



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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July 25, 2022

PUBLIC HEARING NOTICE OF PENDING ACTION
STANDARD COASTAL DEVELOPMENT PERMIT

NOTICE IS HEREBY GIVEN THAT the Mendocino County Subdivision Committee and Coastal Permit Administrator will consider the following project on Thursday August 11, 2022. The Subdivision Committee will consider the boundary line adjustment at 9:00 a.m., or soon thereafter. The Coastal Permit Administrator will conduct a public hearing to consider issuance of a coastal development permit on the boundary line adjustment, commencing at 11:00 a.m., or soon thereafter.

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#: B_2022-0005

DATE FILED: 2/16/2022

OWNER: KATHLEEN & RONALD CRAIG BRYSON

APPLICANT: NATE BRYSON

AGENT: SUSAN RUSCHMEYER

REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the boundaries between two (2) lots in Gualala. Lot 1 will increase to 129.64± acres, Lot 2 will decrease to 5.21± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 1.35± miles north of Gualala, on the east side of State Route 1 (SR 1), 800± feet from its intersection with Glennen Drive (CR 534), located at 37275 Glennen Drive; APN: 144-160-23 and 37701 S Hwy 1; APN: 144-270-04.

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 August 10, 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>

Action by the Subdivision Committee and Coastal Permit Administrator shall be final unless appealed to the Board of Supervisors. The appeal must be filed in writing with a filing fee with the Clerk of the Board within 10 calendar days after such action. If appealed, the decision of the Board of Supervisors shall be final except that an approved project may be appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on the project.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services, the Subdivision Committee or Coastal Permit Administrator, at or prior to, the public hearings.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at (707) 234-6650 or (707) 964-5379, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Coastal Permit Administrator'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.

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.

JULIA KROG, Director of Planning and Building Services



**COASTAL PERMIT ADMINISTRATOR STAFF REPORT
COASTAL BOUNDARY LINE ADJUSTMENT**

**AUGUST 11, 2022
B_2022-0005**

SUMMARY

OWNER: KATHLEEN & RONALD CRAIG BRYSON
3853 SHERWOOD DR
PROVO, UT 84604

APPLICANT: NATE BRYSON
3853 SHERWOOD DR
PROVO, UT 84604

AGENT: SUSAN RUSCHMEYER
PO BOX 574
GUALALA, CA 95445

REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the boundaries between two (2) lots in Gualala. Lot 1 will increase to 129.64± acres, Lot 2 will decrease to 5.21± acres.

LOCATION: In the Coastal Zone, 1.35± miles north of Gualala, on the east side of State Route 1 (SR 1), 800± feet from its intersection with Glennen Drive (CR 534), located at 37275 Glennen Drive; APN: 144-160-23 and 37701 S Hwy 1; APN: 144-270-04.

GENERAL PLAN: Lot 1: Rangeland- 160 Acre Minimum (RL160)
Lot 2: Rural Residential- 5 Acre Minimum (RR5[RR2])

ZONING: Lot 1: Rangeland (RL160)
Lot 2: Rural Residential (RR5[RR2])

TOTAL ACREAGE: Lot 1: 124.82± Acres (before) / 129.64± Acres (after)
Lot 2: 10.03± Acres (before) / 5.21± Acres (after)

SUPERVISORIAL DISTRICT: 5 (Williams)

ENVIRONMENTAL DETERMINATION: Categorical Exempt

APPEALABLE: Yes

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: STEVEN SWITZER

BACKGROUND

PROJECT DESCRIPTION: Coastal Development Boundary Line Adjustment to reconfigure the boundaries between two (2) lots in Gualala. Lot 1 will increase to 129.64± acres, Lot 2 will decrease to 5.21± acres.

RELATED APPLICATIONS ON-SITE:

- **MS 38-87** –Minor Subdivision creating APN: 144-160-23 (Lot 2 of B_2022-0005)
- **F 2724** –Single-Family Residence & Shop on APN: 144-160-23 (Lot 2 of B_2022-0005)
- **CC 6-90** –Certificate of Compliance for APN: 144-270-04 (Lot 1 of B_2022-0005)
- **B_2018-0020** –Boundary Line Adjustment for APN:144-160-23 (Lot 2 of B_2022-0005)

SITE CHARACTERISTICS: The subject parcels are located in the Coastal Zone, 1.35± miles north of Gualala, lying on the east side of State Route 1 (SR 1). SR 1 provides access to Lot 1, while Lot 2 is accessed from Glennen Drive (CR 534). Lot 2 is zoned Rural Residential with a five-acre minimum and a lot size variable of two-acre minimum, while Lot 1 is zoned Rangeland.¹ Farmland classifications across the parcels are predominately grazing land with only a portion of Lot 2 classified as urban and built-up land.² North Gualala Water Company provides domestic water to the site and electricity is provided through a utility company. The parcels are mapped in a high fire hazard severity zone with South Coast Fire Protection District and CalFire as the responsible fire agencies.³ Land capabilities and natural hazards of the subject parcels include areas of non-prime agricultural land and high productivity timberland with underlying Marine Terrace Deposits (Zone 2) subject to strong shaking.⁴ Lot 1 and 2 are developed with single-family residences and appurtenant structures. Lot 1 is currently contracted as non-prime agricultural land under the Williamson Act (Ag Preserve No. 0842).

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential (RR5[RR2]), Forest Land (FL)	Rural Residential (RR5[RR2]), Forest Land (FL)	5.5± Acres, 79± Acres	Residential
EAST	Forest Land (FL)	Forest Land (FL)	65± Acres	Residential
SOUTH	Rangeland (RL)	Rangeland (RL)	5± Acres, 7± Acres	Vacant
WEST	Rural Residential (RR5[RR2])	Rural Residential (RR5[RR2])	2± Acres, 2.5± Acres	Vacant

PUBLIC SERVICES:

Access: Glennen Drive (CR 534) & State Route 1 (SR 1)
 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 5, 2022 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT
Planning (Fort Bragg)	Comments
Department of Transportation (DOT)	No Comment
Environmental Health	No Comment
Building Division	No Response
Assessor	No Response
Farm Advisor	No Response
Agricultural Commissioner	No Response
Forestry Advisor	No Comment
Air Quality Management District	No Response
Resource Lands Protection Committee	No Response
Caltrans	No Response
California Dept. of Fish and Wildlife	No Response

¹ Zoning Display Map

² Farmland Classifications

³ Fire Hazard Zones Map

⁴ LCP Land Capabilities & Natural Hazards Map

California Coastal Commission	No Response
Regional Water Quality Control Board	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response
North Gualala Water District	No Response
South Coast Fire Protection District	No Response
Gualala MAC	No Response

KEY ISSUES

GENERAL PLAN AND ZONING CONSISTENCY: The project site includes two General Plan Classifications and two respective Zoning Designations. Lot 2 is within the Rural Residential, 5-acre minimum with a lot variable of 2-acre minimum (RR5[RR2]) Zoning District and has a RR5[RR2] General Plan Classification. Lot 2 is conforming at 10.03± acres. Lot 1 is currently zoned and classified as Rangeland with a 160-acre minimum. Lot 1 is legal nonconforming at 124.82± acres. The project proposes to transfer 4.82± acres from Lot 2 to increase Lot 1 to 129.64± acres and decrease Lot 2 to 5.21± acres. Lot 1 would remain legal nonconforming while Lot 2 would remain conforming. To date, no development is proposed with this project. The adjustment is not expected to inhibit future development on any of the subject lots, nor will it create any new parcels or building sites not currently present. The addition of the 4.82± acres, zoned RR, to the Rangeland zoned lot at 129.64± acres will create a parcel having more than one zoning designation. Section 20.524.025(E) prescribes the following:

A land division or boundary line adjustment shall not result in a parcel having more than one (1) zoning district designation, not including combining district designation(s), if such designation would adversely affect environmental resources or agricultural use of the property. (MCC, Title 20, Division II, Section 20.524.025(E))

Considering both subject lots are developed with single-family residences, no fully impacted parcel will be created as a result of the adjustment. Staff find that the proposed boundary line adjustment will not impact said biological resources. In relation to the agricultural uses on the property, the addition of the 4.82± acres, zoned RR, would not inhibit the existing non-prime agricultural uses tied with Lot 1. Due to the current zoning designation of the proposed 4.82± acres to be transferred, Rural Residential, this land would not be able to alter the existing Agricultural Preserve Contract with its associated non-prime agricultural uses of grazing and forage for livestock.

Staff finds that the project is in conformance with Mendocino County Coastal Zoning Code (MCC) Section 20.516.015 regarding the approval of Boundary Line Adjustments within the Coastal Zone. Any future development, on any of the two subject lots, may be subject to additional review and may require a Coastal Development Permit.

DIVISION OF LAND REGULATIONS: On August 11, 2022 the project was reviewed by the Mendocino County Subdivision Committee. No conflicts were identified at the meeting regarding County Division of Land Regulations. Pursuant with the findings contained in Section 17-17.5 of County Division of Land Regulations, the Subdivision Committee made the recommendation of approval to the Coastal Permit Administrator.

HABITATS AND NATURAL RESOURCES: Mapping designates a majority of the subject parcels as barren land. An intermittent stream feeding into a freshwater pond is located on Lot 1⁵. No timber or agricultural resources are identified by mapping on the project site. However, Lot 1 is under a non-prime agricultural contract that accounts for grazing and forage for livestock. These agricultural uses are sustained by the intent of the Range Lands Land Use Classification and the parcel's Rangeland Zoning District. LCP mapping does associate Lot 1 with a sensitive resource area.⁶ However, the boundary line adjustment will not encroach on said Environmentally Sensitive Habitat Area (ESHA). The adjustment is not expected to create any parcel that would be fully impacted by environmental setbacks or ESHA buffers. The proposed boundary line adjustment

⁵ LCP Habitats & Resources Map

⁶ LCP Land Use Map 31: Gualala

is not expected to limit any future building sites should an ESHA be identified. If future development is proposed on any of the subject lots, further investigation may be required to determine ESHA buffers and ensure that no coastal habitats and natural resources are degraded.

COASTAL POLICY CONSISTENCY REVIEW: Staff reviewed the project relative to coastal issues and determined the following:

1. The boundary line adjustment will not result in a net loss of density; reconfiguring the two subject lots will not affect the number of units that may be constructed;
2. The boundary line adjustment will not create any new parcels. In this case, reconfiguring the two subject lots would not alter any of the parcels in such a way that would constitute the creation of a new parcel;
3. The parcels subject to the adjustment are situated within an environmentally sensitive habitat area. Both proposed Lots in the boundary line adjustment are currently developed with single-family residences, and no fully impacted parcel will be created as a result of the adjustment. The proposed boundary line adjustment will not impact said biological resources;
4. No substandard lot will result from the adjustment. After the adjustment, Lot 2 will continue to be designated as a conforming parcel, while Lot 1 will be designated as a legal nonconforming parcel. The proposed boundary line adjustment will not inhibit existing development on any of the parcels, as sufficient space will remain for the existing single-family residences on both proposed lots after the adjustment;
5. The lots subject to the adjustment are mapped within an area designated Critical Water Resources (CWR) identified in the Mendocino County Coastal Groundwater Study and is consistent with the study. No structures are proposed as part of the project, and the project would not create any new parcels. The lots are within the jurisdiction of the North Gualala Water Company, who responded without objection to the proposed adjustment;
6. No pygmy vegetation or pygmy-capable soils were identified on the project site. The lots are not within the mapped range of pygmy-capable soils or known pygmy vegetation;
7. The project is not located within a designated "Highly Scenic" area. In addition, there is no physical development proposed as part of the project. Therefore, there will be no scenic impacts as a result of the boundary line adjustment;
8. The project is an appealable project, as it is a boundary line adjustment and therefore is required to be processed as a Standard Coastal Development Permit;
9. Any future development may require a Coastal Development Permit, unless determined to be exempt;
10. The project would not adversely affect environmental resources or the agricultural use of the property considering Lot 1 will have more than one zoning district designation. Both subject lots have existing single-family residences and no fully impacted parcel will be created as a result of the adjustment. Transferring Rural Residential zoned land to Lot 1 will not affect the existing Agricultural Preserve Contract.

COASTAL ELEMENT CONSISTENCY RECOMMENDATION: The proposed project is consistent with applicable goals and policies of the General Plan and Coastal Element.

Policy 3.1-3.2 discusses the prohibition of a boundary line adjustment if it is located within an ESHA and (1) creates a parcel entirely within an ESHA, or (2) would result in a parcel that does not have adequate building site locations. The proposed boundary line adjustment is consistent with this policy because the resulting parcel would not be located entirely within an ESHA nor would the resulting parcel provide inadequate building site locations. The mapped sensitive resource on Lot 1 is well over 100 feet from the proposed boundary line adjustment, and the reconfiguring of the two subject lots would not substantially decrease the lot size or impact the shape of either lot in a way that would prevent future development.

Policy 3.5-3 discusses the necessity of visual resource impact analysis for development in areas designated as "Highly Scenic". The proposed project is not located in an area identified as being highly scenic and does not propose any development. Therefore, no visual resource impact analysis is applicable.

Policy 3.8-7 states that other proposed development, including lot line adjustments shall be approved only where a community sewage disposal system with available capacity exists or where a satisfactory site for sewage system exists. The subject lots are not served by a community sewage disposal system. However, Lot 1 and Lot 2 are developed with single-family residences and various accessory structures. This development necessitates the installation of sewage removal systems. The site plan submitted with the application indicates existing septic locations. Therefore, the proposed boundary line adjustment is consistent with this policy.

ENVIRONMENTAL PROTECTION

Pursuant to Title 14, Division 6, Chapter 3, Article 19, Section 15305(a) of California Environmental Quality Act (CEQA) Guidelines, a categorical exemption is offered for minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel. The proposed project to reconfigure the boundaries between two (2) lots in Gualala is categorically exempt from further environmental review.

RECOMMENDATION

The Coastal Permit Administrator approves Coastal Development Boundary Line Adjustment B_2022-0005, subject to the following Findings and Conditions of Approval, finding that the application and supporting documents and exhibits contain sufficient information and conditions to establish, as required by the Coastal Zoning Code, that:

FINDINGS:

1. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(1), the proposed boundary line adjustment is in conformity with the certified local coastal program. The proposed project would preserve the intent of the Rural Residential and Rangeland land use classification (Coastal Element Chapter 2.2) because no physical development is proposed. The proposed project is consistent with Coastal Element Policy 3.1-1, 3.1-2, 3.1-21, and 3.1-32 as the mapped and identified sensitive resource on Lot 1 is well over 100 feet from the boundary line adjustment as shown on the LCP Land Use Maps, that would constitute an ESHA. The proposed project is consistent with all other applicable policies that discuss boundary line adjustments; and
2. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(2), the proposed project will be provided with adequate utilities, access roads, drainage and other necessary facilities. There is no physical development associated with the proposed boundary line adjustment. Reconfiguring the boundaries between the two subject lots will not impact the existing and adequate utilities provided by North Gualala Water Company, existing access from State Route 1 and Glenn Drive, drainage, and other facilities that serve the lots. Future proposed development may require further review and be subject to a Coastal Development Permit to determine if existing utilities support such development; and
3. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(3), the proposed project is consistent with the purpose and intent of the Rural Residential and Rangeland zoning district, as well as the provisions of the Mendocino County Coastal Zoning Code and preserves the integrity of the Rural Residential and Rangeland zoning district. The proposed 4.82± acres to be transferred, zoned (RR5[RR2]), would adhere to the lot variable of 2-acre minimum. A hydrological study may be required in the event of a future boundary line adjustment. Currently no new nonconforming lot would be created. As no physical development is proposed, the project would not have any impact on the integrity of the district; and

4. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(4), the proposed project would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA). The proposed boundary line adjustment was found to be Categorically Exempt from the provisions of CEQA under a Class 5(a) exemption; and
5. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(5), the proposed boundary line adjustment will not have any adverse impacts on any known archaeological or paleontological resource. The proposed boundary line adjustment does not include any ground disturbing activities that would impact archaeological or paleontological resources. Additionally, as the project is categorically exempt from CEQA, the proposed boundary line adjustment is not subject to additional archaeological survey requirements per Mendocino County Code Section 22.12.050(A); and
6. Pursuant to Mendocino County Coastal Zoning Code 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 adjustment. The proposed adjustment will not result in additional parcels beyond what currently exist; therefore, public services remain sufficient; and
7. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.100(A)(2), the proposed project is compatible with the long-term protection of resource lands. The proposed boundary line adjustment will increase Lot 1, resource land currently designated as RL, by 4.82± acres. The 4.82± acres will have a zoning designation of (RR5[RR2]), currently not applicable to be designated as agricultural resource land. The existing agricultural resource land will remain unaffected by this transfer; and
8. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.100(B)(2), the proposed boundary line adjustment will not result in the conversion of Non-Prime Williamson Act Contracted lands to a non-agricultural use. While Lot 1 is currently under Williamson Act Contract No. 0842, the proposed boundary line adjustment does not include any development that would impact or otherwise convert the existing agricultural land and activities; and
9. Pursuant to Mendocino County Coastal Zoning Code Section 20.524.025(E), the proposed boundary line adjustment will result in a parcel having more than one (1) zoning district designation, not including combining district designation(s), as Lot 1 will be split-zoned between RL and RR. Considering that both subject lots are mapped with sensitive environmental resources and have existing single-family residences, no fully impacted parcel will be created as a result of the adjustment. Transferring Rural Residential zoned land to Lot 1 will not affect the existing Agricultural Preserve Contract. Therefore, the project would not adversely affect environmental resources or the agricultural use of the property.

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 10 working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. This application is valid for 24 months from the effective date. No extensions can be granted.
2. That for each proposed adjusted parcel provide one perimeter description of each parcel. The new deed description submitted shall be prepared by, and bear the seal of, a Licensed Land Surveyor.
3. That each transfer of real property be by means of a Quitclaim Deed containing the following wording to be contained within the legal description:

"Any and all lands and any and all interest thereto lying within the following described real property (perimeter description of the adjusted parcel(s))."

And,

"This deed is given pursuant to Mendocino County Coastal Development Boundary Line Adjustment B_2022-0005 and is intended to create no new parcel."

4. Per Mendocino County Code Section 17-17.5(l) (2):

"That the Treasurer-Tax Collector certifies that all taxes and assessments due on each parcel affected by the adjustment have been paid or cleared, and that a deposit to secure payment of the taxes and assessments which are due but not yet payable have been made."

The enclosed **Certificate of the Official Redeeming Officer form** must be certified by the Treasurer-Tax Collector and a copy returned to the Department of Planning and Building Services.

5. After you have been given clearance to record the new documents, you must send a **copy** of the recorded deed(s) to the Department of Planning and Building Services. Upon review and approval of this information, you will receive a Completion Certificate.
6. In the event that archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.
7. A note shall be placed on the deeds and/or legal descriptions stating that "*Future development may require additional studies and/or may be subject to restrictions*" and that "*Future development shall be in conformance with the criteria for development within the Environmentally Sensitive Habitat and Special Treatment Areas as set forth in the Coastal Plan and Coastal Zoning Code.*"
8. A note shall be placed on the deeds and/or legal descriptions stating, "*The Boundary Line Adjustment shall not relinquish, remise, release or terminate any prior right, interest in rights-of-way, easements, or other rights which may be appurtenant to and/or an encumbrance to the subject properties.*"
9. Approval of this Coastal Development Boundary Line Adjustment does not authorize any tree removal activities on either parcel. Such activities would need to be reviewed under a separate request and may require a Coastal Development Permit.

Once the deed(s) and/or instrument(s) have been prepared, please send a copy to the Department of Planning and Building Services. After we have reviewed the documents and accepted them as correct and all conditions of approval have been met, we will notify you. **DO NOT RECORD ANY DOCUMENTS UNTIL YOU HAVE RECEIVED APPROVAL OF THE DEED(S).**

PLEASE NOTE: Title must be transferred identical to the title now being held (all owners with their exact names).

NOTE: APPLICANTS OR OTHER PERSONS WHO ARE DISSATISFIED WITH A DECISION OF THE COASTAL PERMIT ADMINISTRATOR FOR A COASTAL DEVELOPMENT PERMIT FOR A BOUNDARY LINE ADJUSTMENT MAY APPEAL THE ACTION TO THE BOARD OF SUPERVISORS. AN APPEAL MUST BE MADE IN WRITING ALONG WITH THE APPLICABLE FEE TO THE CLERK OF THE BOARD OF SUPERVISORS WITHIN TEN (10) DAYS OF THE COASTAL PERMIT ADMINISTRATOR'S DECISION. THE APPEAL ISSUE WILL BE PLACED ON THE NEXT AVAILABLE BOARD OF SUPERVISOR'S AGENDA FOR CONSIDERATION, AND THE APPELLANT WILL BE NOTIFIED OF THE TIME AND DATE. APPEALS TO THE BOARD OF SUPERVISORS DO NOT NECESSARILY GUARANTEE THAT THE COASTAL PERMIT ADMINISTRATOR'S DECISION WILL BE OVERTURNED. IN SOME CASES, THE BOARD OF SUPERVISORS MAY NOT HAVE THE LEGAL AUTHORITY TO OVERTURN THE DECISION OF THE ADMINISTRATOR.

7.19.2022

DATE

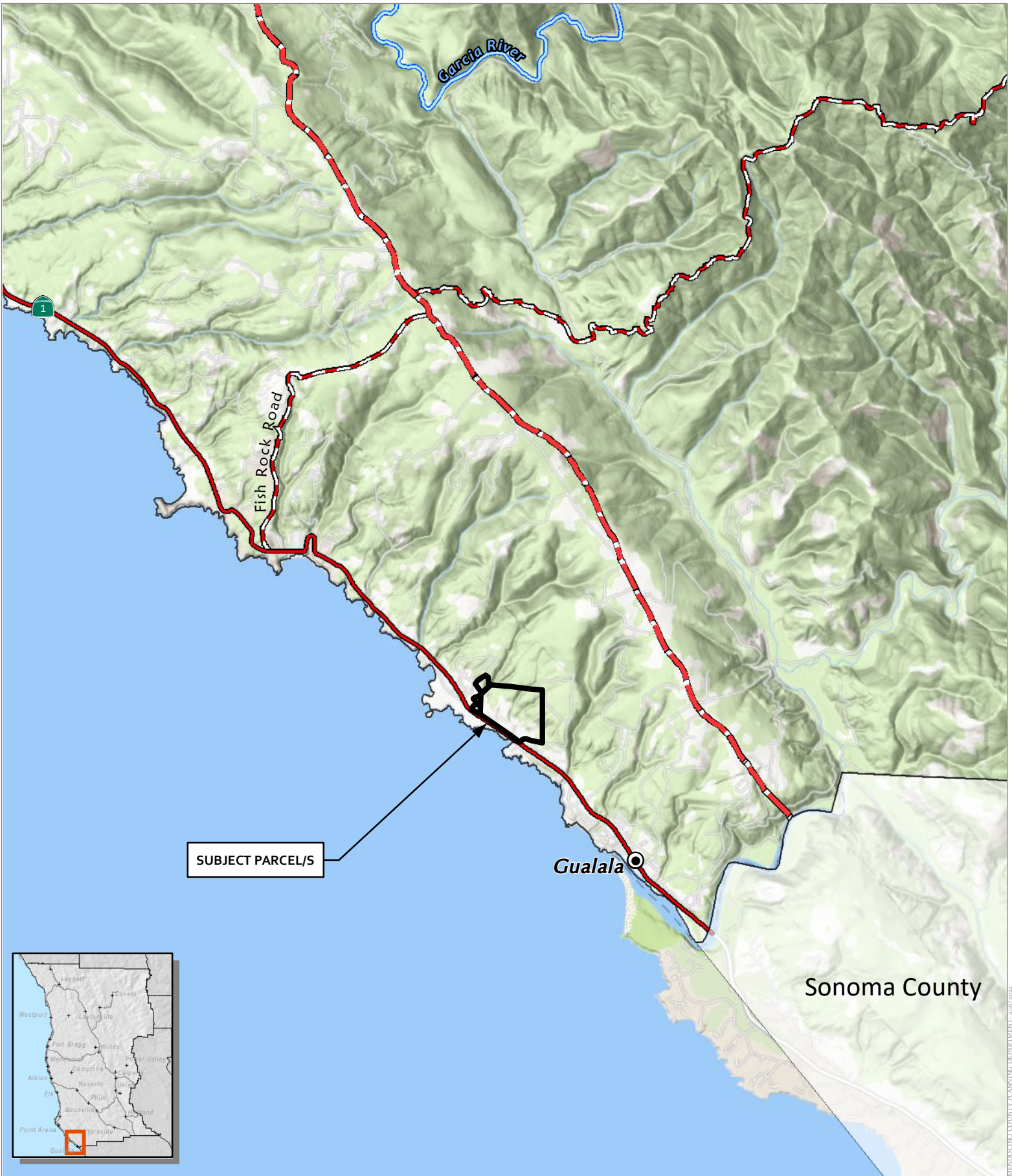


STEVEN SWITZER
PLANNER I

Appeal Period: 10 Days
Appeal Fee: \$2620.00

ATTACHMENTS:

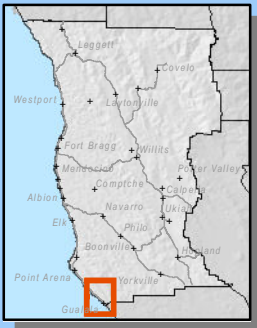
- A. Location Map
- B. Aerial Map
- C. Topographical Map
- D. Tentative Map
- E. Zoning Map
- F. General Plan Map
- G. LCP Land Use Map 31: Gualala
- H. LCP Land Capabilities & Natural Hazards Map
- I. LCP Habitats & Resources Map
- J. LCP Appeal Jurisdiction Map
- K. Adjacent Parcels Map
- L. Fire Hazards Map
- M. Wildland-Urban Interface Map
- N. Wetland Map
- O. Ground Water Resource Map
- P. Slope Map
- Q. Western Soils Map
- R. Lands In Williamson Act Contracts Map
- S. Farmland Classifications Map
- T. Water Districts Map



SUBJECT PARCEL/S

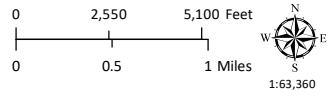
Gualala

Sonoma County



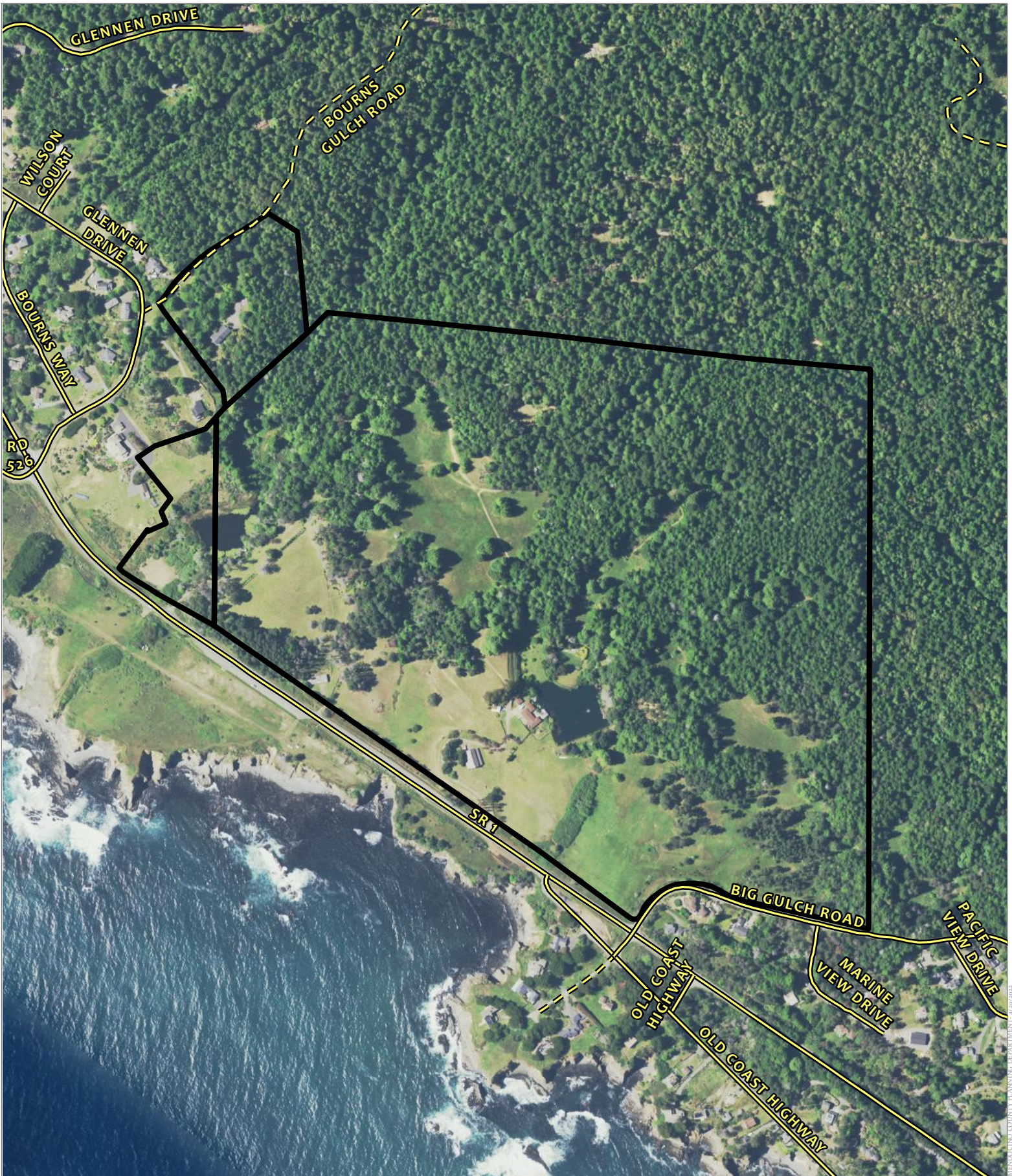
CASE: B 2022-0005
 OWNER: BRYSON, Ronald & Kathleen
 APN: 144-160-23, ET AL
 APLCT: Nate Bryson
 AGENT: Susan Ruschmeyer, PLS
 ADDRESS: 37275 Glennen Drive, Gualala

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





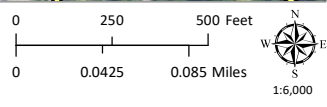
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/10/2023

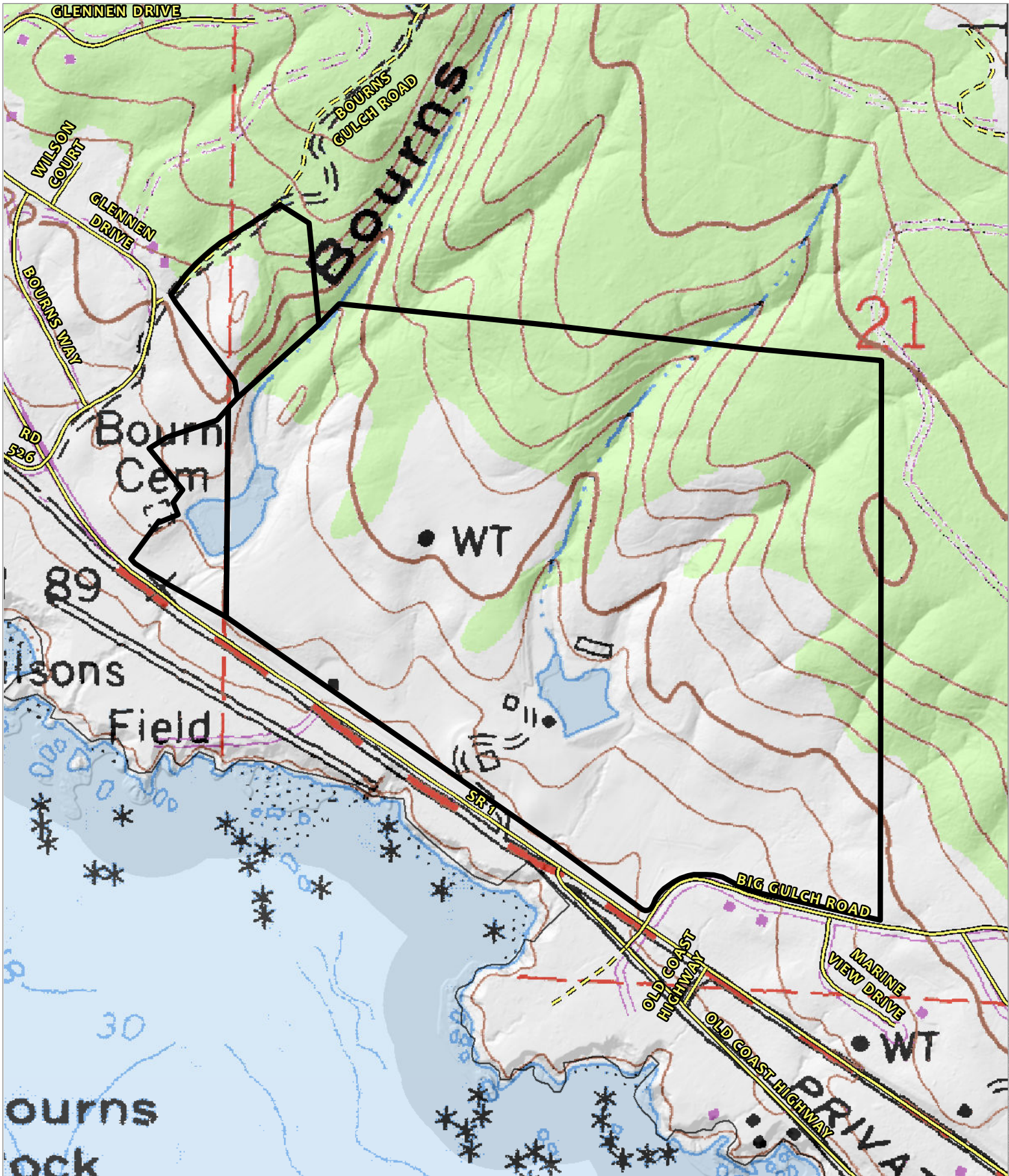


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 OWNER: BRYSON, Ronald & Kathleen
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
 Public Roads
 Private Roads

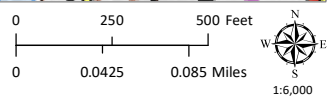


ASSESSOR'S PARCELS



CASE: B 2022-0005
 OWNER: BRYSON, Ronald & Kathleen
 APN: 144-160-23, ET AL
 APLCT: Nate Bryson
 AGENT: Susan Ruschmeyer, PLS
 ADDRESS: 37275 Glennen Drive, Gualala

-  Public Roads
-  Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

PRODUCE COUNTY PLANNING DEPARTMENT 2/16/2022

LEGEND

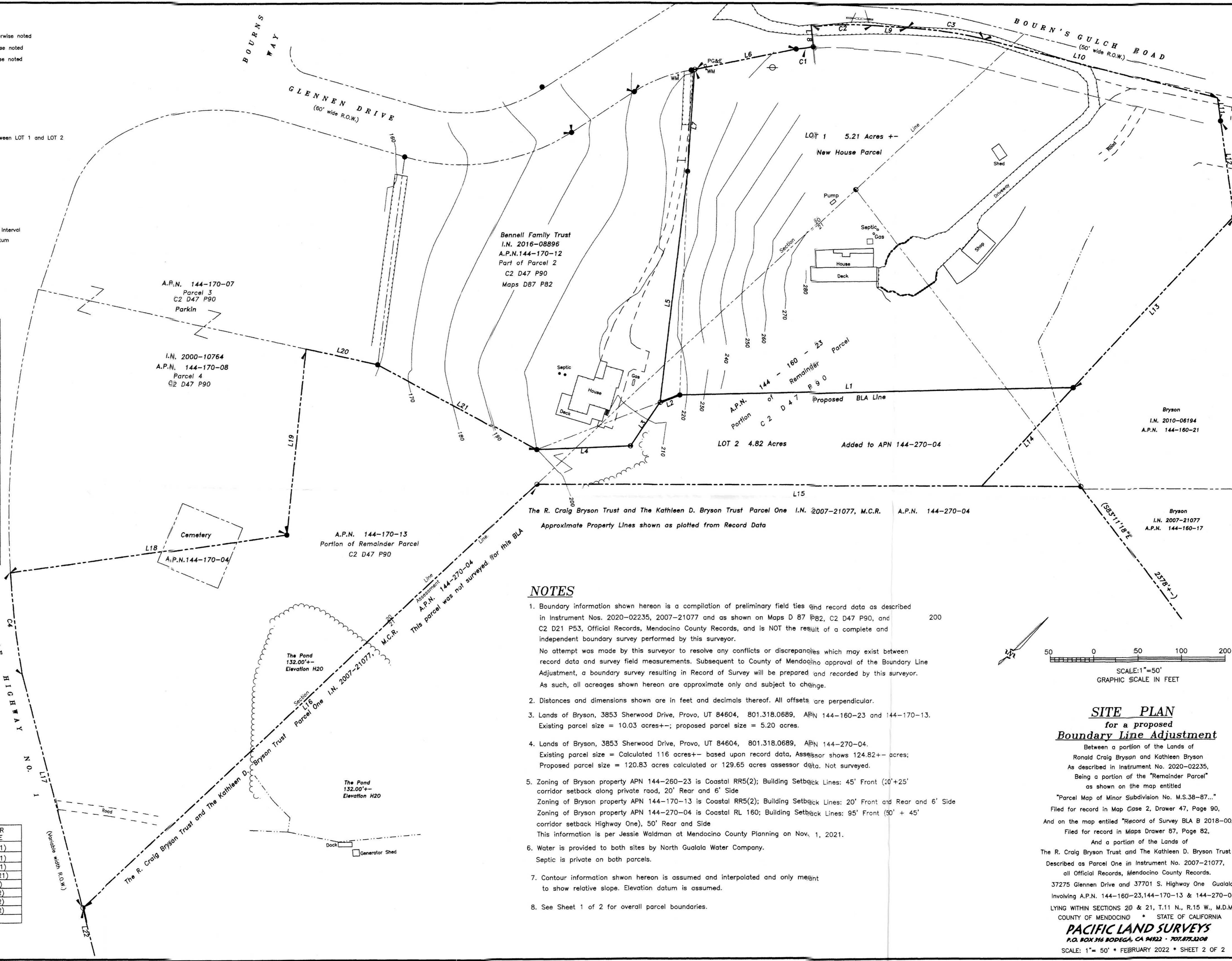
- Found 1/2" Iron Pipe & Cap PLS 6702 per Maps D87 P82 M.C.R. unless otherwise noted
- Found 1" Rebar & Brass Tag LS 3184 per C2 D21 P53 M.C.R. unless otherwise noted
- Found 1/2" Iron pipe & Cap LS 3089 per C2 D47 P90 M.C.R. unless otherwise noted
- Found fence post or sign post
- (R1) Reference per C2 D47 P90 M.C.R. (R) Other Reference
- ⊙ Sanitary Sewer Manhole ⊕ Overhead Utility Pole
- (N72°22'23"E 205.83') Record data per reference cited in Note 1
- Boundary of Bryson lands involved in this BLA
- L1 Proposed New Boundary Line Adjustment Line between LOT 1 and LOT 2
- Boundary of other lands
- Edge of pavement
- Flowline of drainage or swale
- Existing fence line
- Edge of riparian vegetation or tree dripline
- Edge of gravel driveway or walk
- Roughly interpolated approximate 10-foot contour interval based upon minimal survey data and assumed datum

Line Course Table

LINE NUMBER	LENGTH C OR M	BEARING C OR M	LENGTH RECORD	BEARING RECORD
L1	51.82'C	S23°07'59"W C	NONE	NONE
L2	24.00'C	S23°07'59"W C	NONE	(S23°07'59"W R1)
L3	07.84'C	N41°47'41"E C	NONE	NONE
L4	30.68'C	N11°31'42"W C	NONE	NONE
L5	68.54'C	S39°21'12"E C	NONE	NONE
L6	118.45'C	N32°18'13"E M	NONE	(N32°18'43"E R1)
L7	18.19'C	N42°08'34"W C	NONE	NONE
L8	25.00'C	N52°02'21"W C	(25'R1)	(N58°18'35"W R1)
L9	40.04'C	N47°58'16"E C	(40.04'R1)	(S47°42'02"W R1)
L10	75.87'C	N58°01'47"E C	(275.87'R1)	(S57°55'02"W R1)
L11	26.96'C	S53°58'01"E C	(26.96'R1)	(S54°04'46"E R1)
L12	12.57'M	S53°58'01"E M	(112.73'R1)	(S54°04'46"E R1)
L13	69.14'M	S03°12'40"E M	(269.17'R1)	(S03°12'13"E R1)
L14	55.02'C	S03°12'40"E C	(155.14'R1)	(S03°12'13"E R1)
L15	10.74'M	S44°01'31"W M	(510.66'R1)	(S44°01'17"W R1)
L16	13.75'M	S00°57'40"W M	(714.36'R1)	(S00°57'00"W R1)
L17	76.46'C	N60°21'57"W C	(276.46'R1)	(N60°22'37"W R1)
L18	21.24'C	N36°00'27"E C	(321.11'R1)	(N35°58'54"E R1)
L19	15.00'C	N40°06'28"W C	(215.00'R1)	(N40°04'46"W R1)
L20	34.56'C	N56°28'11"E C	(84.56'R1)	(N56°24'05"E R1)
L21	05.89'M	N72°21'27"E M	(205.89'R1)	(N56°24'05"E R1)
L22			(94.03'R)	(S60°22'37"E R)
L23			(37.58'R)	(S29°16'30"W R)
L24			(55.70'R)	(N63°40'10"W R)
L25			(528.25'R)	(N77°32'30"W R)
L26			(31'+-)	(N88°36'30"W R)

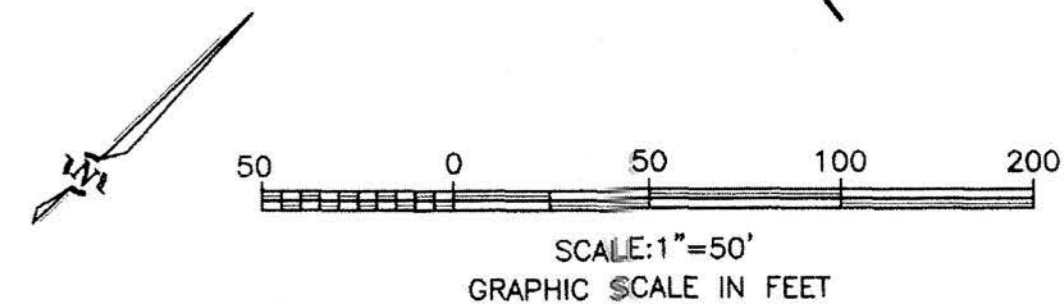
CURVE TABLE

CURVE NUMBER	DELTA CALCULATED	ARC LENGTH CALCULATED	RADIUS CALCULATED	RADIUS PER REFERENCE
C1	03°00'47"	19.72'	375.00'	(375.00' R1)
C2	10°00'37"	69.89'	400.00'	(375.00' R1)
C3	10°13'57"	89.30'	500.00'	(500.00' R1)
C4	06°26'21"	118.00'	1050.00'	(1050.00' R1)
C5	94°00'00"	49.22'	30.00'	(30.00' R)
C6	87°03'20"	303.88'	200.00'	(200.00' R)
C7	13°52'20"	90.79'	375.00'	(375.00' R)
C8	11°04'00"	72.43'	375.00'	(375.00' R)



NOTES

1. Boundary information shown hereon is a compilation of preliminary field ties and record data as described in Instrument Nos. 2020-02235, 2007-21077 and as shown on Maps D 87 P82, C2 D47 P90, and C2 D21 P53, Official Records, Mendocino County Records, and is NOT the result of a complete and independent boundary survey performed by this surveyor.
No attempt was made by this surveyor to resolve any conflicts or discrepancies which may exist between record data and survey field measurements. Subsequent to County of Mendocino approval of the Boundary Line Adjustment, a boundary survey resulting in Record of Survey will be prepared and recorded by this surveyor. As such, all acreages shown hereon are approximate only and subject to change.
2. Distances and dimensions shown are in feet and decimals thereof. All offsets are perpendicular.
3. Lands of Bryson, 3853 Sherwood Drive, Provo, UT 84604, 801.318.0689, APN 144-160-23 and 144-170-13. Existing parcel size = 10.03 acres+-; proposed parcel size = 5.20 acres.
4. Lands of Bryson, 3853 Sherwood Drive, Provo, UT 84604, 801.318.0689, APN 144-270-04. Existing parcel size = Calculated 116 acres+- based upon record data, Assessor shows 124.82+- acres; Proposed parcel size = 120.83 acres calculated or 129.65 acres assessor data. Not surveyed.
5. Zoning of Bryson property APN 144-260-23 is Coastal RR5(2); Building Setback Lines: 45' Front (20'+25') corridor setback along private road, 20' Rear and 6' Side
Zoning of Bryson property APN 144-170-13 is Coastal RR5(2); Building Setback Lines: 20' Front and Rear and 6' Side
Zoning of Bryson property APN 144-270-04 is Coastal RL 160; Building Setback Lines: 95' Front (50' + 45') corridor setback Highway One), 50' Rear and Side
This information is per Jessie Waldman at Mendocino County Planning on Nov. 1, 2021.
6. Water is provided to both sites by North Gualala Water Company.
Septic is private on both parcels.
7. Contour information shown hereon is assumed and interpolated and only meant to show relative slope. Elevation datum is assumed.
8. See Sheet 1 of 2 for overall parcel boundaries.



SITE PLAN
for a proposed
Boundary Line Adjustment

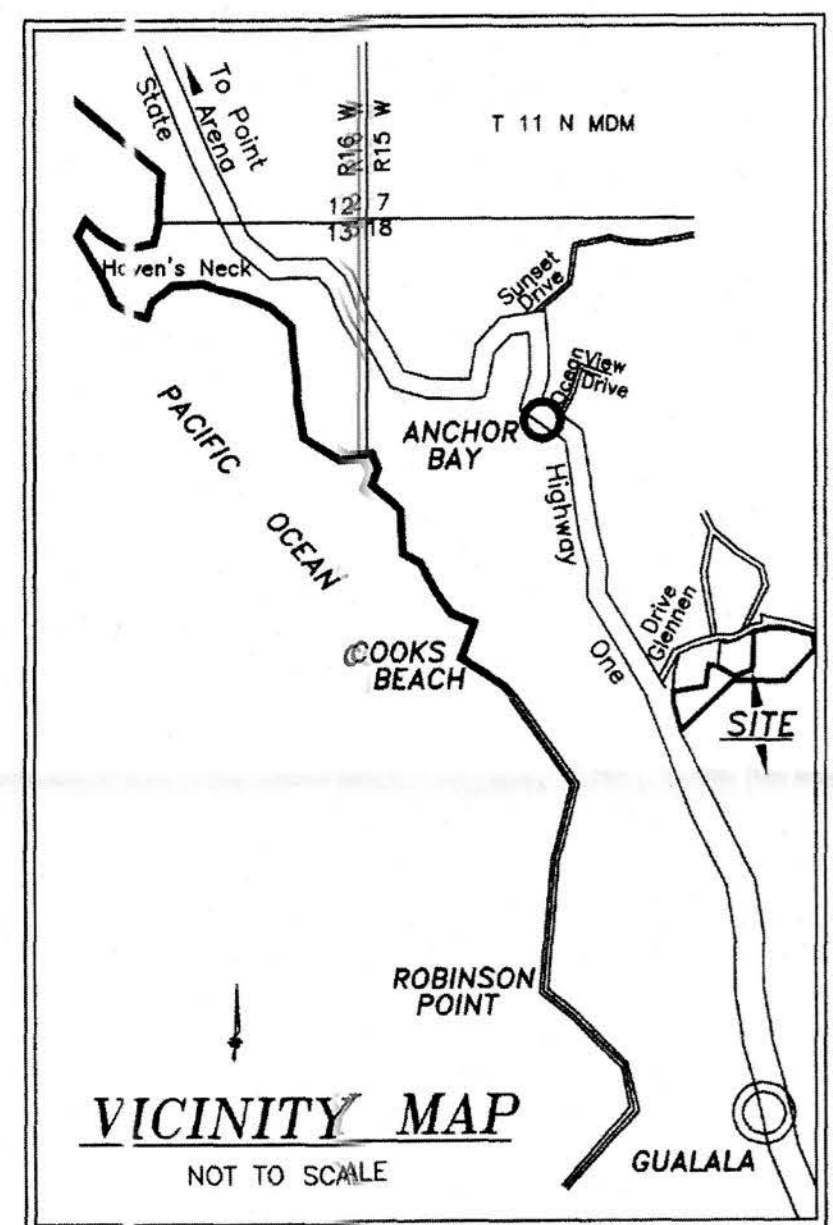
Between a portion of the Lands of Ronald Craig Bryson and Kathleen Bryson As described in Instrument No. 2020-02235, Being a portion of the "Remainder Parcel" as shown on the map entitled "Parcel Map of Minor Subdivision No. M.S.38-87..." Filed for record in Map Case 2, Drawer 47, Page 90, And on the map entitled "Record of Survey BLA B 2018-0020" Filed for record in Maps Drawer 87, Page 82, And a portion of the Lands of The R. Craig Bryson Trust and The Kathleen D. Bryson Trust Described as Parcel One in Instrument No. 2007-21077, all Official Records, Mendocino County Records, 37275 Glenn Drive and 37701 S. Highway One Gualala Involving A.P.N. 144-160-23, 144-170-13 & 144-270-04 LYING WITHIN SECTIONS 20 & 21, T.11 N., R.15 W., M.D.M. COUNTY OF MENDOCINO * STATE OF CALIFORNIA

PACIFIC LAND SURVEYS
P.O. BOX 316 BODEGA, CA 94922 • 707.875.3208

SCALE: 1" = 50' * FEBRUARY 2022 * SHEET 2 OF 2

NOTES

- Boundary information shown hereon is a compilation of preliminary field ties and record data as described in instrument Nos. 2020-02235, 2007-21077 and as shown on Maps D 87 P82, C2 D47 P90, and C2 D2 P53, Official Records, Mendocino County Records, and is NOT the result of a complete and independent boundary survey performed by this surveyor.
No attempt was made by this surveyor to resolve any conflicts or discrepancies which may exist between record data and survey field measurements. Subsequent to County of Mendocino approval of the Boundary Line Adjustment, a boundary survey resulting in Record of Survey will be prepared and recorded by this surveyor.
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- Lands of Bryson, 3855 Sherwood Drive, Provo, UT 84604, 801.318.0689, APN 144-160-23 and 144-170-13. Existing parcel size = 10.03 acres+-; proposed parcel size = 5.20 acres.
- Lands of Bryson, 3855 Sherwood Drive, Provo, UT 84604, 801.318.0689, APN 144-270-04. Existing parcel size = Calculated 116 acres+- based upon record data, Assessor shows 124.82+- acres; Proposed parcel size = 120.83 acres calculated or 129.65 acres assessor data. Not surveyed.
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Zoning of Bryson property APN 144-170-13 is Coastal RR5(2); Building Setback Lines: 20' Front and Rear and 6' Side
Zoning of Bryson property APN 144-270-04 is Coastal RL 160; Building Setback Lines: 95' Front (50' + 45' corridor setback Highway One), 50' Rear and Side
This information is per Jessie Waldman at Mendocino County Planning on Nov. 1, 2021.
- Water is provided to both sites by North Gualala Water Company.
Septic is private on both parcels.
- See Sheet 2 of 2 for detail of Boundary Line Adjustment area.



SURVEYOR'S STATEMENT

This map correctly represents a survey made by me or under my direction at the request of Natie Bryson in October 2021.

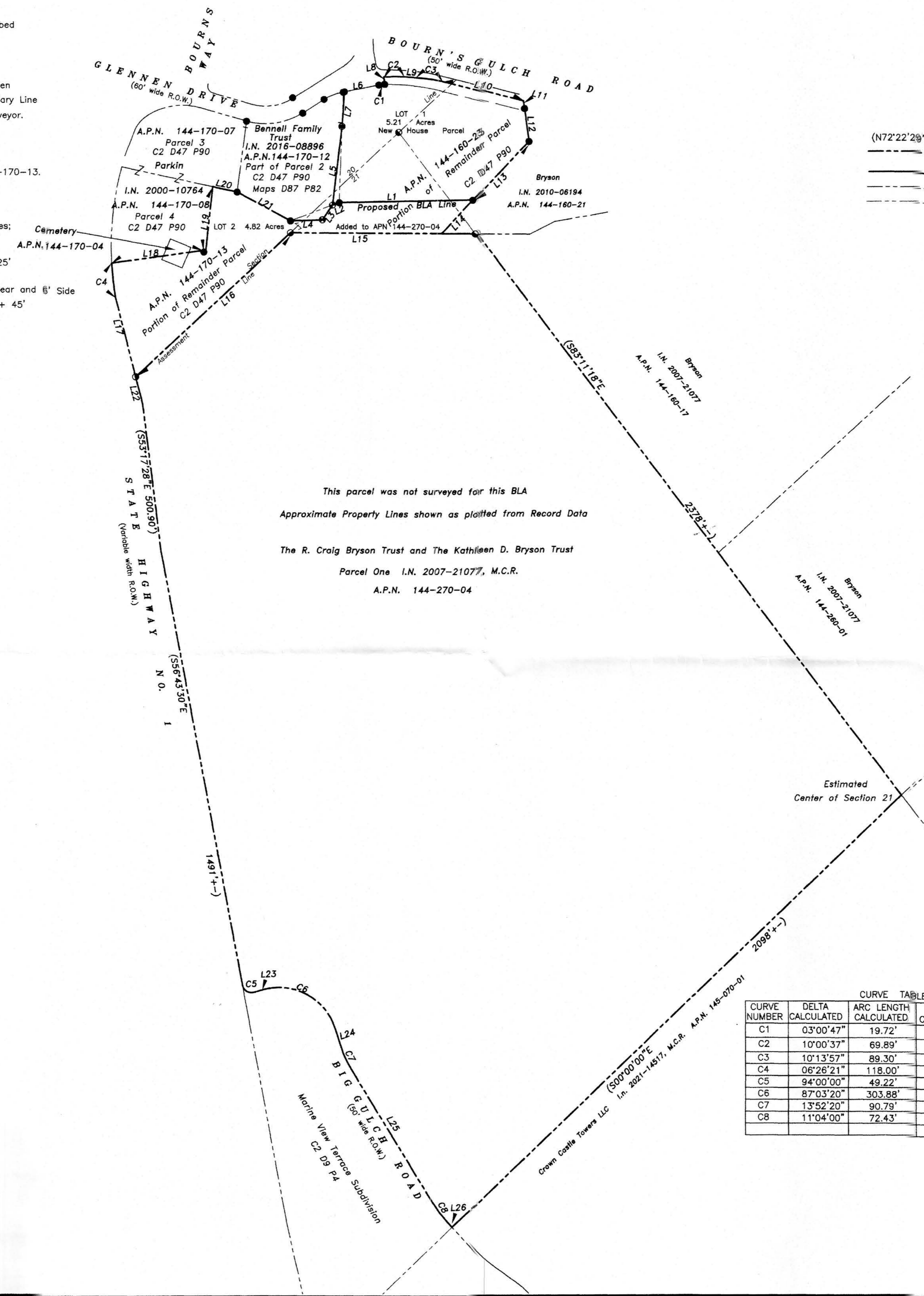
PACIFIC LAND SURVEYS, a sole proprietorship
 Dated: 02-03-2022 S.D. Ruschmeyer
 Susan D. Ruschmeyer P.L.S. 6702
 License Expires 06/30/22



LEGEND

- Found 1/2" Iron Pipe & Cap PLS 6702 per Maps D87 P82 M.C.R. unless otherwise noted
- Found 1" Rebar & Brass Tag LS 3184 per C2 D21 P53 M.C.R. unless otherwise noted
- Found 1/2" Iron pipe & Cap LS 3089 per C2 D47 P90 M.C.R. unless otherwise noted
- Found fence post or sign post
- (R1) Reference per C2 D47 P90 M.C.R. (R) Other Reference

- (N72°22'29"E 205.83') Record data per reference cited in Note 1
- Boundary of Bryson lands involved in this BLA
- Proposed New Boundary Line Adjustment Line between LOT 1 and LOT 2
- Boundary of other lands
- Parcel line of record - preexisting

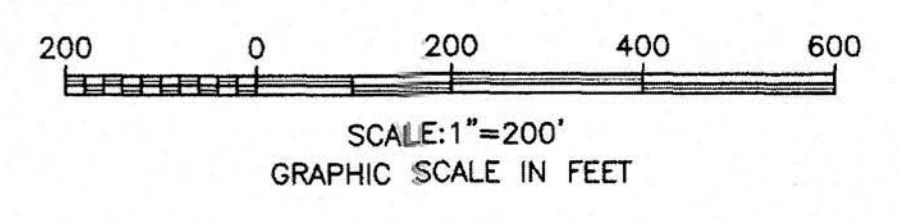


Line Course Table

LINE NUMBER	LENGTH C OR M	BEARING C OR M	LENGTH RECORD	BEARING RECORD
L1	451.82'C	S23°07'59"W C	NONE	NONE
L2	24.00'C	S23°07'59"W C	NONE	(S23°07'54"W R1)
L3	107.84'C	N41°47'41"E C	NONE	NONE
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L5	268.54'C	S39°21'12"E C	NONE	NONE
L6	118.45'C	N32°18'13"E M	NONE	(N32°18'43"E R1)
L7	118.19'C	N42°08'34"W C	NONE	NONE
L8	25.00'C	N52°02'21"W C	(25'R1)	(N58°18'35"W R1)
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L17	276.46'C	N60°21'57"W C	(276.46'R1)	(N60°22'37"W R1)
L18	321.24'C	N36°00'27"E C	(321.11'R1)	(N35°58'54"E R1)
L19	215.00'C	N40°06'28"W C	(215.00'R1)	(N40°04'46"W R1)
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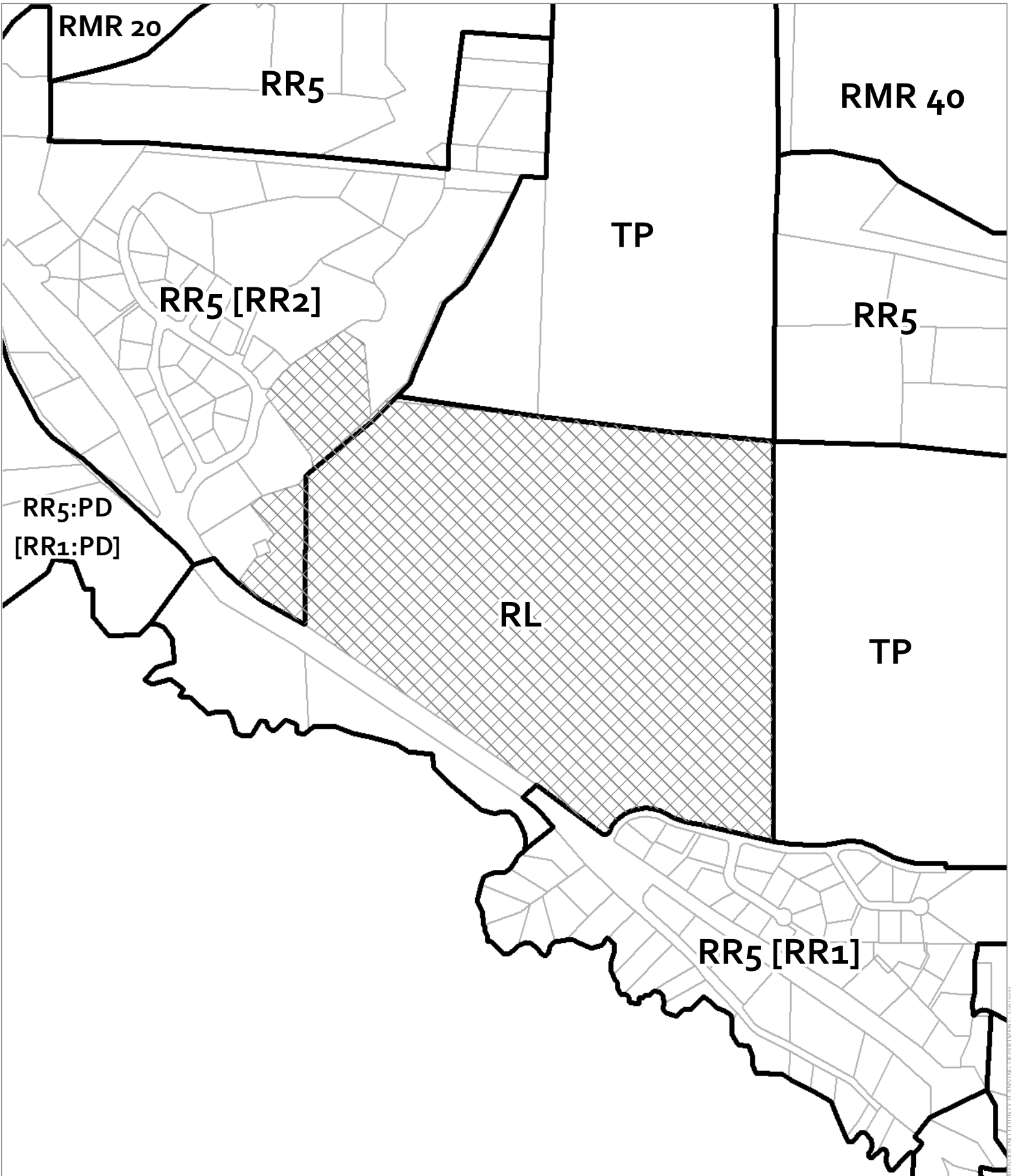
CURVE TABLE

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C1	03°00'47"	19.72'	375.00'	(375.00' R1)
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C3	10°13'57"	89.30'	500.00'	(500.00' R1)
C4	06°26'21"	118.00'	1050.00'	(1050.00' R1)
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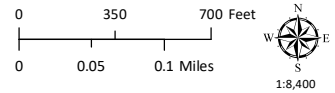
SITE PLAN for a proposed Boundary Line Adjustment

Between a portion of the Lands of Ronald Craig Bryson and Kathleen Bryson
 As described in Instrument No. 2020-02235,
 Being a portion of the "Remainder Parcel" as shown on the map entitled
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 37275 Glennen Drive and 37701 S. Highway One Gualala
 Involving A.P.N. 144-160-23, 144-170-13 & 144-270-04
 LYING WITHIN SECTIONS 20 & 21, T.11 N., R.15 W., M.D.M.
 COUNTY OF MENDOCINO STATE OF CALIFORNIA
PACIFIC LAND SURVEYS
 P.O. BOX 316 BODDGA, CA 94022 - 707.873.2208
 SCALE: 1"= 200' * FEBRUARY 2022 * SHEET 1 OF 2



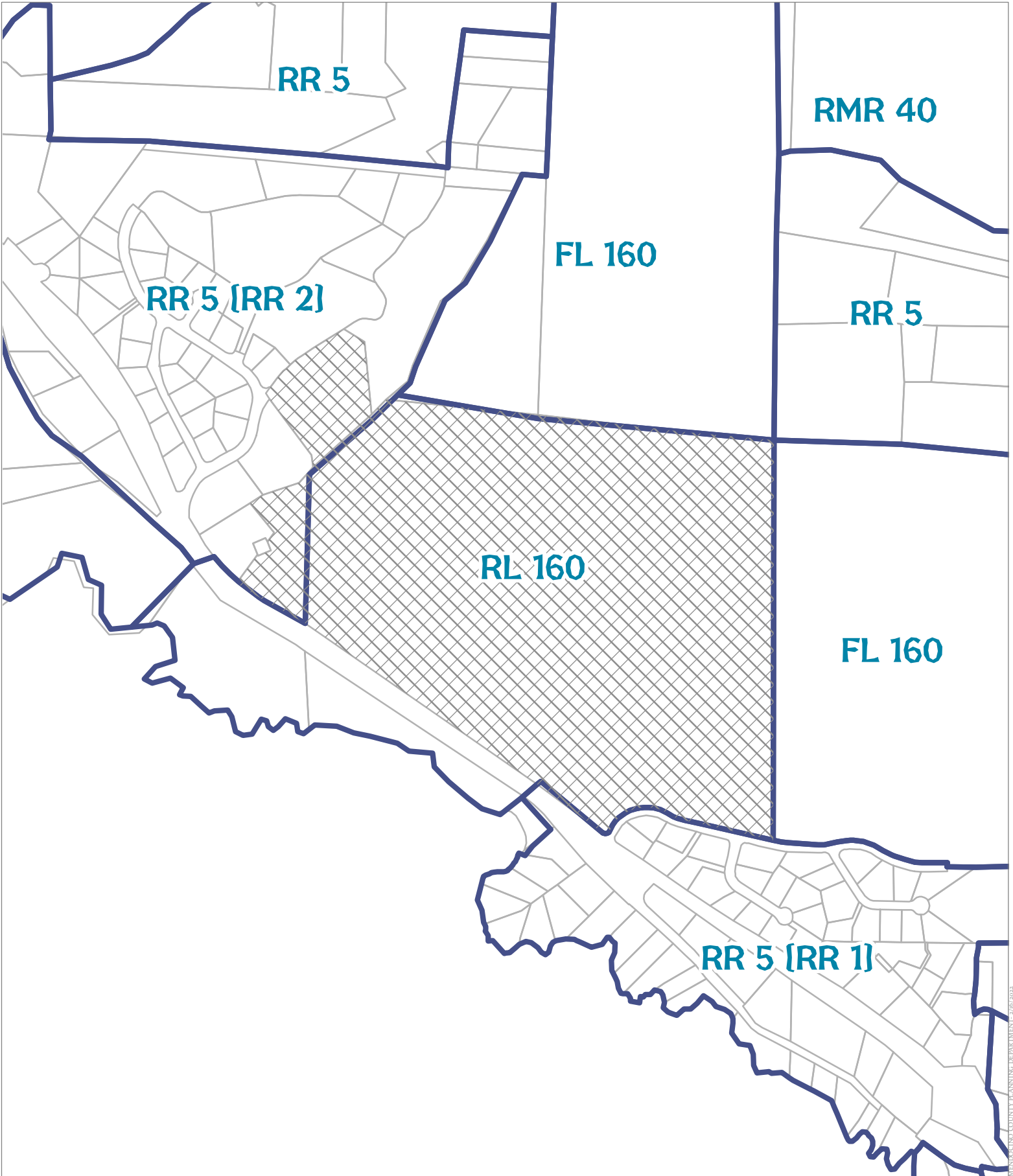
CASE: B 2022-0005
 OWNER: BRYSON, Ronald & Kathleen
 APN: 144-160-23, ET AL
 APLCT: Nate Bryson
 AGENT: Susan Ruschmeyer, PLS
 ADDRESS: 37275 Glennen Drive, Gualala

 Zoning Districts



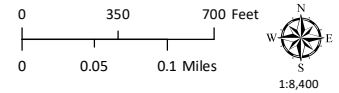
ZONING DISPLAY MAP

GAVIN COUNTY PLANNING DEPARTMENT 2/10/2022

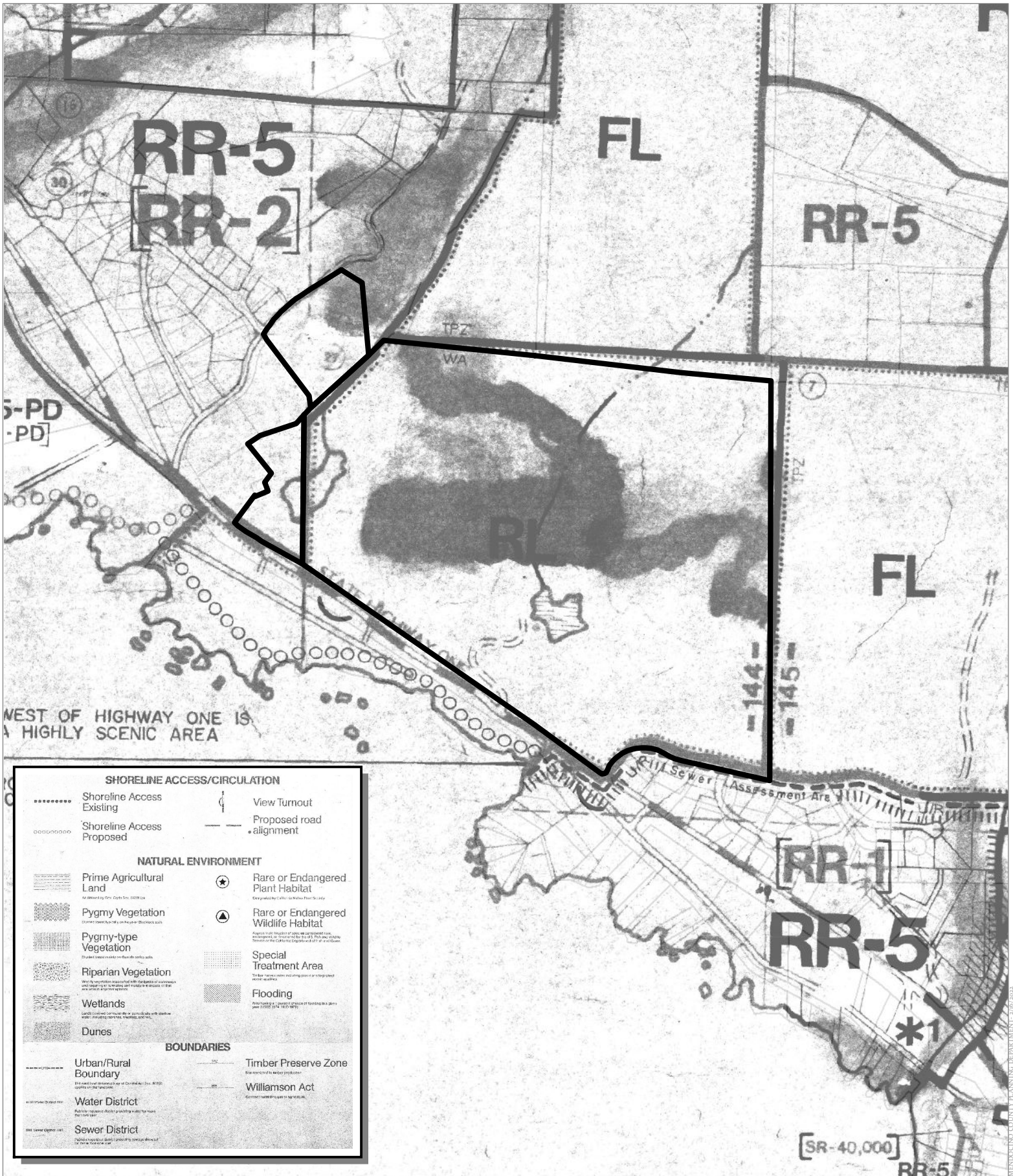


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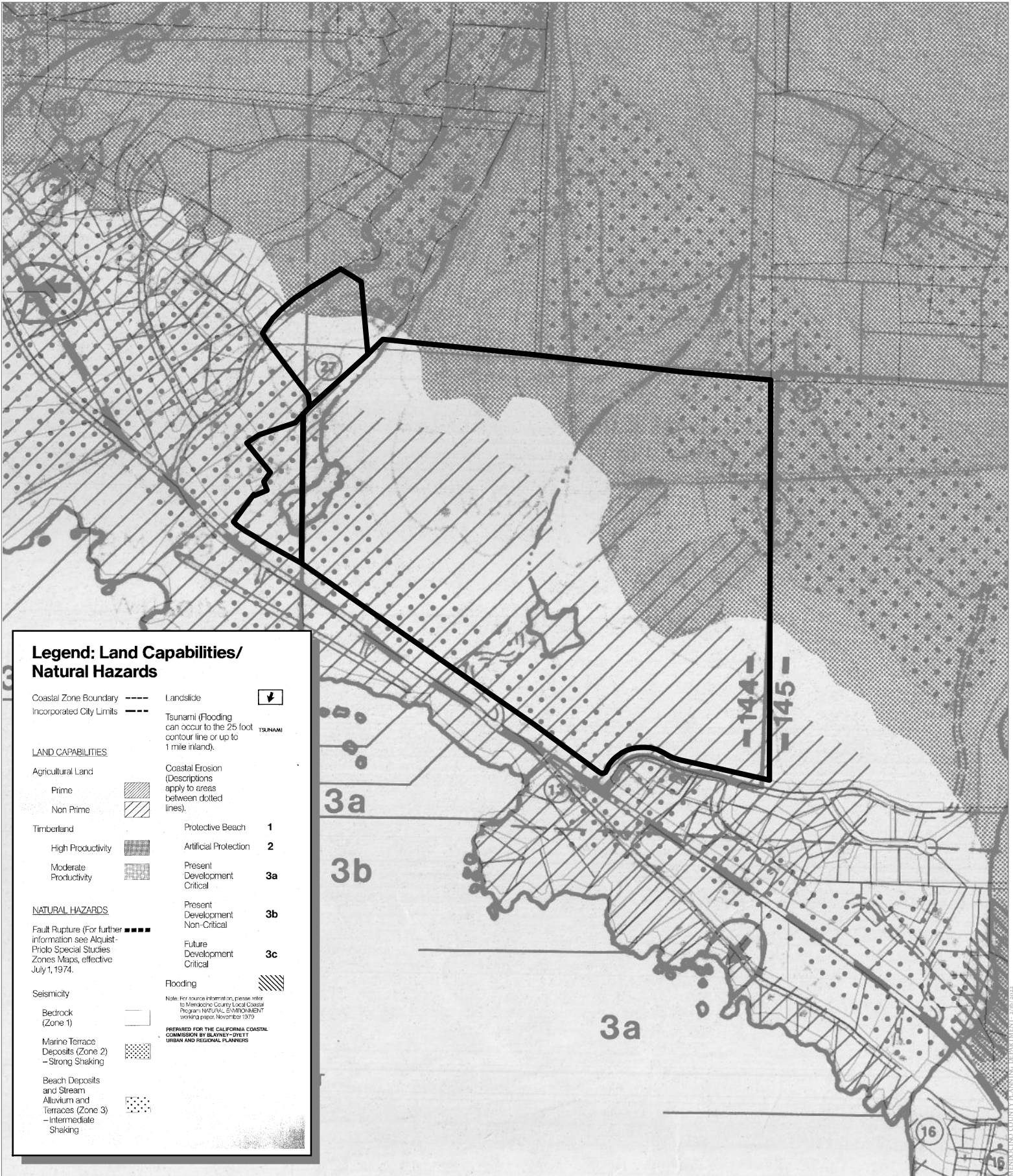
 General Plan Classes



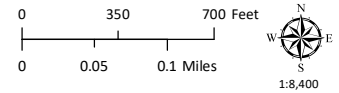
GENERAL PLAN CLASSIFICATIONS

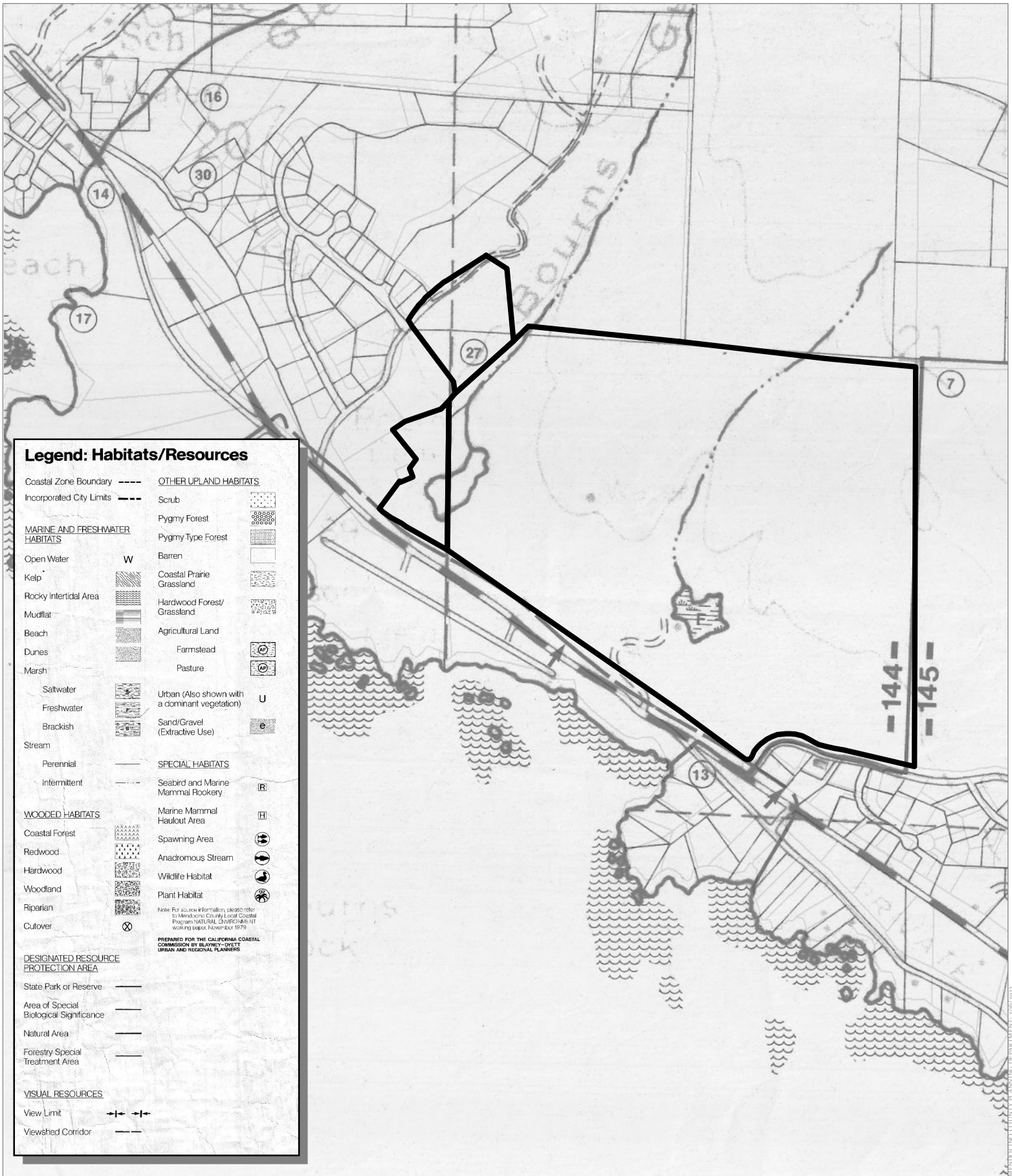


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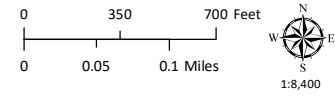


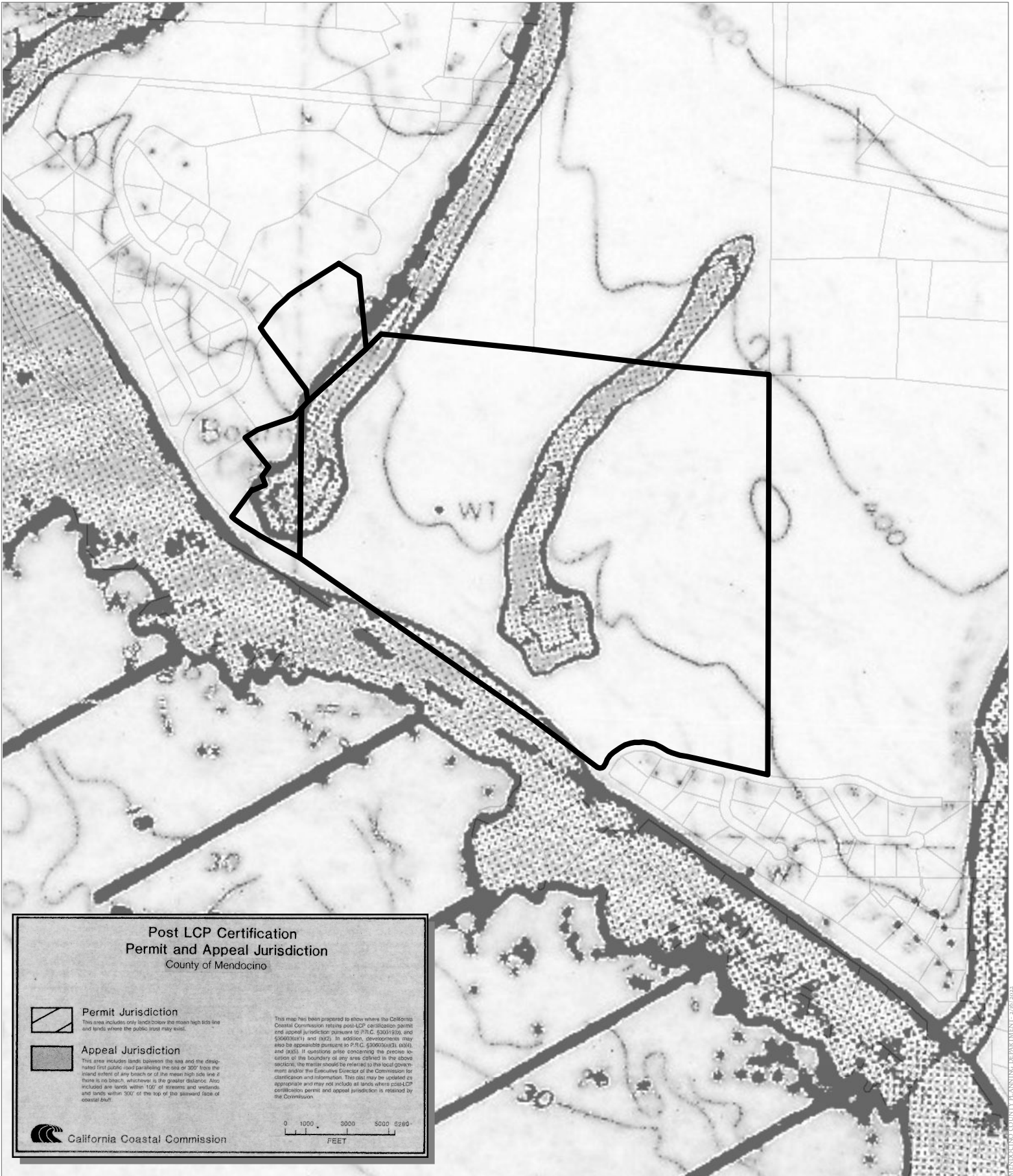
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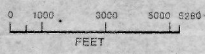
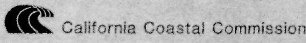


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/10/2022

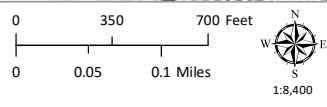
**Post LCP Certification
Permit and Appeal Jurisdiction
County of Mendocino**

-  **Permit Jurisdiction**
This area includes only lands below the mean high tides line and lands where the public trust may exist.
-  **Appeal Jurisdiction**
This area includes lands between the sea and the designated (not 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.

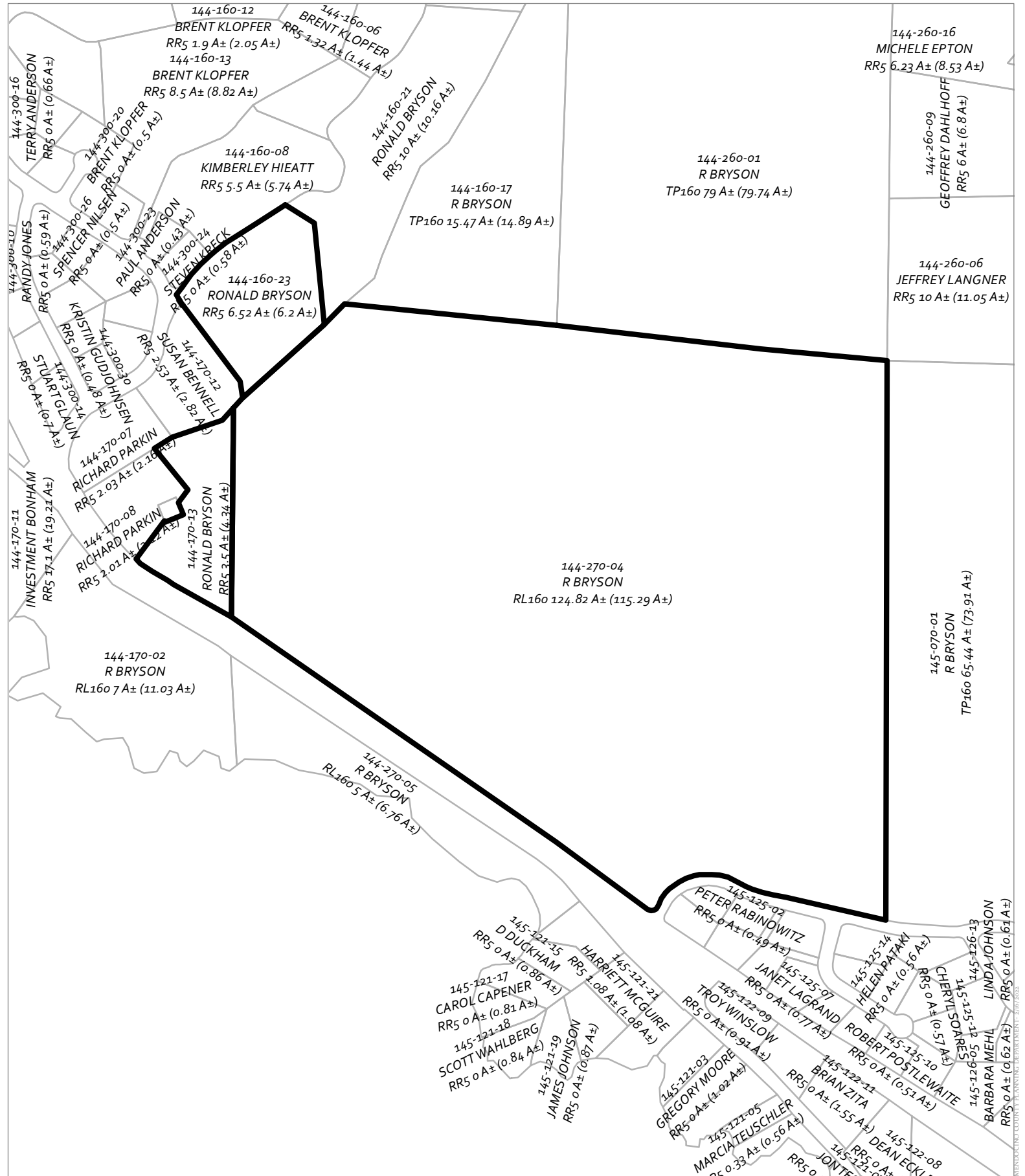
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.H.C. §30512.05, and §30603(a)(1) and (a)(2). In addition, developments may also be approvable pursuant to P.H.C. §30603(a)(3), (a)(4), and (a)(5). If 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 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.



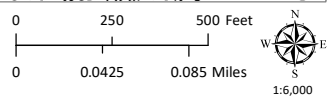
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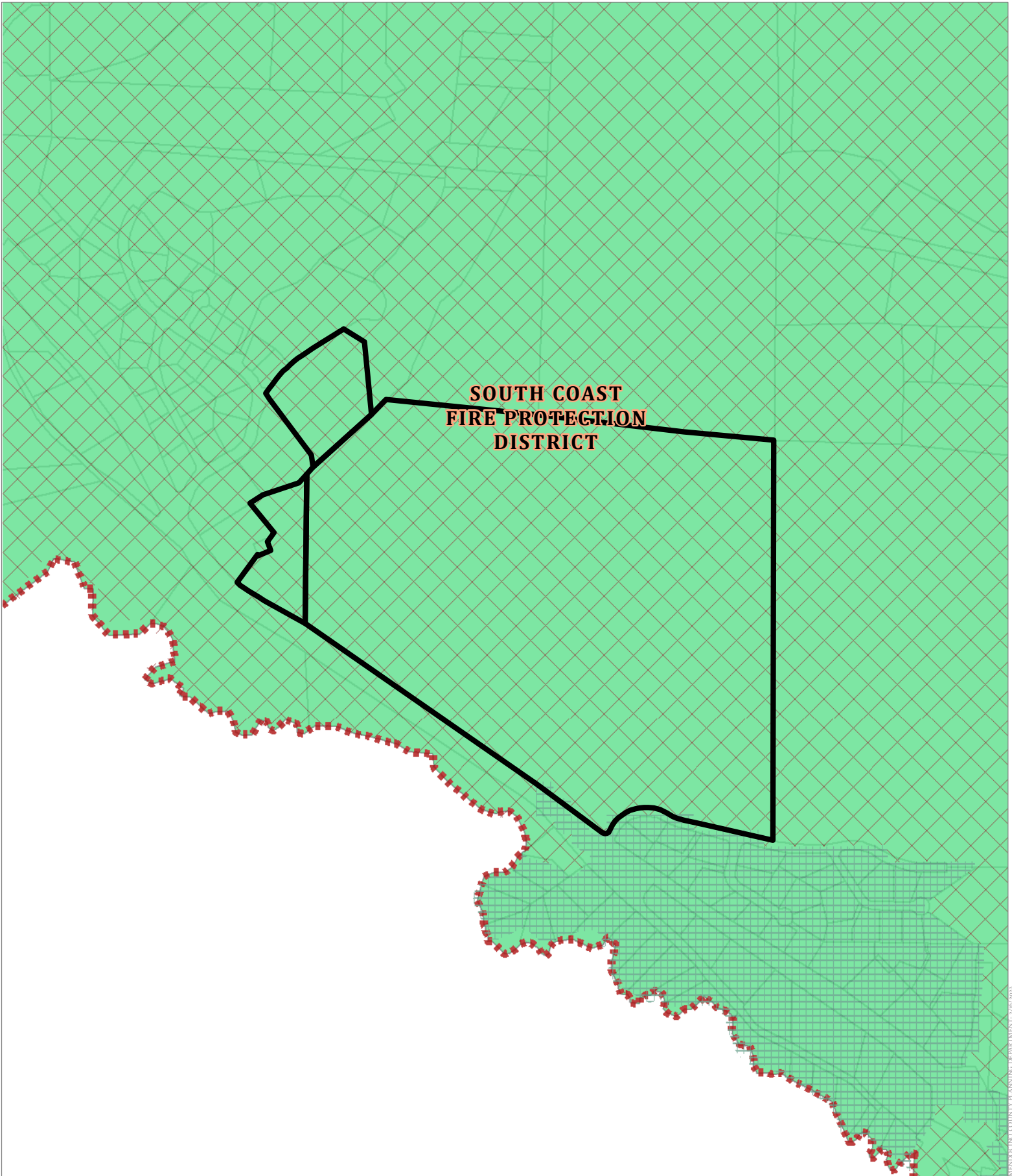
POST LCP CERTIFICATION & APPEAL JURISDICTION



CASE: B 2022-0005
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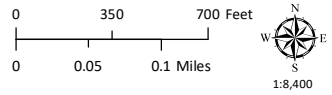
ADJACENT PARCELS



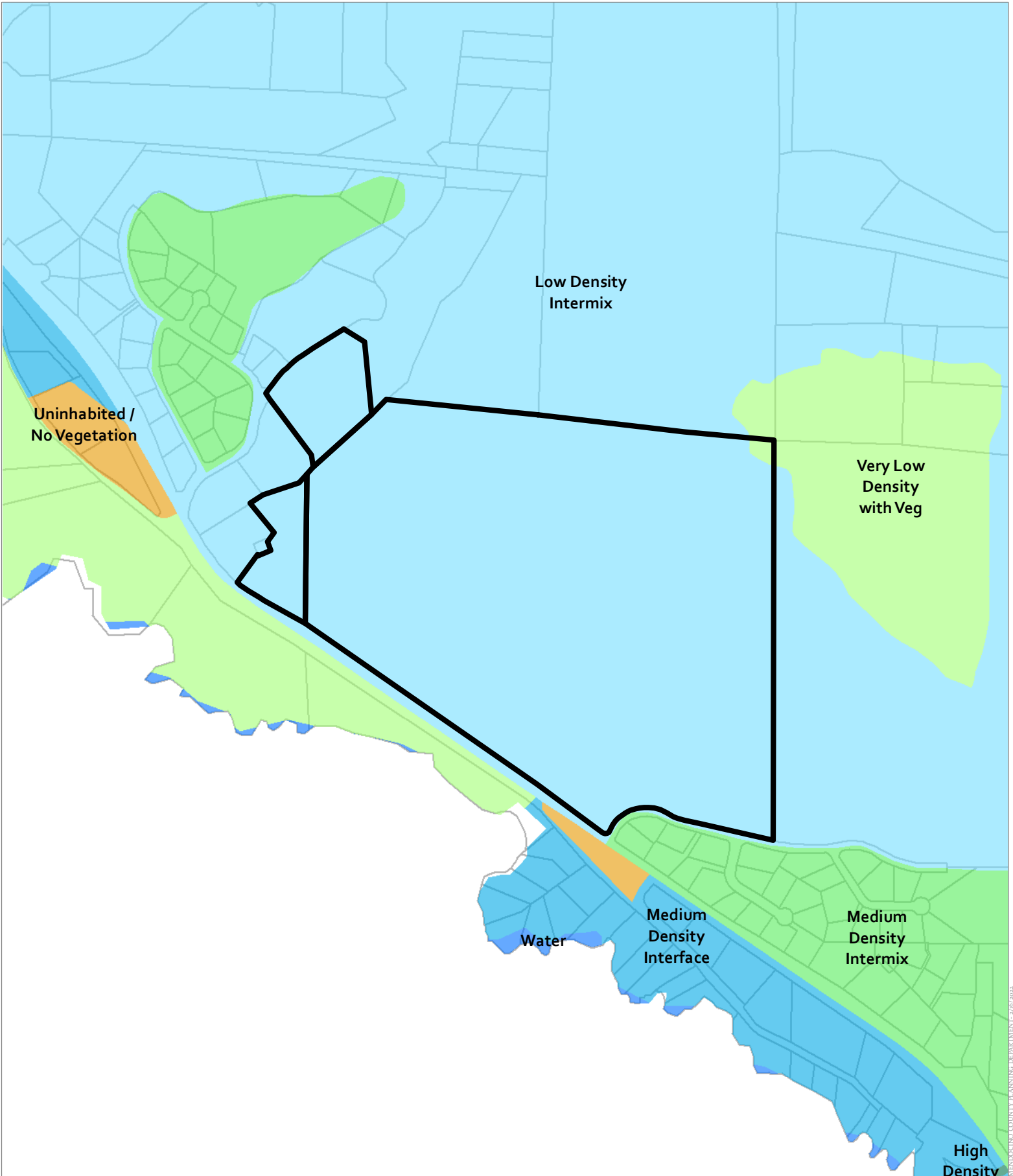
**SOUTH COAST
FIRE PROTECTION
DISTRICT**

CASE: B 2022-0005
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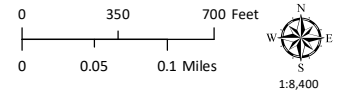
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



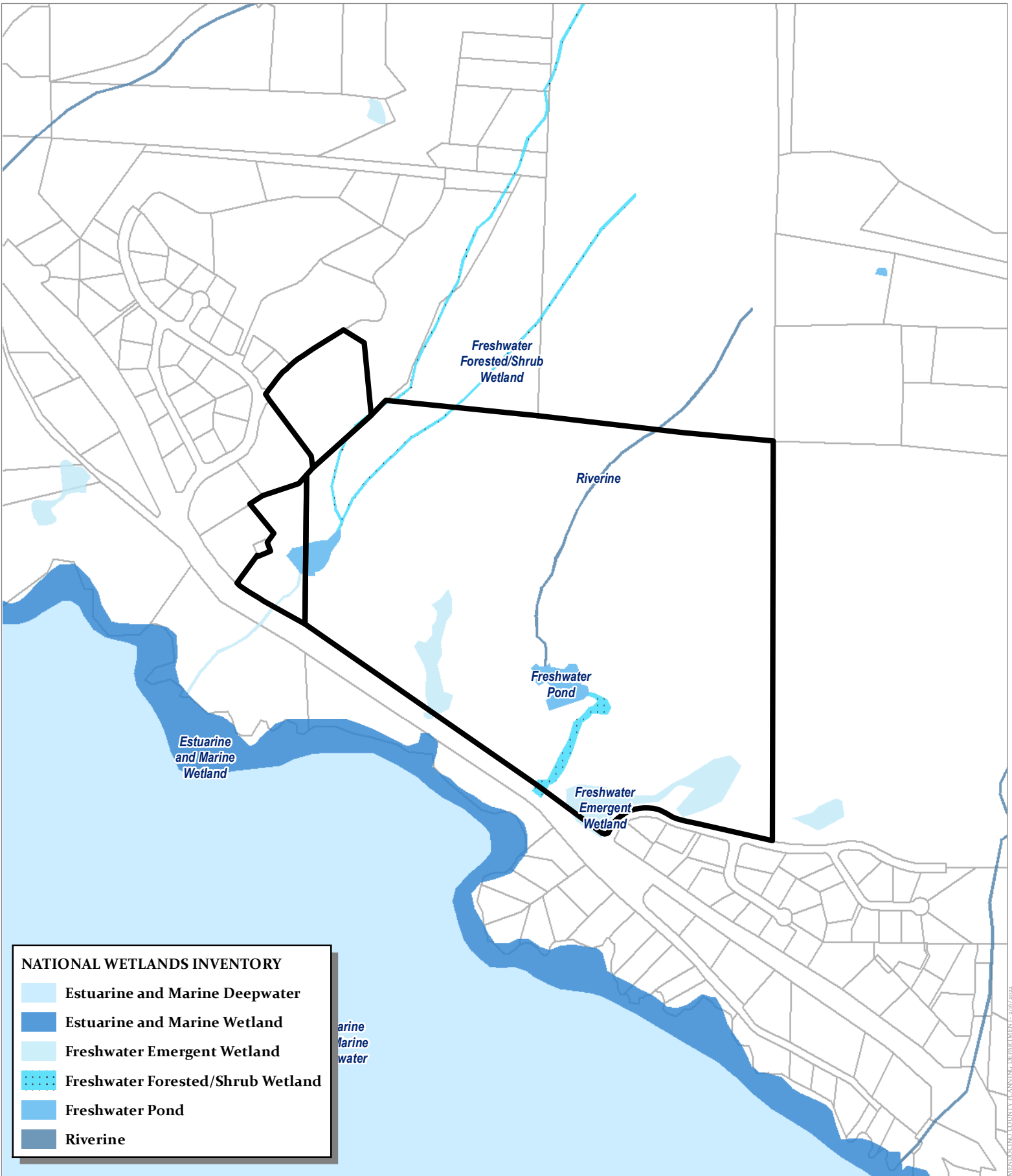
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA



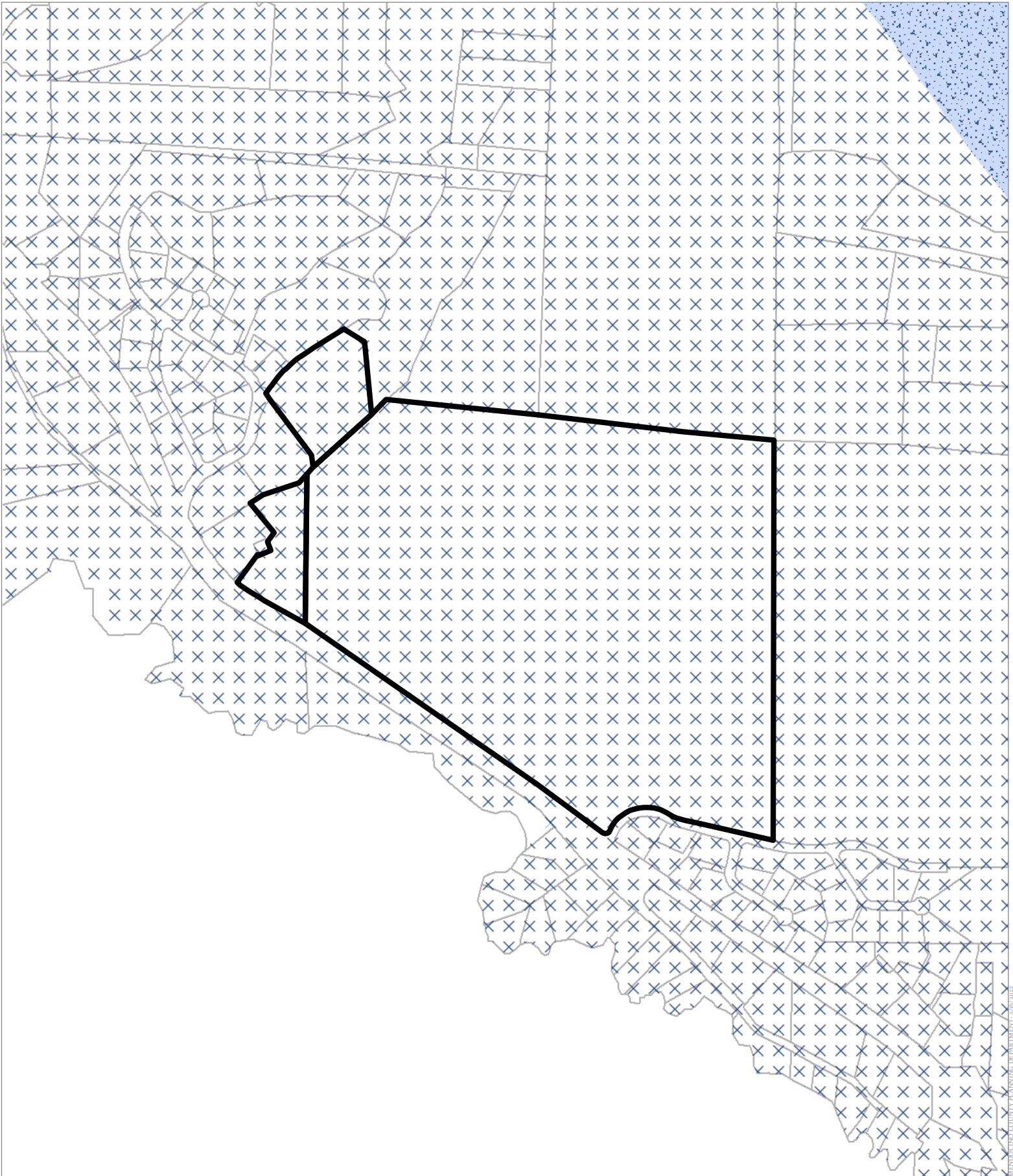
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 APLCT: Nate Bryson
 AGENT: Susan Ruschmeyer, PLS
 ADDRESS: 37275 Glennen Drive, Gualala



MENDOCINO COUNTY PLANNING DEPARTMENT | 2/10/2023





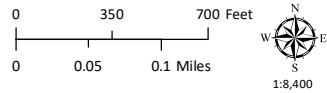
CASE: B 2022-0005
 OWNER: BRYSON, Ronald & Kathleen
 APN: 144-160-23, ET AL
 APLCT: Nate Bryson
 AGENT: Susan Ruschmeyer, PLS
 ADDRESS: 37275 Glennen Drive, Gualala



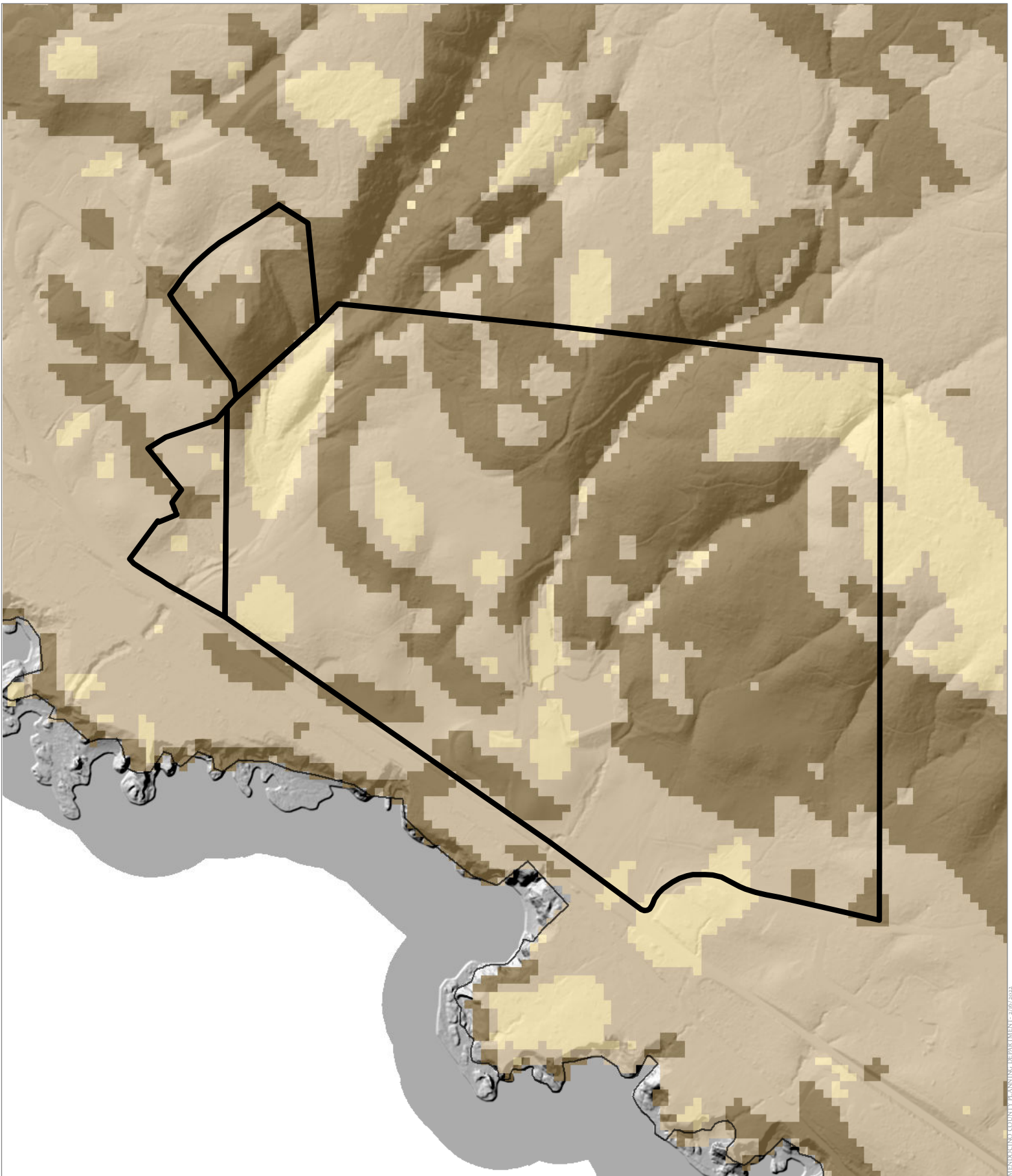
REVENUE COUNTY PLANNING DEPARTMENT 2/10/2022

CASE: B 2022-0005
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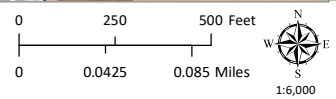
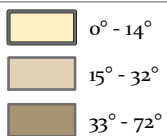
-  Critical Water Areas
-  Critical Water Resources Bedrock



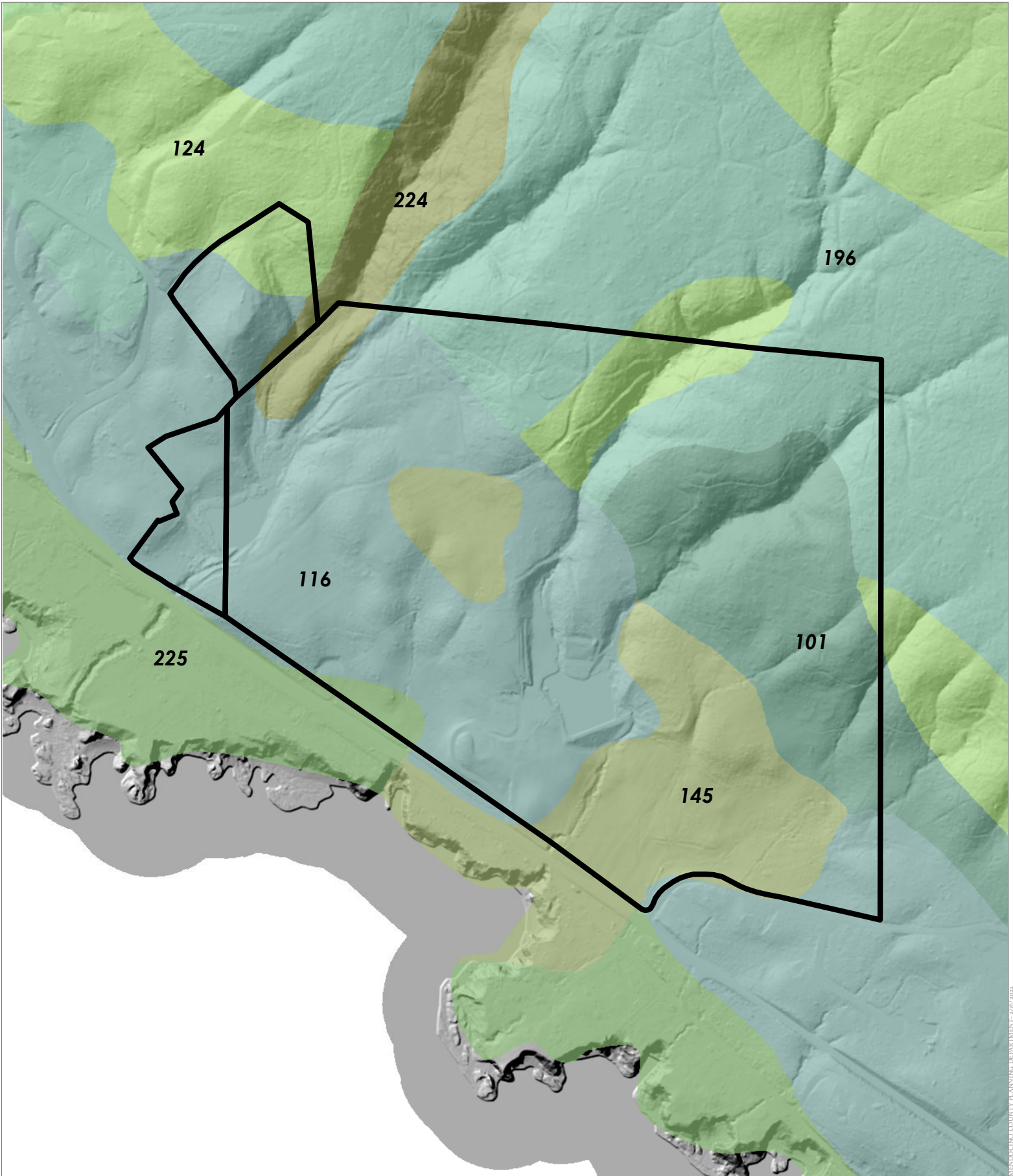
GROUND WATER RESOURCES



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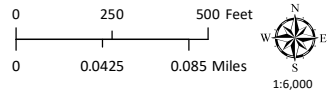


ESTIMATED SLOPE

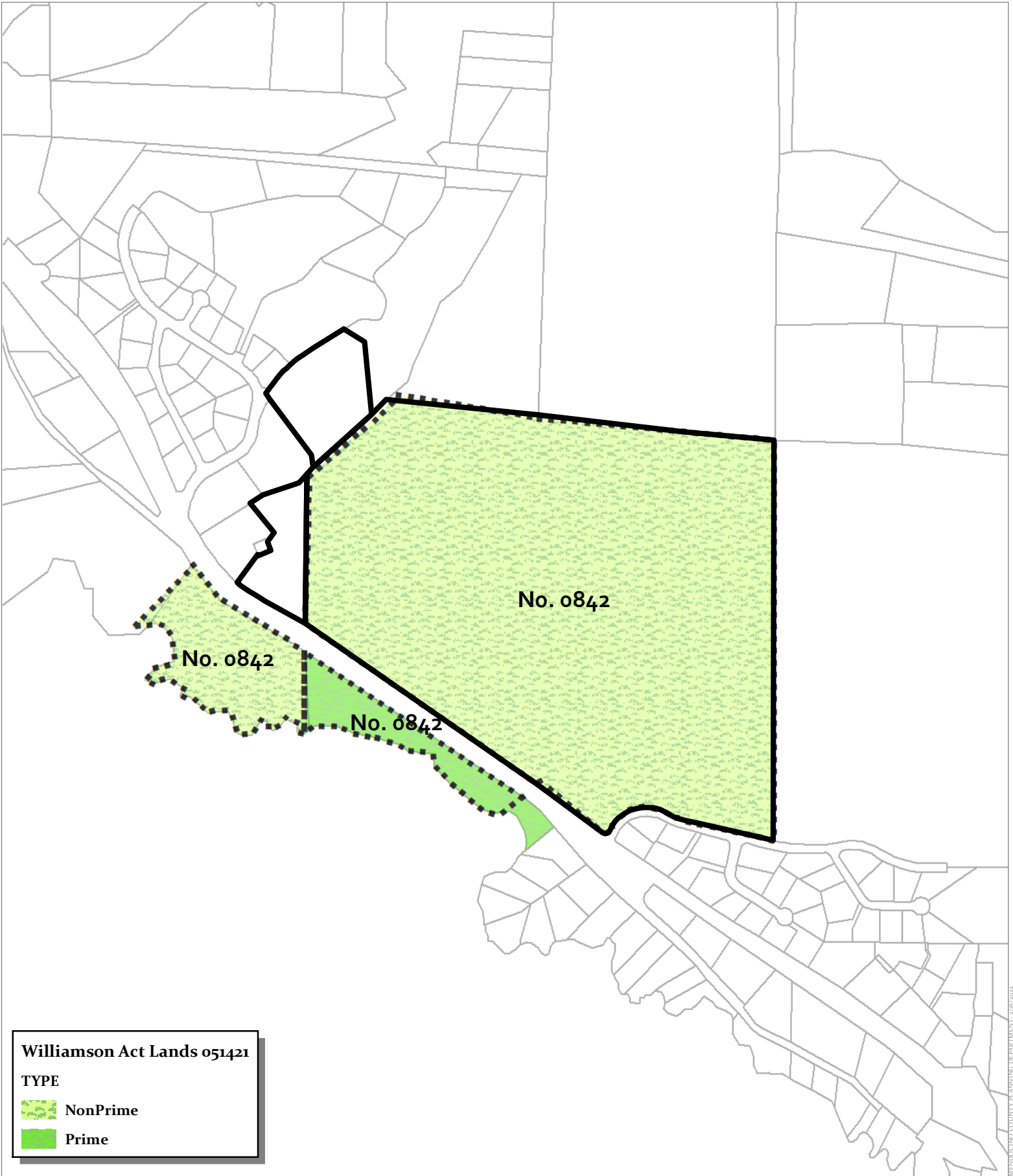


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WESTERN SOIL CLASSES

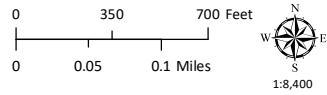


Williamson Act Lands 051421

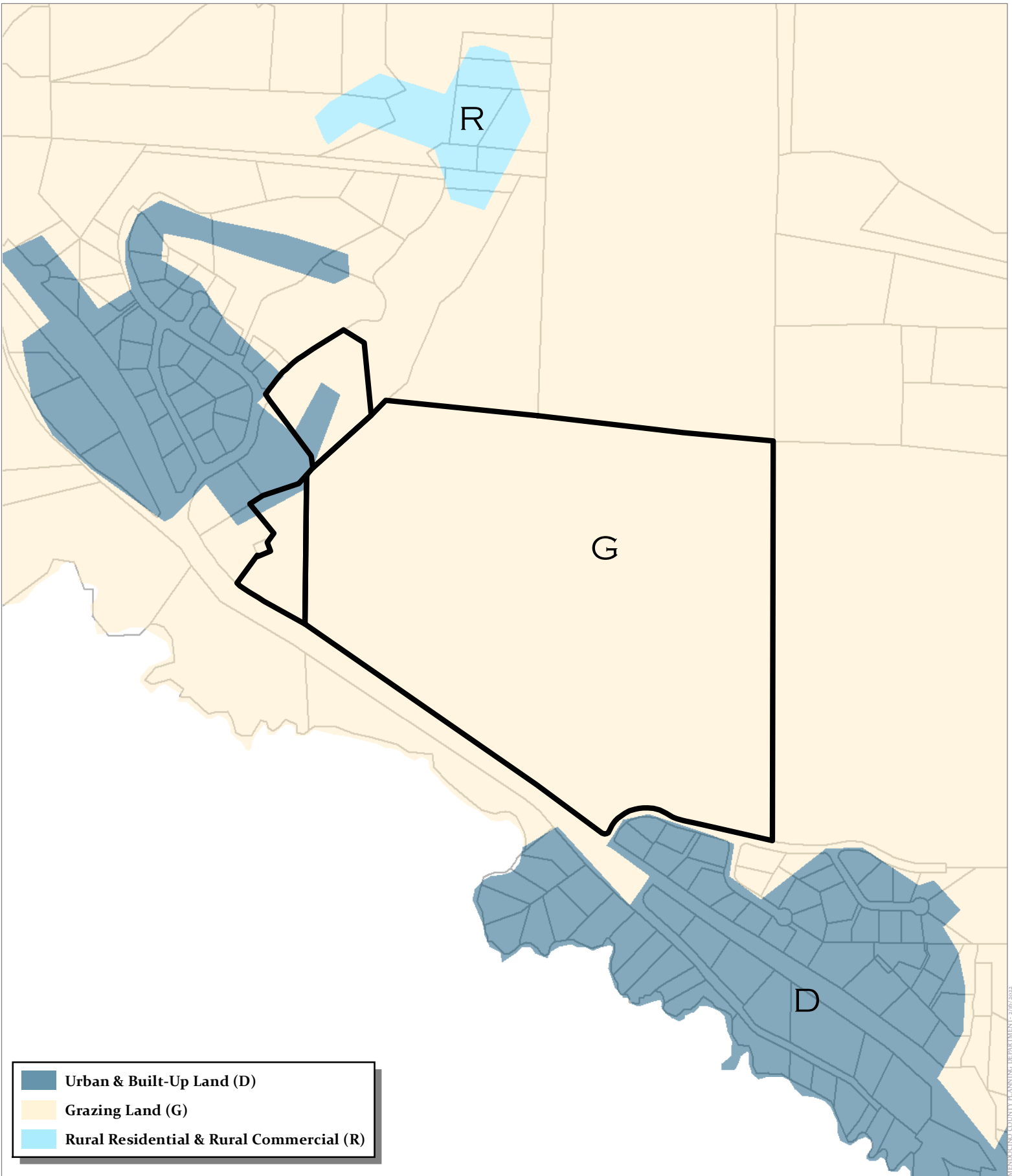
TYPE

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-  Prime

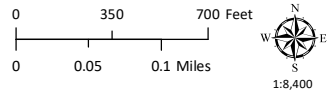
 Contract Boundaries

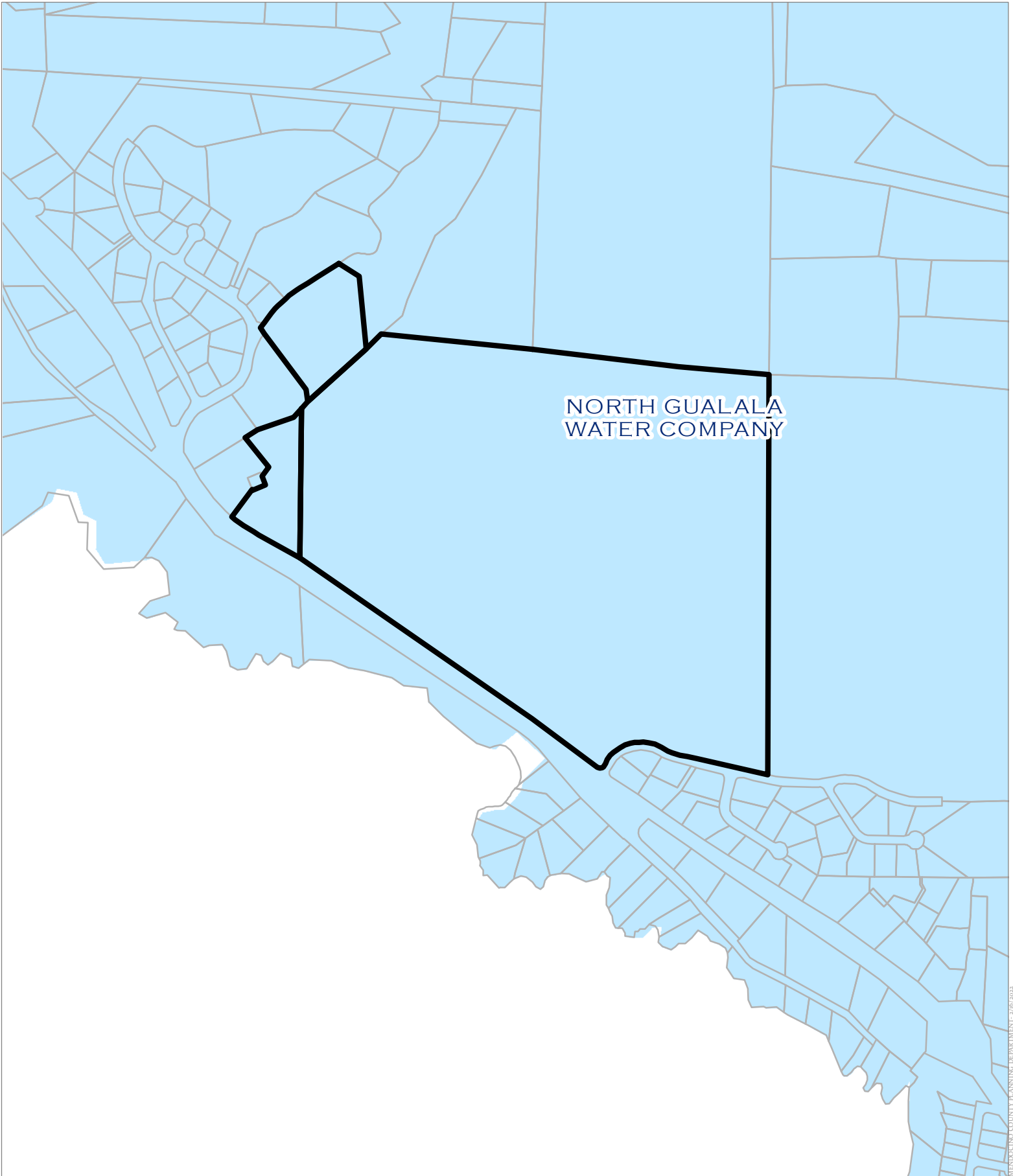


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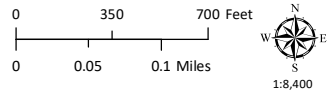


NORTH GUALALA
WATER COMPANY

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/10/2022

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 County Water Districts



WATER DISTRICTS