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

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**MARCH 5, 2020  
CDP\_2018-0031**

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**SUMMARY**

**OWNER/APPLICANT/AGENT:** CASEY DYSON AND TONA MOORES  
3880 SLEEPY HOLLOW RD  
SANTA ROSA, CA 95404

**REQUEST:** Administrative Coastal Development Permit to construct a single-family residence, including a driveway, propane tank, fencing, septic system and connection to water district.

**LOCATION:** In the Coastal Zone, within the community of Irish Beach, on the west side of Mallo Pass Drive (CR 547), 860± feet north of its intersection with Pomo Lake Drive (CR 551), located at 14920 Mallo Pass Dr., Manchester (APN: 132-110-09).

**TOTAL ACREAGE:** 0.25± Acres

**GENERAL PLAN:** Suburban Residential (RR:5PD(SR))

**ZONING:** Suburban Residential (RR:5PD(SR))

**SUPERVISORIAL DISTRICT:** 5<sup>th</sup> Supervisorial District (Williams)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**APPEALABLE:** NO

**RECOMMENDATION:** APPROVE WITH CONDITIONS

**STAFF PLANNER:** JESSIE WALDMAN

**BACKGROUND**

**PROJECT DESCRIPTION:** An Administrative Coastal Development Permit to construct a single-family residence and uncovered fenced-in carport, including a driveway, propane tank, fencing and sidewalks, septic system and connection to Irish Beach Water District, as shown on the *Site Plan*.

**APPLICANT'S STATEMENT:** New construction residential 2 bedroom 2 bath home in development of Irish Beach. Septic system with driveway and a deck.

**RELATED APPLICATIONS ON-SITE:**

- Tract 96 Unit TWO – Mendocino Coast Subdivision (Lot #49) – C2D6P8
- Septic Permit (ST24109) – Pending

**NEIGHBORING PROPERTIES:**

- APN: 133-110-13 CDP 27-07– Single-family Residence

**SITE CHARACTERISTICS:** The project site is located on the west side of Mallo Pass Drive (CR 547), 860± ft. north of its intersection with Pomo Lake Drive (CR 551), east of State Route 1(SR 1), as shown on the *Aerial Imagery (Vicinity)* map. The parcel is a vacant parcel located within the Irish Beach Subdivision, as shown on the *LCP Land Use Map 22: Mallo Pass Creek* map. The site is situated on a relatively flat plain, and is 230± feet above sea level, as shown on the *Topographic Map*. The project site is surrounded by neighboring single-family residences, as shown on the *Aerial Imagery* map.

**SURROUNDING LAND USE AND ZONING:** As listed on Table 1 below, the surrounding lands are classified and zoned Suburban Residential (SR) and are developed with residential uses, as shown on the *Aerial Imagery (Vicinity)* and *Aerial Imagery* maps. The proposed single-family residence and ancillary development is consistent with the surrounding land uses and development.

Table 1: Surrounding Land Use and Zoning				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Suburban Residential (RR:5-PD(SR))	Suburban Residential (RR:5-PD(SR))	0.25± Acres	Residential
EAST	Suburban Residential (RR:5-PD(SR))	Suburban Residential (RR:5-PD(SR))	0.25± Acres	Residential
SOUTH	Suburban Residential (RR:5-PD(SR))	Suburban Residential (RR:5-PD(SR))	0.25± Acres	Residential
WEST	State Route 1 (SR 1)	State Route 1 (SR 1)	State Route 1 (SR 1)	State Route 1 (SR 1)

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

The proposed development is consistent with the goals and policies of the Local Coastal Program, General Plan, and Zoning Code as detailed below:

**Land Use:** The project site is located within the boundaries of the Local Coastal Program (LCP) area and is shown on the *LCP Land Use Map 22: Mallo Pass Creek* map. The subject parcel is classified as Suburban Residential (SR) by the Mendocino County General Plan, as shown on the *General Plan Classifications* map. The SR classification is intended to be applied on lands adjacent to existing developed communities on the urban side of the Urban/Rural boundary, or to lands which are appropriate to accommodate future residential growth. Land within the Suburban Residential classification should have moderate to light constraints for residential development, should be served by the publicly-maintained road network, and should be located within utility service areas or the logical extensions thereof. Portions of lands within the Suburban Residential classification will be appropriate for development of residential subdivisions. Such areas should be developed as major subdivisions, not minor subdivisions per Coastal Element Chapter 2.2.

The proposed development is consistent with allowed residential development and allowed accessory uses associated with residential development per Mendocino County Coastal Element Chapter 2.2.

**Zoning:** The project site is located within a Suburban Residential (SR) district, as shown on the *Zoning Display Map*, which is intended to be applied adjacent to existing developed communities on the urban side of the urban/rural boundary, or in areas suited for future residential growth. Lands within this district should be served by public roads and adjacent to or within a public service area per Mendocino County Code (MCC) Section 20.384.005. The proposed development to construct a single-family residence and ancillary development to support the single-family residence may be permitted as specified by MCC Chapters 20.384, 20.428 and 20.532 and Division II of Title 20 of Mendocino County Codes.

The parcel's zoning designation (SR) requires a 12,000 square foot minimum parcel size; where the established parcel is 0.2± acres (12,100± sq. ft.) in size and is considered consistent to lot size requirements. The proposed project will comply with the minimum property setback requirements for the SR District for the parcel size; which are 20 feet for each front and rear yard, and 6 feet for each side. A

corridor preservation setback of 25 feet applies along Mallo Pass Drive (CR 547) and 45 feet applies along State Route 1 (SR 1), resulting in a front yard setback of either 45 feet from Mallo Pass Drive (CR 547) corridor centerline and a rear yard setback of either 65 feet from State Route 1 (SR 1) or 20 feet from the property line, whichever is greater. As currently proposed, the single-family residence and enclosed carport will be located 20 feet from the front (eastern) parcel boundary line, 6 feet from the side (northern and southern) parcel boundary lines and 54± feet from the rear (western) parcel boundary line, as shown on the *Site Plan*. The maximum building height allowed in the SR District is 28 feet above the natural grade for non-Highly Scenic Areas, such as the project site. As currently proposed, the proposed development will be a maximum height of 16 feet, as shown on the *Revised Elevations*. The proposed project will result in 20 percent of overall lot coverage and, as proposed, will not exceed the maximum allowed lot coverage of 50 percent for parcels of this size located within an SR District. A minimum of two off-street parking spaces are required for the residential unit and the site has adequate capacity for the required parking.

As currently proposed, the proposed project will conform to development standards of MCC Chapters 20.384, 20.444 and 20.472, 20.492, 20.496 and 20.532 and Division II of Title 20 of Mendocino County Code.

Visual Resources: The parcel is not located in a designated Highly Scenic Area; therefore, it is not subject to the policies within the Coastal Element relating to visual resources, except for the following regulations that apply to all parcels within the Coastal Zone.

Policy 3.5-1 of the Coastal Element states:

*... The scenic and visual qualities of Mendocino County coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas...*

As listed on Table 2 below, the proposed exterior finishes will be consistent with the surrounding land uses and development. The proposed project would be finished in the following exterior materials and colors:

Table 2. Proposed Exterior Colors and Materials		
	MATERIAL	COLOR
SIDING	Hardi-Panels	Dark Brown
TRIM	Hardi-Trim	White
ROOFING	Comp. shingles	Brown
WINDOW FRAMES	Fiberglass	White
DOORS	Hinged Patio and glass	Cherry Red
FENCING AT CARPORT	Wood	Cedar
DECKING	Wood	Cedar
SIDEWALK	Concrete	Concrete

Staff finds that the proposed materials and colors will be visually compatible with the character of the surrounding area. **Condition 9** is recommended to allow changes to exterior finishes with approval from the Coastal Permit Administrator or to the satisfaction of the Director of Planning and Building Services.

MCC Section 20.504.025 of the Coastal Zoning Code (Special Treatment Areas) states:

*... areas of visual significance include special treatment areas shown on the Land Use Map and a 200 foot minimum designated scenic corridor along both sides of Highway 1 from Ten Mile River to the Sonoma County line not shown on the Land Use Map. The designated width of this corridor is a minimum of two hundred (200) feet running parallel to Highway 1 or inland to the first line of trees*

*nearest the road. However, in no place does the corridor extend more than three hundred fifty (350) feet from the shoulder of the road. These include archaeological and paleontological sites and timber production zones. Special Treatment Area buffer zones were also located adjacent to all publicly owned preserves and recreation areas, including national, state, regional, county and municipal parks. These buffer zones include those forested areas within the Coastal Zone within two hundred (200) feet of all such publicly owned preserves and recreation areas. It is the intent of timber harvesting regulations within the Special Treatment Areas to minimize the visual effect of timber harvesting in order to protect the area's special scenic and natural qualities.*

The proposed development is within 200 foot corridor of State Route 1 (SR 1), yet not within a forested area. The parcel is an open grassy field with no standing trees and no tree removal will be required for the proposed development. The subject parcel is more than 200 feet away from publicly owned preserves and recreation areas. The location of the proposed development, on the parcel, will be further from State Route 1 (SR 1) than existing permitted developments on adjacent parcels. Staff has determined the proposed development is consistent with the surrounding developments and not subject to Special Treatment Area regulations, per MCC Section 20.504.025.

Section 20.504.035 of the Coastal Zoning Code (Exterior Lighting Regulations) states:

- (A) Essential criteria for the development of night lighting for any purpose shall take into consideration the impact of light intrusion upon the sparsely developed region of the highly scenic coastal zone.*
- (2) Where possible, all lights, whether installed for security, safety, or landscape design purposes, shall be shielded or shall be positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the parcel on which it is placed.*
- (3) Security lighting and flood lighting for occasional and/or emergency use shall be permitted in all areas.*

**Condition 10** is recommended to require exterior lighting to be kept to the minimum necessary for safety and security purposes and to be downcast and shielded, and 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 for approval from the Coastal Permit Administrator or to the satisfaction of the Director of Planning and Building Services.

As conditioned, the proposed project will be consistent with MCC Chapter 20.504 regulations for parcels to be developed within Special Treatment Areas.

Hazards Management: The property is in an area of "Moderate Fire Hazard" severity rating, as shown on the Fire Hazard Zones & Responsibility Areas map. Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire) and the Redwood Coast Fire District. The proposed project was referred to both fire protection agencies, where no response has been received by staff at this time. A State Fire Safe Regulations Application Form, CalFire File Number 97-19, was issued for the project. 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 will be addressed.

Without additional conditions, the proposed project will be consistent with MCC Chapter 20.500 regulations for hazard areas, including geologic hazards (faults, bluffs, tsunamis, landslides, and erosion), fire and flood hazards.

Habitats and Natural Resources: Both the Coastal Element (MCCE) and the Coastal Zoning Code (MCC) address Environmentally Sensitive Habitat Areas (ESHA). MCC states that development having the potential to impact an ESHA shall be subject to a biological survey, prepared by a qualified biologist, to determine the extent of sensitive resources, to document potential negative impacts, and to recommend

appropriate mitigation measures. The site is primarily designated as barren, with mapped riparian areas located to the north in a designated open space area within the subdivision, and outside of the subdivision to the south, outside of the subdivision and the proposed development, as shown on the *LCP Habitats & Resources* map. No botanical survey was requested, as mapping does not indicate that the area of proposed development will be adjacent to sensitive coastal resources. The proposed project requires ground disturbance for construction of the single-family residence, carport and ancillary developments.

While the subject parcel is not located within any mapped environmentally sensitive habitat area, as shown on the *LCP Habitats & Resources* map, the parcel is located within the range of the Point Arena Mountain Beaver (PAMB). A PAMB survey report was conducted on September 8, 2019, by Powers Forestry, where the survey determined the subject parcel shows “*no PAMB signs or activity, such as borrow systems*” and “*the proposed project will have no impact to PAMB*”, as shown in the *PAMB Survey (September 2018)*. The project and survey were referred to United States Fish and Wildlife Services (USFWS), where no response has been received by staff at this time.

Without additional conditions, Staff finds the proposed project will not significantly impact sensitive habitats or resources and is consistent with MCC Chapter 20.496 regulations.

Grading, Erosion, and Run Off: The area of the proposed single-family residence, carport and ancillary development is relatively flat with a gentle slope towards the west, away from Mallo Pass Drive (CR 547), as shown on the *Topographic Map*. Grading will be required to accommodate the proposed development. As proposed, grading will occur at the time of installation of the proposed construction of the single-family residence, carport, driveway and the installation of the proposed septage and leach field and connection to Irish Beach Water District.

The project proposes 3 cubic yards of grading to accommodate the development. If the amount of grading requires a permit from the Building Division, the Coastal Permit Administrator, or their designee, shall review and approve the grading permit to determine its consistency with MCC Chapters 20.492 and 20.500 regulations. Grading activities, including maintaining driveway and parking areas, and any work associated with an Encroachment Permit, shall comply with MCC Chapters 20.492 and 20.500 regulations.

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 grading, erosion and runoff protection and hazard area policies or plans will be addressed.

Groundwater Resources: The site is designated on the Mendocino County Coastal Groundwater Study Map as a Marginal Water Resource Area, as shown on the *Ground Water Resources* map. The proposed development includes the development of a septic system and connection to the Irish Beach Water District. Irish Beach Water District provided documentation, dated May 16, 2019, stating the District has capacity to serve the project site. A septic permit, to support the proposed development, has been applied for with the Mendocino County Division of Environmental Health (DEH). As a result of the proposed septic system, Irish Beach Water District existing water line(s) are required to be relocated to comply with DEH regulations.

The project was referred to DEH to review impacts to water and septic. On October 15, 2019, DEH responded with recommendations requiring that issuance of a septic permit be obtained prior to issuance of a building permit and final of the aforementioned septic permit be completed prior to final of said building permit for the proposed development. The water line relocation shall be completed to adhere with DEH regulations. **Condition 11** is recommended to ensure the proposed development has septage and leach field approval and adequate water supply which will be consistent with SR land use classifications, DEH regulations and MCC Chapter 20.516.

As conditioned, the proposed project will be consistent with the Local Coastal Program policies related to groundwater resources and DEH regulations.

Archaeological/Cultural Resources: The proposed development was referred to Northwest Information Center at Sonoma State University (SSU) and Mendocino County Archaeological Commission (ARCH) responded, on October 1, 2019, recommending a cultural resources survey be conducted. An

Archaeological Survey Report, prepared by William Roop, of Archaeological Resource Service, dated December 9, 2019, was provided and accepted at the Archaeological Commission on December 11, 2019. The report found that the project site contains no indicators of the historic or presence of prehistoric era archaeological deposits. Therefore the Commission recommends including a discovery clause as part of the conditions of project approval. Staff notes that **Condition 8** advises the property owners of a "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction activities associated with the project.

The project was referred to three local tribes for review and comment, including the Sherwood Valley Rancheria, Redwood Valley Rancheria, and the Cloverdale Rancheria. As of this date, no response has been received from the three above mentioned local tribes.

Without additional conditions, Staff recommends that the project is consistent with Mendocino County policies for the protection of the paleontological and archaeological resources.

Transportation/Circulation: The project would not contribute a significant amount of new 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. Additionally, the site is located within the Irish Beach Subdivision, which is part of the Mendocino Coast Subdivision created in 1966, where multiple parcels have already been developed and have homes that are occupied; therefore, construction of a single-family residence, carport and ancillary development is not anticipated to generate a significant amount of additional traffic beyond what presently exists.

The proposed project was referred to Mendocino County Department of Transportation (DOT), where DOT responded with two (2) recommendations of conditions of approval, including the proposed development would require a *residential driveway approach shall be constructed onto Mallo Pass Drive (CR 547), in accordance with Mendocino County Road and Development Standards No. A51A, or as modified by applicant and approved by Department of Transportation staff during field review, to be paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted;* and the applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for any work within County rights-of-way. **Condition 12** is recommended to ensure the proposed project has access, prior to final of a building permit, where proposed development is consistent with DOT regulations and MCC Chapter 20.516.

As conditioned, Staff finds the proposed project is consistent with Mendocino County policies for transportation, utilities and public services protection and will be consistent with Chapter 20.516 regulations.

**ENVIRONMENTAL DETERMINATION:** The project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Article 19, Section 15303, Class 3(a) and Class 3(e), new construction, including a single-family residence, carport and ancillary development.

### **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 to construct a single-family residence, carport and ancillary development and adopts the following findings and conditions.

#### **FINDINGS:**

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed development is in conformity with the certified Local Coastal Program. The proposed development of a single-family residence, carport and ancillary development are principally permitted uses within the Suburban Residential land use classification and are consistent with the intent of the Suburban Residential Classification; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed development of a single-family residence, carport and ancillary development would be provided with adequate utilities, access roads, drainage, and other necessary facilities. Driveway improvements are proposed under the project, connection to Irish Beach Water District and a County approved septic system is to be installed; and

3. Pursuant with MCC Section 20.532.095(A)(3), the proposed development of a single-family residence, carport and ancillary development is consistent with the purpose and intent of the Suburban Residential District, as well as all other provisions of Division II of Title 20 of the Mendocino County Code, including development criteria for Environmentally Sensitive Habitat Areas, and building height, setback from property boundary and lot coverage; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed development, if completed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. Construction of a single-family residence, carport and ancillary developments are categorically exempt pursuant to Article 19, Section 15303, Class 3(a) and Class 3(e), and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development of a single-family residence, carport and ancillary developments will not have any adverse impact on any known archaeological or paleontological resources, and Condition 8 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. Construction of a single-family residence, carport and ancillary developments are not anticipated to significantly affect demands on public services.

**CONDITIONS OF APPROVAL:**

1. This action shall become final and effective 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 permits for the proposed development of the single-family residence, carport and ancillary developments to support the single-family residence as required by the Building Inspection Division of the Department of Planning and Building Services, Department of Transportation and Department of Environment Health.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
  - a. The permit was obtained or extended by fraud.
  - b. One or more of the conditions upon which the permit was granted have been violated.
  - c. The use for which the permit was granted is conducted so as to be detrimental to 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.

7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. Changes to exterior finishes may be permissible with approval from the Coastal Permit Administrator or to the satisfaction of the Director of Planning and Building Services.
10. Prior to issuance of a Building Permit, the property owner shall furnish exterior lighting details for approval from the Coastal Permit Administrator or to the satisfaction of the Director of Planning and Building Services.
11. Prior to issuance of a Building Permit, the issuance of a septic permit shall be obtained AND prior to final of aforementioned Building Permit, final approval of the aforementioned septic permit shall be completed, per Department of Environment Health regulations.
12. Prior to final of a Building Permit, the property owner shall furnish evidence of access to the parcel, per Department of Transportation regulations and MCC Chapter 20.516, as follows:
  - a. Construct a residential driveway approach onto Mallo Pass Drive (CR 547), in accordance with Mendocino County Road and Development Standards No. A51A, or as modified by applicant and approved by Department of Transportation staff during field review, to be paved with asphalt concrete or comparable surfacing to the adjacent road. Concrete driveways shall not be permitted; and
  - b. An encroachment permit shall be obtain from the Mendocino County Department of Transportation for any work within County rights-of-way.

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DATE

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JESSIE WALDMAN  
PLANNER I

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DATE

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BRENT SCHULTZ  
COASTAL PERMIT ADMINISTRATOR



Appeal Period: 10 Days  
Appeal Fee: \$1,616.00

**ATTACHMENTS:**

- |                                 |   |
|---------------------------------|---|
| A. Location Map                 | K. LCP Land Use Map 22: Mallo Pass Creek    |
| B. Aerial Imagery (Vicinity)    | L. LCP Land Capabilities & Natural Hazards  |
| C. Aerial Imagery               | M. LCP Habitats & Resources                 |
| D. Topographic Map              | N. Appealable Areas                         |
| E. Revised Site Plan            | O. Adjacent Parcels                         |
| F. Revised Floor Plan           | P. Fire Hazard Zones & Responsibility Areas |
| G. Revised Elevations NW        | Q. Groundwater Resources                    |
| H. Revised Elevations ES        | R. Water Districts                          |
| I. Zoning Display Map           | S. PAMB Survey (September 2018)             |
| J. General Plan Classifications |   |

**SUMMARY OF REFERRAL AGENCIES COMMENTS:**

Archaeological Commission	Comments
Assessors	No Response
Building Division (FB)	No Response
CALFIRE - Land Use	No Response
California Coastal Commission	No Response
California Dept. of Fish and Wildlife	Comments
Cloverdale Rancheria	No Response
Department of Transportation	Comments
Environmental Health (FB)	Comments
Irish Beach Water District	No Comment
Planning Division (Ukiah)	No Comment
Redwood Coast Fire District	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Rancheria	No Response
Sonoma State University	Comments
United States Fish & Wildlife Services	No Response

**REFERENCES:**

(Coastal Element) Mendocino County, Planning and Building Services, Planning Division. The County of Mendocino General Plan, Coastal Element. 1985. Accessed January 31, 2020, at:

<https://www.mendocinocounty.org/government/planning-building-services/plans/coastal-element>

(MCC, 1991) Mendocino County Department of Planning and Building Services. October 1991.

Mendocino County Zoning Code Coastal Zoning Code, Title 20 – Division II of the Mendocino County Code. Accessed January 31, 2020, at:

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<https://www.mendocinocounty.org/government/planning-building-services/county-maps/coastal-zone-local-coastal-program-lcp-maps>.

Mendocino County Department of Planning & Building Services. June 2011. Fire Hazard Zones & Fire Responsibility Areas [map]. Accessed December 24, 2019, at:

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Mendocino County Department of Planning & Building Services. March 2015. Coastal Ground Water Resources [map]. Accessed December 24, 2019, at:

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