



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

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June 30, 2022

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, July 14, 2022, at 11:00 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 in an effort to slow the spread of COVID-19 and pursuant to the recommendation of the Mendocino County Health Officer and the California Department of Industrial Relations. 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. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>. The meeting is available for viewing on the Mendocino County YouTube page at, <https://www.youtube.com/MendocinoCountyVideo>

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.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

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 (Williams)

STAFF PLANNER: STEVEN SWITZER

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 July 13, 2022. Individuals wishing to address the Coastal Permit Administrator during the public hearing under Public Expression are welcome to do so via e-mail at pbscommissions@mendocinocounty.org, or telecomment, in lieu of personal attendance.

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.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 707-234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

Julia Krog, Director of Planning and Building Services



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

**JULY 14, 2022
CDP_2022-0004**

SUMMARY

OWNER/APPLICANT:	STACIE DONNELLY 60 MAYHEW WAY WALNUT CREEK, CA 94597
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.
TOTAL ACREAGE:	0.3± Acres
GENERAL PLAN:	Rural Residential (RR-5(1):R
ZONING:	Rural Residential (RR-5)
SUPERVISORIAL DISTRICT:	5 (Williams)
ENVIRONMENTAL DETERMINATION:	Categorically Exempt
APPEALABLE:	Yes, Appeal Jurisdiction
RECOMMENDATION:	Approve with Conditions
STAFF PLANNER:	STEVEN SWITZER

BACKGROUND

PROJECT DESCRIPTION: Standard Coastal Development Permit to reroof an existing single-family residence. Considering the age of the current 29-year-old roof on the single-family residence, the roof is in need of repair. Further information regarding the property's location on a blufftop as well as County standards and practices on reviewing applications to determine threats and impacts on geologic hazards are covered in the Hazards Management section of this report.

RELATED APPLICATIONS ON-SITE:

- BF_2021-0569 –Reroof (*On Hold Pending Issuance of CDP_2022-0004*)
- LCP 91-122 –Single Family Residence

SITE CHARACTERISTICS: Situated 2.3± miles northwest of Gualala, the parcel is located on the west side of State Route 1 (SR 1), 390± feet west of its intersection with Pirates Drive (CR 562).¹ Access to the site is provided by Pirates Drive. The subject property is located on a bluff top with vertical heights of approximately 35 to 40 feet and bluff slopes of approximately one-half horizontal to one vertical (0.5H:1V) to near vertical. The property is above Cooks Beach which occupies the mouth of Glennen Gulch. Cooks beach sand level fluctuates with tidal levels and seasons. During high tides and storms ocean waves wash against the lower southwesterly portion of the property's bluffs. The northeastern portion of the parcel is subject to occasional indirect waves during severe storms. The 0.3± acre parcel is classified as Urban and Built-Up Land and currently developed with a Single-Family Residence, adjoining deck, and a graded parking space. An on-site septic system is located northwest (uphill) of the residence.

¹ Location Map

Groundwater resources for the site are managed by North Gualala Water Company. Coastal Ground Water Resources map the parcel as a Critical Water Area.² LCP Land Capabilities and Natural Hazards map the area as Non-Prime Agricultural Land in Zone 1 and 2 with underlying bedrock and marine terrace deposits subject to strong shaking.³ The subject parcel as well as adjacent parcels contain Western Soil Classifications 225.⁴ Both South Coast Fire Protection District and California Department of Forestry and Fire Protection (CalFire) are the responsible fire agencies.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential (RR-5 [RR-1])	Rural Residential (RR-5 [RR-1])	.5± Acres	Vacant
EAST	Cooks Beach	Cooks Beach	Cooks Beach	Cooks Beach
SOUTH	Rural Residential (RR-5 [RR-1])	Rural Residential (RR-5 [RR-1])	.5± Acres	Residential
WEST	Rural Residential (RR-5 [RR-1])	Rural Residential (RR-5 [RR-1])	.25± Acres	Residential

PUBLIC SERVICES:

Access: Pirates Drive (CR 562)
 Fire District: South Coast Fire Protection District
 Water District: North Gualala Water Company
 Sewer District: **NONE**- Septic On-Site
 School District: Arena Union Elementary

AGENCY COMMENTS: On April 4, 2022 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT
Air Quality Management District	No Response
Building Division (Fort Bragg)	No Comment
CALFIRE (Land Use)	No Response
California Coastal Commission	No Response
California Dept. of Fish & Wildlife	No Response
Cloverdale Rancheria	No Response
County Assessor	No Response
Department of Transportation	No Response
Environmental Health (EH)	No Comment
Gualala MAC	Comment
North Gualala Water Company	No Response
Planning Division (Fort Bragg)	Comment
Redwood Valley Rancheria	No Comment
Sherwood Valley Band of Pomo Indians	No Response
South Coast Fire Protection District	No Response

² Critical Water Areas Map

³ LCP Land Capabilities & Natural Hazards Map

⁴ Western Soil Classifications Map

KEY ISSUES

LOCAL COASTAL PROGRAM CONSISTENCY:

The proposed project is consistent with the goals and policies of the Local Coastal Program, General Plan, and Zoning Codes as detailed below:

LAND USE: The proposed development to reroof an existing single-family residence is located on a parcel within the boundaries of the Local Coastal Program (LCP).⁵ The parcel is designated under Mendocino County General Plan Chapter 7: Coastal Element, Chapter 2: The Land Use Plan, Section 2.2 –Rural Residential (RR-5 [RR-1])⁶. The Rural Residential classification intends:

...to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability. (MCGP, Ch. 7 Coastal Element, Ch. 2.2 –Rural Residential)

Though the parcel is designated as RR-5 (5 acre minimum) the parcel's lot size variable is 40,000 square feet (RR-1). The proposed development to reroof an existing single-family residence is consistent with the intent and principally permitted residential use of the RR classification.

ZONING: The parcel is located within a Rural Residential (RR-5 [RR-1]) and a Floodplain Combining District (FP).⁷ The intent of the RR district is as follows:

... to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability. (MCC, Title 20, Division II, Ch. 20.376)

The proposed development to reroof an existing single-family residence is consistent with the principally permitted residential use under the RR Zoning District.

The maximum building height allowed in the RR District is 28 feet above natural grade for Non-Highly Scenic Areas. The proposed project will comply with the maximum building height requirement and not encroach the 28 feet limit.

Further discussion of the FP Combining District is covered in the Hazards Management section of this report.

HABITATS AND NATURAL RESOURCES: Environmentally Sensitive Habitat Areas (ESHA) are addressed in both the Mendocino County General Plan's Coastal Element and Division II –Mendocino County Coastal Zoning Code. Chapter 20.496 of Mendocino County Coastal Zoning Code prescribes that any project having a potential impact to an ESHA shall be subject to a biological survey, prepared by a qualified biologist, to determine the extent of the sensitive resource, to document potential negative impacts, and to recommend appropriate mitigation measures. Mapping designates the parcel as barren and does not indicate that the proposed development will impact any immediate or adjacent sensitive coastal resources.⁸ No biological survey was requested. On April 4, 2022 the project was referred to California Department of Fish & Wildlife (CDFW) where no response was received. The project does not propose any expansion of the existing footprint of the single-family residence on the parcel. Considering the aforementioned items, the proposed development is consistent with the regulations for ESHA outlined in Chapter 20.496.

⁵ LCP Land Use Map 31: Gualala

⁶ General Plan Classifications Map

⁷ Zoning Display Map

⁸ LCP Habitats & Resources Map

HAZARDS MANAGEMENT: The parcel is mapped as high fire hazard.⁹ The responsible fire agencies are South Coast Fire Protection District and California Department of Forestry and Fire Protection (CalFire). No comment was received from either agency regarding the proposed development. A standard condition requires that the applicant secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction to ensure fire abatement and protection policies will be addressed.

The Local Coastal Program maps natural hazards of the project site in Zone 1 and 2 with underlying bedrock and marine terrace deposits subject to strong shaking.¹⁰ The project site's location on a blufftop parcel requires a preliminary investigation to determine threats from and impacts on geologic hazards. Section 20.500.015 provides County practices and standards for the determination of Hazard Areas stating the following:

(2) *Geologic Investigation and Report. In areas of known or potential geologic hazards such as shoreline and blufftop lots and areas delineated on the hazard maps, a geologic investigation and report prior to development approval, shall be required. The report shall be prepared by a licensed engineering geologist or registered civil engineer pursuant to the site investigation requirements in Chapter 20.532. (MCC, Title 20, Division II, Ch. 20.500)*

In accordance with Section 20.500.015, the applicant provided a Geologic Report prepared by a licensed engineering geologist at Brunsing Associates, Inc. dated December 15, 2021. A summary of the conclusions contained in the report are detailed below:

...the existing residence is in relatively good condition and appears to be un-distressed by foundation settlement. The bluff near the house is presently stable and is not currently undergoing any severe erosion or landsliding. The lower bluff is composed of hard bedrock that is generally resistant to wave erosion, except for erosion along weaker fracture zones and faults. The residence should remain unaffected by bluff retreat for the next 46 years (the remainder of the 75 years lifespan from the 1992 BAI geotechnical investigation report) and possibly the next 75 years or more.

Changes in the condition of the site can occur over time, whether by natural causes or by human activities on this or adjacent sites. Accordingly, the prepared geological report and future development on the site may be subject to further review and revision as changed conditions are identified. Staff concurs with the findings contained in the report from Brunsing Associates, Inc. and believes that the potential geologic hazard of the blufftop does not pose any immediate threats to the proposed development.

With regards to the parcel's location within with a FP Combining District, it is important to note the elevation of the project site. Hazards such as severe storms or tsunamis pose real risks for similar parcels adjacent to the Pacific Ocean within the Mendocino Coastal Zone. Since the property bluffs, where the single-family residence is sited, are approximately 35 to 40 feet in vertical height, the likelihood of future impact or inundation from a severe storm or tsunami are considered low.

As currently proposed, the reroof of an existing single-family residence is consistent with the standards of the FP Combining District and those prescribed in Chapter 20.500 for Hazard Areas within the county.

ARCHAEOLOGICAL/CULTURAL RESOURCES: The project does not propose any ground disturbance and will remain within the current footprint of the existing development on the parcel. Subsequently the project was not referred to Mendocino County Archaeological Commission (ARCH) or Northwest Information Center at Sonoma State University (SSU) for review on the basis of no proposed ground disturbance.

⁹ Fire Hazard Zones Map

¹⁰ LCP Land Capabilities and Natural Hazards Map

The applicant is advised of the Discovery Clause, evoking Section 22.12.090 and its procedures subsequent to the discovery of any cultural resources during construction activities associated with the project.

The project was referred to three local tribes for review, and comment, including Cloverdale Rancheria, Redwood Valley Rancheria, and Sherwood Valley Rancheria. No response was received from the tribes.

With the added condition, the proposed development is consistent with Mendocino County policies for protection of paleontological and archaeological resources.

GROUNDWATER RESOURCES: The project site is mapped as Critical Water Resources.¹¹ Groundwater resources for the site are managed by North Gualala Water Company. The proposed project was referred to North Gualala Water Company (NGWC) and Environmental Health (DEH) to review impacts to water and septic. No response was received from either agency regarding the project. The proposed development to reroof an existing single-family residence shall not affect groundwater resources or septic on the site. The proposed project is consistent with the Local Coastal Program policies related to groundwater resources and DEH regulations.

TRANSPORTATION, UTILITIES AND PUBLIC SERVICES: The proposed project was referred to Mendocino County Department of Transportation (DOT) where no comment was received. Taking into consideration DOT's absence of response, staff finds the project to not significantly contribute to new sources of traffic on local and regional roadways. The project will not impact transportation or circulation and subsequently will be provided adequate access along Pirates Drive (CR 562). The proposed project is consistent with regulations outlined in Chapter 20.516.

The parcel's Land Use classification (RR-5[RR-1]) has a five acre lot size minimum, variable to 40,000 square feet (RR-1).¹² Coastal Element Policy 3.8-10 outlines variable residential density policies:

In order to be developed to the smaller parcel size, areas indicated on the map as having a variable density zoning classification shall be required to be served by a public water system which utilizes surface waters, and which does not impact upon the ground water resource, or by completion of a hydrological study which supports those greater densities. (MCGP, Ch. 7, Ch. 3.8)

A private water district services the water needs of the parcel. The proposed project does not intend to expand current water usage on the site. The proposed project will not impact the Critical Water resources of the surrounding area and is consistent with Coastal Element Policy 3.8-10 and transportation, utilities and public services regulations as outlined in Chapter 20.516.

ENVIRONMENTAL PROTECTION

Pursuant to Title 14, Division 6, Chapter 3, Article 19, Section 15302(c) of California Environmental Quality Act (CEQA) Guidelines, a categorical exemption is offered for replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The proposed project to reroof an existing single-family residence is categorically exempt given the development's negligible and/or no expansion of capacity on the site.

PROJECT FINDINGS AND CONDITIONS

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Coastal Zoning Code, the Coastal Permit Administrator approves CDP_2022-0004 for the proposed project to reroof an existing single-family residence, and adopts the following findings and conditions.

¹¹ Ground Water Resources Map

¹² MCGP, Ch. 7, Ch. 2.2 -Suburban Residential

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed development is in conformity with the certified Local Coastal Program. The proposed re-roof of the single-family residence is a principally permitted use within the Rural Residential land use classification and is consistent with the intent of the Rural Residential Classification. The proposed development on a blufftop parcel is allowed with an approved Coastal Development Permit; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed development would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The site has been served for many years, and would continue to be served, by a private water district and on-site septic system; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed development is consistent with the purpose and intent of the Rural Residential Zoning District. The proposed development preserves the integrity of the Rural Residential Zoning District; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed re-roof, if constructed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act and is determined to be Categorically Exempt from further environmental review; and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development would not have any adverse impact on any known archaeological or paleontological resources, as there are no known resources within the vicinity of the site and no proposed ground disturbance. Standard Condition 8 is in place when archaeological sites or artifacts are discovered; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development. The site is currently developed with an existing single-family residence and proposes a like for like re-roof of the existing residence; and
7. Pursuant with MCC Section 20.532.095(B), the proposed development would not diminish public access to Mendocino County coastal areas and conforms to the goals and policies of the Coastal Element of the General Plan. The project site is located between the first public road and the sea alongside Cooks Beach. However, the parcel is not designated as a potential public access point.

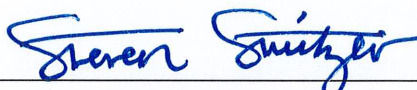
CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
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 Applicants 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 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. To comply with MCC Section 20.376.045, the building height limit shall not exceed twenty-eight (28) feet above natural grade.
10. Conditions approving CDP_2022-0004 shall be attached to any building permit application and shall be a part of on-site construction drawings.

6.2.2022

DATE



STEVEN SWITZER
PLANNER I

Appeal Period: 10 Days
Appeal Fee: \$2620.00

ATTACHMENTS:

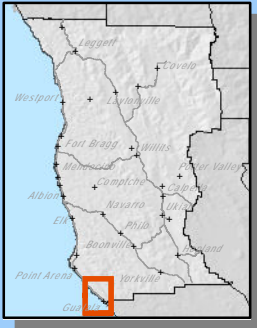
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|---|-----------------------------------|
| A. Location Map | P. Wetlands Map |
| B. Topographical Map | Q. Ground Water Resource Area Map |
| C. Aerial Vicinity Map | R. Slope Map |
| D. Aerial Detail Map | S. Western Soil Classes Map |
| E. Site/Tentative Map | T. Farmland Classifications Map |
| F. Zoning Map | |
| G. General Plan | |
| H. LCP –Land Use Map 15: Gualala | |
| I. LCP –Land Capabilities & Natural Hazards | |
| J. LCP –Land Habitats & Resources | |
| K. Post LCP Certification & Appeal Jurisdiction | |
| L. Adjacent Parcels | |
| M. Fire Hazards Map | |
| N. Wildland-Urban Interface Zones Map | |
| O. Special Flood Hazard Areas Map | |



SUBJECT PARCEL/S

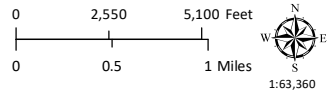
Gualala

Sonoma County

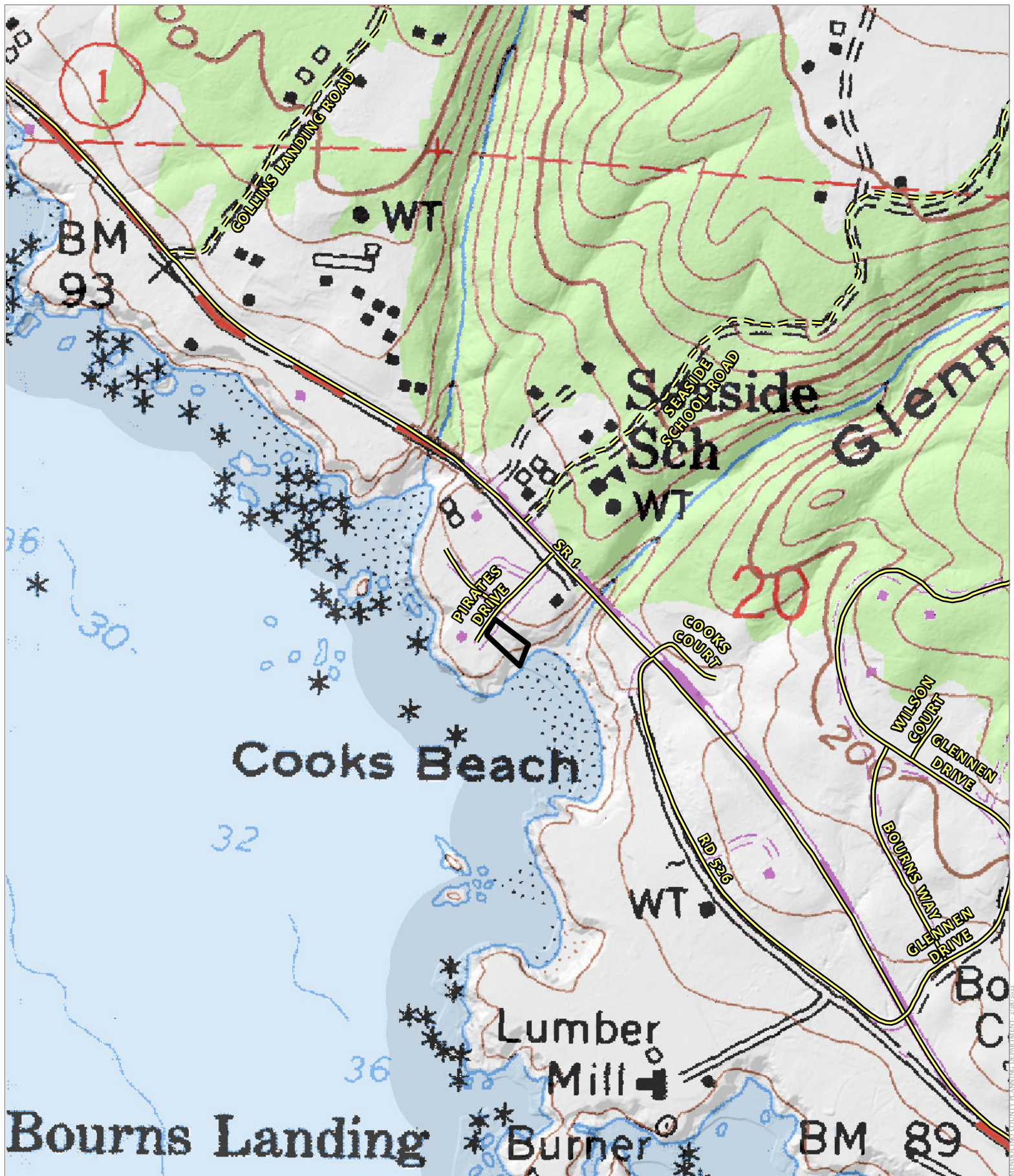


CASE: **CDP 2022-0004**
 OWNER: **DONNELLY, Stacie**
 APN: **144-290-03**
 APLCT: **Stacie Donnelly**
 AGENT: **Stacie Donnelly**
 ADDRESS: **47061 Pirates Drive, Gualala**

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

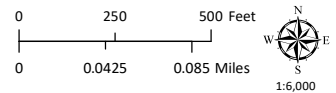


LOCATION MAP



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

— Public Roads
 - - - Private Roads

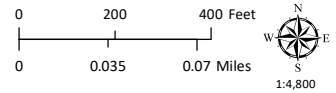


TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET



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

- Public Roads
- Private Roads



AERIAL IMAGERY

RENDERING COURTESY OF PLANNING DEPARTMENT 2/28/2022



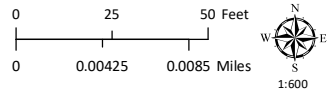
DOUBLOON WAY

PIRATES DRIVE



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

Public Roads



AERIAL IMAGERY

VENTURO COUNTY PLANNING DEPARTMENT - 2/28/2023

LOT PLAN

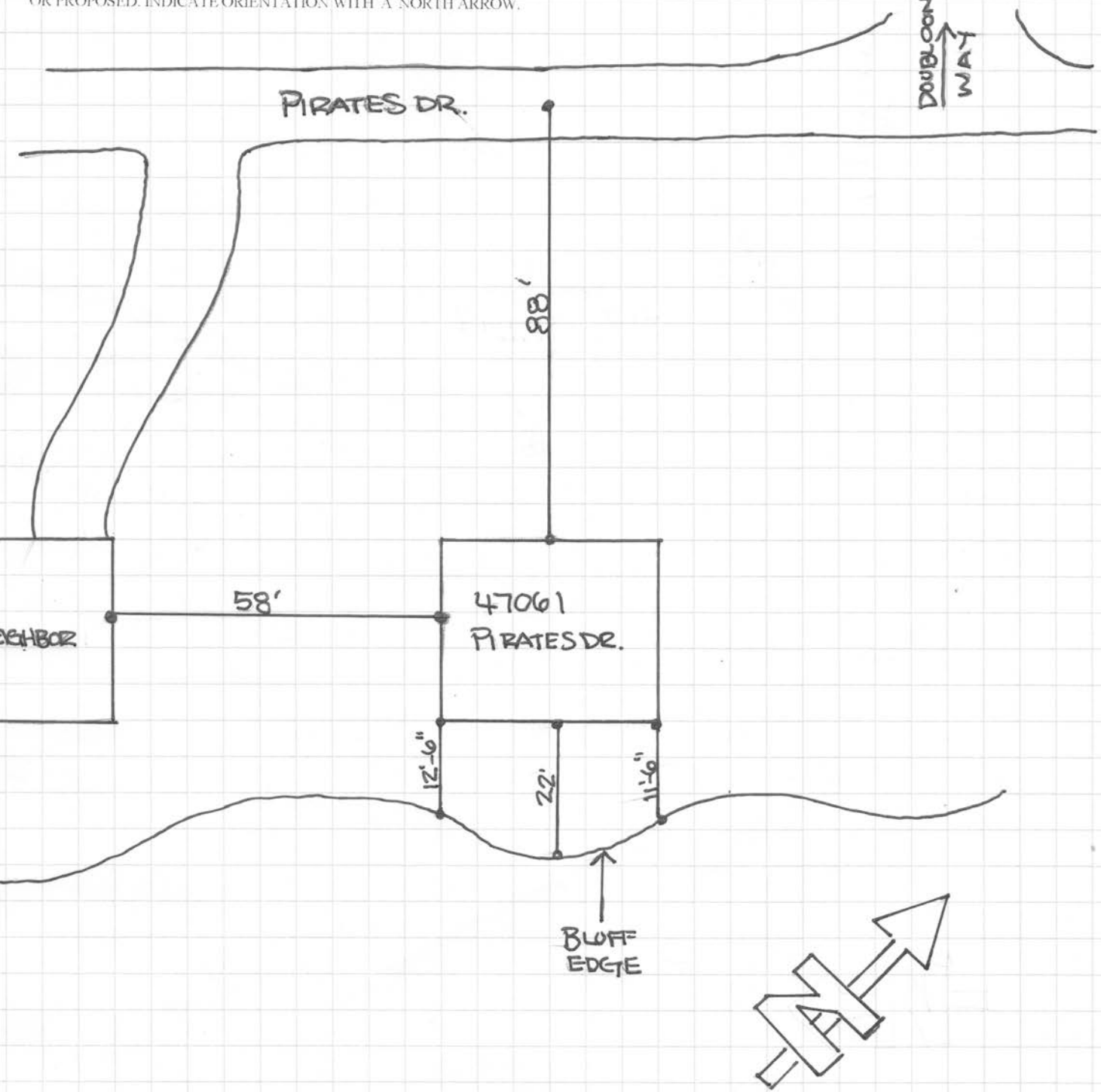
COUNTY
OF
Mendocino

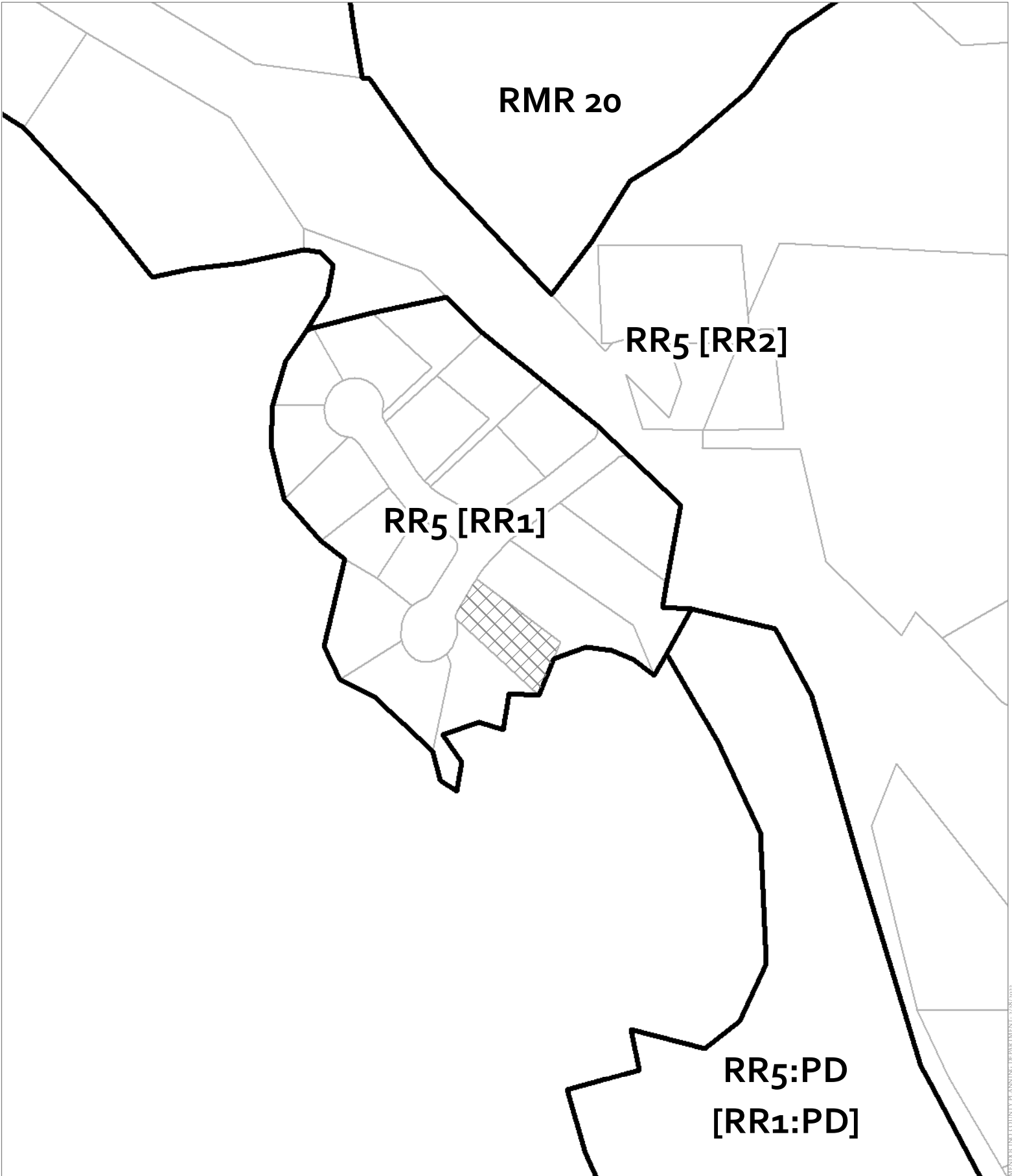
APPLICATION# _____

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

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

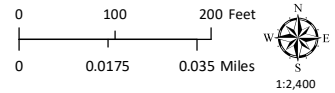
SHOW ALL BUILDINGS, STRUCTURES, SEPTIC TANKS AND LEACH FIELDS, WELLS, STREAMS, LAKES, ROADS, STREETS, ALLEYS, RETAINING WALLS, FENCES, EASEMENTS, POWER POLES, AND ANY OTHER IMPROVEMENTS AND INDICATE ALL DISTANCES BETWEEN. SPECIFY WHETHER EXISTING OR PROPOSED. INDICATE ORIENTATION WITH A NORTH ARROW.



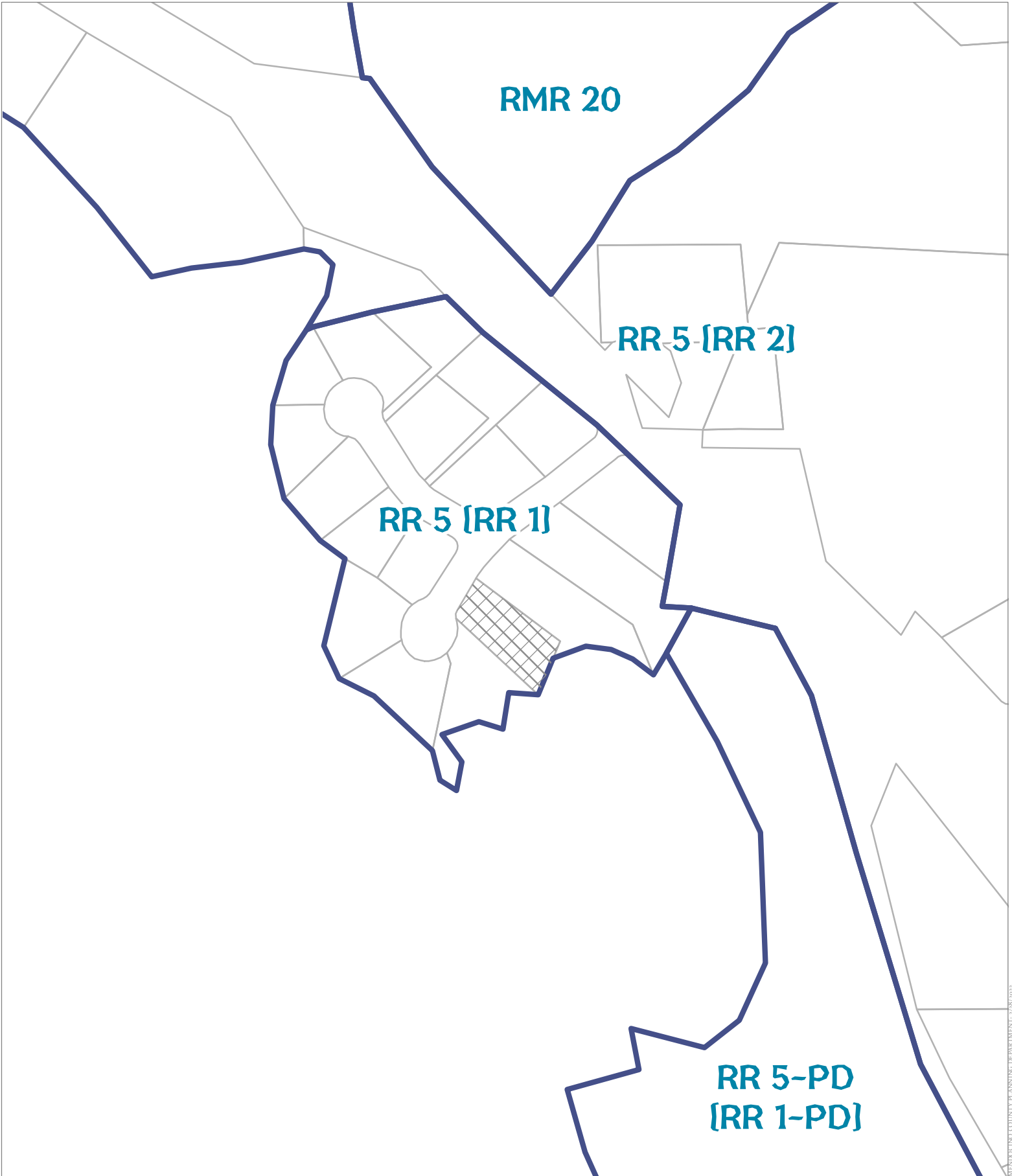


CASE: CDP 2022-0004
OWNER: DONNELLY, Stacie
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APLCT: Stacie Donnelly
AGENT: Stacie Donnelly
ADDRESS: 47061 Pirates Drive, Gualala

 Zoning Districts



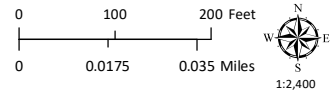
ZONING DISPLAY MAP



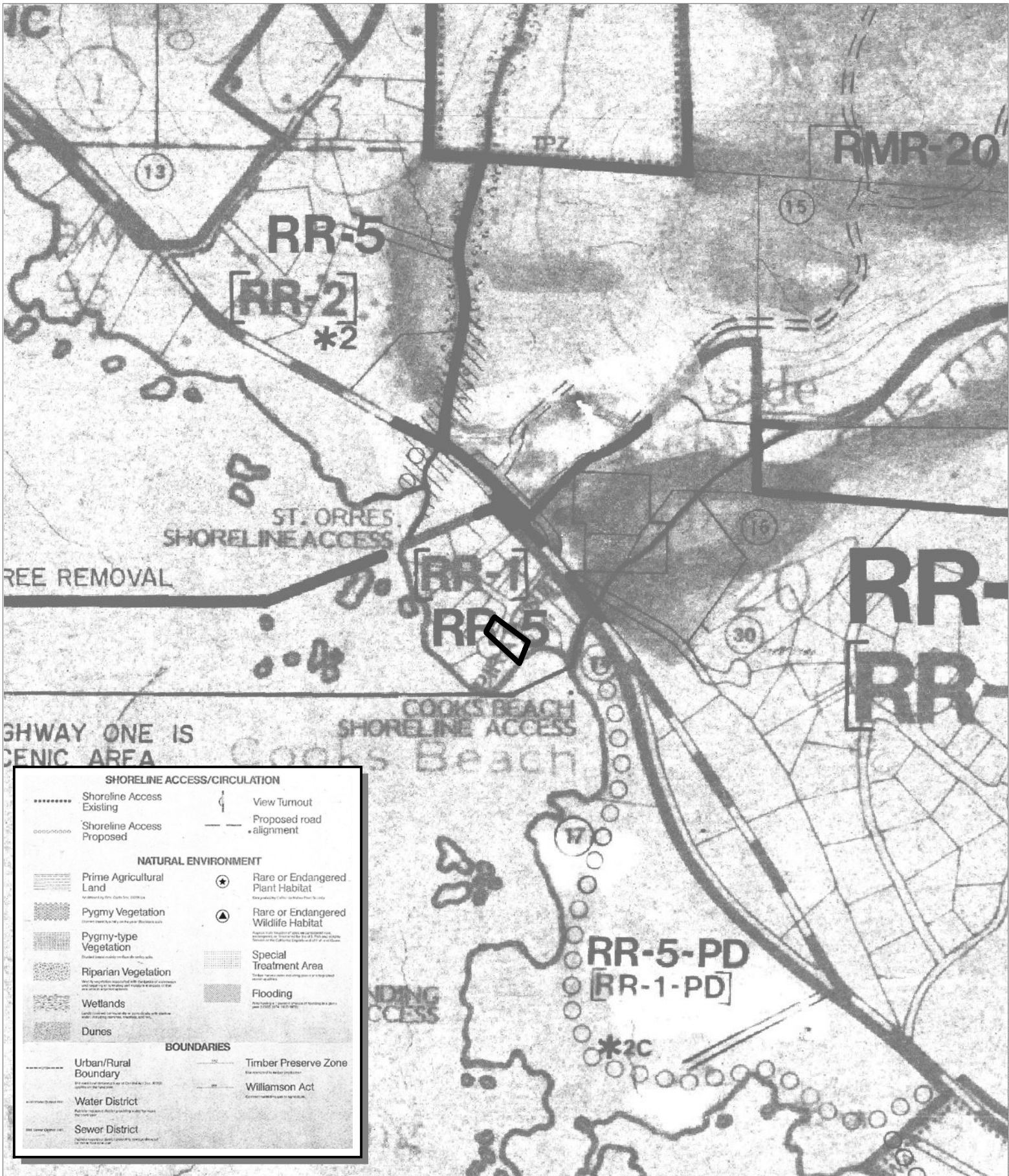
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2023

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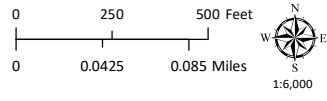
 General Plan Classes

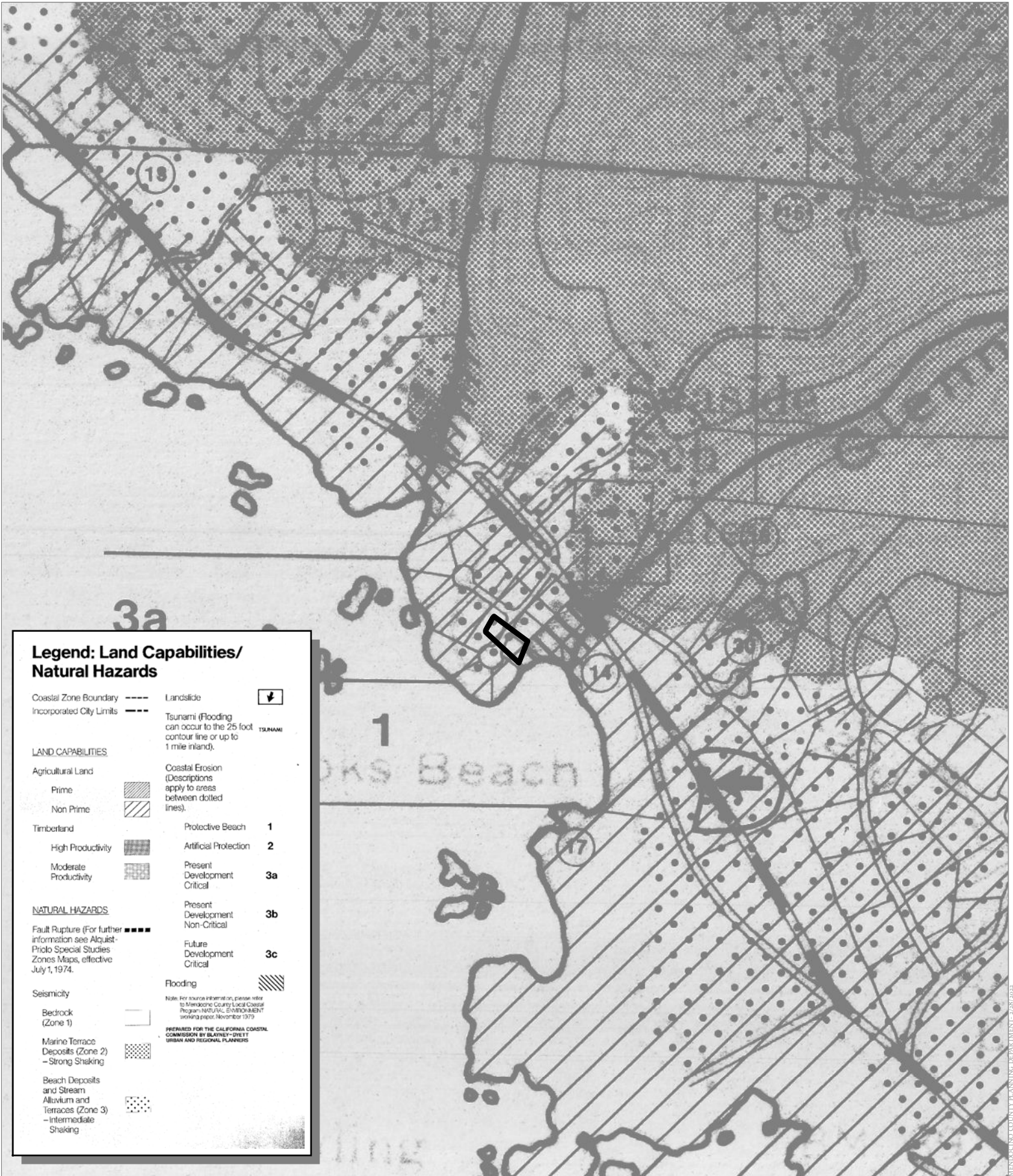


GENERAL PLAN CLASSIFICATIONS



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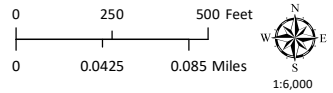


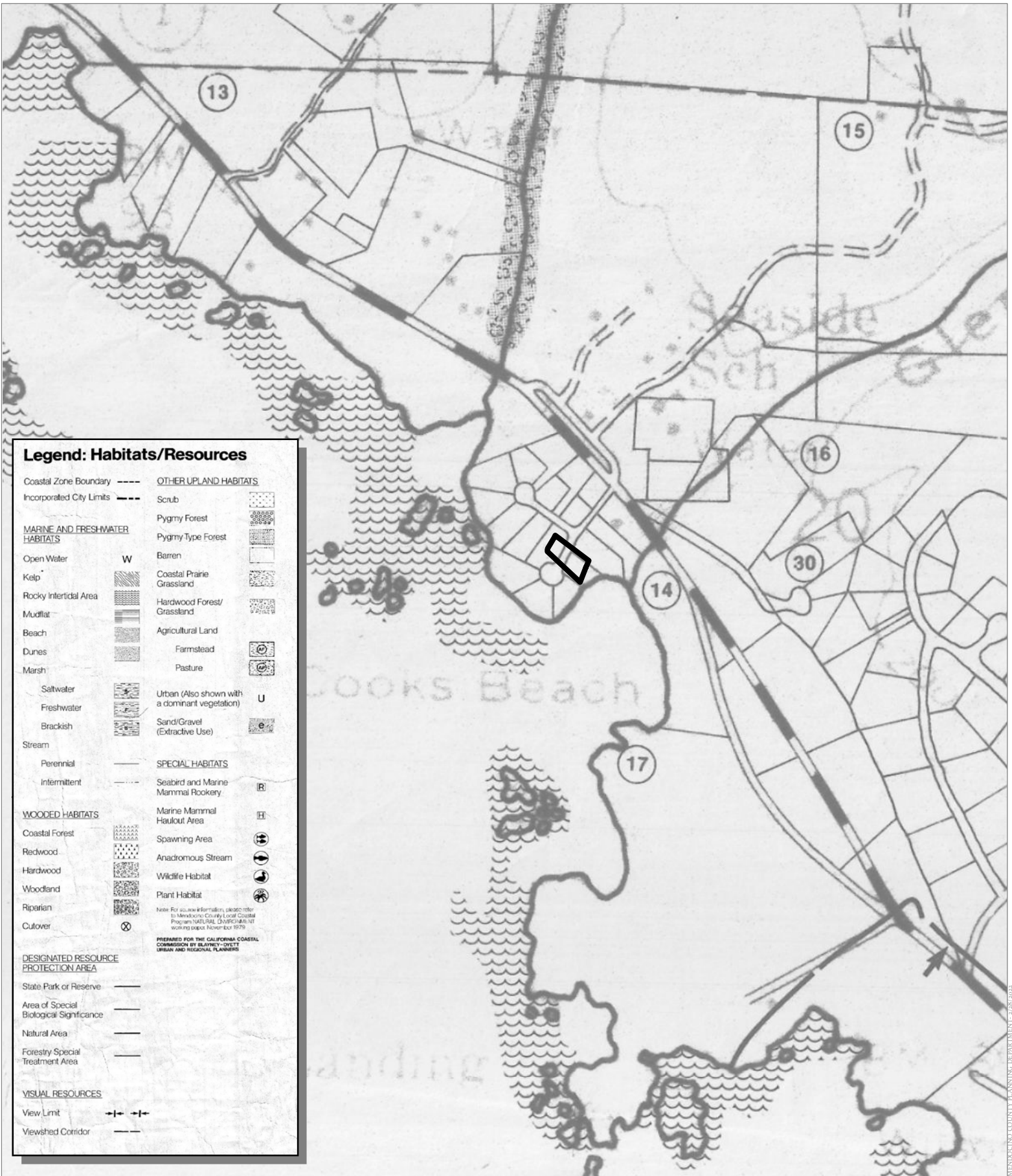


**Legend: Land Capabilities/
Natural Hazards**

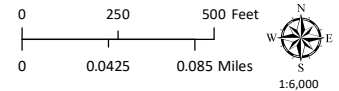
- | | | | |
|---|-----|---|-----------|
| Coastal Zone Boundary | --- | Landslide | |
| Incorporated City Limits | --- | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). | |
| LAND CAPABILITIES | | | |
| Agricultural Land | | | |
| Prime | | Coastal Erosion (Descriptions apply to areas between dotted lines). | |
| Non Prime | | Protective Beach | 1 |
| Timberland | | Artificial Protection | 2 |
| High Productivity | | Present Development Critical | 3a |
| Moderate Productivity | | Present Development Non-Critical | 3b |
| NATURAL HAZARDS | | | |
| Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974). | --- | Future Development Critical | 3c |
| 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 BLANNEY-COPELLET URBAN AND REGIONAL PLANNERS | |
| Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking | | | |

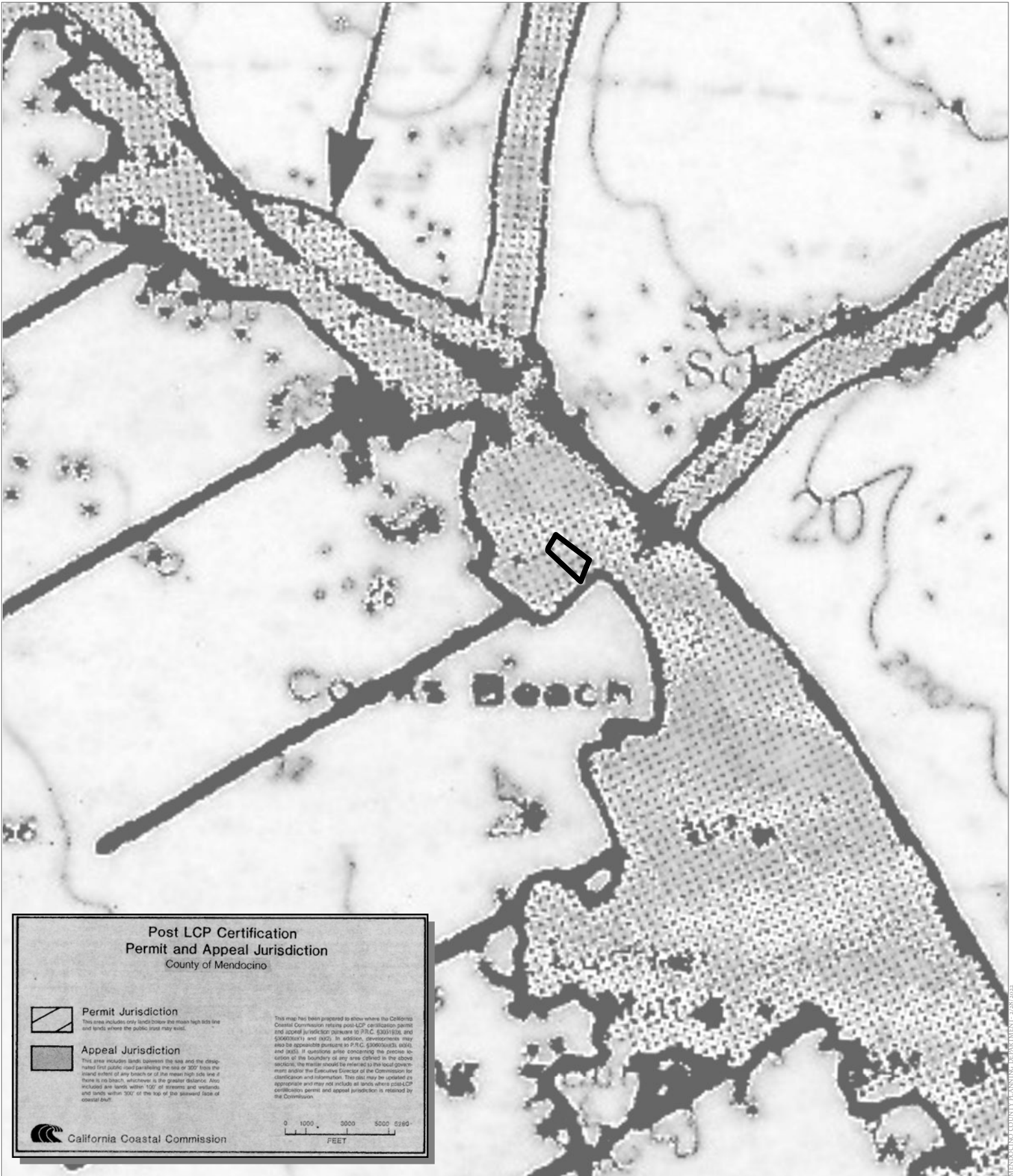
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**Post LCP Certification
Permit and Appeal Jurisdiction
County of Mendocino**

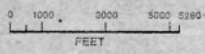
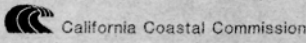


Permit Jurisdiction
This area includes only lands between the mean high tide line and lands where the public trust may exist.

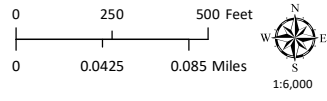


Appeal Jurisdiction
This area includes lands between the sea and the designated first public land paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 500' 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. §30518.06, and §30603(a)(1) and (a)(2). In addition, developments may also be approvable pursuant to P.R.C. §30603(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 data 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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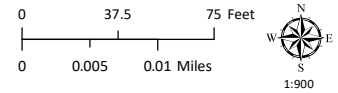


POST LCP CERTIFICATION & APPEAL JURISDICTION

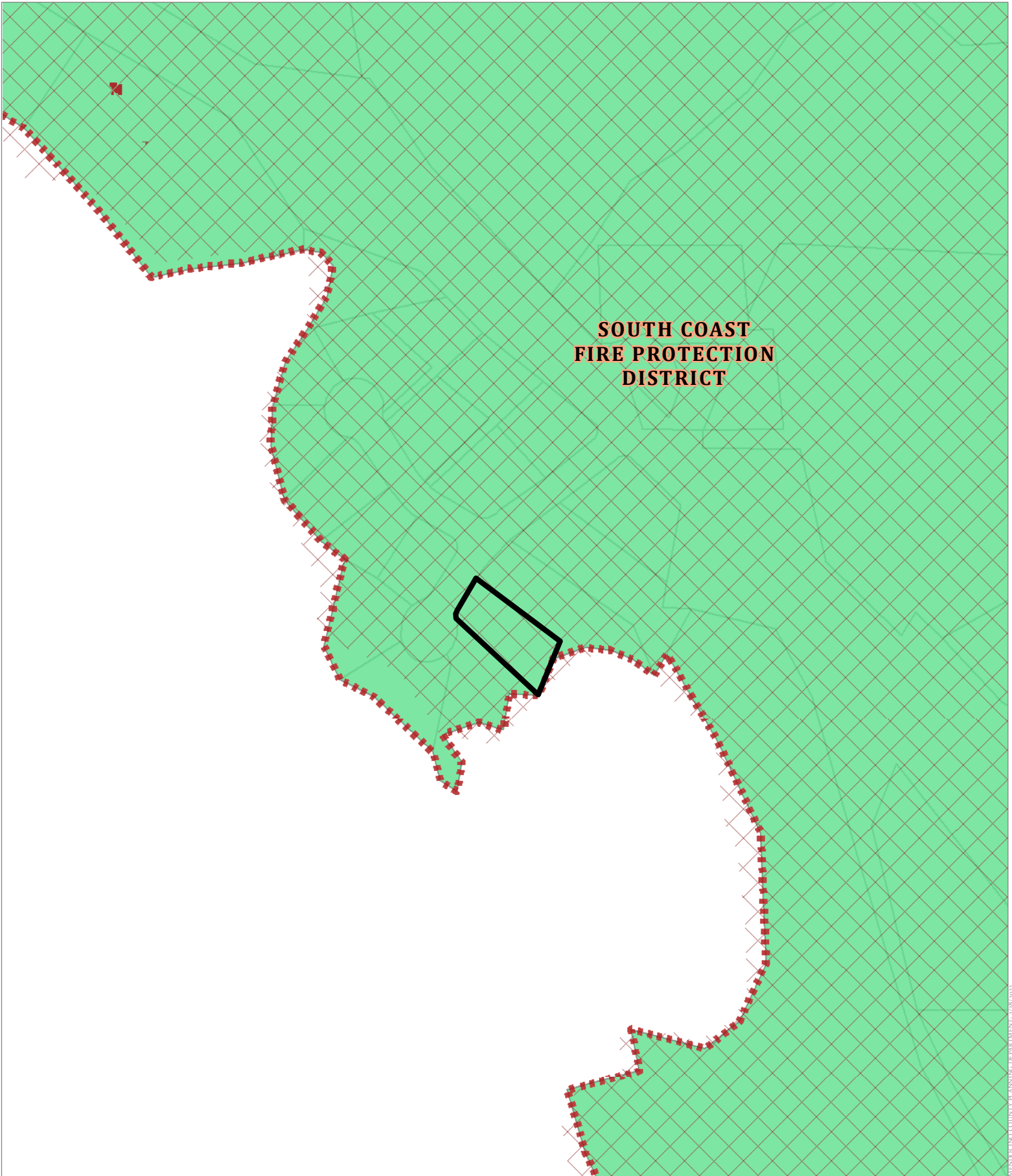
MENDOCINO COUNTY PLANNING DEPARTMENT 2/28/2022



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ADJACENT PARCELS

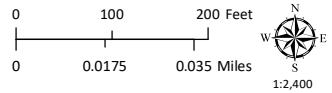


**SOUTH COAST
FIRE PROTECTION
DISTRICT**

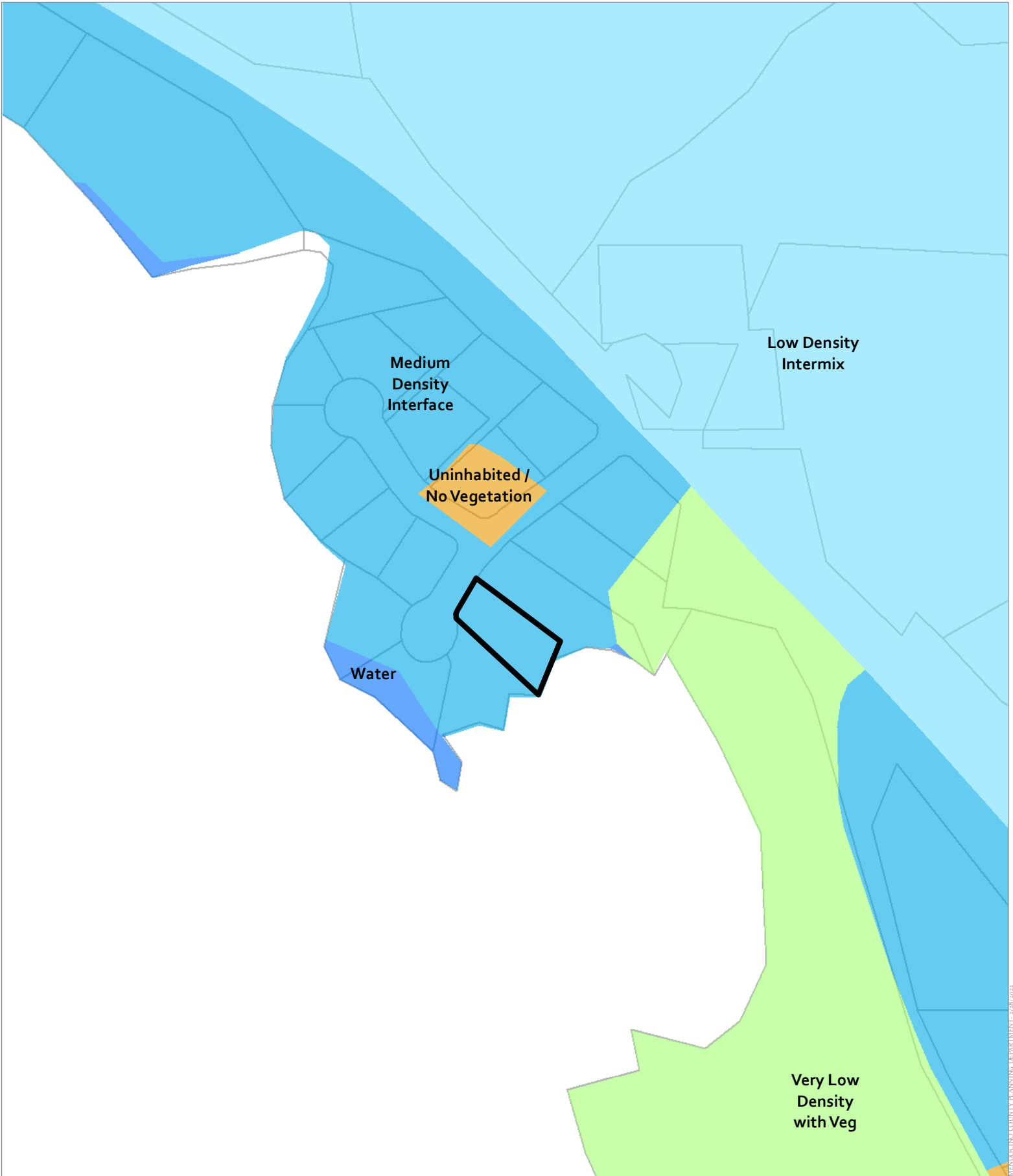


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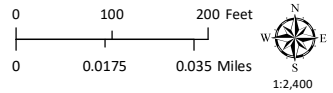
 High Fire Hazard
 County Fire Districts

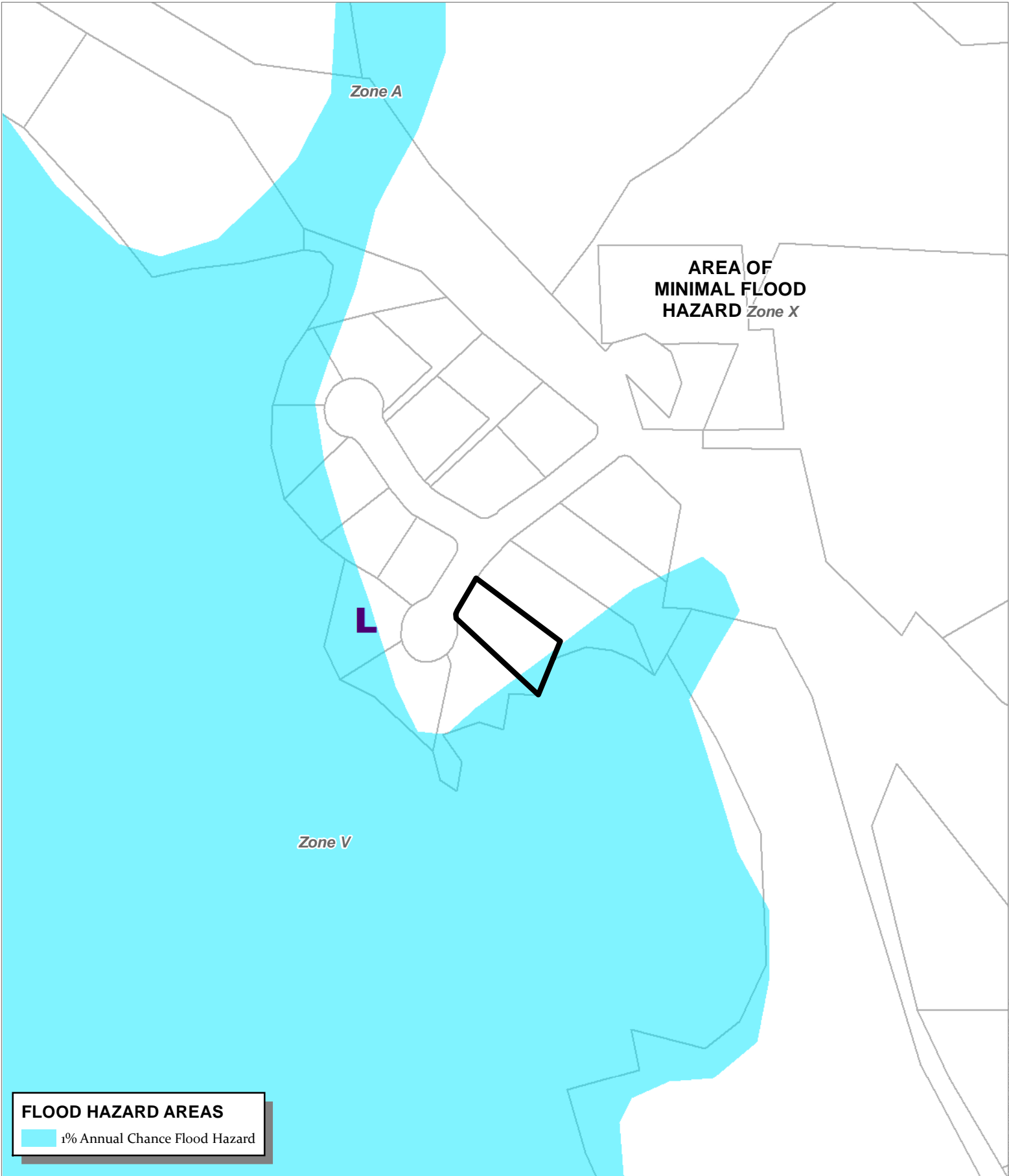


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



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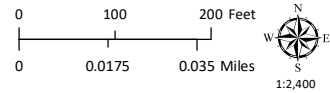




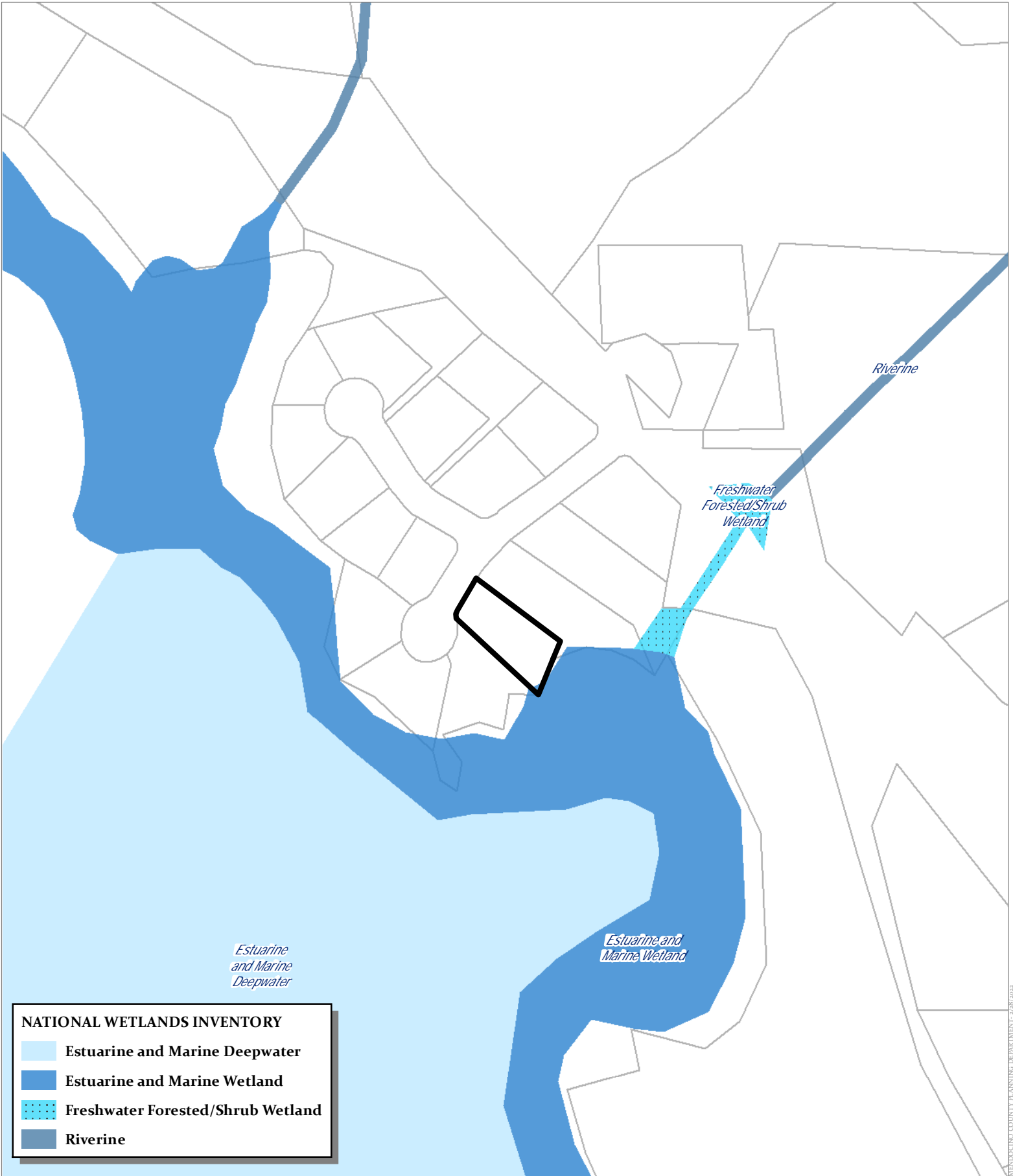
FLOOD HAZARD AREAS
 1% Annual Chance Flood Hazard

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 LOMA Letters



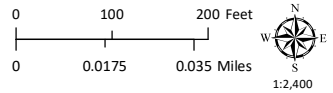
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2022



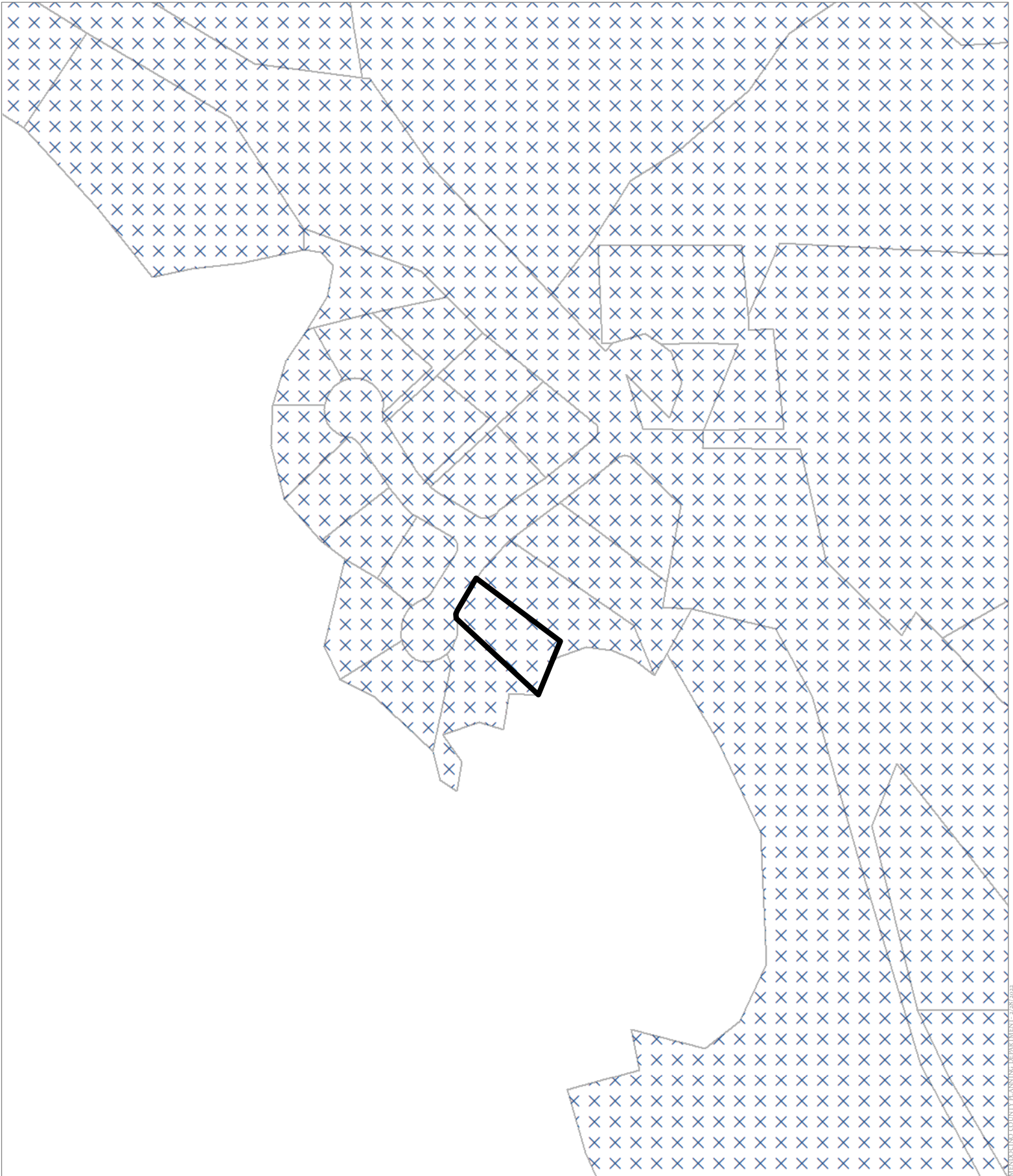
NATIONAL WETLANDS INVENTORY

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

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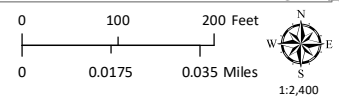
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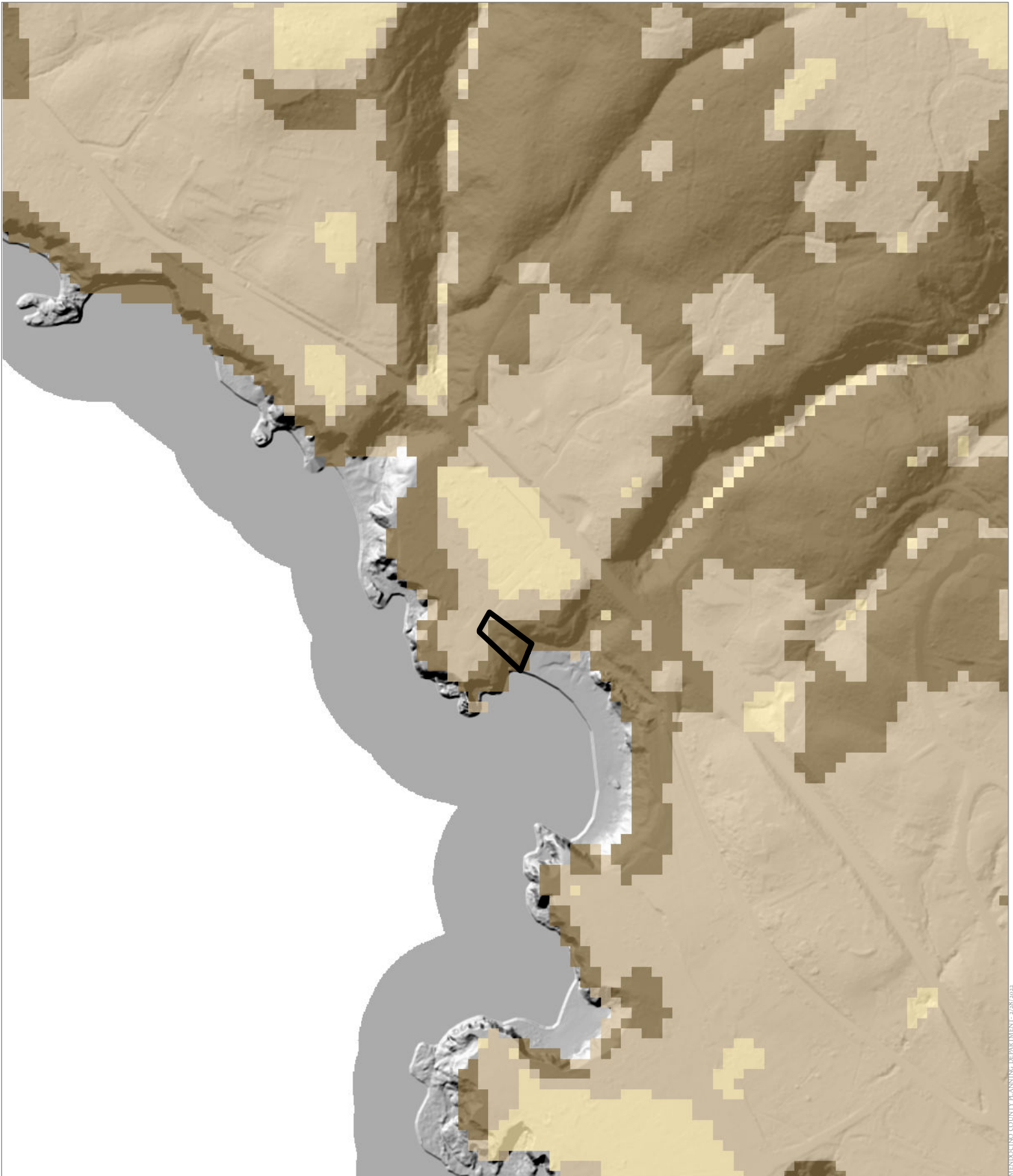
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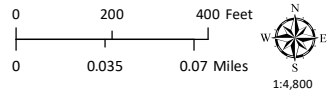
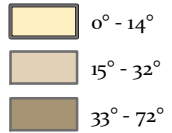
 Critical Water Areas



GROUND WATER RESOURCES



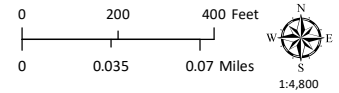
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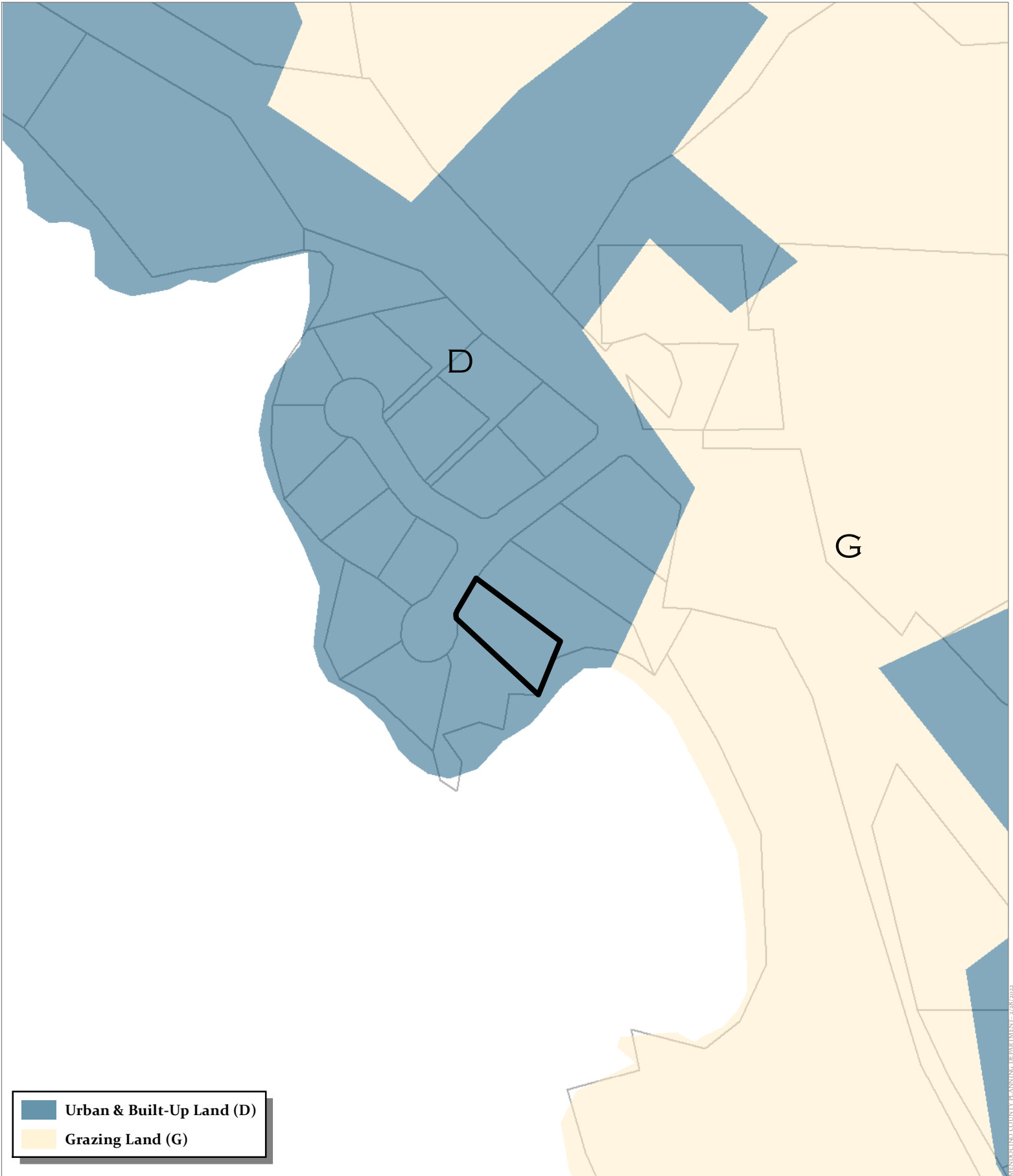
ESTIMATED SLOPE



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WESTERN SOIL CLASSES



- Urban & Built-Up Land (D)
- Grazing Land (G)

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