



Irish Beach Realty Irish Beach Rental Agency 1

Cypress Point Rd

Arena Ct

Pomo Lake Dr

Mallo Pass Dr

Garcia Ct

Navarro Way
Woyo Way

Untitled Placemark

Untitled Placemark

Image USDA Farm Service Agency
© 2012 Google

Google earth

Imagery Date: 4/24/2010 1998

39° 01' 36.43" N 123° 41' 23.66" W elev 247 ft

Eye alt 3060 ft

20.308.095(0): Prime Ag Land means:

-
- (1) All land which qualifies for rating as Class I or Class II in the Soil Conservation Service Land Use capability classifications.
 - (2) Land which qualifies for rating eighty (80) through one hundred (100) in the Storie Index Rating.
 - (3) Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one (1) animal unit per acre as defined by the United States Department of Agriculture.
 - (4) Land planted with fruit or nut-bearing trees, vines, bushes, or crops which have a non-bearing period of less than five (5) years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200.00) per acre.
- (K) "Principal Permitted Use" means the primary use for which land may be intended and identified by a use listed in a specific zone as a principal permitted use. The owner, leasee or other person with a legal right to use the land, has a right to conduct the principal permitted use subject to the regulations of this division.
- (L) "Principal Uses" means the primary use(s) for which land or a building is or may be intended, occupied, maintained, arranged or designed.
- (M) "Public and Semi-Public Facilities and Utilities" means such public and community serving uses as schools, fire stations, churches, cemeteries, sewage treatment plants, and community buildings.
- (N) "Public Utility" means a company or corporation regulated by the California Public Utilities Commission.
- (O) "Public Works" means the following:
- (1) All production, storage, transmission and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities.
 - (2) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities.
 - (3) All publicly financed recreational facilities, all projects of the State Coastal Conservancy, and any development by a special district.
 - (4) All community college facilities.
- (P) "Pygmy Forest" means a stunted forest, with mature vegetation the majority of which is approximately two (2) to twelve (12) feet in height occurring on soils with conditions which severely limit the growth of vegetation such as Blacklock soils, and characterized by Mendocino cypresses, Fort Bragg Manzanita, Bolander pines, and pygmy Mendocino bishop pines.
- (Q) "Pygmy-type Vegetation" means a forest occurring south of the Navarro River, mainly on Gualala series soils, characterized by stunted vegetation on sites with low commercial timber value. Plant species include knobcone pines and manzanita.



-MENDOCINO COUNTY COASTAL ELEMENT-



If parcels adjacent to Type II Ag Preserve are designated Clustering (:CL) or Planned Development (:PD), the density will be dictated by the General Plan Land Use classification provided that the residential development is located not closer than 200 feet from the property line(s) of the protected agricultural resource or at the farthest feasible point from said property line(s). For residential development within 200 feet of the agricultural parcel(s), density shall not exceed one dwelling unit per 10 acres. (There shall be a minimum of 10 acres of lot area for each dwelling unit located within the 200-foot limit). Approval of any land divisions shall be consistent with Policy 3.9-2 and only when the creation of new parcels at the proposed acreages will not adversely affect the long term productivity of agricultural lands.

3.2-14 Where the lands west of Highway 1 are designated Rangeland or Agriculture, no vertical or lateral blufftop access shall be required at this time if it is found that the effects of the proposed access could not be mitigated and therefore would adversely affect the agricultural operation. Should the Agricultural use of the land be changed or augmented by use or uses other than Agriculture then offers for vertical and lateral access shall be obtained consistent with Policy 3.6-5.

3.2-15 All land divisions of prime agriculture lands designated AG or RL shall require an approved master plan showing how the proposed division would affect agricultural use on the subject property and the overall operation. The County shall make the following findings during master plan review and before approving land divisions: (1) the division will protect continued agricultural use and contribute to agricultural viability; (2) the division will not conflict with continued agricultural use of the subject property and overall operation; (3) the division is only for purposes allowed in AG or RL designations; (4) the divisions will not contribute to development conflicts with natural resource habitat and visual resource policies. In approving master plans, the County will require conservation easements, covenants against any further land divisions or other similar guarantees to ensure long-term agricultural uses for the affected parcel.

3.2-16 All agricultural lands designated AG or RL shall not be divided nor converted to non-agricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or (3) concentrate development consistent with Section 30250. Any such permitted division or conversion shall be compatible with continued agricultural use of surrounding parcels.

"Feasible", as used in this policy, includes the necessity for consideration of an economic feasibility evaluation containing both the following elements:

1. An analysis of the gross revenue from the agricultural products grown in the area for the five years immediately preceding the date of the filing of the proposed local coastal program or an amendment to any local coastal

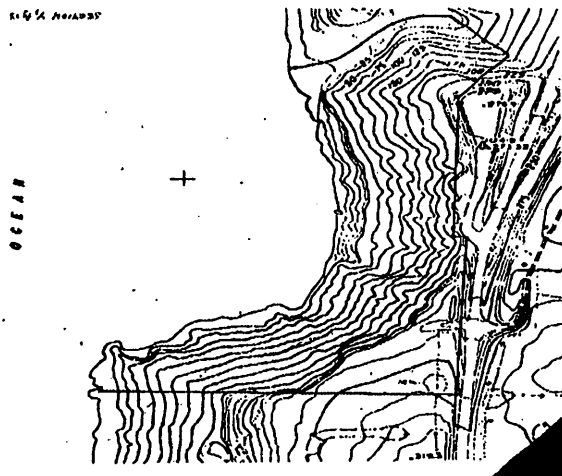
March 31, 2017



Re: Economic feasibility of grazing livestock on your property

Dear Bill,

After reviewing the aerial photos and the topographic map of your property that you sent me, I can better address your question about the economic feasibility of grazing livestock. The topographic map shows the only land that would be useable for livestock grazing is the southeast corner that you said is approximately 2 acres.



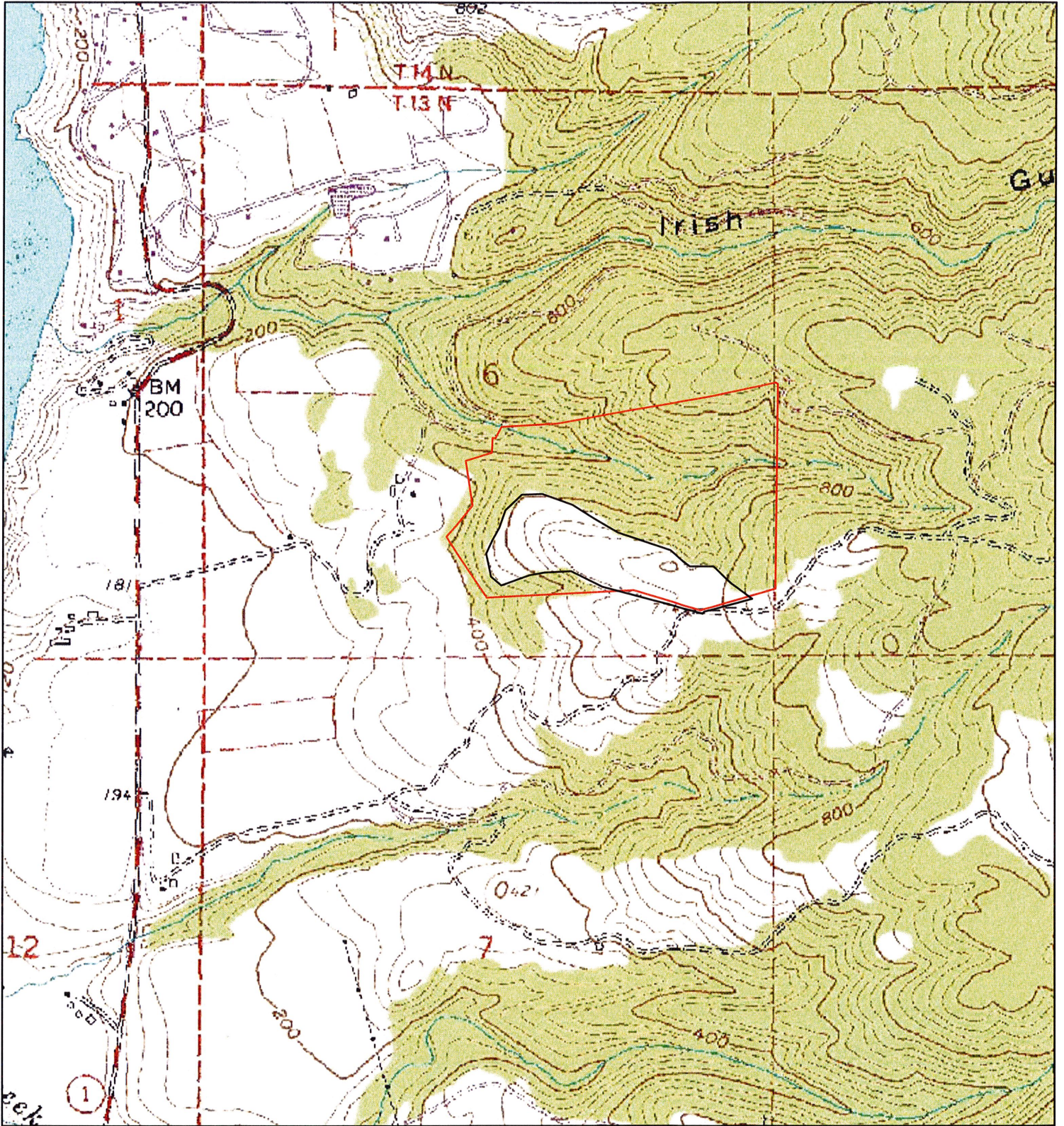
This amount of coastal bench range land in exceptional years might carry at most two animal units. More likely, the max is only one animal unit. An animal unit is roughly equivalent to one cow and her calf up to 300 pounds or five sheep or five goats. The remainder of the acreage is too steep for grazing animals. An economically viable livestock operation would need to have at least 25 animal units. If this property weren't in the coastal zone, a concentrated livestock feeding facility would be an economic use. Neither the Coastal Commission or the Regional Water Quality Control Board would permit such a concentrated animal facility. The range soils are not great for supporting any other agricultural use.

Sincerely,



A handwritten signature in black ink that reads 'John M. Harper'. The signature is written in a cursive style and is positioned above a horizontal line.

John M. Harper, UCCE Livestock, Range and Natural Resources Advisor
Mendocino & Lake Counties

Bill Moores



Legend

-  Ridgeline
-  property

1:15,000



Hi Bill. Attached are soils maps and descriptions. The ridgeline you wanted me to look at is composed primarily of Soil No. 226, Windyhollow loam, 5-15% slopes. It is a rangeland soil. The soil survey states that the majority of the grasses present are CA oatgrass (50%), hairy oatgrass (15%) and velvetgrass (15%). These grasses are rated as good species for cattle forage. The soil survey says that Windyhollow loam can produce up to 4,500 lb/acre of forage under best management in an average rainfall year. The main limitation is seasonal wetness.

I estimate that grazeable acreage on this site to be about 10 acres. This is due to slope limitations and the fact that the site has been encroached upon by what appears to be brush and Douglas-fir. I would describe this sites economic value for grazing to be low. The stocking rate would allow for about 3 cows with calf for one month. Usage would be seasonal and would require livestock to be moved off the site when wet. Brush clearing would improve forage quantity and the site would require fencing and water development.

I hope this answers some questions for you. Feel free to contact me if you have more.

Carol Mandel
District Conservationist
Natural Resources Conservation Service
1252 Airport Park Blvd., Suite B1
Ukiah, CA 95482
(707)485-3233

PUBLIC RESOURCES CODE SECTION 30250-30255

30250. (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

30252. The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high-density uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

30253. New development shall do all of the following:

COUNTY OF MENDOCINO COASTAL ZONE

ADOPTED BY BOARD OF SUPERVISORS
AUGUST 17, 1983.

CHAIRMAN

REVISED
APRIL 9, 1984
JUNE 23, 1984
JULY 3, 1985

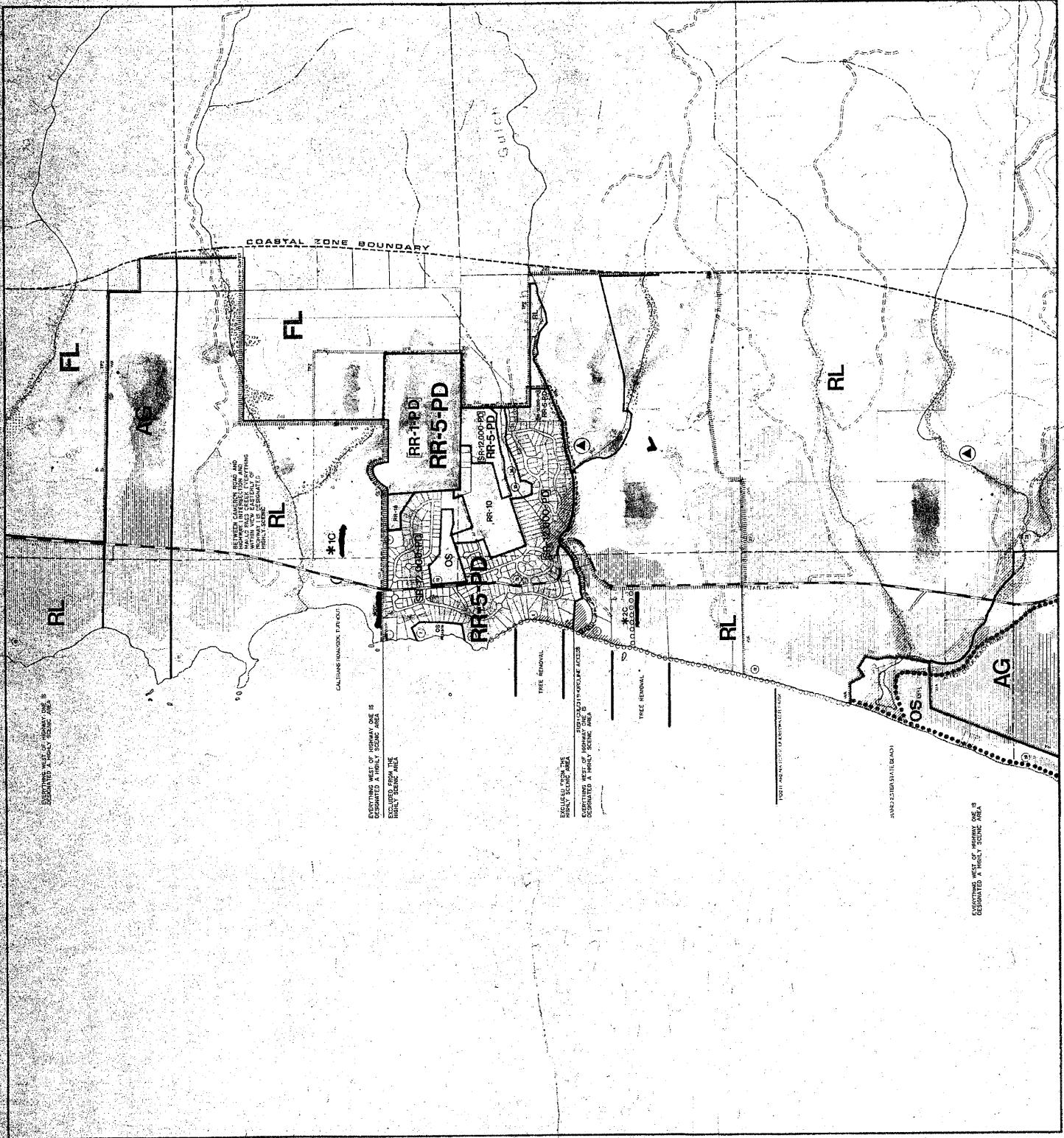
AMENDMENTS
MAY 23, 1988
NOVEMBER 6, 1990
SEPTEMBER 27, 1993

CERTIFIED BY THE COASTAL COMMISSION
NOVEMBER 20, 1985

TIMBER AND AGRICULTURE BUFFER POLICIES (3.9.9.3.2.13)
For other areas adjacent to Timber Preserve Zones 1, 102 and Agriculture Preserve
Zones 1, 102 and 103, please refer to the separate maps for each zone.

CRITICAL GROUNDWATER AREA - Countywide hydrogeologic study
(see map of Mendocino County, California, 1983)

DATE	REVISIONS	KEY MAP
<p>SCALE 1" = 1000' 1" = 1600 M</p>		<p>FEET 0 1000 2000</p> <p>MILES 0 1 2</p> <p>KILOMETERS 0 1 2</p>
<p>COUNTY OF MENDOCINO PLANNING & BUILDING DEPARTMENT</p>		
<p>MAP 22 OF 31 MAPS</p>		<p>Mallo Pass Creek</p>



bill@irishbeachrealty.com

From: Bob Merrill [bmerrill@coastal.ca.gov]
Sent: Tuesday, November 30, 2010 3:40 PM
To: Nash Gonzalez; John Speka
Cc: bill@irishbeachrealty.com
Subject: Bill Moores' Proposed LCP Changes at Irish Beach

Hello Nash and John,

Quite some time ago we had a phone conversation regarding certain proposed LCP amendments Bill Moores is proposing at Irish Beach. During our conversation, I indicated in general terms the kinds of proposed changes that Commission staff believes are consistent with the Coastal Act. You asked that I send a follow-up email documenting our current view of the changes that we had discussed.

As you know, any proposed LCP amendment approved by the County would need to be certified by the Coastal Commission for conformance with the Coastal Act before it could become effective. As the Commission itself would need to act on the proposed LCP amendment, Commission staff can only offer our current opinion as to whether the proposed changes are consistent with the Coastal Act. These opinions are based on the limited information about the proposed amendments and the affected property provided to us to date by Mr. Moores. We reserve the right to change our opinion as the more detailed site specific studies and information that would need to be developed and provided in support of the LCP amendment is processed by the County and the Commission.

The proposed LCP amendments affecting Irish Beach that Mr. Moores described to me and which we discussed during our phone conversation can be generally described as follows:

1. Transferring the *2C Visitor Accommodations and Services (VAS) Combining District from the bluff top Range Land (RL) parcels bordering the northwest corner of the Irish Beach residential development (APNs 131-110-04 & 36) to hillside RL parcels south of the developed part of Irish Beach (APNs 132-210-37, 38, 39, 40, and 41);
2. Redesignating and rezoning the bluff top RL parcels bordering the northwest corner of the Irish Beach residential development (APNs 131-110-04 & 36) from which the *2C would be transferred from RL to residential and commercial designations and zoning that would allow for the development of some expanded residential use and a rental reception-real estate office;
3. Redesignating and rezoning the portions of the hillside RL parcels south of the developed part of Irish Beach (APNs 132-210-37, 38, 39, 40, and 41) that would accept the *2C VAS Combining District to Remote Residential (RMR);
4. Redesignating and rezoning the northerly portions of the hillside RL parcels south of the developed part of Irish Beach (APNs 132-210-37, 38, 39, 40, and 41) to Forest Land (FL);
5. Rezoning the hillside FL parcel bordering the northeast corner of the Irish Beach residential development (APN 131-110-07) to Timber Production Zone (TPZ); and
6. Down zoning to a lower density certain residentially designated and zoned parcels within the interior of the Irish Beach residential development.

During our phone conversation I offered the following opinions regarding the various proposed LCP amendments:

1. Transferring the *2C Visitor Accommodations and Services (VAS) Combining District to the Hillside Location. Commission staff believes that transferring the *2C VAS Combining District to the proposed hillside area could be found consistent with the Coastal Act with certain provisos. Visitor-serving uses are considered priority uses under the Coastal Act and the site would afford magnificent coastal views and provide for a unique visitor experience. As a transfer of the designation, the change would not increase density that would have potential cumulative adverse impacts on Highway One capacity. The provisos include that (a) adequate water and septic/sewer capacity to serve an inn allowable under the *2C would need to be demonstrated, (b) an evaluation of the agricultural use of the property would need to

11/30/2010

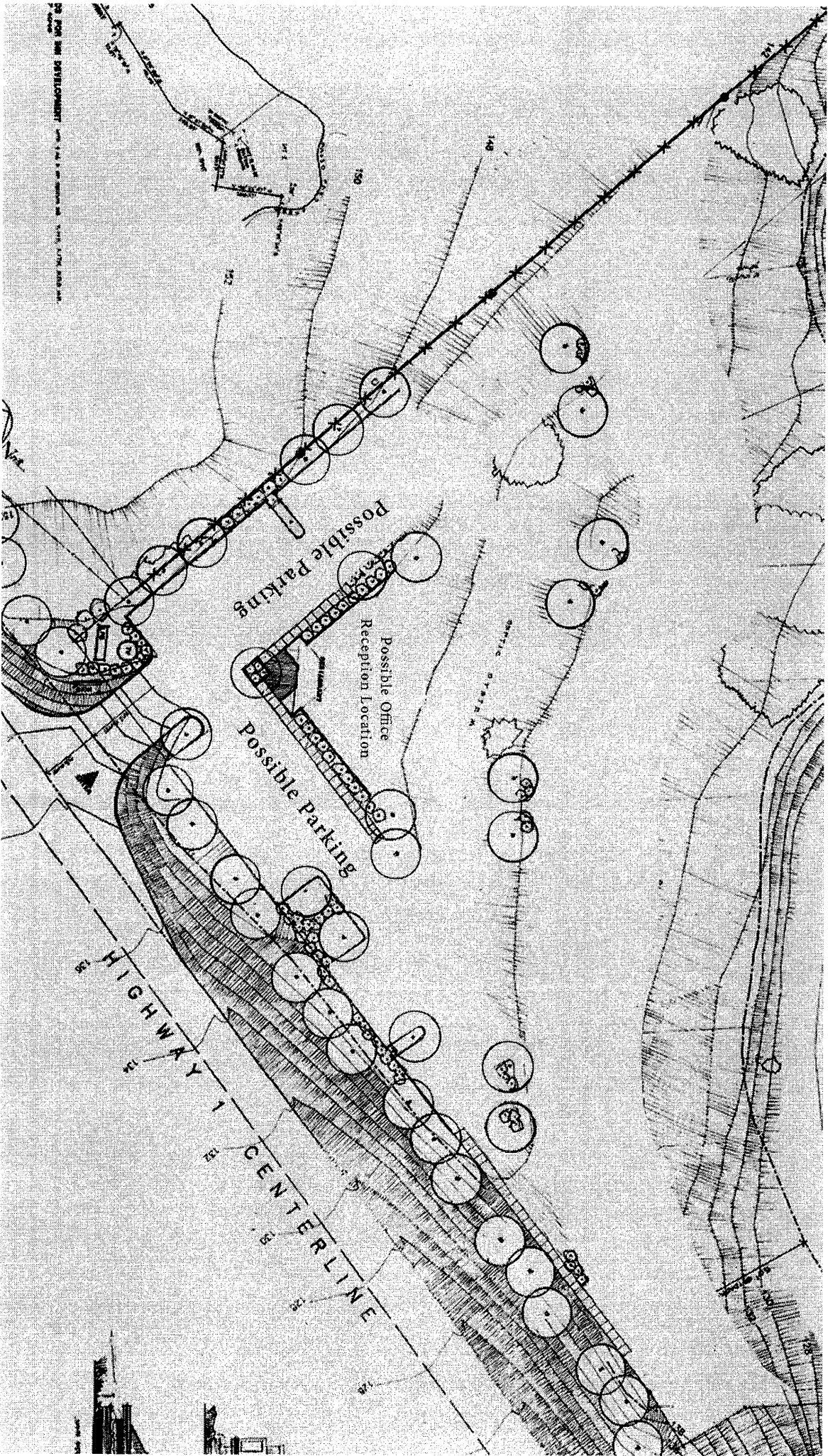
demonstrate that the particular site proposed does not have utility for agriculture and development of the inn would not adversely affect adjoining agricultural use; (c) the ability to screen the inn development site from view from travelers heading north on Highway One would need to be demonstrated. I offered the opinion that the LCP does not preclude the application of VAS Combining Districts to resource lands except in the case of new visitor facilities in the Resort category, which is different than the *2C Inn category.

2. Redesignating/Rezoning the Hillside RL Parcels that Would Accept the *2C to Remote Residential. Commission staff does not believe redesignating and rezoning the hillside RL parcels that would accept the *2C VAS Combining District to RMR would be consistent with the Coastal Act. Our primary concern is that such a redesignation/rezoning would involve a conversion from agriculture that may be inconsistent with Sections 30241 and 30242 of the Coastal Act. Given that (a) the property may have some viability for some agriculture use such as timber production, (b) the site does not directly adjoin an urban area, (c) converting the site would destabilize the boundary separating urban and rural areas and would not complete a logical and viable neighborhood, and (d) converting the site from agriculture would not preserve prime agricultural land or concentrate development consistent with Section 30250 of the Coastal Act, we do not see how the conversion would be consistent with Sections 30241 and 30242.
3. Redesignating/Rezoning the Northerly Portions of the Hillside RL Parcels to that Would Accept the *2C to Forest Lands and TPZ. Commission staff believes changing these areas from RL to Forest Lands and TPZ would be consistent with the Coastal Act if they meet TPZ criteria. Although split zoning of property is not always desirable, split zoning is not precluded under the Coastal Act and given that not all of the parcel may meet TPZ criteria split zoning may be necessary.
4. Redesignating/Rezoning the Bluff top RL parcels Bordering the Northwest Corner of Irish Beach from which the *2C would be Transferred. Commission staff believes redesignating the RL parcels in this location to another use could likely be found to be consistent with the agricultural conversion policies of Section 30241 and 30242 of the Coastal Act. Given that (a) the site consists mainly of steep bluffs with relatively small bluff top areas that could be used for agricultural purposes, (b) the area is cut off from other RL areas by Highway One, and (c) the site consists of soils that are poorly suited for agriculture according to Mr. Moores, the feasibility of agricultural use of the site in the future is highly questionable. In addition, the fact that the site adjoins a developed area and is surrounded on its other sides by the ocean, a gulch, and Highway One suggests that conversion of the site from agriculture to another use could be seen as completing a logical neighborhood with a stable boundary separating urban and rural areas. Assuming adequate water and septic/sewer capacity can be demonstrated, the site may be appropriate to develop a small commercial use such as a rental reception-real estate office which serves visitors renting houses at Irish Beach and thus facilitates priority visitor serving uses under the Coastal Act. The existing office is a non-conforming use in its present location and there is no site at Irish Beach currently zoned in a manner that would accommodate such a use. Mr. Moores has also proposed additional residential use of this area. We are not sure whether the site is suitable to accommodate such residential use in addition to the reception real-estate office given the several constraints to development that affect the site, including the need to maintain suitable geologic setbacks from the bluff edge and the documented presence of Point Arena Mountain Beaver ESHA and the possible presence of rare plant ESHA. Under LCP and Coastal Act policies, development is precluded within ESHAs and within a 100-foot buffer around the ESHAs. Botanical and geological studies should be conducted to determine how much of a geologic setback is needed and which areas contain ESHA and should be reserved for ESHA buffer. Furthermore, any increase in density, whether for the reception-real estate office, residential, or any other use would have to be offset by corresponding reductions in density elsewhere at Irish Beach to ensure that the LCP amendment would not facilitate significant cumulative adverse impacts on Highway One capacity.

Thanks for the opportunity to discuss the proposed LCP amendment with you and please don't hesitate to call if you have questions about my remarks.

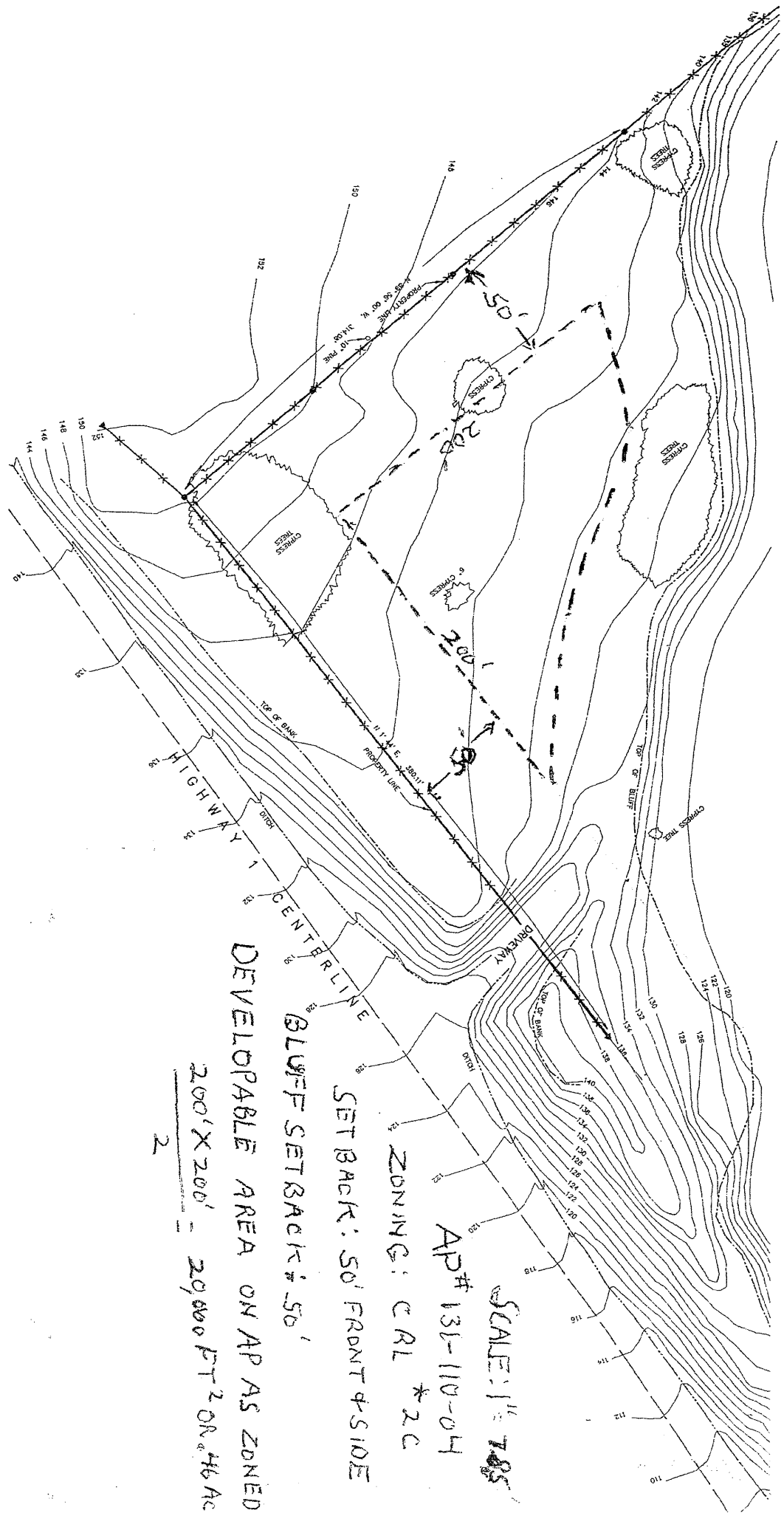
Regards,
Bob

Bob Merrill
North Coast District Manager
California Coastal Commission



DRAWING A

SETBACK = - - - - -



SCALE: 1" = 78.5'

AP# 131-110-04

ZONING: CRL * 2C

SETBACK: 50' FRONT & SIDE

BLUFF SETBACK: 50'

DEVELOPABLE AREA ON AP AS ZONED

$\frac{200' \times 200'}{2} = 20,000 \text{ FT}^2 \text{ OR } 46 \text{ AC}$