



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
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pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

February 12, 2024

Planning – Fort Bragg
Department of Transportation
Environmental Health -Fort Bragg
Building Inspection - Fort Bragg
Assessor
Archaeological Commission

Sonoma State University
Caltrans
Department of Forestry/ CalFire
-Land Use
US Department of Fish and Wildlife
CA Department of Fish and Wildlife

California Coastal Commission
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Irish Beach Water District
Redwood Coast Fire District

CASE#: CDP\_2024-0005

DATE FILED: 1/26/2024

OWNER: DOUGLAS ISMAIL & GENTLE BLYTHE

APPLICANT: SIOL STUDIOS, KEVIN HACKETT

REQUEST: Administrative Coastal Development Permit to convert existing 553 square-foot garage into habitable living space and to construct a detached 353 square-foot garage.

LOCATION: In the Coastal Zone, 4± miles north of the Manchester town center, 0.05± mile west of the intersection of Navarro Way (CR 553) and State Route 1 (SR 1), located at 14791 Navarro Way, Manchester; APN: 132-020-09.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SHELBY MILLER

RESPONSE DUE DATE:

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
Recommend conditional approval (attached).
Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
Recommend denial (Attach reasons for recommending denial).
Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
Other comments (attach as necessary).

REVIEWED BY:

Signature Department Date

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DEPT OF PLANNING AND BUILDING SERVICES  
120 WEST FIR STREET  
FORT BRAGG, CA 95437  
Telephone: 707-964-5379  
FAX: 707-961-2427  
pbs@co.mendocino.ca.us  
www.co.mendocino.ca.us/planning



Case No(s)	_____
CDF No(s)	_____
Date Filed	_____
Fee	_____
Receipt No.	_____
Received by	_____
Office Use Only	

## COASTAL ZONE APPLICATION FORM

### APPLICANT

Name Siol Studios, Kevin Hackett  
Mailing Address 425 10th street  
City San Francisco State Ca Zip Code 94103 Phone 415.655.9722

### PROPERTY OWNER

Name Douglas Ismail and Gentle Blythe  
Mailing Address 1335 Minna Street  
City San Francisco State Ca Zip Code 94103 Phone 415.515.0898

### AGENT

Name Siol Studios, Kevin Hackett  
Mailing Address 425 10th street  
City San Francisco State Ca Zip Code 94103 Phone 415.655.9722

### PARCEL SIZE

12,733

Square feet  
 Acres

### STREET ADDRESS OF PROJECT

14791 Navarro Way

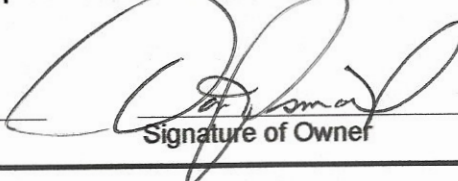
### ASSESSOR'S PARCEL NUMBER(S)

132-020-09-00

I certify that the information submitted with this application is true and accurate.

  
Signature of Applicant/Agent

12/28/23  
Date

  
Signature of Owner

12/28/23  
Date

# COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

## THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input type="checkbox"/> Single Family	_____	_____
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: \_\_\_\_\_

3. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of structures: \_\_\_\_\_  
 Estimated employees per shift: \_\_\_\_\_  
 Estimated shifts per day: \_\_\_\_\_  
 Type of loading facilities proposed: \_\_\_\_\_

4. Will the proposed project be phased?  Yes  No  
 If Yes, explain your plans for phasing.

5. Are there existing structures on the property?  Yes  No  
 If yes, describe below and identify the use of each structure on the plot plan.

6. Will any existing structures be demolished?  Yes  No  
 Will any existing structures be removed?  Yes  No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure \_\_\_\_\_ feet.

8. Lot area (within property lines): \_\_\_\_\_  square feet  acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	_____ square feet	_____ square feet	_____ square feet
Paved area	_____ square feet	_____ square feet	_____ square feet
Landscaped area	_____ square feet	_____ square feet	_____ square feet
Unimproved area	_____ square feet	_____ square feet	_____ square feet
		GRAND TOTAL:	_____ square feet (Should equal gross area of parcel)

10. Gross floor area: \_\_\_\_\_ square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing _____	Proposed _____	Total _____
Number of covered spaces	_____	Size _____	
Number of uncovered spaces	_____	Size _____	
Number of standard spaces	_____	Size _____	
Number of handicapped spaces	_____	Size _____	

12. Utilities will be supplied to the site as follows:

A. Electricity

- Utility Company (service exists to the parcel).
- Utility Company (requires extension of services to site: \_\_\_\_\_ feet \_\_\_\_\_ miles)
- On Site generation, Specify: \_\_\_\_\_
- None

B. Gas

- Utility Company/Tank
- On Site generation, Specify: \_\_\_\_\_
- None

C. Telephone:  Yes  No

13. Will there be any exterior lighting?  Yes  No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

14. What will be the method of sewage disposal?

- Community sewage system, specify supplier \_\_\_\_\_
- Septic Tank
- Other, specify \_\_\_\_\_

15. What will be the domestic water source?

- Community water system, specify supplier \_\_\_\_\_
- Well
- Spring
- Other, specify \_\_\_\_\_

16. Is any grading or road construction planned?  Yes  No

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

- A. Amount of cut: \_\_\_\_\_ cubic yards
- B. Amount of fill: \_\_\_\_\_ cubic yards
- C. Maximum height of fill slope: \_\_\_\_\_ feet
- D. Maximum height of cut slope: \_\_\_\_\_ feet
- E. Amount of import or export: \_\_\_\_\_ cubic yards
- F. Location of borrow or disposal site: \_\_\_\_\_  
\_\_\_\_\_

17.	Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:
18.	Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring may be required.
19.	Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)
20.	Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:
21.	Is the proposed development visible from:  A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input type="checkbox"/> No
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:
23.	Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?  A. Diking <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input type="checkbox"/> No  Amount of material to be dredged or filled? _____ cubic yards.  Location of dredged material disposal site: _____  _____  Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input type="checkbox"/> No

If you need additional room to answer any question, attach additional sheets.

SUBMIT ONLY ONE COPY

## CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

\_\_\_\_\_  
Owner/Authorized Agent

12/28/23  
\_\_\_\_\_  
Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

### AUTHORIZATION OF AGENT

I hereby authorize **Kevin Hackett** \_\_\_\_\_ to act as my representative and to bind me in all matters concerning this application.

**Doug Ismail** \_\_\_\_\_  
Owner

12/28/23  
\_\_\_\_\_  
Date

### MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

## COASTAL ZONE DEVELOPMENT

COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

<b>AP# 000-000-00</b> <b>LASTNAME, FIRSTNAME</b> <b>STREET ADDRESS</b> <b>CITY, STATE ZIP</b>	<b>APN# 132-010-03</b> <b>COOPER, PAUL J AND</b> <b>MONIQUE M</b> <b>14776 NAVARRO WAY</b> <b>MANCHESTER, CA 94549</b>	<b>APN# 132-010-04</b> <b>ALMQUIST, ERIK AND ERICA</b> <b>204 VINEYARD DR</b> <b>SAN JOSE, CA 95119</b>
<b>APN# 132-010-05</b> <b>COOPER, TTEE PAUL J</b> <b>14776 NAVARRO WAY</b> <b>MANCHESTER, CA 94549</b>	<b>APN# 132-010-06</b> <b>ESSIGS, CHARLES R AND MARCIA</b> <b>10350 N 124TH ST</b> <b>SCOTTSDALE, AZ 85259</b>	<b>APN# 132-010-14</b> <b>SHAMMAS, FRED M AND WEDAD</b> <b>S T</b> <b>1089 HILSIDE DR</b> <b>MARTINEZ, CA 94553</b>
<b>APN# 132-010-15</b> <b>ENFERADI, IRAJ</b> <b>5910 COBBLESTONE CT</b> <b>EL SOBRANTE, CA 94803</b>	<b>APN# 132-010-16</b> <b>ENFERADI, IRAJ</b> <b>5910 COBBLESTONE CT</b> <b>EL SOBRANTE, CA 94803</b>	<b>APN# 132-010-17</b> <b>MOORES, WILLIAM M AND</b> <b>TONA E</b> <b>3880 SLEEPY HOLLOW DR</b> <b>SANTA ROSA, CA 95404</b>
<b>APN# 132-010-18</b> <b>ALLRED, TTEE BENIA K</b> <b>14720 S HWY 1</b> <b>MANCHESTER, CA 94549</b>	<b>APN# 132-010-19</b> <b>KELEHER, GARY JOHN</b> <b>403 CLOVER SPRINGS DR</b> <b>CLOVERDALE, CA 95425</b>	<b>APN# 132-010-20</b> <b>MENDOCINO COAST</b> <b>PROPERTIES</b> <b>PO BOX 440</b> <b>KASILOF, AK 99610</b>
<b>APN# 132-010-21</b> <b>BITTER, KIMBERLY M AND</b> <b>BRADLE</b> <b>21649 ROAD #24</b> <b>MADERA, CA 93638</b>	<b>APN# 132-010-22</b> <b>ALMQUIST, ERIK AND ERICA</b> <b>204 VINEYARD DR</b> <b>SAN JOSE, CA 95119</b>	<b>APN# 132-020-03</b> <b>RAPHAEL, TTEE JESS</b> <b>12 MAIDU CT</b> <b>NAPA, CA 94558</b>
<b>APN# 132-020-04</b> <b>FEATHER RIO FINDSTHE</b> <b>PO BOX 236</b> <b>MANCHESTER, CA 94549</b>	<b>APN# 132-020-05</b> <b>MCCONNELL MARCIA E TTEE</b> <b>25755 JOSEFA LN</b> <b>LOS ALTOS, CA 94022</b>	<b>APN# 132-020-06</b> <b>MAUEL, TTEE JEREMY T</b> <b>11050 GRAY PINE WAY</b> <b>AUBURN, CA 95603</b>
<b>APN# 132-020-10</b> <b>JETT, DALE J</b> <b>4933 CRESTWOOD WAY</b> <b>SACRAMENTO, CA 95822</b>	<b>APN# 132-020-11</b> <b>CHRISTENSEN, TTEE GREGORY</b> <b>3931 IRELAND ST</b> <b>SACRAMENTO, CA 95821</b>	<b>APN# 132-020-12</b> <b>KARIMI, HAMID AND ASHRAF</b> <b>SHAH</b> <b>1400 CREE RD</b> <b>FREMONT, CA 94539</b>
<b>APN# 132-020-13</b> <b>MOORES, WILLIAM M AND TONA E</b> <b>3880 SLEEPY HOLLOW DR</b> <b>SANTA ROSA, CA 95404</b>	<b>APN# 132-020-14</b> <b>KOWALSKI, SHARON L TTEE 1/2</b> <b>504 TODHUNTER AVE</b> <b>W SACRAMENTO, CA 95605</b>	<b>APN# 132-020-15</b> <b>HELD, ARCHIE D AND JANET F</b> <b>PO BOX 70331</b> <b>POINT RICHMOND, CA 94807</b>
<b>APN# 132-020-16</b> <b>OCONNELL, EMMET H AND</b> <b>KATHLEE</b> <b>230 S HARRISON ST</b> <b>FORT BRAGG, CA 95437</b>	<b>APN# 132-020-20</b> <b>RIOPELLE, ANGELINE B TTEE</b> <b>863 MOUNTAIN VIEW DR</b> <b>LAFAYETTE, CA 94549</b>	<b>APN# 132-071-03</b> <b>SWARTZ, JACK AND MARTHA</b> <b>13888 DAMON LN</b> <b>SARATOGA, CA 95070</b>





**DECLARATION OF POSTING**

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on \_\_\_\_\_ (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

\_\_\_\_\_  
\_\_\_\_\_  
(Description of development)

Located at:

\_\_\_\_\_  
\_\_\_\_\_  
(Address of development and Assessor's Parcel Number)

The public notice was posted at:

\_\_\_\_\_  
\_\_\_\_\_  
(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)



\_\_\_\_\_  
Owner/Authorized Representative

\_\_\_\_\_  
Date

(A copy of the notice which was posted shall be attached to this form).

**NOTE:** YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

COMPLETE FOR PROJECTS  
LOCATED WITHIN THE  
COASTAL ZONE ONLY

# NOTICE OF PENDING PERMIT

**A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE  
IS PENDING BEFORE THE COUNTY OF MENDOCINO:**

**PROPOSED DEVELOPMENT :** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**LOCATION:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**APPLICANT :** \_\_\_\_\_  
\_\_\_\_\_

**ASSESSOR'S PARCEL NUMBER(S):** \_\_\_\_\_  
\_\_\_\_\_

**DATE NOTICE POSTED:** 1/7/24 \_\_\_\_\_

**FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:**

COUNTY OF MENDOCINO  
PLANNING & BUILDING SERVICES  
860 NORTH BUSH STREET  
UKIAH, CA 95482  
707-234-6650

**INDEMNIFICATION AND HOLD HARMLESS**

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

**INDEMNIFICATION AGREEMENT**

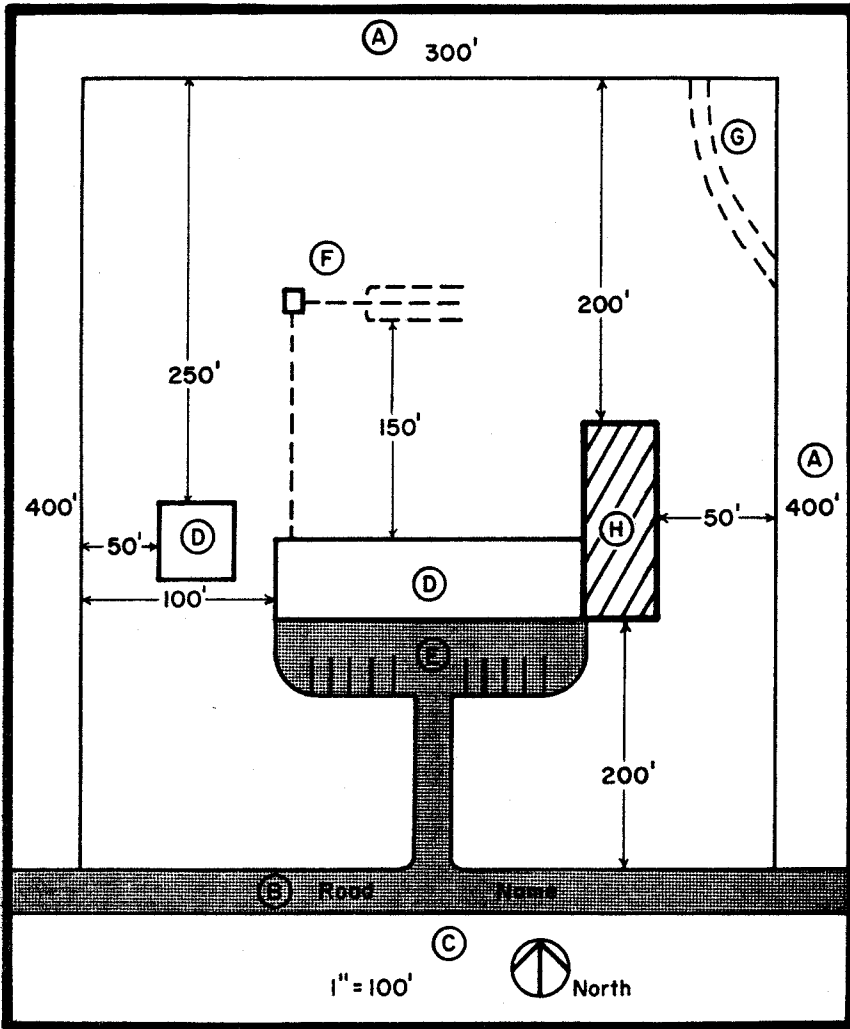
As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: \_\_\_\_\_



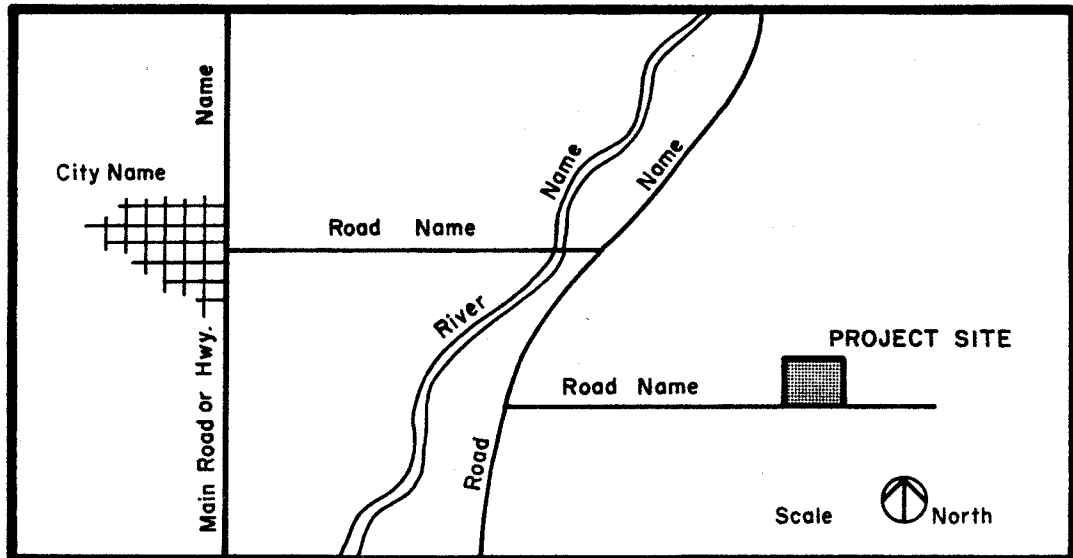
\_\_\_\_\_  
Applicant

# Sample Plot Plan



- A. Parcel Shape and Dimensions.
- B. Adjacent Streets.
- C. North Arrow and Scale.
- D. Existing Buildings including distance from property lines.
- E. Driveways, Parking and Loading Areas.
- F. Existing and proposed septic system and wells including distances from structures.
- G. Easements and Utility lines (power, sewer, water etc.).
- H. Proposed structure or addition including distance from property lines.

# Sample Location Map



# COASTAL DEVELOPMENT PERMIT PROJECT INTAKE CHECKLIST

The following information and materials must be submitted at the time a coastal development permit application is filed with the Planning Division. **Applicants should to check off each completed item under the box marked "a" and submit this checklist with the application.**

A C

1. **2 Copies** of items a-d. Copies must be on 8 ½" x 11" paper, collated and stapled into individual application packets.

- a) **APPLICATION FORM AND COASTAL ZONE INITIAL SITE AND PROJECT DESCRIPTION QUESTIONNAIRE.** Please be sure to answer all questions thoroughly and accurately. Provide one (1) original "wet" signed and one (1) copy.
- b) **LOCATION MAP** using USGS quad maps with parcel boundaries (See attached example).
- c) **SITE PLAN** drawn to scale (See attached example).
- d) **ARCHITECTURAL BUILDING FLOOR PLANS & ELEVATIONS** (& Sign Detail, if applicable)

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A C

2. **SITE PLAN, FLOOR PLANS, ELEVATIONS AND LIGHTING FIXTURES- 1 Full-Size Set** Drawn to scale and folded to 8 ½" x 11" size. Outdoor lighting fixtures should be indicated on the elevations and site plan. A design detail of the light fixtures or a copy of a catalog description with illustration is adequate. Note that all exterior lighting shall be downcast and shielded to prevent light and glare beyond the parcel boundaries.

A C

3. **SIGNED CERTIFICATION AND SITE VIEW AUTHORIZATION FORM - 1 original "wet" signed.**

A C

4. **SIGNED DECLARATION OF POSTING - 1 original "wet" signed.**

A C

5. **SIGNED INDEMNIFICATION AGREEMENT- 1 original "wet" signed.**

A C

6. **PROOF OF THE APPLICANT'S LEGAL INTEREST IN THE SUBJECT PROPERTY - 1 Copy.** Proof can be in the form of a current tax statement, title report, lease agreement or other documents showing legal interest to apply for the permit and comply with all conditions of approval. All holders or owners of any other interest of record in the affected property shall be identified on the application and notified in writing of the permit application by the applicant and invited to join as co-applicant.

A C

7. **STAMPS & ENVELOPES** addressed to all **owners** of property situated within three hundred (300) feet of property boundaries and **occupants** situated within one hundred (100) feet of the property lines of the project site (excluding roads) and, to any other parties known to the applicant to have an interest in the proposed development. Return address shall be left blank on the envelopes.

A C

8. **MAILING LIST - 1 COPY** A list of the names, addresses and Assessor's Parcel Numbers of owners/occupants/parties of interest as required above shall be typed or printed legibly on the form provided in the application packet. Contact Tax Assessor's at 707-234-6800

A C

9. **A PRELIMINARY CLEARANCE** from the California Department of Forestry & Fire Prevention (CDF) and submitted with the application.

A C

10. **FILING FEE** (check with a planner for fee amount). Checks should be made payable to the County of Mendocino.

A C

11. **ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE - 1 original "wet" signed.**

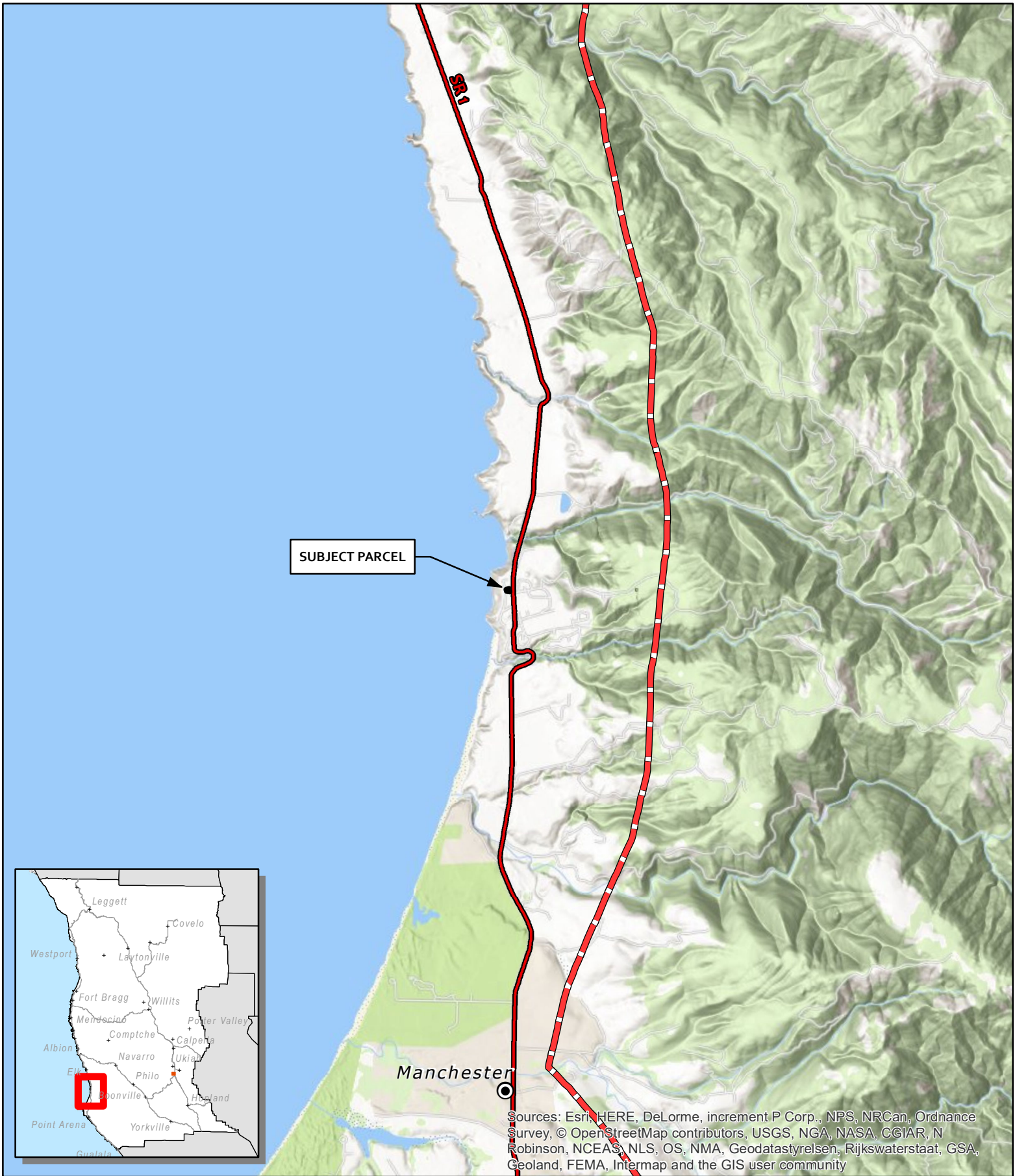
A C

12. **EXTERIOR FINISH & LIGHTING SCHEDULES**

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**ADDITIONAL INFORMATION MAY BE REQUIRED AS FOLLOWS, CONTACT THE PLANNING DIVISION FOR DETAILS.**

- **A BOTANICAL/WILDLIFE SURVEY** may be required if an endangered species, Environmentally Sensitive Habitat Area (ESHA), stream, creek, wetland, or sand dune occupies any portion of the site.
- **A TOPOGRAPHIC MAP/SITE PLAN** may be required if the project is commercial, involves grading, or is located on sloped land.
- **A WATER/SEWER SERVICE LETTER** must be included with the application if water or sewer services are proposed to be provided by a Service District, public agency, or community system.
- **A GEOTECHNICAL REPORT** may be required if the project is on a bluff top property or within a Seismic Safety Combining District. That report must address the issues required by the Coastal Zoning Code Chapter 20.500, including but not limited to site geology, soils, soil stability, landsliding, erosion, drainage, bluff top setback, seismicity and faulting, tsunami issues, appropriateness of the proposed development on the site and construction techniques to adequately provide stability for your development.
- **A DRAINAGE PLAN** may be required where the project has a potential to adversely affect water quality within any waterway and where the project has the potential to affect slope stability along bluffs and steep slopes.
- **A LANDSCAPE PLAN** may be required where the project is located within a designated highly scenic area and landscaping is needed to offset the visual impacts of the project.
- **AN ARCHAEOLOGICAL SURVEY** is required for all projects where the Mendocino County Archaeological Commission has determined that a survey is required.
- **STORY POLE PLACEMENT** may be required for projects within designated highly scenic areas that are visible from public areas.



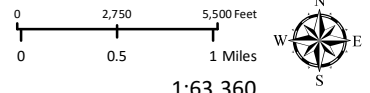
SUBJECT PARCEL

Manchester

Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

**CASE: CDP 2024-0005**  
**OWNER: ISMAIL, Douglas & BLYTHE, Gentle**  
**APN: 132-020-09**  
**APLCT: Siol Studios, Kevin Hackett**  
**AGENT: Soil Studion, Kevin Hackett**  
**ADDRESS: 14791 Navarro Way, Manchester**

- Major Towns & Places
- Coastal Zone Boundary
- Highways



LOCATION

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

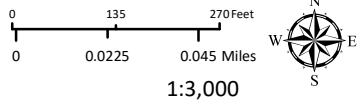




Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS-User Community

**CASE: CDP 2024-0005**  
**OWNER: ISMAIL, Douglas & BLYTHE, Gentle**  
**APN: 132-020-09**  
**APLCT: Siol Studios, Kevin Hackett**  
**AGENT: Soil Studion, Kevin Hackett**  
**ADDRESS: 14791 Navarro Way, Manchester**

- Highways (2017)
- Public Roads



1:3,000


**AERIAL IMAGERY**

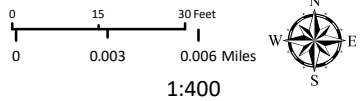
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Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

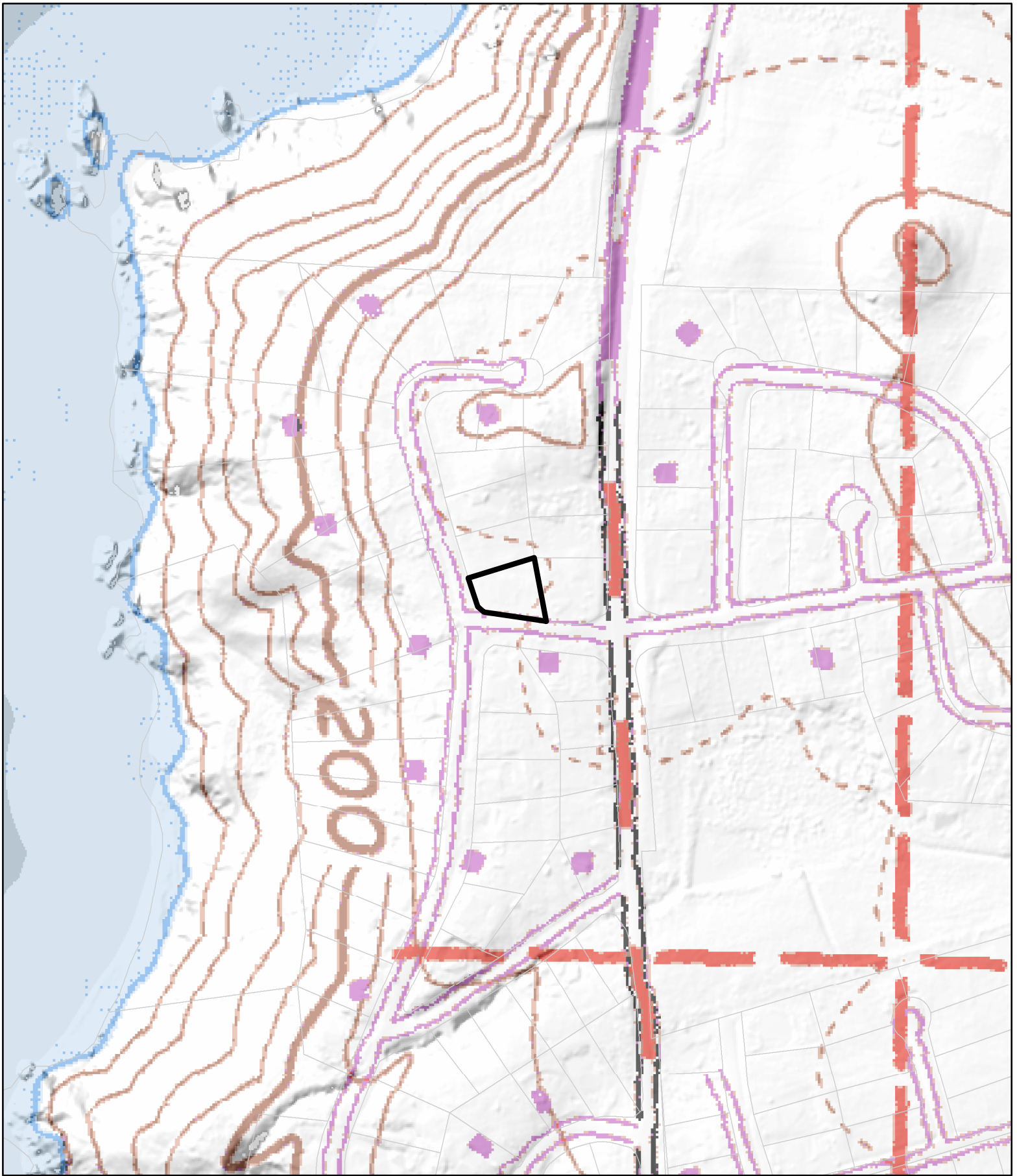
**CASE:** CDP 2024-0005  
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 Public Roads




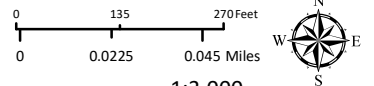
**AERIAL IMAGERY**

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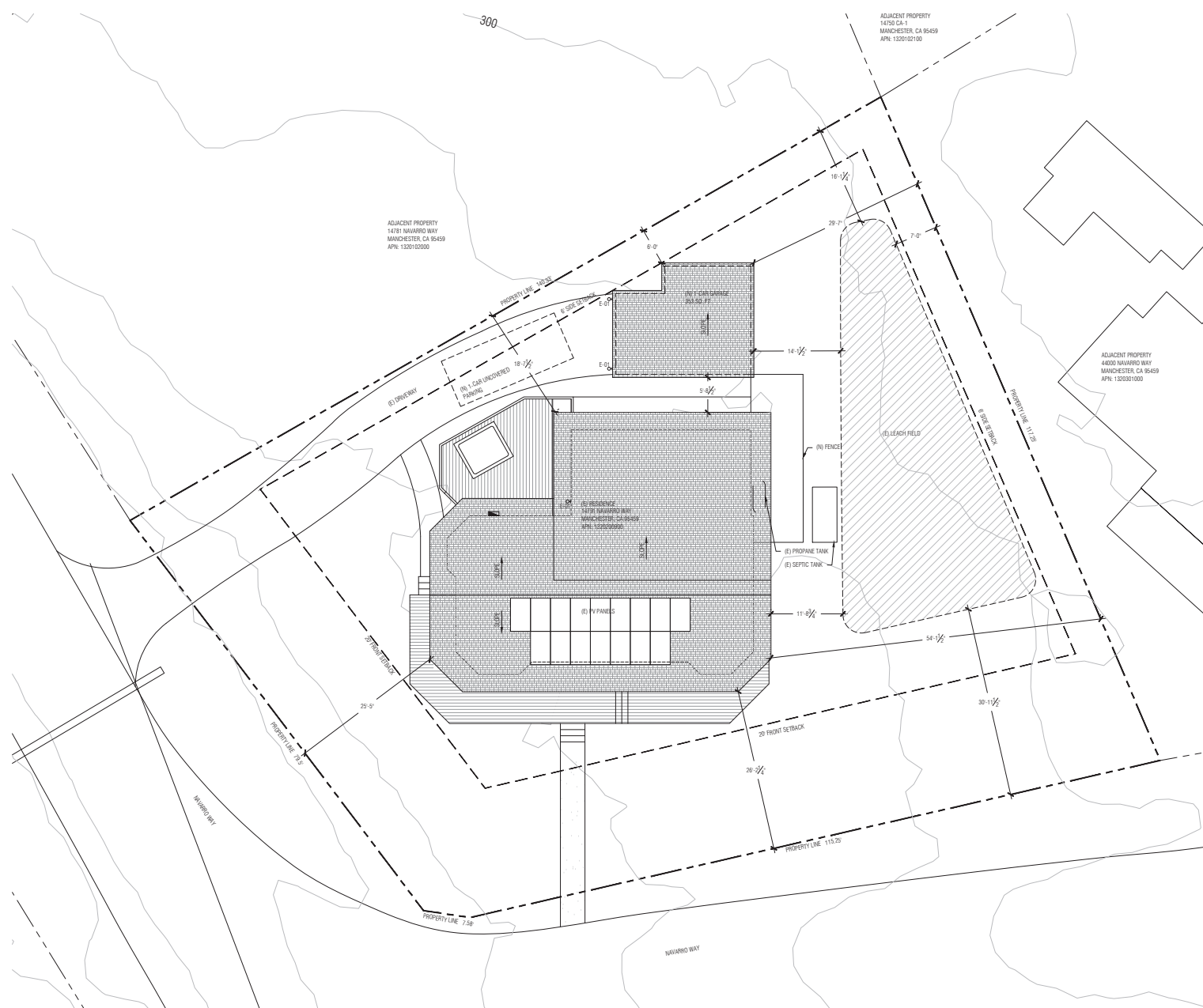
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**AGENT: Soil Studion, Kevin Hackett**  
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 Assessor's Parcels



1:3,000  
**TOPOGRAPHIC MAP**  
CONTOUR INTERVAL IS 40 FEET

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ADJACENT PROPERTY  
14781 NAVARRO WAY  
MANCHESTER, CA 95459  
APN: 130102000

ADJACENT PROPERTY  
14750 CA-1  
MANCHESTER, CA 95459  
APN: 130102100

ADJACENT PROPERTY  
4400 NAVARRO WAY  
MANCHESTER, CA 95459  
APN: 130001000

PROPOSED SITE PLAN 1

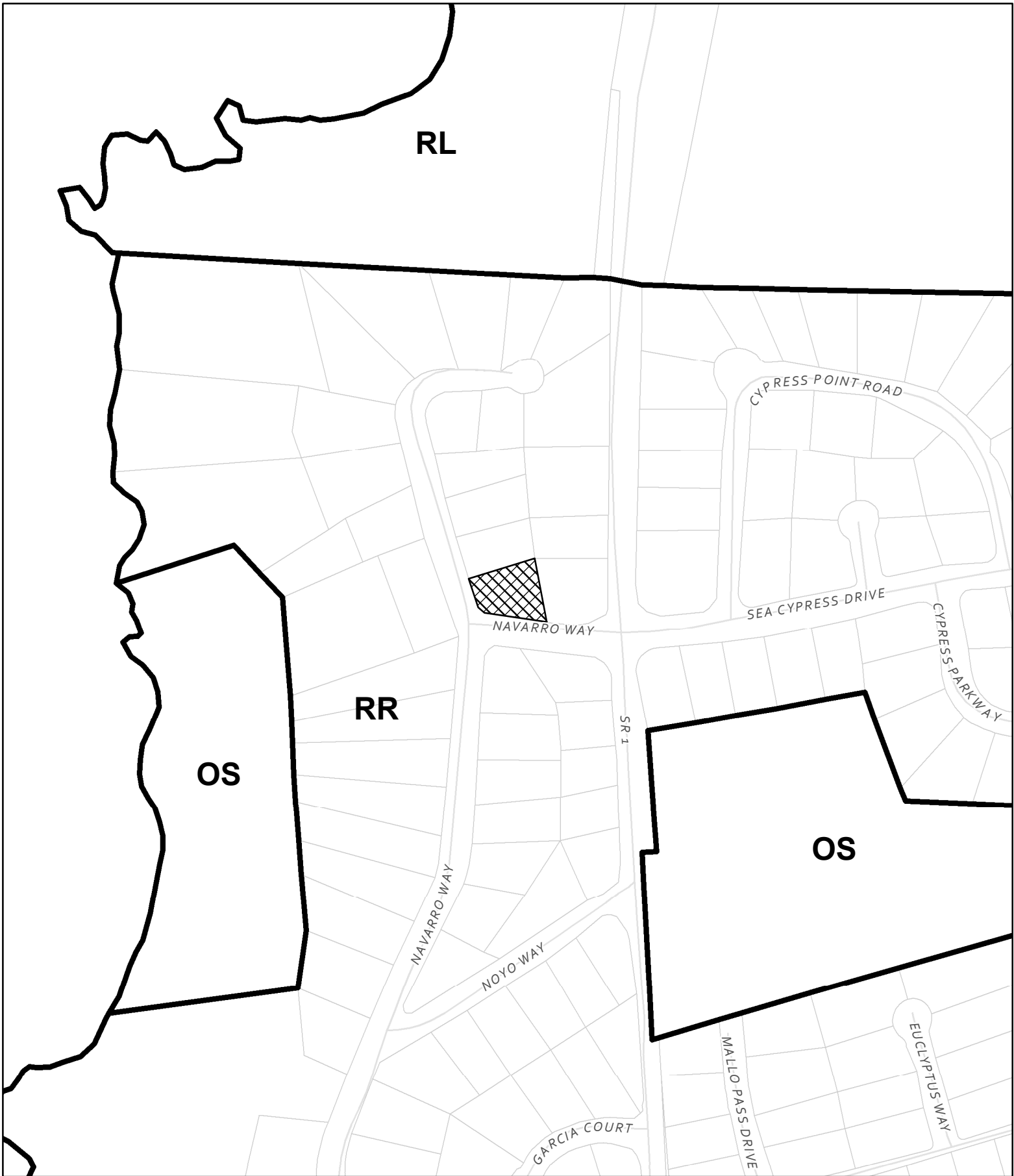
**Siol**

425 10TH STREET  
SAN FRANCISCO, CA 94103  
TEL: 415.695.9722  
SIOLSTUDIOS.COM  
INFO@SIOLSTUDIOS.COM




**IRISH BEACH**  
APN: 132-020-09-00  
14781 NAVARRO WAY  
MANCHESTER, CA 95459

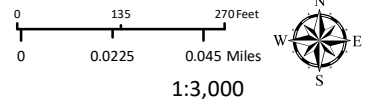
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SCALE: 1/8" = 1'-0"  
DATE: 1 JAN 2021  
BY: AA  
ISSUE: CDP 16 JAN 2024

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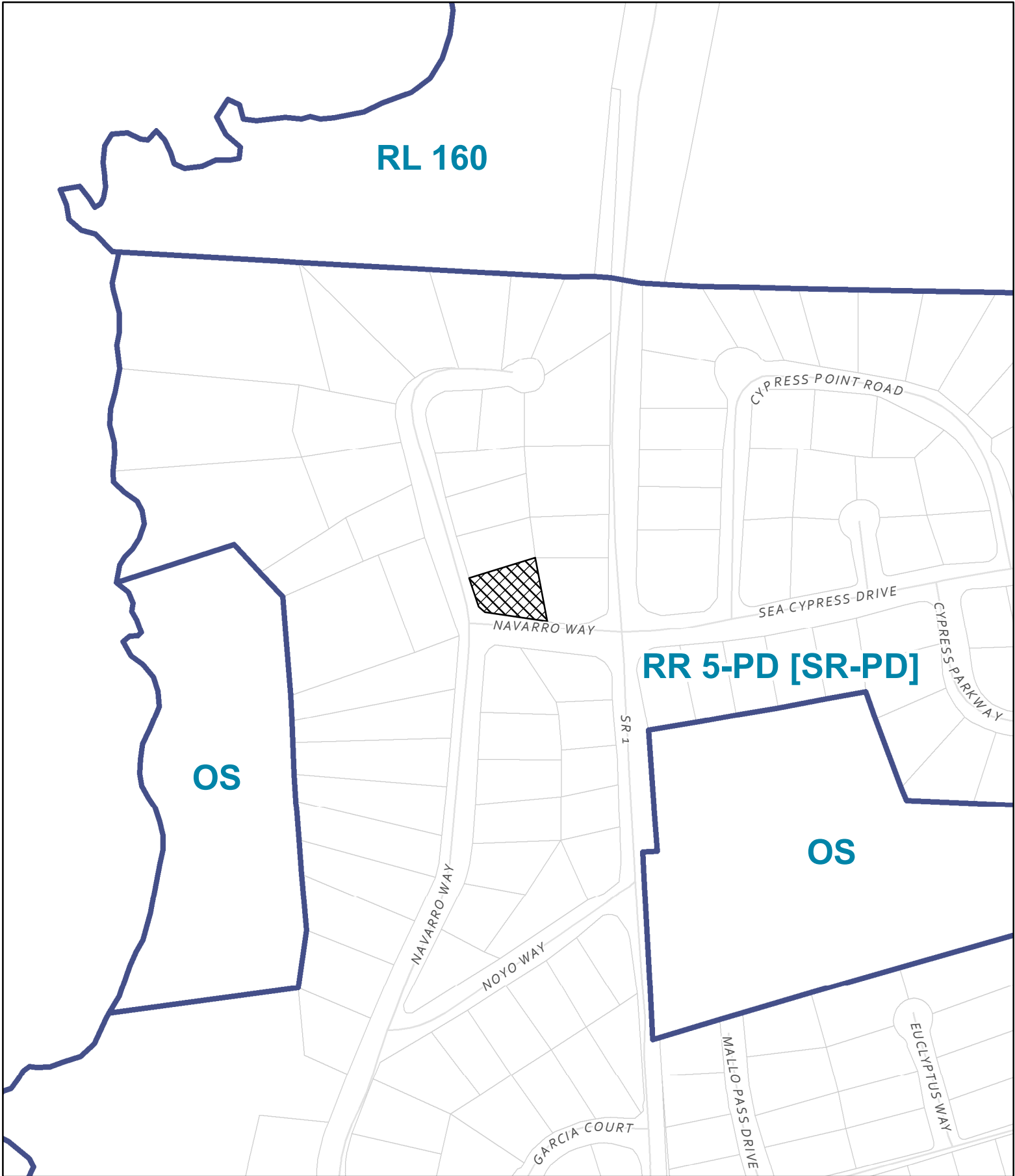
**CASE: CDP 2024-0005**  
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-  Zoning Districts
-  Public Roads
-  Assessors Parcels





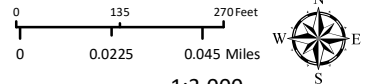
**ZONING**

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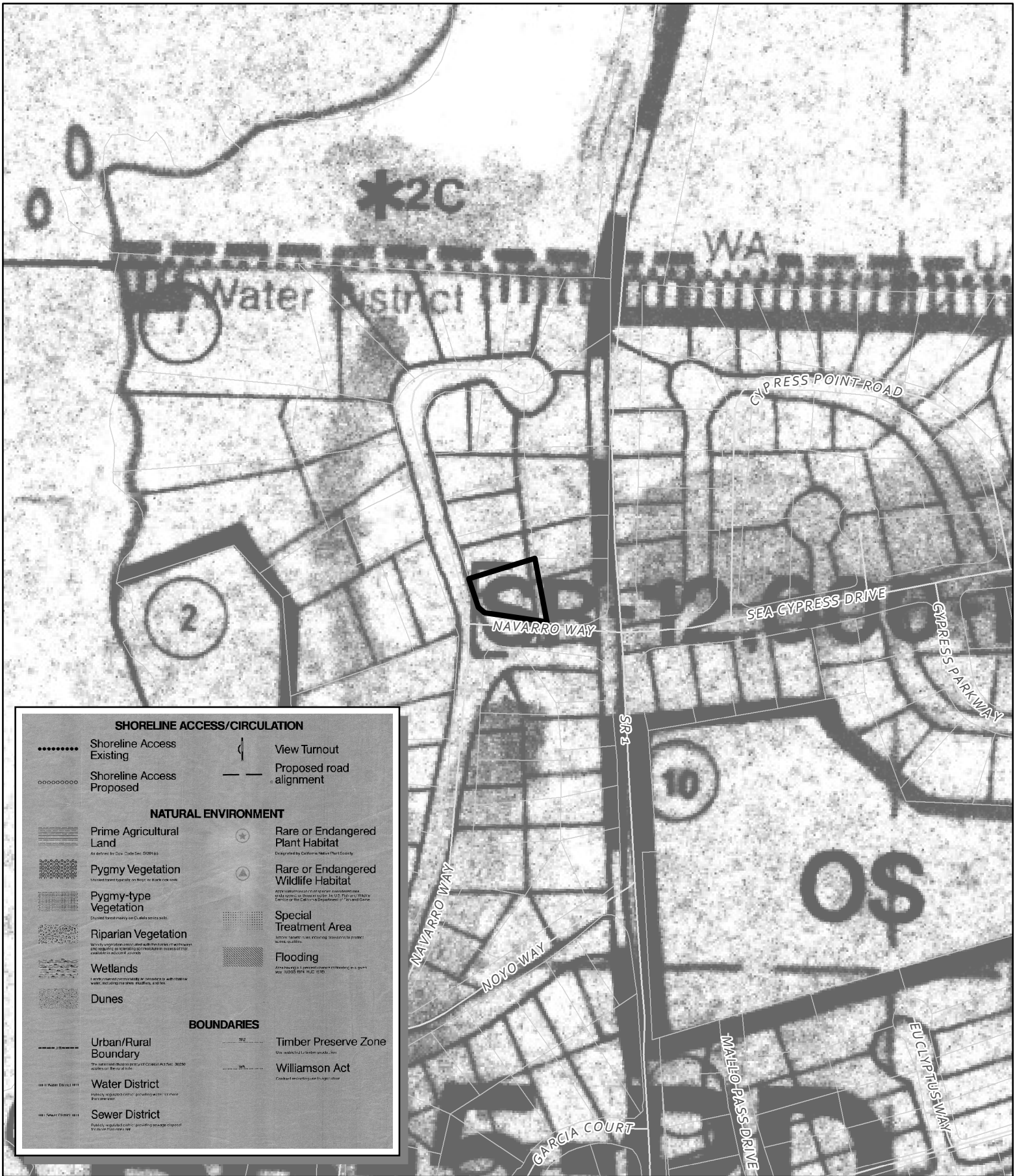
 Public Roads  
 Assessors Parcels



1:3,000

GENERAL PLAN

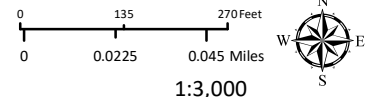
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SHORELINE ACCESS/CIRCULATION	
	Shoreline Access Existing
	Shoreline Access Proposed
	View Turnout
	Proposed road alignment
NATURAL ENVIRONMENT	
	Prime Agricultural Land <small>As defined by State Code Sec. 51081.5</small>
	Pygmy Vegetation <small>Classified based typically on slope or black oak code</small>
	Pygmy-type Vegetation <small>Classified based typically on climate or oak code</small>
	Riparian Vegetation <small>Moist vegetation associated with riparian areas and requires special management and protection to maintain riparian habitat and associated riparian values</small>
	Wetlands <small>Land that is periodically or continuously saturated with water under normal conditions, including, but not limited to, marshes, swamps, and bays</small>
	Dunes
	Rare or Endangered Plant Habitat <small>Designated by California Native Plant Society</small>
	Rare or Endangered Wildlife Habitat <small>Approximate location of riparian environment that provides habitat for the California Department of Fish and Game</small>
	Special Treatment Area <small>Land subject to special management and protection to maintain riparian values</small>
	Flooding <small>Approximate location of riparian environment that provides habitat for the California Department of Fish and Game</small>
BOUNDARIES	
	Urban/Rural Boundary <small>The boundary between the City of Gualala and the State of California</small>
	Water District <small>Publicly regulated utility providing water supply to the community</small>
	Sewer District <small>Publicly regulated utility providing sewage disposal to the community</small>
	Timber Preserve Zone <small>State designated timber preserve</small>
	Williamson Act <small>Contract farming program for agriculture</small>

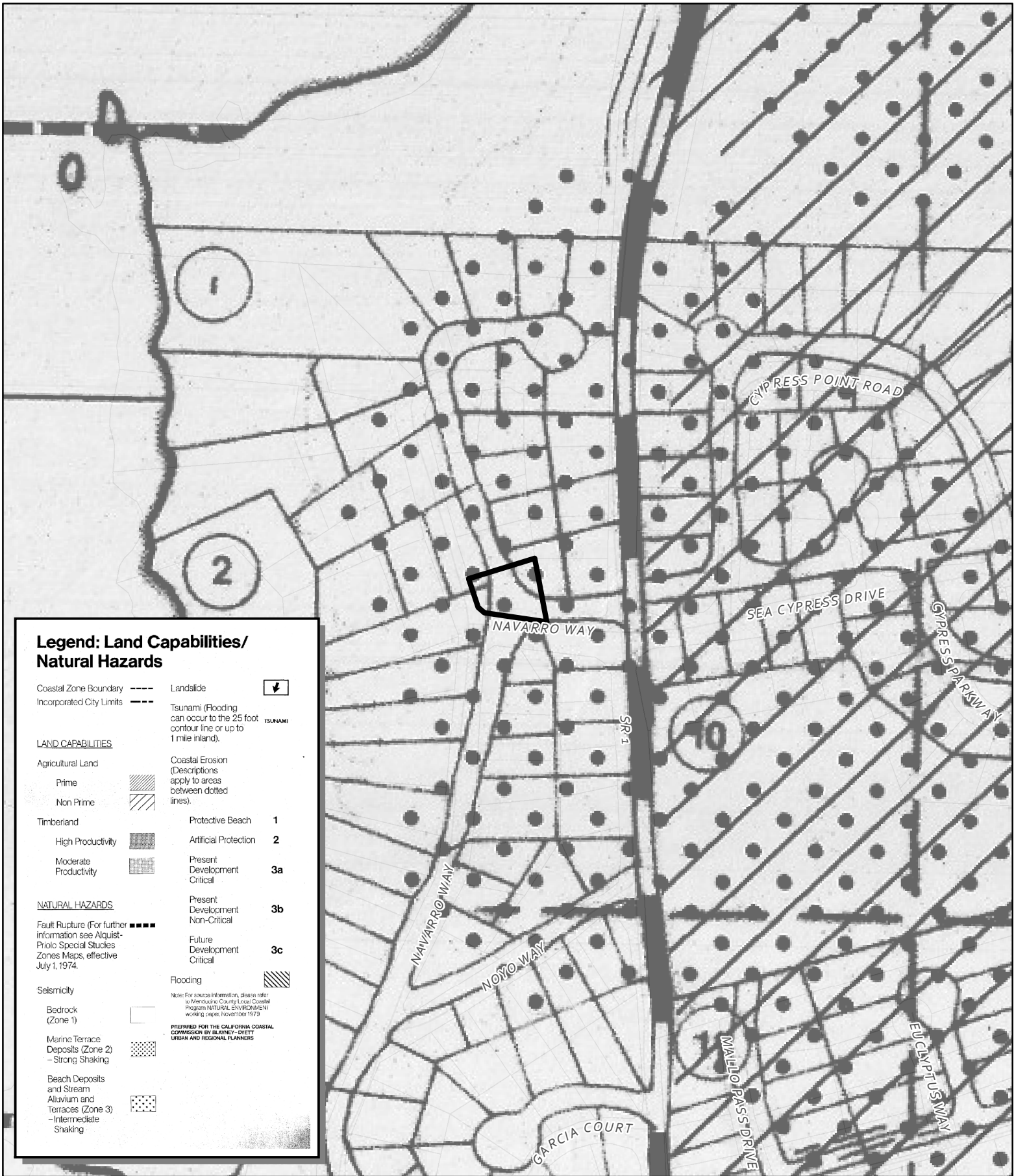
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Public Roads  
 Assessors Parcels



LCP LAND USE MAP 31: GUALALA

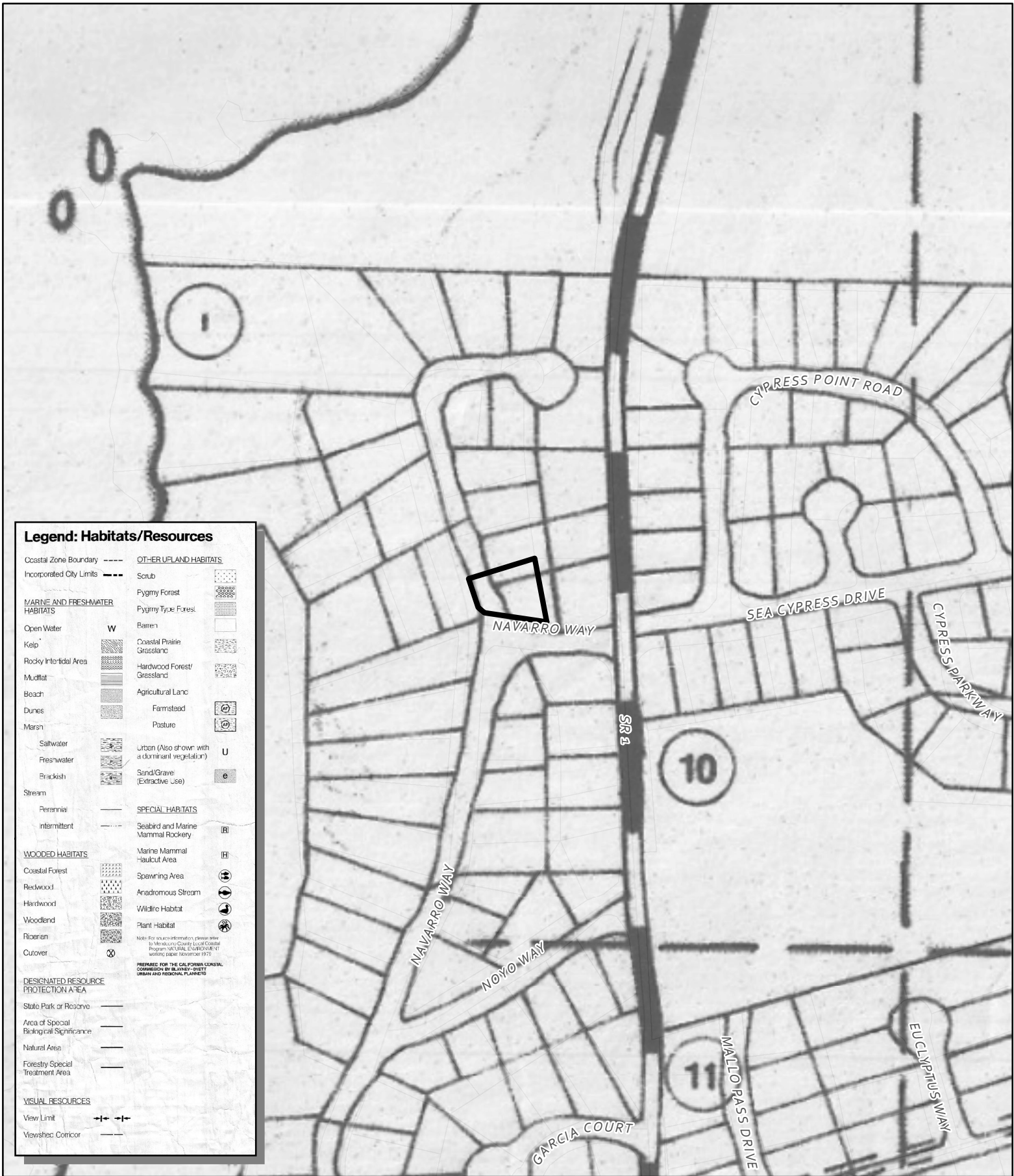
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LCP LAND CAPABILITIES & NATURAL HAZARDS

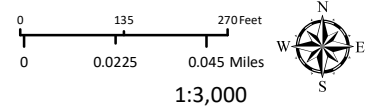
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**Legend: Habitats/Resources**

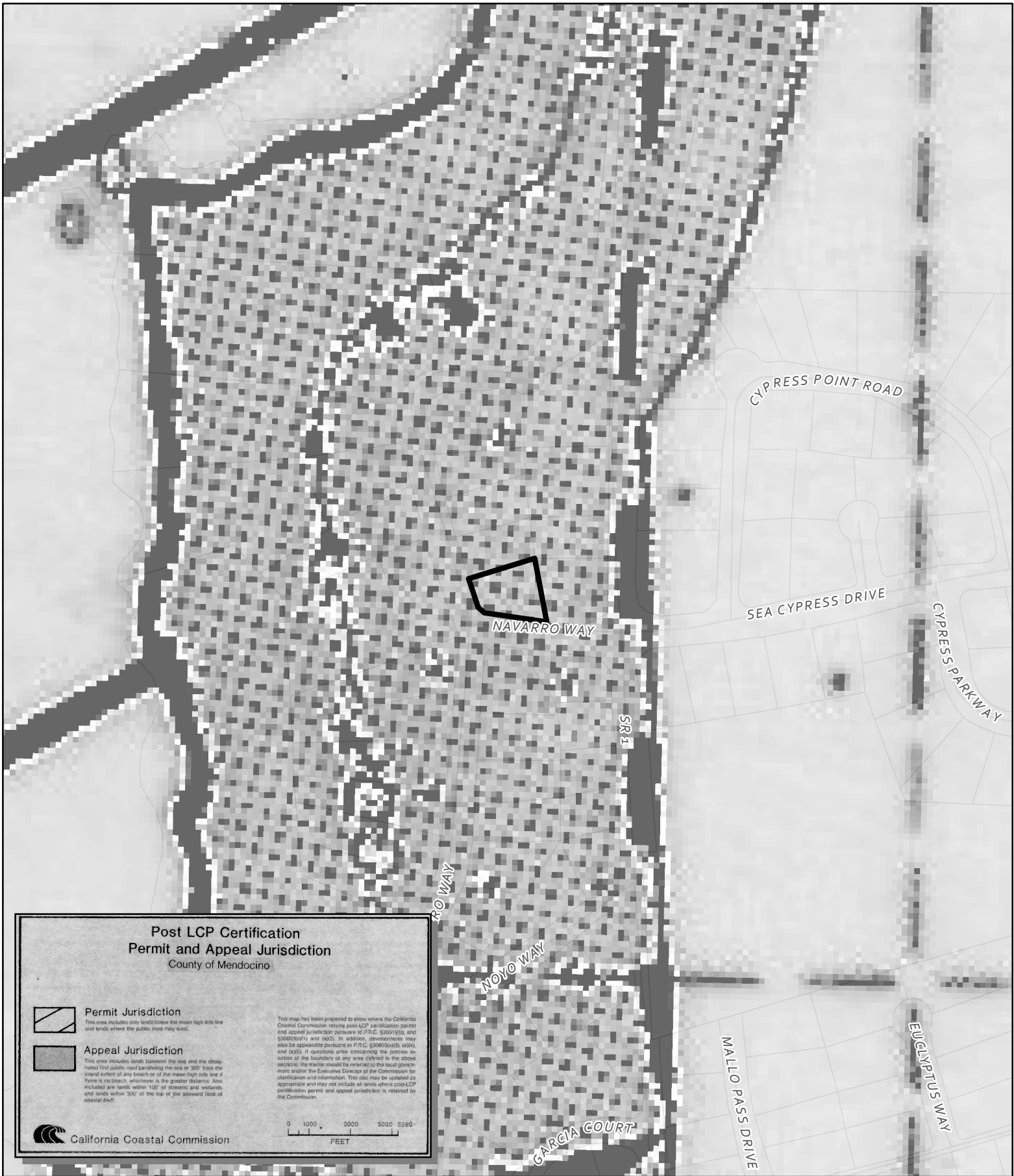
Coastal Zone Boundary	---	OT-HER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	
<b>MARINE AND FRESHWATER HABITATS</b>		Pygmy Forest	
Open Water	W	Pygmy Tree Forest	
Kelp	[Pattern]	Barren	
Rocky Intertidal Area	[Pattern]	Coastal Prairie	
Mudflat	[Pattern]	Grossland	
Beach	[Pattern]	Hardwood Forest/	
Dunes	[Pattern]	Grossland	
Marsh	[Pattern]	Agricultural Land	
Saltwater	[Pattern]	Farmstead	
Freshwater	[Pattern]	Pasture	
Brackish	[Pattern]	Urban (Also shown with	
Stream	[Pattern]	a dominant vegetation)	
Perennial	[Symbol]	Sand/Grave	
Intermittent	[Symbol]	(Extractive Use)	
<b>WOODED HABITATS</b>		U	
Coastal Forest	[Pattern]	e	
Redwood	[Pattern]	<b>SPECIAL HABITATS</b>	
Hardwood	[Pattern]	Seabird and Marine	
Woodland	[Pattern]	Mammal Rockery	
Riverbank	[Pattern]	Marine Mammal	
Cutover	[Symbol]	Haulcut Area	
<b>DESIGNATED RESOURCE PROTECTION AREA</b>		Spawning Area	
State Park or Reserve	[Symbol]	Anadromous Stream	
Area of Special Biological Significance	[Symbol]	Wildfire Habitat	
Natural Area	[Symbol]	Plant Habitat	
Forestry Special Treatment Area	[Symbol]	<small>Note: For more information, please refer to Marin County Local Coastal Program NATURAL ENVIRONMENT working paper November 1992.</small>	
<b>VISUAL RESOURCES</b>		<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINY-O'NEILL URBAN AND REGIONAL PLANNERS</small>	
View Limit	[Symbol]	<b>PUBLIC ROADS AND ASSESSORS PARCELS</b>	
Viewshed Corridor	[Symbol]	Public Roads	Assessors Parcels



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1:3,000  
**LCP HABITATS & RESOURCES**

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

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

**Appeal Jurisdiction**  
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of coastal dunes.

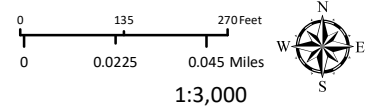
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30519(b), and §30602(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.R.C. §30605(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area depicted in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This plot may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

0 1000 3000 5000 5280  
FEET

California Coastal Commission

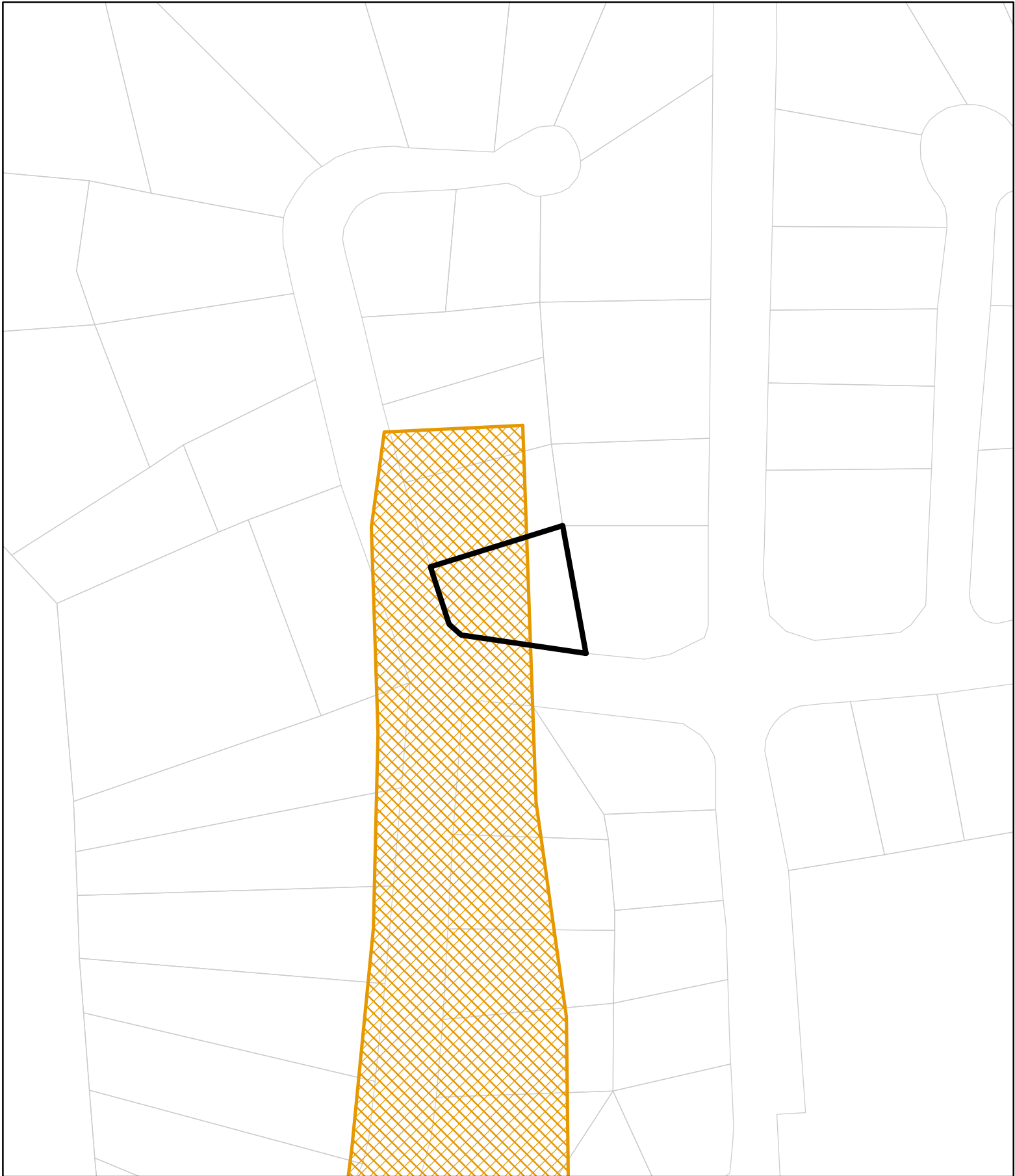
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Public Roads  
 Assessor's Parcels





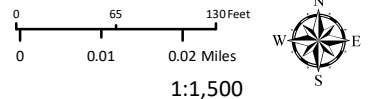
**POST LCP CERTIFICATION & APPEAL JURISDICTION**

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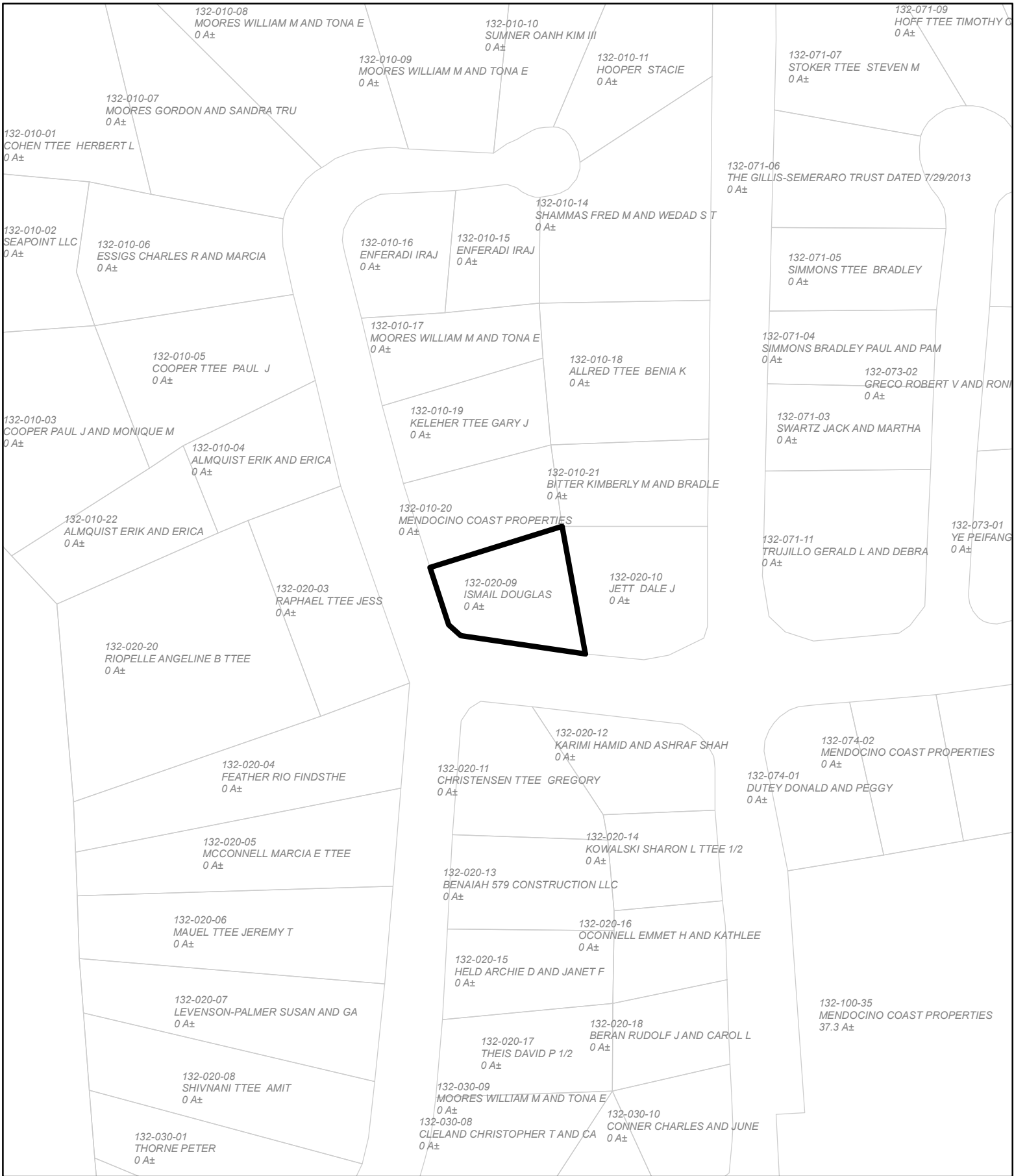
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 CDP Exclusion Areas  
 Assessors Parcels




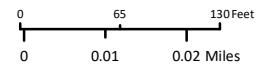
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**CDP EXCLUSION AREA**

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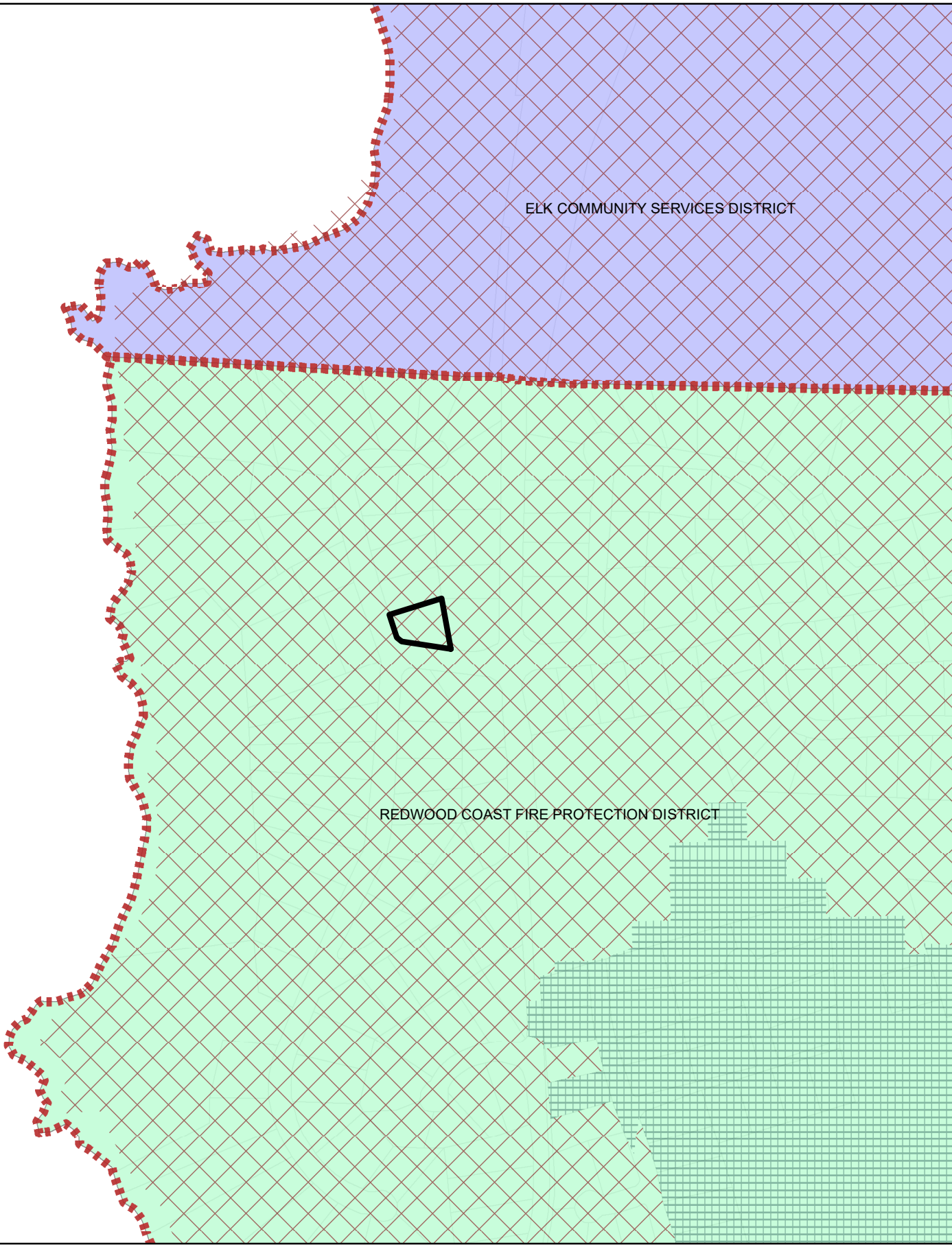
 Assessors Parcels



1:1,500

AERIAL IMAGERY

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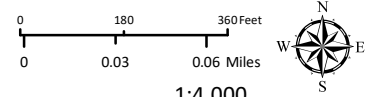
ELK COMMUNITY SERVICES DISTRICT

REDWOOD COAST FIRE PROTECTION DISTRICT



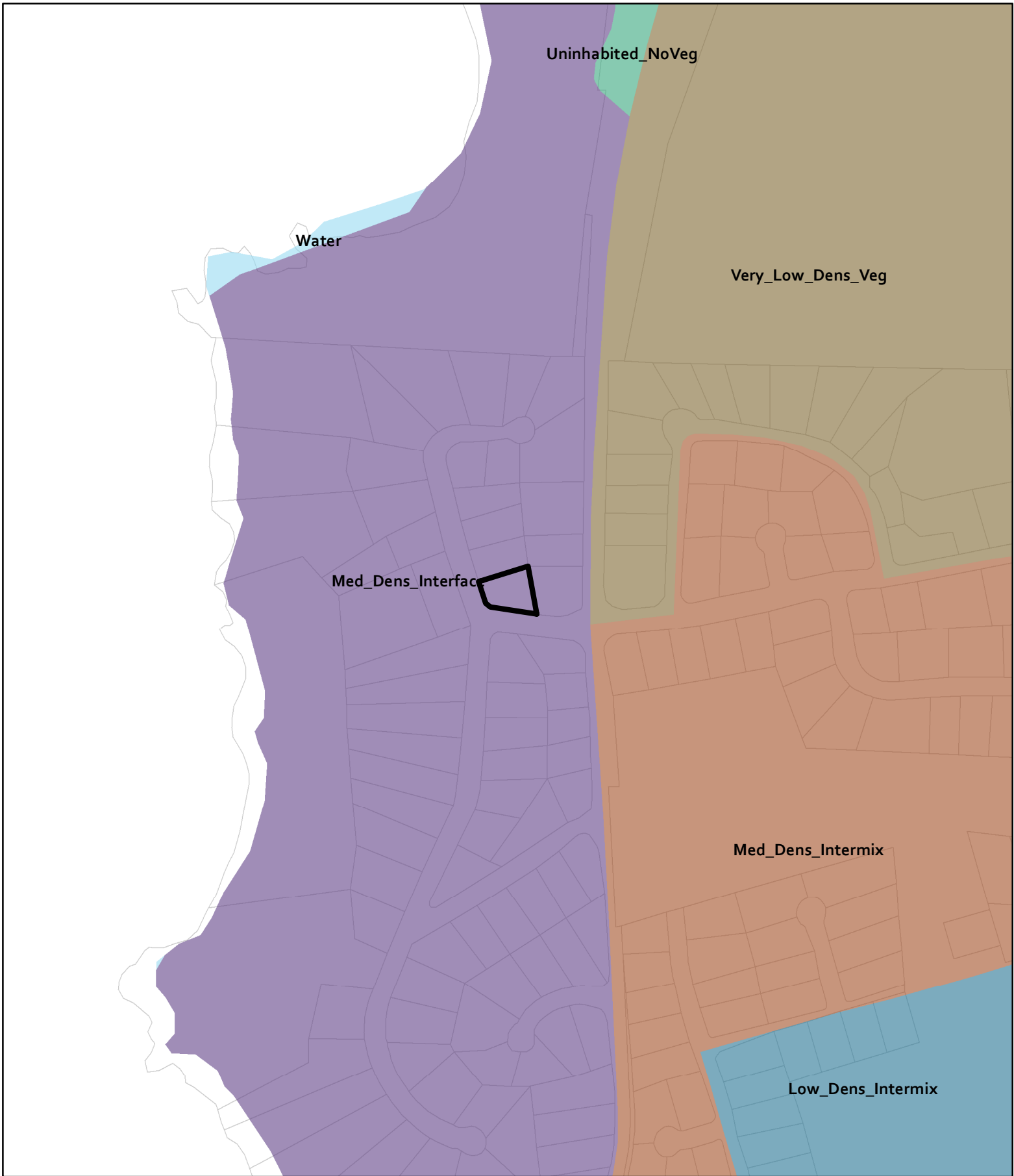
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- High Fire Hazard
- Moderate Fire Hazard
- County Fire Districts
- Assessors Parcels




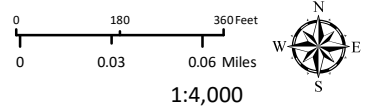
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**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

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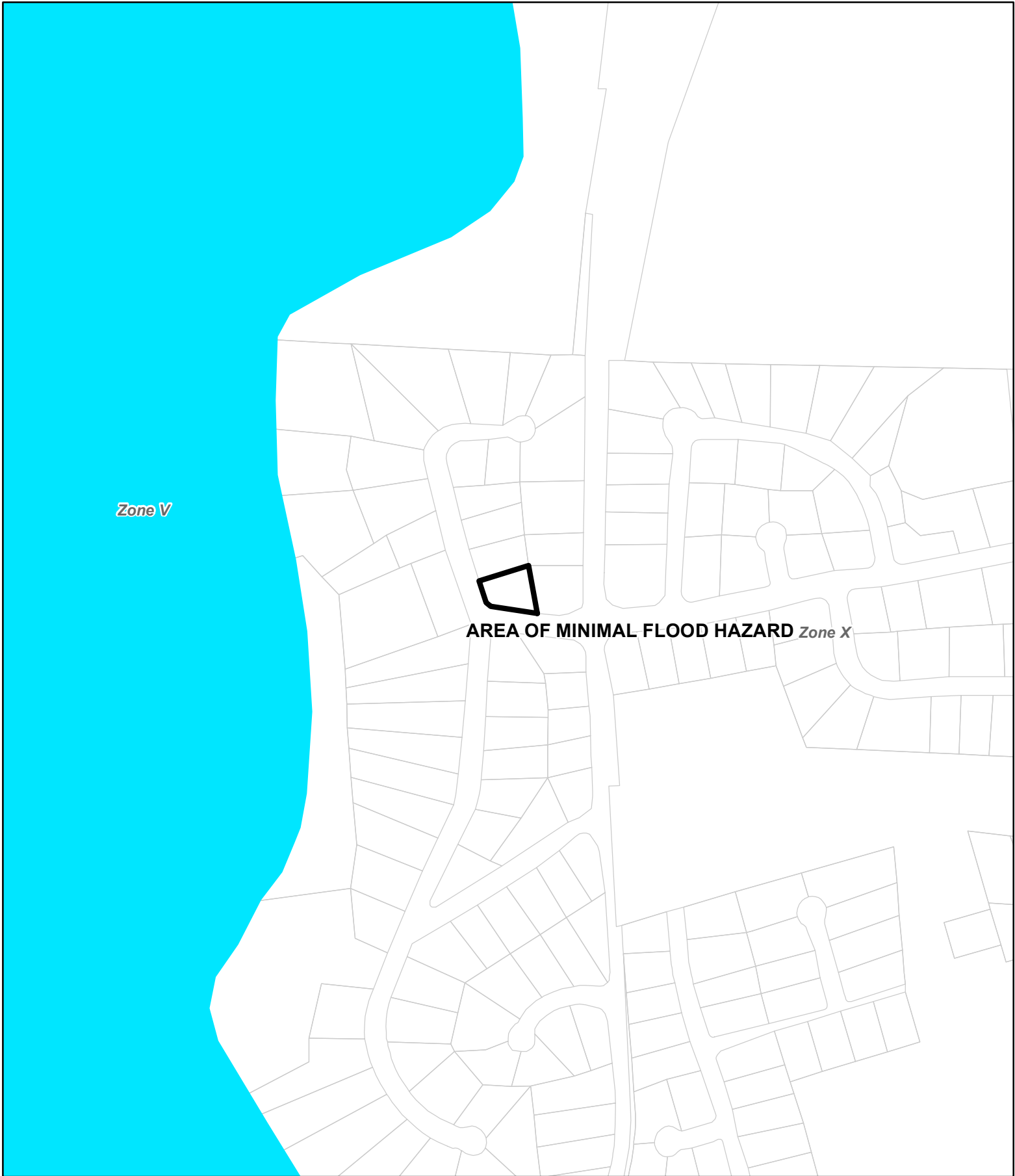
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 Assessors Parcels



**WILDLAND-URBAN INTERFACE**



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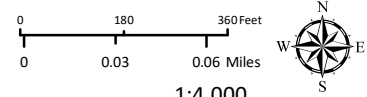


Zone V

AREA OF MINIMAL FLOOD HAZARD Zone X

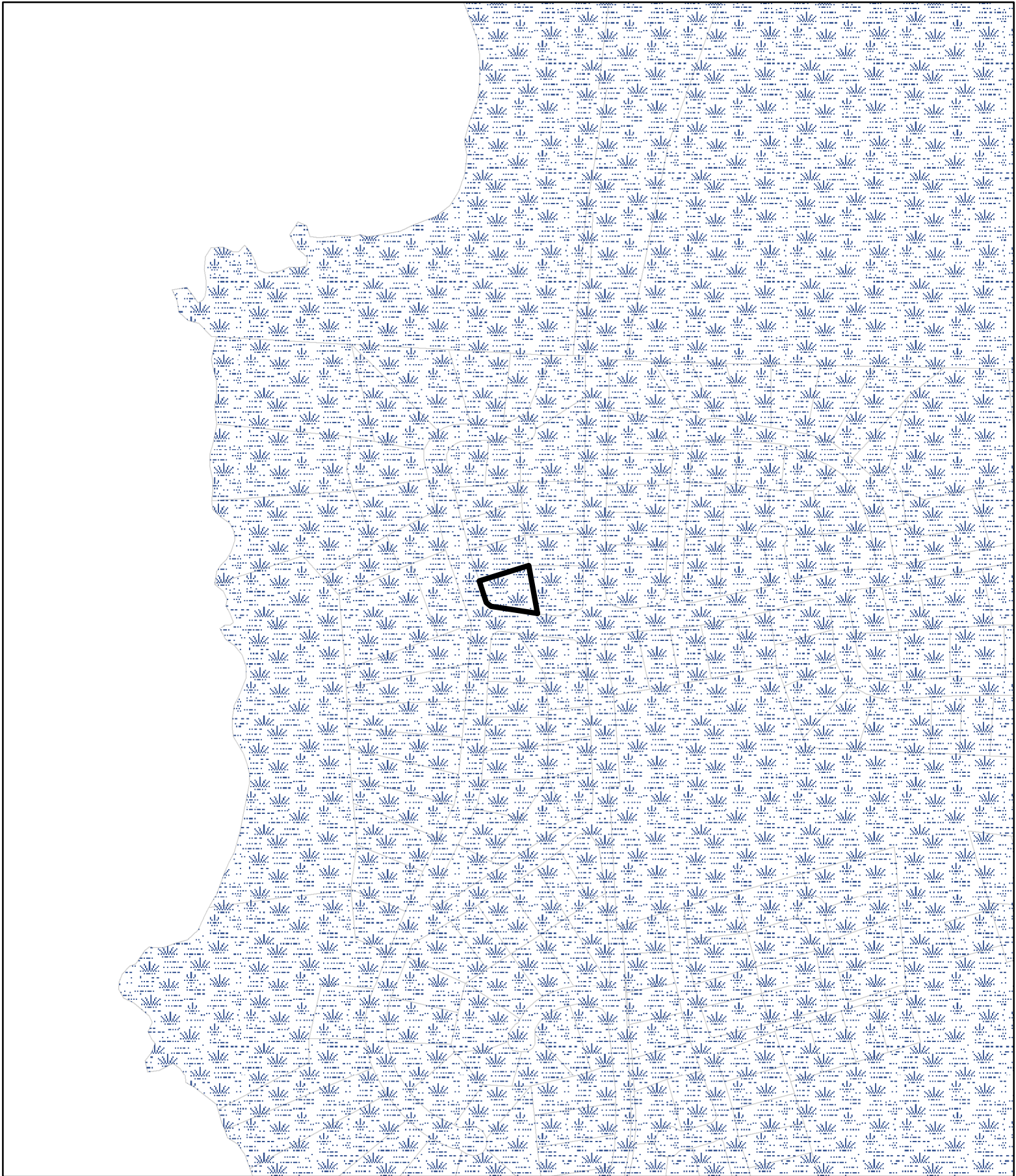
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 1% Annual Chance Flood Hazard  
 Assessors Parcels





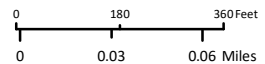
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**FLOOD ZONE**

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 Marginal Water Resources  
 Assessor's Parcels

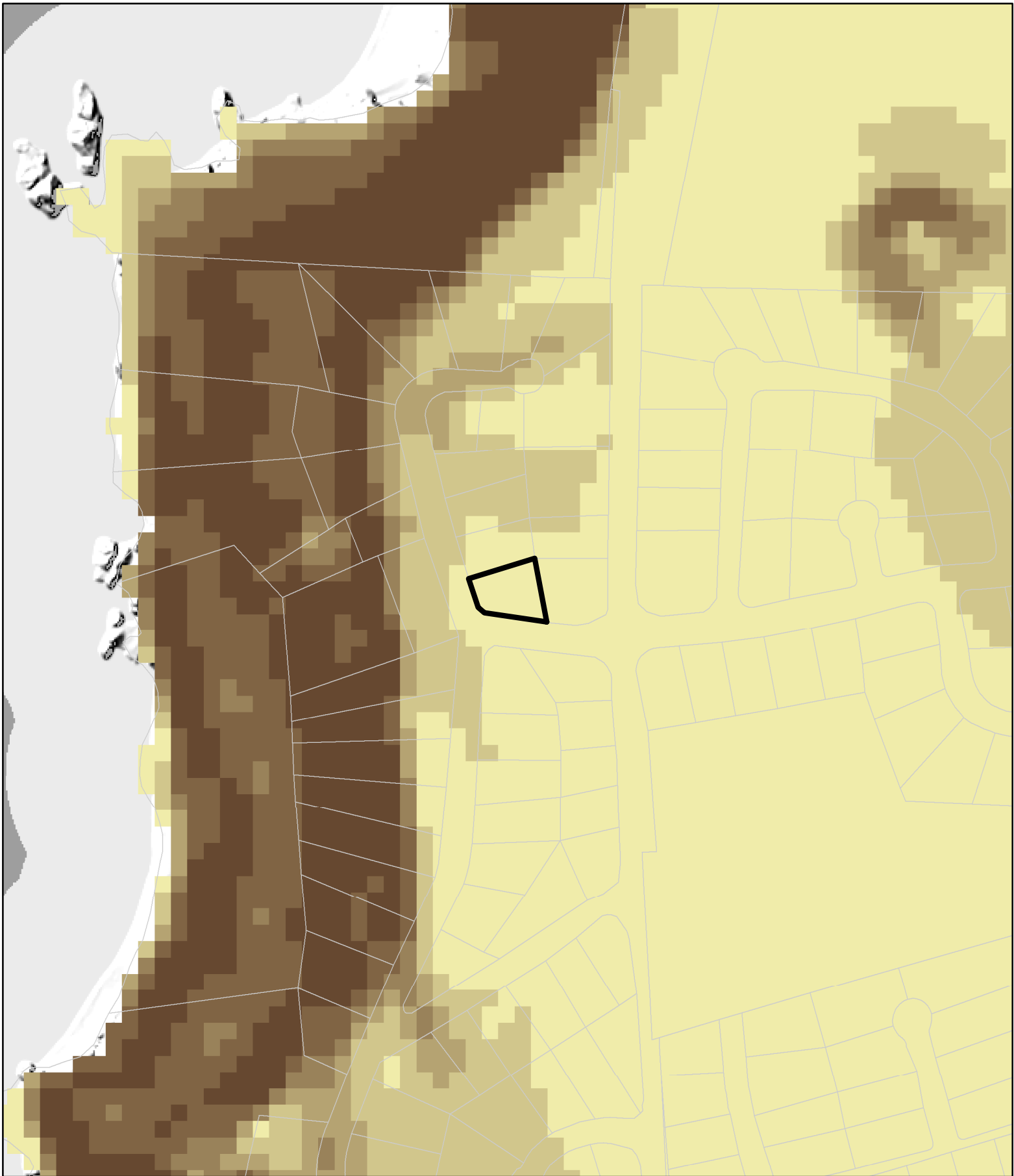


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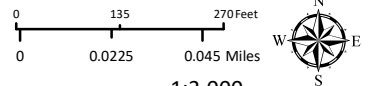
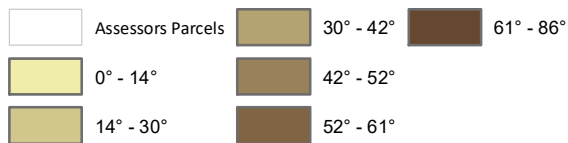
**COASTAL GROUND WATER RESOURCES**

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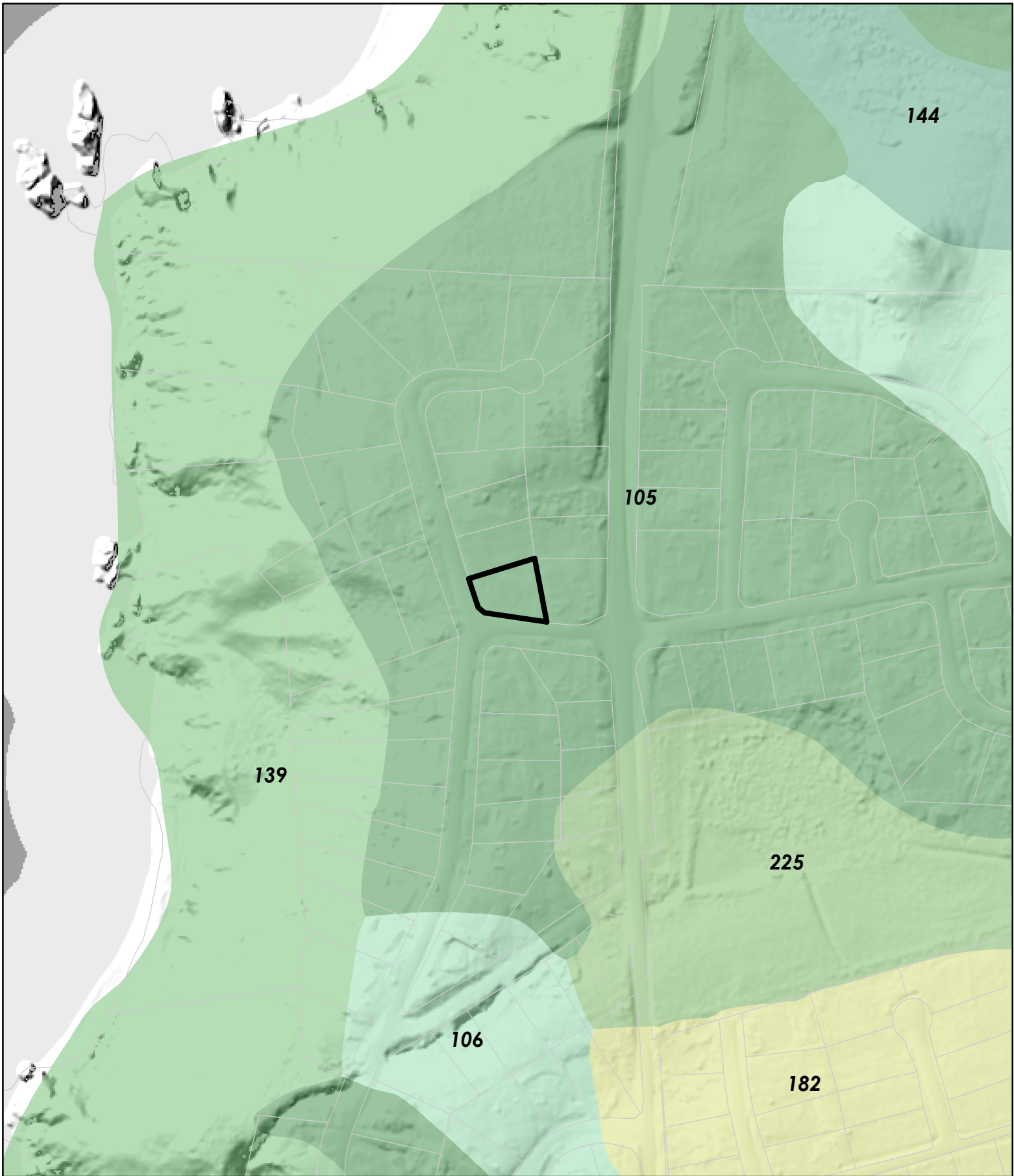


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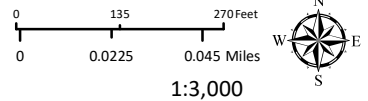
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**ESTIMATED SLOPE**

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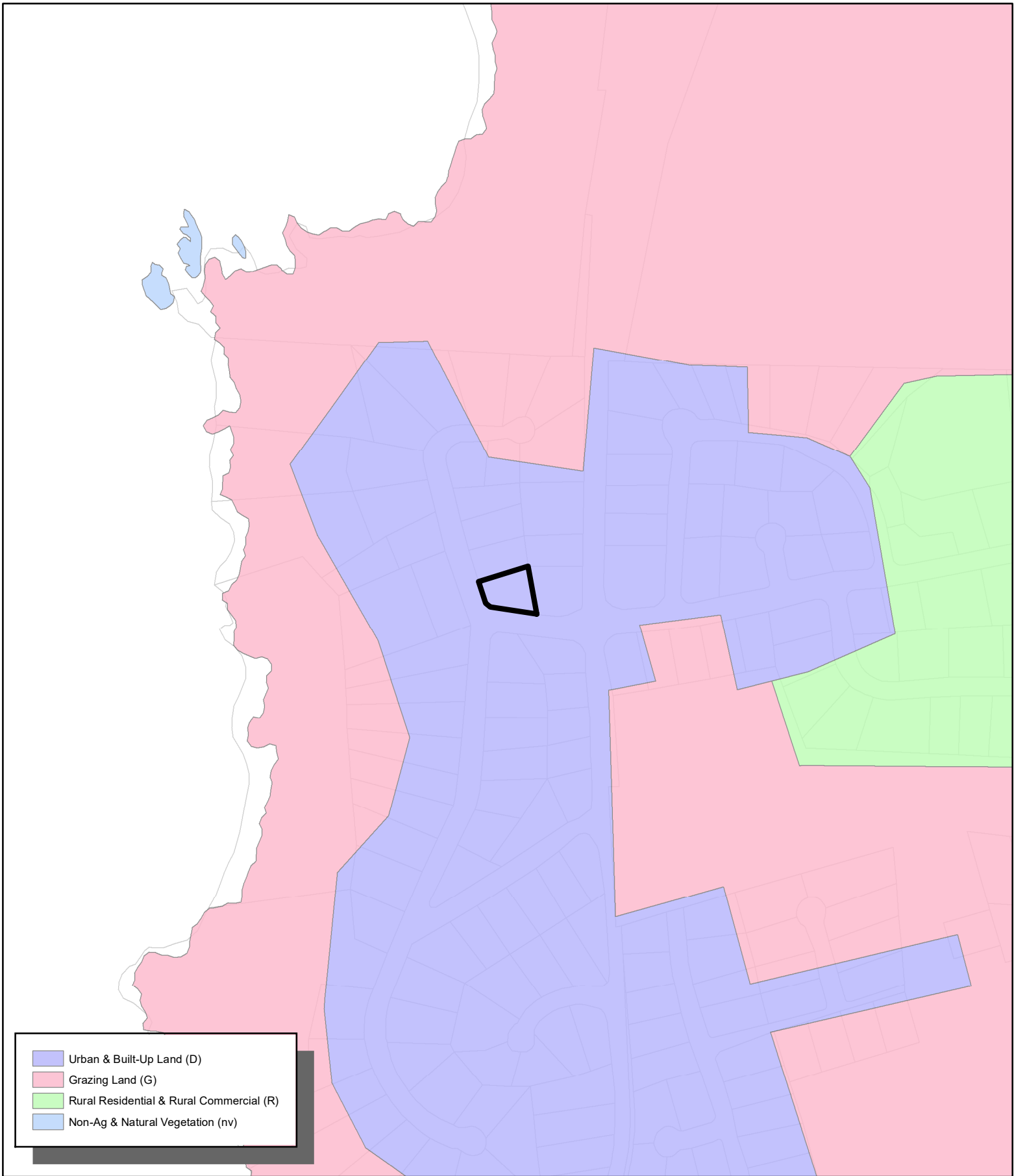
 Assessor's Parcels



1:3,000


**WESTERN SOIL CLASSIFICATIONS**

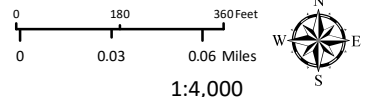
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	Urban & Built-Up Land (D)
	Grazing Land (G)
	Rural Residential & Rural Commercial (R)
	Non-Ag & Natural Vegetation (nv)

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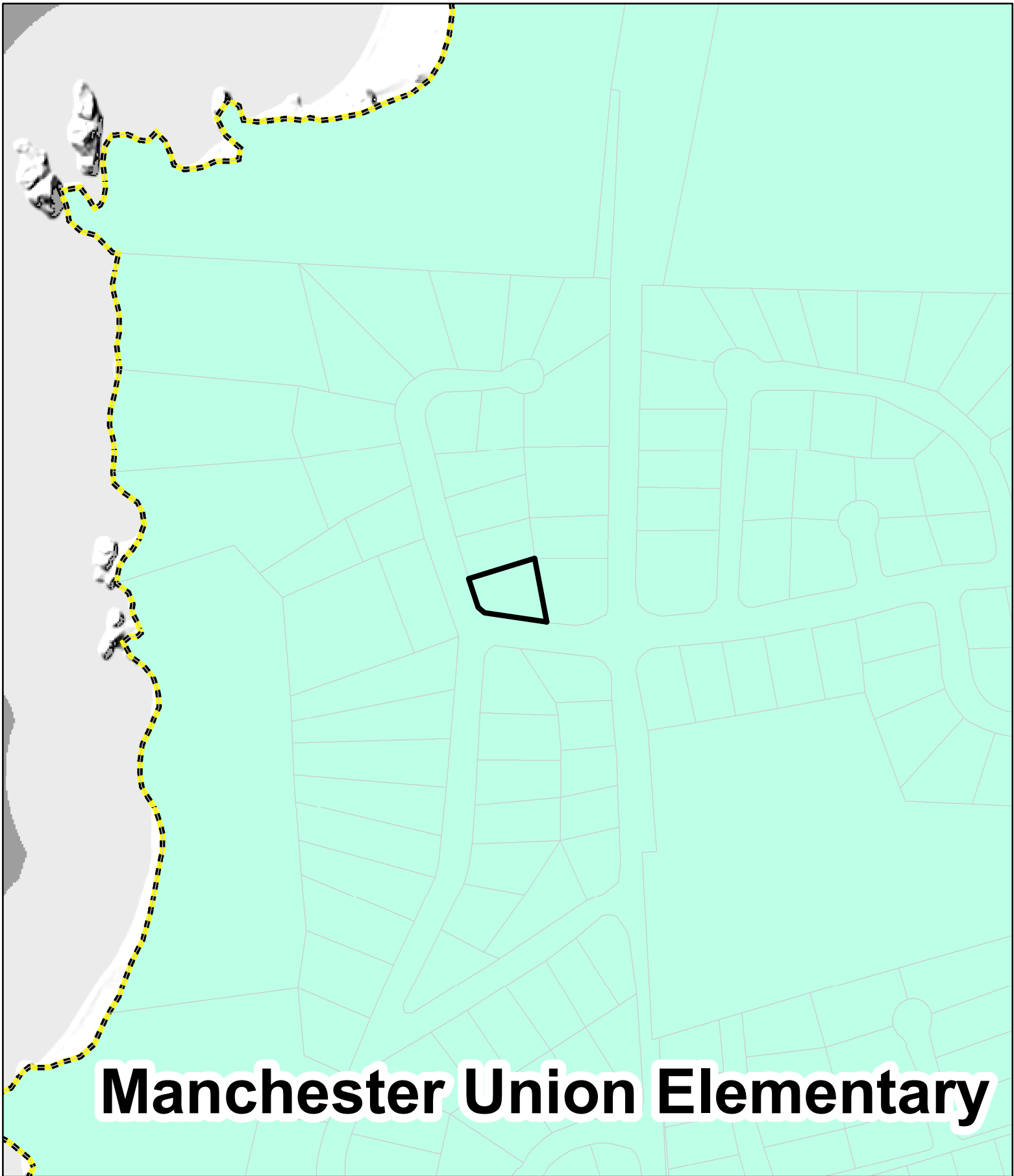
 Assessors Parcels



1:4,000


**IMPORTANT FARMLANDS**

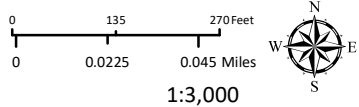
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# Manchester Union Elementary

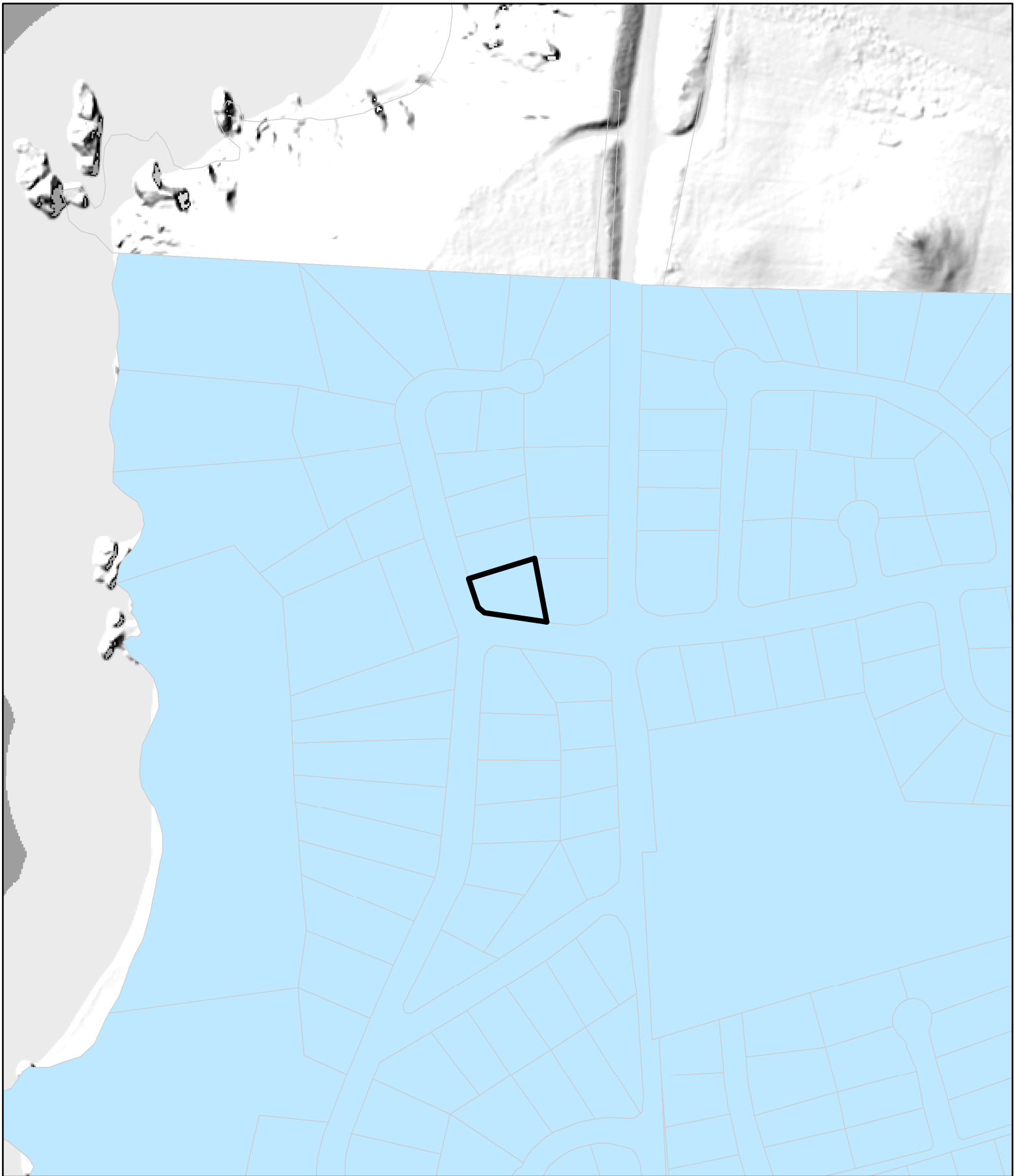
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 Assessors Parcels





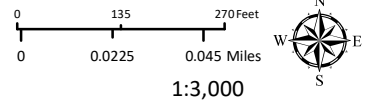
1:3,000  
SCHOOL DISTRICT

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**APN: 132-020-09**  
**APLCT: Siol Studios, Kevin Hackett**  
**AGENT: Soil Studion, Kevin Hackett**  
**ADDRESS: 14791 Navarro Way, Manchester**

-  Assessors Parcels
-  County Water Districts



1:3,000  
**WATER DISTRICT**

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