



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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July 11, 2022

PUBLIC HEARING NOTICE OF PENDING ACTION
STANDARD COASTAL DEVELOPMENT PERMIT

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, July 28, 2022, at 10:00 a.m. or as soon thereafter as the item may be heard, will conduct a public hearing on the below described project that is located in the Coastal Zone. This meeting will be conducted virtually and not available for in person public participation 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>, and the meeting is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

CASE#: CDP_2019-0017

DATE FILED: 4/24/2019

OWNER: JAMES TJOGAS

REQUEST: After-the-fact Coastal Development Permit to install a 24 foot by 32 foot shed and an 8 foot by 20 foot shipping container on a vacant lot.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 7± miles north of the town of Gualala, 1± miles east of the intersection of Roseman Creek Road (private) with State Route 1 (SR 1); located at 41779 Roseman Creek Rd, Gualala; APN: 143-010-29-05.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

The staff report, and notice, will be available 10 days before the hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

As you are an adjacent property owner and/or interested party, you are invited to submit comments, at or prior to the hearing; all correspondence should contain reference to the above noted case number. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 120 W Fir Street, Fort Bragg, California, or by e-mail to pbscommissions@mendocinocounty.org no later than July 27, 2022. Individuals wishing to address the Coastal Permit Administrator during the public hearing under Public Expression are welcome to do so via e-mail, in lieu of personal attendance at pbscommissions@mendocinocounty.org.

All public comment will be made available to the Coastal Permit Administrator, staff, and the general public as they are received and processed by the Clerk, and can be viewed as attachments under its respective case number listed at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

The decision of the Coastal Permit Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final unless appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project. If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Coastal Permit Administrator at or prior to, the public hearing.

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 Administrators 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- STANDARD CDP**

**JULY 28, 2022
CDP_2019-0017**

SUMMARY

OWNER/APPLICANT: JAMES TJOGAS
PO BOX 911
MONTARA, CA 94037

REQUEST: After-the-fact Coastal Development Permit to install a 24 foot by 32 foot shed and an 8 foot by 20 foot shipping container on a vacant lot.

LOCATION: In the Coastal Zone, 7± miles north of the town of Gualala, 1± miles east of the intersection of Roseman Creek Road (private) with State Route 1 (SR 1), located at 41779 Roseman Creek Rd, Gualala (APN: 143-010-29-05).

TOTAL ACREAGE: 10± Acres

GENERAL PLAN: Rural Residential (RR10:R*) and Rural Residential Development Limited (RR-DL) Coastal Element, Chapter 4.12

ZONING: Rural Residential (RR:10) and Rural Residential Development Limited (RR-DL) Mendocino Coastal Zoning Code

SUPERVISORIAL DISTRICT: 5 (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: JULIANA CHERRY

BACKGROUND

PROJECT DESCRIPTION: An after-the-fact Coastal Development Permit to install a 24-foot by 32-foot shed and an 8-foot by 20-foot shipping container on a vacant lot that has been significantly graded near the driveway and roadway. The property has slopes that exceed twenty-five percent and Roseman Creek bisects the southern portion of this 10-acre site. A coastal lily has been observed on-site and avoidance measures are recommended. The applicant also requests authorization to store a camper/trailer on-site, to store a shipping container on-site, to store 3,000-gallons of water and install a water-storage tank on-site, and to maintain a tree crop (bonsai) in a limited area of the property. The applicant states that grading is associated with circa 1976 logging operations, but no documentation substantiating this has been filed.

APPLICANT'S STATEMENT: "The building of an ag-shed on the property. It is being built on an existing logging landing.

Camping: on-site is a airstream trailer. This is located here for storage purposes. I do not have space for the airstream at my current residence/home. It is moveable and does not serve as a residence.

Shipping Container: is located on the property for secure storage and it is not used as a dwelling.

Grading: grading was done prior to 1976 by logging operations.

Well/storage tank: Property was purchased with existing well located on it. I have placed a 3,000 gallon tank next to the well.

Crop: will consist of Bonsai trees in small containers in a small area next to the well.”

RELATED APPLICATIONS ON-SITE:

- CDP_2017-0009 Withdrawn pursuant to MCC Sec. 20.532.035(f)
- BC_2016-0032 Unpermitted construction, fencing, storage container

SITE CHARACTERISTICS: The project site is east of State Route 1. Roseman Creek bisects the parcel and access to the site is from Roseman Creek Road near the northern property boundary. The site is characterized by steep slopes and land elevations between 720 feet and 480 feet. There is a steep ravine associated with the creek, but an area was graded to create driveway access to Roseman Creek Road. An area has been significantly cut to create a level area at the bottom of the driveway. The leveled area is where the storage building is sited and shipping container and travel trailer are stored. The storage building is constructed upon a series of dug caissons and the building abuts a 15-foot tall cut in the slope that is not retained. The level area is approximately 640-foot land elevation.

The majority of the site is classified RR10-DL and a limited area, adjacent to Roseman Creek Road, is classified RR10. The area classified DL, or Development Limited, is generally associated with slopes 30° or steeper. North of Roseman Creek slopes are between 33° and 72°; south of Roseman Creek, slopes are between 15° and 32°.

South of Roseman Creek, mapping indicates the slopes are subject to flooding. *LCP Land Capabilities & Natural Hazards* maps the site as subject to flood hazards and Zone 3 seismic hazards. South of Roseman Creek are pygmy and riparian habitats. The slopes and Roseman Creek are mapped within the Appeal Jurisdiction of the California Coastal Commission. The Appeal Jurisdiction potentially follows the 600-FT land contour.

The site is within the South Coast Fire Protection District and is rated a “High Fire Hazard” area. Freshwater/Forested Shrub Wetlands are mapped near Roseman Creek. The area is a “Critical Water Area.” Local soil types are Western 235 and 198. The property is within the Gualala Municipal Area Council. Pygmy cypress is mapped south of Roseman Creek.

SURROUNDING LAND USE AND ZONING:

Table 1: Surrounding Land Use and Zoning				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential (RR10)	RR10	10± acres	Residential
EAST	Rural Residential (RR10-DL)	RR10-DL	48± acres	Residential
SOUTH	Rural Residential (RR10-DL)	RR10-DL	13.5± acres	Residential
WEST	Rural Residential (RR10-DL)	RR10-DL	10± acres	Residential

PUBLIC SERVICES:

Access: STATE ROUTE 1
 Fire District: SOUTH COAST FIRE DISTRICT
 Water District: NORTH GUALALA WATER DISTRICT
 Sewer District: NONE

AGENCY COMMENTS: On May 8, 2020, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their required related permits, if any, are listed in Table 2. Any comment that would trigger a project modification or denial are discussed in full.

REFERRAL AGENCIES	RELATED PERMIT	COMMENT	DATE
Planning Ukiah	Coastal Development	No comment	5-20-2020
Department of Transportation	Encroachment	No comment	5-22-2020
Environmental Health - Fort Bragg	Well	No comment	6-1-2020
Building Inspection - Fort Bragg	Building	Comment	5-18-2020
County Addresser		No comment	5-21-2020
Assessor		No response	
Agriculture Commissioner		No comment	6-2-2020
Forestry Advisor		No comment	5-14-2020
Sonoma State University NWIC		Comment	5-21-2020
California Native Plant Society		No response	
CalFire - Prevention		No comment	5-19-2020
Department of Fish and Wildlife		No response	
California Coastal Commission		No response	
State Clearinghouse		No response	
US Fish & Wildlife Service		No response	
Gualala Municipal Advisory Council	See Table 3	Comment	6-5-2020
South Coast Fire District		No response	
Cloverdale Rancheria		No response	
Redwood Valley Rancheria		No response	
Sherwood Valley Band of Pomo Indians		No response	

In June of 2020, GMAC recommended conditional approval of the proposed project. Their suggested conditions are listed in Table 3. As shown, staff has incorporated the suggestions from GMAC (See recommended Conditions).

REQUEST	REPORT SECTION	CONDITION #
1. The shed must be restricted to agricultural uses only. No residential use, even on a temporary basis, is permitted.	ZONING	10 & 11
2. A retaining wall should be required behind the structure to hold back the hillside.	GRADING	--
3. The on-site house trailer should not be used more than two weeks per six-month period.	ZONING	11
4. A deed restriction should be added to prohibit sale of property unless the shed is found to be in agricultural use and that appropriate permits exist for the then-existing use of the property, including the container.	HAZARD MANAGEMENT	18
5. If the well is to be used for any purpose, the well's location should be verified by a qualified surveyor and tested for contaminants before being used for human consumption.	GROUND WATER RESOURCES	20

Table 3. GMAC Requests and Suggestions		
REQUEST	REPORT SECTION	CONDITION #
6. We note we have advised Mr. Tjogas he may face additional financial penalties and permit requirements if he is again found to be non-compliant and suggested he consult with Planning now on the option of seeking residential permits if that is his intention.		--

Noting this report includes analysis and recommendations relating to grading, permitted uses within the Rural Residential District, minimizing hazards and erosion, and use of ground water resources.

See **GRADING**, as the geotechnical report did not recommend construction of a retaining wall, which would require a coastal development permit, and did recommend contouring the slopes.

See **ZONING**, as MCC Chapter 20.456 limits the days one may temporarily camp on private land.

See **HAZARD MANAGEMENT**, a deed restriction is recommended as there are hazards associated with the site.

See **GROUND WATER RESOURCES**, as the property owner is required to obtain an agricultural-use well permit.

LOCAL COASTAL PROGRAM CONSISTENCY

The proposed development is consistent with the Coastal Element Chapter 3.4 *Hazards Management* goals and policies of Mendocino County’s Local Coastal Program and Mendocino County Coastal Zoning Code, including MCC Chapter 20.500 *Hazard Areas* regulations, as detailed below. Conditions are recommended to ensure the property owner’s project would satisfy local policies and regulations.

LAND USE: The subject parcel General Plan classifications are *Rural Residential*, limited to the northern property area, and *Rural Residential Development Limitations* (RR-DL), bisecting the property and assigned to the majority of the parcel. Coastal Element Section 2.2 describes the intent of the RR classification as:

“to encourage local small-scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, microclimate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability. Principal Permitted Uses include residential and associated utilities, light agriculture, and home occupations. Conditional uses include the conservation of natural resources.”

Coastal Element Section 2.2 describes the intent of the DL classification as well:

“This special combining district is intended to be used only in conjunction with another land use classification on parcels or portions of parcels that according to available data have serious constraints that may prevent or severely limit development including slope over 30 percent, erosion, or landslide. Many parcels with this designation have suffered severe bluff erosion and currently may have no feasible building site remaining. In each case on-site inspection and tests will be necessary to determine whether a building site exists. Wetlands, riparian vegetation, dunes, plant or animal habitats, pygmy soils, and areas subject to flooding are shown separately on the plan maps and are not designated DL.

Coastal Element Policy 3.4-1, which is implemented by MCC Chapter 20.500, states applications will be reviewed to determine threats from and impacts on geologic hazards arising from seismic events, tsunami

run-up, landslides, and others. The County shall require appropriate mitigation measures to minimize such threats. A geotechnical investigation of the site was completed and the report's recommendations are incorporated as conditions of project approval (See **GRADING**).

ZONING: The zoning district for the subject parcel is *Rural Residential* and *Rural Residential-Development Limited* with a variable density (RR5-DL [RR2-DL]). The purpose of the RR-DL District is to implement Coastal Element Chapter 2.2 policies (see above). The property owner states an intention to grow tree crops (e.g. bonsai); this is a permitted use in the RR District. (Noting, Staff has visited the site twice and found the agricultural/landscape activities to include cannabis plants growing in five-gallon containers connected to drip irrigation; while growing cannabis for personal use is allowed in the State of California, commercial cultivation is currently not allowed on lands in the Coastal Zone.)

Table 4 lists standards for development in the RR-DL District and compares them to the proposed project.

Table 4: Comparison of RR Development Standards and Proposed Residential Development		
MCC CHAPTER 20.376	STANDARD	PROPOSED
Minimum Front & Rear Yards	30 feet	> 50 feet
Minimum Side Yards	30 feet	> 50 feet
Maximum Building Height	28 feet	15.5 feet
Maximum Lot Coverage	15%	1%

Proposed are structures that are typically accessory to other permitted uses: an agricultural shed, shipping container, and storage of a Travel Trailer (or RV). Local regulations provide for accessory activities and establishes limitations on some of these uses. For example, MCC Section 20.456.015 limits temporary use of Travel Trailers or Campers:

The maintaining of one (1) travel trailer or camper in dead storage where it is not used for occupancy or business purposes. All stored travel trailers or campers in excess of one (1) shall be stored out of sight from a public right-of-way. The connection, for any continuous period exceeding forty-eight (48) hours, of any utility or service such as electrical, water, gas or sewage to the travel trailer or camper shall be prima facie evidence that it is being used for habitation or business purposes.

As proposed, the agricultural shed, shipping container, and travel trailer satisfy both the development standards of the District and accessory use requirements. A building permit is typically required for shipping containers (See recommended **Condition #4**). While the travel trailer would be stored on-site and no occupancy is proposed, the shipping container and agricultural shed would store goods or materials.

Temporary uses in the coastal zone are also regulated, including MCC Section 20.460.030 *Camping* and MCC Section 20.460.035 *Use of a Trailer Coach*. To remind the current and future property owners, two conditions restate these regulations (See recommended **Conditions #10** and **#11**).

As proposed, the project would satisfy adopted standards listed in MCC Chapters 20.376 *Rural Residential Districts*, 20.456 *Accessory Use Regulations*, and 20.460 *Temporary Use Regulations*.

GRADING: The approving authority shall review all permit applications for coastal developments to determine the extent of project related impacts due to grading, erosion and runoff. The approving authority shall determine the extent to which the grading, erosion and runoff standards should apply to specific projects, and the extent to which additional studies and/or mitigation are required, specifically development projects within Development Limitations Combining Districts.

While MCC Chapter 20.492 *Grading, Erosion and Runoff* does not directly implement Coastal Element Policies, grading, erosion and runoff standards are in place to reduce hazards associated with lands classified as Development Limited; for example, the existing site contours includes slopes 30° or more. Staff recommends conditions in support of adopted regulations, including:

- MCC Sec. 20.492.010 *Grading Standards*,
- MCC Sec. 20.492.015 *Erosion Standards*,
- MCC Sec. 20.492.020 *Sedimentation Standards*, and
- MCC Sec. 20.492.025 *Runoff Standards*.

Recommended **Conditions #12, #13, #14, #15, and #16** would require the property owner to show compliance with MCC Chapter 20.492 standards when applying for a grading permit, building permit, or permit from the Division of Environmental Health.

The applicant states that the existing agricultural shed and other development are located on a logging landing pad. The existing agricultural shed sits adjacent to a cut slope that is more than 3-feet tall (likely more than 12-feet tall) and the cut slope is not retained. Further, the agricultural shed rests upon a series of caissons that were dug into the slope and potentially filled with concrete. As the applicant is requesting after-the-fact approval for the shed; they are also requesting after-the-fact approval for grading.

On December 30, 2020, the applicant filed a "Geotechnical Engineering Consultation" with Job No. TJOGS-01-00 prepared by Bagg Engineers of San Jose, California. On page 8 of their report, the following is discussed:

"Based on the information obtained as part of our geologic site reconnaissance and research findings, we have concluded that the initial mass site grading consisted of creation a relatively level graded pad on the northern portion of the site by excavating into the sloping terrain and placing undocumented fill on the downslope portion of the pad areas. While the initial site grading was reportedly conducted without the appropriate permits, and records regarding the timing or construction techniques used are allegedly not available, our review of the readily availability historic aerial photographs appear to indicate that the mass grading of the occurred prior to May, 1973, possibly as part of logging operations in the general site area. It is our understanding that grading within this portion of Mendocino County was not regulated until 1976, and therefore, it is our opinion that mass grading of the site was likely not conducted to current geotechnical standards. However, due to the fact that the graded area has remained in a presumably stable configuration for forty plus years, it may be assumed that the grading was conducted in such a manner as to not result in extensive deterioration of the site over the past approximately 50 years.

Aside from the initial mass grading of the site, the recent construction of an agricultural shed on the northwest portion of the site likely resulted in relatively minor amounts of additional unpermitted grading, of which, may require implementation of remedial measure. Since the structure constitutes a non-habitable structure which is founded on pier foundations embedded into the sandstone bedrock underlying the site and is set back from the steeply sloping portion of the site, it is conditionally considered to be sufficiently constructed for its use. In addition, due to the relatively low height of the cuts, competency of the exposed sandstone, and distance from upslope improvements (Roseman Creek Road), the grading for construction of the agricultural shed is not believed to have an adverse effect on offsite features, particularly if the following recommendations are implemented accordingly.

To conform to current grading standards, it is recommended that the cut slopes over five feet in vertical height which encompass the structure be sloped at an inclination of 1.5H:1V (horizontal : vertical) where sandstone bedrock is exposed and sloped at an inclination of 2H:1V where soil and/or decomposed bedrock is exposed. In doing so, the cuts slopes would be more complementary to the existing terrain and would reduce the potential for erosion of the cut slopes. In addition, the cut slopes should be vegetated or provided with stabilization measures, such as jute netting or other suitable devices of natural composition, to aid in reducing erosion. We also recommend that the fill slopes along the southern fringes of the graded pads which are not sufficiently vegetated already be planted with deep-rooted, drought tolerant plants to aid in reducing erosion in these areas as well.

While the site is not located within or in close proximity to an existing or historic landslide, the steeply sloping downslope of the graded pad is reportedly prone to debris slides as noted in the geologic map by C. W. Davenport, 1984. While the minor grading and construction of the agricultural shed are not believed to increase the potential for debris or landslides at the site, due to their location on the north side of the preexisting graded pad and placement on the competent sandstone bedrock, the occurrence of debris or landslides cannot be totally discounted. Therefore, to aid in protecting the integrity of the sloping terrain, it is recommended that the site drainage be controlled in a manner that directs discharge away from the agricultural structure and existing fill slopes and toward appropriate discharge locations (i.e. natural slopes or ravines or to the base of the sloping terrain). Roof or pad runoff may also be collected and retained in small concentrations and used for site watering or other necessary means. In addition, no additional development of the site should be initiated without prior consultation from a geotechnical engineer and the County of Mendocino, particularly in the areas containing undocumented fill.

Provided these recommendations are implemented accordingly, the minor additional grading associated with the construction of the existing agricultural storage shed is not believed to have an adverse effect on erosion and sedimentation at the site."

The recommendations from the geotechnical engineering report are incorporated with **Condition #12.a, b, c, d, and e**. As conditioned, the project would be consistent with MCC Chapter 20.492 and regulations intended to limit hazards associated with grading, erosion, and run-off.

HABITATS AND NATURAL RESOURCES: Coastal Element Chapter 3.1 and MCC Chapter 20.496 *Environmentally Sensitive Habitat and Other Resource Areas* shall apply to all development proposed in the Coastal Zone, unless it can be demonstrated to the Coastal Permit Administrator that the projects will not degrade an environmentally sensitive habitat or resource area and shall be compatible with the continuance of such areas. The *LCP Habitats & Resources* map indicates a potential for upland habitats south of Roseman Creek, including Pygmy Forest. The project is located north of Roseman Creek and Spade Natural Resources Consulting surveyed within 200 feet or so of the existing development, including a built structure, water storage tank, fencing, and agriculture/landscaping activities. The survey report states that vegetation appears to change on the south side of the creek to more brushy, lower growing vegetation per remote sensing analysis of aerial photography. This portion of the property is well outside of the development area and was not surveyed.

It is the opinion of Spade Natural Resources Consulting that it is unlikely that the project resulted in detrimental impacts to natural resources of concern. The study area is located in a second to third growth redwood forest, and no wetlands, streams, or riparian areas were found within 100 feet of the study area. The botanical survey report identifies the following located approximate to the project area:

- Redwood forest
- Approximately ten small patches of the presumed larval food plant, *Hosackia gracilis*. (US Fish & Wildlife Service staff was contacted, but no response has been received.)

No special status plants were observed during survey efforts, however additional floristic surveys are recommended in June and July, in order to cover the full bloom window. The presumed larval food plant for the Federally Endangered Lotus Blue Butterfly, *Hosackia gracillis*, was found in the study area. Although no wildlife of concern were noted during survey, there is the potential for presence of migrating California red-legged frog, special status birds and bats, and nesting birds protected by the Migratory Bird Treaty Act. Measures to avoid the effects of construction on special-status wildlife are recommended to lessen the potential effect of development on sensitive habitat (See recommended **Condition #17**).

As conditioned, the proposed project would satisfy Coastal Element Policies 3.1-2 and 3.1-7 and MCC Chapter 20.496 requirements.

HAZARD MANAGEMENT: Coastal Element Chapter 3.4 and MCC Chapter 20.500 *Hazard Areas* applies to all development proposed in the Coastal Zone unless and until it is determined by the Coastal Permit Administrator that the project is not subject to threat from geologic, fire, flood, or other hazards. Mapping does not associate the following hazards with the project site faults, bluffs, flooding nor Tsunami. However, the Bagg Engineer's geotechnical report states that while the property is not located within an Alquist-Priolo Earthquake Fault Zone, the San Andreas Fault is believed to be the principal seismic hazard in this area because of activity rates and proximity to the site.

Landslide Hazards: *LCP Land Capabilities and Natural Hazards* maps does depict landslide hazards west of the property, which is bisected by a gulch and Roseman Creek. The property includes slopes that exceed 30° and the Development Limitations combining district is assigned to the majority of the lot. The potential for landslide hazards at this location is described by Professional Engineer Evan Wolf, of Bagg Engineers in San Jose, California; see his recommendations in the **GRADING** section of this report.

Erosion Hazards: *LCP Land Capabilities and Natural Hazards* does not map coastal erosion hazards, probably because this is an upland site and mapped coastal erosion hazards are associated with the shoreline. The property includes slopes that exceed 30° and the Development Limitations combining district is assigned. The potential for erosion hazards at this location is described by Professional Engineer Evan Wolf, of Bagg Engineers in San Jose, California; see his recommendations in the **GRADING** section of this report.

Fire Hazards: *Fire Hazard Zones & Responsibility Areas* map does identify a "High Fire Hazard" with the site and surrounding lands. On May 8, 2020, the proposed project was referred to California Department of Forestry and Fire Protection (CalFire) and South Coast Fire Protection District. No response has been received from South Coast Fire Protection District. The applicant obtained conditions of approval (CalFire File No. 255-18), which include the following fire safe standards: address, driveway, defensible space and a requirement to maintain defensible space. On May 19, 2020, CalFire staff responded they did not have comments at that time.

A frequently adopted condition requires the property owner to obtain all necessary permits from agencies with jurisdiction, like CalFire (See recommended **Condition #4**). The property is located within the RR-DL District and development is limited due to extraordinary slopes; therefore, staff recommends that prior to the issuance of a building permit, the property owner record a deed restriction (See recommended **Condition #18**). As conditioned, the project has the potential to satisfy Coastal Element 3.4 Policies regarding hazards and MCC Chapter 20.500 regulations.

VISUAL RESOURCES: The project site is not designated a "Highly Scenic Area." Application of Mendocino County Coastal Element Visual Resource Policies is limited to Policy 3.5-15 and MCC Section 20.504.035; therefore, staff recommends exterior lighting standards satisfy local regulations and inclusion of **Condition #19**. Exterior lighting shall be shielded and not a source of glare nor light intrusion.

ARCHAEOLOGICAL/CULTURAL RESOURCES: On May 8, 2020, comments were requested from the following tribes: Cloverdale Rancheria, Redwood Valley Rancheria, and Sherwood Valley Band of Pomo Indians. No response has been received.

In response to a request for comments and on May 21, 2020, California Historical Resources Information System (CHRIS) wrote the proposed project area has a low possibility of containing unrecorded archaeological sites and no further study for archaeological resources is recommended. Typically, a discovery clause is included as a condition of this project's approval (See **Condition #8**); this advises the property owner of procedures subsequent to the discovery of any cultural resources during construction of the project. As conditioned, the proposed project would be consistent with Coastal Element Chapter 3.5 archaeological resource policies and MCC Chapter 22.12.

GROUNDWATER RESOURCES: Coastal Element Chapter 3.8 policies and MCC Chapter 20.516 *Transportation, Utilities and Public Services* applies to all new development and, in particular, development which requires the expansion or extension of public works or private facilities. The project location is mapped as a *Critical Water Resource Area* and is located adjacent to a County road. 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 applicant requests after-the-fact approval of non-residential structures, including a water storage tank, and requests to use an existing well for agricultural purposes (See recommended **Condition #20**). The application does not propose installing a septic tank or leach fields. On May 30, 2020, Division of Environmental Health staff wrote, "Shed may not have any plumbing installed unless a septic system application is received and approved by DEH" (See recommended **Condition #21**.)

The proposed project will not connect to local sewer or water service, nor are there on-site septic nor leach fields. Staff notes that Coastal Element Chapter 3.8 policies and MCC Chapter 20.516 are not applicable in this instance.

WATER CONSERVATION MEASURES: In response to Board of Supervisors Ordinance No. 4493, staff recommends adding the *Mendocino County Coastal Ground Water Study* water conservation measures as conditions, where appropriate (See recommended **Conditions #22, #23, and #24**). For example, the project would implement conservation measure 5 by preserving natural drainage areas, which the study found aids in ground water recharge; the geotechnical engineering report recommends same to reduce potential erosion hazards. With the inclusion of these conditions and findings, staff recommends the project satisfies Ordinance No. 4493 objectives to (A) consider the project's anticipated water use and (B) impose conditions of approval to appropriately limit and phase the expansion of water use. The project includes installing a 3,000-gallon water storage tank up-slope and near the northern property boundary.

TRANSPORTATION AND CIRCULATION: MCC Section 20.516.015(C) shall apply to all new development, and in particular development that requires the expansion or extension of public works or private facilities. The project site is located at 41779 Roseman Creek Road, which is a private road located 7± miles north of Gualala. On May 22, 2020, Mendocino County Department of Transportation staff stated that they had no comments. As proposed, the project would be consistent with MCC Section 20.516.015(C).

PUBLIC ACCESS: MCC Chapter 20.528 *Coastal Access Regulations and Open Space Easements* shall apply to all projects in the coastal zone that fall within the definition of development. As shown on *LCP Map 30: Anchor Bay* public access follows the coast. Shoreline access routes are west of the project site and west of State Route 1. As proposed, the project would be consistent with MCC Chapter 20.528 and Coastal Element Chapter 3.6 *Shoreline Access and Trail/Bikeway System Policies*.

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 Class 1(a), Section 15301(I)(4); which includes small structures like a garage or carport. An agricultural shed is similar to a garage.

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 agricultural shed, shipping container, water-storage tank, and on-site storage of one travel trailer, and adopts the following findings and conditions:

RECOMMENDED FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed agricultural shed, water-storage tank, shipping container, and on-site storage of a travel trailer conforms with the certified Local Coastal Program as it proposes the construction of a permitted, accessory structure on lands classified as Rural Residential Development Limited (RR-DL); and, as described in the staff report, the project satisfies Coastal Element Chapters 3.1 (Habitat and Natural Resources) and 3.4 (Hazard Management) policies; and

2. Pursuant with MCC Section 20.532.095(A)(2), as conditioned the proposed agricultural shed, water-storage tank, shipping container, and on-site storage of a travel trailer are provided with adequate utilities, access roads, drainage and other necessary facilities. The proposed project does not include installation of an on-site sewage disposal system, as the buildings will be used for storage (and not habitation). The property owner will store water on-site and convert the existing test well to agricultural use; and
3. Pursuant with MCC Section 20.532.095(A)(3), as conditioned the proposed agricultural shed, water-storage tank, shipping container, and on-site storage of a travel trailer are consistent with the purpose and intent of the Rural Residential Development Limited District, satisfies the development requirements of the District, and satisfies the specified requirements of the MCC Chapters 20.500 *Hazards* and all other provisions of Division II. Prior to issuance of a building permit, the property owner will record a deed restriction acknowledging hazards associated with the property. The property owner will apply for a grading permit and remediate slope cuts, as recommended by Bagg Engineers in their December 18, 2020 geotechnical engineering consultation report; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed development will not have any significant adverse impacts on the environment and a Categorical Exclusion for the construction of an agricultural shed has been prepared pursuant to the California Environmental Quality Act; and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development will not have any adverse impacts on any known archaeological or paleontological resource and is consistent with Coastal Element Chapter 3.5 policies regarding cultural resources. A standard condition advises the applicant of the County's "discovery clause" which establishes procedures to follow in the event that archaeological or cultural materials are unearthed during site preparation or construction activities; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development. Well water will be supplied for agricultural irrigation and no residential use of the property is proposed. The project does not conflict with Coastal Element Chapter 3.8 policies, because the project does not include installing an on-site sewage disposal system, residential water well, and use of other public services; and
7. Pursuant with MCC Section 20.532.095(B)(1), the proposed development is in conformity with public access policies, including Coastal Element Chapter 3.6 policies and MCC Chapter 20.528 *Coastal Access Regulations and Open Space Easements*. Coastal access is available west of State Route 1 and the project site; and
8. Pursuant with Board of Supervisor Ordinance No. 4493, use of groundwater resources has been considered (e.g. an agricultural well and water storage tank) and permit conditions include water conservation measures, as recommended in *Mendocino County Coastal Groundwater Study* and the 2020 geotechnical report prepared by Bagg Engineers of San Jose, California.

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 Zoning Code. The permit shall become effective after the ten working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit have been initiated prior to its expiration.
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.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.

4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The property owners shall secure all required building permits for the proposed project, as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within one hundred (100) feet of the discovery and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. Conditions approving CDP_2019-0017 shall be attached to any building permit application and shall be a part of on-site construction drawings.
10. In accordance with **MCC Section 20.460.030**, temporary camping is limited to not more than sixty (60) days in any six (6) month period, and a use permit may be required. Connections to any utility, such as gas or electricity, or use of a generator is prohibited.
11. In accordance with **MCC Section 20.460.035**, temporary use of a Travel Trailer is limited. A use permit or coastal development permit may be required.
12. In accordance with **MCC Chapter 20.492**, a building permit (or grading permit exemption) shall be required for any grading, including but not limited to, any excavation or filling or combination thereof involving transfer of more than two (2) cubic yards of material. Grading activities, including maintaining driveway and parking areas, and any work associated with an Encroachment Permit, shall comply with MCC Chapters 20.492, 20.496, and 20.532 regulations and the December 18, 2020 geotechnical recommendations prepared by Bagg Engineers of 138 Charcot Avenue, San Jose, California (Job No: TJOGS-01-00). Including:
 - a. To conform to current grading standards, the cut slopes over five feet in vertical height which encompass the agricultural shed shall (i) be sloped at an inclination of 1.5H:1V (horizontal:vertical) where sandstone bedrock is exposed and (ii) shall be sloped at an inclination of 2H:1V where soil and/or decomposed bedrock is exposed.
 - b. To reduce potential for future erosion, the cut slopes shall be vegetated (or provided with other stabilization measures, such as jute netting or other suitable devices of natural composition).

- c. To reduce potential for future erosion, the fill slopes, along the southern fringes of the graded pads which are not sufficiently vegetated, shall be planted with deep-rooted, drought tolerant and regionally native plants. Planting nursery-stock Monterey Pines is prohibited.
 - d. To aid in protecting the integrity of the sloping terrain, site drainage shall be controlled in a manner that directs discharge away from the agricultural structure and existing fill slopes and toward appropriate discharge locations (i.e. natural slopes or ravines or to the base of the sloping terrain).
 - e. Roof or pad runoff may be collected and retained in small concentrations and used for site watering or other necessary means. No additional development of the site should be initiated without prior consultation from a geotechnical engineer and the County of Mendocino, particularly in the areas containing undocumented fill.
13. Grading Standards: Applications to grade, i.e. building permits for a foundation, septage permits, leach field permits, and driveway grading, shall demonstrate compliance with **MCC Sec. 20.492.010**, including the following:
- a. Grading shall not significantly disrupt natural drainage patterns and shall not significantly increase volumes of surface runoff unless adequate measures are taken to provide for the increase in surface runoff.
 - b. Development shall be planned to fit the topography, soils, geology, hydrology, and other conditions existing on the site so that grading is kept to an absolute minimum.
 - c. Essential grading shall complement the natural land forms. At the intersection of a manufactured cut or fill slope and a natural slope, a gradual transition or rounding of contours shall be provided.
 - d. The cut face of earth excavations and fills shall not be steeper than the safe angle of repose for materials encountered. Where consistent with the recommendations of a soils engineer or engineering geologist, a variety of slope ratios shall be applied to any cut or fill slope in excess of two hundred, (200) feet in length or ten (10) feet in height. For individually developed lots, a variety of slope ratios shall be applied to all cut or fill slopes when a building pad area exceeds four thousand five hundred (4,500) square feet, or when the total graded area of the lot exceeds nine thousand (9,000) square feet. The steepest permissible slope ratio shall be two to one (2:1), corresponding to a fifty (50) percent slope.
 - e. The permanently exposed faces of earth cuts and fills shall be stabilized and revegetated, or otherwise protected from erosion.
 - f. Adjoining property shall be protected from excavation and filling operations and potential soil erosion.
 - g. The area of soil to be disturbed at any one time and the duration of its exposure shall be limited. Erosion and sediment control measures shall be installed as soon as possible following the disturbance of the soils. Construction equipment shall be limited to the actual area to be disturbed according to the approved development plans.
14. Erosion Standards: Applications to grade, including constructing foundation or installing septage and leach fields, shall demonstrate compliance with **MCC Sec. 20.492.015** erosion standards, including the following:
- a. The erosion rate shall not exceed the natural or existing level before development.
 - b. Existing vegetation shall be maintained on the construction site to the maximum extent feasible. Trees shall be protected from damage by proper grading techniques.

- c. Areas of disturbed soil shall be reseeded and covered with vegetation as soon as possible after disturbance, but no less than one hundred (100) percent coverage in ninety (90) days after seeding; mulches may be used to cover ground areas temporarily. In environmentally sensitive habitat areas, the revegetation shall be achieved with native vegetation. In buffer areas adjacent to environmentally sensitive habitats, non-native vegetation may be used provided that it is non-invasive and would not adversely affect the environmentally sensitive habitat area.
 - d. Mechanical or vegetative techniques to control erosion may be used where possible or necessary providing that they are fully discussed in the approved development plan (e.g. shown on the adopted site plan).
 - e. To control erosion, development shall not be allowed on slopes over thirty (30) percent unless adequate evidence from a registered civil engineer or recognized authority is given that no increase in erosion will occur.
 - f. Development of sites that will result in road cuts, which pose a hazard and/or which create the potential for uncontrollable problems and adverse impacts from erosion and sedimentation, shall not be allowed. Alternative road routes may be required for projects. Where possible, roads in hilly areas should follow ridgetops to avoid extensive cuts and fills.
 - g. Erosion control devices shall be installed in coordination with clearing, grubbing, and grading of downstream construction; the plan shall describe the location and timing for the installation of such devices and shall describe the parties responsible for repair and maintenance of such devices.
15. Sedimentation Standards: Applications to grade, including constructing foundation or installing septage and leach fields, shall demonstrate compliance with **MCC Sec. 20.492.020** sedimentation standards, including following:
- a. Sediment basins (e.g., debris basins, desilting basins, or silt traps) shall be installed in conjunction with initial grading operations and maintained through the development/construction process to remove sediment from runoff wastes that may drain from land undergoing development to environmentally sensitive areas.
 - b. To prevent sedimentation of off-site areas, vegetation shall be maintained to the maximum extent possible on the development site. Where necessarily removed during construction, native vegetation shall be replanted to help control sedimentation.
 - c. Temporary mechanical means of controlling sedimentation, such as hay baling or temporary berms around the site, may be used as part of an overall grading plan, subject to the approval of the Coastal Permit Administrator.
 - d. Design of sedimentation control devices shall be coordinated with runoff control structure to provide the most protection.
 - e. The grading plan when required shall set forth a schedule for the construction and maintenance of any structure to be developed under MCC Sec. 20.492.020 and shall include a statement designating who shall be responsible for the long-term management of the devices.
16. Runoff Standards: Applications to grade, including constructing foundation or installing septage and leach fields, shall demonstrate compliance with **MCC Sec. 20.492.025** runoff standards, including the following:
- a. Water flows in excess of natural flows resulting from project development shall be mitigated.
 - b. If the Coastal Permit Administrator determines that a project site is too small or engineering, aesthetic and economic factors make combined drainage facilities more practical for construction by the County, the County may require a fee and dedication of land, which the County shall use to

construct these facilities. The County may allow several developers to jointly construct facilities to approved County specifications.

- c. The acceptability of alternative methods of storm water retention shall be based on appropriate engineering studies. Control methods to regulate the rate of storm water discharge that may be acceptable include retention of water on level surfaces, the use of grass areas, underground storage and oversized storm drains with restricted outlets or energy dissipators.
- d. Retention facilities and drainage structures shall, where possible, use natural topography and natural vegetation. In other situations, planted trees and vegetation such as shrubs and permanent ground cover shall be maintained by the owner.
- e. Provisions shall be made to infiltrate and/or safely conduct surface water to storm drains or suitable watercourses and to prevent surface runoff from damaging faces of cut and fill slopes.
- f. Adequate maintenance of common and public retention basins or ponds shall be assured through the use of performance bonds or other financial mechanisms.
- g. Subsurface drainage devices shall be provided in areas having a high-water table and to intercept seepage that would adversely affect slope stability, building foundations, or create undesirable wetness.
- h. A combination of storage and controlled release of storm water runoff shall be required for all development and construction that drains into wetlands.
- i. The release rate of storm water from all developments that drains into wetlands shall not exceed the rate of storm water runoff from the area in its natural or undeveloped state for all intensities and durations of rainfall. The carrying capacity of the channel directly downstream must be considered in determining the amount of the release.
- j. Where coastal development projects within the Gualala Town Plan planning area have the potential to degrade water quality, the approving authority shall require all relevant best management practices to control polluted runoff, as appropriate.
- k. All development that is within, or drains into, environmentally sensitive habitat, is a commercial or residential subdivision, is a service station or automotive repair facility or that includes commercial development or a parking lot, shall capture and infiltrate or treat, using relevant best management practices, including structural best management practices, all runoff from storms of a magnitude such that the runoff from eighty-five percent (85%) of storms is encaptured or treated.

17. Measures to avoid sensitive habitat areas include:

- a. Special status birds and bats. The bird breeding season typically extends from February to August. Clearing of vegetation and construction and demolition activities shall be done during the non-breeding season between September and January. When these activities cannot be completed during the non-breeding season, then a biologist shall perform preconstruction breeding bird surveys within 14 days of the onset of construction or clearing of vegetation. When active breeding bird nests are observed, no ground disturbance activities shall occur within a minimum 100-foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active nest until all young are no longer dependent upon the nest. A biologist shall monitor the nest site weekly during the breeding season to ensure the exclusion zone is sufficient to protect the nest site from potential disturbances.

Bat roost sites can change from year-to-year; therefore, pre-construction or demolition surveys are required to determine the presence or absence of bat roost sites in a given area. Pre-construction bat surveys do not need to be performed if work or vegetation removal activities occur between September 1 and October 31 and after young have matured and prior to the bat hibernation period.

Preconstruction bat surveys shall be conducted between November 1 and August 31. When bats are found, a minimum 50-foot buffer shall be established around the roost site. Removing roost trees shall occur in September and October, or after the bats have left the roost.

- b. California Red-Legged Frog Avoidance. Within two weeks prior to construction or demolition, project contractors will be trained by a biologist in the identification of the California red-legged frog. Construction crews shall begin each day with a visual search around all stacked or stored materials, as well as along any fences to detect the presence of frogs. When a California red-legged frog is detected, construction or demolition activities will stop and the property owner shall contact the US Fish & Wildlife Service or a biologist, and gain clearance prior to re-initiating work. When a rain event occurs during the construction period, all construction-related activities will cease for a period of 48 hours after the rain stops. Prior to resuming construction or demolition activities, trained persons will examine the site for the presence of frogs. When no special status frogs are found, then construction activities may resume.
 - c. 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 stock piles 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.
 - d. The property owner is encourage to cultivate plants native to the Roseman Creek watershed. Landscaping on the parcel should not include any invasive plants. Heavy equipment undercarriages and tires should be washed prior to entering the site in order to remove any invasive plant seed.
18. Prior to the issuance of a Building Permit, the property owner shall execute and record a deed restriction, in a form and content acceptable to the Coastal Permit Administrator and County Counsel, which shall provide that:
- a. The landowner understands that the site may be subject to extraordinary geologic and erosion hazards and the landowner assumes the risk from such hazards; and
 - b. The landowner agrees to indemnify and hold harmless the County of Mendocino, its successors in interest, advisors, officers, agents and employees against any and all claims, demands, damages, costs, and expenses of liability (including without limitation attorneys' fees and costs of the suit) arising out of the design, construction, operation, maintenance, existence or failure of the permitted project. Including, without limitation, all claims made by any individual or entity or arising out of any work performed in connection with the permitted project; and
 - c. The landowner agrees that any adverse impacts to the property caused by the permitted project shall be fully the responsibility of the landowner; and
 - d. The landowner shall not construct any slope protective devices to protect the subject structures or other improvements in the event that these structures are subject to damage, or other erosional hazards in the future; and
 - e. The landowner shall remove the subject structures when structures are threatened by geologic hazards. In the event that portions of the subject structures or other improvements associated with the subject structures fall to the gulch, creek, or ocean before they can be removed, the landowner shall remove all recoverable debris associated with these structures from Roseman Creek and the ocean and lawfully dispose of the material in an approved disposal site. The landowners shall bear all costs associated with such removal; and
 - f. The landowner shall restate Conditions #10, #11, #12, and #21 and declare that they are bound to adopted conditions and local regulations; and

- g. The document shall run with the land, bind all successors and assigns, and shall be recorded free of all prior liens and encumbrances, except for tax liens.
19. In compliance with **MCC Section 20.504.035**, exterior lighting shall be kept to the minimum necessary for safety and security purposes and shall be downcast and shielded, and shall be positioned in a manner that will not shine light or allow light glare to extend beyond the boundaries of the parcel. Prior to issuance of a Building Permit, the property owner shall furnish exterior lighting details to the satisfaction of the Director.
20. The test well may be converted to an agricultural use only.
21. The accessory structures, including the agricultural shed and shipping container, shall not have any plumbing installed without first applying for a coastal development permit (or permit amendment) and only after obtaining an approved permit from the Division of Environmental Health.
22. In accordance with the 1982 *Mendocino County Coastal Ground Water Study* recommended water conservation measures, the property owner will install and maintain water efficient irrigation systems that minimize runoff and evaporation, and maximize the water intended to reach plant roots. Drip irrigation, soil moisture sensors and automatic irrigation systems are methods of improving irrigation efficiency.
23. In accordance with the 1982 *Mendocino County Coastal Ground Water Study* recommended water conservation measures, the project will either keep rainwater on site in a retention basin to aid in ground water recharge, or where this is not feasible, the project shall be designed to reduce, retard, and disperse runoff. This may be accomplished by mulched and or terraced slopes to reduce erosion and retain rainfall, porous drain swales and paving materials for infiltration, out-sloped roads to spread runoff evenly down slope, and landscaping with suitable water-conserving erosion control plants, that are also regionally native plants, that will protect the soil, facilitate infiltration of rainwater, and reduce runoff.
24. In accordance with the 1982 *Mendocino County Coastal Ground Water Study* recommended water conservation measures and to encourage ground water recharge, the project will preserve existing natural drainage areas and encourage the incorporation of natural drainage systems in the development of the site.

June 13, 2022

DATE



JULIANA CHERRY
PLANNER III

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

ATTACHMENTS:

- A. Location Map
- B. Aerial Imagery
- C. Aerial Imagery
- D. Topographical Map
- E. Cover Sheet for Agricultural Shed
- F. Site Plan for Agricultural Shed
- G. Floor Plan and Elevations for Agricultural Shed
- H. 20' Container Elevations
- I. Zoning Display Map
- J. General Plan Classifications
- K. LCP Land Use Map 30: Anchor Bay
- L. LCP Land Capabilities & Natural Hazards
- M. LCP Habitats & Resources
- N. Appealable Areas
- O. Adjacent Parcels
- P. Fire Hazard Zones & Responsibility Areas
- Q. Wetlands
- R. Ground Water Resources
- S. Estimated Slope
- T. Local Soils
- U. Important Farmland
- V. Misc Districts
- W. Mendocino Cypress

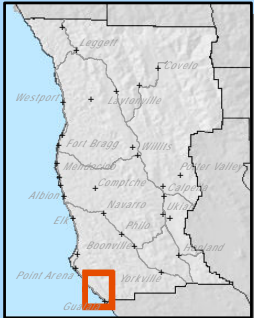


SUBJECT PARCEL/S

FISH ROCK ROAD

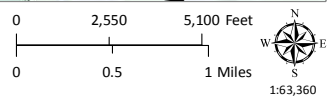
Gualala

Mendocino County



CASE: CDP 2019-0017
 OWNER: TJOGAS, James
 APN: 143-010-29
 APLCT: James Tjogas
 AGENT:
 ADDRESS: 41779 Roseman Creek Road, Gualala

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







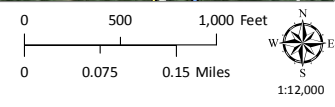
LOCATION MAP
ATTACHMENT A

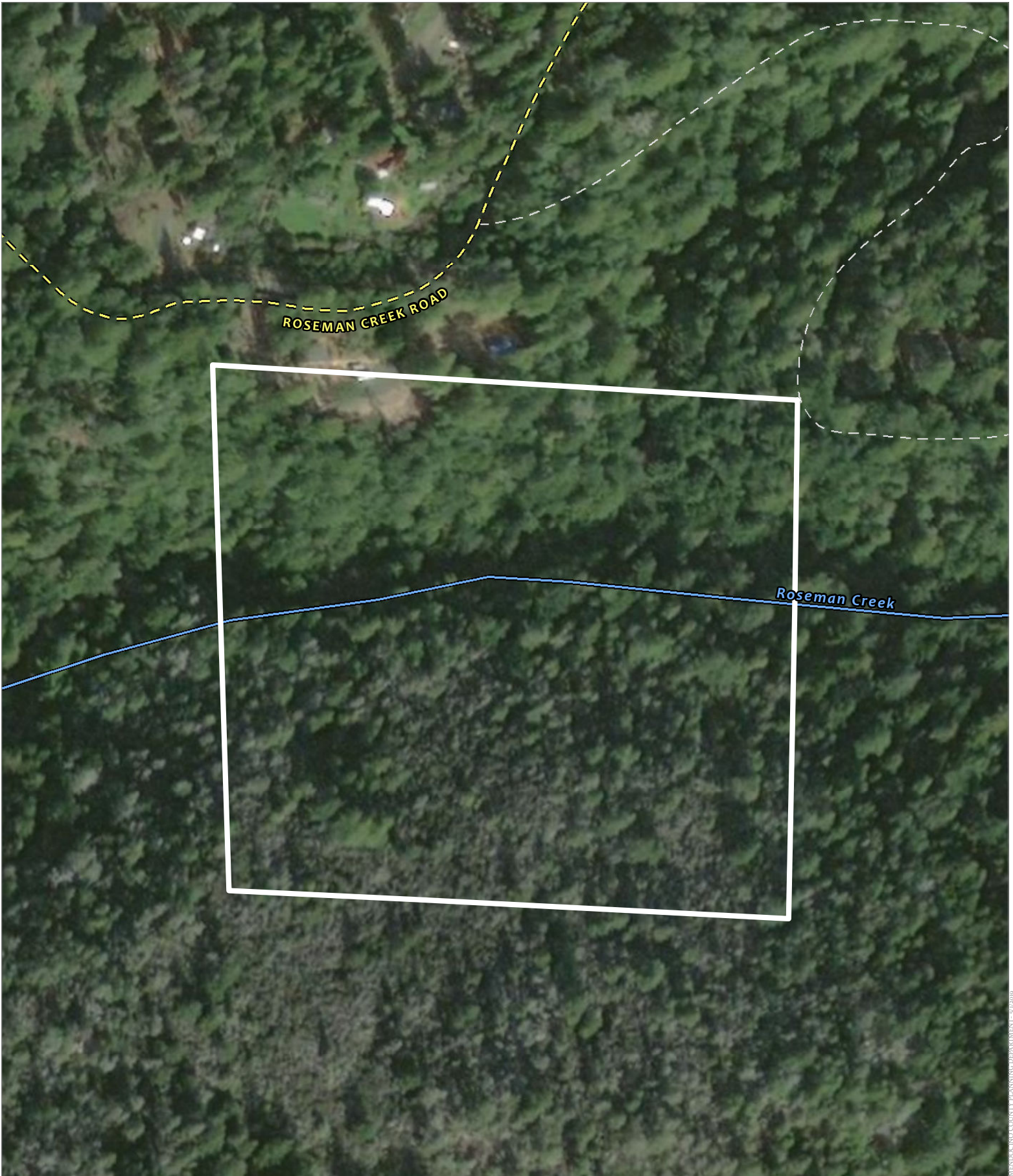
MENDOCINO COUNTY PLANNING DEPARTMENT - 5/2019






CASE: CDP 2019-0017
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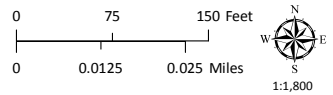
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-  Driveways/Unnamed Roads
-  Public Roads
-  Private Roads

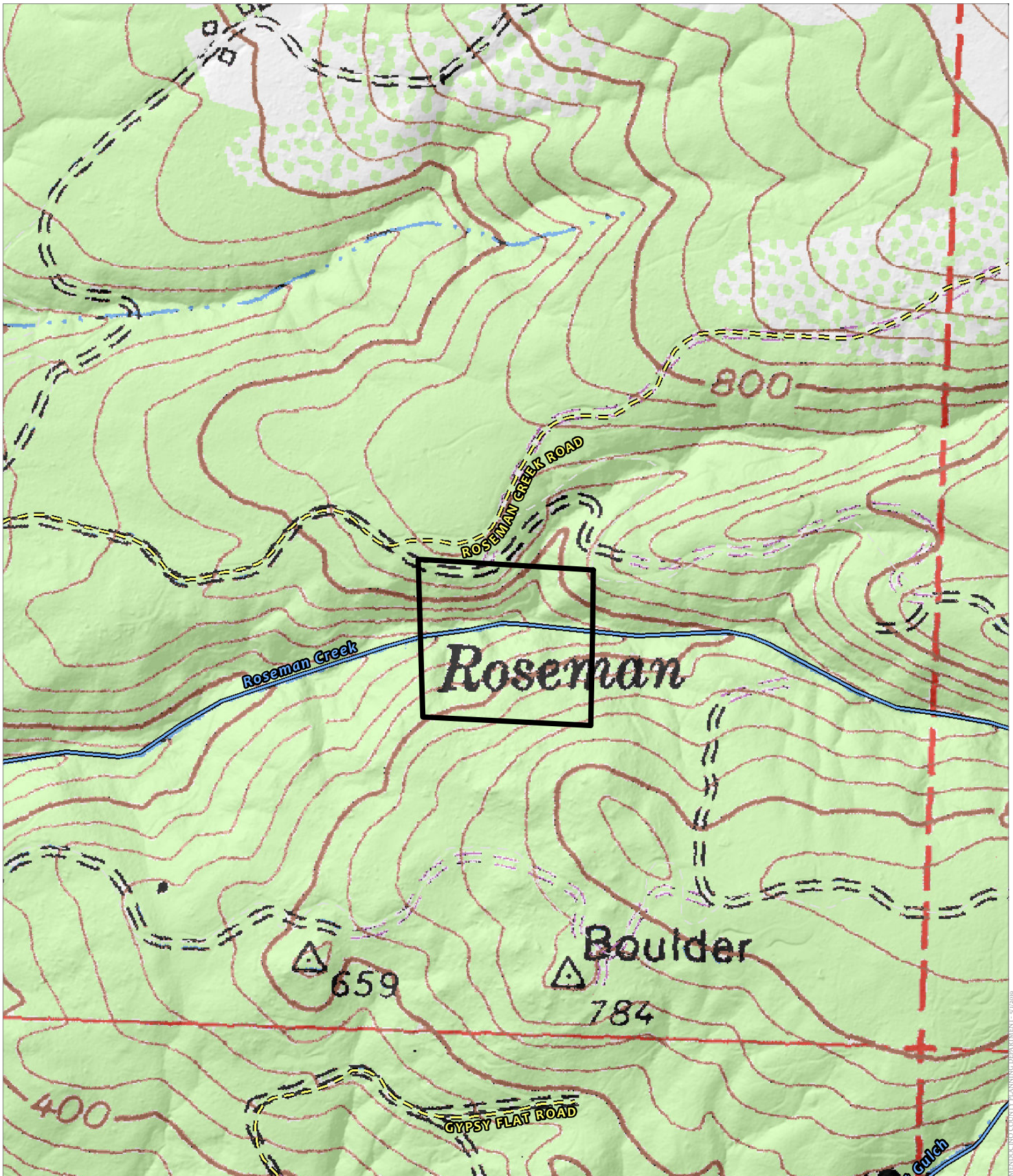







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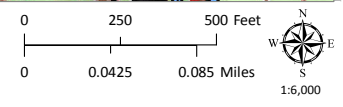
-  Named Rivers
-  Private Roads
-  Driveways/Unnamed Roads





CASE: CDP 2019-0017
 OWNER: TJOGAS, James
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 APLCT: James Tjogas
 AGENT:
 ADDRESS: 41779 Roseman Creek Road, Gualala

-  Named Rivers
-  Private Roads
-  Driveways/Unnamed Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET
 ATTACHMENT D

Agriculture Shed Jim TJOGAS

IKHAYA
D.B.T.

P.O. Box 371114
Montara
Ca., 94037
+1.415.694.0682
ikhaya@yahoo.com

Design . Build . Thrive

PROJECT DATA

Zoning: RR10-DL
Occupancy: U
Construction Type: II-B

APN: 143.010.29
Lot Area: 10.5AC
457,380SF
Bldg. SF: 768SF
Lot Coverage: .0017%

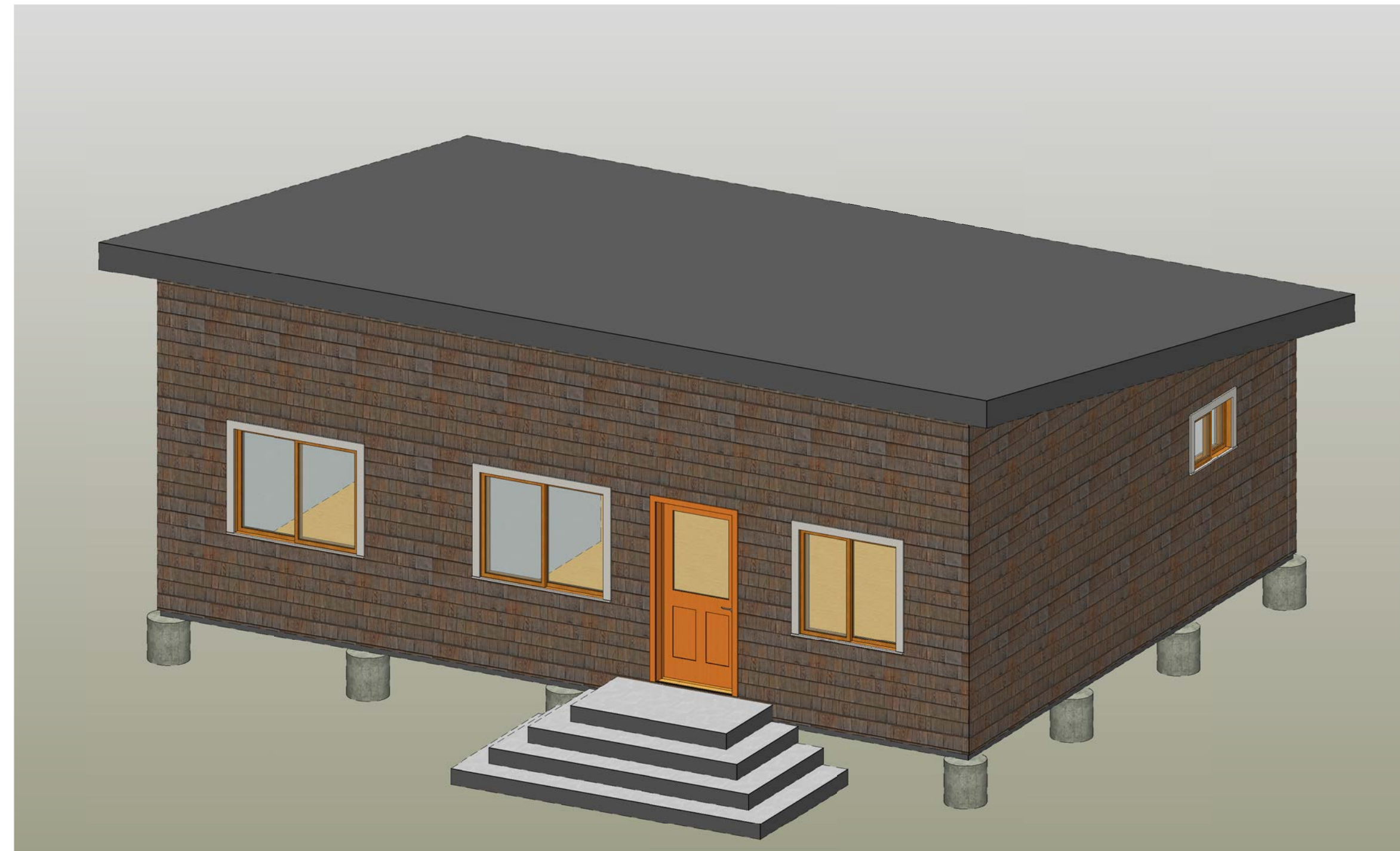
APPLICABLE CODES

MENDOCINO COUNTY (MC)

- MC BUILDING AND ZONING ORDINANCES
- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 BUILDING CODES AND AMENDMENTS
- 2016 MECHANICAL CODE
- 2016 PLUMBING CODE
- 2016 ELECTRICAL CODE
- 2016 CAL FIRE CODE
- 2016 GREEN BUILDING STANDARDS
- ANY APPLICABLE COUNTY CODES, ORDINANCES, OR AMENDMENTS TO THE CALIFORNIA RESIDENTIAL CODE.

PROJECT SCOPE

Unconditioned 768sf agriculture shed on Exist. 10.35AC property.
Shed and container located on existing previous logging clearings date pre 2005.
No extra clearing and or grading is required.

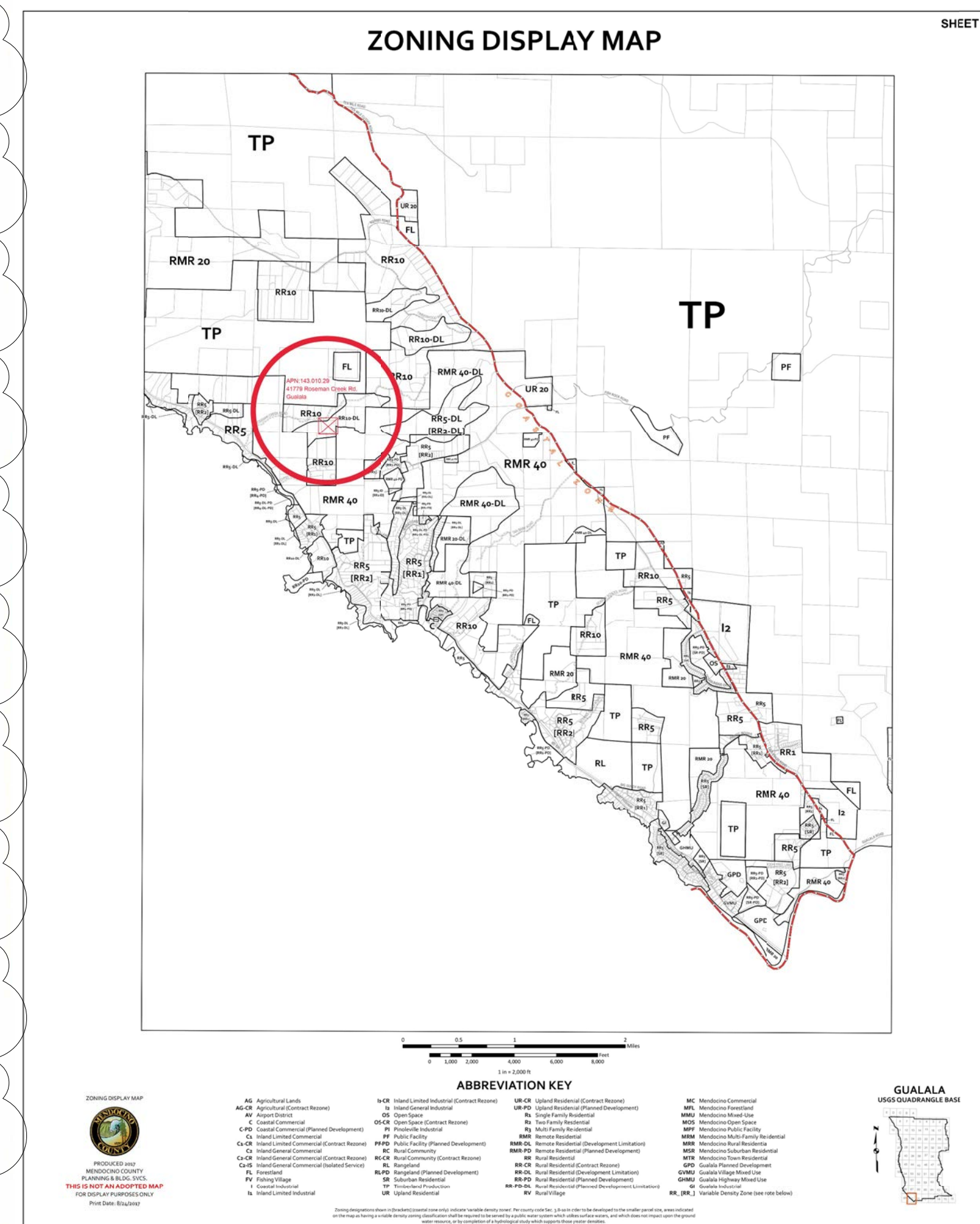
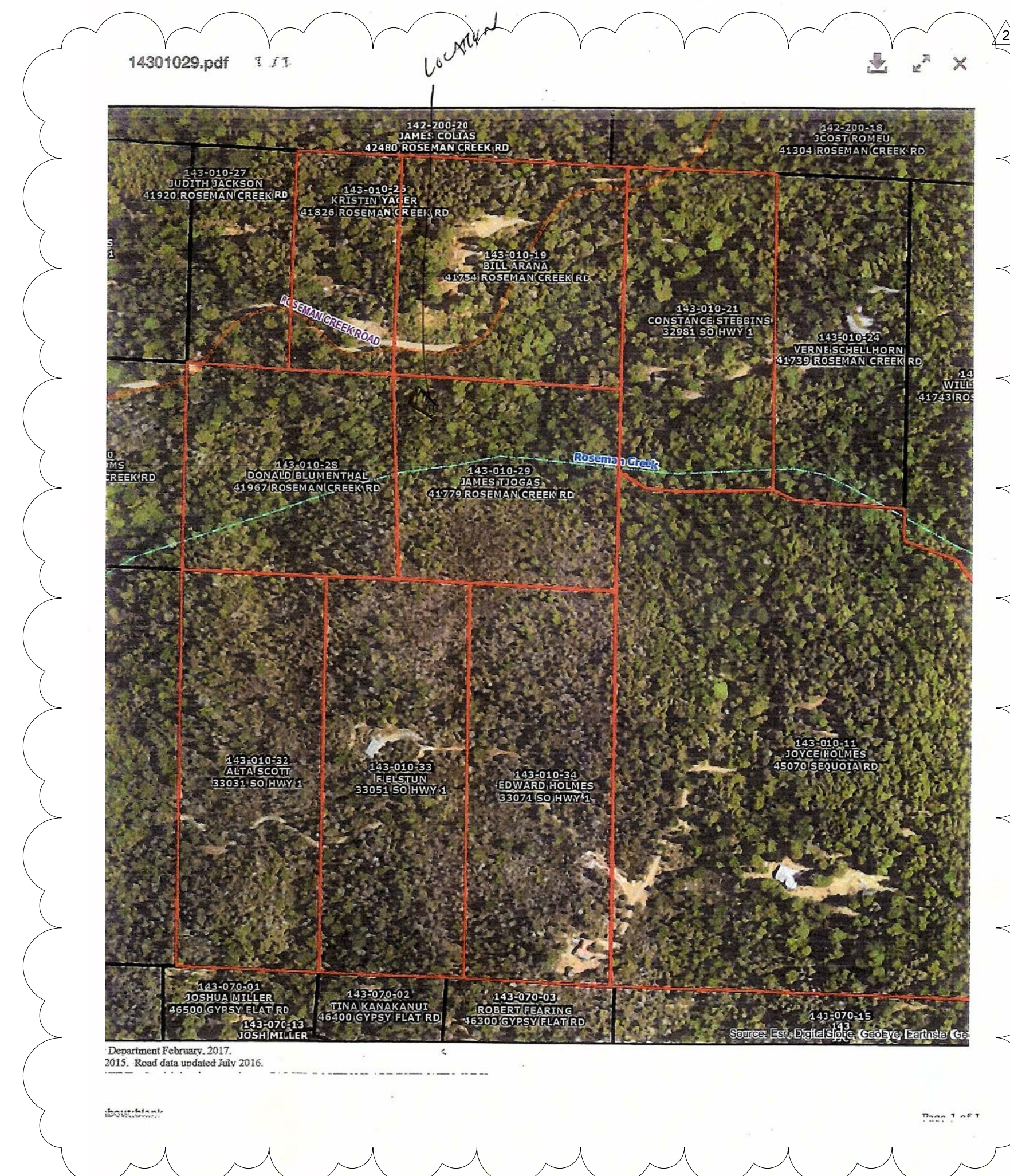


2 ISO View

Agriculture Shed
41779 Roseman Creek Rd.
Gualala
Ca., 95445

Sheet List

Sheet No.	Sheet Name
G-0	Cover Sheet
C-1	Site Plan
A-101	Floor Plan & Elevations
A-102	20' Container



General Notes:

These Plans are the Designers interpretation of the existing conditions from information provided by the Owner. It is the responsibility of the Owner, General Contractor and Sub-Contractors of all disciplines to verify all existing conditions and report any discrepancies, errors or omissions to the designer.

Site Notes:

Site Information from Google Earth Pro
Verify all information in these drawings

A Plot Survey may be required.
Please consult with a Land Surveyor.

Project Name & Address:

Owner:

James TJOGAS

Issue:

No.	Issue	Date
2	Planning	03/16/20
2	Planning	03/16/20
	Issue	Date

Sheet Title:

Cover Sheet

Date: Issue Date
Scale: PER DRAWING

Sheet No.:

G-0

Agriculture Shed
 41779 Roseman Creek Rd.
 Gualala
 Ca., 95445

Project Name & Address:

Owner:

James TJOGAS

Issue:

No.	Issue	Date
2	Planning	03/16/20
2	Planning	03/16/20

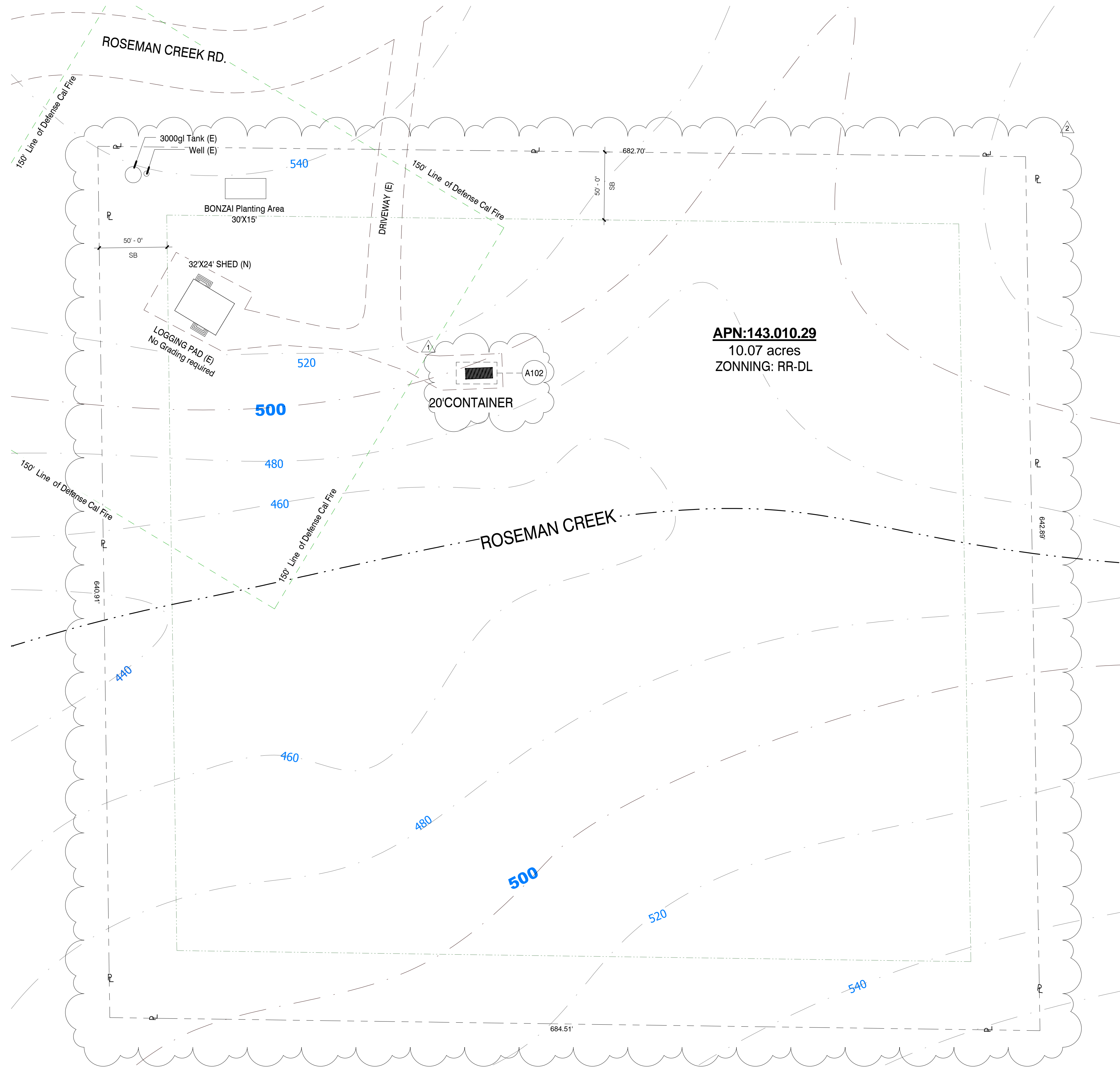
Sheet Title:

Site Plan

Date: Issue Date
 Scale: PER DRAWING

Sheet No.:

C-1



APN:143.010.29
 10.07 acres
 ZONNING: RR-DL

Site Notes:

Site Information from Map 30 Anchor Bay, Zoning Display Map Sheet 70, ESRI Image, & SHP File from Mendocino County. Area is based on Property Tax Bill.

Verify all information in these drawings

A Plot Survey May be required.
 Please consult with a Land Surveyor.

All Pads/Trails/Paths existing. All grading work done by other logging entities.
 No Grading, Trail work, or any other excavation and or grading done by owner. All prior work performed by prior logging companies.

Topographical information derived from Arial Assesor's Map County of Mendocino

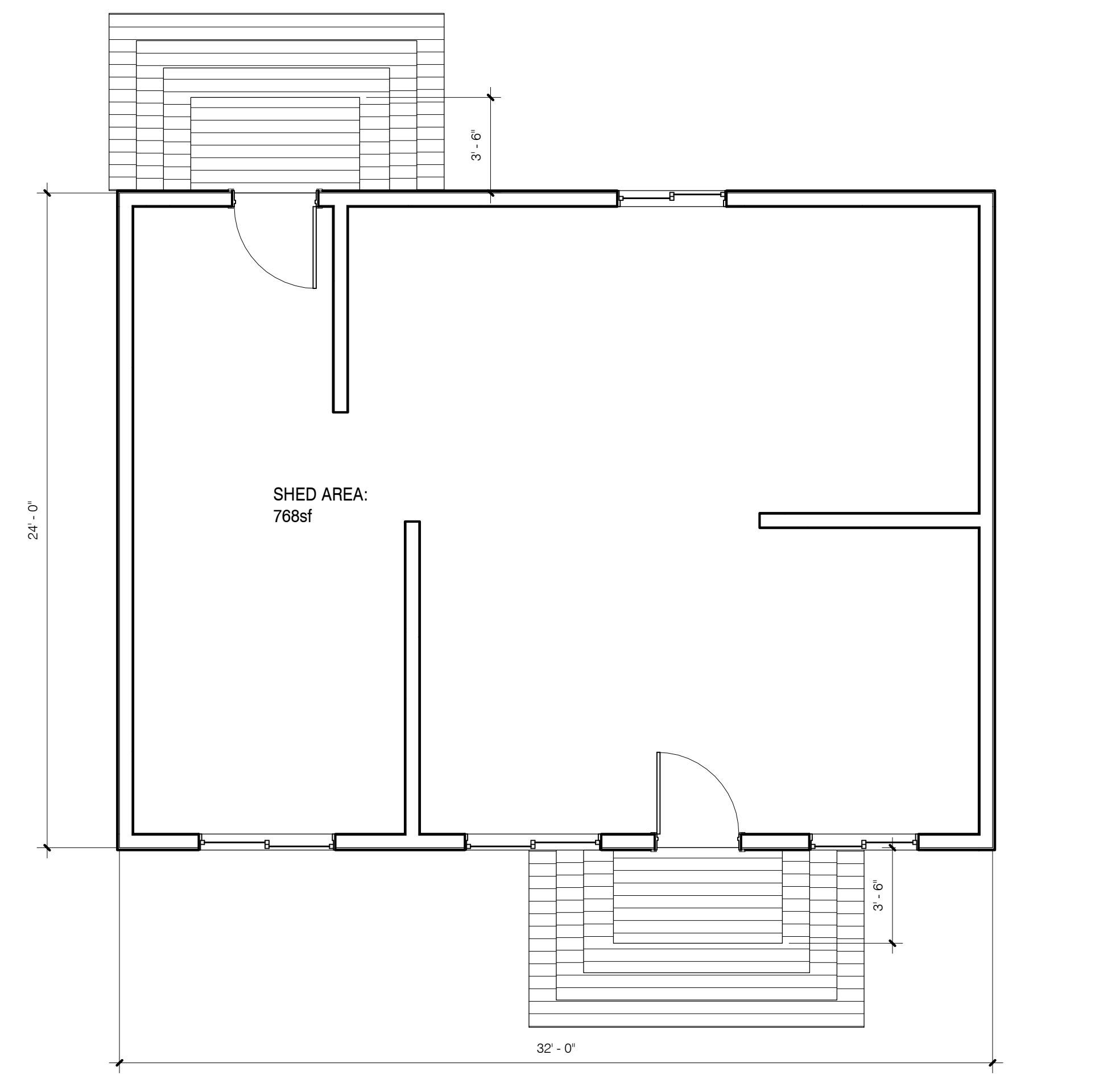
Contour Interval:
 100.0' Major
 20.0' Minor



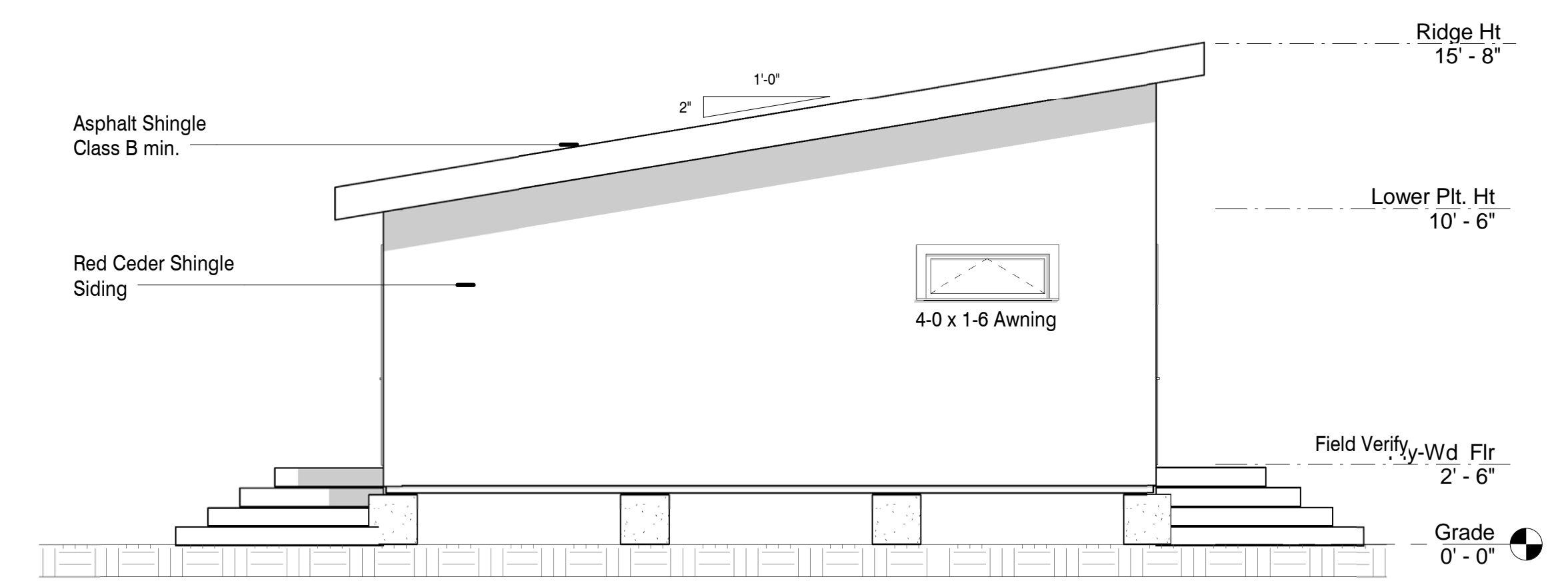
1 Site Plan
 1" = 40'-0"

04/17/19 41779025-0319

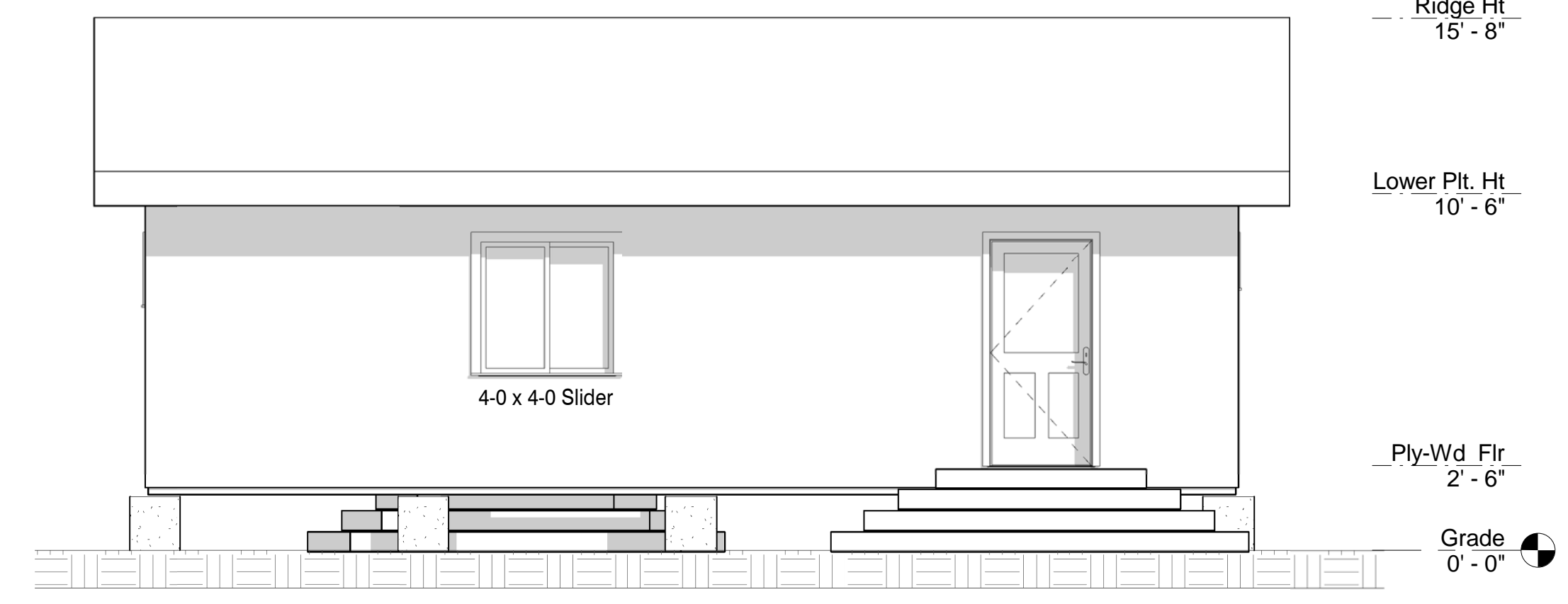
1
2
3
4
5
03/12/19 4177905-019



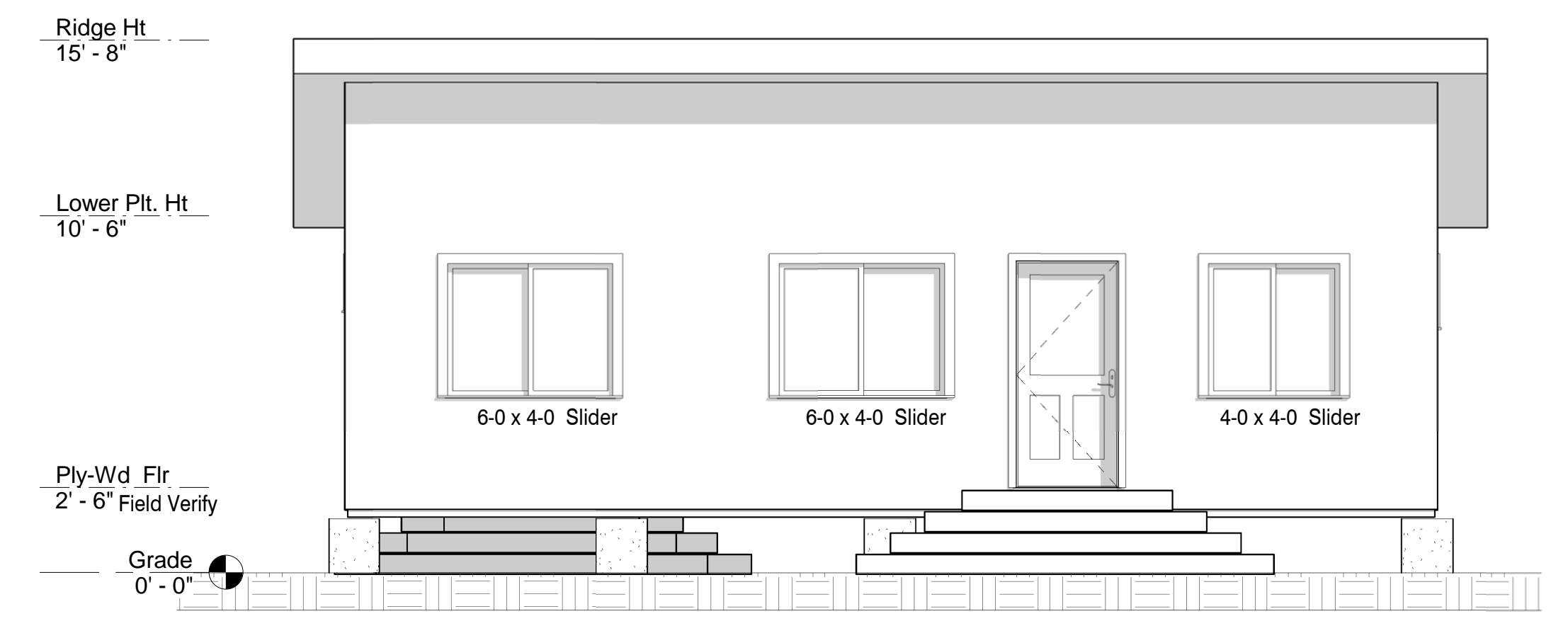
1 Ply-Wd Flr
1/4" = 1'-0"



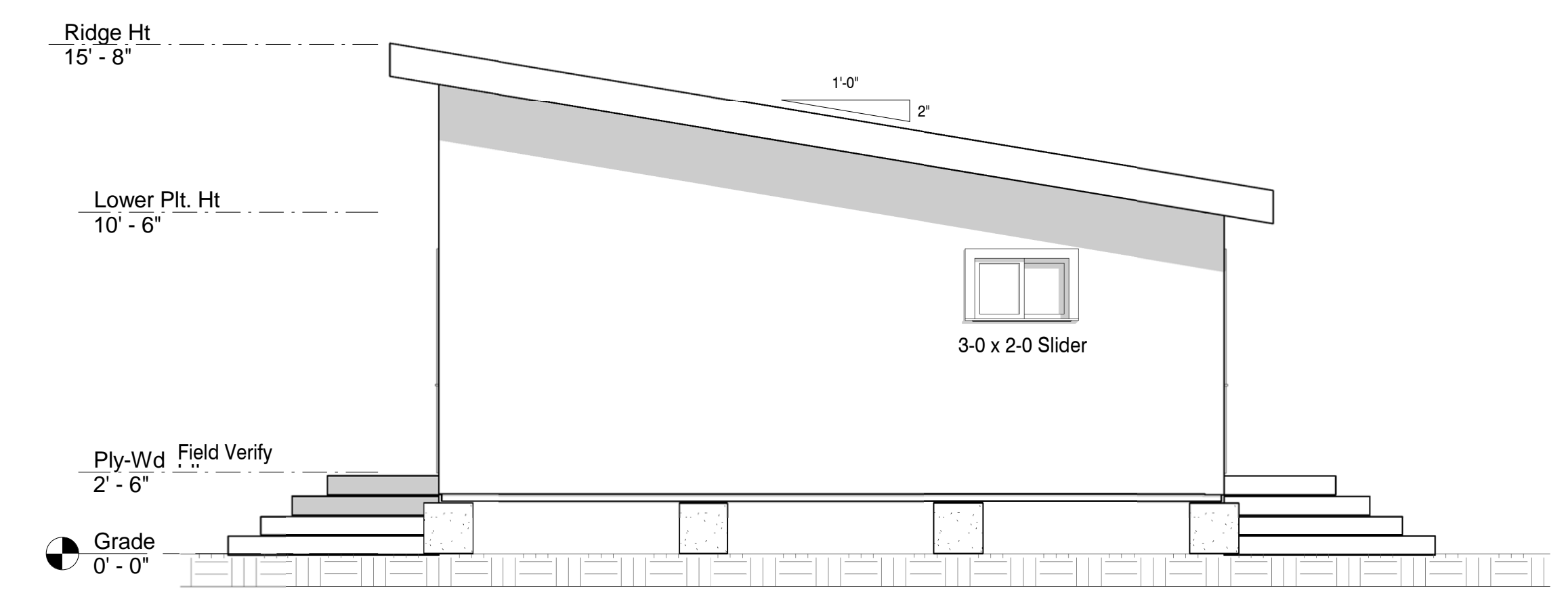
5 North-West (Left)
1/4" = 1'-0"



3 North-East (Rear)
1/4" = 1'-0"



2 South-West (Front)
1/4" = 1'-0"



4 South-East (Right)
1/4" = 1'-0"

IKHAYA
D.B.T.
P.O. Box 371114
Montara
Ca., 94037
+1.415.694.0682
ikhaya@yahoo.com
Design . Build . Thrive

Agriculture Shed
41779 Roseman Creek Rd.
Gualala
Ca., 95445

Project Name & Address:
Owner:

James TJOGAS

Issue:

No.	Issue	Date

Sheet Title:

Floor Plan & Elevations

Date: Issue Date
Scale: PER DRAWING

Sheet No.:

A-101

THESE PLANS AND DRAWINGS REFLECT THE DESIGNERS INTERPRETATION OF THE OF ALL DIMENSIONS AND CONDITIONS REQUIRED FOR THE PROJECT. IT IS THE RESPONSIBILITY OF THE OWNER, CONTRACTORS, TRADESMEN TO VERIFY ALL EXISTING AND FORESEEABLE CONDITIONS, DIMENSIONS AND SHALL REPORT ANY IRREGULARITIES TO THE DESIGNER BEFORE PROCEEDING WITH ANY WORK.

G

F

E

D

C

B

A

Agriculture Shed

41779 Roseman Creek Rd
Gualala Ca., 95445

Project Name & Address:

Owner:

James TJOGAS

Issue:

No.	Issue	Date

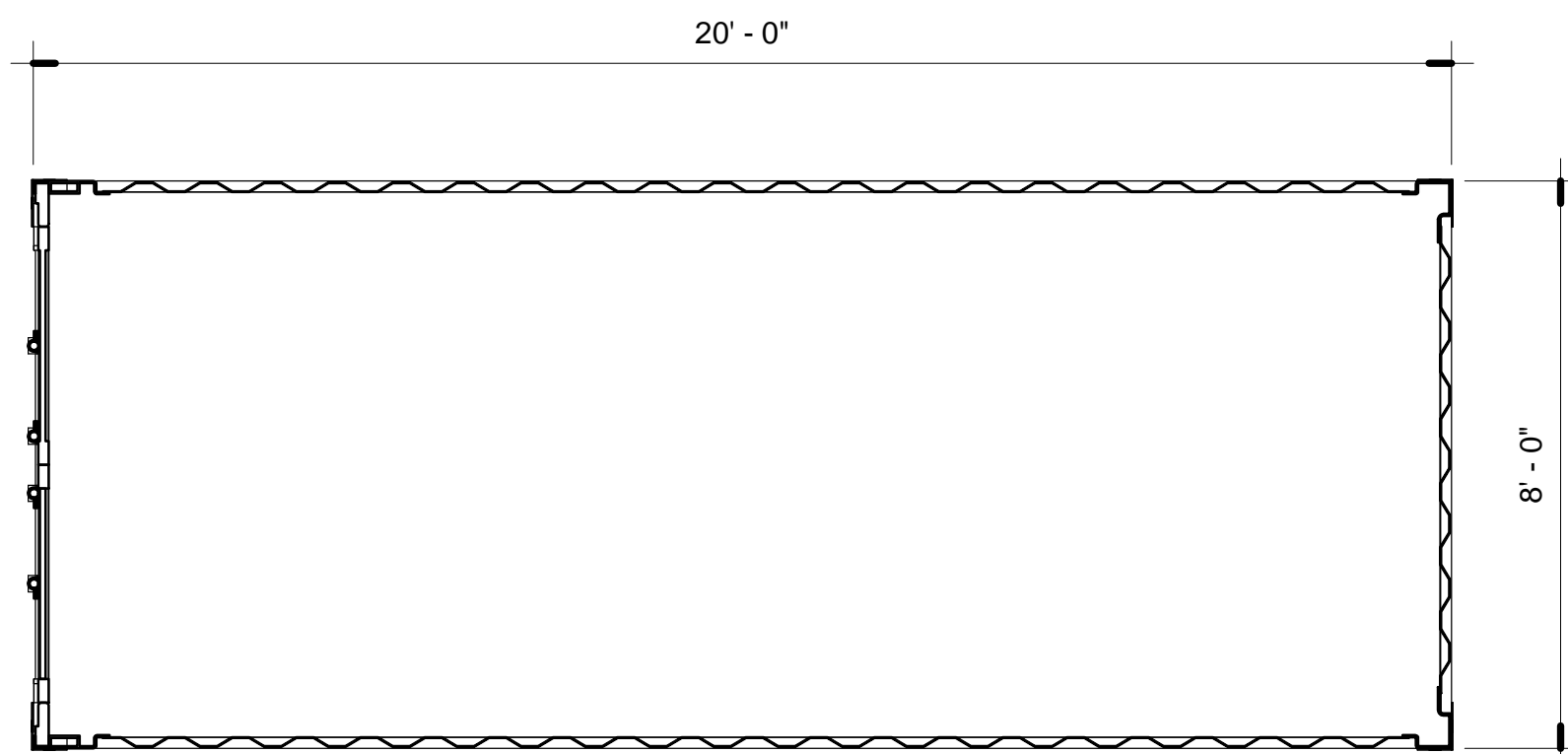
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20' Container

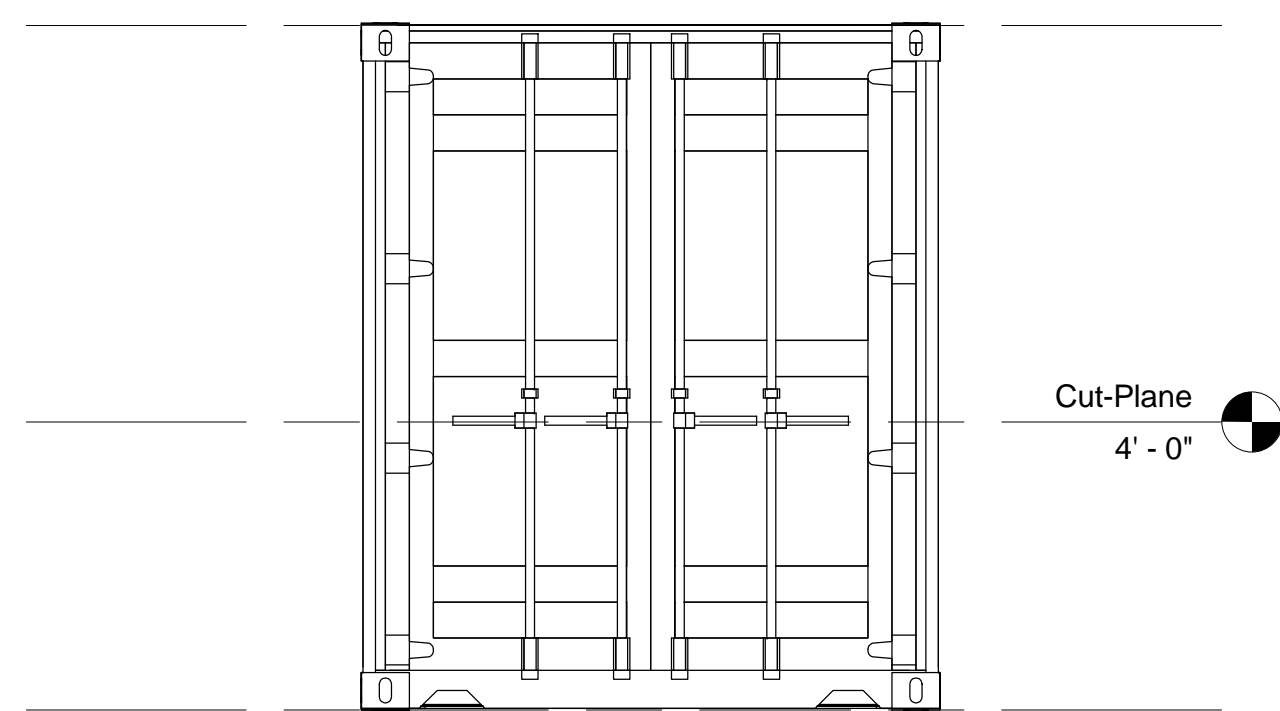
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Scale: _____ PER DRAWING

Sheet No.:

A102

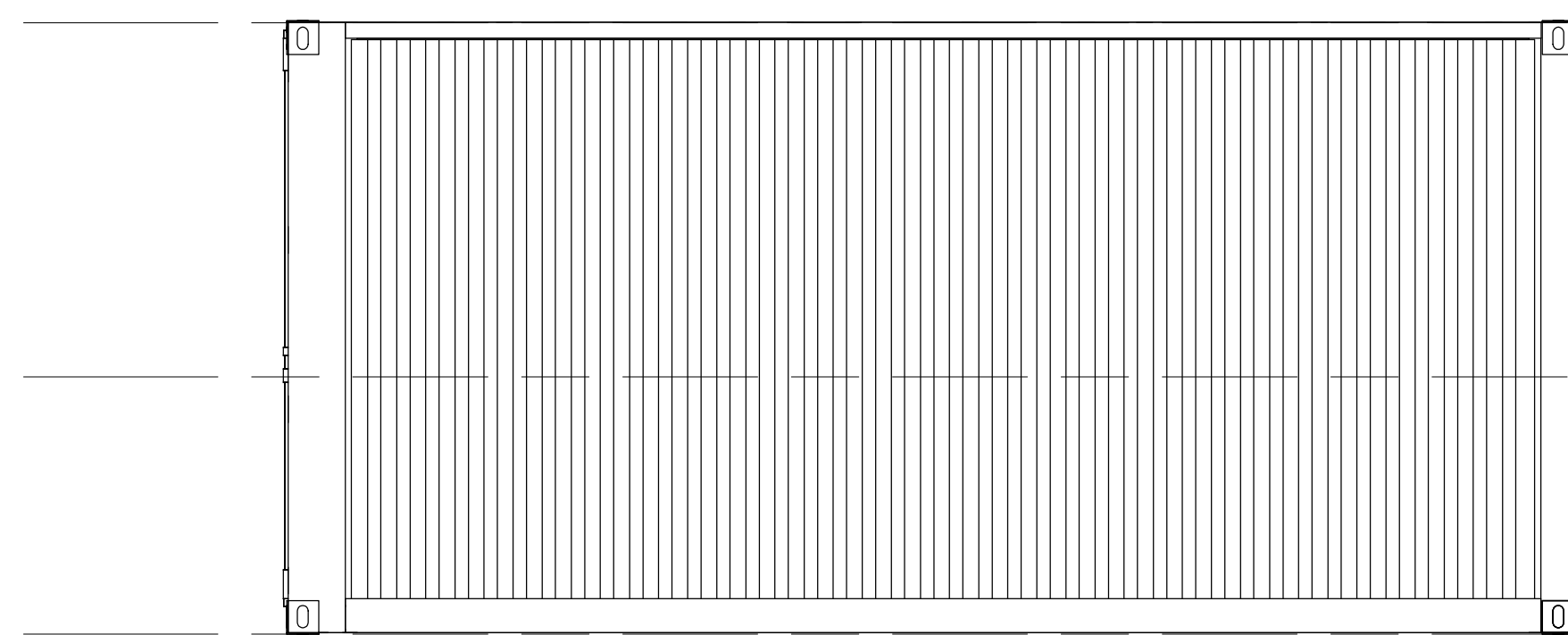


1 Lvl 0
3/8" = 1'-0"

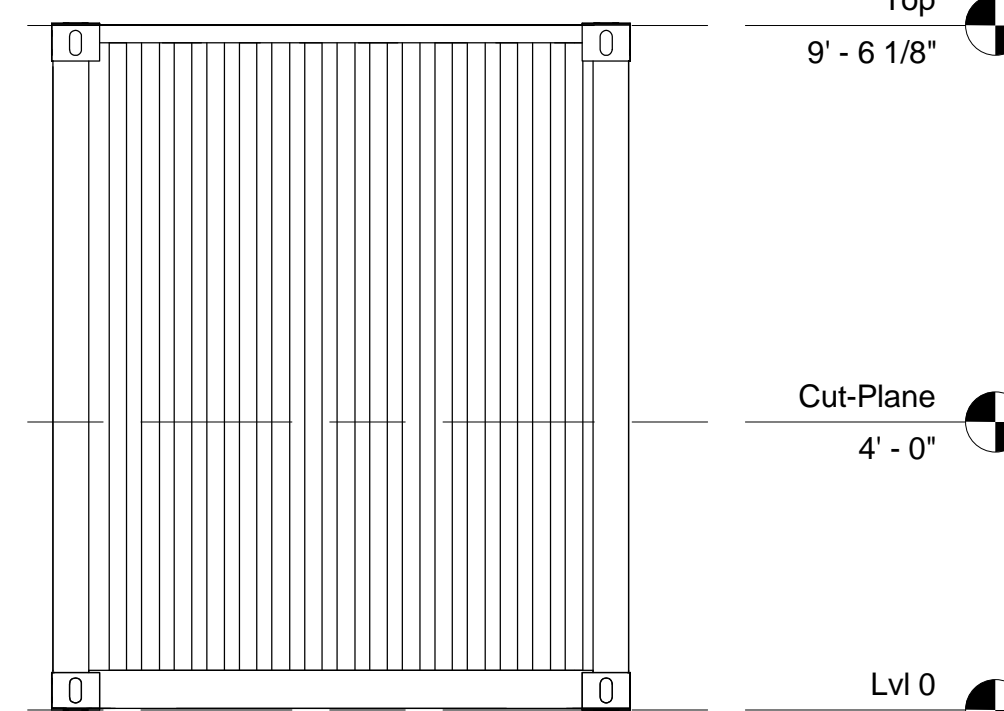


5 West
3/8" = 1'-0"

Cut-Plane
4' - 0"



3 South
3/8" = 1'-0"

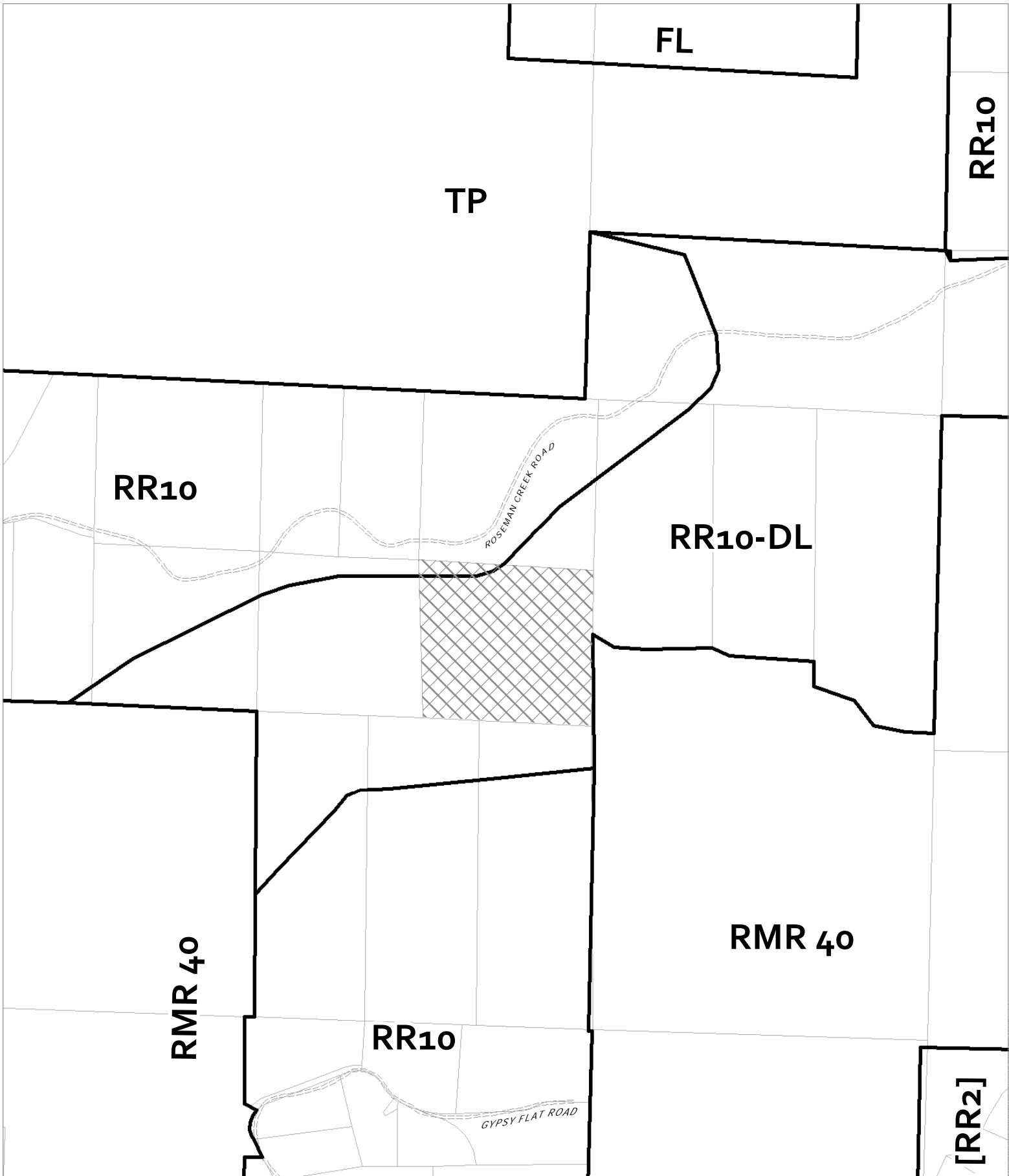


2 East
3/8" = 1'-0"

Top
9' - 6 1/8"

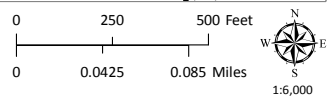
Cut-Plane
4' - 0"

Lvl 0
0' - 0"

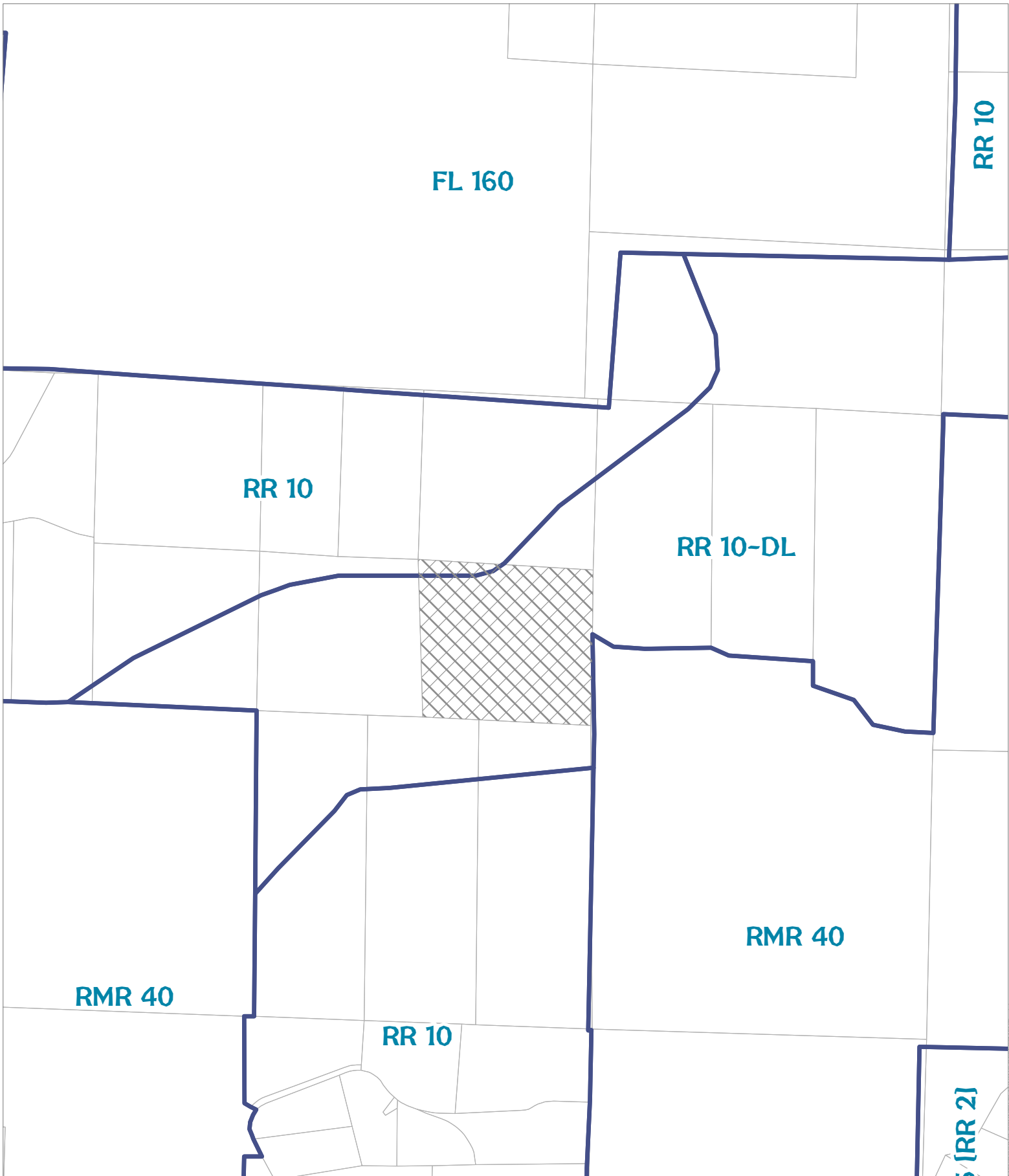


CASE: CDP 2019-0017
 OWNER: TJOGAS, James
 APN: 143-010-29
 APLCT: James Tjogas
 AGENT:
 ADDRESS: 41779 Roseman Creek Road, Gualala


 Zoning Districts

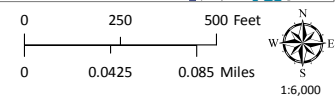


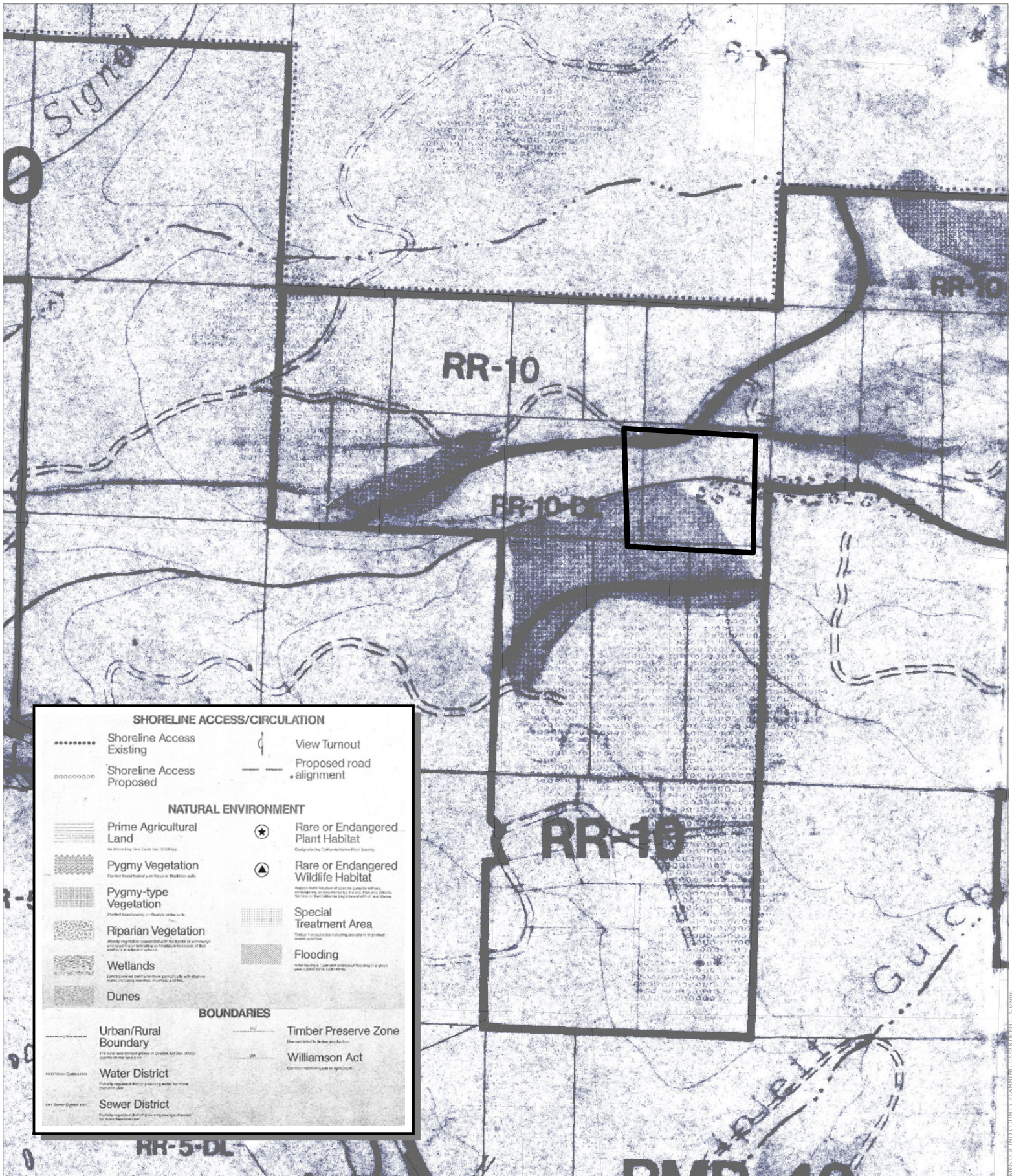
MENDOCINO COUNTY PLANNING DEPARTMENT - 5/12/2019



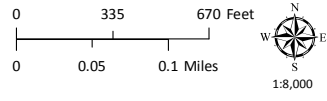
CASE: CDP 2019-0017
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 General Plan Classes

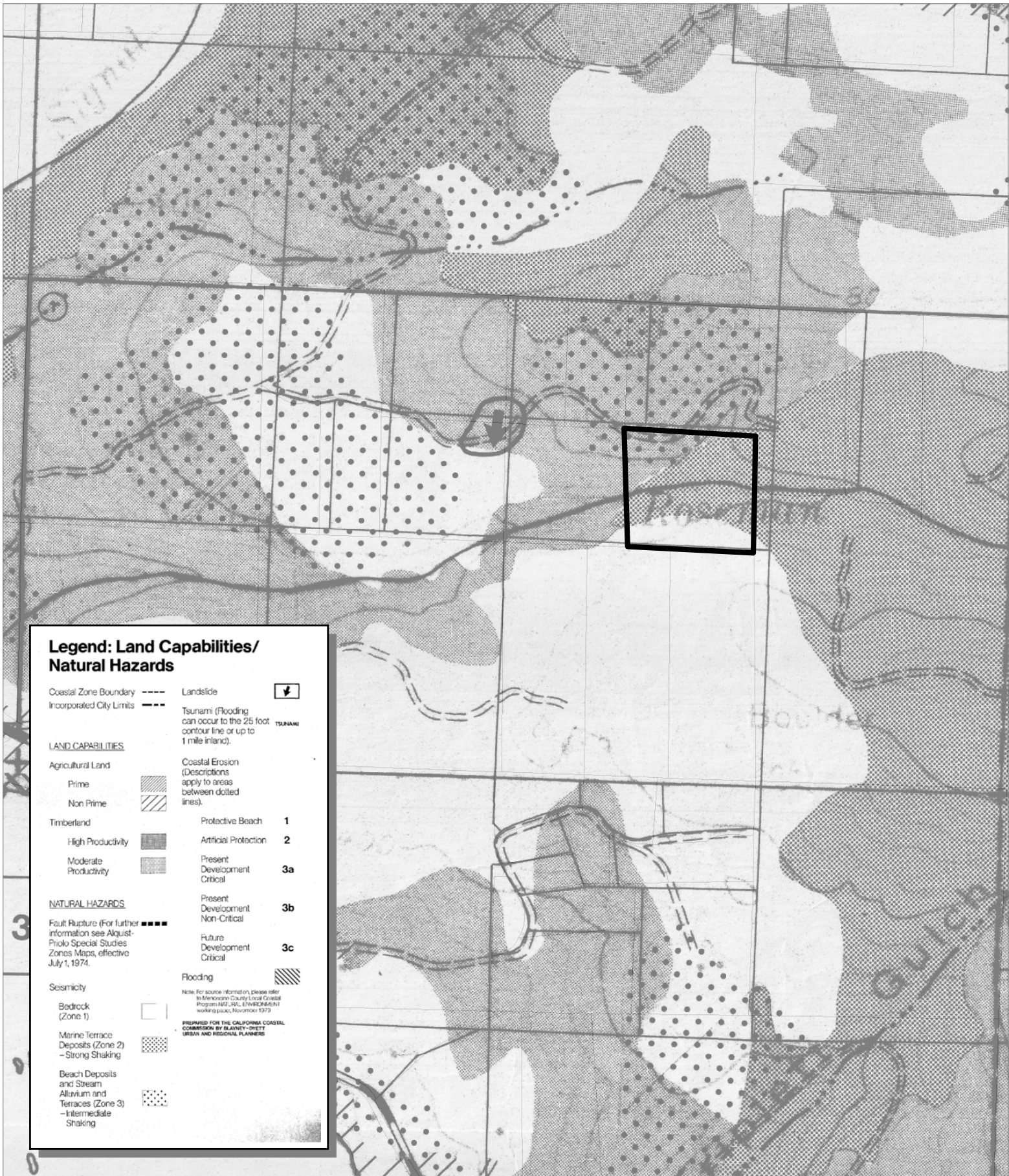




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MENDOCINO COUNTY PLANNING DEPARTMENT - 5/15/2019



**Legend: Land Capabilities/
Natural Hazards**

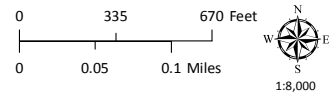
- Coastal Zone Boundary ---
- Incorporated City Limits - - -

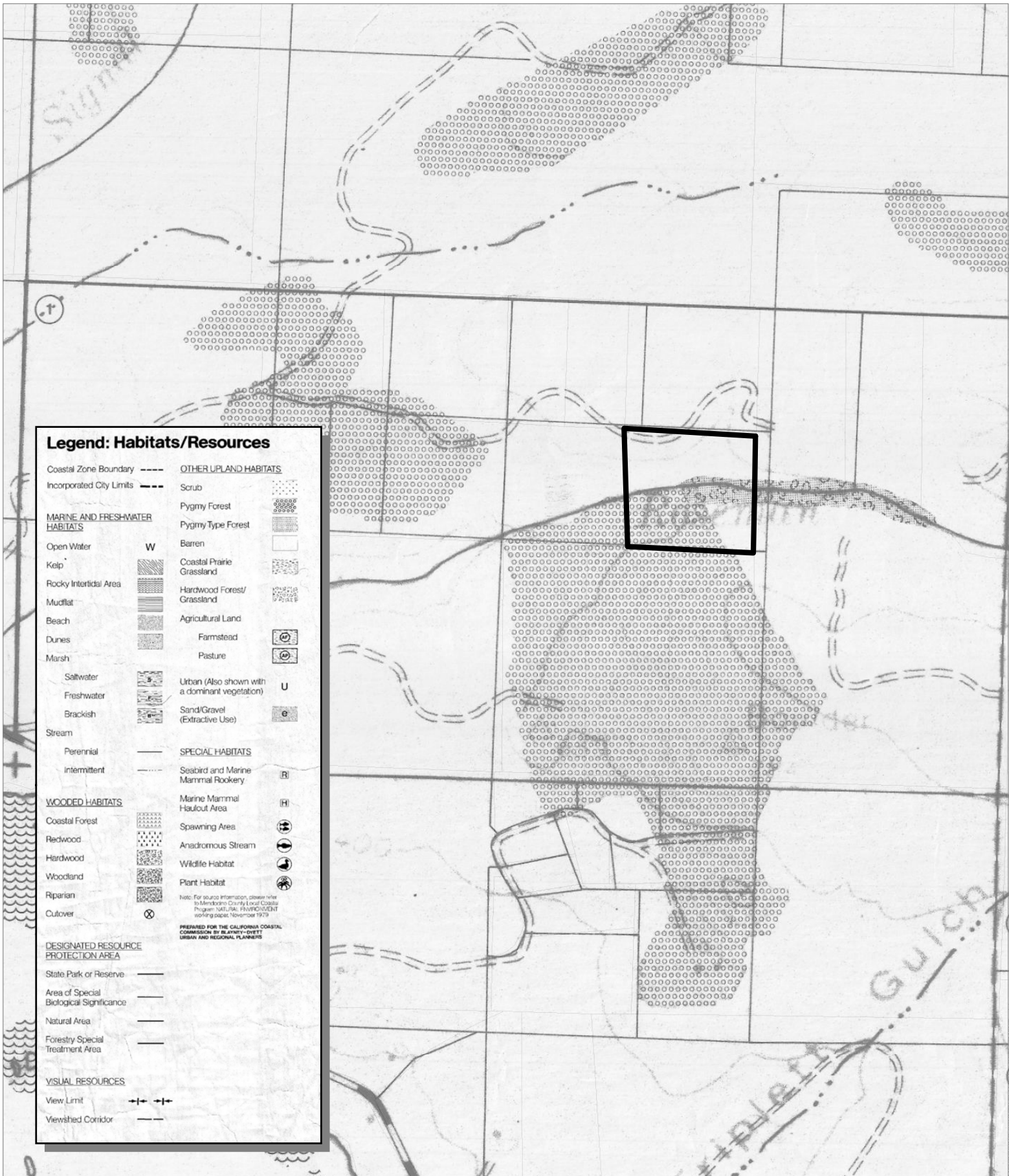
- LAND CAPABILITIES**
- Agricultural Land
 - Prime
 - Non Prime
- Timberland
 - High Productivity
 - Moderate Productivity
- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.)
- Seismicity
 - Bedrock (Zone 1)
 - Marine Terrace 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).
- 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 MAP 200, ENVIRONMENTAL WORKING PAPER, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY-DRETT URBAN AND REGIONAL PLANNERS

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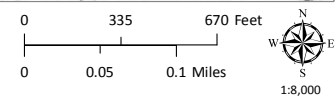




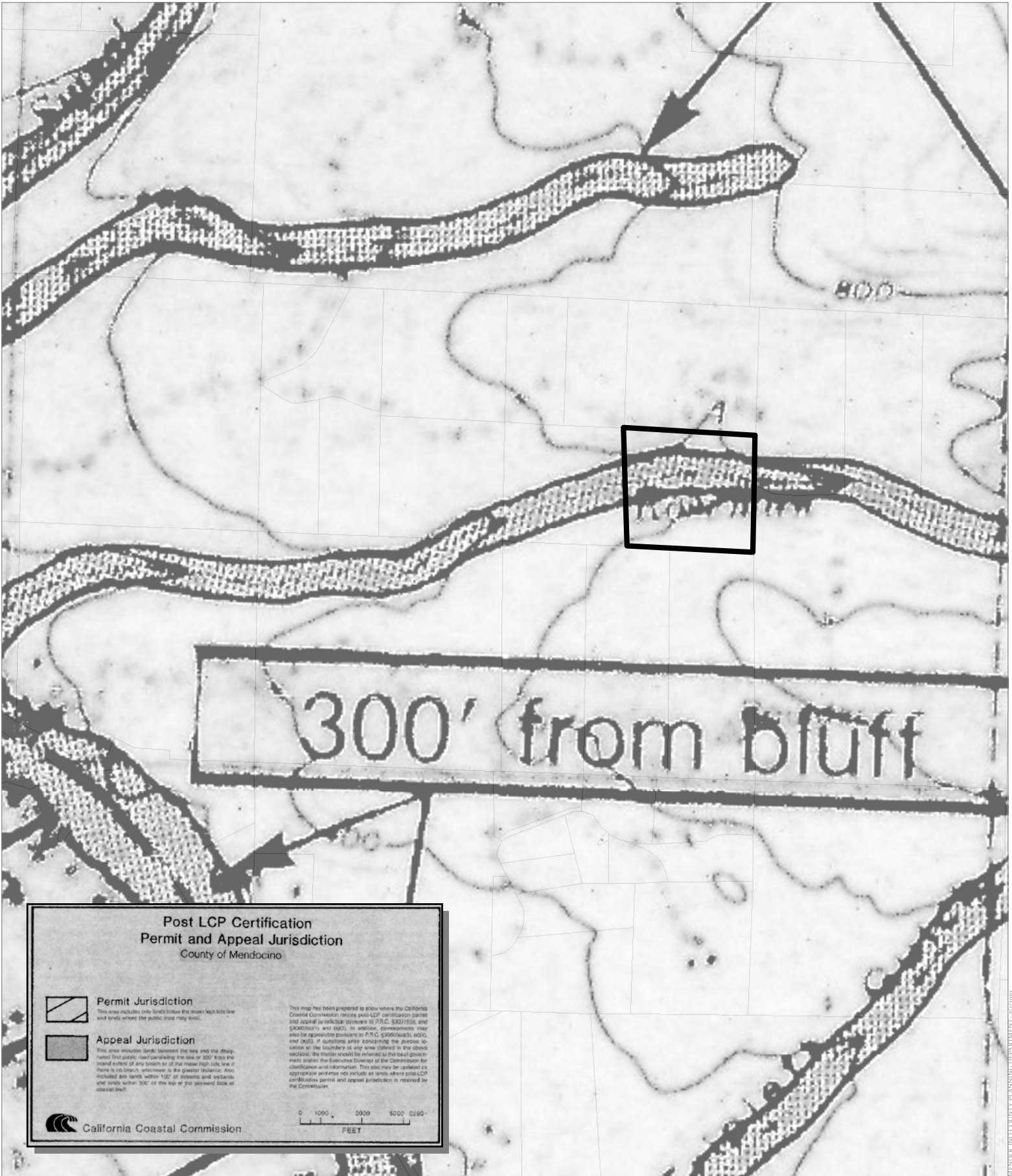
Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	---	Scrub
MARINE AND FRESHWATER HABITATS		
Open Water	W	Pygmy Forest
Kelp	[Pattern]	Pygmy Type Forest
Rocky Intertidal Area	[Pattern]	Barren
Mudflat	[Pattern]	Coastal Prairie
Beach	[Pattern]	Grassland
Dunes	[Pattern]	Hardwood Forest/Grassland
Marsh	[Pattern]	Agricultural Land
Saltwater	[Pattern]	Farmstead
Freshwater	[Pattern]	Pasture
Brackish	[Pattern]	Urban (Also shown with a dominant vegetation)
Stream	[Pattern]	Sand/Gravel (Extractive Use)
Perennial	---	SPECIAL HABITATS
Intermittent	---	Seabird and Marine Mammal Rookery
WOODED HABITATS		
Coastal Forest	[Pattern]	Marine Mammal Haulout Area
Redwood	[Pattern]	Spawning Area
Hardwood	[Pattern]	Anadromous Stream
Woodland	[Pattern]	Wildlife Habitat
Riparian	[Pattern]	Plant Habitat
Cutover	[Pattern]	
<small>Note: For source information, please refer to Mendocino County Local Coastal Program Staff file, HPC/PL/2017 working paper, November 1979</small>		
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLUNTY-DWYER URBAN AND REGIONAL PLANNERS</small>		
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	---	

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MENDOCINO COUNTY PLANNING DEPARTMENT - 5/15/2019



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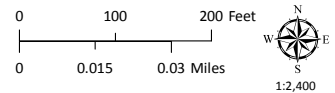
MENDOCINO COUNTY PLANNING DEPARTMENT - 5/12/2019



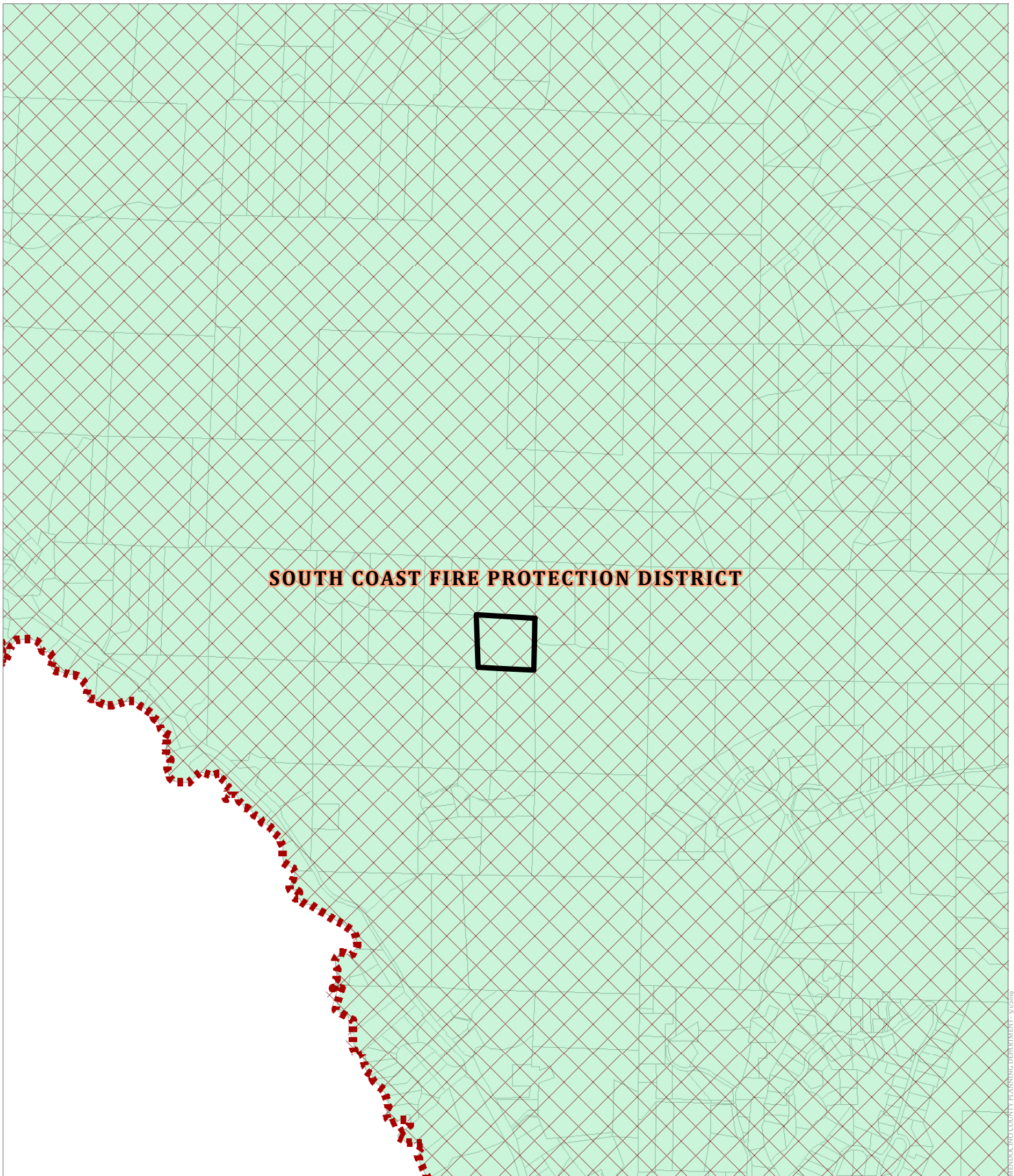
MENDOCINO COUNTY PLANNING DEPARTMENT - 5/12/2019

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 APN: 143-010-29
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 AGENT:

ADDRESS: 41779 Roseman Creek Road, Gualala





ADJACENT PARCELS
 ATTACHMENT O

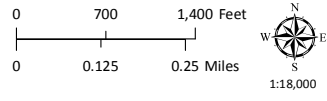


SOUTH COAST FIRE PROTECTION DISTRICT



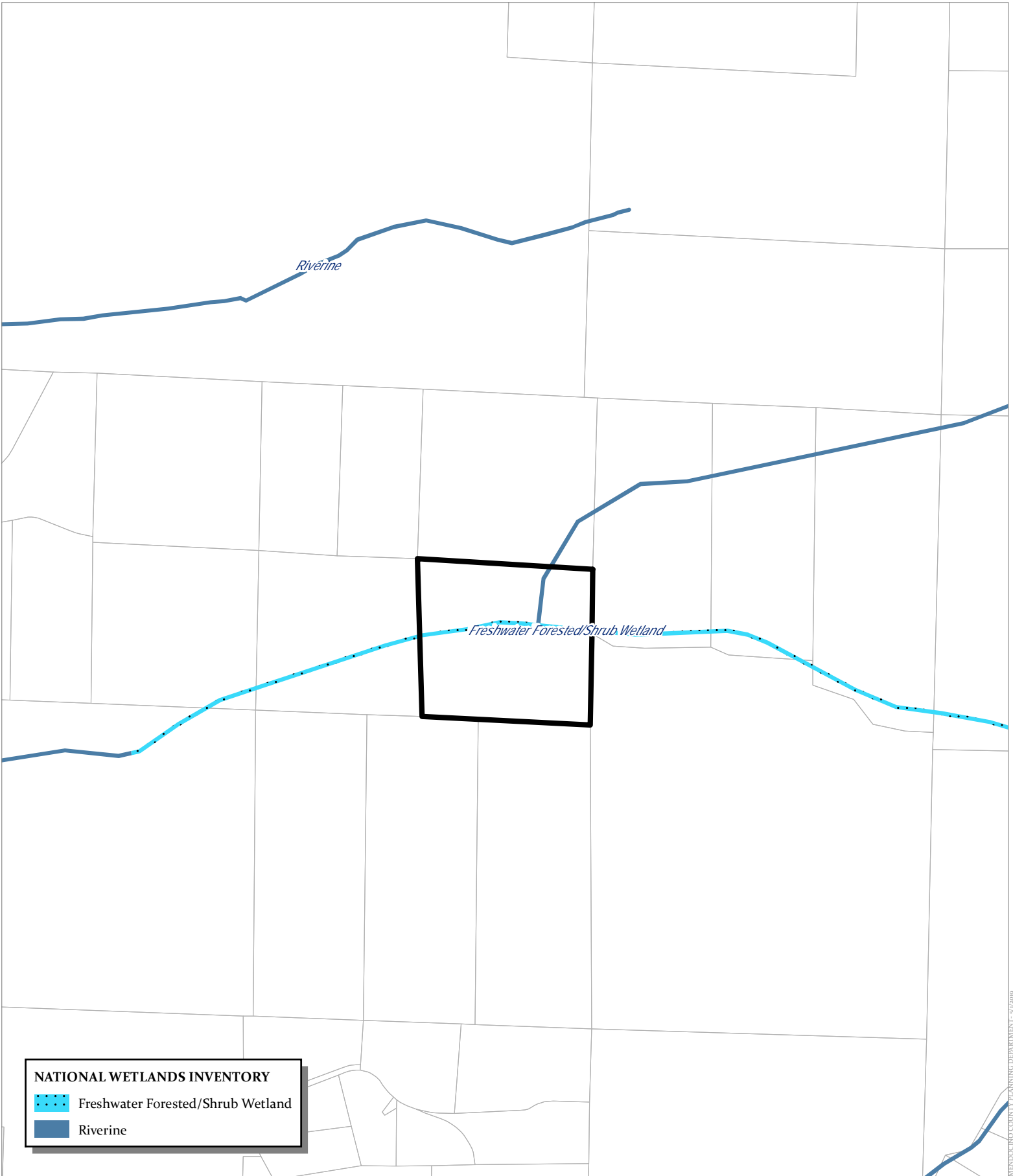
CASE: CDP 2019-0017
 OWNER: TJOGAS, James
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 AGENT:
 ADDRESS: 41779 Roseman Creek Road, Gualala

-  High Fire Hazard
-  County Fire Districts



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

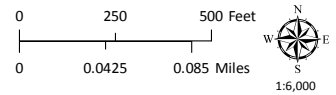
VENTURA COUNTY PLANNING DEPARTMENT - 9/15/2019



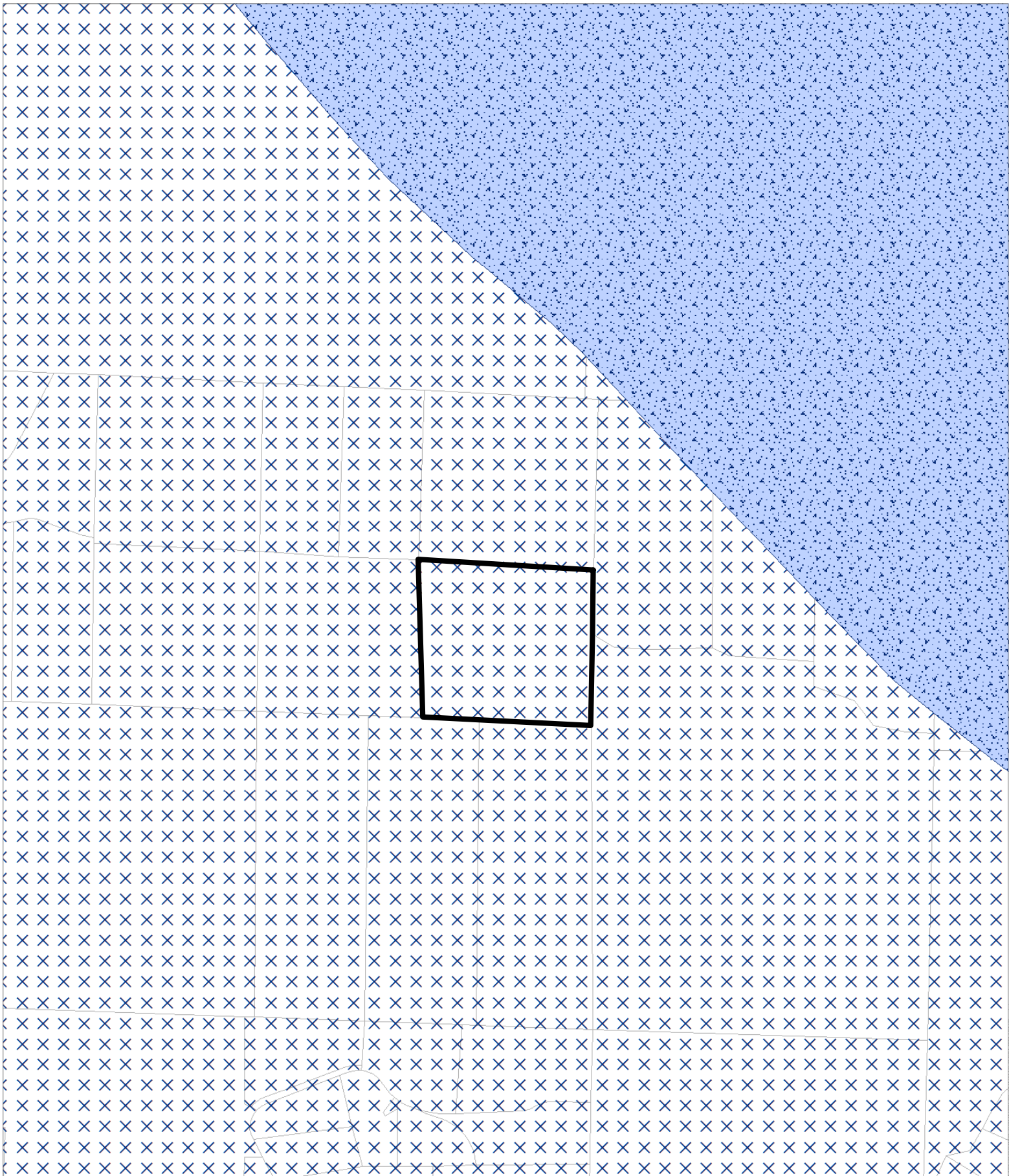
NATIONAL WETLANDS INVENTORY

- Freshwater Forested/Shrub Wetland
- Riverine

CASE: CDP 2019-0017
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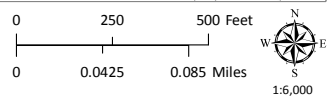
MENDOCINO COUNTY PLANNING DEPARTMENT - 5/12/2019

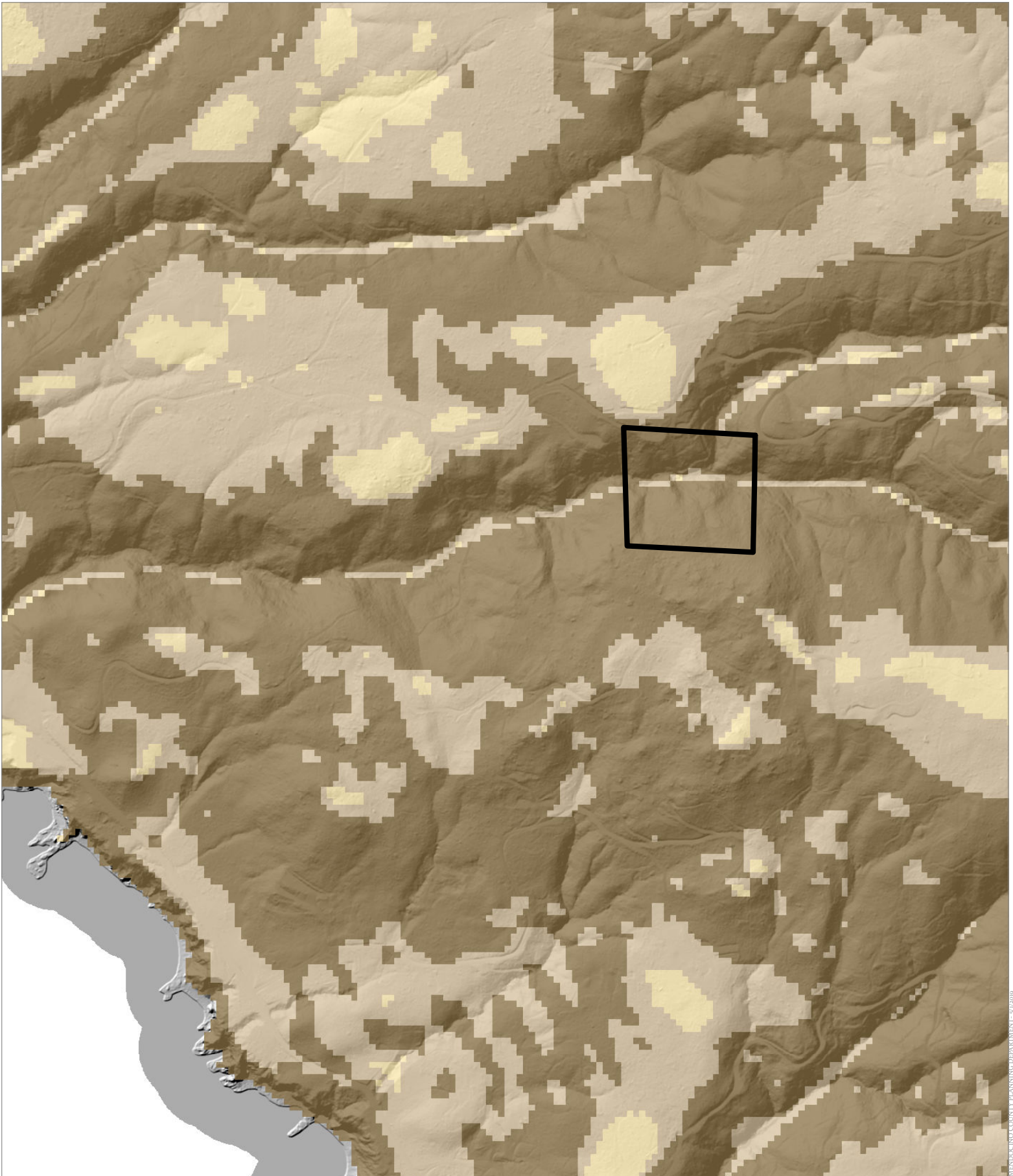


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/15/2019

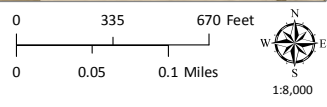
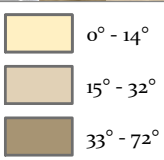
CASE: CDP 2019-0017
 OWNER: TJOGAS, James
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 AGENT:
 ADDRESS: 41779 Roseman Creek Road, Gualala

-  Critical Water Areas
-  Critical Water Resources Bedrock



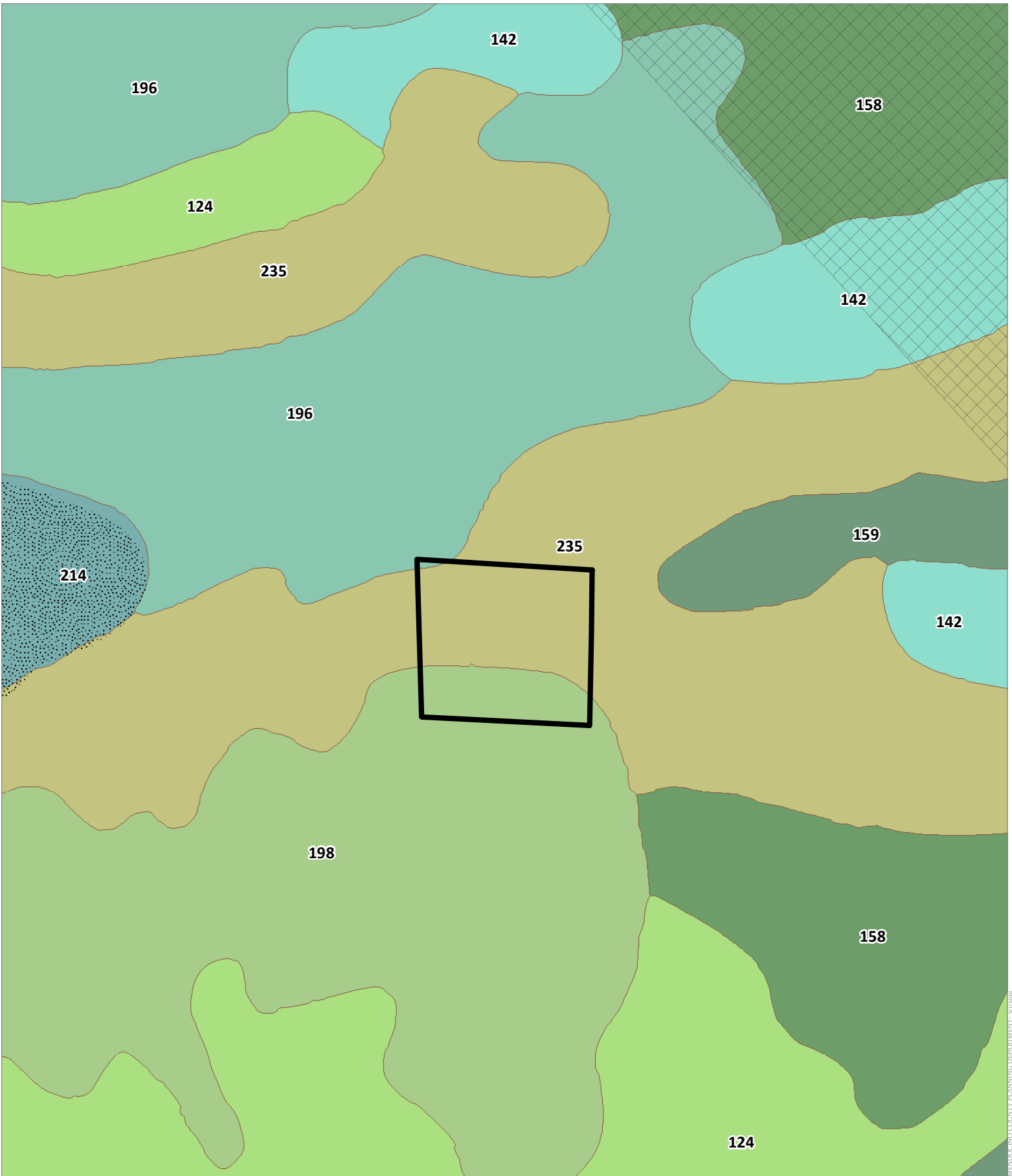


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



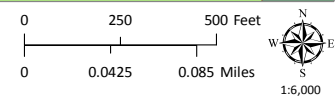
ESTIMATED SLOPE
 ATTACHMENT S

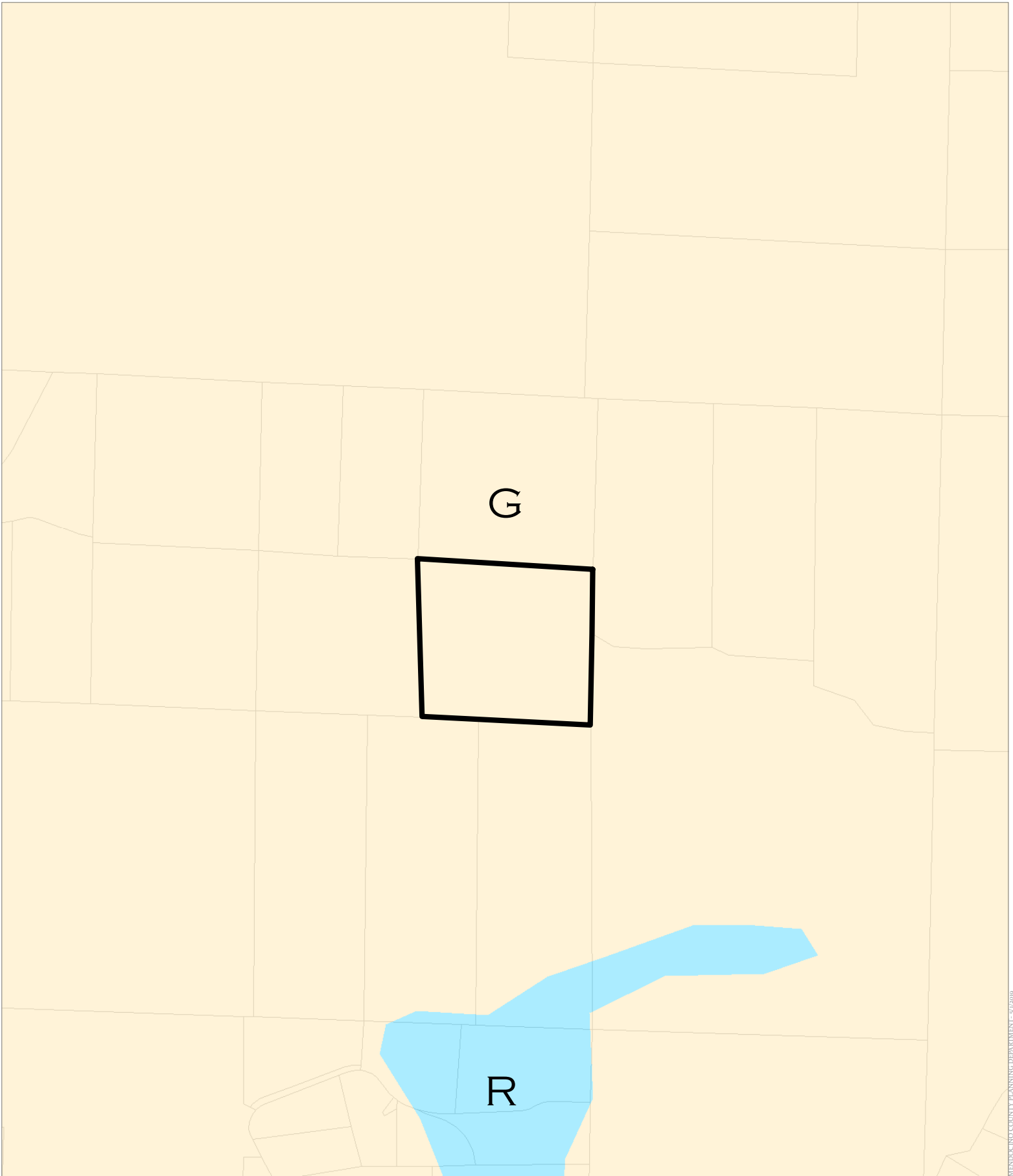
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/14/2019



CASE: CDP 2019-0017
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 APN: 143-010-29
 APLCT: James Tjogas
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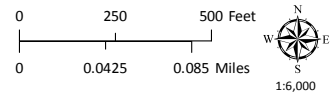
-  Shinglemill-Gibney Complex
-  Bishop Pine
-  Western Study Soil Types





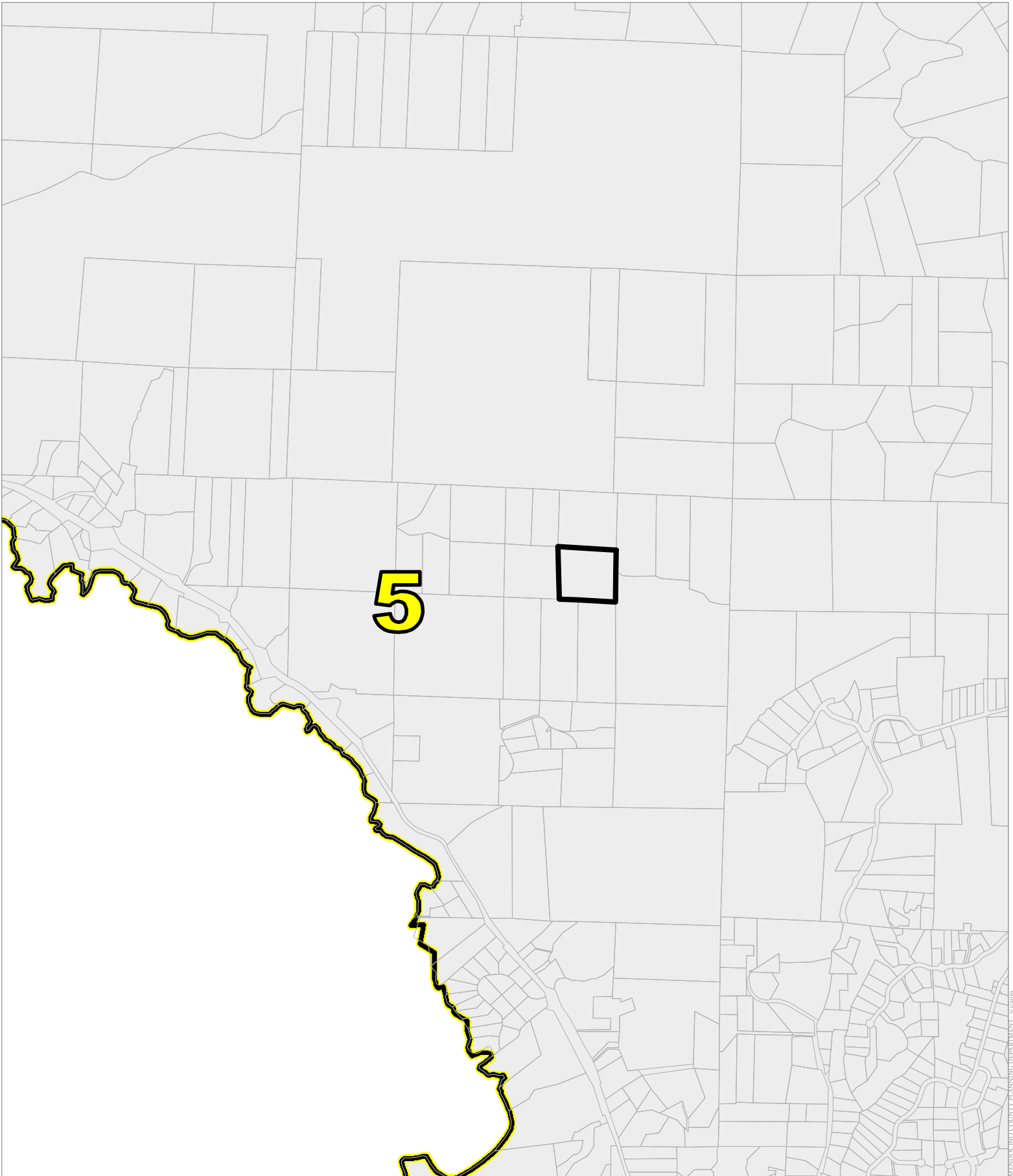
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- Grazing Land (G)
- Rural Residential & Rural Commercial (R)





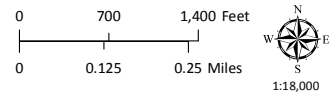
IMPORTANT FARMLAND

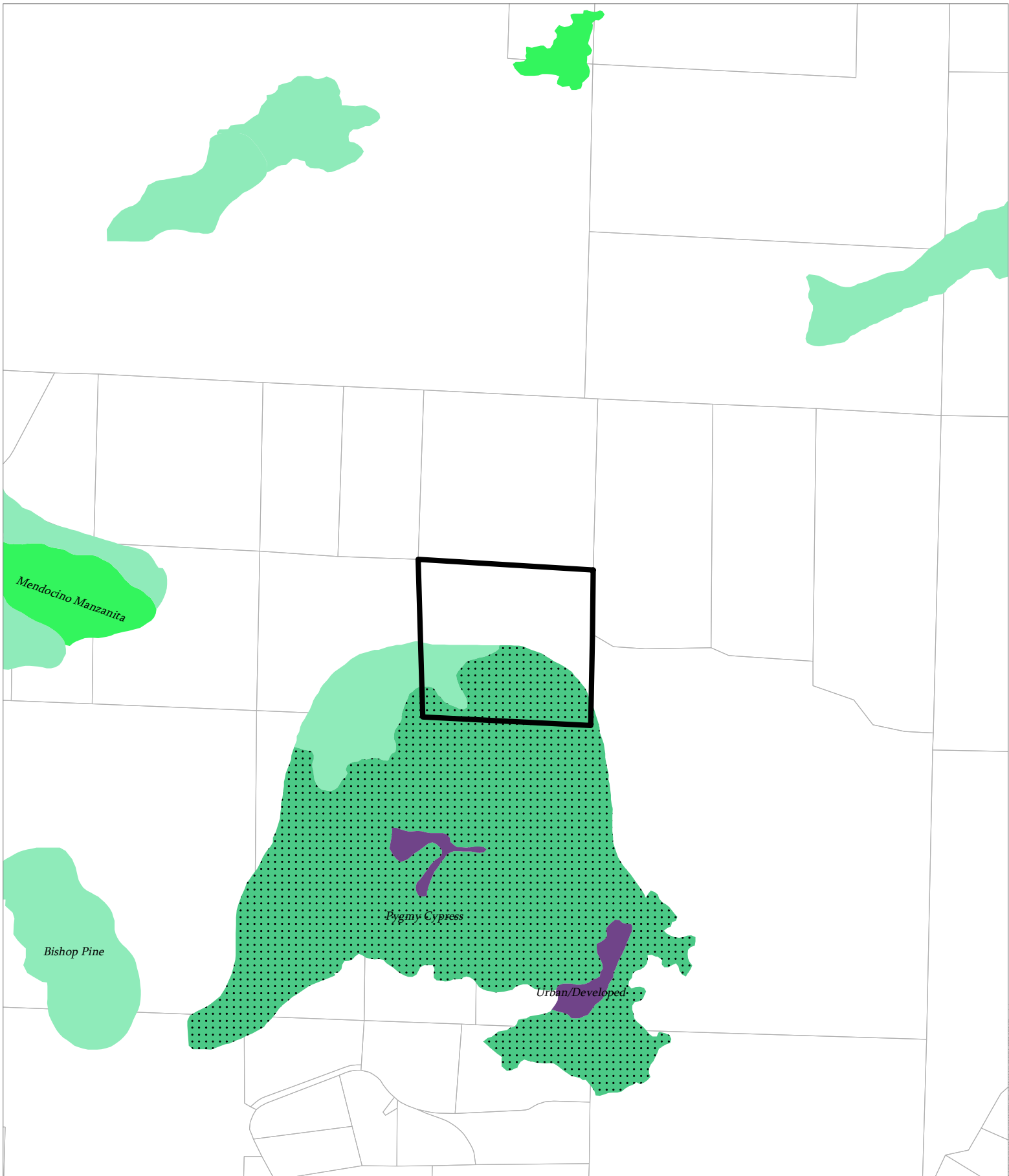
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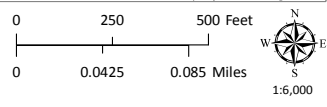
CASE: CDP 2019-0017
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APLCT: James Tjogas
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ADDRESS: 41779 Roseman Creek Road, Gualala

-  Supervisorial Districts 2010
-  Gualala MAC





CASE: CDP 2019-0017
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MENDOCINO COUNTY PLANNING DEPARTMENT - 5/1/2019