

APPENDIX A: COASTAL PERMIT APPROVAL CHECKLIST
CDP_2014-0032
MAY 28, 2015

PROJECT TITLE: CDP_2014-0032

PROJECT LOCATION: 45601 OVERTON DRIVE
MENDOCINO, CALIFORNIA 95460

**LEAD AGENCY NAME,
ADDRESS AND CONTACT PERSON:** Bill Kinser
Mendocino County Planning and Building Services
120 West Fir Street
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GENERAL PLAN DESIGNATION: RR5(1) (Rural Residential)

ZONING DISTRICT RR:5 (Rural Residential)

DESCRIPTION OF PROJECT: Standard Coastal Development Permit to replace existing unpermitted wooden retaining wall with a concrete retaining wall topped with stainless steel cable rail to match existing rail at house. Length of wall is 69', height of wall ranges from 3' to 8' maximum from above ground level with 42" railing. Installation of LED low voltage lights at base of rail. During construction Erosion Control Best Management Practices will be implemented.

SITE DESCRIPTION AND SETTING: The one acre subject parcel is situated in the Ocean View Terrace Subdivision west of Highway 1, on the east side of Overton Drive approximately 0.5 miles west of its intersection with Point Cabrillo Drive. The site is surrounded by residential development. The subject parcel is currently developed with an existing single family residence with attached carport, well and septic system, landscaping and paved access.

The triangular-shaped parcel slopes down toward the southwest boundary. The residence is located in the north central portion of the property at an elevation of approximately 101 feet. The proposed replacement retaining wall would be located southwest of the residence.

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"/>

20.532.095 Required Findings for All Coastal Development Permits	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(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"/>
(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"/>

➤ **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 local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, micro-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability.” The principal permitted use for the Rural Residential land use classification is “Residential and associated utilities, light agriculture, home occupation.”¹

A permitted single family residence currently exists on the parcel. This application proposes a concrete retaining wall 69 feet in length and three (3) to eight (8) feet in height to replace an existing wood retaining wall. The proposed retaining wall is considered accessory to the principally permitted single family residential use, and therefore consistent with the Rural Residential classification of the Coastal Element of the Mendocino County General Plan.

Hazards

¹ Chapter 2.2. Mendocino County, Planning and Building Services, Planning Division. *The County of Mendocino-General Plan*. 1991. Ukiah, CA.

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.² The San Andreas fault is located offshore in this area and is the nearest active fault. The site, like the rest of Mendocino County, is subject to strong ground shaking. The site is shown in seismicity zone 3 (beach deposits and stream alluvium and terraces – intermediate shaking) of the Mendocino County Coastal Zone Land Capabilities/Natural Hazards Map 15 (Caspar).³

Landslides: The subject property is located on a moderately sloping parcel in an area. There are no landslides mapped on the subject parcel.⁴

Erosion: The proposed concrete retaining wall is located on a moderately sloping coastal terrace area approximately 300 feet from the coastal bluff edge. The distance of development from the bluff edge is such that no conditions are required for compliance with County bluff hazard policies.⁵

Flooding: There are no mapped 100-year flood zones on the subject parcel,⁶ and no conditions are necessary to ensure consistency with flood policy.

Fire: The project is located in an area that has a moderate fire hazard severity rating. The project application was referred to the California Department of Forestry and Fire Protection (CalFire) for input. CalFire responded that it had “no comment at this time” to the proposed project.

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 exceed the boundaries of the parcel.

Low voltage LED foot lights, spaced at six (6) foot intervals, are proposed for near the top of the west side of retaining wall, below the cable rail. **Condition 8** is recommended to ensure that any exterior lighting will comply with MCCZC lighting standards, which states:

Condition 8: Prior to issuance of a building permit in reliance of this Coastal Development Permit, the applicant shall submit an exterior lighting plan and design details or manufacturer’s specifications for all the exterior lighting fixtures. Exterior lighting shall be kept to the minimum necessary for safety and security purposes and shall be downcast and shielded, and shall be positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the parcel in compliance with Section 20.504.035 of the Mendocino County Coastal Zoning Code.

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

² State of California Special Studies Zones, Department of Conservation, Division of Mines and Geology.

³ County of Mendocino Coastal Zone Land Capabilities/Natural Hazards Map. Mendocino County Planning and Building Department.

⁴ County of Mendocino Coastal Zone Land Capabilities/Natural Hazards Map. Mendocino County Planning and Building Department.

⁵ Section 20.500.020(B). Mendocino County, Planning and Building Services, Planning Division. *Mendocino County Coastal Zoning Code*. 1991. Ukiah, CA.

⁶ *Mendocino County and Incorporated Areas* [map]. 2011. Flood Insurance Rate Map, Panel 1425F, Number 06045C1425F. Federal Emergency Management Agency.

Consistent (with conditions of approval)

Utilities: The proposed retaining lighting will be supplied with electricity from an existing meter. Connection to the existing electric 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 November 3, 2014 (on file), the Division stated that "DEH can approve this CDP [coastal development permit]. All construction must maintain minimum required setbacks to septic system components: 5' to septic tank and 8' to septic leach field area."

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 Overton Drive, and no additional access is proposed. 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. The applicant has submitted an Erosion Control Plan with this application. **Condition 9** is recommended to reduce impacts from altering land forms (grading) and redirecting stormwater flows, and to ensure the development is provided with adequate drainage, which states:

Condition 9: Prior to issuance of a building permit in reliance of this Coastal Development Permit, the applicant shall submit for approval by Planning and Building staff a drainage and erosion control plan. The plan shall detail erosion and sediment control Best Management Practices, including concrete wash out area, staging, stockpile locations, and tree protection areas, as necessary.

- **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."⁷ This application to allow replacement of an existing retaining wall.

Use: The applicant proposes to replace an existing wood retaining wall with a concrete retaining wall. The proposed retaining wall is considered an accessory use. Accessory uses are permitted in the Rural Residential zoning district, subject to the Accessory Use Regulations of the Coastal Zoning Code.⁸ Accessory uses are defined as uses "... which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to such principally permitted uses."⁹

Density: The maximum dwelling density in the Rural Residential (RR:L-5(RR)) zoning district is one single family dwelling per forty thousand (40,000) square feet. The existing single family residence on the property is located on approximately one acre and conforms to the density regulations of the RR:L-5(RR) district.

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

⁷ Section 20.376.005, *Mendocino County Coastal Zoning Code*.

⁸ Section 20.456, *Mendocino County Coastal Zoning Code*.

⁹ Section 20.456.010(A), *Mendocino County Coastal Zoning Code*.

Yards: The minimum required front and rear yards in the Rural Residential (RR:L-5(RR)) zoning district are twenty (20) feet front and rear yard and six (6) feet for side yards.¹⁰ The proposed retaining wall, would be nineteen (19) feet from the north side yard, over seventy feet (70) from the south side yard, and over one hundred (100) feet from the west front yard.

The proposed development is consistent with the yard setback requirements of the Rural Residential zoning district.

Height: The maximum permitted building height in the Rural Residential zoning district is thirty-five (35) feet above natural grade for uninhabited accessory structures not in an area designated as a Highly Scenic Area.¹¹ The retaining wall would be three (3) to eight (8) feet in height and would be topped with a 42 inch stainless steel cable rail.

The proposed development is consistent with the building height limits of the Rural Residential zoning district.

Lot Coverage: The maximum permitted lot coverage in the Rural Residential zoning district for parcels that are less than two (2) acres is twenty (20) percent.¹² The parcel is approximately 43,560 square feet, allowing for a maximum permitted lot coverage of approximately 8,712 square feet. Including the proposed retaining wall, the lot coverage on the parcel would be 8,066 square feet for a lot coverage percentage of approximately 18.5 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)

The project would replace an existing retaining wall and would occur in an area where the ground has already been disturbed by past development from construction of the retaining wall, the driveway and the single family residence on the property. Therefore the proposed development was not referred to California Historic Resource Information System (CHRIS) or to the Mendocino County Archaeological Commission.

Recommended **Condition 10** advises the applicant of the Mendocino County Archaeological Resources Ordinance, and specifically Section 22.12, commonly referred to as the “Discovery Clause” which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project, and states:

Condition 10: 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

¹⁰ Section 20.376.030 and 20.376.035, *Mendocino County Coastal Zoning Code*.

¹¹ Section 20.376.045, *Mendocino County Coastal Zoning Code*.

¹² Section 20.376.065, *Mendocino County Coastal Zoning Code*.

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 two 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, should the owner choose to purchase the service. The existing railroad ties could be reused onsite or disposed of at the Caspar facility.

Roadway Capacity: The increase in traffic volume associated with the development proposed in the application would be negligible. 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 in an existing subdivision and is not adjacent to Highway 1 or situated on a blufftop. The parcel is not designated as a potential public access trail on the certified Local Coastal Program maps. There is no evidence of prescriptive access on the developed site. 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

The existing retaining wall is situated in a disturbed area between the house/driveway and an area of lawn (see Figure 1 below). To construct the existing retaining wall, an estimated eight-one (81) cubic yards of fill was used to level the slope next to the driveway and the wood retaining wall constructed to keep the fill material in place. No trees are present in the area where the work would be conducted. No rare or endangered plant or wildlife habitat, pygmy vegetation or pygmy-type vegetation, dunes, wetlands or riparian habitats are identified on the property on the Local Coastal Plan Map (LCP Map 15). The California Natural Diversity Data Base (CNDDDB) shows no ESHAs within one hundred (100) feet of the work area. The nearest ESHA shown on the CNDDDB is an occurrence of the Bluff Wallflower, approximately 1000 feet from the proposed development.

Based on the already developed and disturbed character of the area where the replacement retaining wall would be constructed, the limited extent of development, and existing resource information about the area, it can be concluded that no development would occur in an environmentally sensitive habitat area. 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.



Figure 1: Existing Retaining Wall

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"/>

20.532.100 (B) Agricultural Land Impact Findings	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(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.