



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

October 15, 2018

Planning – Fort Bragg
Department of Transportation
Environmental Health – Fort Bragg

Building Inspection – Fort Bragg
Assessor
Coastal Commission

Gualala Municipal Advisory Council
South Coast Fire District
Point Arena City Hall

CASE#: CDPR_2018-0004

DATE FILED: 6/18/2018

OWNER: LANDSHARK DEVELOPMENT, LLC.

APPLICANT: CHRIS FISCHER

REQUEST: Renewal application for CDP_2012-0024, to construct a 2,087± sq. ft. single family residence with a maximum height of 20 ft. above natural grade. Associated developments include installation of septic system, well, water tank, propane tank, connection to utilities, and driveway. No changes to original request. Renewal will result in a new expiration date of July 22, 2019.

LOCATION: In the Coastal Zone, 3± miles northeast of Anchor Bay, on the north side of Timberwood Way (Private), 0.5± mile northeast of its intersection with Iversen Rd. (CR 503), located at 35791 Timberwood Way, Gualala (APN: 141-100-32).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Keith Gronendyke

RESPONSE DUE DATE: October 29, 2018

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals>

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

OWNER:

LANDSHARK DEVELOPMENT LLC

APPLICANT:

CHRIS FISCHER

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ACREAGE:

20.23+ acres

GENERAL PLAN:

Rural Residential (RR10:R*)

ZONING:

Rural Residential (RR:10)

COASTAL ZONE:

YES

EXISTING USES:

Vacant

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

11N

RANGE:

15W

SECTION:

6

USGS QUAD#:

70 (Gualala)

RELATED CASES ON SITE:
The applicant is renewing **CDP_2012-0024** without changes to the request.

RELATED CASES IN VICINITY:
APN: 141-080-02: CDB_2008-0021 (BLA);
APN: 141-100-23: CDP_2009-0011 (Wind Turbine - Withdrawn), CE_2004-0108 (Replacement Well);
APN: 141-100-24: CDP_1993-0068 (SFR), CE_2001-0001 (Repair Septic);
APN: 141-100-41: CDP_2000-0023 (SFR);
APN: 141-100-42 (Historical APN: 141-100-33: LCP_90-105, LCP_92-10 (SFR);
APN: 141-100-46: CDMS_1993-0012 (2 parcel Subdivision), CE_1996-0034 (Test Well)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES (ACRES)	ADJACENT USES
NORTH:	Rural Residential 10(DL)	Rural Residential 10	10.5+	Vacant
EAST:	Rural Residential 10(DL)	Rural Residential 10	27.2+, 27.8+	Residential
SOUTH:	Rural Residential 10(DL)	Rural Residential 10	11.6+, 11.3+	Residential
WEST:	Rural Residential 10(DL)	Rural Residential 10	37.5+, 38.4+	Residential, Timber Production

REFERRAL AGENCIES:

☒Planning (Ukiah)

☒Building Inspection (Ukiah & FB)

☒Gualala MAC

☒Department of Transportation

☒Assessor

☒South Coast Fire District

☒Environmental Health (Ukiah & FB)

☒Coastal Commission

☒Point Arena City Hall

ASSESSOR'S PARCEL #: 141-100-32

STAFF PLANNER: JULIA ACKER DATE: September 10, 2018

ENVIRONMENTAL DATA
(To be completed by Planner)

COUNTY WIDE		
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone
	NO	2. Floodplain/Floodway Map
	NO / NO	3. Within/Adjacent to Agriculture Preserve / Timberland Production
	NO	4. Within/Near Hazardous Waste Site
	NO	5. Natural Diversity Data Base
	NO	6. Airport CLUP Planning Area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# 184-12 Very High Fire Hazard
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. Bishop Pine; Western Soils (142, 143, 159, 235)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

COASTAL ZONE		
Yes	No	
	NO	16. Exclusion Map.
	Critical Bedrock	17. Coastal Groundwater Study Zone.
	NO	18. Highly Scenic Area/Special Communities.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	19. Land Capabilities/Natural Hazards Map. Timberland: High Productivity; Seismicity: Intermediate Shaking (Zone 3)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	20. Habitats/ESHA/Resources Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Blayney-Dyett Map. Map 31 – Gualala
<input type="checkbox"/>	<input checked="" type="checkbox"/>	23. Ocean Front Parcel (Blufftop Geology).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Noyo Harbor/Albion Harbor.

COUNTY OF MENDOCINO
DEPT OF PLANNING & BUILDING SERVICES

120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
Fax: 707-961-2427

Case No(s) CDPR-2018-0004
Date Filed 6-18-18
Fee \$ \$1,650.00
Receipt No. RT-021534
Received by WALDMANJ

Office Use Only

COASTAL DEVELOPMENT PERMIT RENEWAL APPLICATION FORM

Name of Applicant <u>CHRIS FISCHER</u> <u>LANDSHARK DEV. LLC</u>	Name of Owner(s) <u>CHRIS FISCHER</u> <u>LANDSHARK DEV. LLC</u>	Name of Agent
Mailing Address <u>PO BOX 173</u> <u>GUALALA CA. 95745</u>	Mailing Address <u>PO BOX 173</u> <u>GUALALA CA. 95745</u>	Mailing Address
Telephone Number <u>561-633-9471</u>	Telephone Number <u>561 633 9471</u>	Telephone Number

Please describe any actions taken to initiate development since issuance of the coastal development permit. List any changes to the property and or structure(s) since CDP issuance. I HAD PGE DRAW UP and APPROVE PLANS FOR PLEC

Driving Directions

The site is located on the NE (N/S/E/W) side of TIMBERWOOD WAY (name road)
approximately 1 mile (feet/miles) (N/S/E/W) of its intersection with
TIMBERWOOD WAY + LIVERSON (provide nearest major intersection).

Assessor's Parcel Number(s) <u>141-100-32</u>	Date of expiration of issued CDP <u>8/21/2018</u>
--------------------------------------------------	------------------------------------------------------

Parcel Size <u>20.2</u> <input type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project <u>35791 TIMBERWOOD WAY</u> <u>GUALALA CA. 95745</u>
------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------

COASTAL DEVELOPMENT PERMIT RENEWAL

APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies that will be reviewing your project proposal. The more detail that is provided, the easier it will be to promptly process your application. Please answer all questions. For those questions, which do not pertain to your project, please indicate "Not Applicable" or "N/A".

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

NO CHANGES TO #CDP 2012-0024 TIME
EXTENSION ONLY.

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES/UNITS	SQUARE FEET PER UNIT
<input checked="" type="checkbox"/> Single Family	2	2087 SQFT
<input type="checkbox"/> Mobile Home		2400 SQFT
<input type="checkbox"/> Duplex/Multifamily		

3. Are there existing structures on the property? ☒ Yes ☐ No

If yes, describe below and identify the use of each structure on the plot plan.

THERE 3 SHEDS.
ONE IS 512 SQUARE FEET 2ND IS 12 X 24 FEET, 3RD IS
5' X 5' PUMP HOUSE FOR WELL

4. Utilities will be supplied to the site as follows:

- A. Electricity
☒ Utility Company (service exists to the parcel).
☐ Utility Company (requires extension of services to site: _____ feet _____ miles)
☐ On Site generation, Specify: _____
☐ None
- B. Gas
☒ Utility Company/Tank
☐ None
- C. Telephone: ☒ Yes ☐ No

5. Will there be any exterior lighting? ☐ Yes ☒ No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

6. What will be the method of sewage disposal?

- ☐ Community sewage system, specify supplier _____
☒ Septic Tank (indicate primary + replacement leachfields on plot plan)
☐ Other, specify _____

7. What will be the domestic water source?

- ☐ Community water system, specify supplier _____
☒ Well
☐ Spring
☐ Other, specify _____

8. Is any grading or road construction planned? ☐ Yes ☒ No

Estimate the amount of grading in cubic yards _____ c.y. If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.

Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No
If yes, explain:

10. Is the proposed development visible from:

- A. State Highway 1? ☐ Yes ☒ No
B. Park, beach or recreation area? ☐ Yes ☒ No

If you answered yes to either question, explain.

11. Project Height. Maximum height of structure(s). 27 feet

12. Describe all exterior materials and colors of all structures.

13. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, rare or endangered plants, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site? *NO*

14. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of all structures: _____
Estimated employees per shift: _____
Estimated shifts per day: _____
Type of loading facilities proposed: _____

Will the proposed project be phased? ☐ Yes ☐ No

If Yes, explain your plans for phasing.

Parking will be provided as follows:

Number of Spaces Existing _____ Proposed _____ Total _____

Number of standard spaces _____ Size _____
Number of handicapped spaces _____ Size _____

Applicant/Owner CHRIS FISCHER
Property Address: POB 542
City: GUALALA, CA 95445
APN: 141-100-32

ADJACENT PROPERTY OWNERSHIP	
141-100-23 BLUHM, GARY 35501 S. HIGHWAY ONE, GUALALA, CA 95445	141-100-24 WILLEMS, KATHERINE POB 140, GUALALA, CA 95445
141-100-34 HOFFMAN, LAURAN 801 VERNON AVENUE, VENICE, CA 90291	141-100-41 SCHMAL, KURT 4226 STOWE WAY, SACRAMENTO, CA 95864
141-100-42 LAMAR, ROBERT POB 1157, GUALALA, CA 95445	141-100-45 FRANKS, NICHOLAS POB 421, GUALALA, CA 95445
141-100-46 WOJCIK, DAVID POB 119, UKIAH, CA 95482	141-080-04 SAIL ROCK HIGHLANDS 14501 ROLAND CANYON RD SALINAS, CA 93908
141-080-02 GLASSMAN-ADKINS 121 DELMAR STREET SAN FRANCISCO, CA 94117	

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Chris Fischer
Owner/Authorized Agent

6/19/2018
Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

Chris Fischer
Owner

6/19/2018
Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: _____

6/18/2018

Ch. Lisch

Applicant

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on 6/18/2018 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

CONSTRUCT 2082 SF RESIDENCE + 2400 SF BARN + SHOP
CONSTRUCTION SEPTIC SYSTEM
(Description of development)

Located at:


35791 TIMBERWOOD WAY GUALALA CA. 95945

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

GATE NEXT TO ADDRESS

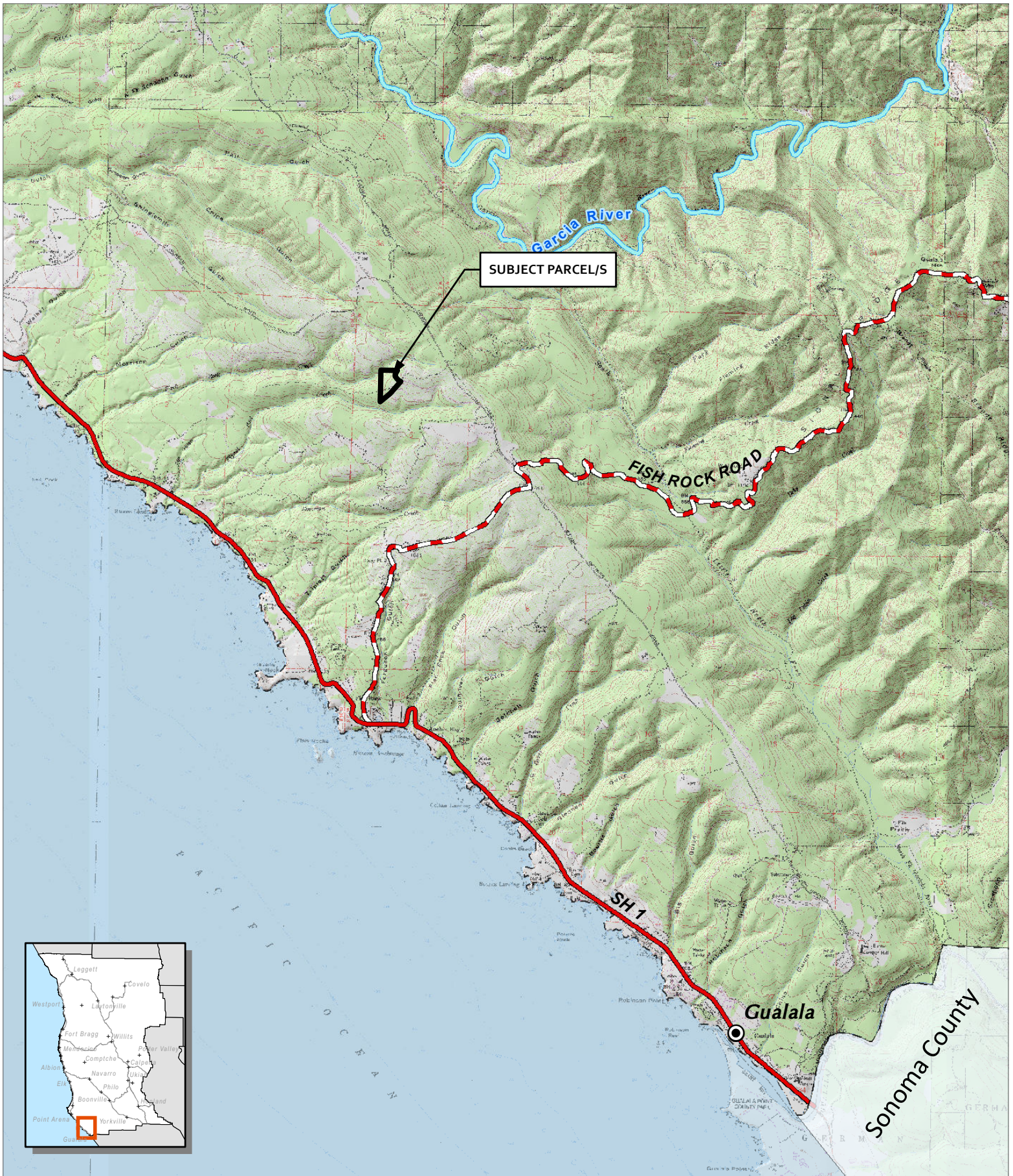
(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)


Owner/Authorized Representative






6/18/2018
Date

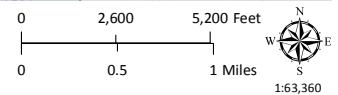
(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.



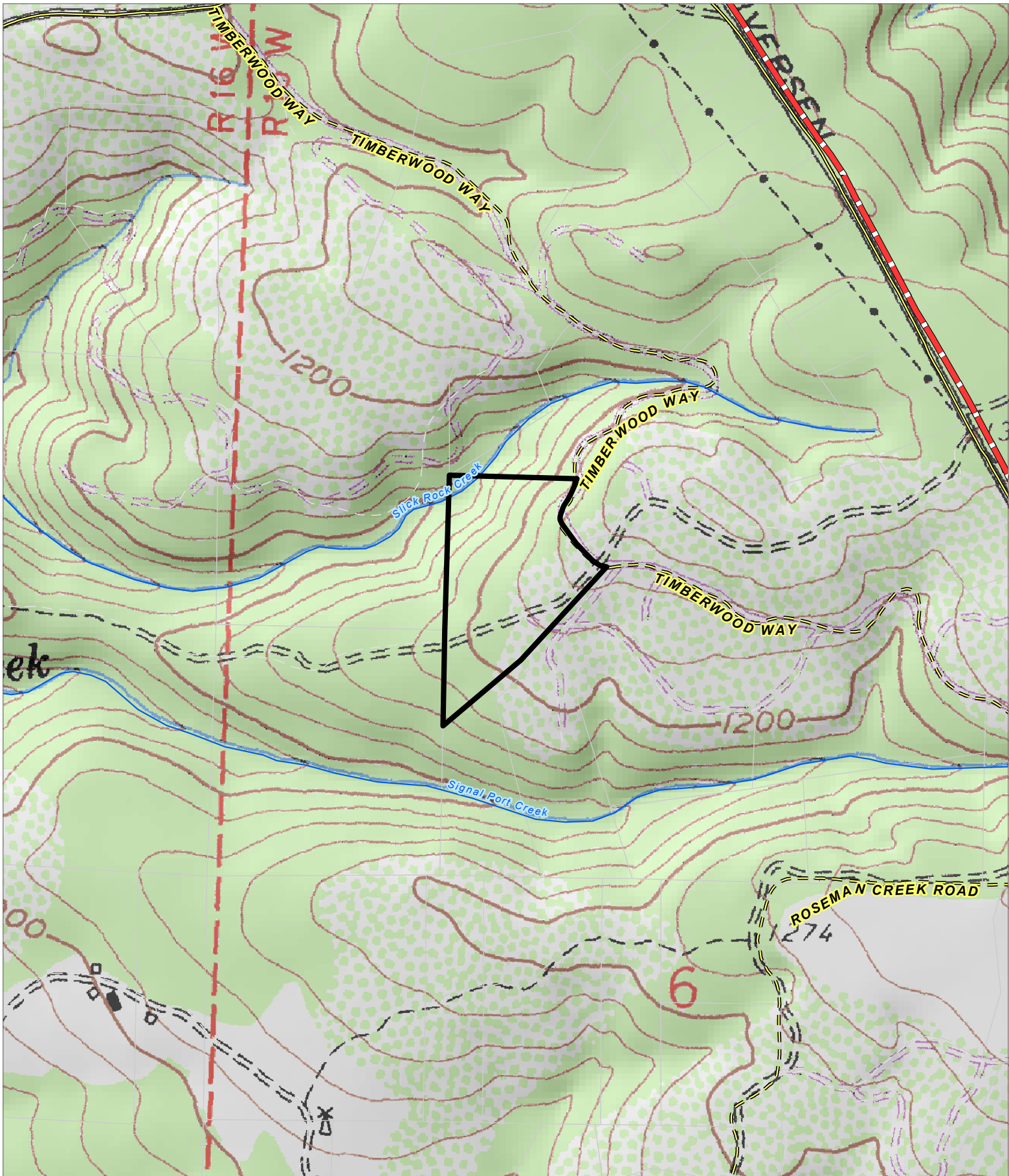
CASE: **CDPR 2018-0004**
 OWNER: **Landshark Development, LLC**
 APN: **141-100-32**
 APLCT: **Chris Fischer**
 AGENT:
 ADDRESS: **35791 Timberwood Way, Gualala**

-  Major Towns & Places
-  California Counties
-  Major Rivers
-  Highways
-  Major Roads



LOCATION MAP

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



CASE: CDPR 2018-0004
OWNER: Landshark Development, LLC
APN: 141-100-32
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AGENT:
ADDRESS: 35791 Timberwood Way, Gualala

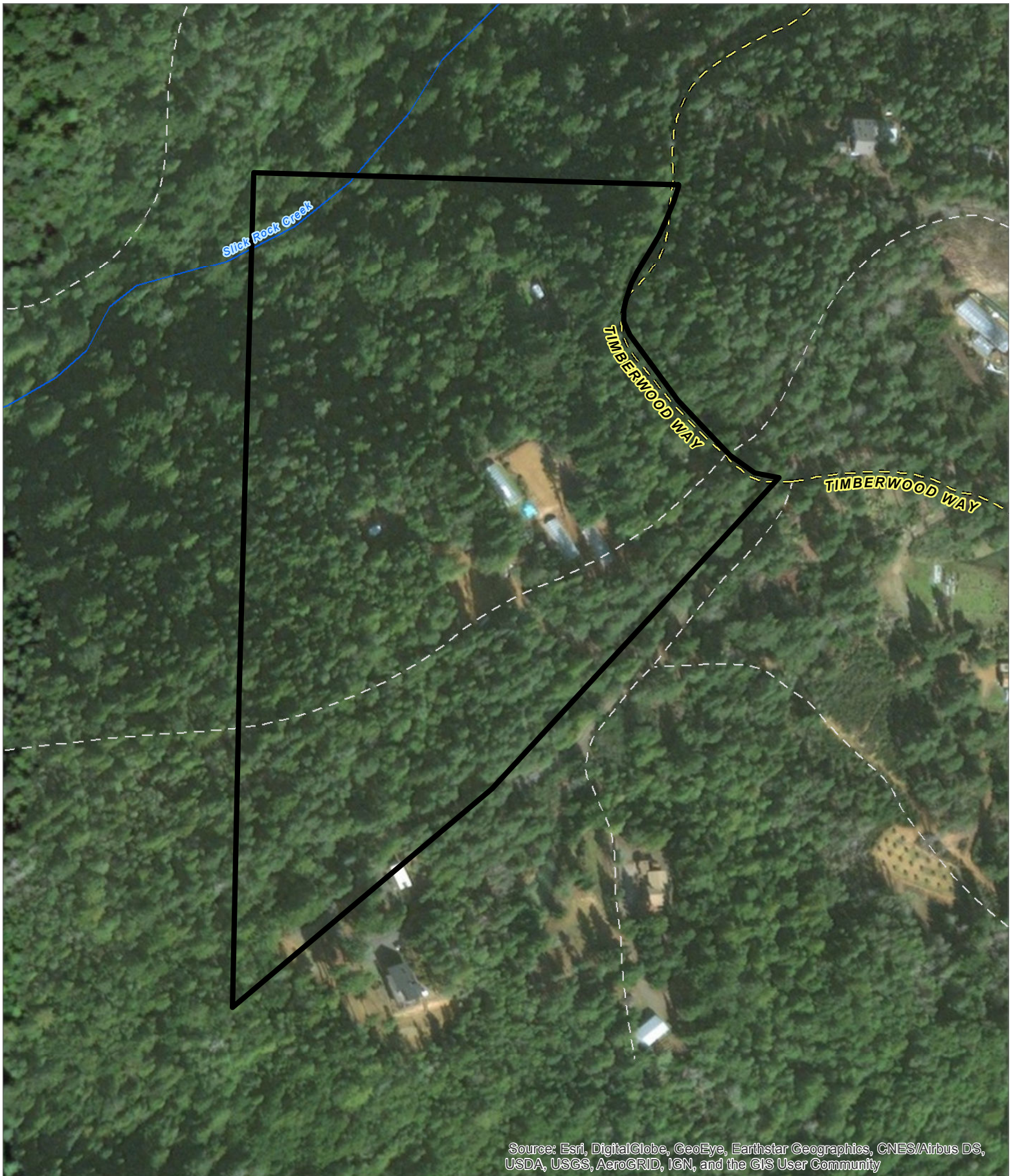
Coastal Zone Boundary Private Roads
 Named Rivers Driveways/Unnamed Roads
 Public Roads

0 335 670 Feet
0 0.05 0.1 Miles

1:8,000

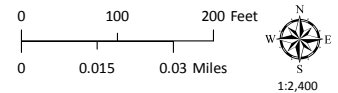
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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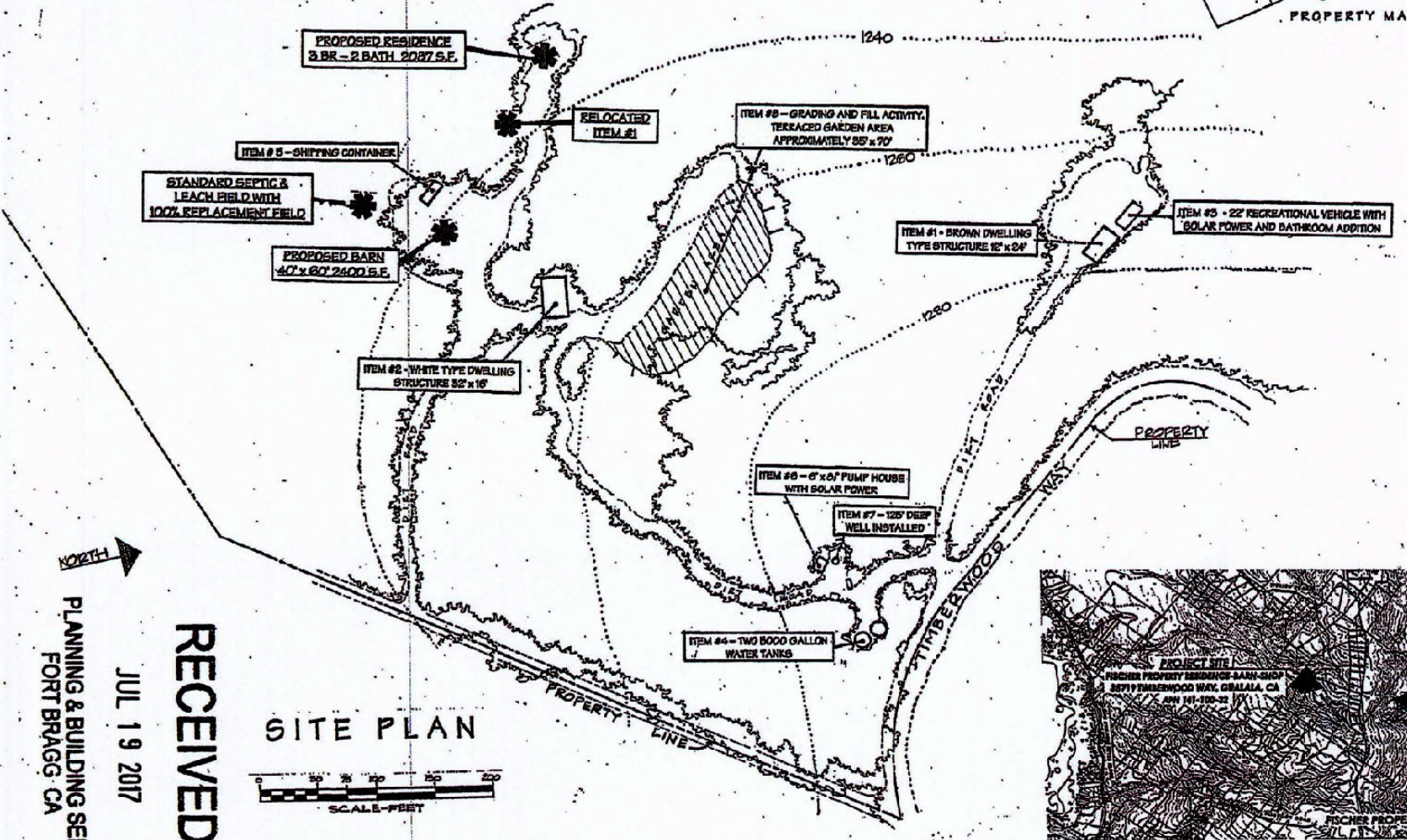
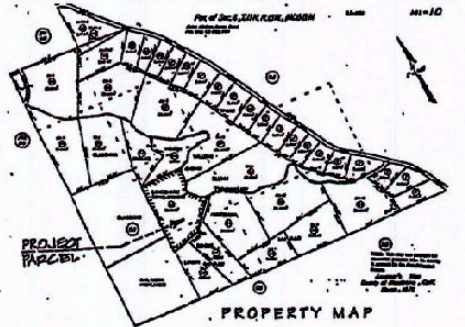
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AGENT:
ADDRESS: 35791 Timberwood Way, Gualala

- Named Rivers
- Private Roads
- Driveways/Unnamed Roads



AERIAL IMAGERY

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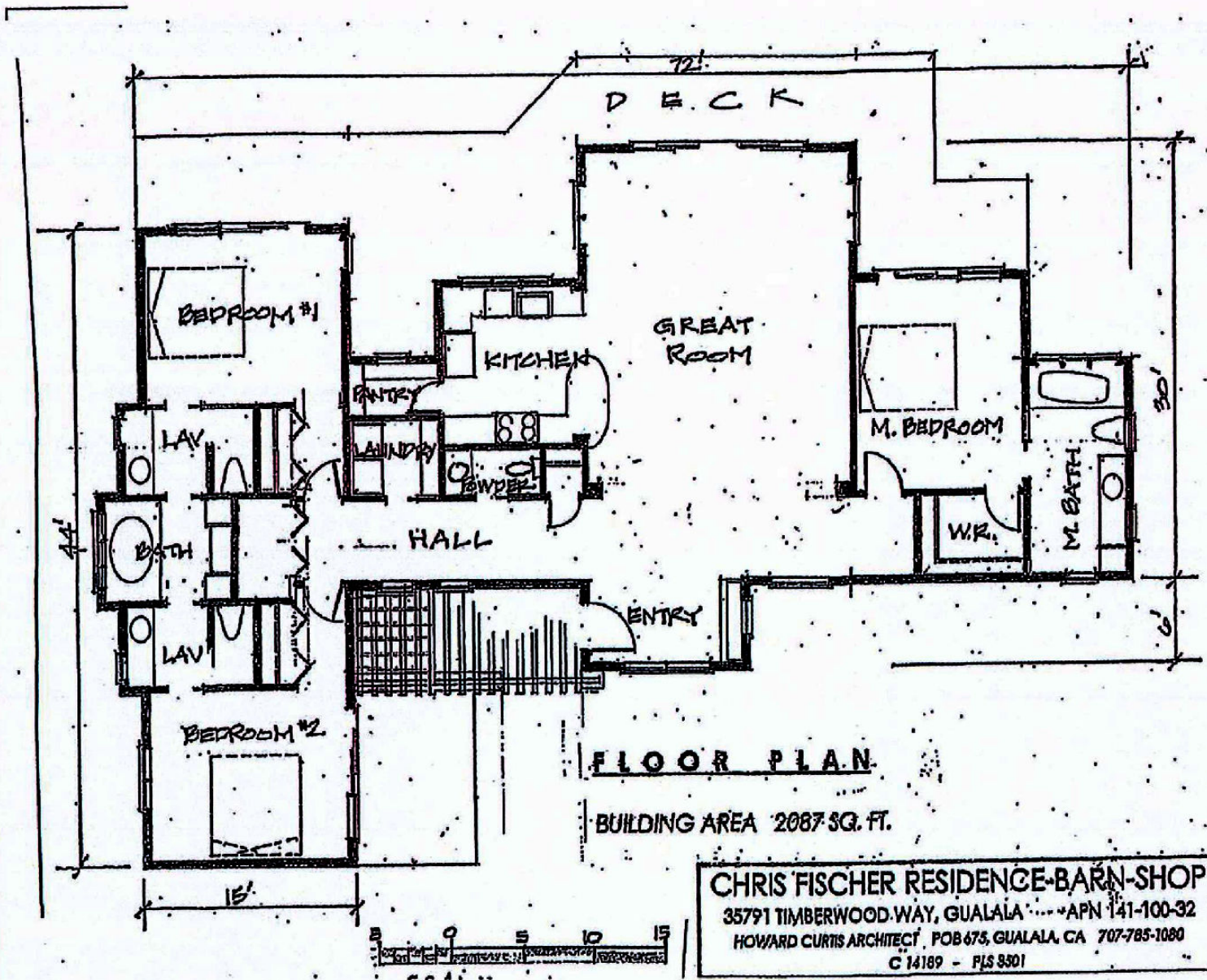


SITE PLAN
SCALE - FEET
0 10 20 30 40 50 60 70 80 90 100

RECEIVED
JUL 19 2017
PLANNING & BUILDING SERV
FORT BRAGG, CA

CASE: CDP# 2018-0004
OWNER: Landshark Development, LLC
APN: 141-100-32
APLCT: Chris Fischer

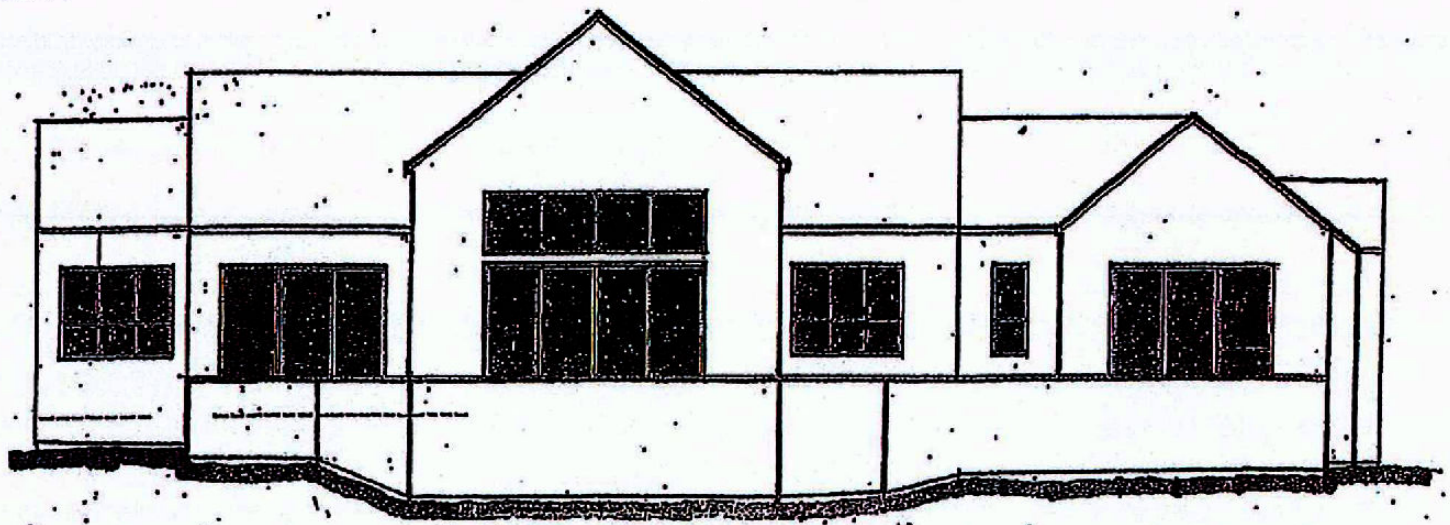
AGENT:
ADDRESS: 35791 Timberwood Way, Gradala
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NO SCALE
SITE PLAN



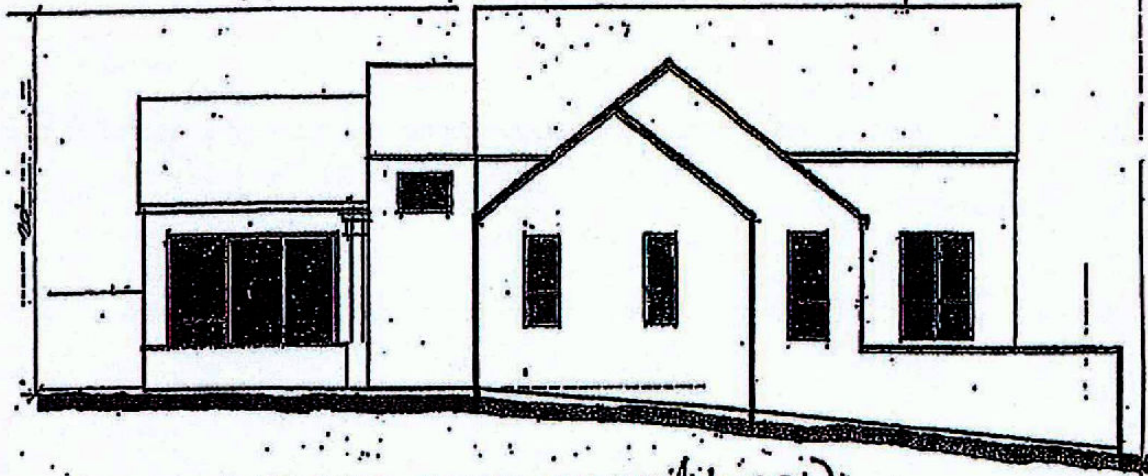
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NO SCALE

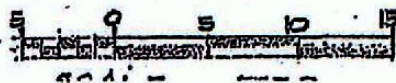
FLOOR PLAN



REAR ELEVATION (WEST)



RIGHT ELEVATION (NORTH)



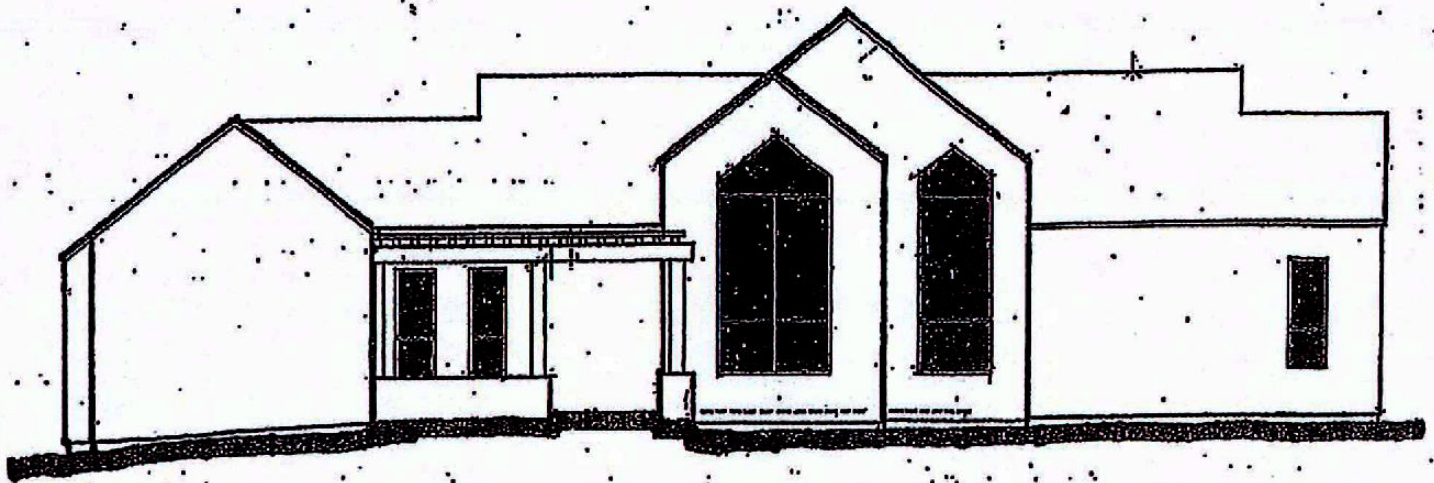
CHRIS FISCHER RESIDENCE-BARN-SHOP
 35791 TIMBERWOOD WAY, GUALALA APN 141-100-32
 HOWARD CURTIS ARCHITECT, POB 675, GUALALA, CA 707-785-7080
 C 14169 - PLS 3501

CASE: CDPR 2018-0004
 OWNER: Landshark Development, LLC
 APN: 141-100-32
 APLCT: Chris Fischer
 AGENT:
 ADDRESS: 35791 Timberwood Way, Gualala

NO SCALE

RESIDENCE PROFILE

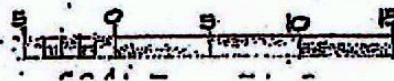
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FRONT ELEVATION (EAST)



LEFT ELEVATION (SOUTH)



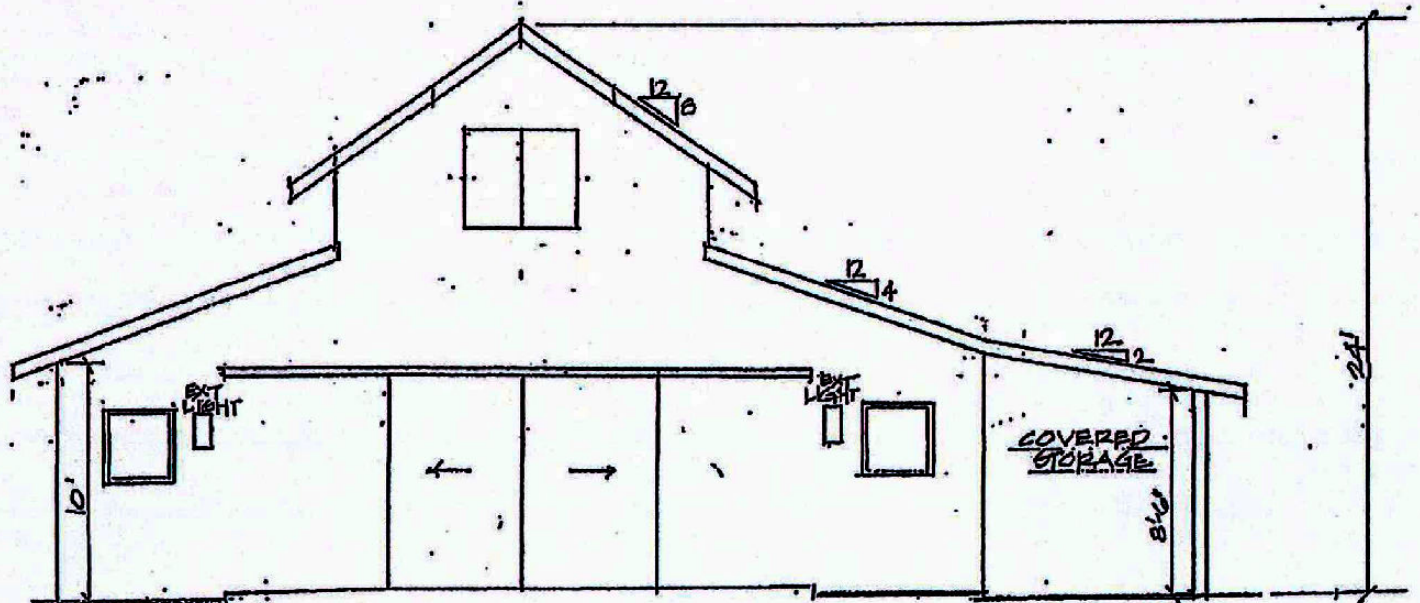
CHRIS FISCHER RESIDENCE-BARN-SHOP
 85791 TIMBERWOOD WAY, GUALALA APN 141-100-32
 HOWARD CURTIS ARCHITECT, POB 675, GUALALA, CA 707-785-1080
 C 14189 • PLS 3301

CASE: CDPR 2018-0004
 OWNER: Landshark Development, LLC
 APN: 141-100-32
 APLCT: Chris Fischer
 AGENT:
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NO SCALE

RESIDENCE PROFILE

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FRONT ELEVATION-EAST

3/16"=1'

FISCHER BARN & SHOP



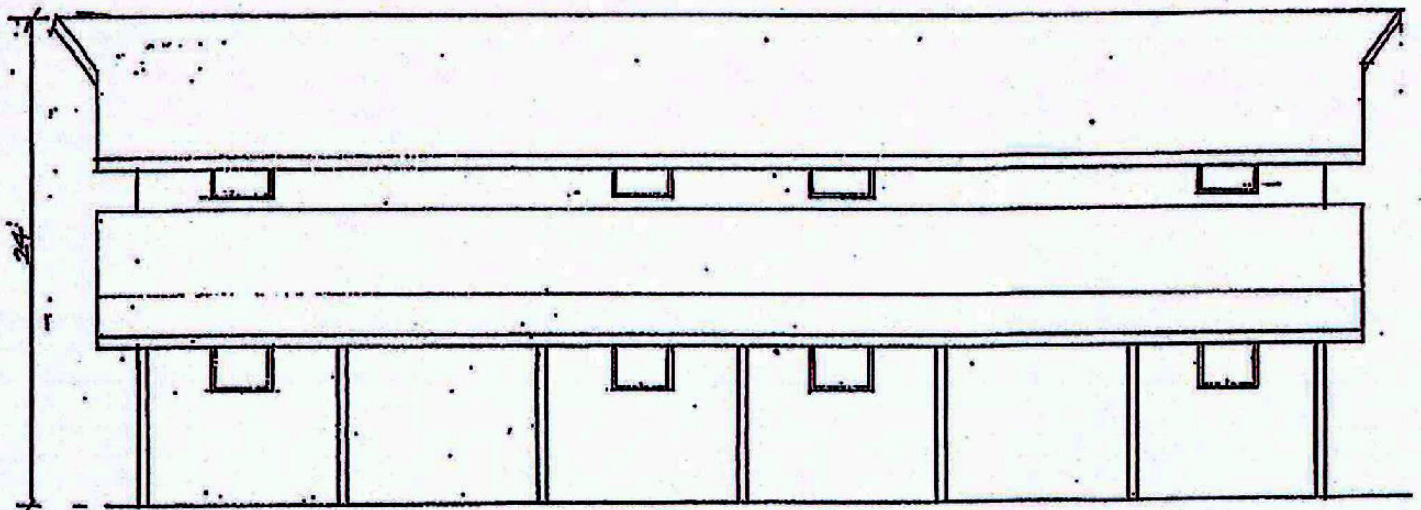
CHRIS FISCHER RESIDENCE-BARN-S
 35791 TIMBERWOOD WAY, GUALALA APN-141-1
 HOWARD CURTIS ARCHITECT POB 673, GUALALA, CA 95528
 C 14189 - PLS 3501

CASE: CDPR 2018-0004
 OWNER: Landshark Development, LLC
 APN: 141-100-32
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 AGENT:
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NO SCALE

BARN ELEVATIONS

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RIGHT ELEVATION-NORTH

3/16"=1'



FISCHER BARN & SHOP !

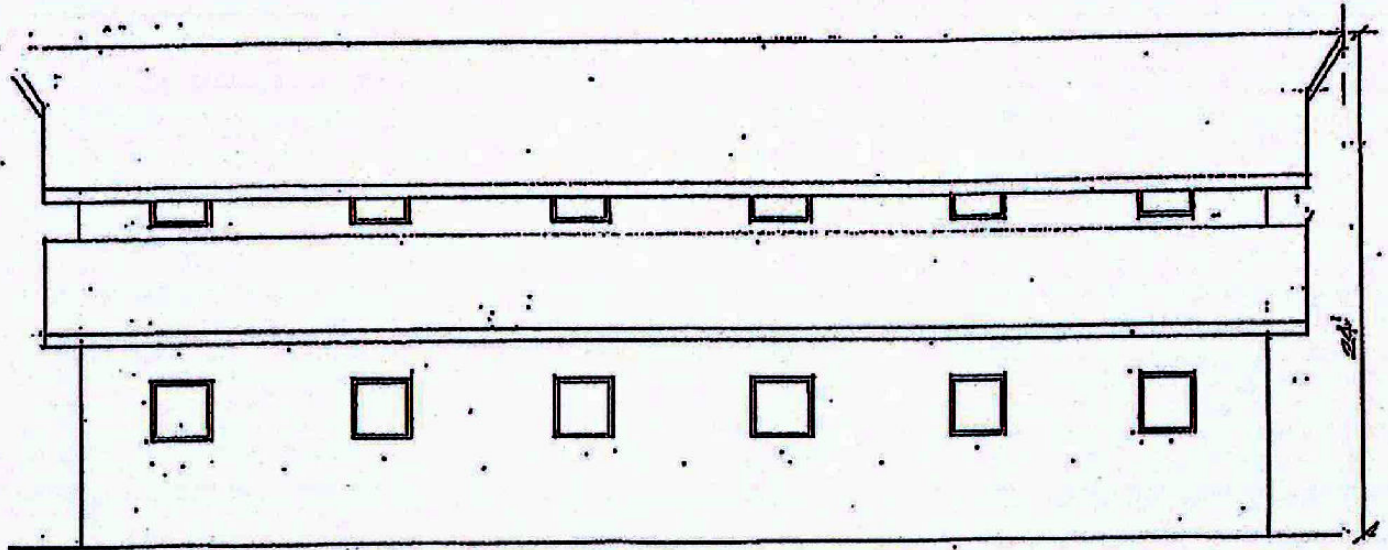
CHRIS FISCHER RESIDENCE-BARN-SHOP
35791 TIMBERWOOD WAY, GUALALA APN 141-100-32
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C 14189 • PLS 3501

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NO SCALE

BARN ELEVATIONS

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LEFT ELEVATION-SOUTH

3/16"=1'



FISCHER BARN & SHOP

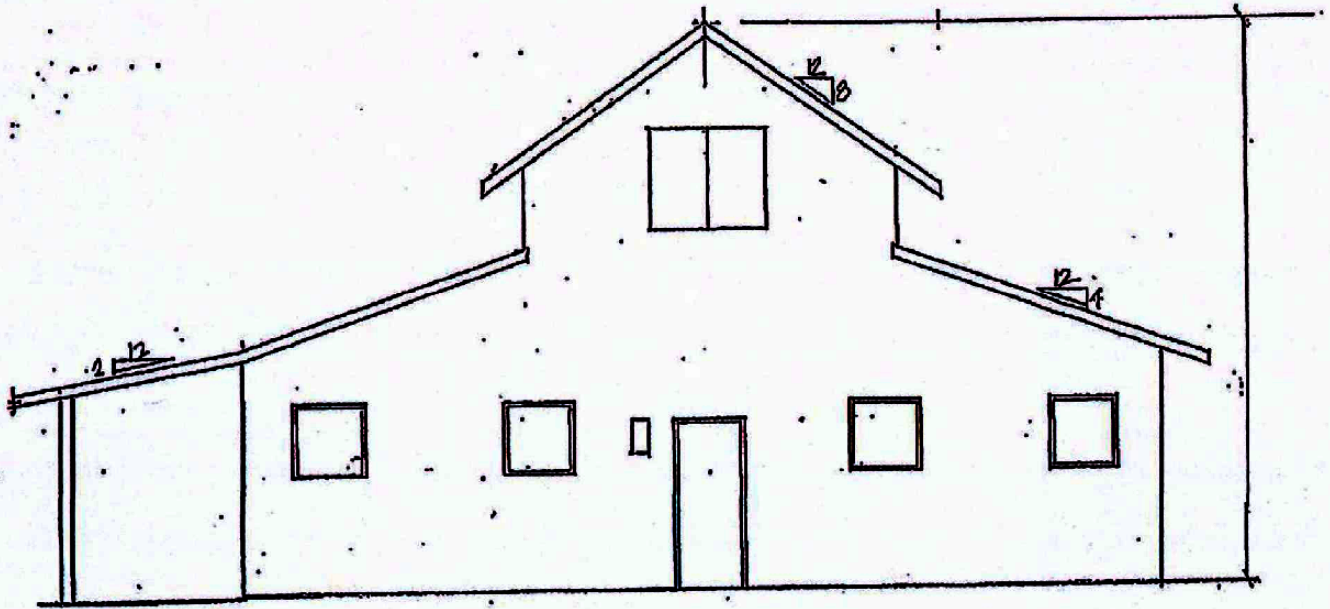
CHRIS FISCHER RESIDENCE-BARN-SHOP
35791 TIMBERWOOD WAY, GUALALA APN 141-100-32
HOWARD CURTIS ARCHITECT, PO BOX 675, GUALALA, CA 95726-0675
C 4168 PLS 3301

CASE: CDPR 2018-0004
OWNER: Landshark Development, LLC
APN: 141-100-32
APLCT: Chris Fischer
AGENT:
ADDRESS: 35791 Timberwood Way, Gualala

NO SCALE

BARN ELEVATIONS

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REAR ELEVATION-WEST

3/16"=1'

FISCHER BARN & SHOP

CHRIS FISCHER RESIDENCE-BARN-S
 35791 TIMBERWOOD WAY, GUALALA APN 141-
 HOWARD CURTIS ARCHITECT POB 675, GUALALA, CA 707-78
 C14189 • PLS 3501

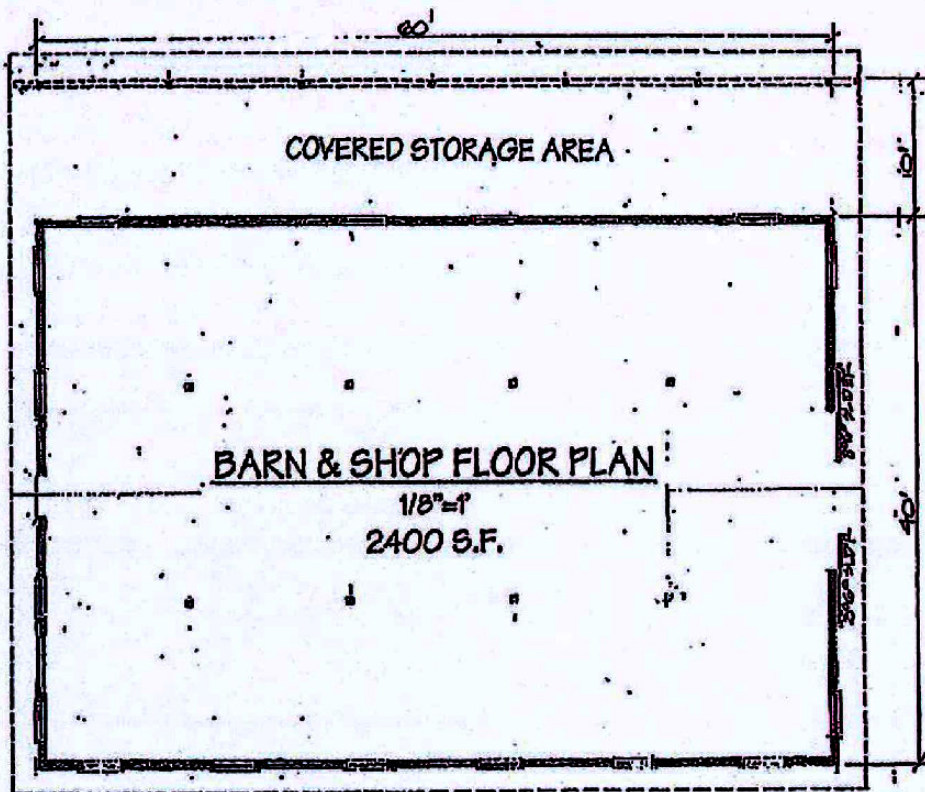


CASE: CDPR 2018-0004
 OWNER: Landshark Development, LLC
 APN: 141-100-32
 APLCT: Chris Fischer
 AGENT:
 ADDRESS: 35791 Timberwood Way, Gualala

NO SCALE

BARN ELEVATIONS

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CHRIS FISCHER RESIDENCE-BARN-SHOP
 35791 TIMBERWOOD WAY, GUALALA APN 141-100-32
 HOWARD CURTIS ARCHITECT POB 673, GUALALA, CA 707-785-1080
 C 14189 - PLS 3301

CASE: CDPR 2018-0004
 OWNER: Landshark Development, LLC
 APN: 141-100-32
 APLCT: Chris Fischer
 AGENT:
 ADDRESS: 35791 Timberwood Way, Gualala

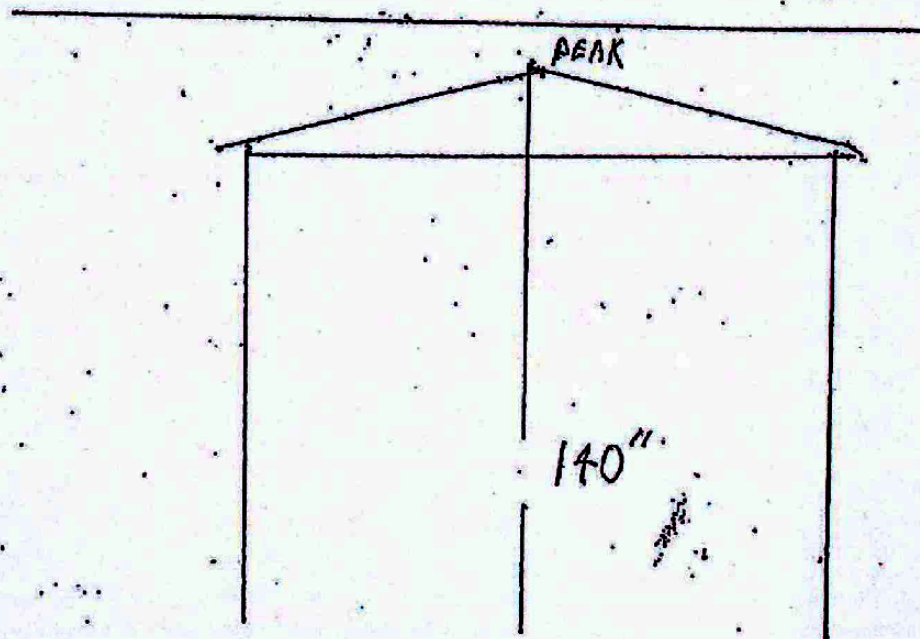
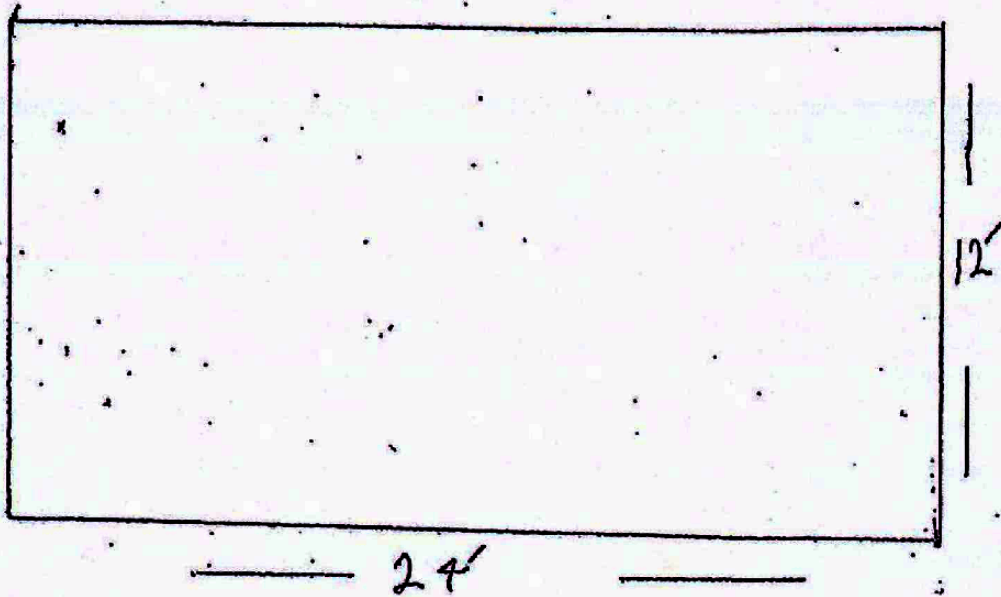
NO SCALE

BARN FLOOR PLAN

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SHED 12 X 24 140" HEIGHT
150' FROM PROPERTY LINE

①

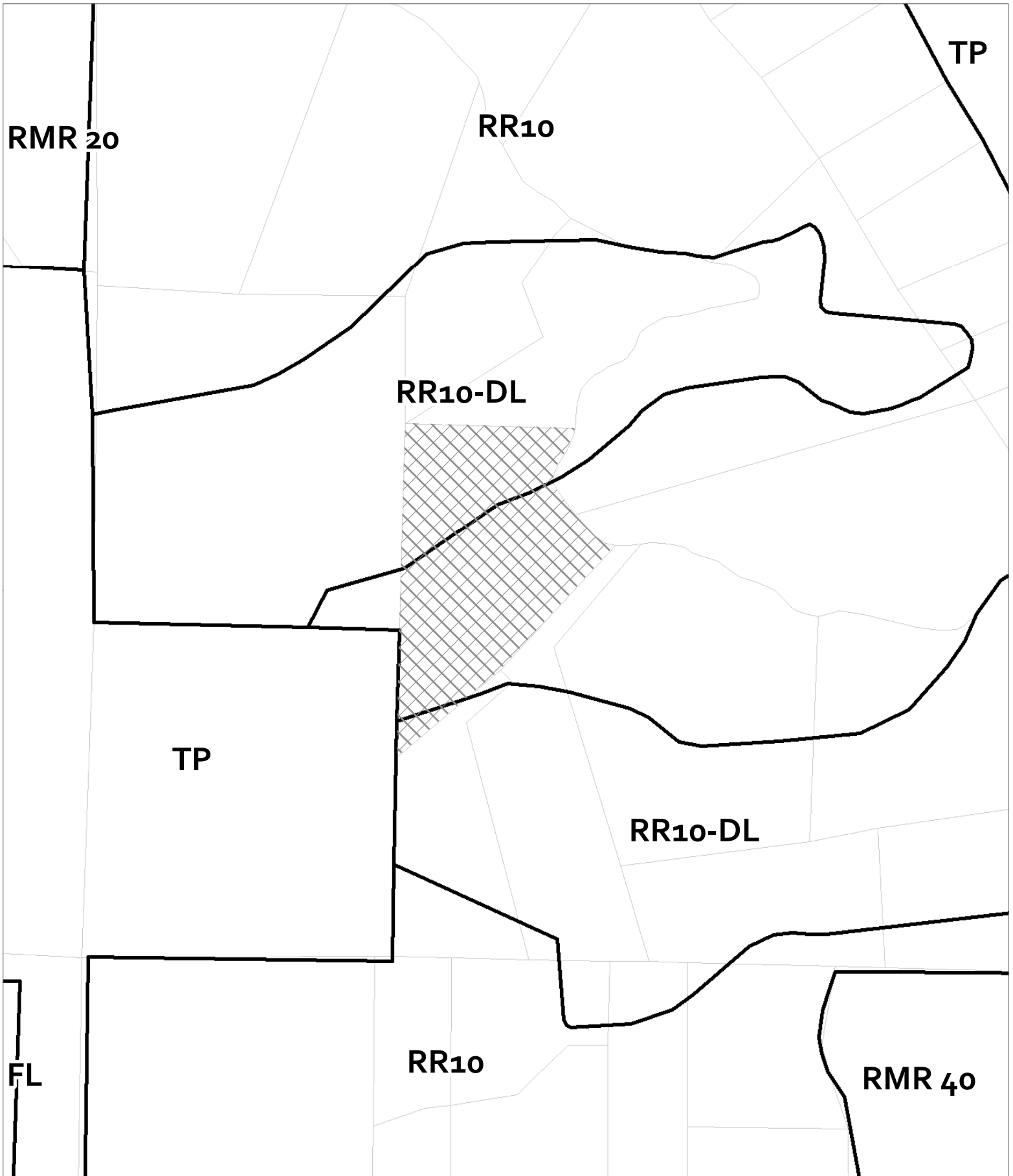


CASE: C DPR 2018-0004
OWNER: Landshark Development, LLC
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NO SCALE

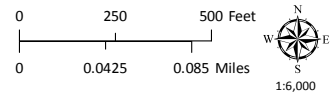
SHED ELEVATIONS

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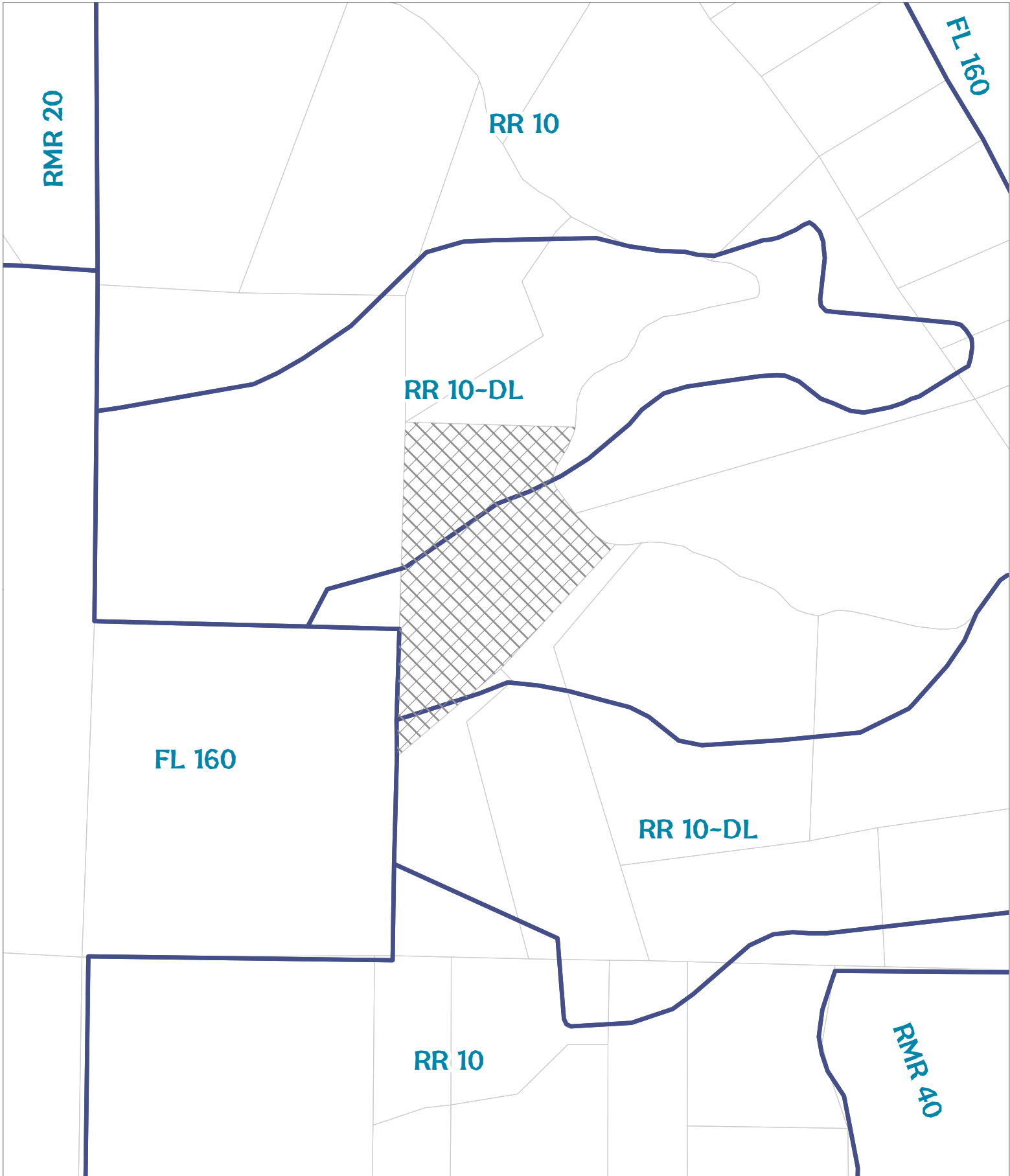
CASE: **CDPR 2018-0004**
OWNER: **Landshark Development, LLC**
APN: **141-100-32**
APLCT: **Chris Fischer**
AGENT:
ADDRESS: **35791 Timberwood Way, Gualala**

 Zoning Districts




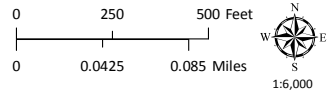
ZONING DISPLAY MAP

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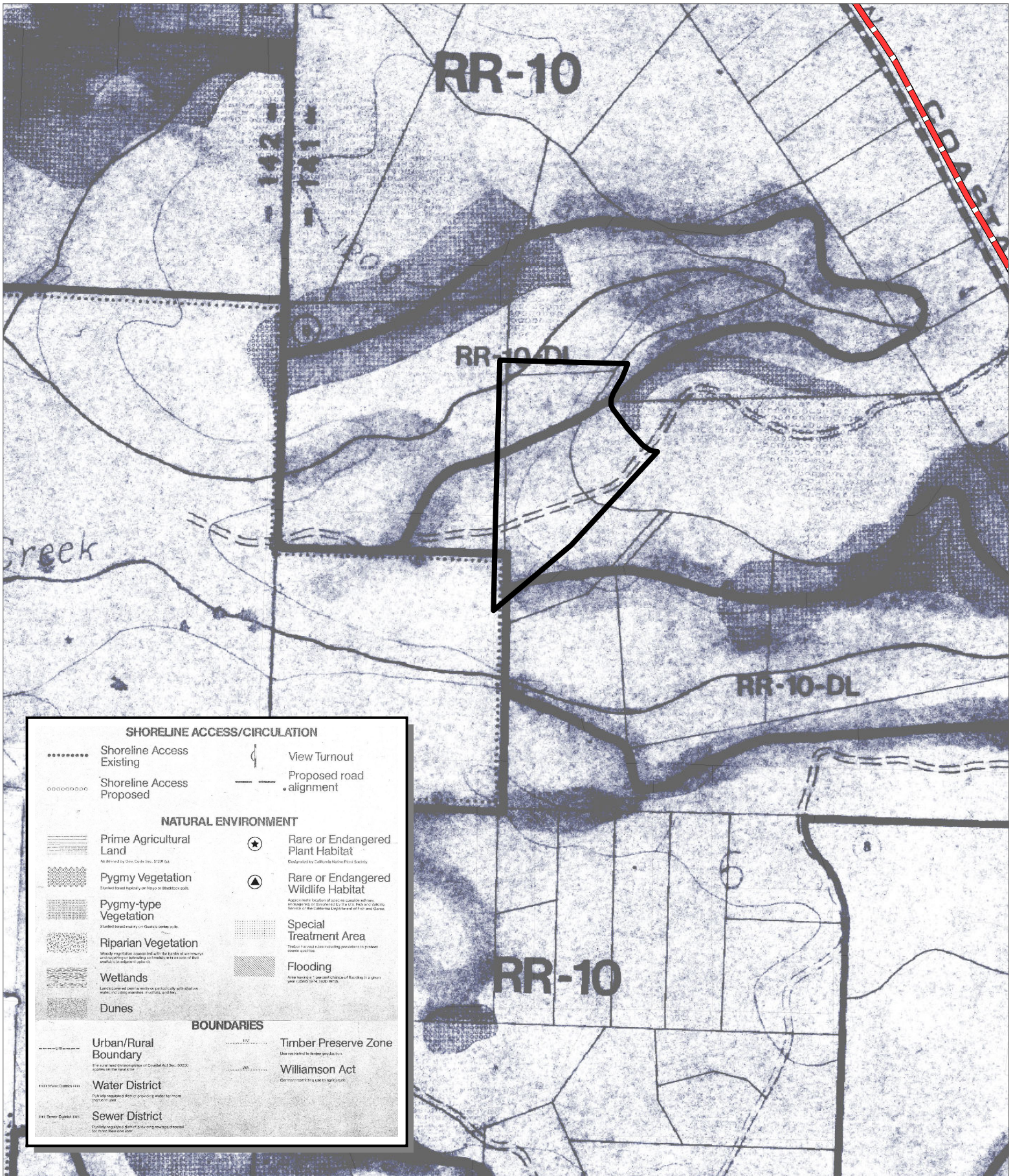
CASE: CDPR 2018-0004
OWNER: Landshark Development, LLC
APN: 141-100-32
APLCT: Chris Fischer
AGENT:
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 General Plan Classes




GENERAL PLAN CLASSIFICATIONS

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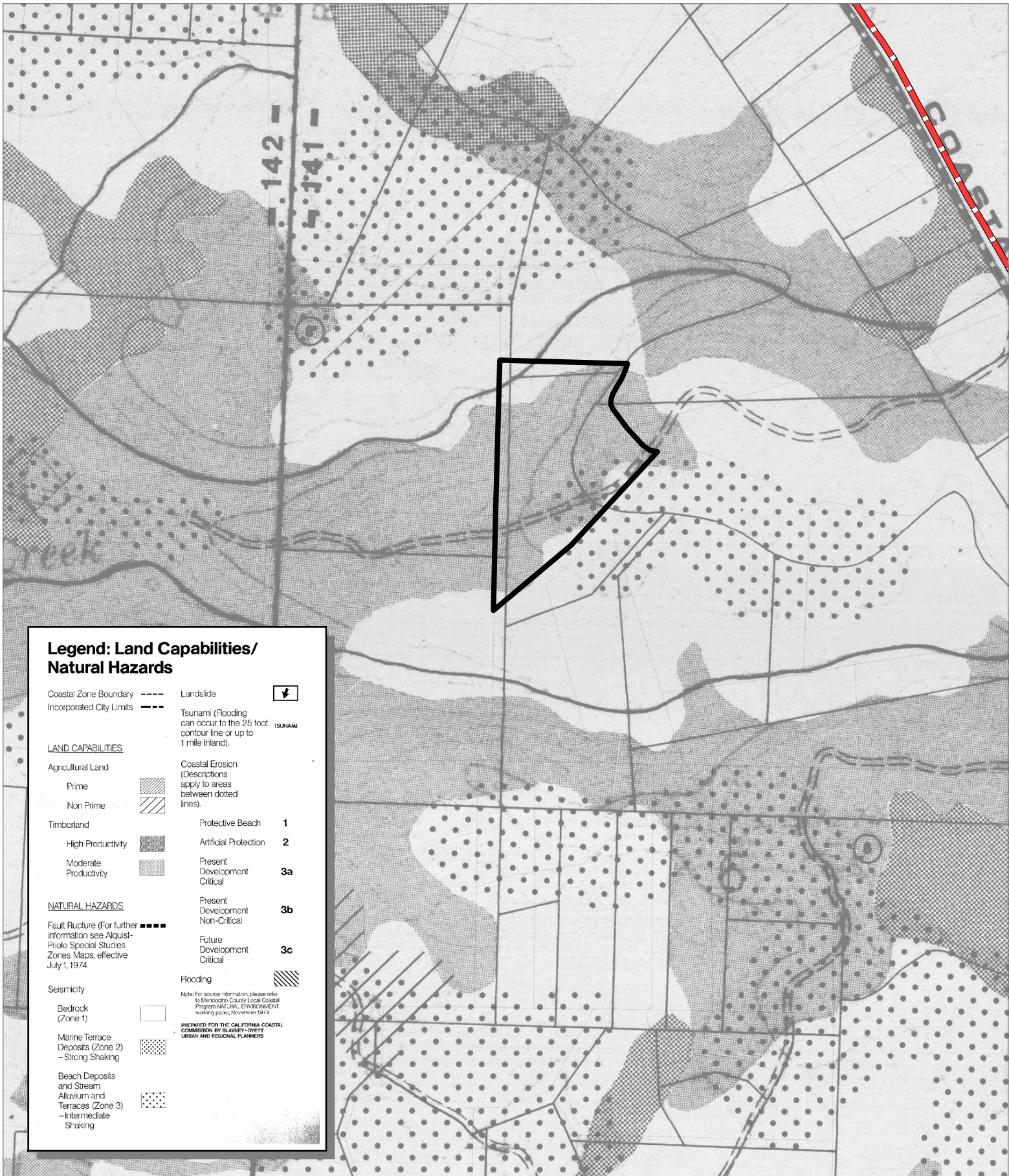


CASE: CDPR 2018-0004
 OWNER: Landshark Development, LLC
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 Coastal Zone Boundary

LCP LAND USE MAP 30: ANCHOR BAY

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Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary ---
Incorporated City Limits ---

Landslide



Tsunami (Flooding
can occur to the 25 foot
contour line or up to
1 mile inland).

TSUNAMI

LAND CAPABILITIES

Agricultural Land

Prime



Non Prime



Timberland

High Productivity



Moderate
Productivity



Coastal Erosion
(Descriptions
apply to areas
between dotted
lines).

Protective Beach

1

Artificial Protection

2

Present
Development
Critical

3a

Present
Development
Non-Critical

3b

Future
Development
Critical

3c

NATURAL HAZARDS

Fault Rupture (For further
information see Alquist-
Philo Special Studies
Zones Maps, effective
July 1, 1974.



Seismicity

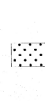
Bedrock
(Zone 1)



Marine Terrace
Deposits (Zone 2)
- Strong Shaking



Beach Deposits
and Stream
Alluvium and
Terraces (Zone 3)
- Intermediate
Shaking



Flooding

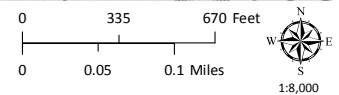


Note: For source information, please refer
to Mendocino County Local Coastal
Program NATURAL ENVIRONMENT
working paper November 1974.

PREPARED FOR THE CALIFORNIA COASTAL
COMMISSION BY BLANNEY-DWETT
URBAN AND REGIONAL PLANNERS

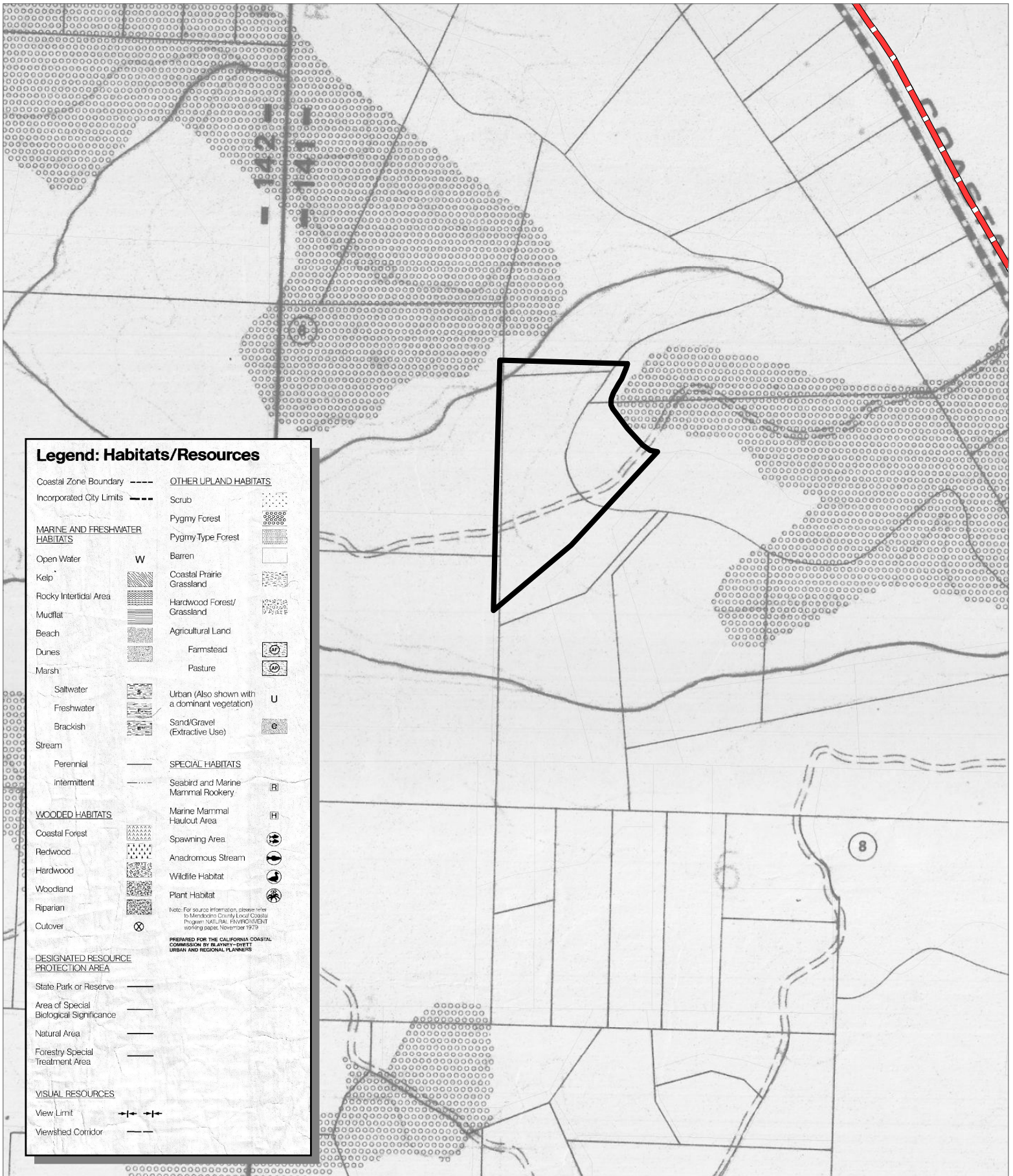
CASE: CDPR 2018-0004
OWNER: Landshark Development, LLC
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APLCT: Chris Fischer
AGENT:
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Coastal Zone Boundary



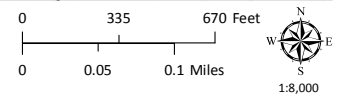
LCP LAND CAPABILITIES & NATURAL HAZARDS

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Coastal Zone Boundary



LCP HABITATS & RESOURCES

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141-080-02
MICHAEL GLASSMAN
37.45 A±

141-080-04
ROCK SAIL
38.37 A±

141-100-45
MATTHEW SMITH
36151 TIMBERWOOD WAY
10 A±

141-100-46
DAVID WOJCIK
35979 TIMBERWOOD WAY
10.5 A±

141-100-24
KATHERINE WILLEMS
35970 TIMBERWOOD WAY
22.82 A±

141-100-23
BARRY BASTIAN
35640 TIMBERWOOD WAY
27.15 A±

141-100-32
DEVELOPMEN LANDSHARK
35791 TIMBERWOOD WAY
20.23 A±

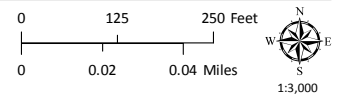
141-100-34
CHRISTOPHE HUTCHESON
35665 TIMBERWOOD WAY
21.24 A±

141-100-41
KURT SCHMAL
35701 TIMBERWOOD WAY
11.32 A±

141-100-42
ROBERT LAMAR
35721 TIMBERWOOD WAY
11.64 A±

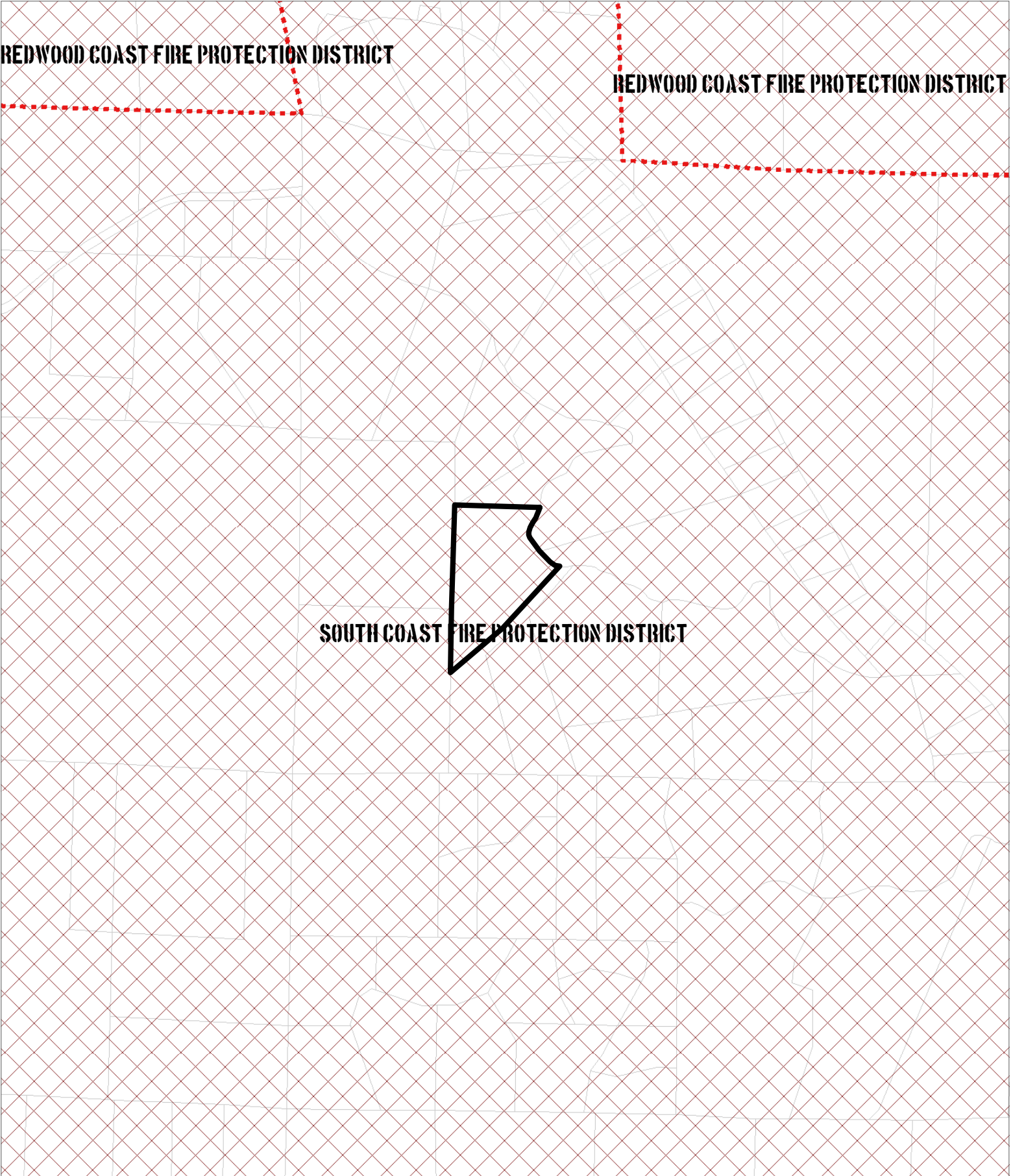
141-100-39
BARRY SEMEGRAN
39992 ROSEMAN CREEK RD
10.17 A±

CASE: CDPR 2018-0004
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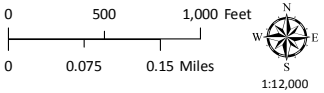
ADJACENT PARCELS

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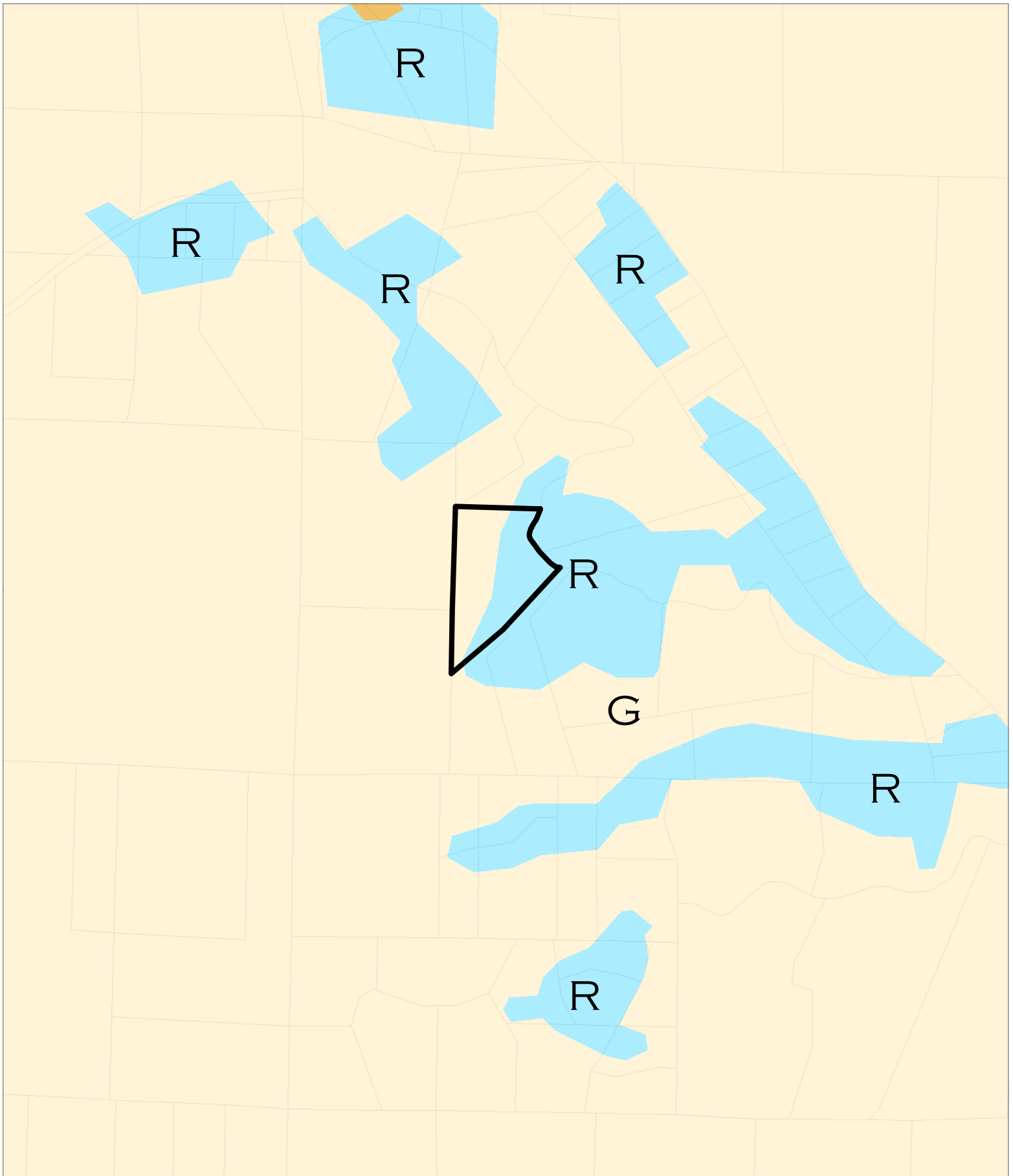
CASE: **CDPR 2018-0004**
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 County Fire Districts
 High Fire Hazard






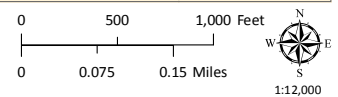
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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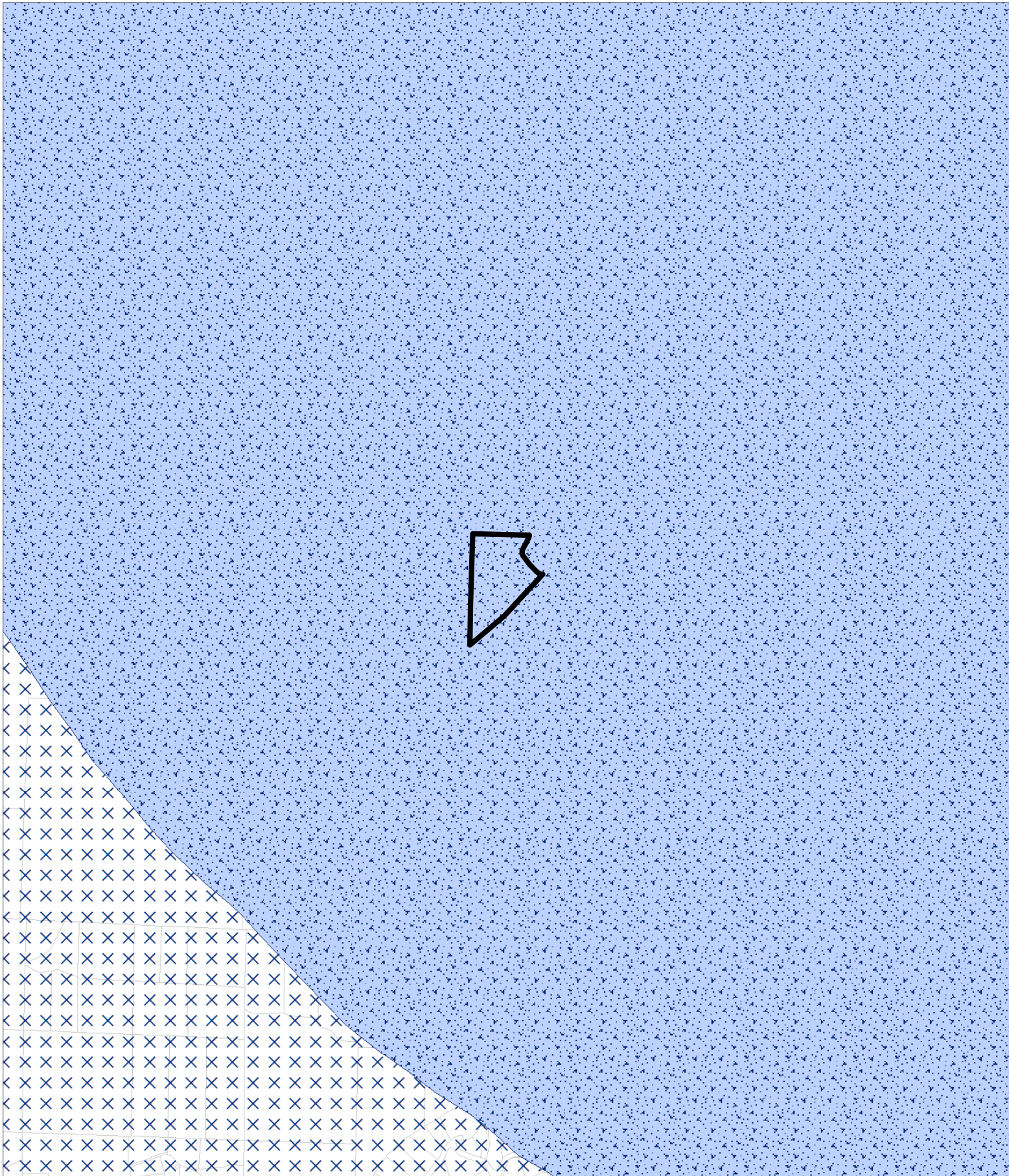
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 Grazing Land (G)
 Rural Residential & Rural Commercial (R)
 Semi-Ag & Rural Commercial (sAC)





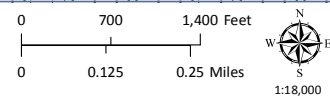
IMPORTANT FARMLAND

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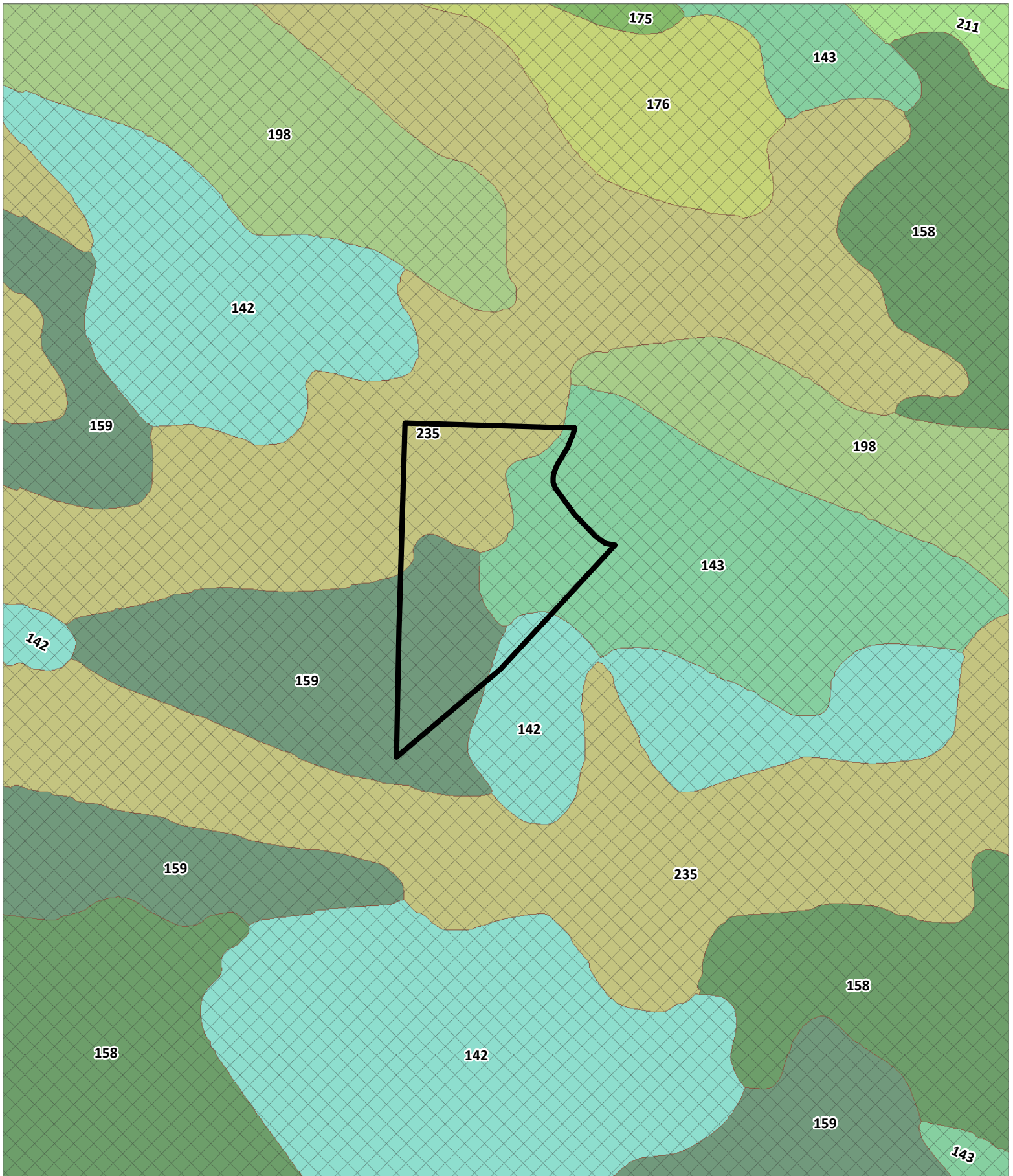
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-  Critical Water Areas
-  Critical Water Resources Bedrock





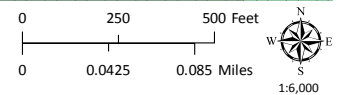
GROUND WATER RESOURCES

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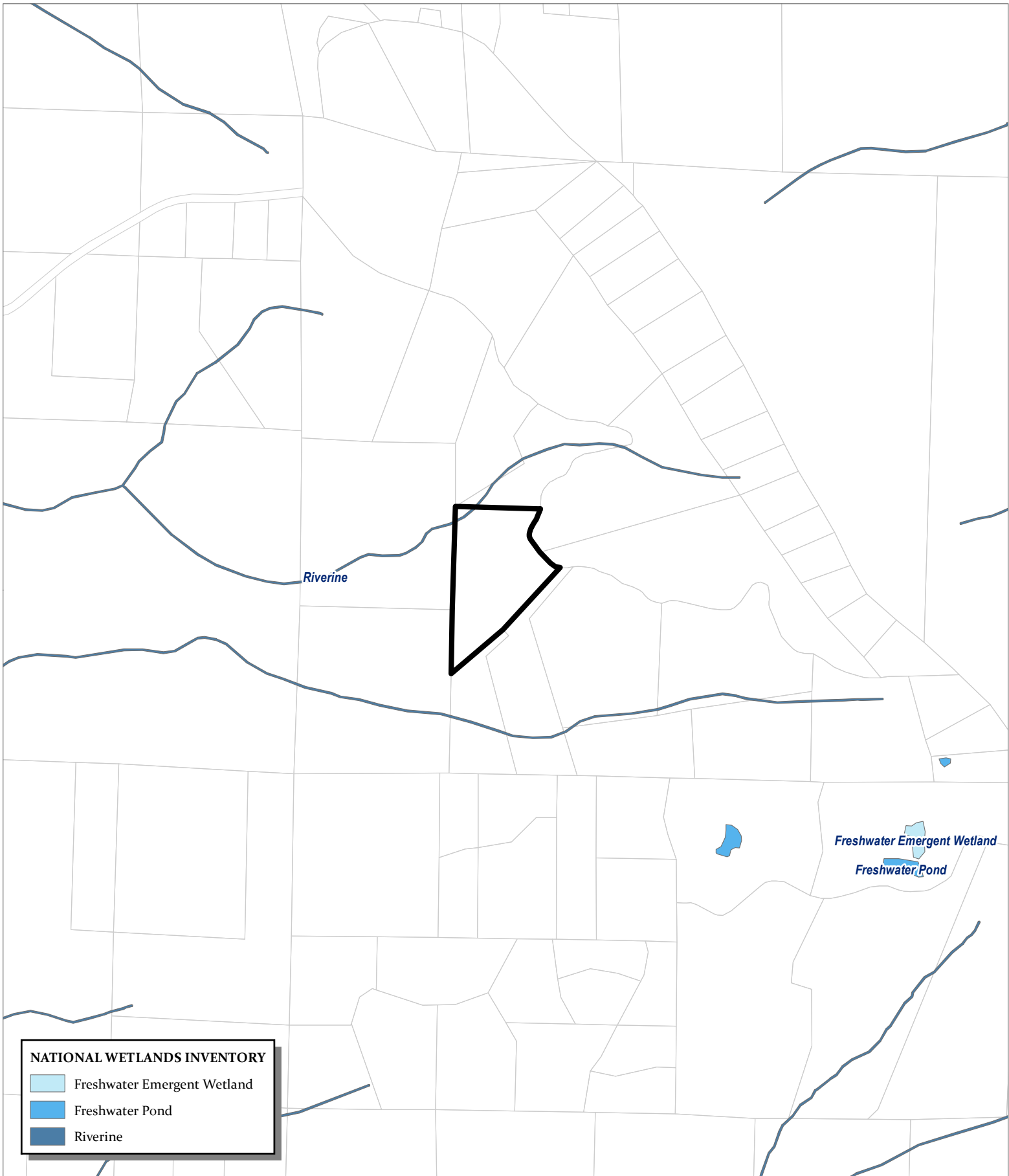
CASE: CDPR 2018-0004
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 Bishop Pine
 Western Study Soil Types



LOCAL SOILS

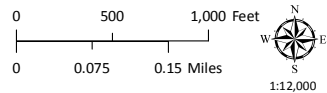
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NATIONAL WETLANDS INVENTORY

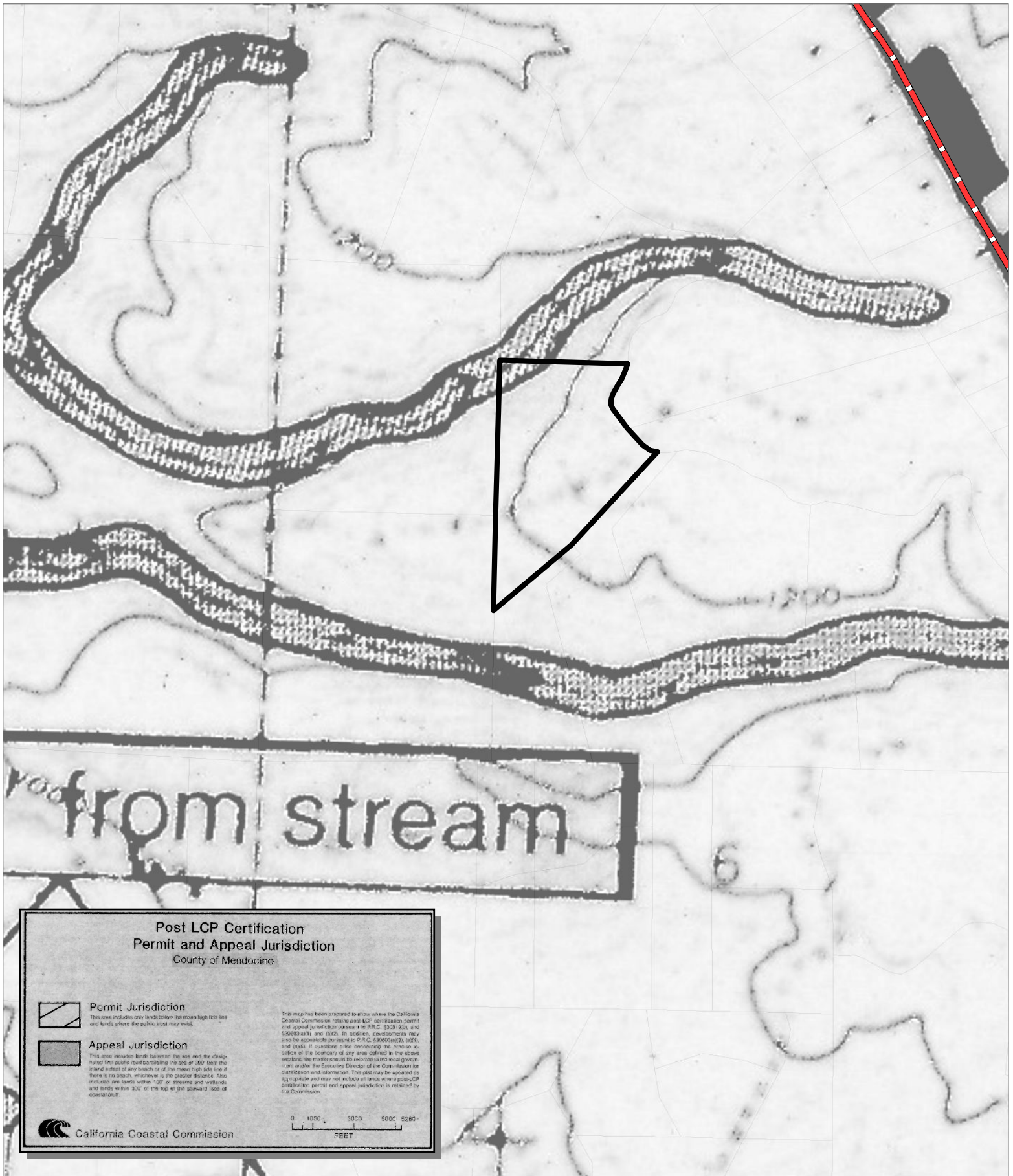
- Freshwater Emergent Wetland
- Freshwater Pond
- Riverine

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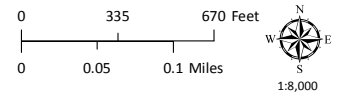
WETLANDS

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 Coastal Zone Boundary



APPEALABLE AREAS

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