

**COUNTY OF MENDOCINO
DEPT. OF PLANNING & BUILDING SERVICES**

**752 SOUTH FRANKLIN STREET
FORT BRAGG, CA 95437
Telephone: (707)-964-5379**

Case No(s) LCP_2026-0001Date Filed 1/13/2026Fee \$ \$2,019.00Receipt No. PRJ_069755Received by Russ Ford**Office Use Only**

LCP CONSISTENCY REVIEW APPLICATION FORM

Name of Applicant Irish Beach Improvement Club	Name of Owner(s) See Attached for Owner Information	Name of Agent
Mailing Address P.O. Box 237 Manchester CA 95459	Mailing Address See Attached for Owner Information	Mailing Address
Telephone Number (916) 291-9637	Telephone Number See Attached for Owner Information	Telephone Number

Project Description:

The project encompasses the installation of a retaining wall to address emergency roadway failure, asphalt overlay on an existing paved access road, and maintenance of the existing beach parking area. The project includes after-the-fact permitting to formalize previously completed emergency and maintenance work.

The retaining wall project is on parcel 132-060-03.

The beach road paving overlay encompasses parcels 132-060-01, 132-060-02, and 132-060-03.

The beach road parking lot maintenance is on parcel 132-060-01.

Driving Directions

The site is located on the W (N/S/E/W) side of Highway 1 (name road)
approximately 50 ft (feet/miles) S (N/S/E/W) of its intersection with
Irish Beach Road (provide nearest major intersection).

Assessor's Parcel Number(s)

132-060-01, 132-060-02, 132-060-03

Parcel Size

132-060-01 = 4.1

132-060-02 = 2.6

132-060-03 = 2.5

Square Feet

Acres

Total Acreage = 9.2 Acres

Street Address of Project

Project encompasses 3 parcels. See attached for project addresses and owner information.

Please note: Before submittal, please verify correct street address with the Planning Division in Ukiah.

LCP Consistency Review Application Form - Attachment

Parcel Owner Information:

Parcel #: 132-060-01

Property Address: 15360 Irish Beach Drive, Manchester CA 95459

Property Owner: Kimberly Elliot

Mailing Address: 2031 Booneville Road, Ukiah, CA 95482

Parcel #: 132-060-02

Property Address: 15300 Irish Beach Drive, Manchester CA 95459

Property Owner: Irish Beach Canyon House, LLC Attn: Will Bucklin

Mailing Address: 8 Old Hill Ranch Road, Glen Ellen CA 95442

Parcel #: 132-060-03

Property Address: 15400 S. Highway 1, Manchester CA 95459

Property Owner: Mark Rapelje

Mailing Address: P.O. Box 186, Grand Ledge, MI 48837



Irish Beach Improvement Club

A Not-For-Profit Community Service Organization
P.O. Box 237, Manchester, CA 95459

Re: LCP_2026-0001

1/30/2026

To Whom It May Concern,

The development associated with the above-referenced permit request includes several distinct components: beach parking lot grading and maintenance activities, road overlay paving, construction of a retaining wall, and a gate upgrade.

The beach parking lot, located on APN 132-060-01, lies within California Coastal Commission jurisdiction, as shown on the Boundary Determination Map.

The road overlay paving spans APNs 132-060-01, 132-060-02, and 132-060-03. Based on the Boundary Determination Map, approximately 85% of the roadway is within County jurisdiction, and 15% is within Coastal Commission jurisdiction.

The retaining wall and the gate upgrade are located on APN 132-060-03 and are entirely within County jurisdiction, per the Boundary Determination Map.

Emergency Repair Description:

The emergency repair was prompted by a slope failure that occurred in late 2023 along the edge of the roadway of lower beach road causing pavement and road surface failure. In response, an initial retaining wall was installed using posts placed in excavated holes, with a guardrail bolted to the posts. Subsequent rainfall and erosion caused additional slope instability, resulting in the retaining wall slumping and ultimately failing.

In approximately May 2024, the failed materials were removed, and a new retaining wall was constructed. This repair included the installation of approximately ten (10) 6-inch by 8-inch wooden posts, placed into augured holes and set with concrete footings. Pressure treated lumber was placed against these posts to retain soil above.

We do not have geotechnical investigation or geology reports.

Site Exhibit:

Page 1 includes the overall site map encompassing all areas of development, including photos of the retaining wall in its current, as-built condition.

Page 2 includes a zoomed-in view identifying the location of the retaining wall.

Please let me know if there is further information required.

Emily Thorne, President
Irish Beach Improvement Club



Irish Beach Improvement Club

A Not-For-Profit Community Service Organization

P.O. Box 237, Manchester, CA 95459

P. (707) 353-0453

January 9, 2026

Mendocino County Planning & Building Services
Coastal Permit Division

Re: Request for Consolidated Coastal Development Permit Processing

Dear Planning Staff,

Irish Beach Improvement Club is submitting a Coastal Development Permit that is located partly within California Coastal Commission jurisdiction and partly within Mendocino County jurisdiction. We respectfully request that Mendocino County agree to allow the California Coastal Commission to process the entire project under a single, consolidated Coastal Development Permit.

This approach will ensure consistent review and avoid duplicative permitting. We appreciate the County's consideration and request written confirmation of agreement for inclusion in the application materials.

Sincerely,

Emily Thorne
President, Irish Beach Improvement Club
president@irishbeach.club
(916) 291-9637

Attachment D

This drawing does not represent a survey. Boundaries shown are approximate and have not been verified by a Licensed Land Surveyor. This exhibit is provided for discussion purposes only. Nothing shown can be considered true or correct and the relationship of features shown to property lines may not be accurate.



RETAINING WALL

IRISH BEACH PRIVATE ACCESS
DISCUSSION EXHIBIT



Zoomed-in view of Retaining Wall Location



Conceptual Parking Exhibit – Subject to Approvals.

This figure illustrates a conceptual parking configuration to accommodate pedestrian access. This concept is not final engineering and is provided for discussion/planning purposes only. Any construction or implementation would occur only if approved by Mendocino County and all other applicable regulatory agencies, and after issuance of required permits.

Attachment F



SUBJECT PARCELS





OWL CREEK ROAD

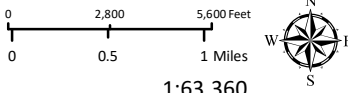
Manchester

BIAGGI ROAD

Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasys, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: LCP 2026-0001
OWNER: Various
APN: 132-060-01, 02 & 03
APLCT: Irish Beach Improvement Club
AGENT:
ADDRESS: 15360 Irish Beach Drive

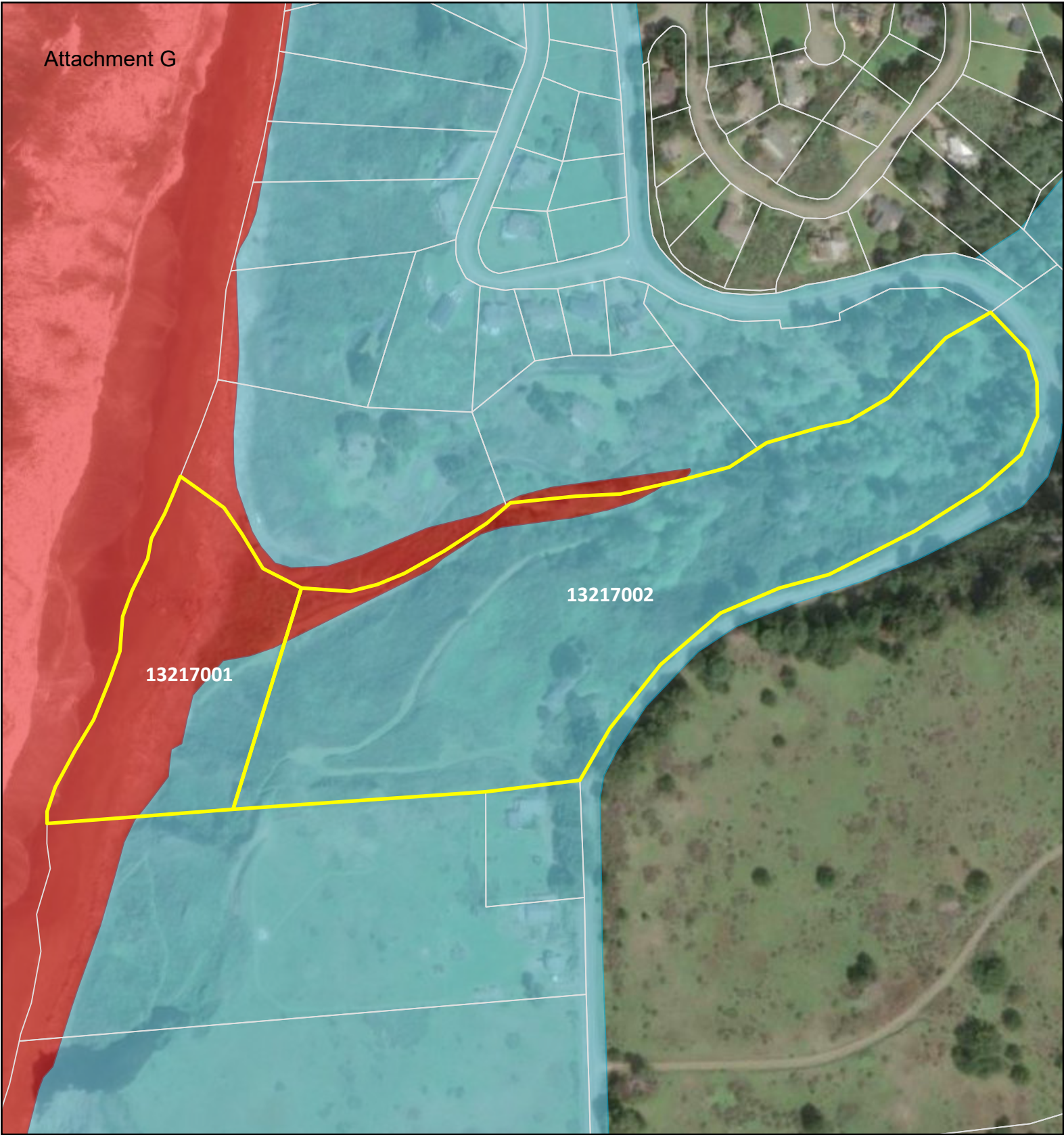
-  Major Towns & Places
-  Coastal Zone Boundary
-  Highways
-  Major Roads



1:63,360

LOCATION

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



15480 S. Highway 1, Manchester

Draft Data.
For illustrative purposes only.



- Parcels 13217001, 13217002
- Coastal Commission Retained Permit Jurisdiction (Draft)
- Coastal Commission Appeal Jurisdiction (Draft)