



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

**SEPTEMBER 13, 2021
CDP_2021-0008**

SUMMARY

OWNER/APPLICANT: JOSEPH & JACKI DIAS
450 HAWKCREST CIRCLE
SACRAMENTO, CA 95835

AGENT: KEN EATON
6241 CLAUSSEN WAY
NORTH HIGHLANDS, CA 95660

REQUEST: Administrative Coastal Development Permit to install a 1,958 square foot manufactured single family residence on a permanent foundation. The request also includes a detached 576 square foot garage, a 1,032 square foot exterior deck, paved driveways, walkways, minor grading, retaining walls and landscaping. Connection to appropriate utilities, production well, and connect sewer to Gualala Community Service District. Removal of select (5) tree stumps within the building envelope is requested to facilitate development.

LOCATION: In the Coastal Zone, 3.3± miles south of Anchor Bay, lying on the west side of Highway 1; located at 38950 S. Hwy 1, Gualala; APN: 145-183-03.

TOTAL ACREAGE: 0.4± Acres

GENERAL PLAN: Gualala Highway Mixed Use, six thousand (6,000) square feet minimum parcel size (GHMU6K), Coastal Element Chapter 4.12 and Gualala Town Plan

ZONING: Gualala Highway Mixed Use (GHMU), Mendocino County Coastal Zoning Code

SUPERVISORIAL DISTRICT: 5 (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt, Class 3(a)

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: TIA SAR

BACKGROUND

PROJECT DESCRIPTION: Administrative Coastal Development Permit to install a 1,958 square foot manufactured single family residence on a permanent foundation. The request also includes a detached 576 square foot garage, a 1,032 square foot exterior deck, paved driveways, walkways, minor grading, retaining walls and landscaping. Proposed connection to appropriate utilities, production well, and connect sewer to Gualala Community Service District. Removal of select five (5) tree stumps within the building envelope is requested to facilitate development.

ADDITIONAL INFORMTIAON: The residential project proposes to connect to an approved test well on-site and Gualala Community Services District sewer. The District requests an on-site septic tank. Project site is a 0.4± acre property located in a Critical Water Resource Area. Within the proposed development

footprint, five (5) tree stumps would be removed three (3) Pine, one (1) Wax Myrtle, and one (1) Cypress), and one (1) 24 foot Palm Cluster would be relocated.

APPLICANT'S STATEMENT: "The project consist of the construction of a new 1958 sq ft manufactured home placed on a permanent foundation system and new 576 sq ft adjacent to the new home and new 1032 sq ft exterior deck. Project includes minor grading, removal of existing tree stumps, new walkways, driveways, retaining walls, & landscaping. Connections to municipal sewer system, PG&E, and existing well located on the property."

RELATED APPLICATIONS:

- CE_2016-0053 Test Well
- Adjacent Parcel 145-183-04:
 - a. CDP 51-03 (Change of Use)
 - b. ST27276 (Septic)
 - c. BF_2005-0446 (Fire Suppression)
 - d. BF_2005-0176 (Remodel)
 - e. BL_2019-0137 (Yoga)
 - f. BL_2019-0105 (Retail)
 - g. CE_2018-0037 (Septic)
- Adjacent Parcel 145-183-01:
 - a. CDP 45-04 (Garage)
 - b. BF_2003-1024 (Addition)
 - c. BF_2004-1226 (Garage)
 - d. BF_2006-0174 (Stairs)
 - e. BL 158-10 (VHR)

SITE CHARACTERISTICS: The non-highly scenic site is located within the Coastal Zone, 3.3± miles south of Anchor Bay, on State Route 1. The proposed project site is located just north of and above the bluffs approximately 200 meters from the outlet of the Gualala River at the Southern boundary of the Mendocino-Sonoma County line. The property is mapped as moderate fire hazard within the South Coast Fire Protection District. The site is underlain by beach deposits, stream alluvium and terraces (Zone 3), which are subject to intermediate shaking. The proposed residence, detached garage and deck will be the only structures onsite with connections to existing well and approved sewer connection. The properties to the north, east, and south, all fall under the same land use designation (see attached LCP Land Capabilities & Natural Hazards Map & LCP Land Use Map 31 Gualala).

SURROUNDING LAND USE AND ZONING: As listed on Table 1, the surrounding lands are classified and zoned similarly to the project site, with the exception of the property immediately West, see attached General Plan Classifications and Zoning Map:

TABLE 1: SURROUNDING LAND USE AND ZONING

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	GUALALA HIGHWAY MIXED USE	GHMU	0.34 ± Acres	Developed Residential
EAST	GUALALA VILLAGE MIXED USE	GVMU	0.03 ± Acres	Developed Residential
SOUTH	GUALALA VILLAGE MIXED USE	GVMU	0.28 ± Acres	Developed Residential
WEST	RURAL RESIDENTIAL 5 (SR)	RR5 [SR]	1.11 ± Acres	Developed Residential

PUBLIC SERVICES:

Access: State Route 1
Fire District: South Coast Fire Protection District

Water District: On Site Well
Sewer District: Gualala Community Service District
School District: Gualala Unified School District

LOCAL COASTAL PROGRAM CONSISTENCY

The proposed project is consistent with the goals and policies of the Gualala Town Plan component of the Local Coastal Program, as detailed below.

Land Use: The subject parcel is classified as Gualala Highway Mixed Use (GHMU) with a six thousand (6,000) square feet minimum parcel size. The Gualala Highway Mixed Use classification is intended to,

“...to provide for commercial and residential development on parcels adjacent to Highway 1 that is attractively sited, designed, and landscaped. Development in this district is intended to limit traffic generation and to lessen the potential for vehicular congestion on Highway 1.

The project site is adjacent to State Route 1 and within the Gualala Town Plan area. On June 3, 2021 the Gualala Municipal Advisory Council met and unanimously recommend advisory approval with conditions. GMAC felt adequacy of water issues would be resolved with the inclusion of a water storage tank. The Landscaping Plan was reviewed and discussed, planting of drought-resistant, native plants and the use of landscaping plants as recommended per Chapter 4, Coastal Element Section 4.14, page 313, Gualala Highway Mixed Use, Gualala Town Plan:

“... The intent of this district is to provide for commercial and residential development on parcels adjacent to Highway 1 that is attractively sited, designed, and landscaped. Development in this district is intended to limit traffic generation and to lessen the potential for vehicular congestion on Highway 1”

“...A landscaping plan shall be required for all new development proposals in the GHMU District in accordance with the On-Site Landscaping policies in the "Design Guidelines" chapter of the Gualala Town Plan.”

As proposed the construction of a 1,958 square foot single family residence, a 576 square foot detached garage, 1,032 square foot exterior deck, associated improvements with appurtenant structures and utilities would be consistent with the Coastal Element goals and policies, including Element Chapter 4, Section 4.14 Land Use Classification. The project location is subject to Coastal Element Chapter 3.4 *Design Review* goals and policies; see the associated subject areas for analysis and recommendations.

Zoning: The project site is located within the Gualala Highway Mixed Use (GHMU) with a six thousand (6,000) square feet minimum parcel size as shown on Zoning Display Map. Mendocino County Code (MCC) Section 20.406.005 states:

“...this district is to provide for commercial and residential development on parcels adjacent to Highway 1 that is attractively sited, designed and landscaped. Restrictions on development in the district are intended to limit traffic generation and to lessen the potential for vehicular congestion on Highway 1.”

The proposed single family residence, appurtenant structures, and utilities are principally permitted uses within the Gualala Highway Mixed Use District, pursuant to Mendocino County Code (MCC) Chapter 20.406.

Yards: The project would comply with the minimum fifty (50) foot front, ten (10) foot rear and side yard is not required unless property which is not in either the GVMU, GHMU, GPD or GI districts, a (10) foot shall be required between the adjoining property. The property owner filed a proposed landscape plan that demonstrates compliance with MCC Section 20.406.040 Minimum Building Setbacks in GHMU District.

Height: The maximum building height allowed in the GHMU District is twenty-eight (28) feet above the natural grade for non-Highly Scenic Areas. The maximum height of the proposed project components would be twenty-four (24) feet in height.

Lot Coverage: The project, as proposed, would result in lot coverage of less than twenty (20) percent. (MCC Section 20.406.035(B)).

Floor Area Ratio: No floor-area ratio shall apply to residential uses per MCC Section 20.406.035(C).

Minimum Usable Activity Space: The project is consistent with the minimum 10% of usable activity space, the proposed building setbacks contribute to the requirement. A minimum of twenty (20) foot-wide landscape buffers is provided within the front setback. Per MCC Section 20.406.045.

Off Street Parking: The proposed 576 square foot detached garage is consistent with the off-street parking requirements for GHMU residential use, a minimum two (2) on-site parking for two-or more bedroom, MCC Section 20.406.050.

Pedestrian Walkways: The requirement for pedestrian walkways in the GHMU area of the Gualala Town Plan was discussed by GMAC on June 3, 2021. The applicant revised their original proposal to include pedestrian access along both street frontages. The proposed five (5) feet pathways are established along the intersection of Highway 1 and Sedalia Drive per MCC Sec.20.406.070.

"All new development shall be required, where feasible, to provide an on-site pedestrian walkway along the Highway 1 frontage and local street frontages. The walkway shall be a minimum of five (5) feet in width and shall be constructed of concrete. Walkways may be located within the landscaping/walkway corridors of the public rights-of-way, as indicated on the Highway 1 Streetscape Map. The specific location of pedestrian walkways shall be determined by each property owner. However, narrow linear strips of landscaping between walkways and streets shall be discouraged. Required walkways shall connect to existing walkways on adjacent properties and, where such adjacent walkways have not been developed, the required walkways shall be located in areas where the future continuation of the walkway across adjoining properties is feasible."

Landscape Requirements: The landscaping plan was discussed and approved with conditions by GMAC during the June 3, 2021 meeting. The plants are to be of drought-resistant, native plants and the use of landscaping plants as recommended per Sec.20.406.075 and Chapter 4, Coastal Element Section 4.14, page 313, Gualala Highway Mixed Use, Gualala Town Plan, MCC Sec 20.406.075. See attached Landscape Plan.

Exterior Lighting: The proposed exterior lights are consistent with the down shielded lighting and dark-sky compliant, MCC Section 20.406.080.

Visual Resources: The purpose of MCC Section 20.504 is to "insure that 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."

The proposed project site is designated as non-Highly Scenic area, but is situated along State Route 1. The project would be visible heading north and south on State Route 1. As proposed, the project would be subordinate to the natural setting and would minimize reflective surfaces pursuant to the development criteria for non-Highly Scenic Areas, per MCC Section 20.504.015(C).

Policy 3.5-1 of the Coastal Element states:

...The scenic and visual qualities of Mendocino County coastal areas shall be considered and projected 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...

Staff reviewed the proposed colors and building materials submitted and finds the proposed project would be consistent with the development criteria in protecting the visual resources in a non-highly scenic area. To ensure the project utilizes the correct building materials which have been selected to blend in hue and brightness with their surroundings, the project's proposed color palette and roofing material are included by the Applicants to the County for approval. Any exterior lighting will be downcast and shielded. As proposed, the project would be consistent with the intent of Visual Resource and Special Treatment Areas (MCC Sec 20.504.005 (C)). *See conditions.*

Gualala Municipal Advisory Council (GMAC): On April 1, 2021, the project was referred to Gualala Municipal Advisory Council (GMAC). On July 12, 2021, GMAC responded; the project was scheduled for the Council meeting on June 3, 2021. The project was heard and GMAC unanimously (4-0) recommended approval with conditions. *See conditions.*

At the GMAC June 3, 2021 meeting, key discussions focused on the availability of water, water storage and possible location on site for water storage tanks. GMAC felt adequacy of water issues would be resolved with the inclusion of a water storage tank. Per GMAC the applicants showed great consideration and respect for public views towards the ocean and beach across the property.

There was also detailed discussion about the Landscaping Plan, planting of drought-resistant, native plants and the use of landscaping plants as recommended per Chapter 4, Coastal Element Section 4.14, Gualala Town Plan. The proposed single level home shall closely follow the slope and topography of the land and will range in height from seventeen (17) feet to twenty-four (24) feet.

Habitats and Natural Resources: LCP Habitats & Resources Map does not identify sensitive resource areas within one hundred (100) feet of the proposed single family residence location. The site is mapped as Barren Upland Habitats along the border of State Route 1. The vacant flat lot is regularly maintained throughout the year. As proposed, the project would not impact environmentally sensitive habitat and other designated resources. (See attachments *LCP Habitats & Resources and Wetlands maps*)

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 (CalFire) and the South Coast Fire Protection District. A preliminary fire safety clearance application (CalFire File 48-21) was submitted with the application. The project application was referred to CalFire. On April 9, 2021 our department received comments; for any construction within State Responsibility Area (SRA) shall conform to the applicable sections of the State Fire Safe Regulations. *See Conditions.*

Grading, Erosion, and Run-Off: Site preparation, including grading, in the areas of development is required to accommodate the proposed development. Additionally, trenching would be required to install underground utilities and piping, which would extend to the new residence from the existing well and proposed new septic tank to be installed under the project. On April 1, 2020, a referral was sent to Mendocino County Air Quality Management District (AQMD) for comments; however no response was received.

Archaeological/Cultural Resources: The County of Mendocino regulates cultural resources under Section 22.12 of the County Code which requires projects to be reviewed by the Northwest Information Center at Sonoma State University. The proposed project was referred to Sonoma State University, who responded with comments on April 20, 2021. The Archeology Survey was submitted and accepted by the Mendocino County Archaeological Commission on June 9, 2021. The survey recommendations were accepted as conditions to the project. No cultural resources were identified within the project area, thus the Discovery Clause was included as a condition.

Groundwater Resources: The site is located within a mapped Critical Water Resources Area (See

attached *Ground Water Resources*). The residential project proposes to connect to a 2016 approved test well on-site and Gualala Community Services District for sewer. The project application included a Will Serve letter dated February 12, 2021 from Gualala Community Service District for connection; a septic tank is required. A referral was sent to Division of Environmental Health and on May 13, 2021 our department received comments; a will serve letter from Gualala Community Service District is required prior to building permit issuance. *See attached Gualala Community Service District Letter and conditions.*

In the June 3, 2021 meeting, Gualala Municipal Advisory Council focused on the availability of water. A hydrological study was not submitted and access to an adequate water supply has not been established. Included in the application is a well completion report which reveals a yield of 5+ gallons per minute. The council felt adequacy of water issues would be resolved with a water storage tank installed onsite. Staff supports GMAC recommendation of the 2000 gallon water storage tank installed for a mapped Critical Water Resources Area.

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, there are surrounding parcels that have already been developed and have homes that are occupied; therefore, the proposed construction of a 1,958 square foot single family residence, a 576 square foot detached garage, 1,032 square foot exterior deck and associated improvements is not anticipated to generate a significant amount of additional traffic beyond what presently exists.

The project was referred to the California Department of Transportation (Caltrans) and the Mendocino County Department of Transportation (MCDOT) for input. Our department received comments from MCDOT, recommending conditions of approval, dated April 16, 2021. Caltrans responded on April 30, 2021, any new landscaping (or other project element) proposed in state right of way, an encroachment permit will be required. It appears the frontage of State Route 1 will be the backyard of the residence. The referral does not show plans to have access directly to SR1, nor is this residence likely to benefit from pass-by trips on SR 1. There is a project in development that proposes sidewalk and other improvements along SR 1 in Gualala (Gualala Downtown Enhancements, PM 0.60-1.0). This parcel falls just outside of those project limits. *See Conditions.*

Public Access: The project site is located west of the first public road and is not specified or indicated as a location for public access to the shore (See attached *LCP Land Use Map 31: Gualala*). As proposed the project would be consistent with MCC Chapter 20.528 *Coastal Access Regulations and Open Space Easements*.

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. The proposed project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 3, Section 15303 (a), which reads, "single-family residence and appurtenant structures."

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.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed construction of a 1,958 square foot single family residence, a 576 square foot detached garage, 1,032 square foot exterior deck and associated improvements is in conformity with the entire certified Local Coastal Program. The construction of a residence is a permitted use within the Gualala Highway Mixed Use (GHMU) land use classification and is consistent with the intent of the GHMU Classification; and
2. Pursuant with MCC Section 20.532.095(A)(2), the construction of a 1,958 square foot single family

residence, 576 square foot detached garage, 1,032 square foot exterior deck and associated improvements would be provided with adequate utilities, access roads, drainage, and other necessary facilities. Under the proposed project, a new driveway is proposed onsite. A Will Serve letter (Sewer) was submitted with the application issued from Gualala Community Service District with records of Mendocino County approved test well; and

3. Pursuant with MCC Section 20.532.095(A)(3), the proposed project is consistent with the purpose and intent of the Gualala Highway Mixed Use Zoning 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 non-Highly Scenic Areas, and preserves the integrity of the Gualala Highway Mixed Use Zoning District; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed project, if constructed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA) under Class 3, Section 15303 (a), which reads, single-family residences and appurtenant structures may be constructed or converted under this exemption; and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed project would not have any adverse impact on any known archaeological or paleontological resources, as there are no known resources within the vicinity of the site and Condition 8 is in place when archaeological sites or artifacts are discovered. The Archaeology Survey was accepted, no Cultural, Historical or Archaeology sites were observed by the Archaeological Commission; 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 proposed construction of a 1,958 square foot single family residence, a 576 square foot detached garage, 1,032 square foot exterior deck and associated improvements are not anticipated to significantly affect demands on public services; and in conformance with Ordinance No. 4493, the anticipated water use of the proposed development has been considered and additional measures to conserve water are conditions of project approval;

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 Coastal Code. CDP_2021-0008 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. In the event of further mitigation processes needed regarding this project, 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. 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. Ground disturbing activity within one hundred (100) feet of any cultural resource is prohibited.
 - 10. Prior to commencement of construction activities, Mendocino Department of Transportation requires the following conditions of approval:
 - a. Prior to commencement of construction activities or issuance of a building permit, the applicant shall construct a residential driveway approach onto Sedalia Road (CR 523A), 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 Driveway shall not be permitted.
 - b. Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation of any work within County right-of-way.
 - 11. Prior to final of a Building Permit, Department of Forestry and Fire Protection requires the following condition of approval:
 - a. CalFire Preliminary Clearance (48-21), Any construction within the State Responsibility Area (SRA) shall conform to the applicable sections of the State Fire Safe Regulations found Title 14 of the California Code of Regulations, Division 1.5, Chapter 7, Sub-Chapter 2.
 - 12. Prior to Certificate of Occupancy, a 2000 gallon water storage tank shall be installed onsite.
 - 13. All plants shall be drought-resistant, native plants, and the use of landscaping plants shall be as recommended in the Gualala Town Plan and by the Gualala Municipal Advisory Council on June 3, 2021.
 - 14. In accordance with the 1982 Mendocino County Coastal Ground Water Study recommended water conservation measures, the project will incorporate proven water conservation technology in the construction of the project, including, but not limited to, low-flush toilets, flow-control inserts on showers (or similar), single-control faucets, water efficient dishwashers and clothes washers, and hot-water pipe insulation. The property owner may apply for a Coastal Development Permit to install grey-water recycling.
 - 15. In accordance with the 1982 Mendocino County Coastal Ground Water Study recommended water conservation measures, the property owner will install and maintain water efficient irrigation systems that minimize runoff and evaporation, and maximize the water intended to reach plant roots. Drip

irrigation, soil moisture sensors and automatic irrigation systems are methods of improving irrigation efficiency.

16. In accordance with the 1982 Mendocino County Coastal Ground Water Study recommended water conservation measures, the project will either keep rainwater on site in a retention basin to aid in ground water recharge, or where this is not feasible, the project shall be designed to reduce, retard, and disperse runoff. This may be accomplished by mulched and or terraced slopes to reduce erosion and retain rainfall, porous drain swales and paving materials for infiltration, out-sloped roads to spread runoff evenly down slope, and landscaping with suitable water-conserving erosion control plants that will protect the soil, facilitate infiltration of rainwater, and reduce runoff.
17. In accordance with the 1982 Mendocino County Coastal Ground Water Study recommended water conservation measures and to encourage ground water recharge, the project will preserve existing natural drainage areas and encourage the incorporation of natural drainage systems in the development of the site.
18. Prior to Occupancy a five (5) feet width pedestrian access shall be dedicated on State Route 1 and Sedalia Drive per Sec 20.406.070.
19. Ordinances requiring dedications or "in lieu" development fees shall be adopted by the Board of Supervisors for the acquisition and development of open space, public facilities, pedestrian access facilities and streetscape improvements identified in the Gualala Town Plan. Development in the GHMU District shall be required to participate once a fee schedule is adopted by the Board of Supervisors. Sec 20.040.090.

9/13/2021

DATE

Julia Krog

TIA SAR
PLANNER II

9-13-2021

DATE

Ignacio Gonzalez
IGNACIO GONZALEZ
INTERIM DIRECTOR

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

ATTACHMENTS:

- | | |
|---|---------------------------------------|
| A. Location Map | M. Adjacent Owner Map |
| B. Aerial Map (Vicinity) | N. Fire Hazards Map |
| C. Aerial Map | O. Wildland-Urban Interface |
| D. Topographical Map | P. Coastal Ground Water Resource Area |
| E. Site Plan | Q. Farmland |
| F. SFR Plans | R. Slope Map |
| G. Zoning Map | S. Soils Map |
| H. General Plan | T. Gualala Will Serve Letter |
| I. LCP Map Land Use | U. Paint Scheme for Dias SFR |
| J. LCP Land Capabilities & Natural Hazard | V. Landscape Plan |
| K. LCP Habitats & Resources | |
| L. Appealable area Map | |

SUMMARY OF REFERRAL AGENCIES COMMENTS:

Air Quality Management District	No response
Archaeological Commission	Comments
Assessor's Office	No Response
Building Division (FB)	No Comment
County Addresser	No Response
Department of Transportation (DOT)	Comments
Environmental Health (FB)	Comments
Planning Division (Ukiah)	No Comments
Sonoma State University	Comments
CALFIRE (Land Use)	Comments
California Coastal Commission	No Response
California Dept. of Fish & Wildlife	No Response
California Dept. of Parks and Recreation	No Response
CALTRANS	Comments
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response
Gualala Municipal Advisory Council (GMAC)	Comments