



**PROJECT PLANNER CONTACT**

Russ Ford  
860 N. Bush St.  
Ukiah, CA 95482  
Phone: 707-234-6650  
[fordr@mendocinocounty.gov](mailto:fordr@mendocinocounty.gov)

**PROJECT SUMMARY**

**OWNER/APPLICANT:** Autumn Steckler  
PO Box 518  
Point Arena, CA 95468

**REQUEST:** Administrative Coastal Development Permit to allow installation of a 1,674 square foot manufactured home on a permanent foundation, installation of an associated septic system, and connection to the existing well.

**LOCATION:** In the Coastal Zone 3.8± miles southeast of the City of Point Arena on the west side of Ten Mile Road (CR 506), 0.50± miles north of its intersection with Schooner Gulch Road (CR 504) at 26410 Ten Mile Road, Point Arena; APN: 027-381-18.

**TOTAL ACREAGE:** 20± Acres

**GENERAL PLAN:** Remote Residential, 20 acre minimum with Development Limitations (RMR-20:DL)  
General Plan (Chapter 7 – Coastal Element)

**ZONING:** Remote Residential, 20 acre minimum with Development Limitations (RMR-20:DL)  
Mendocino County Code Title 20, Division II

**CODE REFERENCE:** Family Residential: Single-family  
Mendocino County Code (MCC) Section 20.380.010(A)

**APPEALABLE** Yes

**SUPERVISORIAL DISTRICT:** District 5 (Williams)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt (15303(a) – New Single Family Residence)

**RECOMMENDATION:** APPROVE WITH CONDITIONS

## PROJECT BACKGROUND & INFORMATION

**PROJECT DESCRIPTION:** Administrative Coastal Development Permit to allow installation of a 1,674 square foot manufactured home on a permanent foundation, installation of an associated septic system, and connection to an existing well.



**SITE CHARACTERISTICS:** The property is located within the Coastal Zone, approximately 3.8 miles southeast of the City of Point arena. Access is via a private driveway from Ten Mile Road (CR 506), about one half mile north of its intersection with Schooner Gulch Road (CR 504). The parcel is roughly bisected by Galloway Creek, a seasonal watercourse that drains directly into the Pacific Ocean. Due to the presence of the creek, much of the parcel is comprised of steep banks which results in the southeastern portion of the parcel being inaccessible to vehicles. The ridgeline running parallel to and west of Galloway Creek is the location of the existing development, consisting of an agricultural storage building (currently used as an art studio) and a production well. The majority of the parcel is heavily forested, with cleared areas immediately surrounding the ag building and what appears to be an agricultural operation near the location of the proposed single family dwelling (SFD).

Soils around the developed area consist of Havensneck-Seaside complex, found on ridgetops and upper slopes of coastal hills with slopes of 5-30 percent. Typical vegetation consists of Bishop Pine and manzanita, although a biological scoping survey conducted in July 2024 identified no Bishop Pine within the project site. The site is mapped as *Critical Water Resources: Bedrock*, but has an existing production well.

**Public Services:**

Access: Ten Mile Road (CR 506)  
Water District: None  
Sewer District: None  
Fire District: Redwood Coast Fire Protection District

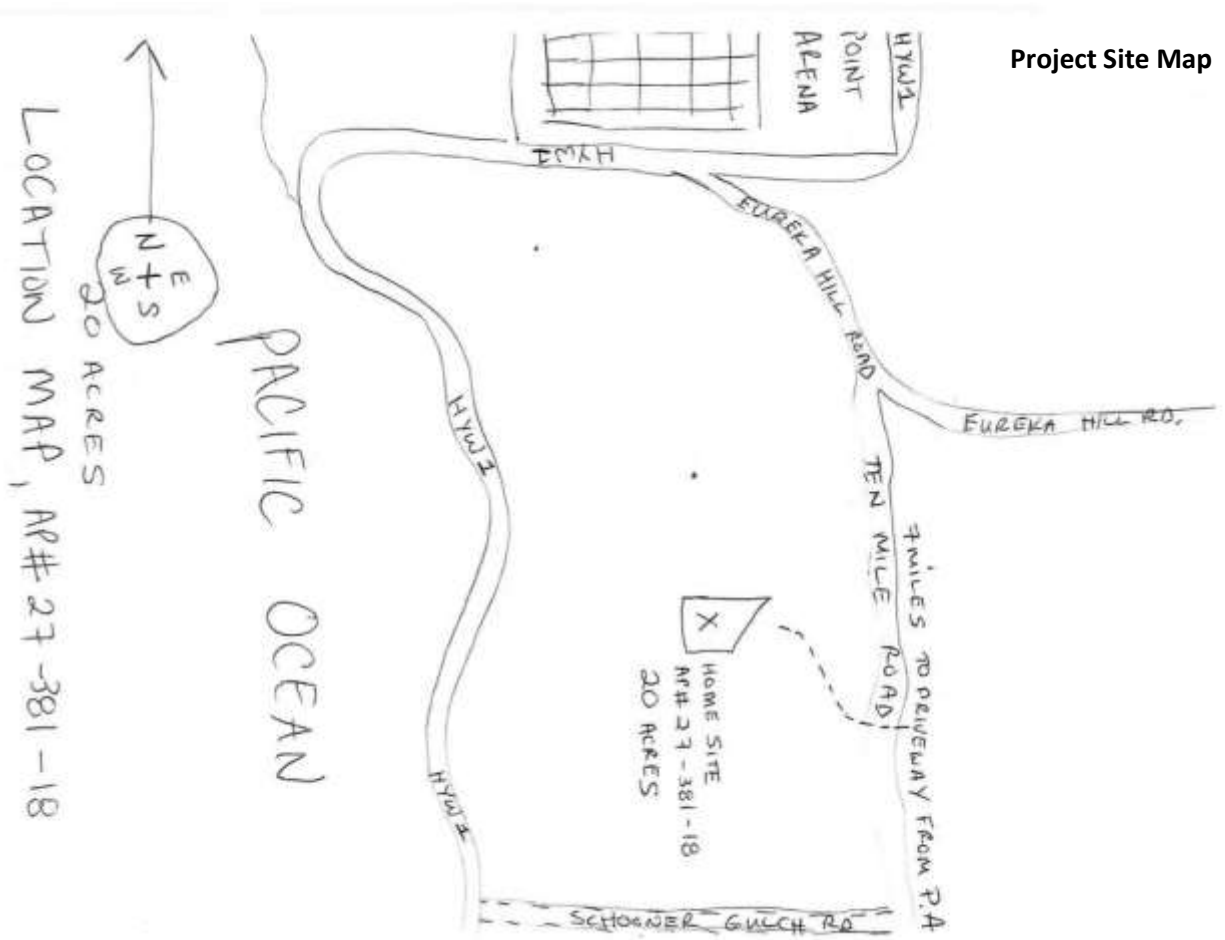
**RELATED APPLICATIONS:** The following applications have occurred on the subject parcel or on the surrounding properties and are relevant to the proposed project. All projects listed below have already been approved, unless otherwise stated.

**Subject Parcel Projects:**

- MS 19-75: A 3+R minor subdivision that created the subject parcel (Parcel 3) in 1976. Parcel map recorded in C2 D27 P75.
- CDP 9-00: Administrative CDP to legalize an existing ag storage building constructed without permits.
- 989-454: Electrical service to the existing well
- 999-1144: Building permit for the ATF ag storage building
- A soils test and septic field design were prepared for the previous owner (Jorgenson) in 1992, but never finalized. The permit was returned to the applicant unsigned.

**Neighboring Projects:**

- No applicable projects



**AGENCY COMMENTS:** On July 30, 2024 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions are discussed in this staff report and contained in Conditions of Approval. A summary of the submitted agency comments are listed below.

<b>TABLE 1: Referral Agency Responses</b>	
<b>REFERRAL AGENCIES</b>	<b>COMMENT</b>
Mendocino County Department of Transportation	No Comment
Mendocino County Environmental Health	Comments
Mendocino County Building Division (Fort Bragg)	No Comment
Sonoma State University/NWIC	Comments
California Coastal Commission	No Response
California Department of Fish & Wildlife	Comments
CAL FIRE	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response
Round Valley Tribe	No Response
Redwood Coast Fire District	No Response
Arena Union Elementary School District	No Response

The Mendocino County Division of Environmental Health responded that an SFD would require only a septic design to accommodate a three-bedroom unit, and no proof of water would be required.

On September 13, CDFW responded with several project comments. Most significant was the possibility of future development of the horse and goat pen as mentioned in the biological scoping letter, which may require vegetation removal. CDFW recommended that if removal was required, that a biological study be prepared prior to the removal of any vegetation. Alternatively, the property owner could locate and fence the pen in such a way as to avoid the removal of any vegetation and no study would be needed. Staff performed a site view of the property on October 8, 2024, at which time the property owner clarified that the proposed paddock area was to be used for a miniature cow but that said cow will instead be rehomed, which obviates the fencing requirements. CDFW also recommended incorporating the recommendations of the biological scoping letter, and adoption of a vegetation management plan to plant locally appropriate native species and remove non-native invasive species for a period of five years. These recommendations have been incorporated into the project as Condition of Approval number 10.

On September 26, the Northwest Information Center (NWIC) at Sonoma State responded, noting that a previous archaeological study covering the project area identified no cultural resources.

## **PROJECT ANALYSIS**

### **LOCAL COASTAL PROGRAM CONSISTENCY:**

**Land Use and Planning Areas:** The subject parcel is located within the *Iversen Road to Sonoma County* planning area. This planning area covers a part of the County that is distinguished by dense forests that screen development, as well as limitations on potential highway capacity and poorly drained soils that may not be suitable for standard septic fields.

Policy 4.12-1<sup>1</sup> requires that all new residential development within this planning area be dependent upon approval of a septic waste disposal system installed in accordance with Regional Water Quality Control Board Basin standards. The Mendocino County Division of Environmental health responded to the project referral to note that the site would require a septic design to support a three-bedroom dwelling. Septic

<sup>1</sup> [Mendocino County Coastal Element, pg. 211](#)

permits would be contingent on approval of this CDP, and a final septic system would be required prior to approval of the residential building permit. Current Department workflows ensure compliance with this policy.

**Zoning:** The subject parcel is zoned and classified as Remote Residential, 20 acre minimum with Development Limitations. MCC [§20.380.005](#) defines the intent of the Remote Residential district as:

*“...intended to be applied to lands within the Coastal Zone which have constraints for commercial agriculture, timber production or grazing, but which are well-suited for small scale farming. Light agriculture and low density residential uses, or where land has already been divided and substantial development has occurred.”*

The proposed use of the parcel is for a single family residence ([Family Residential: Single-family](#)), which is a principally permitted use within the RMR zone. The site is currently developed with an ag storage building and production well, and previously had a travel trailer that has since been removed. The proposed use is consistent with the goal of the zoning district and LCP classification. The location of the residence is to be toward the center of the parcel and will easily meet the 50-foot setback requirements of the district. Lot coverage after the installation of the manufactured home will be less than 1%, and the elevation information supplied by the applicant indicates the elevation of the structure itself as 15 feet, 10.75 inches. A foundation plan has yet to be developed, but it's reasonable to conclude a foundation will not add so much height that the structure will violate the 28 foot height limit of the district. A well permit from 1987 (8806) indicates the existing well production rate at 3 gallons per minute.

The parcel is also subject to a Development Limitation (DL) combining district. [§20.416.005](#) defines the intent of the DL district as:

*“...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 [30%], erosion or landslide potential or other geophysical hazards.”*

The parcel is bisected by Galloway Creek, a seasonal watercourse that drains directly into the Pacific Ocean. The banks along the creek are steep, and much of the parcel is inaccessible. According to available slope data<sup>2</sup>, more than 75% of the parcel contains slopes greater than 20%. The existing and proposed development area sits along a low ridgeline and is the flattest spot available. In addition to the standard requirements for Coastal Development Permits, parcels subject to a DL combining district must also comply with [Chapter 20.420](#) (Floodplain Combining District) and [Chapter 20.500](#) (Hazard areas). The subject parcel is on a ridgeline, is not mapped as within a FEMA flood hazard area and is therefore consistent with Chapter 20.420.

Chapter 20.500 addresses potential life and safety hazards related to development within the Coastal Zone, including geologic hazards related to faults and bluffs, tsunami, landslide and erosion hazards, and fire hazards. The project site is not located along a bluff, within a tsunami inundation zone, or mapped landslide hazard area. CAL FIRE mapping classifies the project site as a High Fire Hazard zone<sup>3</sup>, but the agency provided no response to the project referral. Structure protection is the responsibility of the Redwood Coast Fire Protection District, and compliance with Wildland-Urban Interface (WUI) design standards is currently left to the discretion of the local fire district. If WUI compliant building materials are required by the district, those requirements would be covered as part of a subsequent building permit. Staff finds that the project is otherwise compliant with the chapters addressing hazards and flood, and therefore consistent with the Development Limitation combining district.

**Grading, Erosion, and Runoff:** [Chapter 20.492](#) provides requirements for grading, erosion and runoff, including associated standards. As stated in the application materials and biological scoping letter, no grading is proposed or required as part of the project. The homesite is already relatively flat and was the

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<sup>2</sup> Mendocino County GIS slope data – March 2024

<sup>3</sup> [CAL FIRE FRAP Mapping, June 15, 2023](#)

site of a previous travel trailer, which has since been removed. Staff finds the project to be consistent with Chapter 20.492 for grading, erosion and runoff.

**Environmentally Sensitive Habitat and Other Resource Areas:** The California Natural Diversity Database (CNDDDB) does not currently associate any sensitive species with the project site, but it is within the standard range for bishop pine (*Pinus muricata*) and there appears to be an incidental presence of Mendocino Cypress at the extreme northern edge of the property. On July 3-5, 2024 a biological scoping survey was conducted by Alison Gardner and Kim Obermeyer. To help expedite the permit review, an interim technical letter was provided to the Department on July 11, 2024 outlining the initial conclusions of the scoping survey. Indicators of some sensitive species were found within the project area, including Bolander's reedgrass (*Calamagrostis bolanderi*), but not Bishop Pine or Mendocino Cypress. The only recommendation resulting from the scoping was to construct fencing around the reedgrass to prevent damage by livestock, as reedgrass was found within the proposed paddock area. As discussed above, the applicant's desire to maintain livestock (a miniature cow) on the site has changed, so no protective fencing will be required.

**Hazards Areas:** As discussed in the zoning section above under the Development Limitation chapter, the project site is not subject to any hazard mitigation with the possible exception of wildfire hardening of the new structure. WUI requirements would be assessed at the time of a building permit, and staff finds that the project is otherwise consistent with the Chapter 20.500.

**Visual Resources and Special Treatment Areas:** The project site is mapped as conditionally highly scenic, but is not visible from State Route 1 due to extensive vegetative screening, so the highly scenic regulations are not applicable. The site is also not mapped as special community or special treatment area on the Coastal Land Use maps. The project proposes installation of a new manufactured home and while it's not specifically requested in the application, it's reasonable to assume that broadband access will be an element of this residential development. Section [20.504.030](#) discusses regulations related to 'satellite receiving dishes', although these guidelines were written to apply to larger, older-model satellite dishes and not the compact wireless receivers available today. Due to the much smaller dimensions of broadband receivers and the fact that the project site is not subject to highly scenic regulations, installation of incidental wireless communication receivers can be assumed to be consistent with Chapter 20.504 regarding visual resource and special treatment areas, along with the balance of the project proposal. A condition requiring downcast and shielded lighting is also recommended (Condition 11).

**Transportation, Utilities, and Public Services:** [Chapter 20.516](#) covers impacts from new development, especially new development that would require the expansion or extension of public works or private facilities. The project proposes to install a 1600± square foot manufactured home on a previously developed site. Private access already exists, and is connected to Ten Mile Road, a County maintained road. The parcel has existing electrical service and an on-site well, and approval and installation of a septic system is a component of this permit request. The use of the parcel for a single family dwelling is consistent with the intent of the Remote Residential zoning district and with the historic use of the parcel. No additional impacts to transportation or public utilities are expected as a result of project approval and the project is consistent with the intent of Chapter 20.516.

**Archaeological and Cultural Resources:** Project referral to NWIC at Sonoma State University noted that a previous archaeological study (Van Bueren 2000) covered the proposed project area and identified no cultural resources, and determined that the site has a low possibility of containing unrecorded archaeological sites. Condition 8 (the 'discovery clause') is recommended to ensure consistency with [Chapter 22.12](#) regarding archaeological resources.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt, 15303(a)

The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents. The proposed project to install a new 1,674 square foot manufactured home meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under California Code of Regulations Section 15303(a) for New Construction of Conversion of Small Structures,

which includes the construction of one single-family residence in a residential zone.

## **PROJECT FINDINGS & CONDITIONS OF APPROVAL**

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Coastal Zoning Code, staff recommends that the Coastal Permit Administrator approve CDP\_2024-0021, finds the project Categorically Exempt from the California Environmental Quality Act, and adopts the following findings and conditions.

### **FINDINGS:**

1. Pursuant to MCC Section 20.532.095(A)(1), the proposed project to install a 1,674 square foot manufactured home and associated septic system is in conformity with the certified local coastal program. Residential uses are consistent with the Local Coastal Program, and the project meets the intent of any relevant policies as discussed in the Land Use and Planning section above; and
2. Pursuant to MCC Section 20.532.095(A)(2), the proposed development to install a 1,674 square foot manufactured home and associated septic system will be provided with adequate utilities, access roads, drainage, and other necessary facilities. Due to previous development, the site is already developed with a private driveway, production well generating 3 gpm, and electrical service. Installation of an on-site septic is a component of this permit; and
3. Pursuant to MCC Section 20.532.095(A)(3), the proposed development to install a 1,674 square foot manufactured home and associated septic system is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserve the integrity of the zoning district. A single family residence is a principal permitted use within the Remote Residential district, and the project is consistent with the Development Limitation combining district with respect to hazard mitigation and siting of development. The proposed structure is conforming to the zoning district with regard to setbacks, height, and lot coverage; and
4. Pursuant to MCC Section 20.532.095(A)(4), the proposed development to install a 1,674 square foot manufactured home and associated septic system, if completed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. Construction of a new single family residence is categorically exempt under Section 15303(a), and the Conditions of Approval will effectively mitigate other minor impacts to biological resources; and
5. Pursuant to MCC Section 20.532.095(A)(5), the proposed development to install a 1,674 square foot manufactured home and associated septic system will not have any adverse impacts on any known archaeological or paleontological resource. The project area was previously surveyed and no cultural resources were discovered. Inclusion of the standard discovery clause (Condition 8) will ensure compliance with the section; and
6. Pursuant to MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development to install a 1,674 square foot manufactured home and associated septic system. The project site was previously used for residential development and the replacement of a single family dwelling will not have any additional impact to solid waste, public roadway capacity or other public utilities; and

**CONDITIONS OF APPROVAL:**

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and/or use of the property in reliance on such permit has been initiated prior to its expiration. Such permit vesting shall include approved permits associated with this project (i.e. building permits, septic permits, well permits, etc.) and physical construction in reliance of such permits, or a business license demonstrating establishment of a use proposed under this project.
2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division II of Title 20 of the Mendocino County Code.
3. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
4. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
5. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
  - a. The permit was obtained or extended by fraud.
  - b. One or more of the conditions upon which the permit was granted have been violated.
  - c. The use for which the permit was granted is conducted so as to be detrimental to public health, welfare or safety, or to be a nuisance.
  - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. Conditions approving this Coastal Development Permit shall be attached to or printed on any building permit application and shall be a part of on-site construction drawings.
10. A property-wide vegetation management plan shall be undertaken for a period of not less than five (5) years. This includes the planting and maintenance of locally appropriate native species including *Glossy Leaved Manzanita*, *Coast Redwood*, and *Douglas Fir*, and targeted removal of invasive species including *Pampas Grass*, *Scotch Broom*, *Bull Thistle*, and *Cotoneaster*.



11. All exterior lighting shall be downcast, shielded and designed in a manner that prevents light from extending past the boundary of the site and affecting any sensitive ESHAs or ESHA buffers.
12. To record a Notice of Exemption, the applicant shall pay a fee of \$50.00 for the filing of the Notice of Exemption, which shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the end of any project action.

11/15/2024  
\_\_\_\_\_  
DATE

  
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RUSS FORD  
SENIOR PLANNER

11/15/2024  
\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
JULIA KROG  
COASTAL PERMIT ADMINISTRATOR

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

**ATTACHMENTS:**

- |                             |                               |
|-----------------------------|-------------------------------|
| A. Location Map             | N. LCP Habitats & Resources   |
| B. Aerial Vicinity Map      | O. LCP Land Capabilities      |
| C. Aerial Map               | P. Appealable Areas           |
| D. Topographical Map        | Q. Adjacent Owner Map         |
| E. Site Map                 | R. Fire Hazards Map           |
| F. Plot Plan                | S. Slope Map                  |
| G. Floor Plan               | T. Soils Map                  |
| H. Exterior Design          | U. Ground Water Resource Area |
| I. Exterior Photo (general) | V. Highly Scenic/Tree Removal |
| J. Elevation Table          | W. Wetlands                   |
| K. General Plan Map         | X. Well Permit                |
| L. Zoning Map               |                               |
| M. LCP Land Use             |                               |