



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

**CDP_2017-0041
MAY 21, 2019**

SUMMARY

OWNER: WINDY HOLLOW PARTNERSHIP
P O BOX 296
MANCHESTER CA 95459

APPLICANT: LANCE STORNETTA
44100 STORNETTA DRIVE
POINT ARENA CA 95468

AGENT: JAMES BARRETT
P O BOX 1448
UKIAH CA 95482

REQUEST: Administrative Coastal Development Permit to remove an existing 1,200 sq. ft. modular home utilized for farm employee housing and replace with a 1,400 sq. ft. manufactured home also for farm employee housing. Reconnect to existing utilities, power sewer/septic, water, stairs, porches, etc.

LOCATION: In the Coastal Zone 1± miles north of Point Arena on the east side of State Route 1, then 2,178 ft. southeast of the intersection of Windy Hollow Road (CR 508) and Harris Ranch Rd. (Private road), located at 43601 Harris Ranch Rd. (APNs: 027-031-08, 027-051-06 and 027-161-07) These three parcels are considered one legal lot of record.

TOTAL ACREAGE: Total acreage is 158± Acres

GENERAL PLAN: Coastal Element, Mendocino County General Plan
Range Lands 160, 160 acre minimum parcel size (RL:160)

ZONING: Division II, Title 20, Mendocino County Code
Range Lands 160, 160 acre minimum parcel size (RL:160)

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

PROJECT DESCRIPTION: Request for an Administrative Coastal Development Permit to remove an existing 1,200 sq. ft. modular home (agricultural employee residence) and replace with a 1,400 sq. ft. manufactured home. Reconnect to existing utilities, power sewer/septic, water and re-use existing stairs and porches.

APPLICANTS' STATEMENT: *"Install replacement manufactured home for existing to be used for farm employee housing. Property includes well, carport, garage & shop. (Existing)"*

RELATED APPLICATIONS:

On-Site: CC 7-91, B106-91, LCP Consistency 91-140 and CCC 1-91-239

In the staff report for CCC 1-91-239, the project description is as follows: "The applicant proposes a boundary line adjustment to move 42 acres from an existing 187 acre parcel (east parcel) to an existing 118 acre parcel (west parcel), resulting in parcels of 145 acres and 160 acres respectively. The parcels are located approximately 2 miles northeast of Point Arena, off Windy Hollow Road."

"The parcels are designated Rangeland-160 acre minimum in the Mendocino County Land Use Plan, and the land is currently used for agriculture. A single-family residence exists on the west parcel and barns are located on both parcels. Hathaway Creek crosses portions of the property, including that portion proposed to be transferred between the two parcels. The west parcel is predominately hay and pasture land, while a portion of the east parcel has been planted with timber trees. The applicant proposes the boundary line adjustment to shift an area of hay and pasture land to the west parcel, in order to consolidate these similar lands".

Adjacent Parcels: CDP 2017-0040, Administrative Coastal Permit to replace two existing mobile homes with new mobile homes on approximately the same 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.

SITE CHARACTERISTICS: The total acreage of the three APNs, which are recognized as one legal lot of record by Mendocino County is 158± acres and the parcels are located north and east of Highway 1, one and a half miles north on Windy Hollow Road and one-half mile east on Harris Ranch Road. Additionally, these parcels also are encumbered with a Williamson Act Contract. The site is not visible from Highway 1 due to the rolling terrain. The parcel is currently developed with a gravel driveway, a 960 square-foot garage, a 3,000 square-foot barn, and a 1,200 square-foot modular home, which is to be replaced and utilized, as previously, for farm employee housing. The modular home is located approximately 300 feet south of the property boundary. The replacement 1,400 square foot manufactured home would be placed on the same building footprint as the existing modular home. Current development on the parcel to remain unchanged under the project includes a garage, deck, barn, driveway and landscaping. The existing well and septic will be retained and connected to the replacement home. The septic tank and leach field currently being utilized are located to the west of the home and the Mendocino County Environmental Health Department has no concerns with their current or future function.

The elevation at the project site is approximately 500 feet above mean sea level (amsl). Soils at the project site are primarily Mallopass Loam. There appears to be limited pygmy vegetation soils to the north of the parcel on the public lands, but more than 2,000 feet away from the project. Hathaway Creek bisects the parcel but is more than 480 feet away from the project site.

The site is zoned Range Land (RL160), and adjacent zoning includes Agricultural to the west, Range Land to the east and south and Agricultural and Public Lands to the north. The uses are compatible with the project's Range Land Zoning designation. The project site has been operated as a ranch for many years and is encumbered by a Williamson Act Contract, which reduces property taxes, as long as an agricultural use remains established on the encumbered property. The site contains some trees along with Hathaway Creek to the southwest of the site, with a flood zone area approximately 400 feet away from the project site. The project is located in a "Marginal Water Resources" area and 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, south, and east are designated Agricultural and Range Land while northeast of the site, the land is designated as Range Land and Public Facilities. There are agricultural residences and appurtenant structures on the parcels to the west of the project site. The Manchester-Point Arena Rancheria Native American's housing project is located on the public lands to the northeast on the most northern portion of that parcel. To the southeast, but one parcel away there is Remote Residential District (RMR 20)¹.

Table 1. Surrounding Land Use and Zoning				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Agricultural (AG60)	Agricultural (AG60)	Various	Agricultural
EAST	Range Land (RL160)	Range Land (RL160)	Various	Range Land
SOUTH	Range Land (RL160)	Range Land (RL160)	56 acres	Range Land
WEST	Range Land (RL160), Public Facilities (PF)	Range Land (RL160), Public Facilities (PF)	39, 214	Range Land, Public

LOCAL COASTAL PROGRAM CONSISTENCY

Land use: The parcel is classified as Range Land (RL160) 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 an older modular home with a new unit. This is being done to support the existing agricultural use and to provide more up to date housing for a farm worker and family on the property As such, this application is consistent with the Mendocino County General Plan .

Zoning: The parcel is classified as Range Land (RL160) by the Mendocino County Coastal Zoning Code. The Range Land classification is intended to encompass lands within the coastal zone which are suited for and are appropriately retained for the grazing of livestock and which may also contain some timber producing areas.² The proposed replacement of an existing farm employee residence is consistent with the Farm Employee Housing requirements which states in part: *"a farm employee and his/her family within a single-family dwelling,...in association with the performance of agricultural labor for a bona-fide agricultural operation. Farm employee housing shall be limited to one(1) unit per ownership and shall not be required to meet density requirements of the base zoning district."*³ The project complies with the intent of the Range Land 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 modular home may be replaced by a new modular home without a use permit if no use permit was required for the original installation."* A review of the permit history available for this property does not indicate when the original residence was installed on the property. Mendocino County Assessor records also do not indicate when the modular home was installed, but some historical data suggests that it is from the 1960s vintage. The California Coastal Commission CDP No. CCC-1-91-239 notes the presence of a residence on the parcel and no history of required use permits. Therefore, no use permit is required for its replacement.

¹ Mendocino County Coastal Zoning Code, Division II, Chapter 20. 368 RL Range Lands District (1991).

² Mendocino County Coastal Zoning Code, Division II, Chapter 20.368 RL Range Land District (1991).

³ Mendocino County Coastal Zoning Code, Division II, Chapter 20. 316.020 Farm Employee Housing(1991).

- Section 20.368.025 Maximum Dwelling Density for RL Districts. *"One (1) unit per one hundred sixty (160) 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 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."* As proposed, there will only be one modular home to be used as a replacement single family residence on the property to be utilized for Farm Employee Housing.
- Section 20.376.030 Minimum Front, Rear and Side Yards for RL Districts. *"Fifty (50) feet each.* "The project would comply with the minimum front and rear yard requirements, as the nearest property lines from the housing unit are a minimum of approximately 478 feet from the front property line, approximately 777 feet from the rear property line and 1,116 and approximately 130 feet from both side property lines.
- Section 20.376.040 Building Height Limit for RL 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 manufactured home will be approximately twenty feet in height, which is below the maximum height, noted above.
- Section 20.376.045 Maximum Lot Coverage for RL Districts. *"Twenty (20) percent for parcels less than two (2) acres in size. Fifteen (15) percent for parcels from two (2) 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 footprint of the proposed replacement residence of approximately 1,400 square feet, maximum lot square footage is not an issue with this project.
- Section 20.316.020 - Farm Employee Housing. *"Occupancy by a farm employee and his/her family within a single-family dwelling, or trailer coach which occurs exclusively in association with the performance of agricultural labor for a bona-fide agricultural operation. In no case shall farm employee housing be allowed on contiguous ownerships less than ten (10) acres. Farm employee housing shall be limited to one (1) unit per ownership and shall not be required to meet density requirements of the base zoning district. Housing for more than one (1) farm employee and his/her family is classified as farm labor housing."* The replacement dwelling is slated to be for the occupancy of an employee of the on-site agricultural business and the parcel size is approximately 158 acres.

Habitats and Natural Resources: The project, as reviewed by Planning and Building Staff, would be developed on an already disturbed area of the property since the proposed single-family residence would be constructed almost entirely on the footprint of the existing residence, 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 single-family residence. According to the Natural Diversity Database, the site contains some species habitat but no known occurrences as of the date (September 2017) of the map.

The project would be developed on an already disturbed area. The proposed single-family residence would be constructed on the footprint of the existing residence, thereby minimizing impacts to potential sensitive habitats and species within the vicinity. As conditioned, staff finds that the proposed project would not significantly impact any sensitive biological resources. No CNDDDB occurrences were found on the modular home site. Soils on the site consist of #139 Dystropepts (watershed or wildlife habitat) and #182 Mallopass Loam (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 detailed on the Local Soils Map.

Public Access: The project site is located east of Highway 1 and is not designated as a potential public access trail location. As shown on LCP Map 25 *Point Arena*, 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 South Coast Fire Protection District for input; however, each agency had no comment on the project. Conditional clearance from Cal Fire (Cal Fire 243-16) has been provided for the project, dated September 28, 2017, in which standard conditions related to address, driveway, defensible space, and maintaining defensible space will be required by Cal Fire. A full description of Harris Ranch Road and the access road to the project site was included in the Cal Fire permit application. A standard condition is recommended requiring the applicant to secure all necessary permits for the proposed development from County, State, and Federal agencies having jurisdiction ensuring that consistency with any fire protection policy or plan would be addressed. As conditioned, staff finds the project to be consistent with Mendocino County policies for fire protection. According to the LCP Earthquake Fault Zone maps there are no faults located directly on the site, though the San Andreas Fault is located approximately 1.5 miles north of the project location.

Grading, Erosion, and Run-Off: No grading is proposed under the project, as the planned single-family residence would be constructed on the footprint of the existing single-family residence to be removed. A condition is recommended to ensure the project will implement standard Best Management Practices (BMPs) to prevent erosion and run-off during project construction and 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 an existing single-family residence having minimal earthwork, 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. PBS procedure (as detailed in a Staff Memorandum) was reviewed by the Mendocino County Archaeological Commission in 2005 and again in 2014 and was determined to be an appropriate guidance document for what projects would require archaeological review. 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. With the inclusion of the standard condition of approval advising the Applicant about discovery of archaeological resources, staff finds the project to be consistent with Mendocino County policies for protection of paleontological and archaeological resource.

Groundwater 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. There is an existing septic system to facilitate the removal of waste from the residence. Staff finds the proposed project would not adversely affect groundwater resources or 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.

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 the Highly Scenic Area 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 employee housing are a principally permitted use within the Range Lands use classification. As such, the project is consistent with the intent of the RL(160) 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. The existing driveway will be utilized for access purposes and drainage facilities will not be altered; 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 Range Land 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 Employee residence 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 an existing modular home with another modular home, is exempt from the requirements of (CEQA) pursuant to Section 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; and
5. Pursuant with Mendocino County Code **Section 20.532.095 (A)(5)** *"The proposed development will not have any adverse impacts on any known archaeological or paleontological resource."* As there are no known resources within the vicinity of the site Standard Condition 9 is recommended in the event that archaeological sites or artifacts are discovered; and
6. Pursuant with Mendocino County Code **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 an existing single-family residence and replacing the existing single-family residence with another 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 an existing modular home with a slightly larger modular home for the purpose of providing farm employee housing. The replacement modular home will be placed in essentially the same location as the existing modular home. 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 an existing modular home with a slightly larger modular home for the purpose of providing farm employee housing. The replacement modular home will be placed in essentially the same location as the existing modular home. 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 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 above ;
 - f. *"The project maximizes preservation of prime agricultural soils"* See Finding 8 above ;
 - g. *"The project ensures existing land use compatibility by maintaining productivity of on-site and adjacent agricultural lands."* See Finding 8 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 one modular home with a similarly sized modular home for farm employee 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 one modular home with a similarly sized modular home for farm employee housing;
 - c. *"Clearly defined buffer areas are established between agricultural and non-agricultural uses."* Not applicable, as this application is to replace one modular home with a similarly sized modular home for farm employee 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 one modular home with a similarly sized modular home for farm employee 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 one modular home with a similarly sized modular home for farm employee 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 one modular home with a similarly sized modular home for farm employee 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 (Harris Ranch access 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. 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.

11. 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.
12. 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.
13. One (1) dwelling unit is hereby authorized for use as Farm Employee housing only. Occupancy by persons other than farm employees and his/her families shall be prohibited. At such time the need for Farm Employee housing on the property discontinues and/or the use permit expires, the modular home shall be removed and/or converted to a permissible use.

Staff Report Prepared By:

DATE

KEITH GRONENDYKE
PLANNER III

Coastal Development Permit Approved By:

DATE

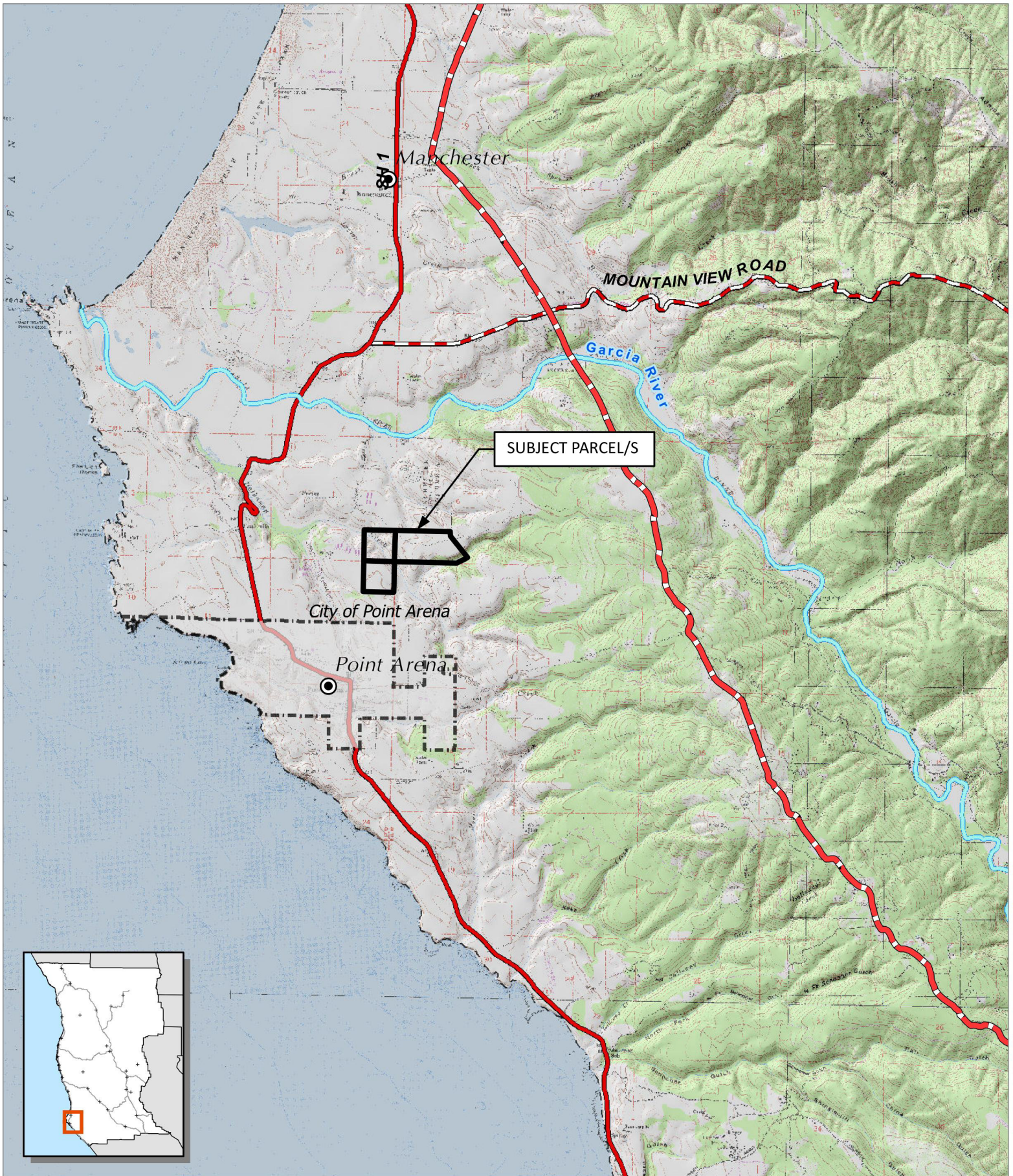
BRENT SCHULTZ
COASTAL PERMIT ADMINISTRATOR

ATTACHMENTS:

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

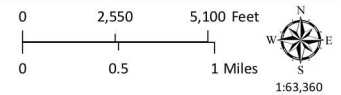
SUMMARY OF REFERRAL AGENCY COMMENTS:

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



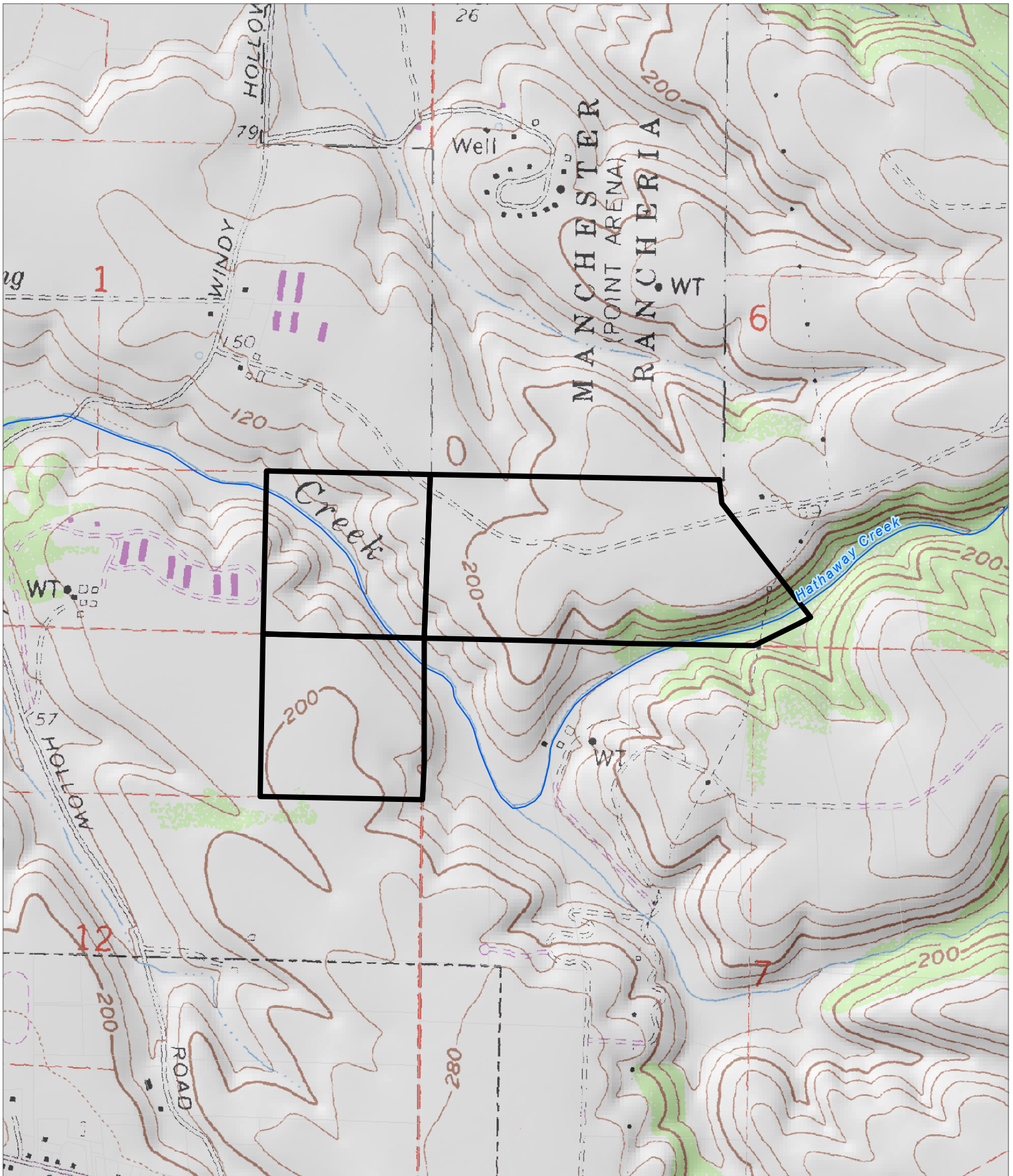
CASE: CDP 2017-0041
 OWNER: Windy Hollow
 APN: 027-031-08
 APLCT: Lance Stornetta
 AGENT: James Barrett
 ADDRESS: 43601 Harris Ranch Road, Point Arena

- Coastal Zone Boundary
- Major Rivers
- Major Towns & Places
- Highways
- Incorporated City Limits
- Major Roads



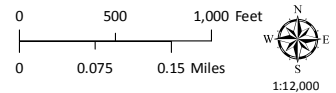
LOCATION MAP

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



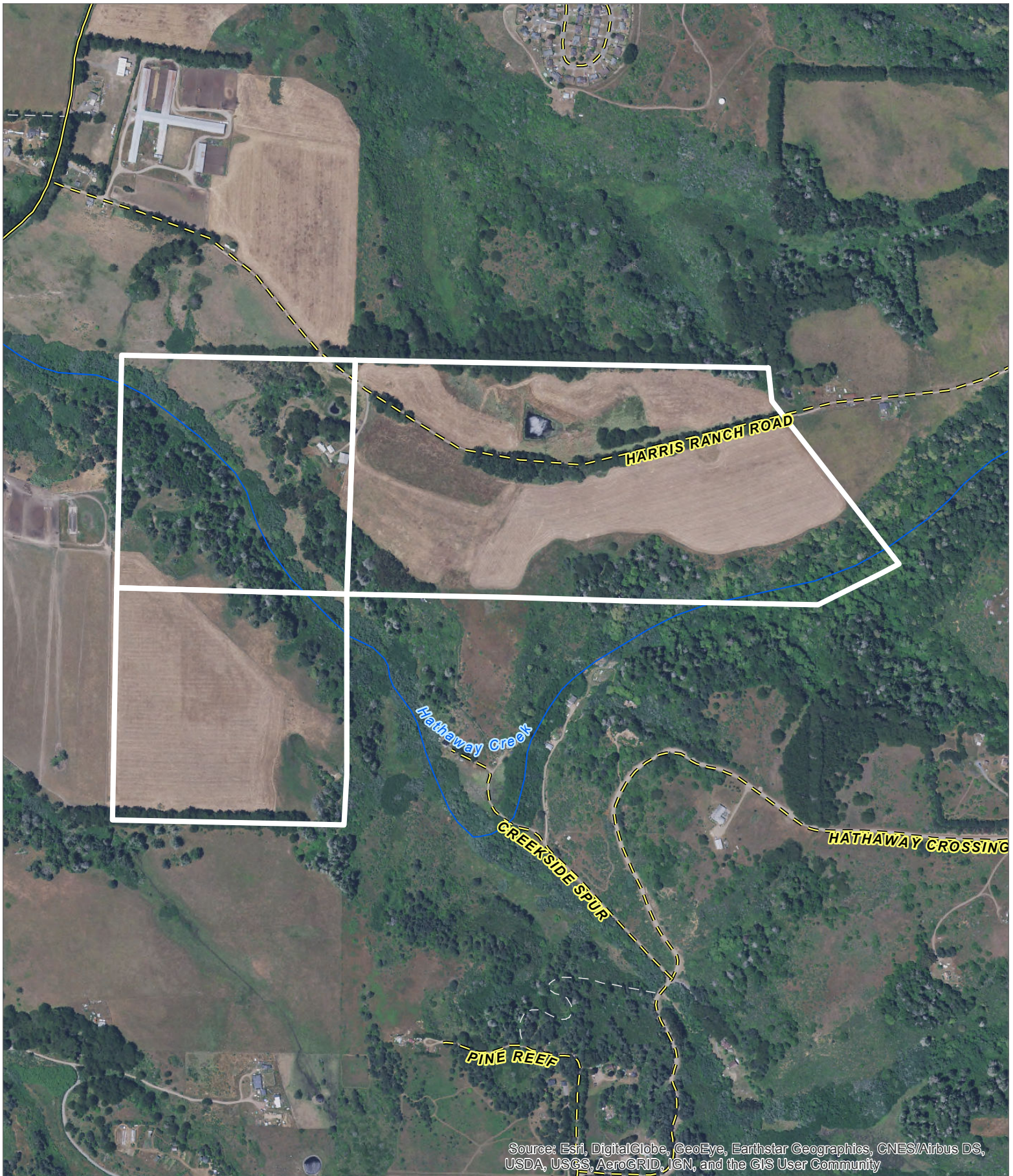
CASE: CDP 2017-0041
OWNER: Windy Hollow
APN: 027-031-08
APLCT: Lance Stornetta
AGENT: James Barrett
ADDRESS: 43601 Harris Ranch Road, Point Arena

~ Named Rivers



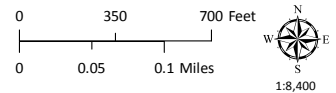
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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



CASE: CDP 2017-0041
OWNER: Windy Hollow
APN: 027-031-08
APLCT: Lance Stornetta
AGENT: James Barrett
ADDRESS: 43601 Harris Ranch Road, Point Arena

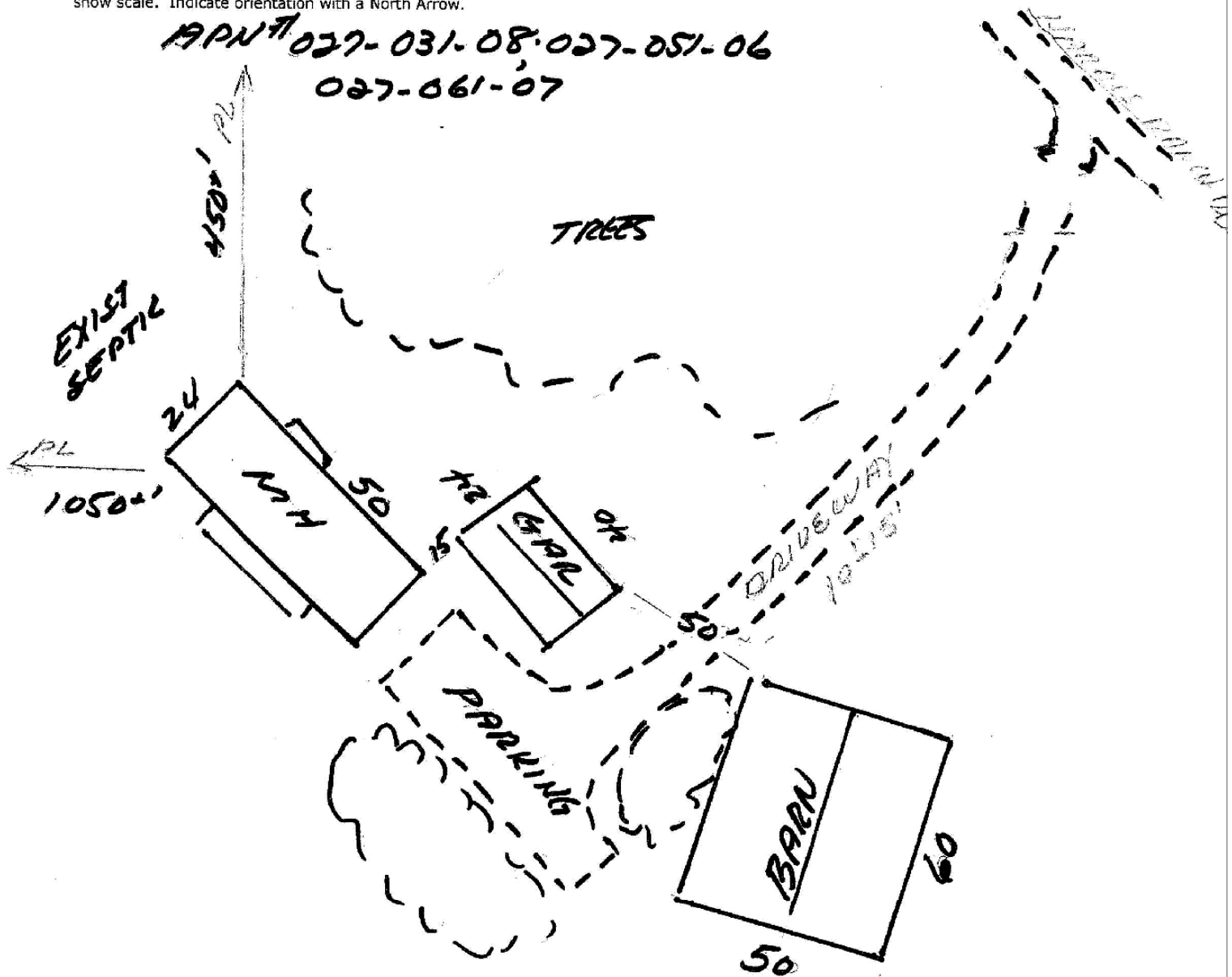
- Named Rivers
- Public Roads
- Private Roads
- Driveways/Unnamed Roads



AERIAL IMAGERY

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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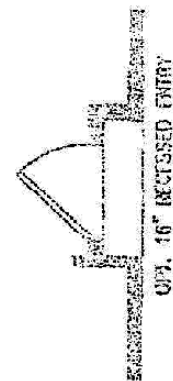
APN# 027-031-08, 027-051-06
027-061-07



EXISTING
ENLARGED PLOT PLAN
WINDY HOLLOW PARTNERSHIP
174 REPLACEMENT (AG. EMP.)
43601 HARRIS RANCH RD
PT. ARENA, CA.

PLOT PLAN

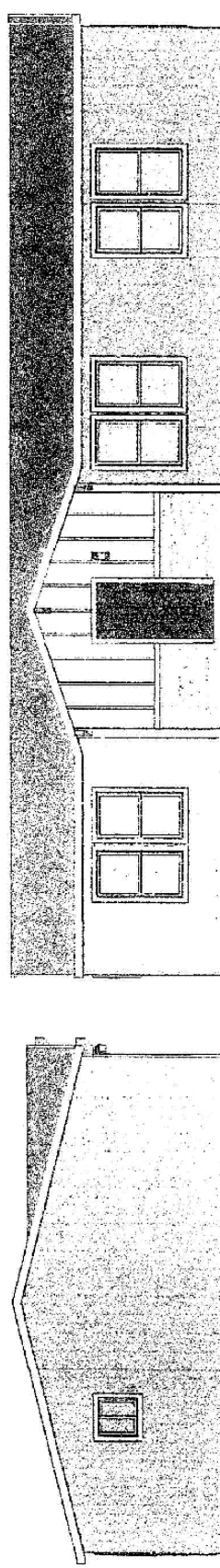
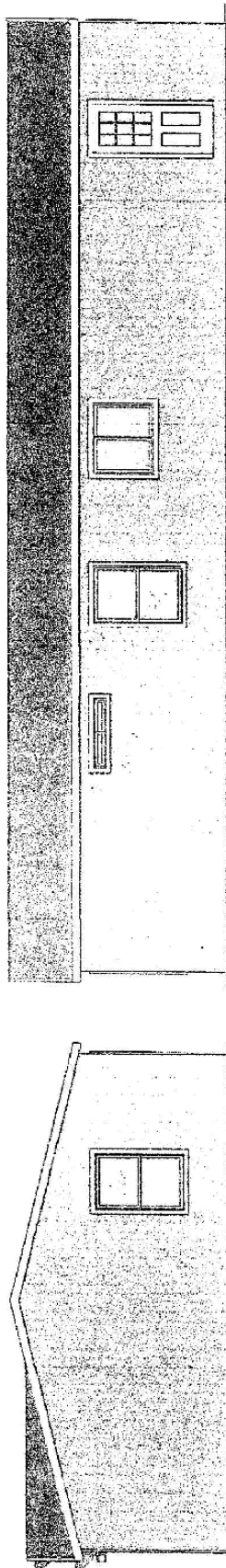
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Carlisle

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



Karsten
S E A S O N

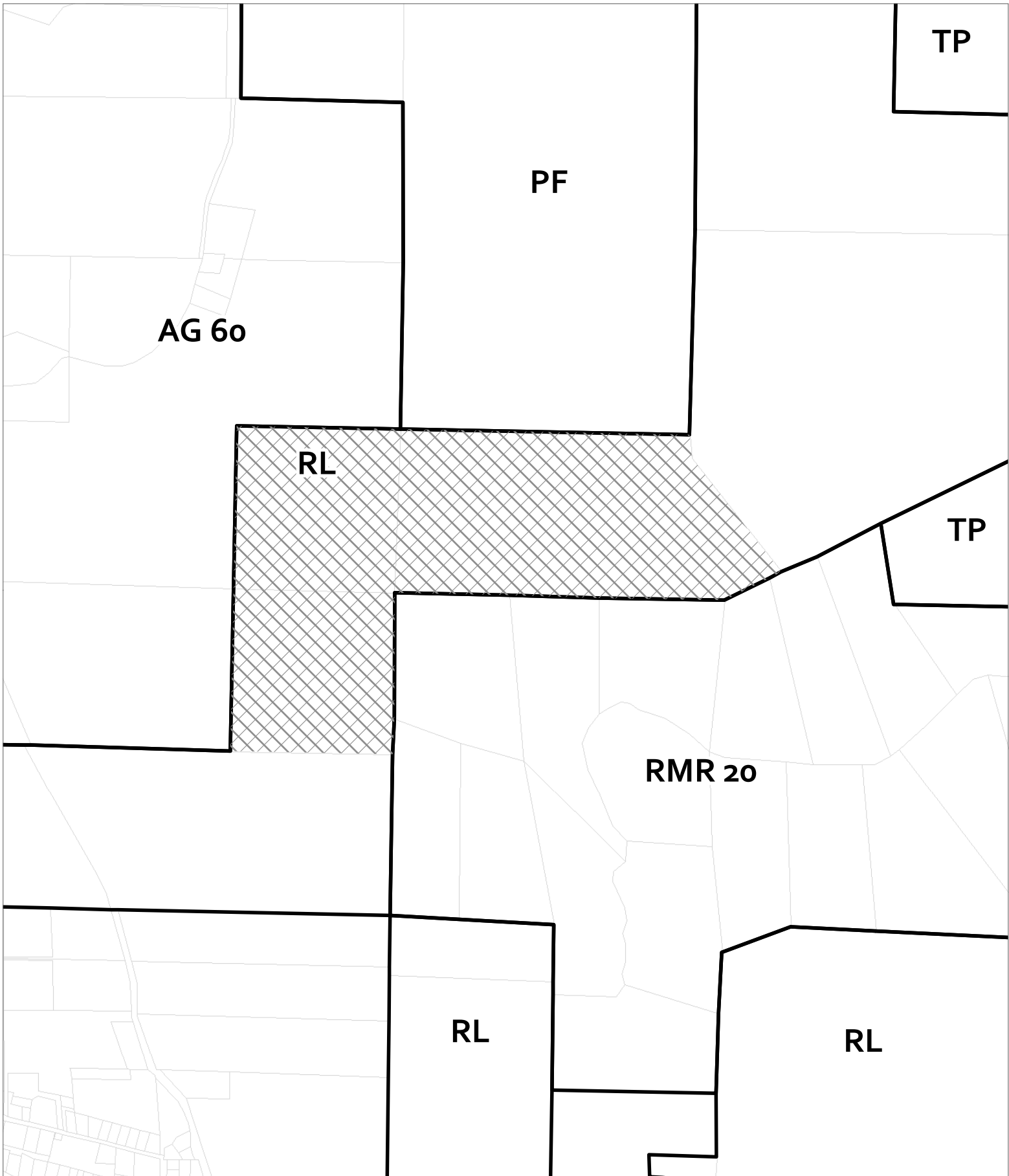
Elite Home Series

CASE: CDP 2017-0041
OWNER: Windy Hollow
APN: 027-031-08
APLCT: Lance Stornetta
AGENT: James Barrett
ADDRESS: 43601 Harris Ranch Road, Point Arena


NO SCALE

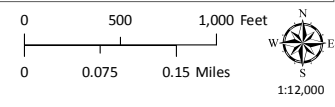
BUILDING PROFILE

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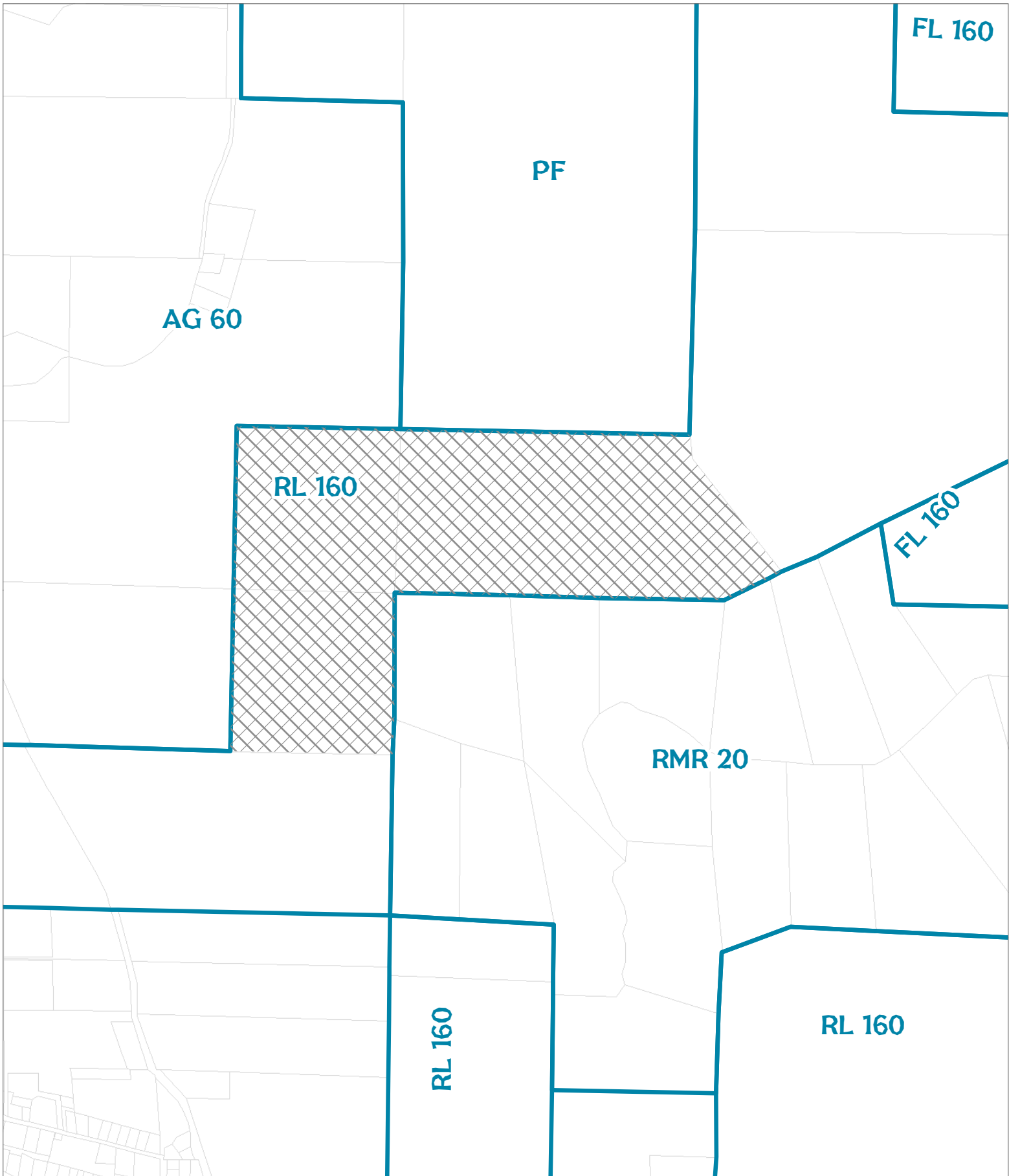
CASE: CDP 2017-0041
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 Zoning Districts




ZONING DISPLAY MAP

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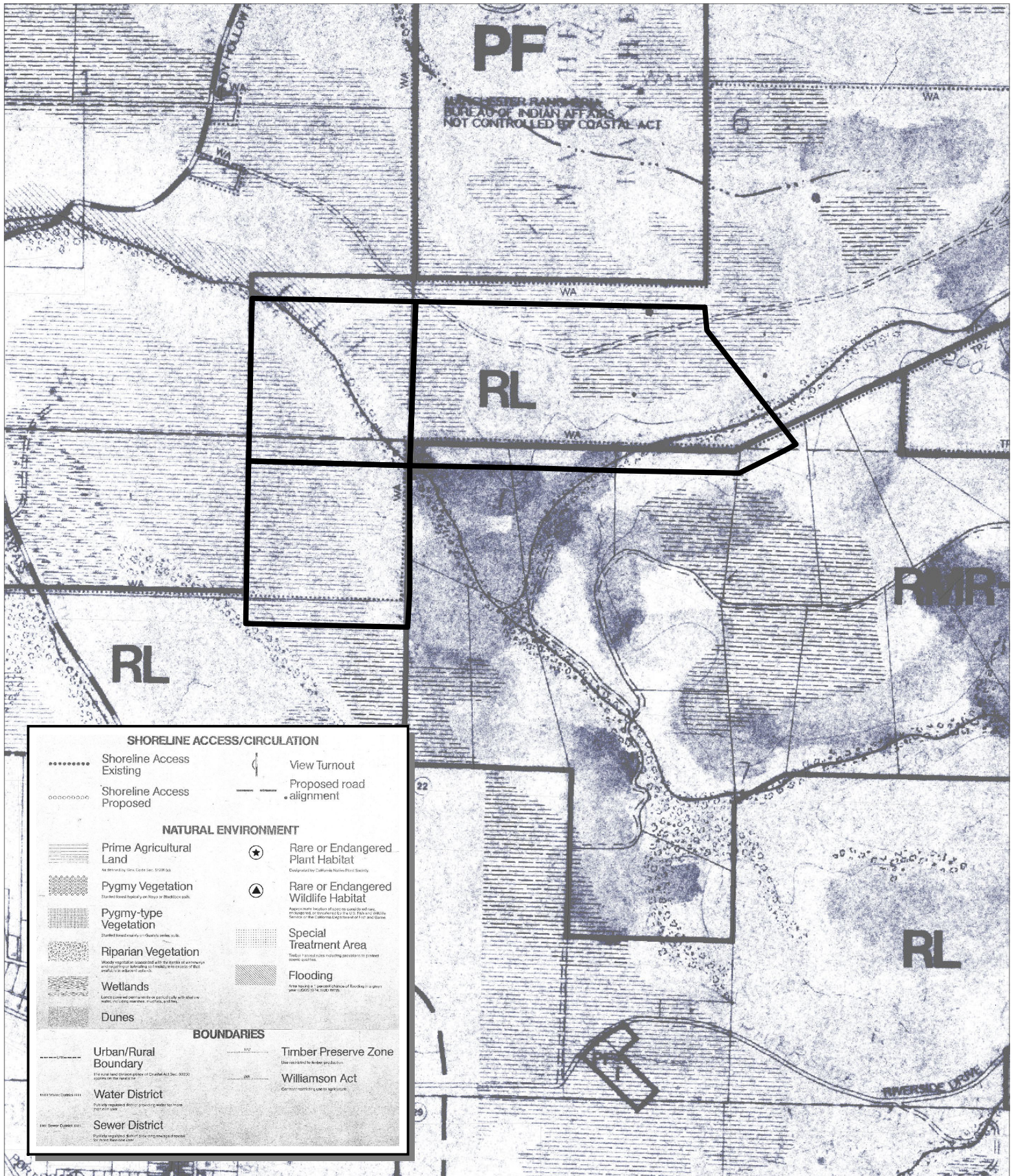


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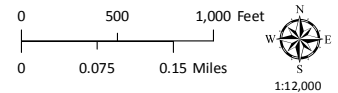
 General Plan Classes

0 500 1,000 Feet
0 0.075 0.15 Miles
N
W E
S
1:12,000
GENERAL PLAN CLASSIFICATIONS

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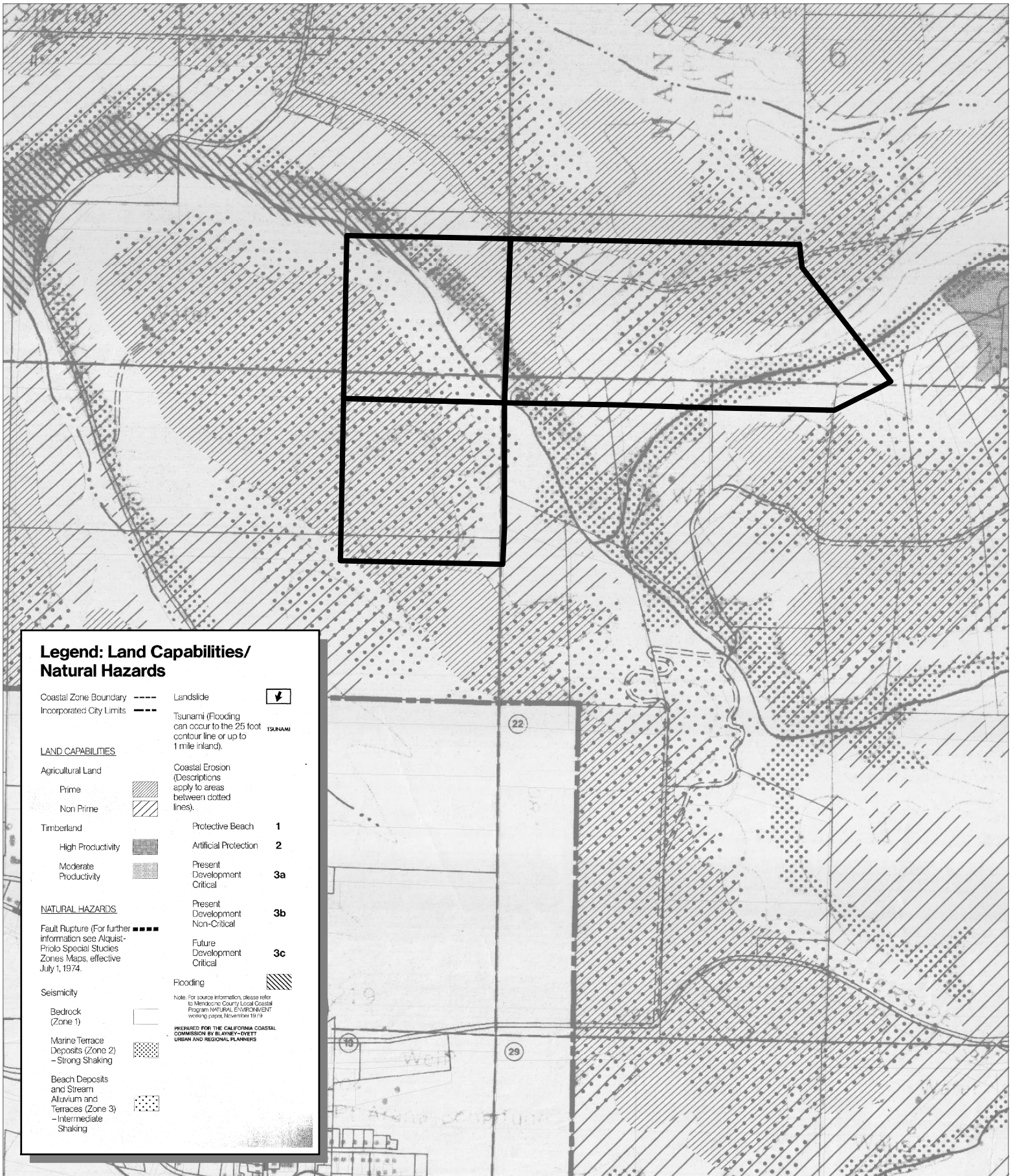


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 APLCT: Lance Stornetta
 AGENT: James Barrett
 ADDRESS: 43601 Harris Ranch Road, Point Arena



LCP LAND USE MAP 25: POINT ARENA

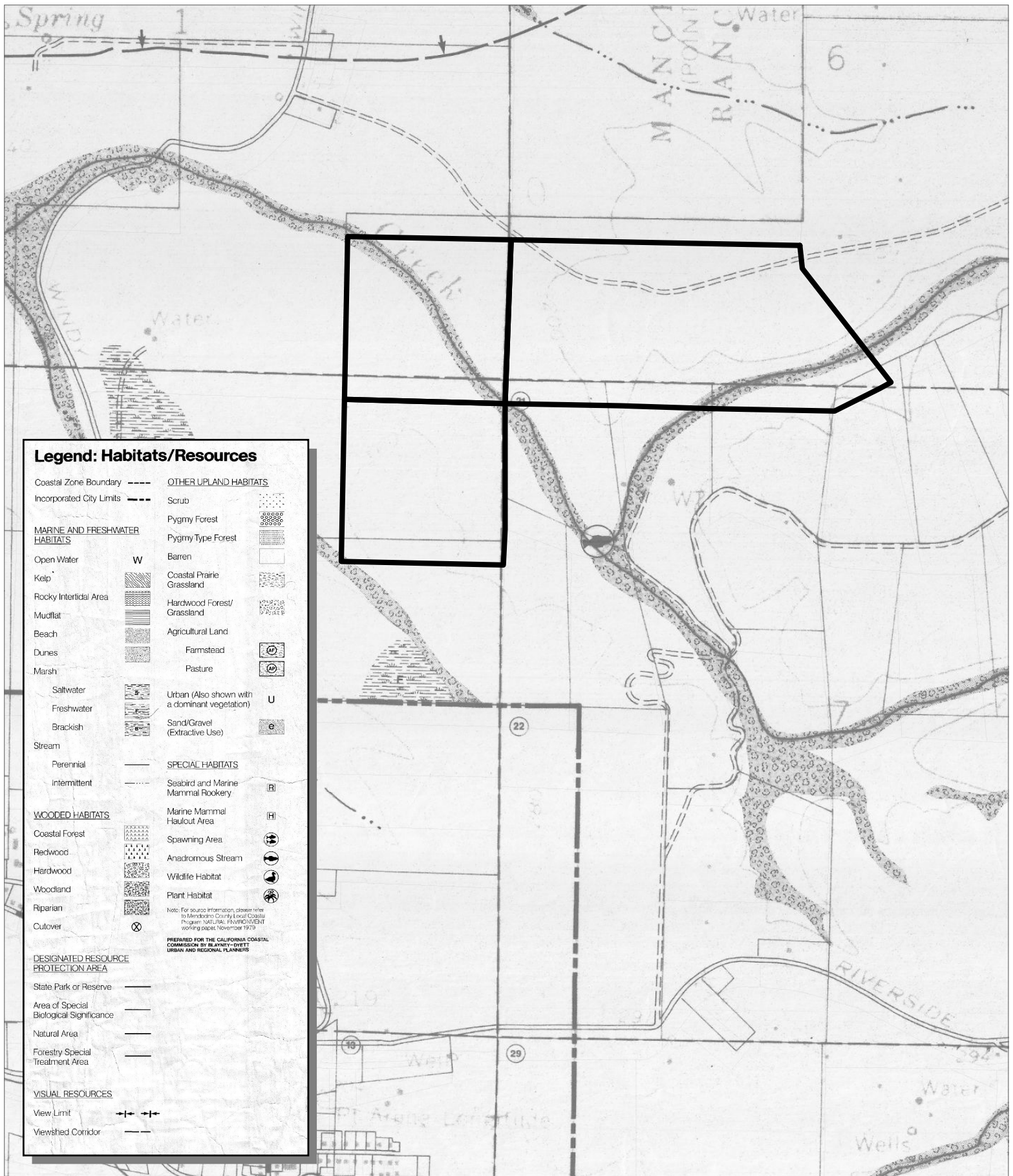
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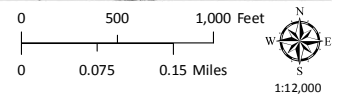
CASE: CDP 2017-0041
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LCP LAND CAPABILITIES & NATURAL HAZARDS

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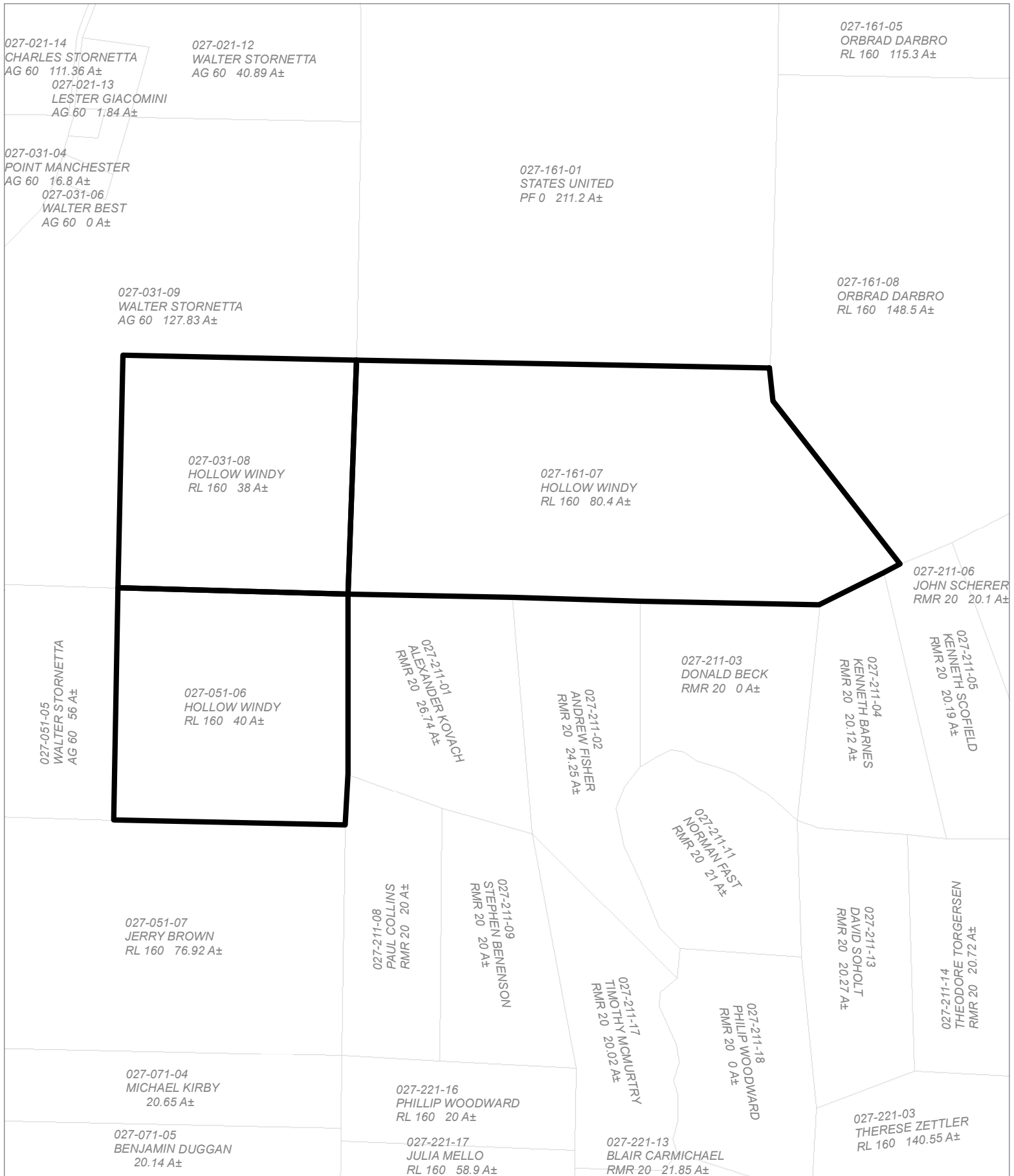


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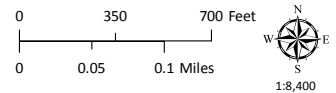


LCP HABITATS & RESOURCES

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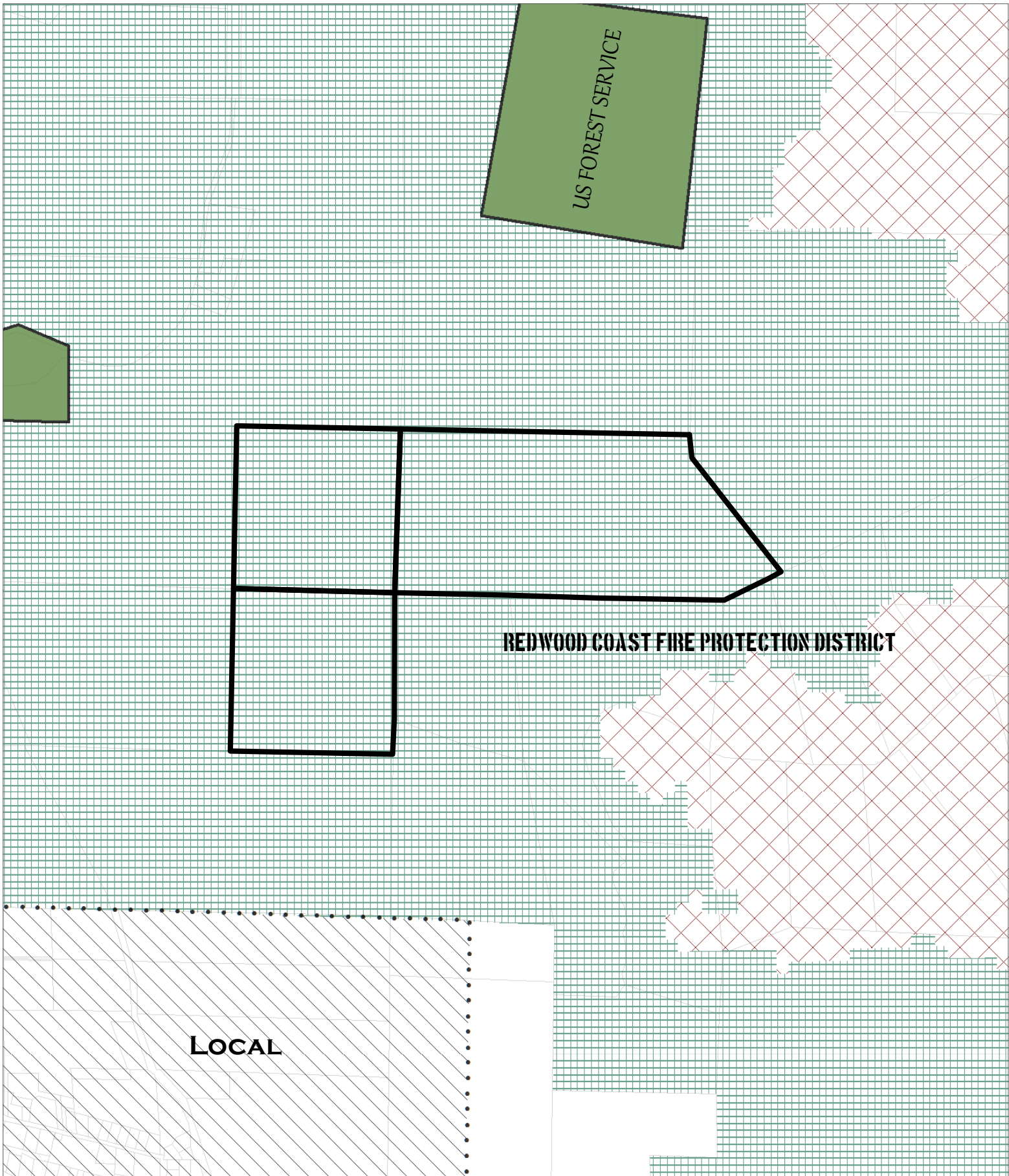


CASE: CDP 2017-0041
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ADJACENT PARCELS

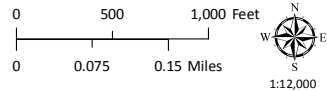
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-  County Fire Districts
-  Local Responsibility Areas
-  High Fire Hazard

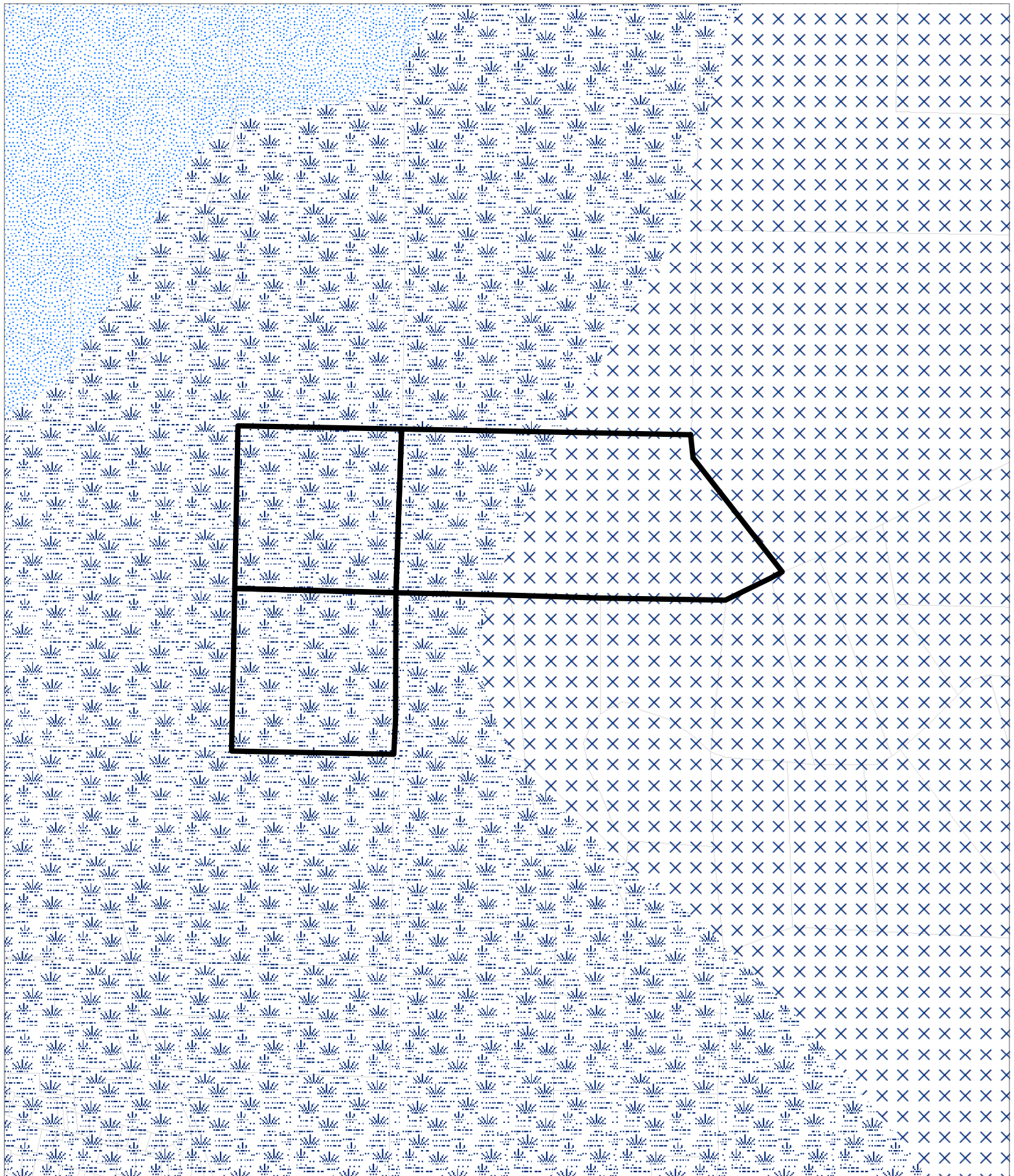
 Moderate Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS

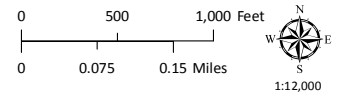
STATE RESPONSIBILITY AREA

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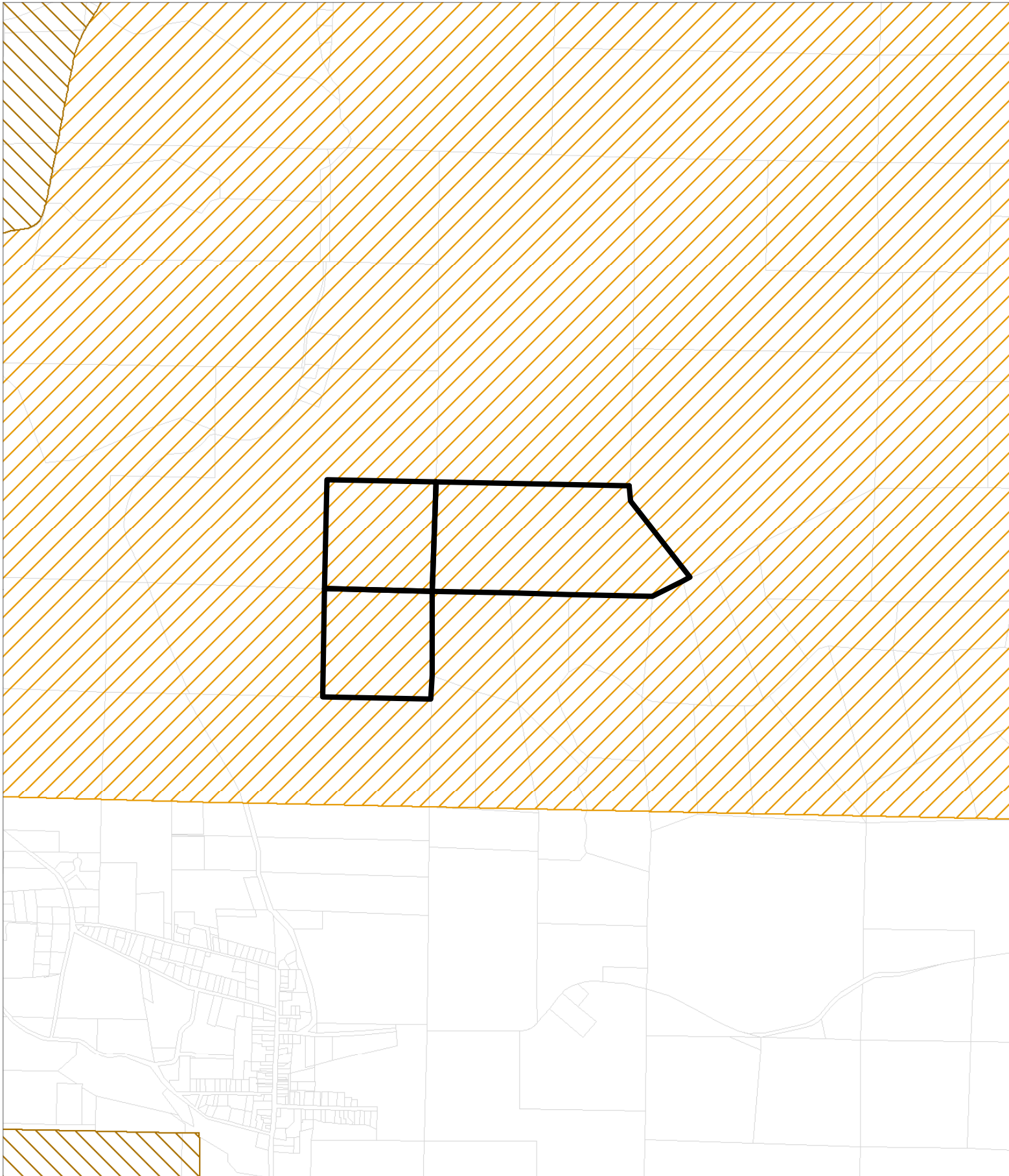
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- X X Critical Water Areas
- Sufficient Water Resources
- Marginal Water Resources





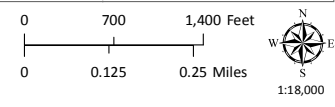
GROUND WATER RESOURCES

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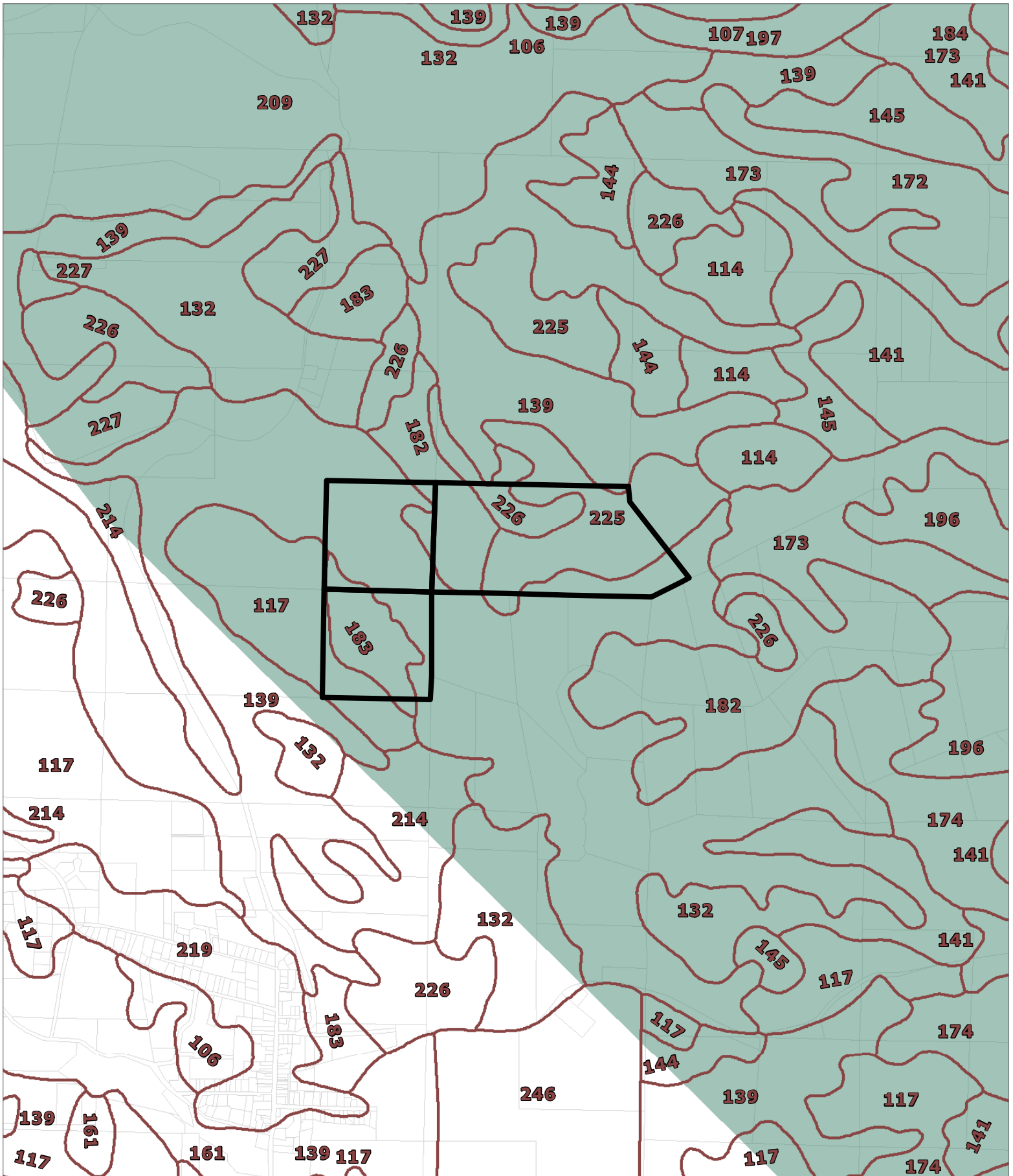
CASE: CDP 2017-0041
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-  Highly Scenic Area
-  Highly Scenic Area (Conditional)



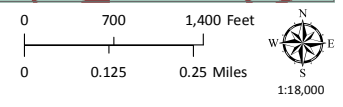
HIGHLY SCENIC & TREE REMOVAL AREAS

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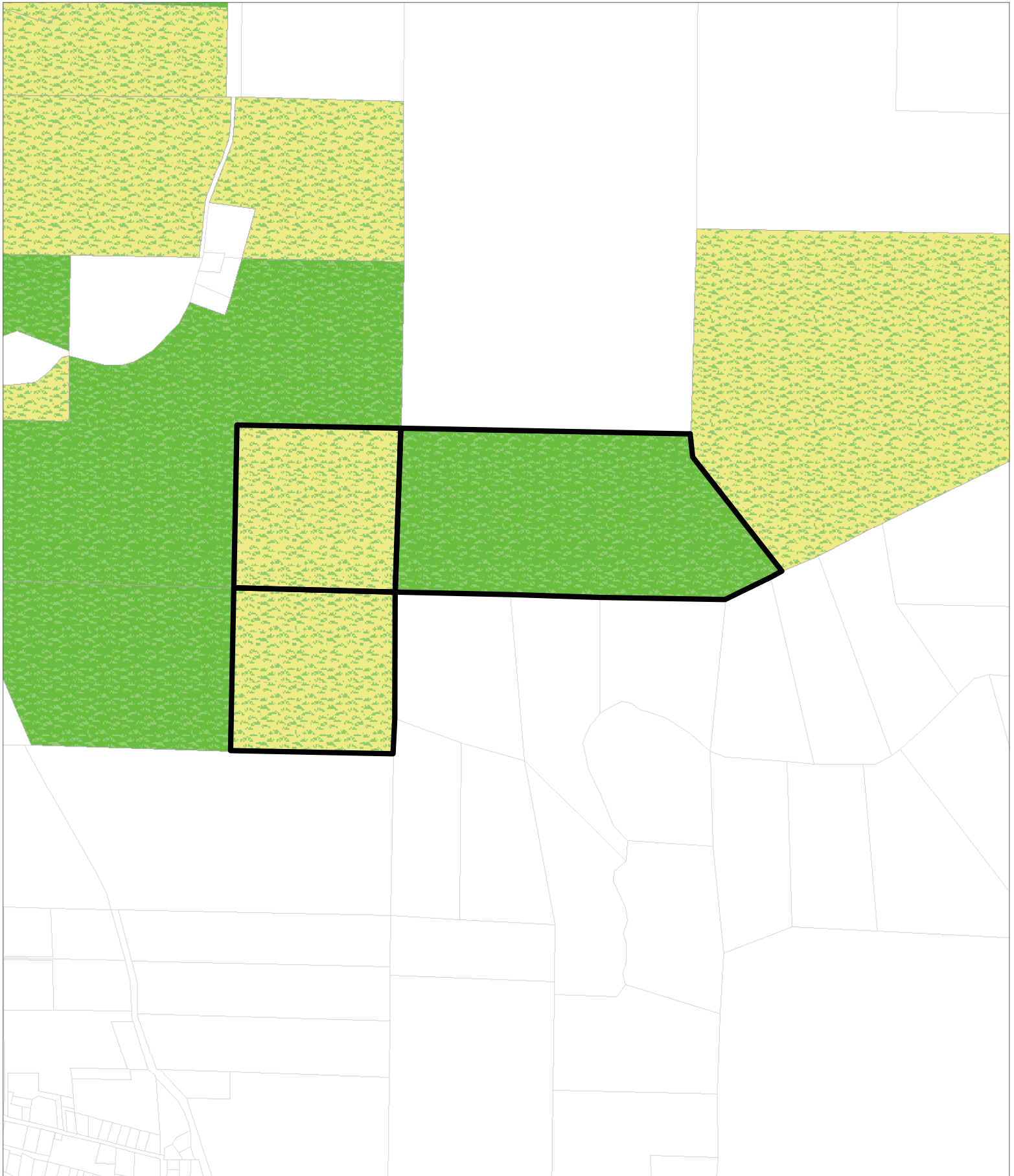
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Western Soil Classes
Bishop Pine






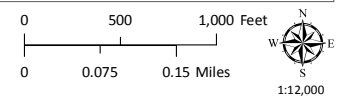
LOCAL SOILS

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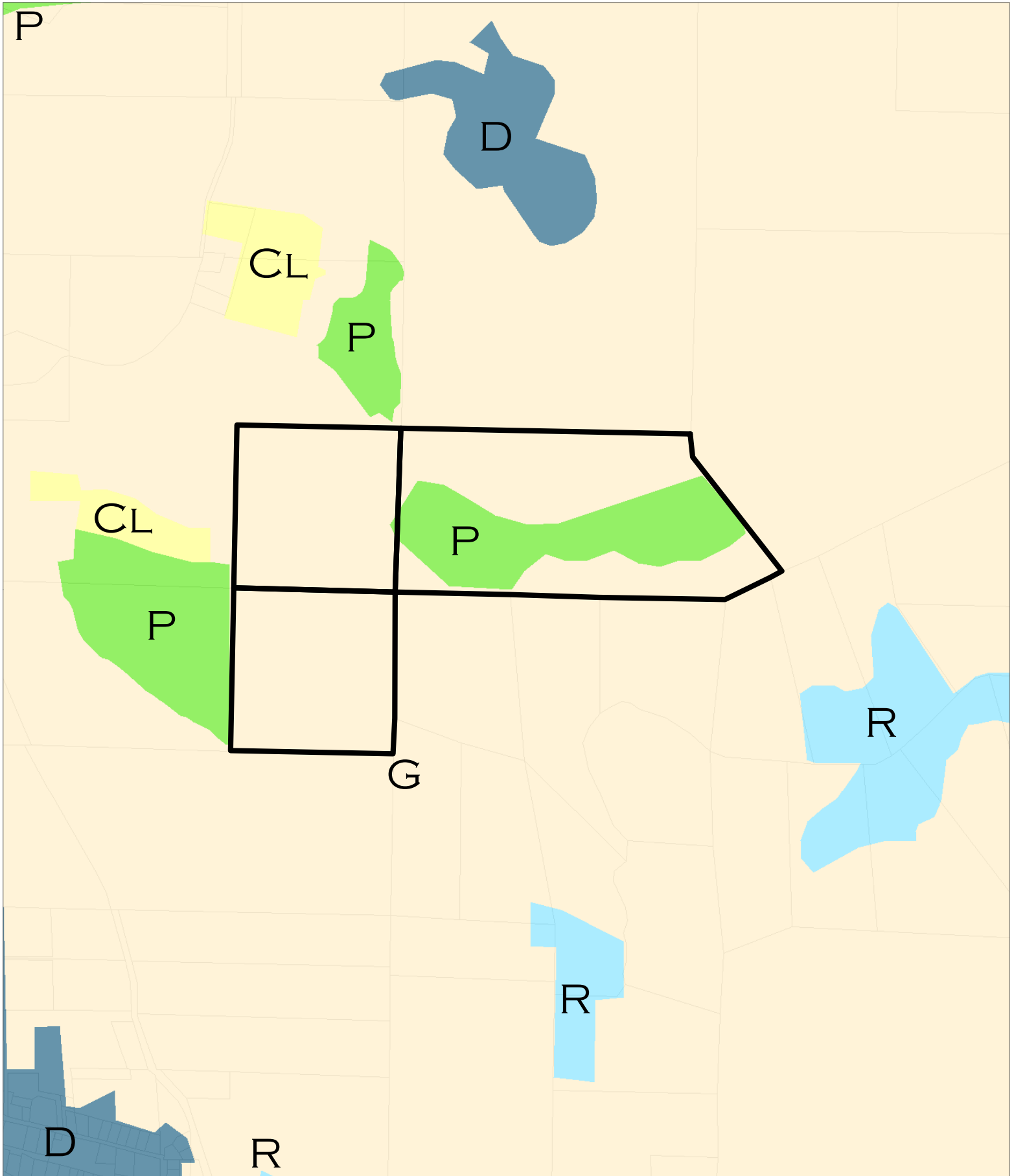
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 Williamson Act 2016
 Prime Ag 2016
 Non-Prime Ag 2016







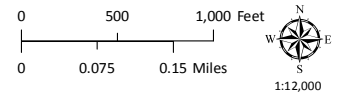
LANDS IN WILLIAMSON ACT CONTRACTS

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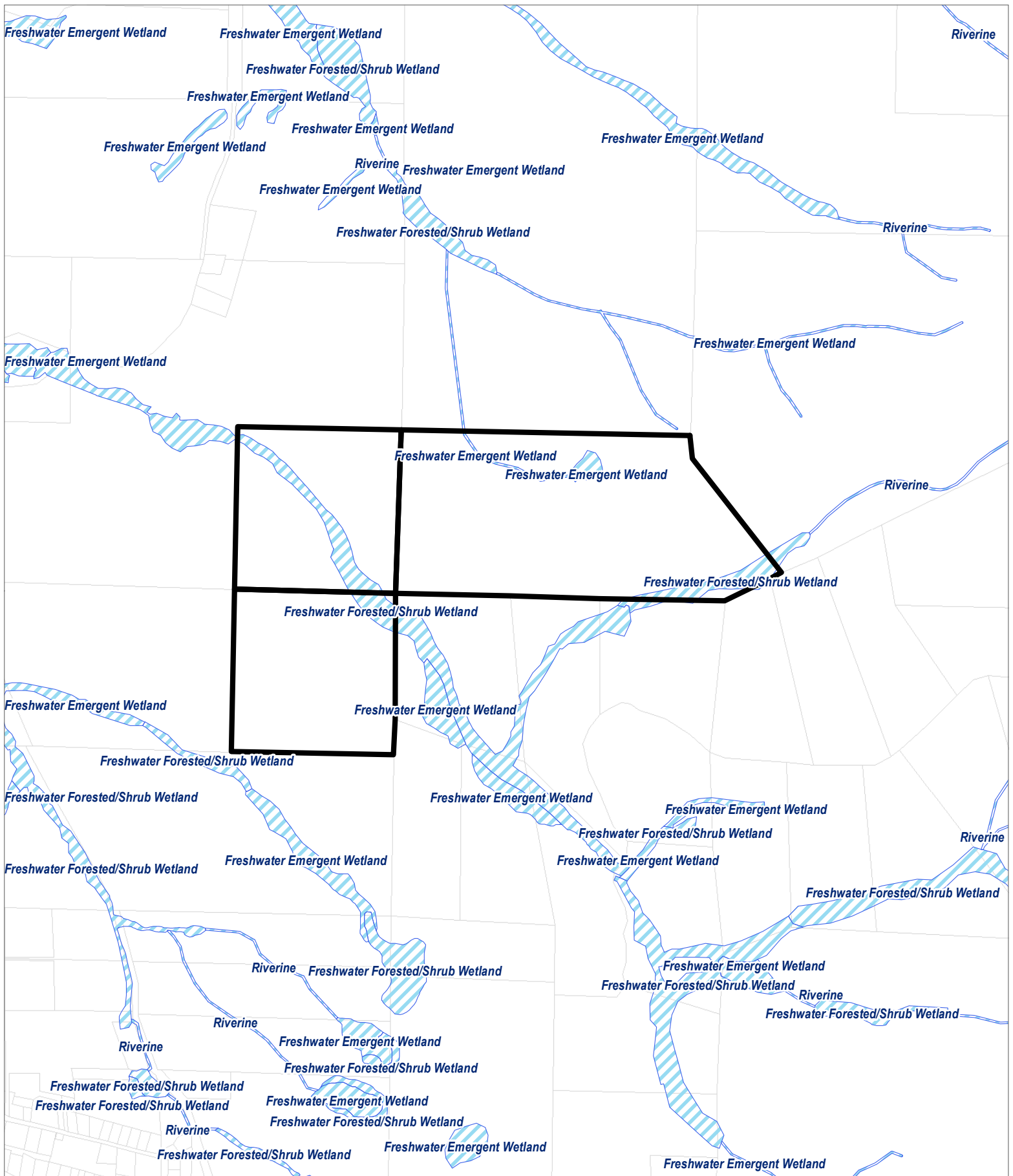
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- | | | | |
|---|---------------------------|---|--------------------|
|  | Confined Animal Ag (CL) |  | Prime Farmland (P) |
|  | Urban & Built-Up Land (D) | | |
|  | Grazing Land (G) | | |



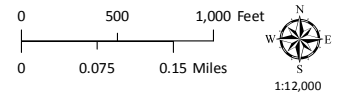
IMPORTANT FARMLAND

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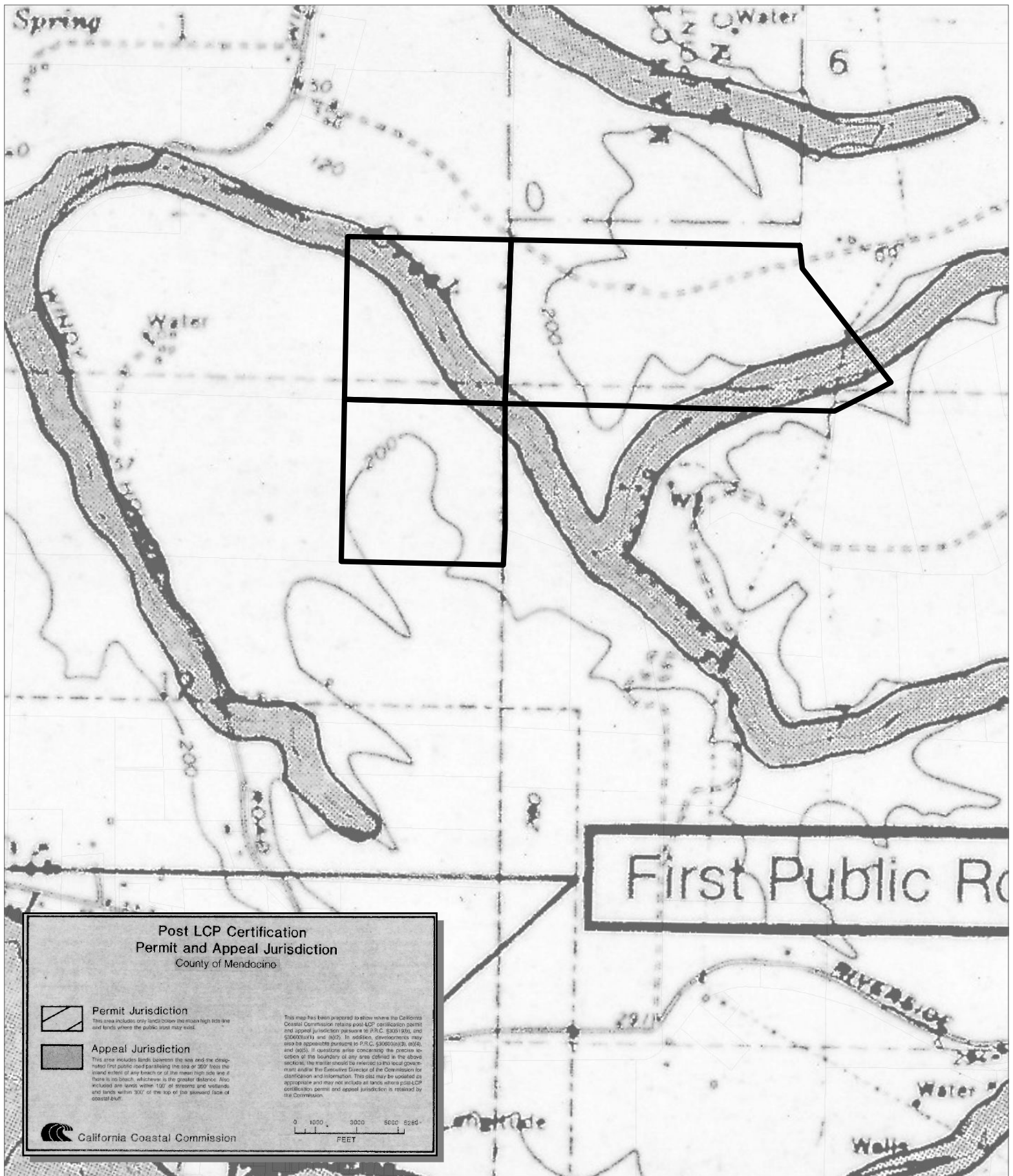
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 Wetlands



CLASSIFIED WETLANDS

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APPEALABLE AREAS

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