

*Suzanne & Stephen Whitaker
PO Box 128
Manchester, CA 95459*

January 20, 2019

Board of Supervisors
County of Mendocino
501 Low Gap Road
Ukiah, CA 95482

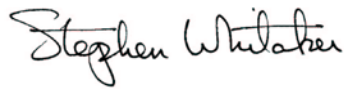
Carmel J. Angelo
County Executive Officer
501 Low Gap Road
Ukiah, CA 95482

Leon Drolet
President, Irish Beach Water District Board of Directors
PO Box 67
Manchester, CA 95459

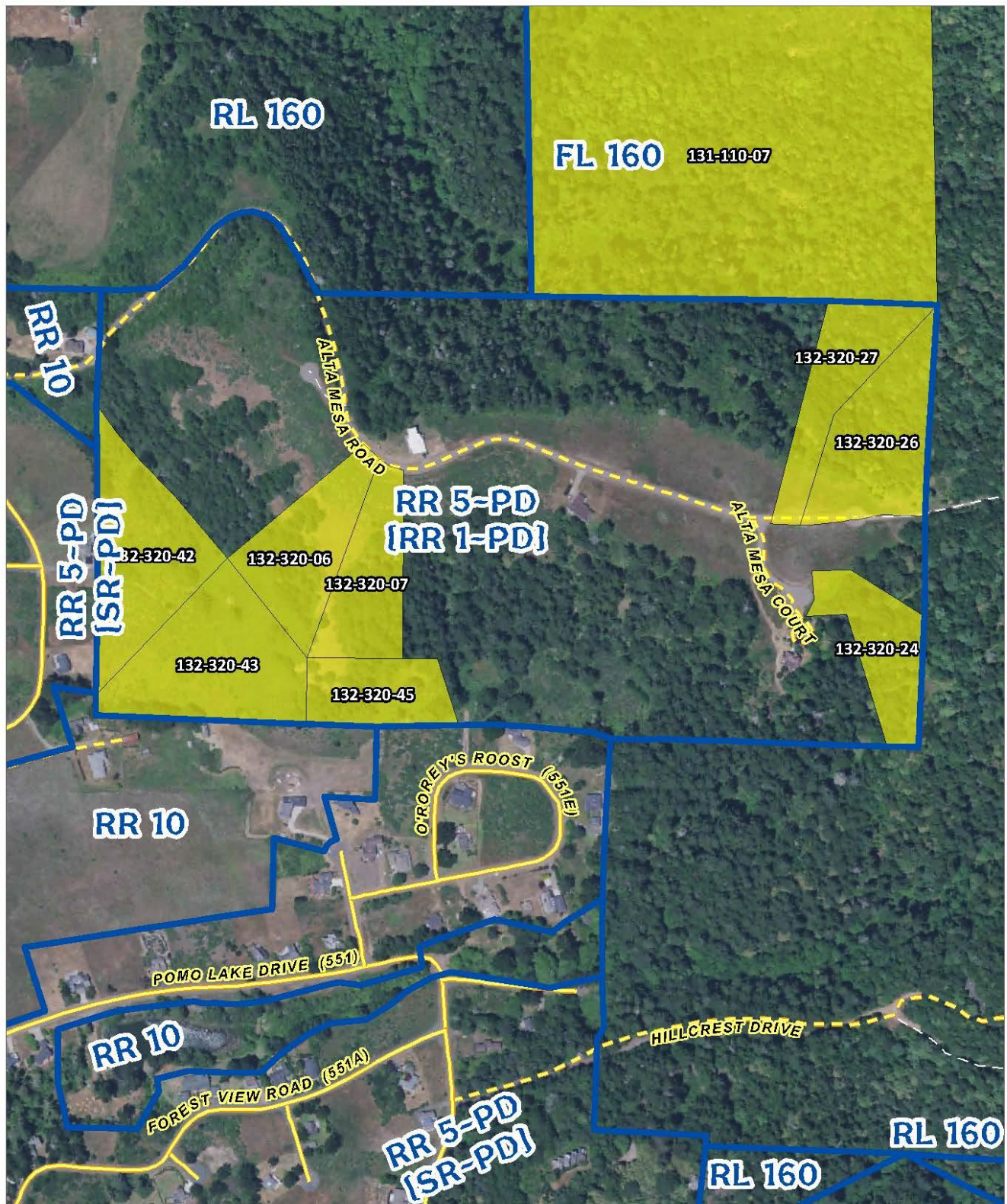
Re: California Coastal Commission Book 1741, pages 684, 685 and 703, Item 10 (attached)

I am delighted to see the presentation associated with Item 5g) of the Regular Meeting Agenda for January 22, 2019. Since 1988 the California Coastal Commission has required (see attached page 703) an emergency access road connecting Alta Mesa Road with Forest View Road; however, that road generally remains locked at both ends. I hope that the County can force that road to remain open for the safety of people who live at the end of Alta Mesa Road and those who live in the apartments on Hillcrest Drive.

Sincerely,

A handwritten signature in black ink that reads "Stephen Whitaker". The signature is written in a cursive, flowing style.

Stephen Whitaker
15461 Forest View Road
Irish Beach
Manchester, CA 95459



CASE: GP 2006-0008/R2006-0012
 OWNER: MOORES, William & Tona
 APN: 131-110-04, et. al.
 APLCT: William Moores
 ADDRESS: 14400 S. Hwy. 1, MA

0 200 400 Feet
 0 0.035 0.07 Miles



D2 - IRISH BEACH SUBDIVISION AREA

Map produced by the Mendocino County Planning & Building Services, March, 2017.
 All spatial data is approximate. Map provided without warranty of any kind.

CALIFORNIA COASTAL COMMISSION

NORTH COAST AREA
631 HOWARD STREET, 4TH FLOOR
SAN FRANCISCO, CA 94105
(415) 543-8555

TU 16a

FILED March 31, 1988
49th DAY: May 19, 1988
180th DAY: Sept. 27, 1988
Staff: Beverly J. Saxon
Staff Report: April 29, 1988
Project Approved: May 10, 1988
Comm. Action on Findings: June 10, 1988

REVISED FINDINGSPROJECT DESCRIPTIONAPPLICANT: William Moores & Irish Beach Water DistrictPERMIT NO. 1-87-141 and 1-87-142PROJECT LOCATION: Irish Beach, east of Highway One, approximately ten miles north of Point Arena, Mendocino CountyPROJECT DESCRIPTION: Subdivision of 88 acres into 52 lots and two areas of 24 condominium units (1-87-141) and a water diversion of 150 gpm from Mallo Pass Creek, a water treatment facility and extension of water lines from the creek to the treatment facilityLOT AREA 88 acres (1-87-141) ZONING N/A
37 acres (1-87-142)(LCP PLAN DESIGNATION: Planned Development - 1-87-141: Rural Residential - one unit per 5 acres; 1-87-141: Rural Residential - ten acresLOCAL APPROVALS RECEIVED: Mendocino County Use Permit 35-87; Mendocino County Tentative MapSUBSTANTIVE FILE DOCUMENTS: NCR-75-C-190 (Moores), Commission Findings for LUP Certification, Department of Health Services Engineering Report (12/87), Mendocino County Use Permit 35-87, EIR for Unit 9 (1976)PREVAILING SIDE: Chairman Wornum, Commissioners Wright, Warren, McMurray, McInnis, Gray, Howard, Glickfeld.PERMIT 1-87-141
STAFF RECOMMENDATION

The Staff recommends that the Commission adopt the following Resolution:

Approval with Conditions

The Commission hereby grants a permit for the proposed development, subject to the conditions below, on the grounds that, as conditioned, the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

REVISED FINDINGS FOR
1-87-141 & 1-87-142
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STANDARD CONDITIONS: See attached.

SPECIAL CONDITIONS:

1. Revised Subdivision Map

PRIOR TO ISSUANCE OF PERMIT 1-87-141 the County approved revised subdivision map for 44 units shall be submitted for review and approval identifying building and leachfield envelopes within areas less than 30% slope and excluding the area within 200 feet of Timber Production Zone parcels which will be included within an open space easement as reflected on the map. The revised map shall also provide the location of fire hydrants and provide for a water storage tank of up to 125,000 gallons, grading and/or drainage improvements.

In addition to the revised map, a site and development plan, to be prepared by a geologist or engineer, shall prescribe mitigation measures required due to the placement of leachfields, building pad preparation, and construction of roadways and driveways. The plan shall provide for the revegetation of all disturbed areas to prevent erosion. To the extent possible the revised subdivision map shall illustrate all required mitigation measures.

2. Design Considerations:

PRIOR TO ISSUANCE OF PERMIT 1-87-141 the landowner shall submit the subdivision Conditions, Covenants, and Restrictions prior to legal recordation of such CC&R's, to ensure that appropriate design criteria such as natural building materials, non-reflective glass, earthtone colors, fireproof roofs, planting of native, low-fuel loading vegetation, the prohibition or mitigation of satellite dishes, and one-story height limitations. In addition, the final map shall identify areas of tree planting on the western portion of the acreage to screen development from highway views to mitigate predominant visual impact.

3. Future Development:

PRIOR TO THE ISSUANCE OF PERMIT 1-87-141 and 1-87-142 the applicant shall execute and record a document, in a form and content acceptable to the Executive Director, stating that the subject permits are only for the development described in the coastal development permit No. 1-87-141 and 1-87-142; and that any future additions or other development as defined in Public Resources Code section 30106 will require an amendment to Permit No. 1-87-141 or 1-87-142 or will require an additional coastal development permit from the California Coastal Commission or from its successor agency. The document shall be recorded as a covenant running with the land binding all successors and assigns in interest to the subject property.

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7. (Condition 7 from January 20, 1977 Conditions Deleted)
8. Prior to filing the final map the subdivider shall create an organization, capable in the opinion of County Counsel, of maintaining the subdivision street, common driveways, emergency access road, pedestrian trails, drainage facilities, and erosion control facilities.
9. In addition to any work required to bring that portion of the subdivision street between Alta Mesa Road, CR# 577, and the common driveway providing access to Lots 1 through 5 into conformity with the minimum standards established as a condition of approval of the tentative map; the following shall be accomplished in accordance with the approved subdivision improvement plans:
 - (a) Repair/replace all areas of settlement or distressed pavement. Repair shall include necessary corrective measures to minimize reoccurrence of the maintenance problem.
 - (b) The existing asphalt dike shall be repaired or replaced where necessary due to poor condition of the existing asphalt dike.
 - (c) Place asphalt concrete leveling course as necessary to achieve a uniform surface.
 - (d) Place a 1.5 inch thick asphalt concrete overlay.
 - (e) Place shoulder backing as necessary to maintain a full width shoulder at grade.
 - (f) The existing storm drainage system in this section of roadway is accepted in its present location and condition. Any costs involved in obtaining the necessary easements shall be borne by the subdivider including costs of condemnation.
10. An emergency access road connecting the easterly end of the subdivision street with Forest View Road, CR 551A, shall be improved in accordance with the following standards:

Roadway width	12 feet minimum
Maximum allowable grade	20 percent
Surface type	4" rock minimum
Turnout spacing	500' maximum
Turnout width	8' minimum
Turnout length	50' minimum
Cross culverts shall accommodate a "10 year" storm with no head at inlet.	

In lieu of developing subdivision improvement plans the

BOOK 1741 PAGE 703

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