



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

November 21, 2022

PUBLIC NOTICE OF PENDING ACTION
COASTAL DEVELOPMENT ADMINISTRATIVE PERMIT

The Mendocino County Coastal Permit Administrator will report proposed issuance of the below described project located in the Coastal Zone to the Board of Supervisors at its meeting to be held on December 6, 2022, at 9:00 a.m. or as soon thereafter as the item may be considered.

This meeting will be held in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California, and virtual attendance will be available via Zoom (pursuant to Government Code section 54953(e)(1)(A)). Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo> or by toll-free, telephonic live stream at 888-544-8306.

CASE#: CDP_2022-0019

DATE FILED: 5/23/2022

OWNER/ APPLICANT: CULLEN & GAIL JACKSON

REQUEST: Administrative Coastal Development Permit to remove the existing modular home and replace with a new modular home in the same location.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 1± mile east of Gualala, 600± feet west of the intersection of Old Stage Road (CR 502) and Gualala Court (CR 502A), located at 39934 Gualala Court, Gualala (APN: 145-233-07).

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: JESSIE WALDMAN

The staff report, notice, and related materials will be available for public review 10 days prior to the scheduled hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/public-notices>

All persons are invited to appear and present testimony in this matter. Oral comments may be presented to the Board of Supervisors during the public hearing.

In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings in lieu of personal attendance. Comment may be made in any of the following ways: via written comment using our online eComment platform at <https://mendocino.legistar.com/Calendar.aspx>, through voicemail messaging by calling 707-234-6333, or by telephone via telecomment. Information regarding telecomment participation can be found here: <https://www.mendocinocounty.org/government/board-of-supervisors/agendas-and-minutes>. All submitted eComments will be made available to the Supervisors, staff, and the general public immediately upon submittal.

Coastal Development Administrative Permits are considered on the consent calendar, and the Board of Supervisors will not conduct a public hearing on this item.

If, at the meeting, at least one (1) member of the Board of Supervisors so requests, the permit shall not go into effect, and it shall be referred back to the Department of Planning and Building Services to be scheduled for a hearing by the Coastal Permit Administrator. Public notice for the time and place of the public hearing will be provided.

Action on this permit is not appealable to the Coastal Commission. Therefore, the permit will become effective, and action will be final upon approval by the Board of Supervisors. If the permit is referred to the Coastal Permit Administrator, the decision of the Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within ten calendar days of the Administrator's

action.

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 Board of Supervisors or the Department of Planning and Building Services at, or prior to, any hearing. Additional information regarding the above noted case may be obtained prior to the Board of Supervisors meeting by calling the Department of Planning and Building Services at 964-5379, Monday through Friday.

The County of Mendocino complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternative formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department by calling 463-4441 at least five days prior to the meeting.

Additional information regarding the above noted item may be obtained by calling the Clerk of the Board of Supervisors at 707-463-4441, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Board's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Clerk of the Board of Supervisors.

JULIA KROG, Director of Planning and Building Services



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT FOR ADMINISTRATIVE CDP**

**OCTOBER 13, 2022
CDP_2022-0019**

SUMMARY

OWNER/APPLICANT: CULLEN & GAIL JACKSON
PO BOX 288
GUALALA, CA 95445

REQUEST: Administrative Coastal Development Permit to remove the existing modular home and replace with a new modular home in the same location.

LOCATION: In the Coastal Zone, 1± mile east of Gualala, 600± feet west of the intersection of Old Stage Road (CR 502) and Gualala Court (CR 502A), located at 39934 Gualala Court, Gualala; APN: 145-233-07.

TOTAL ACREAGE: 0.25± Acres

GENERAL PLAN: General Plan, Coastal Element Chapter 2.2 Suburban Residential (RR5[SR]) and Chapter 4.12 (Anchor Bay-Gualala)

ZONING: Mendocino County Code, Division II Chapter 20.384 Suburban Residential (RR5[SR])

SUPERVISORIAL DISTRICT: 5th (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

APPEALBLE: NO

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: JESSIE WALDMAN

BACKGROUND

PROJECT DESCRIPTION: An Administrative Coastal Development Permit request to replace an existing modular home with a new modular home, as a single-family residence, in the same location and same size, on a developed parcel with an established existing driveway, on-site septic system and community water service.

APPLICANT'S STATEMENT: *Replace old modular with new modular, same shape and size re-using current foundation. Demo of modular.*

RELATED APPLICATIONS ON-SITE:

- Parcel 7 within the Gualala Heights Subdivision No. 1 (Case 1, Drawer 9, Page 192 of Mendocino County Records); and
- CalVo Exemption allowed development of vacant parcel with a single-family residence and ancillary development.
 - BF_1991-0628 to install a Modular Home (MH) as an single-family residence, vested in 1994; and
 - BF_2020-0578 re-instatement of vested BF_1991-0628, final in 2020; and
 - BF_2022-0307 to remove the existing MH serving as the single-family residence, pending issuance of CDP; and

- BF_2022-0308 to install a new MH to serve as a single-family residence, pending issuance of CDP.

NEIGHBORING PROPERTIES:

- APN: 145-233-06 LCP_88-87 (Addition to single-family residence, garage & carport)

SITE CHARACTERISTICS: In the Coastal Zone, 1± mile east of Gualala, lying on the north side of Gualala Court (CR 502A), within the Gualala Heights Subdivision No. 1, as shown on the *Location* and *Aerial* maps. The property is relatively flat overall, as shown of the *Topographic Map*. The subject parcel is currently developed with an existing Modular Home, as shown on the *Location* and *Revised Site Plan* maps. In 1991, a CalVo Exemption allowed the original development of the parcel with an 1,159 square foot single-family residence with decks and ancillary development. The parcel is served with an on-site existing septic system and water provided by North Gualala Water Company (NGWCO). An established gravel driveway serves the single-family residence and there are two (2) designated parking areas for the residence. There are a variety of trees bordering the front and rear yards of the parcel, including but not limited to redwood and fir trees. Lawns, decorative fruit trees and shrubs create open green space at the front and rear yards of the parcel. Solid wood fencing runs along the side yards of the parcel.

The subject site is mapped within the Iversen Road to Sonoma County Line Planning Area (Anchor Bay-Gualala), as shown on the *Local Coastal Program (LCP) Land Use Map 31: Gualala* map. The site is mapped as having “High Productivity” in terms of Timberland and in terms of seismicity, the bulk of the parcel is mapped as “Bedrock (Zone 1)”, as shown on the *LCP Land Capabilities and Natural Hazards* map. The *LCP Habitats and Resources* map does not show any sensitive resources being located on the subject parcel and is mapped as primarily barren. The site is mapped as a “Moderate Fire Hazard” area and is located within a State Responsibility Area, as shown on the *Fire Hazard Zones and Responsibility Areas* map. The site is mapped on the *Ground Water Resources* Map as being located within a Critical Water Resources Bedrock Area; however, the site is located within the North Gualala Water Company (NGWCO) and has been granted water service, as shown on the *NGWCO Service Letter, dated September 14, 2022* map. Soils present on the parcel are 196—Quinliven-Ferncreek (2-15% slopes), as shown on the *Western Soil Classes* map.

SURROUNDING LAND USE AND ZONING: As listed on Table 1 below, the surrounding lands are classified and zoned Suburban Residential (SR) where the adjacent parcels are developed with residential uses, as shown on the *Location, Aerial* and *Zoning Map, General Plan Classifications* and *Local Coastal Program (LCP) Land Use Map 31: Gualala* maps. The replacement single-family residence is consistent with the surrounding land uses and development.

Table 1: Surrounding Land Use and Zoning				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential (RR5[2])	Rural Residential (RR5[2])	10.3± Acres	Timberland
EAST	Suburban Residential	Suburban Residential	0.2± Acres	Residential
SOUTH	Suburban Residential	Suburban Residential	0.2± Acres	Residential
WEST	Suburban Residential	Suburban Residential	0.2± Acres	Residential

PUBLIC SERVICES:

Access: Gualala Court (CR 502A)
 Fire District: South Coast Fire Protection District
 Water District: North Gualala Water Company (NGWCO)
 Sewer District: On-Site Septic System, Gualala Community Services District
 School District: Arena Union Elementary

AGENCY COMMENTS: As listed on Table 2 below, project referrals were sent on July 20, 2022, to the following agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below.

Table 2: Surrounding Land Use and Zoning	
REFERRAL AGENCIES	COMMENT
Air Quality Management District	No Comment
Archaeological Commission	Comments
Assessor's Office	No Response
Building Division (Fort Bragg)	No Comment
California Coastal Commission (CCC)	No Response
California Department of Fish & Wildlife (CDFW)	No Response
CalFire (Land Use)	Comments
Cloverdale Rancheria	Comments
Department of Transportation (DOT)	Comments
Environmental Health (EH) (Fort Bragg)	Comments
Gualala Municipal Advisory Council (GMAC)	Comments
Gualala Community Services District	No Response
North Gualala Water Company (NGWCO)	No Comment
Planning Division (Ukiah)	No Comment
Redwood Valley Tribe	No Response
Sherwood Valley Band of Pomo Indians	No Response
Sonoma State University (SSU)	Comments
South Coast Fire Protection District	No Response

LOCAL COASTAL PROGRAM CONSISTENCY

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

Land Use: The project site is located within the boundaries of the Local Coastal Program (LCP) area, as shown on the *LCP Land Use Map 31: Gualala* map. The subject parcel is classified as Suburban Residential (SR) by the Mendocino County General Plan, as shown on the *General Plan Classifications* map.

The proposed development to replace an existing modular home with a new modular home, as a single-family residence, in the same location and same size, to continue the existing residential use on the parcel, is consistent with principally permitted uses per Coastal Element Chapter 2.2 Suburban Residential (SR) classification, which:

... is intended to be applied on lands adjacent to existing developed communities on the urban side of the Urban/Rural boundary, or to lands which are appropriate to accommodate future residential growth. Land within the Suburban Residential classification should have moderate to light constraints for residential development, should be served by the publicly-maintained road network, and should be located within utility service areas or the logical extensions thereof. Portions of lands within the Suburban Residential classification will be appropriate for development of residential subdivisions. Such areas should be developed as major subdivisions, not minor subdivisions.

Coastal Element Chapter 4.12-1 Policy for Anchor Bay-Gualala states:

New residential and visitor accommodation development within the Anchor Bay-Gualala Planning Area shall be dependent upon approval by the County Health Department for septic waste disposal systems installed in accordance with Regional Water Quality Control Board Basin Standards. Installation of individual septic disposal systems shall be carefully monitored by the County Health Department and the Regional Water Quality Control Board to determine the cumulative impact upon

coastal resources of all development within the Anchor Bay-Gualala area.

Proposed developments within the service area of the Gualala Community Services District shall be connected to that publicly owned system, upon approval by the GCSD Board of Directors, and the County of Mendocino shall not approve development applications until such connection has been authorized by the GCSD.

The proposed project will continue to utilize the established on-site septic system reviewed and approved by the Division of Environmental Health (DEH). The proposed development will continue to utilize the existing water service provided by the North Gualala Water Company (NGWCO), as shown on the *NGWCO Service Letter, dated September 14, 2022* attachment. The proposed development, which continues the existing development on the parcel, is consistent with principally permitted uses, per Mendocino County Coastal Element Chapter 2.2 and Policy 4.12-1.

Zoning: The project site is located within a Suburban Residential (SR) zoning district, as shown on the *Zoning Display Map*. The SR zoning district, per Mendocino County Code (MCC) Section 20.384.005:

... is intended to be applied adjacent to existing developed communities on the urban side of the urban/rural boundary, or in areas suited for future residential growth. Lands within this district should be served by public roads and adjacent to or within a public service area.

The issuance of a Coastal Development Permit is required for the replacement of a structure, such as a modular home used as a single-family residence, per MCC Section 20.532.020(A) and California Code of Regulations, Title 14, Division 5.5, Chapter 6 Subchapter 7, § 13252(b) (Repair and Maintenance of Activities Requiring a Permit) states:

Unless destroyed by natural disaster, the replacement of 50 percent or more of a single family residence, seawall, revetment, bluff retaining wall, breakwater, groin or any other structure is not repair and maintenance under Section 30610(d) but instead constitutes a replacement structure requiring a coastal development permit.

The parcel's zoning designation (SR) requires a 6,000 square foot minimum parcel size for parcels within water and sewer service areas, where the established parcel is 0.25± acres (11,932± sq. ft.) in size and is considered consistent with lot size requirements. The proposed project will comply with the minimum property setback requirements for the SR District for the parcel size; which are 20 feet for each front and rear yard, and 6 feet for each side. A corridor preservation setback of 25 feet applies along Gualala Court (CR 502A), resulting in a front yard setback of either 45 feet from the centerline of Gualala Court (CR 502A) or 20 feet from the property line, whichever is greater. As currently proposed, the single-family residence will be located 71 feet from the front (southern) parcel boundary line, 18 feet from the western side parcel boundary line, 25 feet from the eastern side parcel boundary line and 25 feet from the rear (northern) parcel boundary line, as shown on the *Revised Site Plan* map. The maximum building height allowed in the SR District is 35 feet above the natural grade for non-Highly Scenic Areas, such as the project site. As currently proposed, the proposed development will be a maximum height of 14 feet, as shown on the *Elevations* attachment. The proposed project will result in 9.7 percent of overall lot coverage and, as proposed, will not exceed the maximum allowed lot coverage of 50 percent for parcels of this size located within an SR District. The proposed development will be located in the same footprint of the existing single-family residence, as shown on the *Revised Site Plan* map. An established gravel driveway serves the single-family residence and there are two (2) designated parking areas for the residence.

Without added conditions, the proposed project is consistent with the development standards of MCC Chapters 20.376, 20.416, 20.472 and 20.532 and Division II of Title 20 of Mendocino County Code.

Visual Resources: The site is not mapped within a Highly Scenic Area, therefore, the proposed development is subject to Policy 3.5-1 of the Coastal Element, and Mendocino County Code (MCC) Chapter 20.504.

Condition 11 is recommended to require exterior lighting to be kept to the minimum necessary for safety and security purposes and to be downcast, shielded and positioned in a manner that will not shine light or allow light glare to extend beyond the boundaries of the parcel in compliance with Mendocino County Coastal Element Policies 3.5-1 and MCC Section 20.504.035.

Condition 12 is recommended to require an exterior finish schedule for proposed materials and colors which will be visually compatible with the character of the surrounding area consistent with Mendocino County Coastal Element Policies 3.5-1 and MCC Chapter 20.504.015(C).

With added conditions, the proposed project will not increase view obstruction from nearby public areas and is visually compatible with the character of surrounding areas and will be consistent with Mendocino County Coastal Element Policy 3.5-1 and MCC Chapter 20.504 regulations.

Habitats and Natural Resources: Both the Mendocino County Coastal Element Chapter 3.1 and Mendocino County Code (MCC) Chapter 20.496 address Environmentally Sensitive Habitat Areas (ESHA). MCC Chapter 20.496 states that development having the potential to impact an ESHA shall be subject to a biological survey, prepared by a qualified biologist, to determine the extent of sensitive resources, to document potential negative impacts, and to recommend appropriate mitigation measures. The site is primarily designated as barren, with mapped riparian areas located 600± feet to the north outside the subdivision, as shown on the *LCP Habitats & Resources* map. No botanical survey was requested, as mapping does not indicate that the area of proposed development will be adjacent to sensitive coastal resources. The proposed project is proposing to replace the existing modular home using the existing foundation and will not result in further ground disturbance or vegetation removal.

Without additional conditions, Staff finds the proposed project will not significantly impact sensitive habitats or resources and is consistent with MCC Chapter 20.496 regulations.

Hazards Management: The property is in an area of “Moderate High Fire Hazard” severity rating, as shown on the *Fire Hazard Zones & Responsibility Areas* map. The proposed development is subject to Coastal Element Chapter 3.4 and Mendocino County Code (MCC) Chapter 20.500. Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire) and the South Coast Fire Protection District. The proposed project was referred to both fire protection agencies, where no response from South Coast Fire Protection District has been received by staff at this time. CalFire responded with recommendations that the project comply with State Fire Safe Regulations. **Conditions 5 and 6** recommend requiring that the applicant secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction, ensuring any fire protection policy or plan will be addressed. **Condition 13** is recommended to ensure State Fire Safe Regulations are met prior to a final inspection of building permits associated with the proposed project, which include address, driveway, defensible space, and fuels modification standards.

Without additional conditions, the proposed project will be consistent with MCC Chapter 20.500 regulations for hazard areas, including geologic hazards (faults, bluffs, tsunamis, landslides, and erosion), fire and flood hazards.

Grading, Erosion, and Run Off: The area of the proposed replacement single-family residence is relatively flat, with a slope towards the north beyond the rear yard parcel boundary line, away from Gualala Court (CR 502A), as shown on the *Topographic Map*. While grading and site preparation are not proposed for the replacement of the single-family residence, should grading and site preparation be required for the project, the proposed development would occur within an area that has previously been disturbed. **Conditions 5 and 6** recommend requiring that the applicant secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction, ensuring any grading, erosion and runoff protection and hazard area policies or plans will be addressed. **Condition 14** is recommended to implement use of Best Management Practices.

With added conditions, the proposed project is consistent with the policies of Coastal Element Chapter 3.4 and MCC Chapter 20.492 regulations for Grading, Erosion and Runoff Standards.

Groundwater Resources: The site is designated as a Critical Water Resources Bedrock Area, as shown on the *Ground Water Resources* map. New development shall be approved subject to the availability of necessary public services and consistent with MCC Sections 20.516.015(A) Septage and Leach Field and (B) Water Supply. The proposed development includes the replacement of the existing single-family residence, which will connect to the existing on-site septic system and existing water connection with the North Gualala Water Company (NGWCO). The proposed project was referred to the Mendocino County Division of Environmental Health (DEH) and NGWCO. DEH responded with comments stating a septic permit (5784-F) was completed to support the original development and has capacity to support the proposed development. The proposed development will continue to utilize the existing and current water service provided by the North Gualala Water Company (NGWCO), which has been established since the original development of the parcel, as shown on the *NGWCO Service Letter, dated September 14, 2022* attachment.

Without added conditions, the proposed project will be consistent with the Local Coastal Program policies related to groundwater resources Chapter 3.8, MCC Sections 20.516.015(A) and (B) and DEH regulations.

Archaeological/Cultural Resources: The proposed development was referred to Northwest Information Center at Sonoma State University (SSU) and the Mendocino County Archaeological Commission (ARCH). ARCH had no recommendations provided SSU does not recommend an archaeological survey. SSU provided comment that the proposed project area has a low possibility of containing unrecorded archaeological sites and no further study for archaeological resources is recommended. **Condition 9** is recommended advising the applicant of the "Discovery Clause" which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project.

The project was referred to three local tribes for review and comment; Cloverdale Rancheria, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Rancheria. As of the date of this report, no response was received from any of the three local tribes.

With added conditions, Staff finds the proposed project would be consistent with Coastal Element Chapter 3.5 policies and MCC Chapter 22.12 regulations for the protection of the paleontological and archaeological resources.

Transportation/Circulation: The project would not contribute a significant amount of new traffic on local and regional roadways. The proposed project was referred to California Department of Forestry and Fire (CalFire) and Mendocino County Department of Transportation (DOT). **Conditions 5 and 6** recommend requiring that the applicant secure all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction, ensuring any transportation, utility and public services protection policy or plan will be addressed.

DOT responded and **Condition 15** is recommended to ensure the proposed project has access and is consistent with DOT regulations.

With added conditions, Staff finds the proposed project is consistent with Mendocino County Coastal Element Chapter 3.8 policies and MCC Chapter 20.516 and DOT regulations for transportation, utility and public services protection.

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Article 19, Section 15302; under Class 2; which includes consists of *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.*

RECOMMENDED FINDINGS AND CONDITIONS

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Coastal Zoning Code (MCC), the Coastal Permit Administrator approves the proposed development to replace an existing modular home with a new modular home, as a single-family residence, in the same location and same size, and adopts the following findings and conditions:

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), Coastal Residential Land Use Types are principally permitted in the Suburban Residential classification; single-family residential land uses conform to the goals and policies of the certified Local Coastal Program, including policies identified in the Coastal Element Chapter 2.2 (Suburban Residential Land Use Classification), Chapter 3.1 (Habitats and Natural Resources), Chapter 3.4 (Hazards Management), Chapter 3.5 (Visual Resources, Special Communities and Archaeological Resources), Chapter 3.8 (Transportation, Utilities and Public Services) and Chapter 4.12 (Anchor Bay-Gualala Planning Area). The proposed development to replace an existing modular home with a new modular home as a single-family residence is a principally permitted use and is consistent with the intent of the Suburban Residential land use Classification, and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed development to replace an existing modular home with a new modular home as a single-family residence will be provided with adequate utilities, access roads, drainage and other necessary facilities. The proposed project will be served by the North Gualala Water Company (NGWCO) and an on-site sewage disposal system and connection to PG&E service. The proposed driveway, off Gualala Court (CR 502A), is adequate to serve the proposed development. Drainage and other necessary facilities have been considered in the project design; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed development to replace an existing modular home with a new modular home as a single-family residence will not degrade or negatively change the characteristics of and will be consistent with the purpose, intent and standards of the Chapter 20.384 Suburban Residential District, as well as all other provisions of Division II of Title 20 of the Mendocino County Code; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed project to replace an existing modular home with a new modular home as a single-family residence, 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. The proposed replacement single-family residence with is categorically exempt pursuant to Article 19, Section 15302; under Class 2, which exempt *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* from CEQA, respectively; 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 and **Condition 9** is in place when archaeological sites or artifacts are discovered and will be consistent with Coastal Element Chapter 3.5 policies and MCC Chapter 22.12 regulations; and
6. Pursuant with MCC Section 20.532.095(A)(6), as the property is currently developed, public services, including but not limited to, solid waste and public roadway capacity, which have been considered and are adequate to serve the proposed development. Solid waste service is available either as curbside pick-up or at the South Coast Transfer Station (several miles away). While the proposed development, to replace an existing single-family residence, would contribute incrementally to traffic volumes on local and regional roadways, such incremental increases were considered when the LCP land use designations were assigned to the site; and

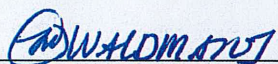
CONDITIONS OF APPROVAL:

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 Coastal Code. This Coastal Development 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. The use and occupancy the premises shall be established and maintained in conformance with the provisions of Division II or Title 20 of the Mendocino County Code.
2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division II of Title 20 of the Mendocino County Code (MCC).
3. 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.
4. 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.
5. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
6. The Applicants shall secure all required permits for the proposed development of the single-family residence, accessory structures and ancillary developments as required by the Building Inspection Division of the Department of Planning and Building Services and Department of Transportation.
7. 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.
8. 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.
9. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant 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 Coastal Code.
10. Any Building Permit request associated with this Coastal Development Permit shall include all conditions of approval of this Coastal Development Permit. Conditions shall be printed on the building plans and shall be a part of on-site construction drawings.
11. Any Building Permit request associated with this Coastal Development Permit shall include exterior lighting details consistent with Mendocino County Coastal Element Policies 3.5 and Mendocino

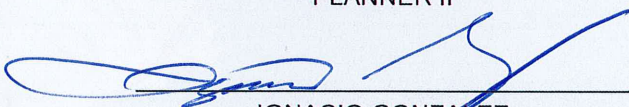
County Code of Ordinances Section 20.504.035 on the building plans and shall be a part of on-site construction drawings.

12. Any Building Permit request associated with this Coastal Development Permit shall include exterior finish schedules on the building plans consistent with Mendocino County Coastal Element Policies 3.5 and Mendocino County Code of Ordinances Section 20.504.015(C) and shall be a part of on-site construction drawings.
13. Prior to the final inspection of the Building Permit for construction activities associated with this Coastal Development Permit, the applicant shall comply with recommendations in the California Department of Forestry and Fire Protection Conditions of Approval or other alternatives acceptable to the Department of Forestry and written verification shall be submitted from the Department of Forestry and Fire Protection to the Department of Planning and Building Services that this condition has been met to the satisfaction of the Department of Forestry and Fire Protection.
14. Standard Best Management Practices shall be employed to assure minimization of erosion resulting from construction or demolition. Ground disturbance shall be limited to the minimum necessary and disturbed soil areas shall be stabilized as soon as feasible. Any soil stockpiles will need to be covered or otherwise stabilized to prevent dust impacts. Any bare soil created by the construction phase of the project should be re-vegetated with native vegetation and/or native seed mixes for soil stabilization.
15. Prior to issuance of a Building Permit for demolition or construction activities, the applicant shall place Class II Aggregate Base on their driveway approach as needed to ensure a smooth transition from the driveway approach to Gualala Court (CR 502A) per Department of Transportation regulations and MCC Chapter 20.516, as follows:
16. To record the Notice of Exemption, the applicant shall pay a fee of \$50.00 for the filing of the Notice of Exemption which shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the end of any project action.

10-7-2022
DATE


JESSIE WALDMAN
PLANNER II

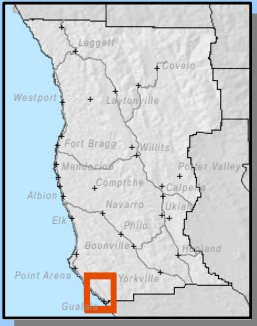
10-19-2022
DATE


IGNACIO GONZALEZ
COASTAL PERMIT ADMINISTRATOR

Appeal Period: 10 Days
Appeal Fee: \$2,620.00

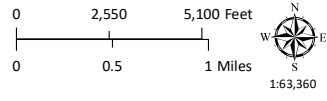
ATTACHMENTS:

- | | |
|---------------------------------|---|
| A. Location Map | M. LCP Land Capabilities & Natural Hazards |
| B. Aerial (Vicinity) Map | N. LCP Habitats & Resources |
| C. Aerial Map | O. CDP Exclusion Map |
| D. Topographical Map | P. Appealable Areas |
| E. Revised Site Plan | Q. Adjacent Parcels |
| F. Floor Plan | R. Fire Hazards Map |
| G. Elevations | S. Ground Water Resource Area |
| H. Exterior Light Detail | T. Soils Map |
| I. Exterior Finishes | U. Water District |
| J. Zoning Map | V. Sewer District |
| K. General Plan | W. NGWCO Service Letter, dated September 14, 2022 |
| L. LCP Land Use Map 31: Gualala | |



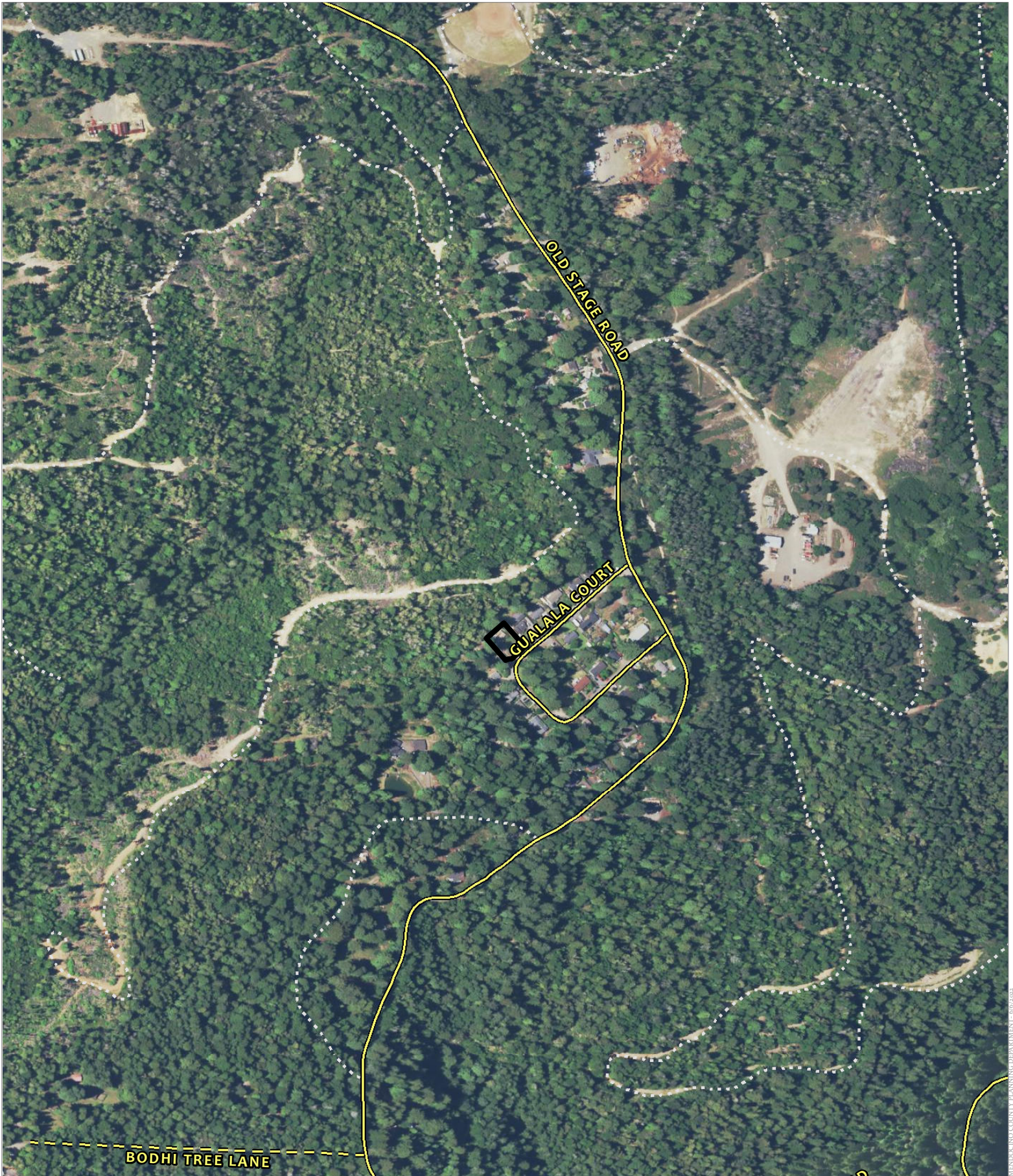
CASE: **CDP 2022-0019**
 OWNER: **JACKSON, Cullen**
 APN: **145-233-07**
 APLCT: **Cullen Jackson**
 AGENT:
 ADDRESS: **39934 Gualala Court, Gualala**

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



ASSESSOR'S PARCELS

SONOMA COUNTY PLANNING DEPARTMENT - 6/17/2023



CASE: CDP 2022-0019
OWNER: JACKSON, Cullen
APN: 145-233-07
APLCT: Cullen Jackson
AGENT:
ADDRESS: 39934 Gualala Court, Gualala


Public Roads
Private Roads

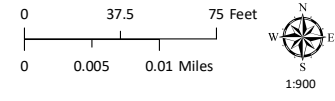
0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

AERIAL IMAGERY



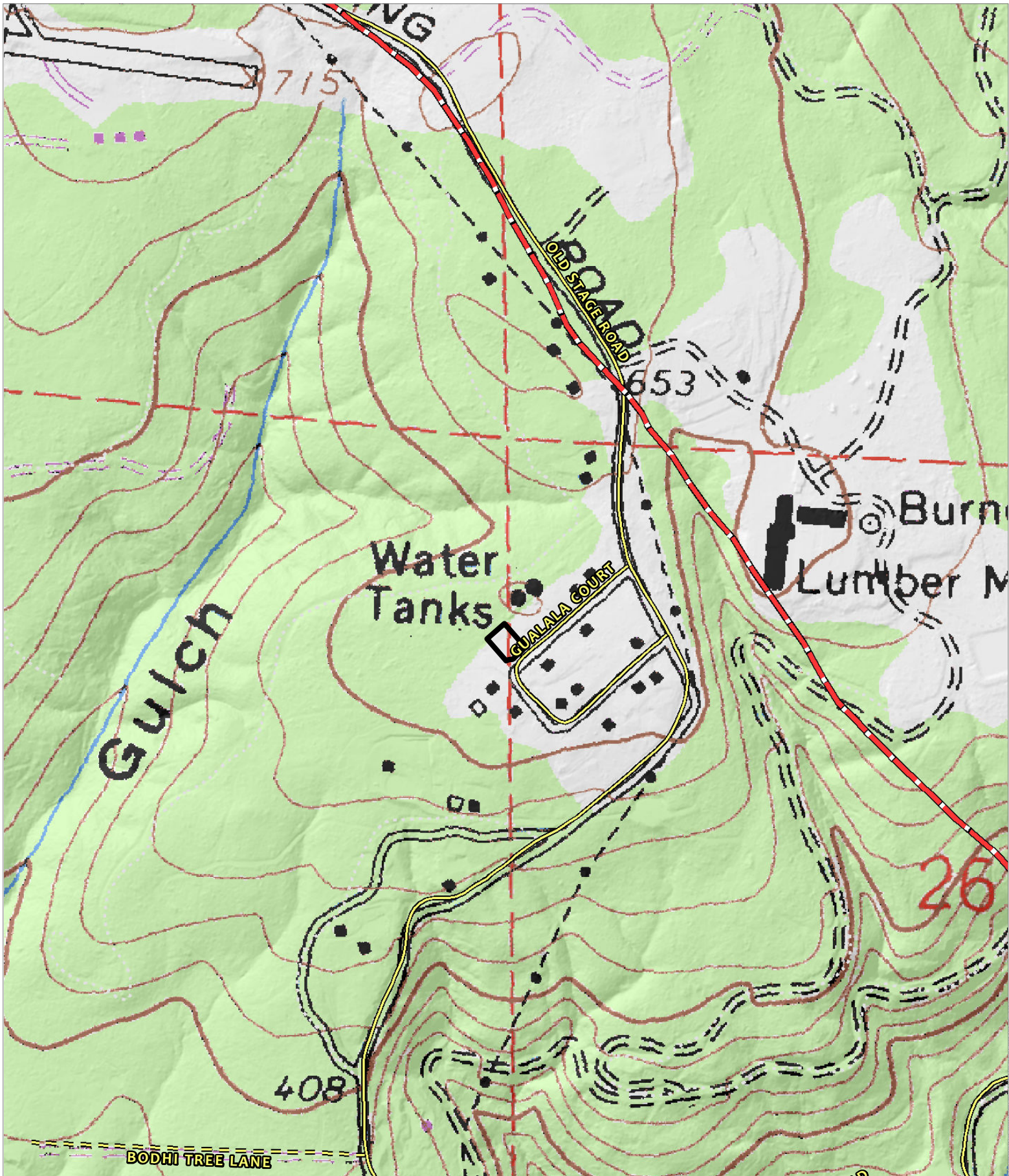
CASE: CDP 2022-0019
OWNER: JACKSON, Cullen
APN: 145-233-07
APLCT: Cullen Jackson
AGENT:
ADDRESS: 39934 Gualala Court, Gualala

 Public Roads



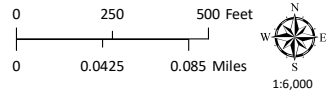
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 6/12/2023



CASE: CDP 2022-0019
 OWNER: JACKSON, Cullen
 APN: 145-233-07
 APLCT: Cullen Jackson
 AGENT:
 ADDRESS: 39934 Gualala Court, Gualala

- - - Coastal Zone Boundary
- = = Public Roads
- - - Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

HENNING COUNTY PLANNING DEPARTMENT - 6/12/2023

150' A

21'

18' ——— 24'

120'

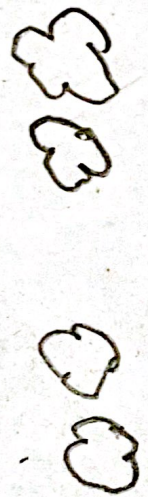
A

Water Meter
G

E

Water
G

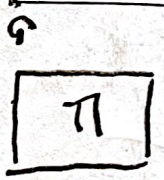
48'



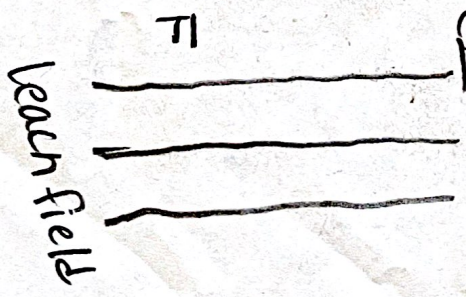
80' A

71'

Page 1



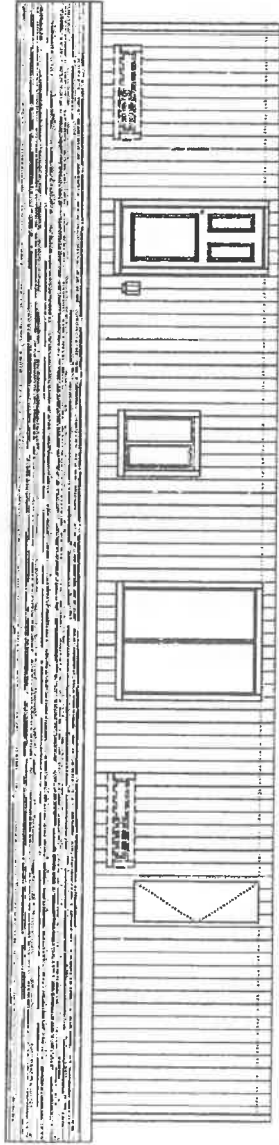
25'
Septic Tanks



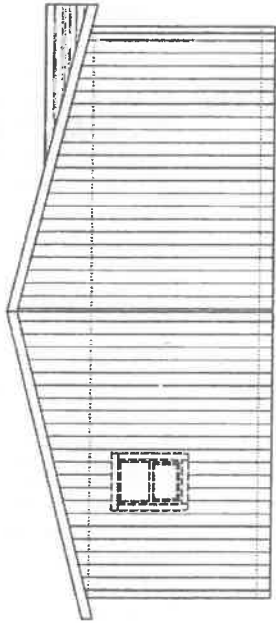
120'

A

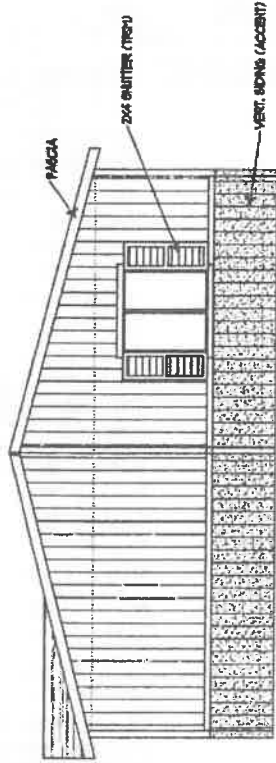
G



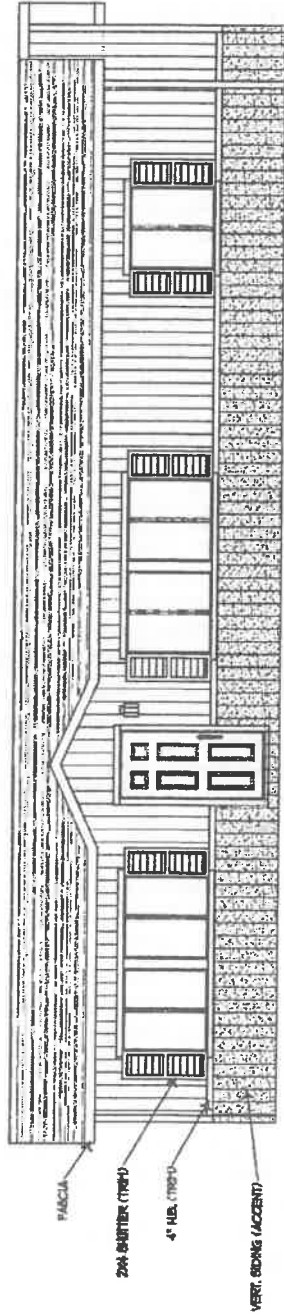
SIDEWALL ELEVATION STD
(OPTION WITH OPT. BATH WINDOW)



REAR ENDWALL ELEVATION
(OPTION WITH OPT. BATH WINDOW)



FRONT ENDWALL ELEVATION - (PAINTED WAINSCOT)



SIDEWALL ELEVATION - (PAINTED WAINSCOT & 8' DORMER)

COTTAGE EXTERIOR ELEVATIONS

Fairpoint and Rockport

3:22



LAMPS PLUS



🏠 / Outdoor Lighting / Wall Light / Style # 418R1



**Danbury 7 1/2" High Black Dark Sky LED
Outdoor Wall Light Set of 2**

\$89.90

Comparable Value \$269.99

AA

🔒 lampsplus.com



3:22



1

ADD TO CART

Save To Wish List

View In Your Room

Product Details



Specifications



Product Attributes

Finish	Black
Style	Contemporary
Brand	John Timberland
Dusk to Dawn	Yes
LED	Yes

Technical Specifications

Height	7.50 inches
Width	8.75 inches
Weight	1.91 pounds

Questions & Answers



Proposed exterior finish schedule for 39934 Gualala Court

For: Cullen Jackson CDP_2022-0019

Lap- sided exterior T1-11 wood siding

Paint Behr siding - skipping stone #ppg1027-2

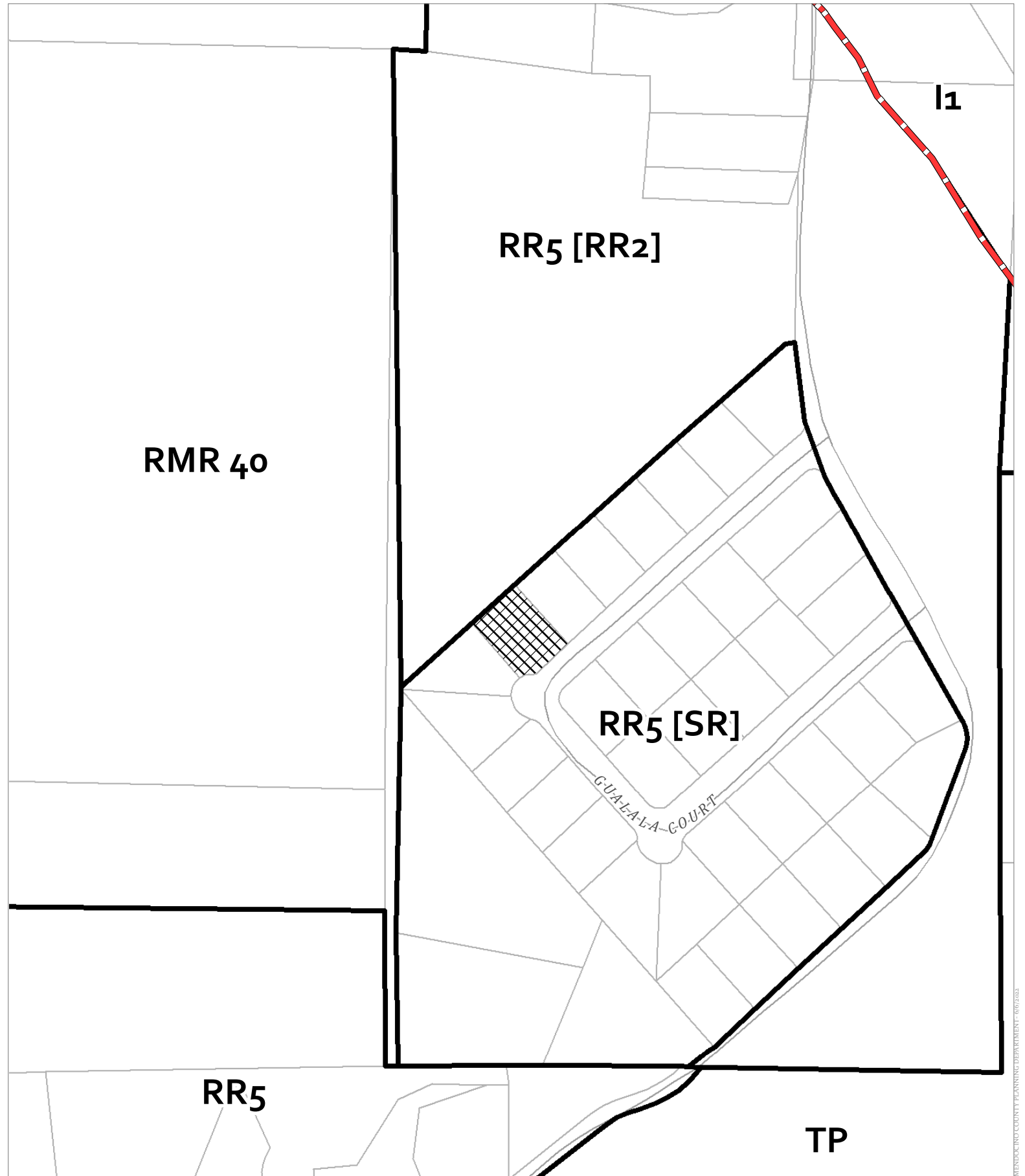
Paint Behr trim boards- bakery box #bl-w09

Kwikset door hardware (standard with Clayton homes)




Lux brand windows (standard with clayton homes)

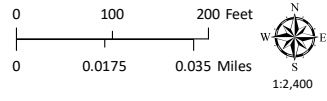
3/12 roof pitch asphalt singles color black

Doward casting exterior lighting 2 total – one light at front door, one light at back door.



CASE: CDP 2022-0019
 OWNER: JACKSON, Cullen
 APN: 145-233-07
 APLCT: Cullen Jackson
 AGENT:
 ADDRESS: 39934 Gualala Court, Gualala

-  Coastal Zone Boundary
-  Zoning Districts
-  Public Roads



ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 6/7/2023

RMR 40

RR 5 [RR 2]




RR 5 [SR]

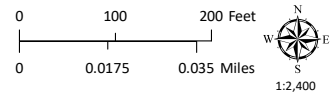
RR 5

FL 160

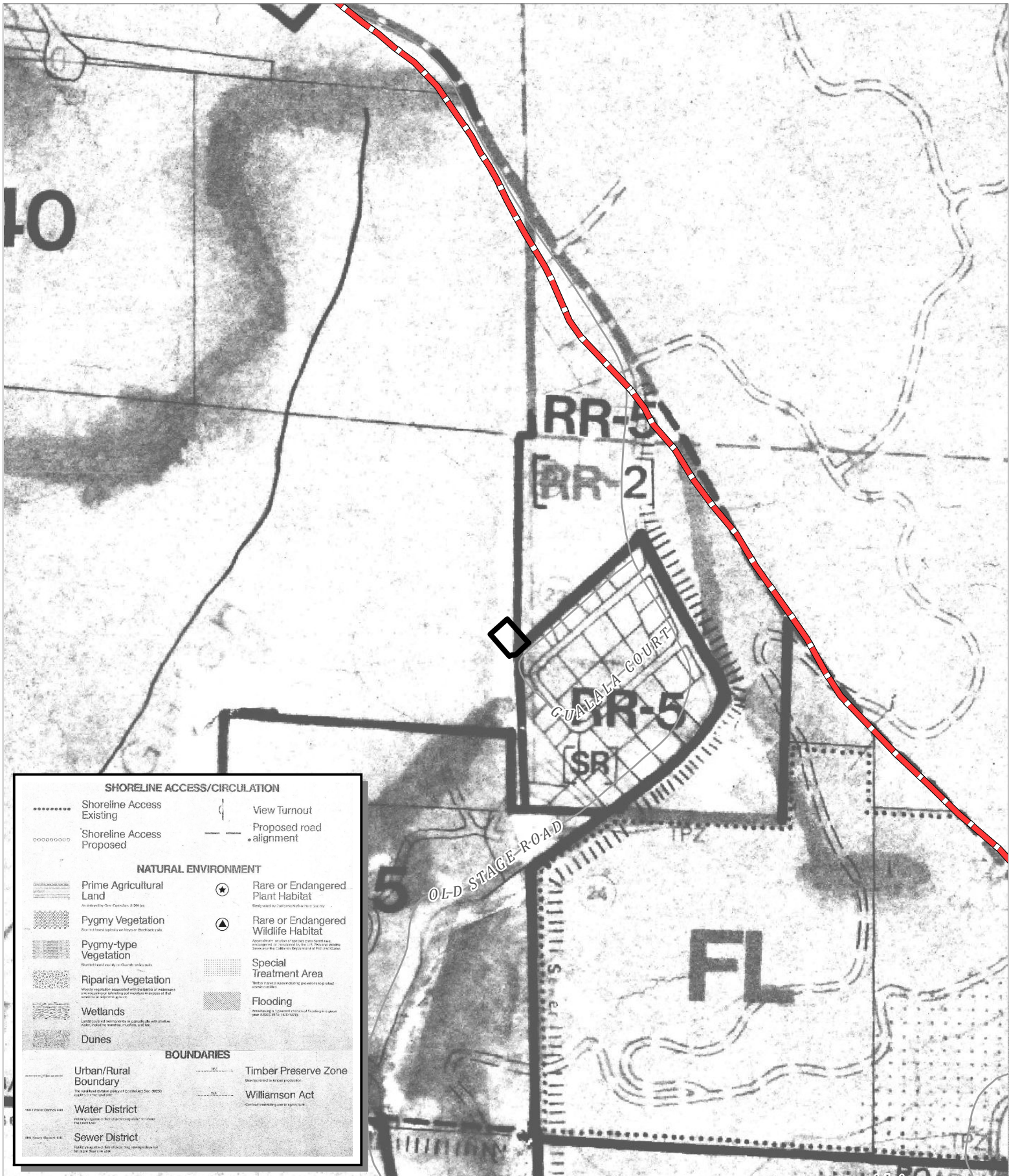
GUALALA COURT

CASE: CDP 2022-0019
OWNER: JACKSON, Cullen
APN: 145-233-07
APLCT: Cullen Jackson
AGENT:
ADDRESS: 39934 Gualala Court, Gualala

-  Coastal Zone Boundary
-  General Plan Classes
-  Public Roads



GENERAL PLAN CLASSIFICATIONS



SHORELINE ACCESS/CIRCULATION

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

NATURAL ENVIRONMENT

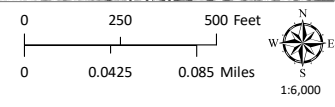
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

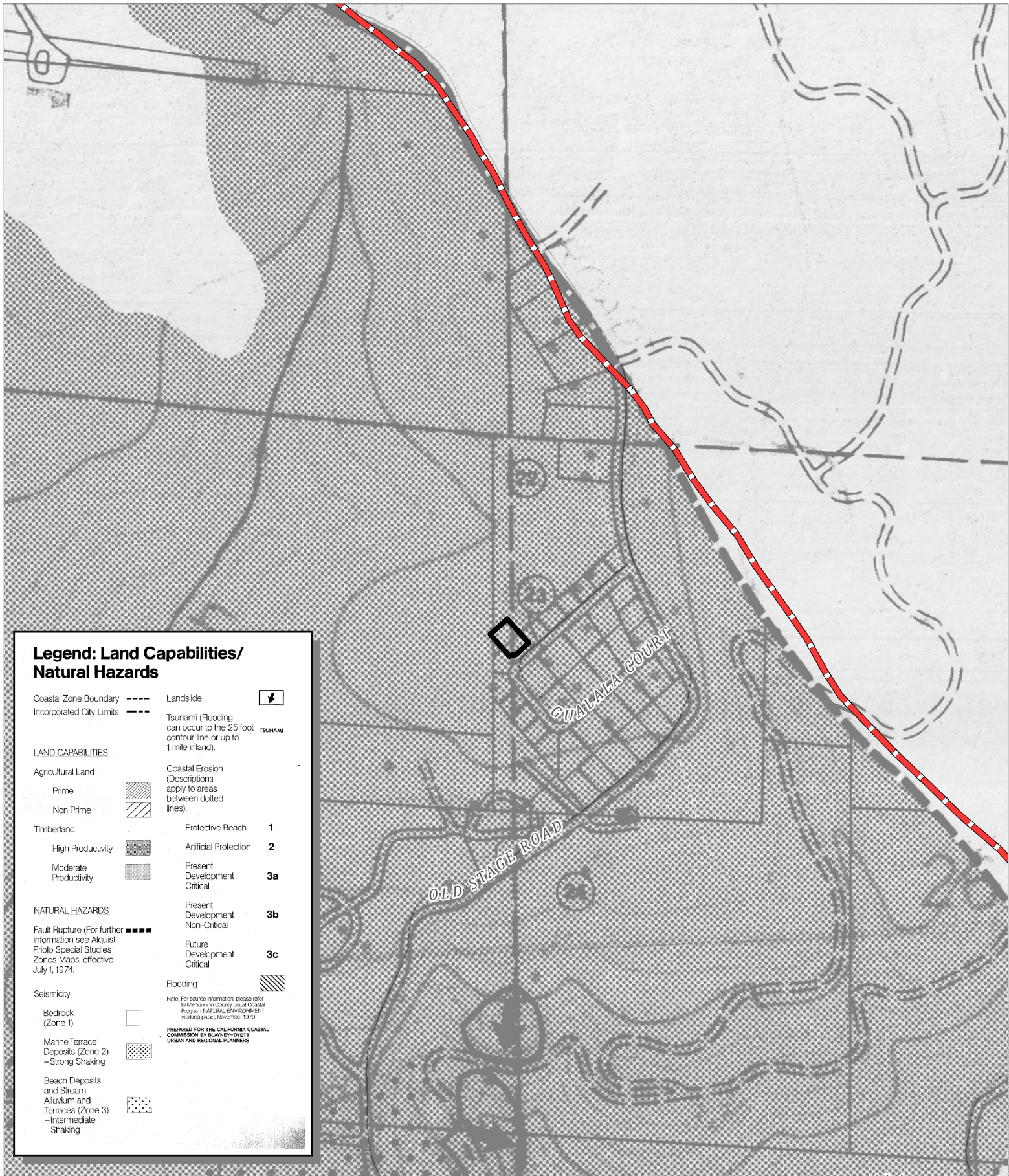
BOUNDARIES

- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

CASE: CDP 2022-0019
 OWNER: JACKSON, Cullen
 APN: 145-233-07
 APLCT: Cullen Jackon
 AGENT:
 ADDRESS: 39934 Gualala Court, Gualala

Coastal Zone Boundary
 Public Roads





**Legend: Land Capabilities/
Natural Hazards**

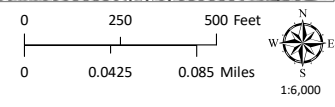
- Coastal Zone Boundary
- Incorporated City Limits

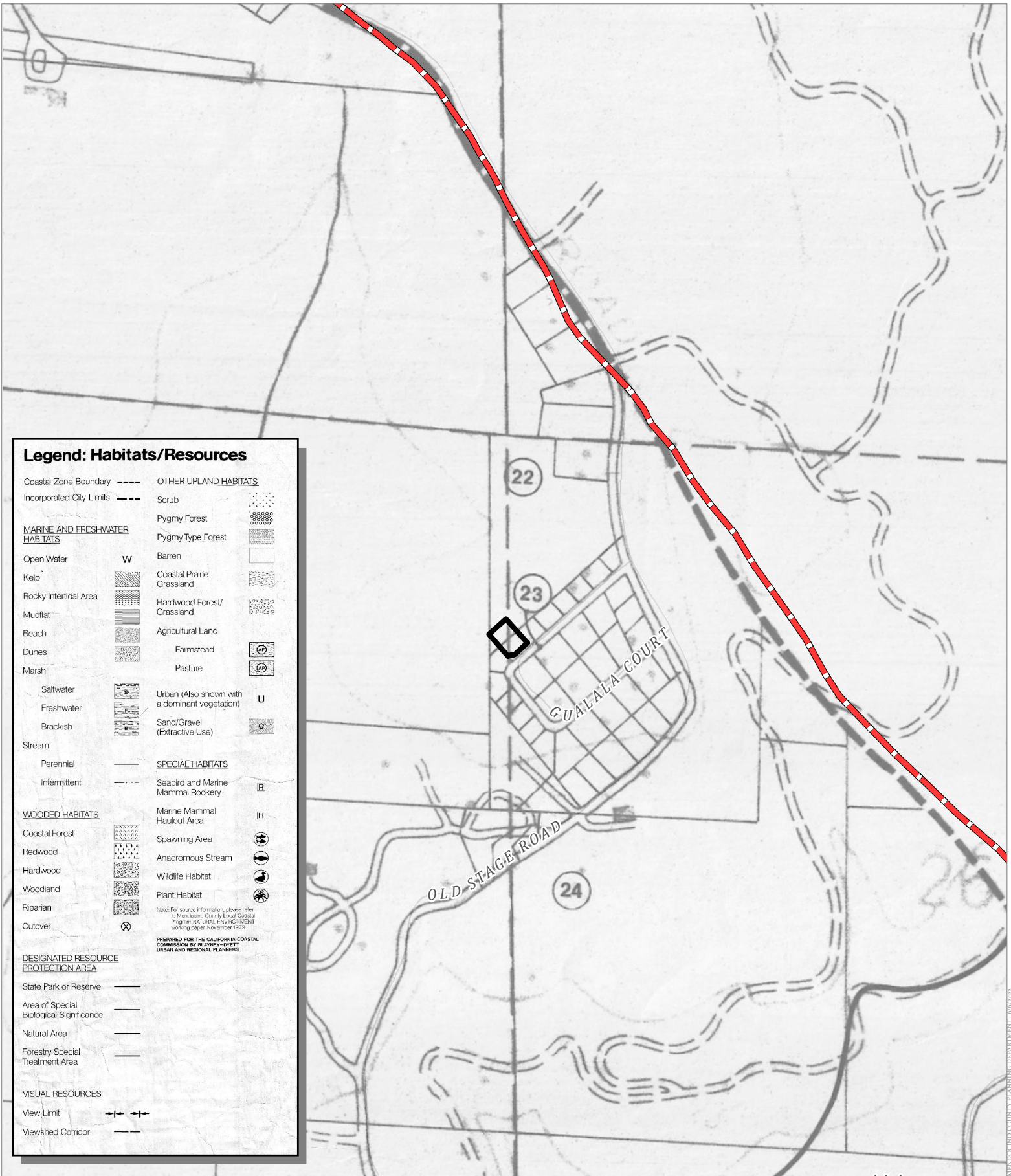
- LAND CAPABILITIES**
- Agricultural Land
 - Prime
 - Non Prime
- Timberland
 - High Productivity
 - Moderate Productivity
- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.)
- Seismicity
 - Bedrock (Zone 1)
 - Marine Terrace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

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY ISLAND-CITY URBAN AND REGIONAL PLANNERS

CASE: **CDP 2022-0019**
 OWNER: **JACKSON, Cullen**
 APN: **145-233-07**
 APLCT: **Cullen Jackon**
 AGENT:
 ADDRESS: **39934 Gualala Court, Gualala**

Coastal Zone Boundary
 Public Roads





Legend: Habitats/Resources

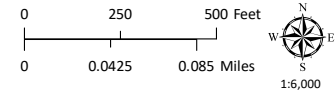
Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	---	Scrub
MARINE AND FRESHWATER HABITATS		Pygmy Forest
Open Water	W	Pygmy Type Forest
Kelp	[Pattern]	Barren
Rocky Intertidal Area	[Pattern]	Coastal Prairie Grassland
Mudflat	[Pattern]	Hardwood Forest/Grassland
Beach	[Pattern]	Agricultural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

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1978

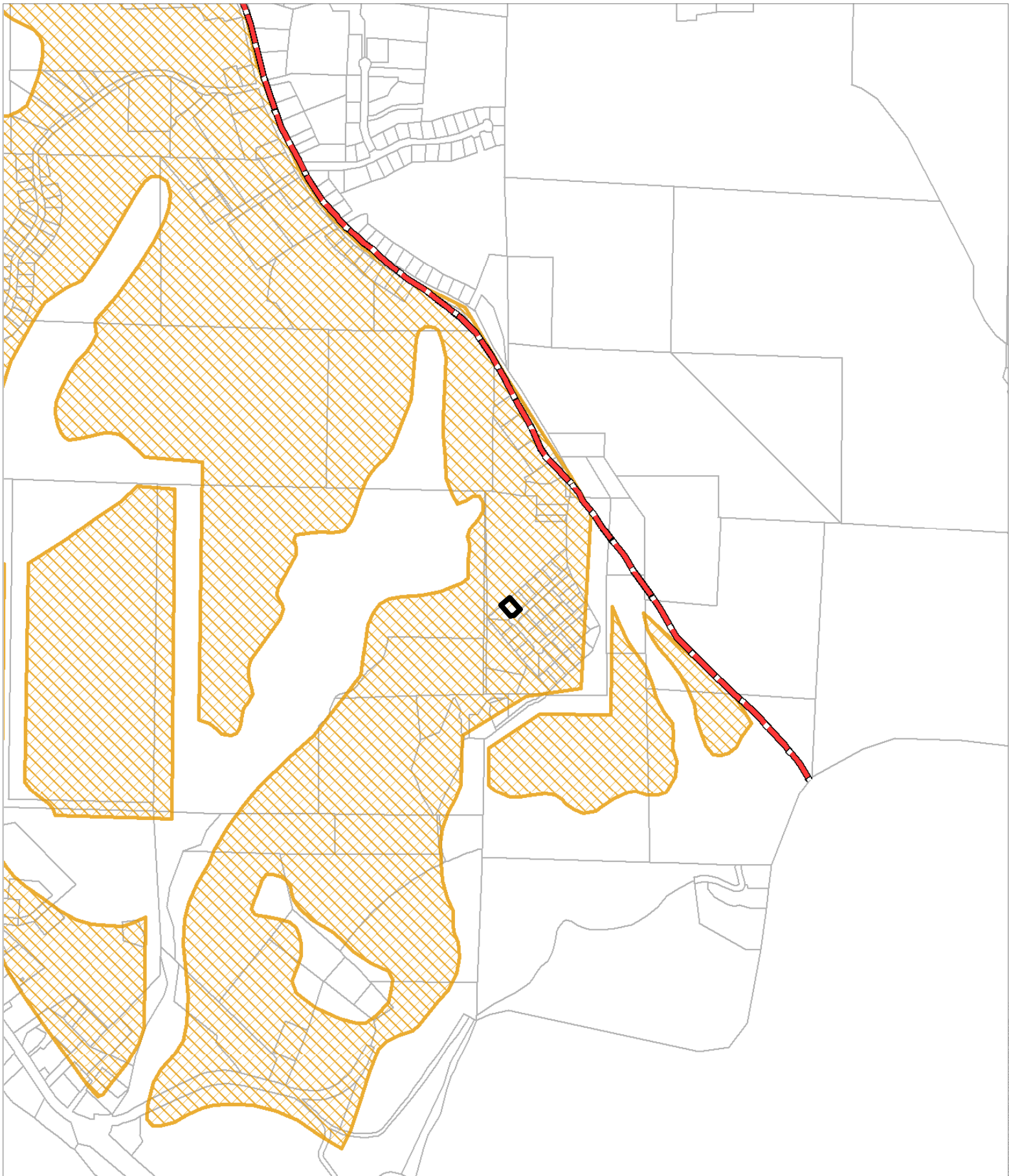
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVINY-DYETT URBAN AND REGIONAL PLANNERS

CASE: CDP 2022-0019
 OWNER: JACKSON, Cullen
 APN: 145-233-07
 APLCT: Cullen Jackson
 AGENT:
 ADDRESS: 39934 Gualala Court, Gualala



Coastal Zone Boundary
 Public Roads

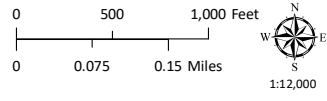


MENDOCINO COUNTY PLANNING DEPARTMENT - 6/6/23/23



CASE: CDP 2022-0019
 OWNER: JACKSON, Cullen
 APN: 145-233-07
 APLCT: Cullen Jackson
 AGENT:
 ADDRESS: 39934 Gualala Court, Gualala

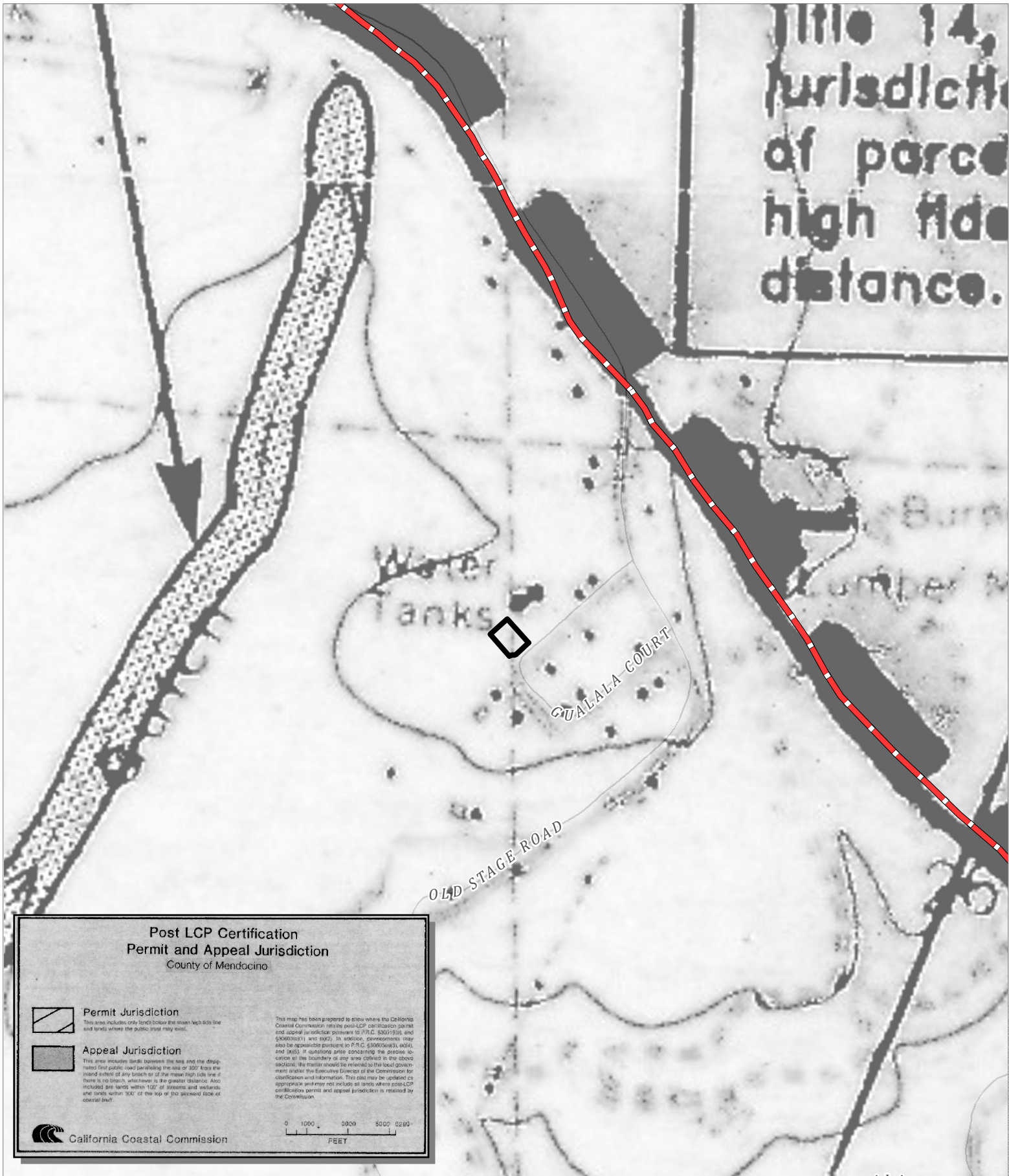
-  Coastal Zone Boundary
-  CDP Exclusion Areas



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/6/2023

CDP EXCLUSION ZONES

Title 14,
Jurisdiction
of parcels
high tide
distance.



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

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

Appeal Jurisdiction
This area includes lands between the sea and the designated first public road paralleling the sea or 322' 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 slope of coastal bluff.

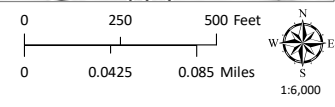
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.H.C. §30119.03, and §30623(a)(1) and (a)(2). In addition, governments may also be responsible pursuant to P.H.C. §30623(a)(1), (a)(4), and (a)(5). If 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 under 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 permits and appeal jurisdiction is retained by the Commission.

0 1000 2000 3000 4000 FEET

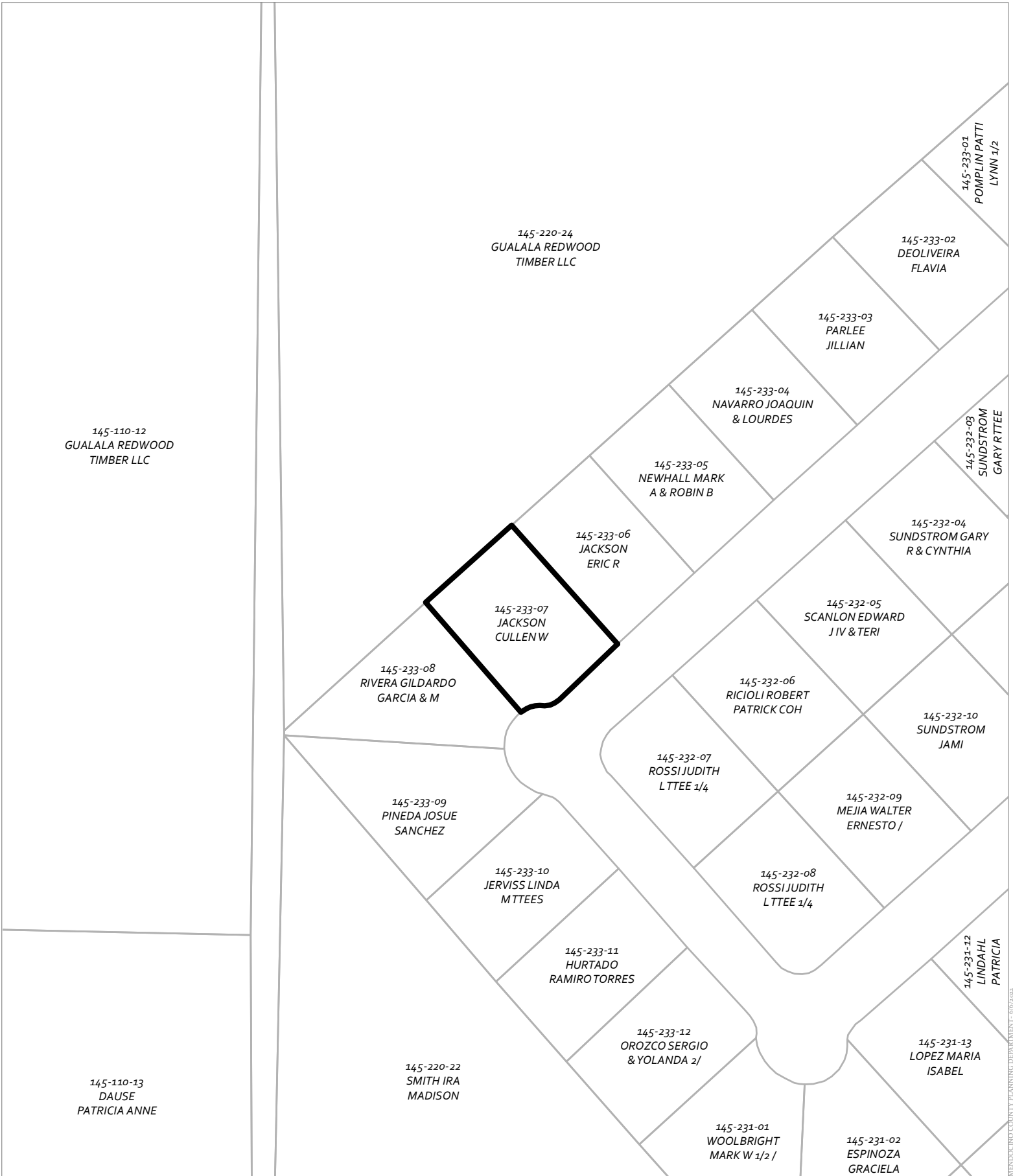
California Coastal Commission

CASE: CDP 2022-0019
 OWNER: JACKSON, Cullen
 APN: 145-233-07
 APLCT: Cullen Jackon
 AGENT:
 ADDRESS: 39934 Gualala Court, Gualala

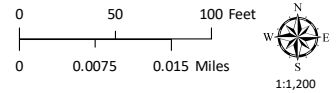
Coastal Zone Boundary
 Public Roads



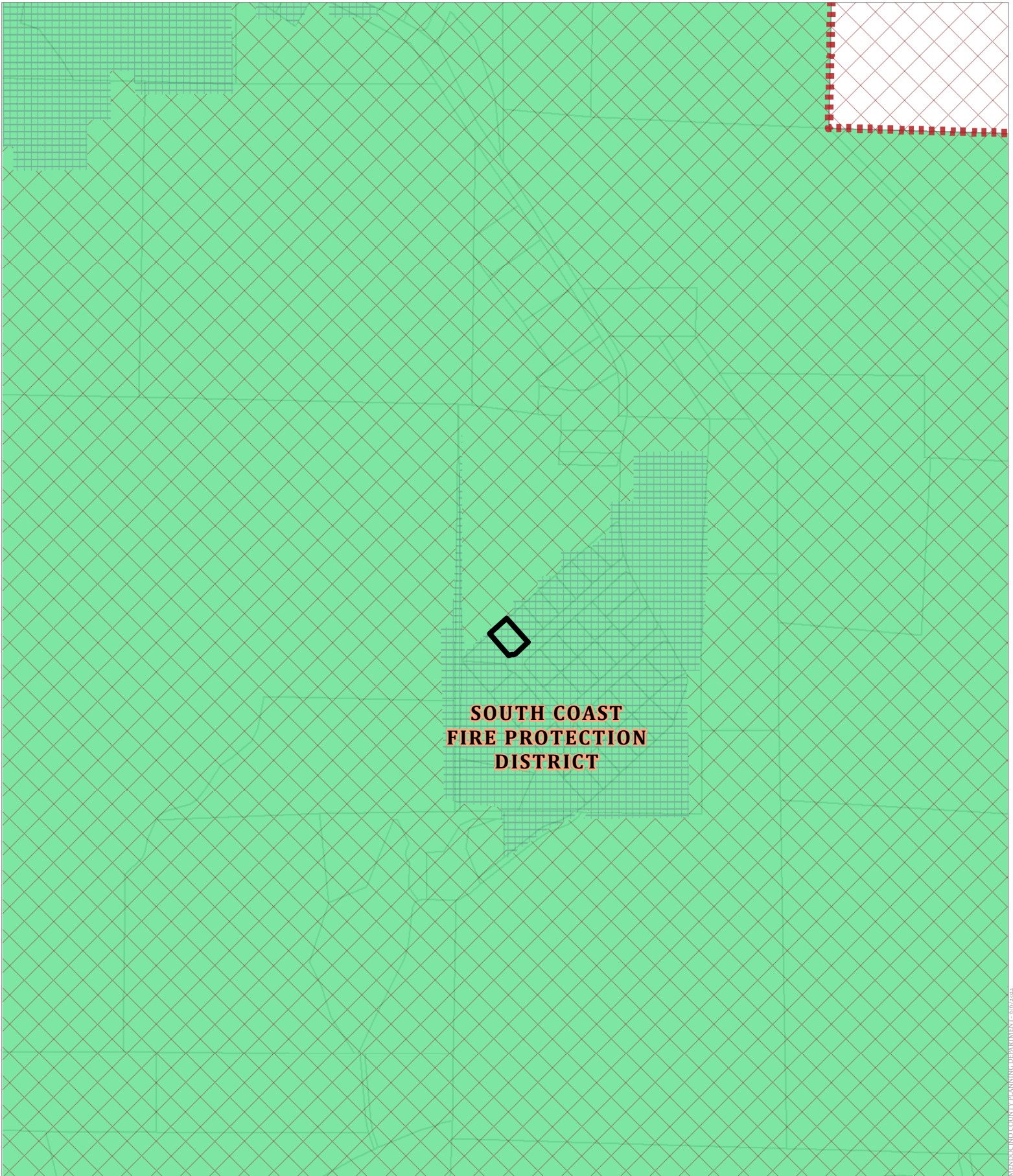
MENDOCINO COUNTY PLANNING DEPARTMENT - 6/15/2023



CASE: CDP 2022-0019
 OWNER: JACKSON, Cullen
 APN: 145-233-07
 APLCT: Cullen Jackson
 AGENT:
 ADDRESS: 39934 Gualala Court, Gualala





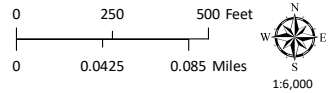
ADJACENT PARCELS



**SOUTH COAST
FIRE PROTECTION
DISTRICT**

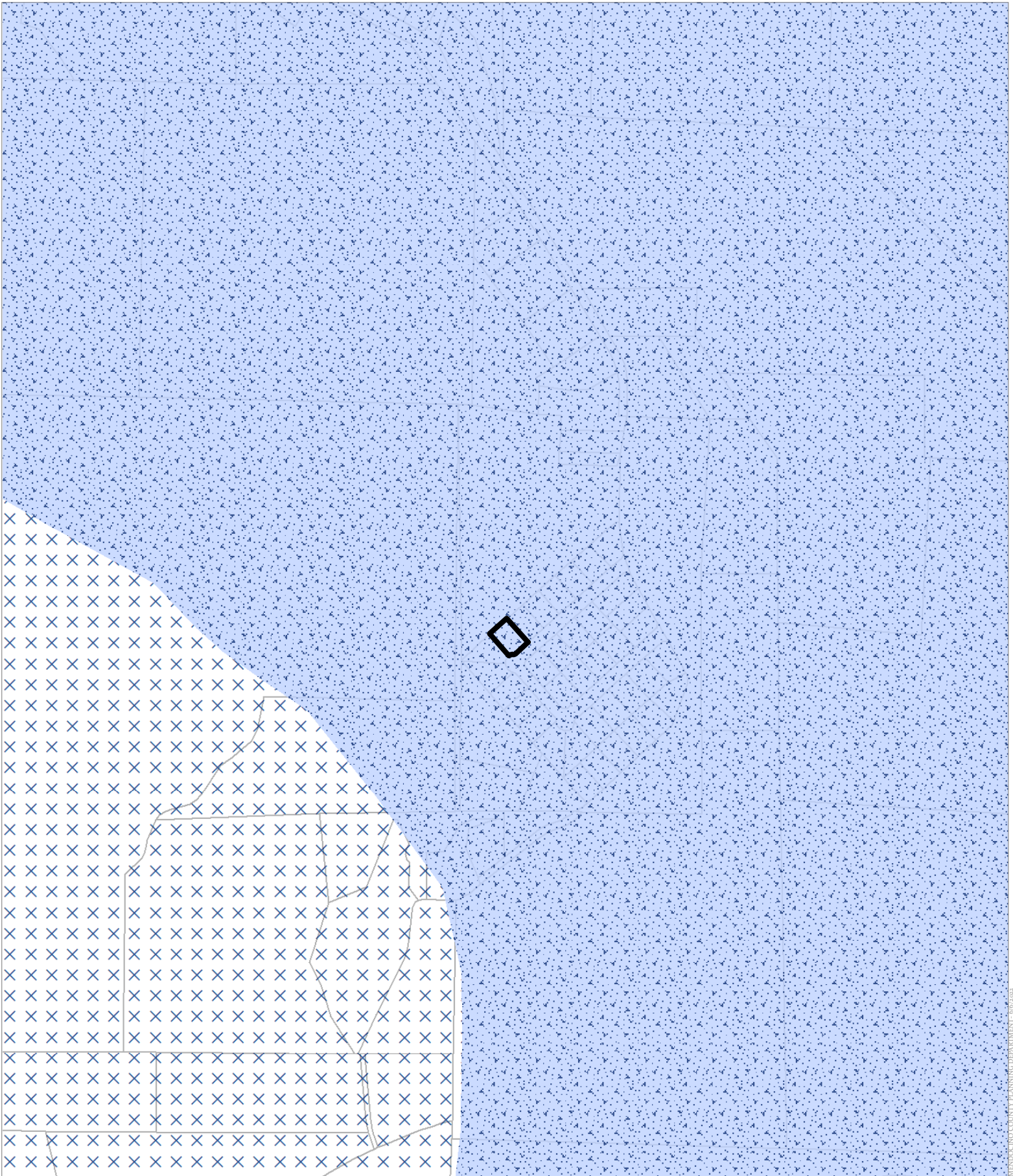
CASE: CDP 2022-0019
 OWNER: JACKSON, Cullen
 APN: 145-233-07
 APLCT: Cullen Jackson
 AGENT:
 ADDRESS: 39934 Gualala Court, Gualala

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





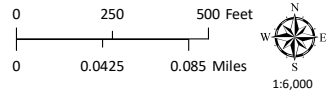
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 6/12/23



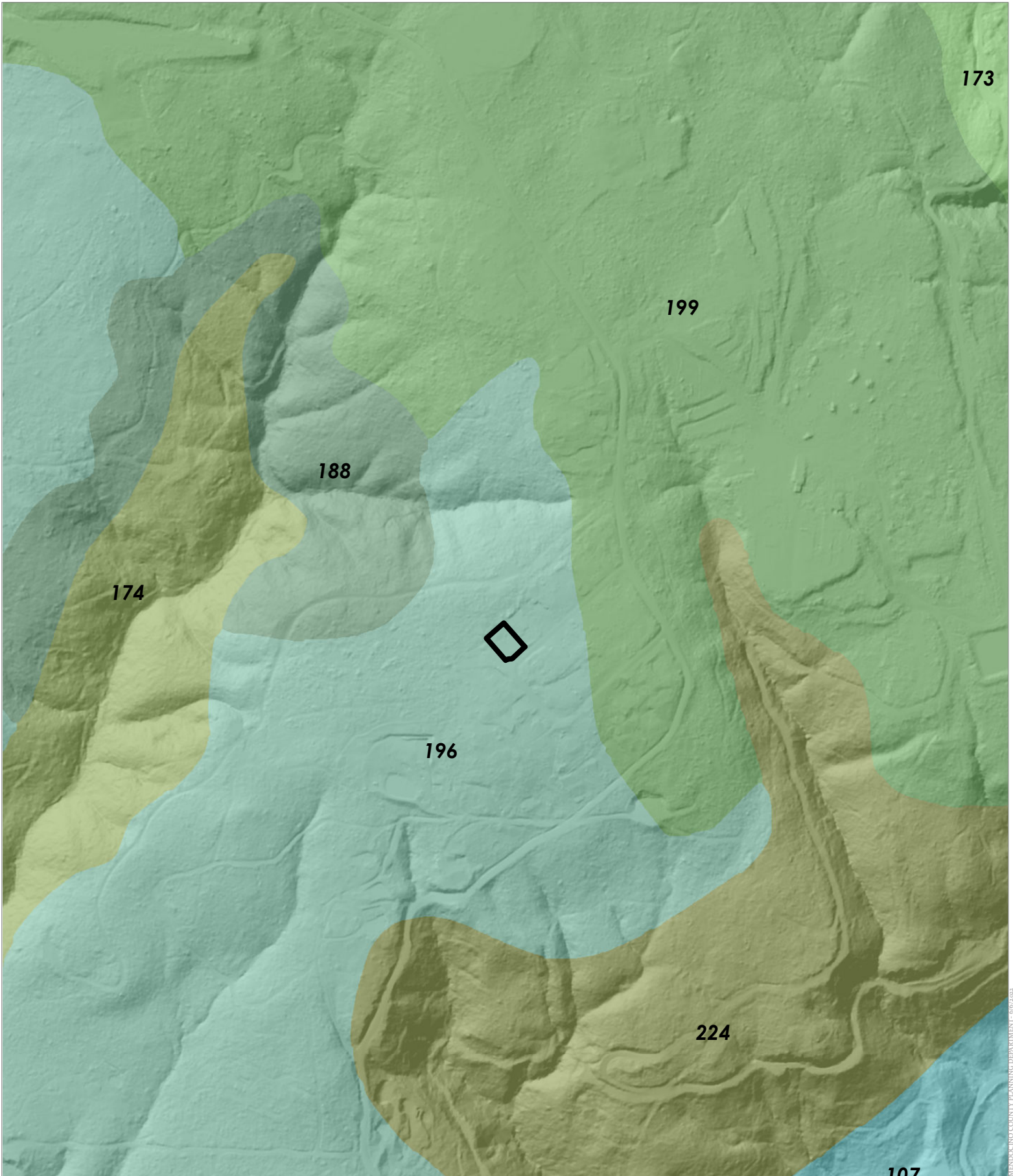
CASE: **CDP 2022-0019**
 OWNER: **JACKSON, Cullen**
 APN: **145-233-07**
 APLCT: **Cullen Jackson**
 AGENT:
 ADDRESS: **39934 Gualala Court, Gualala**

-  Critical Water Areas
-  Critical Water Resources Bedrock





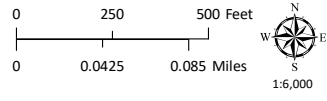
GROUND WATER RESOURCES

HERNDON COUNTY PLANNING DEPARTMENT - 6/16/2023



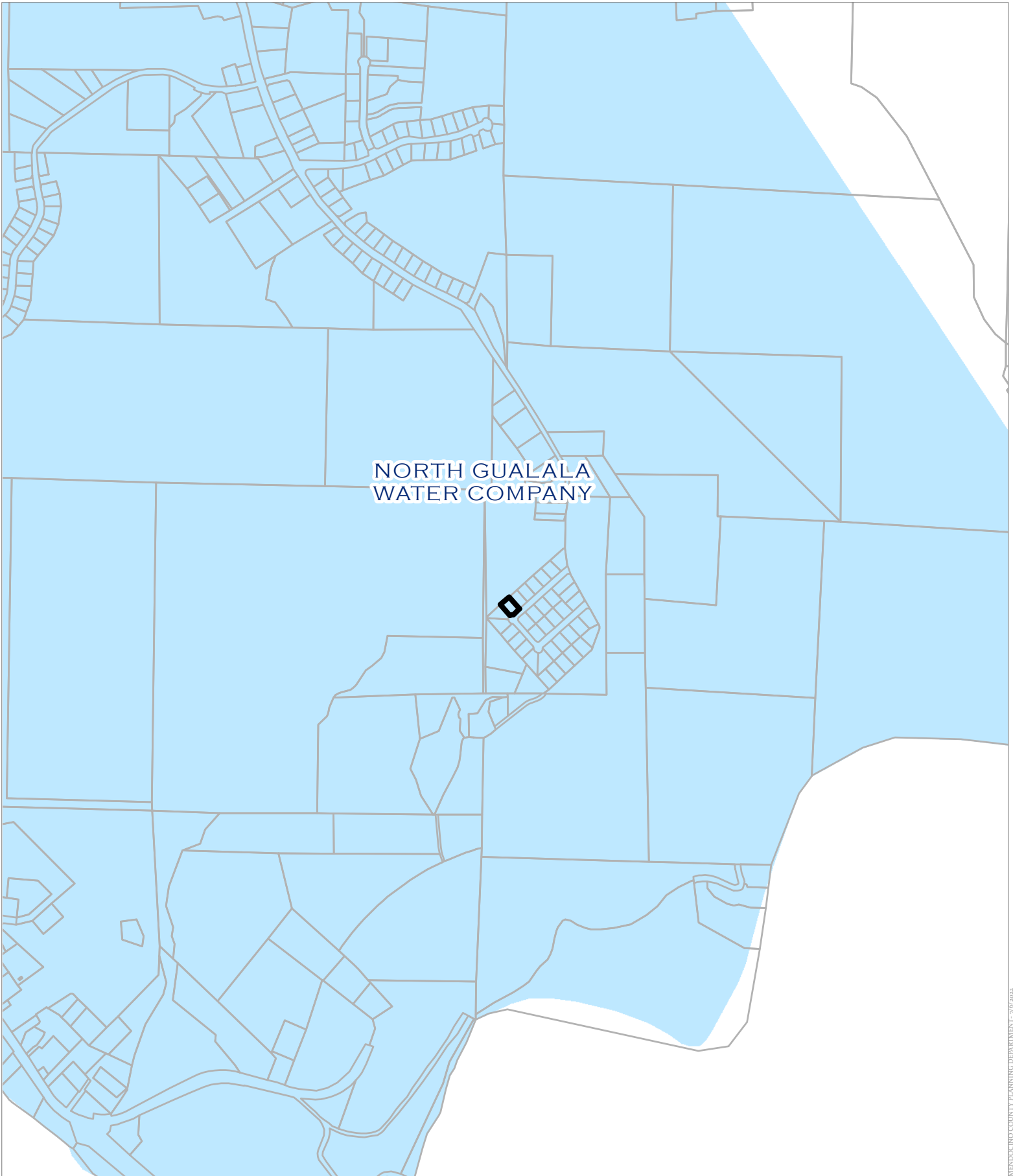
CASE: **CDP 2022-0019**
 OWNER: **JACKSON, Cullen**
 APN: **145-233-07**
 APLCT: **Cullen Jackson**
 AGENT:
 ADDRESS: **39934 Gualala Court, Gualala**

-  Shinglemill-Gibney Complex
-  Bishop Pine



WESTERN SOIL CLASSES

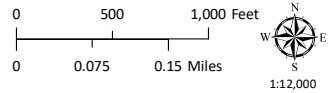
MENDOCINO COUNTY PLANNING DEPARTMENT - 6/16/2023



NORTH GUALALA
WATER COMPANY

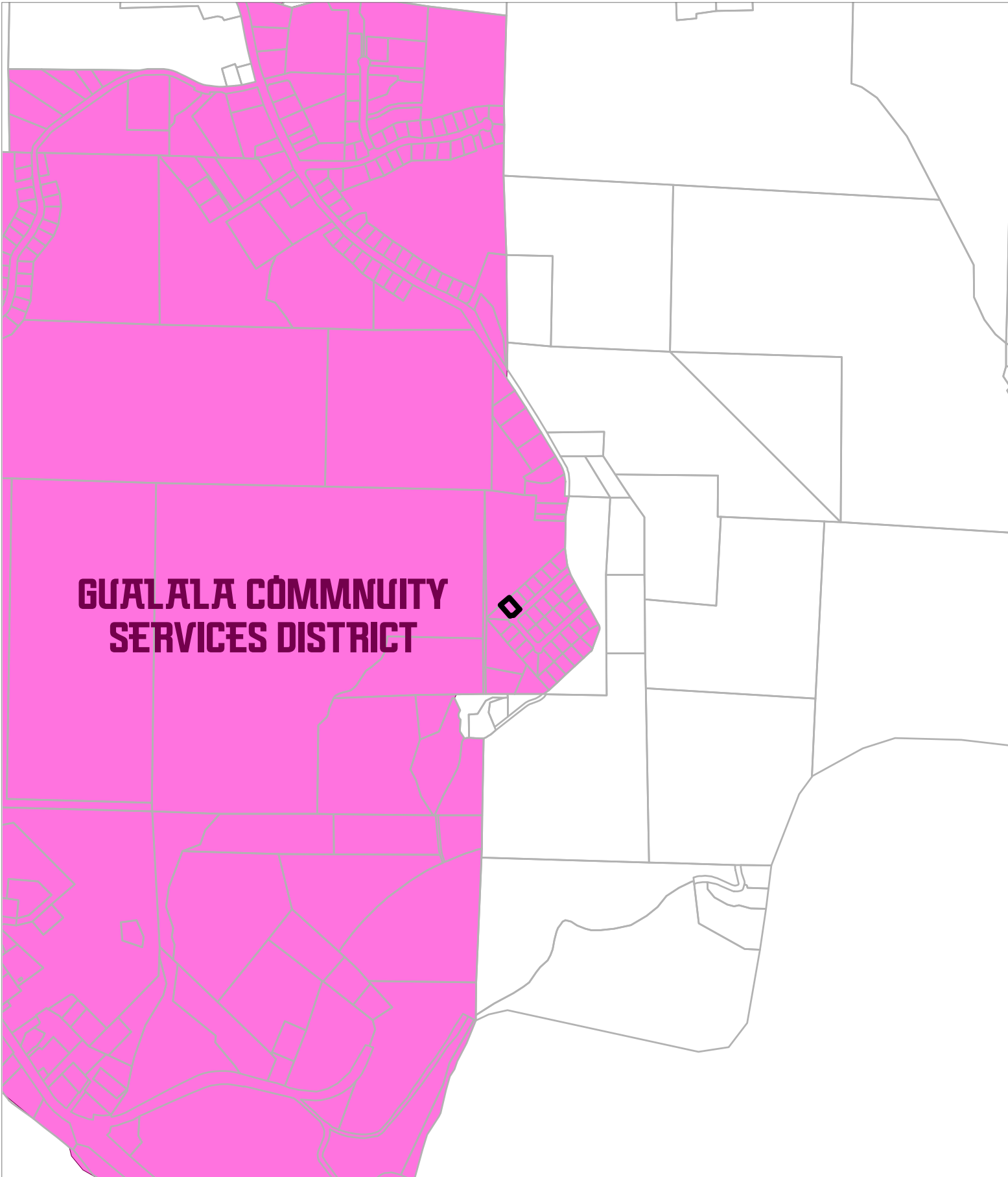


 County Water Districts



CASE: CDP 2022-0019
OWNER: JACKSON, Cullen
APN: 145-233-07
APLCT: Cullen Jackson
AGENT:
ADDRESS: 39934 Gualala Court, Gualala

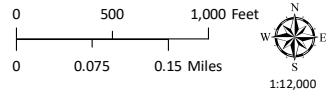
WATER DISTRICTS



GUALALA COMMUNITY SERVICES DISTRICT

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/6/2023

CASE: CDP 2022-0019
OWNER: JACKSON, Cullen
APN: 145-233-07
APLCT: Cullen Jackson
AGENT:
ADDRESS: 39934 Gualala Court, Gualala



SANITATION DISTRICTS



NORTH GUALALA WATER COMPANY

SERVICE CERTIFICATION

September 14, 2022

**RE: 39934 Gualala Court
Gualala, CA 95445
APN: 145-233-07
Account # 30045160**

To whom it may concern,

Per request, this is to confirm that the above stated property is in North Gualala Water Company (NGWC)'s service area and has an active meter installed since 2003. Water service connection to this property is active and current.

Potable water supplied by NGWC may be used by the customer for whatever purposes they desire, subject to the rules and restrictions of NGWC's tariffs, including, but not limited to our schedule 14.2, Mandatory Conservation, as well as State water conservation and waste rules.

Best regards,

Suzette Eissler
Office Manager
North Gualala Water Company