



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT/COASTAL DEVELOPMENT PERMIT**

**DECEMBER 16, 2015
CDP_2013-0012**

OWNER/APPLICANT: SYDNEY MINTZ & JUSTINE SHAPIRO
336 JUANITA WAY
SAN FRANCISCO, CA 94127

AGENT: WYNN COASTAL PLANNING
BLAIR FOSTER
703 N MAIN STREET
FORT BRAGG, CA 95437

REQUEST: Standard Coastal Development Permit for temporary events, up to fourteen (14) days per year. Associated development includes the installation and maintenance of a lightly graveled parking lot, installation of a commercial driveway approach, and removal of three (3) Eucalyptus trees.

LOCATION: In the Coastal Zone, 0.5± miles north of the town of Albion, on the north side of Albion-Little River Road, 300± feet east of its intersection with Highway 1, located at 3890 and 3930 Albion-Little River Road; APN 123-050-11 and -32.

APPEALABLE: Yes (Highly Scenic Area)

PERMIT TYPE: Standard Coastal Development Permit

TOTAL ACREAGE: 1.04 Acres (APN 123-050-11) and 1 Acre (APN 123-050-32)

GENERAL PLAN/COASTAL PLAN: Rural Village (RV)

ZONING: Rural Village, forty-thousand square-foot minimum lot size

EXISTING USES: Single Family Residential/Vacation Home Rental (APN 123-050-11); vacant- existing well (APN 123-050-32)

ADJACENT ZONING: North: RMR20
East: FL160/RMR20
South: FL160/RV
West: RV40K

SURROUNDING LAND USES: North: Vacant/Agricultural
East: Residential
South: Residential
West: Residential/Vacant

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA – Class 4 (e) minor temporary use of land having negligible or no permanent effects on the environment

PROJECT DETERMINATION: Approve with Conditions

PROJECT DESCRIPTION: Standard Coastal Development Permit for temporary private events, up to fourteen (14) days per year, such as weddings, community gatherings, and workshops. Associated development includes the installation and maintenance of a lightly graveled parking lot (at 3890 Albion-Little River Road), installation of a commercial driveway approach (twenty (20) feet wide tapering fifty (50) feet on either side of driveway along the road) to Mendocino County Department of Transportation standards, and removal of three (3) Eucalyptus trees to allow for tapers and improved sight distance on Albion-Little River Road.

SITE DESCRIPTION AND SETTING: The combined 2 acre subject parcels are situated approximately 0.5 miles north of the town of Albion, on the north side of Albion-Little River Road, approximately 300 feet east of its intersection with Highway 1. The site is surrounded by residential properties to the east, west and south, agricultural property to the north. Directly adjacent to the west of the subject parcels is vacant residentially zoned parcels. 3930 Albion-Little River Road (APN 123-050-11) is currently developed with a single-family residence and the owners have a valid business license for use of the property as a vacation home rental. 3890 (APN 123-050-32) is currently undeveloped, but was used in the past as informal parking. In 2013, a violation case was opened against the property for holding special events without the proper permits. This Coastal Development Permit seeks to legalize the holding of temporary events at the subject parcels for up to fourteen (14) days per year.

OTHER RELATED APPLICATIONS: ZC# 2013-0009 violation case for the renting of the structure for large events without the proper permits.

SUMMARY OF REFERRAL AGENCY COMMENTS:

Planning – Ukiah	123-050-32: CDMS 30-93 See conditions. BL 2015-0064 Vacation Home Rental.
Mendocino Department of Transportation	Recommended installation of a commercial driveway approach, per standard requirements.
Environmental Health – Fort Bragg Building Inspection – Fort Bragg	See comments in Utility section of report. Currently the structure is an R-3/SFR occupancy. The owner will need to submit a completed building permit application, and a plan designed and reviewed by a licensed Architect or Engineer for a change of building occupancy classification permit. The plan will detail the portion of the SFR that will be used for events, and the structural/seismic integrity, as well as the H/C accessibility aspects for this change to an A-2 or A-3 assembly occupancy permit.
Assessor	No response
Caltrans	No response
Department of Fish and Wildlife	Provided recommendations on removal of Eucalyptus trees. Limiting timing of removal to August 31 through February 1.
Coastal Commission	No response
Albion-Little River Fire District	No response

KEY ISSUES: Coastal Development Permit applications are subject to the findings enumerated in Section 20.532.095 and Section 20.532.100 of the Mendocino County Code (MCC). **ATTACHMENT A** of this report individually addresses each of the Required Findings for all Coastal Development Permits and any Supplemental Findings applicable to this project.

The issues listed below are drawn from **ATTACHMENT A** and have been determined to be “key issues” because they either require special conditions for the findings to be made, or they address matters of particular concern by referral agencies.

Land Use: The subject parcel is zoned and classified in the Mendocino County General Plan as Rural Village. The intent of the Rural Village district is “to preserve and maintain the character of the rural atmosphere and visual quality of existing coastal rural villages; to provide a variety of community-oriented neighborhood commercial services; and to provide and allow for mixed residential and commercial activities.” This application proposes the use of an existing residence as a facility for temporary events, up to fourteen (14) per year, and associated

improvements. The proposed project does not conflict with the intent of the district to provide for mixed commercial and residential activities.

A single family residence and associated improvements are consistent with the allowable uses within the zoning district. The proposed use of the structure as a temporary event facility is regulated by MCC Section 20.460.020, which allows the temporary gathering of one hundred (100) to one thousand (1,000) persons for entertainment events or religious assembly upon issuance of a Coastal Development Permit. The proposed use is consistent with the provisions of MCC Section 20.460.020 for allowance of temporary events. **Condition 14** is recommended requiring that the applicants obtain the necessary occupancy change within the structure to allow its use for temporary events.

Yards: The minimum required front, side, and rear yards in the Rural Village zoning district for a parcel of this size are twenty (20) feet from the front and rear yards and six (6) feet in the side yard (MCC Section 20.388.030 through Section 20.388.035). The existing structures are compliant with yard setback requirements. The plot plan submitted for the project did not clearly demonstrate that the parking area would meet required yard setbacks; however, Staff finds the area adequate to support the required parking in addition to providing the adequate yard setbacks.

Additionally, the proposed six (6) foot fencing along the roadway is required to be located outside the corridor preservation setback for Albion-Little River Road (CR 403). Albion-Little River Road is designated as a local road, requiring a twenty-five (25) foot setback from the centerline of the roadway to any development.

In order to demonstrate compliance with the required yard setbacks and the corridor preservation setback for Albion-Little River Road **Condition 11** is recommended. With the inclusion of the recommended condition the proposed development is consistent with the yard setback requirements of the Rural Village zoning district.

Natural Resources: A Biological Scoping Survey was prepared by Spade Natural Resources Consulting in July 2015. The survey found that the northern property boundary has the rare plant community of Northern Bishop Pine Forest (NBPF). The remainder of the site has non-native grassland, eucalyptus, and non-native cypress. All proposed improvements are proposed outside of the 100 foot buffer for the NBPF resource. Despite the proposed development being located well outside the buffer area for the NBPF, Spade Natural Resources Consulting has recommended several conditions, included as **Condition 9**, to insure that the proposed development shall not impact biological resources on the site.

Noise: Due to the location of the proposed use within a residential neighborhood, the applicant is advised of the Exterior Noise Limit Standards contained in Appendix B of Division II of Title 20 of the Mendocino County Code. **Condition 13** is recommended to require the applicant comply with the Exterior Noise Limit Standards. Any verified violation of the Exterior Noise Limit Standards may be cause for revocation of this Coastal Development Permit.

Utilities: The existing residence is served with water from an existing on-site well, and similarly sewage disposal is accommodated by an existing septic system.

The project was referred to the Mendocino County Division of Environmental Health (DEH) to review impacts to water and septic. DEH requested the applicant to submit additional items prior to use of the structure for temporary events. **Condition 17** is recommended to reflect DEH concerns.

Access Roads: The parcel is currently accessed by a private driveway from Albion-Little River Road, and this application proposes to upgrade the access to a commercial driveway approach. Mendocino County Department of Transportation reviewed the application and requested the installation of a commercial driveway approach, included as **Condition 10**.

Parking: The proposed use requires additional parking availability on-site. Staff found the proposed use to be most similar to exhibition halls, assembly halls and dance halls, which require one (1) parking space per one hundred (100) square feet gross floor area (MCC Section 20.472.030 (D)). The structure totals 4,850 square-feet and therefore forty-eight (48) parking spaces are required. The site plan designates an area that is approximately 25,600 square-feet for parking and there are additionally two (2) accessible parking spaces. Each parking space

is required to be nine (9) feet by twenty (20) feet in size (180 square-feet per parking space). The area designated for parking has the potential to accommodate up to one hundred forty two (142) parking spaces. The plot plan submitted for the project did not clearly demonstrate that the parking area would meet required yard setbacks; however, Staff finds the area adequate to support the required parking in addition to providing the adequate yard setbacks. **Condition 11** is recommended to ensure that the parking area meets required yard setbacks. **Condition 15** is recommended to ensure that there is adequate parking provided on the site and **Condition 16** is recommended to ensure that there is no parking along Albion-Little River Road or off-site, where it may disturb the adjacent residential properties.

MCC Section 20.472.010 (l) states that *Parking areas shall, at a minimum, be surfaced with gravel; however, the approving authority may require a hard surface such as road oil mix, or other surfacing of a more durable type such as a bituminous plant mix, asphaltic concrete or concrete as a condition of the Coastal Development Permit.* The applicants have submitted a letter from Micheala Biaggi, a stormwater and soils expert, attesting that a "light gravel" surface is sufficient to serve the sporadic parking needs in the proposed special event parking area. "Light gravel" is defined, by Ms. Biaggi, as a scattering of gravel, covering approximately twenty-five (25) percent of the surface of a designated area, with no minimum depth specified. Ms. Biaggi states that the "light gravel" will provide the same surface integrity to that of a full gravel surface, for the following reasons:

1. The proposed special event vehicle parking area has historically been used for special event vehicle parking over the past fifteen (15) years, during which time the soil has been somewhat compacted by vehicles.
2. Light Gravel will continue to allow the grass species to survive, versus a Full Gravel surface, which will outcompete the grasses causing them to die. Grasses and their root systems keep the soil intact, which is a natural soil stabilization and dust suppressant best management practice. Grasses naturally regenerate, whereas rock inevitably moves and shifts and requires re-application from time-to-time. Please note, the grass is mowed during the dry season, and kept short, as is necessary.
3. The topography of this site slopes from north to south and east to west. Exhibits in the letter show a natural concave depression in the southwest corner of the property, which is where the special event parking area is proposed. In addition, this is the only area on the property where such parking is feasible without grading, given its relative flatness. A full gravel surface in the proposed parking area is likely to slow water infiltration during rain events, when sheet flow collects and ponds in this part of the property. A full rock surface is likely to cause excess water to leave the property, and may cause an inundation of sheet flow runoff to the adjacent county road, Albion-Little River Road.
4. Special event parking will occur during the dry season, which is typically May through October, when the soil naturally has minimal soil moisture, thus avoiding potential erosion impacts and creation of ruts.

Staff finds the analysis by Ms. Biaggi to adequately demonstrate that the use of "light gravel" is a comparable surface to that of full gravel and is appropriate for the proposed use of temporary events. **Condition 12** is recommended requiring the parking area be surfaced with "light gravel."

PROJECT DETERMINATION FINDINGS AND CONDITIONS: Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed project, based on the following findings and conditions.

REQUIRED FINDINGS FOR THIS COASTAL DEVELOPMENT PERMIT:

1. The proposed development is in conformity with the certified Local Coastal Program. The proposed project for establishment of a temporary event facility is in conformity with the goals and policies of the certified Local Coastal Program. The facility will contribute towards improvement of visitor serving facilities within the Mendocino County Coastal Zone; and
2. The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities. The existing residence is served with water from an existing well and sewage disposal is accommodated by an existing septic system. The parcel is currently accessed by a private residential driveway approach off Albion-Little River Road. The access is required to be upgraded to a commercial

approach (Condition 10). Parking shall be accommodated on-site and is adequate to support the proposed use; and

3. The proposed development is consistent with the purpose and intent of the applicable zoning district, as well as all other provisions of Division II, and preserves the integrity of the zoning district. This application proposes the use of an existing residence as a facility for temporary events, up to fourteen (14) per year, and associated improvements. The proposed project does not conflict with the intent of the district to provide for mixed commercial and residential activities; and
4. The proposed development, if constructed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment, within the meaning of the California Environmental Quality Act. The proposed project is Categorically Exempt from the provisions of CEQA, pursuant to Class 4 of Article 19 of the California Environmental Quality Act Guidelines. The Class 4(e) exemption finds that "minor temporary use of land having negligible or no permanent effects on the environment", meeting the criteria of Section 15304, 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 15304, and therefore will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act; and
5. The proposed development will not have any adverse impacts on any known archaeological or paleontological resource. 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 use of an existing structure for temporary events, upgrade of the existing driveway to a commercial driveway approach, and the addition of fencing and outdoor lighting. County staff determined that due to the small scale of the proposed development and lack of ground disturbance, no archaeological review would be required. Condition 8 is recommended in case archaeological resources are discovered; and
6. Other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development. The Albion Transfer Station is located approximately four (4) miles from the project site, providing for the disposal of solid waste resulting from the existing residential use on the parcel. Additionally, curbside pickup is available, should the owner choose to purchase the service. The increase in traffic volume associated with the development proposed in the application will be negligible as it is on a temporary basis. The parcel is currently accessed by a private driveway from Albion-Little River Road, and this application proposes to upgrade the access to a commercial driveway approach. Mendocino County Department of Transportation reviewed the application and requested the installation of a commercial driveway approach; and
7. 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. The proposed development is located east of Highway One. The parcel is shown, on the certified Local Coastal Program map (Map 18-Albion), to have an existing public access trail that follows Albion-Little River Road. The project would have no effect on public access to the coast. The proposed development is therefore consistent with public access and public recreation policies.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.

To remain valid, progress towards completion of the project must be continuous. The applicant has sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.

2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division II of Title 20 of the Mendocino County Code.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the 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.
9. In order to provide for the protection of natural resources on the site, the following is required:
 - a. All project impacts, including materials and equipment storage, and ground disturbing impacts, shall be limited to areas at least 100 feet from the Northern Bishop Pine Forest.
 - b. Invasive English ivy (*Hedera helix*), English holly (*Ilex aquifolium*), periwinkle (*Vinca major*) and cotoneaster (*Cotoneaster franchetii*) shall be removed from all portions of the property to the greatest extent practicable.
 - c. During construction, any wood stockpiles shall be moved carefully by hand in order to avoid accidental crushing or other damage to frogs.
 - d. New landscaping on the property shall not include any invasive plants and shall ideally consist of native plants compatible with the existing native plant communities.
10. The applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation and construct appropriate improvements to protect the County road. The applicant shall

complete, to the satisfaction of the Department of Transportation, a commercial driveway approach onto Albion-Little River Road (CR 403). The approach shall have a minimum width of eighteen (18) feet, and length of twenty (20) feet measured perpendicular to the edge of the County road, and be paved with asphalt concrete.

11. Prior to issuance of the Coastal Development Permit, a revised site plan demonstrating compliance with the required yard setbacks for the parking area and compliance with the corridor preservation setback from the roadway for the proposed fencing shall be submitted to the Planning Division for review and approval.
12. The proposed parking area shall be surfaced, at minimum, with light gravel. Light gravel is defined as a scattering of gravel, covering approximately twenty-five (25) percent of the surface of a designated area, with no minimum depth specified.
13. The applicant shall adhere to the Exterior Noise Limit Standards contained in Appendix B of Division II of Title 20 of the Mendocino County Code. Failure to comply with the Exterior Noise Limit Standards may lead to revocation of this Coastal Development Permit.
14. Prior to use of the structure for temporary events, the applicant shall obtain a Building Permit for the necessary occupancy change of the structure, to the satisfaction of the Mendocino County Building Division. A California licensed architect or engineer shall prepare the plans addressing the (1) accessibility, (2) exiting, and (3) structural issues. The maximum number of occupants at the site shall be determined during review of the occupancy change. Failure to limit the number of occupants on the site, in conformance with the maximum occupancy permitted according to the Uniform Building Code, may lead to revocation of this Coastal Development Permit.
15. Prior to issuance of the Coastal Development Permit, a detailed parking plan shall be submitted for the proposed parking area. The parking plan shall, at minimum, demonstrate compliance with the required parking space size standards, number of required spaces, circulation, emergency vehicle access, and ADA accessible parking spaces.
16. There shall be no event parking along Highway 1, Albion-Little River Road, or along the driveway. Failure to comply with this condition may lead to revocation of this Coastal Development Permit.
17. Prior to issuance of the Building Permit for the occupancy change, the applicant shall demonstrate, to the satisfaction of the Mendocino County Division of Environmental Health, the following:
 - a. A qualified site evaluator shall be hired by the owner/applicant to determine whether the existing septic system is in proper working order and will be able to accept the additional effluent.
 - b. If food is to be prepared on-site, a permit to operate a food facility shall be required from Environmental Health.
 - c. The owner/applicant shall conform to required state drinking water requirements, if applicable.
18. A valid Mendocino County Business License for the subject property shall be issued and kept current by the Mendocino County Tax Collector, and a copy of said license shall be submitted to the Department of Planning and Building Services prior to the operation of the business.
19. Up to fourteen (14) events per year may be held within the structure at APN 123-050-11. Parking shall occur at APN 123-050-32, and shall be limited to the designated areas shown on the site plan dated July 23, 2015. Failure to comply with this condition may lead to revocation of this Coastal Development Permit.
20. Event operation hours shall be limited to between 10 AM to 10 PM daily. Failure to comply with this condition may lead to revocation of this Coastal Development Permit.
21. Lighting for events shall be downcast and shielded, and shall be limited in illumination power to only the amount required for nighttime navigation and safety of the immediate area surrounding the event area.

22. Should the use of the structure for temporary events cease for any reason for a period of one (1) year or more, this Coastal Development Permit shall become null and void and a new Coastal Development Permit shall be required.
23. Prior to any ground disturbing activities, the applicant shall obtain all necessary permits from the Mendocino County Air Quality Management District.

Staff Report Prepared By:

DATE

JULIA ACKER
PLANNER II

JA/at
October 23, 2015
Categorically Exempt

ATTACHMENTS

- A- Coastal Permit Approval Checklist
- B- Location Map
- C- Google Earth Imagery
- D- Site Plan
- E- ESHA Site Plan
- F- Elevation
- G- Floorplan
- H- Zoning Display Map
- I- General Plan Classifications
- J- LCP Map 18: Albion
- K- Adjacent Parcels
- L- Fire Hazard Zones & Responsibility Areas
- M- Ground Water Resources
- N- Highly Scenic & Tree Removal Areas

**APPENDIX A: COASTAL PERMIT APPROVAL CHECKLIST
CDP_2013-0012 (MINTZ/SHAPIRO)
DECEMBER 16, 2015**

PROJECT TITLE: CDP_2013-0012 (MINTZ/SHAPIRO)

PROJECT LOCATION: 3930 & 3890 ALBION-LITTLE RIVER ROAD
ALBION, CA 95410

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

GENERAL PLAN DESIGNATION: RV (Rural Village)

ZONING DISTRICT RV (Rural Village)

DESCRIPTION OF PROJECT: Standard Coastal Development Permit for temporary private events, up to fourteen (14) days per year, such as weddings, community gatherings, and workshops. Associated development includes the installation and maintenance of a lightly graveled parking lot (at 3890 Albion-Little River Road), installation of a commercial driveway approach (twenty (20) feet wide tapering fifty (50) feet on either side of driveway along the road) to Mendocino County Department of Transportation standards, and removal of three (3) Eucalyptus trees to allow for tapers and improved sight distance on Albion-Little River Road.

SITE DESCRIPTION AND SETTING: The combined 2 acre subject parcels are situated approximately 0.5 miles north of the town of Albion, on the north side of Albion-Little River Road, approximately 300 feet east of its intersection with Highway 1. The site is surrounded by residential properties to the east, west and south, agricultural property to the north. Directly adjacent to the west of the subject parcels is vacant residentially zoned parcels. 3930 Albion-Little River Road (APN 123-050-11) is currently developed with a single-family residence and the owners have a valid business license for use of the property as a vacation home rental. 3890 (APN 123-050-32) is currently undeveloped, but was used in the past as informal parking. In 2013, a violation case was opened against the property for holding special events without the proper permits. This Coastal Development Permit seeks to legalize the holding of temporary events at the subject parcels for up to fourteen (14) days per year.

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 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 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
(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 checked="" type="checkbox"/>	<input 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 bluffs; 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 Division II of the Mendocino County Code (MCC), 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 Village (RV) by the Coastal Element of the Mendocino County General Plan, which is intended “to preserve and maintain the character of the rural atmosphere and visual quality of the...[rural] villages...and to provide a variety of community-oriented neighborhood commercial services; and to provide and allow for mixed residential and commercial activities.” (Chapter 2.2). The principally permitted use designated for the RV land use classification is “One dwelling unit per existing parcel and associated utilities and light agriculture.” The minimum parcel size for the RV land use classification is variable, depending on the availability of public utilities. The parcel is not provided with any public utilities, resulting in a minimum parcel size of 40,000 square-feet.

The parcel is currently developed with a single family residence, a principally permitted use, and is therefore consistent with the Rural Village 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. The proposed project is to use the existing structure for holding temporary events up to fourteen (14) days per year.

Seismic Activity: The property neither lies within, nor does it adjoin a mapped Alquist-Priolo Earthquake fault zone. The San Andreas Fault is located approximately three miles off-shore to the west of the project site and is the 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: There are no translational/rotational or debris slides mapped on the subject parcels.

Erosion: The existing structure is located in a relatively flat area and minor grading shall be required to accommodate the proposed commercial driveway access. Best Management Practices shall be implemented during construction to prevent delivery of sediment to any adjacent watercourses. The designation of appropriate Best Management Practices for every building permit is a standard requirement.

Flooding: There is no mapped floodplain on the subject parcel; therefore, 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 is exempt from the need to obtain California Department of Forestry and Fire Protection (CalFire) clearance.

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 MCC Chapter 20.504.

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. The residence is existing on the parcel and therefore the parking area and driveway are the two proposed improvements that would be subject to Highly Scenic Area criteria. All proposed development will be below the maximum height for construction in a Highly Scenic Area. The proposed development is located in an already developed area and primarily in the footprint of existing improvements; therefore, there is not significant concern that the proposed improvements would impact the visual quality in the area.

MCC 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. There is minimal exterior lighting proposed as part of this application and staff has reviewed the proposed lighting and finds it consistent with the exterior lighting regulations set forth in MCC Section 20.504.025.

Natural Resources

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

A Biological Scoping Survey was prepared by Spade Natural Resources Consulting in July 2015. The survey found that the northern property boundary has the rare plant community of Northern Bishop Pine Forest (NBPF). The remainder of the site has non-native grassland, eucalyptus, and non-native cypress. All proposed improvements are proposed outside of the 100 foot buffer for the NBPF resource. Despite the proposed development being located well outside the buffer area for the NBPF, Spade Natural Resources Consulting has recommended several conditions to insure that the proposed development shall not impact biological resources on the site.

Condition 9: In order to provide for the protection of natural resources on the site, the following is required:

- a. All project impacts, including materials and equipment storage, and ground disturbing impacts, shall be limited to areas at least 100 feet from the Northern Bishop Pine Forest.
- b. Invasive English ivy (*Hedera helix*), English holly (*Ilex aquifolium*), periwinkle (*Vinca major*) and cotoneaster (*Cotoneaster franchetii*) shall be removed from all portions of the property to the greatest extent practicable.

- c. During construction, any wood stockpiles shall be moved carefully by hand in order to avoid accidental crushing or other damage to frogs.
- d. New landscaping on the property shall not include any invasive plants and shall ideally consist of native plants compatible with the existing native plant communities.

With the inclusion of the recommended conditions, the project is found consistent with MCC Chapter 20.496.

Noise

Due to the location of the proposed use within a residential neighborhood, the applicant is advised of the Exterior Noise Limit Standards contained in Appendix B of Division II of Title 20 of the Mendocino County Code. **Condition 13** is recommended to require the applicant comply with the Exterior Noise Limit Standards. Any verified violation of the Exterior Noise Limit Standards may be cause for revocation of this Coastal Development Permit.

Condition 13: The applicant shall adhere to the Exterior Noise Limit Standards contained in Appendix B of Division II of Title 20 of the Mendocino County Code. Failure to comply with the Exterior Noise Limit Standards may lead to revocation of this Coastal Development Permit.

- **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 existing residence is served with water from an existing on-site well, and similarly sewage disposal is accommodated by an existing septic system.

The project was referred to the Mendocino County Division of Environmental Health (DEH) to review impacts to water and septic. DEH requested the applicant to submit additional items prior to use of the structure for temporary events. **Condition 17** is recommended to reflect DEH concerns.

Condition 17: Prior to issuance of the Building Permit for the occupancy change, the applicant shall demonstrate the following, to the satisfaction of the Mendocino County Division of Environmental Health:

- a. A qualified site evaluator shall be hired by the owner/applicant to determine whether the existing septic system is in proper working order and will be able to accept the additional effluent.
- b. If food is to be prepared on-site, a permit to operate a food facility shall be required from Environmental Health.
- c. The owner/applicant shall conform to required state drinking water requirements, if applicable.

Access Roads: The parcel is currently accessed by a private driveway from Albion-Little River Road, and this application proposes to upgrade the access to a commercial driveway approach. Mendocino County Department of Transportation reviewed the application and requested the installation of a commercial driveway approach.

Condition 10: The applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation and construct appropriate improvements to protect the County road. The applicant shall complete, to the satisfaction of the Department of Transportation, a commercial driveway approach onto Albion-Little River Road (CR 403). The approach shall have a minimum width of eighteen (18) feet, and length of twenty (20) feet measured perpendicular to the edge of the County road, and be paved with asphalt concrete.

Parking: The proposed use requires additional parking availability on-site. Staff found the proposed use to be most similar to exhibition halls, assembly halls and dance halls, which require one (1) parking space per one hundred (100) square feet gross floor area (MCC Section 20.472.030 (D)). The structure totals 4,850 square-feet and therefore forty-eight (48) parking spaces are required. The site plan designates an area that is approximately 25,600 square-feet for parking and there are additionally two (2) accessible parking spaces. Each parking space is required to be nine (9) feet by twenty (20) feet in size (180 square-feet per parking space). The area designated

for parking has the potential to accommodate up to one hundred forty two (142) parking spaces. The plot plan submitted for the project did not clearly demonstrate that the parking area would meet required yard setbacks; however, Staff finds the area adequate to support the required parking in addition to providing the adequate yard setbacks.

Condition 11: Prior to issuance of the Coastal Development Permit, a revised site plan demonstrating compliance with the required yard setbacks for the parking area and compliance with the corridor preservation setback from the roadway for the proposed fencing shall be submitted to the Planning Division for review and approval.

Condition 15: Prior to issuance of the Coastal Development Permit, a detailed parking plan shall be submitted for the proposed parking area. The parking plan shall, at minimum, demonstrate compliance with the required parking space size standards, number of required spaces, and ADA accessible parking spaces.

Condition 16: There shall be no event parking along Highway 1, Albion-Little River Road, or along the driveway. Failure to comply with this condition may lead to revocation of this Coastal Development Permit.

MCC Section 20.472.010 (l) states that *Parking areas shall, at a minimum, be surfaced with gravel; however, the approving authority may require a hard surface such as road oil mix, or other surfacing of a more durable type such as a bituminous plant mix, asphaltic concrete or concrete as a condition of the Coastal Development Permit.* The applicants have submitted a letter from Micheala Biaggi, a stormwater and soils expert, attesting that a "light gravel" surface is sufficient to serve the sporadic parking needs in the proposed special event parking area. "Light gravel" is defined, by Ms. Biaggi, as a scattering of gravel, covering approximately twenty-five (25) percent of the surface of a designated area, with no minimum depth specified. Ms. Biaggi states that the "light gravel" will provide the same surface integrity to that of a full gravel surface, for the following reasons:

1. The proposed special event vehicle parking area has historically been used for special event vehicle parking over the past fifteen (15) years, during which time the soil has been somewhat compacted by vehicles.
2. Light Gravel will continue to allow the grass species to survive, versus a Full Gravel surface, which will outcompete the grasses causing them to die. Grasses and their root systems keep the soil intact, which is a natural soil stabilization and dust suppressant best management practice. Grasses naturally regenerate, whereas rock inevitably moves and shifts and requires re-application from time-to-time. Please note, the grass is mowed during the dry season, and kept short, as is necessary.
3. The topography of this site slopes from north to south and east to west. Exhibits in the letter show a natural concave depression in the southwest corner of the property, which is where the special event parking area is proposed. In addition, this is the only area on the property where such parking is feasible without grading, given its relative flatness. A full gravel surface in the proposed parking area is likely to slow water infiltration during rain events, when sheet flow collects and ponds in this part of the property. A full rock surface is likely to cause excess water to leave the property, and may cause an inundation of sheet flow runoff to the adjacent county road, Albion-Little River Road.
4. Special event parking will occur during the dry season, which is typically May through October, when the soil naturally has minimal soil moisture, thus avoiding potential erosion impacts and creation of ruts.

Staff finds the analysis by Ms. Biaggi to adequately demonstrate that the use of "light gravel" is a comparable surface to that of full gravel and is appropriate for the proposed use of temporary events. **Condition 12** is recommended requiring the parking area be surfaced with "light gravel."

Condition 12: The proposed parking area shall be surfaced, at minimum, with light gravel. Light gravel is defined as a scattering of gravel, covering approximately twenty-five (25) percent of the surface of a designated area, with no minimum depth specified.

Drainage: Drainage is subject to MCC Section 20.492.025, and provides regulations mitigating the impact of stormwater runoff and erosion. Minimal grading will be required for the proposed project, therefore standard Best Management Practices are recommended during grading activities to reduce impacts from altering land forms

(grading) and redirecting stormwater flows. The designation of Best Management Practices is a standard requirement in the building permit/grading permit process.

- **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 (with conditions of approval)

Intent: The subject parcel is zoned Rural Village. The intent of the Rural Village zoning district is “to preserve and maintain the character of the rural atmosphere and visual quality of existing coastal rural villages; to provide a variety of community-oriented neighborhood commercial services; and to provide and allow for mixed residential and commercial activities.” This application proposes the use of an existing residence as a facility for temporary events, up to fourteen (14) per year, and associated improvements. The proposed project does not conflict with the intent of the district to provide for mixed commercial and residential activities.

Use: The applicant proposes use of an existing residence as a temporary event facility with associated improvements. The existing single family residence and associated improvements are consistent with the allowable uses within the zoning district. The proposed use of the structure as a temporary event facility is regulated by MCC Section 20.460.020, which allows the temporary gathering of one hundred (100) to one thousand (1,000) persons for entertainment events or religious assembly upon issuance of a Coastal Development Permit. Therefore, **Condition 14** is recommended requiring that the applicants obtain the necessary occupancy change within the structure to allow its use for temporary events.

Condition 14: Prior to use of the structure for temporary events, the applicant shall obtain a Building Permit for the necessary occupancy change of the structure, to the satisfaction of the Mendocino County Building Division. A California licensed architect or engineer shall prepare the plans addressing the (1) accessibility, (2) exiting, and (3) structural issues. The maximum number of occupants at the site shall be determined during review of the occupancy change. Failure to limit the number of occupants on the site, in conformance with the maximum occupancy permitted according to the Uniform Building Code, may lead to revocation of this Coastal Development Permit.

With the recommended conditions, the proposed use is consistent with the provisions of MCC Section 20.460.020 for allowance of temporary events.

Density: The maximum dwelling density in the Rural Village zoning district is one single family dwelling per forty-thousand (40,000) square-feet. The proposed development does not conflict with the dwelling density standards of the Rural Village zoning district.

Yards: The minimum required front, side, and rear yards in the Rural Village zoning district for a parcel of this size are twenty (20) feet from the front and rear yards and six (6) feet in the side yard (MCC Section 20.388.030 through Section 20.388.035).

The existing structures are compliant with yard setback requirements. The plot plan submitted for the project did not clearly demonstrate that the parking area would meet required yard setbacks; however, Staff finds the area adequate to support the required parking in addition to providing the adequate yard setbacks.

Additionally, the proposed six (6) foot fencing along the roadway is required to be located outside the corridor preservation setback for Albion-Little River Road (CR 403). Albion-Little River Road is designated as a local road, requiring a twenty-five (25) foot setback from the centerline of the roadway to any development.

In order to demonstrate compliance with the required yard setbacks and the corridor preservation setback for Albion-Little River Road **Condition 11** is recommended.

Condition 11: Prior to issuance of the Coastal Development Permit, a revised site plan demonstrating compliance with the required yard setbacks for the parking area and compliance with the corridor preservation setback from the roadway for the proposed fencing shall be submitted to the Planning Division for review and approval.

With the inclusion of the recommended condition the proposed development is consistent with the yard setback requirements of the Rural Village zoning district.

Height: The maximum permitted building height for structures in the Rural Village zoning district is thirty-five (35) feet (MCC Section 20.388.040). Existing structures will not be altered and the proposed project consists of an at-grade parking area, commercial driveway approach, fencing along the roadway and new down-lights in the parking area.

The fencing is currently proposed at a six (6) foot height and is considered to be non-view obscuring. Therefore, the fence is not subject to the height limitations contained in MCC Section 20.444.015 (E).

Lot Coverage: The maximum permitted lot coverage in the Rural Village zoning district is fifty (50) percent for a parcels of this size (MCC Section 20.388.045). The parcels equal approximately 87,120 square feet, allowing for a maximum permitted lot coverage of approximately 43,560 square feet. Including the existing driveway, and existing residence, the lot coverage on the parcels would be less than 20,000 square feet for a lot coverage percentage of approximately twenty-five (25) percent. The proposed development is therefore consistent with the lot coverage requirements of the Rural Village 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 4 of Article 19 of the California Environmental Quality Act Guidelines. The Class 4 (e) exemption finds that “minor temporary use of land having negligible or no permanent effects on the environment”, meeting the criteria of Section 15304, 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 15304, 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 use of an existing structure for temporary events, upgrade of the existing driveway to a commercial driveway approach, and the addition of fencing and outdoor lighting. 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 still 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 (with conditions of approval)

Solid Waste: The Albion Transfer Station is located approximately four (4) miles from the project site, providing for the disposal of solid waste resulting from the existing residential use on the parcel. Additionally, curbside pickup is available, should the owner choose to purchase the service. The development of a temporary event facility will generate waste but not in a significant amount to require additional disposal. Solid waste disposal is adequate to serve the proposed and existing development.

Roadway Capacity: The increase in traffic volume associated with the development proposed in the application will be negligible. The parcel is currently accessed by a private driveway from Albion-Little River Road, and this application proposes to upgrade the access to a commercial driveway approach. Mendocino County Department of Transportation reviewed the application and requested the installation of a commercial driveway approach.

Condition 10: The applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation and construct appropriate improvements to protect the County road. The applicant shall complete, to the satisfaction of the Department of Transportation, a commercial driveway approach onto Albion-Little River Road (CR 403). The approach shall have a minimum width of eighteen (18) feet, and length of twenty (20) feet measured perpendicular to the edge of the County road, and be paved with asphalt concrete.

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 east of Highway One. The parcel is shown, on the certified Local Coastal Program map (Map# 18- Albion), to have an existing public access trail that follows Albion-Little River Road. The project would have no effect on public access to the coast. The proposed development is therefore consistent with public access and public recreation policies.

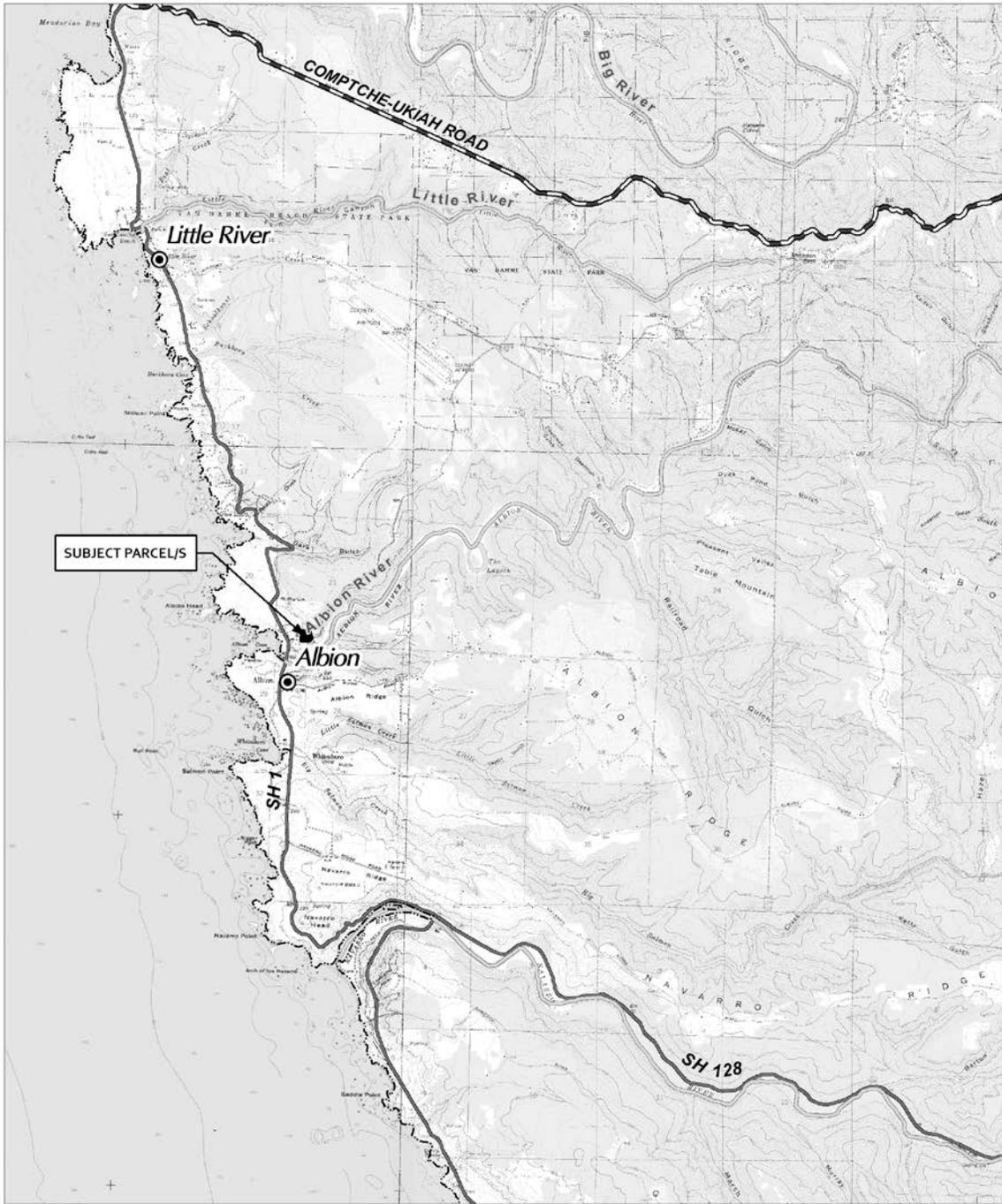
References:

Micheala Biaggi. July 14, 2015. Letter.

Biological Scoping Survey Report for 3930 Albion Little River Road (APNs 123-050-11 & -32) Albion, CA Mendocino County. July 23, 2015. Asa & Teresa Spade, Spade Natural Resources Consulting.

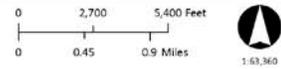
Chapter 2.2. Mendocino County, Planning and Building Services, Planning Division. *The County of Mendocino-General Plan.* 1991. Ukiah, CA.

Title 20, Division II of the Mendocino County Code. The County of Mendocino.



CASE: CDP 2013-0012
 OWNER: Albion Schoolhouse, LLC
 APN: 123-050-11, 32
 APLCT: Wynn Coastal Planning
 ADDRESS: 3930 Albion Little River Rd., AL

- Major Towns & Places
- Major Roads
- ~ Major Rivers
- Highways



LOCATION MAP

Map produced by the Mendocino County Planning & Building Services, August, 2019.
 All spatial data is approximate. Map provided without warranty of any kind.



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OWNER: Albion Schoolhouse, LLC
APN: 123-050-11, 32
APLCT: Wynn Coastal Planning
ADDRESS: 3930 Albion Little River Rd., AL

— Public Roads
- - - Private Roads

0 25 50 Feet
0 0.004 0.008 Miles
1:600
GOOGLE EARTH IMAGERY
IMAGERY DATE: 8-17-2013

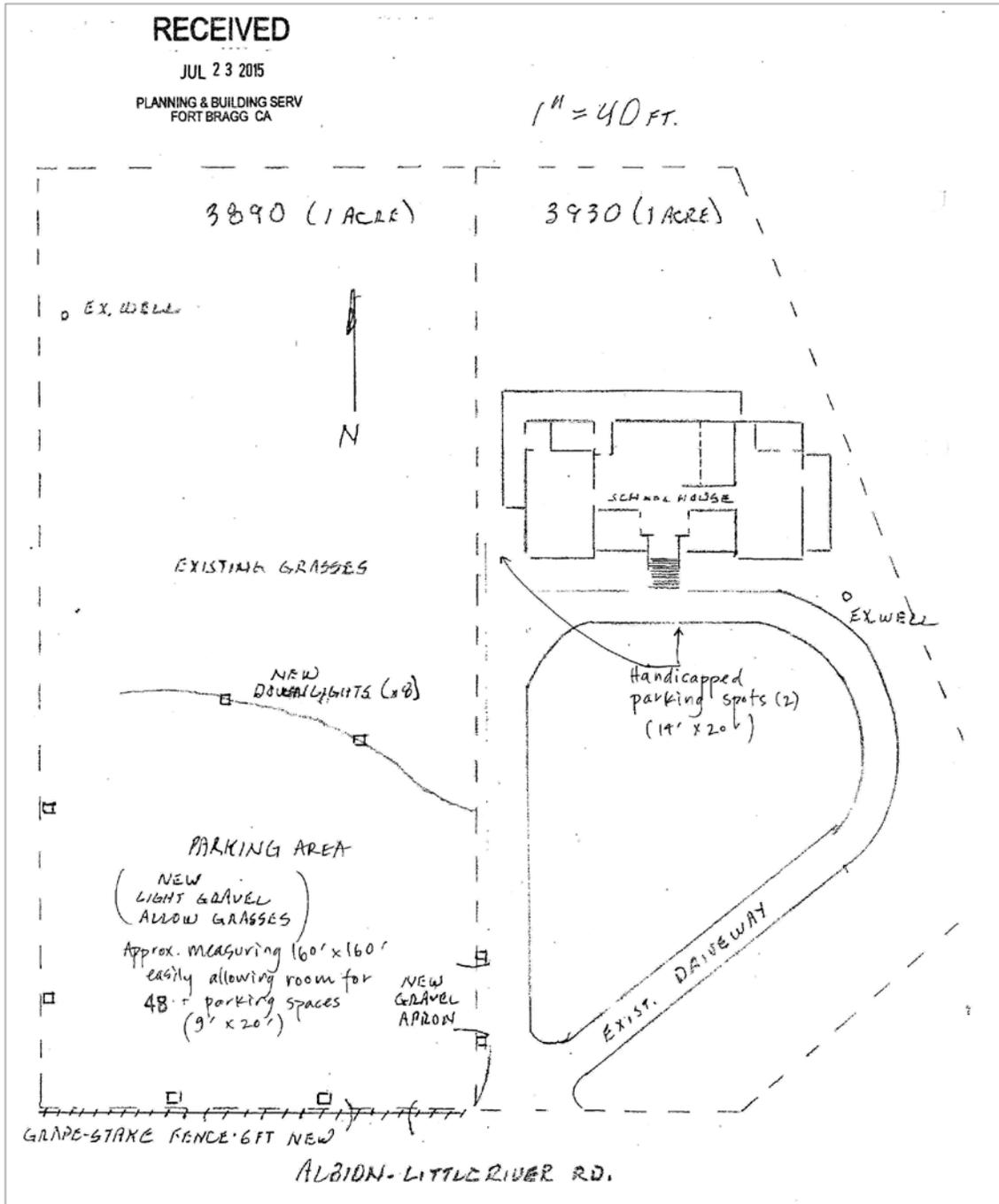
Map produced by the Mendocino County Planning & Building Services, August, 2013
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RECEIVED

JUL 23 2015

PLANNING & BUILDING SERV
FORT BRAGG CA

1" = 40 FT.



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 ADDRESS: 3930 Albion Little River Rd., AL

NO SCALE

SITE PLAN

Map produced by the Mendocino County Planning & Building Services, October, 2013
 All spatial data is approximate. Map provided without warranty of any kind.

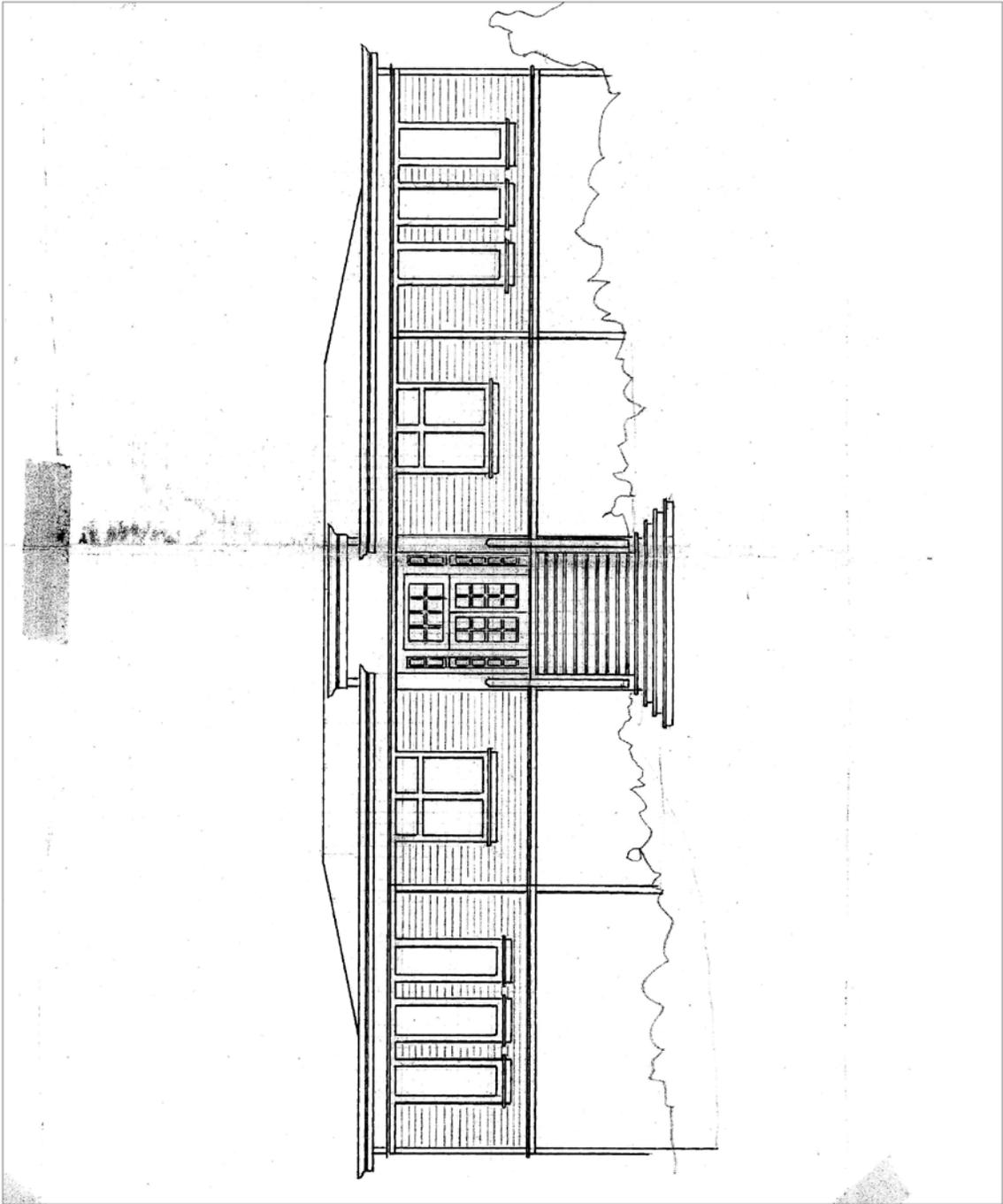


CASE: CDP 2013-0012
OWNER: Albion Schoolhouse, LLC
APN: 123-050-11, 32
APLCT: Wynn Coastal Planning
ADDRESS: 3930 Albion Little River Rd., AL

NO SCALE

ESHA SITE PLAN

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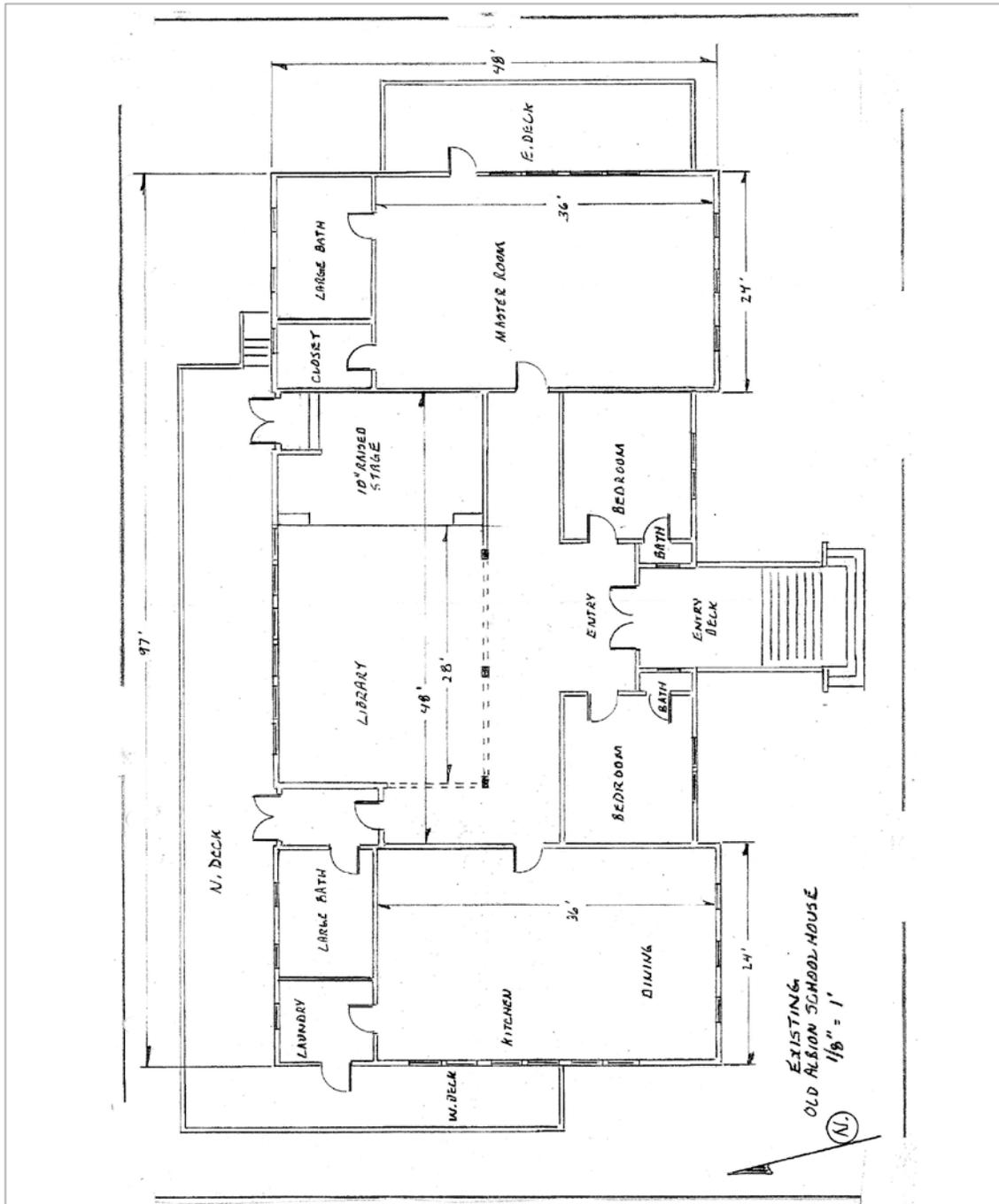


CASE: CDP 2013-0012
OWNER: Albion Schoolhouse, LLC
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NO SCALE

ELEVATIONS

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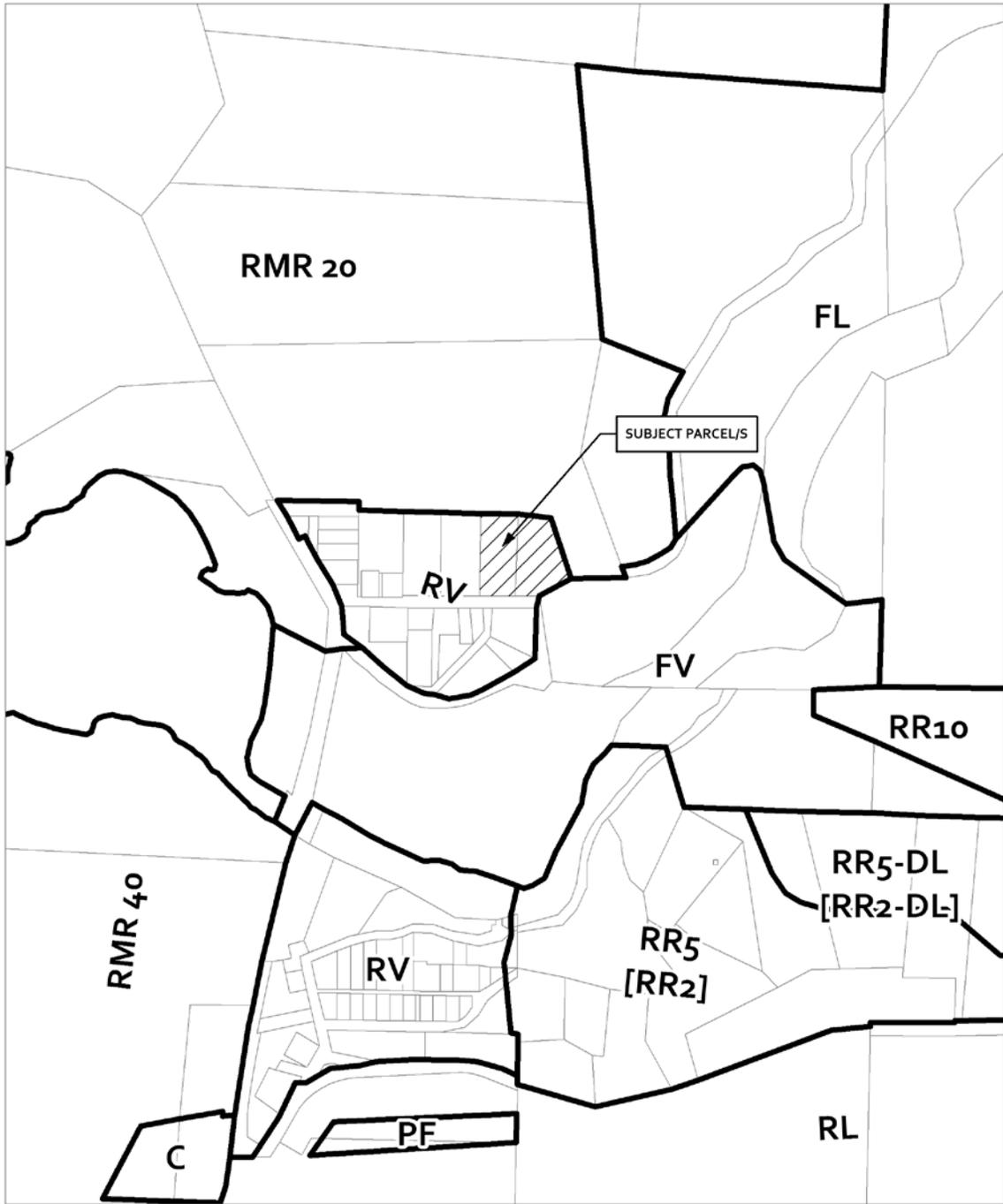


CASE: CDP 2013-0012
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NO SCALE

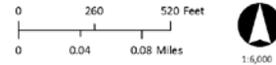
FLOOR PLAN

Map produced by the Mendocino County Planning & Building Services, October, 2013
All spatial data is approximate. Map provided without warranty of any kind.



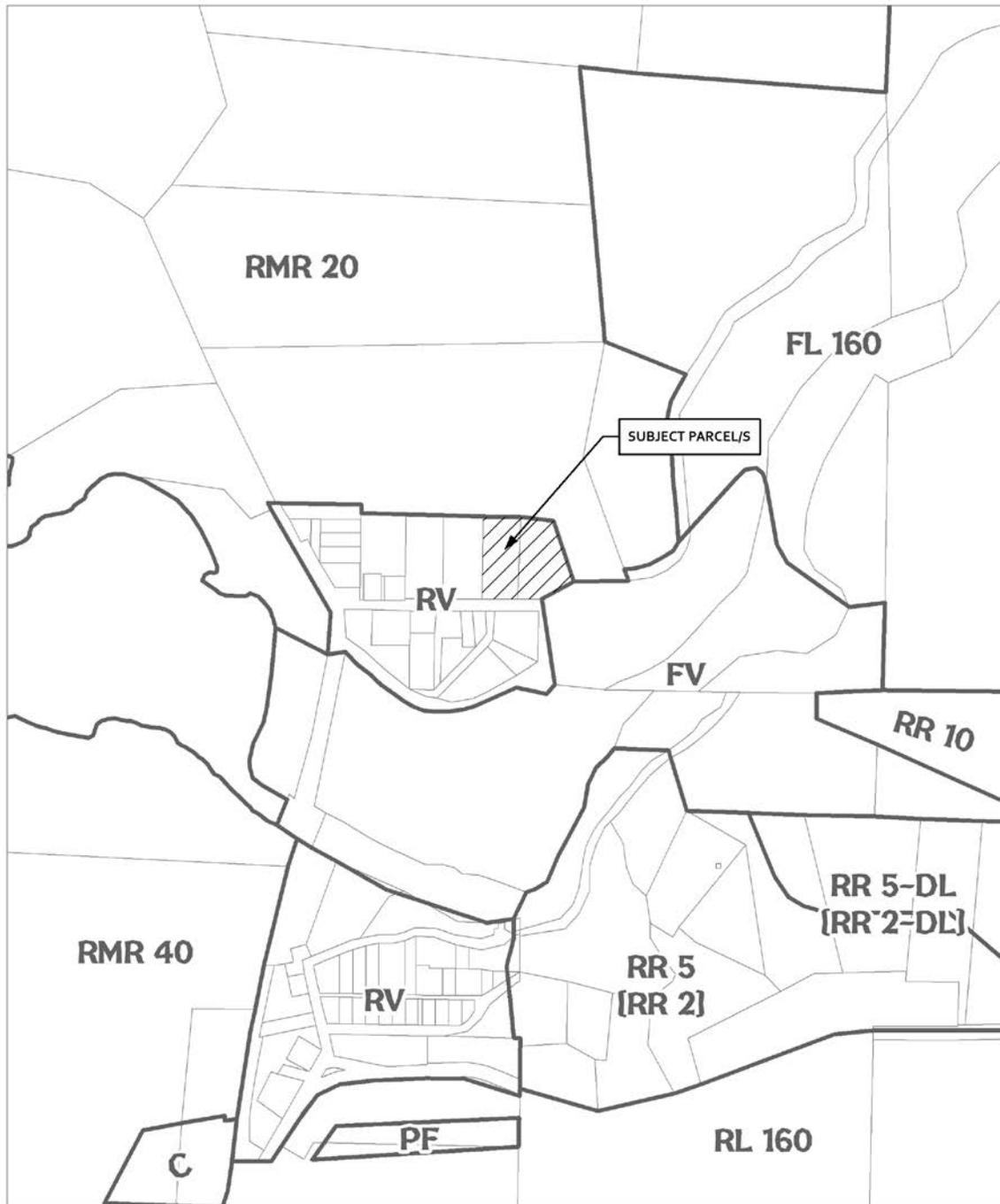
CASE: CDP 2013-0012
OWNER: Albion Schoolhouse, LLC
APN: 123-050-11, 32
APLCT: Wynn Coastal Planning
ADDRESS: 3930 Albion Little River Rd., AL

 Zoning Master



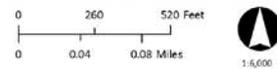
ZONING DISPLAY MAP

Map produced by the Mendocino County Planning & Building Services, August, 2013.
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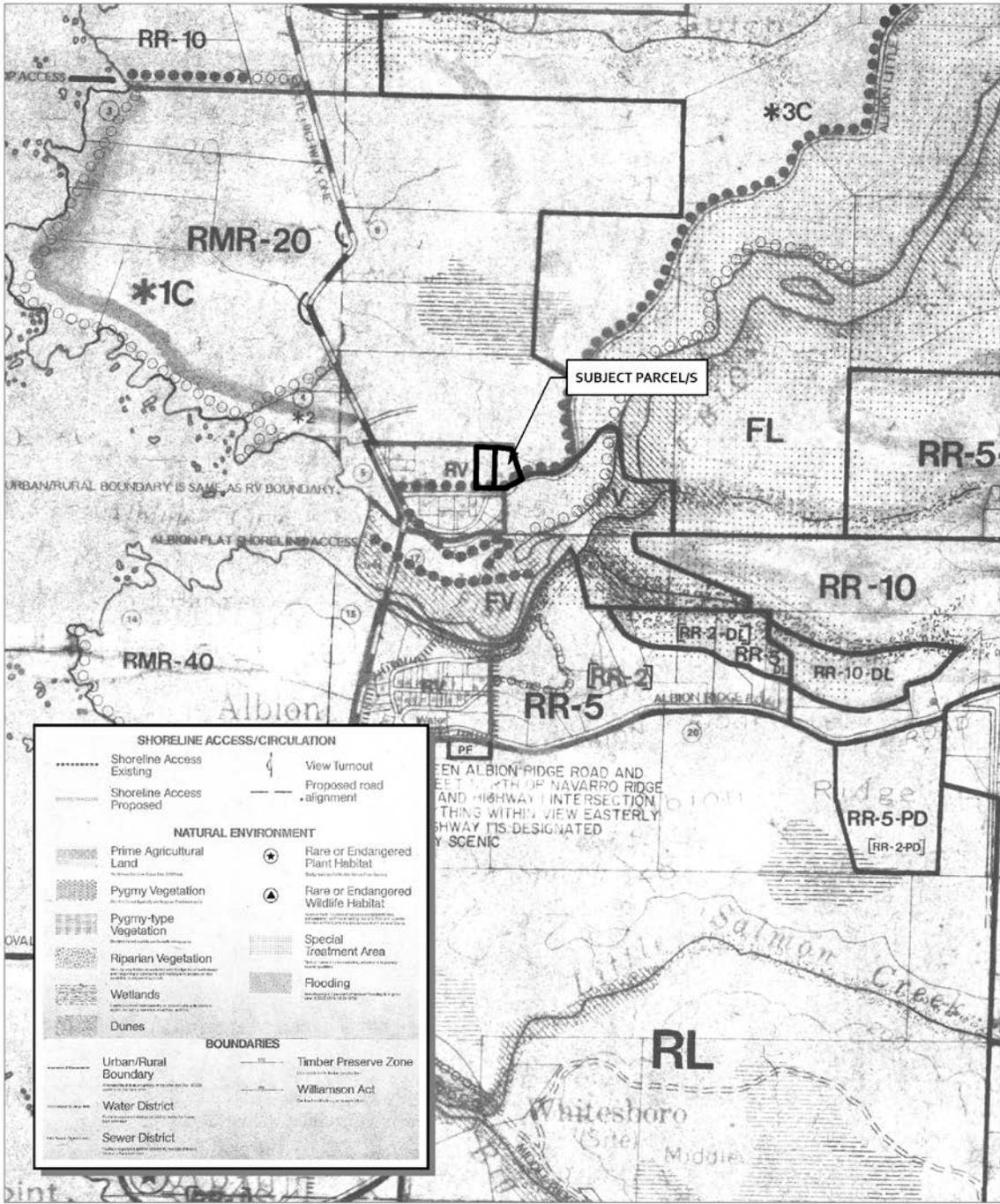
CASE: CDP 2013-0012
OWNER: Albion Schoolhouse, LLC
APN: 123-050-11, 32
APLCT: Wynn Coastal Planning
ADDRESS: 3930 Albion Little River Rd., AL

 General Plan Master

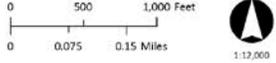


GENERAL PLAN CLASSIFICATIONS

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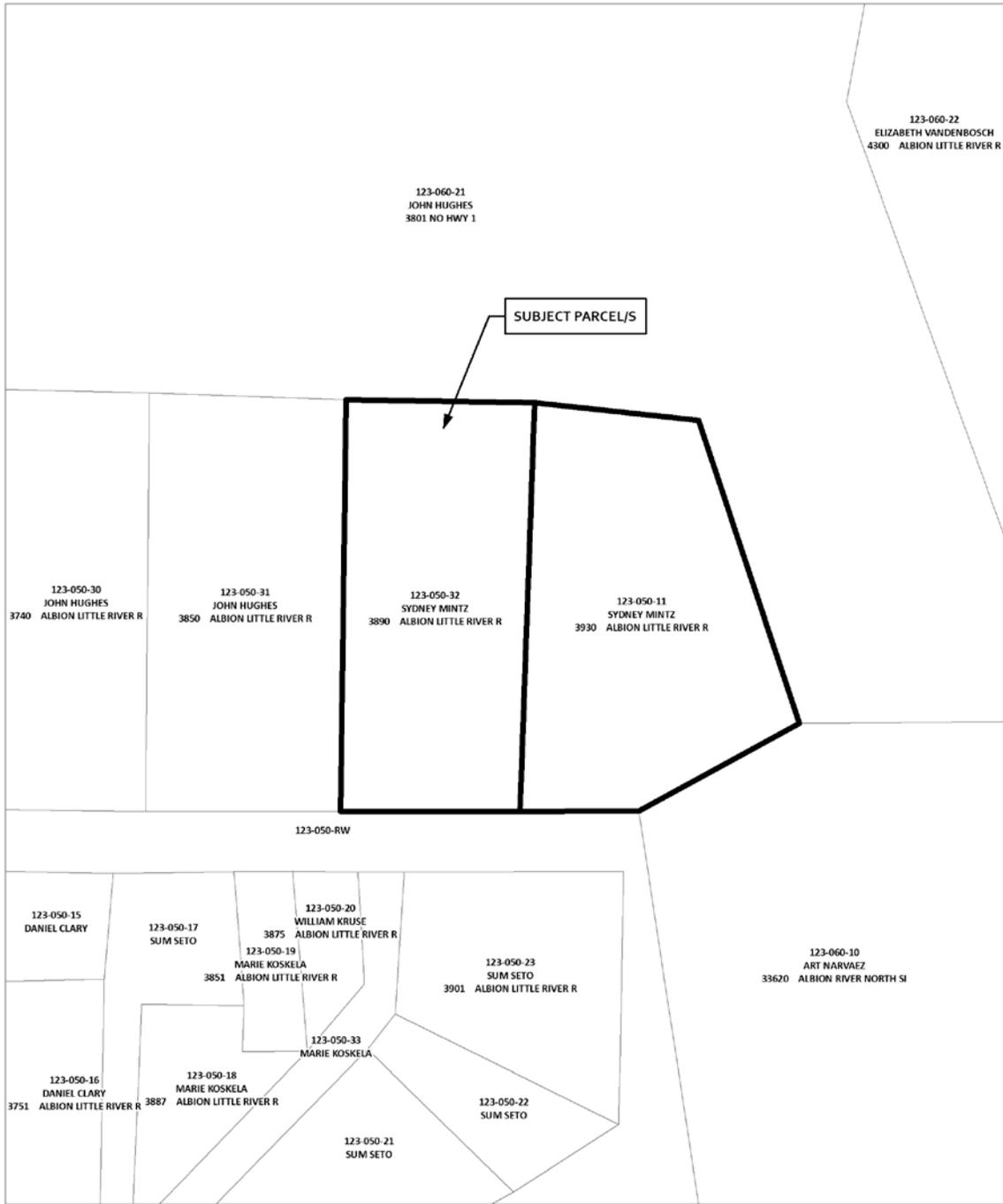


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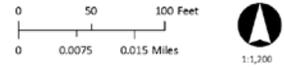


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LCP MAP 18: ALBION

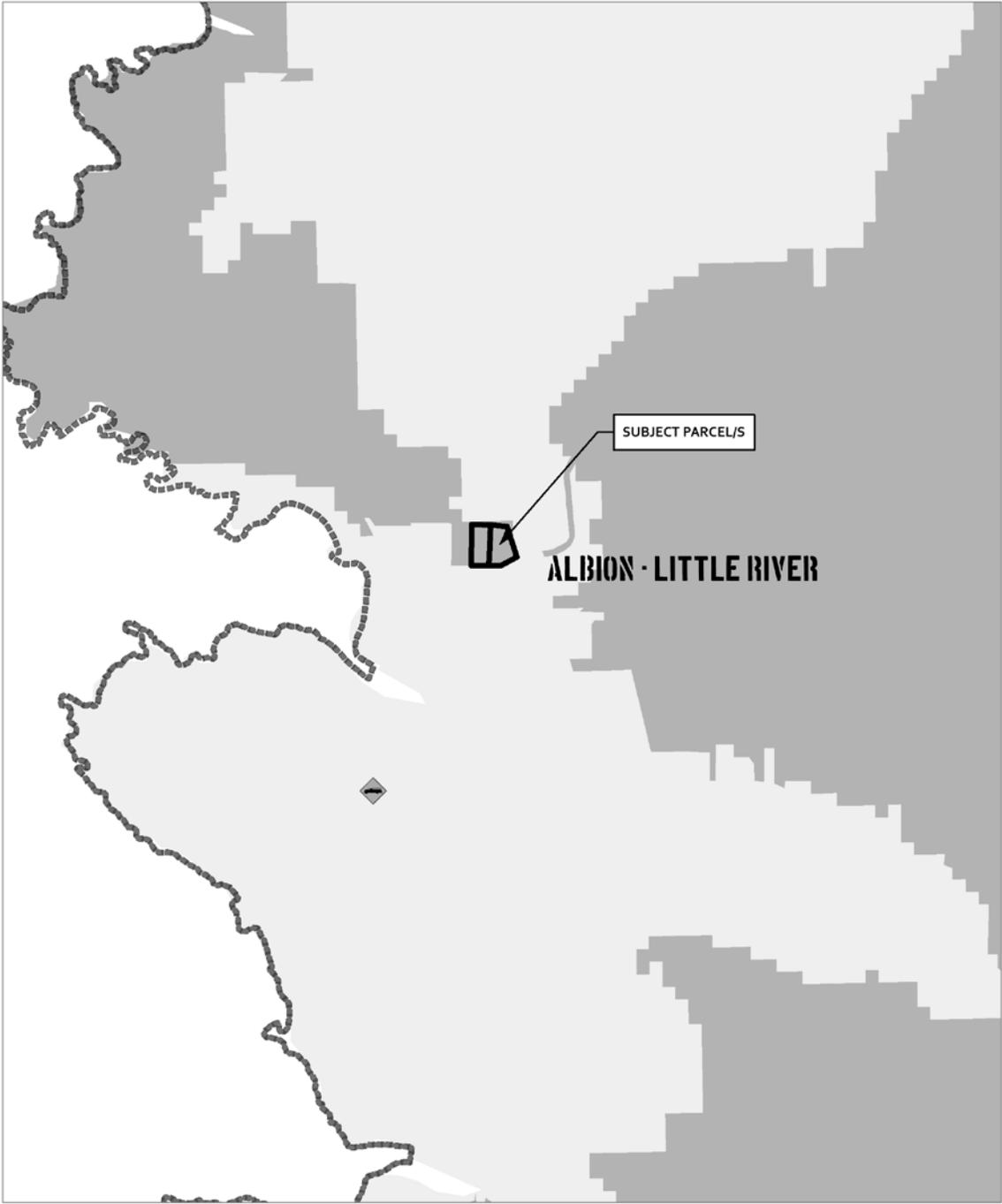


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ADJACENT PARCELS

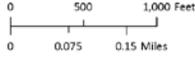
Map produced by the Mendocino County Planning & Building Services, August, 2013.
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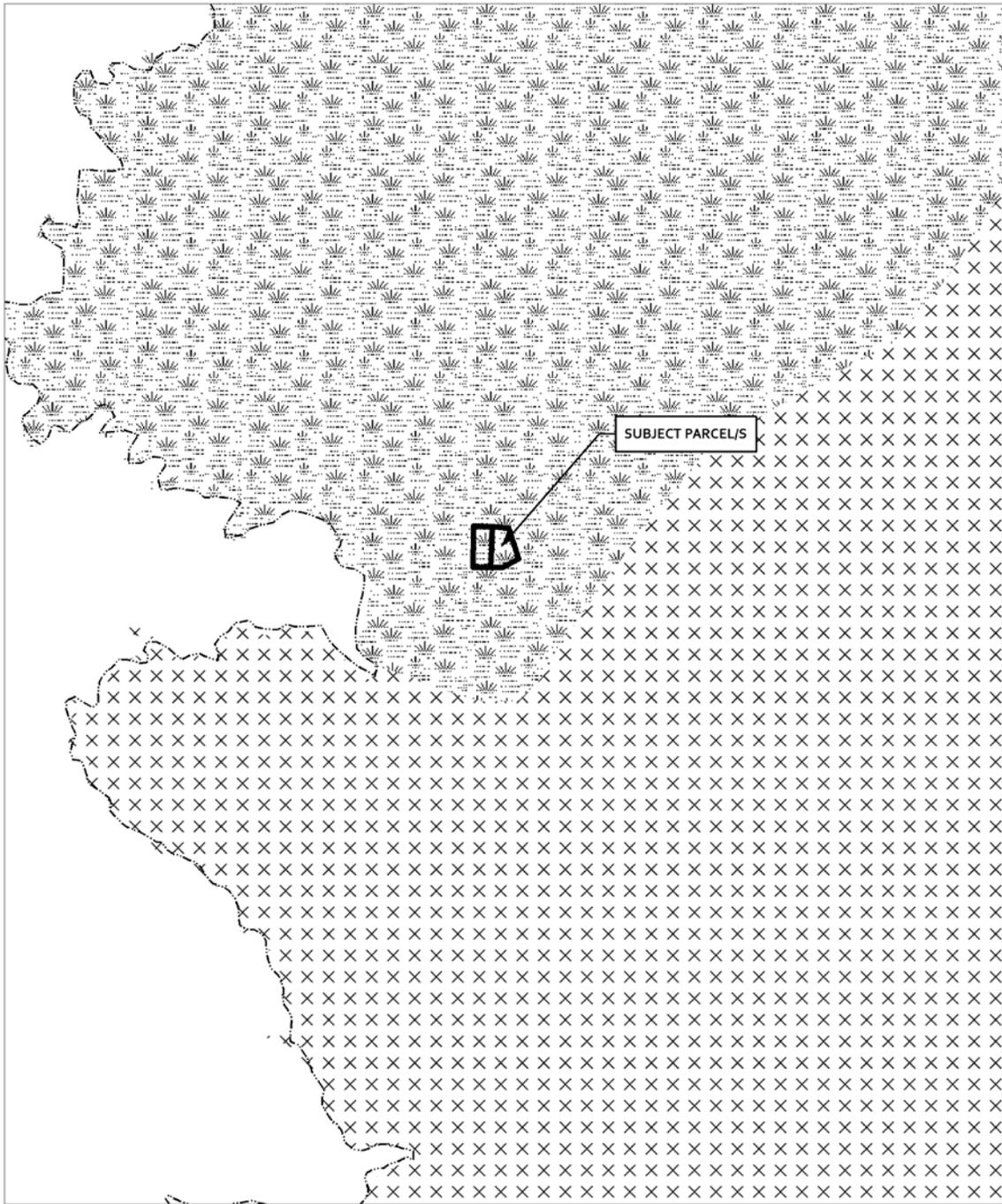
 Fire Stations
 High Fire Hazard

 Moderate Fire Hazard



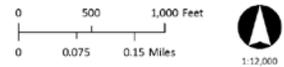
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

Map produced by the Mendocino County Planning & Building Services, August, 2013.
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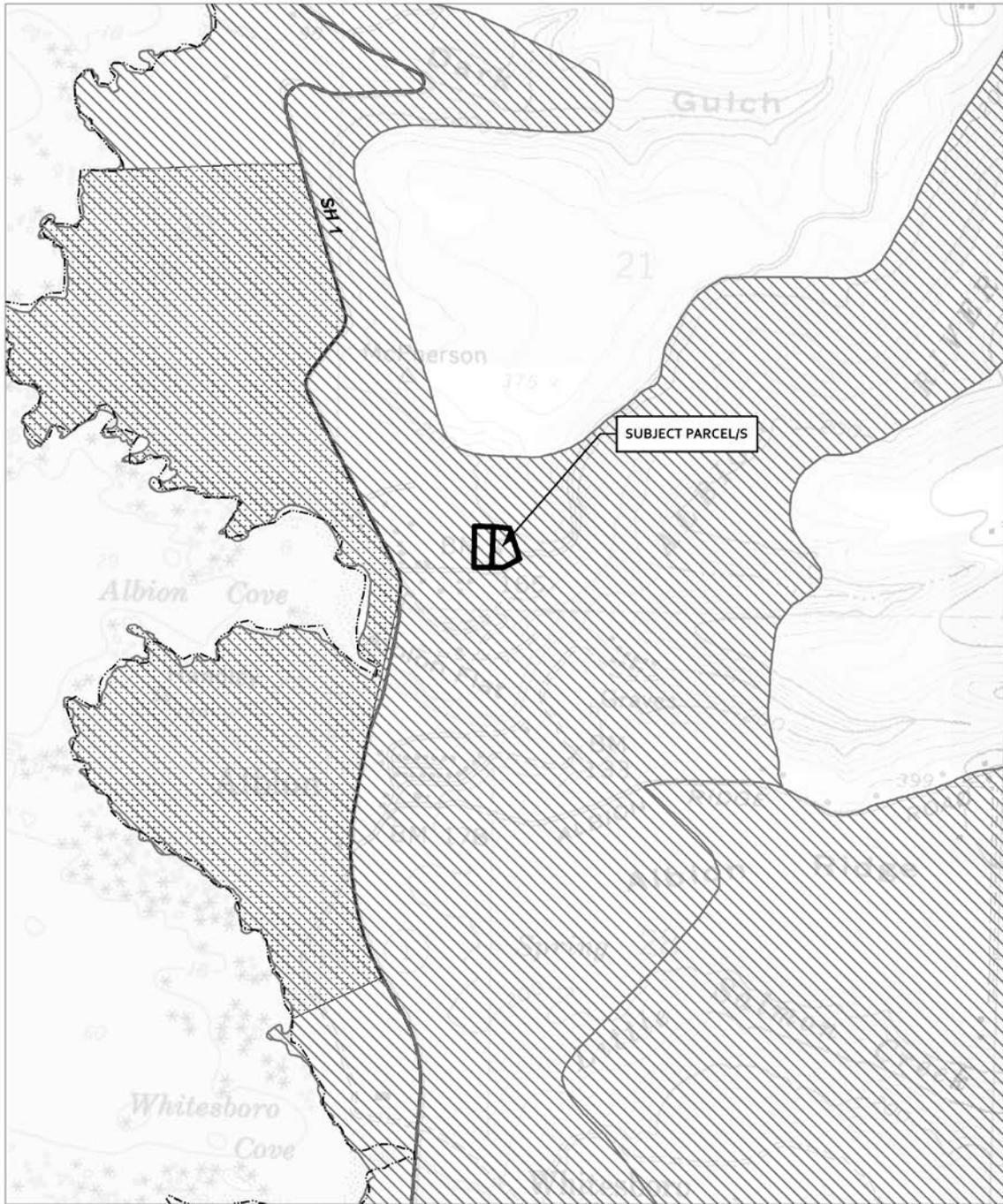
CASE: CDP 2013-0012
OWNER: Albion Schoolhouse, LLC
APN: 123-050-11, 32
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ADDRESS: 3930 Albion Little River Rd., AL

- Critical Water Areas
- Marginal Water Resources



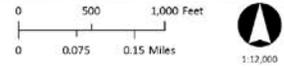
GROUND WATER RESOURCES

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All spatial data is approximate. Map provided without warranty of any kind.



CASE: CDP 2013-0012
OWNER: Albion Schoolhouse, LLC
APN: 123-050-11, 32
APLCT: Wynn Coastal Planning
ADDRESS: 3930 Albion Little River Rd., AL

-  Highly Scenic Area
-  Tree Removal Area
-  Highways



HIGHLY SCENIC & TREE REMOVAL AREAS

Map produced by the Mendocino County Planning & Building Services, August, 2013.
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