

APPENDIX A: COASTAL PERMIT APPROVAL CHECKLIST
CDP_2014-0031
MAY 28, 2015

PROJECT TITLE: CDP_2014-0031

PROJECT LOCATION: 22730 N HIGHWAY 1
 FORT BRAGG, CALIFORNIA 95437

**LEAD AGENCY NAME,
 ADDRESS AND CONTACT PERSON:** Julia Acker
 Mendocino County, Planning and Building Services
 120 West Fir Street
 Fort Bragg, California 95437

GENERAL PLAN DESIGNATION: RR (Rural Residential)

ZONING DISTRICT RR5[FP] (Rural Residential, five-acre minimum,
 floodplain combining district)

DESCRIPTION OF PROJECT: The project includes the construction of a five (5) foot livestock (horse) fence enclosure with three, 96 square-foot, trussed horse loafing sheds with a maximum height of eight (8) feet.

SITE DESCRIPTION AND SETTING: The 4.2 acre subject parcel is situated on the north end of Fort Bragg. Highway 1 is to the east and neighboring residences to the west and north. The site is surrounded by residential development, with industrial uses across Highway 1 and to the southeast. Virgin Creek runs along the northern border of the property. The subject parcel is currently developed with a single family residence and detached garage.

DETERMINATION: The proposed project **conditionally satisfies all required findings for approval of a Coastal Development Permit**, pursuant to Section 20.532.095 and 20.532.100 of the Mendocino County Coastal Zoning Code, as individually enumerated in this Coastal Permit Approval Checklist.

20.532.095 Required Findings for All Coastal Development Permits	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(A) The granting or modification of any coastal development permit by the approving authority shall be supported by findings which establish the following:				
(1) The proposed development is in conformity with the certified local coastal program.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(2) The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) The proposed development will not have any adverse impacts on any known archaeological or paleontological resource.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

20.532.095 Required Findings for All Coastal Development Permits	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(B) If the proposed development is located between the first public road and the sea or the shoreline of any body of water, the following additional finding must be made:				
(1) The proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Findings

➤ **20.532.095(A)(1) The proposed development is in conformity with the certified local coastal program.**

Consistent (with conditions of approval)

The Local Coastal Program sets goals and policies for managing resource protection and development activity in the Coastal Zone of Mendocino County, an area that extends from the Humboldt County line to the Gualala River. The Local Coastal Program addresses topics such as shoreline access and public trails; development in scenic areas, hazardous areas, and coastal blufftops; environmentally sensitive habitat areas; cultural resources; transportation; public services; and more. The Local Coastal Program serves as an element of the General Plan and includes the Mendocino County Coastal Zoning Code (MCCZC), and its policies must be consistent with the goals of the California Coastal Act.

Various aspects of the Local Coastal Program are specifically addressed by separate Required and Supplemental Findings for Coastal Development Permits, including utilities, transportation, zoning, CEQA, archaeological resources, public services, coastal access, and resource protection. The following is a discussion of elements of the Local Coastal Program not specifically addressed elsewhere in this checklist.

General Plan Land Use – Rural Residential

The subject parcel is classified as Rural Residential by the Coastal Element of the Mendocino County General Plan, which is intended “to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability.” The principally permitted use designated for the Rural Residential land use classification is “one dwelling unit per existing parcel and associated utilities, light agriculture and home occupation” (Chapter 2.2 of the Mendocino County General Plan).

A permitted single family residence currently exists on the parcel, in addition to a permitted garage. The request is for a fence and loafing sheds, which are considered an accessory use to the principally permitted use of the parcel.

The request is consistent with the Rural Residential classification of the Coastal Element of the Mendocino County General Plan.

Hazards

Chapter 3.4 of the Mendocino County Coastal Element addresses Hazards Management within the Coastal Zone.

Seismic Activity: The property neither lies within, nor does it adjoin a mapped Alquist-Priolo Earthquake fault zone.¹ The San Andreas fault is located approximately ten (10) miles to the west of the project site and is the

¹ State of California Special Studies Zones, Department of Conservation, Division of Mines and Geology.

nearest active fault. The site, like the rest of Mendocino County, is subject to strong ground shaking. Figure 3-12 of the Mendocino County General Plan indicates that the subject parcel is not located in a known area of soil liquefaction.

Landslides: The subject property is located west of the highway and slopes gently toward the bluff edge, though it is not considered a blufftop parcel. There are no translational/rotational or debris slides mapped on the subject parcel.²

Erosion: The proposed structure is located in a relatively flat coastal terrace area with Virgin Creek roughly one hundred (100) feet from the proposed development.

Flooding: There is a mapped floodplain on the subject parcel; however, all proposed improvements will be placed outside the mapped floodplain.

Fire: The project is located in an area that has a moderate fire hazard severity rating. The proposed project is exempt from California Department of Forestry and Fire Protection (CalFire) Fire Safe Clearance requirements.

Visual Resources

Protection of visual resources is a specific mandate of Section 30251 of the Coastal Act, and is subsequently addressed in Chapter 3.5 of General Plan's Coastal Element and implemented by Chapter 20.504 of the MCCZC.

The project is not located in an area that is designated Highly Scenic by the Local Coastal Program. Consequently, the project is not subject to Local Coastal Program Visual Resource policies relating to Highly Scenic Areas.

MCCZC Section 20.504.035 provides exterior lighting regulations intended to protect coastal visual resources. Exterior lighting is required to be within the zoning district's height limit regulations, and requires exterior lighting to be shielded and positioned in a manner that light and glare does not extend beyond the boundaries of the parcel. No lighting is shown on the proposed site plan or building elevations.

Natural Resources

Protection of natural resources is addressed in Chapter 3.1 of the Mendocino County Coastal Element and implemented by Chapter 20.496 of the MCCZC.

Spade Natural Resources Consulting prepared a Biological Scoping Survey Report (on file), dated July 17, 2014, to determine the extent of any environmentally sensitive habitat areas (ESHA) that may be present on the subject parcel.³ Identified ESHA consist of Virgin Creek and its adjacent riparian area, and the pond and slough sedge (*Carex obnupta*) on the neighboring parcel to the west. A fifty (50) foot buffer is recommended between the identified ESHA and all proposed development. A Reduced Buffer Analysis was included in the Survey Report and was agreed upon by CDFW.

Based on the findings of the Biological Scoping Survey Report, it can be concluded that no development will occur in an environmentally sensitive habitat area. **Condition 9** is recommended which provides protection and mitigation measures to be implemented to reduce any potential impacts to the existing natural resources present on the parcel and to ensure that no development occurs within the ESHA or associated buffer. Therefore, as required by **Condition 9**, Resource Protection Impact Findings, enumerated in Section 20.532.100(A), are not applicable to this application.

- **20.532.095(A)(2) The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities.**

Consistent (with conditions of approval)

² *Geology and Geomorphic Features Related to Landsliding* [map]. 1984. Fort Bragg 7.5' Quadrangle, Department of Conservation, Division of Mines and Geology.

³ Spade Natural Resources Consulting (July, 2014). Biological Scoping and Botanical Survey Report for 22730 North Highway 1 (APN 069-231-13) Fort Bragg, CA, Mendocino County.

Utilities: The proposed loafing sheds will not be served by water or gas. Connection of the existing electric to the proposed shed will be reviewed by the Building Division at the time of the building permit application for consistency with building code.

The project was referred to the Mendocino County Division of Environmental Health (DEH) to review impacts to water and septic. In a response dated December 23, 2014 (on file), the Division stated that “DEH can approve at this time. Maintain minimum setbacks to septic system: 8 feet from leach field and 5 feet from septic tank.” This recommended condition is included as **Condition 10**.

Condition 10: All structures shall maintain minimum setbacks to septic system: eight (8) feet from leach field and five (5) feet from septic tank.

No internal plumbing is proposed in the application, and DEH will have the opportunity to review a building permit application to ensure compliance with the request that no plumbing be installed. No conditions are necessary to ensure the development is provided with adequate utilities.

Access Roads: The parcel is currently accessed by a short private driveway from Highway 1, and no additional access is proposed. CalTrans and Mendocino Department of Transportation reviewed the application and did not state concerns relating to access. No conditions are necessary to ensure the development is provided with adequate access roads.

Drainage: Drainage is subject to Section 20.492.025 of MCCZC, and provides regulations mitigating the impact of stormwater runoff and erosion. California Department of Fish and Wildlife (CDFW) recommended the applicants be advised of Fish and Game Code Sections 5650 and 5652, which prohibit deposition of deleterious substances in, or allowing deleterious substances to pass into waters of the state.⁴ Additionally, CDFW stated in their referral response (on file) that “manure, hay, discarded bedding, and any other materials that may potentially contribute to pollution shall not be stockpiled, discarded or otherwise placed where they may enter, or create runoff into any watercourse.” These recommendations are included as **Condition 9**.

- **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.**

Consistent (without conditions of approval)

Intent: The subject parcel is zoned Rural Residential. The intent of the Rural Residential zoning district is “to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability” (Section 20.376.05 of the MCCZC). This application to allow the development of a livestock fence and loafing sheds does not conflict with the intent of the district to provide for small scale agricultural uses.

Use: Accessory uses, including accessory buildings, are permitted in the Rural Residential zoning district, subject to the Accessory Use Regulations of the Coastal Zoning Code (Section 20.456 of the MCCZC). The applicant proposes a livestock fence and loafing sheds. Both the livestock fence and loafing sheds are “necessarily and customarily associated with, and are appropriate, incidental, and subordinate to a principal permitted use” of the parcel, light agriculture.

Therefore the proposed livestock fence and loafing sheds are allowable in the Rural Residential district as accessory uses (Section 20.456.015 (O) of the MCCZC).

Density: The maximum dwelling density in the Rural Residential zoning district is one single family dwelling per five (5) acres. The parcel is designated with a variable density zoning classification therefore allowing an increase in dwelling density to one single family dwelling per two acres.

⁴ Fish and Game Code Section 5650-5656, <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=fgc&group=05001-06000&file=5650-5656>

The proposed development does not conflict with the dwelling density standards of the Rural Residential zoning district since it proposes no additional dwelling units on the parcel.

Yards: The minimum required front, side, and rear yards in the Rural Residential zoning district for a parcel of this size are twenty (20) feet from all property boundaries (Section 20.376.030 through Section 20.376.040 of the MCCZC). For parcels greater than one (1) acre in size CalFire Fire Safe Clearance Standards require thirty (30) foot setbacks. The proposed fence and loafing sheds are consistent with the yard setback requirements of the Rural Residential zoning district and CalFire Fire Safe Clearance Standards.

Height: The maximum permitted building height for uninhabited accessory structures in the Rural Residential zoning district, not in a designated highly scenic area, is thirty-five (35) feet (Section 20.376.045 of the MCCZC). The proposed loafing sheds are proposed to be eight (8) above grade, less than the permitted maximum height in the Rural Residential zoning district. The livestock fence is subject to the fence requirements of the zoning code, which state "fences for the containment of animals, such as barbed wire, chicken wire, hog wire, and similar loose-meshed wire fences or non-view obscuring fences such as cyclone fences shall not be subject to the above fence height restrictions" (Section 20.444.015 (E) of the MCCZC). The livestock fence is proposed to be five (5) feet above grade and non-view obscuring.

The proposed livestock fence and loafing structures are therefore compliant with the required height limitations for the Rural Residential zoning district.

Lot Coverage: The maximum permitted lot coverage in the Rural Residential zoning district is fifteen (15) percent for a parcel of this size (Section 20.376.065 of the MCCZC). The parcel is approximately 183,388 square feet, allowing for a maximum permitted lot coverage of approximately 27,508 square feet. Including the existing residence, garage, driveway, and the proposed loafing sheds and fencing, the lot coverage on the parcel would be less than 10,000 square feet for a lot coverage percentage of approximately five (5) percent. The proposed development is consistent with the lot coverage requirements of the Rural Residential zoning district.

- **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.**

Consistent (without conditions of approval)

The proposed project is Categorically Exempt from the provisions of CEQA, pursuant to Class 3 of Article 19 of the California Environmental Quality Act Guidelines. The Class 3 exemption finds that "construction and location of limited numbers of new, small facilities or structures", meeting the criteria of Section 15303, has "been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA."

The proposed development meets the criteria of Section 15303, and therefore will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

- **20.532.095(A)(5) The proposed development will not have any adverse impacts on any known archaeological or paleontological resource.**

Consistent (with conditions of approval)

For small projects such as remodels, additions, small outbuildings (projects with minimal earthwork) Mendocino County Department of Planning and Building Services (PBS) procedure is to not refer these types of projects to either California Historic Resource Information System (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 should require archaeological review. The proposed project consists of fencing and three, 96 square-foot, trussed horse loafing sheds that are placed directly on the ground, without a permanent foundation or flooring. County staff determined that due to the small scale of the proposed development and lack of ground disturbance, no archaeological review would be required.

The applicant is advised of the Mendocino County Archaeological Resources Ordinance, and specifically Section 22.12, commonly referred to as the "Discovery Clause." Recommended **Condition 8** similarly advises the

applicant of the Discovery Clause, which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project, and states:

Condition 8: If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within one hundred (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 resource(s) in accordance with Section 22.12.090 of the Mendocino County Code.

➤ **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.**

Consistent (without conditions of approval)

Solid Waste: The Caspar Transfer Station is located approximately ten (10) miles from the project site, providing for the disposal of solid waste resulting from the existing residential uses on the parcel. Additionally, curbside pickup is available if desired. The development of a livestock fence and loafing sheds is not anticipated to generate a significant amount of solid waste, in addition to the existing single family residence. Solid waste disposal is adequate to serve the proposed development.

Roadway Capacity: The increase in traffic volume associated with the development proposed in the application will be negligible. Additionally, Mendocino Department of Transportation reviewed the application and did not state concerns relating to roadway capacity (referral on file), while Caltrans did not return the referral. The existing roadways and private access are adequate to serve the proposed development.

➤ **20.532.095(B)(1) The proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan.**

Consistent (without conditions of approval)

The proposed development is located adjacent to and west of Highway 1. The parcel is not designated as a potential public access trail on the certified Local Coastal Program maps. There is existing public access provided along the Georgia Pacific Haul Road approximately 1,000 feet to the west of the subject parcel. The project would have no effect on public access to the coast.

The proposed development is in conformity with the public access and public recreation policies of the Coastal Act and the Coastal Element of the General Plan.

20.532.100 (A) Resource Protection Impact Findings	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(1) Development in Environmentally Sensitive Habitat Areas. No development shall be allowed in an ESHA unless the following findings are made:				
(a) The resource as identified will not be significantly degraded by the proposed development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) There is no feasible less environmentally damaging alternative.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) All feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Findings

- **20.532.100(A)(1), et. seq. No development shall be allowed in an ESHA unless the following findings are made...**

Not Applicable

Spade Natural Resources Consulting prepared a Biological Scoping Survey Report (on file), dated July 17, 2014, to determine the extent of any environmentally sensitive habitat areas (ESHA) that may be present on the subject parcel. Identified ESHA consist of Virgin Creek and its riparian area, and the pond and slough sedge (*Carex obnupta*) on the neighboring parcel to the west. A fifty (50) foot buffer is recommended between the identified ESHA and all proposed development. A Reduced Buffer Analysis was included in the Survey Report and California Department of Fish and Wildlife concurred that a fifty (50) foot buffer would be appropriate to protect the identified ESHA from development related impacts.

Based on the findings of the Biological Scoping Survey Report and the location of the proposed development, it can be concluded that no development will occur in an environmentally sensitive habitat area. **Condition 9** is recommended which provides protection and mitigation measures to be implemented to reduce any potential impacts to the existing natural resources present on the parcel and to ensure that no development occurs within the ESHA or associated buffer. Therefore, as required by **Condition 9**, Resource Protection Impact Findings, enumerated in Section 20.532.100(A), are not applicable to this application.

- **20.532.100(A)(2)(a) 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: The proposed use is compatible with the long-term protection of resource lands.**

Not Applicable

The project is proposed on land designated by the General Plan and Coastal Zoning Code as Rural Residential. Findings relating to impacts on agricultural land are not applicable to this application.

20.532.100 (B) Agricultural Land Impact Findings	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) The project minimizes construction of new roads and other facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) The project maintains views from beaches, public trails, roads, and views from public viewing areas, or other recreational areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) The project ensures the adequacy of water, waste water disposal and other services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) The project ensures the preservation of the rural character of the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) The project maximizes preservation of prime agricultural soils.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) The project ensures existing land use compatibility by maintaining productivity of on-site and adjacent agricultural lands.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Findings

- **20.532.100(B)(1) No development subject to a coastal development use permit shall be issued on agricultural land until the following findings are made...**

Not Applicable

The project is proposed on land designated by the General Plan and Coastal Zoning Code as Rural Residential. Findings relating to impacts on agricultural land are not applicable to this application.

20.532.100 (B) Agricultural Land Impact Findings	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(2) 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 the AG or RL designation not classified as a residential, agricultural or natural resource use type.				
(a) All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Clearly defined buffer areas are established between agricultural and non-agricultural uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Findings

- **20.532.100(B)(2) 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...**

Not Applicable

The project is proposed on land designated by the General Plan and Coastal Zoning Code as Rural Residential, and is not under Williamson Act contract. Findings relating to impacts on agricultural land are not applicable to this application.

20.532.100 (B) Agricultural Land Impact Findings	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(3) Conversion of Non-prime Agricultural Lands. Conversion of all other agricultural lands to non-agricultural uses will be prohibited unless it is found that such development will be compatible with continued agricultural use of surrounding lands and at least one of the following findings applies:				
(a) Continued or renewed agricultural use is not feasible as demonstrated by an economic feasibility evaluation prepared pursuant to Section 20.524.015(C)(3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Such development would result in protecting prime agricultural land and/or concentrate development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Findings

- **20.532.100(B)(3) Conversion of all other agricultural lands to non-agricultural uses will be prohibited unless it is found that such development will be compatible with the continued agricultural use of surrounding lands and at least one of the following findings applies...**

Not Applicable

The project is proposed on land designated by the General Plan and Coastal Zoning Code as Rural Residential. Findings relating to impacts on agricultural land are not applicable to this application.

Land Division Findings 20.532.100 (C)(1) All Coastal Land Divisions No coastal lands shall be divided unless the following findings are made:	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(a) The new lots created have or will have adequate water, sewage, including a long term arrangement for septage disposal, roadway and other necessary services to serve them	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) The new lots created will not have, individually or cumulatively, a significant adverse environmental effect on environmentally sensitive habitat areas or on other coastal resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) The new lots created will not significantly adversely affect the long-term productivity of adjacent agricultural or timber lands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Other public services, including but not limited to, solid waste and public roadway capacity, have been considered and are adequate to serve the proposed parcels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) The proposed land division meets the requirements of Chapter 20.524 and is consistent with all applicable policies of the Coastal Element	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Findings

- **20.532.100(C)(1), et seq. No coastal lands shall be divided unless the following findings are made...**

Not Applicable

The application proposes no division of land; therefore, the findings associated with Land Divisions in Section 20.532.100(C)(1), et seq., are not applicable to this application.

Land Division Findings 20.532.100 (C)(2) Land Divisions of Prime Agricultural Lands No land divisions of prime agricultural lands designated AG or RL shall be approved until a Master Plan is completed which shows how the proposed division would affect agricultural uses on the proposed parcel(s), and the overall agricultural operation on the residual ownership and the following findings are made:	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(a) The division will protect continued agricultural use and contribute to agricultural viability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) The division will not conflict with continued agricultural use of the subject property and the overall operation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) The division is only for purposes allowed in AG or RL designations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) The division will not contribute to development conflicts with natural resource habitats and visual resource policies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Findings

- **20.532.100(C)(2), et seq. No land divisions of prime agricultural lands designated AG or RL shall be approved until a Master Plan is completed which shows how the proposed division would affect agricultural uses on the proposed parcel(s), and the overall agricultural operation on the residual ownership and the following findings are made...**

Not Applicable

The application proposes no division of land; therefore, the findings associated with Land Divisions in Section 20.532.100(C)(2), et seq., are not applicable to this application.

Land Division Findings 20.532.100 (C)(3) Land Divisions of Non-Prime Agricultural Lands No lands designated RL or AG shall be divided or converted to non-agricultural use(s) unless at least one of the following findings are made:	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(a) Continued or renewed agricultural use is not feasible	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Such conversion would preserve prime agricultural land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Such conversion would concentrate development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Findings

- **20.532.100(C)(3), et seq. No lands designated RL or AG shall be divided or converted to non-agricultural use(s) unless at least one of the following findings are made...**

Not Applicable

The application proposes no division of land; therefore, the findings associated with Land Divisions in Section 20.532.100(C)(3), et seq., are not applicable to this application.