



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

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February 17, 2023

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Subdivision Committee and Coastal Permit Administrator will consider the following project on Thursday March 9, 2023. The Subdivision Committee will consider the boundary line adjustment at 9:00 a.m., or soon thereafter. The Coastal Permit Administrator will conduct a public hearing to consider issuance of a coastal development permit on the boundary line adjustment, commencing immediately following the Subdivision Committee meeting.

This meeting will be take place at 860 North Bush St, Ukiah, CA 95482. Meetings are live streamed and available for viewing online on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>. In lieu of personal attendance, 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>.

CASE#: B_2021-0055

DATE FILED: 10/14/2021

OWNER/APPLICANT: LAZY S LAND, LLC

AGENT: JAMES R BARRETT

REQUEST: Coastal Boundary Line Adjustment to reconfigure the boundary between two (2) lots. Lot 1 (APNs: 131-050-18, 20) will decrease to 68± acres and Lot 2 (APNs: 131-030-11, 12, 15 and 131-050-16, 21) will increase to 255± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 3.5± miles south of Elk, on the east and west sides of State Route 1 (SR1); located at 11001 and 10999 S. Hwy 1, Elk; APNs: 131-050-18, 20; 131-030-11, 12, 15; and 131-050-16, 21.

SUPERVISORIAL DISTRICT: 5th (Williams)

STAFF PLANNER: LIAM CROWLEY

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>

Your comments regarding the above project(s) are invited; 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. 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 by March 8, 2023, or orally via telecomment in lieu of personal attendance. A request form to provide telecomment is available at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

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

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

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 **MARCH 9, 2023**
STAFF REPORT- BOUNDARY LINE ADJUSTMENT **B_2021-0055**

SUMMARY

OWNER/APPLICANT: LAZY S LAND, LLC
44100 STORNETTA DR
MANCHESTER, CA 95459

AGENT: JAMES R BARRETT
PO BOX 1448
UKIAH, CA 95482

REQUEST: Coastal Boundary Line Adjustment to reconfigure the boundary between two (2) lots. Lot 1 (APNs: 131-050-18, 20) will decrease to 68± acres and Lot 2 (APNs: 131-030-11, 12, 15 and 131-050-16, 21) will increase to 255± acres.

LOCATION: In the Coastal Zone, 3.5± miles south of Elk, on the east and west sides of State Route 1 (SR 1); located at 11001 and 10999 S. Hwy 1, Elk; APNs: 131-050-18, 20; 131-030-11, 12, 15; and 131-050-16, 21.

ACREAGE: Lot 1: 138± Acres (before)/ 68± Acres (after)
Lot 2: 185± Acres (before)/ 255± Acres (after)

GENERAL PLAN: Lot 1: Agricultural (AG:60) and Rangeland (RL:160)
Lot 2: Agricultural (AG:60) and Forestland (FL:160)

ZONING: Lot 1: Agricultural (AG) and Rangeland (RL)
Lot 2: Agricultural (AG) and Timber Production (TP)

SUPERVISORIAL DISTRICT: 5 (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: LIAM CROWLEY

BACKGROUND

PROJECT DESCRIPTION: Coastal Boundary Line Adjustment to reconfigure the boundary between two (2) lots. Lot 1 (APNs: 131-050-18, 20) will decrease to 68± acres and Lot 2 (APNs: 131-030-11, 12, 15 and 131-050-16, 21) will increase to 255± acres.

RELATED APPLICATIONS:

On-Site

- Current parcel configuration was established via Coastal Development Boundary Line Adjustment CDB 56-08
- Certificate of Compliance CC 23-84
- U 113-76
- BF_2021-0588 for replacement of utility meter
- BF_2019-0467 for repair/replacement of siding

Neighboring Property

- Coastal Development Boundary Line Adjustment CDB 56-08
- A_2015-0001 establishing agricultural preserve
- Certificate of Compliance CC 23-84

SITE CHARACTERISTICS: The lots are located between Elk and Manchester adjacent to both the east and west side of SR 1. Most of the site is grazing land that gently slopes downward toward the bluff edge. The eastern edge of the site slopes steeply upward and is forested. The portion of the site east of SR 1 is within a highly scenic area. Several wetlands of various classifications exist on the site. Portions of the site are classified as both prime and nonprime agricultural land. The site is currently under Agricultural Preserve No. 500 (Adopted April 4th, 1973 by resolution No. 73-188). Agricultural and residential structures exist on the project site. The project does not propose any development on site.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES (ACRES)	USES
NORTH	Agricultural (AG:60) and Forestland (FL:160)	AG; TP	32±, 45±, 46± Acres	Agricultural
EAST	Agricultural (AG:60), Forestland (FL:160), and Rangeland (RL:160)	AG; RL; TP	69±, 120± Acres	Agricultural/ Vacant
SOUTH	Agricultural (AG:60) and Rangeland (RL:160)	AG; RL	87±, 9±, 50±, 8± Acres	Agricultural
WEST	Agricultural (AG:60)	AG	18± Acres	Agricultural

PUBLIC SERVICES:

Access: State Route 1 (SR-1)
 Fire District: Elk Community Services District
 Water District: NONE
 Sewer District: NONE
 School District: Manchester Union Elementary

AGENCY COMMENTS: On December 13, 2021 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT
County Addresser	No Comment
Agricultural Commissioner	No Response
Assessor's Office	No Response
Building Division (Fort Bragg)	No Comment
Department of Transportation (DOT)	No Comment
Environmental Health (Fort Bragg)	Comments
Farm Advisor	No Comment
Forestry Advisor	No Comment
Elk Community Services District	No Comment
Planning Division (Fort Bragg)	No Comment
Resource Lands Protection Committee (RLPC)	No Comment
California Coastal Commission	No Response
Manchester/Point Arena Rancheria	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response

Sherwood Valley Band of Pomo Indians	No Response
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KEY ISSUES

1. General Plan and Zoning Consistency: Lot 1 is classified in the General Plan as Agricultural 60-Acre Minimum (AG:60) and Rangeland 160-Acre Minimum (RL:160). Lot 2 is classified in the General Plan as AG:60 and Forestland 160-Acre Minimum (FL:160). Portions of Lot 1 lie within both the Agricultural (AG) and Rangeland (RL) zoning districts. Portions of Lot 2 lie within both the AG and Timber Production (TP) zoning districts. The portion of Lot 1 currently within the Agricultural General Plan Classification and Zoning District (GP/ZD) conforms to the 60-acre minimum lot size requirement. The portion of Lot 1 currently within the Rangeland GP/ZD does not conform to the 160-acre minimum lot size requirement. After the proposed adjustment, the portion of Lot 1 within the AG GP/ZD would continue to conform to the 60-acre minimum lot size. The portion within the RL GP/ZD would become part of Lot 2 and would continue not to conform to the 160-acre minimum lot size.

The portion of Lot 2 within the AG GP/ZD currently conforms to the 60-acre minimum lot size requirement. The portion of Lot 2 within the FL GP and TP ZD does not currently conform to the 160-acre minimum lot size. After the proposed adjustment, the portion of Lot 2 within the AG GP/ZD would continue to meet the 60-acre minimum lot size. The portion of Lot 2 within the FL GP and TP ZD would continue not to conform to the 160-acre minimum lot size requirement.

The proposed adjustment would not increase the nonconformity of either the portion of Lot 2 within the FL GP and TP ZD or the portion of Lot 1 within the RL GP/ZD because the amount of land within these classifications and districts would not decrease. No physical development is proposed as part of the adjustment. Thus, future development on either lot may require a Coastal Development Permit. The adjustment would not take away the capability for future development to be supported on either lot, as both will either remain above their respective minimum acreage requirements or would not increase nonconformity. The proposed configuration would not create any new building sites that were not already present because no physical development is proposed. No new parcels would be created by the adjustment.

Mendocino County Code (MCC) Section 20.524.025 states: *“A land division or boundary line adjustment shall not result in a parcel having more than one (1) zoning district designation, not including combining district designation(s), if such designation would adversely affect environmental resources or agricultural use of the property.”* Both parcels have more than one zoning district designation in their current configuration. The proposed boundary line adjustment would result in Lot 2 having three (3) zoning district designations and Lot 1 having one (1) zoning district designation. The resulting configuration would not adversely affect environmental resources because the resulting boundary lines would follow existing zoning district boundaries and no development or change in use is proposed. In addition, the land would remain under a Williamson Act contract, and as such the adjustment would not affect agricultural use of the property.

The site contains both agricultural and residential uses. These uses are consistent with the intent of Agricultural, Rangeland, and Forestland General Plan Classifications and the AG, RL, and TP zoning districts. The proposed adjustment would not change existing use of the property and is therefore consistent with the intent of these classifications and zoning districts.

2. Williamson Act Consistency: The project site contains areas which have been established as Agricultural Preserves under the Williamson Act. The Mendocino County Policies and Procedures for Agricultural Preserves and Williamson Act Contracts (‘Policies’) outlines required findings regarding boundary line adjustments of parcels currently under Williamson Act Contracts. The Mendocino County Resource Lands Protection Committee met on January 11, 2023 to discuss the project with regard to its Agricultural Preserve and Williamson Act contract. The Committee did not have any comment on the project. Therefore, staff finds that the proposed adjustment does not conflict with the existing Agricultural Preserve and Williamson Act contract and no further action is needed.

Section 11.2(B) states “the Subdivision Committee shall condition any approval of a boundary line adjustment of a Williamson Act contracted property on the approval by the Board of Supervisors of an application to rescind a Williamson Act contract or contracts and to simultaneously enter into a new contract or contracts.” Upon adherence to this condition of approval, the project would satisfy the requirements of the Williamson Act and the County’s ‘Policies’.

3. Division of Land Regulations: The project was reviewed by the Mendocino County Subdivision Committee, at which time the Subdivision Committee made recommendations concerning approval to the Coastal Permit Administrator per the required findings of Mendocino County Code Section Chapter 17-17.5. No conflicts with the County Division of Land Regulations were identified at the meeting.

4. Natural Resources: A small portion in the northeast corner of Lot 2 is designated on the LCP land use maps as “High Productivity Timberland” (See attached *LCP Land Capabilities & Natural Hazards* map). This section of the lot would not be affected by the adjustment and would remain entirely within Lot 2. As such, the adjustment would not impact the use of timber resources. In addition, the boundary line adjustment would not create any parcels which are fully impacted by environmental setbacks or ESHA (Environmentally Sensitive Habitat Area) buffers.

5. Agency Comments: Comments were received from the Environmental Health Division, which indicated that a site plan must be submitted which shows the location of all existing structures, wells, and septic systems. The comments also indicated that the site plan must show which well or septic system will serve each structure. These comments were addressed in revised documents submitted by the applicant showing two septic systems and a well serving two existing residences on Lot 2 and a septic system serving a residence on Lot 1.

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

1. The boundary line adjustment will not result in a net loss of density; transferring 70± acres from Lot 1 to the larger Lot 2 will not affect the number of units that may be constructed; and
2. The boundary line adjustment will not create any new parcels; and
3. The parcels subject to the adjustment are not located within an environmentally sensitive habitat area, and no fully impacted parcel will be created as a result of this adjustment; and
4. No substandard lot will result from the adjustment. After the adjustment, Lot 1 and Lot 2 will continue to conform to the AG 60 acre minimum; and
5. The property subject to the adjustment is in an area designated Critical Water Resources Bedrock (CWRB) and Marginal Water Resources (MWR) identified in the Mendocino County Groundwater Study and is consistent with the study; and
6. No pygmy vegetation or pygmy-capable soils were identified on the project site; and
7. The project is located within a designated “Highly Scenic” and “Conditionally Highly Scenic” area. However, there is no physical development proposed as part of the project, so there will be no scenic impacts; and
8. The project is an appealable project, as it is a boundary line adjustment and therefore is required to be processed as a Standard Coastal Development Permit.
9. The boundary line adjustment would result in a parcel having more than one (1) zoning district designation. However, such designations would not adversely affect environmental resources or agricultural use of the property.

ENVIRONMENTAL RECOMMENDATION: The California Natural Resources Secretary has found that

certain classes of 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. The project involves a lot line adjustment. Staff recommends that the proposed project be found Categorically Exempt per 14 CCR §15305 titled *Minor Alterations in Land Use Limitations*. This section includes “*minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel.*” No physical development is proposed, and no new parcels would be created.

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

Policy 3.1-32 discusses the prohibition of a boundary line adjustment if it is located within an ESHA and (1) creates a parcel entirely within an ESHA, or (2) would result in a parcel that does not have adequate building site locations. The proposed boundary line adjustment is consistent with the policy as the resulting parcel would not be located entirely within an ESHA nor would the resulting parcel provide inadequate building site locations.

Policy 3.5-3 discusses the necessity of visual resource impact analysis for development in areas designated as “Highly Scenic”. The adjusting of boundary lines will not change ocean or coastal views from public areas, as there are no structures or any other physical change to the land proposed as part of the project.

Policy 3.8-7 states that “proposed development, including lot line adjustments” shall be approved only where a community sewage disposal system with available capacity exists and is obligated to provide service. The subject parcels are currently not served by any existing district. No district is obligated to provide service in the event of future development. The adjustment would not eliminate the possibility for a satisfactory sewage site on either parcel in the event of future development. There are no proposed new sewage sites or expansion of sewage systems as part of the project. There are existing septic systems serving the residences on site. Therefore, the project is consistent with this policy.

RECOMMENDED MOTION

The Coastal Permit Administrator approves Coastal Development Boundary Line Adjustment B_2021-0055, subject to the following Conditions of Approval, finding that the application and supporting documents and exhibits contain sufficient information and conditions to establish, as required by the Coastal Zoning Code, that:

1. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(1), the proposed project is in conformance with the Coastal Element and its policies discussed in this report. The proposed boundary line adjustment is consistent with all applicable policies that discuss boundary line adjustments; and
2. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(2), the proposed project will be provided with adequate utilities, access roads, drainage and other necessary facilities. Each lot that is subject to the boundary line adjustment has adequate access from State Route 1, and the boundary line adjustment request does not require the use of any utilities or facilities, therefore it is consistent with this finding; and
3. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(3), the proposed project is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of the Mendocino County Coastal Zoning Code and preserves the integrity of the zoning district. The proposed boundary line adjustment will change the property line between two parcels within the AG, RL, and TP zoning district and will not result in the creation of any new nonconforming lot; and
4. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(4), the proposed project would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA). The proposed boundary line adjustment was

found to be Categorically Exempt from the provisions of CEQA under a Class 5(a) exemption;
and

5. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(5), the proposed boundary line adjustment will not have any adverse impacts on any known archaeological or paleontological resource. The proposed boundary line adjustment does not include any ground disturbing activities that would impact archaeological or paleontological resources. Additionally, as the project is categorically exempt from CEQA, the proposed boundary line adjustment is not subject to additional archaeological survey requirements per Mendocino County Code Section 22.12.050(A); and
6. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(6), other public services including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed adjustment. The proposed adjustment will not result in additional parcels beyond what exist today; therefore, public services remain sufficient; and
7. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(B)(1), the proposed project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan. The project area is not identified in the Coastal Element Land Use Maps as an area where Shoreline Access or visitor serving facilities are proposed.
8. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.100(A)(1), the proposed project will not impact any environmentally sensitive habitat areas. Furthermore, the proposed boundary line adjustment does not create parcels that are undevelopable due to ESHA buffers or other environmental setbacks.
9. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.100(A)(2), the proposed project is compatible with the long-term protection of resource lands. The proposed boundary line adjustment would not change the current use of the land, and the adjustment would not alter the future capability of the land to be retained as resource lands.
10. Pursuant to Mendocino County Coastal Zoning Code Section 20.524.025(E), the proposed project will result in a parcel having more than one (1) zoning district designation. However, the proposed adjustment will not result in any adverse effect on environmental resources or agricultural use of the property. The existing Agricultural Preserve and Williamson Act contract would remain in place and would not be affected by the adjustment. No physical development is proposed. The existing portion of Lot 2 within the Timberland Production Zone will be unaffected by this adjustment. Therefore, staff determines the project is consistent with this finding.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. This application is valid for 24 months from the effective date. No extensions can be granted.
2. That for each proposed adjusted parcel provide one perimeter description of each parcel. The new deed description submitted shall be prepared by, and bear the seal of, a Licensed Land Surveyor.
3. That each transfer of real property be by means of a Quitclaim Deed containing the following wording to be contained within the legal description:

"Any and all lands and any and all interest thereto lying within the following described real

property (perimeter description of the adjusted parcel(s))."

And,

"This deed is given pursuant to Mendocino County Coastal Development Boundary Line Adjustment B_2021-0055 and is intended to create no new parcel."

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

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

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

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

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

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

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

COASTAL PERMIT ADMINISTRATOR STAFF REPORT FOR
COASTAL BOUNDARY LINE ADJUSTMENT

B_2021-0055
PAGE CPA - 8

GUARANTEE THAT THE COASTAL PERMIT ADMINISTRATOR'S DECISION WILL BE OVERTURNED.
IN SOME CASES, THE BOARD OF SUPERVISORS MAY NOT HAVE THE LEGAL AUTHORITY TO
OVERTURN THE DECISION OF THE ADMINISTRATOR.

2/8/23

DATE

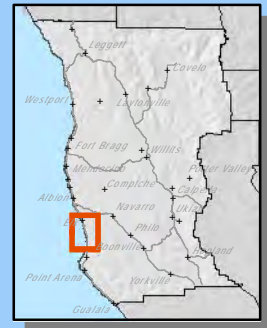
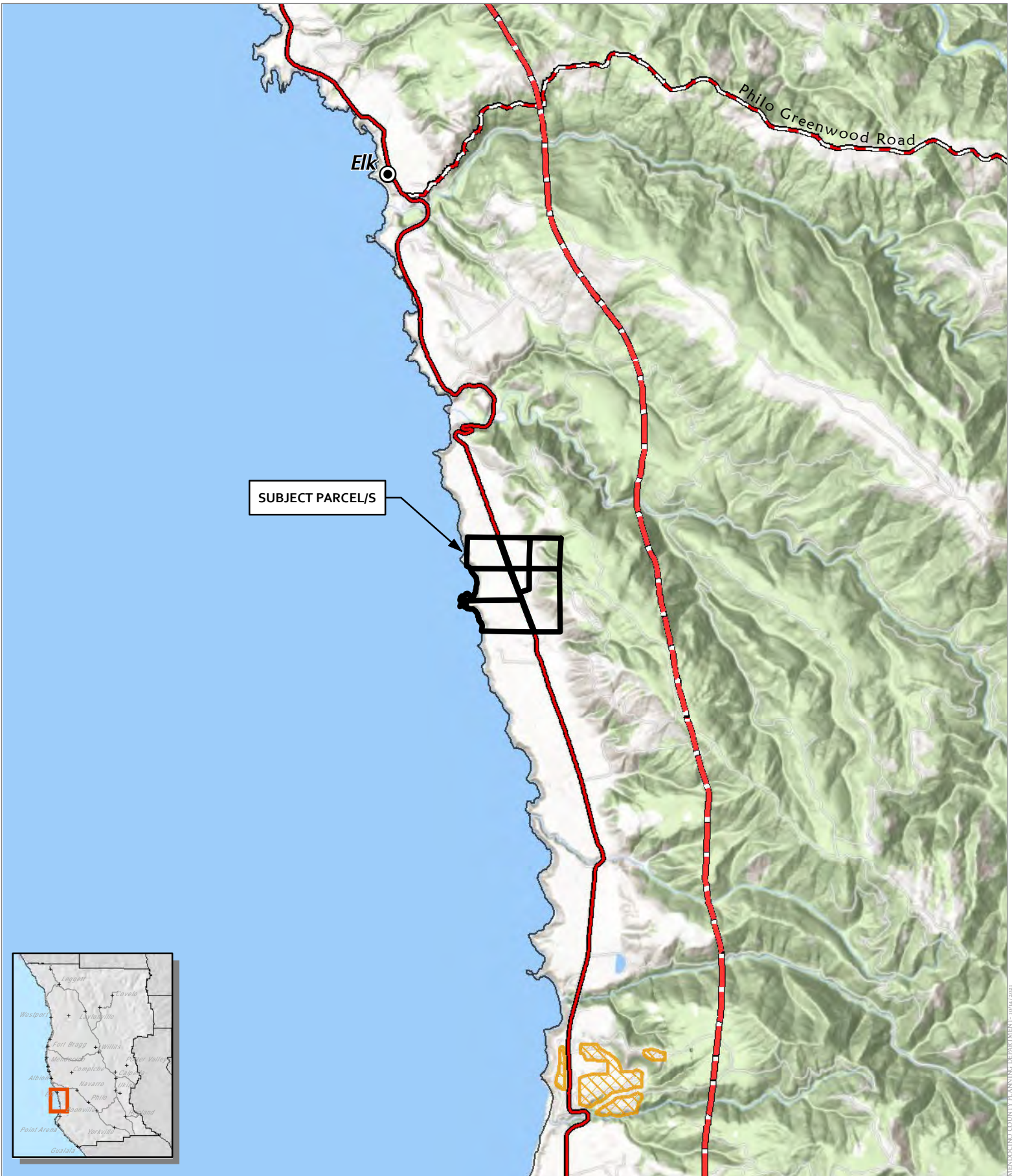


LIAM CROWLEY
PLANNER I

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

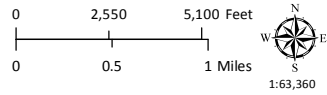
ATTACHMENTS:

- A. Location Map
- B. Aerial Map
- C. Site Plan
- D. Topographic Map
- E. Zoning Map
- F. General Plan Classifications
- G. LCP – Land Use
- H. LCP – Land Cap
- I. LCP – Hab and Res
- J. Appealable Areas
- K. Adjacent Parcels
- L. Fire Hazard Zones
- M. Wildland-Urban Interface Areas
- N. Wetlands
- O. Coastal Groundwater Resources
- P. Highly Scenic and Tree Removal
- Q. Slopes
- R. Soils
- S. Williamson Act
- T. Farmland Classifications
- U. Crop Types



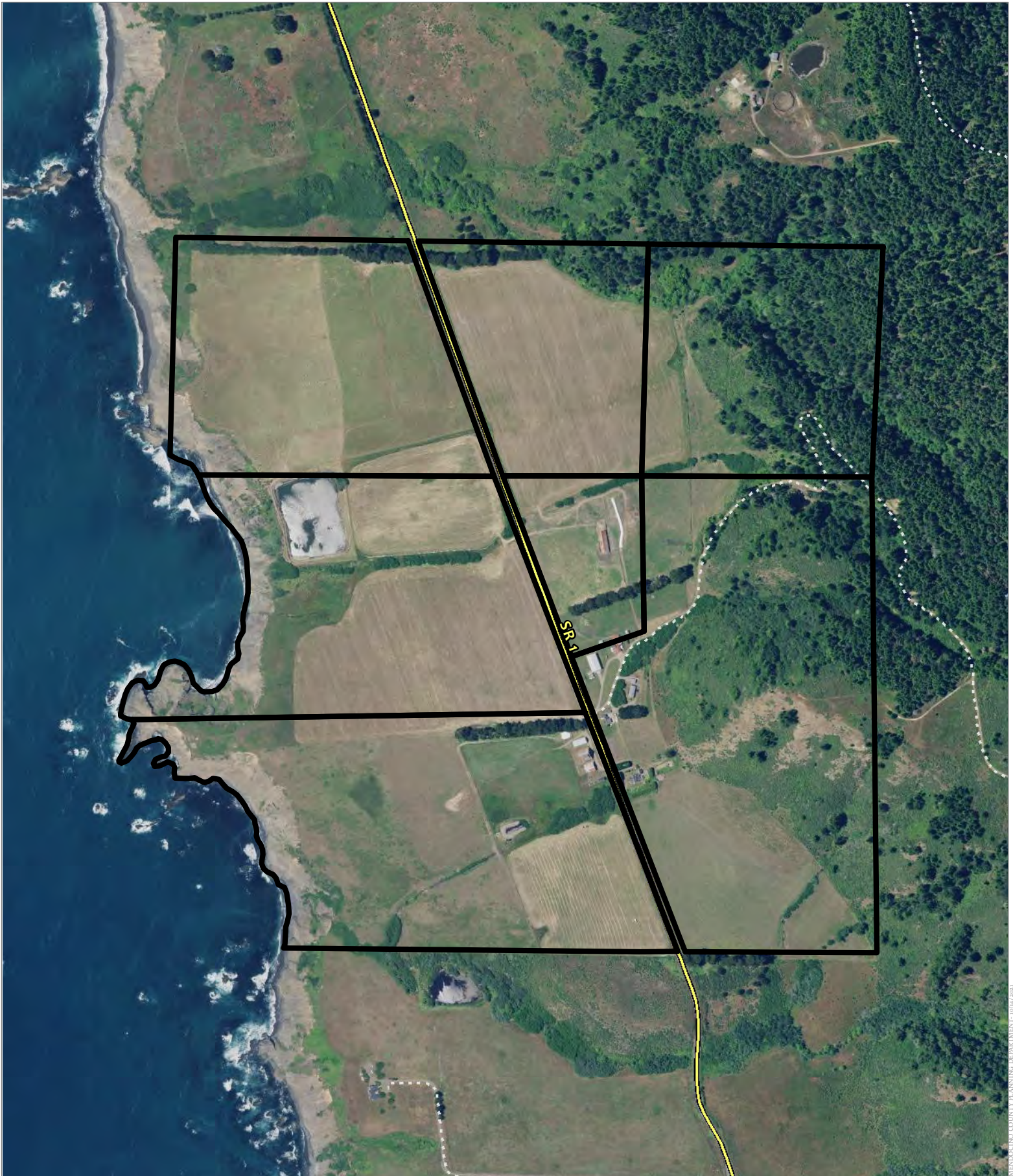
CASE: B 2021-0055
 OWNER: Lazy S. Land, LLC
 APN: 131-050-18, ET AL
 APLCT: Lance Stornetta
 AGENT: J.R. Barrett
 ADDRESS: 11001 S. Highway 1, Elk

- Major Towns & Places
- Highways
- Coastal Zone Boundary
- Major Roads
- CDP Exclusion Areas




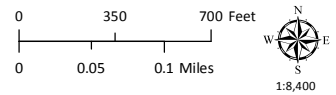
LOCATION MAP
 ATTACHMENT A

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/04/2021



CASE: B 2021-0055
OWNER: Lazy S. Land, LLC
APN: 131-050-18, ET AL
APLCT: Lance Stornetta
AGENT: J.R. Barrett
ADDRESS: 11001 S. Highway 1, Elk

 Public Roads



AERIAL IMAGERY
ATTACHMENT B

MEMPHIS COUNTY TOWNSHIP DEPARTMENT 10/14/2021



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics

TOTAL ACRES
322±
NORTH
SCALE: AS SHOWN
10/11/21
240

EXISTING PARCEL CONFIGURATION
LAZY S LAND LLC
11001 S. HWY 1, ELK, CA 95432
APNS: 131-050-18, 20 PARCEL 1 - 138 AC±
131-030-11, 12, 15; 131-050-16, 21; PARCEL 2 185 AC±
TO MANCHESTER 9 MILE
PARCEL LINES
SHEET 1/3

#B 2021-0055 REVISED 12/31/22



Source: Esri, DigitalGlobe, GeoEye, Earthstar ©

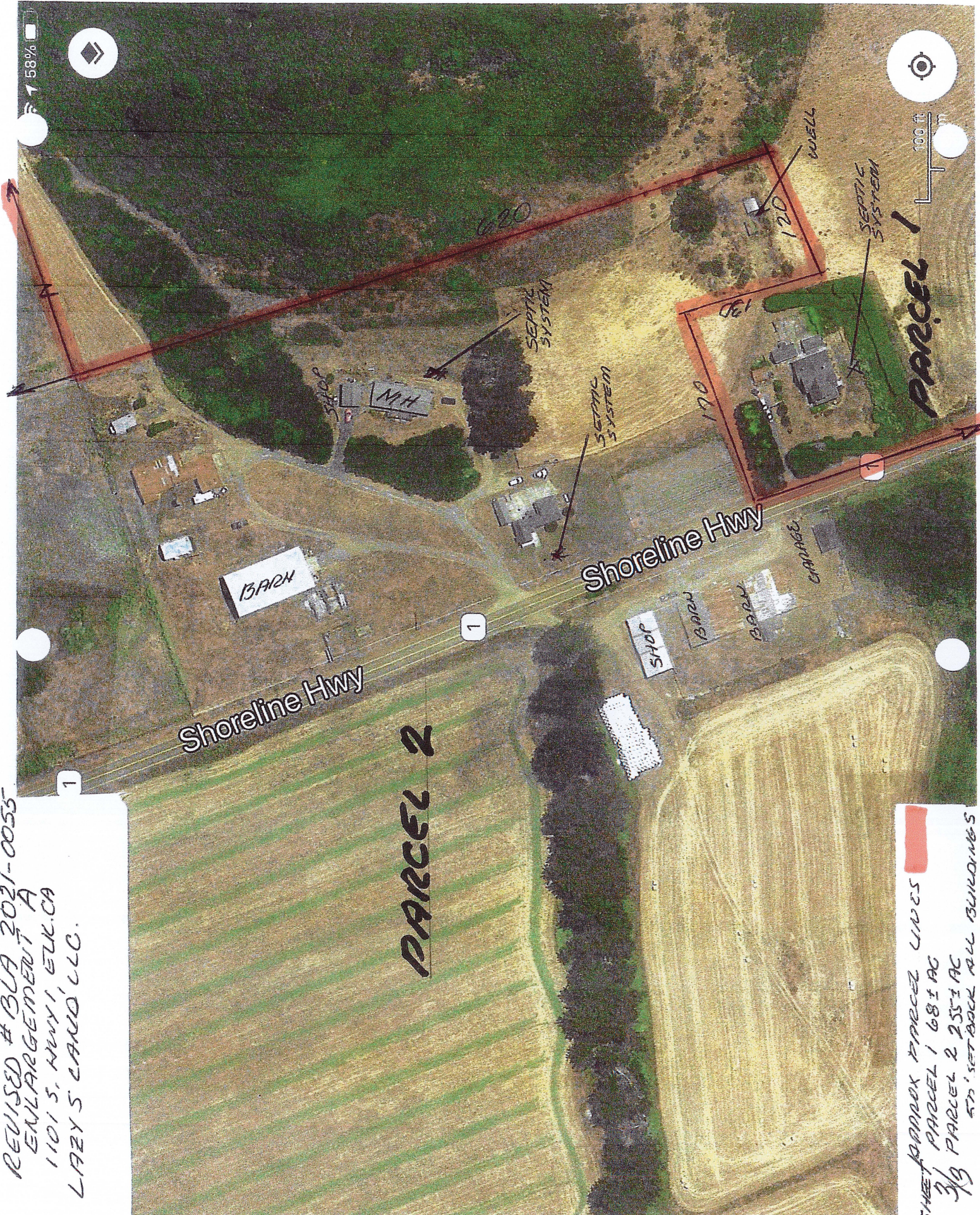
PARCEL 1 68± AC
 2 255± AC
 AG/AG 60

 Public Roads

PROPOSED PARCEL CONFIGURATION
 REVISED 12/31/2022
 LASH S. LAND LLC
 11001 S. HWY 1, ELK CA. 95432

SHEET
 2/3

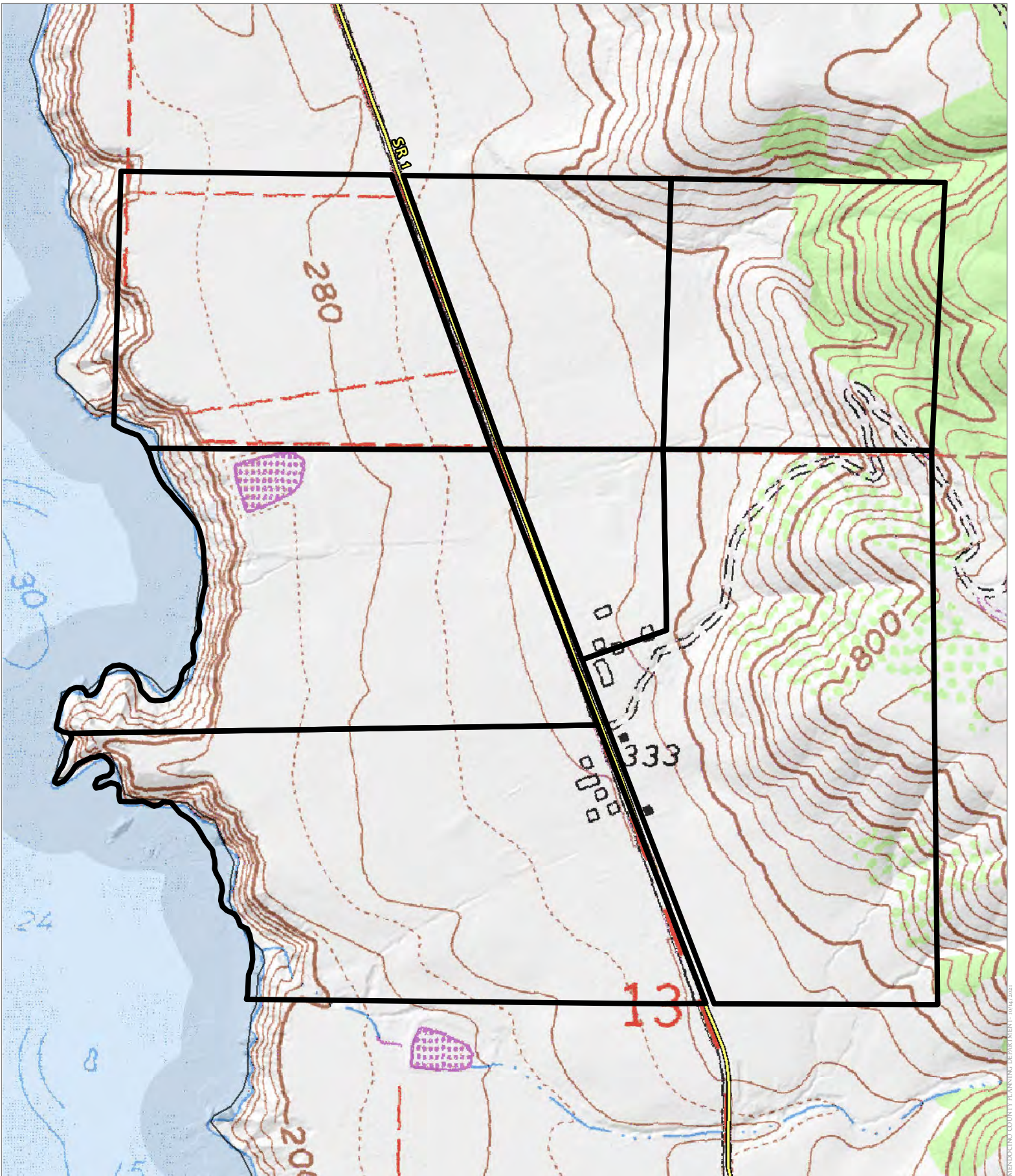
REVISED # BUA 2021-0055
ENLARGEMENT A
1101 S. HWY 1, ELK CA
LAZY'S LAND, LLC.




PARCEL 2

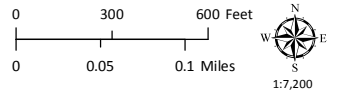
PARCEL 1

SHEET APPROX PARCEL LINES
3/3 PARCEL 1 68± AC
3/3 PARCEL 2 255± AC
57' SETBACK ALL BUILDINGS



CASE: B 2021-0055
 OWNER: Lazy S. Land, LLC
 APN: 131-050-18, ET AL
 APLCT: Lance Stornetta
 AGENT: J.R. Barrett
 ADDRESS: 11001 S. Highway 1, Elk

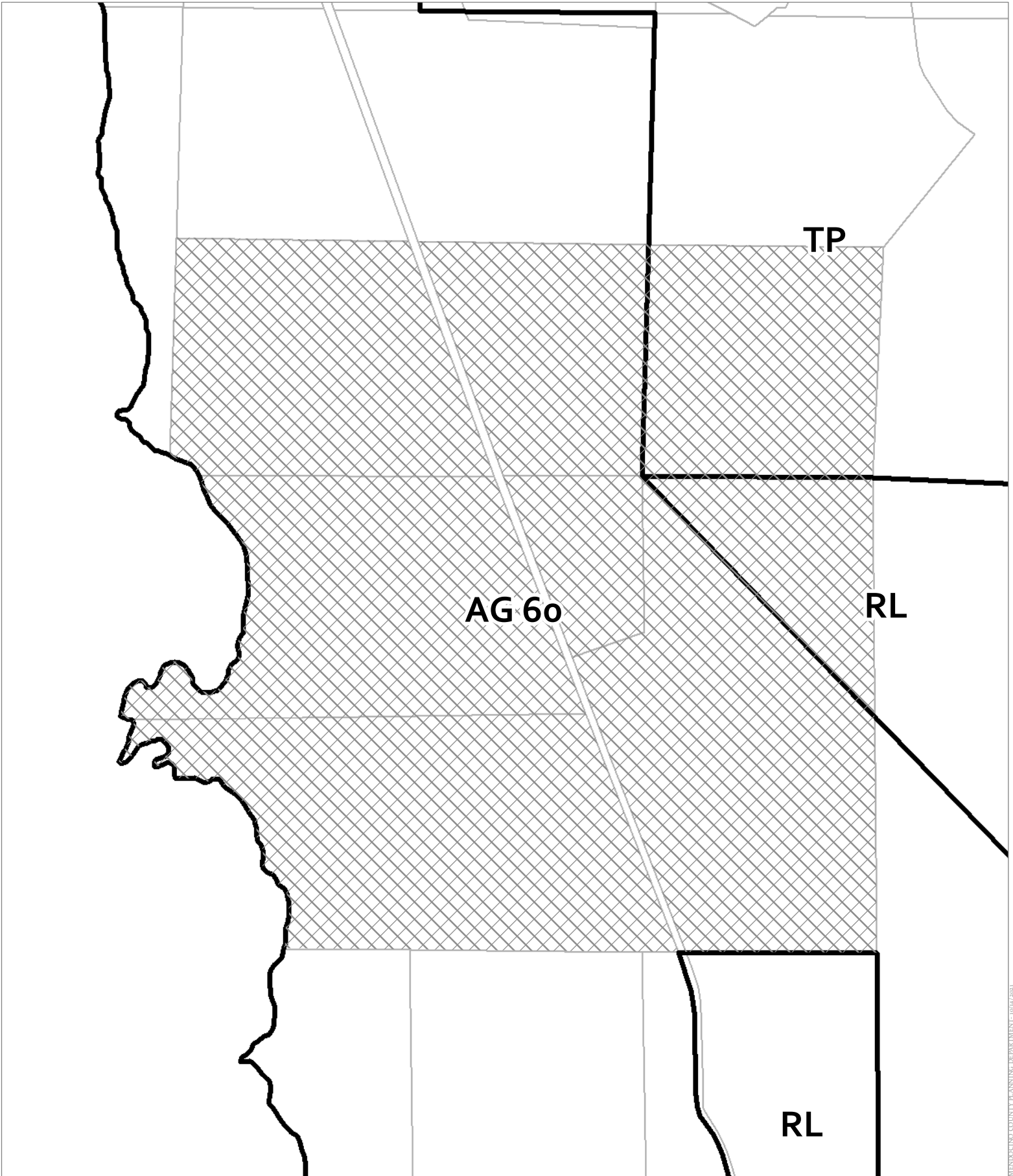
 Public Roads




TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

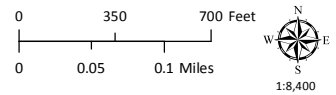
ATTACHMENT D

HENNING COUNTY PLANNING DEPARTMENT 06/14/2021

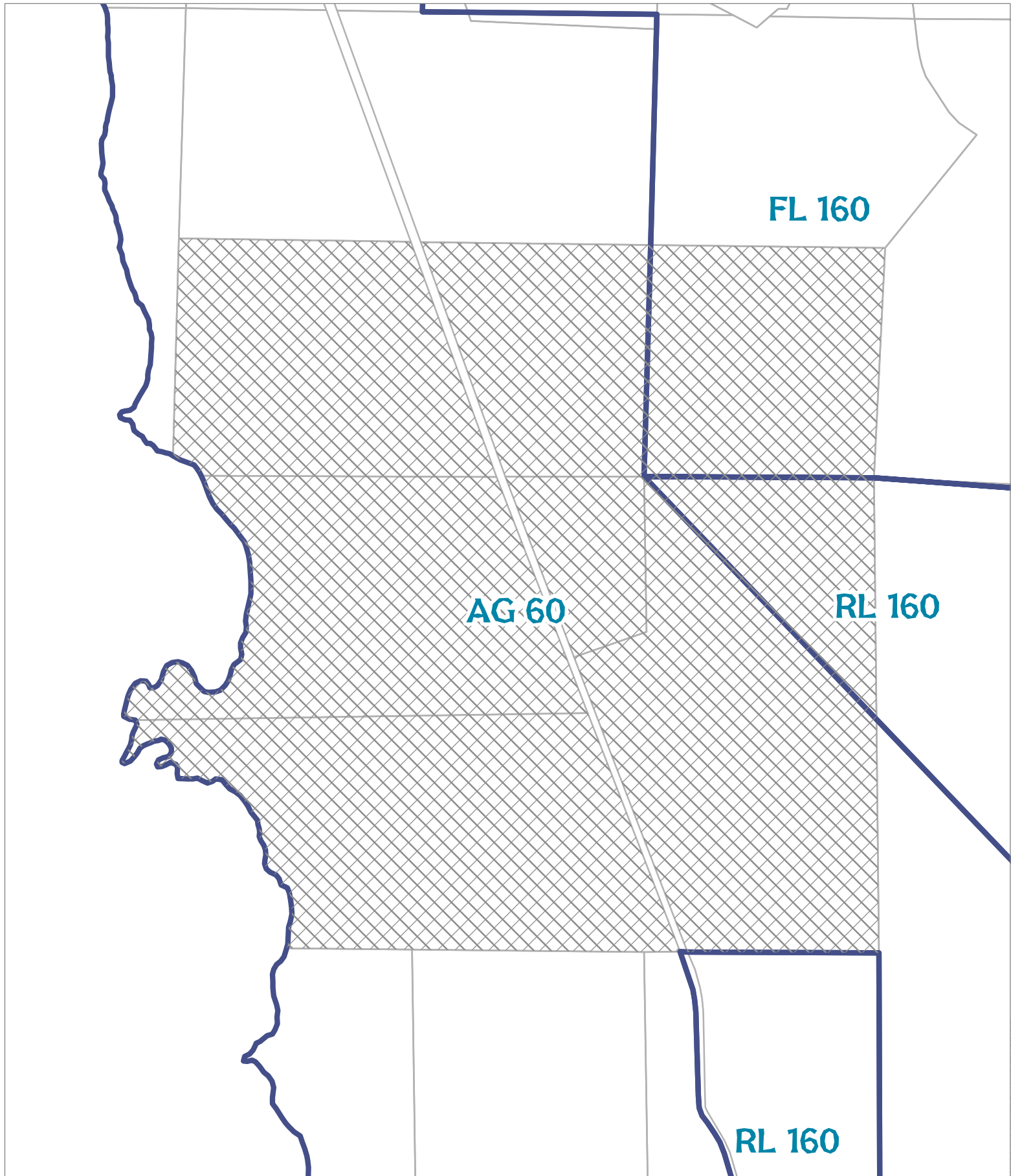


CASE: B 2021-0055
OWNER: Lazy S. Land, LLC
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ADDRESS: 11001 S. Highway 1, Elk

 Zoning Districts



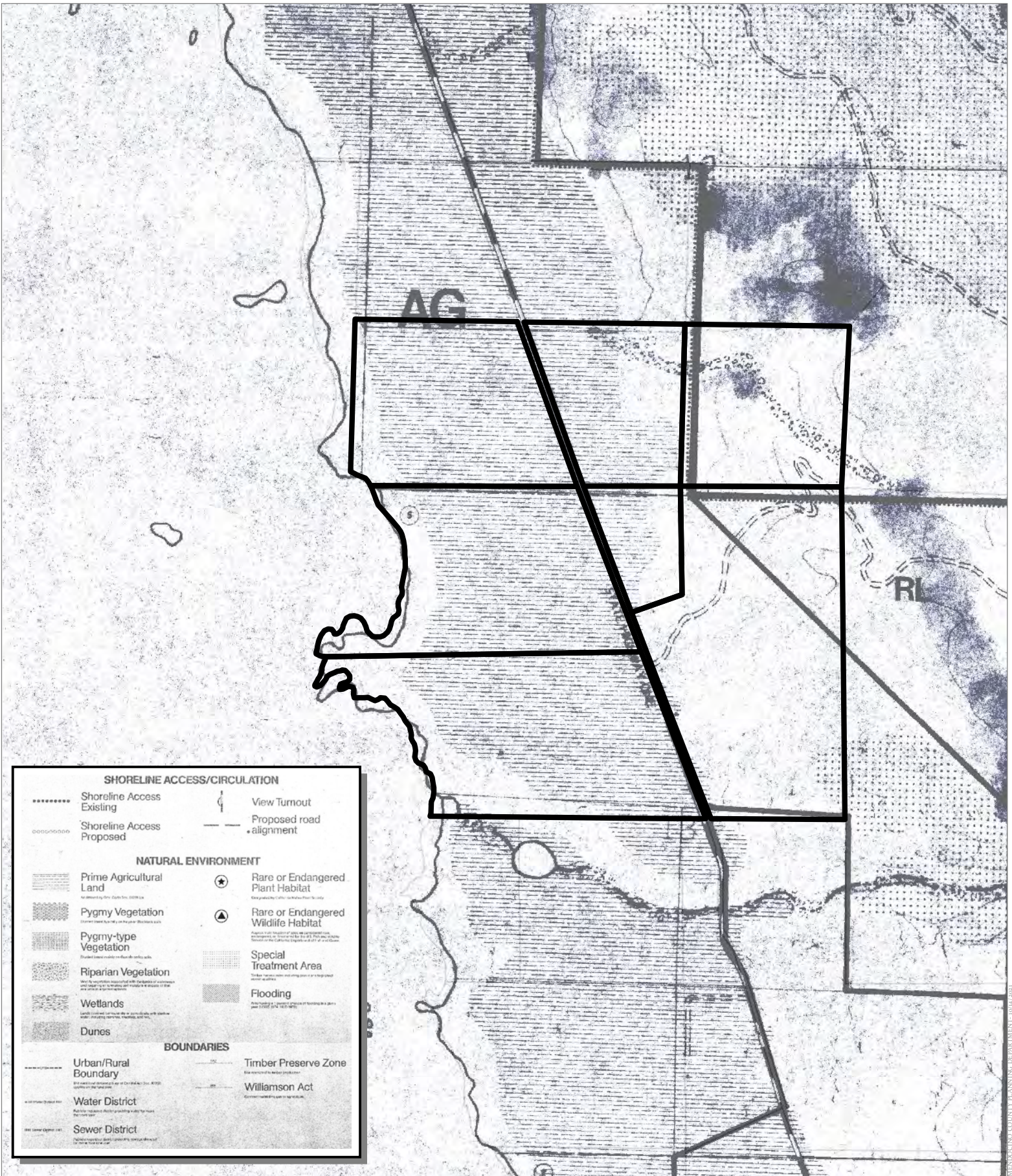
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/14/2021



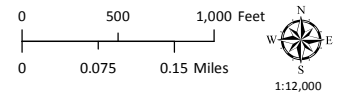
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/04/2021

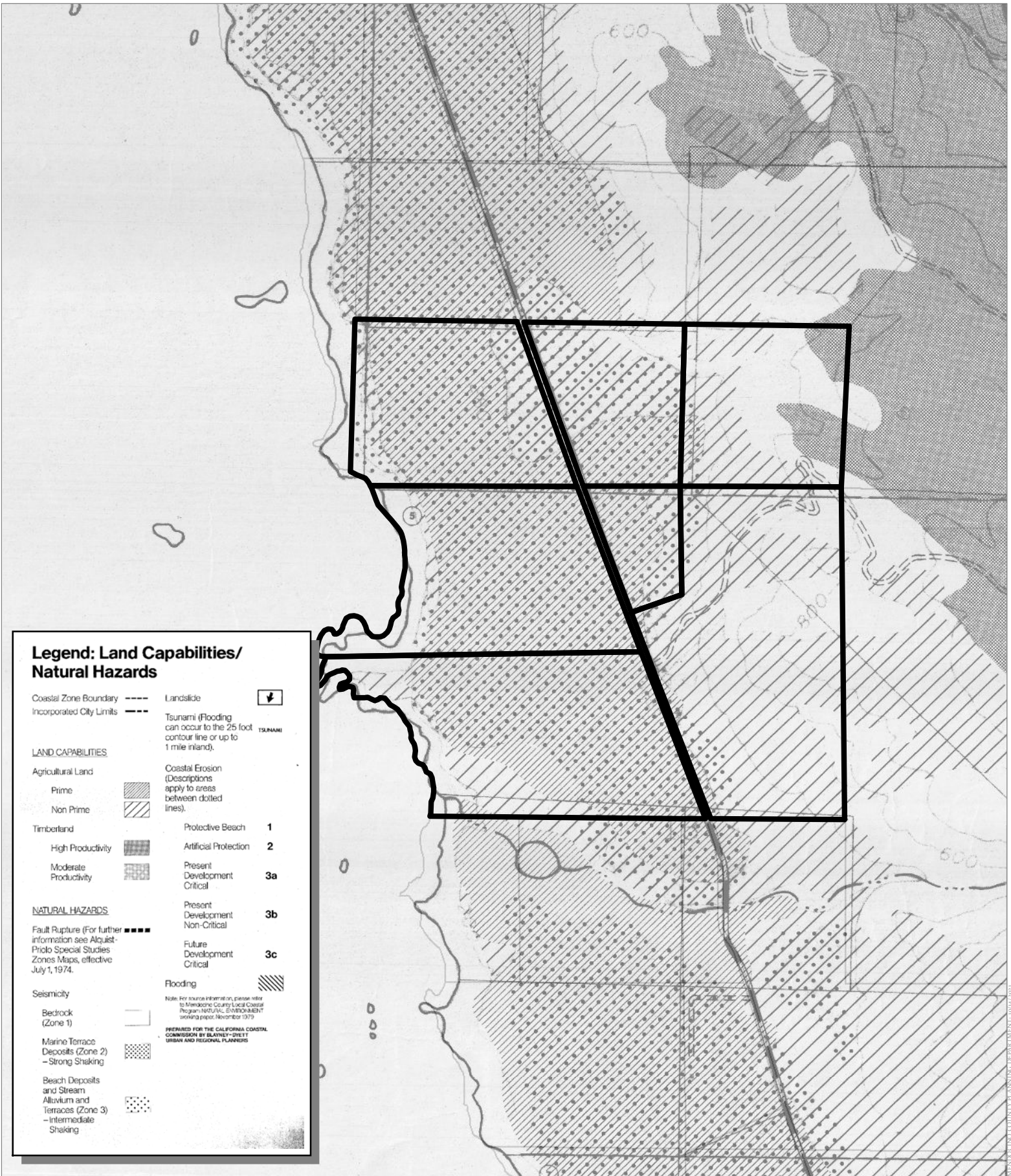
CASE: B 2021-0055
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GENERAL PLAN CLASSIFICATIONS
 ATTACHMENT F



CASE: B 2021-0055
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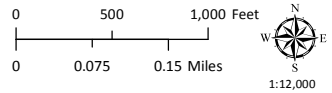


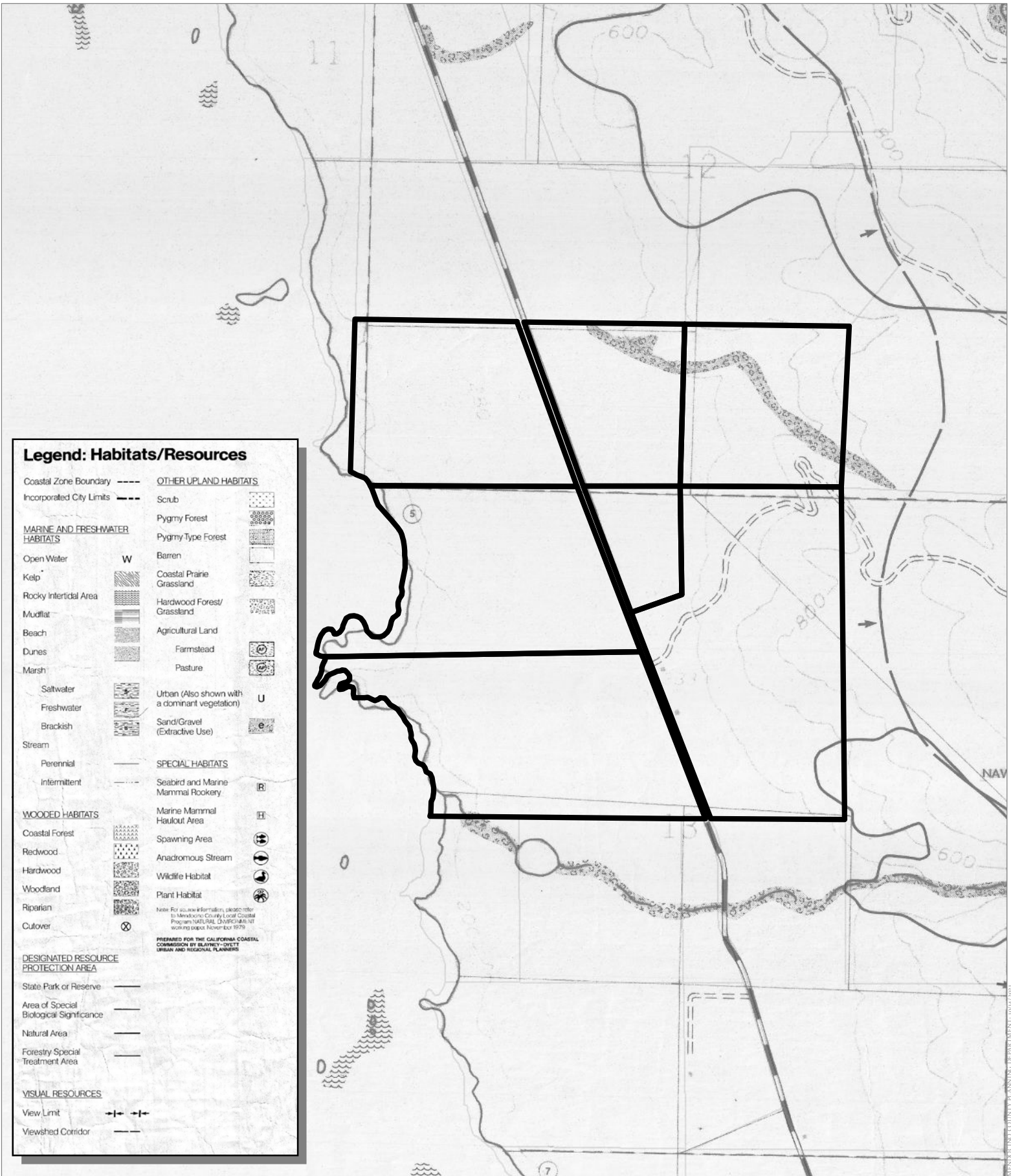


**Legend: Land Capabilities/
Natural Hazards**

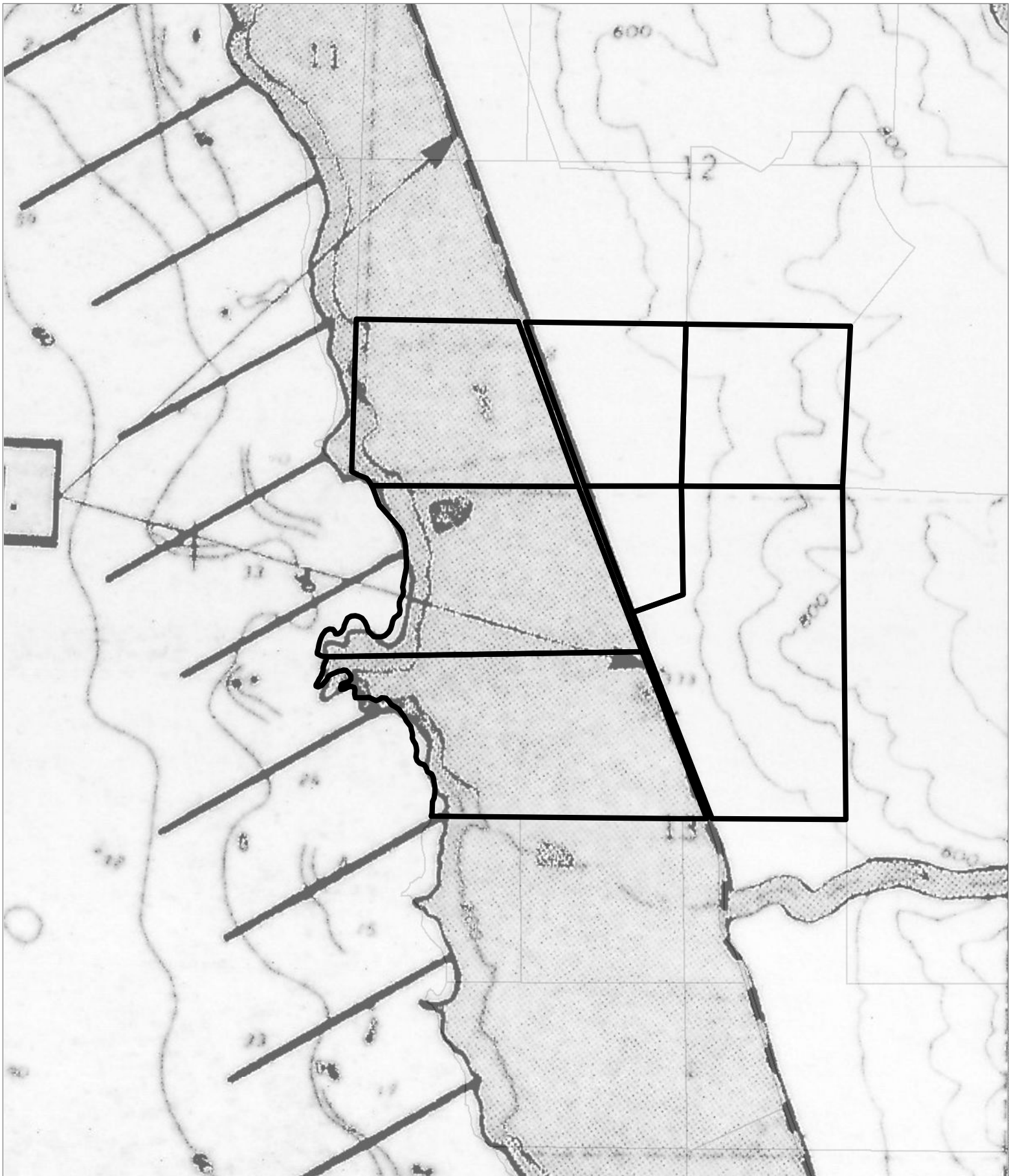
- | | | | |
|---|-----|--|-----------|
| Coastal Zone Boundary | --- | Landslide | |
| Incorporated City Limits | --- | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). | |
| LAND CAPABILITIES | | | |
| Agricultural Land | | Coastal Erosion (Descriptions apply to areas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

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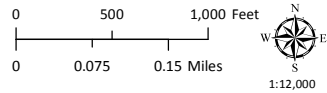


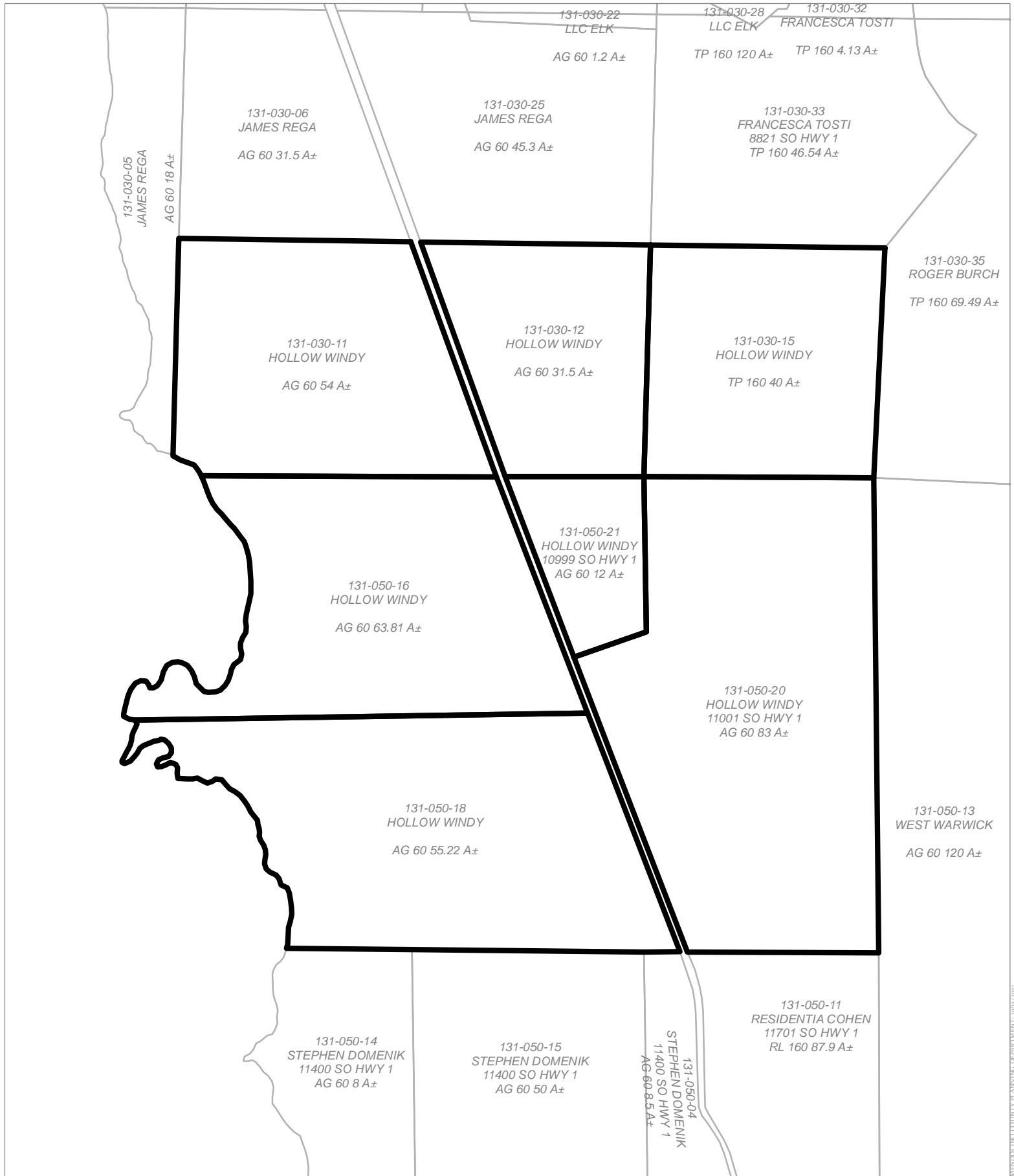


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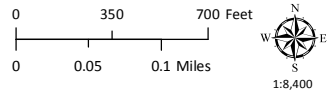


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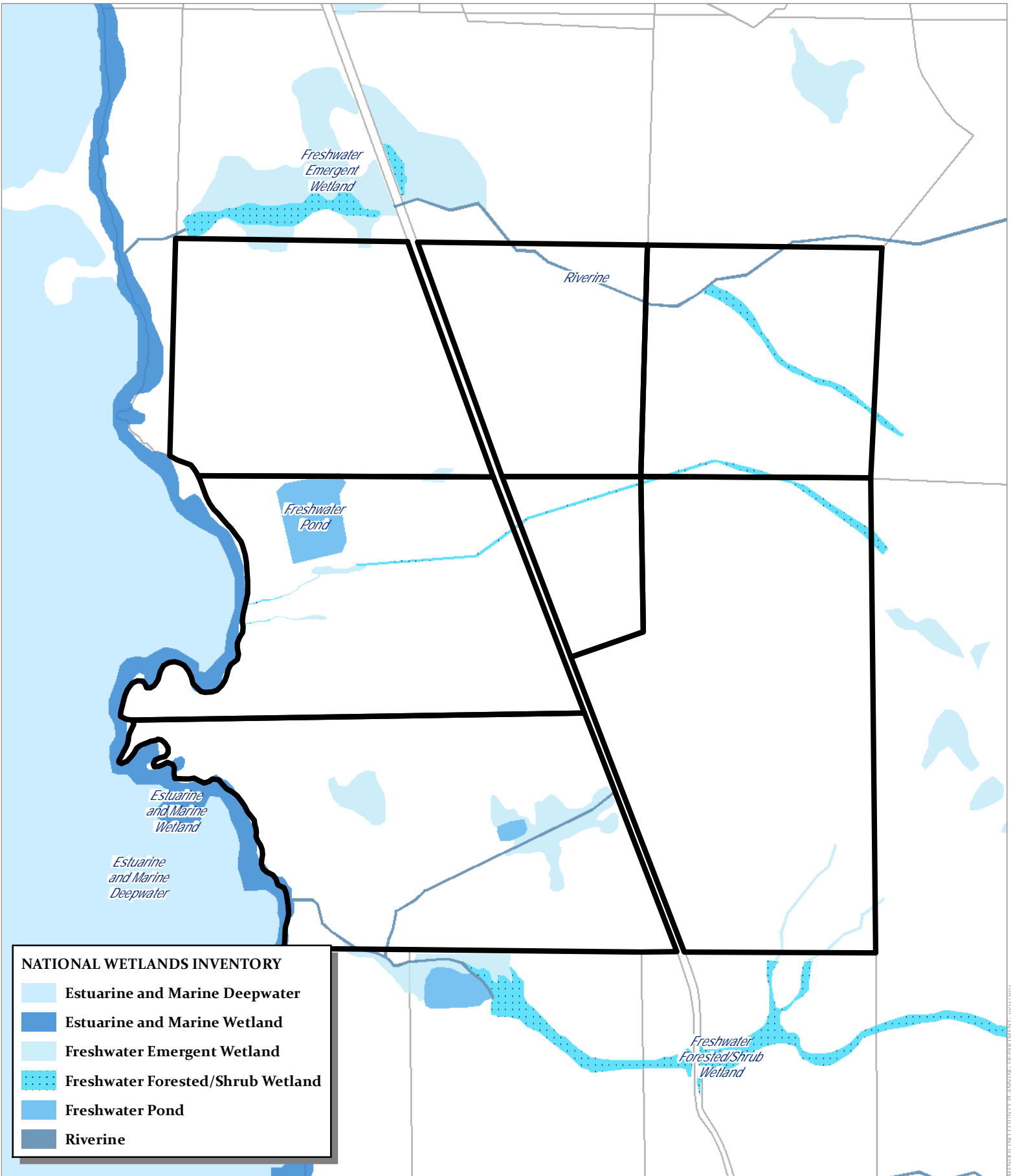




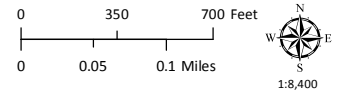
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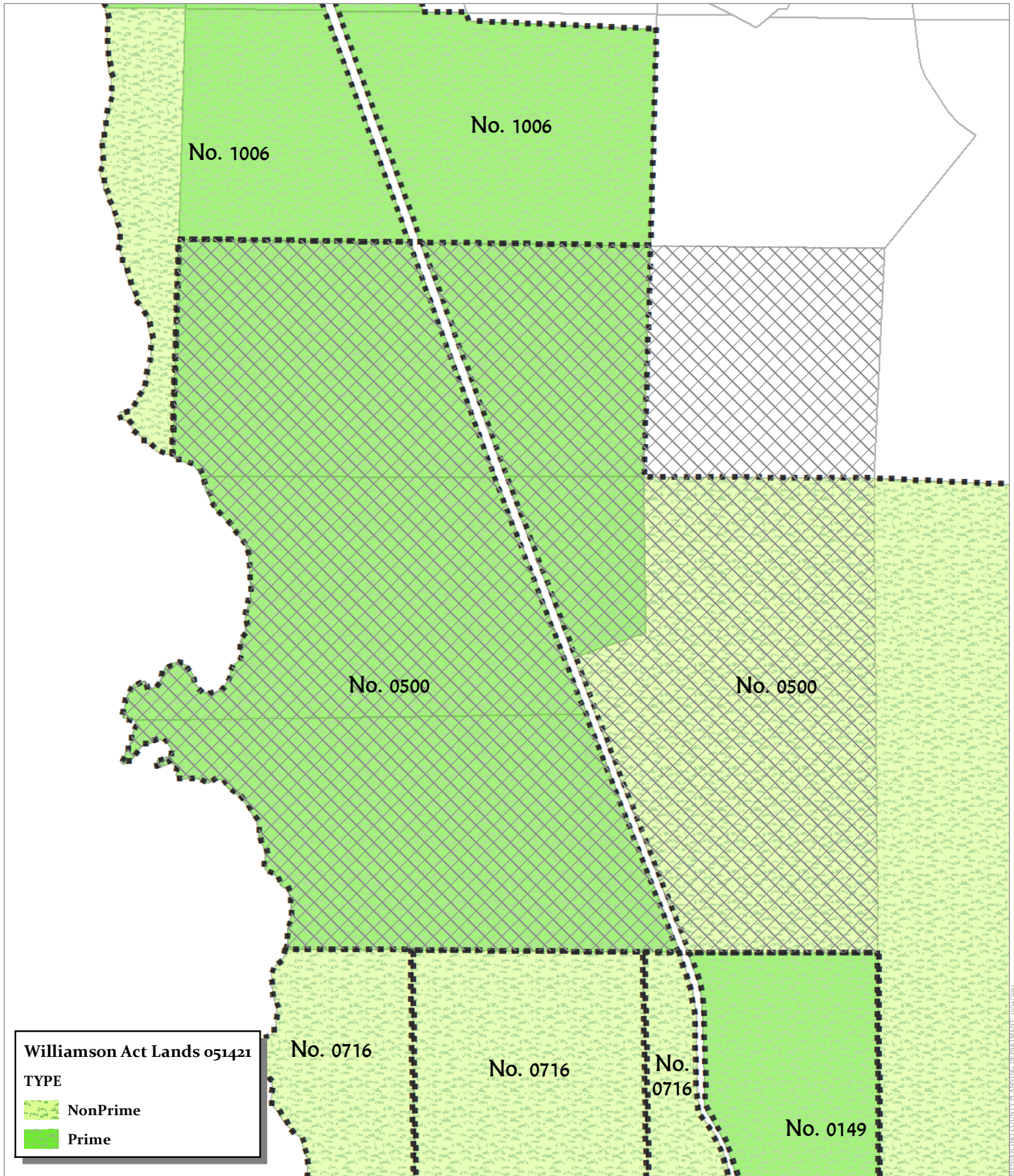


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/24/2021



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