

**APPENDIX A: COASTAL PERMIT APPROVAL CHECKLIST
CDP_2014-0040 (DAVIDSON)
MAY 28, 2015**

PROJECT TITLE: CDP_2014-0040

PROJECT LOCATION: 26800 North Highway 1
Fort Bragg, California 95437
APN: 069-060-07

**LEAD AGENCY NAME,
ADDRESS AND CONTACT PERSON:** Juliana Cherry
Mendocino County
Planning and Building Services
120 West Fir Street
Fort Bragg, California 95437
707-964-5379

GENERAL PLAN DESIGNATION: Mendocino County General Plan – Coastal Element
RR-10:R (Rural Residential, 10 acre min. lot sizes)

ZONING DISTRICT Mendocino County Code – Division II
RR-10 (Rural Residential, 10 acre min. lot sizes)

DESCRIPTION OF PROJECT: A request to renovate the existing residence and accessory structures, including: repairing exterior building materials on all existing structures (house, three barns, guest house, and green house); a 216 square foot addition and reconstruction of the guest house; constructing 128 square foot deck and a 24 square foot covered guest house entry; installing downcast exterior lamps; and replacing the guest house septic system.

In 2014, the property owner applied for a variety of Building Permits. When the threshold was reached, the property owner voluntarily stopped work until they could secure an approved Coastal Development Permit. With the advent of applying for the Coastal Development Permit, the property owner decided to rebuild the existing guest cottage to the maximum allowed size of 640 square feet.

SITE DESCRIPTION AND SETTING: The 5.8 acre site is located on the west side of north Highway 1 approximately 250 feet north of its intersection with Rosa Lane at 26800 N Highway 1, Fort Bragg (APN 069-060-07). The site and surrounding lands are designated Rural Residential (RR). The principal land use is residential. With the exception of the guest house, the proposal does not change building mass, area, or location.

Public access to the shore is provided west of the subject site. Mapping does not associate the following with the subject site: faults, bluffs, landslides, erosion, fire hazard or flood hazard. The site is mapped as a Highly Scenic Area and development criteria for highly scenic lands are satisfied. The site is, also, located within a Sufficient Water Resources mapped area. Adjacent to the property is a creek. Proposed development is setback more than 100 feet from the edge of the wetland.

DETERMINATION: The proposed project can satisfy all required findings for approval of a Coastal Development Permit, pursuant to Sections 20.532.095 and 20.532.100 of the Mendocino County 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"/>

20.532.095 Required Findings for All Coastal Development Permits	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(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"/>
(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 (LCP) 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 LCP addresses topics such as shoreline access and public trails; development in scenic areas, hazardous areas, and coastal bluffs; environmentally sensitive habitat areas; cultural resources; transportation; public services; and more. The LCP serves as an element of the General Plan and includes the Mendocino County Code (MCC), and its policies must be consistent with the goals of the California Coastal Act.

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

General Plan Land Use – Rural Residential

The subject parcel is classified as Rural Residential (RR) 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...[and] is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability.” The principally permitted use designated for the RR land use classification is “residential and associated utilities, light agriculture, [and] home occupation.” The minimum parcel size for the RR land use

classification is variable, as designated on the Land Use Map.¹ LCP Map 10 (*Cleone*) designates the minimum parcel size requirement as ten acres.²

The existing parcel density is non-conforming; pursuant to Section 20.376.025(D) the allowable density is one dwelling unit per ten acres. A permitted single-family residence, three barns, a greenhouse, and a guest house are currently present on this 5.8 acre parcel. The proposed use is consistent with the RR classification of the Coastal Element of the Mendocino County General Plan.

Hazards

Mendocino County Coastal Element Chapter 3.4, titled Hazards Management, addresses seismic, geologic and natural forces within the Coastal Zone. Mapping does not associate the following with the subject site: faults, bluffs, landslides, erosion, fire hazard or flood hazard.

Seismic Activity: The property neither lies within, nor does it adjoin a mapped Alquist-Priolo Earthquake Fault Zone.³ The San Andreas fault is located approximately eighteen (18) miles to the west of the project site and is the nearest active fault. This project does not conflict with any state or local seismic hazard policy or plan.

Flooding: There are no mapped 100 year flood zones on the subject parcel, and no conditions are necessary to ensure consistency with flood policy.⁴ The westerly portion of the site could be subject to wave rush. The easterly boundary of the mapped Tsunami Planning Area includes 100 to 300 feet of the westerly portion of this 5.8 acre site; none of the existing or proposed buildings are sited within the boundaries of the mapped Tsunami Planning Area. Additionally the Tsunami Inundation Map for Emergency Planning does not include this location.

Fire: The parcel is located in an area characterized by a moderate fire hazard severity rating.⁵ The project application was referred to the California Department of Forestry and Fire Protection (CalFire) for input. California Department of Forestry and Fire Prevention request that the property owner adhere to CalFire 4290 Regulations; this request is reflected in staff's recommended conditions of project approval.

Condition: That this permit be subject to securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.

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 MCC. The subject parcel is located within a mapped Highly Scenic Area (HSA), as depicted on the *Cleone* LCP map, requiring that new structures not exceed "eighteen feet above natural grade...unless an increase in height would not affect public views to the ocean or be out of character with surrounding structures."⁶ The proposal is to replace the existing thirteen foot tall guest house with a newly constructed eighteen foot tall and slightly larger guest house in approximately the same location. The proposed maximum height of eighteen feet on the guest house elevation drawings is consistent with height limitations of the HSA.⁷ Other existing structures on the property (the nineteen and a half foot tall residence, the green house, and three barns) will be refurbished and painted the same color (a shade of red with white trim) as already seen on site. Exterior lighting is shown as down cast and shielded.

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

² *Cleone* [map]. 1985. County of Mendocino Coastal Zone, Number 12 of 31. County of Mendocino Planning and Building.

³ State of California Special Studies Zones, Department of Conservation, Division of Mines and Geology.

⁴ *Mendocino County and Incorporated Areas* [map]. 2011. Flood Insurance Rate Map, Panel 1200F, Number 06045C1200F. Federal Emergency Management Agency.

⁵ *Fire Hazard Severity Zones in SRA* [map]. 2007. 1:150,000. Fire and Resource Assessment Program, California Department of Forestry and Fire Protection.

⁶ Mendocino County Coastal Zoning Code, § II-20.376.045 (1991).

⁷ [ELEVATION DRAWINGS]

The LCP and MCC contain additional development criteria for projects in HSA to protect views to and along the ocean and scenic coastal areas. The proposed development will not be visible from the sea. With the exception of the guest house, the proposal does not change building mass, height, area, or location. The site is highly vegetated and views of the shoreline are obscured by on-site vegetation and from the properties between the subject site and the shore.

- **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)

Utilities

The developed site currently includes a primary residence, three barns, a greenhouse and a guest house. The guest house septic system requires replacement. At the request of the Department of Environmental Health, Staff recommends a condition of approval requiring that all septic permits be finalized prior to May 14, 2017.

Condition: On-site septic systems, including systems used by the Guest Cottage, shall be permitted by the Department of Environmental Health. All permits, including replacement permits, shall be finalized prior to May 14, 2017.

Access Roads

The parcel includes an existing driveway intersecting Highway 1. Mendocino County Department of Transportation (MDOT) was invited to provide comment on the application. Letters to Planning and Building Services from MDOT dated December 8, 2014 and February 27, 2015, provided no comment on the project. Caltrans did not respond to a request for comments. The proposed development will be provided with adequate access roads.

The proposal maintains a sufficient 60-foot highway corridor setback from the centerline of Highway 1.

- **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 (RR). The intent of the RR 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.”⁸

The applicant proposes to renovate and rehabilitate existing structures on their property and rebuild an existing 424 square foot guest house with a 216 square foot addition. A small change in lot coverage is proposed (because the reconstructed guest house will be 216 feet larger than before), but the scope of the proposal does not exceed 3.25 percent of the total 5.8 acre site.

The existing House is 947 square feet in area and satisfies RR District development standards. The applicant has requested building permits to replace redwood siding with Hardy Plank and replace two windows in the front bedroom (BF 2014-0022); to repair existing floor framing, siding, porch, and windows (BF 2014-0226); to reroof with composite shingles and install new engineered trusses (BF 2014-0498); and to repair the existing foundation (BF 2014-0121). The applicant proposes a 20 foot wide porch with a 42 inch high railing.

The existing Guest Cottage is 424 square feet. The applicant proposes to remove the existing structure and build a new 640 square foot guest cottage, and two porches (one 4 by 6 feet; another 8 by 16 feet), in the approximate foot print of the previous guest house. The interior space will include a full bathroom and

⁸ Mendocino County Coastal Zoning Code, § II-20.376.005-20.380.065 (1991).

closet. Exterior lighting will be down cast and shielded. The proposal includes replacement of the existing guest house septic system and staff recommends a condition of approval that Environmental Health permits be finalized within two years of project approval.

Existing Barn 1 is 480 square feet and 18 feet tall. Existing Barn 2 is 360 square feet and 14.5 feet tall. Existing Barn 3 is 432 square feet and 12 feet tall. The applicant proposes to rehabilitate the buildings' exterior. Each structure's dimensions will remain unchanged.

The existing Greenhouse is 432 square feet and 12 feet tall. The applicant wishes to similarly rehabilitate the building without changing the height or footprint of the existing structure.

An existing fence is situated along the property boundary with Highway 1. The applicant proposes to maintain the fence in its existing post and wire configuration. The applicant also proposes to install a 42 inch tall solid fence that would be setback a minimum of 60 feet from the centerline of Highway 1. This arrangement satisfies corridor preservation setback requirements (Sec 20.44.020, MCC).

Overall, the proposal maintains any existing (non)conformity with the RR District development standards. All the buildings are being refurbished and will remain the same height, location, and mass. The exception is the guest house, which will be rebuilt 216 square feet larger and is located more than 100 feet from the edge of a wetland area.

Use: The existing parcel is developed with a single-family residence and accessory structures.

Yards: The minimum required front, rear and side yards in the RR-10 zoning district are fifty feet; the existing building setbacks are fifty-five feet or more.⁹ The location of the existing well is nonconforming, as it is located less than fifty feet from the front property line.

Height: The maximum permitted building height in the RR zoning district is eighteen feet above natural grade for structures in HSA west of Highway 1. The existing single-family residence is nineteen and a half feet (19.5) tall and no alteration to this nonconforming height is proposed. Planning and Building Services records do not include an original building permit; the original building may pre-date requirements for a Coastal Development Permit.

Lot Coverage: The maximum permitted lot coverage in the RR zoning district is ten percent for parcels over five acres in size. The parcel is 5.8 acres, permitting maximum lot coverage of approximately 25,264 square feet. The sum of the proposed and existing development on the parcel is approximately 6,841 square feet. The proposed development does not exceed the permitted lot coverage maximum for the RR 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)

A Class 1(d) and Class 1(e) Categorical Exemption from CEQA, pursuant to Section 15301, for restoration or rehabilitation of existing structures and additions to existing structures provided that the addition will not result in an increase of more than fifty percent of the floor area of the structures before the addition.

- **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 Archaeological Commission determined that no survey would be required at its March 11, 2015 meeting. The project site is developed. The proposed work is principally renovation of existing structures.

⁹ Mendocino County Coastal Zoning Code, § II-20.376.040 (1991). Print.

Standard Condition advises the applicant of the County’s “discovery clause” which establishes procedures to follow in the event that archaeological or cultural materials are unearthed during site preparation or construction activities.

Condition: 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 resources 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 Westport Transfer Station is located approximately ten miles from the project site, providing for the disposal of solid waste resulting from the residential use. Additionally, curbside pickup is available, should the owner choose to purchase the service. Solid waste disposal is adequate to serve the proposed development.

Roadway Capacity: The State Route 1 Corridor Study Update provides traffic volume data for State Highway 1. The subject property is located at 26800 N Highway 1, which is approximately 250 feet north of its intersection with Rosa Lane. Refurbishing the exterior of the existing residence and accessory structures, and constructing a slightly larger guest house will generate few additional vehicle trips per day.

The nearest data breakpoint in the study is located in Westport at post mile 77.66. The existing level of service at peak hour conditions at this location is considered Level of Service B.¹⁰ No change in service levels is anticipated.

➤ **20.532.095(B)(1) 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: 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 project site is located west of Highway 1, but is not designated as a potential public access trail location on the *Cleone* LCP Map. Coastal access is provided westerly of the project site and along the shoreline. There is no evidence of prescriptive access on the developed site. The project would have no effect on public access to the coast.

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"/>

¹⁰ *State Route 1 Corridor Study Update for the County of Mendocino*. Rep. Santa Rosa: Whitlock & Weinberger Transportation, 2008. Print.

20.532.100 (A) Resource Protection Impact Findings	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(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"/>

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

The Mendocino County LCP includes sections of both the MCC and the Coastal Element of the General Plan addressing Environmentally Sensitive Habitat Areas (ESHA). The MCC states that development having the potential to impact an ESHA shall be subject to a biological survey, prepared by a qualified biologist, to determine the extent of sensitive resources, to document potential negative impacts, and to recommend appropriate mitigation measures.

Review of the California Natural Diversity Data Base showed little potential for sensitive habitat on site. No biological assessment was requested because the proposal does not include changing the existing locations of the structures. The applicant requests to refurbish the exterior of all buildings on-site and proposes to alter the existing guest house by 216 square feet. The guest house is located more than 100 feet northward of a mapped wetland. No response was received from US Fish and Wildlife Service, the Native Plant Society, Department of Fish and Wildlife, or the Army Corps of Engineers.

➤ **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 the MCC as RR. Findings relating to impacts on resource lands 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"/>

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

➤ **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 the MCC as RR. 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) 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"/>

➤ **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 the MCC as RR, and is not under Williamson Act contract. Findings relating to the conversion of 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) 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"/>

➤ **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 the MCC as RR. 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"/>

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
(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"/>

➤ **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)(2), 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"/>

➤ **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
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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"/>

➤ **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.