage and Temporary Camping*.

ENVIRONMENTAL DETERMINATION: Statutory Exemption

LOCATION: In the Coastal Zone, 3± miles north of the town of Manchester on the west side of State Route 1; located at 16200 S Hwy 1, Manchester; APN: 132-170-07.

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 January 12, 2022. 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.

To submit public comments via Telecomment, a request form must be received by 7:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

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



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

**JANUARY 13, 2022
CDP_2018-0007**

SUMMARY

OWNER/APPLICANT: VAUGHN SCOTT
6601 HWY 20
UKIAH, CA 95482

AGENT: SPADE NATURAL RESOURCES CONSULTING
PO BOX 1503
MENDOCINO, CA 95460

REQUEST: An after-the-fact Standard Coastal Development Permit to construct a 400-square-foot shed less than 50-feet from wetlands, remove vegetation, and change the occupancy to *Storage and Temporary Camping*.

DATE DEEMED COMPLETE: As filed, application is incomplete

LOCATION: In the Coastal Zone, 3± miles north of the town of Manchester on the west side of State Route 1; located at 16200 S Hwy 1, Manchester; APN: 132-170-07.

TOTAL ACREAGE: 12± Acres

GENERAL PLAN: Range Lands (RL160:R)
Coastal Element Chapter 4.10

ZONING: Range Lands (RL:160)
Mendocino County Coastal Zoning Code (MCC)

SUPERVISORIAL DISTRICT: 5 (Williams)

ENVIRONMENTAL DETERMINATION: Statutory

APPEAL JURISDICTION: Yes, Post LCP Certification Appeal Jurisdiction

RECOMMENDATION: DENY PROPOSED PROJECT

STAFF PLANNER: JULIANA CHERRY

BACKGROUND

PROJECT DESCRIPTION: An after-the-fact Standard Coastal Development Permit request to construct a 400-square-foot shed less than 50-feet from wetlands, remove vegetation, and change the occupancy to *Storage and Temporary Camping*. On August 10, 2020, the applicant's agent requested a public hearing for the application as proposed. Mendocino County Code Enforcement Division posted a Stop Work Notice and a Notice of Violation in September 2015; the violation is associated with the construction of a residence. In April 2017, Code Enforcement sent a second Notice of Violation (with an intent to record a lien).

(Note: Pursuant with MCC Section 20.532.035 *et seq* and on April 20 and April 26, 2018, February 4, 2019, and April 17, 2020, correspondence was mailed to the applicant and their agent. The application was reviewed for completeness and accuracy; and said correspondence listed deficiencies. The applicant did not file an administrative appeal, or file the corresponding appeal fee, as identified in MCC Section

20.532.035(E). In accordance with MCC Section 20.532.035(F), correspondence included notice that when an application is not completed within one year of original receipt it will be deemed withdrawn.)

APPLICANT’S STATEMENT: “Remove branches and black berries from existing structure and redo.”

RELATED APPLICATIONS: No other applications are associated with the project site.

SITE CHARACTERISTICS: Aerial imagery show the property as fronting State Route 1 and extending west to the shore. The northern property boundary roughly follows an existing stream and includes eroded slopes. From aerial imagery, there is an existing (unimproved) trail or road crossing the property from west to east (see attached). The property is entirely located within the mapped *Post LCP Certification Permit and Appeal Jurisdiction*; following the conclusion of any local action, the decision can be appealed to the California Coastal Commission. Shoreline access follows the strand along Manchester Beach (see attached *LCP Map 22 Mallo Pass Creek*). The northern portion of the property is mapped as riparian, woodland habitat; and the westerly portion of the property is mapped as dunes (see attached *LCP Habitats & Resources*). National Wetlands Inventory identifies the following with the parcel: estuarine and marine wetlands, riverine, and freshwater-emergent wetlands (see attached). Land characteristics include non-prime agricultural lands and lands subject to beach deposits and stream alluvium (See attached *LCP Land Capabilities & Natural Hazards*).

The property does not have an established principally permit use, i.e. a residence or agricultural activity. The property is located outside of the Irish Beach Water District boundaries; development would need to demonstrate on-site access to ground water. The project site and surrounding lands are classified as Marginal Water Resource areas on the *Coastal Ground Water Resources* map (attached). The property is within the designated Highly Scenic Area of Mendocino County’s Coastal Zone. There is a variety of local soils, including Western Soils Classifications 105, 132, 139, and 126. The westerly portion of the lot that includes the shore is mapped as Zone V Flood Hazard Areas; other areas of the lot are considered areas of minimal flood hazard (Zone X). The farmland classifications are grazing and non-agriculture. The adjoining properties to the south are Prime Agricultural lands and participating in Williamson Act contracts (see attached *Lands in Williamson Act Contracts*). The area is a very low density, vegetated Wildland-Urban Interface Zone classification. The Redwood Coast Fire Protection District boundaries include the project site. The San Andreas Fault Zone bisects the lot, as shown on the *Earthquake Hazard Zones* map (attached).

SURROUNDING LAND USE AND ZONING: As Table 1 demonstrates the project site has similarities to the surrounding land uses, general plan classification, zoning district, and parcel sizes (See *Zoning Display Map, General Plan Classifications, and Adjacent Parcels*).

Table 1. Surrounding Land Use Classifications, Zoning Districts, Lot Sizes, and Land Uses				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	RL160	RL	20.5	Agriculture
EAST	RL160	RL	60.4	Agriculture
SOUTH	RL160	RL	112	Agriculture
WEST	Ocean	Ocean	Ocean	Passive Recreation

PUBLIC SERVICES:

Access: MANCHESTER STATE BEACH
 Fire District: REDWOOD COAST FIRE PROTECTION DISTRICT
 Water District: NONE
 Sewer District: NONE

LOCAL COASTAL PROGRAM CONSISTENCY

The proposed 400-square-foot shed and proposed *Storage* and *Camping* land uses are inconsistent with

the goals and policies of Mendocino County Local Coastal Program, as detailed below, including Coastal Element Chapters 2.0 *The Land Use Plan*, 3.1 *Habitats and Natural Resources*, 3.5 *Visual Resources*, *Special Communities and Archaeological Resources*, and potentially 3.2 *Agriculture* and 3.4 *Hazards Management*. Correspondence sent to the applicant identified how the proposed project is inconsistent with County goals and policies; the applicant has not applied for an alternative resolution to the existing code violation nor suggested an alternative location for the proposed development. The applicant requested that the Coastal Permit Administrator consider their application.

LAND USE AND ZONING: The subject parcel is classified as *Range Lands* (RL). Coastal Element Section 2.2 describes the intent of the RL classification:

The Range Lands classification is intended to be applied to lands which are suited for and are appropriately retained for the grazing of livestock and which may also contain some timber producing areas. The classification includes land eligible for incorporation into Type II Agricultural Preserves, other lands generally in range use, intermixed smaller parcels and other contiguous lands, the inclusion of which is necessary for the protection and efficient management of range lands.

Permitted uses in the RL classification include grazing and forage for livestock, raising of crops, wildlife habitat improvement; one single-family dwelling per legally created parcel; harvesting of firewood for the residents personal use; and home occupations.

MCC Chapter 20.368 implements the intent of this classification's goals and policies. The proposed camping land use is a temporary use allowed under Chapter 20.460. Temporary camping may be permitted in the RR, RMR, AG, RL, FL and TP zoning districts. MCC Section 20.460.030 states, "The use of real property, by the owner or nonpaying guests thereof, for temporary camping may be permitted upon issuance of a coastal development administrative permit." (By comparison *Campground*, which is a *Visitor Accommodation and Services Use Type*, is defined in MCC Section 20.332.035 as an area where camping in tents, cabins, or out-of-doors occurs. *Campground* is not a permitted, or conditional use, in the RL District.)

MCC Chapter 20.456 lists the types of allowed residential and agricultural accessory uses in the Range Land District. Sheds are an allowed use, but a coastal development permit is required when a principally permitted use has yet to be established, which is the case at 16200 S Hwy 1, Manchester.

GRADING, EROSION AND RUNOFF: In accordance with MCC Section 20.492.005, 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, specifically development projects within Development Limitations Combining Districts. The proposed shed and camping activities are not located in Development Limitations Combining Districts; but as proposed they would be adjacent to a ravine and it is unknown whether there are potential erosion hazards that could be avoided by proper siting and grading. The applicant has not provided information that would assist in determining the extent of project related impacts due to grading erosion and runoff, but staff believe the impacts would be limited and recommends that the requirements of MCC Chapter 20.492 could be sufficient.

HABITATS AND NATURAL RESOURCES: MCC Chapter 20.496 shall apply to all development proposed in the Coastal Zone unless and until it can be demonstrated to the approving authority that the projects will not degrade an environmentally sensitive habitat or resource area and shall be compatible with the continuance of such areas. The project site is mapped with a variety of potential sensitive habitat areas, including dunes, riparian, stream and emergent wetlands. Spade Natural Resources Consulting prepared a Wildlife Scoping Survey, Botanical Survey, Point Arena Mountain Beaver Survey, and Wetland Delineation Report dated January 25, 2019. It's Figure 3 *Special status plants, vegetation alliances and other special status areas map* depicts areas within the 12-acre property that are more than 100-feet from sensitive habitat. Figure 3 locates the proposed shed, intended to be used for camping, as within (or directly

adjacent to) a willow thicket and riparian environmentally sensitive habitat area. The report includes recommendations to reduce the ESHA buffer from 100-feet to 50-feet, but the report fails to establish that there is no other feasible location for the proposed development.

Based on the report findings, staff recommends acknowledging the identified sensitive habitat areas. MCC Section 20.496.020(A) states, "A buffer area shall be established adjacent to all environmentally sensitive habitat areas." The purpose of this buffer area shall be to provide for a sufficient area to protect the environmentally sensitive habitat from degradation resulting from future developments and shall be compatible with the continuance of such habitat areas. The width of the buffer area shall be a minimum of one hundred (100) feet. The following are sensitive habitat areas identified in the 2019 report:

- *Point Arena Mountain Beaver Habitat*, including Coastal Thimbleberry Bramble
- *Sitka Willow Thickets, Arroyo Willow Thickets, and Coastal Dune Willow Thickets*
- *Coastal Blackberry Bramble*
- *Douglas Iris Patch* may be considered a coastal terrace prairie
- Non-native grassland may be considered habitat for *Coastal Bluff Morning Glory*
- Northern Coastal Bluff Scrub habitat for *Mendocino coast Indian Paintbrush*
- *Western Rush Marsh*, a Coastal Act wetland
- *Coastal Terrace Prairie Wetland*, a Coastal Act wetland
- *Monterey Cypress Stand*
- *Pacific Silverweed Marsh*, a Coastal Act wetland
- *Soft Rush Marsh*, a Coastal Act wetland
- *Slough Sedge Sward*, a Coastal Act wetland

Staff recommends that the applicant file a new application and propose to locate development more than 100-feet from surveyed sensitive habitat areas. Comments from California Coastal Commission and California Department of Fish & Wildlife have not been requested, as the application is incomplete as filed.

At this time, staff cannot recommend approving the proposed, because the application does not ensure environmentally sensitive habitat and other designated resource areas, which constitute significant public resources, are protected for both the wildlife inhabiting them as well as the enjoyment of present and future populations.

HAZARDS MANAGEMENT: MCC Chapter 20.500 shall apply to all development proposed in the Coastal Zone unless and until it is determined by the County Coastal Permit Administrator that the project is not subject to threats from geologic, fire, flood or other hazards. The *LCP Land Capabilities & Natural Hazards* exhibit identifies two coastal erosion hazards: "3b Present Development Non Critical" and "3c Future Development Critical (attached)." It also identifies both "beach deposit and stream alluvium" and "marine terrace deposit" seismic hazards with the property (attached). The property is mapped within a "Moderate Fire Hazard" area and "Very Low Density, Vegetated" Wildland-Urban Interface Zone (attached). The property extends to the shore, where "Zone V" flood hazard areas are identified. The property also includes a creek that is potentially subject to flooding, erosion, and wave rush during high tide events (attached). The westerly portion of the property is within the "San Andreas Fault Zone" as shown on the Earthquake Hazard Zones exhibit (attached).

At this time, staff cannot recommend approving the proposed, because the application lacks information about how potential geologic, fire, flood, or other hazards can be avoided.

VISUAL RESOURCES: MCC Chapter 20.504 shall apply to those areas identified as highly scenic areas, special communities and special treatment areas as defined by the Mendocino Coastal Element and identified on the Coastal Land Use Maps. All development proposals shall be reviewed by the Coastal Zone Permit Administrator to determine if the standards set forth apply. The property is mapped as a "Highly Scenic Area (attached)." Submitted are images of an existing rustic building (attached). The exterior facade is finished with wood and the roof is clad with corrugated metal (possibly galvanized) sheets. The shed is approximately 9-feet tall and 400-square-feet (20-feet by 20-feet). As proposed, the project is inconsistent

with MCC Section 20.504.015(C)(3), "New development shall be subordinate to the natural setting and minimize reflective surfaces. In highly scenic areas, building materials including siding and roof materials shall be selected to blend in hue and brightness with their surroundings." The galvanized, corrugated roofing material does not blend in hue and brightness with the surroundings. It is a potential reflective surface, as shown on the attached *Aerial Imagery* exhibit. Staff recommends encouraging exterior finishes that would satisfy the goals and policies implemented by MCC Chapter 20.504 *Visual Resource and Special Treatment Areas*.

As proposed, the project has not established that it would be sited and designed to protect views to and along the ocean and scenic coastal areas; would minimize the alteration of natural land forms; would be visually compatible with the character of surrounding areas; or that it would restore and enhance visual quality in visually degraded areas.

ARCHAEOLOGICAL RESOURCES: The application as filed is incomplete and has not been referred to agencies for comment, including Mendocino County Archaeological Commission, the Northwest Information Center at Sonoma State University, and local tribes.

AGRICULTURAL LANDS: MCC Chapter 20.508 shall apply to all lands designated AG or RL within the County of Mendocino's Coastal Zone. The project site and surrounding lots are within the RL District. The local soils include Western Classifications #126, #139, #105, #144 and #132 (See attached); they are Biaggi loam, coastal beaches, Crispin loam, Dystropepts, and Flumeville clay loam soils. Excluding areas adjacent to the shore, the lands are categorized as "Grazing Lands" on the *Important Farmland* exhibit (attached). Contiguous lots to the south are prime lands with Williamson Act contracts. As the application is incomplete as filed, comments and recommendations from the Agricultural Commissioner and the Farm Advisor have not been requested.

The application does not identify activities that would positively inform that the maximum amount of agricultural land would be maintained in agricultural production or assure the protection of the area's agricultural economy. MCC Section 20.508.015 states, in part, that:

All other lands suitable for agricultural use shall not be converted to non-agricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250 [of the Coastal Act]. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

Recommended findings state that it is unclear whether a conversion would be compatible with the continued agricultural use of contiguous lands to the south or whether the grazing lands, associated with the project, would not be converted to non-agricultural uses.

GROUNDWATER RESOURCES: MCC Chapter 20.516 shall apply to all new development and in particular development which requires the expansion or extension of public works or private facilities. Mendocino County's Chief Building Official affirmed that the proposed use of the shed would categorize the structure as habitable space (or a residential structure). The proposed use of the shed, as a residential structure, would require the application to demonstrate access to public works or private facilities for septage, leach fields, and water supply. The project site does not have access to public works facilities, e.g. sewer or water district services. Staff requested site plan clarifications, including locations for leach fields and groundwater extraction. As yet, no site plan changes have been filed. Recommended findings state that, as proposed, the project does not have access to public works or private facilities.

TRANSPORTATION AND CIRCULATION: MCC Section 20.516.015(C) applies to all new development. As filed the application does not demonstrate access to transportation systems, including a road approach to State Route 1. As the application is incomplete as filed, comments and recommendations from California Department of Transportation have not been requested.

PUBLIC ACCESS: MCC Chapter 20.528 shall apply to all projects in the coastal zone which fall within the

definition of "development" as set forth in Section 30106 of the Coastal Act and in MCC Section 20.308.035(D). *LCP Map 22: Mallo Pass Creek* exhibit identifies shore access along Manchester Beach and Irish Gulch Shoreline Access north of the project site. Coastal Element Appendix 13 lists several trails associated with Manchester Beach, including trails #81, #82, #83, and #84 that are approximate to the project site and having access to Manchester State Park. As Planning Staff has observed members of the public accessing the Manchester State Beach from a riverine located between State Route 1 and the shore, there is the potential existence of a prescriptive right associated with the project site. Pursuant with MCC Section 20.528.030, the application should clarify whether prescriptive access is associated with this parcel and whether or not the rights are established.

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 Project was determined to meet the criteria for a Statutory Exemption from the California Environmental Quality Act (CEQA) under California Code of Regulations Section 15270(a). CEQA does not apply to projects that a public agency rejects or disapproves. Staff is recommending that the Coastal Permit Administrator deny the request as proposed. Alternatively if the Coastal Permit Administrator chooses to take no action at this time, then staff recommends directing completion of the application forms, addressing the concerns identified within this report, and requesting staff prepare an Initial Study.

RECOMMENDED FINDINGS

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Coastal Zoning Code (MCC), the Coastal Permit Administrator denies with prejudice the proposed shed and *Camping* land use, adopts the following findings in support of this decision, and recommends Mendocino County Code Enforcement staff continue their investigation regarding unauthorized development at 16200 S Hwy 1, Manchester (APN 132-170-07).

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed does not conform with the certified Local Coastal Program as it proposes a structure within an environmentally sensitive habitat area buffer when feasible alternative locations exist; the proposed does not demonstrate that potential hazards are avoided; and the proposed has not demonstrated how Coastal Element goals and policies protecting habitats and natural resources, agriculture, hazards management, visual resources, shoreline access, and transportation, utilities, and public services would be satisfied; and as filed, the application is incomplete; and
2. Pursuant with MCC Section 20.532.095(A)(2), the application has not established that the project would have adequate access to utilities, access roads, drainage and other necessary facilities; site plans do not depict locations for leach fields, groundwater extraction, or a road approach to State Route 1; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed *Camping* land use is not listed as permitted or conditionally permitted use in the Range Lands District; as filed, the application has not established how potential geologic, flood, and fire hazards would be avoided or mitigated and does not satisfy the specified requirements of the MCC Chapter 20.500 *Hazards*; the proposed exterior building materials do not satisfy the purpose and intent of MCC Chapter 20.504 *Visual Resource and Special Treatment Areas*, and as proposed the project does not satisfy other provisions of Division II; and
4. Pursuant with MCC Section 20.532.095(A)(4), the California Environmental Quality Act does not apply to projects that a public agency rejects or disapproves; and
5. Pursuant with MCC Section 20.532.095(A)(5), it is unknown whether cultural resources are associated with the site; as the application has not been deemed complete, comments have not been requested from the Northwest Information Center at Sonoma State University, Mendocino County Archaeological Commission, nor local tribes; 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 the application has not established their adequacy to serve the proposed development as required by MCC Chapter 20.516; and
7. Pursuant with MCC Section 20.532.095(B)(1), the proposed development potentially satisfies with public access policies as implemented by MCC Chapter 20.528 *Coastal Access Regulations and Open Space Easements*; but the application needs to establish whether (or not) there is an existing prescriptive right across the property between State Route 1 and Manchester State Beach; and
8. Pursuant with MCC Section 20.532.100(A)(1), the proposed development does not satisfy MCC Chapter 20.496 *Environmentally Sensitive Habitat and Other Resource Areas* regulations as there are other areas on the 12-acre parcel where a 400-square-foot shed could be feasibly constructed more than 100 feet from sensitive habitat and other resource areas; and
9. Pursuant with MCC Section 20.532.100(A)(2), it is unclear whether the use would be compatible with the long-term protection of resource lands and whether conversion of agricultural lands is proposed; and
10. Pursuant with MCC Section 20.532.100(B)(1), as filed the application is incomplete and it is unclear whether project revisions would better protect environmentally sensitive habitat areas; would minimize construction or roads and other facilities; would maintain views from beaches, public trails, roads and views from other recreational areas; whether there is access to adequate water, waste water disposal and other services; whether the project maximizes preservation of prime agricultural soils; and whether the project would ensure existing land use compatibility by maintaining productive agricultural lands; and
11. Pursuant with MCC Section 20.532.100(B)(2), no conversion of land under Williamson Act Contract to non-agricultural use is proposed as the property is not under contract; and
12. Pursuant with MCC Section 20.532.100(B)(3), as proposed it is unclear whether conversion of mapped grazing land to non-agricultural use is proposed.

12/28/21

DATE

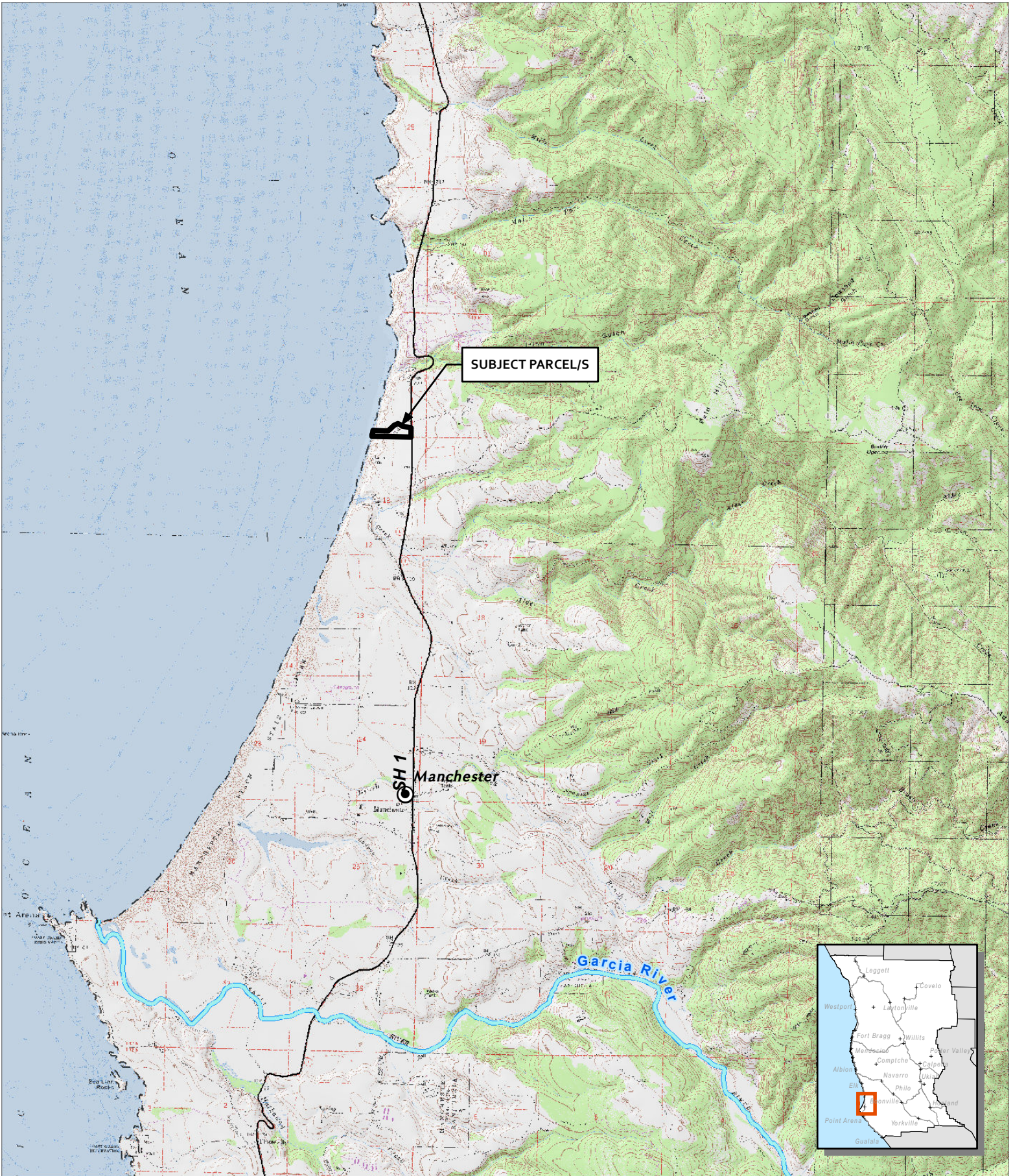
Nandy for Juliana Cherry

JULIANA CHERRY
PLANNER III

Appeal Period: 10 Days
Appeal Fee: \$1616.00

ATTACHMENTS:

- | | |
|---|--------------------------------------|
| A. Location Map | P. Coastal Ground Water Resources |
| B. Topographical Map | Q. Special Flood Hazard Areas |
| C. Aerial Imagery | R. Wetlands |
| D. Site Plan | S. Water Districts |
| E. Elevation Drawings | T. Local Soils |
| F. Zoning Display Map | U. Important Farmland |
| G. General Plan Classifications | V. Lands in Williamson Act Contracts |
| H. LCP Map 22 Mallo Pass Creek | W. Earthquake Hazard Zones |
| I. LCP Habitats & Resources | X. Misc Districts |
| J. LCP Land Capabilities & Natural Hazards | |
| K. Appealable Areas | |
| L. Adjacent Parcels | |
| M. Fire Hazard Zones & Responsibility Areas | |
| N. Wildland-Urban Interface Zones | |
| O. Highly Scenic & Tree Removal Areas | |






SUBJECT PARCEL/S

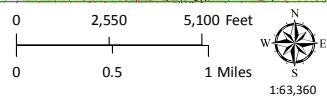
SH 1
Manchester

Garcia River



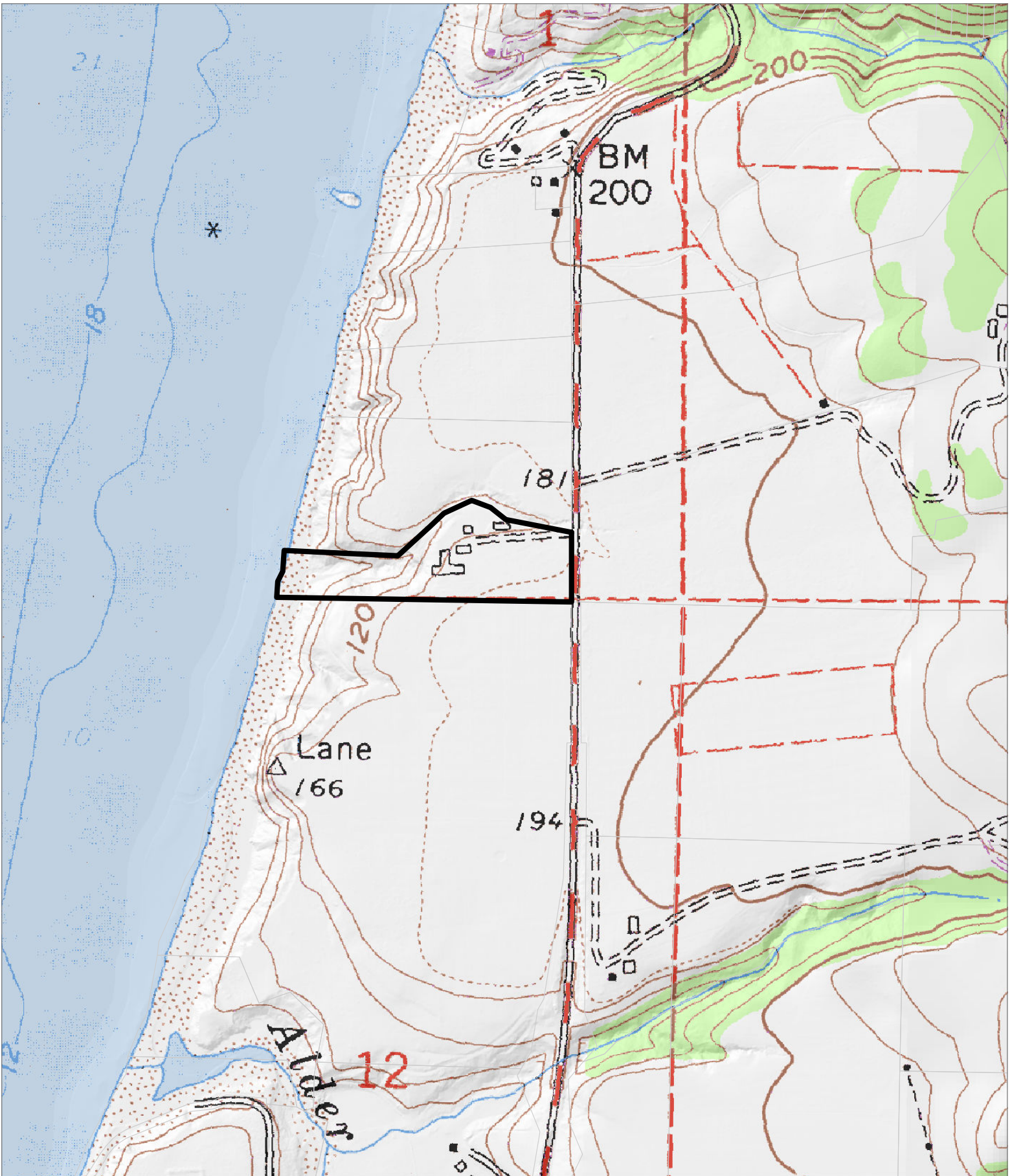
CASE: **CDP 2018-0007**
 OWNER: **SCOTT, Vaughn**
 APN: **132-170-07**
 APLCT:
 AGENT:
 ADDRESS: **16200 S. Hwy. 1, Manchester**

-  Major Towns & Places
-  Major Rivers
-  Highways

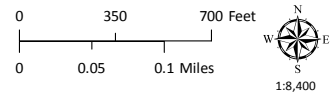


LOCATION MAP
ATTACHMENT A

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



CASE: CDP 2018-0007
OWNER: SCOTT, Vaughn
APN: 132-170-07
APLCT:
AGENT:
ADDRESS: 16200 S. Hwy. 1, Manchester



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

ATTACHMENT B

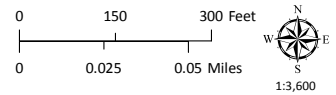
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CASE: CDP 2018-0007
OWNER: SCOTT, Vaughn
APN: 132-170-07
APLCT:
AGENT:
ADDRESS: 16200 S. Hwy. 1, Manchester

— Public Roads
- - - Driveways/Unnamed Roads

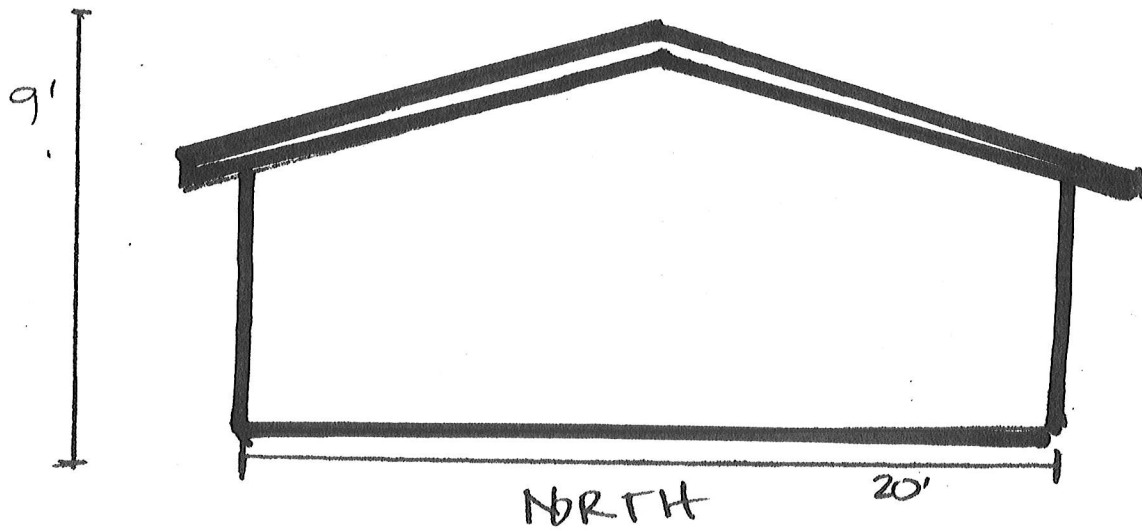
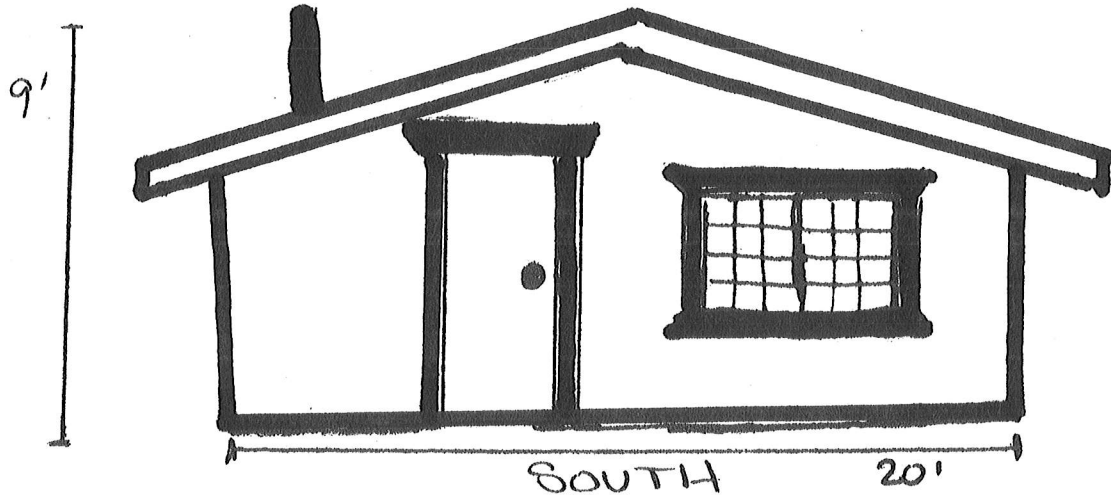


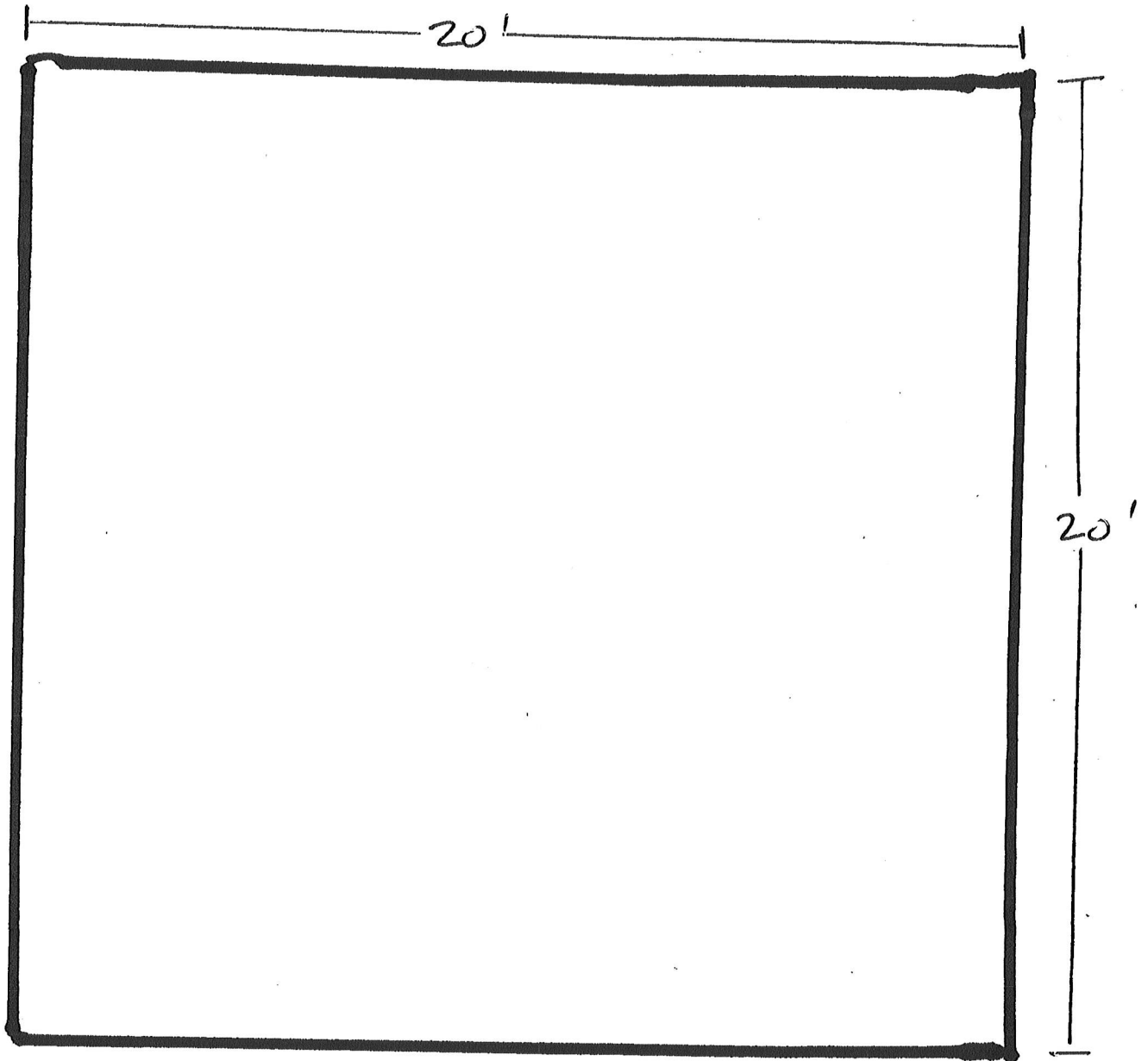
AERIAL IMAGERY
ATTACHMENT C

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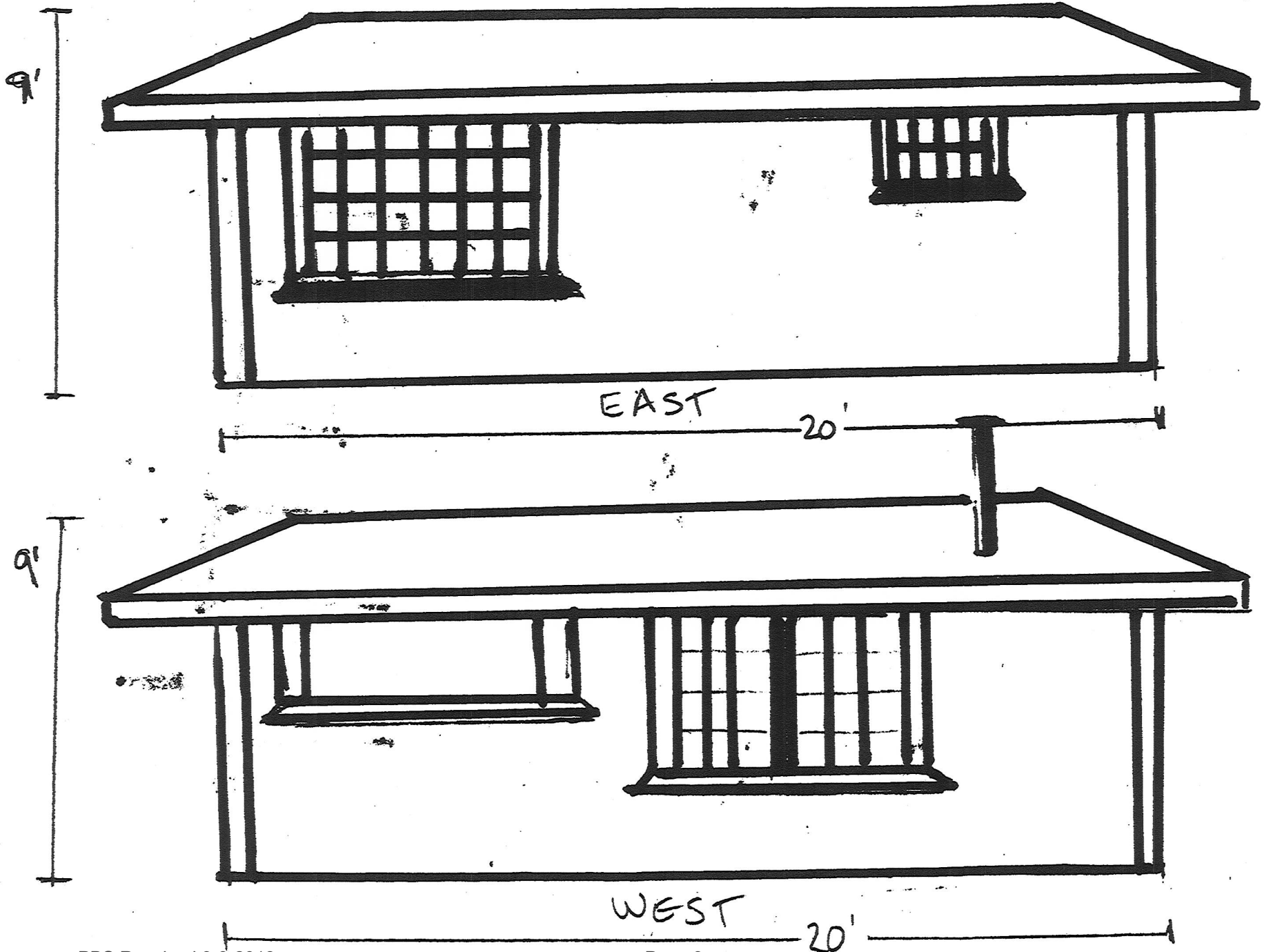


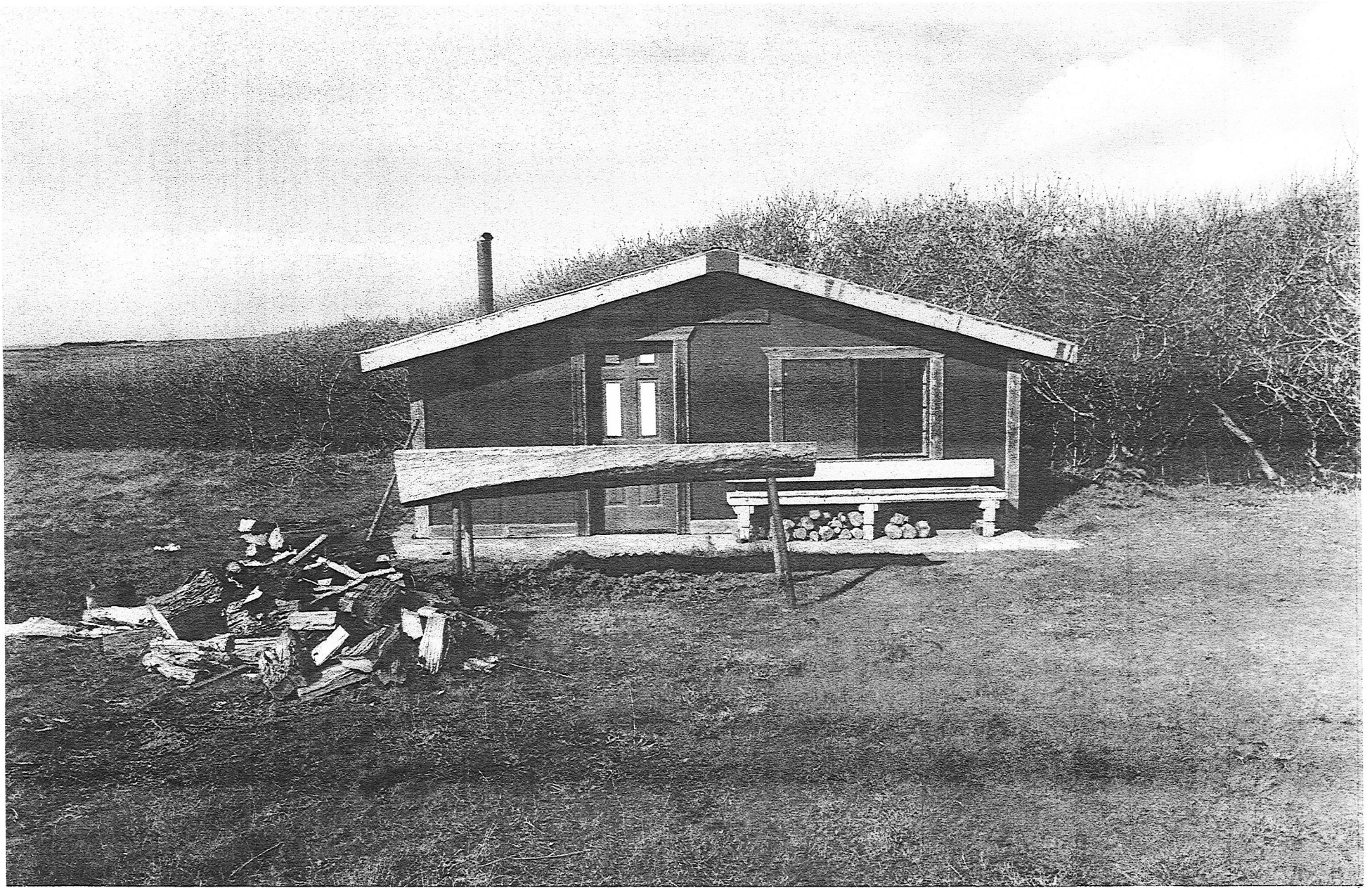
ATTACHMENT D





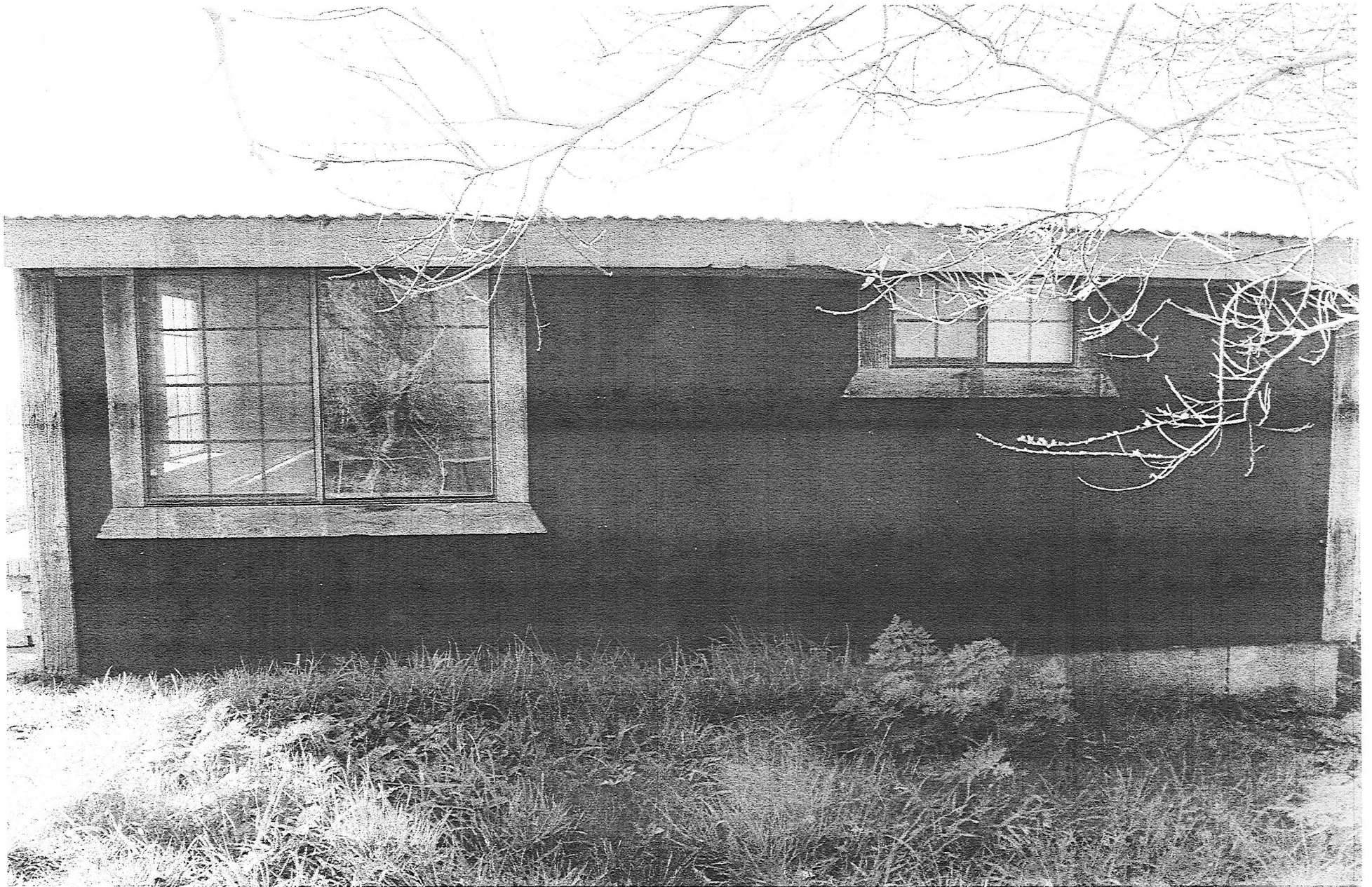
FLOOR Plan





SOUTH

ATTACHMENT E



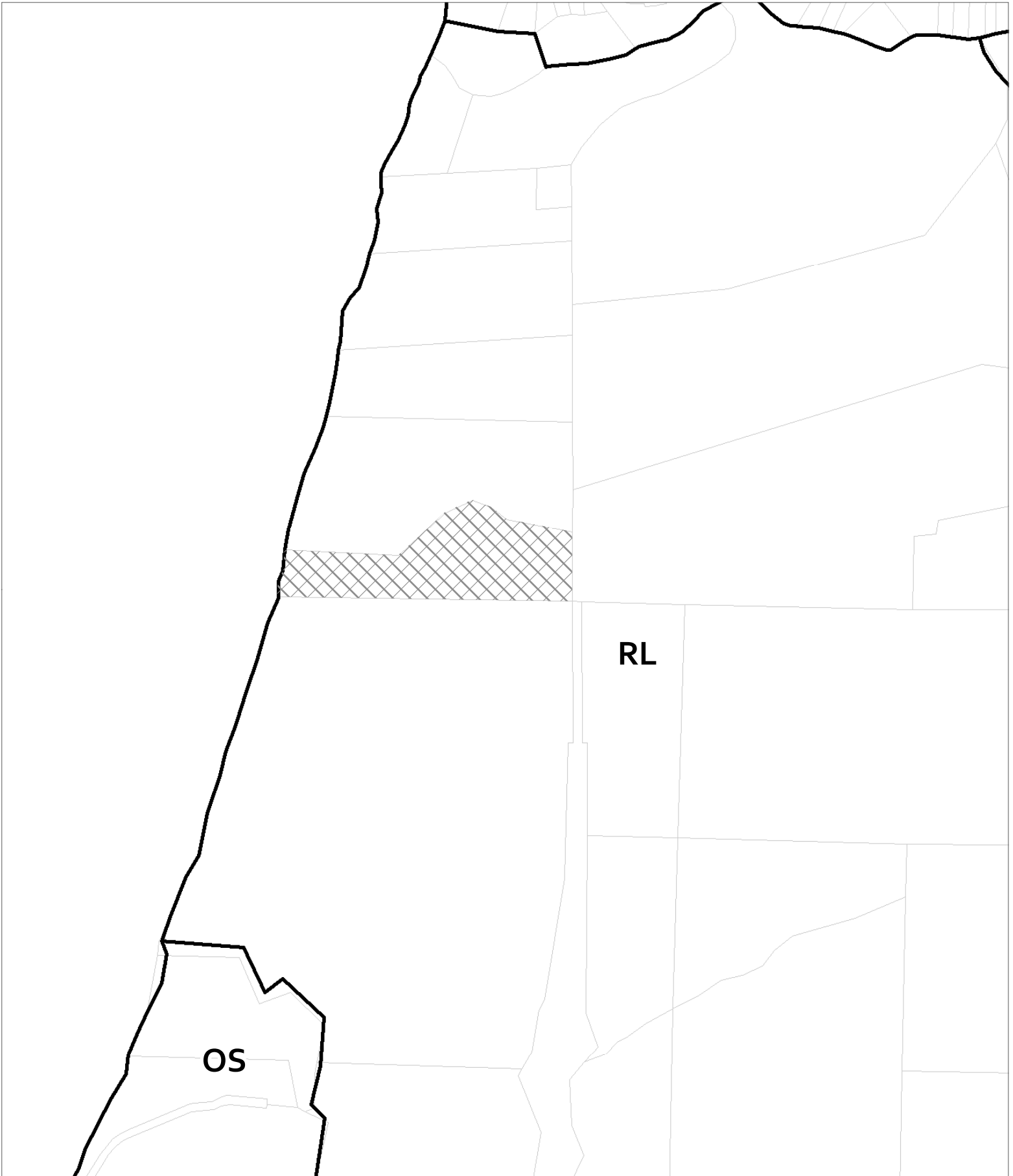
East

ATTACHMENT E




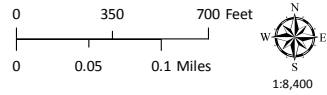
West

ATTACHMENT E



CASE: CDP 2018-0007
OWNER: SCOTT, Vaughn
APN: 132-170-07
APLCT:
AGENT:
ADDRESS: 16200 S. Hwy. 1, Manchester

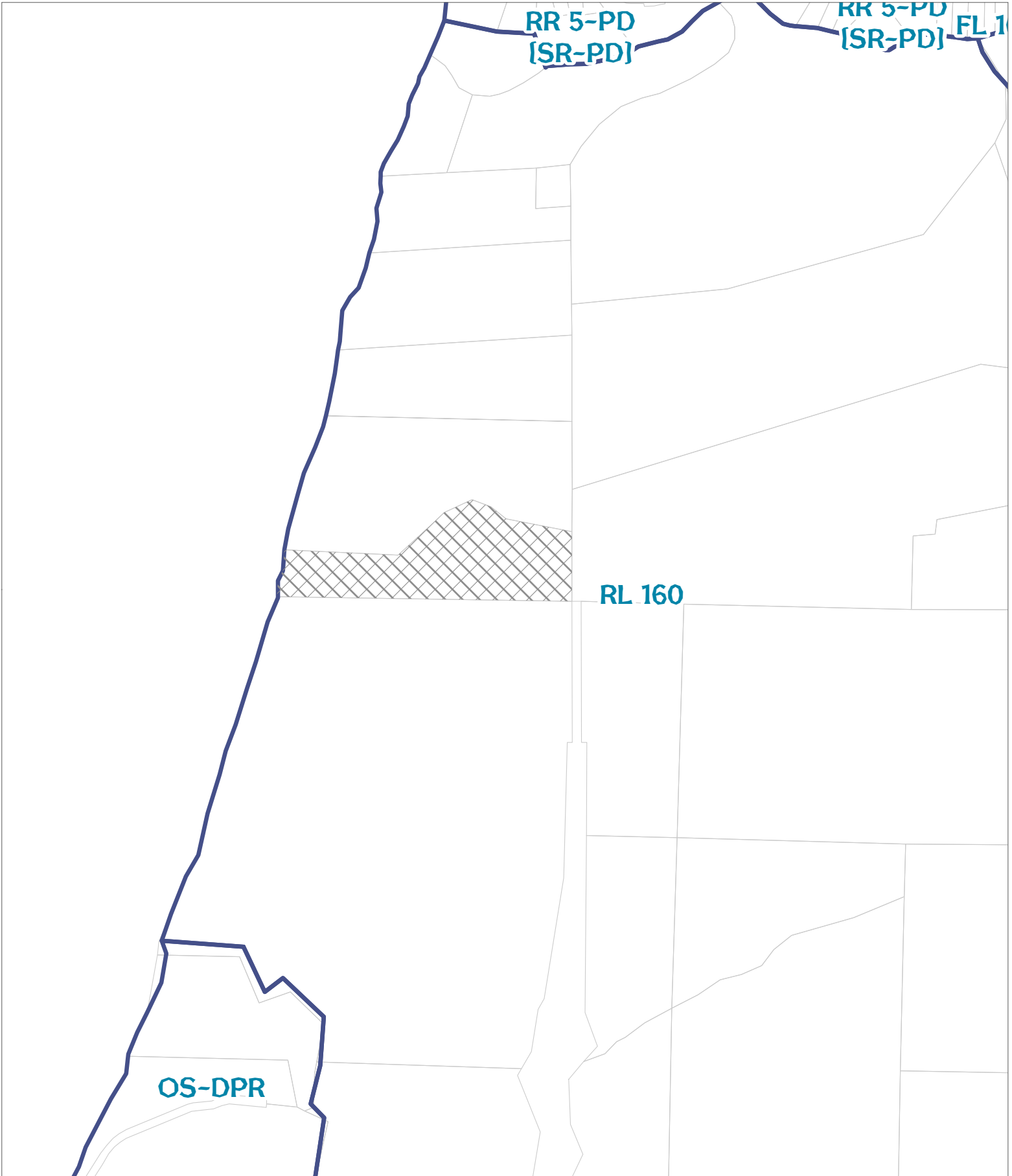
 Zoning Districts




ZONING DISPLAY MAP

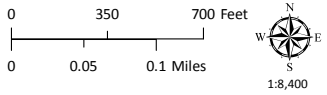
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ATTACHMENT F



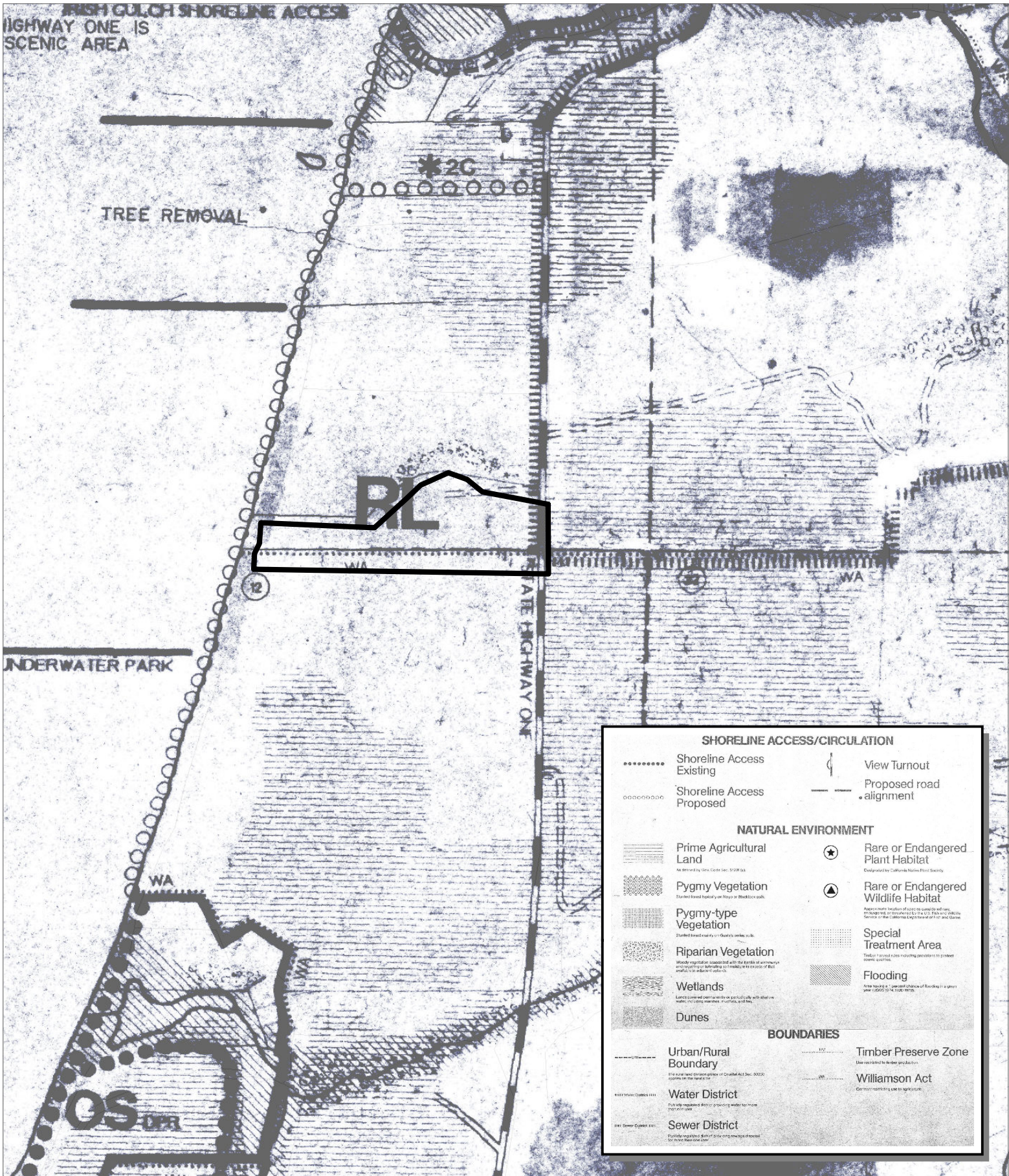
CASE: CDP 2018-0007
 OWNER: SCOTT, Vaughn
 APN: 132-170-07
 APLCT:
 AGENT:
 ADDRESS: 16200 S. Hwy. 1, Manchester

 General Plan Classes

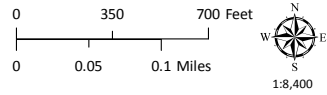


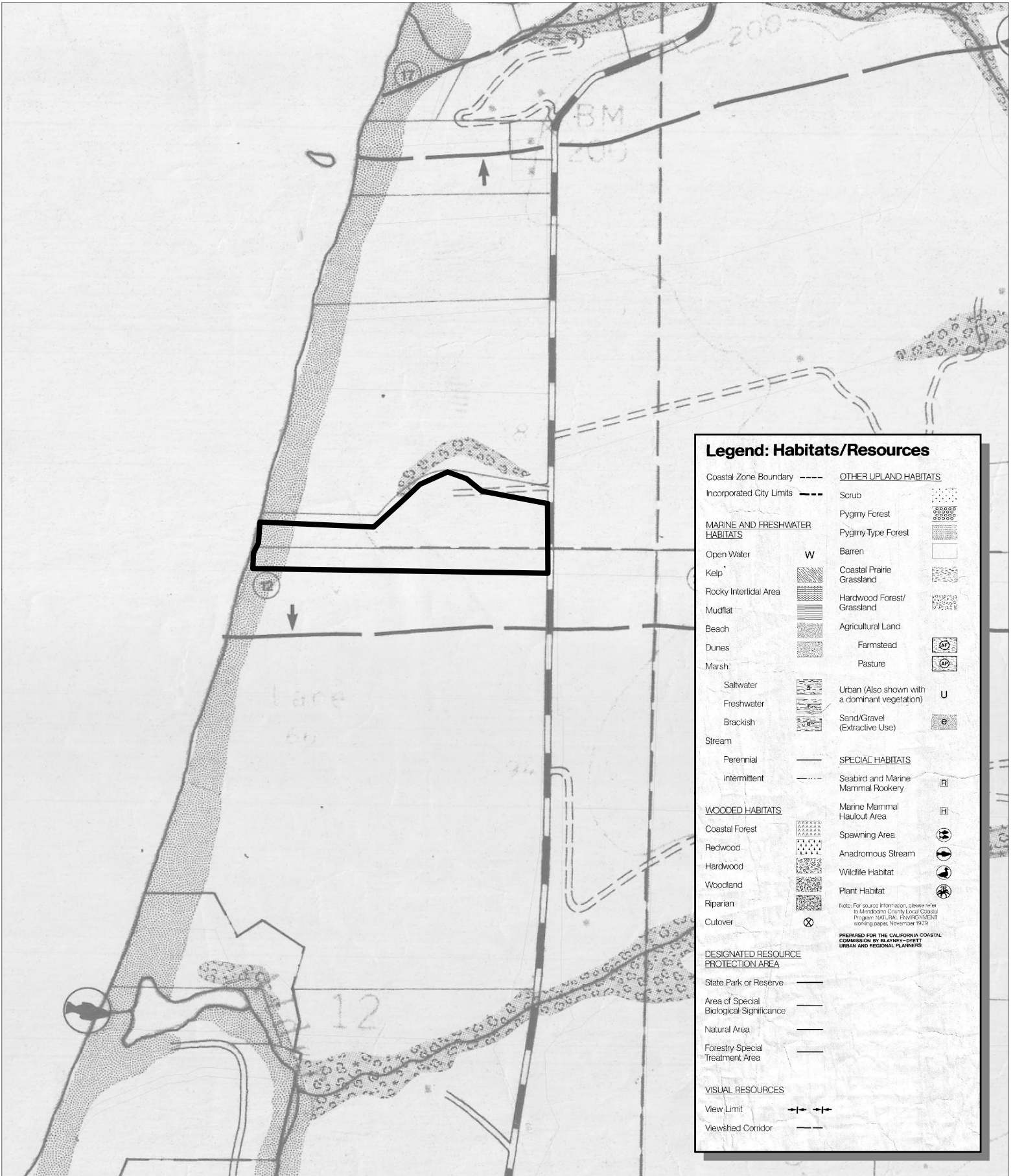
GENERAL PLAN CLASSIFICATIONS
 ATTACHMENT G

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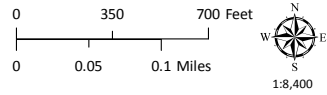


CASE: CDP 2018-0007
 OWNER: SCOTT, Vaughn
 APN: 132-170-07
 APLCT:
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 ADDRESS: 16200 S. Hwy. 1, Manchester

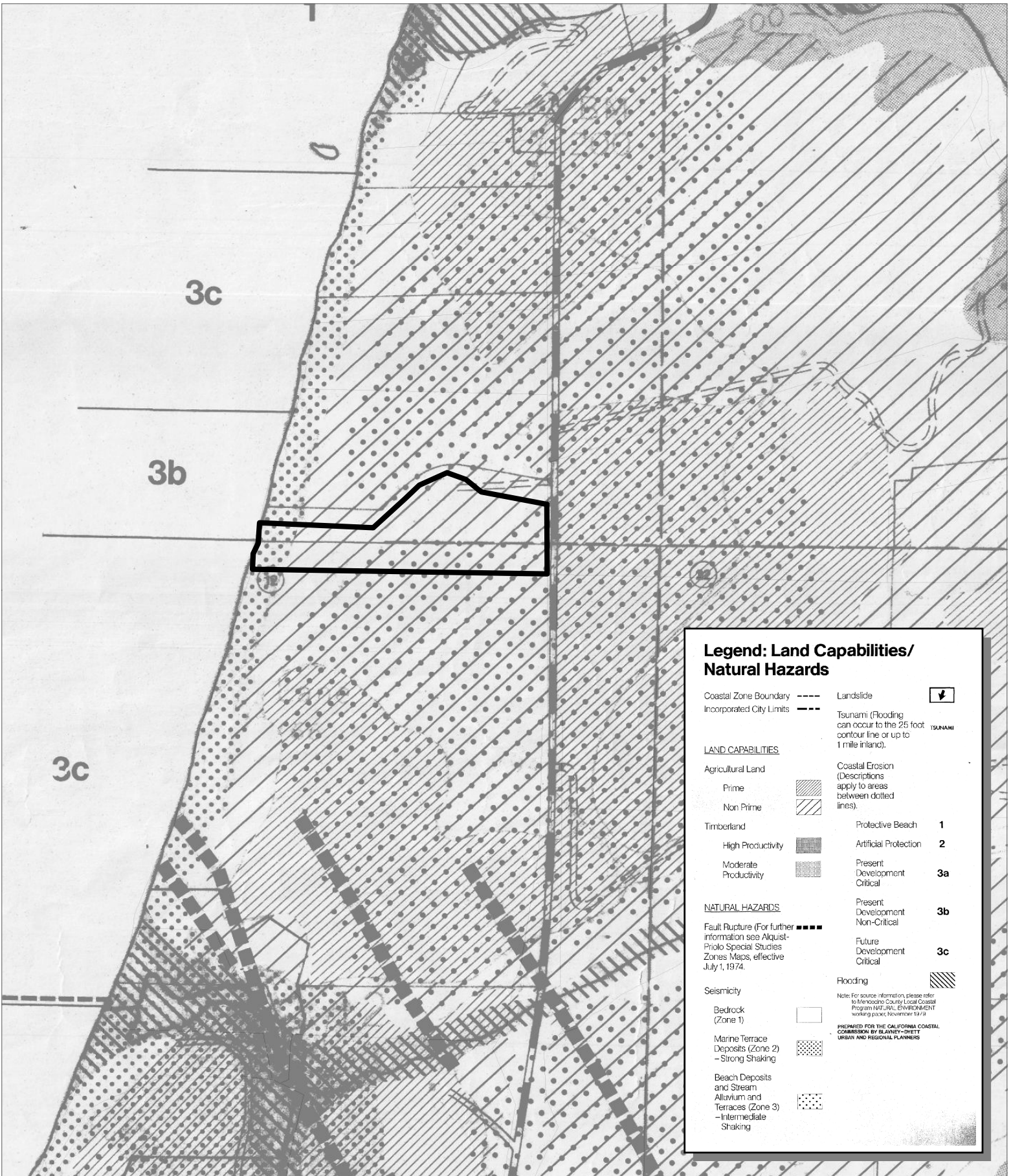




CASE: CDP 2018-0007
 OWNER: SCOTT, Vaughn
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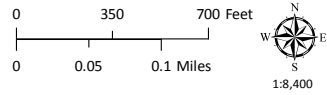


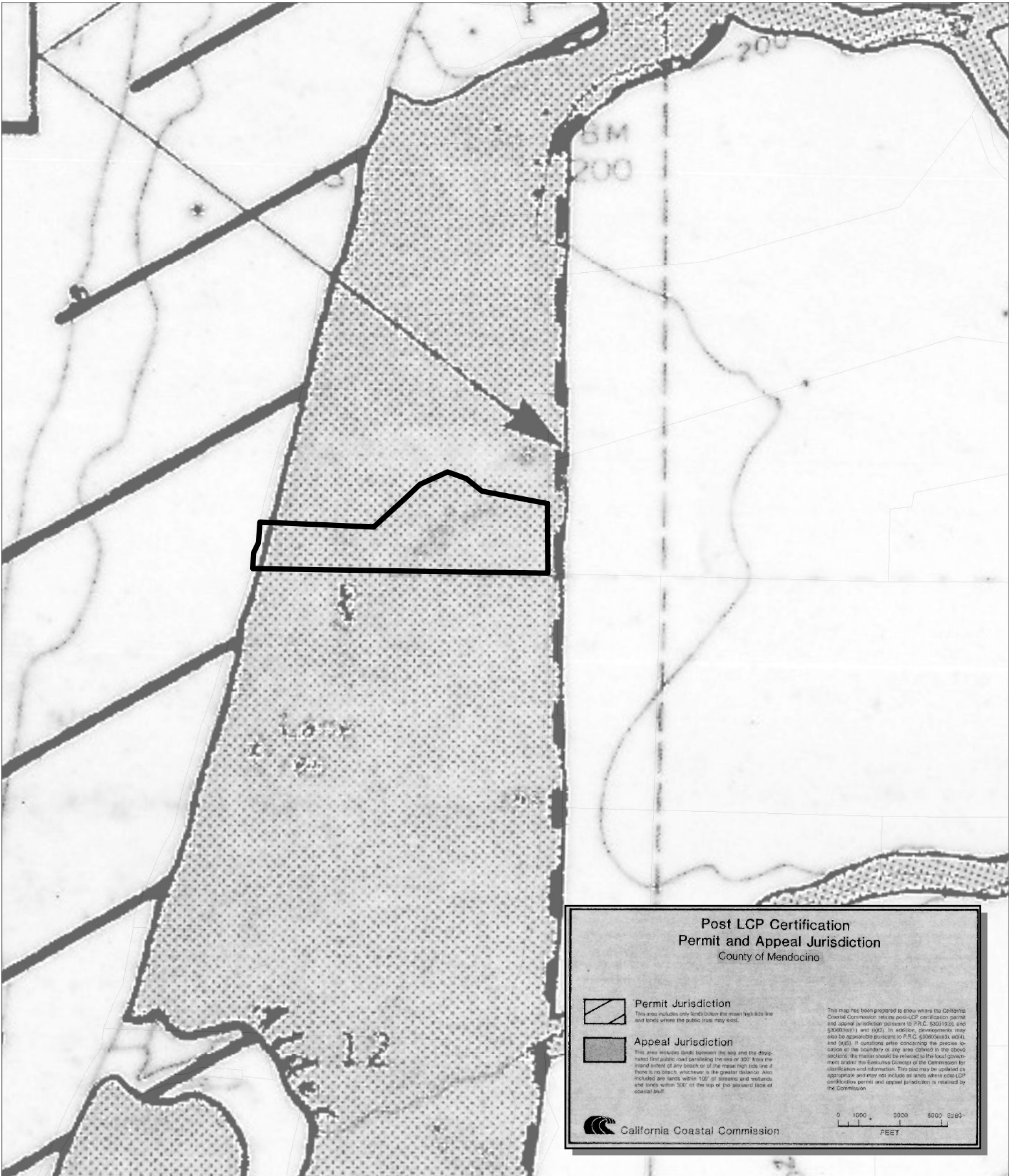
Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
LAND CAPABILITIES			
Agricultural Land		Coastal Erosion (Descriptions apply to areas between dotted lines).	
Prime		Protective Beach	1
Non Prime		Artificial Protection	2
Timberland		Present Development Critical	3a
High Productivity		Present Development Non-Critical	3b
Moderate Productivity		Future Development Critical	3c
NATURAL HAZARDS			
Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.		Flooding	
Seismicity		<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.</small>	
Bedrock (Zone 1)		<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-DWETT URBAN AND REGIONAL PLANNERS</small>	
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

CASE: CDP 2018-0007
 OWNER: SCOTT, Vaughn
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 AGENT:

ADDRESS: 16200 S. Hwy. 1, Manchester





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



Permit Jurisdiction

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



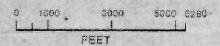
Appeal Jurisdiction

This area includes lands between the sea and the designated first public road paralleling the sea or 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 bluff.

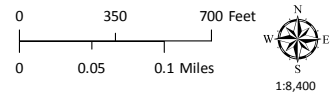
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.C. §§30150 and §30150.5(1) and (2). In addition, developments may also be appropriate pursuant to P.C. §§30150.5(4)(a), (4)(b), and (4)(c). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.



California Coastal Commission

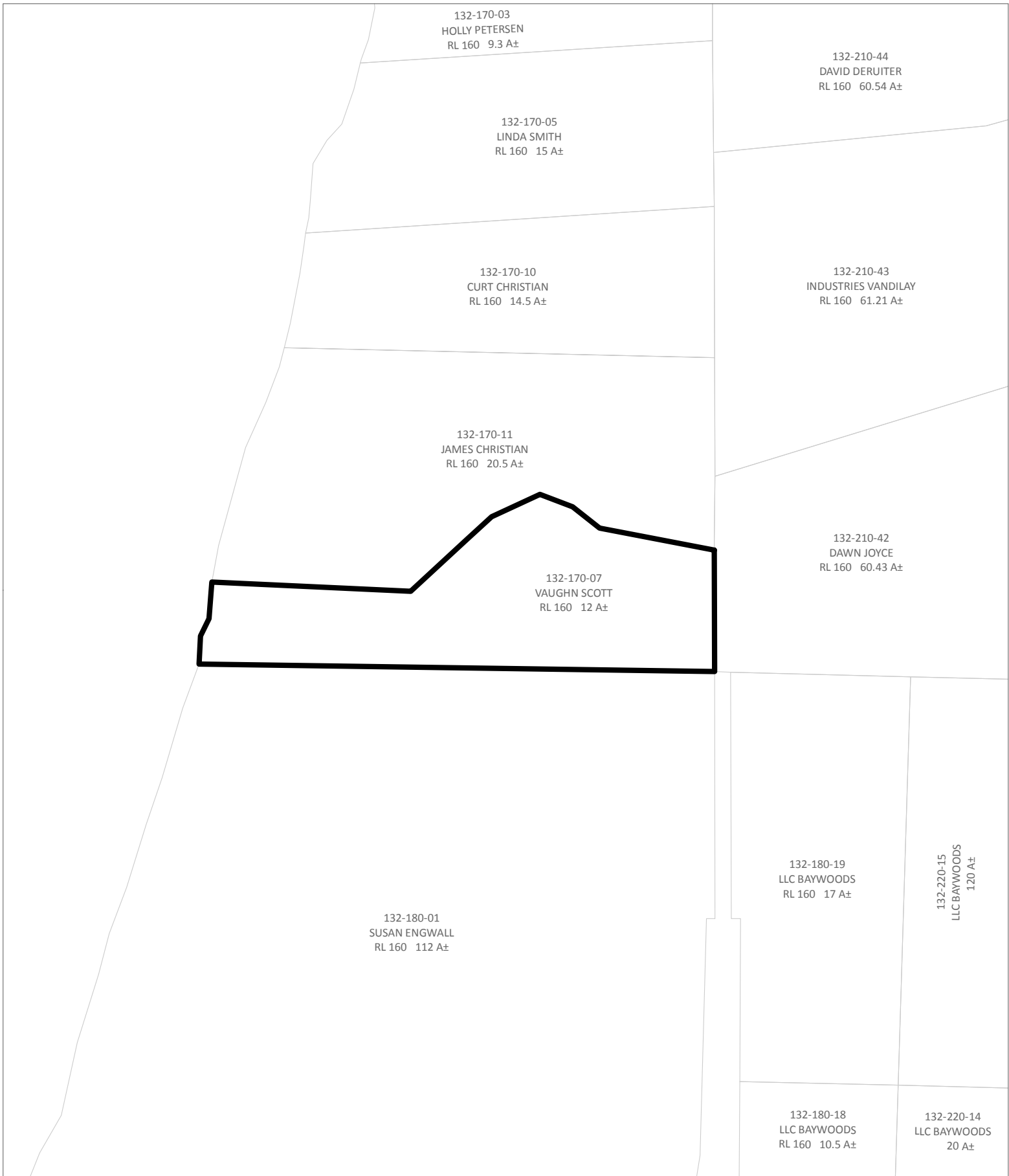


CASE: **CDP 2018-0007**
 OWNER: **SCOTT, Vaughn**
 APN: **132-170-07**
 APLCT:
 AGENT:
 ADDRESS: **16200 S. Hwy. 1, Manchester**

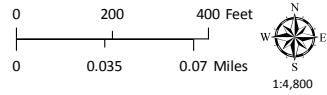


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**APPEALABLE AREAS
 ATTACHMENT K**

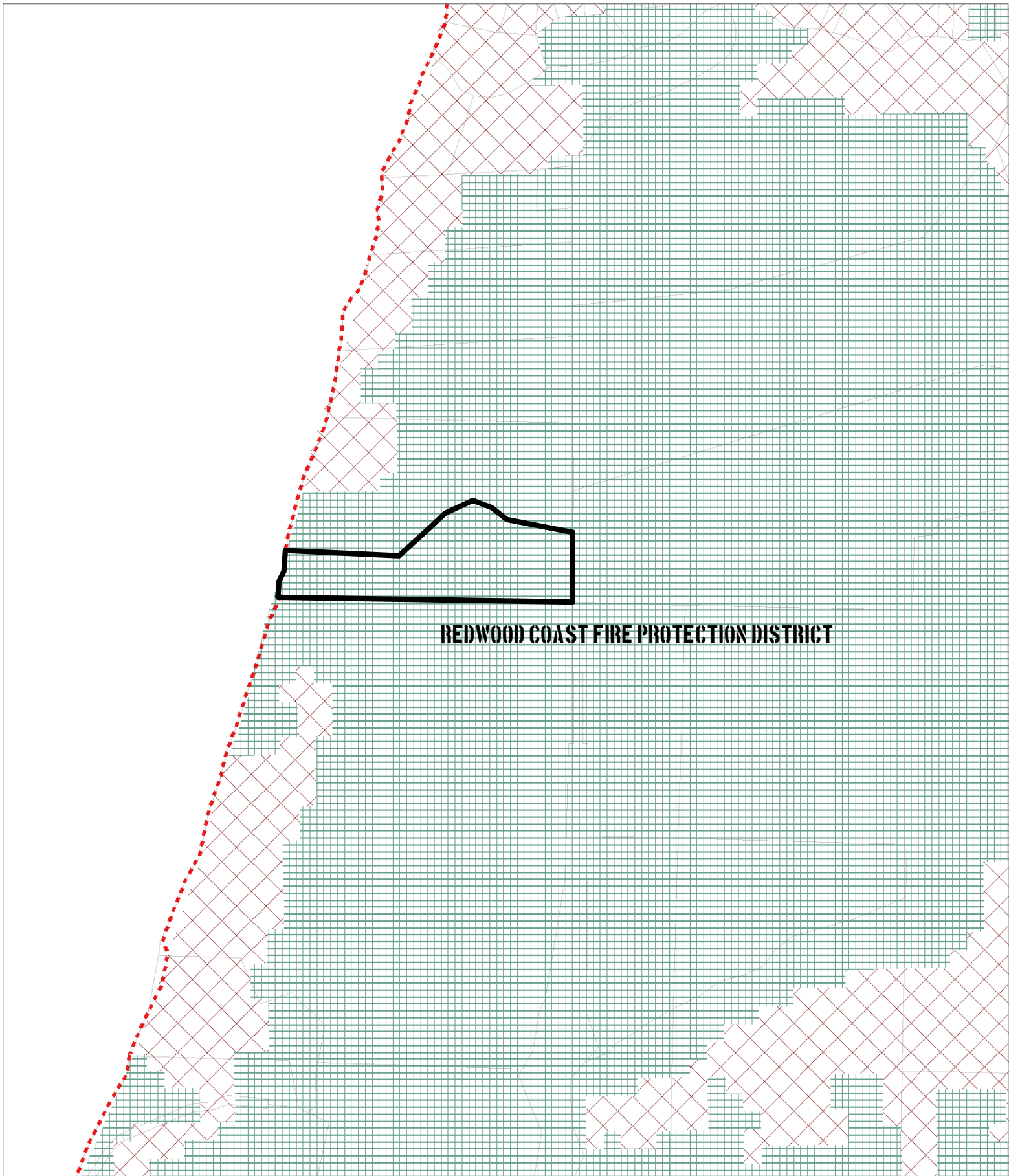


CASE: CDP 2018-0007
 OWNER: SCOTT, Vaughn
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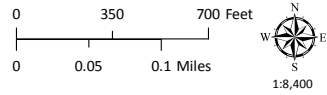
ADJACENT PARCELS
 ATTACHMENT L



REDWOOD COAST FIRE PROTECTION DISTRICT

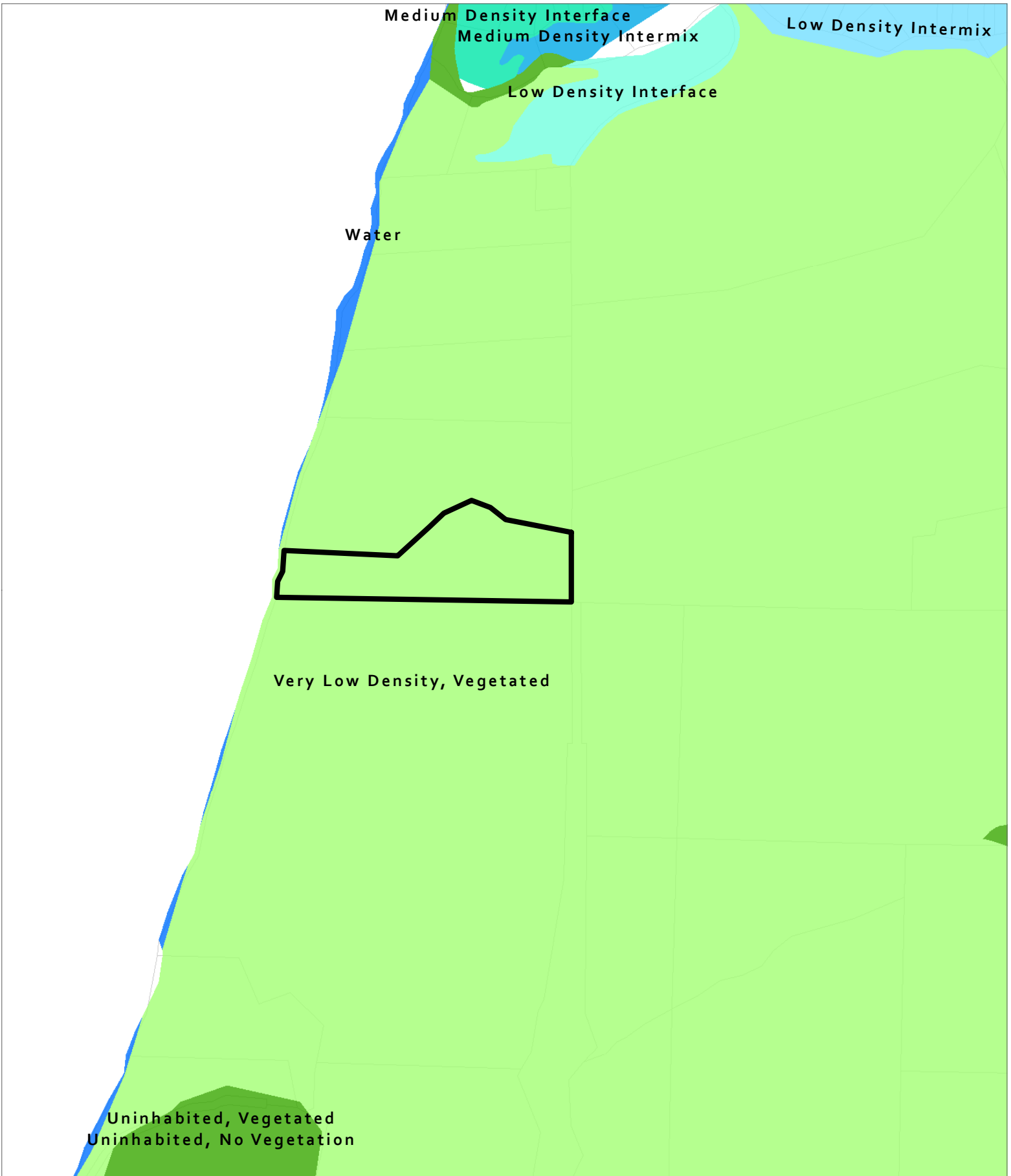
CASE: CDP 2018-0007
 OWNER: SCOTT, Vaughn
 APN: 132-170-07
 APLCT:
 AGENT:
 ADDRESS: 16200 S. Hwy. 1, Manchester

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



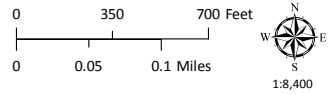
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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CASE: CDP 2018-0007
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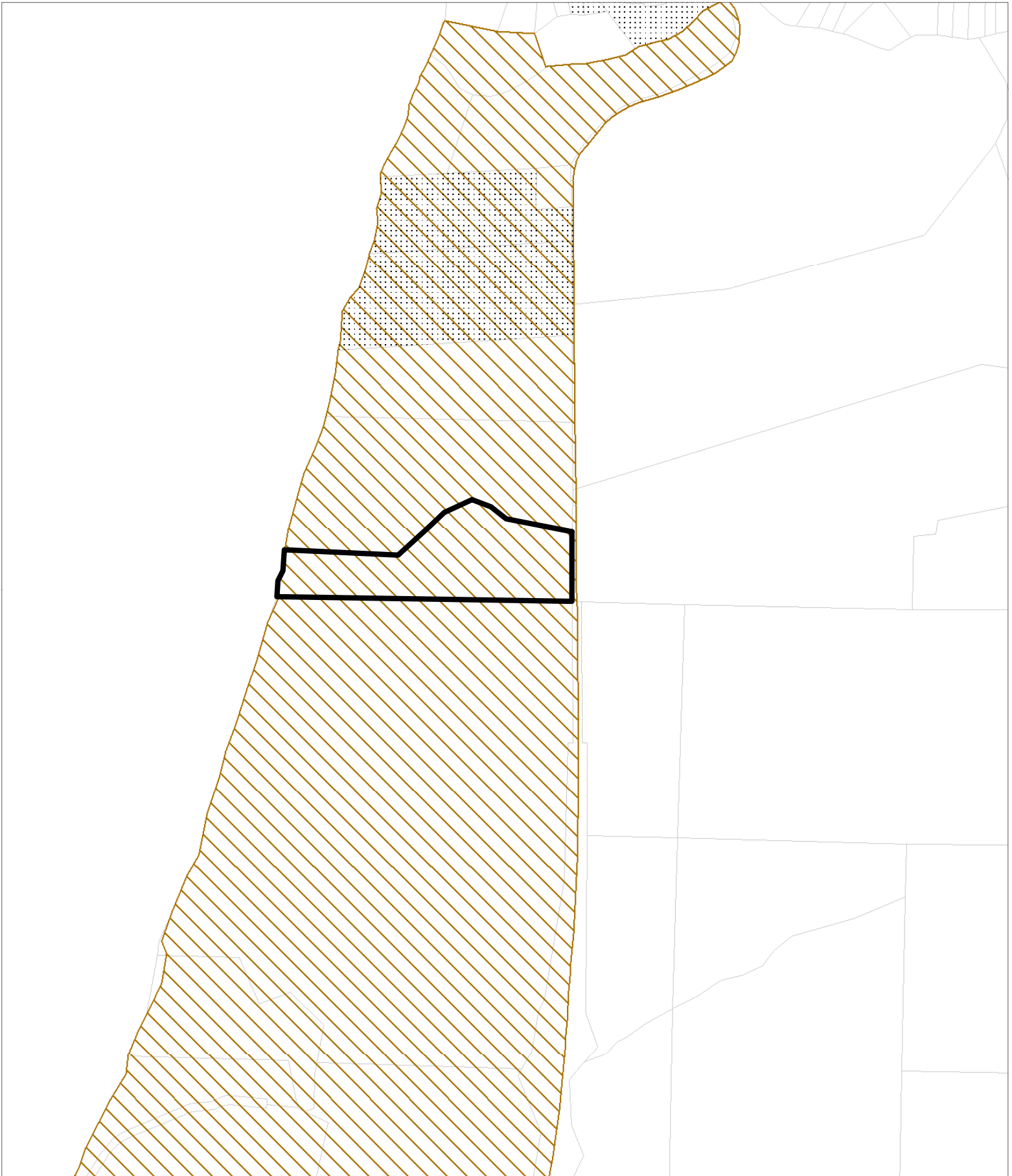
 Water





WILDLAND-URBAN INTERFACE ZONES

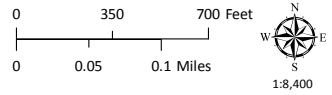
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ATTACHMENT N



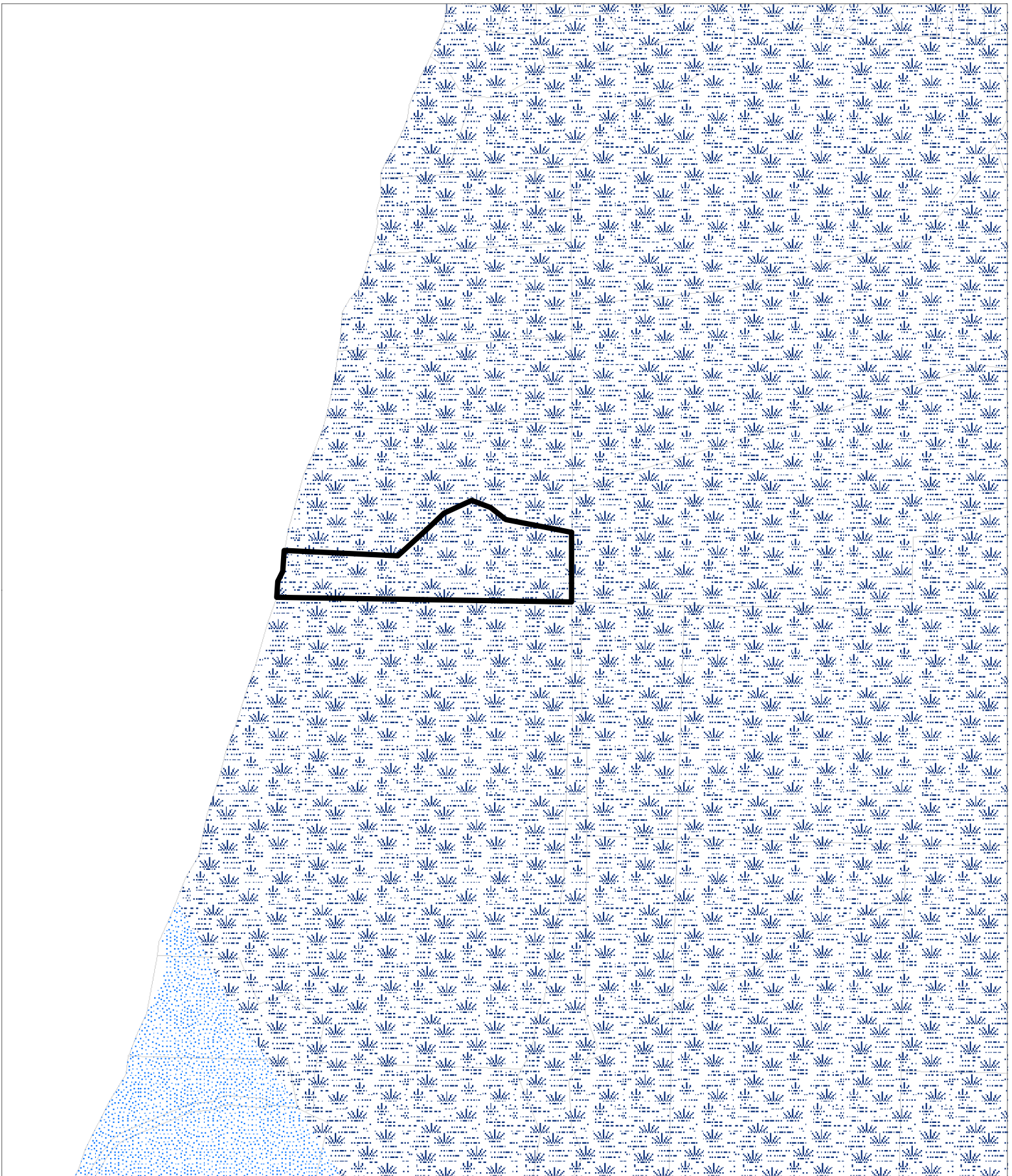
CASE: CDP 2018-0007
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 Tree Removal Area
 Highly Scenic Area





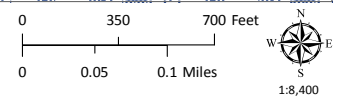
HIGHLY SCENIC & TREE REMOVAL AREAS

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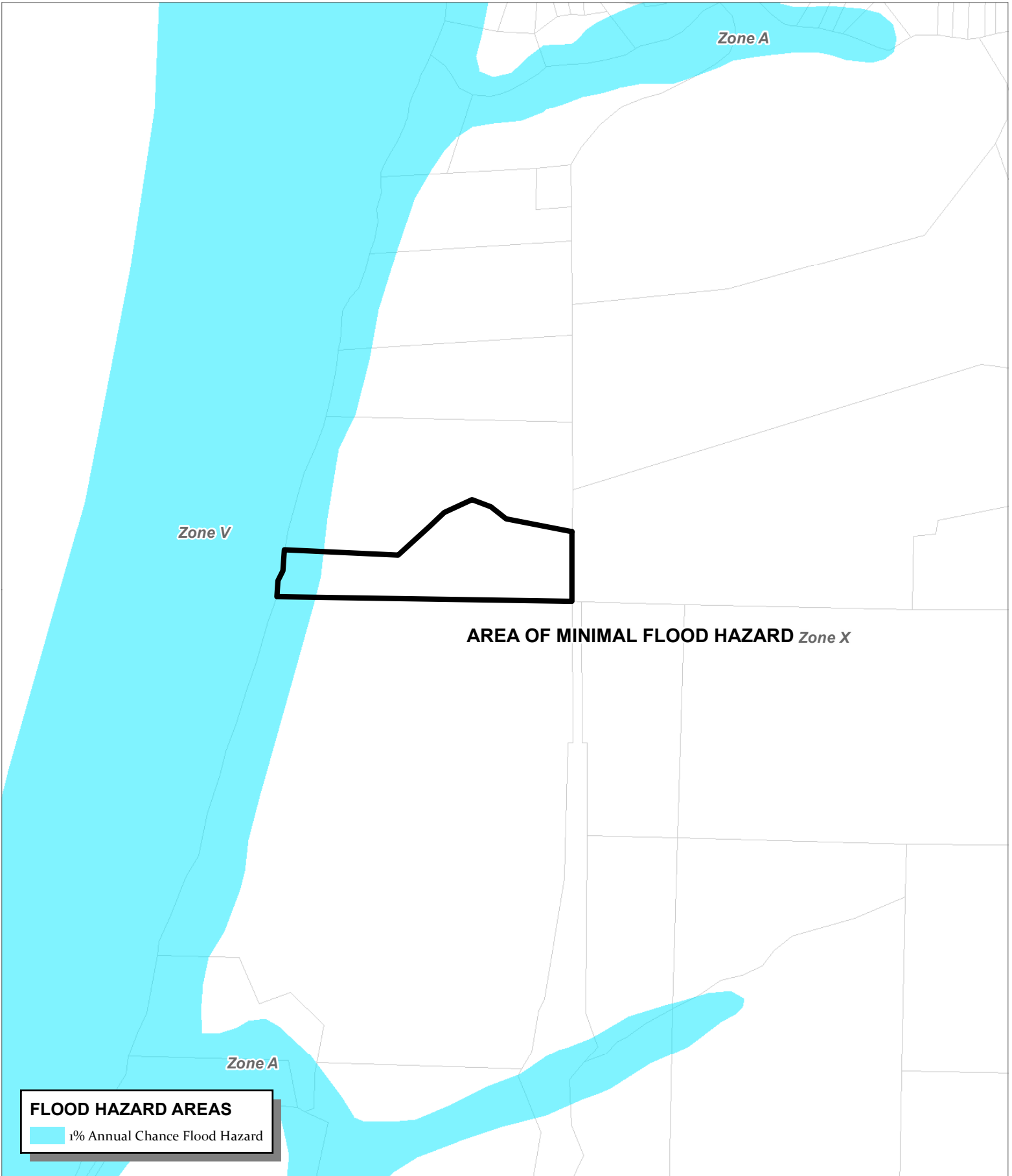
-  Sufficient Water Resources
-  Marginal Water Resources



COASTAL GROUND WATER RESOURCES

ATTACHMENT P

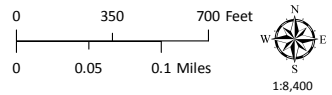
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FLOOD HAZARD AREAS

1% Annual Chance Flood Hazard

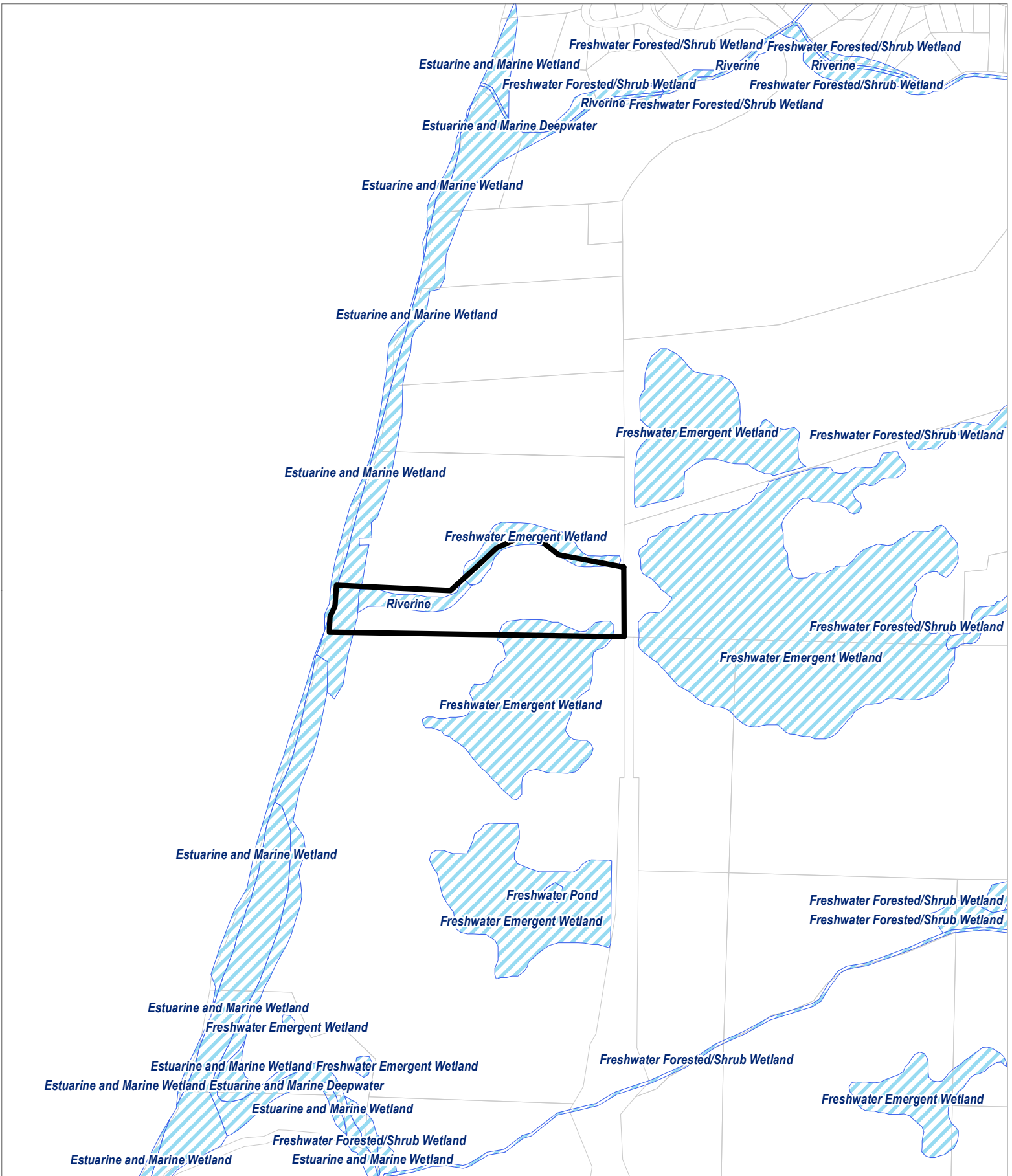
CASE: CDP 2018-0007
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SPECIAL FLOOD HAZARD AREAS

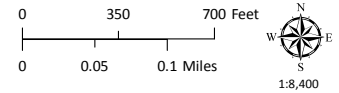
ATTACHMENT Q

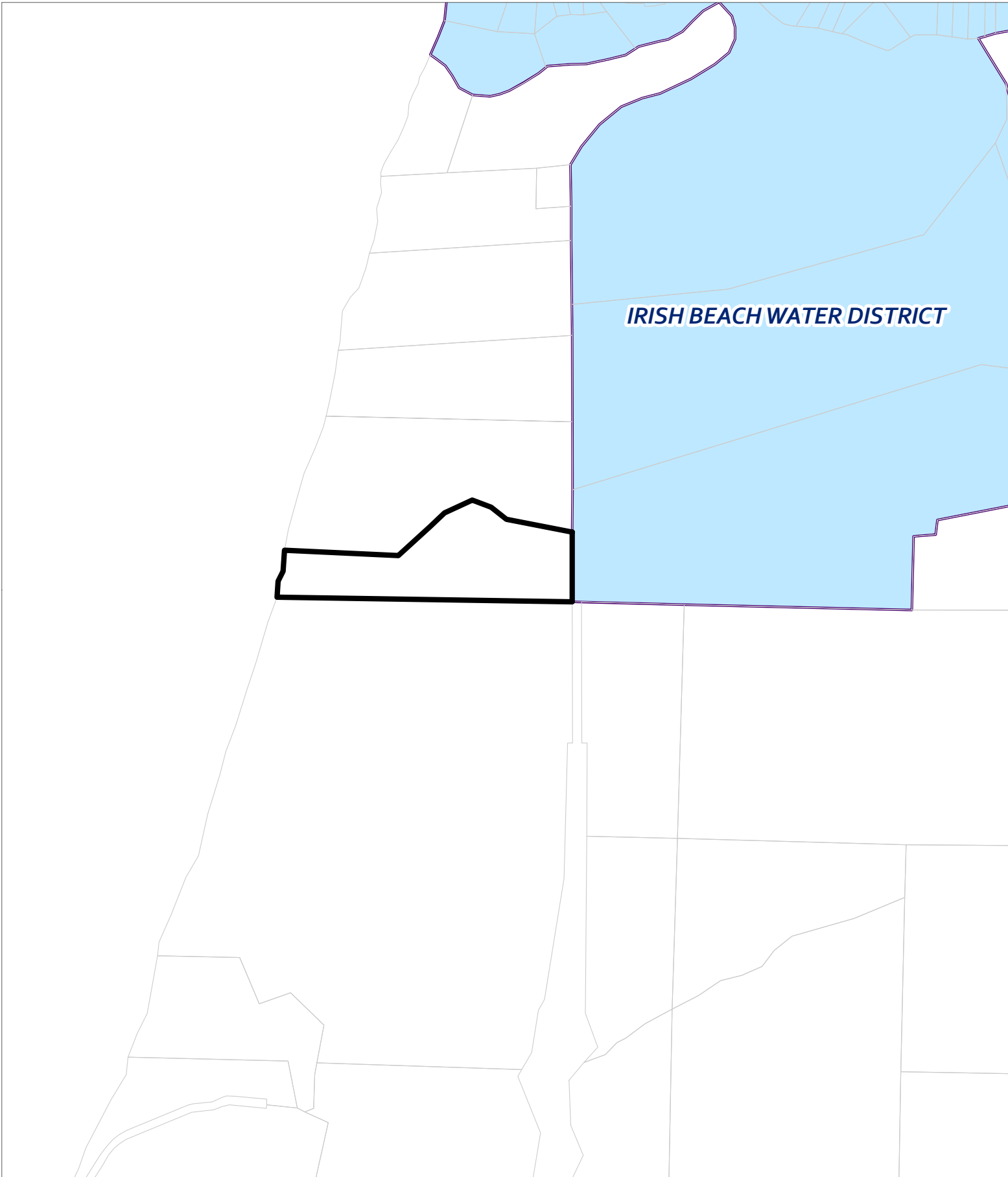
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CASE: CDP 2018-0007
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
 National Wetlands Inventory

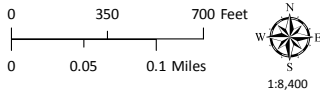




IRISH BEACH WATER DISTRICT

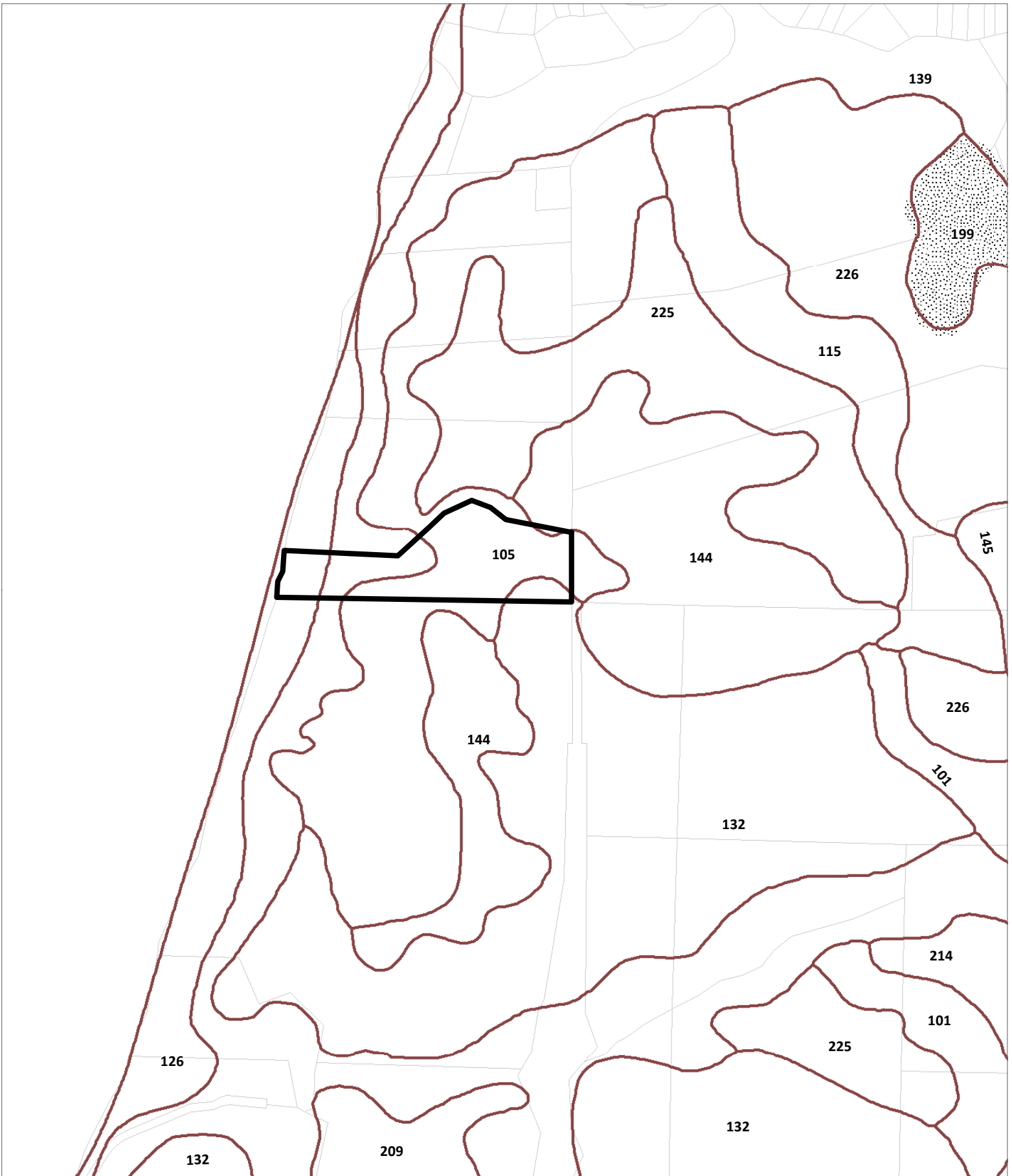
CASE: CDP 2018-0007
OWNER: SCOTT, Vaughn
APN: 132-170-07
APLCT:
AGENT:
ADDRESS: 16200 S. Hwy. 1, Manchester

 County Water Districts





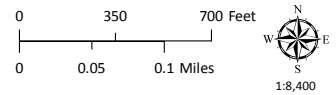
**WATER DISTRICTS
ATTACHMENTS**

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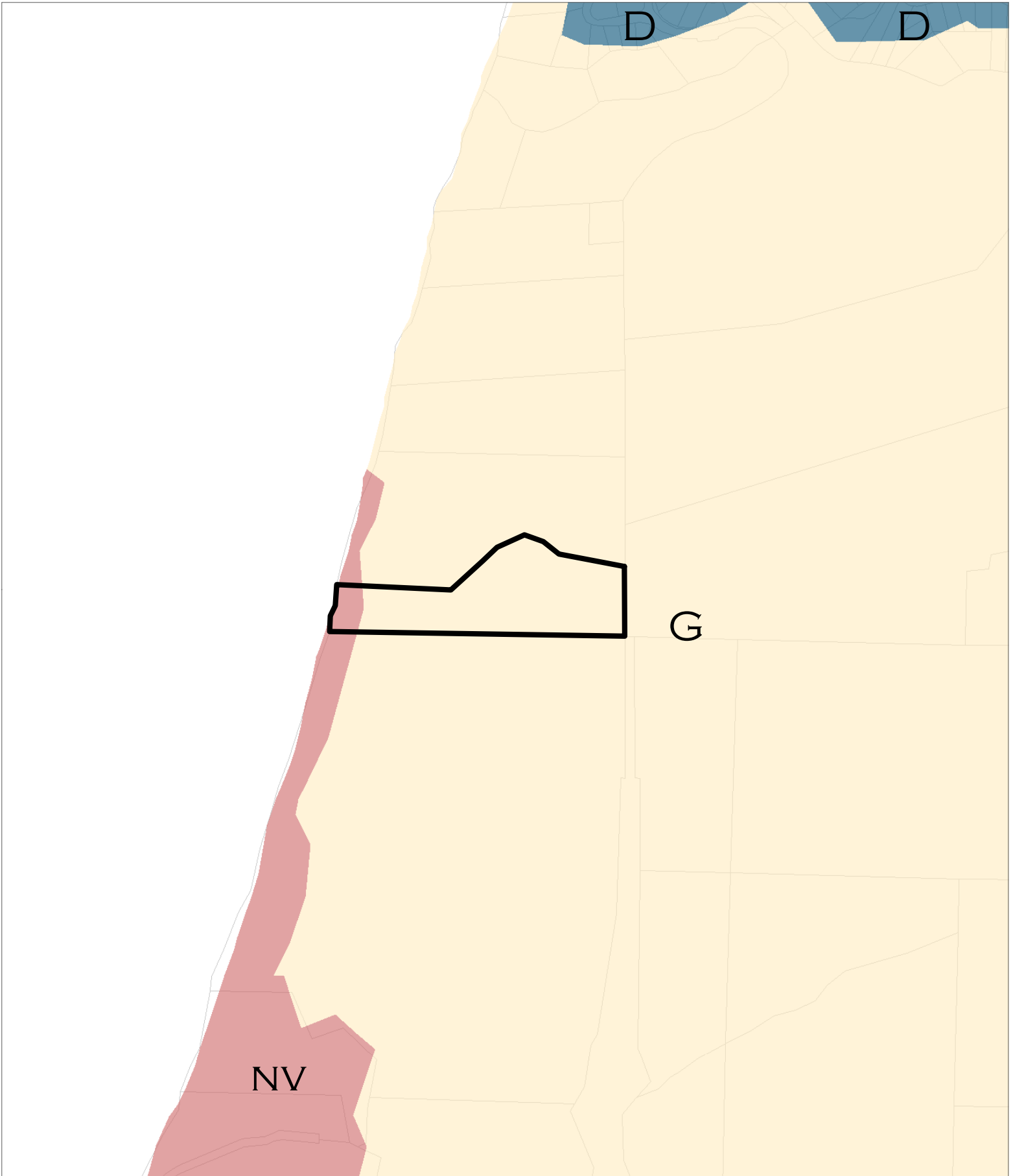
CASE: CDP 2018-0007
 OWNER: SCOTT, Vaughn
 APN: 132-170-07
 APLCT:
 AGENT:
 ADDRESS: 16200 S. Hwy. 1, Manchester

 Western Soil Classes
 Shinglemill-Gibney Complex



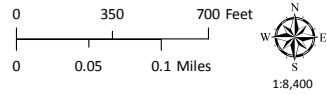
LOCAL SOILS
 ATTACHMENT T

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CASE: CDP 2018-0007
 OWNER: SCOTT, Vaughn
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 ADDRESS: 16200 S. Hwy. 1, Manchester

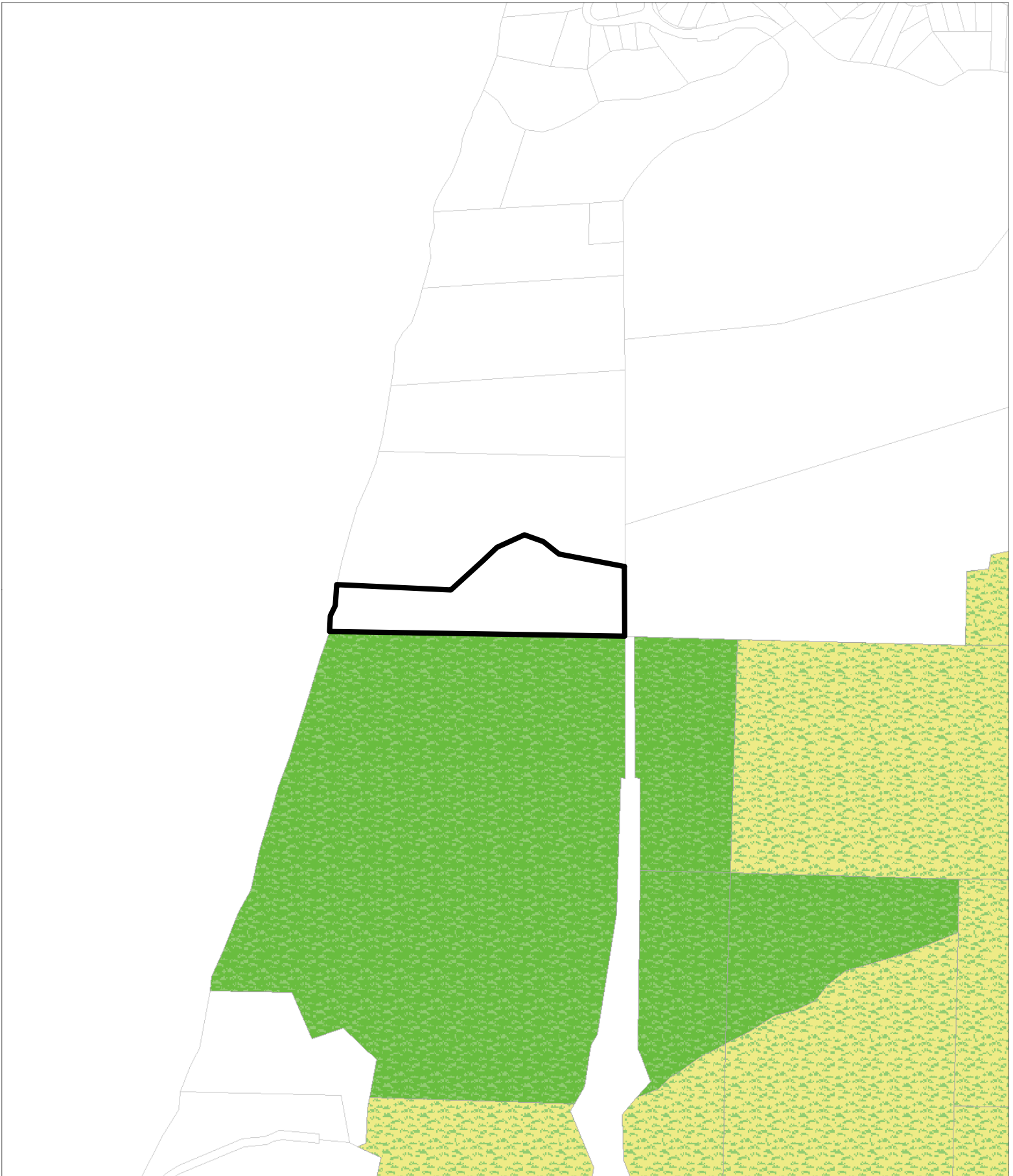
- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)




IMPORTANT FARMLAND

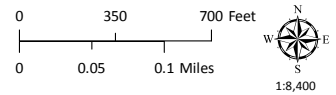
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ATTACHMENT U



CASE: CDP 2018-0007
 OWNER: SCOTT, Vaughn
 APN: 132-170-07
 APLCT:
 AGENT:
 ADDRESS: 16200 S. Hwy. 1, Manchester

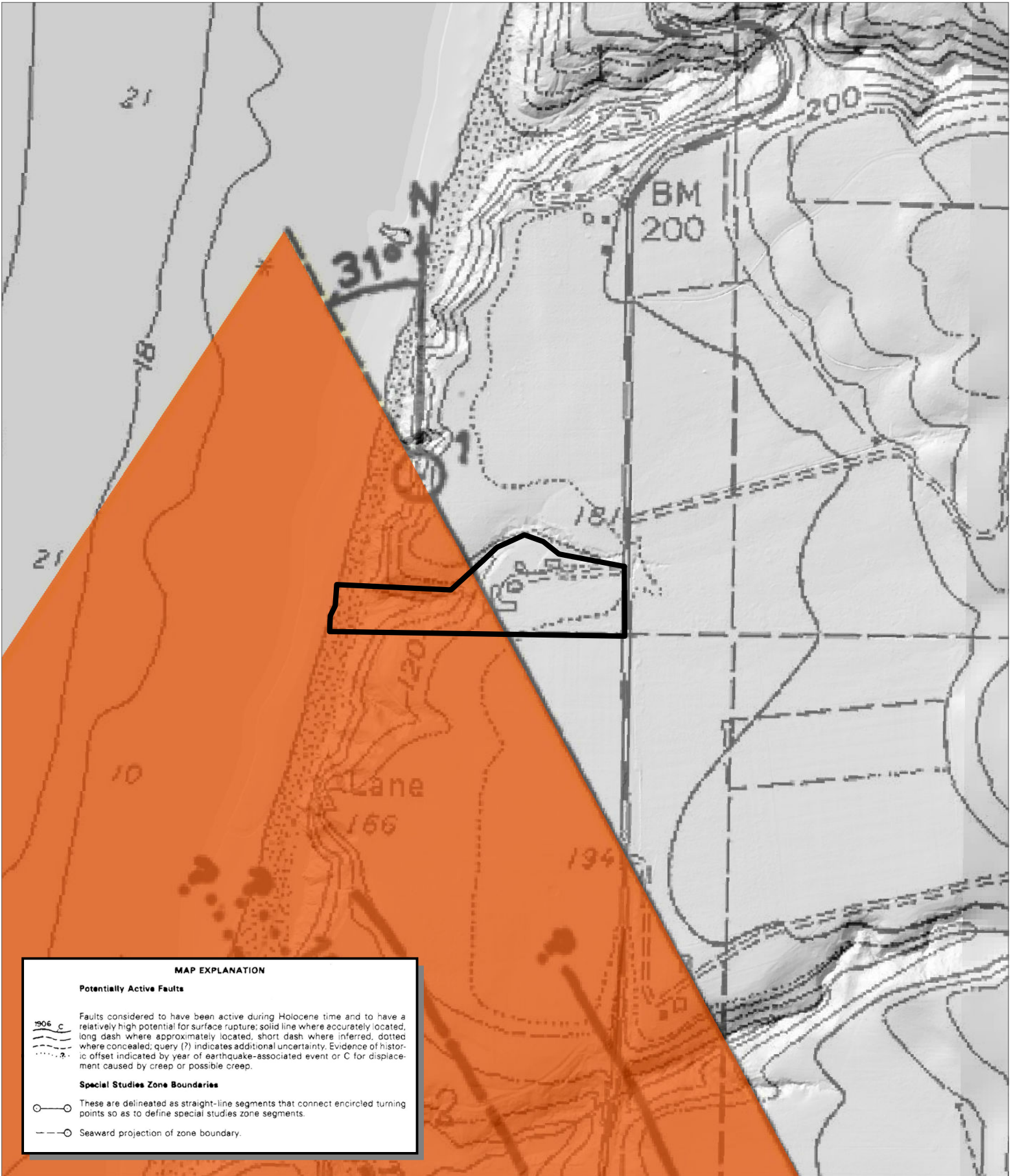
-  Williamson Act 2017
-  Prime Ag 2017
-  Non-Prime Ag 2017



LANDS IN WILLIAMSON ACT CONTRACTS

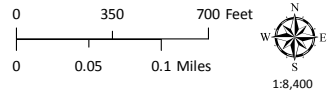
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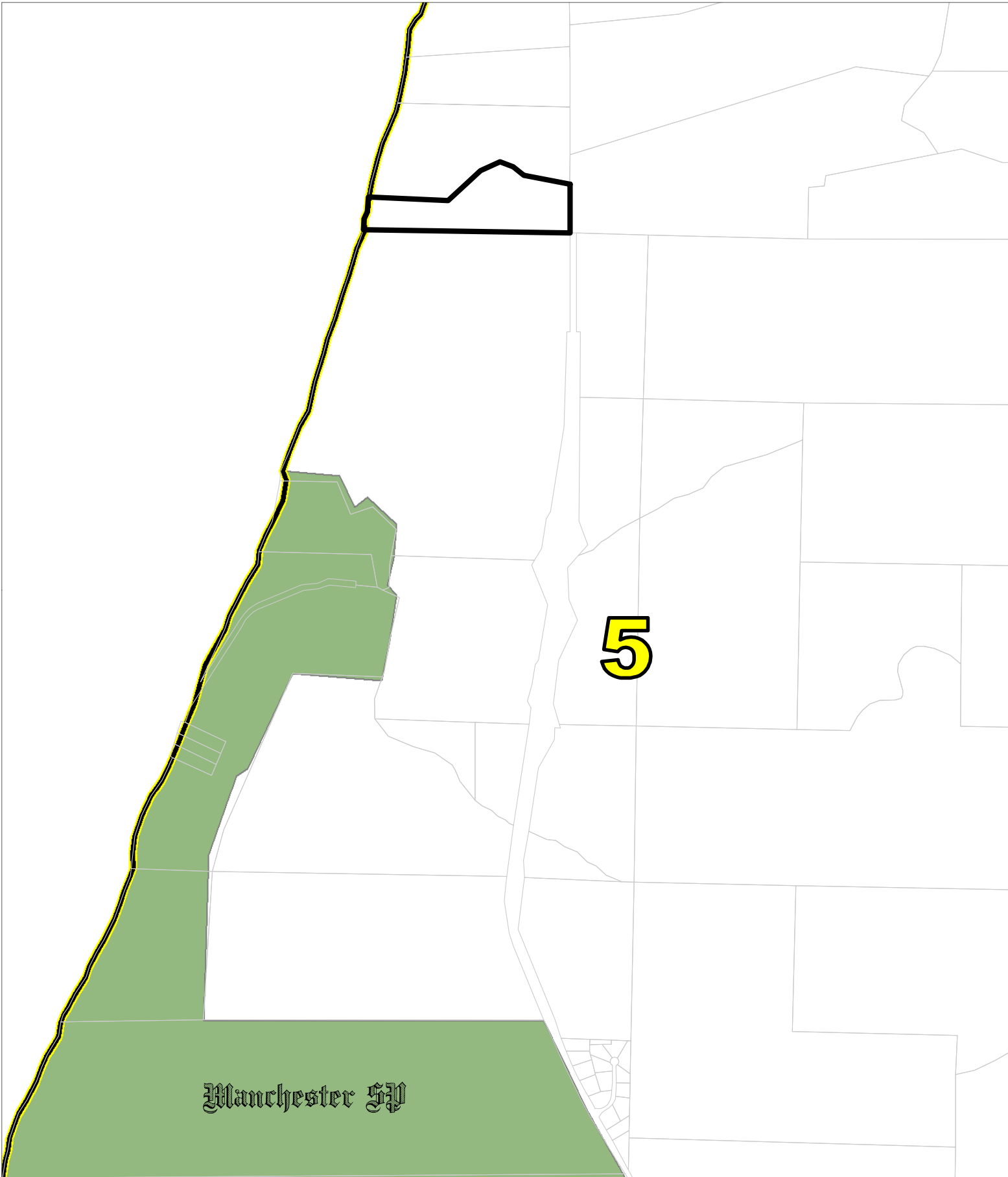
ATTACHMENT V





CASE: CDP 2018-0007
 OWNER: SCOTT, Vaughn
 APN: 132-170-07
 APLCT:
 AGENT:
 ADDRESS: 16200 S. Hwy. 1, Manchester

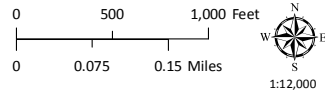
San Andreas Fault Zone





CASE: CDP 2018-0007
 OWNER: SCOTT, Vaughn
 APN: 132-170-07
 APLCT:
 AGENT:
 ADDRESS: 16200 S. Hwy. 1, Manchester

 Supervisorial Districts 2010
 State Parks



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MISC DISTRICTS
 ATTACHMENT X