



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT**

**CDP_2017-0040
MAY 21, 2019**

SUMMARY

OWNER/APPLICANT: WALT STORNETTA RANCH AND DEL MAR FARMS
44100 STORNETTA DRIVE
POINT ARENA CA 95468

AGENT: JAMES BARRETT
P O BOX 1448
UKIAH CA 95482

REQUEST: Administrative Coastal Development Permit to replace two existing mobile homes with new mobile homes on approximately the same building footprint, and nearly the same size for farm labor housing purposes. Utilities will be reconnected including power, sewer, and water; stairs and porches will be re-attached and the existing driveway will be re-used for access purposes.

LOCATION: In the Coastal Zone 0.5± miles north of the city of Point Arena, north and east of Highway 1, 1.5± miles north on Windy Hollow Road (CR 508) and 1.16 miles± south of the intersection of Windy Hollow Road and Maimi Laura Drive (CR 508A), at 23501 Windy Hollow Road, Point Arena Ca. (APN 027-051-05).

TOTAL ACREAGE: 56± Acres

GENERAL PLAN: Coastal Element, Mendocino County General Plan
Agricultural Lands (AG60:R)

ZONING: Division II, Title 20, Mendocino County Code
Agricultural, 60 acre minimum parcel size (AG:60)

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Pursuant to Section 15302, Class 2 of the California Environmental Quality Act, the proposed replacement of a single-family residence is categorically exempt from environmental review per § 15302 (Class 2), which exempts the replacement of existing structures where the new structure will be located on the same site as the structure replaced.

**APPEALABLE TO COASTAL:
COMMISSION** No

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: KEITH GRONENDYKE

BACKGROUND

PROJECT DESCRIPTION: Request for an Administrative Coastal Development Permit to remove two existing mobile homes (farm labor residences) and replace with two mobile homes with one being a two bedroom 720 square foot size and measuring 12' by 60' and the other being a three bedroom 1,404

square foot size and measuring 27' by 52' on the same building footprints. The new housing is slated to be used as farm labor housing. The new residences will reconnect to existing utilities, power, sewer/septic, water, and re-use existing stairs and porches. The subject parcel along with parcels to the north and east are encumbered with Williamson Act contracts.

APPLICANTS' STATEMENT: *"Remove two (2) existing mobile homes and replace in same footprint two new mobile homes. Units are used for farm labor housing. Re-connect with all existing utilities, water, septic, power, telephone, gas, etc."*

"Existing-12' x 50', 2 bedroom and 10' x 50' with the 10' x 20' TAG 3 bdrm, replace with 12' by 60' 2 bedroom mobile home and 27' by 52' 3 bedroom mobile home".

Related Applications: CC 14-93. This Certificate of Compliance established that the subject parcel (027-051-05 is actually part of the parcel to the north (027-031-09) while the aforementioned parcel is a separate legal parcel, albeit smaller in size than its former configuration.

On-Site: CDP_2017-0040 Farm Labor Housing

Adjacent Parcels: CDP_2017-0041 Farm Employee Housing determination still pending.

SITE CHARACTERISTICS: The 56± acre site is located north and east of State Route 1, on Windy Hollow Road, one and a half miles north of Stornetta Ranch. The mobile homes to be replaced are on APN 027-051-05, and the applicant also owns parcels to the immediate southeast. The Local Coastal Program (LCP) Maps list the site as conditionally highly scenic, but it is not visible from the highway due to vegetation and buildings along Highway 1, elevation differences and another road between Highway 1 and Windy Hollow Road. The parcel, primarily used for ranching, is currently developed with a gravel roadway, four mobile homes, three large barns, and feeding pens and other out buildings. The mobile homes, used for farm labor housing, are located in the northern portion of the parcel. The proposed replacement mobile homes would be placed on approximately the same building footprints as the existing mobile homes. Other development on the project site will remain unchanged including septic, well, decks, fences, driveway and landscaping.

Elevations at the project site are approximately 200 feet above mean sea level (amsl). Soils at the project site include Cabrillo Heeser Complex and Dystopepts, neither of which support pygmy vegetation. The site is in a Marginal Water Resource area and is considered prime agricultural land.

The site is zoned Agriculture 60 (AG:60), and adjacent zoning includes Agricultural to the west, Range Land to the east and south and Agricultural and Public Lands to the northeast. The uses are compatible with the project's agricultural zoning designation and the land has been operated as agricultural land for many years. The General Plan designates the land as prime agricultural land, currently under Williamson Act Contract. The site contains some trees and Hathaway Creek is located to the northeast of the project site, with the flood zone area approximately 650 feet away to the north of the project site. The site is located within a moderate fire hazard area. Mapping does not associate the following with the subject site: faults, landslides, erosion, flood, or tsunami hazard.

SURROUNDING LAND USE AND ZONING: As listed on Table 1 below, the site and surrounding lands to the north and west are designated Agricultural (AG:60) while immediately south and east of the site the land is designated as Range Lands (RL:160). To the northeast of the parcel there is public facilities land controlled by the Manchester-Point Arena Rancheria Native Americans. The existing and proposed land use is a conditional land use in the Agricultural Zoning District. The proposed project is compatible with surrounding land uses and development.

Table 1. Surrounding Land Use and Zoning				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Agricultural (AG60)	Agricultural (AG60)	61 acres	Agriculture
EAST	Rural Lands (RL160), Public Facilities (PF)	Rural Lands (RL160), Public Facilities (PF)	78 acres	Range Land
SOUTH	Rural Lands (RL)	Rural Lands (RL)	77 acres	Range Land

Table 1. Surrounding Land Use and Zoning				
	GENERAL PLAN	ZONING	LOT SIZES	USES
WEST	Agricultural (AG60)	Agricultural (AG60)	108 acres	Agriculture

LOCAL COASTAL PROGRAM CONSISTENCY

Land use: The parcel is classified as Agricultural (AG60:R) in the Mendocino County General Plan. General Plan Goal DE-60 states: *"Promote an agricultural sector with sustainable practices that minimize environmental impacts and provide safe, decent and affordable housing for agricultural workers both on individual farms and in the local community."* The proposal is to replace two older mobile homes with new units. This is being done to support the existing agricultural use and to provide more up to date housing for the farm workers on the property. As such, this application is consistent with the Mendocino County General Plan.

Zoning: The parcel is zoned Agricultural (AG:60) by the Mendocino County Coastal Zoning Ordinance. The Agricultural classification is intended to encompass lands within the Coastal Zone which are suited for and appropriate for retention of agricultural uses including lands presently under Type 1 Agricultural Preserve contracts, lands having present or future potential for significant agricultural production and contiguous or intermixed smaller parcels on which non-compatible uses could jeopardize adjacent agricultural lands.¹ The proposed replacement of existing agricultural single-family residences is consistent with the Farm Labor Housing requirements which states: *"Occupancy on a parcel in one(1) or more dwelling units, trailer coaches or bunkhouses by more than one (1) farm employee and his/her families which occurs exclusively in association with the performance of agricultural labor. In no case shall farm labor housing be located on any contiguous ownerships less than ten (10) acres."* The project complies with the intent of the Agricultural District, its development requirements, and with all other zoning requirements of Division II of Title 20 of the Mendocino County Code.

- **Section 20.480.025 Expansion or Reduction of Nonconforming Uses**

(B) *"A legal nonconforming mobile home may be replaced by a new mobile home without a use permit if no use permit was required for the original installation."* A review of the building permit files available for this property does not indicate when the original mobile homes were installed on the property. Mendocino County Assessor records also do not indicate when the mobile homes were installed, but some historical data suggest that they were from the 1960s vintage. Because the Mendocino County Coastal Zoning Ordinance was adopted in 1991, this would mean that the original mobile homes pre-dated the requirement for a Use Permit to be approved prior to placement of a mobile home for residency purposes.

- **Section 20.356.020 Minimum Lot Area for AG Districts.** *"Sixty(60)Acres."* The parcel size is approximately 56 acres.
- **Section 20.356.025 Maximum Dwelling Density for AG Districts.** *"One (1) unit per sixty (60) acres except as provided pursuant to Section 20.316.020 (Farm Employee Housing), Section 20.316.025 (Farm Labor Housing), Section 20.456.015 (Accessory Uses), Section 20.460.035 (Use of a Trailer Coach) and Section 20.460.040 (Family Care Unit). In no case, except as provided below, shall there be more than four (4) dwellings per parcel whether single-family residential, farm employee housing, farm labor housing, accessory living unit or family care unit, except where Chapter 20.412 "Clustering Development Combining District" applies. Farm labor housing may exceed the four (4) dwellings per parcel limitation."* The proposal is to replace two existing mobile homes with two newer units for farm labor housing.
- **Section 20.376.030 Minimum Front, Rear and Side Yards for AG Districts.** *"Fifty (50) feet each."* The project would comply with the minimum front, rear and side yard requirements, as the nearest property lines from the housing units are a minimum of approximately 490 feet and 560 feet from the front property line, 829 feet and 684 feet from the rear property line and 1000, 871,

¹ Mendocino County Coastal Zoning Code, Division II, Chapter 20.395 Agricultural District (1991). Print.

1,426 and 1,543 feet from the side property lines.

- **Section 20.376.040 Building Height Limit for AG Districts.** *“Twenty Eight (28) feet above natural grade for non-Highly Scenic Areas and for Highly Scenic Areas east of Highway 1. The applicant has indicated that the maximum height of the mobile homes will be approximately twenty feet in height, which is below the maximum height, noted above.*
- **Section 20.376.045 Maximum Lot Coverage for AG Districts.** *“Twenty (20) percent for parcels less than two (2) acres in size. Fifteen (15) percent for parcels from two (2) acres to five (5) acres in size. Ten (10) percent for parcels over five (5) acres in size.”* Given the large parcel size (160± acres) and the total combined footprints of the two proposed residences of approximately 2,120 square feet, maximum lot square footage is not an issue with this project.
- **Section 20.316.020 - Farm Labor Housing.** *“Occupancy on a parcel in one (1) or more dwelling units, trailer coaches or bunkhouses by more than one (1) farm employee and his/her families which occurs exclusively in association with the performance of agricultural labor. In no case shall farm labor housing be located on any contiguous ownerships of less than ten (10) acres.”* As noted above, the property is approximately 160 acres in size and the purpose of the two residences is to provide farm labor housing.

Habitats and Natural Resources: The proposed project, as reviewed by Planning and Building staff, would be developed on an already disturbed area of the property since the proposed replacement mobile homes would be located almost entirely on the footprint of the existing mobile homes, thereby minimizing impacts to potential sensitive habitats and species within the vicinity.

The Applicants did not submit a biological report with their project application for the proposed replacement farm labor housing units. According to the Mendocino County GIS Natural Diversity Database, the site contains some species habitats but no known occurrences as of the date (September 2017) of the map.

Soils on the site consist of #139 Dystropepts (watershed or wildlife habitat) and #117 Cabrillo-Heeser Complex (used for livestock grazing), neither of which support pygmy vegetation. In addition, there are no Blacklock, Aborigine, Tropaquepts, or Shinglemill/Gibney complex soils found on the site. As conditioned, staff finds that the proposed project would not significantly impact any sensitive biological resources. As such, the project is consistent with the Mendocino County Coastal Zoning Code Environmentally Sensitive Habitats and other resource area policies.

Public Access: The project site is located east of Highway 1 and is not designated as a potential public access trail location. Existing public access to the shore is not located near the site, nor is any public access proposed within the vicinity of the site.

Hazards Management: The parcel is located in an area classified with a “Moderate Fire Hazard” severity rating. Fire protection services are provided by the California Department of Forestry and Fire Protection (Cal Fire) and the Redwood Coast Fire Protection District. The project application was referred to Cal Fire and the Redwood Coast Fire Protection District for input; however, each agency had no comment on the project. Conditional clearance from Cal Fire (Cal Fire 242-16) has been provided for the project, dated September 28, 2017, in which standard conditions related to address, driveway, defensible space, and maintaining defensible space are required by Cal Fire. A standard condition requiring the applicant to secure all necessary permits for the proposed development from County, State, and Federal agencies having jurisdiction ensures any fire protection policy or plan would be addressed. According to the LCP Earthquake Fault Zone maps there are no faults located directly on the site, although the San Andreas Fault is located 1.5 miles north of the project location. As conditioned, staff finds the project to be consistent with Mendocino County policies for fire protection, access and hazard management.

Grading, Erosion, and Run-Off: No grading is proposed under the project, as the proposed farm labor housing would be constructed on nearly the same footprint of the existing farm labor housing units to be removed. A condition is included to ensure the project will implement standards of Best Management Practices (BMPs) to prevent erosion and run-off during project construction and to re-vegetate any bare soil as soon as feasible after the construction phase is complete. As conditioned, staff finds the project

would not result in significant erosion or run-off impacts.

Archaeological/Cultural Resources: For small projects such as the proposed replacement of two existing mobile homes having minimal earthwork and in the same footprint, Mendocino County Department of Planning and Building Services (PBS) procedure is to not refer these types of projects to either the California Historic Resource Information Center (CHRIS) or the Mendocino County Archaeological Commission. Staff notes that a standard condition advises the applicants of the "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project along with the inclusion of the standard condition of approval advising the applicant about any discovery of archaeological resources. As conditioned, staff finds the project to be consistent with Mendocino County policies for protection of paleontological and archaeological resource.

Groundwater and Waste Removal Resources: The project site is located within a mapped "Marginal Water Resource" area. The subject parcel currently utilizes an on-site well, which would continue to be utilized under the project. Additionally, due to the large parcel size, the Mendocino County Environmental Health Department does not have any potable water requirements.

Additional comments from the Mendocino County Environmental Health Department state that their records indicate that the only septic system for the site was issued in 1997 for a four bedroom single family residence. For the two mobile homes to be approved by the Environmental Health Department, the current wastewater processing system will be required to be inspected by a qualified site evaluator. As conditioned, staff finds the proposed project would not adversely affect groundwater resources nor the removal of waste products.

Transportation/Circulation: The project would not contribute new sources of traffic on local and regional roadways. The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned. As such, staff has determined that this project would not contribute to a significant change to existing transportation/circulation patterns.

The County Department of Transportation, requested a paved access driveway collar, extending 20 feet from Windy Hollow Road, be constructed with this project, and a condition has been included to address this requirement

Visual Resources and Special Treatment Areas: The subject parcel is located within a mapped Highly Scenic Area (Conditional), as depicted on the LCP Land Use Map 25 Point Arena. The project site is located approximately 1.5 miles east of Highway 1, and not visible from the roadway and is therefore not subject to Highly Scenic Area development criteria. Staff finds the proposed project would not have significant visual impacts.

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, and the Project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 2, Section 15302 which exempts the replacement of existing structures where the new structure will be located on the same site as the structure replaced.

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, and adopts the following findings and conditions.

1. Pursuant with Mendocino County Code **Section 20.532.095 Required Findings for all Coastal Development Permits (A)(1):** *"The proposed development is in conformity with the certified Local Coastal Program."* Single-family residences for farm labor housing are a conditional use within the Agricultural land use classification. As such, the project is consistent with the intent of the AG(60) Classification; and

2. Pursuant with Mendocino County Code **Section 20.532.095 (A)(2)** *"The proposed development would be provided with adequate utilities, access roads, drainage, and other necessary facilities."* The site has been served for many years, and would continue to be served, by an on-site well and septic disposal system; and
3. Pursuant with Mendocino County Code **Section 20.532.095 (A)(3)** *"The proposed development 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 development is consistent with the purpose and intent of the Agricultural Zoning District, as well as all other provisions of the Division II Zoning Ordinance. Title 20 of the Mendocino County Code, including development criteria for Environmentally Sensitive Habitat Areas, and preserves the integrity of the Range Land Zoning District; and
4. Pursuant with Mendocino County Code **Section 20.532.095 (A)(4)** *"The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act."* The proposed Farm Labor residences would not have any significant impacts on the environment within the meaning of the California Environmental Quality Act (CEQA) and the proposed project, which involves the replacement of two existing mobile homes with two new mobile homes, is exempt from the requirements of (CEQA) pursuant to Section 15302 (Class 2) which exempts the replacement of existing structures where the new structures will be located on the same site as the structures replaced; and
5. Pursuant with Mendocino County Code **Section 20.532.095(A)(5)**, *"The proposed development would not have any adverse impact on any known archaeological or paleontological resource."* As there are no known resources within the vicinity of the site and Standard 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 development."* The site is currently developed with two existing single-family residences consisting of mobile homes and replacing the existing single-family residences with similar facilities is not anticipated to affect demands on public services; and
7. Pursuant to Mendocino County Code **Section 20.532.100 (A)(2) Impact Finding For Resource Lands Designated AG, RL and FL**. *"No permit shall be granted in these zoning districts until the following finding is made."*
 - a. *"The proposed use is compatible with the long-term protection of resource lands."* This application is to replace two existing mobile homes with new mobile homes on approximately the same building footprint for the purpose of providing farm labor housing. As such, the long-term protection of resource lands is ensured.
8. Pursuant to Mendocino County Code **Section 20.532.100 (B)(1) Development in Agricultural Zones**. No development subject to a coastal development use permit shall be issued on agricultural land until the following findings are made:
 - a. *"The project maximizes protection of environmentally sensitive habitat areas"* This application is to replace two existing mobile homes with new mobile homes on approximately the same building footprint for the purpose of providing farm labor housing. As such, the protection of environmentally sensitive habitat will be guaranteed;
 - b. *"The project minimizes construction of new roads and other facilities"* See Finding 8(a) above;
 - c. *"The project maintains views from beaches, public trails, roads and views from public viewing areas, or other recreational areas"* See Finding 8(a) above;

- d. *"The project ensures the adequacy of water, waste water disposal and other services"* See Finding 2 above ;
 - e. *"The project ensures the preservation of the rural character of the site"* See Finding 8(a) above ;
 - f. *"The project maximizes preservation of prime agricultural soils"* See Finding 8(a) above ;
 - g. *"The project ensures existing land use compatibility by maintaining productivity of on-site and adjacent agricultural lands."* See Finding 8(a) above.
9. **Impact Findings for Conversion of Prime Agricultural or Williamson Act Contracted Lands.** Conversion of prime land and/or land under Williamson Act Contract to non-agricultural uses is prohibited, unless all of the following findings are made. For the purposes of this section, conversion is defined as either development in an AG or RL designation not classified as a residential, agricultural, or natural resource use type or the amending and rezoning of the Coastal Element Land Use Designation AG or RL to a classification other than AG or RL including amendments to add visitor-serving facilities.
- a. *"All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable."* Not applicable, as this application is to replace two mobile homes with similarly sized mobile homes for farm labor housing;
 - b. *"Agricultural use of the soils cannot be successfully continued or renewed within a reasonable period of time, taking into account economic, environmental, social and technological factors."* Not applicable, as this application is to replace two mobile homes with similarly sized mobile homes for farm labor housing;
 - c. *"Clearly defined buffer areas are established between agricultural and non-agricultural uses."* Not applicable, as this application is to replace two mobile homes with similarly sized mobile homes for farm labor housing ;
 - d. *"The productivity of any adjacent agricultural lands will not be diminished, including the ability of the land to sustain dry farming or animal grazing."* Not applicable, as this application is to replace two mobile homes with similarly sized mobile homes for farm labor housing;
 - e. *"Public service and facility expansions and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality."* Not applicable, as this application is to replace two mobile homes with similarly sized mobile homes for farm labor housing; and
 - f. *"For parcels adjacent to urban areas, the viability of agricultural uses is severely limited by contacts with urban uses, and the conversion of land would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development."* Not applicable, as this application is to replace two mobile homes with similarly sized mobile homes for farm labor housing.

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 use of the property in reliance on such permit has been initiated prior to its expiration.
2. 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.

3. 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.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. A standard private road approach shall be constructed to a minimum width of 18', with improved approach extending 20' from the edge of the County Road(Windy Hollow Road), paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted. An encroachment permit shall be obtained from the Mendocino County Department of Transportation for this work. Any transportation of a size or weight of vehicle or load exceeding the maximum limitations specified in the California Vehicle Code requires obtaining a transportation permit from Mendocino County Department of Transportation.
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. To comply with MCC Section 20.376.045, the building height limit is twenty-eight (28) feet above natural grade for non-Highly Scenic Areas.
11. Exterior lighting shall be kept to the minimum necessary for safety and security purposes and shall be downcast and shielded, and shall be positioned in a manner that will not shine light or allow light glare to extend beyond the boundaries of the parcel in compliance with Section 20.504.035 of the Mendocino County Code. Prior to issuance of a Building Permit, the property owner shall furnish exterior lighting details to the satisfaction of the Director.
12. Standard Best Management Practices (BMPs) shall be employed to assure minimization of erosion resulting from construction. Ground disturbance shall be limited to the minimum necessary and disturbed soil areas shall be stabilized as soon as feasible. Any soil stockpiles shall be covered or otherwise stabilized to prevent dust impacts. Any bare soil created by the construction phase of the project shall be revegetated with native vegetation and/or native seed mixes for soil stabilization.

13. Prior to the issuance of building permits, a qualified site evaluator shall inspect the current sewage removal system as well as the replacement area to ascertain if it is adequate to dispose of sewage waste from the two mobile homes. This information shall be submitted to the Environmental Health Division.
14. The applicant shall submit annually to the Mendocino County Department of Planning and Building Services, documentation verifying the necessity of agricultural employment on the property such as W-2 forms or other acceptable type of documentation.

Staff Report Prepared By:

DATE

KEITH GRONENDYKE
PLANNER III

Coastal Development Permit Approved By:

DATE

BRENT SCHULTZ
COASTAL PERMIT ADMINISTRATOR

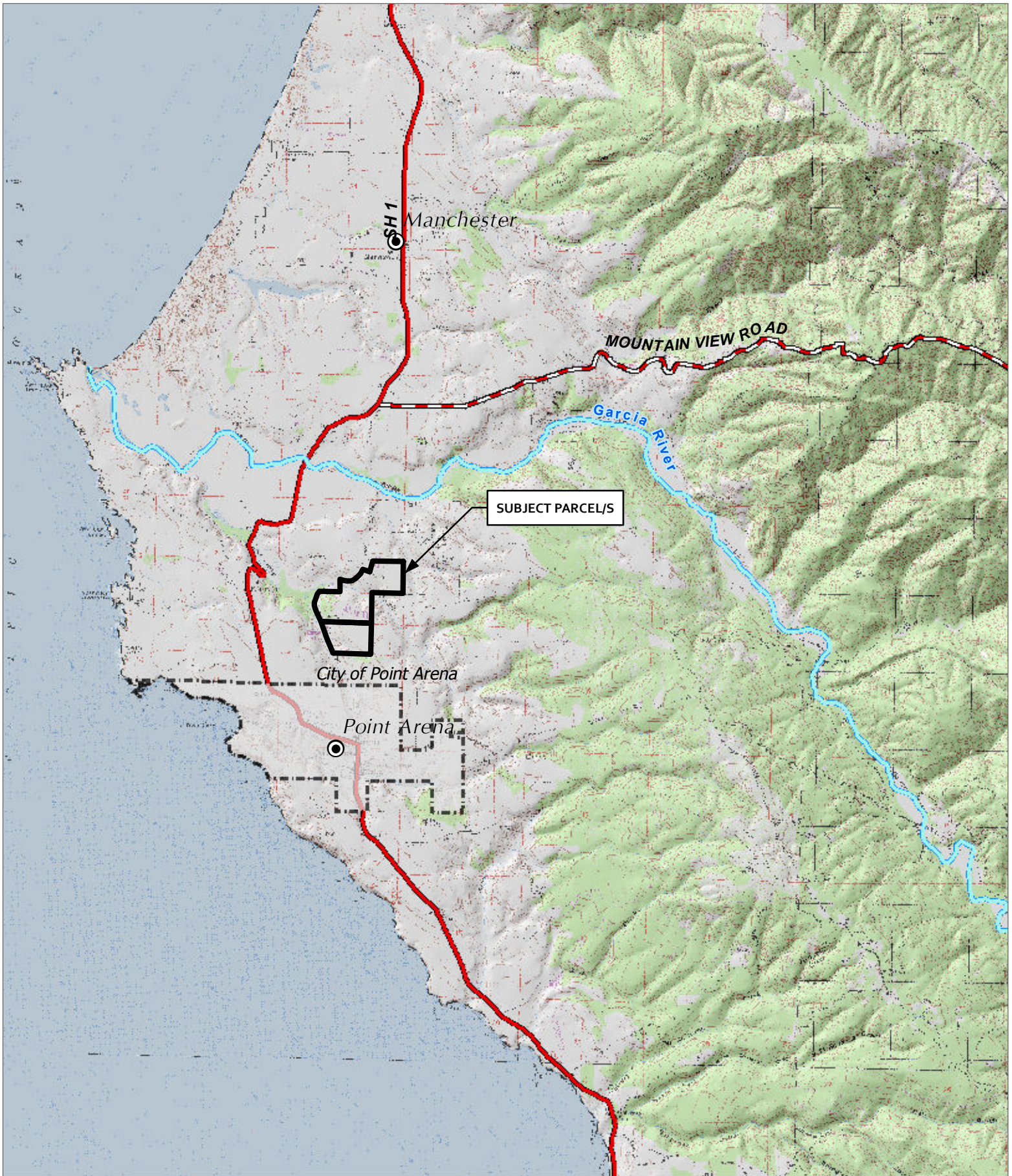
Appeal Period: 10 Days
Appeal Fee: \$1616.00

ATTACHMENTS:

- A. Location Map
- B. Aerial Imagery
- C. Topographic Map
- D. Plot Plan
- E. Floor Plan
- F. Floor Plan
- G. Exterior Design
- H. Adjacent Lands
- I. Zoning
- J. General Plan Classifications Map
- K. LCP Land Use Map 25: Point Arena
- L. LCP Habitats & Resources
- M. LCP Land Capability
- N. Fire Hazard Zones and Responsibility Areas Map
- O. FEMA Flood Zone Map
- P. Soils
- Q. Ground Water Resources Map
- R. Highly Scenic Map
- S. Important Farmland Map
- T. Williamson Contract Act
- U. Classified Wetlands
- V. Appealable Areas Map

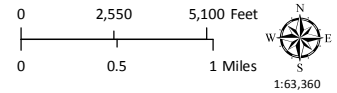
SUMMARY OF REFERRAL AGENCY COMMENTS:

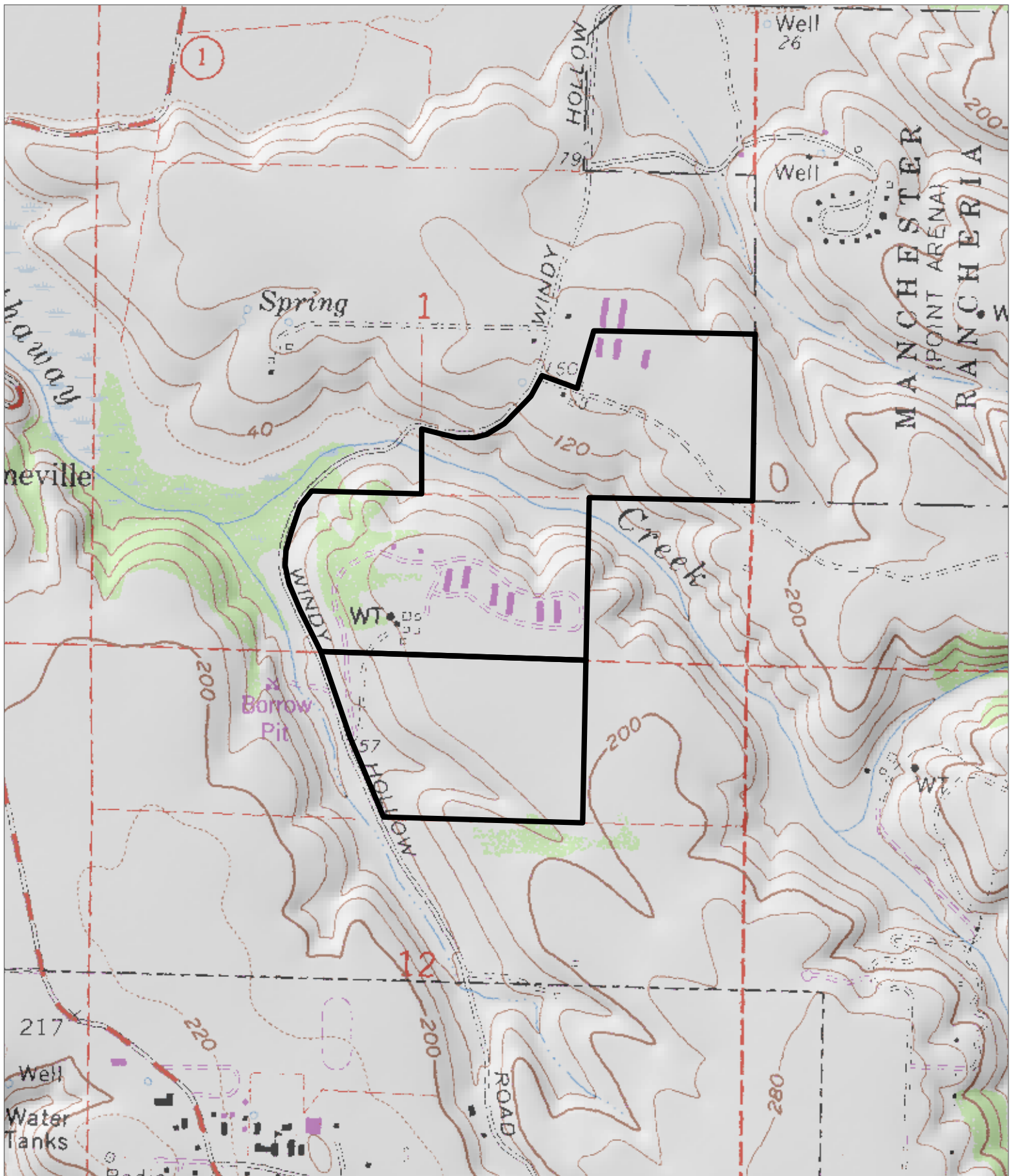
Planning (Ukiah)	No Comments
Department of Transportation	Comments
Environmental Health (FB)	Comments
Building Inspection (FB)	No Response
Assessor	No Response
Sonoma State University	No Response
State Clearinghouse	No Response
Cal Fire	Preliminary Permit Issued
Department of Fish & Wildlife	Comments
Coastal Commission	No Response
South Coast Fire Protection District	No Response
Coast Life Support Services	No Response
Resource Land Protection Committee	No Response
Agricultural Commissioner	No Response



CASE: CDP 2017-0040
OWNER: STORNETTA, Walter & Donna
APN: 027-031-09
APLCT: Walt Stornetta Ranch, ET AL
AGENT: James Barrett
ADDRESS: 23501 Windy Hollow Road, Point Arena

- Major Towns & Places
- Incorporated City Limits
- Major Rivers
- Highways
- Major Roads





CASE: CDP 2017-0040

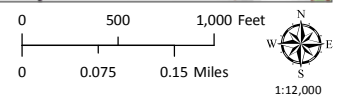
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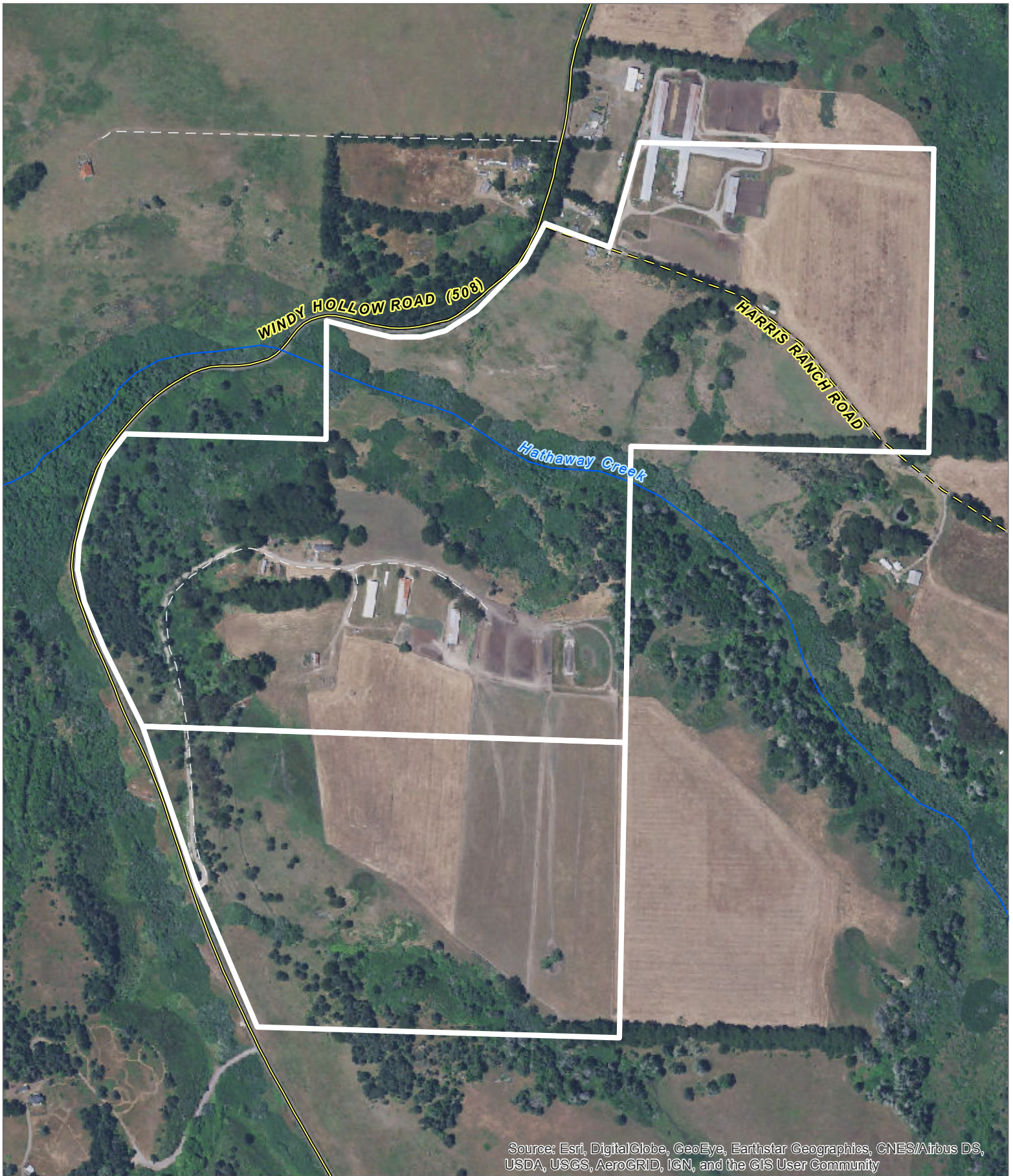
ADDRESS: 23501 Windy Hollow Road, Point Arena



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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

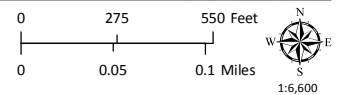
ATTACHMENT B



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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OWNER: STORNETTA, Walter & Donna
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Named Rivers
Public Roads
Private Roads
Driveways/Unnamed Roads

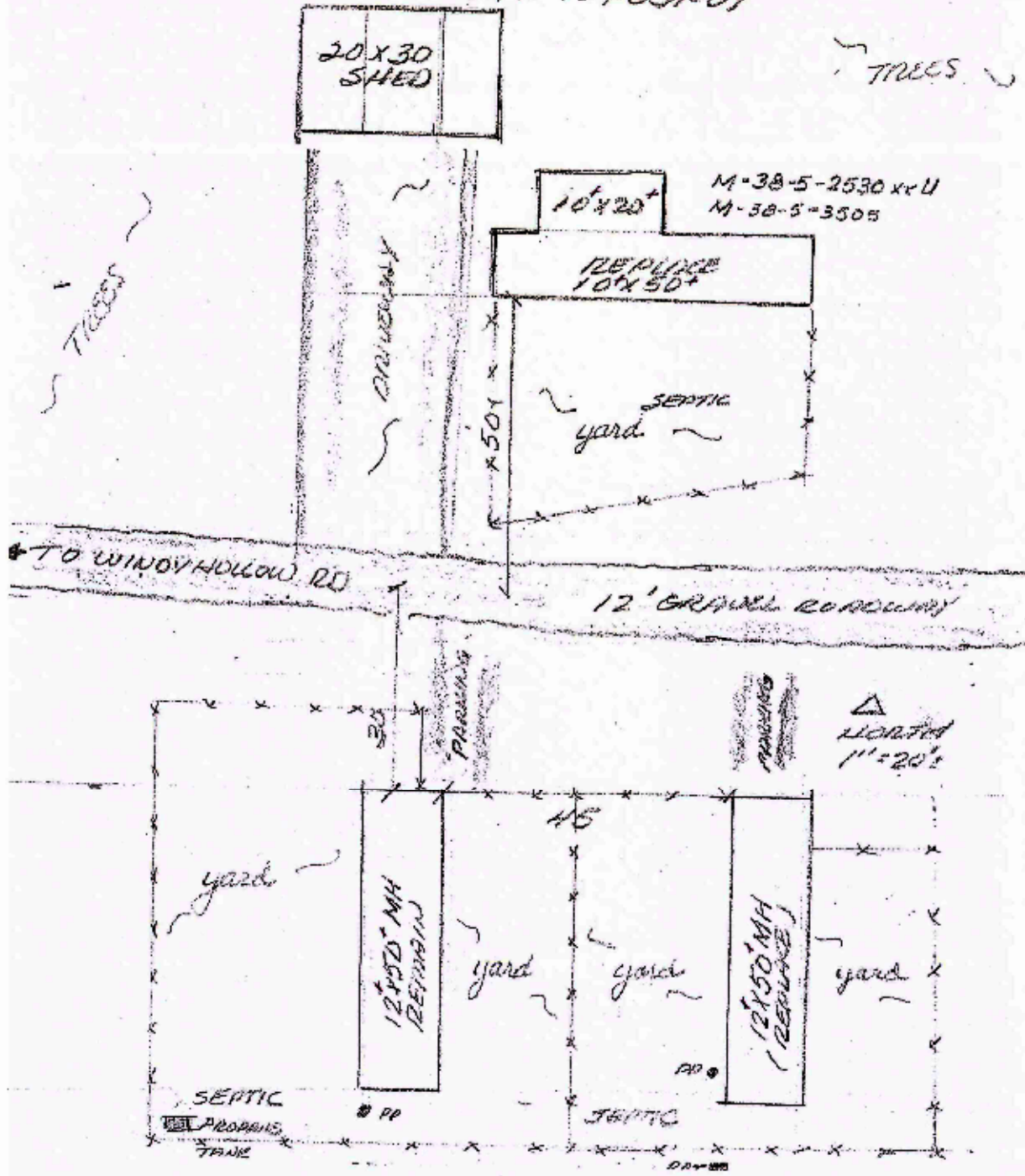


AERIAL IMAGERY

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ATTACHMENT C

ENLARGED PLOT PLAN
 STORNETTA TURKEY RANCH
 REPLACE (2) TWO MOBILE HOMES
 AG. EMPLOYEE HOUSING (12x50) (27x52)
 PAR APN 127-031-09



CASE: CDP 2017-0040
 OWNER: STORNETTA, Walter & Donna
 APN: 027-031-09
 APLCT: Walt Stornetta Ranch, ET AL
 AGENT: James Barrett
 ADDRESS: 23501 Windy Hollow Road, Point Arena

NO SCALE

PLOT PLAN

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ATTACHMENT D



830/890 SQUARE FEET

K15562A

Bai-15

NO SCALE

FLOOR PLAN

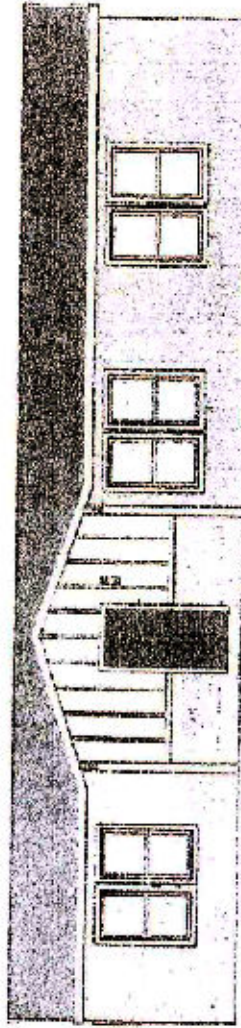
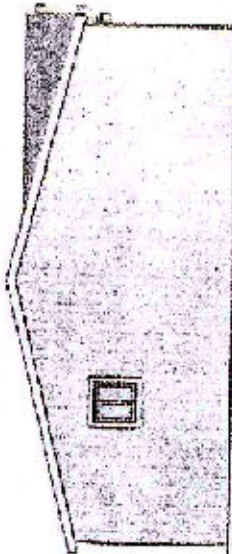
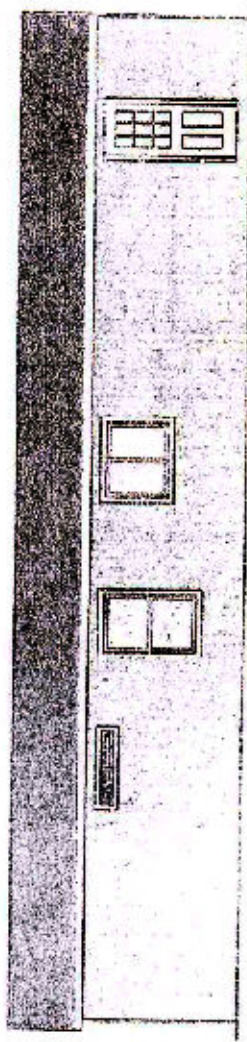
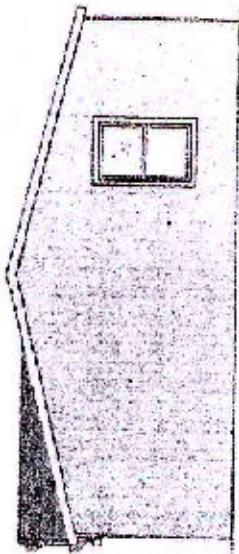
ATTACHMENT E

CASE: CDP 2017-0040
OWNER: STORNETTA, Walter & Donna
APN: 027-031-09
APLCT: Walt Stornetta Ranch, ET AL
AGENT: James Barrett
ADDRESS: 23501 Windy Hollow Road, Point Arena

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Carlisle

Model 27523A - 3 Bedrooms - 2 Bath - 1404 Square Feet - 27' X 52'



Karsten
HOMES

Elite Home Series

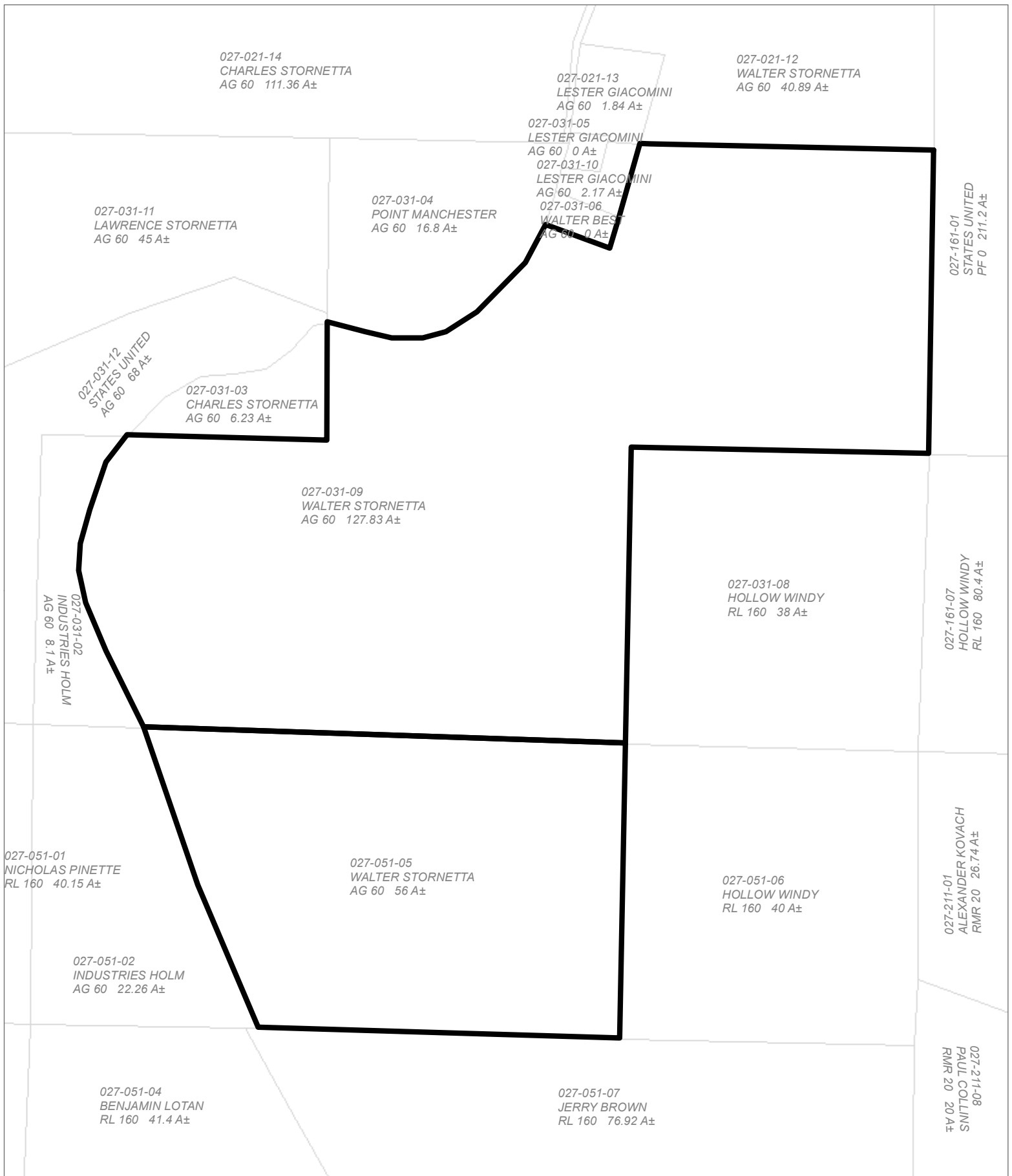
CASE: CDP 2017-0040
OWNER: STORNETTA, Walter & Donna
APN: 027-031-09
APLCT: Walt Stornetta Ranch, ET AL
AGENT: James Barrett
ADDRESS: 23501 Windy Hollow Road, Point Arena

NO SCALE

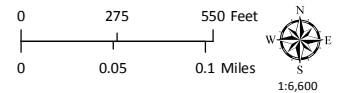
EXTERIOR DESIGN

ATTACHMENT G

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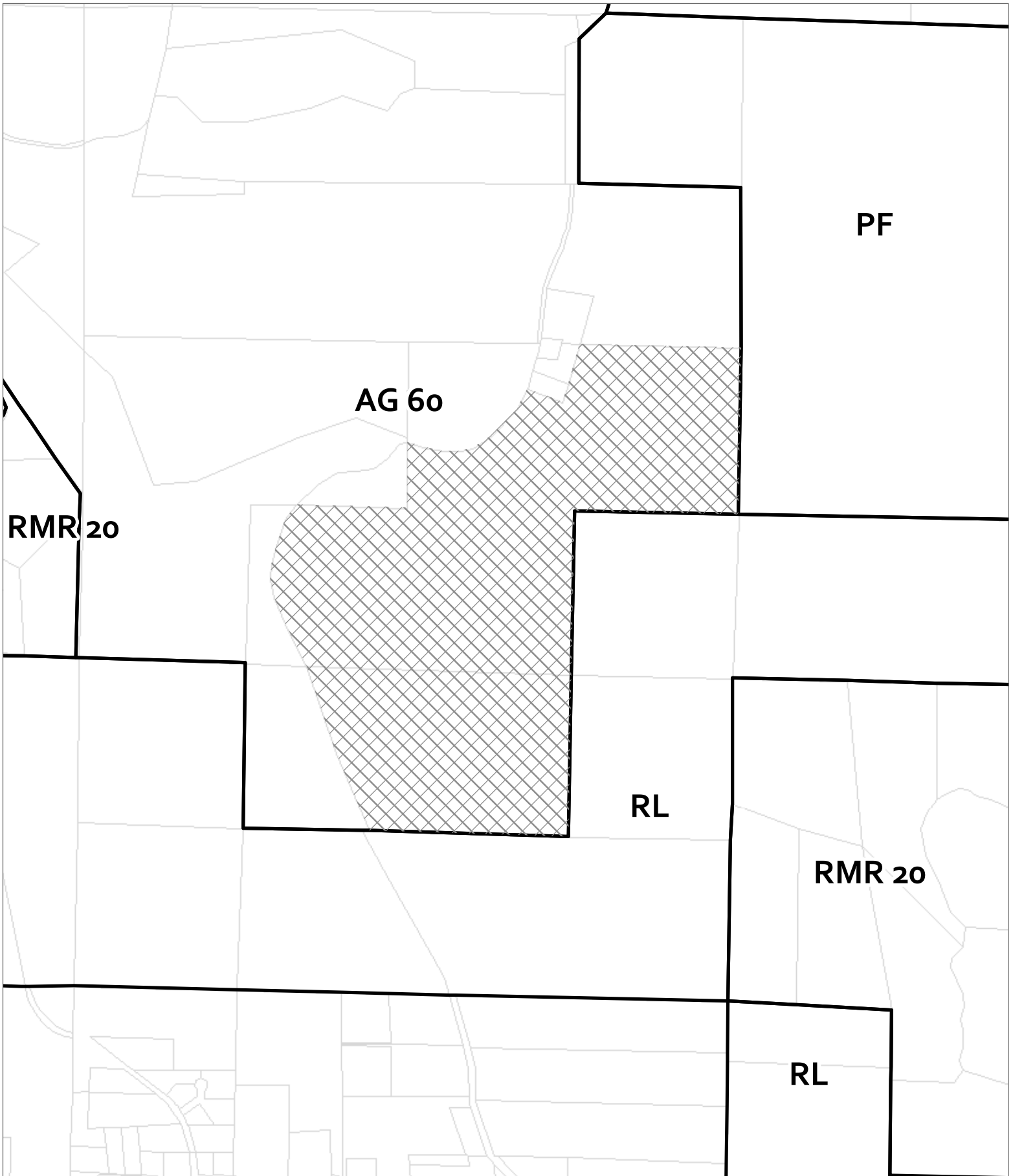


CASE: CDP 2017-0040
OWNER: STORNETTA, Walter & Donna
APN: 027-031-09
APLCT: Walt Stornetta Ranch, ET AL
AGENT: James Barrett
ADDRESS: 23501 Windy Hollow Road, Point Arena



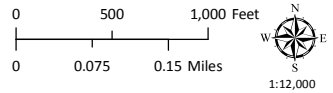
ADJACENT PARCELS
ATTACHMENT H

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CASE: CDP 2017-0040
OWNER: STORNETTA, Walter & Donna
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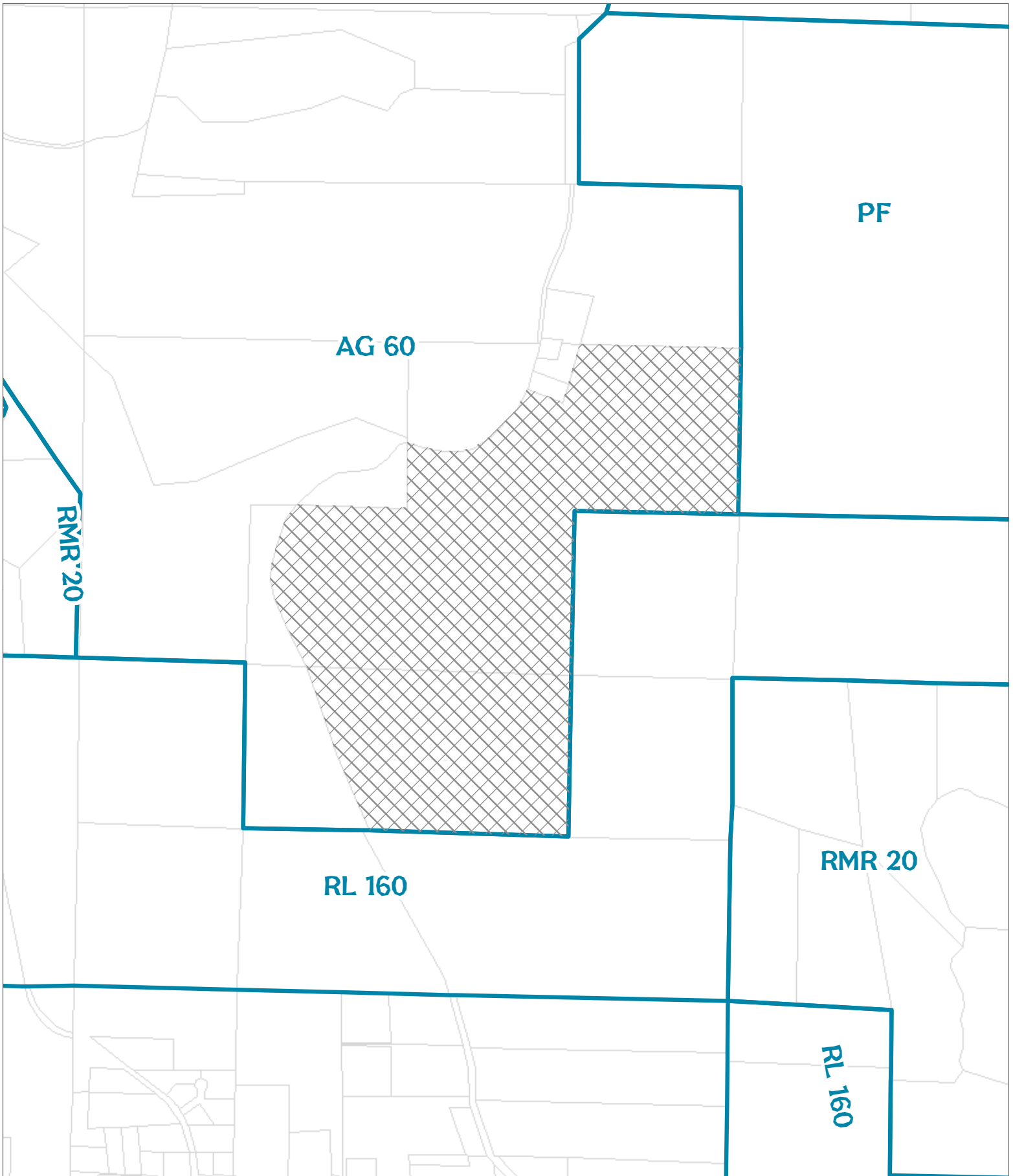
 Zoning Districts




ZONING DISPLAY MAP

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ATTACHMENT I



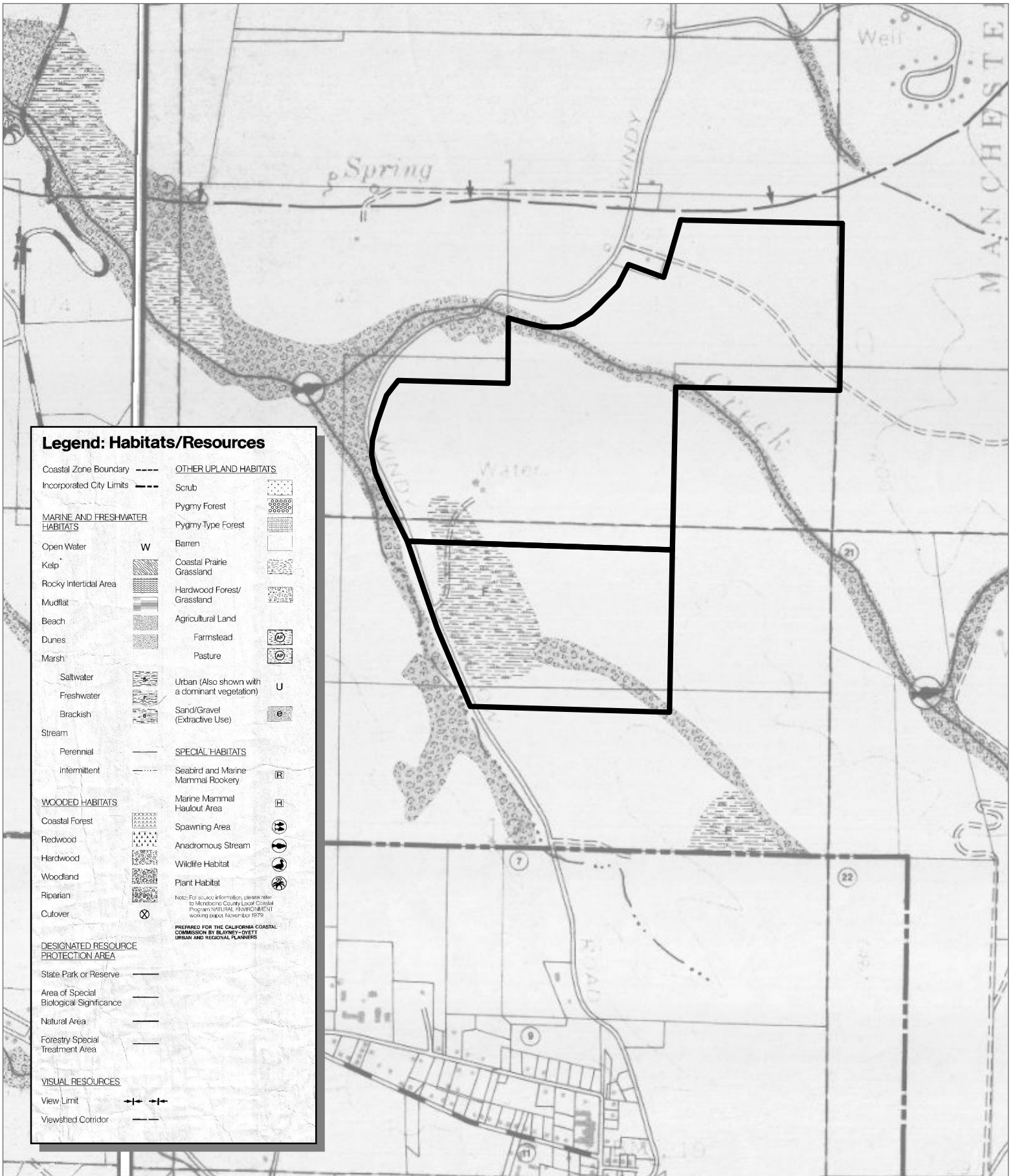
CASE: CDP 2017-0040
OWNER: STORNETTA, Walter & Donna
APN: 027-031-09
APLCT: Walt Stornetta Ranch, ET AL
AGENT: James Barrett
ADDRESS: 23501 Windy Hollow Road, Point Arena

 General Plan Classes

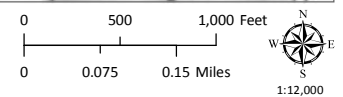
GENERAL PLAN CLASSIFICATIONS

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ATTACHMENT J



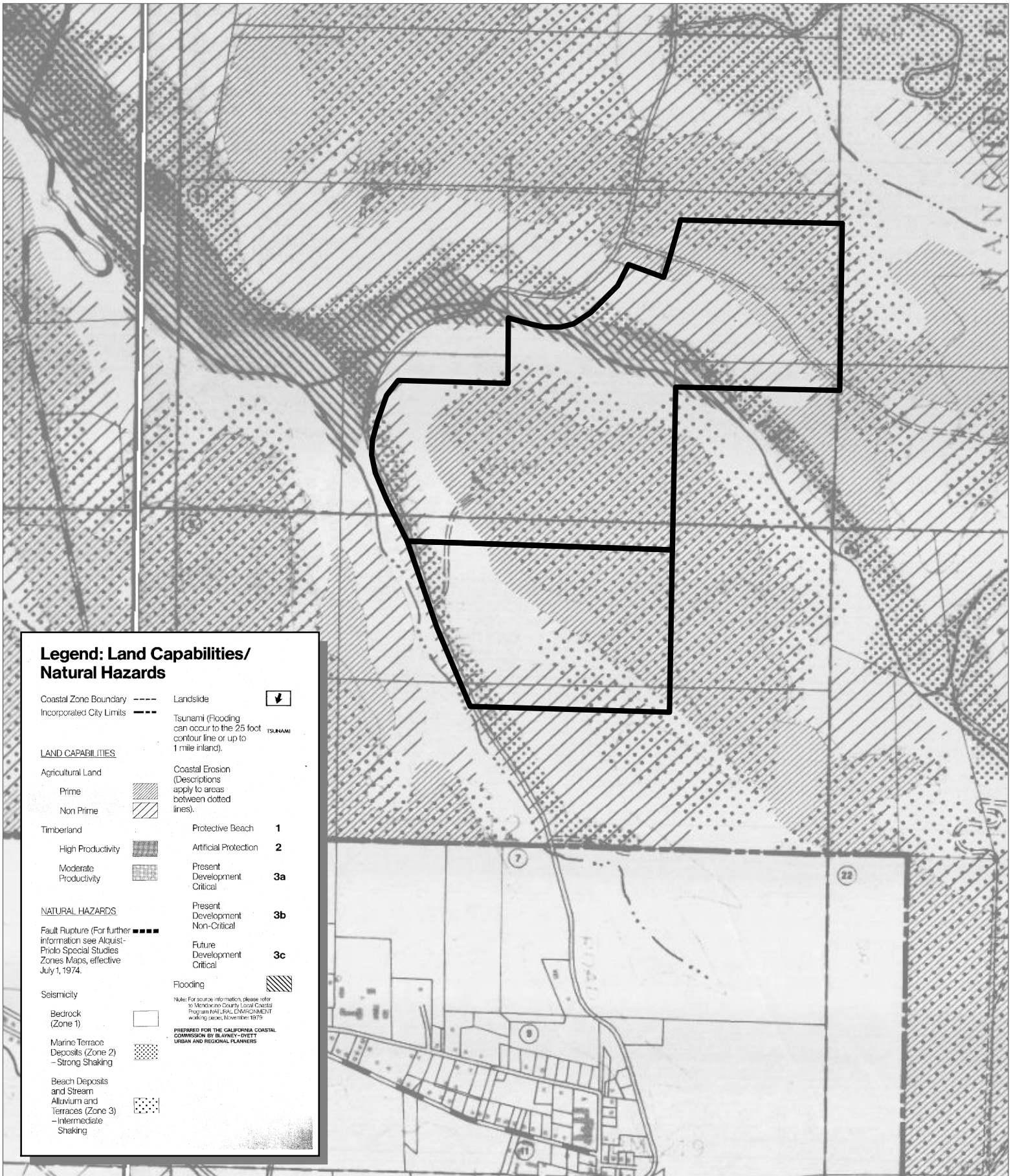
CASE: CDP 2017-0040
 OWNER: STORNETTA, Walter & Donna
 APN: 027-031-09
 APLCT: Walt Stornetta Ranch, ET AL
 AGENT: James Barrett
 ADDRESS: 23501 Windy Hollow Road, Point Arena



LCP HABITATS & RESOURCES

ATTACHMENT K

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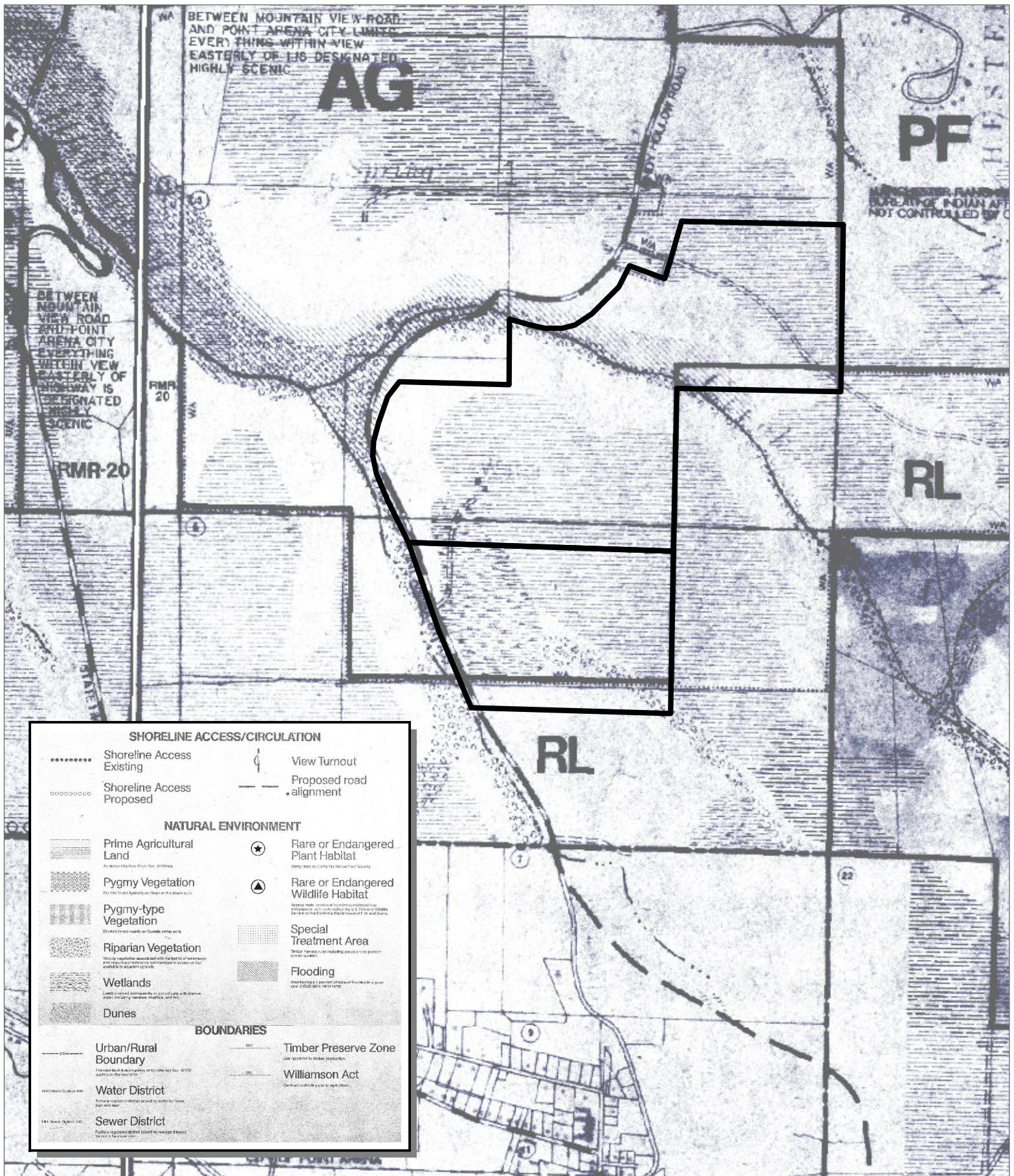


CASE: CDP 2017-0040
OWNER: STORNETTA, Walter & Donna
APN: 027-031-09
APLCT: Walt Stornetta Ranch, ET AL
AGENT: James Barrett
ADDRESS: 23501 Windy Hollow Road, Point Arena

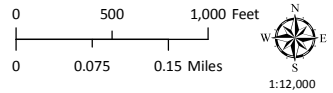
LCP LAND CAPABILITIES & NATURAL HAZARDS

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ATTACHMENT L



CASE: CDP 2017-0040
 OWNER: STORNETTA, Walter & Donna
 APN: 027-031-09
 APLECT: Walt Stornetta Ranch, ET AL
 AGENT: James Barrett
 ADDRESS: 23501 Windy Hollow Road, Point Arena






LCP LAND USE MAP 25: POINT ARENA



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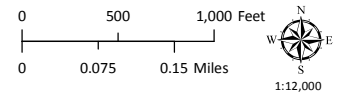
ATTACHMENT M



CASE: CDP 2017-0040
 OWNER: STORNETTA, Walter & Donna
 APN: 027-031-09
 APLCT: Walt Stornetta Ranch, ET AL
 AGENT: James Barrett
 ADDRESS: 23501 Windy Hollow Road, Point Arena

-  Fire Stations
-  County Fire Districts
-  Local Responsibility Areas

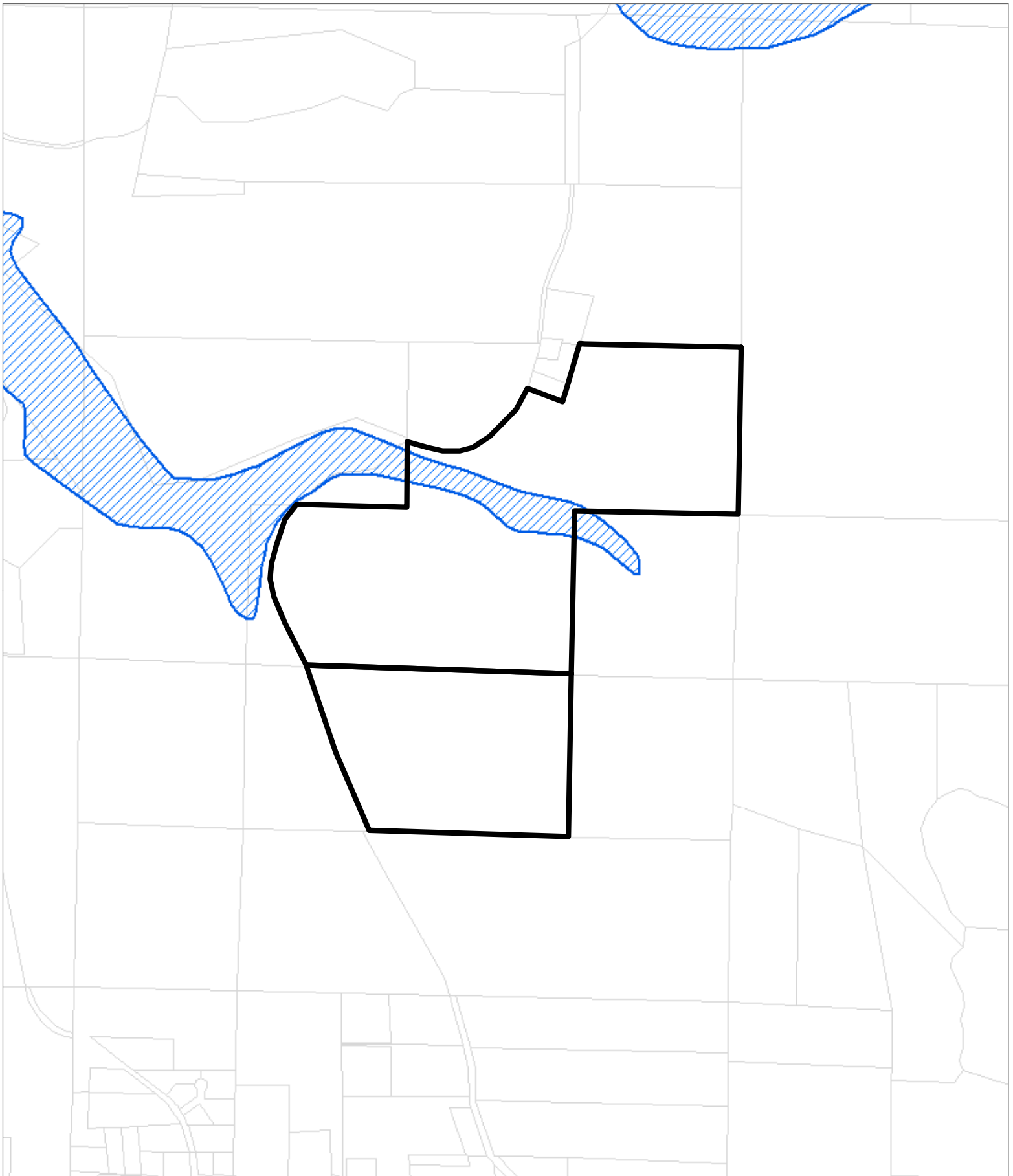
-  High Fire Hazard
-  Moderate Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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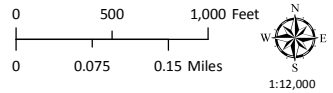
ATTACHMENT N



CASE: CDP 2017-0040
OWNER: STORNETTA, Walter & Donna
APN: 027-031-09
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AGENT: James Barrett
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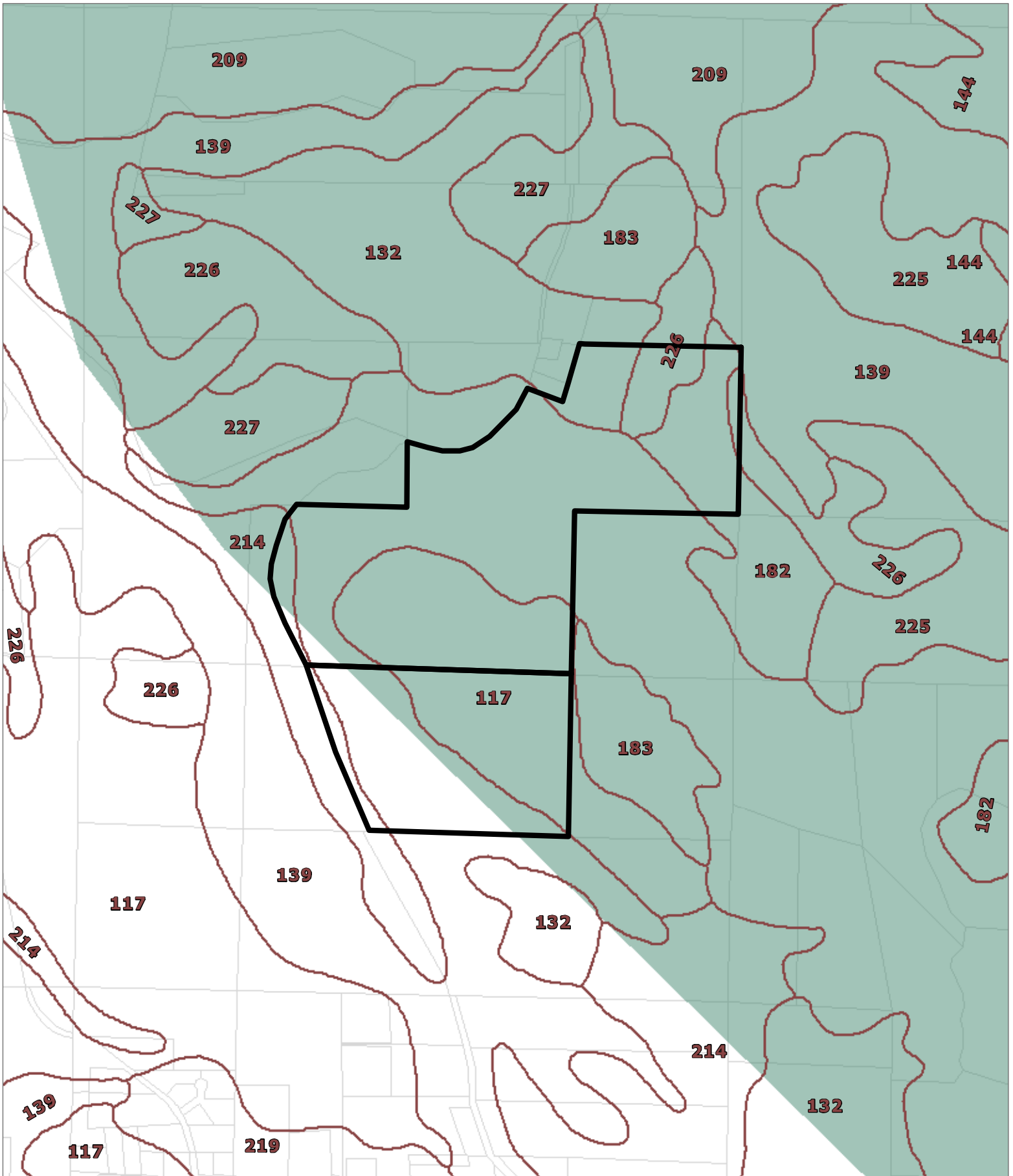


Flood Zone



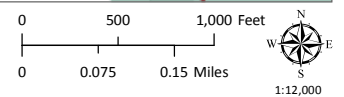
FEMA FLOOD ZONE
NFIP MAPS, JULY 18th, 2017

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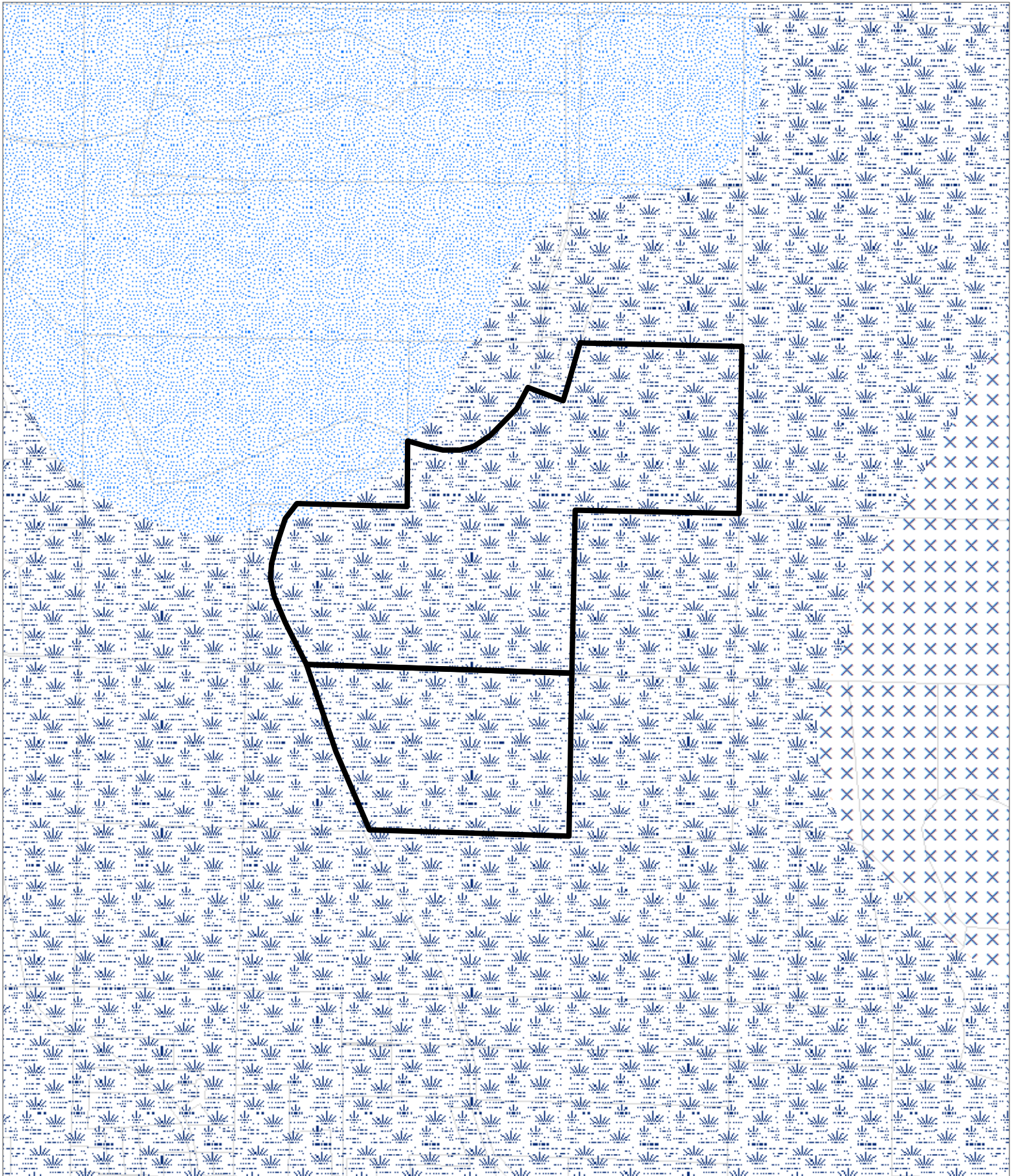
 Western Soil Classes
 Bishop Pine



LOCAL SOILS

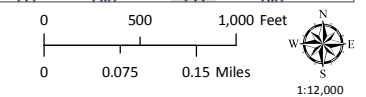
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ATTACHMENT P



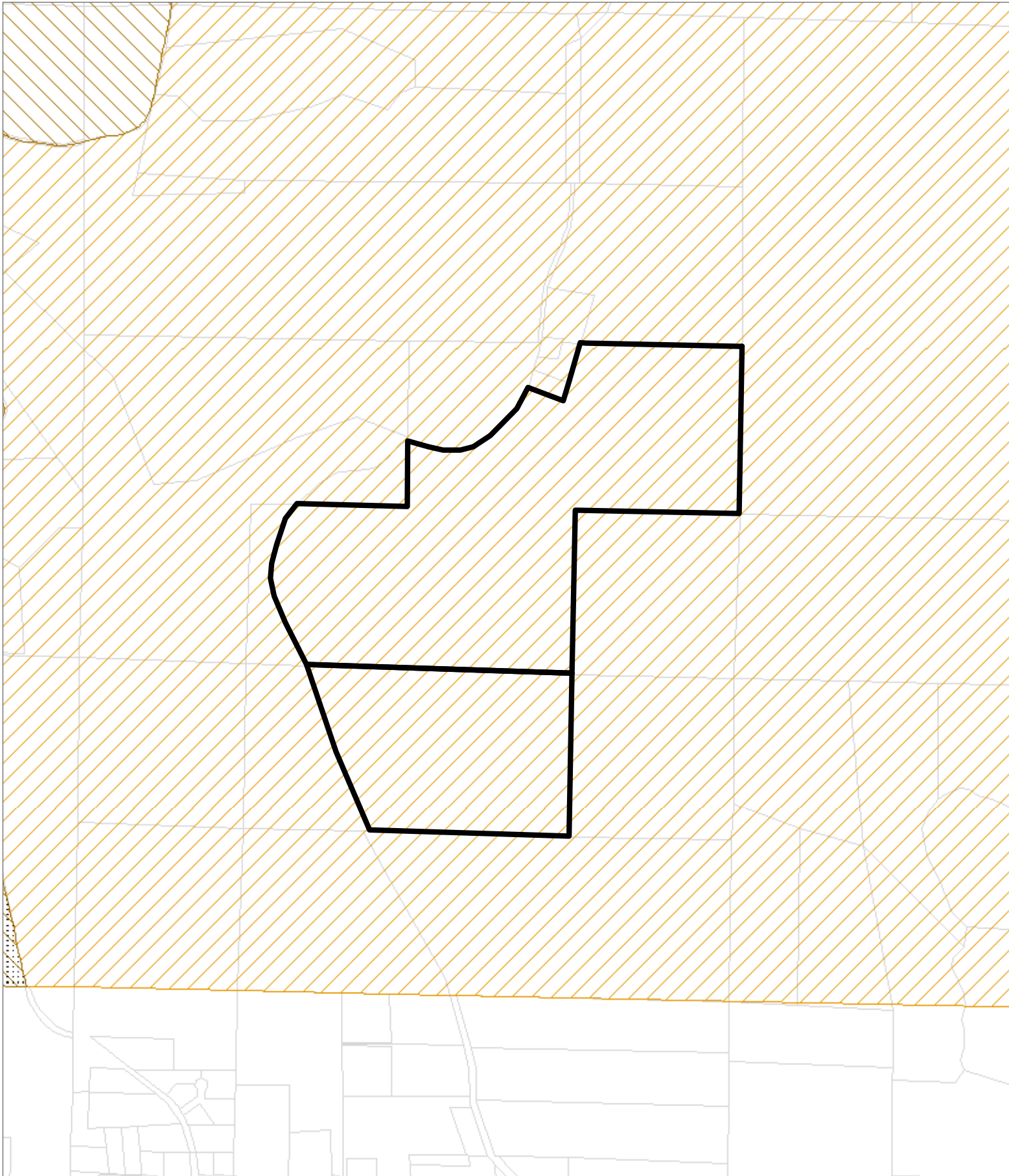
CASE: CDP 2017-0040
OWNER: STORNETTA, Walter & Donna
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ADDRESS: 23501 Windy Hollow Road, Point Arena

- X X Critical Water Areas
- Sufficient Water Resources
- - - - - Marginal Water Resources






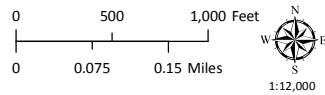
GROUND WATER RESOURCE ATTACHMENT Q

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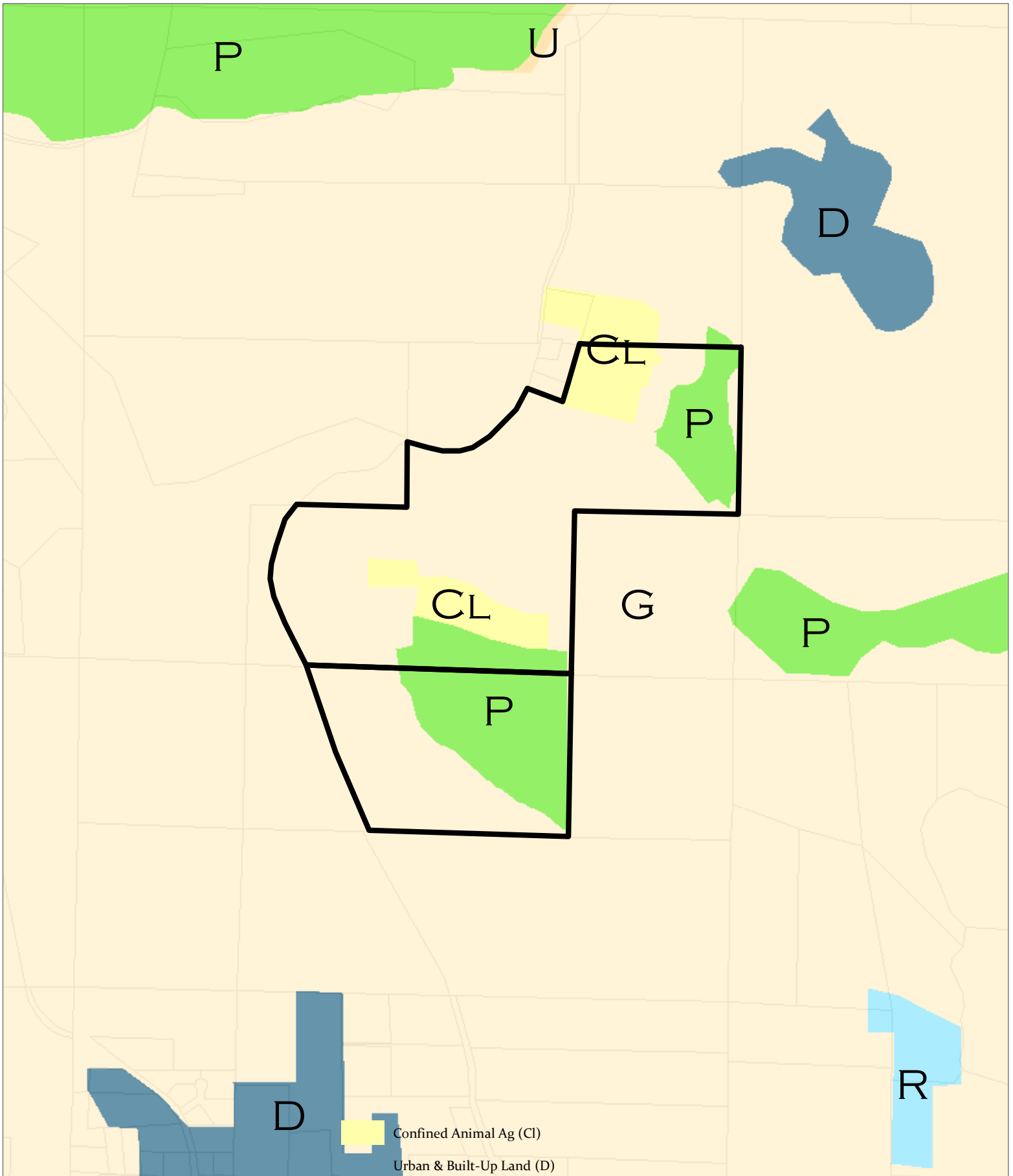
CASE: CDP 2017-0040
OWNER: STORNETTA, Walter & Donna
APN: 027-031-09
APLCT: Walt Stornetta Ranch, ET AL
AGENT: James Barrett
ADDRESS: 23501 Windy Hollow Road, Point Arena

-  Tree Removal Area
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)



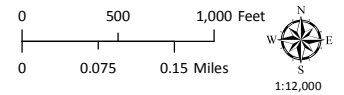
HIGHLY SCENIC & TREE REMOVAL AREAS

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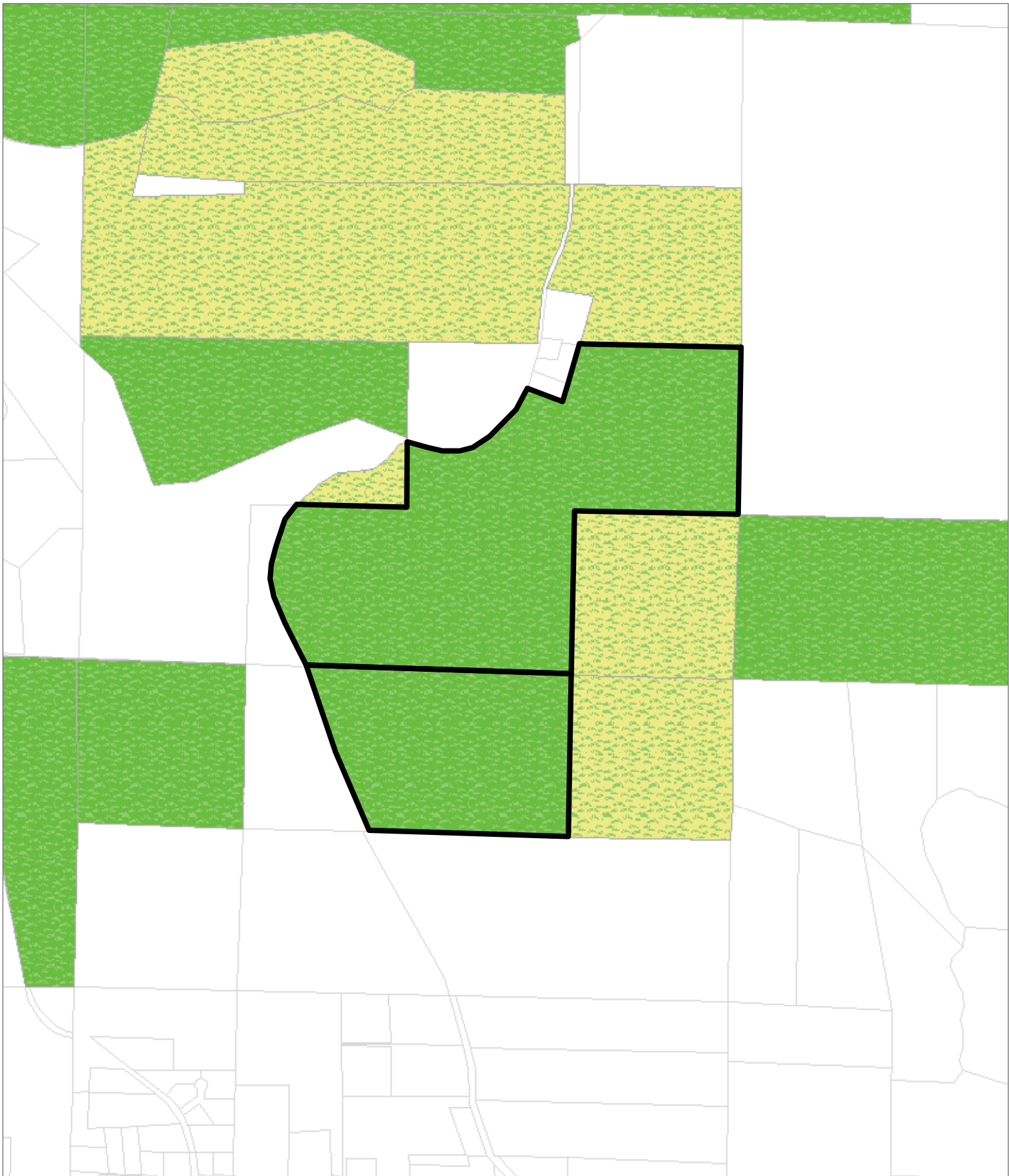
CASE: CDP 2017-0040
 OWNER: STORNETTA, Walter & Donna
 APN: 027-031-09
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 ADDRESS: 23501 Windy Hollow Road, Point Arena

- Confined Animal Ag (CL)
- Grazing Land (G)
- Prime Farmland (P)
- Rural Residential & Rural Commercial (R)
- Urban & Built-Up Land (D)






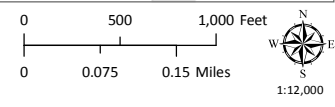
IMPORTANT FARMLAND
 ATTACHMENT S

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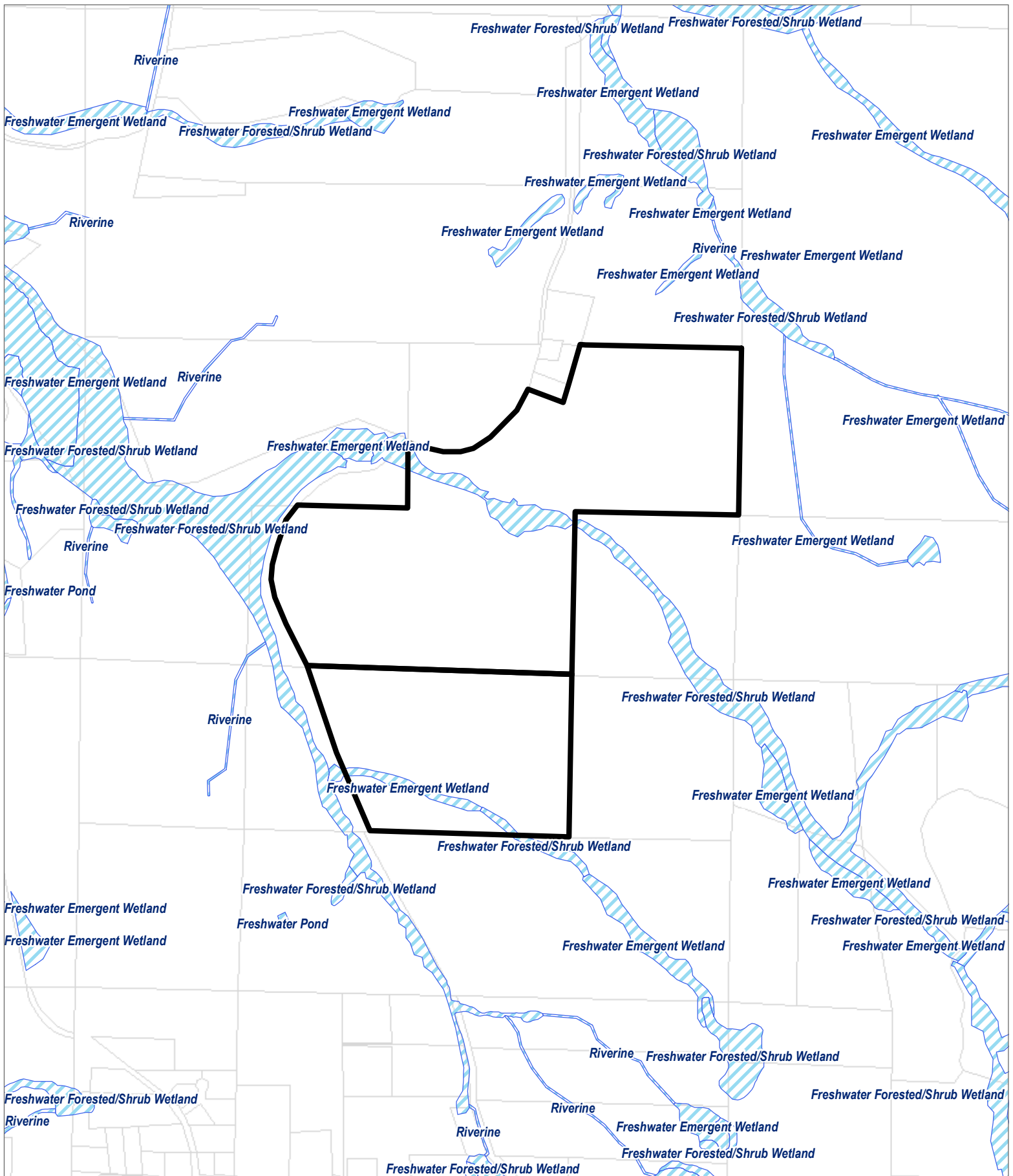
 Williamson Act 2016
 Prime Ag 2016
 Non-Prime Ag 2016



LANDS IN WILLIAMSON ACT CONTRACTS

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ATTACHMENT T



CASE: CDP 2017-0040

OWNER: STORNETTA, Walter & Donna

APN: 027-031-09

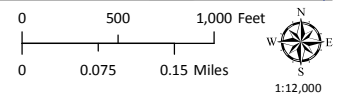
APLCT: Walt Stornetta Ranch, ET AL

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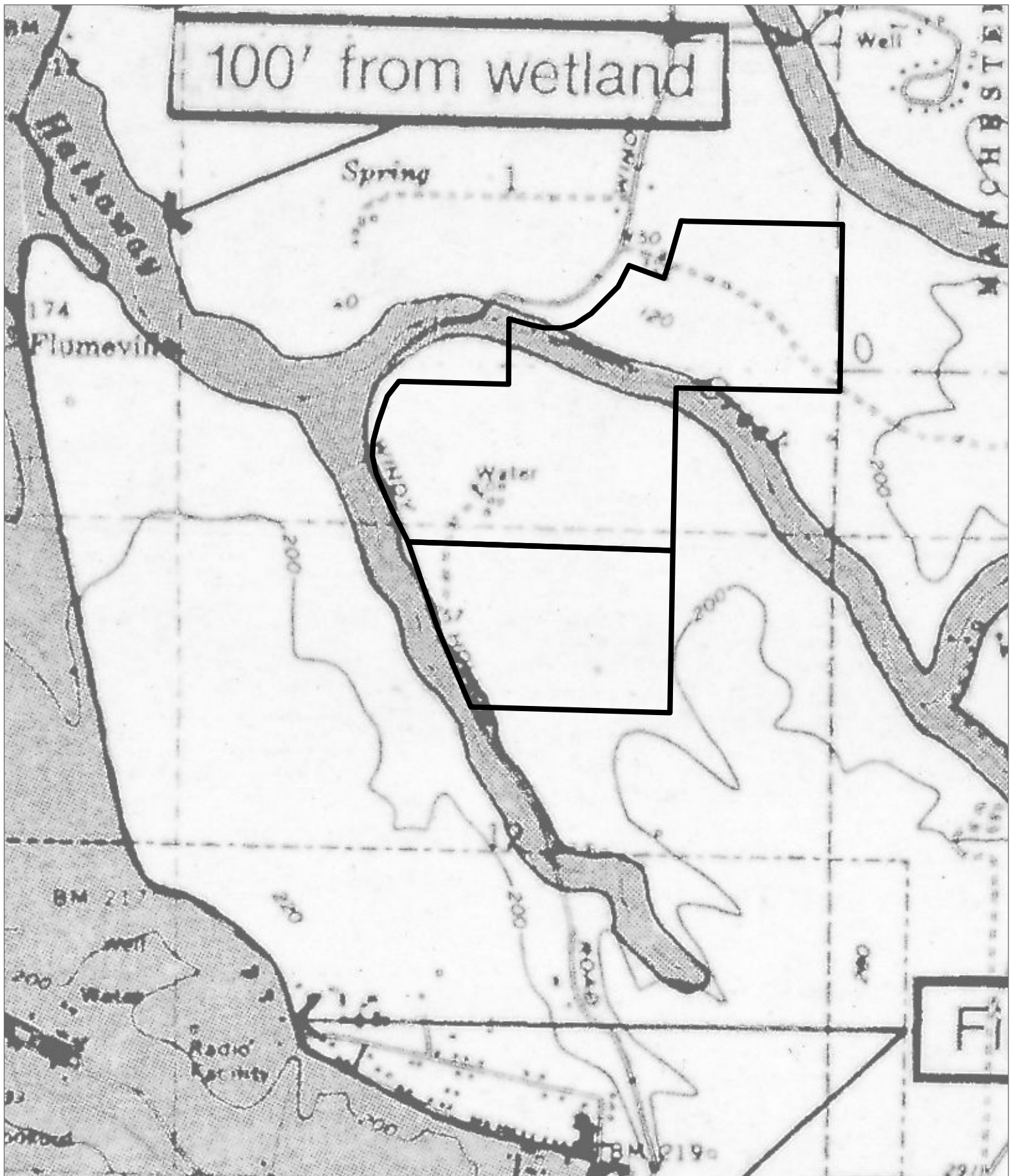
Wetlands



CLASSIFIED WETLANDS

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ATTACHMENT U



CASE: CDP 2017-0040

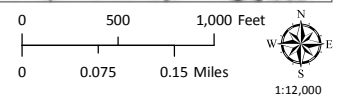
OWNER: STORNETTA, Walter & Donna

APN: 027-031-09

APLCT: Walt Stornetta Ranch, ET AL

AGENT: James Barrett

ADDRESS: 23501 Windy Hollow Road, Point Arena



APPEALABLE AREAS

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ATTACHMENT V