



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482  
 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR  
 TELEPHONE: 707-234-6650  
 FAX: 707-463-5709  
 FB PHONE: 707-964-5379  
 FB FAX: 707-961-2427  
 pbs@mendocinocounty.org  
 www.mendocinocounty.org/pbs

April 4, 2022

Planning – FB  
 Department of Transportation  
 Building Inspection - Fort Bragg  
 Assessor

Air Quality Management  
 Department of Forestry/ CalFire  
 -Land Use  
 Coastal Commission  
 Cloverdale Rancheria

Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians  
 North Gualala Water Company  
 South Coast Fire Protection District  
 Gualala MAC

**CASE#:** CDP\_2022-0004

**DATE FILED:** 1/31/2022

**OWNER/APPLICANT:** STACIE DONNELLY

**REQUEST:** Standard Coastal Development Permit to re-roof an existing single-family residence.

**LOCATION:** In the Coastal Zone, 2.3± miles northwest of Gualala, on the west side of State Route 1 (SR 1), 390± feet west of its intersection with Pirates Drive (CR 562), located at 47061 Pirates Drive, Gualala; APN: 144-290-03.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** STEVEN SWITZER

**RESPONSE DUE DATE:** April 18, 2022

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://www.mendocinocounty.org)

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to [pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org). Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

**REVIEWED BY:**

Signature \_\_\_\_\_ Department \_\_\_\_\_ Date \_\_\_\_\_

**CASE: CDP\_2022-0004**

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**APN/S:** 144-290-03

**PARCEL SIZE:** 0.3± Acres

**GENERAL PLAN:** Rural Residential (RR-5 [RR-1])

**ZONING:** Rural Residential (RR:5 [RR:1])

**EXISTING USES:** Residential

**DISTRICT:** 5 (Williams)

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Rural Residential (RR-5 [RR-1])	Rural Residential (RR:5 [RR:1])	0.5± Acres	Residential
<b>EAST:</b>	Pacific Ocean	Pacific Ocean	Pacific Ocean	Pacific Ocean
<b>SOUTH:</b>	Rural Residential (RR-5 [RR-1])	Rural Residential (RR:5 [RR:1])	0.5± Acres	Residential
<b>WEST:</b>	Rural Residential (RR-5 [RR-1])	Rural Residential (RR:5 [RR:1])	0.25± Acres	Residential

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**REFERRAL AGENCIES**

**LOCAL**

- Air Quality Management District
- Assessor's Office
- Building Division Fort Bragg
- Department of Transportation (DOT)
- South Coast Fire Protection District

- Gualala MAC
  - North Gualala Water Company
  - Planning Division Fort Bragg
- STATE**
- CALFIRE (Land Use)
  - California Coastal Commission

**TRIBAL**

- Cloverdale Rancheria
  - Redwood Valley Rancheria
  - Sherwood Valley Band of Pomo Indians
- 

**ADDITIONAL INFORMATION:** Please send comments to [switzers@mendocinocounty.org](mailto:switzers@mendocinocounty.org)

Pursuant with California Code of Regulations, Title 14, Division 5.5, Chapter 6, Subchapter 7, § 13252 (Repair and Maintenance of Activities Requiring a Permit) the proposed development is within 50 feet of the edge of a Coastal Bluff and requires a Coastal Development Permit.

Brunsing Associates, INC. prepared a Geotechnical Report on December 15, 2021 pursuant with Division II –Mendocino County Coastal Zoning Code Chapter 20.500—Hazard Areas.

The proposed development is located outside of the identified Flood Hazard Area.

## ENVIRONMENTAL DATA

**1. MAC:**

GIS

*Gualala*

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*High*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*South Coast Fire Protection District*

**4. FARMLAND CLASSIFICATION:**

GIS

*Urban and Built-Up Land*

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)

*NO*

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS

*Critical Water Resources*

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part

*Western Soil Classes 225*

**8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:**

LCP maps, Pygmy Soils Maps; GIS

*NO*

**9. WILLIAMSON ACT CONTRACT:**

GIS/Mendocino County Assessor's Office

*NO*

**10. TIMBER PRODUCTION ZONE:**

GIS

*NO*

**11. WETLANDS CLASSIFICATION:**

GIS

*Estuarine and Marine Wetland*

**12. EARTHQUAKE FAULT ZONE:**

Earthquake Fault Zone Maps; GIS

*NO*

**13. AIRPORT LAND USE PLANNING AREA:**

Airport Land Use Plan; GIS

*NO*

**14. SUPERFUND/BROWNFIELD/HAZMAT SITE:**

GIS; General Plan 3-11

*NO*

**15. NATURAL DIVERSITY DATABASE:**

CA Dept. of Fish & Wildlife Rarefind Database/GIS

*YES*

**16. STATE FOREST/PARK/RECREATION AREA ADJACENT:**

GIS; General Plan 3-10

*NO*

**17. LANDSLIDE HAZARD:**

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

*NO*

**18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34

*NO*

**19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

*NO*

**20. SPECIFIC PLAN/SPECIAL PLAN AREA:**

Various Adopted Specific Plan Areas; GIS

*YES*

**21. STATE CLEARINGHOUSE REQUIRED:**

Policy

*NO*

**22. OAK WOODLAND AREA:**

USDA

*NO*

**23. HARBOR DISTRICT:**

Sec. 20.512

*NO*

### FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

**24. LCP LAND USE CLASSIFICATION:**

LCP Land Use maps/GIS

*LCP Land Use Map 31: Gualala*

**25. LCP LAND CAPABILITIES & NATURAL HAZARDS:**

LCP Land Capabilities maps/GIS; 20.500

*Nonprime Agricultural Land, Beach Deposits and Stream Alluvium and Terraces (Zone 3) –Strong Shaking*

**26. LCP HABITATS & RESOURCES:**

LCP Habitat maps/GIS; 20.496

*Barren*

**27. COASTAL COMMISSION APPEALABLE AREA:**

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

*Appealable*

**28. CDP EXCLUSION ZONE:**

CDP Exclusion Zone maps/GIS

*NO*

**29. HIGHLY SCENIC AREA:**

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

*NO*

**30. BIOLOGICAL RESOURCES & NATURAL AREAS:**

Biological Resources & Natural Area Map; GIS; General Plan 4-9

*NO*

**31. BLUFFTOP GEOLOGY:**

GIS; 20.500.020

*YES*



PLANNING & BUILDING SERVICES

Office Use Only form with fields for Case No, Date Filed, Fee, Receipt No, and Received By.

COASTAL ZONE APPLICATION FORM

APPLICANT

Name: Stacie Donnelly Phone: 925-348-3991
Mailing Address: 60 Mayhew Way
City: Walnut Creek State/Zip: CA 94597 Email: stacied@condofinancial.com

PROPERTY OWNER

Name: Stacie Donnelly Phone: 925-348-3991
Mailing Address: 60 Mayhew Way
City: Walnut Creek State/Zip: CA 94597 Email: stacied@condofinancial.com

AGENT

Name: Stacie Donnelly Phone: 925-348-3991
Mailing Address: 60 Mayhew Way
City: Walnut Creek State/Zip: CA 94597 Email: stacied@condofinancial.com

PARCEL SIZE

1500 Square Feet / Acres

STREET ADDRESS OF PROJECT

47061 Pirates Drive, Gualala

ASSESSOR'S PARCEL NUMBER(S)

1442900300

I certify that the information submitted with this application is true and accurate.

Signature of Applicant/Agent

01282022

Date

Signature of Owner 01282022

Date

Date

# COASTAL ZONE – SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to provide additional information related to the Coastal Zone concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer the picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. For those questions that do not pertain to your project, please indicate as "Not Applicable" or "N/A".

## THE PROJECT

- 1) Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Replace roof

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- 2) If the project is *residential*, please complete the following:

Type of Unit	Number of Structures	Square Feet per Dwelling Unit
<input checked="" type="checkbox"/> Single Family	1	1500
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: \_\_\_\_\_

- 3) If the project is *commercial, industrial or institutional*, complete the following:

Total square footage of structures: \_\_\_\_\_  
Estimated employees per shift: \_\_\_\_\_  
Estimated shifts per day: \_\_\_\_\_  
Type of loading facilities proposed: \_\_\_\_\_

- 4) Will the project be phased?  No  Yes. If yes, explain your plans for phasing.

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- 5) Are there existing structures on the property?  No  Yes. If yes, describe and identify the use of each structure on the plot plan.

House

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- 6) Will any existing structures be demolished?  No  Yes  
Will any existing structures be removed?  No  Yes If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

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7) What is the maximum height of the structure? ? \_\_\_\_\_ Feet.

8) Total lot area (within property lines): ? \_\_\_\_\_  square feet  acres

9) Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building Coverage:	_____ square feet	_____ square feet	_____ square feet
Paved Area:	_____ square feet	_____ square feet	_____ square feet
Landscaped Area:	_____ square feet	_____ square feet	_____ square feet
Unimproved Area:	_____ square feet	_____ square feet	_____ square feet

GRAND TOTAL: \_\_\_\_\_ square feet

10) Gross floor area: \_\_\_\_\_ square feet (including covered parking and accessory buildings)

11) Parking will be provided as follows:

Number of Spaces: Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_ Total: \_\_\_\_\_

Number of Covered Spaces: \_\_\_\_\_ Size: \_\_\_\_\_

Number of Uncovered Spaces: \_\_\_\_\_ Size: \_\_\_\_\_

Number of Standard Spaces: \_\_\_\_\_ Size: \_\_\_\_\_

Number of Handicapped Spaces: \_\_\_\_\_ Size: \_\_\_\_\_

12) Utilities will be supplied to the site as follows:

A. Electricity

Utility Company (service exists to the parcel)

Utility Company (requires extension of services to the site: \_\_\_\_\_ feet \_\_\_\_\_ miles)

On Site generation, Specify: \_\_\_\_\_

None

B. Gas

Utility Company/Tank

On Site generation, Specify: \_\_\_\_\_

None

C. Telephone:  Yes  No

13) Will there be any exterior lighting?  No  Yes If yes, describe and identify the location of all exterior lighting on the plot plan and building plans.

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14) What will be the method of sewage disposal?

Community sewage system, specify supplier: \_\_\_\_\_

Septic Tank

Other, specify: \_\_\_\_\_

**15) What will be the domestic water source?**

- Community water system, specify supplier: \_\_\_\_\_
- Well
- Spring
- Other, specify: \_\_\_\_\_

**16) Is any grading or road construction planned?  No  Yes If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.)**

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For grading and road construction, complete the following:

- A. Amount of cut: \_\_\_\_\_
- B. Amount of fill: \_\_\_\_\_
- C. Maximum height of fill slope: \_\_\_\_\_
- D. Maximum height of cut slope: \_\_\_\_\_
- E. Amount of import or export: \_\_\_\_\_
- F. Location of borrow/disposal site: \_\_\_\_\_

**17) Will vegetation be removed on areas other than the building sites and roads?  No  Yes If yes, explain:**

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**18) Does the project involve sand removal, mining or gravel extraction?  No  Yes If yes, detailed extraction, reclamation and monitoring may be required.**

**19) Will the proposed development convert land currently or previously used for agriculture to another use?  No  Yes**

If yes, how many acres will be converted? \_\_\_\_\_ Acres (An agricultural economic feasibility study may be required)

**20) Will the development provide public or private recreational opportunities?  No  Yes If yes, explain:**

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**21) Is the proposed development visible from:**

- A. State Highway 1 or other scenic route?  Yes  No
- B. A park, beach or recreation area?  Yes  No

**22) Will the project involve the use or disposal of potential hazardous materials such as toxic substances, flammables, or explosives?  No  Yes If yes, explain:**

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**23) Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?**

- A. Diking  Yes  No
- B. Filling  Yes  No
- C. Dredging  Yes  No
- D. Placement of structures in open coastal waters, wetlands, estuaries or lakes:  Yes  No

Amount of material to be dredge or filled? \_\_\_\_\_ cubic yards

Location of dredged material disposal site: \_\_\_\_\_

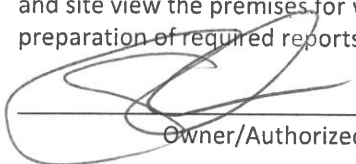
Has a U.S. Army Corps of Engineers permit been applied for?  Yes  No

If you need more room to answer any question, please attach additional sheets.



## CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information on any misstatements submitted in support of the application shall be grounds for either refusing to accept this application for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem property the county.
  
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

  
 \_\_\_\_\_  
 Owner/Authorized Agent

01282022  
 \_\_\_\_\_  
 Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize \_\_\_\_\_ to act as my representative and to bind me in all matters concerning this application

\_\_\_\_\_

Owner

\_\_\_\_\_

Date

### MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name:	Name:	Name:
Mailing Address:	Mailing Address:	Mailing Address:

## Indemnification And Hold Harmless

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

### Indemnification Agreement

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

01282022

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Applicant



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING & BUILDING SVCS.**

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482  
 120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR  
 JULIA ACKER-KROG, ASSISTANT DIRECTOR  
 PHONE: 707-234-6650  
 FAX: 707-463-5709  
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[pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org)  
[www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs)

ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122 and 19-170)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

*I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.*

\_\_\_\_\_ Applicant Signature 1-28-2022  
Date

**OFFICE USE ONLY:**

\_\_\_\_\_  
 Project or Permit Number

COMPLETE FOR  
PROJECTS LOCATED IN  
THE COASTAL ZONE ONLY

## Notice of Pending Permit

A coastal permit application for development on this site is pending before the county of Mendocino.

Proposed Development: New roof, replace existing

Location: 47061 Pirates Drive, Gualala

Applicant: Stacie Donnelly

Assessor's Parcel Number: 1442900300

Date Noticed Posed: 1-28-22

For Further Information, Please Contact the Planning and Building Department:

COUNTY OF MENDOCINO PLANNING & BUILDING SERVICES  
860 North Bush Street  
UKIAH, CA 95482  
707-234-6650  
[pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org)  
HOURS: 8:00 - 5:00

COMPLETE FOR  
PROJECTS LOCATED IN  
THE COASTAL ZONE ONLY

## DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on Feb 1, 2022 \_\_\_\_\_ (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

Replace roof

\_\_\_\_\_  
(Description of development)

Located at:

47061 Pirates Drive, Gualala

\_\_\_\_\_  
(Address of development and Assessor's Parcel Number)

The public notice was posted at:

47061 Pirates Drive, Gualala

\_\_\_\_\_  
(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

  
\_\_\_\_\_  
Owner/Authorized Representative

01282022

\_\_\_\_\_  
Date

(A copy of the notice which was posted shall be attached to this form).

**NOTE:** YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED

LOT PLAN

COUNTY  
OF  
Mendocino

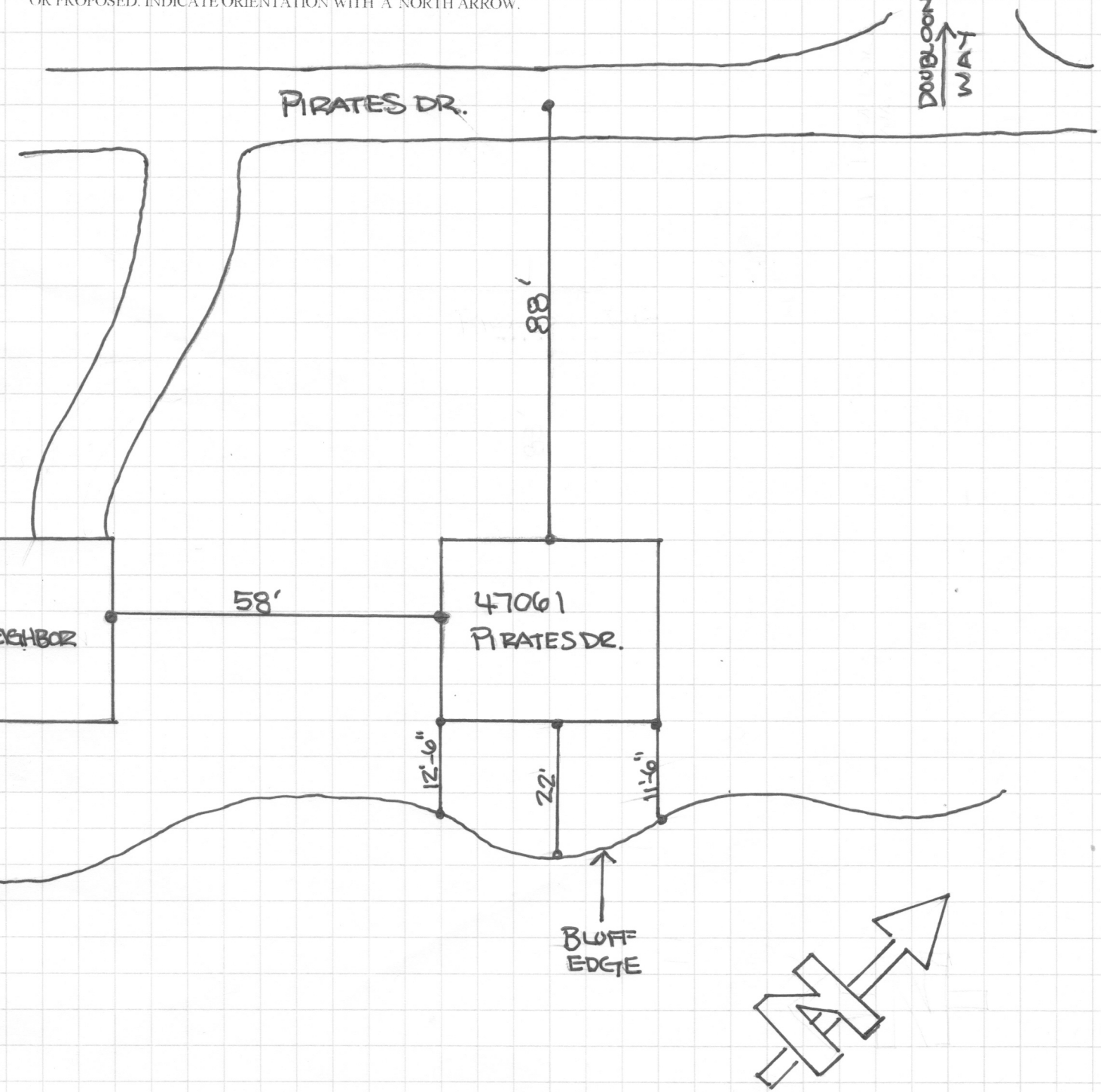
APPLICATION# \_\_\_\_\_



JOB ADDRESS: 47061 Pirates Dr. CITY OR TOWN: Gualala 95445

ASSESSOR'S PARCEL #: 1442900300 PROPERTY OWNER'S NAME: Stacie Donnelly

SHOW ALL BUILDINGS, STRUCTURES, SEPTIC TANKS AND LEACH FIELDS, WELLS, STREAMS, LAKES, ROADS, STREETS, ALLEYS, RETAINING WALLS, FENCES, EASEMENTS, POWER POLES, AND ANY OTHER IMPROVEMENTS AND INDICATE ALL DISTANCES BETWEEN. SPECIFY WHETHER EXISTING OR PROPOSED. INDICATE ORIENTATION WITH A NORTH ARROW.



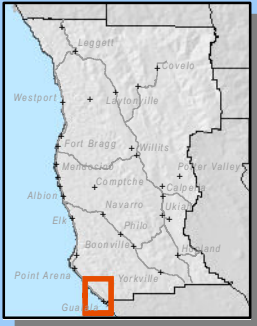




SUBJECT PARCEL/S

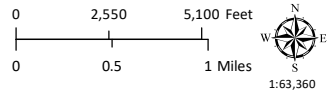
Gualala

Sonoma County



CASE: **CDP 2022-0004**  
 OWNER: **DONNELLY, Stacie**  
 APN: **144-290-03**  
 APLCT: **Stacie Donnelly**  
 AGENT: **Stacie Donnelly**  
 ADDRESS: **47061 Pirates Drive, Gualala**

- Major Towns & Places
- Highways
- Major Roads
- Coastal Zone Boundary
- California Counties



LOCATION MAP

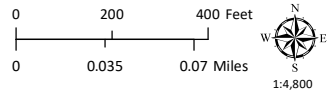
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2022





CASE: CDP 2022-0004  
OWNER: DONNELLY, Stacie  
APN: 144-290-03  
APLCT: Stacie Donnelly  
AGENT: Stacie Donnelly  
ADDRESS: 47061 Pirates Drive, Gualala

Public Roads  
Private Roads



AERIAL IMAGERY



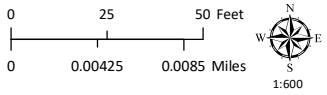


DOUBLOON WAY

PIRATES DRIVE



Public Roads

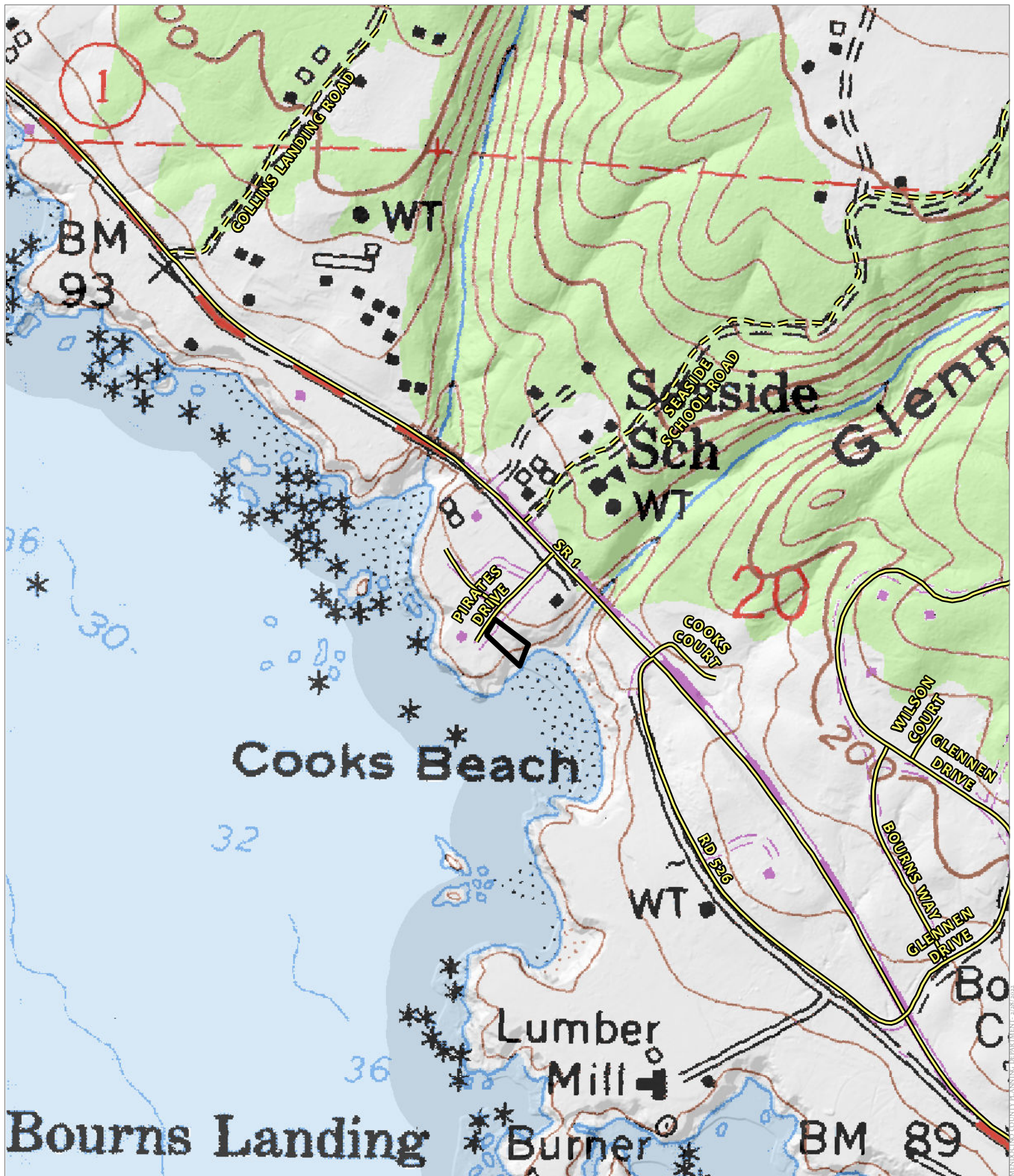


CASE: CDP 2022-0004  
OWNER: DONNELLY, Stacie  
APN: 144-290-03  
APLCT: Stacie Donnelly  
AGENT: Stacie Donnelly  
ADDRESS: 47061 Pirates Drive, Gualala



AERIAL IMAGERY

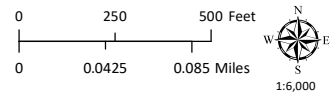
VENTURA COUNTY PLANNING DEPARTMENT - 2/28/2023



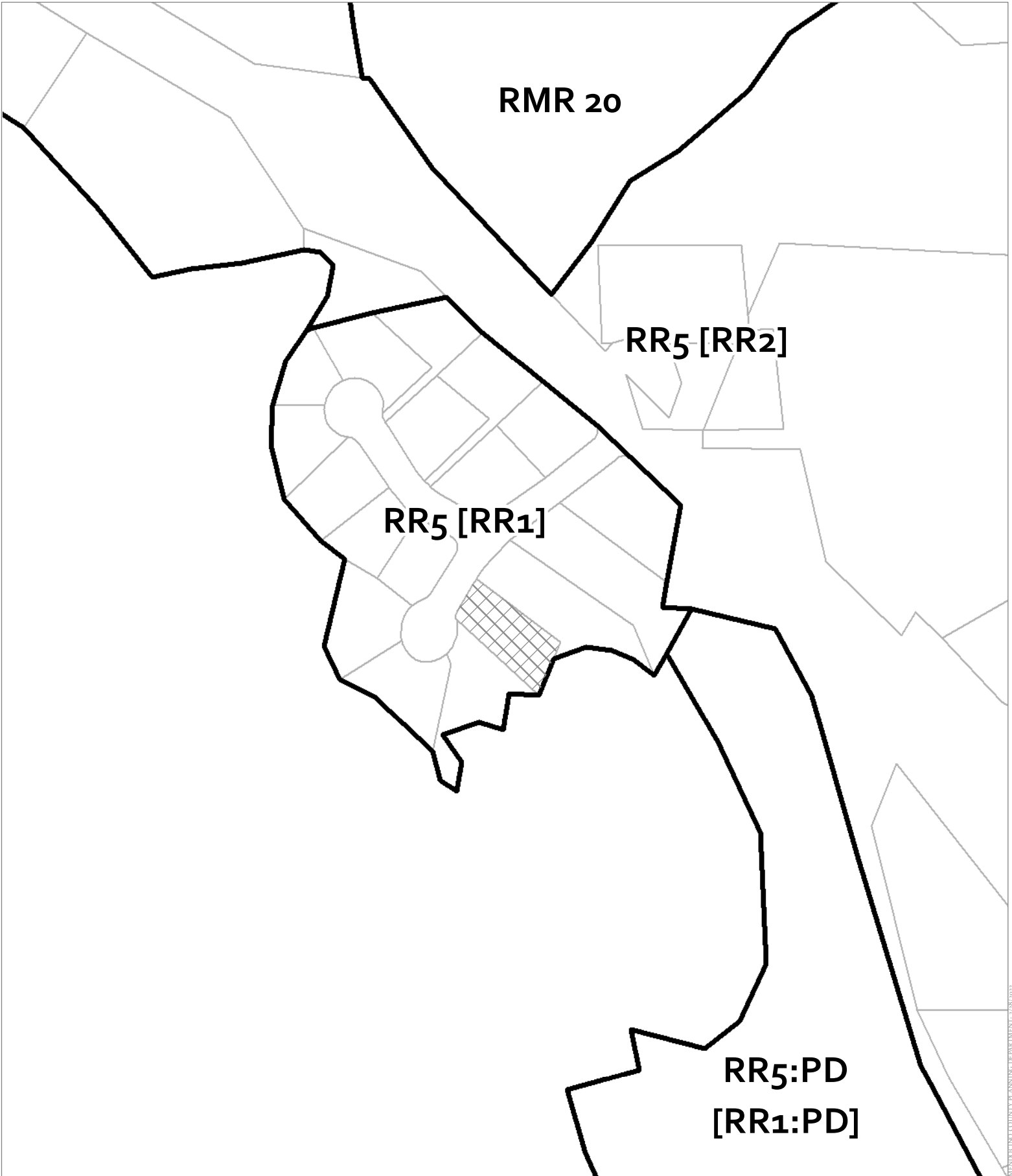


CASE: CDP 2022-0004  
 OWNER: DONNELLY, Stacie  
 APN: 144-290-03  
 APLCT: Stacie Donnelly  
 AGENT: Stacie Donnelly  
 ADDRESS: 47061 Pirates Drive, Gualala

 Public Roads  
 Private Roads

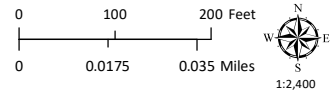


TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

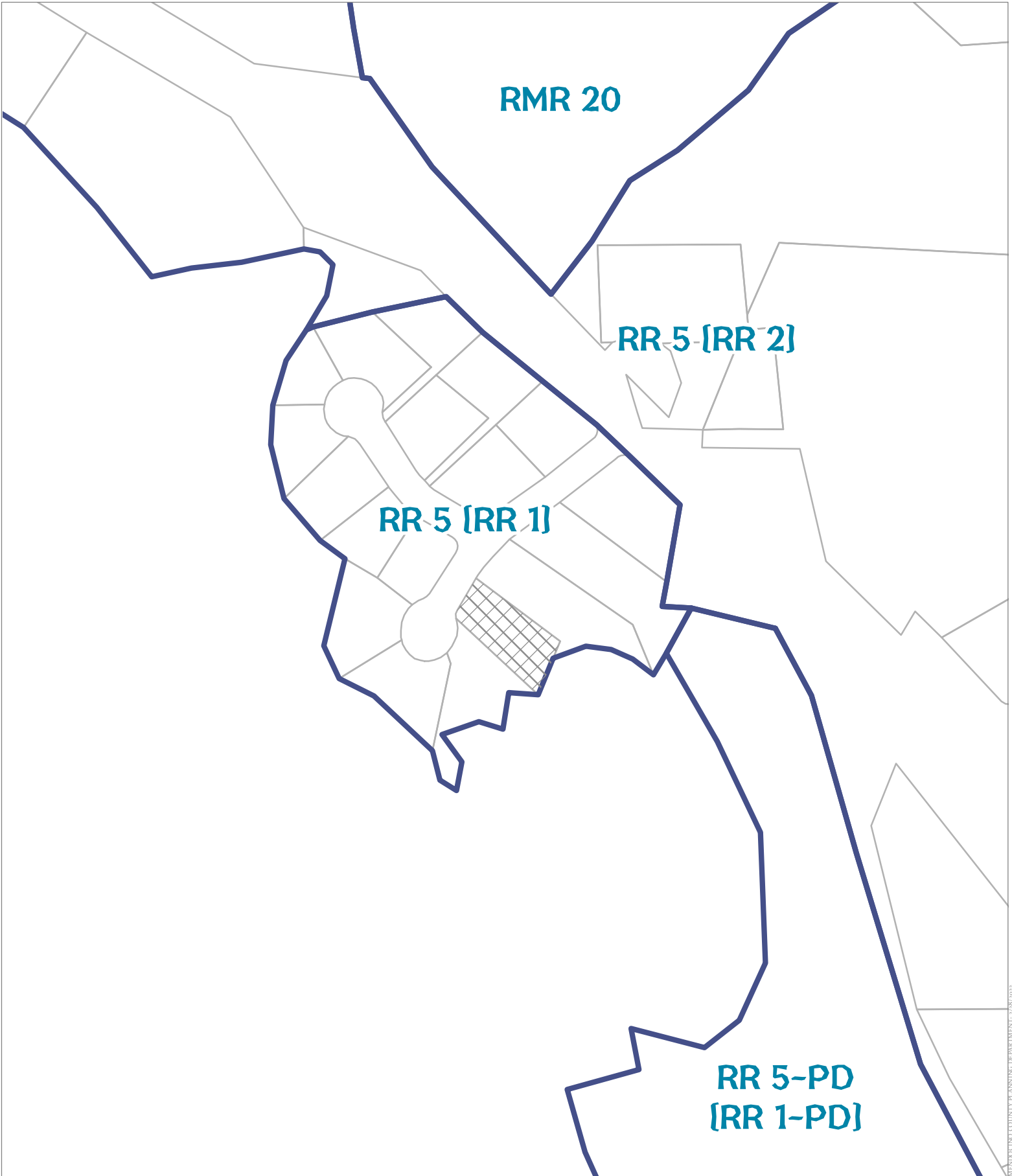


CASE: **CDP 2022-0004**  
 OWNER: **DONNELLY, Stacie**  
 APN: **144-290-03**  
 APLCT: **Stacie Donnelly**  
 AGENT: **Stacie Donnelly**  
 ADDRESS: **47061 Pirates Drive, Gualala**

 Zoning Districts



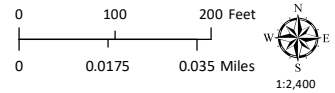
ZONING DISPLAY MAP



MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2022

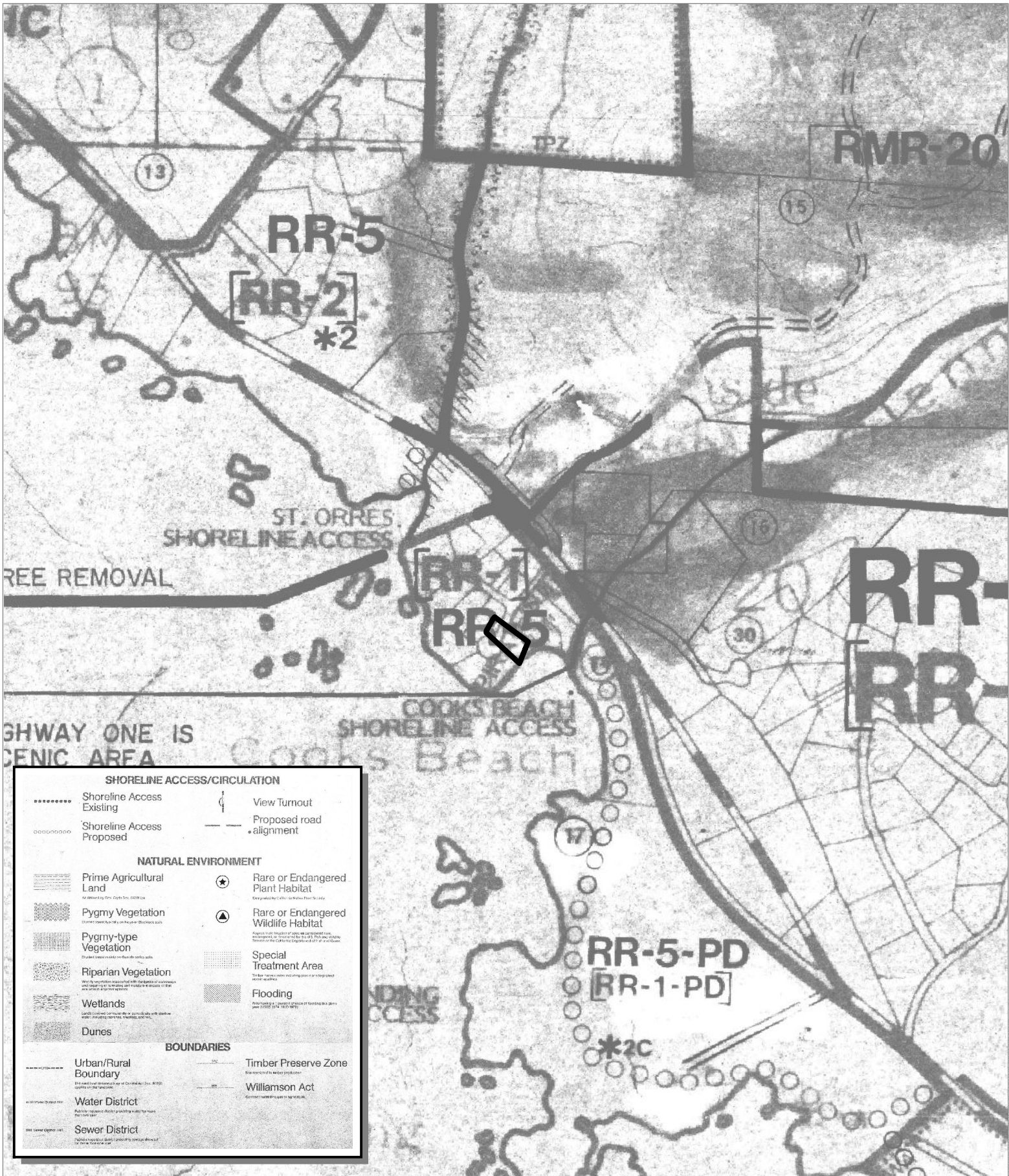
CASE: CDP 2022-0004  
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 General Plan Classes

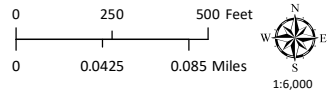


GENERAL PLAN CLASSIFICATIONS



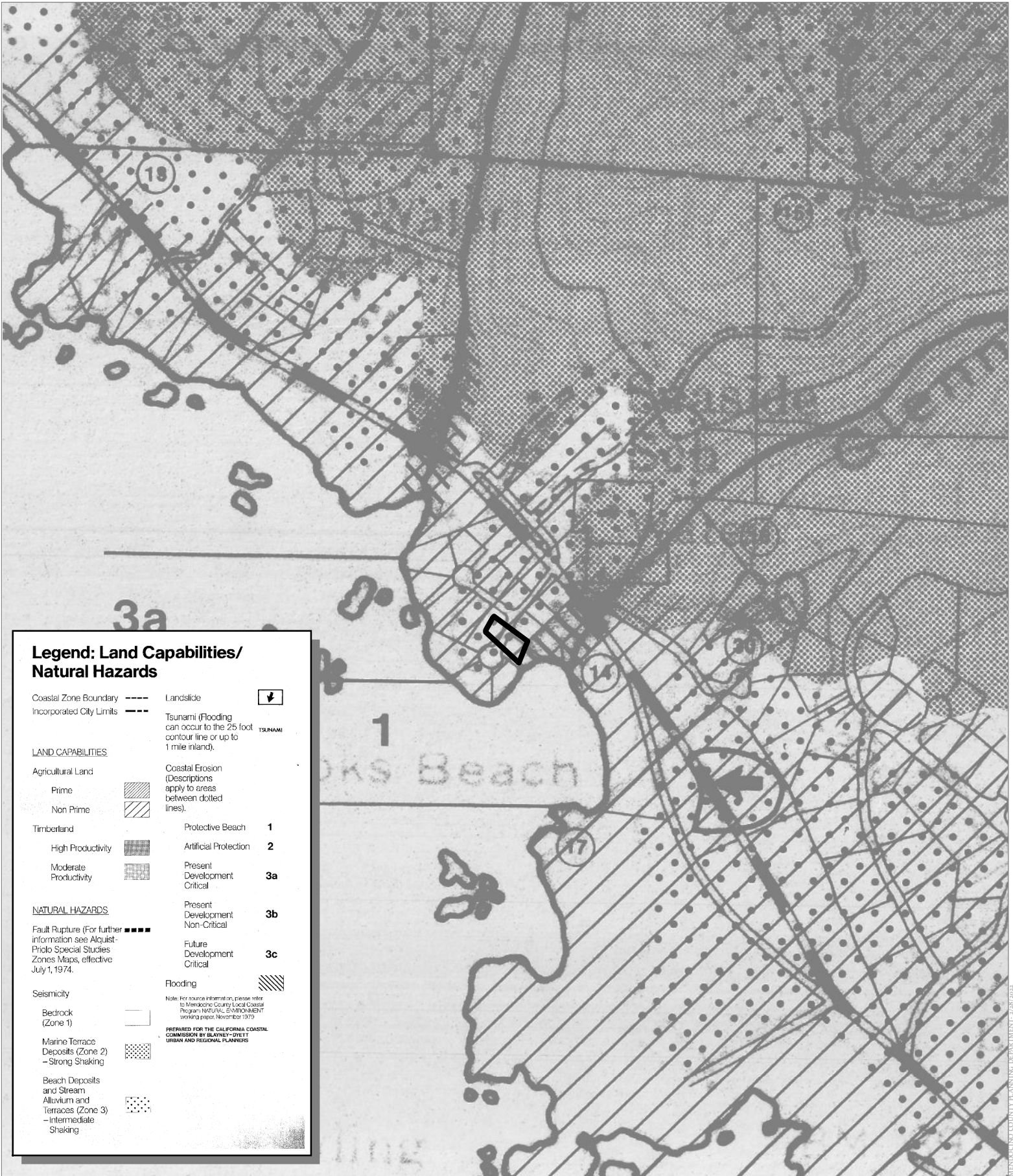


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VENTURA COUNTY PLANNING DEPARTMENT - 2/28/2022

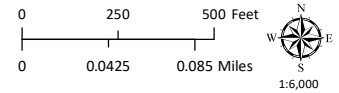




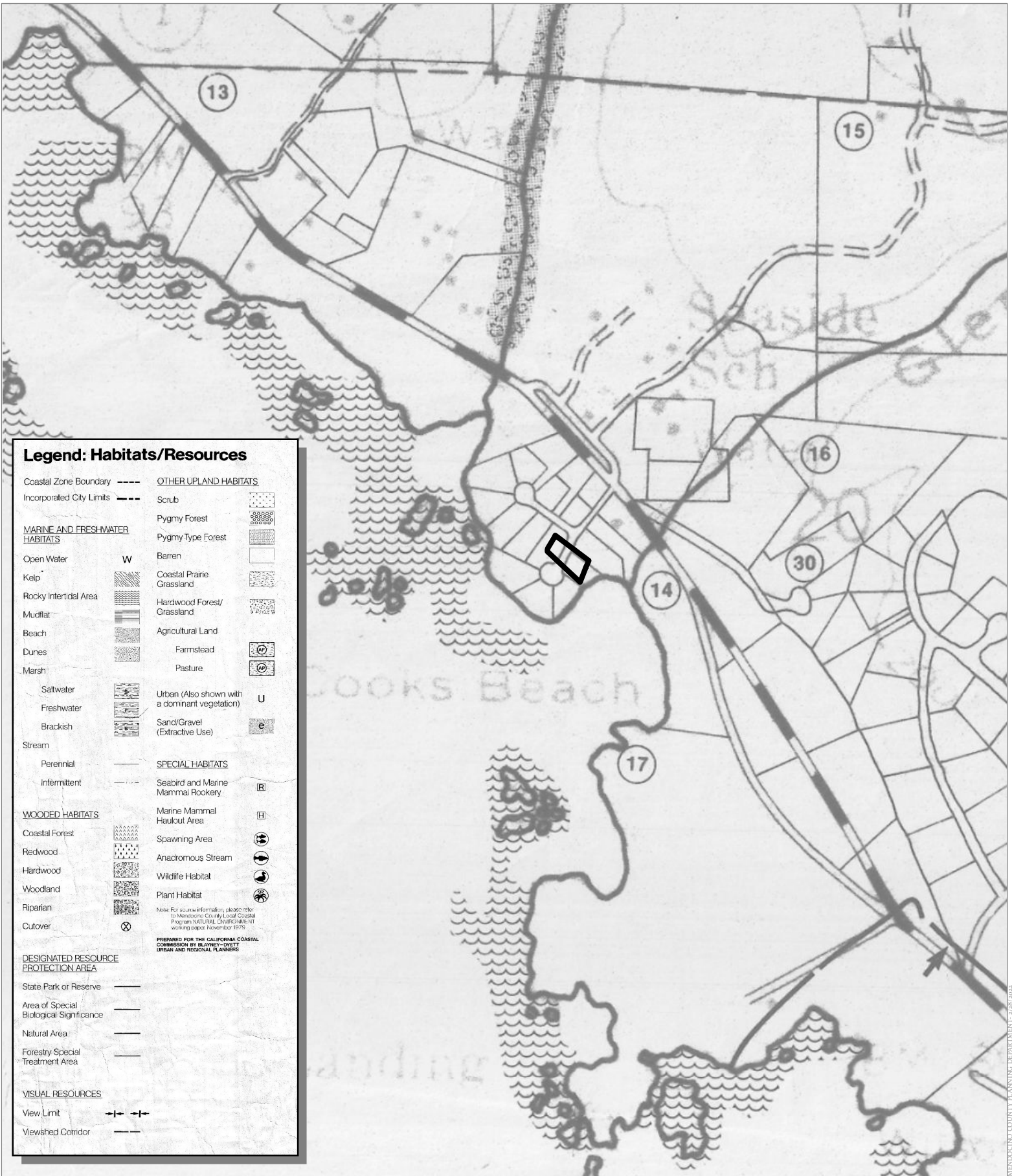
**Legend: Land Capabilities/  
Natural Hazards**

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

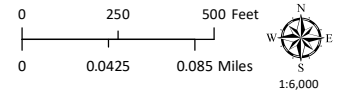
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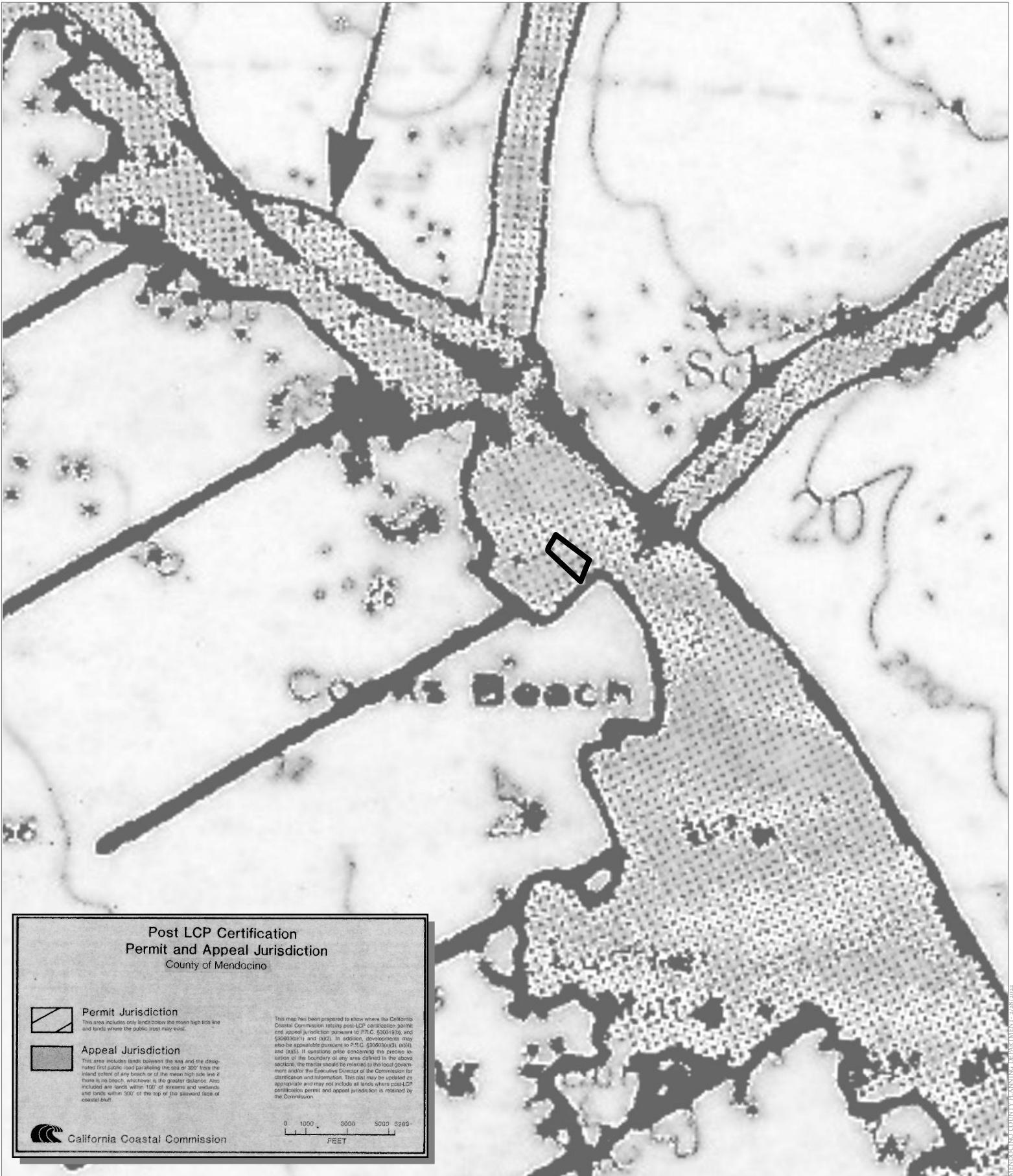






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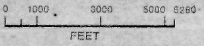
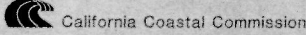




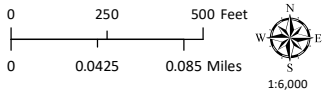
**Post LCP Certification  
Permit and Appeal Jurisdiction  
County of Mendocino**

-  **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 land 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 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.H.C. §30512(b), and §30602(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.H.C. §30602(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the reader should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This plan may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.



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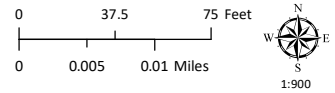
**POST LCP CERTIFICATION & APPEAL JURISDICTION**

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2022

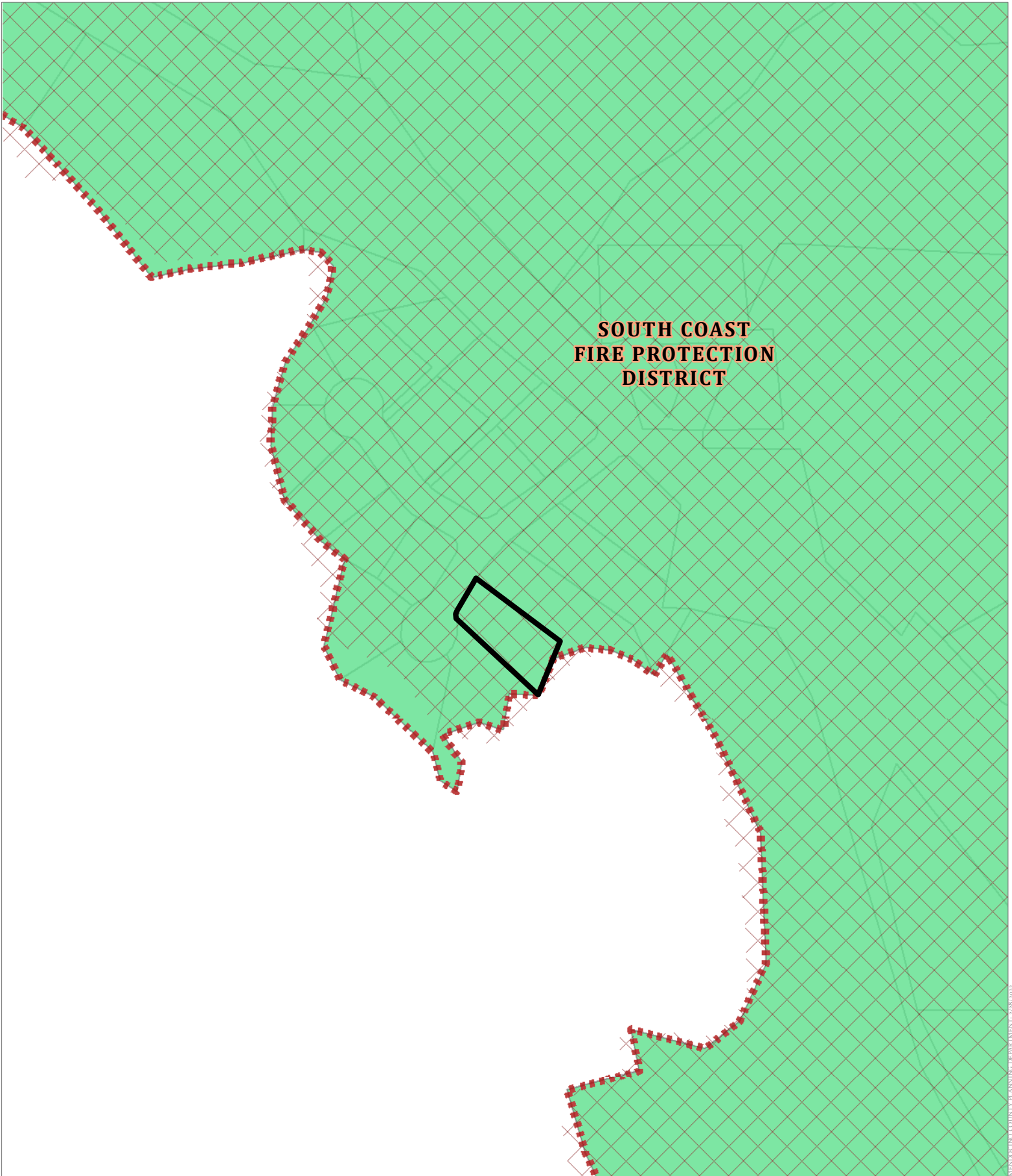




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ADJACENT PARCELS

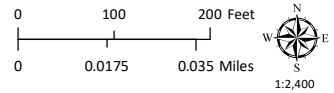


**SOUTH COAST  
FIRE PROTECTION  
DISTRICT**

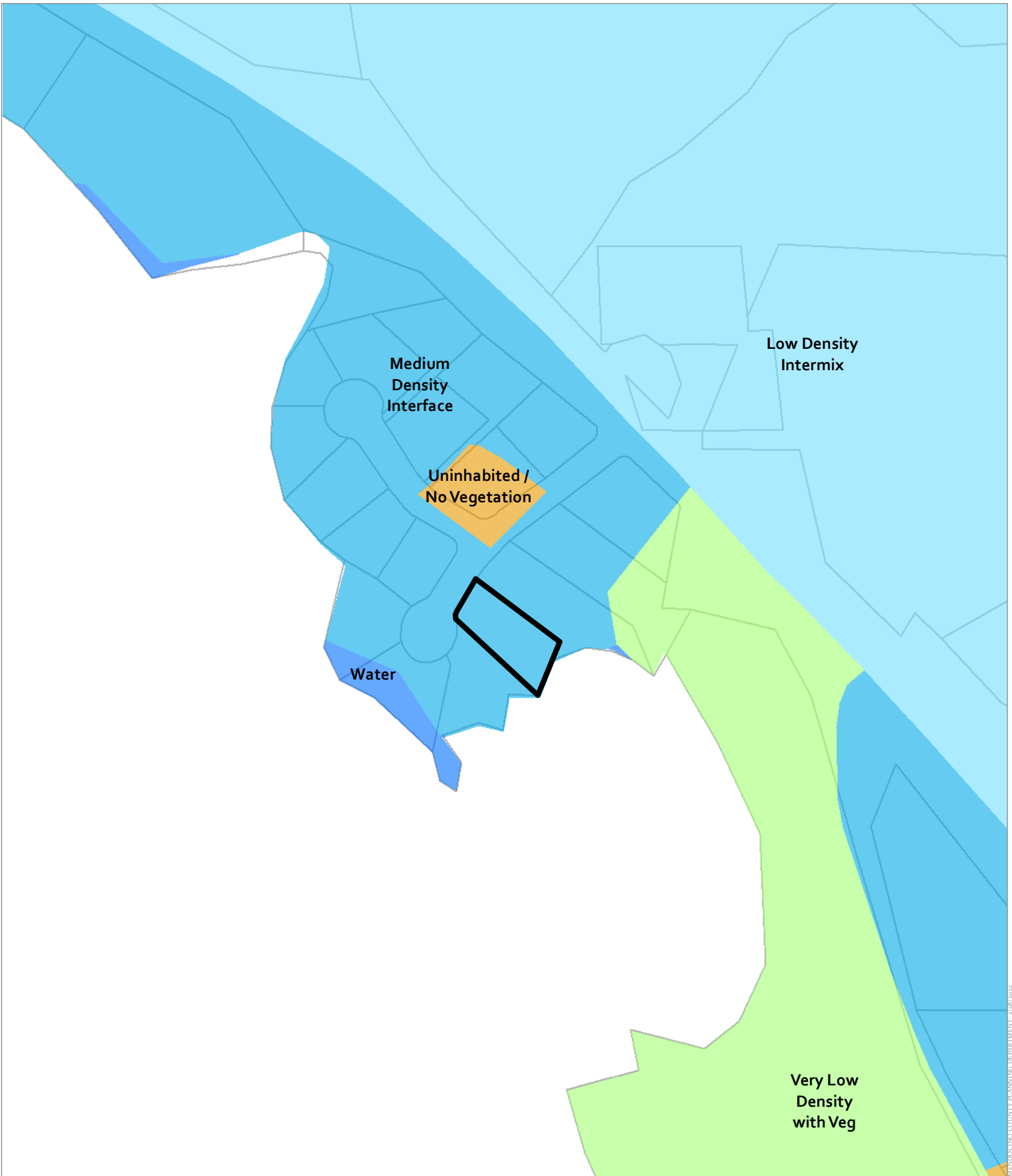


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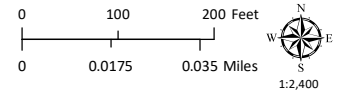
 High Fire Hazard  
 County Fire Districts

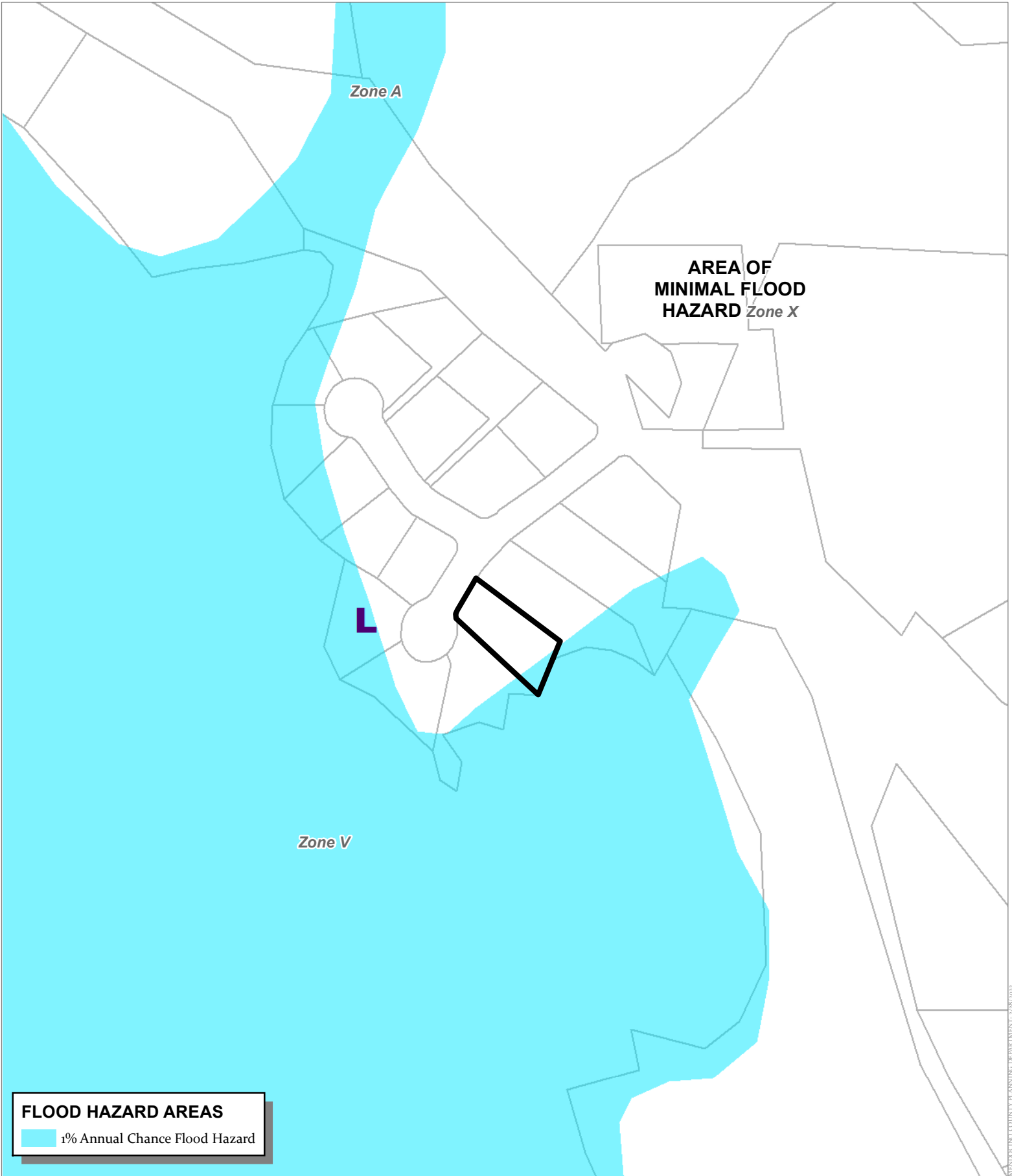


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA



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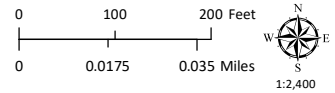




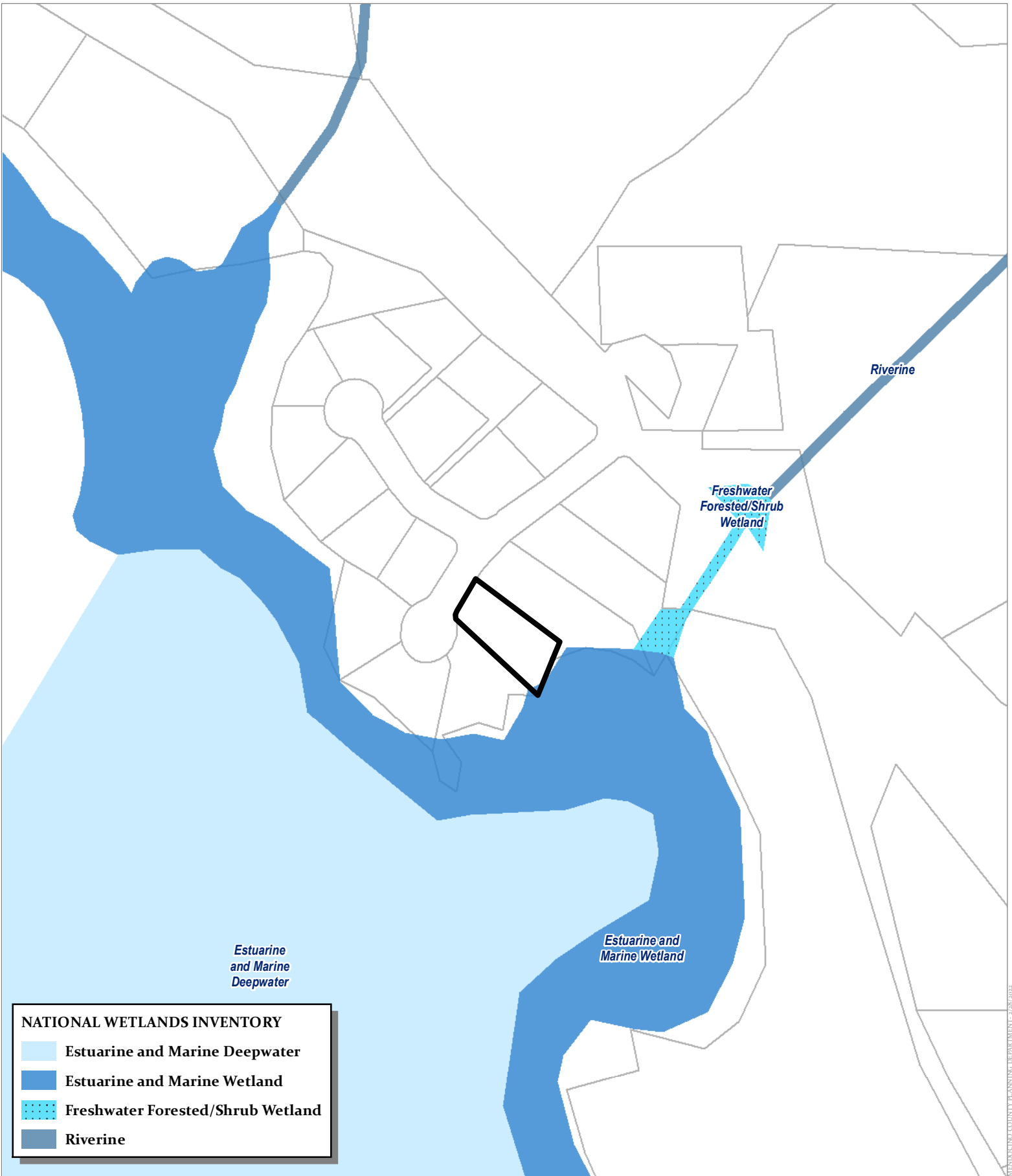
**FLOOD HAZARD AREAS**  
 1% Annual Chance Flood Hazard

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**L** LOMA Letters



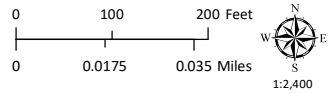
SPECIAL FLOOD HAZARD AREAS



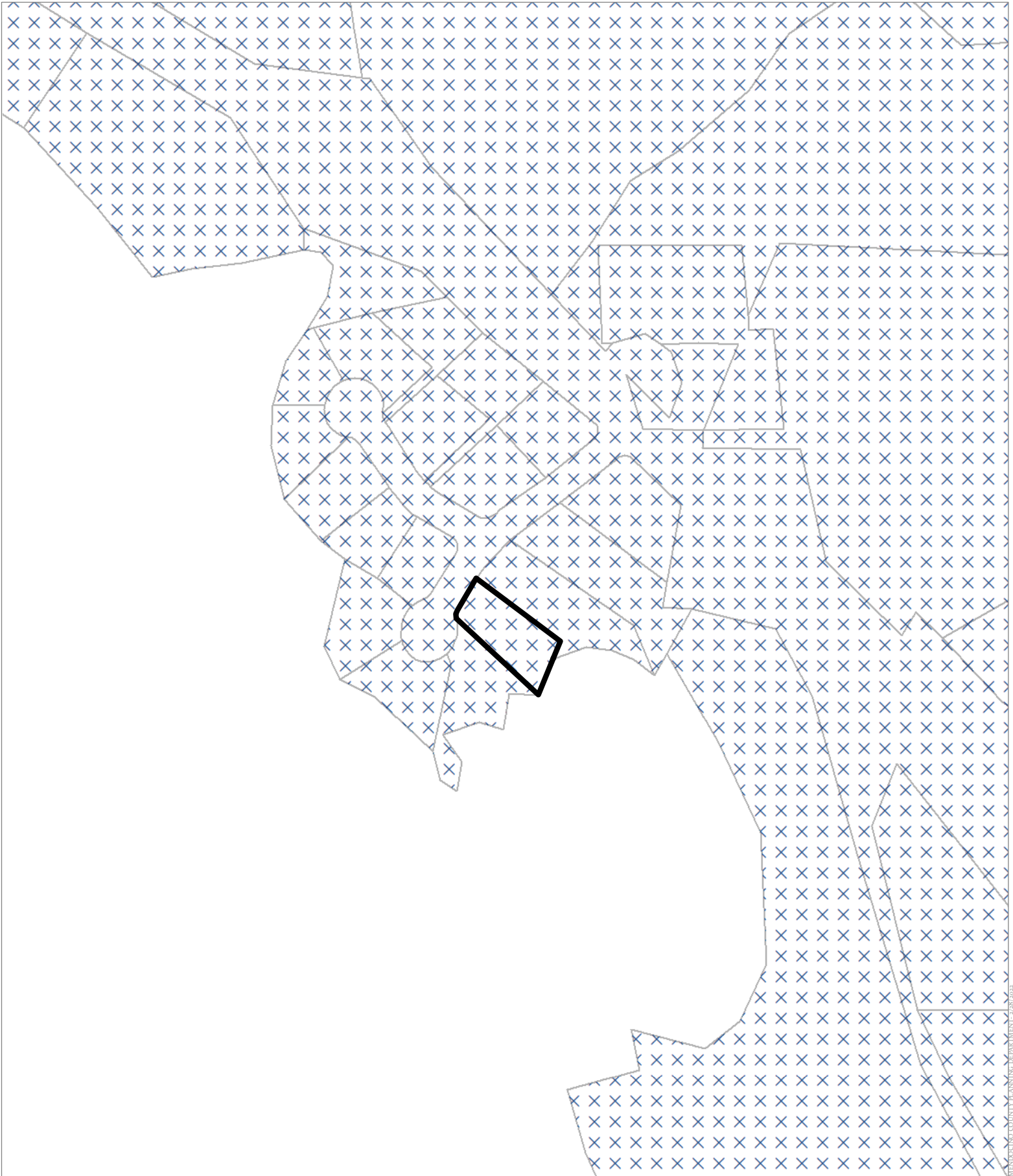
**NATIONAL WETLANDS INVENTORY**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland
- Riverine

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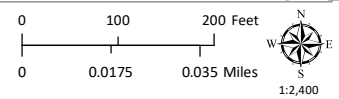


VENTURA COUNTY PLANNING DEPARTMENT - 2/28/2023



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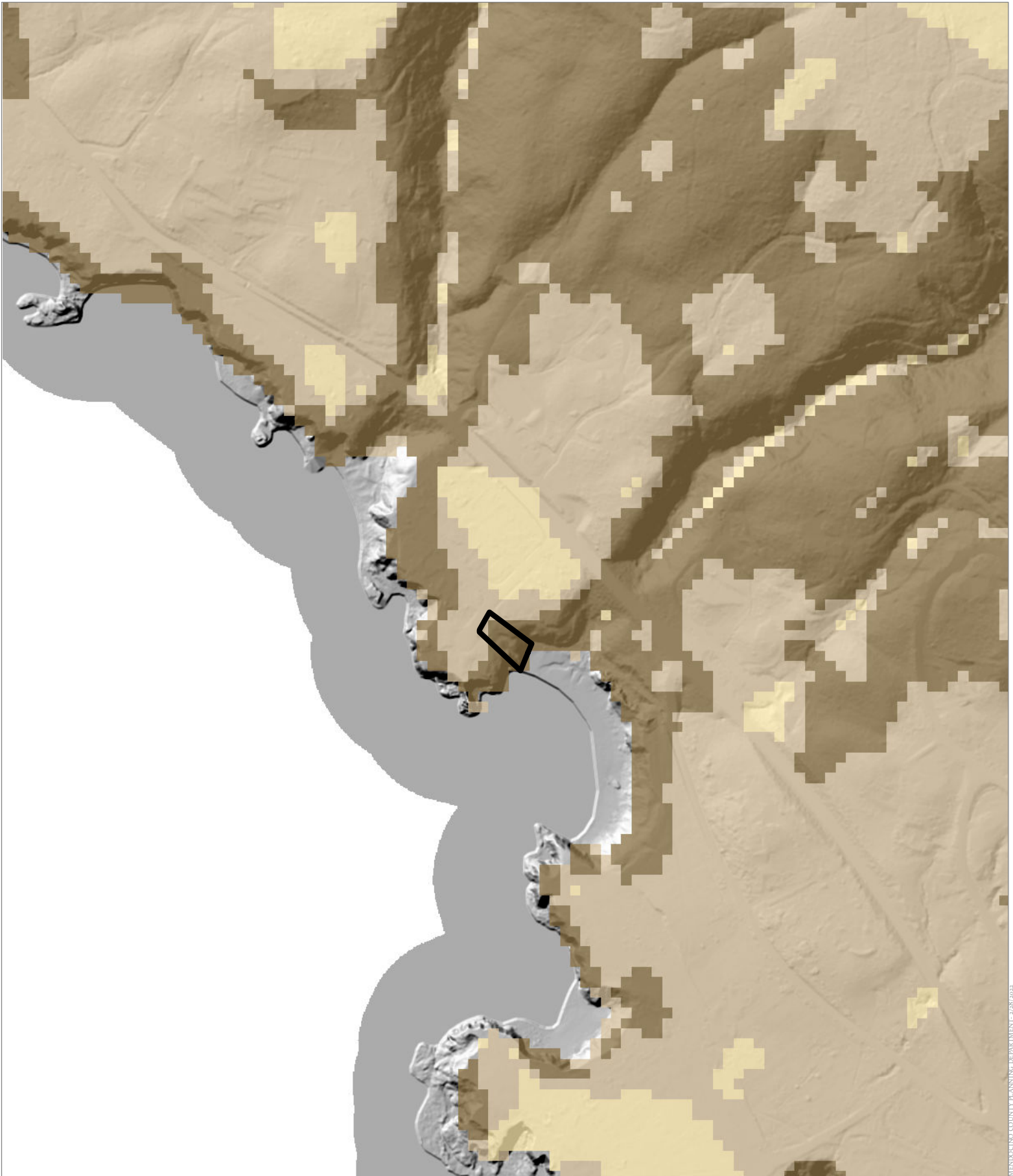
 Critical Water Areas



GROUND WATER RESOURCES

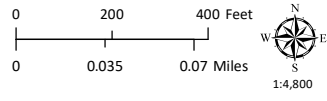
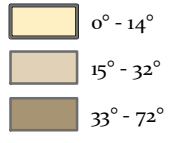
PLANNING DEPARTMENT 2/28/2022



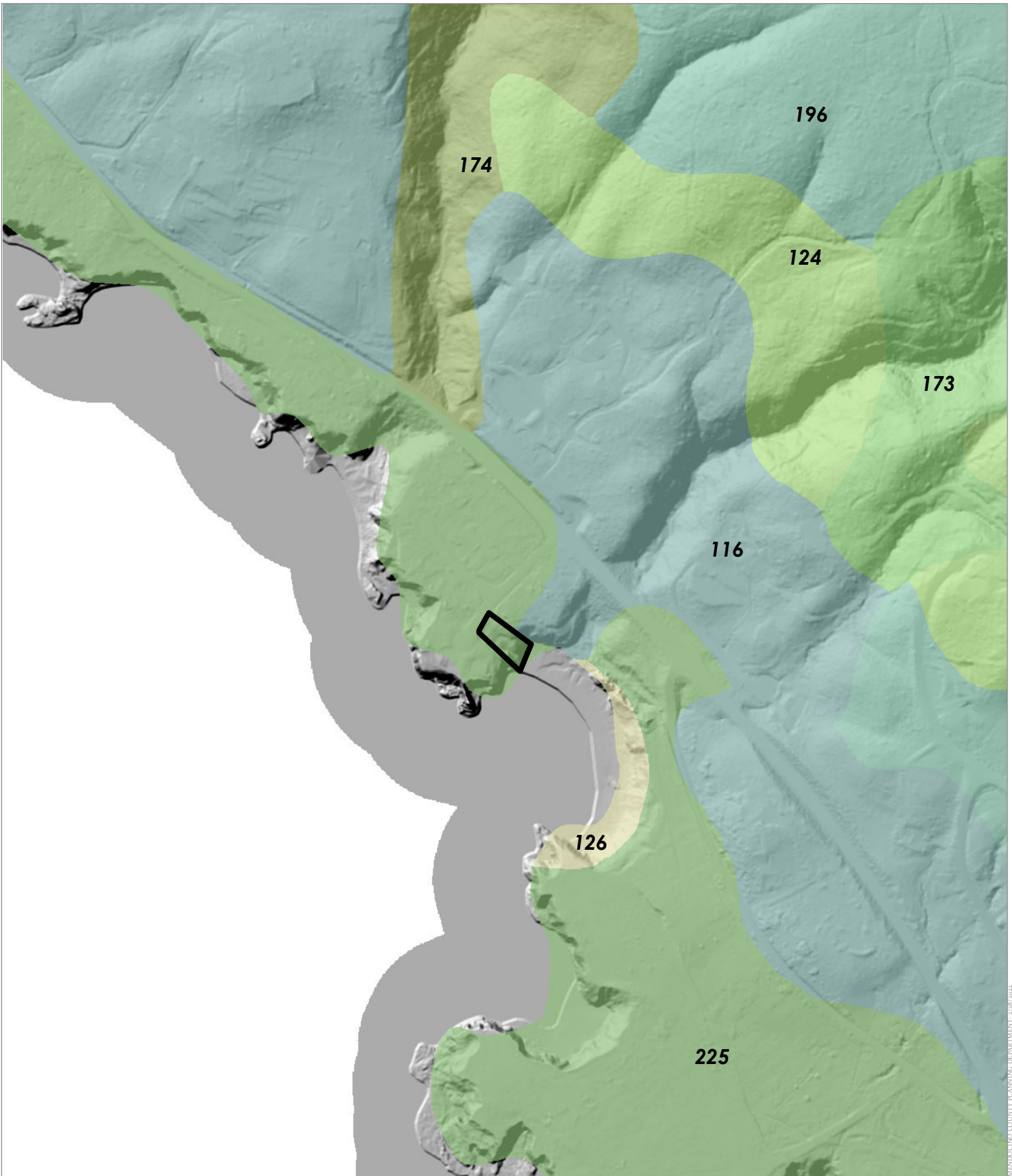


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2023

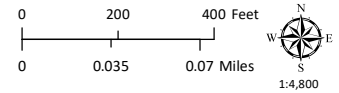
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**ESTIMATED SLOPE**

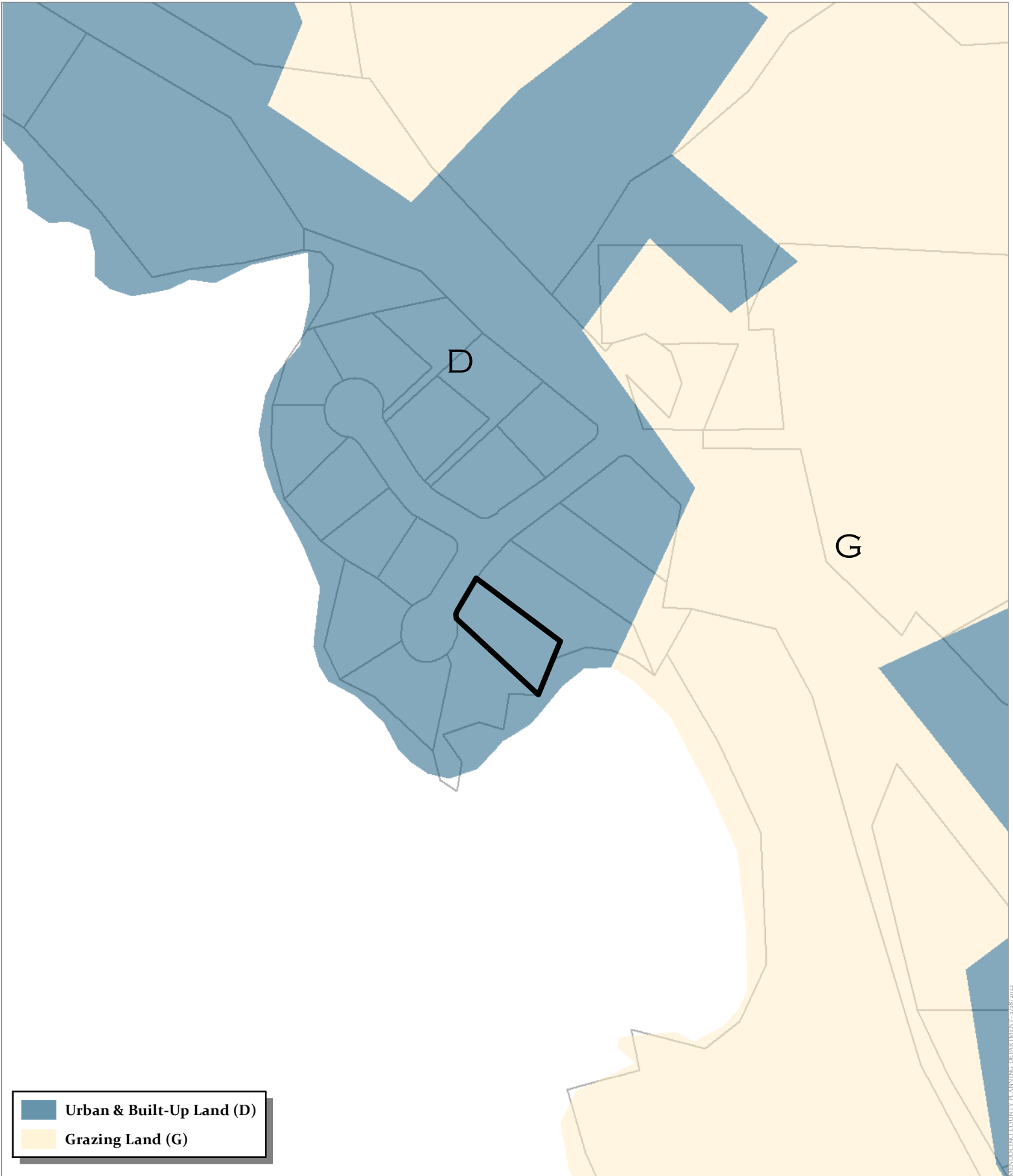


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WESTERN SOIL CLASSES





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