



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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November 8, 2024

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission, at their regular meeting to be held on Thursday, November 21, 2024, at 10:00 a.m., will conduct a public hearing on the following project at the time listed or as soon thereafter as the item(s) may be heard. This meeting will take place in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah California, and Virtual attendance will be available via Zoom. 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.gov or via Telecomment. The telecomment form may be found at: <https://www.mendocinocounty.gov/departments/planning-building-services/boards-and-commissions/public-hearing-bodies/planning-commission>.

CASE#: UM_2024-0005

DATE FILED: 3/8/2024

OWNER: Point Arena Lighthouse Keepers Inc.

APPLICANT/AGENT: Mark Hancock, Executive Director

REQUEST: Modification of Coastal Development Use Permit CDU 5-2002, which would involve remodeling an existing innkeeper's house into three (3) separate rental units. This would increase the total number of rental units from seven (7) to nine (9). The remodel would expand the footprint of the innkeeper's house and add a new walkway, patio, parking pad, septic transmission lines, windows, lighting, and doors.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 4± miles northwest of Point Arena, at the terminus of Lighthouse Road (CR 509) 2.5± miles west of its intersection with State Route 1 (SR 1), located at 45500 Lighthouse Road, Point Arena; APN: 133-030-01.

SUPERVISORIAL DISTRICT: 5 (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.gov/departments/planning-building-services/boards-and-commissions/public-hearing-bodies/planning-commission>.

Your comments regarding the above project(s) are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California. The public may participate digitally in meetings in lieu of personal attendance by sending comments to pbscommissions@mendocinocounty.gov, or orally via telecomment by November 20, 2024. All public comment will be made available to the Commission, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>.

The Planning Commission's action regarding the item shall constitute final action by the County unless appealed to the Board of Supervisors. If appealed, the Board of Supervisors action 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 this project. To file an appeal of the Planning Commission's decision, a written statement must be filed with the Clerk of the Board with a filing fee within 10 calendar days of the Planning Commission's decision. 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 or the Planning Commission at, or prior to, the public hearing. All persons are invited to present testimony in this matter.

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.

Additional information regarding the above noted item(s) may be obtained by calling the Department of Planning and Building Services at 707-234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

JULIA KROG, Director of Planning and Building Services



**PLANNING COMMISSION
STAFF REPORT- USE PERMIT MODIFICATION**

**NOVEMBER 21, 2024
UM_2024-0005**

PROJECT PLANNER CONTACT

Liam Crowley
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PROJECT SUMMARY

OWNER: Point Arena Lighthouse Keepers Inc.
PO Box 11
Point Arena, CA 95468

APPLICANT/AGENT: Mark Hancock, Executive Director
PO Box 11
Point Arena, CA 95468

REQUEST: Modification of Coastal Development Use Permit CDU 5-2002, which would involve remodeling an existing innkeeper's house into three (3) separate rental units. This would increase the total number of rental units from seven (7) to nine (9). The remodel would expand the footprint of the innkeeper's house and add a new walkway, patio, parking pad, septic transmission lines, windows, lighting, and doors.

LOCATION: In the Coastal Zone, 4± miles northwest of Point Arena, at the terminus of Lighthouse Road (CR 509) 2.5± miles west of its intersection with State Route 1 (SR 1), located at 45500 Lighthouse Road, Point Arena; APN: 133-030-01.

TOTAL ACREAGE: 28± Acres

GENERAL PLAN: Open Space (OS)
General Plan (Chapter 7 – Coastal Element)

ZONING: Open Space (OS)
Mendocino County Code Title 20, Division II

CODE REFERENCE: Visitor Accommodations and Services
Mendocino County Code (MCC) Section 20.332

APPEALABLE Yes, per MCC Section 20.544.020(B)(1)

SUPERVISORIAL DISTRICT: District 5 (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

PROJECT RECOMMENDATION

By resolution, the Planning Commission determines that the project is Categorically Exempt from CEQA and grants UM_2024-0005 based on the facts and findings and subject to the conditions of approval contained in the attached resolution.

PROJECT BACKGROUND & INFORMATION

PROJECT DESCRIPTION: Currently, the Point Arena Lighthouse Keepers operate a legally nonconforming Visitor Accommodations and Services use comprised of seven (7) units, including a one (1) bedroom Keeper's Room, one (1) bedroom Bookkeeper's Room, two (2) bedroom Head Keeper's House, one (1) bedroom Keeper's Apartment, and three (3) three (3) bedroom Assistant Keepers Houses, for a total of fourteen (14) bedrooms. These units are housed in two (2) detached structures. The proposed development would modify one (1) of the Assistant Keepers Houses to create three (3) separate units, including a studio unit, one (1) bedroom unit, and two (2) bedroom unit. This would increase the number of units from seven (7) to nine (9) and the number of total bedrooms from fourteen (14) to fifteen (15). This would involve a one hundred twenty-one (121) square foot addition to the Assistant Keepers House, a new concrete patio along the northern side of the new units, a rebuilt decomposed granite pathway between the two (2) structures, alterations to windows and doors, and repaired/new painted siding and trim. The proposed development would also include the construction of a new three (3) car paved parking area and repairs/replacement of existing sewer lines.

SITE CHARACTERISTICS: The property is located on a mostly flat marine terrace approximately sixty-five (65) feet above sea level, at the westernmost point of a peninsula that lies northwest of the City of Point Arena. The Garcia River empties into the Pacific Ocean approximately three tenths (0.3) of a mile east of the property. The only immediately adjacent property is part of the California Coastal National Monument managed by the Bureau of Land Management (BLM). The site is accessed via Lighthouse Road (CR 509), a County maintained road. A private driveway extends from the end of Lighthouse Road (CR 509) to the westernmost structure, the Fog Signal building. East of the Fog Signal building is the lighthouse structure itself, a parking area, and two accessory buildings, which together comprise the portion of the property that is listed in the National Register of Historic Places. Further east lies another parking area and the two (2) rental unit structures. Other structures include sheds, water tanks, a kiosk, pavilion, helipad, and labyrinth.

Public Services:

Access: Lighthouse Road (CR 509)
Water District: None
Sewer District: None
Fire District: Redwood Coast FPD

RELATED APPLICATIONS: The following applications have occurred on the subject parcel and are relevant to the proposed project. All projects listed below have already been approved, unless otherwise stated.

- **CDU 5-2002:** Coastal Development Use Permit for improvements to the Point Arena Lighthouse and Museum, to include remodeling and upgrading existing visitor restrooms, repair museum roof, installation of RV pad for caretaker's unit, fencing and landscaping for RV unit, conversion of existing caretaker's unit to a fourth vacation home rental, new well and septic system, exterior lighting for the lighthouse, repair, resurface and widen existing driveway, resurface RV parking lot, install propane storage tank and back-up generator for water pump, install hot water heaters and direct vent heaters for existing residential units, restroom and museum. The Planning Commission denied the portion of this permit relating to recreational vehicles and approved the remainder of the project on 05/15/2003.
- **CDUM 5-2002/2003:** Coastal Development Use Permit Modification of CDU 5-2002 for the conversion of an existing garage into a 623 square foot one bedroom one bathroom caretaker's unit and conversion of the existing caretaker unit to a fourth guest unit. The conversion will include

interior modifications, connection to the existing septic system, relocation of water heaters to the exterior rear cabinet and installation of doors and windows. Approved 02/16/2004.

- **CDUM 5-2002/2007:** Coastal Development Use Permit Modification for the restoration of the 1,600 square-foot Light Station Museum and Gift Shop, renovation to the Fog Signal Building and two adjacent buildings, restoration of the 115 foot tall Lighthouse Tower and Lantern Room (1,000 square-feet), modification of a Guest Cottage from a three-bedroom cottage into two separate rentals, one a two-bedroom cottage with bathroom and the other a one bedroom guest room with bathroom and site development including access road improvements, parking area improvements, walkways, renovation of the ticket and information kiosk, fencing, signage and landscaping. Approved 10/18/2007.
- **U_2016-0004:** Coastal Development Use Permit to install upgraded radio equipment within an existing structure and attach a new antenna and mast to the existing concrete pad located outside of the structure. Approved 06/07/2018.
- **CDP_2021-0015:** Standard Coastal Development Permit to construct a veteran's memorial monument on the Point Arena Lighthouse property, one (1) additional ADA parking space, and one (1) additional parking space and sidewalk. Approved 06/27/24.

AGENCY COMMENTS: On July 22, 2024, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions are discussed in this staff report and contained in Conditions of Approval. A summary of the submitted agency comments are listed below.

TABLE 1: Referral Agency Responses	
REFERRAL AGENCIES	COMMENT
Air Quality Management District	No Response
Archaeological Commission	Comments
Assessor's Office	No Response
Building Division (Fort Bragg)	Comments
Department of Transportation (DOT)	No Comment
Environmental Health (DEH)	Comments
Redwood Coast Fire Protection District	No Response
Planning Division (Fort Bragg)	Comments
Sonoma State University	Comments
CAL FIRE (Land Use)	No Response
California Coastal Commission	No Response
California Dept. of Fish & Wildlife (CDFW)	Comments
Regional Water Quality Control Board	No Response
U.S. Dept. of Fish & Wildlife	No Response
U.S. Dept. of Parks & Recreation	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

On July 24, 2024, the Building Division noted that accessibility requirements may apply to the project.

On July 31, 2024, the Archaeological Commission's representative noted that the project must be scheduled for an Archaeological Commission meeting depending on comment received from the Northwest Information Center at Sonoma State University.

On August 1, 2024, DEH noted that septic review and a water quantity test must occur. However, upon further correspondence between the applicant and DEH staff on August 28, DEH noted that a water quantity test would not be required at this point.

On August 5, 2024, CDFW noted that the biological report submitted for the project indicates that there are no Environmentally Sensitive Habitat Areas (ESHAs) or ESHA buffers within the project footprint, but that the grasslands within the study area are dominated by non-native perennial and annual grasses and contain very little native species cover and diversity. CDFW recommended that the applicant be required to re-seed disturbed areas with locally native bluff grass/herbaceous species. CDFW also recommended that landscaping be required to be comprised of locally native tree and shrub species, and that the applicant be required to conduct targeted removal of non-native species, including broom, pampas grass, and yellow oxalis for a period of three (3) years.

On August 5, 2024, the Planning Division Fort Bragg office provided more information about past projects and building permits on the property.

On August 5, 2024, the Northwest Information Center (NWIC) noted that two (2) prior cultural resource studies had been completed on the property that interested with the project area. However, due to the lack of complete coverage, passage of time since the previous surveys, and changes in archaeological theories and methods since that time, NWIC recommended that further study of the project area be conducted.

PROJECT ANALYSIS

LOCAL COASTAL PROGRAM CONSISTENCY:

Land Use and Planning Areas: The property is within the Open Space land use classification.

“The Open Space classification is intended to be applied to lands not suited for development or to lands most valuable in their undeveloped natural state. Factors limiting the development potential of land would include such constraints as unstable soils, high fire hazard, remote location, poor access, scenic qualities, and susceptibility to flooding. Valuable natural areas could include rare and endangered species and habitat, riparian vegetation zones, or wild and scenic rivers.”

Before the property was transferred to the Point Arena Lighthouse Keepers non-profit organization, it was owned by the federal government. The first three (3) rental units were constructed in the 1960s, predating the Coastal Act. Therefore, the Visitor Accommodations and Services use of the property is considered a legally nonconforming use which may be continued and expanded in accordance with MCC Chapter 20.480. Therefore, although the presence of the lighthouse-related structures and rental units conflicts with the intent of the Open Space district, the proposed expansion of the nonconforming use is permissible. Indeed, an *“increase in intensity of existing uses”* is listed as a conditional use within the Open Space classification.

Zoning: The property is within the Open Space (OS) zoning district. Per MCC Section 20.372.005, the Open Space district *“is intended to be applied to lands within the Coastal Zone which are not suited for development or are more valuable in their undeveloped natural state and to public park lands.”*

Though the presence and expansion of Visitor Accommodations and Services use, and associated structures do not match the intent of the OS district, MCC Chapter 20.480 allows such uses when established as legally nonconforming. This use predates the application of the OS district to this property.

Per MCC Section 20.372.025, the existing rental units and proposed expansion of units exceed the maximum dwelling density for the OS district. This is permissible due to its status as a nonconforming use and nonconforming structures. Per MCC Section 20.372.030 and 20.372.035, the proposed development would maintain the required fifty (50) foot setbacks. According to the submitted site plan, the new parking area would be approximately eighty (80) feet from the bluff edge. Per MCC Section 20.372.040, the rental unit structure meets the building height limit requirements because it is fourteen (14) feet above grade. Per MCC Section 20.444.020, the project site is more than five hundred (500) feet from the center of Lighthouse Road (CR 509), which is classified as a Local Road.

Per MCC Section 20.472.010 and 20.472.020(H), the addition of one (1) bedroom would require one (1) additional parking space. The proposed development includes a six hundred (600) square foot parking area south of the units, which is sufficient to accommodate an extra nine (9) foot by twenty (20) foot space.

Per MCC Section 20.480.010(B), the repair and replacement of sewer lines serving the rental units is allowable as routine maintenance and repairs on a nonconforming structure. MCC Section 20.480.025 allows the expansion of the existing Visitor Accommodations and Services use provided the following findings are made.

Per MCC Section 20.480.025(A)(1), it is not reasonably economically or physically feasible to make the use of the property compatible with the applicable general plan designation. This would require the demolition of the lighthouse structure, fog signal building, rental units, and other structures to attempt to return the site to an undeveloped state. This would destroy a registered historic landmark and the means by which the Point Arena Lighthouse Keepers non-profit organization is able to fund the maintenance of the site.

Per MCC Section 20.480.025(A)(2), the expansion would not create increased adverse impacts on access or public facilities and services because adequate public access to the shoreline exists nearby, as discussed further in the Public Access section of this report. The additional rental units may marginally increase the number of visitors to the site, and therefore increase the number of trips that occur on Lighthouse Road (CR 509). However, the “no comment” response from the Department of Transportation indicates a lack of significant impact. Other public services could include fire protection. On April 9, 2024, CAL FIRE provided a letter stating that the proposed development would not require an additional State Fire Safe Regulations Application, but that the defensible space requirements of Public Resources Code Section 4291 still apply. If the project maintains adequate defensible space, the impact on fire services would be mitigated. The only adjacent land use is the recreational and open space use of the California Coastal National Monument property to the east. The existing nonconforming use and proposed expansion are compatible with the adjacent use because the lodging provides access to shoreline trails and fishing areas maintained by BLM (Public Resources Code §30213). Overnight camping and parking are prohibited on the National Monument property.

Per MCC Section 20.480.025(A)(3), the rental units are more than three hundred (300) feet from the nearest adjacent property and approximately two and one half (2.5) miles from the nearest residence.

Per MCC Section 20.480.025(A)(4), the expansion is consistent with all other applicable policies of the Coastal Element as described elsewhere in this report.

Per MCC Section 20.480.035, the provisions and terms of existing use permits related to the rental units have been incorporated as recommended conditions of approval within this permit.

Grading, Erosion, and Runoff: Grading is not proposed on the application materials. Some ground disturbance would occur for the expansion of rental units, patios, and parking area. MCC Chapter 20.492 provides grading, erosion, sedimentation, and runoff standards. Section 20.492.005 states that *“the approving authority shall determine the extent to which the following standards should apply to specific projects, and the extent to which additional studies and/or mitigation are required”*. The proposed development would include a marginal increase in impervious surfaces. The site is flat. There are no wetlands or Environmentally Sensitive Habitat Areas (ESHAs) in the vicinity of the project site. The parking area would be located approximately eighty (80) feet from the bluff edge. Per MCC Section 16.30.030(C), *“any property owner anywhere in the County proposing a project with soil disturbance of less than one acre, must demonstrate compliance with the California Green Building Standards Code pertaining to site development stormwater runoff control, and Best Management Practices as listed in 16.30.070(B).”* Therefore, the proposed project would be subject to this requirement.

Examples of Best Management Practices (BMPs) from Section 16.30.070(B) include, but are not limited to, scheduling construction activity, preservation of natural features, vegetation and soil, erosion control to protect slopes, building materials stockpile management, etc.

The requirements of Section 16.30.030(C) would be sufficient for this project.

Environmentally Sensitive Habitat and Other Resource Areas: Per MCC Section 20.496.015 and Coastal Element Policies 3.1-2 and 3.1-7, an Environmentally Sensitive Habitat Area (ESHA) assessment of the property was performed by Dark Gulch Environmental Consulting. The assessment included field surveys in Marsh, April, and May of 2024. The assessment found that the entirety of the project area is within a common velvet grass – sweet vernal grass meadow Semi-Natural Alliance. This vegetation alliance is not considered a Sensitive Natural Community by CDFW. The assessment did not identify any special status plan species within the project area. No evidence of special status wildlife species was observed. No recommended mitigation measures were included in the assessment report.

On August 5, 2024, CDFW noted that the biological report submitted for the project indicates that there are no Environmentally Sensitive Habitat Areas (ESHAs) or ESHA buffers within the project footprint, but that the grasslands within the study area are dominated by non-native perennial and annual grasses and contain very little native species cover and diversity. CDFW recommended that the applicant be required to re-seed disturbed areas with locally native bluff grass/herbaceous species. CDFW also recommended that landscaping be required to be comprised of locally native tree and shrub species, and that the applicant be required to conduct targeted removal of non-native species, including broom, pampas grass, and yellow oxalis for a period of three (3) years.

Per MCC Section 20.496.020, a buffer area is not necessary because ESHA are not present on the site. Per MCC Section 20.488.010, the proposed development would not result in any impacts to ESHA or wetlands. Staff recommends incorporating CDFW's comments as conditions of approval.

The project site is within the known range of the Point Arena Mountain Beaver (PAMB), a federally listed endangered species. The biological assessment notes that there is no potential for the species to occur in the project area due to previous surveying efforts for PAMB presence/absence.

Hazards Areas: Per MCC Section 20.500.015 and Coastal Element Policies 3.4-1, 3.4-5, and 3.4-7, the property is situated on a coastal bluff and the proposed development may be subject to geologic hazards. As such, the applicant provided an Engineering Geologic Reconnaissance prepared by Brunsing Associates, Inc. in 2023. The report notes that the site is within a region of high seismic activity that is expected to cause strong ground shaking at the site. However, the lighthouse property is not within an earthquake fault zone and no evidence of active faulting was found at the property. No deep-seated landslides or areas of severe erosion were observed in the vicinity of the existing structures. The report estimates that the total bluff retreat from 2023 to 2098 would be twenty (20) feet. The proposed parking area would be approximately eighty (80) feet from the bluff edge. The report notes that the risk of future impact or inundation from a severe storm surge or tsunami event is low. The report does not recommend any "hard" erosion mitigation measures.

Per MCC Section 20.500.025 and Coastal Element Policy 3.4-13, the project site is within a moderate fire hazard severity zone as mapped by CAL FIRE. CAL FIRE provided a letter stating that the proposed development would not require an additional State Fire Safe Regulations Application, but that the defensible space requirements of Public Resources Code Section 4291 still apply. If the project maintains adequate defensible space, the risk added by development to the overall fire hazard risk would be mitigated.

Per MCC Section 20.420.005 and 20.500.030, the project site is not within a mapped flood hazard area or floodway.

Because of the proposed development's proximity to the bluff face, staff recommends a condition of approval requiring the recording of a deed restriction which shall require that the owner assumes the risk of geologic and erosion hazards, prohibit the construction of bluff protective devices, and require the removal of structures threatened by erosion. An identical condition of approval was adopted under CDP_2021-0015 on June 27, 2024, but has not yet been completed.

Visual Resources and Special Treatment Areas: Per MCC Section 20.504.015 and Coastal Element Policies 3.5-1, 3.5-3, and 3.5-4, the project site is within a mapped Highly Scenic Area. Therefore, the proposed development is subject to the Development Criteria contained in Section 20.504.015(C).

Per MCC Section 20.504.015(C)(1), the proposed development would not interfere with coastal views from public areas because the additional bedroom would meet the height limit requirement and would be shielded by the existing eastern portion of "Unit 4" as shown on the plans. The patios, walkways, and parking area would all be at ground level. Replacement sewer lines would be buried underground.

Per MCC Section 20.504.015(C)(2), the total height of the structure would remain at approximately fourteen (14) feet.

Per MCC Section 20.504.015(C)(3), the proposed development would remain subordinate to its natural setting because it would not increase the overall height of the structure and would use the same materials and colors as the existing structure. The roofing would be of composition shingles, with off-white siding and white or dark blue-green trim to match the existing structure.

Per MCC Section 20.504.015(C)(4), the proposed development is not a land division or boundary line adjustment.

Per MCC Section 20.504.015(C)(5), the site is flat, does not contain a ridge, and does not contain a wooded area.

Per MCC Section 20.504.015(C)(6), the site is not a hillside.

Per MCC Section 20.504.015(C)(7), the proposed development would not occur in a large open area and the proposed structures would be clustered around the existing rental units. The structures would be set back from the bluff edge a distance greater than the estimated retreat rate for at least seventy-five (75) years. The development is in scale with the rural character of the area because the mass, colors, and materials would match the existing structure.

Per MCC Section 20.504.015(C)(8), the site is not a ridge.

Per MCC Section 20.504.015(C)(9), tree thinning is not necessary.

Per MCC Section 20.504.015(C)(10), tree planting is not proposed.

Per MCC Section 20.504.015(C)(11), power transmission lines are not proposed.

Per MCC Section 20.504.015(C)(12), power distribution lines are not proposed.

Per MCC Section 20.504.015(C)(13), additional access roads are not proposed. The proposed parking area would be at ground level. Parked cars may disturb some views, but only from limited vantage points.

Per MCC Section 20.504.035, the application notes that "*shielded down pathway solar lights*" would be installed on the walkways and "*shielded down lights*" would be installed at each exterior entrance. Existing conditions of approval adopted under prior use permits paraphrase the language in Section 20.504.035 and have been included as recommended conditions to this permit.

Transportation, Utilities, and Public Services: Per MCC Section 20.516.015(A), the proposed development would create a new building site with additional plumbing fixtures and increased residential density. The proposed development would involve repairing and replacing sewer lines to serve the rental units. Per Section 20.516.015(A)(1)(b), the applicant provided a letter from Carl Rittiman & Associates, Inc. which analyzes the wastewater disposal impact of the project. The letter notes that the original leach field was designed with a capacity of three thousand nine hundred (3,900) gallons per day. Currently, the estimated daily wastewater flow is two thousand seven hundred ninety-eight (2,798) gallons per day. The additional bedroom would produce approximately one hundred fifty (150) gallons per day. Therefore, the existing leach field can accommodate the additional bedroom.

Per MCC Section 20.516.015(B)(1) and Coastal Element Policies 3.8-1, 3.8-9, and 3.9-1, a single well currently fills a ten thousand (10,000) and twenty thousand (20,000) gallon water tank with a pump system that serves the rental units. On August 28, 2024, Division of Environmental Health staff noted that a water quantity test would not be required for the proposed addition. Therefore, the existing water supply is considered adequate to serve the proposed development.

Per MCC Section 20.516.015(C), the proposed development meets Corridor Preservation Setback requirements, and the Department of Transportation responded with no comment on the project.

Archaeological and Cultural Resources: Per MCC Chapter 22.12.050 and Coastal Element Policy 3.5-10, the project was referred to the Northwest Information Center at Sonoma State University, who noted that two (2) prior cultural resource studies had been completed on the property that interested with the project area. However, due to the lack of complete coverage, passage of time since the previous surveys, and changes in archaeological theories and methods since that time, NWIC recommended that further study of the project area be conducted. The project was subsequently reviewed by the Mendocino County Archaeological Commission at their meeting on September 11, 2024. The Archaeological Commission decided that no survey would be required for the project, but that the "Discovery Clause" contained in Section 22.12.090 shall be applied. This has been incorporated as a recommended condition of approval.

Public Access: Per MCC Section 20.528.010, Coastal Element Policies 3.6-9, 3.6-11, 3.6-28, and Coastal Act Section 30212, the LCP Land Use Map 24: Manchester Beach shows a proposed shoreline accessway that extends from the end of Lighthouse Road (CR 509) into the property and ending adjacent to the rental unit structures. However, existing public access to the shoreline is available via BLM trails that abut the eastern edge of the property and extend further east near the mouth of the Garcia River (see attached *California Coastal National Monument Map*).

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. The proposed project to remodel an existing innkeeper's house into three (3) separate rental units, increase the total number of rental units from seven (7) to nine (9), expand the footprint of the innkeeper's house, and add a new walkway, patio, parking pad, septic transmission lines, windows, lighting, and doors meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under California Code of Regulations Sections 15301 and 15303 for Existing Facilities and New Construction or Conversion of Small Structures. The proposed interior remodeling matches the language in Section 15301(a). The proposed addition to the rental unit structure to add a bedroom meets the language in Section 15301(e) because the addition would represent less than fifty (50) percent of the floor area of the structure before the addition. The proposed parking area, patios, and walkways match the language in Section 15303(e). Repair and replacement of the sewer lines matches the language in Section 15303(d) because the sewer lines would extend only as far as necessary to connect the new units to the system.

10/23/24

DATE



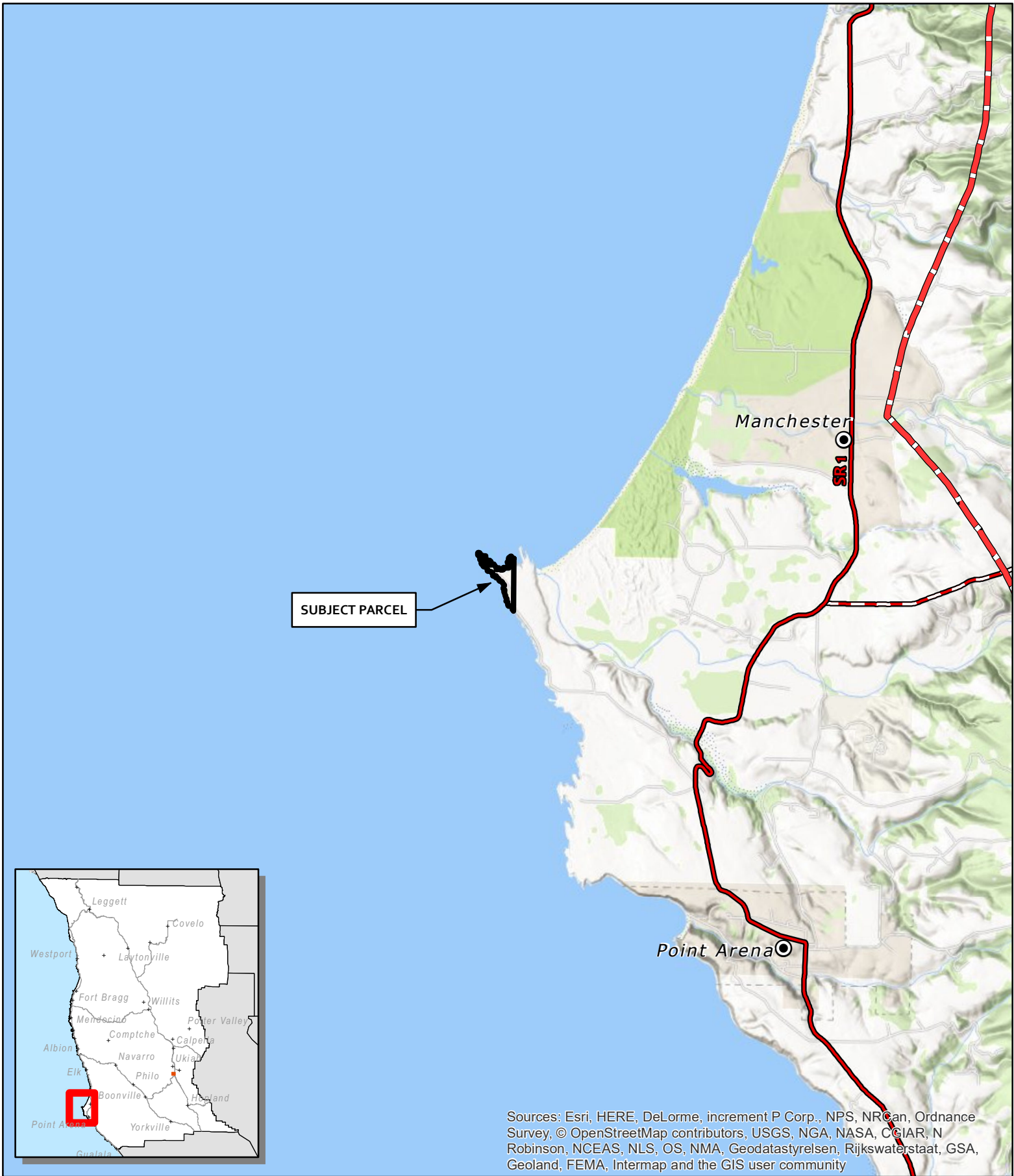
LIAM CROWLEY
PLANNER II

Appeal Period: 10 Days
Appeal Fee: \$2,674.00

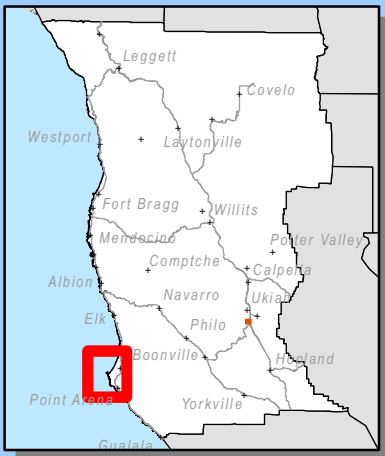
ATTACHMENTS:

- A. Location
- B. Aerial Imagery (Vicinity)
- C. Aerial Imagery (Detail)
- D. Topographic Map
- E. Plans
- F. Zoning
- G. General Plan
- H. LCP Land Use Map 24: Manchester Beach
- I. LCP Land Capabilities & Natural Hazards
- J. LCP Habitats & Resources
- K. Post LCP Certification & Appeal Jurisdiction
- L. Adjacent Parcels
- M. Fire Hazard Zones & Responsibility Areas
- N. Flood & Tsunami Zones
- O. Wetlands
- P. Coastal Ground Water Resources
- Q. Highly Scenic Zone
- R. Estimated Slope
- S. Western Soil Classifications
- T. Landslide Hazards
- U. Williamson Act
- V. Farmland Classifications
- W. Crop Types
- X. State Park
- Y. California Coastal National Monument Map
- Z. Septic System Letter
- AA. CAL FIRE Letter
- BB. ESHA Assessment (ON LINE ONLY)
- CC. Engineering Geologic Reconnaissance (ON LINE ONLY)

RESOLUTION AND CONDITIONS OF APPROVAL (EXHIBIT A):







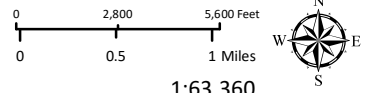
SUBJECT PARCEL



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: UM 2024-0005
OWNER: Point Arena Lighthouse Keepers
APN: 133-030-01
APLCT: Mark Hancock
AGENT: Mark Hancock
ADDRESS: 45500 Lighthouse Rd, Point Arena

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



1:63,360

LOCATION

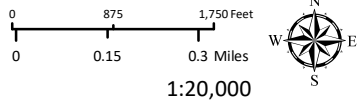
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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- Highways
- Highways (2017)
- Public Roads
- Private Roads
- - - - - Driveways/Unnamed Roads





1:20,000
AERIAL IMAGERY

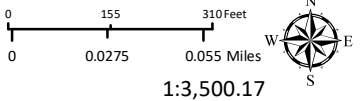
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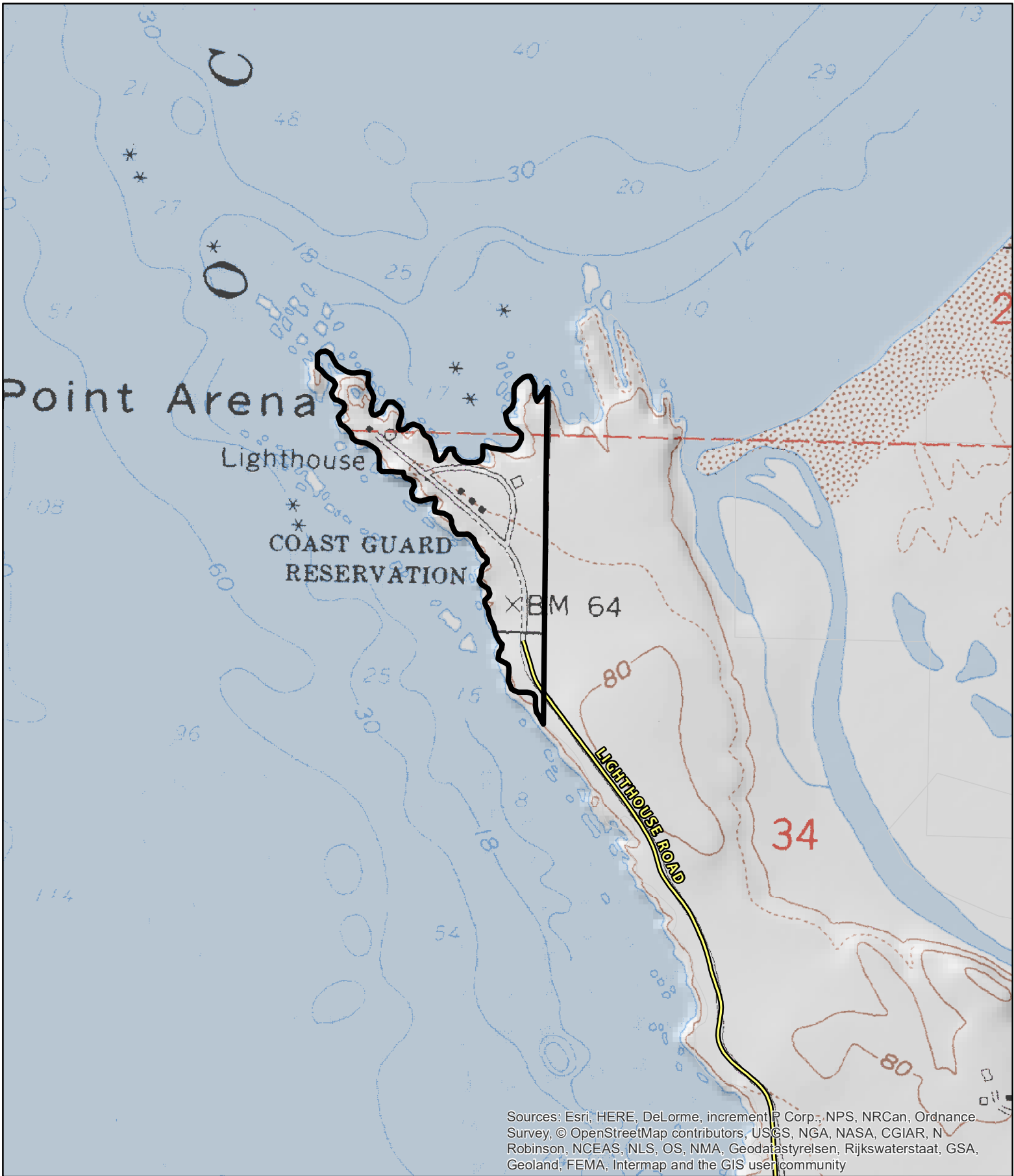
-  Public Roads
-  Driveways/Unnamed Roads






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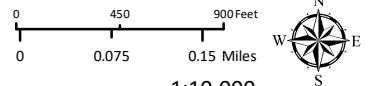
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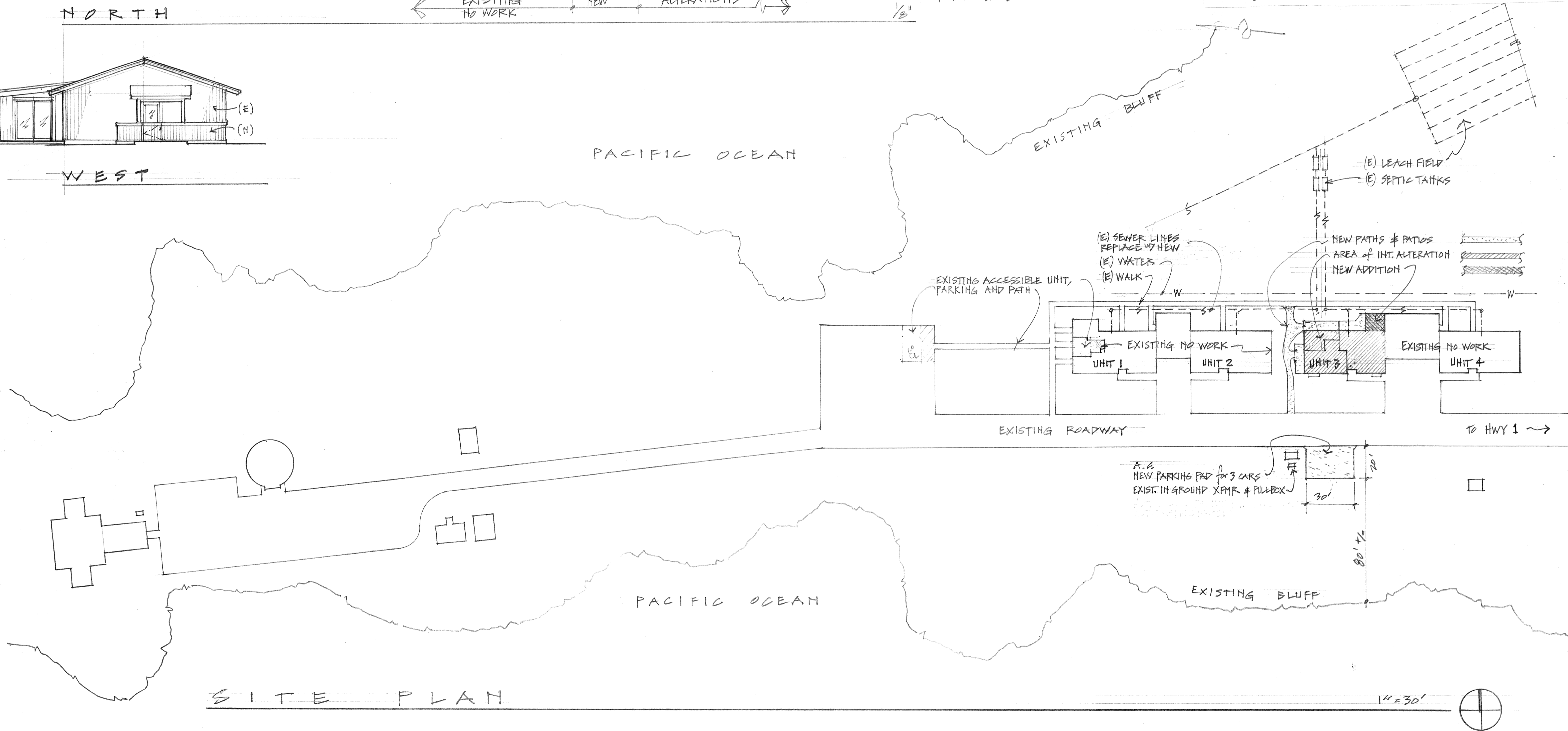
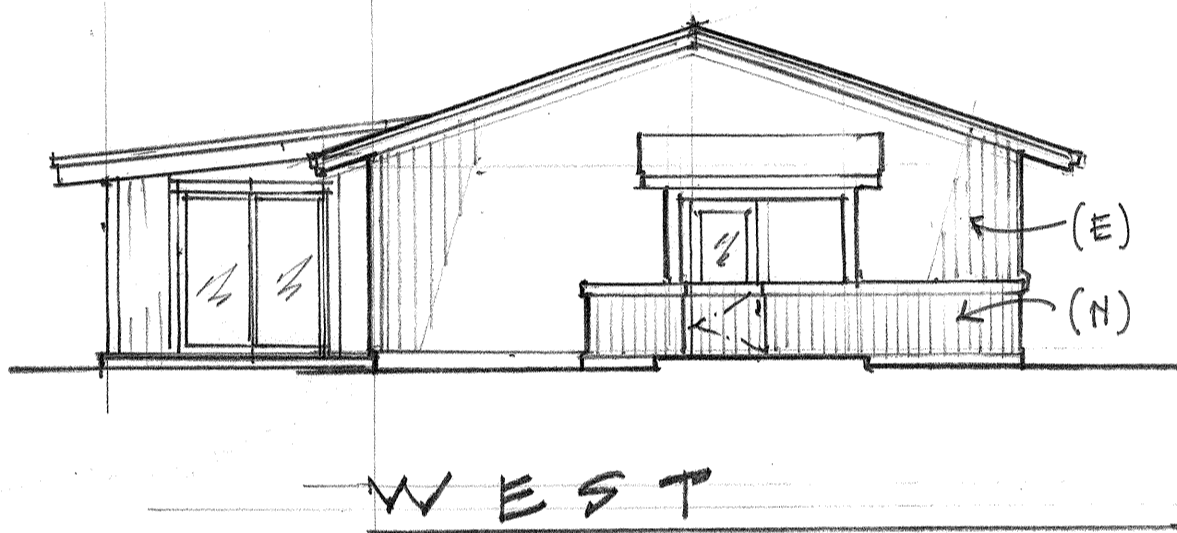
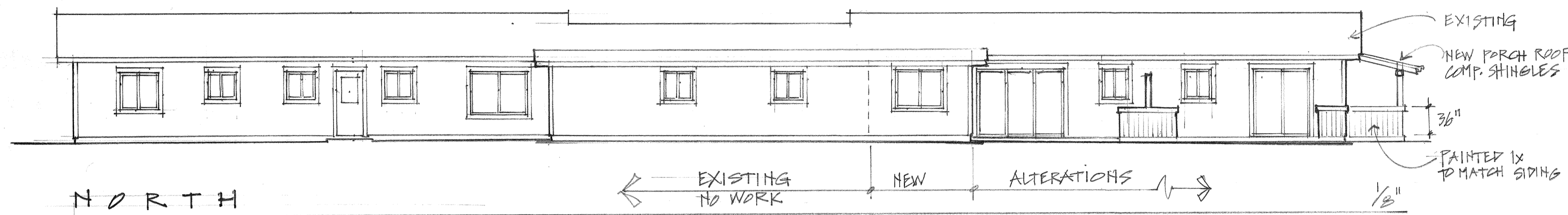
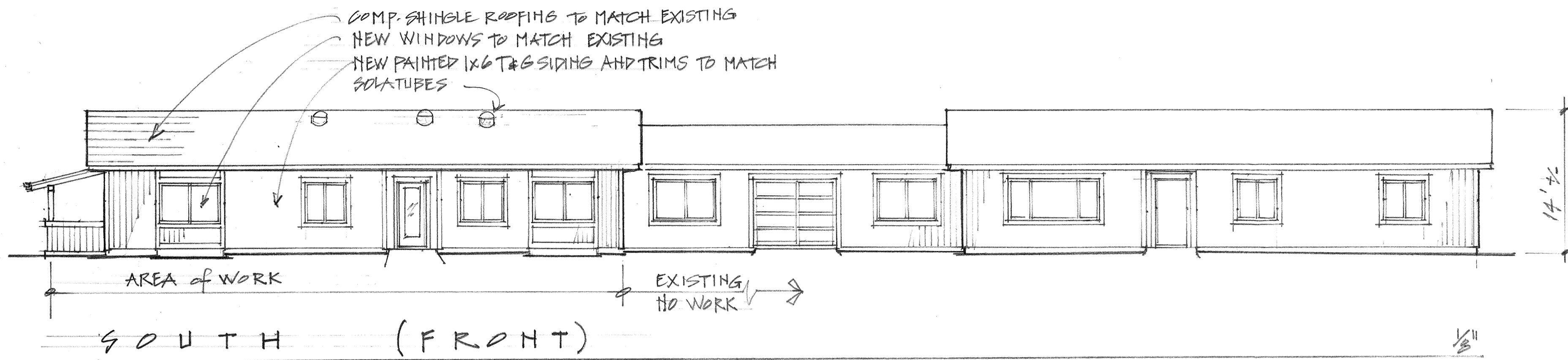
CASE: UM 2024-0005
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-  Public Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels



1:10,000
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

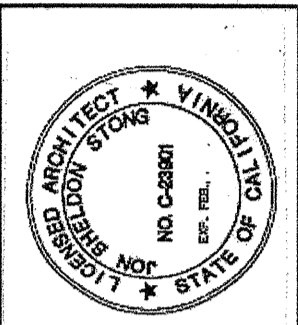
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Project Description and Notes:

- Alterations and additions to "Unit 3" of the existing Point Arena Lighthouse Keepers' rental units, including the following:
 - Conversion of existing three bedroom rental unit into three smaller units—a two bedroom unit, a one bedroom unit and a studio unit.
 - Addition of approximately 121 square feet for the two bedroom unit.
 - Additions and alterations to exterior patios, porches and walkways.
 - Alterations to exterior windows and doors to accommodate the conversion.
 - Repaired and/or new painted siding and trim as required by structural work or window alterations.
 - All materials and colors to match existing.
- Related to the building alterations, the following site improvements are included:
 - A new 3 car paved parking area for Unit 3 guests.
 - Repair/replacement of existing sewer lines. The septic tanks and leach fields to remain in accordance with the certification of adequacy by Owners' Septic Consultant.
- County of Mendocino Property ID 1330300100.
- Construction Type VB, unsprinkled. Occupancy Group R-1.
- Design is and Construction to be per 2022 California Building Code (CBC) and other related Codes as currently adopted by the County of Mendocino.
- Flood Hazard: Not in a Flood Hazard Zone.
- All new construction to comply with Wildland Urban Interface (WUI) Requirements. Including:
 - Fire resistive exterior cladding and trims or fire resistive underlayment.
 - Fire resistive Class "A" roofing.
 - Tempered exterior panes of all windows.
 - 20 min. exterior doors.
 - Vents and other openings to exterior to be screened or otherwise protected in accordance with WUI standards. (No new vents.)
- Accessibility: An accessible unit including accessible parking and paths of travel is already provided as part of Unit 1, as previously approved by the County of Mendocino. Additional accessible units as part of this conversion are not required.

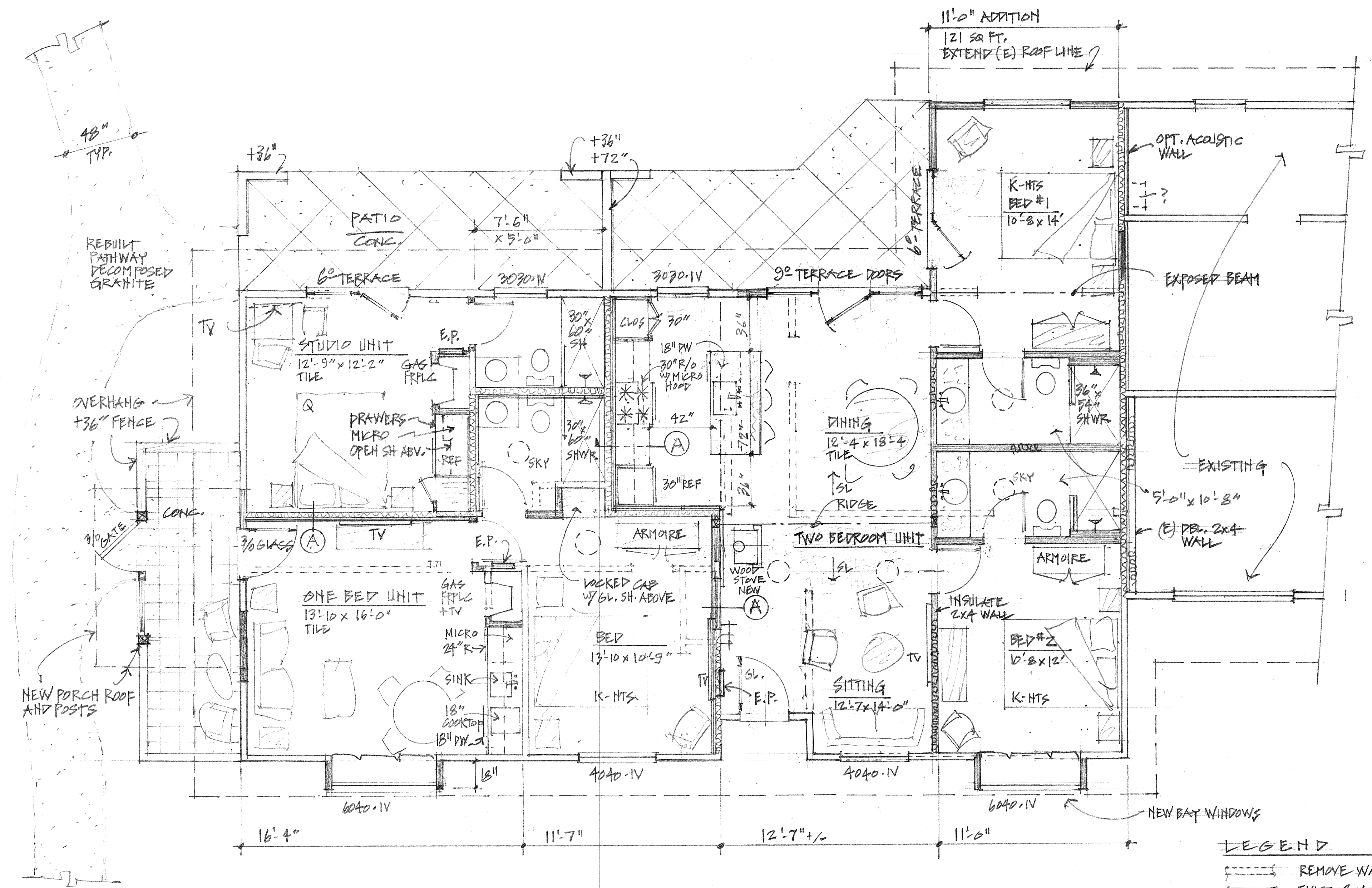
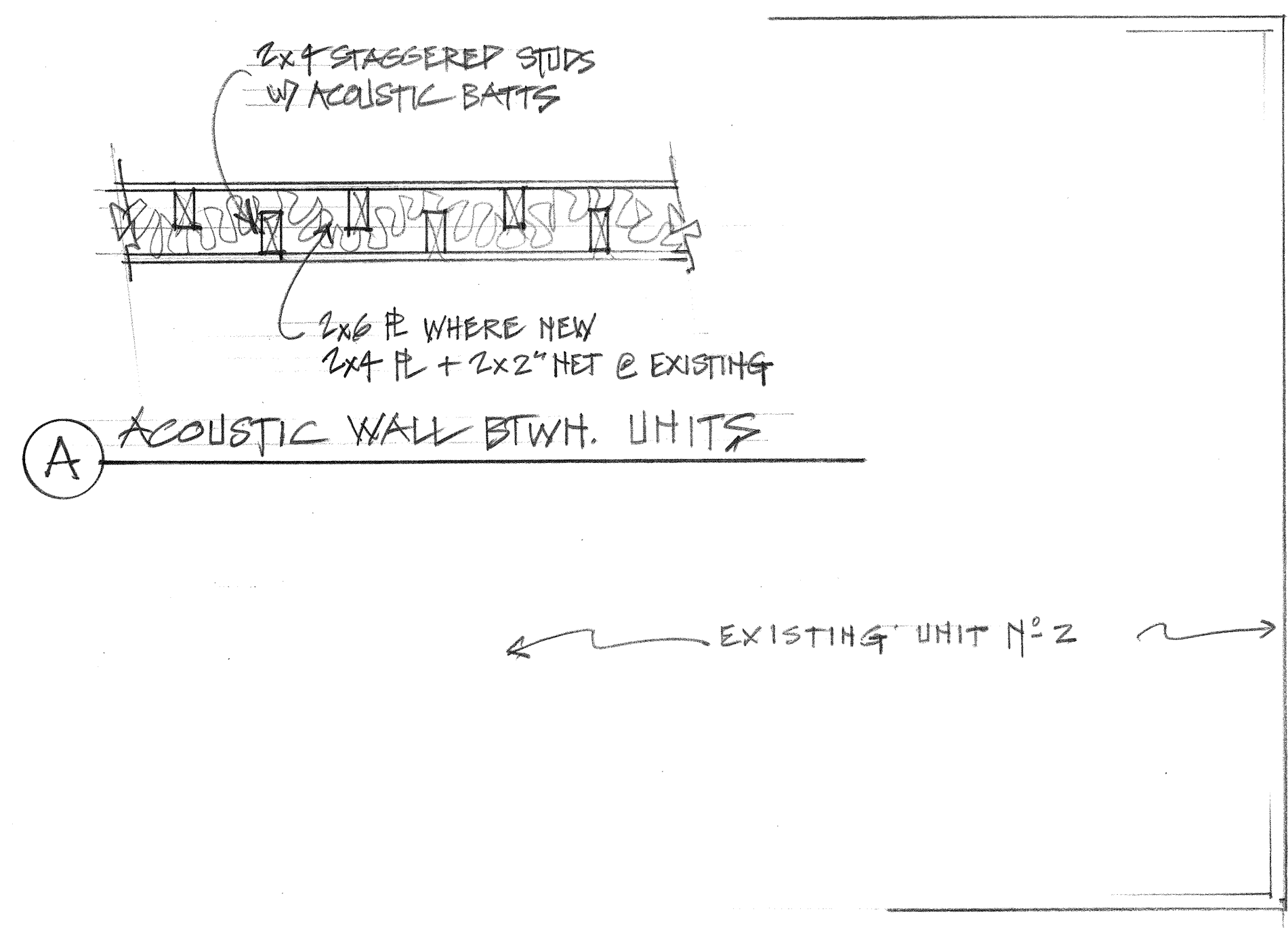
Revisions
 1. PER OWNER 11/2023
 2. PER USE PERMIT 2/2024



JON STONG
 ARCHITECT
 408 Fifth Street, Santa Rosa, CA 95404
 Telephone: 707.273.2569
 Facsimile: 707.576.0295 - jon@jstong.com

Alterations to Unit 3 at
Point Arena Lighthouse
 45500 Lighthouse Road, Point Arena CA 95468

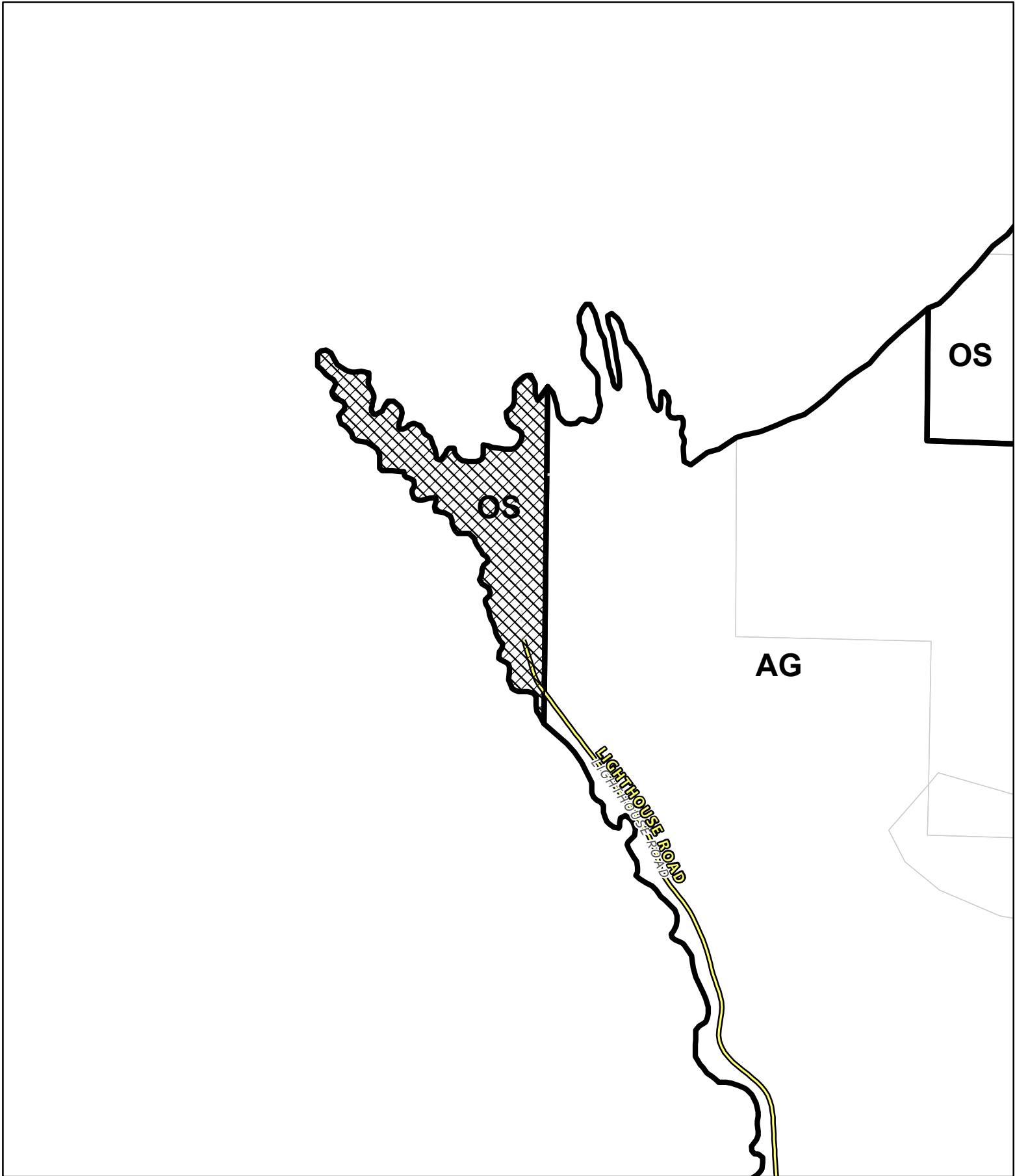
Date 11/2023
 Drawn JSS
 Scale NOTED
 Job
 Sheet A1








FLOOR PLAN • UNIT N° 3

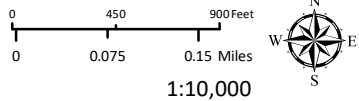
1380 SQ. FT. EXISTING
 121 SQ. FT. NEW
 1501 SQ. FT. TOTAL

- LEGEND**
- REMOVE WALL
 - EXIST. 2x4 WALL
 - NEW 2x4 WALL
 - ACOUSTIC WALL



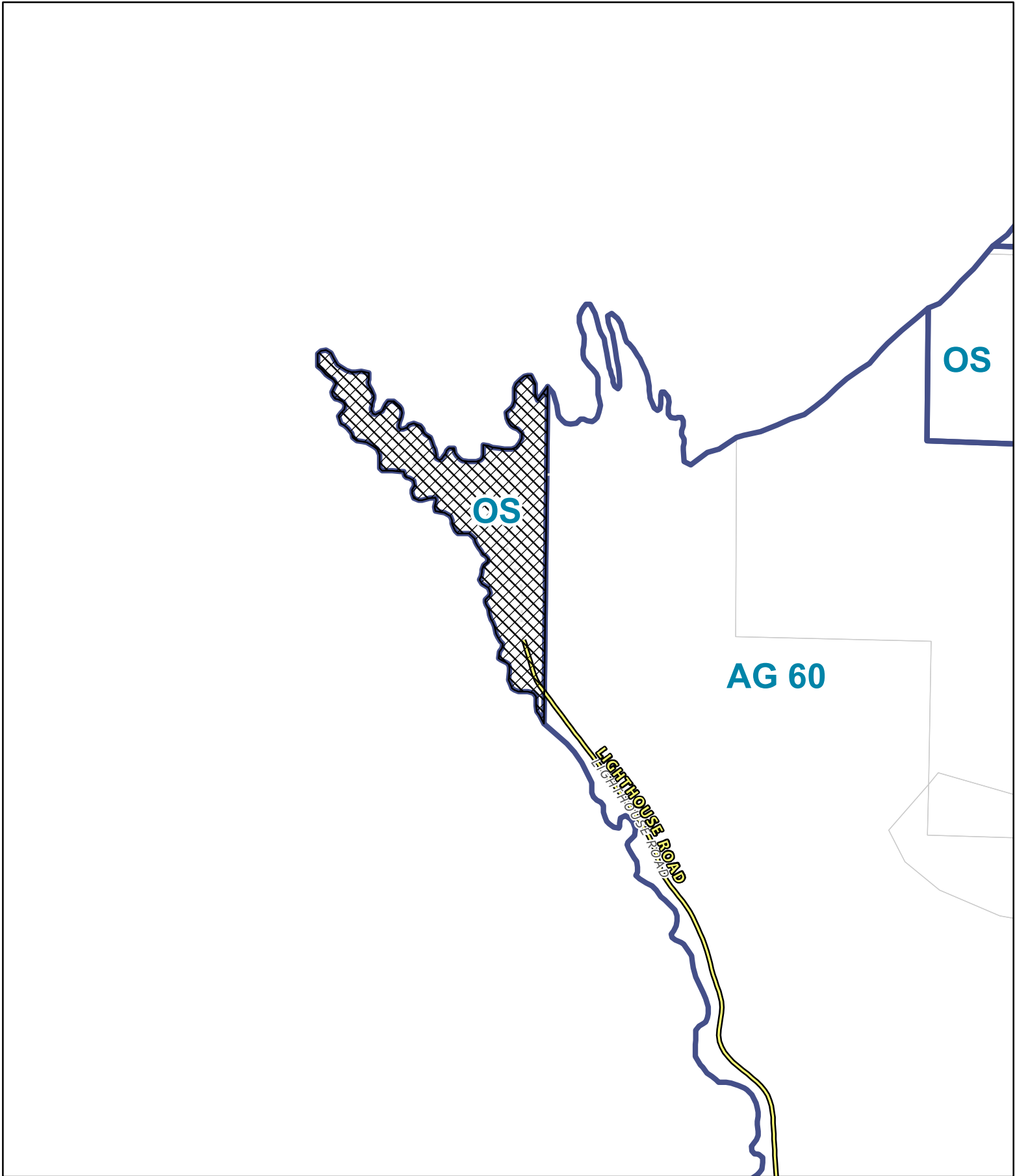
CASE: UM 2024-0005
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AGENT: Mark Hancock
ADDRESS: 45500 Lighthouse Rd, Point Arena

-  Public Roads
-  Public Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels
-  Zoning Districts







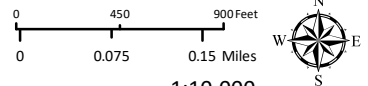
ZONING

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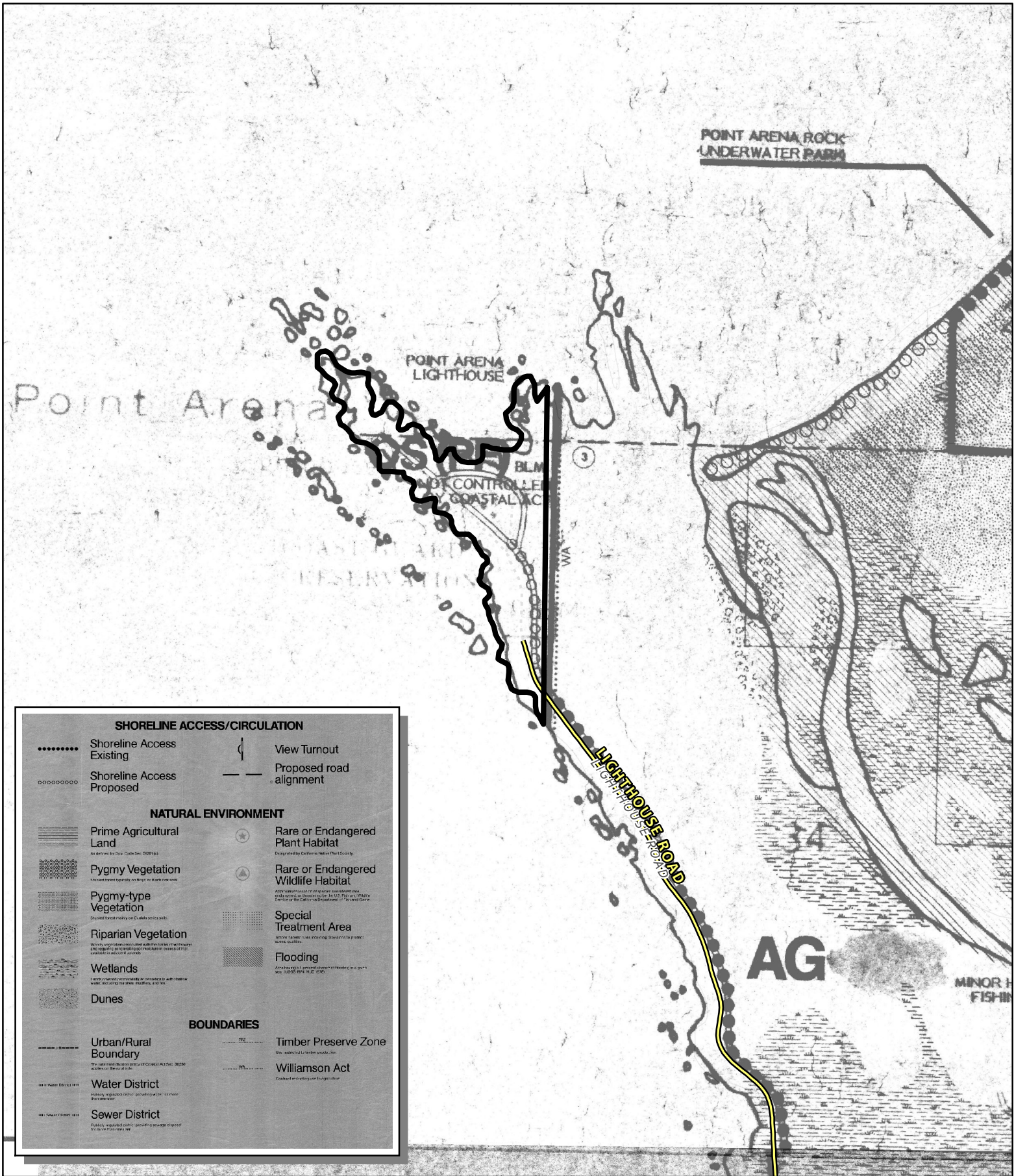
CASE: UM 2024-0005
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-  Public Roads
-  Driveways/Unnamed Roads
-  Public Roads
-  Assessors Parcels



1:10,000
GENERAL PLAN

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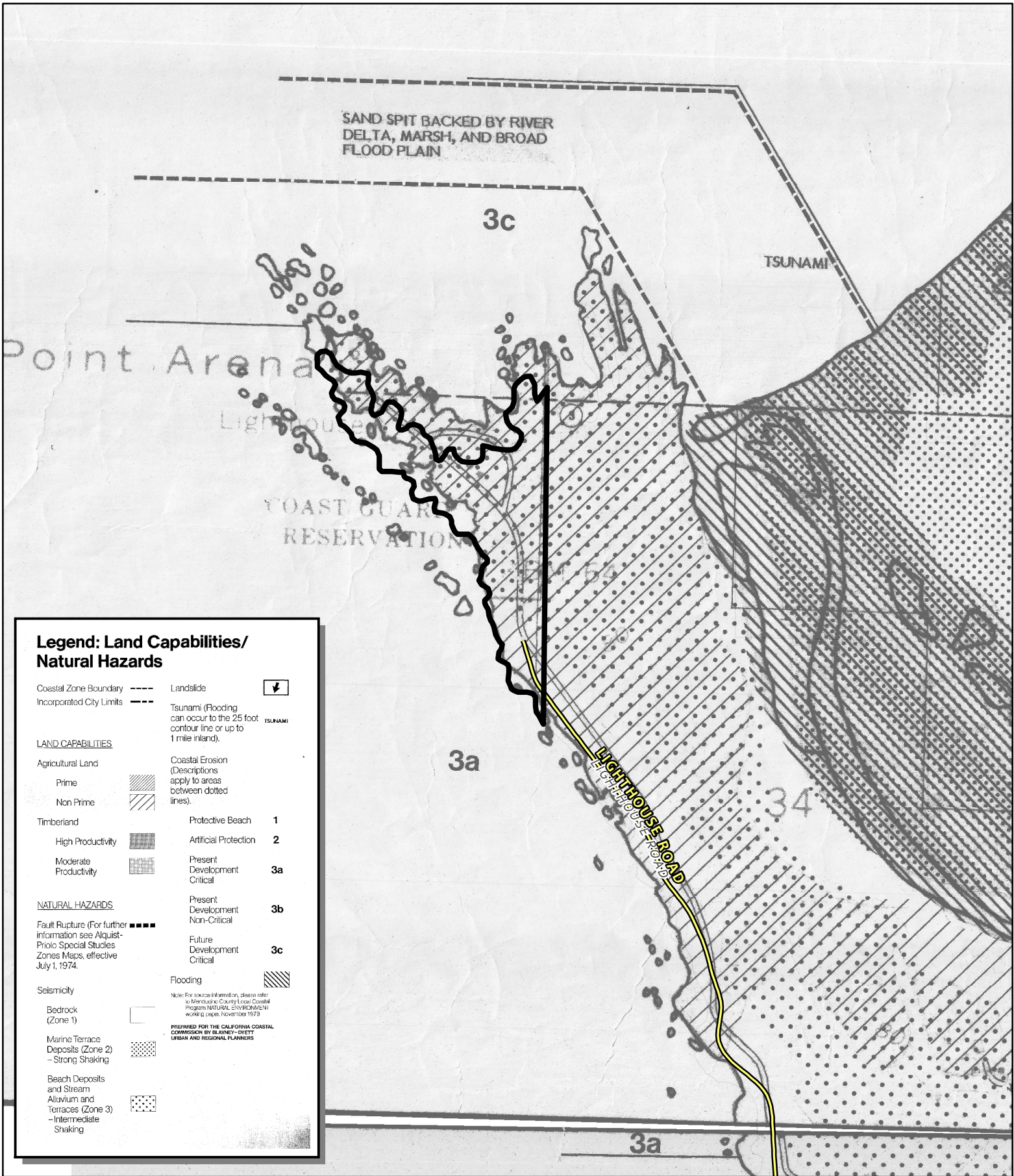
CASE: UM 2024-0005
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Public Roads
 Driveways/Unnamed Roads
 Public Roads
 Assessors Parcels

0 450 900 Feet
 0 0.075 0.15 Miles
 1:10,000

LCP LAND USE MAP 24: MANCHESTER BEACH

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**Legend: Land Capabilities/
Natural Hazards**

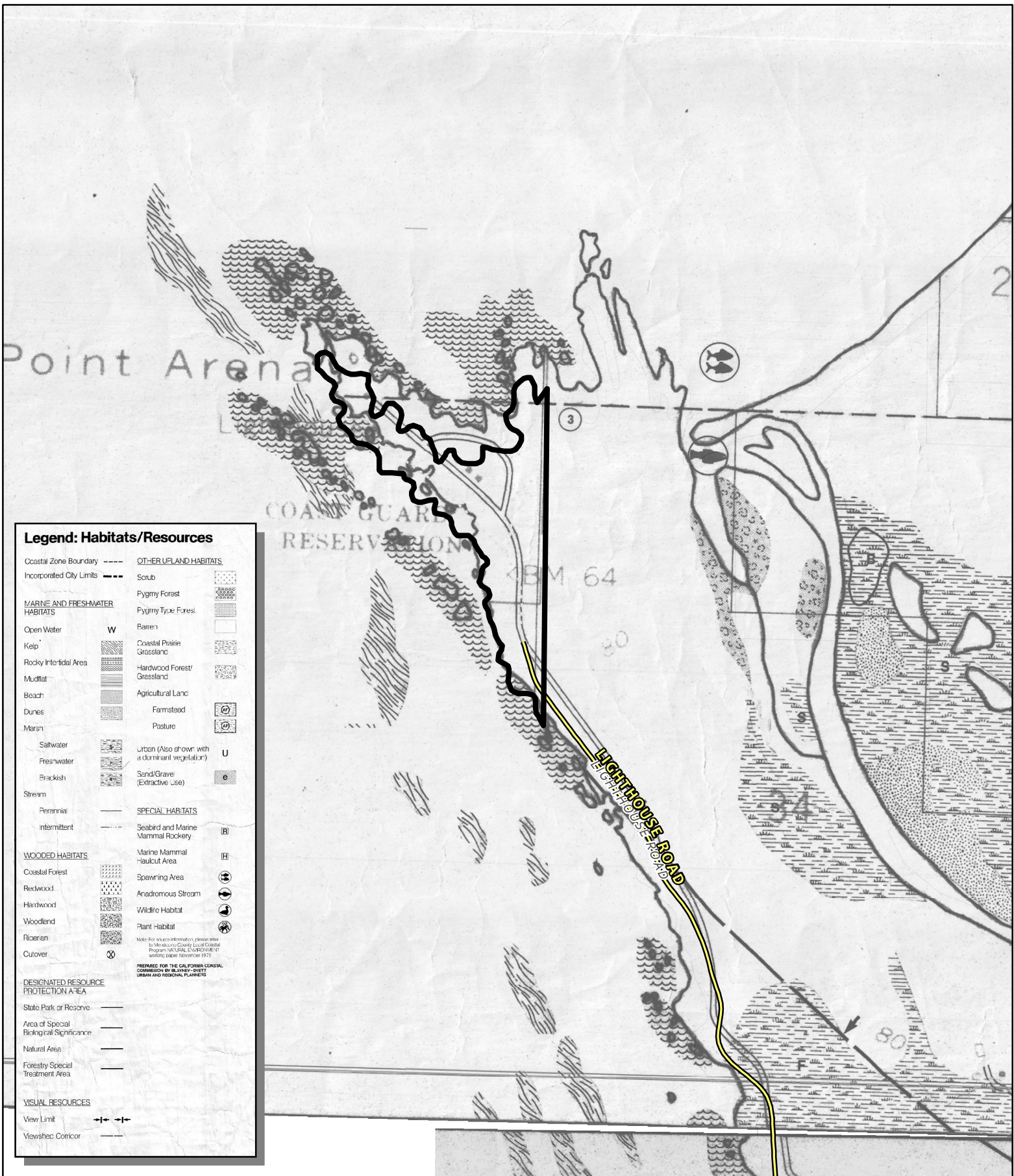
Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
LAND CAPABILITIES			
Agricultural Land		Coastal Erosion (Descriptions apply to areas between dotted lines).	
Prime		Protective Beach	1
Non Prime		Artificial 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-Priolo Special Studies Zones Maps, effective July 1, 1974.	---	Flooding	
Seismicity		<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENTAL working paper, November 1979.</small> PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY-DYETT URBAN AND REGIONAL PLANNERS	
Bedrock (Zone 1)			
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

Public Roads
 Assessors Parcels
 0 450 900 Feet
 0 0.075 0.15 Miles
 N
W E
S

CASE: UM 2024-0005
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LCP LAND CAPABILITIES & NATURAL HAZARDS

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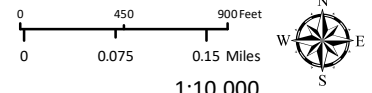


Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	---	Scrub
MARINE AND FRESHWATER HABITATS		Pygmy Forest
Open Water	W	Pygmy Tree Forest
Kelp	[Symbol]	Barren
Rocky Intertidal Area	[Symbol]	Coastal Prairie
Mudflat	[Symbol]	Grossland
Beach	[Symbol]	Hardwood Forest/
Dunes	[Symbol]	Grossland
Marsh	[Symbol]	Agricultural Land
Saltwater	[Symbol]	Farmstead
Freshwater	[Symbol]	Pasture
Brackish	[Symbol]	Urban (Also shown with a dominant vegetation)
Stream	[Symbol]	Sand/Grave (Extractive Use)
Perennial	[Symbol]	SPECIAL HABITATS
Intermittent	[Symbol]	Seabird and Marine Mammal Rookery
WOODED HABITATS		Marine Mammal Haulout Area
Coastal Forest	[Symbol]	Spawning Area
Redwood	[Symbol]	Anadromous Stream
Hardwood	[Symbol]	Wildfire Habitat
Woodland	[Symbol]	Plant Habitat
Roanet	[Symbol]	
Crover	[Symbol]	
<small>Note: For more information, please refer to Marin County Local Coastal Program NATURAL ENVIRONMENT working paper November 1992.</small>		
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-SYBETT 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	---	

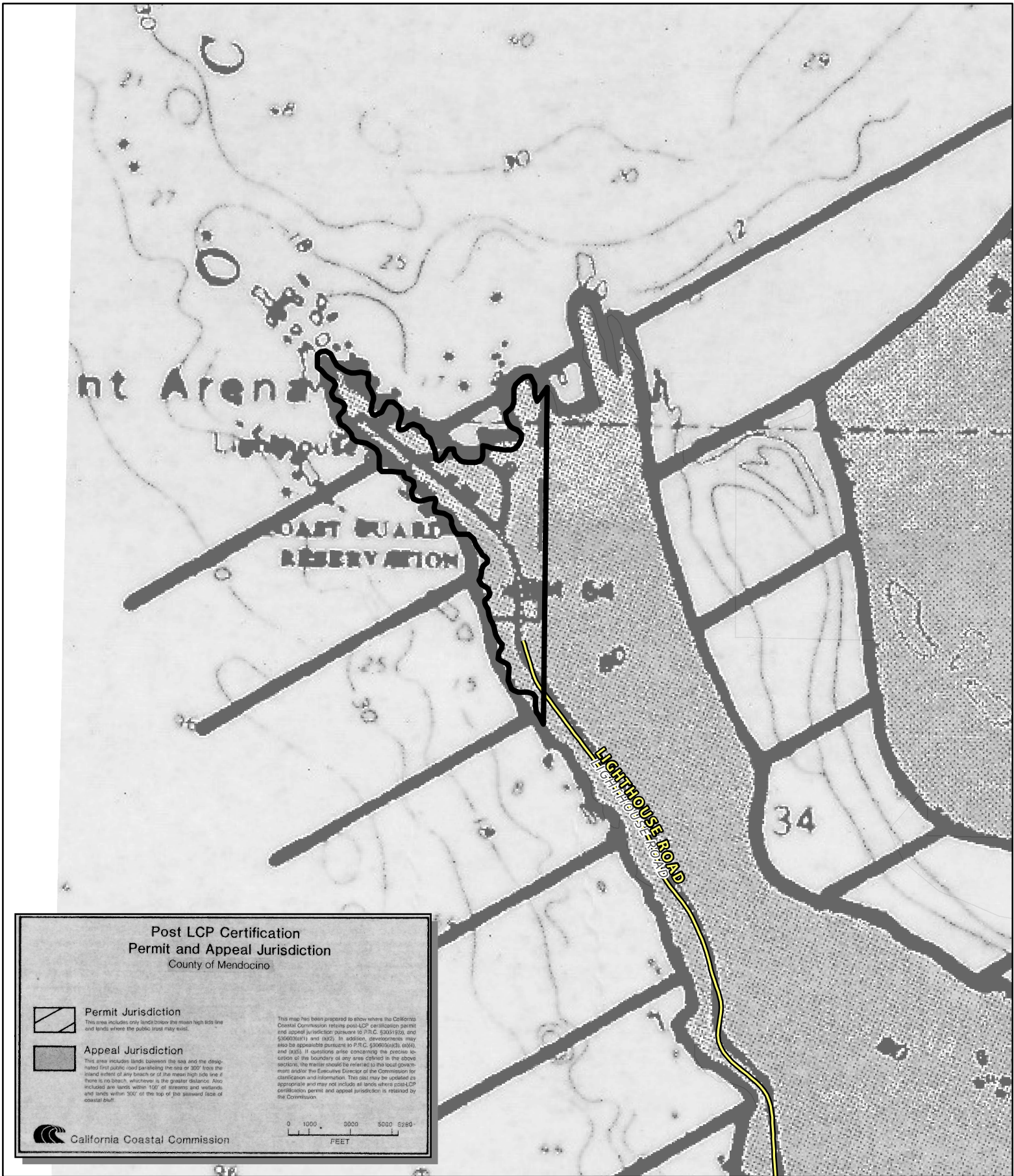
CASE: UM 2024-0005
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[Symbol]	Public Roads	[Symbol]	Assessors Parcels
[Symbol]	Driveways/Unnamed Roads		
[Symbol]	Public Roads		







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LCP HABITATS & RESOURCES

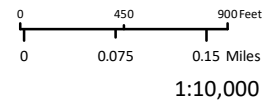
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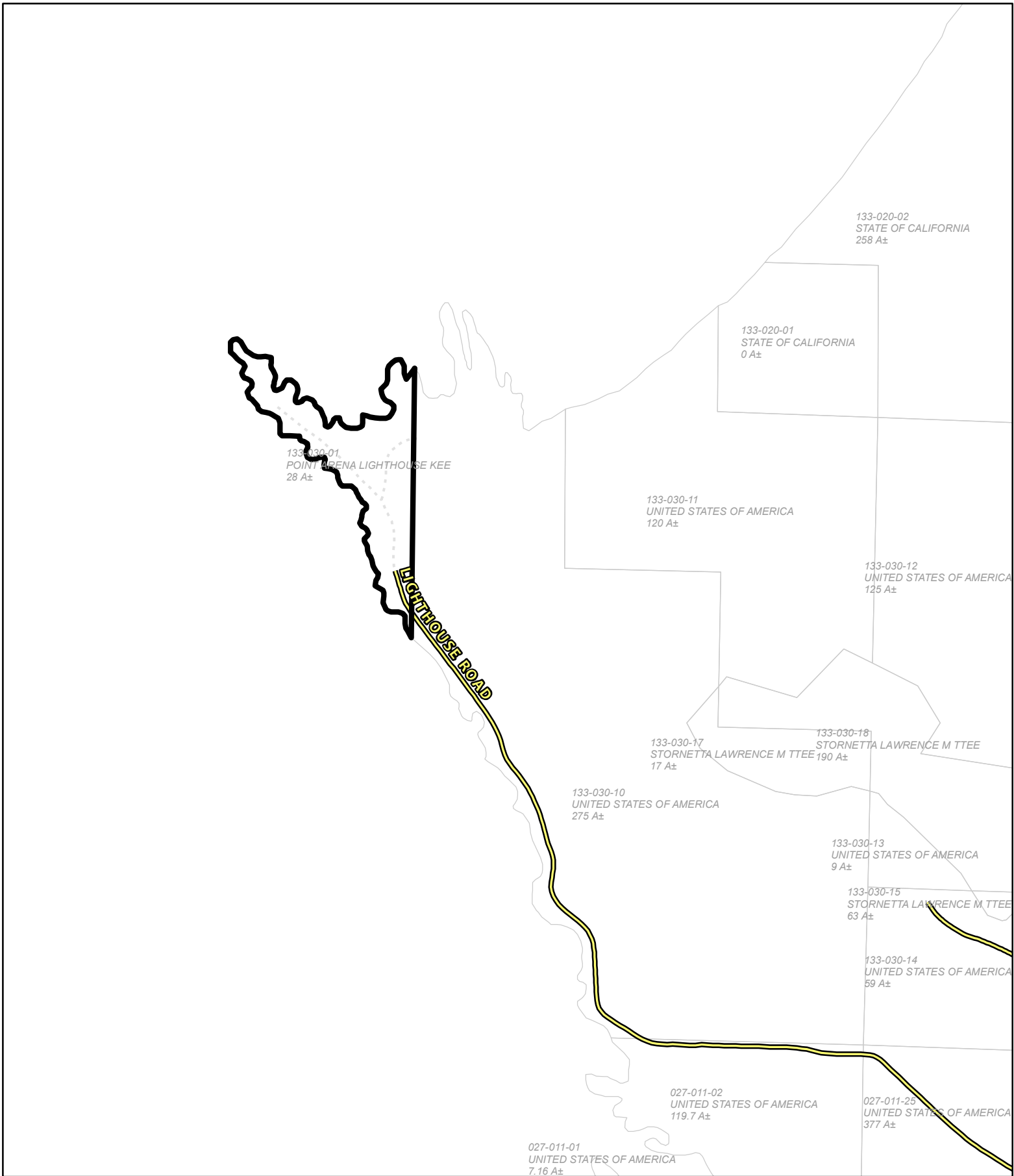
-  Public Roads
-  Driveways/Unnamed Roads
-  Public Roads

 Assessors Parcels






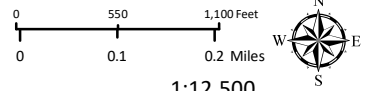
POST LCP CERTIFICATION & APPEAL JURISDICTION

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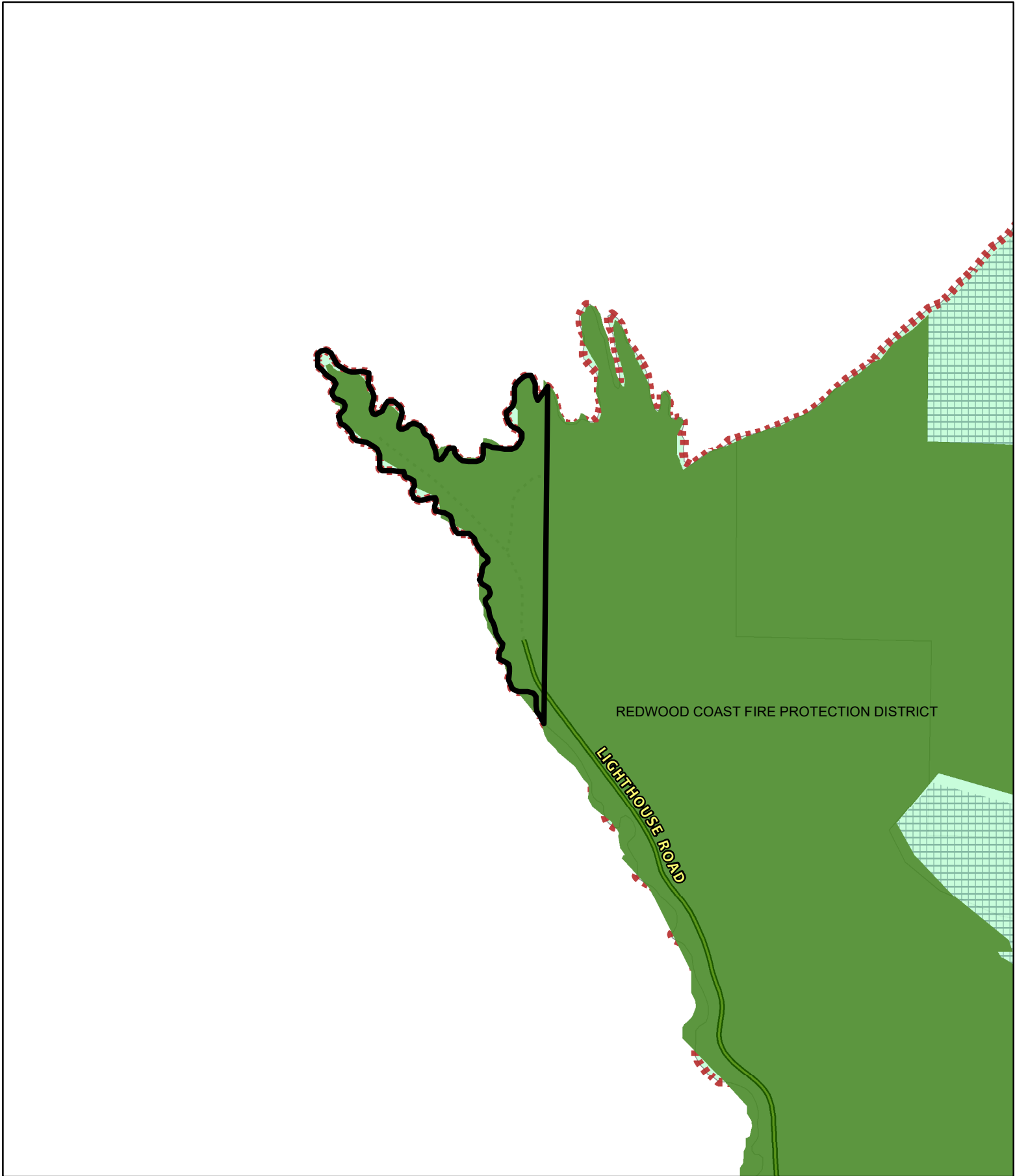
-  Public Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels



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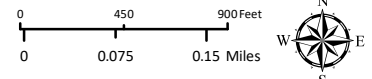
ADJACENT PARCELS

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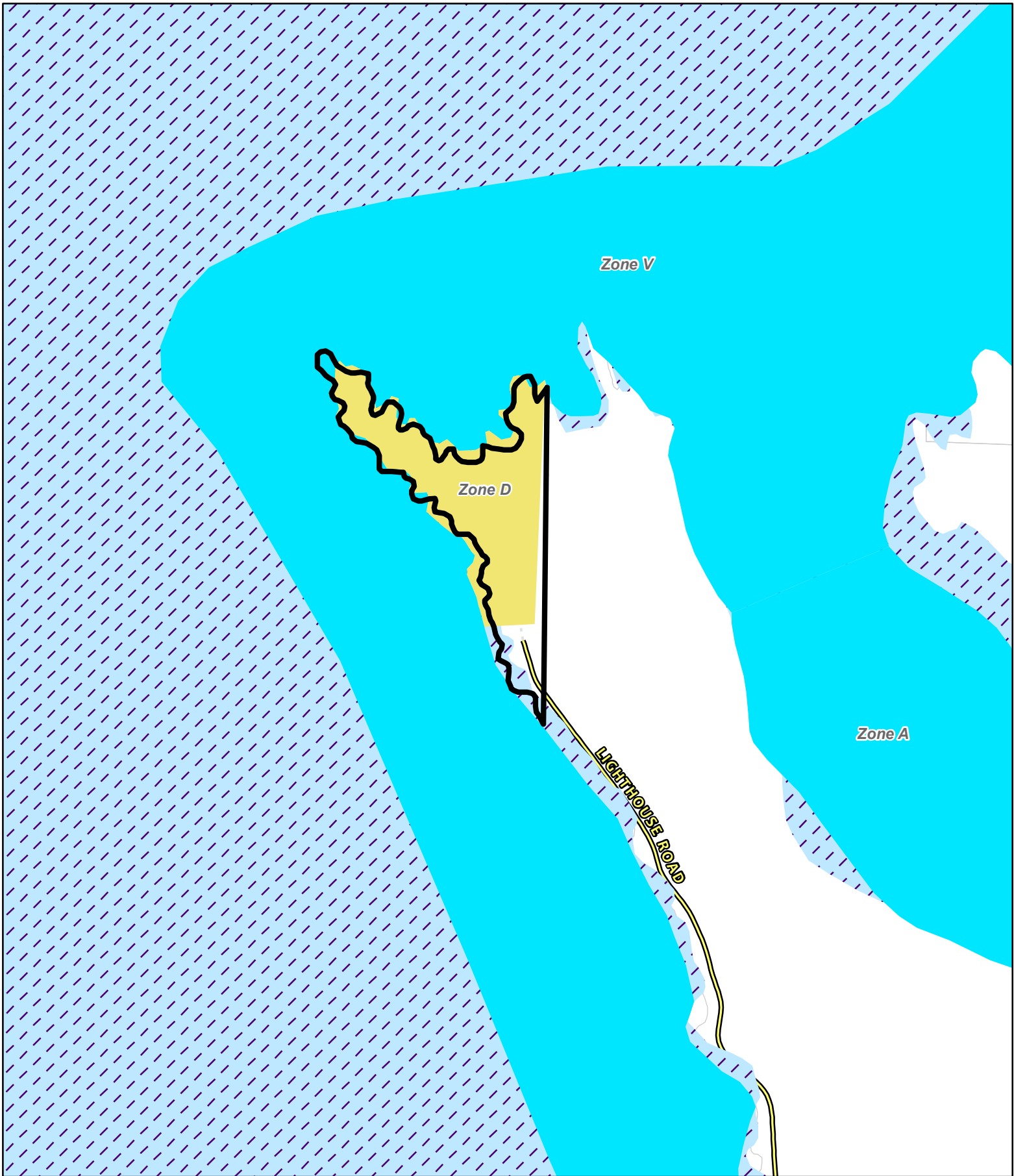
CASE: UM 2024-0005
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ADDRESS: 45500 Lighthouse Rd, Point Arena

- FRA
- Assessors Parcels
- Driveways/Unnamed Roads
- County Fire Districts
- Moderate Fire Hazard
- Public Roads



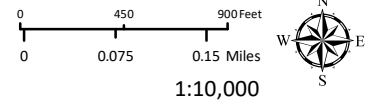
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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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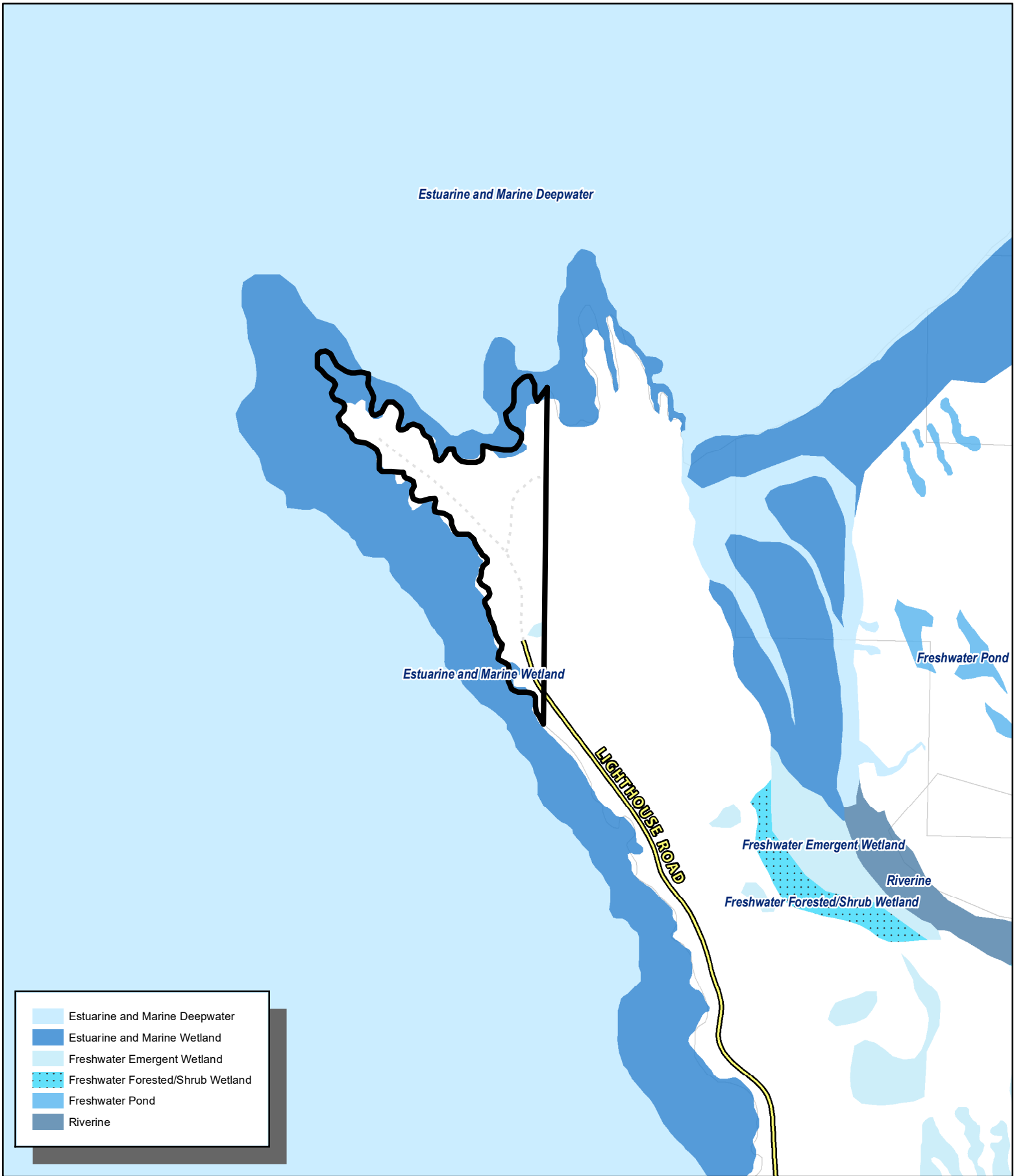
CASE: UM 2024-0005
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- 1% Annual Chance Flood Hazard
- Area of Undetermined Flood Hazard
- Tsunami Inundation Zones
- Public Roads
- Driveways/Unnamed Roads
- Assessors Parcels






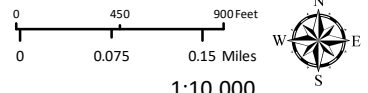
FLOOD & TSUNAMI ZONES

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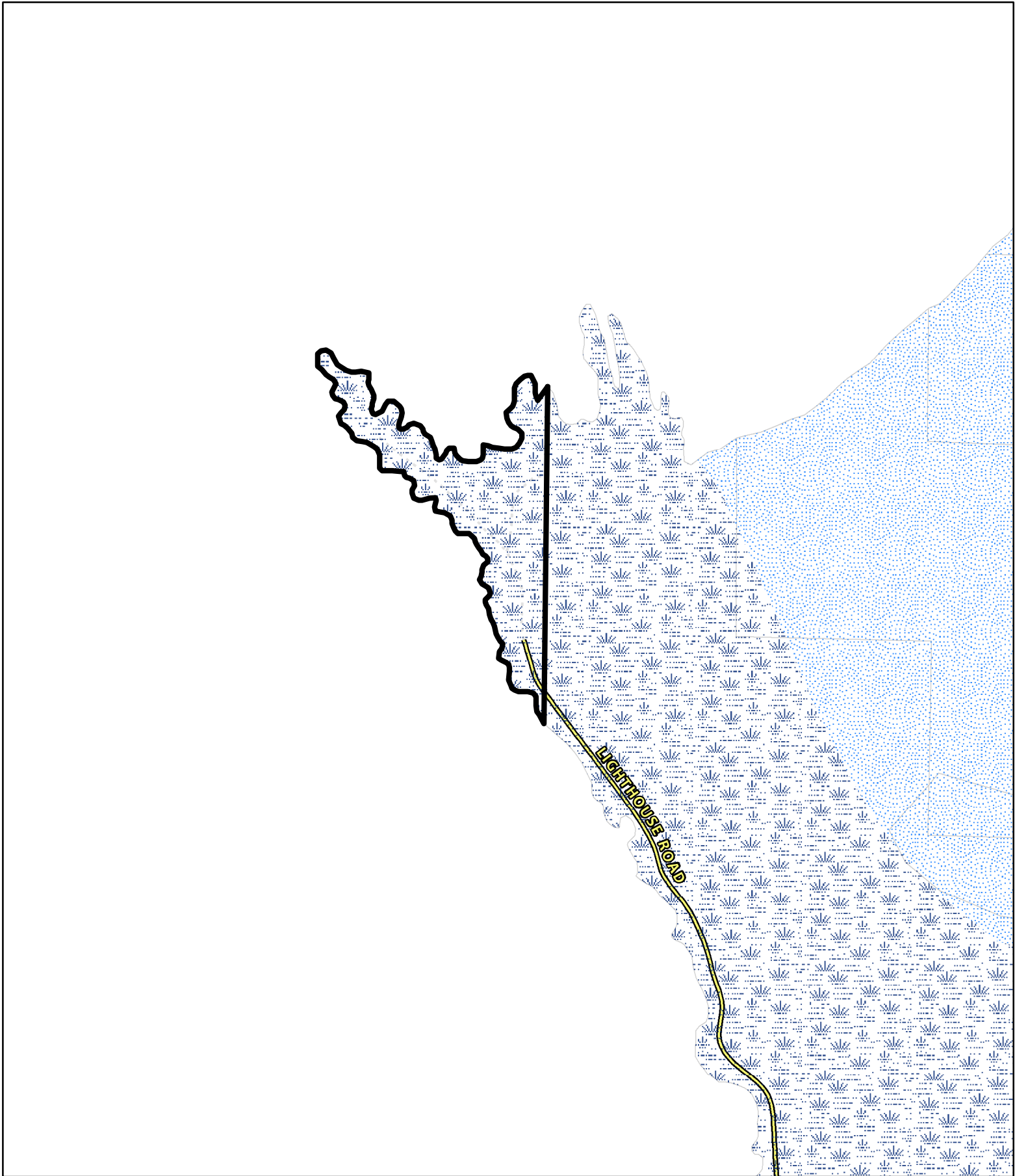
-  Public Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels








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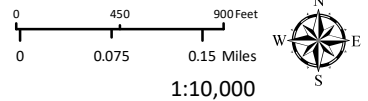
WETLANDS

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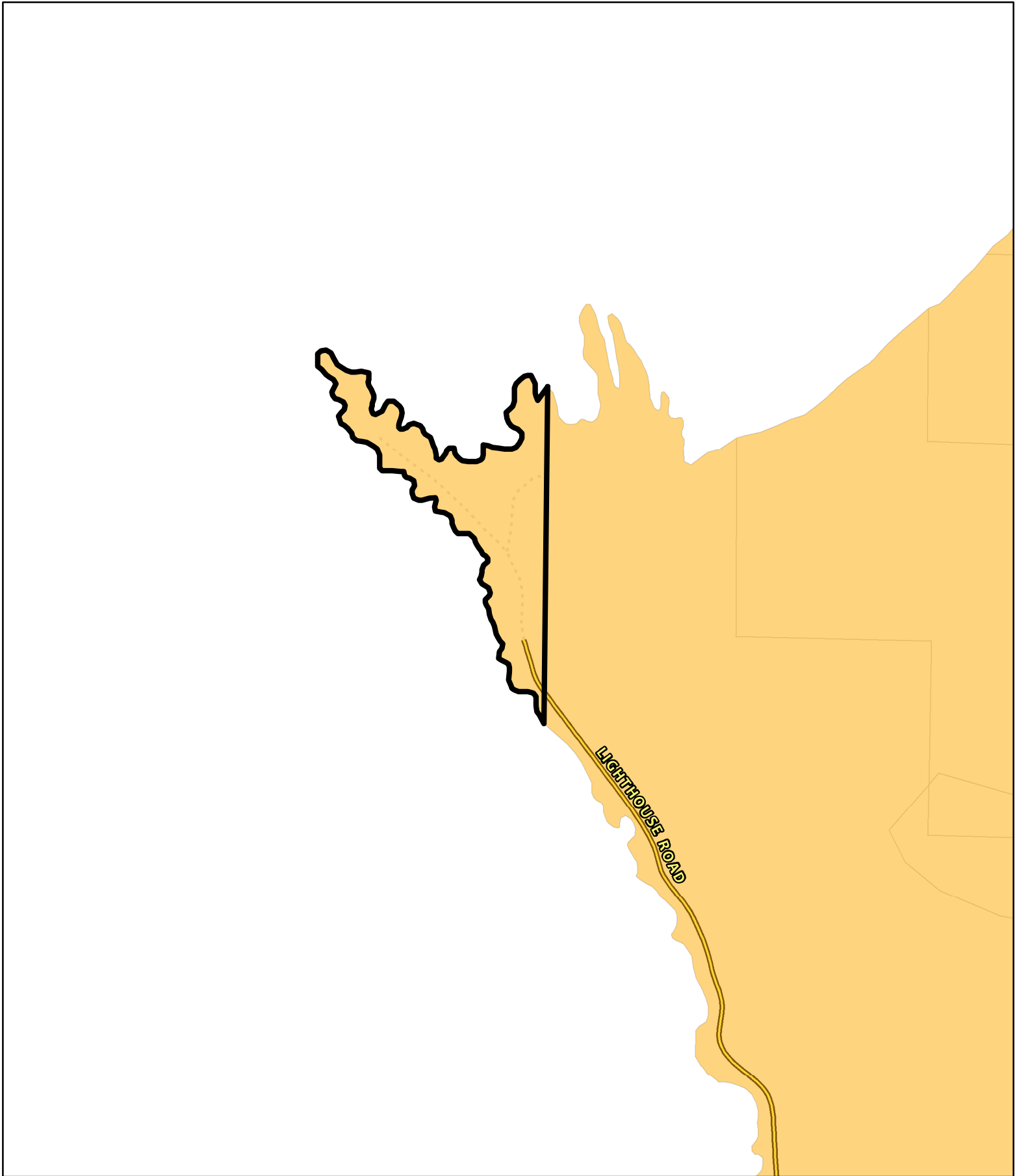
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-  Marginal Water Resources
-  Sufficient Water Resources
-  Public Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels



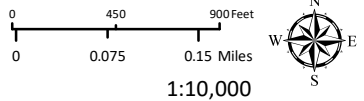
COASTAL GROUND WATER RESOURCES

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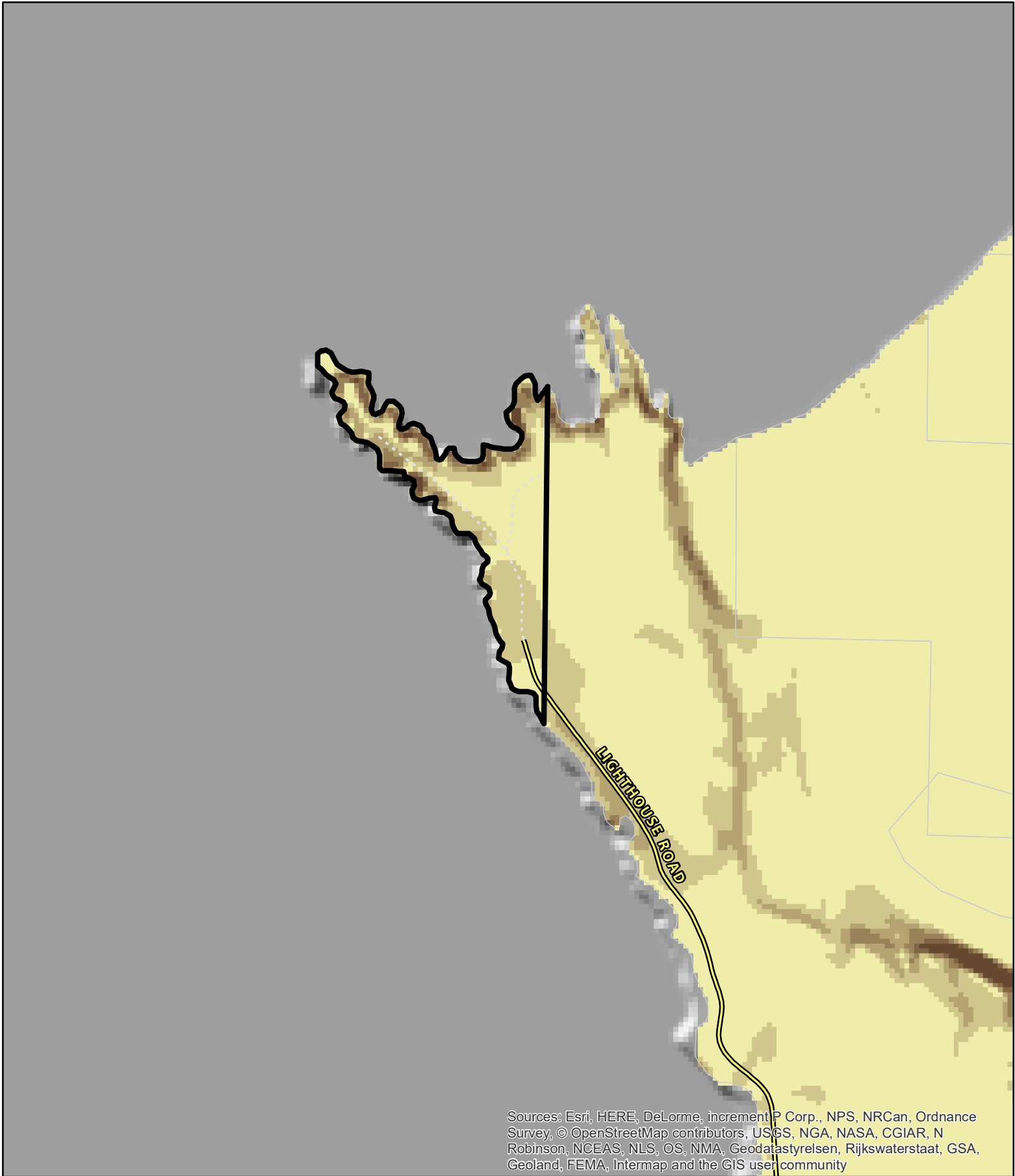
CASE: UM 2024-0005
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- Highly Scenic Area
- Assessors Parcels
- Public Roads
- Driveways/Unnamed Roads



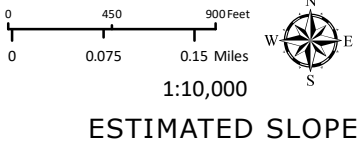
HIGHLY SCENIC ZONE

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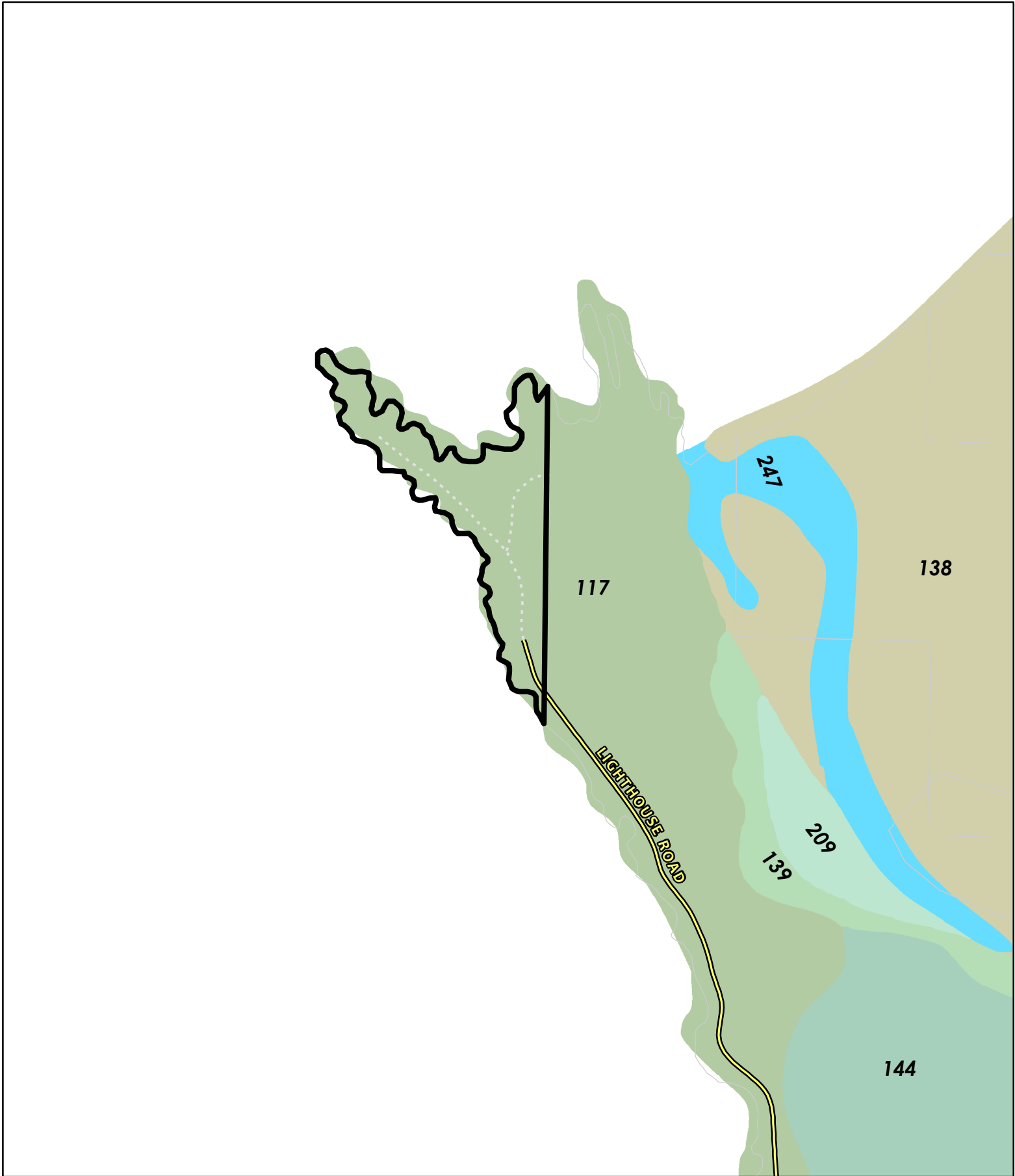


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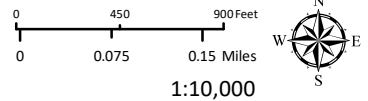


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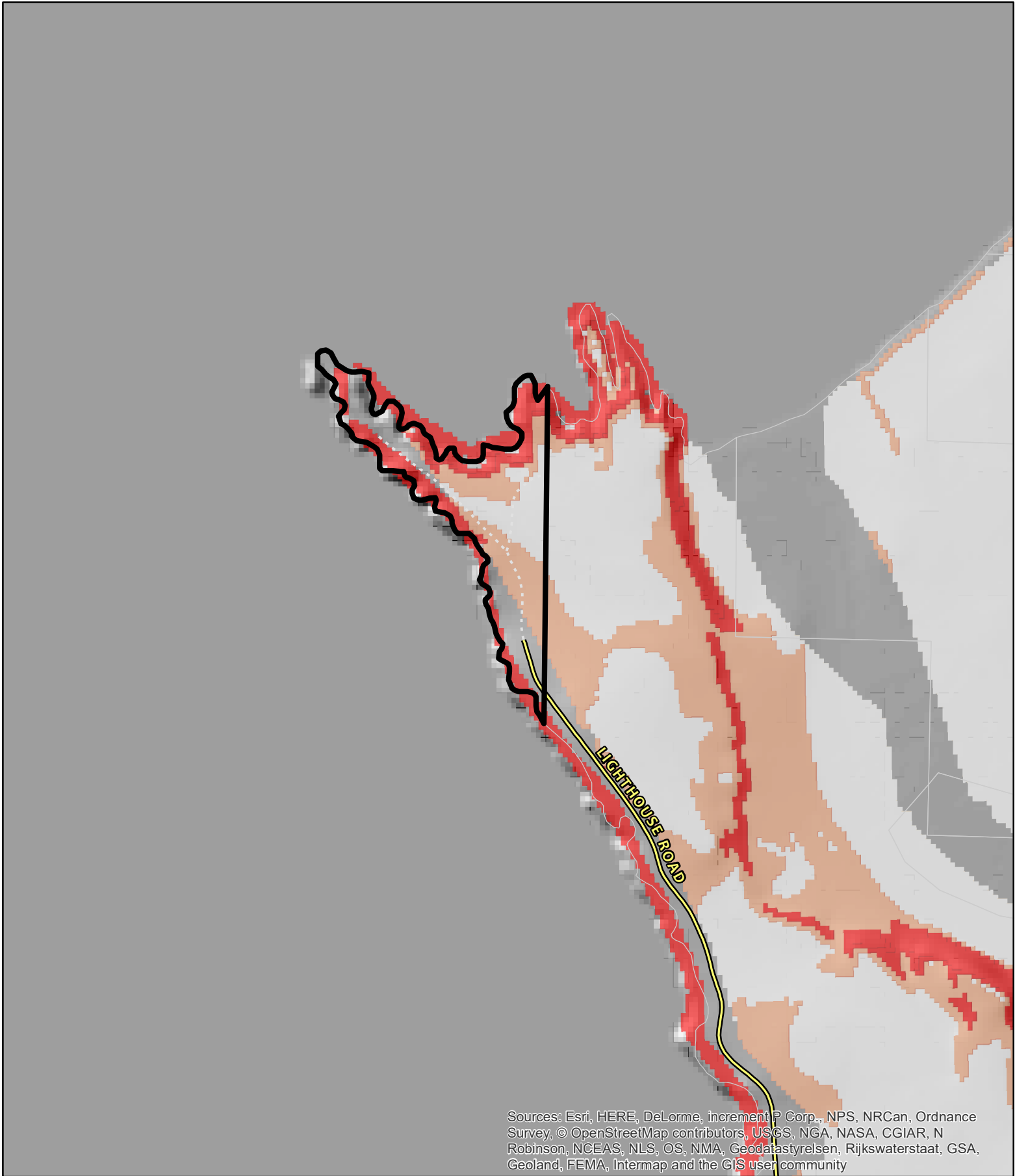
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-  Driveways/Unnamed Roads
-  Assessors Parcels









WESTERN SOIL CLASSIFICATIONS

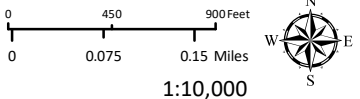
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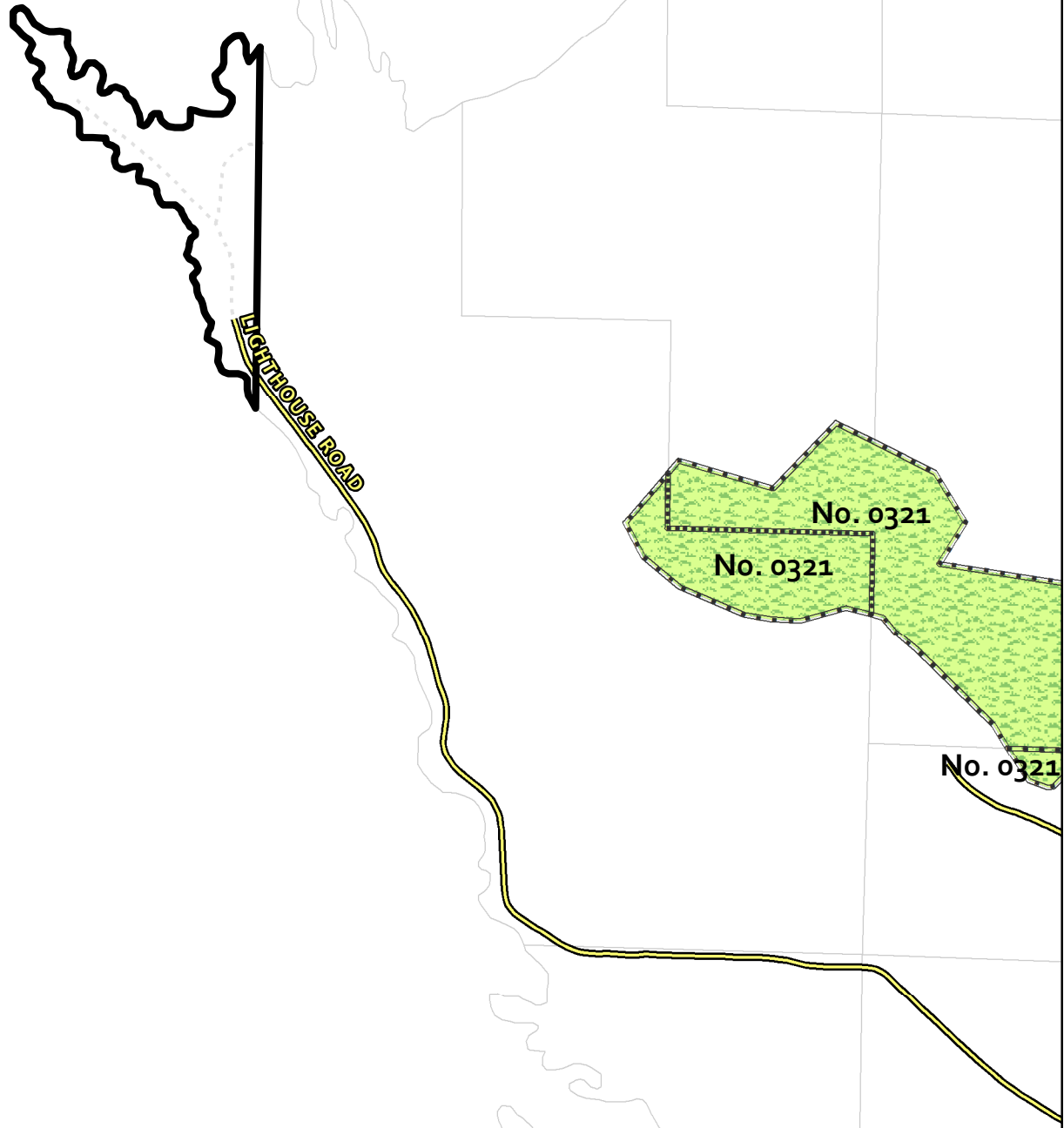
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-  Public Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels
-  0
-  5 - 7
-  8 - 10






LANDSLIDE HAZARDS

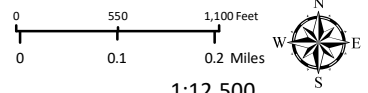
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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



Williamson Act Lands
TYPE
 NonPrime

CASE: UM 2024-0005
OWNER: Point Arena Lighthouse Keepers
APN: 133-030-01
APLCT: Mark Hancock
AGENT: Mark Hancock
ADDRESS: 45500 Lighthouse Rd, Point Arena

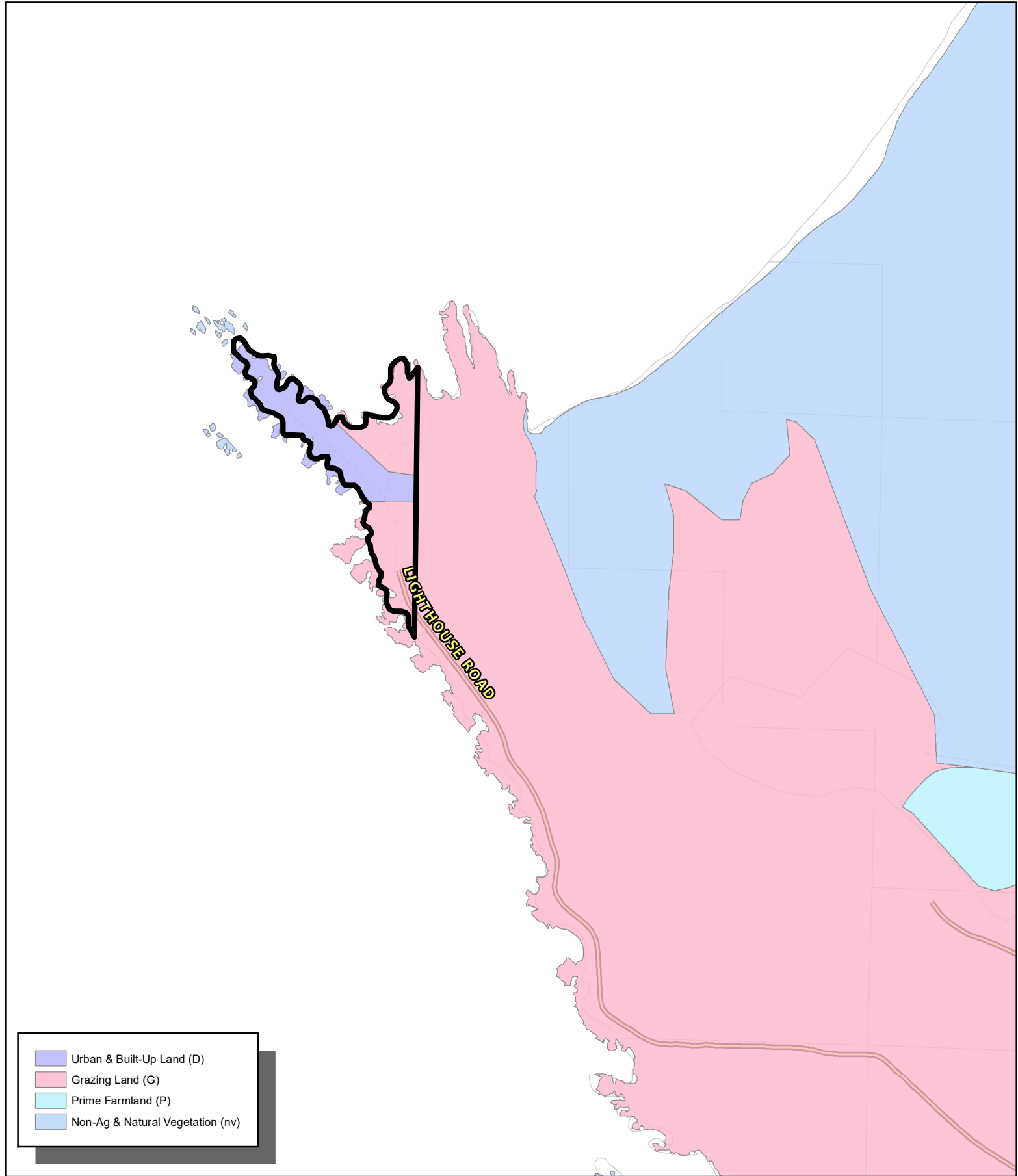
-  Public Roads
-  Driveways/Unnamed Roads
-  Assessor's Parcels



1:12,500

WILLIAMSON ACT

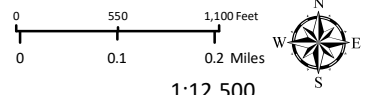
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



- Urban & Built-Up Land (D)
- Grazing Land (G)
- Prime Farmland (P)
- Non-Ag & Natural Vegetation (nv)

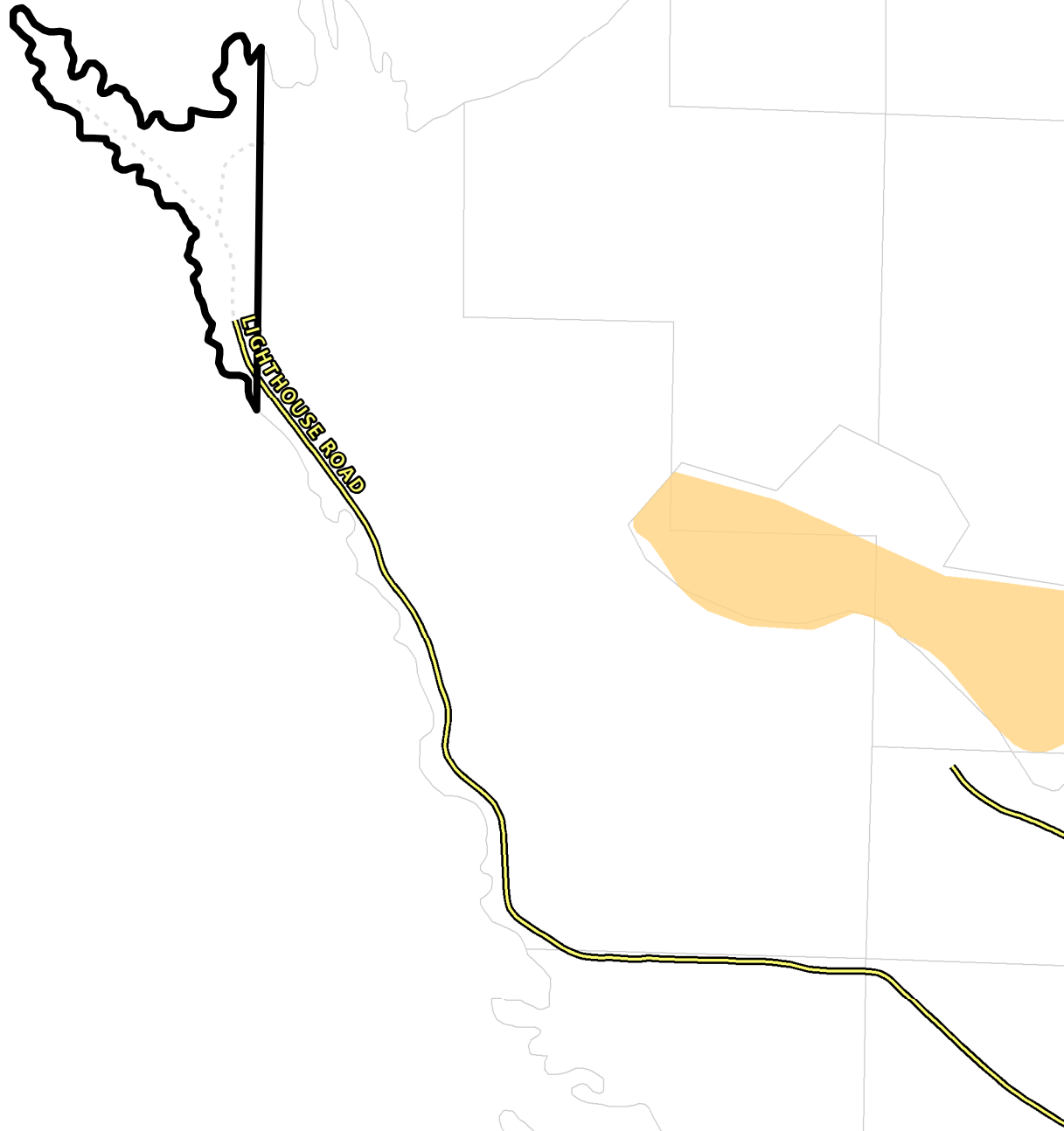
CASE: UM 2024-0005
OWNER: Point Arena Lighthouse Keepers
APN: 133-030-01
APLCT: Mark Hancock
AGENT: Mark Hancock
ADDRESS: 45500 Lighthouse Rd, Point Arena

- Public Roads
- Driveways/Unnamed Roads
- Assessors Parcels



FARMLAND CLASSIFICATIONS

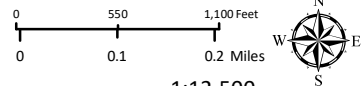
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



DWR Crop Type
Crop2014
 Mixed Pasture

CASE: UM 2024-0005
OWNER: Point Arena Lighthouse Keepers
APN: 133-030-01
APLCT: Mark Hancock
AGENT: Mark Hancock
ADDRESS: 45500 Lighthouse Rd, Point Arena

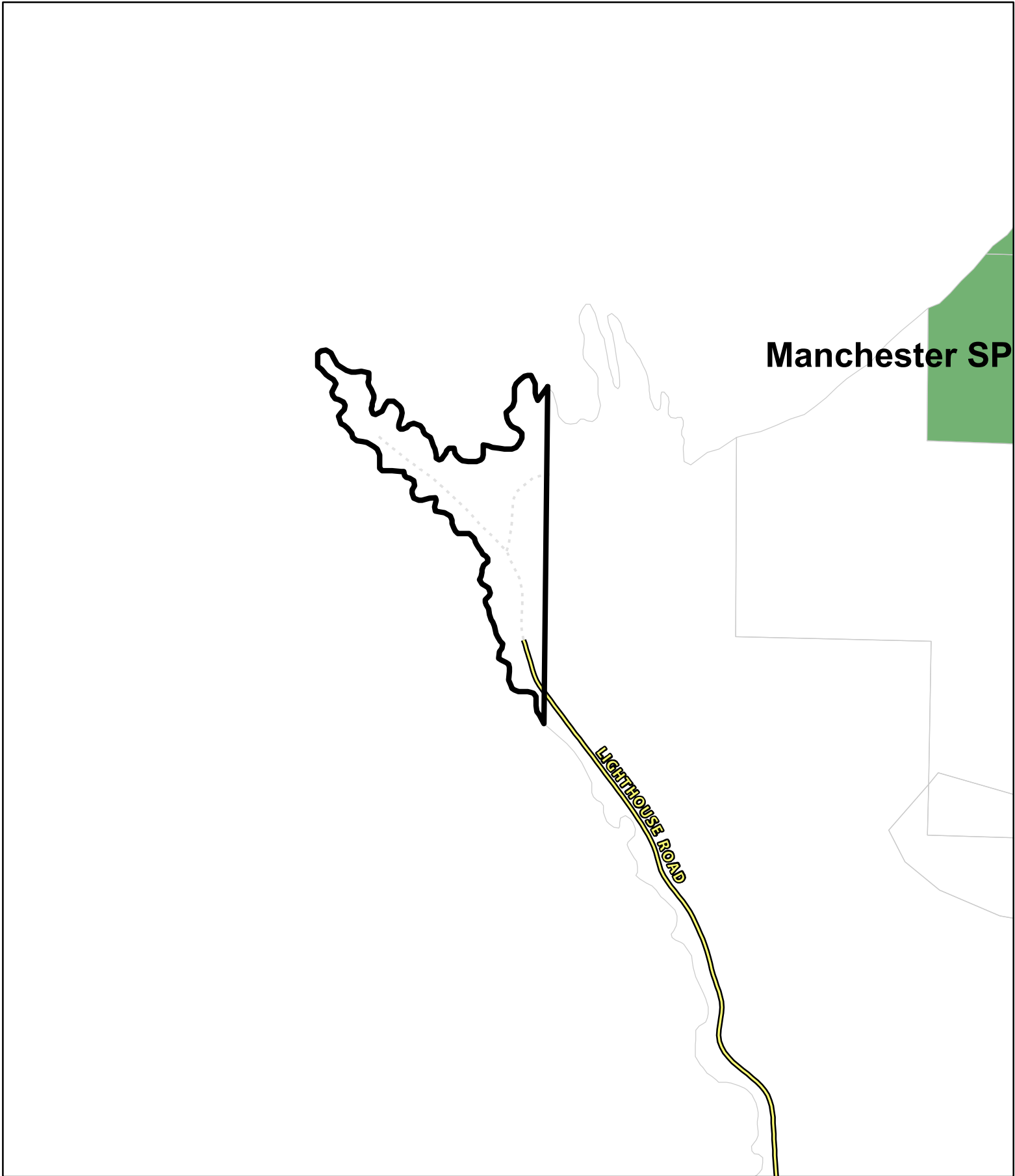
- Public Roads
- Driveways/Unnamed Roads
- Assessors Parcels







1:12,500

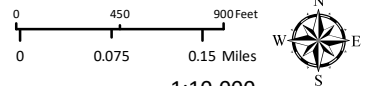
CROP TYPES

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



CASE: UM 2024-0005
OWNER: Point Arena Lighthouse Keepers
APN: 133-030-01
APLCT: Mark Hancock
AGENT: Mark Hancock
ADDRESS: 45500 Lighthouse Rd, Point Arena

-  Public Roads
-  State Parks
-  Driveways/Unnamed Roads
-  Assessor's Parcels



1:10,000

STATE PARK

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



California Coastal

National Monument
Point Arena-Stornetta Unit



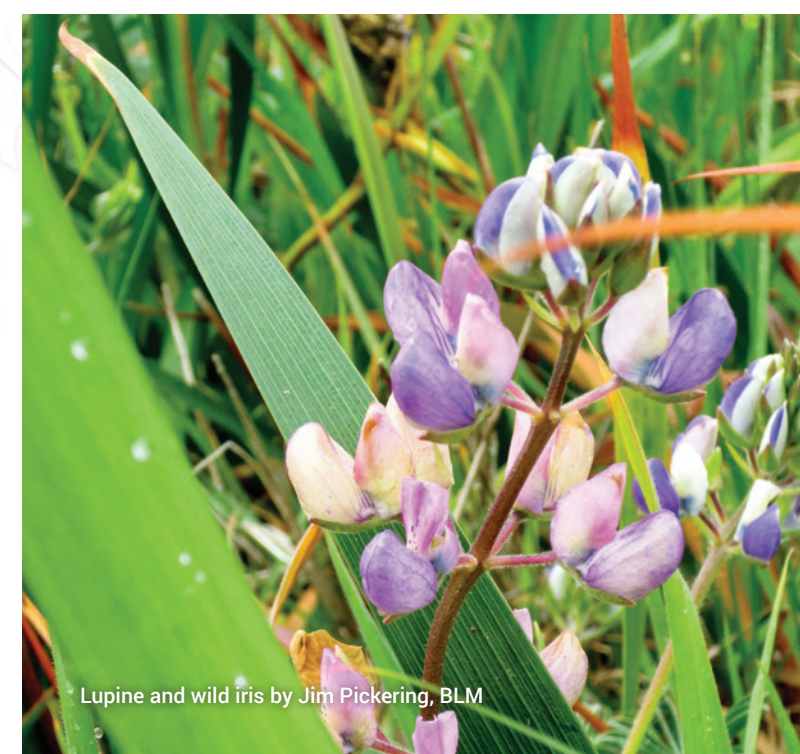
Photo by Jim Pickering, BLM

Enjoy Your Visit Today & Tomorrow

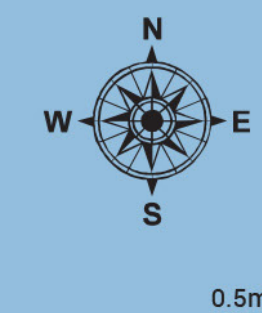
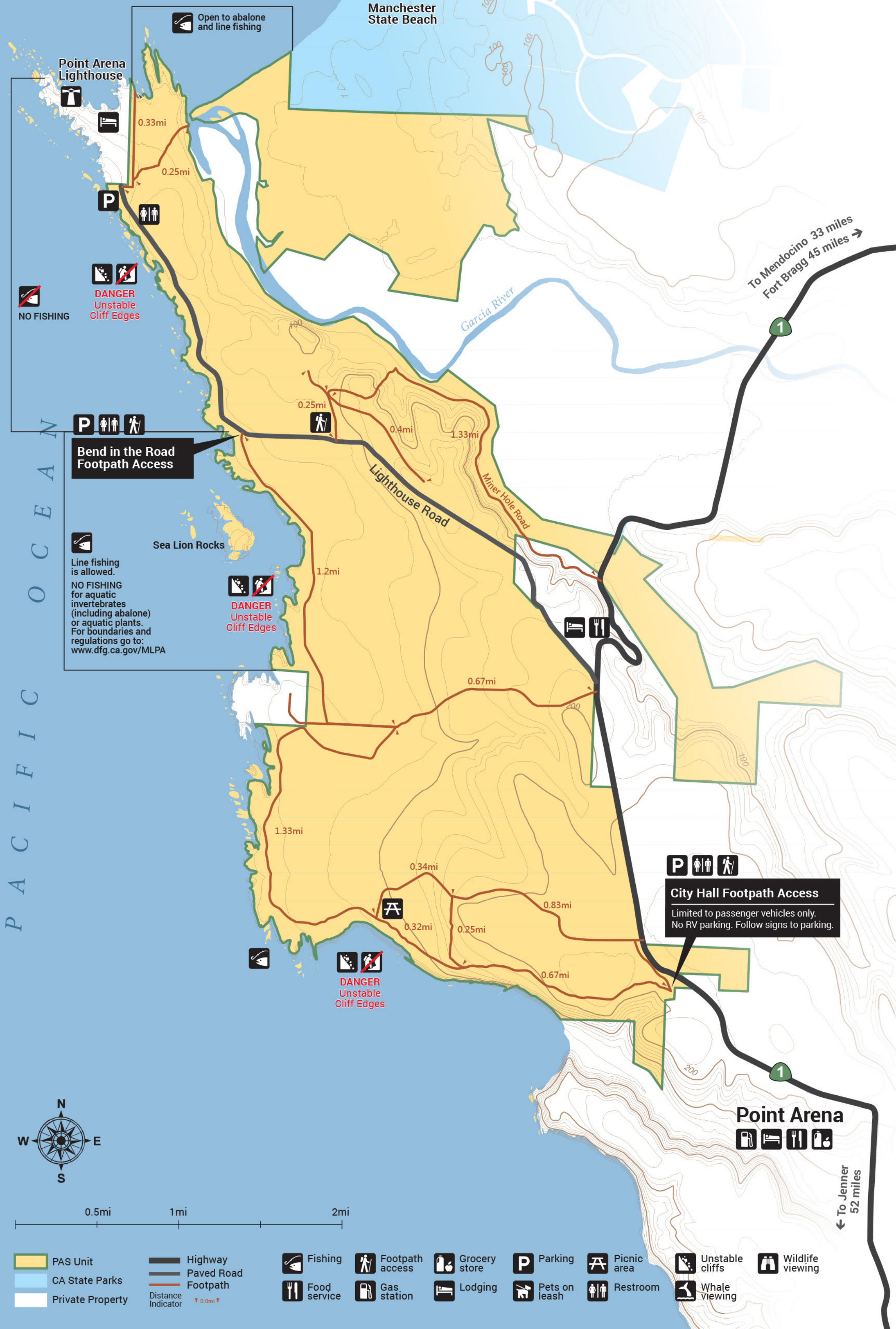
The California Coastal National Monument is managed to conserve and protect coastal resources. Visitor use should be consistent with these objectives. Please practice Leave No Trace principles and the following guidance:

- Stay on paths. Trails are under development and are subject to change.
- Pack out your trash.
- Cliffs are unstable—do not climb.
- Dogs must be on leash. Clean up after your dog.
- Keep your distance from wildlife and do not feed wildlife.
- This area has active livestock grazing. Make cows aware of your presence by talking to them in a calm voice. For your and your dog's safety, do not approach cattle.
- Day use only from ½ hour before sunrise to ½ hour after sunset. No fires and no camping.
- No cutting or collecting firewood.
- No discharge or use of fireworks, firearms or other weapons, including bows and arrows, pellet guns, paintball guns.
- No motorized vehicles or hang gliding.

These lands were acquired by BLM and made possible by the many generous grants and contributions by agencies, non-government organizations and individuals with the three phases of acquisition. A special thanks to the community of Point Arena. For a complete list of those responsible, go to: blm.gov/ca/st/en/fo/ukiah/stornetta.html



Lupine and wild iris by Jim Pickering, BLM



PAS Unit	Highway	Fishing	Footpath access	Grocery store	Parking	Picnic area	Unstable cliffs	Wildlife viewing
CA State Parks	Paved Road	Food service	Gas station	Lodging	Pets on leash	Restroom	Whale viewing	
Private Property	Footpath	Distance Indicator						

CARL RITTIMAN & ASSOCIATES, INC.
Certified Professional Soil Scientist
PO Box 590 • Mendocino CA 95460

Christina Pallmann
Environmental Health Specialist
Mendocino County Division of Environmental Health
120 W. Fir Street
Fort Bragg, CA 95437

Date: 3/18/24

Re: Point Arena Lighthouse, 45500 Lighthouse Road, Point Arena

Christina,

We have been contacted by Point Arena Lighthouse Keepers Inc., to assist them in the on-site wastewater aspect of a planned re-model of one of the existing visitor serving units at the site. There are currently four, three-bedroom visitor serving units at the site that share an existing leachfield along with a visitor serving restroom for the site. The current proposal is to convert one of the three bedroom units (unit 3 on the attached site maps) into; a two bedroom visitor serving unit, a one bedroom visitor serving unit, as well as a studio unit. No expansion of the exterior of the unit will take place. This will result in one additional bedroom over the current development.

We have been involved with the wastewater disposal aspect of this development since 2002. In 2002 we developed a proposal for a sewage collection and delivery system so that the existing uses on site, at that time, could use the leachfield that was present at the site. As a part of that process, the capacity of the leachfield was calculated:

1300 lineal feet of 2 foot wide leaching trench with 2 feet of drain rock beneath the leach pipe, with an assumed effluent application rate of 0.5 gallons per square foot per day

$1300 \text{ lf} \times 6.0 \text{ sq ft/lin ft} \times 0.5 \text{ gal/sq ft/day} = 3,900 \text{ gallons per day capacity of the existing leachfield.}$

In our 2002 proposal we acknowledged that the 4 three bedroom visitor serving units would produce 1800 gallons per wastewater per day (450gpd x 4) but that they would only be used approximately one third of the year. Our proposal then, was to assign a daily wastewater flow 900 gallons per day for these visitor serving units. We also provided an estimate of the daily wastewater flow anticipated for the visitor bathrooms (serving visitors to the Lighthouse). Our 2002 reasoning (outlined in the attached calculations page from that proposal) suggested that the daily flow from the restrooms would be 1913 gallon per day. The 2002 proposal concluded that the total anticipated daily wastewater flow of 2813 gallons per day could be accommodated by the existing leachfield with capacity of 3900 gallons per day, with an "excess" leachfield capacity of 1087 gallons per day.

In 2008 we were again contacted to update the sewage collection and delivery at the site. The 2008 proposal revised the daily wastewater estimates for the visitor bathrooms at the site. Our 2008 wastewater flow estimates from the visitor bathrooms reflected the uses seen at the site and a refinement of the wastewater flow from each restroom visit. I have included the flow estimates from the 2008 proposal which shows a refined estimated daily wastewater flow from the visitor serving bathroom at 998 gallons per day.

The 2002 estimates only acknowledged half time use for the four visitor serving units. If we calculate full time use of these facilities the daily wastewater flow from the visitor serving units is calculated to be 1800 gallons per day; $450 \text{ gpd} \times 4 = 1800 \text{ gallons per day}$. We can add to that the revised visitor serving bathroom daily wastewater estimate of 998 gallons per day for a total anticipated daily wastewater flow of 2798 gallons per day. Again, the existing leachfield capacity has been calculated to be 3,900 gallons per day.

Subtracting the estimated daily wastewater flow (2798 gpd) from the calculated leachfield capacity (3900 gpd) gives the remaining capacity of the leachfield: 1102 gallons per day. **The addition of the daily wastewater flow from one additional bedroom (150 gallons per day) as is the current proposal can be easily accommodated by the existing leachfield.**

Please contact me directly should you have any questions or concerns regarding this project. The managers of the site would like to begin the project as soon as possible. Would you please let me know what documentation you will require in order to clear a CDP application for this project? Thank you very much.

Sincerely,



Andrew Kawczak
Associate

Phone 707-937-0804 • e-mail andy.carlritiman@gmail.com

Wastewater Flow Estimates and Leachfield Sizing:

The following estimated daily wastewater flows will be used to determine the existing disposal system adequacy to handle the addition of the bathroom wastewater.

Four, three-bedroom rental houses exist at the site. A flow of 450 gallons of wastewater per day is assigned to a three bedroom residence:

$$4 \times 450 \text{ gpd} = 1,800 \text{ gpd}$$

Currently, the rentals are occupied approximately one third of the year (generally from Memorial Day to Labor Day). As such, it is proposed that a smaller average daily flow figure be used in order to reflect the actuality that these residences are used minimally throughout the year. A 50% reduction on the daily wastewater flows shall be taken for the flow analyses:

$$1,800 \times .5 = 900 \text{ gpd for the residences to be used}$$

The Lighthouse and Museum receive approximately 30,000 visitors per year. The bulk of the visitation occurs in a 4 month period. As such, the average (based on a 120 day season) number of persons visiting the site is 250 persons per day. Taking into account employees on site, it is estimated that, on average, 255 persons will use the restroom on a daily basis. Assuming that each person uses the restroom and washes their hands, a very conservative estimate of 5 gallons per day per person wastewater figure will be used:

$$255 \text{ persons} \times 5 \text{ gpd} = 1,275 \text{ gpd}$$

Allowing for a 'peak' daily flow on a holiday weekend, a 50% safety factor will be added to the wastewater estimates for the restroom:

$$1,275 \text{ gpd} \times 1.5 = 1,913 \text{ gpd}$$

Thus, the total estimated daily wastewater flow for the site is:

Restroom =	1,913 gpd
Rental units =	<u>900 gpd</u>
Total flow =	2,813 gpd

The existing leachfield contains 1,300 lineal feet of leachline. The trench configuration is:

- 4.0 feet deep
- 2.0 feet wide
- 2.0 feet of gravel

Wastewater Flow Estimates and Leachfield Sizing Continued:

As such, the leachfield contains 6.0 square feet of infiltrative surface per lineal foot of trench. The entire leachfield contains 7,800 square feet of infiltrative surface area.

Assuming an allowable soil application rate of 0.5 gallons per square feet per day at which the daily flow of 2,813 gallons per day can be applied, would result in a need for:

$$2,813 \text{ gpd} \div 0.5 \text{ gal./sq. ft./day} = 5,626 \text{ square feet of infiltrative surface area}$$

It has been demonstrated that the existing leachfield is sufficiently sized to support the additional wastewater from the restroom.

PROPOSAL ABSTRACT:

A proposal was prepared for this site in 2002 that outlined the installation of a septic tank, which would serve a remodeled restroom at the site. The effluent from this tank was proposed to flow to an existing leachfield on the site.

The flow estimates that were used in the 2002 proposal estimated a conservative flow of 1,275 gpd with a safety factor estimate of 1,913 gpd for this restroom facility. A reassessment of the use of the site has shown the following:

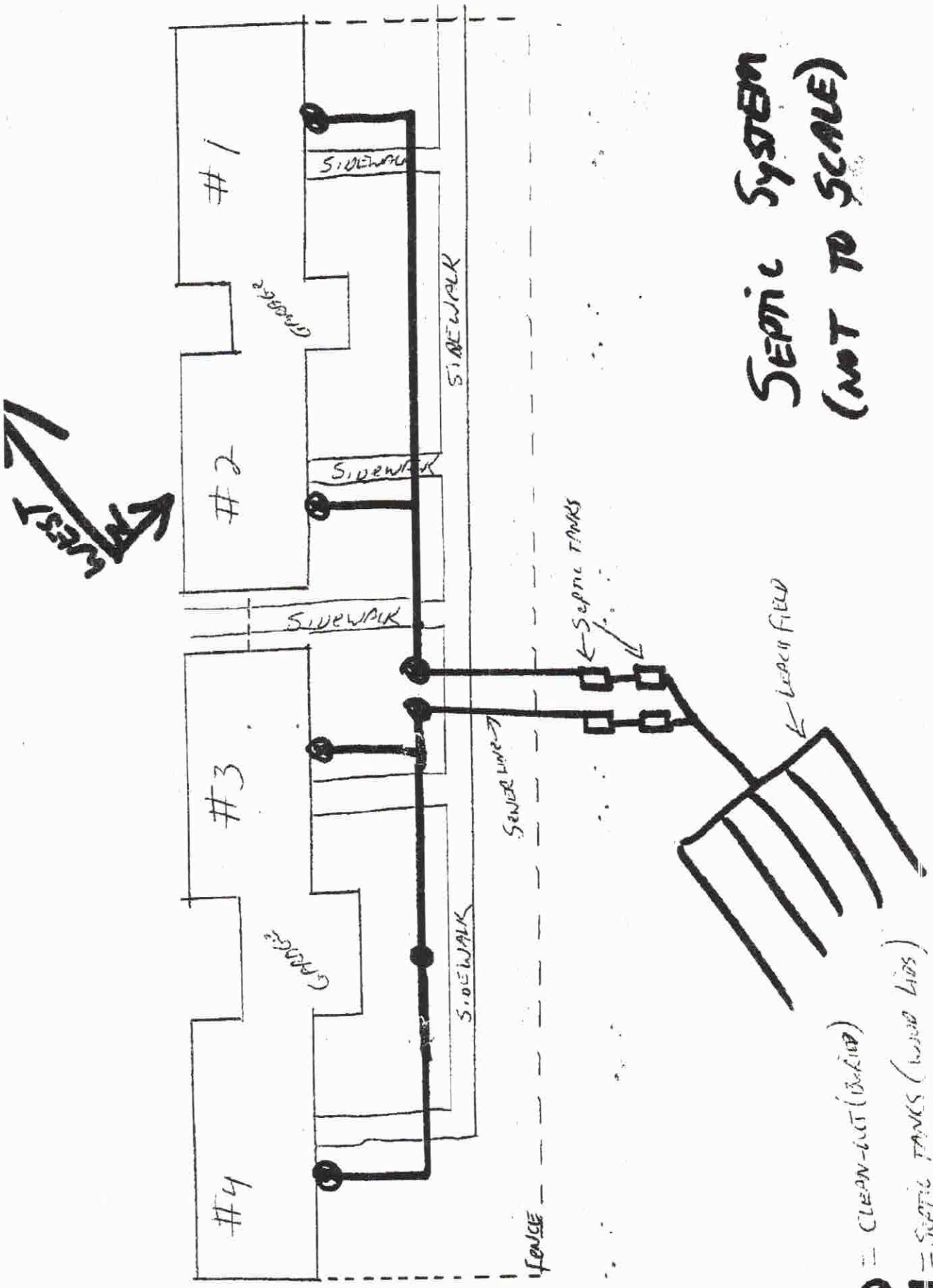
The Lighthouse and Museum are reported to receive an average of 30,000 visitors per year. A large percentage of these persons visit the site on peak-use weekends with 1,000 persons visiting per weekend. This equates to an average peak daily use of 333 persons per day on peak weekends. This figure will be used for the revised daily flow estimates. The male restroom will be equipped with urinals, reducing the water use. It is estimated that 80% of persons use the restroom facility. An average flow estimate of 3.75 gallons per person per day will be used.




$$333 \text{ persons} \times 0.8 \text{ percent} = 266 \text{ persons per peak day usage}$$

$$266 \text{ persons} \times 3.75 \text{ gpd} = 998 \text{ gpd average peak daily flow}$$

This proposal proposes the installation of a 1,500-gallon concrete septic tank to serve this use. Based on final building elevations, pumping of effluent to the existing leachfield will need to take place. Pumping will take place out of the second chamber of this new septic tank.

SEPTIC SYSTEM (NOT TO SCALE)



-  = CLEAN-OUT (W/ LID)
-  = SEPTIC TANKS (W/ LIDS)
-  = SEWER LINE

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

P.O. Box 944246
SACRAMENTO, CA 94244-2460
(916) 653-7772
Website: www.fire.ca.gov



April 9, 2024

Point Arena Lighthouse Keepers, Inc.
45500 Lighthouse Road
Point Arena, CA 95468
APN: 133-030-01-00
CAL FIRE #41-24

Subject: State Fire Regulations Application

This letter pertains to Building Permit # **UM_2024-0005**. As outlined below, the request for State Fire Safe Regulations Application is not needed as this is a remodel of an existing structure.

Public Resources Code Section 4290 and Title 14 of the California Code of Regulations, Division 1.5, Chapter 7, Sub-Chapter 2, Article 2- "State Fire Safe Regulations," are requirements for new construction in the SRA.

As this is an existing structure with interior remodel only, Public Resources Code Section 4290 and the State Fire Safe Regulations do not apply. However, the defensible space requirements found in Public Resources Code Section 4291 and Title 14 of the California Code of Regulations, Division 1.5, Chapter 7, Sub-chapter 3 Article 3, - "Fire hazard reduction around buildings and structures," do apply to all structures in the SRA.

You may schedule a defensible space inspection to satisfy the county's fire safe requirements for this project by calling (707) 459-7414

A handwritten signature in blue ink, appearing to read "Steven Cherry".

Steven Cherry
Fire Captain
Fire Prevention & Law Enforcement
Mendocino Unit

Cc: MEU PRC 4290 File
Mendocino County Planning and Building Services Department

Resolution Number _____

County of Mendocino
Ukiah, California

NOVEMBER 21, 2024

UM_2024-0005 – POINT ARENA LIGHTHOUSE KEEPERS INC.

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, GRANTING AN AMENDMENT OF USE PERMIT CDU 5-2002 TO REMODEL AN EXISTING INNKEEPER'S HOUSE INTO THREE (3) SEPARATE RENTAL UNITS. THIS WOULD INCREASE THE TOTAL NUMBER OF RENTAL UNITS FROM SEVEN (7) TO NINE (9). THE REMODEL WOULD EXPAND THE FOOTPRINT OF THE INNKEEPER'S HOUSE AND ADD A NEW WALKWAY, PATIO, PARKING PAD, SEPTIC TRANSMISSION LINES, WINDOWS, LIGHTING, AND DOORS.

WHEREAS, the applicant, POINT ARENA LIGHTHOUSE KEEPERS INC., filed an application for the amendment of Coastal Development Use Permit CDU 5-2002 with the Mendocino County Department of Planning and Building Services to remodel an existing innkeeper's house into three (3) separate rental units, increasing the total number of rental units from seven (7) to nine (9), expanding the footprint of the innkeeper's house, and add a new walkway, patio, parking pad, septic transmission lines, windows, lighting, and doors, in the Coastal Zone, 4± miles northwest of Point Arena, at the terminus of Lighthouse Road (CR 509) 2.5± miles west of its intersection with State Route 1 (SR 1), located at 45500 Lighthouse Road, Point Arena (APN: 133-030-01); General Plan Open Space (OS); Zoning Open Space (OS); Supervisorial District 5; (the "Project"); and

WHEREAS, 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 within the meaning of the California Environmental Quality Act (CEQA) and the project has been found to be Categorically Exempt per Title 14 California Code of Regulations §15301 *Existing Facilities*, Class 1(a) and 1(e), and §15303 *New Construction or Conversion of Small Structures*, Class 3(e); and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on November 21, 2024, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission makes the following findings based on the evidence in the record before it;

1. Pursuant to MCC Section 20.532.095(A)(1), the proposed project to remodel an existing innkeeper's house into three (3) separate rental units, increase the total number of rental units from seven (7) to nine (9), expand the footprint of the innkeeper's house, and add a new walkway, patio, parking pad, septic transmission lines, windows, lighting, and doors is in conformity with the certified local coastal program. As discussed in the staff report, the project is consistent with applicable policies of the Coastal Element and applicable sections of the Coastal Zoning Code, which together comprise the local coastal program; and

2. Pursuant to MCC Section 20.532.095(A)(2), the proposed development to remodel an existing innkeeper's house into three (3) separate rental units, increase the total number of rental units from seven (7) to nine (9), expand the footprint of the innkeeper's house, and add a new walkway, patio, parking pad, septic transmission lines, windows, lighting, and doors will be provided with adequate utilities, access roads, drainage, and other necessary facilities. As noted in the staff report, the existing leach field has sufficient capacity to serve the proposed development. The existing well and water tanks would provide adequate water supply to the proposed development. Lighthouse Road (CR 509) is a public road which provides adequate access to the property and proposed rental units, as evidenced by the Department of Transportation's no comment response to the project. Standard building practices will provide sufficient drainage to the remodeled structure; and
3. Pursuant to MCC Section 20.532.095(A)(3), the proposed development to remodel an existing innkeeper's house into three (3) separate rental units, increase the total number of rental units from seven (7) to nine (9), expand the footprint of the innkeeper's house, and add a new walkway, patio, parking pad, septic transmission lines, windows, lighting, and doors is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserve the integrity of the zoning district. As an expansion of a nonconforming use and structure, the proposed development does not match the intent of the OS zoning district, but it nevertheless allowable pursuant to MCC Section 20.480.025. Per MCC Section 20.480.025(A)(1), it is not reasonably economically or physically feasible to make the use of the property compatible with the applicable general plan designation. This would require the demolition of the lighthouse structure, fog signal building, rental units, and other structures to attempt to return the site to an undeveloped state. This would destroy a registered historic landmark and the means by which the Point Arena Lighthouse Keepers non-profit organization is able to fund the maintenance of the site.

Per MCC Section 20.480.025(A)(2), the expansion would not create increased adverse impacts on access or public facilities and services because adequate public access to the shoreline exists nearby. The additional rental units may marginally increase the number of visitors to the site, and therefore increase the number of trips that occur on Lighthouse Road (CR 509). However, the "no comment" response from the Department of Transportation indicates a lack of significant impact. Other public services could include fire protection. On April 9, 2024, CAL FIRE provided a letter stating that the proposed development would not require an additional State Fire Safe Regulations Application, but that the defensible space requirements of Public Resources Code Section 4291 still apply. If the project maintains adequate defensible space, the impact on fire services would be mitigated. The only adjacent land use is the recreational and open space use of the California Coastal National Monument property to the east. The existing nonconforming use and proposed expansion are compatible with the adjacent use because the lodging provides access to shoreline trails and fishing areas maintained by the Bureau of Land Management (BLM).

Per MCC Section 20.480.025(A)(3), the rental units are more than three hundred (300) feet from the nearest adjacent property and approximately two and one half (2.5) miles from the nearest residence. Per MCC Section 20.480.025(A)(4), the expansion is consistent with all other applicable policies of the Coastal Element as described elsewhere in this report; and

4. Pursuant to MCC Section 20.532.095(A)(4), the proposed development to remodel an existing innkeeper's house into three (3) separate rental units, increase the total number of rental units from seven (7) to nine (9), expand the footprint of the innkeeper's house, and add a new walkway, patio, parking pad, septic transmission lines, windows, lighting, and doors, if completed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA). The proposed development meets the criteria for a Categorical Exemption from the CEQA under California Code of Regulations Sections 15301 and 15303 for Existing Facilities and New Construction or Conversion of Small Structures; and
5. Pursuant to MCC Section 20.532.095(A)(5), the proposed development to remodel an existing innkeeper's house into three (3) separate rental units, increase the total number of rental units from

seven (7) to nine (9), expand the footprint of the innkeeper's house, and add a new walkway, patio, parking pad, septic transmission lines, windows, lighting, and doors will not have any adverse impacts on any known archaeological or paleontological resource. Several archaeological surveys of the property have occurred in the past, which did not identify any archaeological or cultural resources in the project area. The Mendocino County Archaeological Commission determined that an additional survey would not be required for the proposed development. The "Discovery Clause" must be adhered to as a condition of approval; and

6. Pursuant to 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 to remodel an existing innkeeper's house into three (3) separate rental units, increase the total number of rental units from seven (7) to nine (9), expand the footprint of the innkeeper's house, and add a new walkway, patio, parking pad, septic transmission lines, windows, lighting, and doors. One (1) additional bedroom would contribute marginally to the number of trips along State Route 1 (SR 1) and Lighthouse Road (CR 509). Additional solid waste generated by the new rental units can be disposed of at the nearest transfer station, which would transport waste to the Potrero Hills Landfill in Solano County, which is expected to reach full capacity in 2048; and
7. Pursuant to MCC Section 20.532.095(B)(1), adequate public access to the bluff edge exists nearby via BLM trails on the California Coastal National Monument property immediately east of the site. The trails extend from the terminus of Lighthouse Road (CR 509) to the bluff edge along the subject property's eastern property line and further east to the mouth of the Garcia River.

BE IT FURTHER RESOLVED that the Planning Commission hereby adopts the requested Use Permit Amendment (UM_2024-0005), subject to the Conditions of Approval in Exhibit A attached hereto.

BE IT FURTHER RESOLVED that the Planning Commission designates the Commission Services Supervisor as the custodian of the document and other material which constitutes the record of proceedings upon which the decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Planning Commission's action shall be final on the 11th day after the date of the Resolution unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County 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.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: JAMES FEENAN
 Commission Services Supervisor

By: _____

JULIA KROG
Director of Planning & Building Services

CLIFFORD PAULIN, Chair
Mendocino County Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL

NOVEMBER 21, 2024

UM_2024-0005 – POINT ARENA LIGHTHOUSE KEEPERS INC.

Modification of Coastal Development Use Permit CDU 5-2002, which would involve remodeling an existing innkeeper's house into three (3) separate rental units. This would increase the total number of rental units from seven (7) to nine (9). The remodel would expand the footprint of the innkeeper's house and add a new walkway, patio, parking pad, septic transmission lines, windows, lighting, and doors.

APPROVED PROJECT DESCRIPTION: Modification of Coastal Development Use Permit CDU 5-2002, which would involve remodeling an existing innkeeper's house into three (3) separate rental units. This would increase the total number of rental units from seven (7) to nine (9). The remodel would expand the footprint of the innkeeper's house and add a new walkway, patio, parking pad, septic transmission lines, windows, lighting, and doors.

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. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and/or use of the property in reliance on such permit has been initiated prior to its expiration. Such permit vesting shall include approved permits associated with this project (i.e. building permits, septic permits, well permits, etc.) and physical construction in reliance of such permits, or a business license demonstrating establishment of a use proposed under this project.
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. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
4. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
5. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
6. 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 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 this modification shall be attached to or printed on any building permit application and shall be a part of on-site construction drawings.
10. Disturbed areas shall be re-seeded with locally native bluff grass/herbaceous species.
11. Landscaping shall be comprised of locally native tree and shrub species.
12. The permittee shall perform targeted removal of non-native species, including but not limited to broom species (*Cytisus* spp.), pampas grass (*Cortaderia* spp.), yellow oxalis (*Oxalis pes-caprae*), for a period of three (3) years.
13. The property shall continue to be regulated by the applicable provisions and terms of prior use permits, including but not limited to the following:
 - a. All exterior lighting shall be downcast and shielded to limit light from illuminating beyond the site. Lighting shall be limited to that necessary to provide for safety and security. This condition exempts that lighting necessary for the functioning of the lighthouse itself.
 - b. The water system serving the improvements on the site shall become licensed as a State Small Water System, as administered by the Division of Environmental Health and/or the State Department of Health Services.
 - c. The applicant shall comply with any requirements of the Air Quality Management District, specifically that the applicant is required by Part 61, Chapter 1, Title 40, of the Code of Federal Regulations, to submit an asbestos inspection/survey for all subject buildings to be renovated or restored to the District prior to a Demolition/Renovation Permit being issued and to properly notify the District prior to removal of Asbestos Containing Materials (ACM), and payment of any fees required, if applicable.
 - d. All exterior building materials and finishes shall be in character with the surroundings. Windows shall be made of non-reflective glass. Any change in approved colors or materials shall be subject to review and approval of the Department of Planning and Building Services for the life of the project.
14. Should the nonconforming use of the structures for transient habitation be abandoned or discontinued for any reason, or changed to a conforming use, for a continuous period of one (1) year, the nonconforming use shall not be re-established, and the use of the structures or site thereafter shall be in conformity with the regulations for the zone in which it is located.

15. Per Mendocino County Code Section 16.30.070(B), the permittee shall implement Best Management Practices (BMPs) to prevent the discharge of debris, contaminants, or construction waste from the project site, or from grading or construction materials, tools, and equipment. Best Management Practices shall include but not be limited to the following:
- a. Scheduling construction activity.
 - b. Preservation of natural features, vegetation, and soil.
 - c. Drainage swales or lined ditches to control stormwater flow.
 - d. Mulching or hydroseeding to stabilize disturbed soils.
 - e. Erosion control to protect slopes.
 - f. Protection of storm drain inlets (gravel bags or catch basin inserts).
 - g. Perimeter sediment control (perimeter silt fence, fiber rolls).
 - h. Sediment trap or sediment basin to retain sediment on site.
 - i. Stabilized construction exits.
 - j. Wind erosion control.
 - k. Other soil loss BMP acceptable to the enforcing agency.
 - l. Material handling and waste management.
 - m. Building materials stockpile management.
 - n. Management of washout areas (concrete, paints, stucco, etc.).
 - o. Control of vehicle/equipment fueling to contractor's staging area.
 - p. Vehicle and equipment cleaning performed off site.
 - q. Spill prevention and control.
 - r. Other housekeeping BMPs acceptable to the enforcing agency.
16. Prior to the issuance of any building permit associated with this Coastal Development Permit, the permittee, as landowner, shall provide evidence of or 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 attorney's 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 permitted 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 applicant; and
 - d. The landowner shall not construct any bluff or shoreline 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 structures on the parcel, including septic infrastructure, when bluff retreat reaches the point where the structures are threatened. In the event that portions of the subject structures or other improvements associated with the subject structures fall to the beach or ocean before they can be removed from the blufftop, the landowner shall remove all recoverable debris associated with these structures from the beach and 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 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.

17. To record a Notice of Exemption, the applicant shall pay a fee of \$50.00 for the filing of the Notice of Exemption which shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within five (5) days of the end of any project action.