



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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February 22, 2023

PUBLIC NOTICE OF PENDING ACTION
COASTAL DEVELOPMENT ADMINISTRATIVE PERMIT

The Mendocino County Coastal Permit Administrator will report proposed issuance of the below described project located in the Coastal Zone to the Board of Supervisors at its meeting to be held on March 14, 2023, at 9:00 a.m. or as soon thereafter as the item may be considered.

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

CASE#: CDP_2021-0039

DATE FILED: 7/28/2021

OWNER: S & L FARMS WEST LLC

APPLICANT: LINDA FORTIER

AGENT: WAYFINDER LLC

REQUEST: Administrative Coastal Development Permit for remediation of violations in NOV_2019-0050, including unpermitted vegetation removal, grading, drainage, electrical panel and plumbing. Included within the request is to remove three (3) greenhouses, an RV/travel trailer, shipping container, trash removal and an unpermitted manufactured home and its associated septic system.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 2.75± miles northeast of the Town of Anchor Bay, on the south side of Timberwood Way (private), 0.5± miles west of its intersection with Iversen Road (CR 503), located at 35555 Timberwood Way, Gualala; APN: 141-100-35.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: JESSIE WALDMAN

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

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

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

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

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

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

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Board of Supervisors or the Department of Planning and Building Services at, or prior to, any hearing. Additional information regarding the above noted case may be obtained prior to the Board of Supervisors meeting by calling the Department of Planning and Building Services at 964-5379, Monday through Friday.

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

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

JULIA KROG, Director of Planning and Building Services

TO: Board of Supervisors

FROM: Planning and Building Services

MEETING DATE: March 14, 2023

DEPARTMENT CONTACT: Jessie Waldman

PHONE: 707-964-5379

DEPARTMENT CONTACT: Julia Krog

PHONE: 707-234-6650

ITEM TYPE: Consent Agenda

TIME ALLOCATED FOR ITEM: N/A

AGENDA TITLE:

Authorization of the Issuance of Administrative Coastal Development Permit No. CDP_2021-0039 (S & L Farms West LLC) for Remediation of Violations, Including Unpermitted Vegetation Removal, Grading, Drainage, Demolition of three (3) Greenhouses, Electrical Panel and Plumbing, Removal of an RV/Travel Trailer, Shipping Container, Trash Removal, an Unpermitted Manufactured Home and its Associated Septic System; Located at 35555 Timberwood Way, Gualala; APN: 141-100-35.

RECOMMENDED ACTION/MOTION:

Authorize the issuance of Administrative Coastal Development Permit No. CDP_2021-0039 (S & L Farms West LLC) for remediation of violations, including unpermitted vegetation removal, grading, drainage, the demolition of three (3) greenhouses, unpermitted electrical panel, unpermitted plumbing, removal of an RV/Travel Trailer, shipping container, trash removal, an unpermitted manufactured home and its associated septic system; located at 35555 Timberwood Way, Gualala; APN: 141-100-35.

PREVIOUS BOARD/BOARD COMMITTEE ACTIONS:

In 1991 the Board adopted Division II of Title 20 of Mendocino County Code through Ordinance No. 3785. Included in Division II is Section 20.536.005(C) which provides for reporting of the Coastal Development Administrative Permits approved by the Coastal Permit Administrator to the Board of Supervisors.

SUMMARY OF REQUEST:

The request is for an Administrative Coastal Development Permit for Remediation of Violations in NOV_2019-0050, including Remediation for Vegetation Removal, Grading, Drainage, the Demolition of three (3) Greenhouses, Unpermitted Electrical Panel, Unpermitted Plumbing. Included within the Request is Removal of an RV/Travel Trailer and Shipping Container, Trash Removal, as well as Removal of an Unpermitted Manufactured Home and its Associated Septic System. The subject parcel is located in the Coastal Zone, 2.75± miles northeast of the Town of Anchor Bay, on the south side of Timberwood Way (private), 0.5± miles west of its intersection with Iversen Road (CR 503), located at 35555 Timberwood Way, Gualala (APN: 141-100-35). The Coastal Development Permit was administratively approved by the Coastal Permit Administrator (CPA) on February 21, 2023 and requires the Board of Supervisors authorization for issuance of the permit. The CPA staff report is attached for review.

ALTERNATIVE ACTION/MOTION:

That the Coastal Development Permit CDP_2021-0039 (S & L Farms West LLC) be scheduled for a public hearing and processed pursuant to Mendocino County Code Section 20.536.015.

DOES THIS ITEM SUPPORT THE GENERAL PLAN? Yes

STRATEGIC PLAN PRIORITY DESIGNATION: A Safe and Healthy County

SUPERVISORIAL DISTRICT: DISTRICT 5

VOTE REQUIREMENT: Majority

SUPPLEMENTAL INFORMATION AVAILABLE ONLINE AT: [Public Notices | Mendocino County, CA](#)

FISCAL DETAILS:

SOURCE OF FUNDING: N/A
CURRENT F/Y COST: N/A
ANNUAL RECURRING COST: N/A
BUDGET CLARIFICATION: N/A

BUDGETED IN CURRENT F/Y: N/A
IF NO, PLEASE DESCRIBE:
REVENUE AGREEMENT: N/A

AGREEMENT/RESOLUTION/ORDINANCE APPROVED BY COUNTY COUNSEL: ...

CEO LIAISON: Steve Dunicliff, Deputy CEO

CEO REVIEW: ...

CEO COMMENTS:

FOR COB USE ONLY

Executed By: ..

Date:

Final Status:..

Executed Item Type: . Number:



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

**FEBRUARY 16, 2023
CDP_2021-0039**

SUMMARY

OWNER: S & L FARMS WEST LLC
PO BOX 1110
GUALALA, CA 95445

APPLICANT: LINDA FORTIER
444 ZEPHYR WAY
JUNO BEACH, FL 33408

AGENT: WAYFINDER LLC
131A STONY CIRCLE, SUITE 500
SANTA ROSA, CA 95404

REQUEST: Administrative Coastal Development Permit for remediation of violations in NOV_2019-0050, including unpermitted vegetation removal, grading, drainage, electrical panel and plumbing. Included within the request is to remove three (3) greenhouses, an RV/travel trailer, shipping container, trash removal and an unpermitted manufactured home and its associated septic system.

LOCATION: In the Coastal Zone, 2.75± miles northeast of the Town of Anchor Bay, on the south side of Timberwood Way (private), 0.5± miles west of its intersection with Iversen Road (CR 503), located at 35555 Timberwood Way, Gualala; APN: 141-100-35.

TOTAL ACREAGE: 23.16± Acres

GENERAL PLAN: General Plan, Coastal Element Chapter 2.2 Rural Residential and Development Limitations Combining District (RR10DL) and South Coast CAC Planning Area Chapter 4.12 (Iversen Road to Sonoma County Line (Anchor Bay-Gualala))

ZONING: Mendocino County Code, Division II Chapter 20.376. Rural Residential and Chapter 20.416 Development Limitations Combining District (RR10DL)

SUPERVISORIAL DISTRICT: 5 (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt, Section 15301(I)(4), Class 1 and Section 15304, Class 4

APPEALBLE: NO

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: JESSIE WALDMAN

BACKGROUND

PROJECT DESCRIPTION: Administrative Coastal Development Permit request for remediation of violations in NOV_2019-0050, including unpermitted vegetation removal, grading, drainage, the demolition of three (3) greenhouses, an unpermitted electrical panel, and unpermitted plumbing. Included within the request is removal of an RV/travel trailer and shipping container, trash removal, as well as removal of an unpermitted manufactured home and its associated septic system.

Multiple studies were provided by the landowner as part of the Coastal Development Permit (CDP) Application, which are kept on file with the Mendocino County Department of Planning & Building Services, and include the following:

- Botanical Survey and ESHA Assessment, prepared by William Maslach, June 2008 (Maslach)
- Biological Survey Update with Restoration Plan, prepared by Pinecrest Environmental Consulting, Inc., January 5, 2021 (PECI)
- Stormwater Pollution Prevention Plan, prepared by EBA Engineering, March 18, 2021 (EBA)
- Grading Plan, prepared by EBA Engineering, March 23, 2021 (EBA)

An Archaeological Survey, prepared by Thad M. Van Bueren, MA, October 14, 2006, was accepted by the Mendocino County Archaeological Commission on September 14, 2022, where the survey was accepted. This survey is available through Sonoma State Northwest Information Center.

The proposed project is located within previously disturbed areas of the parcel where existing roadways and landings have been expanded without obtaining the necessary development permits, including a CDP and building permits, as shown on the *Revised Site Plan* map. The requested grading and major vegetation removal require the issuance of a CDP per Mendocino County Code (MCC) Section 20.532.020(C), as the proposed project is development as defined by MCC Section 20.308.035(D) for grading and MCC Section 20.308.080(C) for major vegetation removal. Portions of the proposed project, including *the demolition of three (3) greenhouses, unpermitted electrical panel, unpermitted plumbing, removal of an RV/travel trailer and shipping container, trash removal, as well as removal of an unpermitted manufactured home and its associated septic system*, are accessory uses and are subject to the Coastal Development Permit Regulations, and are exempt for the requirement of a CDP, per MCC Section 20.532.020(C) and California Code of Regulations, Title 14, Division 5.5, Chapter 6, Subchapter 6, § 13250(a) (Improvements to Existing Single-Family Residences).

To ensure the Notice of Violation requirements are remediated, these accessory uses are included within this CDP Application request and will be referred to as demolition of unpermitted accessory uses.

For purposes of eliminating redundancy within this Staff Report, the proposed project request is for the remediation of unpermitted vegetation removal, grading, drainage and demolition of unpermitted accessory uses.

APPLICANT'S STATEMENT: *As originally requested, the proposed project is a Coastal Development Permit after-the-fact to restore and mitigate vegetation removal, grading and drainage, clean-up of property, including removal of trash, remediate construction of multiple buildings, including removal of one (1) manufactured home, demolition of three (3) greenhouses, one (1) shipping container. Removal of all travel trailers, establishment of one (1) travel trailer to be kept in dead storage. As well as decommissioning of electrical and plumbing expansions, septic system and well serving structures proposed to be removed and or demolished.*

RELATED APPLICATIONS ON-SITE:

- Parcel Map of S 3-73, Parcel 13 (Map Case 2, Drawer 26, Pages 94 of Mendocino County Records)
- Historical address aka 30300 Hilltop Lane (APN 141-100-35)
- Residential Well WW3250

- Residential Well WW1959
- Septic ST0832
- CS 21-81 - Clean Slate Certification
 - Wind Generator, Permit #16363
 - Tool Shed, 1978, 97 sq. ft.
 - Raitt Yurt SFR, 797 sq. ft.
 - Raitt Yurt detached Bedroom, 170 sq. ft.
 - Raitt Yurt Storage with woodstove, 170 sq. ft.
- CE_45-05 - Septic Repair/Replacement & Supplemental Well
 - ST24340 for 3-bedroom SFR finalized 11/21/2008
 - ST24646 approved but not issued 2006
 - ST24646 replaced by ST26056 on 6/20/2011
 - ST26056 approved 6/16/2011 but not issued
 - Supplemental Well, WW20433
 - Service to remote well pump - BF_2012-0080
- CDMS_4-2006 - 2 parcel Minor Subdivision, Denied, CCC Appealed (A-1-MEN-11-045)

NEIGHBORING PROPERTIES:

- APN: 141-100-23 - Developed with Mobile Home
 - CDP_2017-0021 – MVR
 - CE_2011-0012 – Test Well
 - CDP_2009-0011 – Wind Turbine – WITHDRAWN
 - CE_108-04 (Replacement Well)
- APN: 141-100-34 - Developed with Removal of Metal building, SFR was not built
 - CDP_2008-0010 – Vested Demo metal Building and build SFR
 - CE_76-2006 – Test Well
- APN: 141-100-36 - Developed with SFR
 - CE_36-03 – SFR, Well & Septic
 - CE_19-2010 - Ag Building
- APN: 141-100-39 - Developed with SFR
 - LCP_1991-066 / CC-1-91-115W
 - CE_2001-002 - SFR, Well & Septic
- APN: 141-100-40- Developed with SFR
 - MS_55-88

SITE CHARACTERISTICS: The subject parcel has a current site address of 35555 Timberwood Way; however, the parcel has been associated with a historical site address of 30300 Hilltop Lane, under the same Assessor's Parcel Number, APN: 141-100-35. The parcel is located within the Coastal Zone, 2.75± miles northeast of the Town of Anchor Bay, lying on the south side of Timberwood Way (private) accessed from Iversen Road (CR 503), as shown on the *Location* and *Aerial* maps.

Mendocino County Planning and Building Services, Division of Environmental Health (DEH) and Mendocino County Tax Assessor's Office records indicate the parcel has been granted multiple development permits, including two residential wells, WW3250 and WW1959, an on-site septic for one bedroom, ST0832, and a Clean Slate Certificate, CS 21-81, as shown on the *Revised Site Plan* map.

The Clean Slate Certification, CS_21-81, was granted for existing development on the parcel which included a wind generator and three (3)



Figure 1 – Generic Raitt Yurt Design

custom wooden framed yurts designed by David Raitt Yurts. The yurts are permitted as a single-family residence, a detached bedroom and a private storage building with a wood stove and no plumbing. The yurts designed by David Raitt are constructed of pre-manufactured wood framed structures assembled on site, as shown in *Figure 1 – Generic Raitt Yurt Design*.

A Coastal Development Permit Exclusion, CE_45-05, was issued, where a 3-bedroom capacity septic permit, ST24340, and a supplemental well, WW20433, were installed. The parcel is accessed by two (2) gravel driveways. One gravel driveway is serving the existing single-family residence at the western section of the parcel. The second gravel driveway provides access to the existing septic, supplemental well, power serving the supplemental well, water tanks, and a foot path to the private storage yurt structure, located on the eastern portion of the parcel.

The proposed project is located within previously disturbed areas of the parcel where existing roadways and landings have been expanded without obtaining the necessary development permits, including a CDP and building permits, as shown on the Revised Site Plan map

The subject site is mapped within the Iversen Road to Sonoma County Line Planning Area (Anchor Bay-Gualala), where portions of the parcel is mapped within “Pygmy-type Vegetation”, as shown on the *Local Coastal Program (LCP) Land Use Map 30: Anchor Bay* map. The site is mapped as having “Bedrock (Zone 1)” and “Beach Deposits and Stream Alluvium and Terraces (Zone 3)” in terms of seismicity, as shown on the *LCP Land Capabilities and Natural Hazards* map. The site is partially designated as “Pygmy Forest” to the north of the proposed project and “Barren”, as shown on the *LCP Habitats & Resources* map. While portions of the subject site are mapped within the appeal jurisdiction of the California Coastal Commission, the proposed project is not located within the mapped area, as shown on the *Post LCP Certification & Appeal Jurisdiction* map. A “Riverine” riparian area is mapped to the south of all proposed project, as shown on the *Wetlands* map. The site is mapped as a “High Fire Hazard” area and is located within a State Responsibility Area, as shown on the *Fire Hazard Zones and Responsibility Areas* map. The site is mapped on the *Ground Water Resources* Map is located within a “Critical Water Resources Bedrock Area”. The topography of the subject property consists of mixed terrain, with south facing slopes ranging between 15% to 72%, leading into the headwaters of Signal Port Creek, as shown of the *Estimated Slope* map. Soils present on the parcel are 142—Fishrock-Iversen complex (2 to 15 percent slopes), 143—Fishrock-Iversen complex (15 to 30 percent slopes) and 198—Seaside-Rock outcrop complex (5 to 30 percent slopes) and 235—Yellowhound-Kibesillah complex (50 to 75 percent slopes), as shown on the *Western Soil Classes* map. “Closed-Cone Pine-Cypress” is mapped north of the proposed project, as shown on the *Mendocino Cypress* map.

SURROUNDING LAND USE AND ZONING: As listed on Table 1 below, the surrounding lands are classified and zoned Rural Residential & Development Limitations Combining District (RR10DL) where the adjacent parcels are developed with residential uses, as shown on the *Location, Aerial and Zoning Map, General Plan Classifications and Local Coastal Program (LCP) Land Use Map 30: Anchor Bay* maps.

	GENERAL PLAN	ZONING	LOT SIZES (Acres)	USES
NORTH	Rural Residential & Development Limitations Combining District (RR10DL)	Rural Residential & Development Limitations Combining District (RR10DL)	27.0±	Residential
EAST	Rural Residential & Development Limitations Combining District (RR10DL)	Rural Residential & Development Limitations Combining District (RR10DL)	20.75±	Residential
SOUTH	Rural Residential & Development Limitations Combining District (RR10DL)	Rural Residential & Development Limitations Combining District (RR10DL)	14.0±, 10.0±	Residential
WEST	Rural Residential & Development Limitations Combining District (RR10DL)	Rural Residential & Development Limitations Combining District (RR10DL)	21.5±	Residential

PUBLIC SERVICES:

Access: Iversen Road (CR 503) to Timberwood Way (private)
 Fire District: South Coast Fire Protection District
 Water District: None (On-site Well(s))
 Sewer District: None (On-site Septic)
 School District: Point Arena Joint Union High School District

AGENCY COMMENTS: As listed on Table 2 below, project referrals were sent on August 5, 2022, to the following agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below.

Table 2: Agency Comments	
REFERRAL AGENCIES	COMMENT
Archaeological Commission	Comments
Assessor's Office	No Response
Building Division (Fort Bragg)	No Comment
California Coastal Commission (CCC)	Comments
California Department of Fish & Wildlife (CDFW)	Comments
CAL FIRE (Land Use)	No Comment
Cloverdale Rancheria	No Response
Department of Transportation (DOT)	No Comment
Environmental Health (EH) (Fort Bragg)	Comments
Gualala Municipal Advisory Council (GMAC)	Comments
Planning Division (Ukiah)	No Comment
Redwood Valley Tribe	No Response
Sherwood Valley Band of Pomo Indians	No Response
Sonoma State University (SSU)	Comments
South Coast Fire Protection District	No Response

LOCAL COASTAL PROGRAM CONSISTENCY

The proposed project, remediation of unpermitted vegetation removal, grading, drainage and demolition of unpermitted accessory uses, is consistent with the goals and policies of the Local Coastal Program, General Plan, and Zoning Codes as detailed below:

- 1. Land Use:** The proposed project is located within the boundaries of the Local Coastal Program (LCP) area, as shown on the *LCP Land Use Map 30: Anchor Bay Map*. The project site is classified as Rural Residential with an associated Development Limitations Combining District (RR10DL) by the Mendocino County General Plan, as shown on the *General Plan Classifications* map.

The Coastal Element Chapter 2.2 Rural Residential (RR) classification states:

... is intended to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability.

The Coastal Element Chapter 2.2 Development Limitations Combining District (DL) states:

This special combining district is intended to be used only in conjunction with another land use classification on parcels or portions of parcels that according to available data have serious constraints that may prevent or severely limit development including slope over 30 percent, erosion, or landslide. Many parcels with this designation have suffered severe bluff erosion and currently may have no feasible building site remaining. In each case on-site

inspection and tests will be necessary to determine whether a building site exists. Wetlands, riparian vegetation, dunes, plant or animal habitats, pygmy soils, and areas subject to flooding are shown separately on the plan maps and are not designated DL.

As permitted in the classification combined with the DL designation, provided a building site, capable of safely accommodating the development, without significant adverse effects, as set forth in Chapter 3.4, exists.

Coastal Element Chapter 3.1 Habitats and Natural Resources policies are reviewed and detailed within this Staff Report under LCP Key Issues Section 4: Habitats and Natural Resources.

Coastal Element Chapter 3.4 Hazards Management Policies are reviewed and detailed within this Staff Report under LCP Key Issues Section 5: Hazards Management.

Without added conditions, the proposed project, remediation of unpermitted vegetation removal, grading, drainage and demolition of unpermitted accessory uses, is consistent with principally permitted uses and ancillary development with the Rural Residential and Development Limitations Combining District Land Use classifications, per Mendocino County Coastal Element Chapter 2.2.

- Zoning:** The project site is located within a Rural Residential (RR) zoning district with a portion of the parcel located within an associated Development Limitations (DL) combining district, as shown on the *Zoning Display Map*. The parcel's zoning designation (RR10) requires a 10-acre minimum parcel size. The established parcel is 23.16± acres in size, as shown on the *Adjacent Parcels* map.

The RR district, per Mendocino County Code (MCC) Section 20.376.005, states:

... is intended to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability.

The DL district, per MCC Section 20.416.005, states:

... is intended only to be used in conjunction with another land use classification on parcels or portions of parcels that according to available data have serious constraints that may prevent or seriously limit development. Such constraints include slopes over thirty (30) percent, erosion or landslide potential or other geophysical hazards.

Additional requirements for Development Limitations Combining Districts are outlined in MCC Section 20.416.015, which states:

All development proposed in an area designated DL also shall comply with the applicable provisions of Chapter 20.420 (Floodplain Combining District) and Chapter 20.488 through Chapter 20.500 of this Division.

MCC Chapters 20.420, 20.488 and 20.492, 20.496 and 20.500 regarding Development Limitations Combining District regulations are reviewed and detailed within this Staff Report under LCP Key Issues Section 4: Habitats and Natural Resources, Section 5: Hazards Management and Section 6, Grading, Erosion and Run-off.

The after-the-fact Major Vegetation Removal is defined as development, and due to the amount of removal is not exempt from the issuance of a Coastal Development Permit, per Mendocino County Code (MCC) Section 20.308.080(C)(2), states:

...The removal of trees within a total contiguous ground area of six thousand (6,000) square feet, or within a noncontiguous area or areas not exceeding a total of six thousand (6,000) square feet measured as the area located directly beneath the tree canopy...

The after-the-fact Grading is defined as development, and due to the amount of grading is not exempt from the issuance of a Coastal Development Permit, per MCC Section 18.70.027, states:

Section 20.308 of the Mendocino County Code (Mendocino County Coastal Zoning Code) defines "grading" within the coastal zone as any excavation or filling or combination thereof involving transfer of more than two (2) cubic yards of material. Within that same section, "development" is defined as a term that includes grading. Section 20.532.010 of the Mendocino County Coastal Zoning Code states, in part, that any development shall be required to secure a coastal development permit, with certain exemptions provided in section 20.532.020. As such, grading activities within the County's coastal zone generally require a Coastal Development Permit. Although a grading permit may not be required for activities within the coastal zone as exempted by 18.70.030(b), a coastal development permit may still be required. In addition to consistency with this chapter, grading activity within the coastal zone must also be consistent with Chapter 20.492 of the Mendocino County Code (Grading, Erosion, and Runoff) and Chapter 16.30 of the Mendocino County Code (Stormwater Runoff Pollution Prevention Procedure).

The proposed unpermitted accessory uses are exempt from the requirement of a CDP, per MCC Section 20.532.020(C) and California Code of Regulations, Title 14, Division 5.5, Chapter 6, Subchapter 6, § 13250(b)(1) through 13250(b)(6) (Improvements to Existing Single-Family Residences), which states:

- (a) For purposes of Public Resources Code Section 30610(a) where there is an existing single-family residential building, the following shall be considered a part of that structure:*
 - (2) Structures on the property normally associated with a single-family residence, such as garages, swimming pools, fences, and storage sheds; but not including guest houses or self-contained residential units; and*
 - (3) Landscaping on the lot.*

The proposed development will comply with the minimum property setback requirements for the RR10 District for the subject parcel size, which are 50 feet for each front and rear yard, and 50 feet for each side. A corridor preservation setback of 25 feet applies along Timberwood Way (private), resulting in a front yard setback of either 75 feet from the centerline of Timberwood Way (private) or 50 feet from the property line, whichever is greater, as shown on the *Revised Site Plan* map. The proposed project will not increase the overall existing lot coverage of 1,310 square feet, an approximate 0.25 percent, which is consistent with the 10 percent allowed for the subject 23.16± acre parcel.

The Gualala Municipal Advisory Council, in a letter dated November 26, 2022, noted that the Council reviewed the subject project at their October 6, 2022 meeting and voted unanimously (5-0) to recommend advisory approval of the application.

Without added conditions, the proposed project, remediation of unpermitted vegetation removal, grading, drainage and demolition of unpermitted accessory uses, is consistent with MCC Sections 20.376.010, 20.416.015 and 20.456.015 and 20.532.020(C), as well as all other provisions of Division II of Title 20 of the Mendocino County Code.

3. **Visual Resources:** The site is not mapped within a Highly Scenic Area, therefore, the proposed project is subject to Policy 3.5-1 of the Coastal Element, and MCC Chapter 20.504. No additional structures are proposed within this request and all future development requests will be reviewed for consistency at that time.

Without added conditions, the proposed project, remediation of unpermitted vegetation removal, grading, drainage and demolition of unpermitted accessory uses, will not increase view obstruction from nearby public areas and is visually compatible with the character of surrounding areas and is

consistent with Mendocino County Coastal Element Policy 3.5-1 and MCC Chapter 20.504 regulations.

4. **Habitats and Natural Resources:** Both the Mendocino County Coastal Element Chapter 3.1 and MCC Chapter 20.496 address Environmentally Sensitive Habitat Areas (ESHA). The site is partially designated as “Pygmy Forest” to the north of the proposed project and “Barren”, as shown on the *LCP Habitats & Resources* map. A “Riverine” riparian area is mapped to the south of all proposed project, as shown on the *Wetlands* map. “Closed-Cone Pine-Cypress” is mapped north of the proposed project, as shown on the *Mendocino Cypress* map. As previously stated, the proposed project will occur within previously disturbed areas, prior to unpermitted development activity.



Figure 2 - Mendocino Cypress

The 2008 Botanical Survey and ESHA Assessment, prepared by Maslach (Maslach), and the 2021 Biological Survey Update with Restoration Plan, prepared by Pinecrest Environmental Consulting, Inc. (PECI) determined Environmentally Sensitive Habitat Areas (ESHA) are located on the subject parcel. However the proposed project is adjacent and not within any ESHA, as shown on the *Maslach 2008 ESHA Map* and the *PECI 2021 ESHA Map*, which are as follows:

- Mendocino Pygmy Cypress Forest habitat and Mendocino Cypress, *Cupressus Goveniana ssp. Pigmaea*, are located along and adjacent to Timberwood Way, at the northern parcel boundary line at the gravel driveway accessing the location of the proposed project, and the proposed project is located outside any recommended 50 foot buffer, as shown in Figure 2 – Mendocino Cypress.



Figure 3 - Thin-leaved Horkelia

- Thin-leaved Horkelia, *Horkelia Tenuiloba*, located along Timberwood Way, at the northern parcel boundary line at the gravel driveway accessing the location of the proposed project, and the proposed project is located outside any recommended 50 foot buffer, shown in Figure 3 – *Horkelia Tenuiloba*.
- A mapped riparian watercourse, Signal Port Creek, is located along the southern parcel boundary line and the proposed project is located outside the 100 foot buffer of the riparian area, shown on the *Wetlands* map.

PECI’s 2021 Biological Survey Update with Restoration Plan recommends a restoration plan to prevent and/or minimize potential impacts from the proposed project to identified adjacent to Environmentally Sensitive Habitat Areas (ESHA) (PECI, Section 4.0), which in summary states:

Although the clearing is large – approximately 1.08 Acres, reseeding and replanting of native tree are not recommended because of the possibility of conversion form the unique and rare natural community (Bishop pine-chinquapin/shiny leaf manzanita forest and woodland with Mendocino cypress) that was formally present prior to unpermitted development. Stabilization of the exposed soils, erosion control, and invasive-plant removal and control are the only recommended active measures. If these active measures are aggressively implemented, then reclamation of the clearing by surround intact natural communities may be sufficient to restore the site. Seed from Bishop pine, chinquapin, shiny leaf manzanita and Mendocino

cypress that are upslope of the project should, overtime, disperse downslope. The recruitment of the seedlings of these species should be monitored, and invasive-plant removal and control should be aggressively implanted (PECI, Section 4.0).

Coastal Element Policy 3.1-7 states

A buffer area shall be established adjacent to all environmentally sensitive habitat areas. The purpose of this buffer area shall be to provide for a sufficient area to protect the environmentally sensitive habitat from significant degradation resulting from future developments. The width of the buffer area shall be a minimum of 100 feet, unless an applicant can demonstrate, after consultation and agreement with the California Department of Fish and Game, and County Planning Staff, that 100 feet is not necessary to protect the resources of that particular habitat area and the adjacent upland transitional habitat function of the buffer from possible significant disruption caused by the proposed development. The buffer area shall be measured from the outside edge of the environmentally sensitive habitat areas and shall not be less than 50 feet in width.

... Developments permitted within a buffer area shall generally be the same as those uses permitted in the adjacent environmentally sensitive habitat area and must comply at a minimum with each of the following standards:

- 1. It shall be sited and designed to prevent impacts which would significantly degrade such areas;*
- 2. It shall be compatible with the continuance of such habitat areas by maintaining their functional capacity and their ability to be self-sustaining and to maintain natural species diversity; and*
- 3. Structures will be allowed within the buffer area only if there is no other feasible site available on the parcel. Mitigation measures, such as planting riparian vegetation, shall be required to replace the protective values of the buffer area on the parcel, at a minimum ratio of 1:1, which are lost as a result of development under this solution.*

MCC Section 20.496.015(A) states:

... A project has the potential to impact an ESHA if:

- (1) The development is proposed to be located on a parcel or proximate to a parcel identified on the land use plan map with a rare and/or endangered species symbol;*
- (2) The development is proposed to be located within an ESHA, according to an on-site investigation, or documented resource information;*
- (3) The development is proposed to be located within one hundred (100) feet of an environmentally sensitive habitat and/or has potential to negatively impact the long-term maintenance of the habitat, as determined through the project review.*

As previously stated, the proposed project will occur within previously disturbed areas, adjacent to ESHA, thereby minimizing impacts to potential ESHA within the vicinity.

California Department of Fish and Wildlife (CDFW) recommended **Condition 11** requiring a 3-5 year monitoring plan be added to the restoration plan as outlined within PECI's 2021 survey and the Stormwater Pollution Prevention Plan and Grading Plan (EBA).

Staff recommends **Conditions 11 and 12** to ensure restoration and avoidance measures with monitoring be implemented to prevent potential impacts of the proposed project to enhancement to adjacent Environmentally Sensitive Habitat Areas (ESHA).

With added conditions, the proposed project, remediation of unpermitted vegetation removal, grading, drainage and demolition of unpermitted accessory uses, will not significantly impact sensitive habitats or resources and is consistent with the Local Coastal Program policies related to Chapter 3.1 and MCC Chapter 20.496 regulations for Environmentally Sensitive Habitat Areas (ESHA).

5. **Hazards Management:** The proposed project is subject to Policy 3.4 of the Coastal Element and MCC Chapter 20.500 for hazard areas, including geologic hazards, fire and flood. The topography of the subject property consists of mixed terrain, with south facing slopes ranging between 15% to 72%, leading into the headwaters of Signal Port Creek, as shown of the *Estimated Slope* map. As previously stated, the proposed project will occur within previously disturbed areas, prior to unpermitted development activity.

Coastal Element Chapter 3.4 Hazards Management Coastal Act Requirements states:

Six major hazards are critical in the coastal zone: Tsunami seismic activity, landsliding, shoreline and bluff erosion, flooding, and fire. The Coastal Act's mandate is to reduce potential risks and to avoid substantial alteration of natural landforms. Coastal Act policies which apply to management of environmental hazards include:

Section 30236. Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

Coastal Element Chapter 3.4 Hazards Management defines Geologic Hazards as:

landslide hazard areas delineated on slope stability maps and in local and regional geologic or safety plans;

Coastal Element Chapter 3.4 Hazards Management defines Hazard Issues, in part, as:

Landsliding. *The main factors contributing to landslides are loose or weakly consolidated rock or soils, steep slopes, and water. Human influences include septic tank systems, excessive irrigation, and poorly constructed or incorrectly graded cuts and fills. The potential for landslides is high in most of the coastal zone; slides most frequently occur along road cuts, steep valleys and stream canyons, and along coastal cliffs. They are particularly common in the San Andreas fault zone along the Garcia and Gualala Rivers.*

Erosion. *Beach erosion by wind and waves and bluff erosion by waves, surface runoff, and landslides are continuing occurrences. These processes cause coastal retreat, although their impact varies in different areas. Beaches protect dunes and bluffs, so the reduction of beach area increases the erosion rate of the dunes or bluffs. Runoff and human activities also can increase the rate of cliff retreat. Local geology rather than the littoral processes determine the amount of potential erosion. Building setbacks necessary to protect development along the coast should be based on the specific characteristics of the site.*

Coastal Element Policy 3. 4-1 states:

The County shall review all applications for Coastal Development permits to determine threats from and impacts on geologic hazards arising from ... landslides, ... and shall require appropriate mitigation measures to minimize such threats. ...

Where mitigation measures are determined to be necessary, by the geologist, or registered civil engineer the County shall require that the foundation construction and earthwork be supervised and certified by a licensed engineering geologist, or a registered

civil engineer with soil analysis expertise to ensure that the mitigation measures are properly incorporated into the development.

Policy 3. 4-2 of the Coastal Element states:

The County shall specify the content of the geologic site investigation report required above. The specific requirements will be based upon the land use and building type as well as by the type and intensity of potential hazards. These site investigation requirements are detailed in Appendix 3.

Appendix 3 of the Coastal Element states:

Landsliding. *Because of the high potential for landsliding in almost all of the coastal zone, all development plans should undergo a preliminary evaluation of landsliding potential. The effect of the development on the landslide potential must be taken into account, because slides can result from excavation, drainage changes, and deforestation. If landslide conditions exist and cannot be avoided, positive stabilization measures should be taken to mitigate the hazard.*

Policy 3. 4-13 of the Coastal Element states:

All new development shall meet the requirements for fire protection and fire prevention as recommended by responsible fire agencies.

MCC Sections 20.500.010(A)(2) and (3) (Hazard Areas - Purpose) states:

- (2) Assure structural integrity and stability; and*
- (3) Neither create nor contribute significantly to erosion, geologic instability or destruction of the site or surrounding areas, nor in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

MCC Section 20.500.015(B) (General Criteria – Mitigation Required) states:

Where mitigation measures are determined to be necessary, the foundation, construction and earthwork shall be supervised and certified by a licensed engineering geologist or a registered, civil engineer with soil analysis expertise who shall certify that the required mitigation measures are incorporated into the development.

The proposed project is located on a within an area of “High Fire Hazard” severity rating, as shown on the Fire Hazard Zones & Responsibility Areas map. Fire protection services are provided by the California Department of Forestry and Fire Protection (CAL FIRE) and the South Coast Fire Protection District. CAL FIRE had no comment, and a State Fire Safe Regulations Application Form was not issued for the project, as the proposed project does not propose new structures.

Conditions 5 and 6 requiring the applicant to secure all necessary permits for the proposed project from County, State and Federal agencies having jurisdiction ensures any hazard area policies or plans will be addressed.

California Department of Fish and Wildlife (CDFW) recommended **Condition 11** requiring a 3-5 year monitoring plan be added to the restoration plan as outlined within PEI's 2021 survey and the Stormwater Pollution Prevention Plan and Grading Plan (EBA).

Staff recommends **Conditions 11 and 12** to ensure restoration and avoidance measures with monitoring be implemented to prevent potential impacts of the proposed development for hazard areas and to enhancement to adjacent Environmentally Sensitive Habitat Areas (ESHA).

With added conditions, the proposed project, remediation of unpermitted vegetation removal, grading, drainage and demolition of unpermitted accessory uses, is consistent with the Local Coastal Program policies for hazard areas, including geologic hazards (faults, bluffs, tsunamis, landslides, and erosion), fire and flood hazards Chapter 3.4 and will be consistent with MCC Chapter 20.500 regulations.

6. **Grading, Erosion, and Run Off:** The proposed project is the remediation of unpermitted vegetation removal, grading, drainage and demolition of unpermitted accessory uses, where the remediation area is located within areas of the parcel subject to the Development Limitations Combining District (DL) MCC Chapter 20.416, thus also subject to MCC Chapters 20.488 and 20.500. The topography of the subject property consists of mixed terrain, with south facing slopes ranging between 15% to 72%, leading into the headwaters of Signal Port Creek, as shown of the *Estimated Slope* map. As previously stated, the proposed project will occur within previously disturbed areas, prior to unpermitted development activity.

The parcel is not located within a Floodplain Combining District, therefore not subject to MCC Chapter 20.420.

MCC Section 20.488.010(C) (Coastal Development General Review Criteria) states:

Approved grading activities shall be conducted in a manner that will assure that environmentally sensitive habitat areas will be protected from adverse impacts that can result from mechanical damage and undesirable changes in the water table, subsurface aeration and impacts to the root system of riparian vegetation, the alteration of surface or subsurface drainage, or other environmental conditions.

MCC Chapter 20.492 (Grading, Erosion and Runoff) regulates Grading standards, Erosion and Sedimentation and Runoff Standards for development, where PECE's 2021 Biological Survey Update with Restoration Plan, and EBA's Stormwater Pollution Prevention Plan and Grading Plan provides recommendations, as previously discussed within this Staff Report under LCP Key Issues Section 4: Habitats and Natural Resources and Section 5: Hazards Management to address landslides and runoff protective measures.

MCC Chapter 20.496 (Environmentally Sensitive Habitat and Other Resource Areas) is previously discussed within this Staff Report under LCP Key Issues Section 4: Habitats and Natural Resources, to address environmentally sensitive habitat and other designated resource areas.

MCC Chapter 20.500 (Hazard Management) is previously discussed within this Staff Report under LCP Key Issues Section 4: Habitats and Natural Resources and Section 5: Hazards Management to address landslides and runoff protective measures.

Conditions 5 and 6 requiring the applicant to secure all necessary permits for the proposed project from County, State and Federal agencies having jurisdiction ensures any grading, erosion and runoff protection and hazard area policies or plans will be addressed.

California Department of Fish and Wildlife (CDFW) recommended **Condition 11** requiring a 3-5 year monitoring plan be added to the restoration plan as outlined within PECE's 2021 survey and the Stormwater Pollution Prevention Plan and Grading Plan (EBA).

Staff recommends **Conditions 11 and 12** to ensure restoration and avoidance measures with monitoring be implemented to prevent potential impacts of the proposed development for grading, erosion and runoff and to enhancement to adjacent Environmentally Sensitive Habitat Areas (ESHA).

With added conditions, the proposed project, for remediation for after-the-fact vegetation removal, grading, drainage and demolition of unpermitted accessory uses, is consistent with MCC Chapter 20.492 regulations for Grading, Erosion and Runoff Standards.

7. **Groundwater Resources:** The site is designated as a Critical Water Resources Bedrock Area, as shown on the *Ground Water Resources* map. The proposed project was referred to the Mendocino County Division of Environmental Health (DEH). The proposed development will continue to utilize the existing on-site wells and septic system, which has been established since the Clean Slate Certification, CS 21-81, and Coastal Development Permit Exclusion, CE_45-05, that permitted the residential development of the parcel.

Without added conditions, the proposed development, remediation of unpermitted vegetation removal, grading, drainage and demolition of unpermitted accessory uses, is consistent with the Local Coastal Program policies related to groundwater resources Chapter 3.8, MCC Sections 20.516.015(A) and (B) and DEH regulations.

8. **Archaeological/Cultural Resources:** The proposed development was referred to Northwest Information Center at Sonoma State University (SSU) and the Mendocino County Archaeological Commission (ARCH), where ARCH responded with the request to schedule for the next available hearing, depending on comments submitted by SSU. The applicant submitted an Archaeological Survey Report, prepared by Thad M. Van Bueren, M.A., dated October 2006. The project and survey were reviewed by the Mendocino County Archaeological Commission on September 14, 2022, where the survey was accepted. Since resources were not identified in the survey, the Archaeological Commission recommended **Condition 9**, which advises the property owners of the “Discovery Clause.” The “Discovery Clause”, prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project.

The project was referred to three local tribes for review and comment: Cloverdale Rancheria, Redwood Valley Rancheria, and Sherwood Valley Band of Pomo Indians, but no response has been received at time of this staff report.

With added conditions, the proposed project, remediation of unpermitted vegetation removal, grading, drainage and demolition of unpermitted accessory uses, is consistent with Mendocino County policies for the protection of the paleontological and archaeological resources, including Coastal Element Policy 3.5-10 and MCC Chapter 22.12 regulations.

9. **Transportation/Circulation:** The project would not contribute a significant amount of new traffic on local and regional roadways. The proposed project was referred to California Department of Forestry and Fire Protection (CAL FIRE), South Coast Fire Protection District and Mendocino County Department of Transportation (DOT). DOT had no comment for the proposed project. CAL FIRE had no comment, and a State Fire Safe Regulations Application Form was not issued for the project, as the proposed project does not propose new structures.

Without added conditions, Staff finds the proposed project, remediation of unpermitted vegetation removal, grading, drainage and demolition of unpermitted accessory uses, is consistent with Mendocino County Coastal Element policies for transportation, utilities and public services protection Chapter 3.8 and MCC Chapter 20.516 regulations.

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, remediation of unpermitted vegetation removal, grading, drainage and demolition of unpermitted accessory uses, meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Title 14, Division 6, Chapter 3, Article 19, Section 15301(l)(4) (*Existing Facilities*); under Class 1; which includes of *Demolition and removal of individual small structures listed in this subdivision; ... Accessory (appurtenant) structures ...* and Section 15304 (*Minor Alterations to Land*); under Class 4; which includes *minor ... private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purpose* and is determined to be Categorically Exempt from further environmental review.

PROJECT FINDINGS AND CONDITIONS

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed project, remediation of unpermitted vegetation removal, grading, drainage and demolition of unpermitted accessory uses, and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed project, remediation of unpermitted vegetation removal, grading, drainage and demolition of unpermitted accessory uses, is in conformity with the certified Local Coastal Program, including policies identified in the Coastal Element Chapter 2.2 (Rural Residential and Development Limitations Land Use Classifications), Chapter 3.1 (Habitats and Natural Resources), Chapter 3.4 (Hazards Management), Chapter 3.5 (Visual Resources, Special Communities and Archaeological Resources), Chapter 3.8 (Transportation, Utilities and Public Services) and Chapter 4.12 (Anchor Bay-Gualala Planning Area). The proposed project, for remediation for after-the-fact vegetation removal, grading, drainage and demolition of unpermitted accessory uses, are accessory permitted uses to parcels containing an existing principally permitted use within the Coastal Rural Residential land use classification and is consistent with the intent of the Rural Residential Land Use Classification and Development Limitations Combining District which allows for accessory uses to be developed; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed project, remediation of unpermitted vegetation removal, grading, drainage and demolition of unpermitted accessory uses, will not create additional demand or removed existing utilities, access roads, drainage and other necessary facilities, and will be provided with adequate utilities, access roads, drainage and other necessary facilities. The subject parcel is served by two (2) existing private gravel roads accessed by Timberwood Way (private). The establishment of two (2) County approved wells, one (1) on-site septic system and utilities are connected to PG&E service is existing on-site. Drainage and other necessary facilities have been considered in the project design; and
3. Pursuant with MCC Section 20.532.095(A)(3), proposed project, remediation of unpermitted vegetation removal, grading, drainage and demolition of unpermitted accessory uses, is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserves the integrity of the zoning district. The proposed project is consistent with the purpose and intent of the with the purpose, intent and standards of the Chapter 20.376 Rural Residential District, Chapter 20.416 Development Limitations Zoning Districts and Chapter 20.456 Accessory Use Regulations, as well as all other provisions of Division II of Title 20 of the Mendocino County Code.
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed project, remediation of unpermitted vegetation removal, grading, drainage and demolition of unpermitted accessory uses, will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. If completed in compliance with the conditions of approval, the proposed project will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA) under Title 14, Division 6, Chapter 3, Article 19, Section 15301(I)(4) (*Existing Facilities*); under Class 1; which includes of *Demolition and removal of individual small structures listed in this subdivision; ... Accessory (appurtenant) structures ...* and Section 15304 (*Minor Alterations to Land*); under Class 4; which includes *minor ... private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purpose* and is determined to be Categorically Exempt from further environmental review; and
5. Pursuant with MCC Section 20.532.095(A)(5), The proposed project, remediation of unpermitted vegetation removal, grading, drainage and demolition of unpermitted accessory uses, will not have any adverse impacts on any known archaeological or paleontological resource. An archaeological survey was prepared for the project and deemed adequate by the Mendocino County Archaeological

Commission. No cultural resources were identified as a result of the survey. **Condition 9** is in place when archaeological sites or artifacts are discovered; and

6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed project. Solid waste service is available either as curbside pick-up or at the South Coast Transfer Station (several miles away). The proposed project, for remediation for after-the-fact vegetation removal, grading, drainage and demolition of unpermitted accessory uses, is not expected to significantly affect demands on public services. While the project would contribute incrementally to traffic volumes on local and regional roadways, such incremental increases were considered when the LCP land use designations were assigned to the site.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Coastal Code. This Coastal Development Permit shall expire and become null and void at the expiration of two years after the effective date, except where construction and use of the property in reliance on such permit has been initiated prior to its expiration. The use and occupancy the premises shall be established and maintained in conformance with the provisions of Division II or Title 20 of the Mendocino County Code.
2. The use and occupancy the premises shall be established and maintained in conformance with the provisions of Division II or 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 project from County, State and Federal agencies having jurisdiction.
6. The Applicants shall secure all required permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
7. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
8. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.

9. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the 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.
10. Any Building Permit request shall include all conditions of approval of this Coastal Development Permit. Conditions shall be printed on the plans submitted.
11. Restoration and avoidance measures with monitoring shall be implemented to prevent potential impacts to adjacent Environmentally Sensitive Habitat Areas (ESHA), as proposed in the 2008 Botanical Survey and ESHA Assessment (Maslach), the 2021 Biological Survey Update with Restoration Plan (PECI) and California Department of Fish and Wildlife (CDFW) recommendations, as follows:
 - a. Restoration plan should include a monitoring plan with benchmarks to ensure that the parcel remains free of invasive plants and returns to its previous habitat beyond the first season of implementation (CDFW). Consultation with CDFW and the County should occur if progress toward meeting success criteria is not being made in order to reassess strategies toward achieving the criteria. If success criteria are not met after five years, then an additional year (or more) of management, restoration, monitoring, and reporting will be required; and
 - b. A five (5) year plan with necessary invasive removal occurring as necessary is recommended. Annual progress shall be reported to Planning and Building Services.
12. Restoration and avoidance measures with monitoring shall be implemented to prevent potential impacts to adjacent Environmentally Sensitive Habitat Areas (ESHA), as proposed in the 2008 Botanical Survey and ESHA Assessment (Maslach), the 2021 Biological Survey Update with Restoration Plan (PECI) and California Department of Fish and Wildlife (CDFW) recommendations, as follows:
 - a. **Restoration:** Riparian restoration will occur at a minimum of a 1:1 tree replacement ratio and no new structures will be allowed within the riparian zones or ESHA (PECI, Section 3.1); and
 - i. Revegetation of the site should advance forward using only native species from local genotypes grown from reputable nurseries (PECI, Section 3.2); and
 - ii. If soil stabilization is required, a combination of geotextiles and woody plantings should be sufficient, ... as long as native species from local genotypes are used for all revegetation (PECI, Section 3.3); and
 - iii. Seeds from Bishop pine, chinquapin, shiny leaf manzanita and Mendocino cypress that are located upslope from the project site should naturally disperse downslope and be monitored (PECI, Section 4.0); and
 - iv. Natural seed dispersal shall be monitored, and invasive-plant removal and control shall be implemented (PECI, Section 4.0); and
 - v. No plant species listed as problematic, invasive or “noxious weed” by the California Native Plant Society, California Invasive Plant Council, State of California or the federal government shall be allowed to naturalize or persist on the site (PECI, Section 4.0); and
 - vi. Restoration activities should avoid removal of native species to the greatest extent feasible (PECI, Section 4.0); and
 - vii. Use of hand tools is recommended (PECI, Section 4.0); and

- viii. Wood materials shall be redistributed, from the entire subject parcel to the exposed grading sites, to provide habitat for wildlife and allow for decomposition to occur to add organic material to the exposed grading sites (PECI, Section 4.0); and
- b. **Trash Removal:** The entire site shall be thoroughly cleaned so that no garbage, construction material or cultivation debris remains (PECI, Section 4.1). All debris and trash shall be removed from the site, prior to implementation of erosion control measures recommended by PECI and EBA Engineering or a qualified professional with respects to Stormwater Pollution Prevention Plans; and
- c. **Erosion Control:** Restoration and avoidance measures with monitoring shall be implemented to prevent potential impacts to soil and vegetation and adjacent Environmentally Sensitive Habitat Areas (ESHA), as follows:
- i. As recommended within the 2021 Biological Survey Update with Restoration Plan, prepared by Pinecrest Environmental Consulting, Inc., (PECI Section 4.2); and
 - ii. As recommended within EBA Engineering's Stormwater Pollution Prevention Plan (EBA, Section 6) or a qualified Stormwater Practitioner (QSP), and
 - iii. EBA Engineering's Grading Plan recommendations; and
 - iv. Standard Best Management Practices (BMPs) consistent with California Stormwater Quality Association (CASQA) shall be employed to assure minimization of erosion. Ground disturbance shall be limited to the minimum necessary and disturbed soil areas shall be stabilized as soon as possible. Standard Best Management Practices (BMPs), such as straw bales, fiber rolls, and/or silt fencing structures. This is to assure the minimization of erosion resulting from construction and to avoid runoff into adjacent sensitive habitat areas. And would be required to stabilize disturbed soils, and vegetate bare soil created by the construction phase of the project with native vegetation, and/or native seed mixes for soil stabilization as soon as feasible.
- d. **Invasive Plants:** Existing dead and living weeds shall be removed by hand at the same time as trash and debris removal and prior to the installation of erosion control measures. The following measures and restrictions shall be implemented (PECI, Section 4.3)
- i. Chemical treatment or use of fire is not allowed. An exception can be made for spot treatment of invasive woody plants that readily resprout, such as Himalayan blackberry. There is to be no aerial spraying because of the proximity to watercourses. Spot treating of freshly cut stems using wetland-safe herbicides such Garlon 3A, may be allowed following the manufacturer's guidelines.
 - ii. Weeds and other identified invasive plants will be clipped at the base of the stem to avoid disturbance of soil that occurs with uprooting. These clippings are to be immediately bagged and transported to an approved disposal facility.
 - iii. All invasive plant species shall be removed manually without the aid of light equipment. Identified invasive plants will be clipped at the base of the stem to avoid disturbance of soil that occurs with uprooting. These clippings are to be immediately bagged and transported to an approved disposal facility, The timing of the control measures shall precede the initiation of fruiting of any invasive plant species. If the emergence times of invasive plant species do not overlap, then additional site visits will be required.
 - iv. If woody invasive species, such as Himalayan blackberry, re-emerge after manual control, then the herbicide treatments, as recommended by PECI, Section 2.3.1(b); and

- e. **Special Status Amphibians:** For the protection of potential special status amphibians, within two weeks prior to construction activities, project contractors shall be trained by a qualified biologist in the identification of the frogs and salamanders that occur along the Mendocino County coast. Workers shall be trained to differentiate between special status and common species and instructed on actions and communications required to be conducted in the event that any special status amphibians are observed during construction.

During ground disturbing activities, construction crews shall begin each day with a visual search around the staging and impact area to detect the presence of amphibians.

During construction and debris removal, any wood stockpiles shall be moved carefully by hand in order to avoid accidental crushing or other damage to amphibians.

If a rain event occurs during the ground disturbance period, all ground disturbing activities shall cease for a period of 48 hours, starting after the rain stops (PECI, Section 4.0); and

- f. Should any development of the driveway/entrance road further within ESHA buffer areas which may cause disturbance to special-status plants growing in the area, the following mitigation measures are recommended:
- i. Use permeable surfaces for parking areas and road surfaces. To reduce the potential for concentrated water runoff from leaving the developed site, a permeable surface, such as permeable pavers or crushed rock, will be used in place of concrete or asphalt for roads and parking areas.
 - ii. Landscaping within the ESHA Buffers will not include any of the invasive plants in Appendix C (Maslach, 2008, page 11) that are commonly used in landscaping.

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

Staff Report prepared by:

2-21-2023

DATE

JESSIE WALDMAN

JESSIE WALDMAN
PLANNER II

2/21/2023

DATE

JULIA KROG

JULIA KROG
COASTAL PERMIT ADMINISTRATOR

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

ATTACHMENTS:

- A. Location Map
- B. Aerial (Vicinity) Map
- C. Aerial Map
- D. Topographical Map
- E. Zoning Map
- F. General Plan
- G. LCP Land Use Map 30: Anchor Bay
- H. LCP Land Capabilities & Natural Hazards
- I. LCP Habitats & Resources
- J. Post LCP Certification & Appeal Jurisdiction
- K. Adjacent Parcels
- L. Fire Hazards Map
- M. Wetlands
- N. Ground Water Resource Area
- O. Slope Map
- P. Soils Map
- Q. Mendocino Cypress
- R. Maslach 2008 ESHA Plan
- S. PECI 2021 ESHA Plan
- T. Grading Plans
- U. Revised Site Plan



SUBJECT PARCEL/S

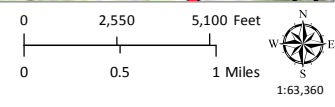
Fish Rock Road

Garcia River



CASE: CDP 2021-0039
 OWNER: S&L Farms West, LLC
 APN: 141-100-35
 APLCT: Linda Fortier
 AGENT: Jake McKee
 ADDRESS: 35555 Timberwood Way, Gualala

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



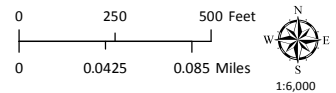
Mendocino County Planning Department - 09/27/2021

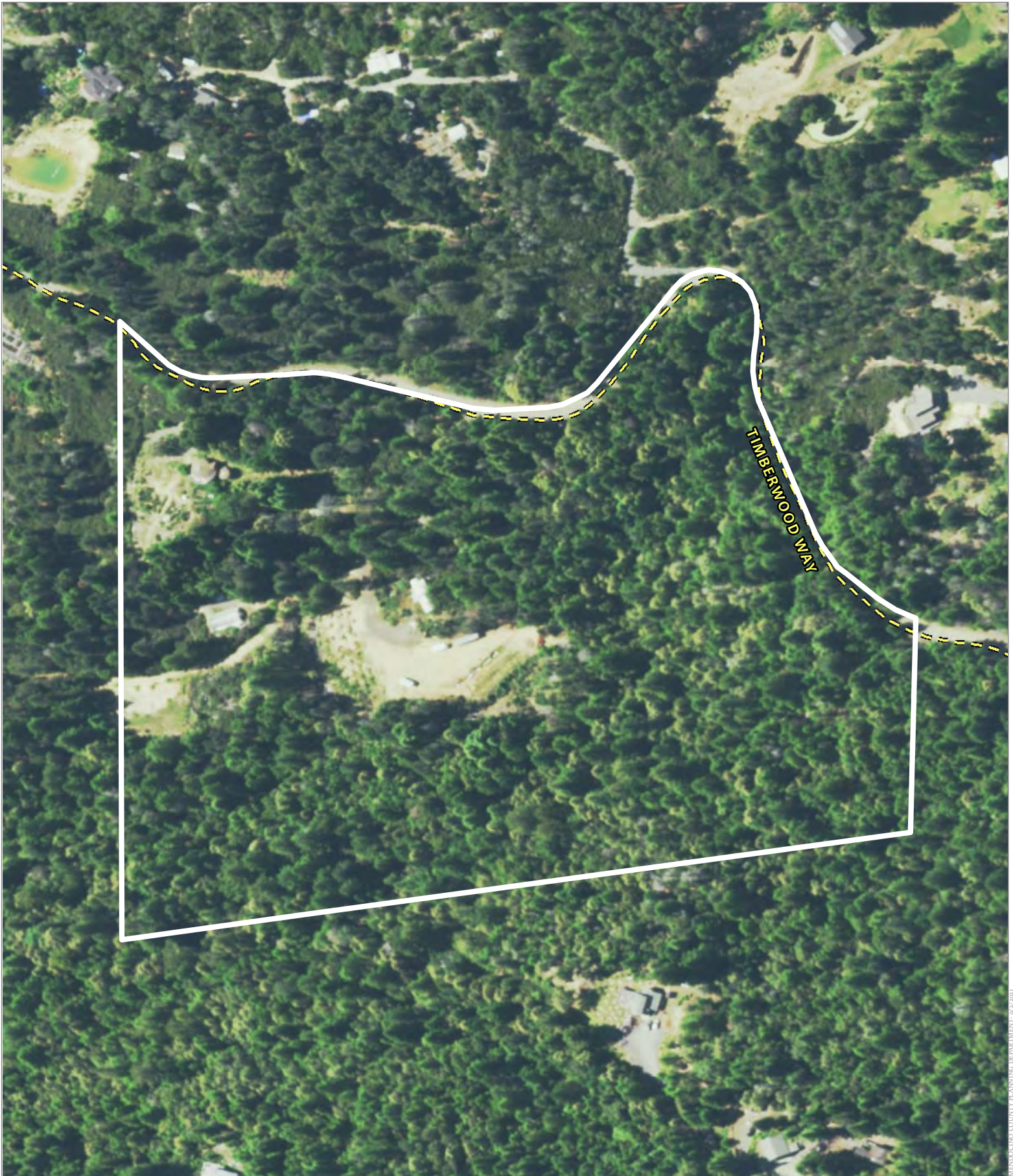
LOCATION MAP



CASE: CDP 2021-0039
OWNER: S&L Farms West, LLC
APN: 141-100-35
APLCT: Linda Fortier
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ADDRESS: 35555 Timberwood Way, Gualala

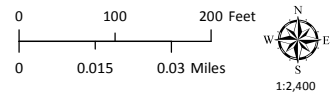
- Public Roads
- Private Roads



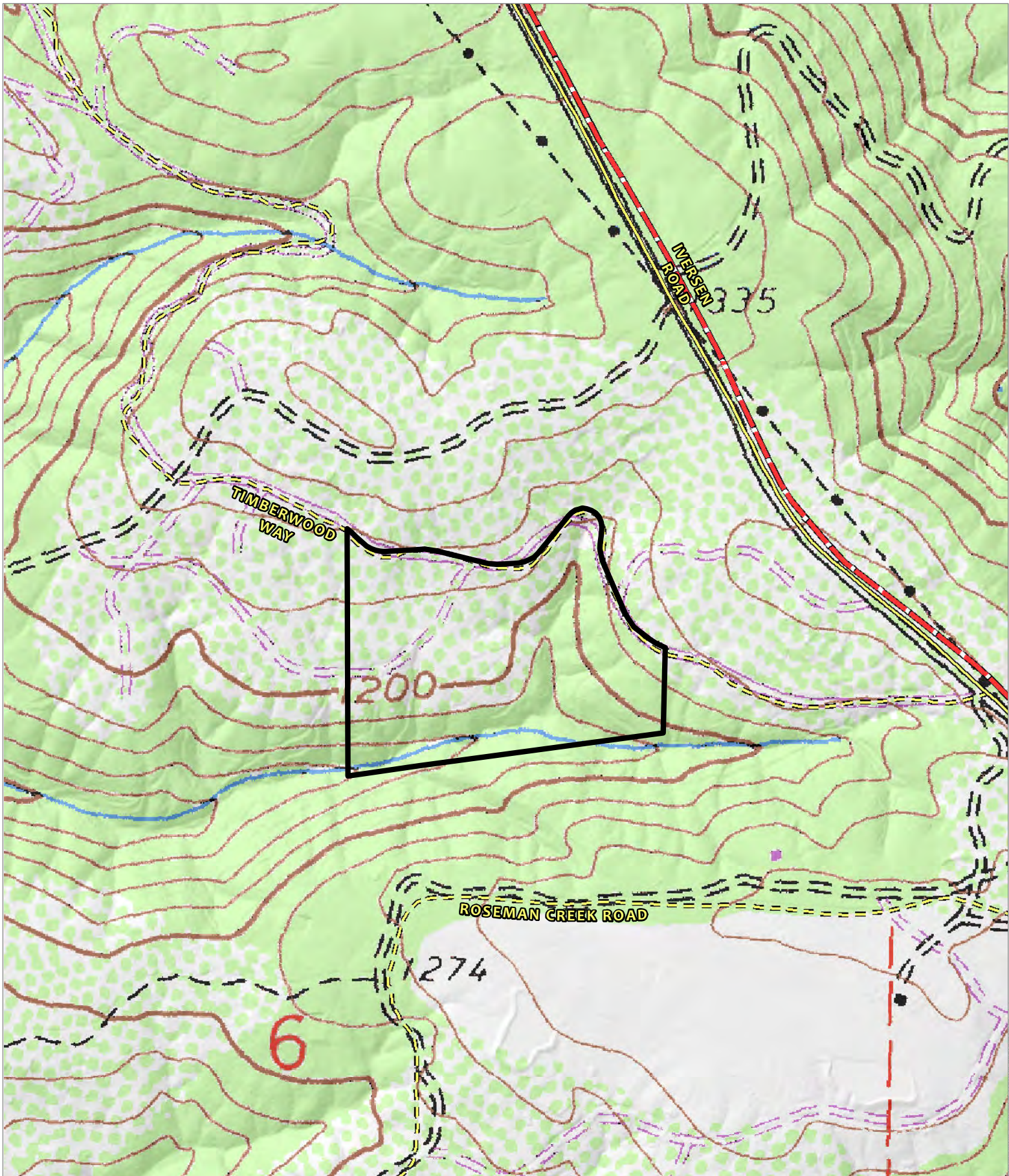


CASE: CDP 2021-0039
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== Private Roads

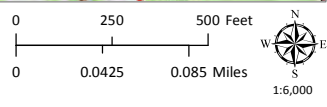


AERIAL IMAGERY



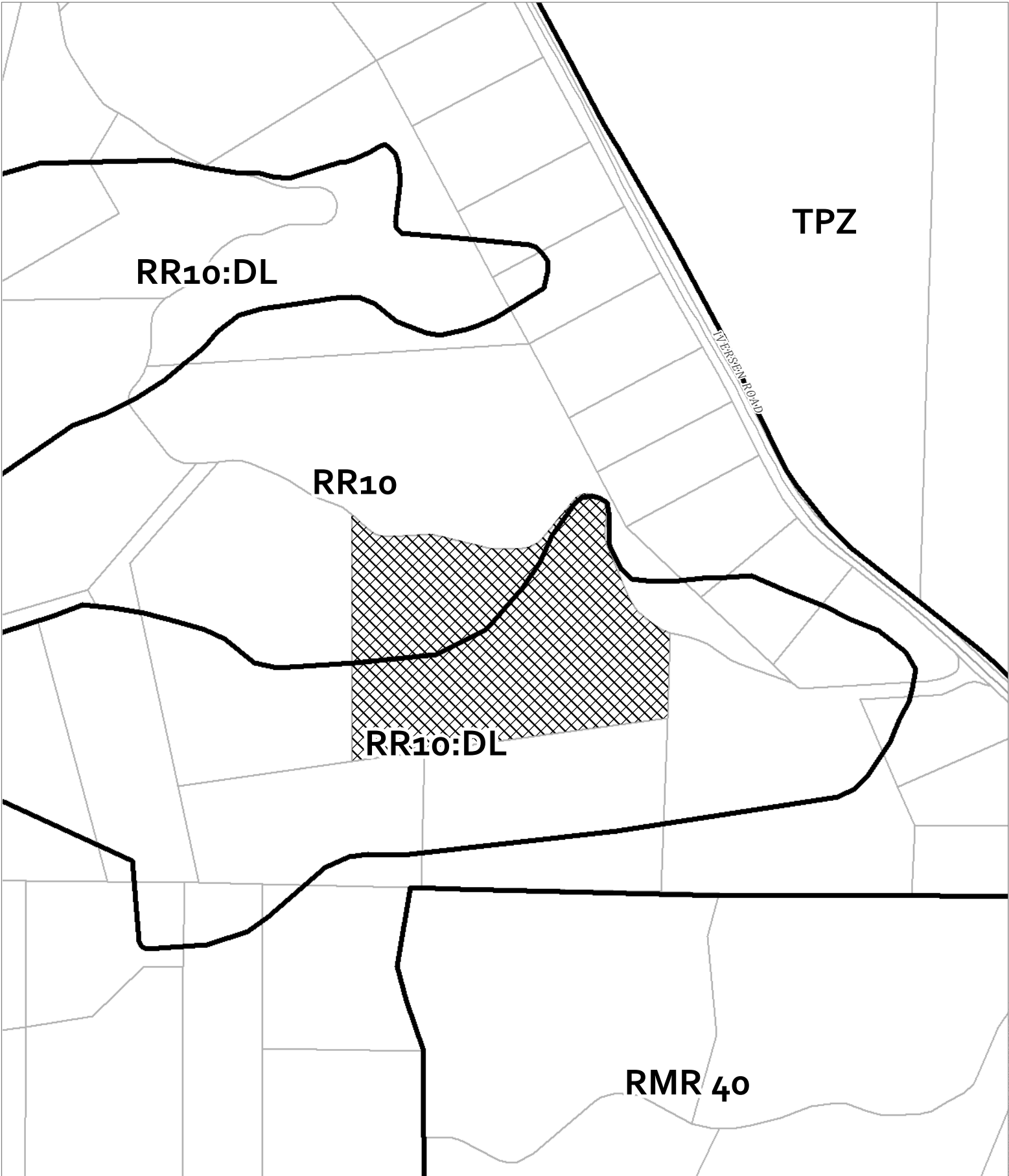
CASE: CDP 2021-0039
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 APLCT: Linda Fortier
 AGENT: Jake McKee
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-  Coastal Zone Boundary
-  Public Roads
-  Private Roads





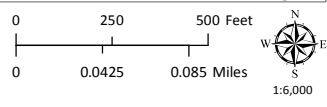
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

HUMBOLDT COUNTY PLANNING DEPARTMENT 9/21/2021

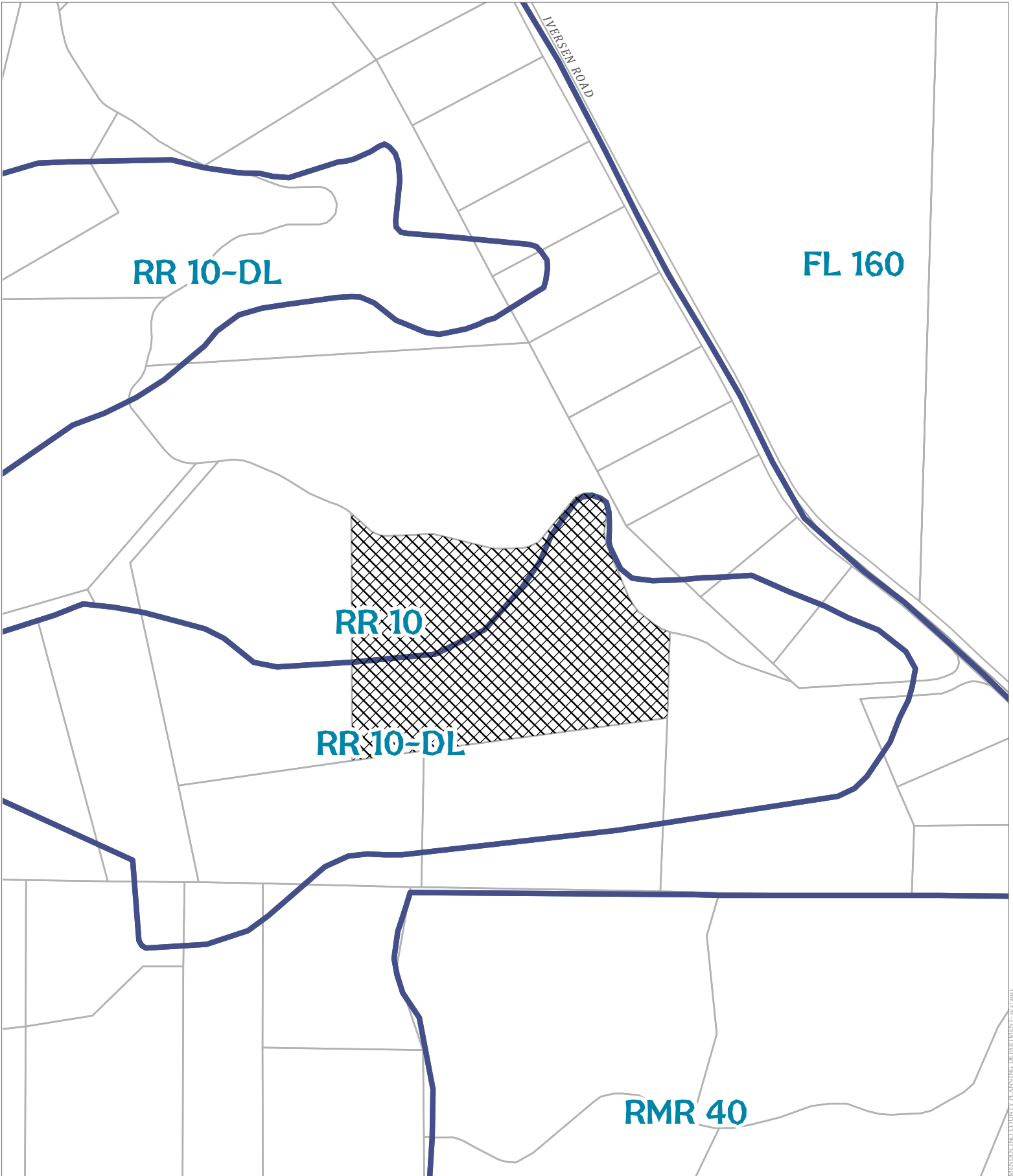


CASE: CDP 2021-0039
 OWNER: S&L Farms West, LLC
 APN: 141-100-35
 APLCT: Linda Fortier
 AGENT: Jake McKee
 ADDRESS: 35555 Timberwood Way, Gualala

 Zoning Districts
 Public Roads

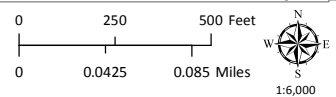


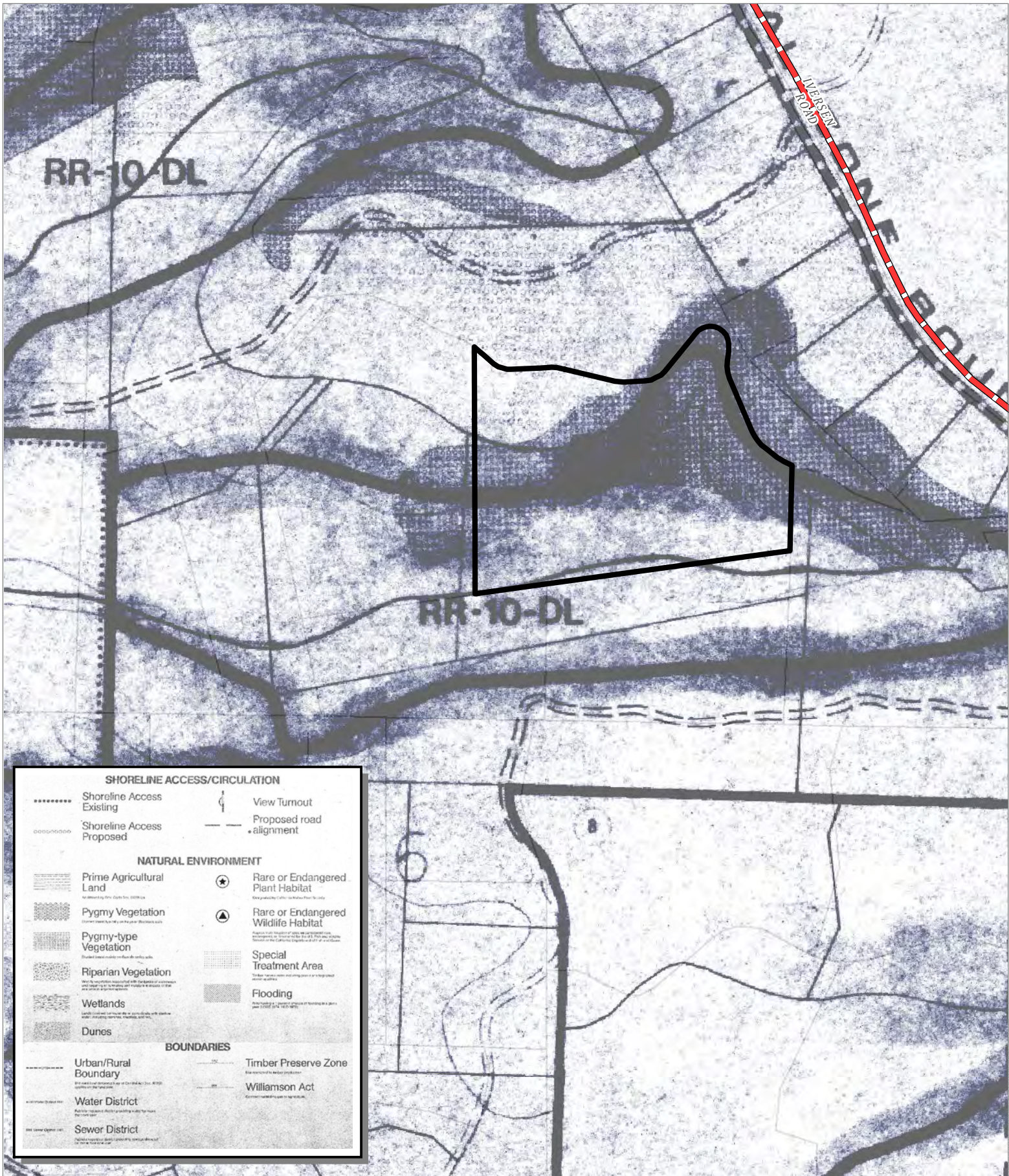
MENDOCINO COUNTY PLANNING DEPARTMENT - 09/27/2021



CASE: CDP 2021-0039
 OWNER: S&L Farms West, LLC
 APN: 141-100-35
 APLCT: Linda Fortier
 AGENT: Jake McKee
 ADDRESS: 35555 Timberwood Way, Gualala

 General Plan Classes
 Public Roads





SHORELINE ACCESS/CIRCULATION

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

NATURAL ENVIRONMENT

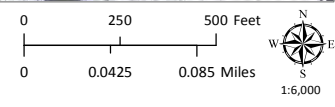
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

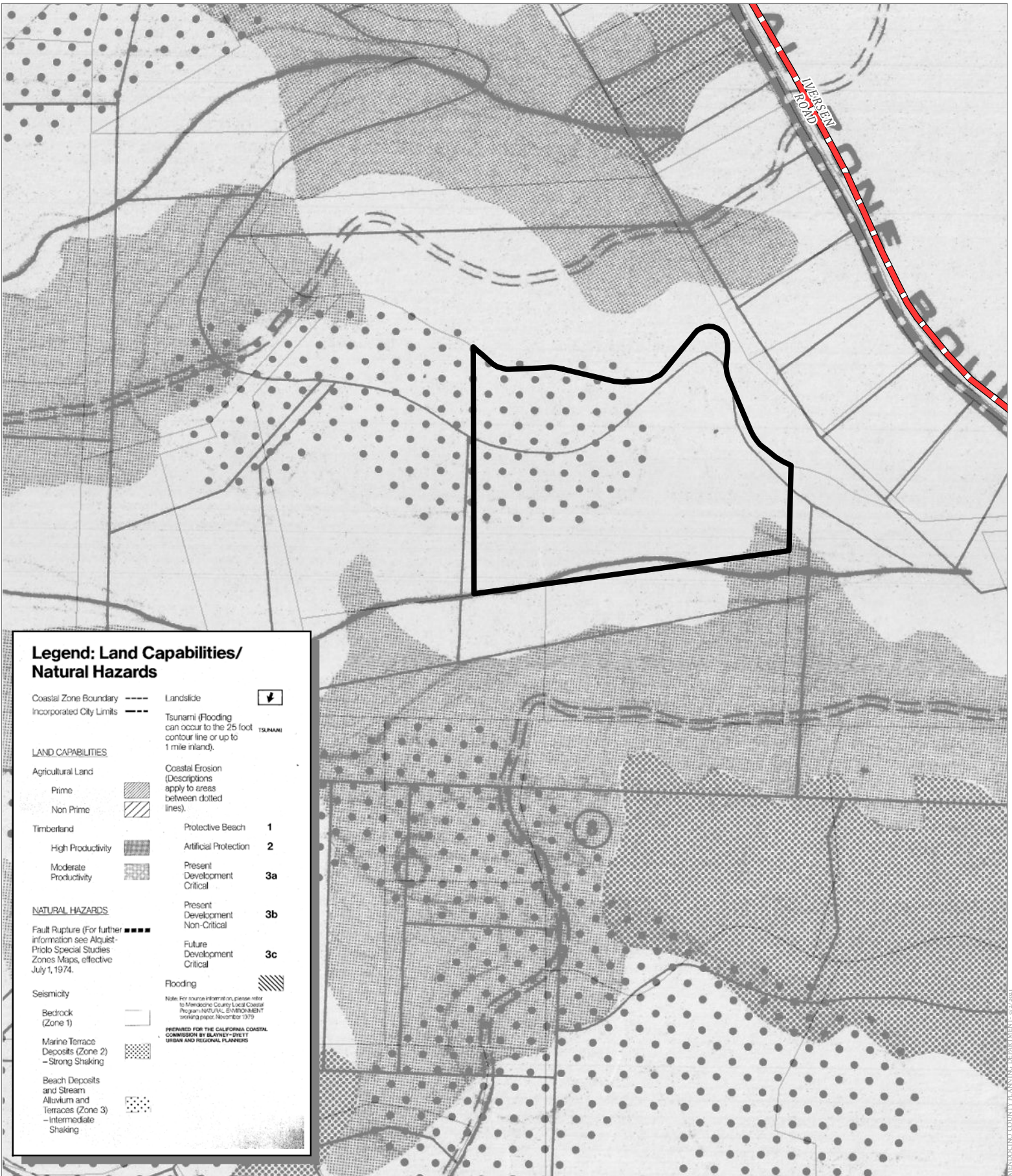
BOUNDARIES

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

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Coastal Zone Boundary
 Public Roads



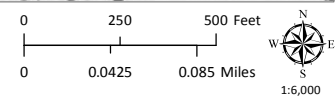


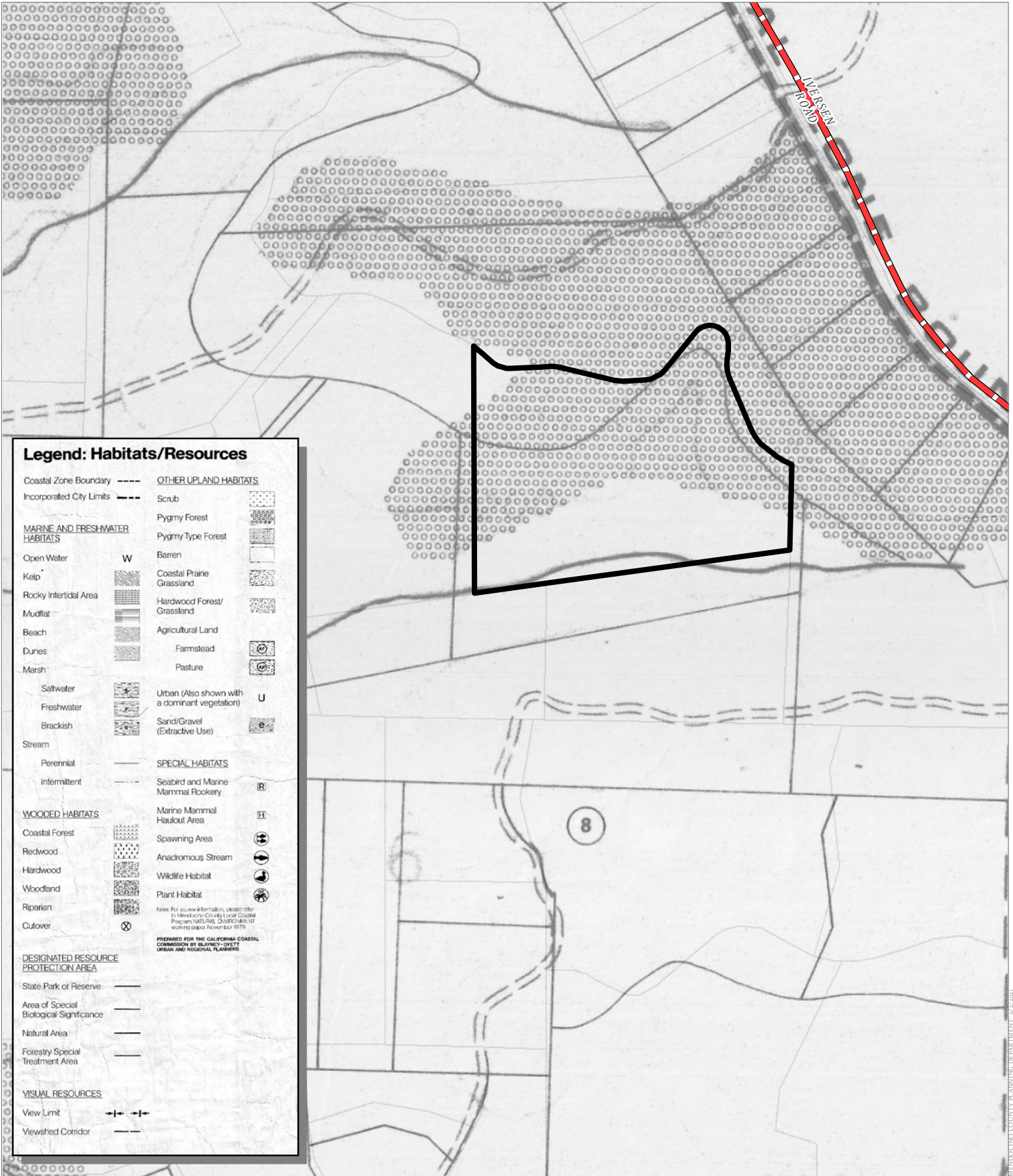
**Legend: Land Capabilities/
Natural Hazards**

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

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Coastal Zone Boundary
 Public Roads



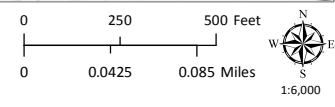


Legend: Habitats/Resources

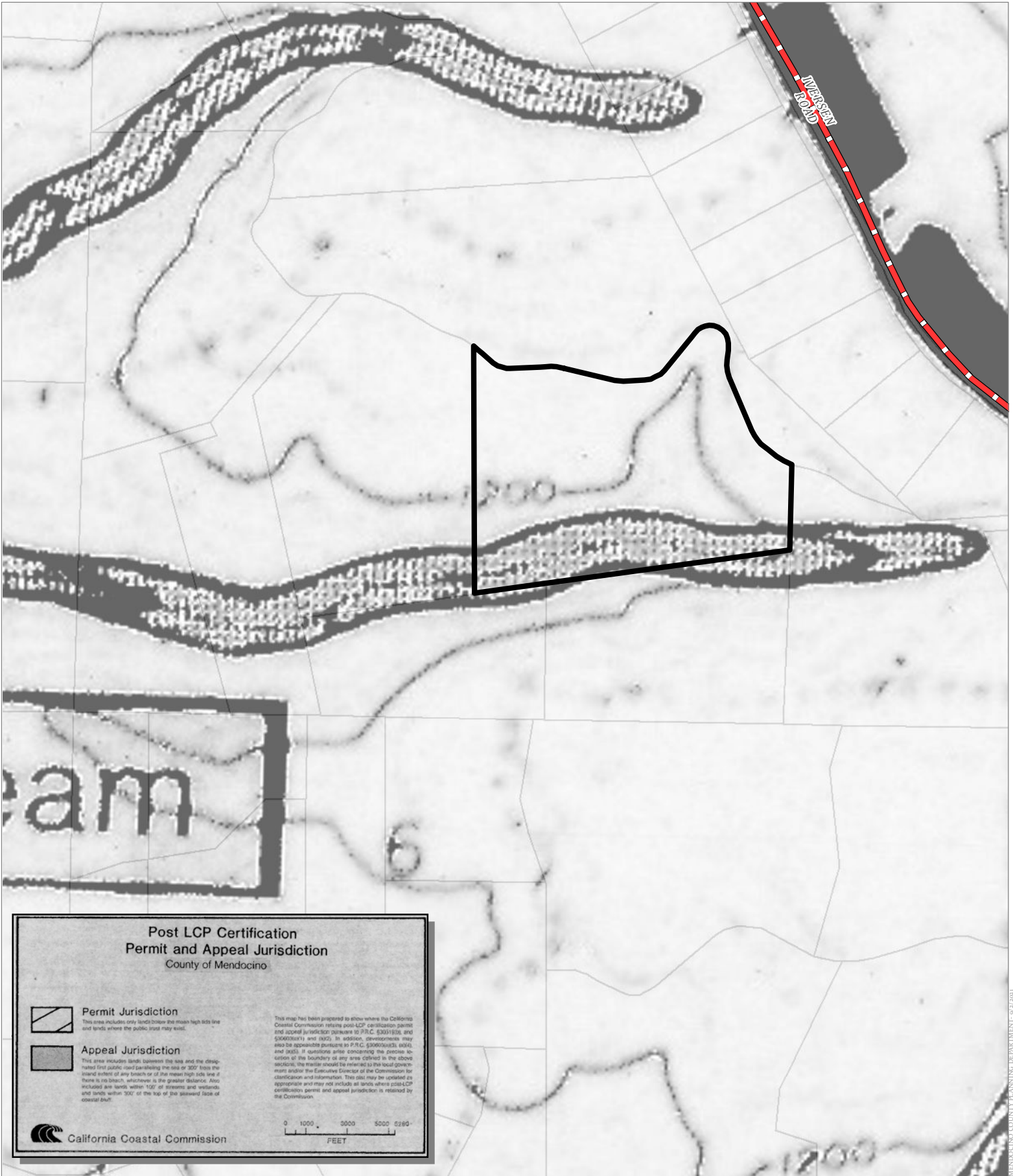
Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
MARINE AND FRESHWATER HABITATS			
Open Water	W	Pygmy Forest	[Pattern]
Kelp	[Pattern]	Pygmy Type Forest	[Pattern]
Rocky Intertidal Area	[Pattern]	Barren	[Pattern]
Mudflat	[Pattern]	Coastal Prairie Grassland	[Pattern]
Beach	[Pattern]	Hardwood Forest/Grassland	[Pattern]
Dunes	[Pattern]	Agricultural Land	[Pattern]
Marsh	[Pattern]	Farmstead	[Pattern]
Saltwater	[Pattern]	Pasture	[Pattern]
Freshwater	[Pattern]	Urban (Also shown with a dominant vegetation)	U
Brackish	[Pattern]	Sand/Gravel (Extractive Use)	e
Stream			
Perennial	---	SPECIAL HABITATS	
Intermittent	---	Seabird and Marine Mammal Rookery	RI
WOODED HABITATS			
Coastal Forest	[Pattern]	Marine Mammal Haulout Area	HM
Redwood	[Pattern]	Spawning Area	[Symbol]
Hardwood	[Pattern]	Anadromous Stream	[Symbol]
Woodland	[Pattern]	Wildlife Habitat	[Symbol]
Riparian	[Pattern]	Plant Habitat	[Symbol]
Cutover	⊗		
<small>Note: For accurate information, please refer to Mendocino County Local Coastal Program NATURAL DIVISION/MLCPT work map posted November 1979.</small>			
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY ELAVINCY-DWETT URBAN AND REGIONAL PLANNERS</small>			
DESIGNATED RESOURCE PROTECTION AREA			
State Park or Reserve	---		
Area of Special Biological Significance	---		
Natural Area	---		
Forestry Special Treatment Area	---		
VISUAL RESOURCES			
View Limit	---+---+---		
Viewshed Corridor	---		

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Coastal Zone Boundary
 Public Roads

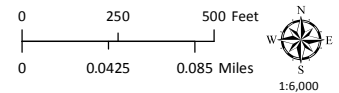


MENDOCINO COUNTY PLANNING DEPARTMENT - 09/21/2021



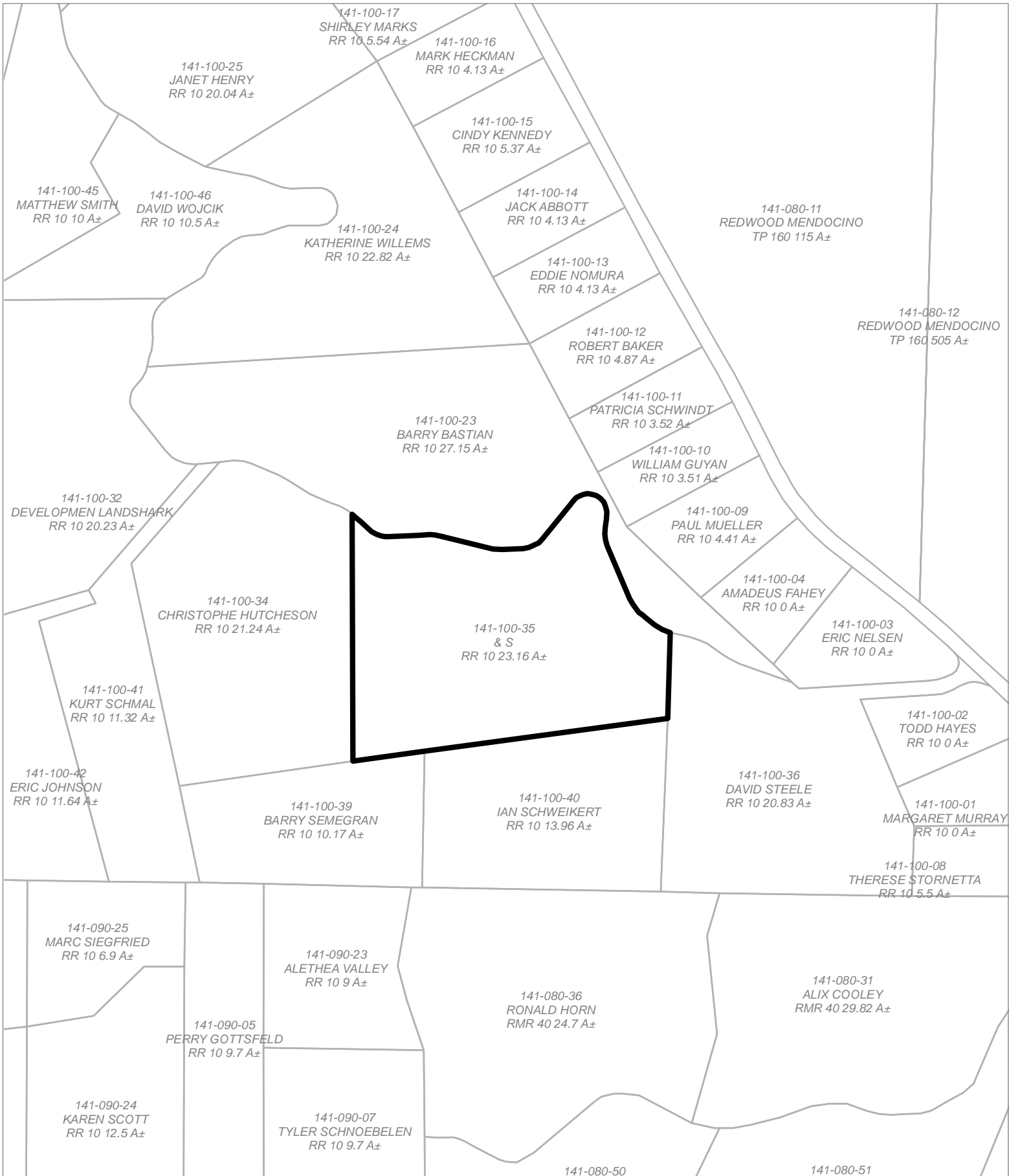
CASE: **CDP 2021-0039**
 OWNER: **S&L Farms West, LLC**
 APN: **141-100-35**
 APLCT: **Linda Fortier**
 AGENT: **Jake McKee**
 ADDRESS: **35555 Timberwood Way, Gualala**

 Coastal Zone Boundary
 Public Roads

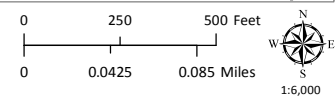


POST LCP CERTIFICATION & APPEAL JURISDICTION

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2021



CASE: CDP 2021-0039
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ADJACENT PARCELS




MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2021

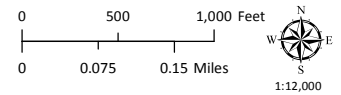
**REDWOOD COAST
FIRE PROTECTION
DISTRICT**

**REDWOOD COAST
FIRE PROTECTION
DISTRICT**

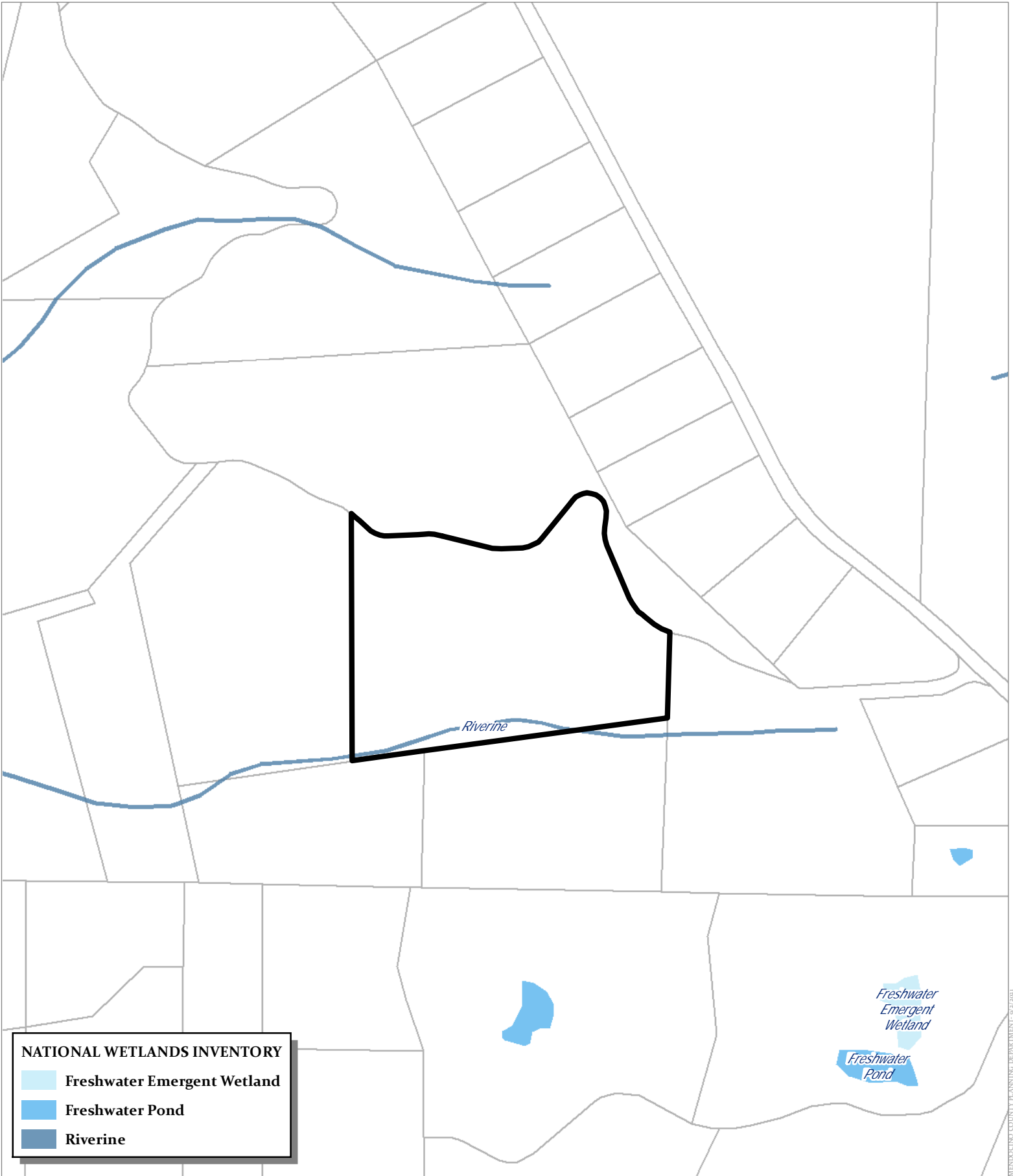
**SOUTH COAST
FIRE PROTECTION
DISTRICT**

CASE: CDP 2021-0039
OWNER: S&L Farms West, LLC
APN: 141-100-35
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ADDRESS: 35555 Timberwood Way, Gualala

 High Fire Hazard  County Fire Districts
 Fire Stations



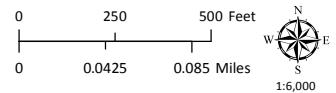
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

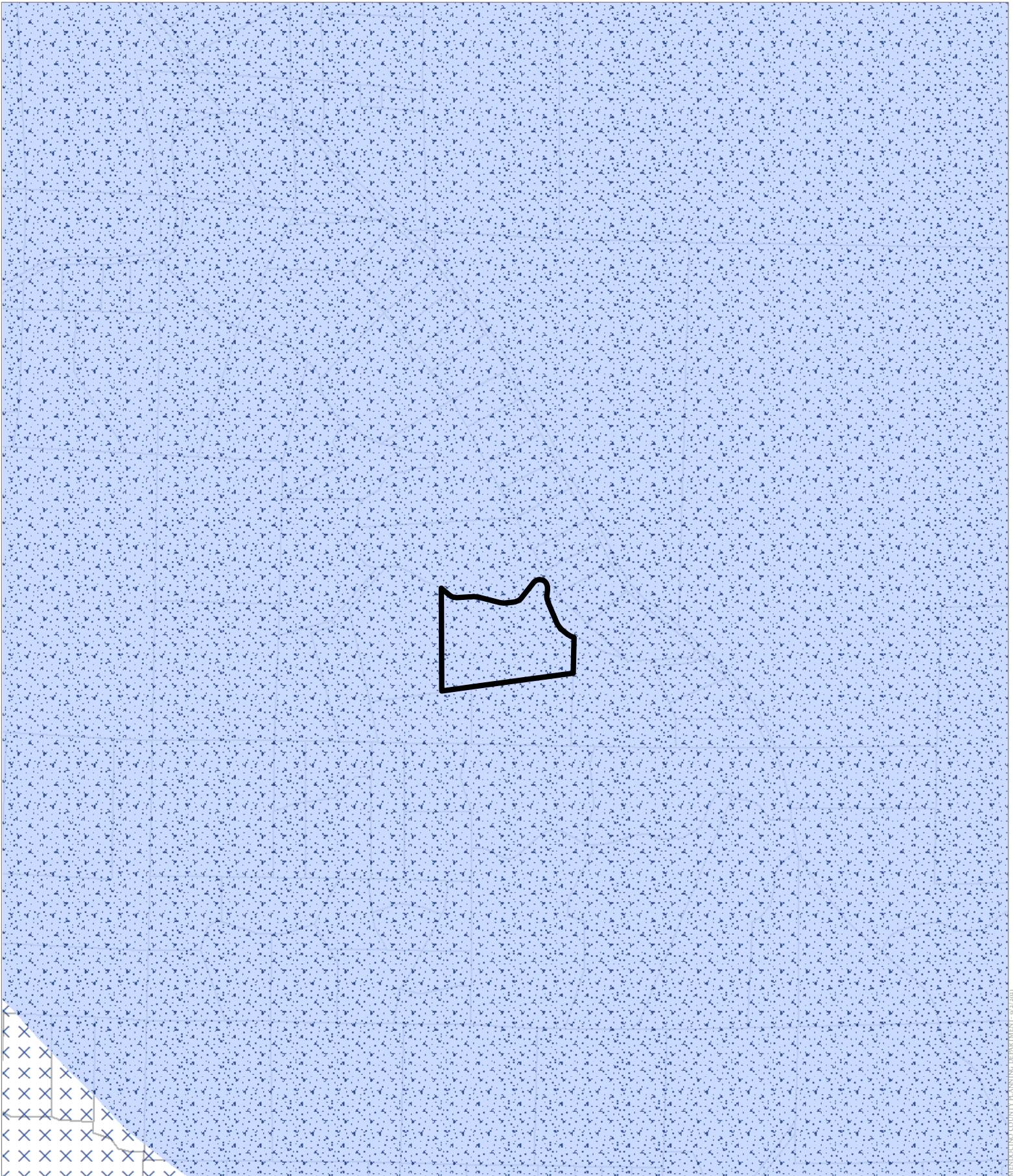


NATIONAL WETLANDS INVENTORY



- Freshwater Emergent Wetland
- Freshwater Pond
- Riverine

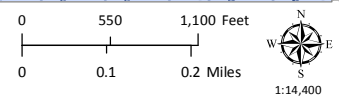
CASE: CDP 2021-0039
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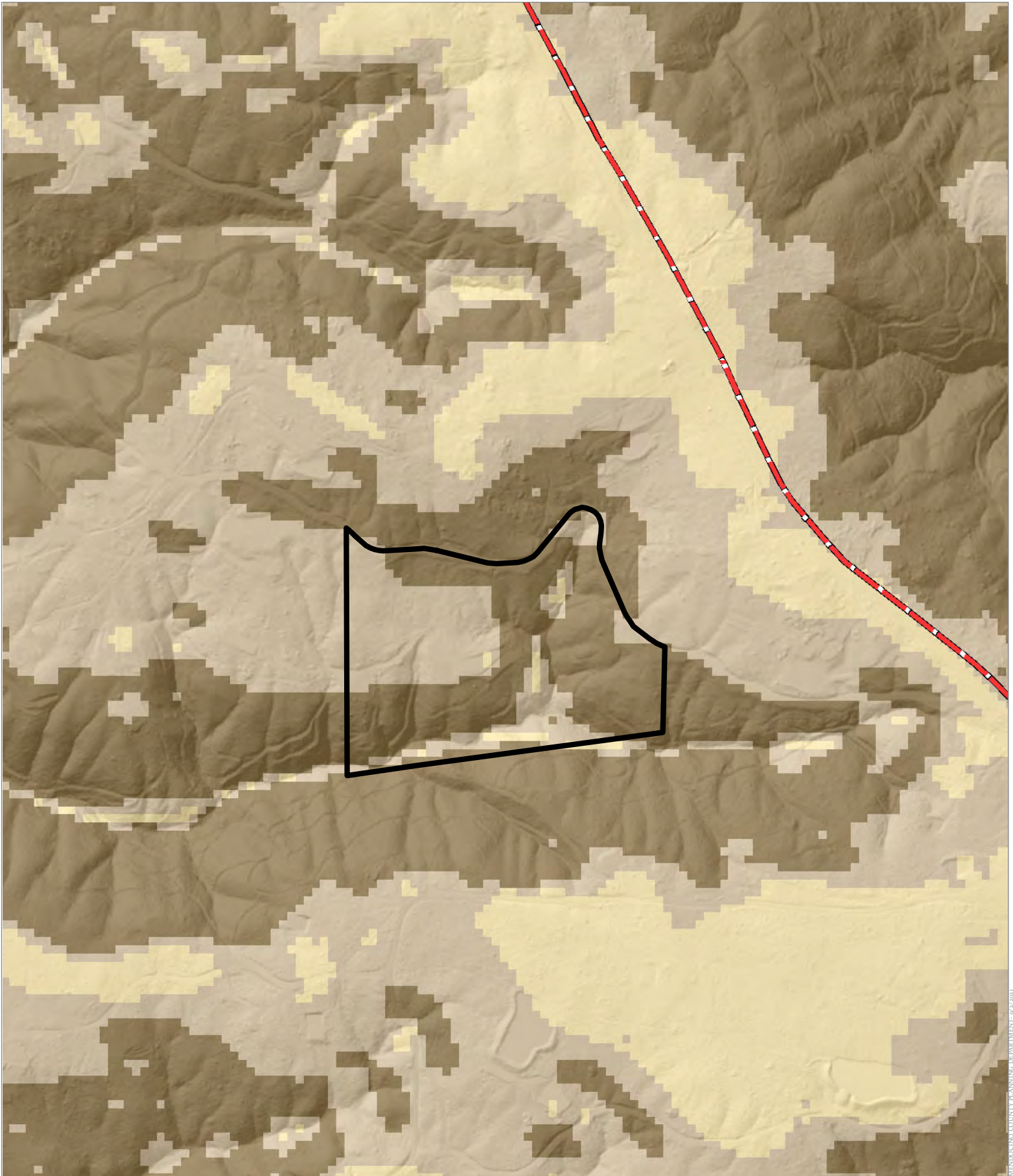




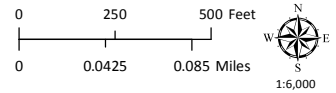
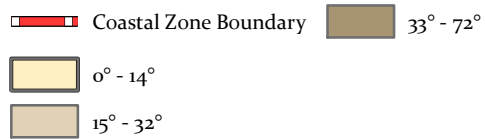
CASE: CDP 2021-0039
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ADDRESS: 35555 Timberwood Way, Gualala

-  Critical Water Areas
-  Critical Water Resources Bedrock

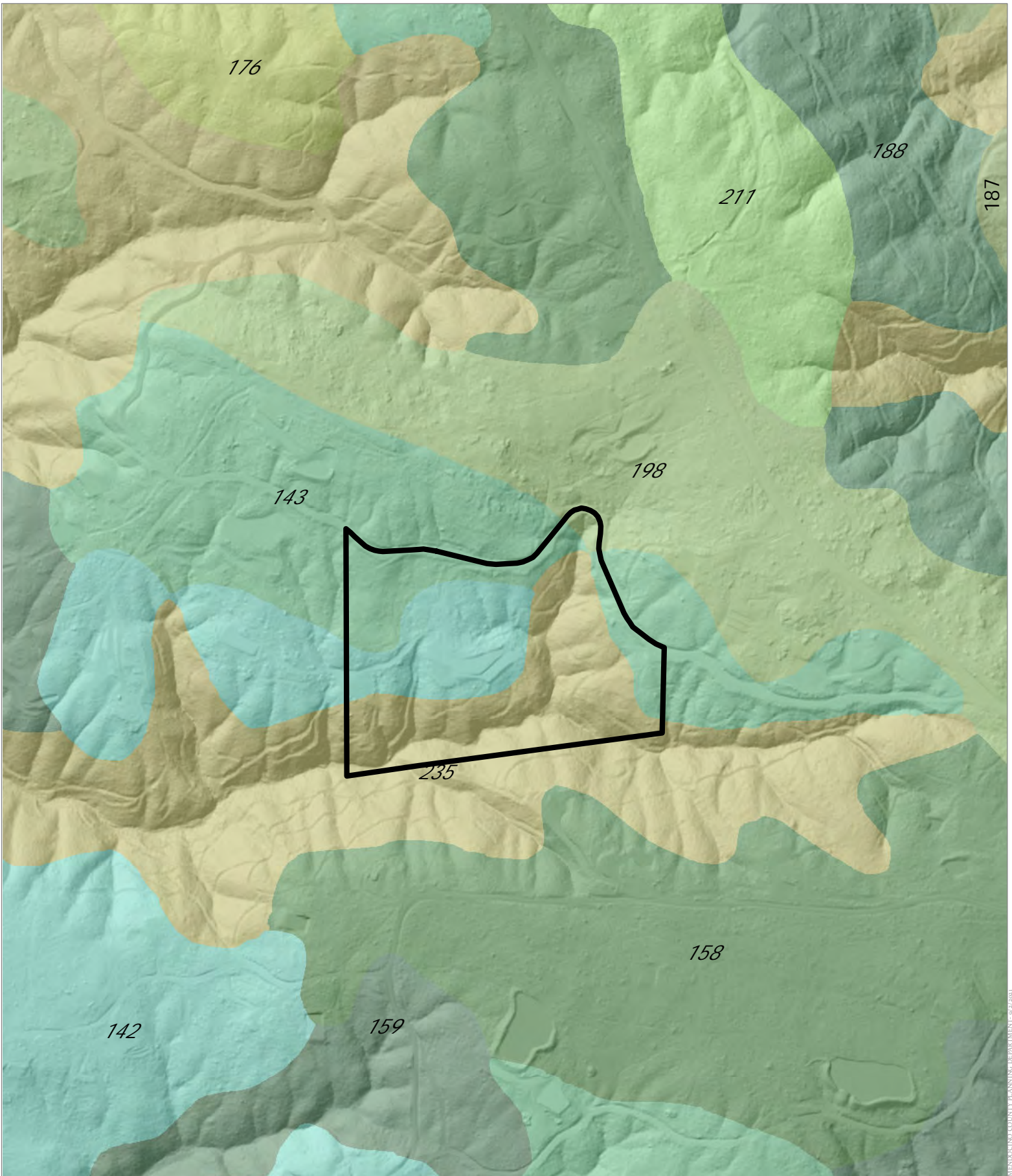




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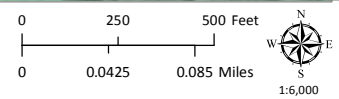
ESTIMATED SLOPE



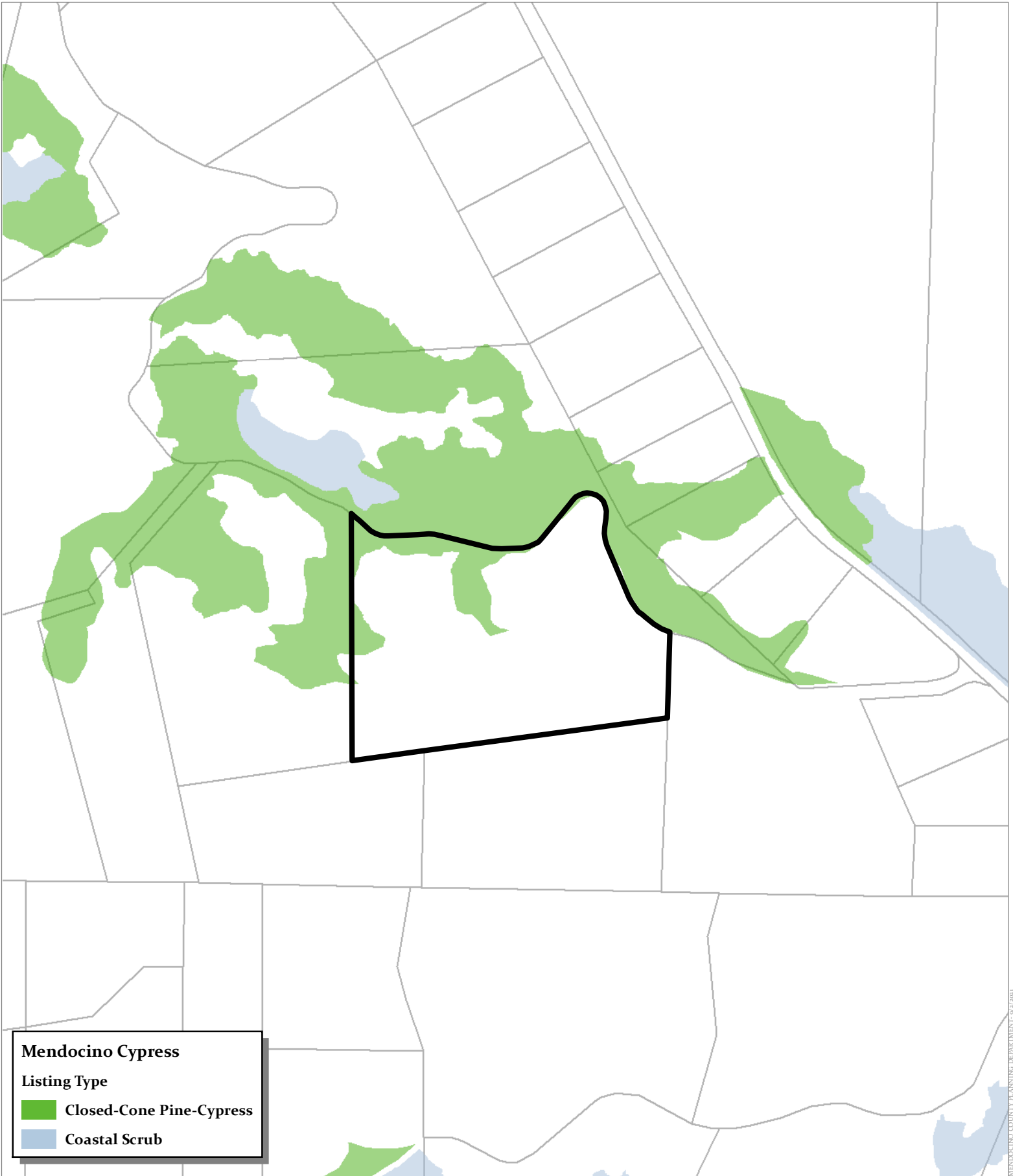
MENDOCINO COUNTY PLANNING DEPARTMENT - 09/27/2021

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 OWNER: S&L Farms West, LLC
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 ADDRESS: 35555 Timberwood Way, Gualala

 Bishop Pine



WESTERN SOIL CLASSIFICATIONS

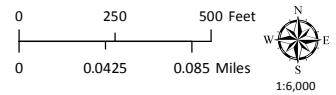


Mendocino Cypress

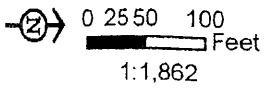
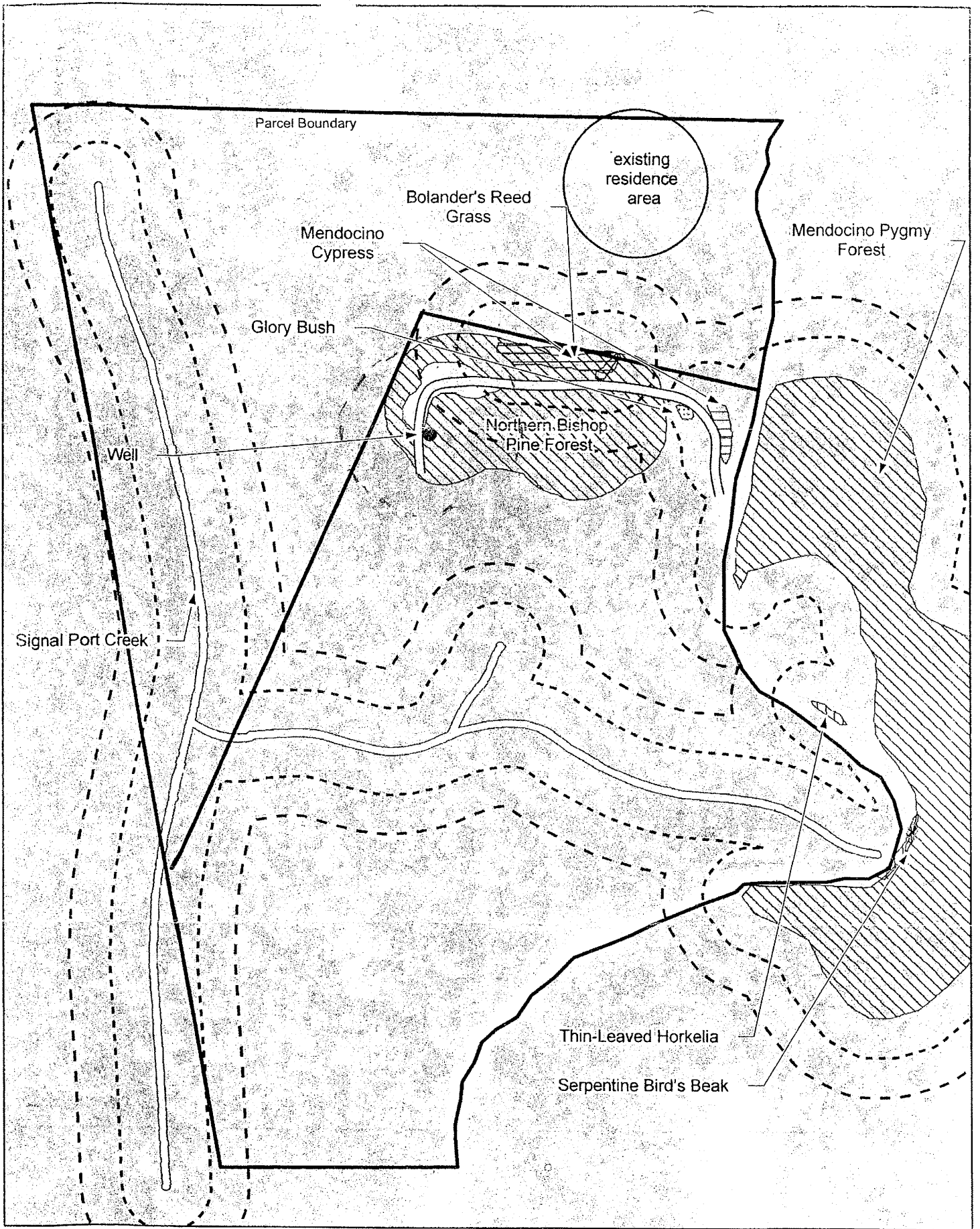
Listing Type

- Closed-Cone Pine-Cypress
- Coastal Scrub

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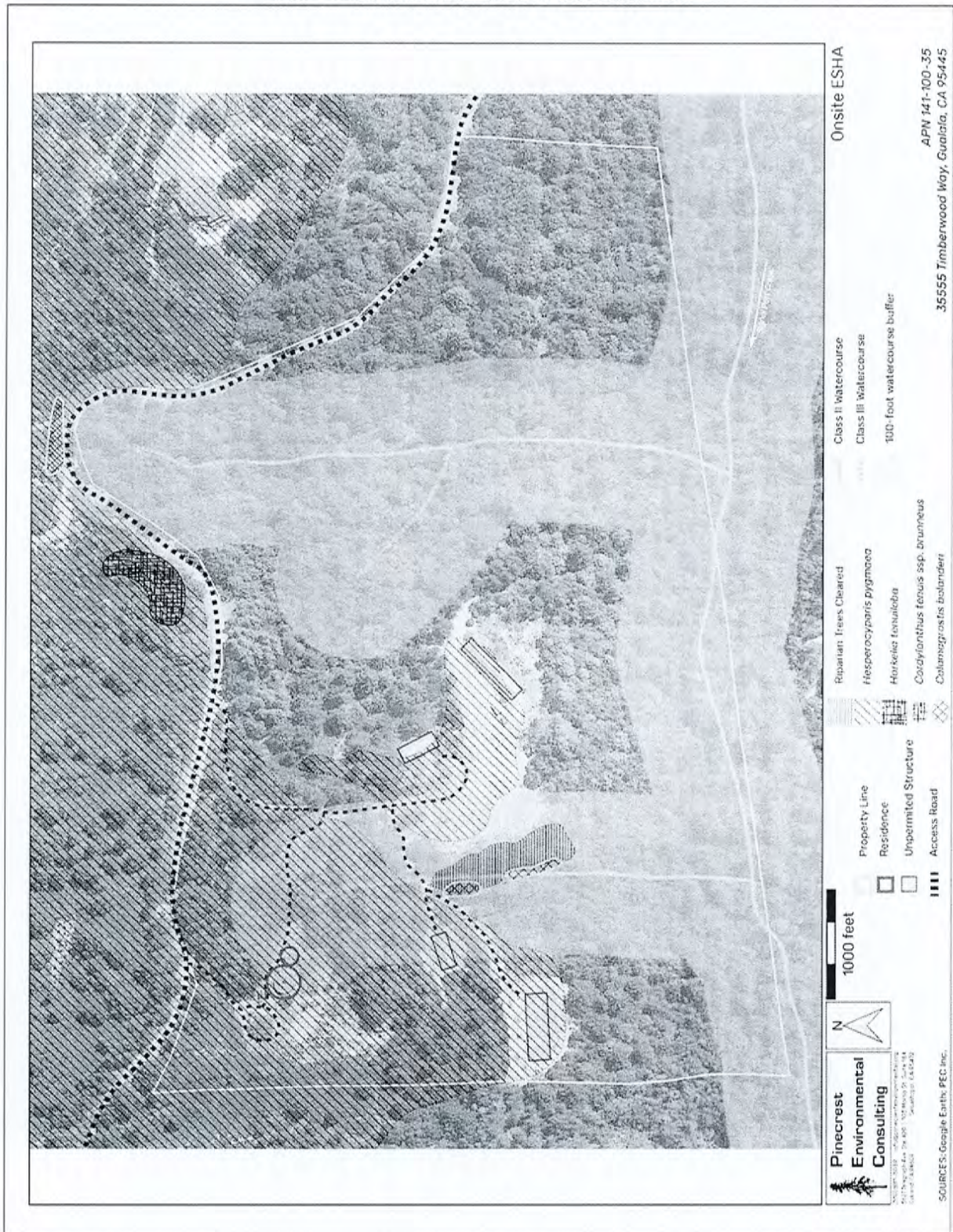


MENDOCINO CYPRESS



Site Plan for 3555 Timberwood Way (ANP 141-100-35), Point Arena, California.
Proposed lot split is shown. All locations are approximate.

APPENDIX D: ONSITE ESHA

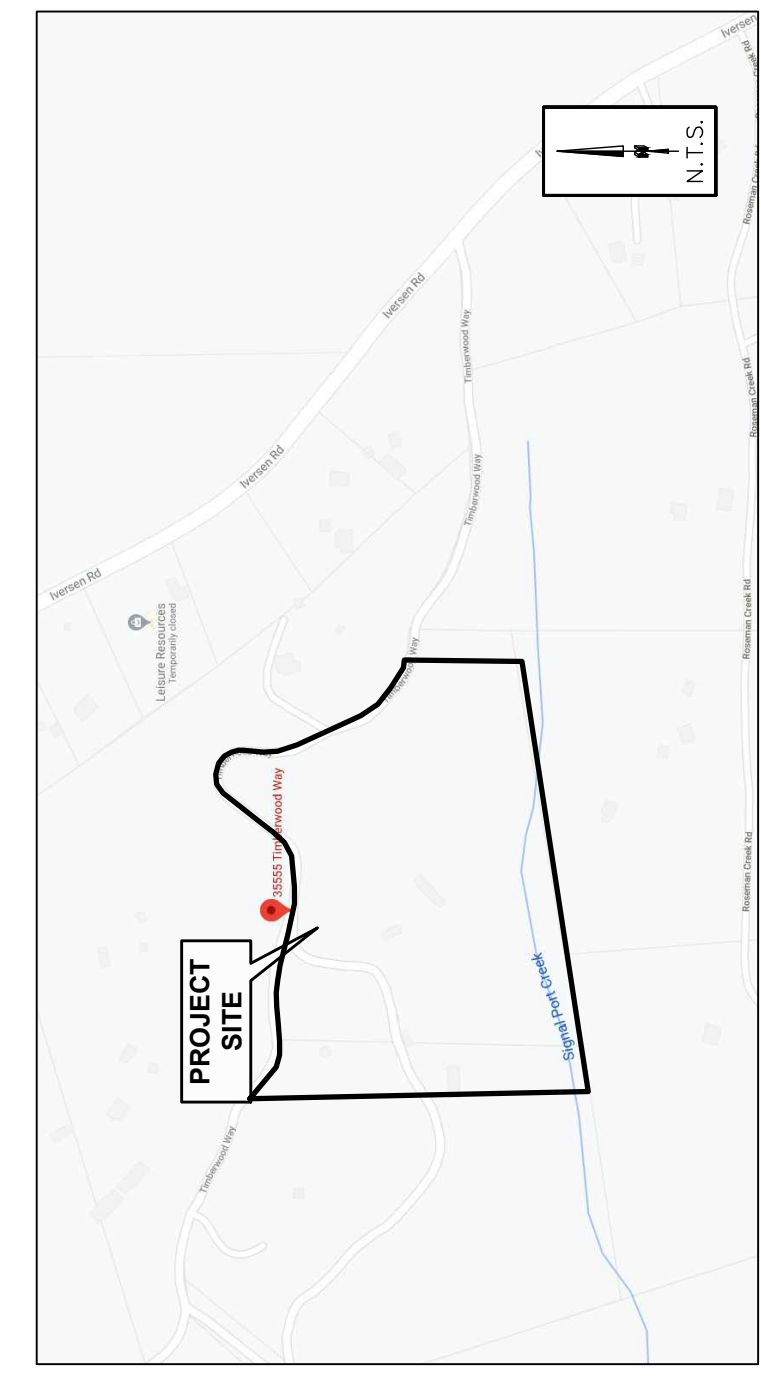


CONSTRUCTION GRADING PLANS



FOR
35555 TIMBERWOOD WAY
GUALALA, CALIFORNIA 95445
 APN 141-100-35-00

LOCATION MAP



LEGEND

- CENTERLINE
- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED DAYLIGHT LINE
- PROPOSED GRADE BREAK

ABBREVIATIONS

- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- CMP CORRUGATED METAL PIPE
- EAK EXISTING
- EG EXISTING GROUND
- EL ELEVATION
- FG FINISH GRADE
- FS FINISHED SURFACE
- LF LINEAR FEET
- MAX MAXIMUM
- MIN MINIMUM
- MSH MESH
- PR PROPOSED
- PVC POLYVINYL CHLORIDE
- TYP TYPICAL

VICINITY MAP



SHEET INDEX

- 1 C1.0 TITLE SHEET
- 2 C2.0 CONSTRUCTION NOTES
- 3 C3.0 OVERALL SITE PLAN
- 4 C4.0 GRADING AND DRAINAGE PLAN
- 5 C5.0 SECTIONS
- 6 C6.0 EROSION CONTROL PLAN
- 7 C7.0 DETAILS

CONTACT INFORMATION

OWNER:
 S & L FARMS WEST, LLC
 ATTN: LINDA FORTNER
 PO BOX 1110
 GUALALA CA, 95445

PROJECT MANAGER:
 WAYFINDER, INC.
 ATTN: JAKE MCKEE
 131 STONY CIRCLE #1A
 SANTA ROSA, CALIFORNIA 95401

CIVIL ENGINEER / SURVEYOR:
 EBA ENGINEERING
 825 SONOMA AVENUE, SUITE C
 SANTA ROSA, CA 95404
 (707) 544-0784

EARTHWORK NOTES

- ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CALCULATED EXCESS AND SHORTAGE ARE FROM FINISHED GRADE TO EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED WILL VARY, DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTORS METHOD OF OPERATION.
- DUE TO THE INEXACT NATURE OF EARTHWORK ESTIMATING, THERE IS NO GUARANTEE OF THESE QUANTITIES. CONTRACTOR SHALL MAKE HIS OWN ESTIMATE FOR BID AND CONTRACT PURPOSES.

ENGINEER'S ESTIMATE:
EARTHWORK:

DESCRIPTION	CUT (CY)	HILL (CY)	NET (CY)
ROUGH GRADING	1,400	1,400	BALANCED

DISTURBED AREAS:
 DISTURBED AREA = 1.45 ACRES

PROJECT PURPOSE STATEMENT

THE PURPOSE OF THIS PROJECT IS TO LEGALIZE PREVIOUSLY COMPLETED GRADING THAT WAS DONE IN VIOLATION. THESE PLANS DOCUMENT THE COMPLETED GRADING, BUT DO NOT PROPOSE ANY ADDITIONAL SITE DISTURBANCE.

NO GATES TO ACCESS SITE

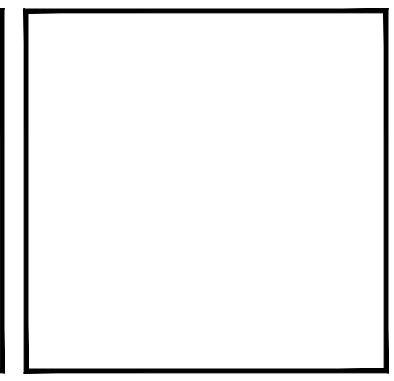
SURVEY INFORMATION

THE PRE-GRADING TOPOGRAPHY IS BASED ON LIDAR FROM EARTHSCOPE NORTHERN CALIFORNIA LIDAR PROJECT, SURVEY DATE: 03/21/2007 - 04/17/2007, PLATFORM: AIRBORNE LIDAR

THE POST-GRADING TOPOGRAPHY IS BASED ON A SURVEY CONDUCTED BY EBA ENGINEERING COMPLETED ON FEB 19TH 2021. THE BASIS OF BEARINGS AND COORDINATES IS THE CALIFORNIA COORDINATE SYSTEM ZONE 2, NORTH AMERICAN DATUM 1983 (NAD83), EPOCH 2010.000. COORDINATES WERE DETERMINED FROM AN OPUS (ONLINE POSITIONING USER SERVICE) SOLUTION DATED FEBRUARY 1, 2021 UTILIZING BASE STATIONS DN7548 P185 LLR/KRAIR, CN2006 CORS ARP, DN7530 P059 POINT ARENA CORS ARP & DN6871 P185 BUKSTEDGE CORS ARP. ALL DISTANCES ARE IN US SURVEY FEET. ELEVATIONS ARE NAVD83 (COMPUTED USING GEOID15B) - BENCHMARK SET - SET SPIKE IN GRAVEL #1 ELEVATION = 370.210M 1214.60 FEET.

STORMWATER LID APPLICABILITY

THIS PROJECT IS LID EXEMPT DUE TO BEING LOCATED OUTSIDE OF THE MENDOCINO COUNTY MSH REGULATED AREAS

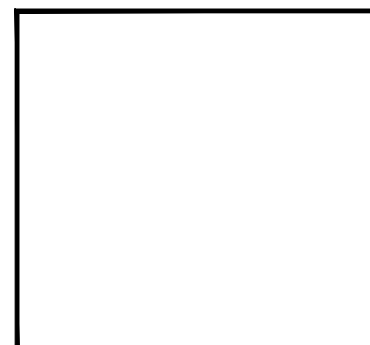
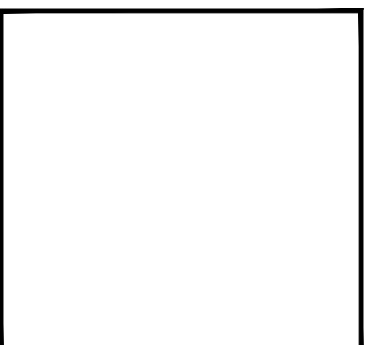
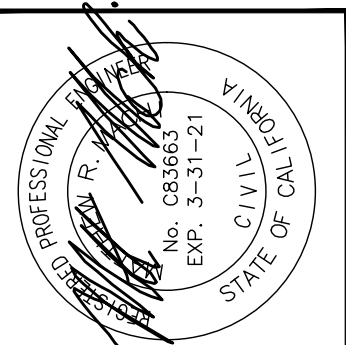


TITLE SHEET
 CONSTRUCTION GRADING PLANS
 35555 TIMBERWOOD WAY
 GUALALA, CALIFORNIA
 MENDOCINO COUNTY APN: 141-100-35-00

Submital / Revision:

Job No: 20-2854
 Drawn By: CC
 Checked By: MM
 Date: MARCH 23, 2021

Sheet Number
C1.0
 1 of 7

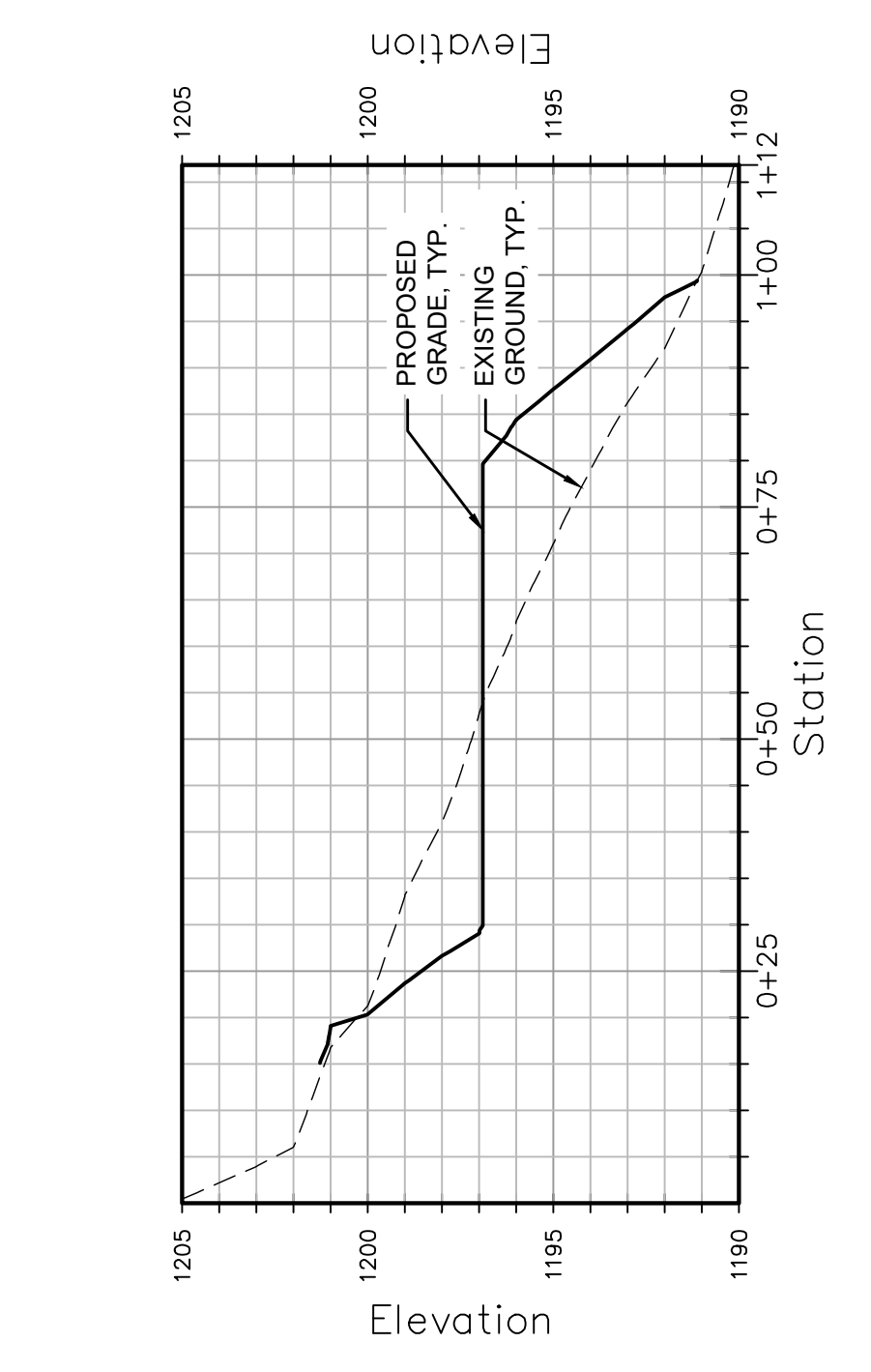


SECTIONS
 CONSTRUCTION GRADING PLANS
 3555 TIMBERWOOD WAY
 GUALALA, CALIFORNIA
 MENDOCINO COUNTY APN: 141-100-35-00

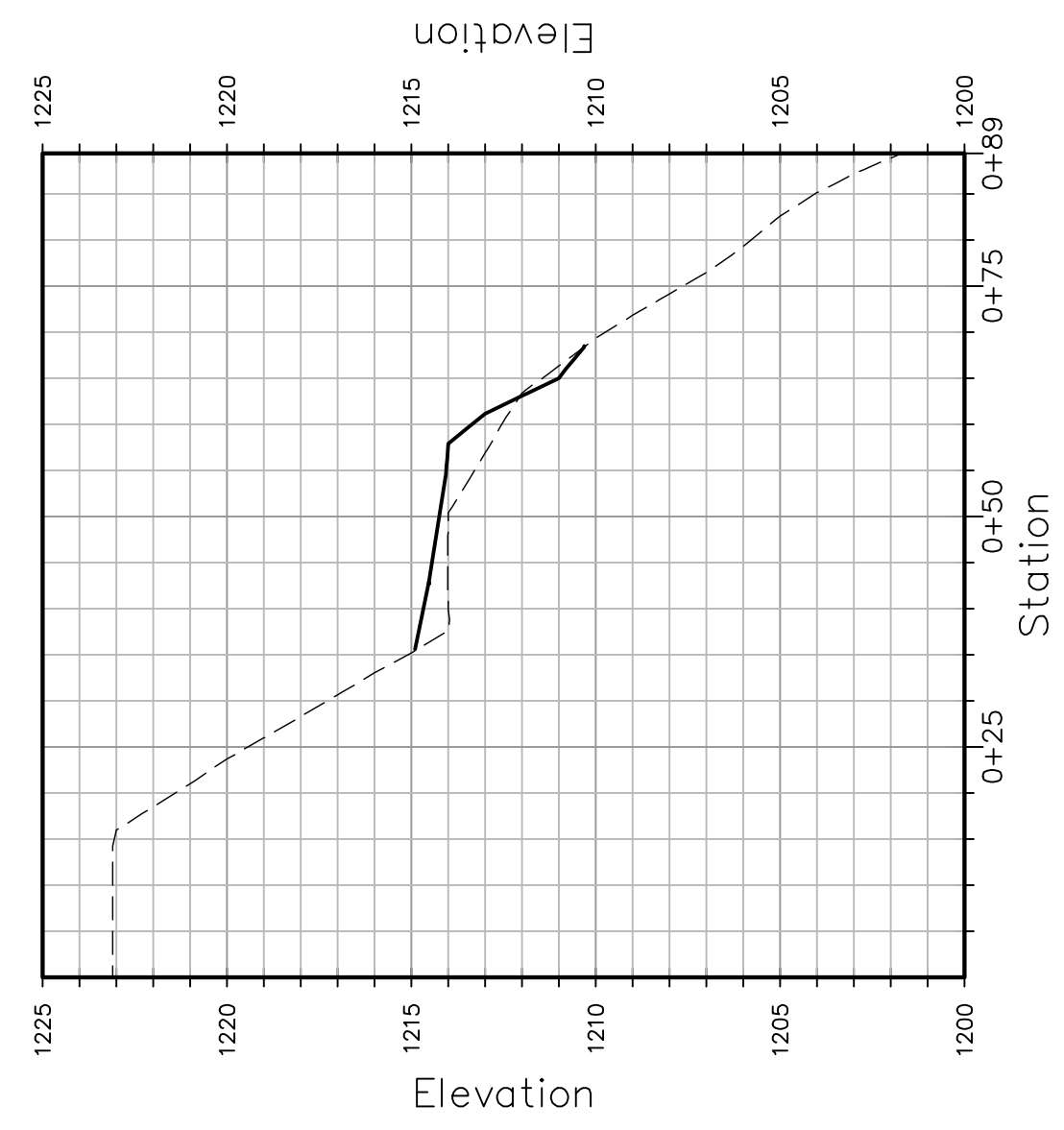
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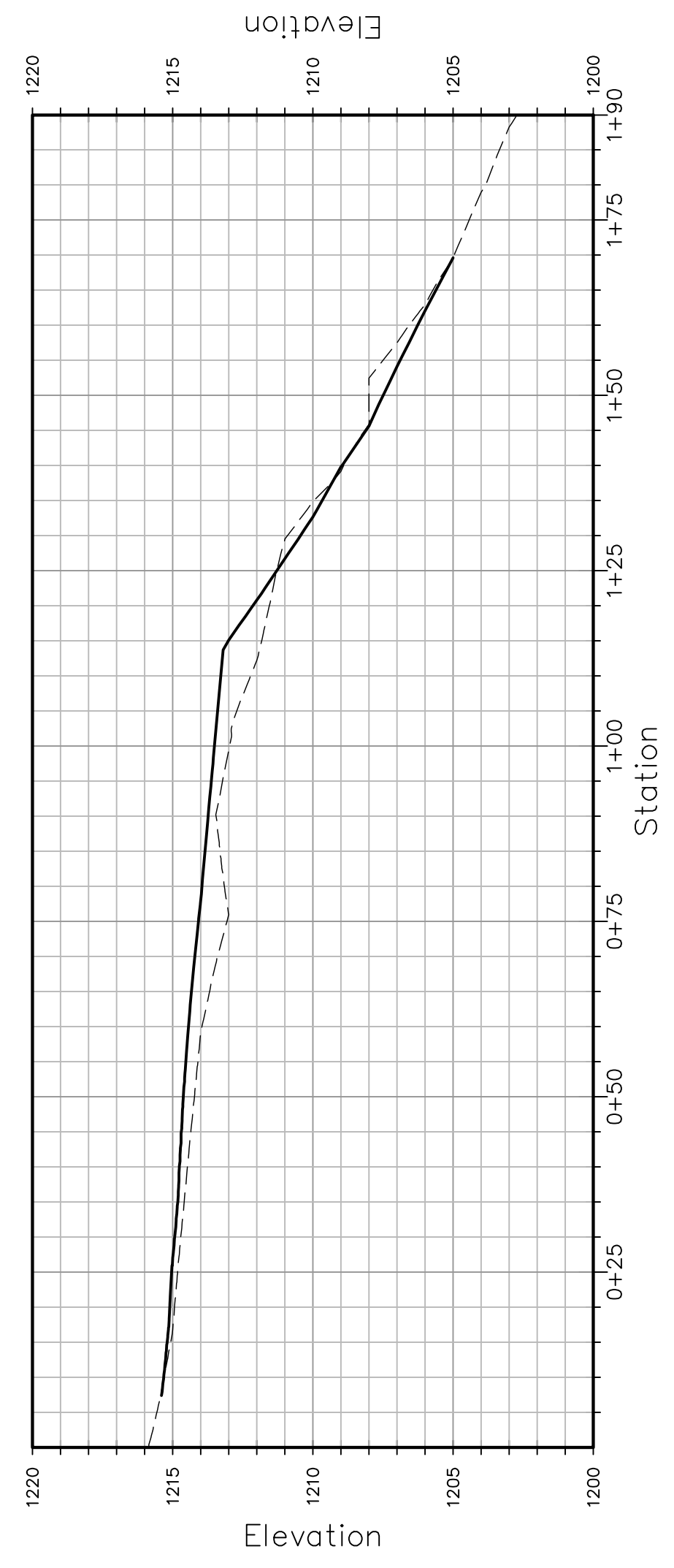
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C5.0
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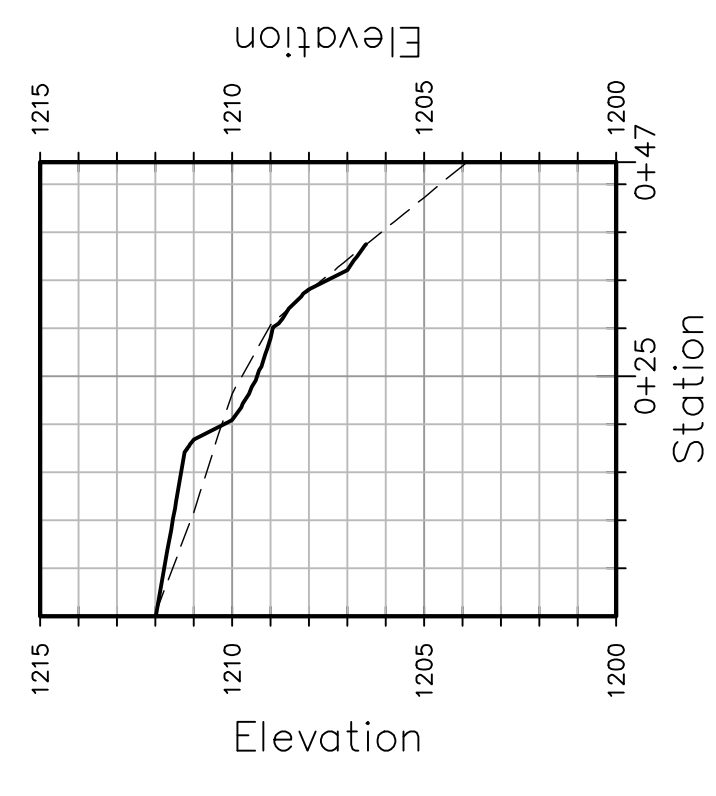
SECTION A-A
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 5'



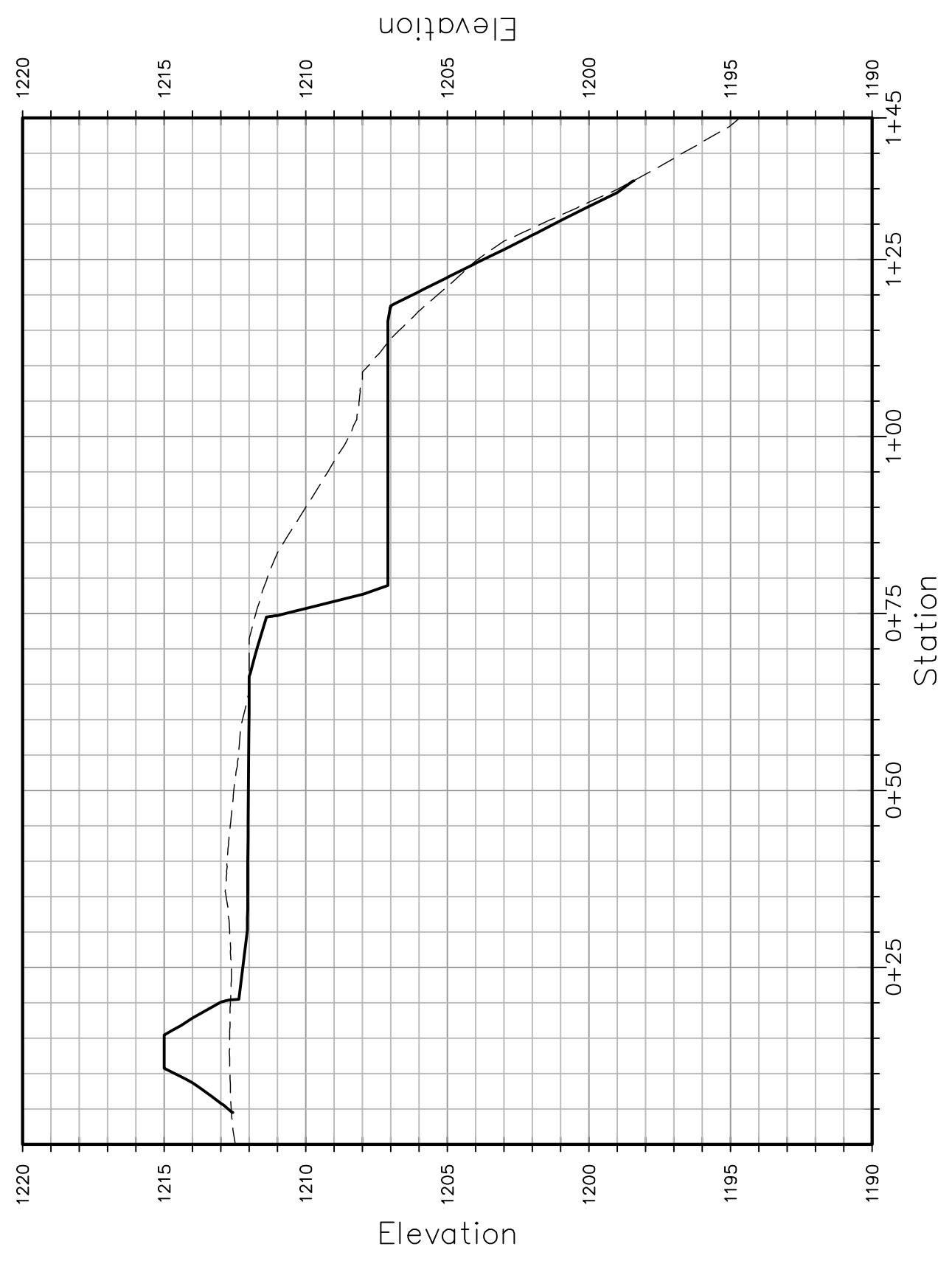
SECTION B-B
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 5'



SECTION C-C
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 5'



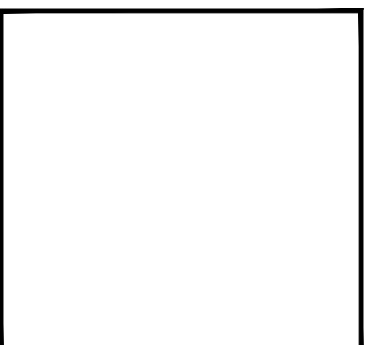
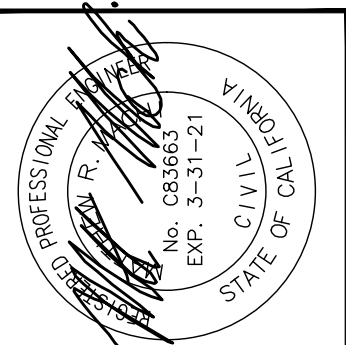
SECTION D-D
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 5'



SECTION E-E
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 5'



EBA
ENGINEERING
825 SONOMA AVENUE
SUITE C 95464
SAN RAFAEL, CA 94903
TEL: (707) 544-0784

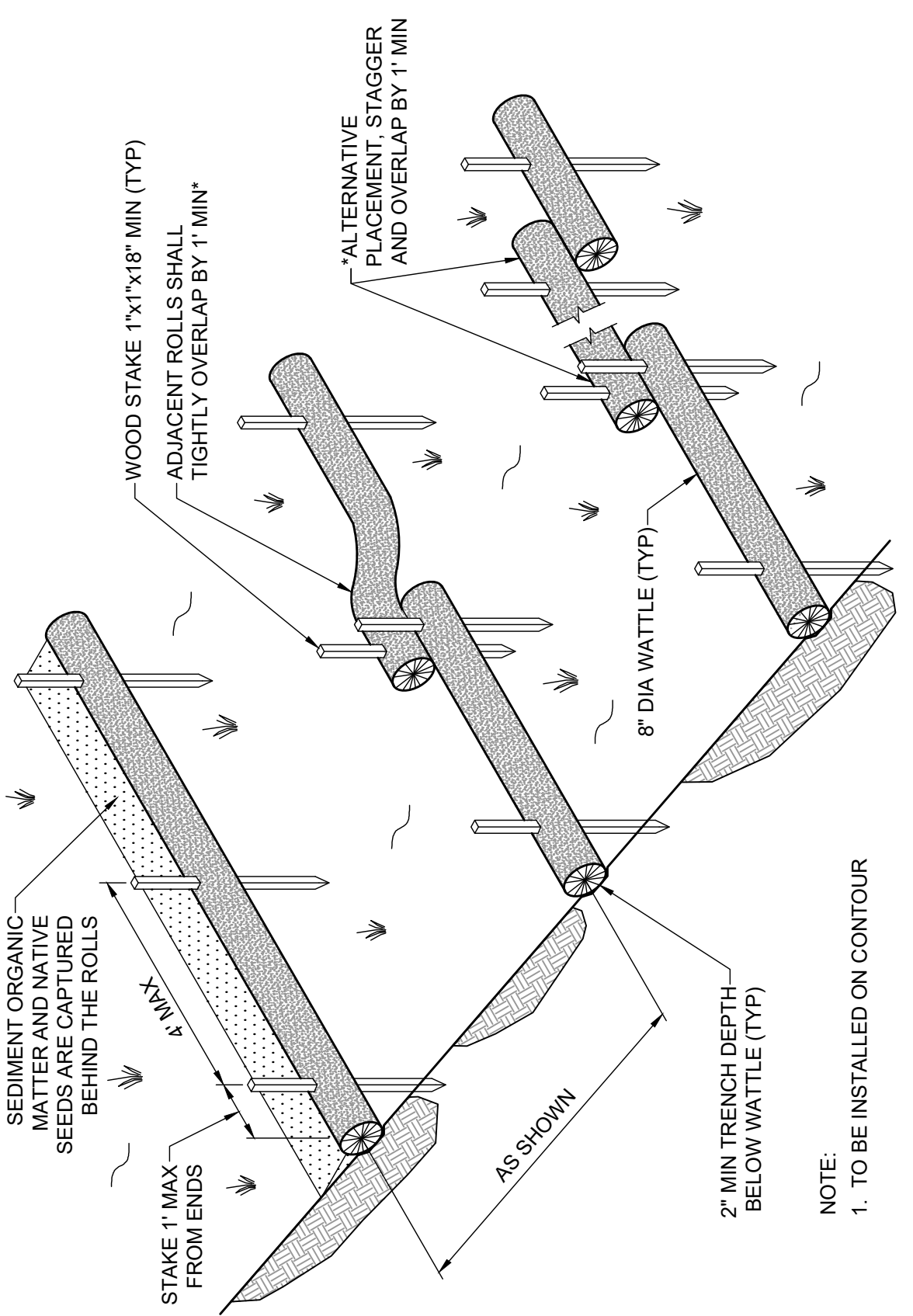


DETAILS
CONSTRUCTION GRADING PLANS
3555 TIMBERWOOD WAY
GUALALA, CALIFORNIA
MENDOCINO COUNTY APN: 141-100-35-00

Submital / Revision:	
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△	
△	
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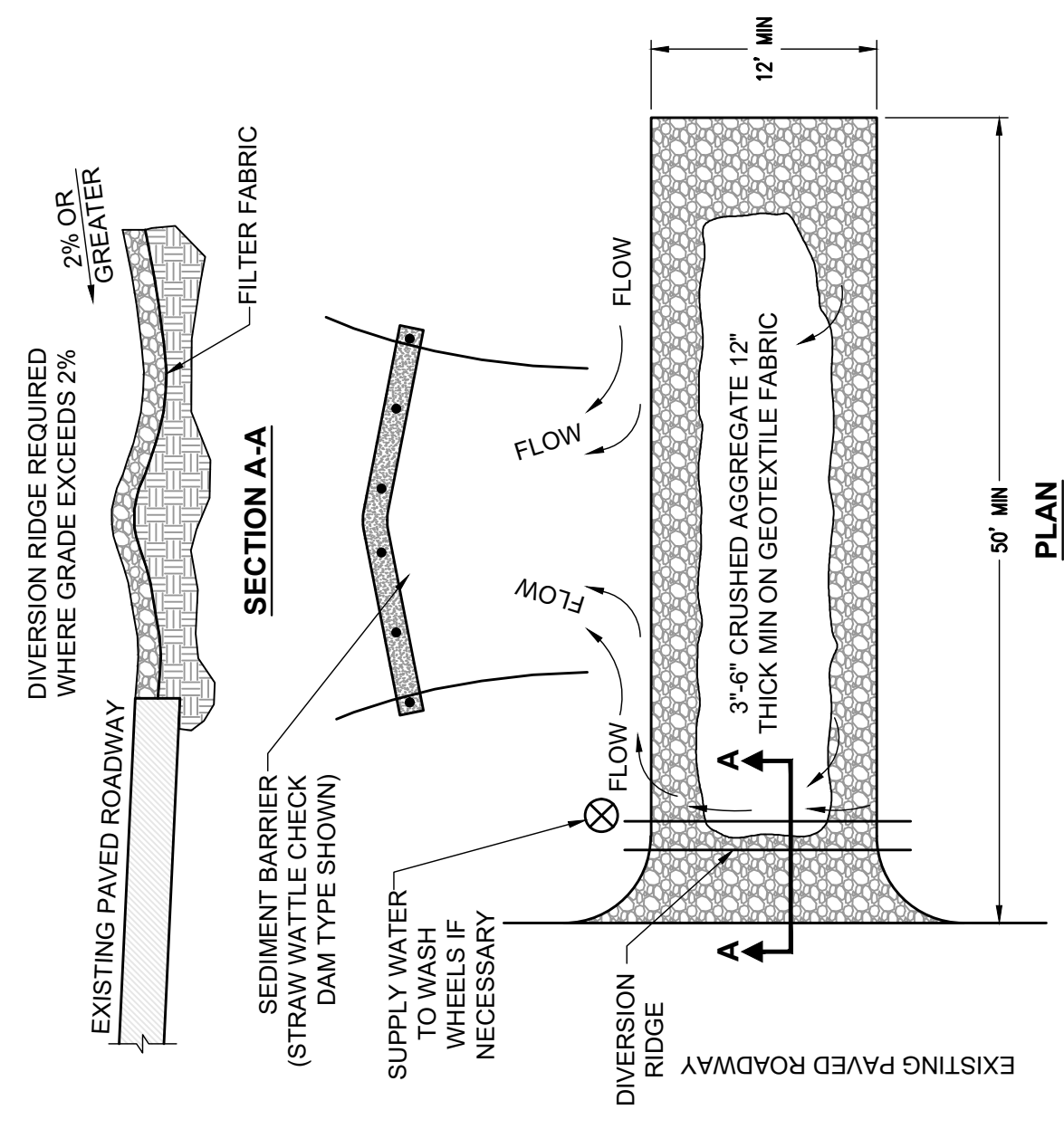
Job No: 20-2854
Drawn By: CC
Checked By: MM
Date: MARCH 23, 2021

Sheet Number
C7.0
7 of 7



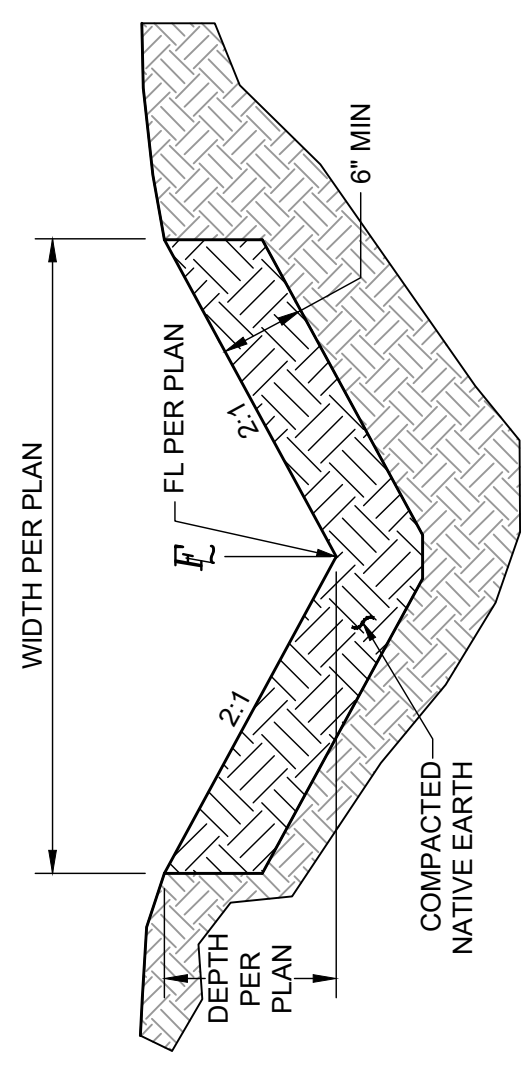
A STRAW WATTLE DETAIL
NOT TO SCALE

NOTE:
1. TO BE INSTALLED ON CONTOUR



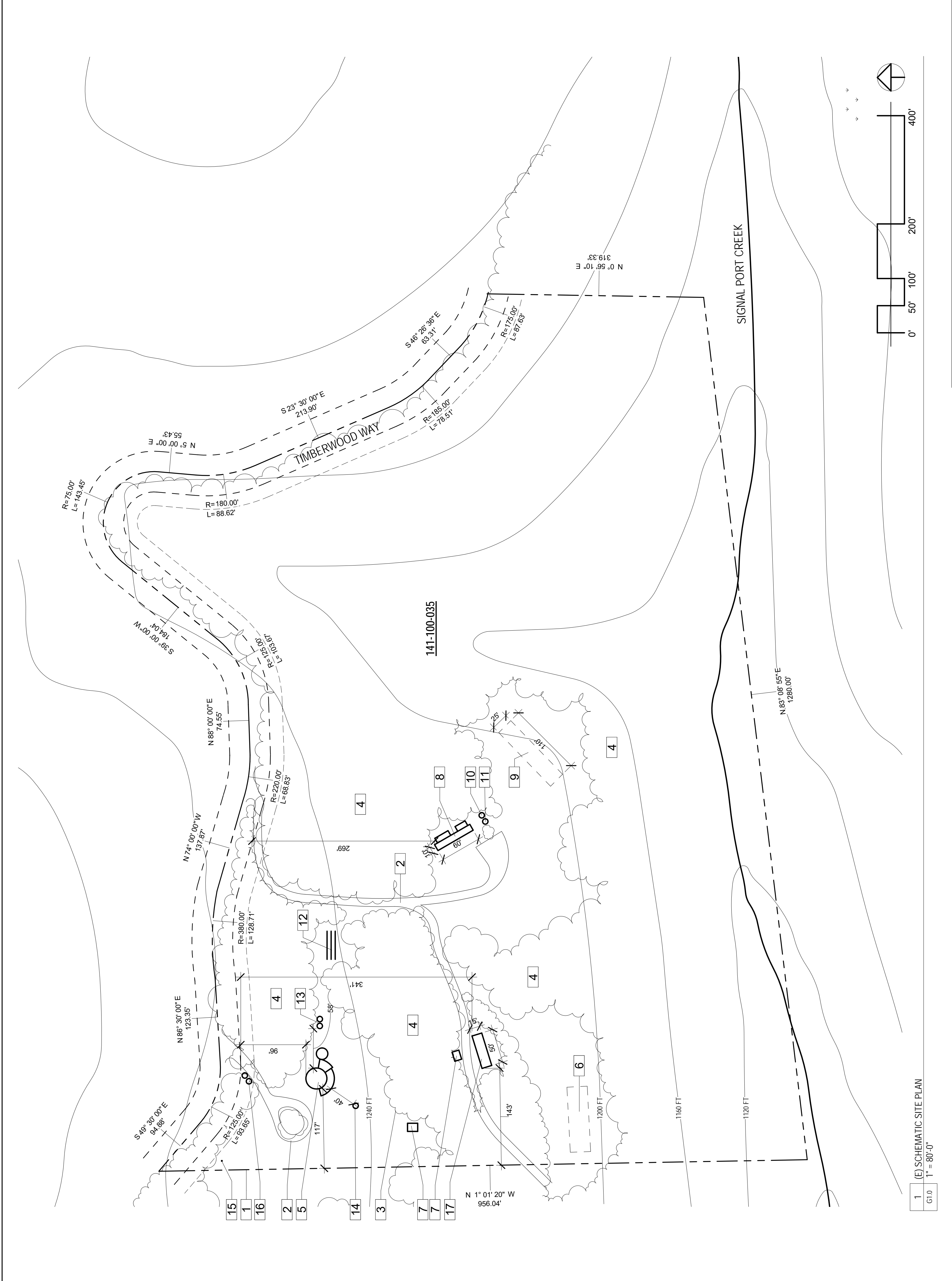
B TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
NOT TO SCALE

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND / OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



C EARTHEN SWALE DETAIL
NOT TO SCALE

TYPICAL SECTION



1 (E) SCHEMATIC SITE PLAN
G1.0 T = 80'-0"

KEYNOTES

1	PROPERTY LINE TYP
2	(E) GRAVEL ROAD TYP
3	(E) TREE LINE TYP
4	(E) FORESTED LAND
5	(E) SINGLE FAMILY RESIDENTIAL STRUCTURE
6	PREVIOUS GREENHOUSE SITE #2
7	(E) SHED
8	MOBILE HOME
9	PREVIOUS GREENHOUSE SITE #1
10	WELL .30' FROM MOBILE HOME
11	WATER TANK
12	LEACH FIELD
13	SEPTIC TANK
14	WELL
15	POWER POLE
16	WATER TANKS
17	(E) GREENHOUSE

PROJECT DATA
 APN: 141-100-035
 ADDRESS:
 35555 TIMBERWOOD WAY
 GUALALA, CA, 95445
 MAIN RESIDENCE: XXXX FT SQ

PROPERTY OWNER:
 LINDA FORTIER
 444 Zephyr Way
 Juno Beach FL, 33408

Inspection: Inspection Zone 4- MON & WED
 Coastal Zone: YES
 Special Permit: TBD
 Acreage: 23.16
 Lot Size (SF): 1008849.6
 Zoning Code: RRR10
 Planning Zone: RR10R
 County Parcel: RR10R
 Census Code: NA
 School District: NONE
 Tax Rate Area: 05.2002
 Fire District: SOUTH COAST
 Flood Hazard: STATE
 Flood Zone: NO
 Flood Way:

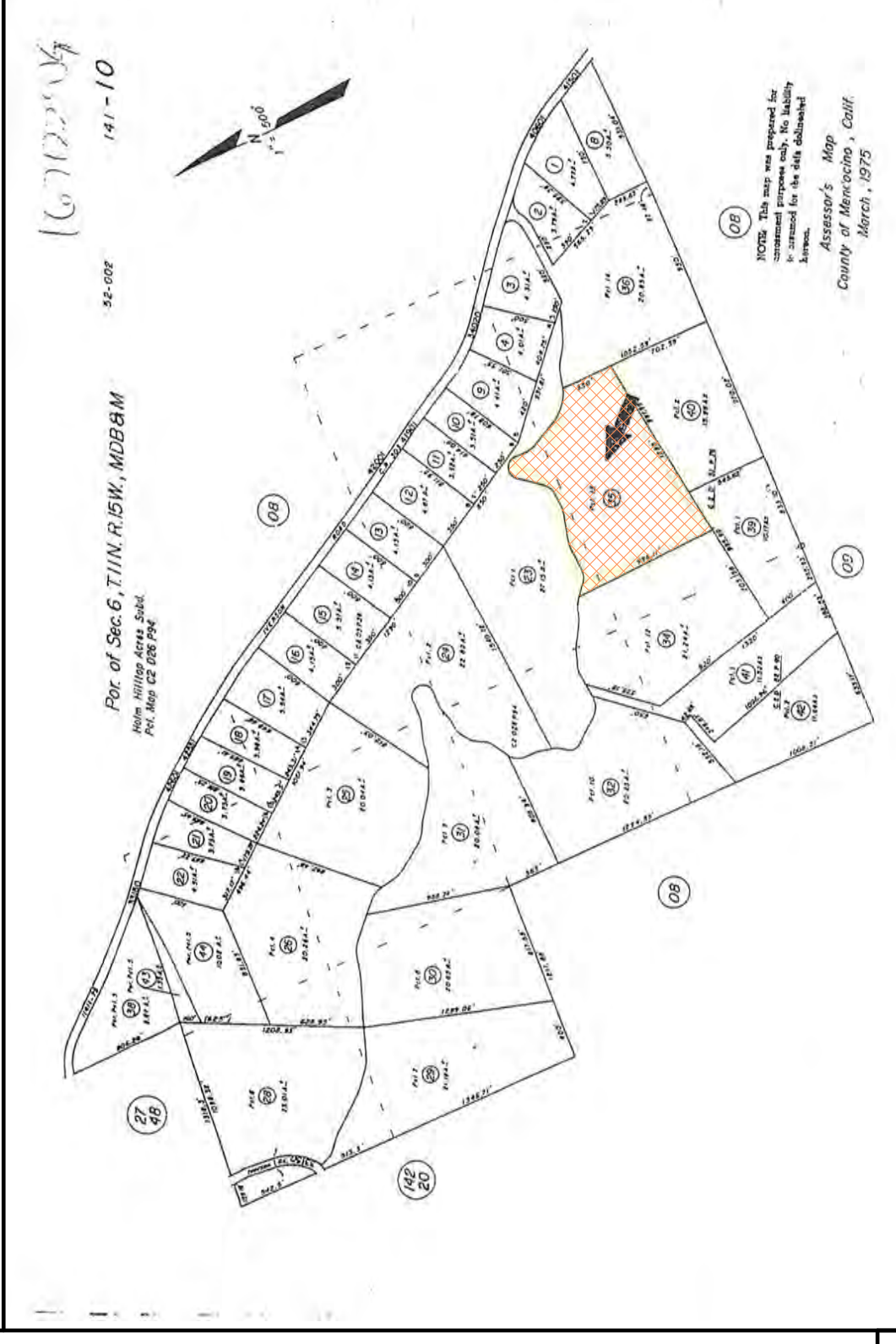
GENERAL NOTES

GENERAL NOTE: THESE DRAWINGS ARE SCHEMATIC AND FOR PLANNING ONLY. THIS SITE MAP WAS COMPILED FROM PUBLIC AND PRIVATELY AVAILABLE DATA AND NOT FROM A LAND SURVEY. ALL DIMENSIONS ARE PRELIMINARY AND SHALL BE VERIFIED BY A LICENSED LAND SURVEYOR.

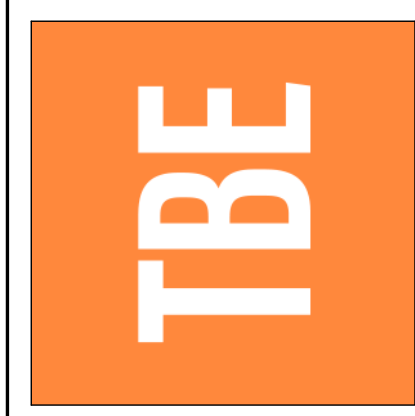
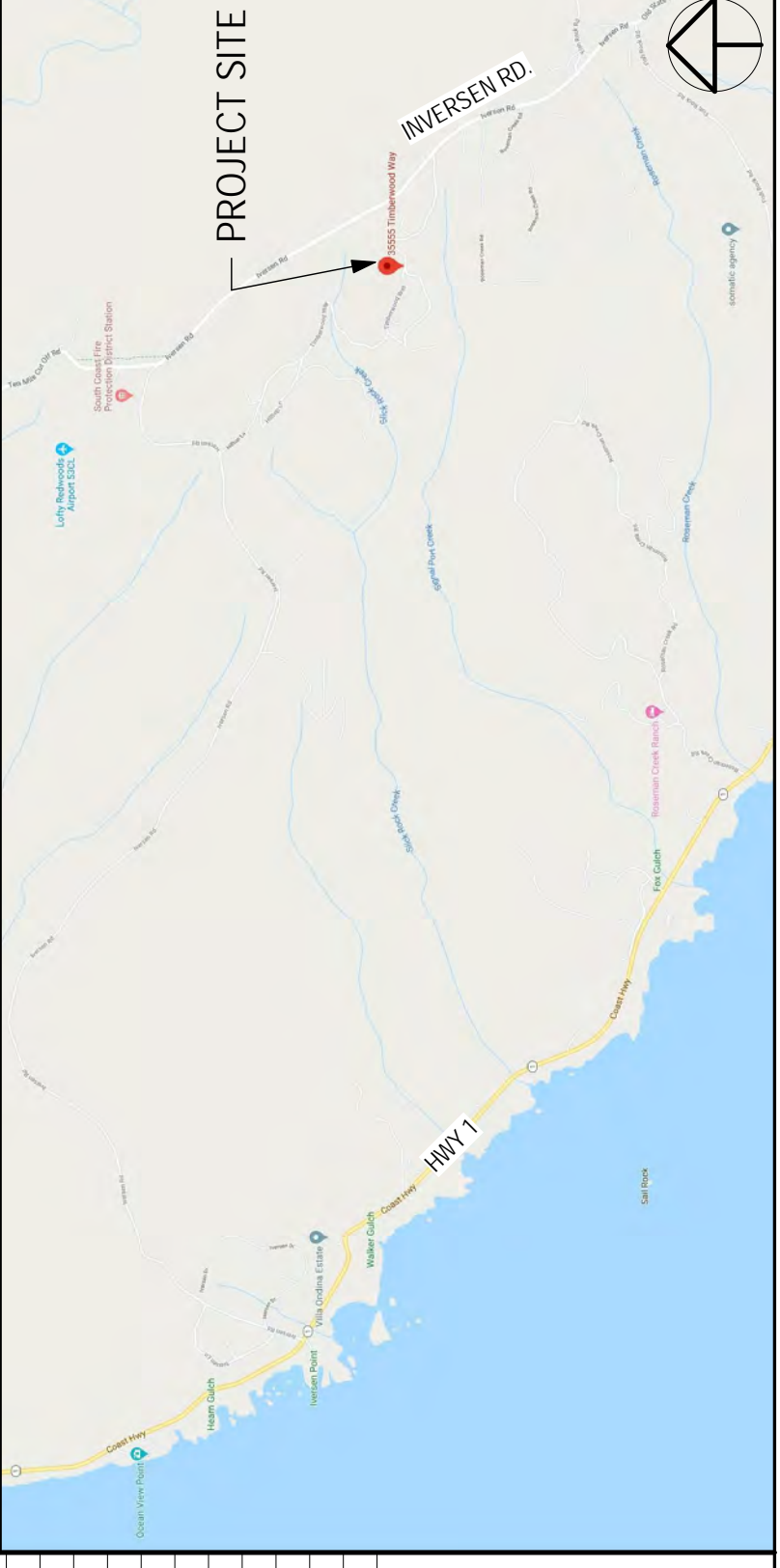
DRAWING INDEX

SHEET
 G1.0
 PRELIMINARY SITE AND PROJECT DATA

PARCEL MAP



LOCATION MAP



TBE ARCHITECTURE
 www.TBEarch.com
 17189 VALETTI DR
 SONOMA, CA 95476
 707 934-1000

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FOR PLANNING ONLY
NOT FOR CONSTRUCTION

No.	Revision	Description	Date
1	Revision 1		

SITE MITIGATION

2401 River Rd., Windsor
 CA 95492

PRELIMINARY SITE AND PROJECT DATA

Project number: **TIMBERWOOD**
 Date: **NOT ISSUED**
 Drawn by: **TBE**
 Checked by: **--**

G1.0
 Scale: As indicated