



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
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

February 25, 2019

Planning – Fort Bragg
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor
Archaeological Commission

Sonoma State University
CalFire – Prevention
CalFire – Resource Management
Department of Fish and Wildlife
Coastal Commission
RWQCB

Gualala Municipal Advisory Council
South Coast Fire District
Cloverdale Rancheria
Manchester-Point Arena Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDP_2017-0047

DATE FILED: 12/12/2017

OWNER/APPLICANT: JIM KOOGLER

AGENT: CASSIE HENDERSON

REQUEST: Standard Coastal Development Permit for after the fact construction of a pond, major vegetation removal, relocation of a greenhouse, and the demolition of a trailer.

LOCATION: In the Coastal Zone, 5.3± miles northeast of Anchor Bay, on the east side of State Route 1 (SR 1), 1.1± miles south of the intersection of Iversen Road (CR 503) and Walker Gulch Road (Private), located at 29151 Walker Gulch Rd., Gualala (APN 142-040-30).

ENVIRONMENTAL DETERMINATION: Negative Declaration

STAFF PLANNER: JESSE DAVIS

RESPONSE DUE DATE: March 11, 2019

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 _____

CASE: Coastal Development Permit -Standard: CDP_2017-0047 (Koogle)

OWNER /APPLICANT:	JIM KOOGLE
AGENT:	CASSIE HENDERSON
REQUEST:	<p>A Coastal Development Permit for after the fact construcion of a pond, major vegetation removal, relocation of a greenhouse, and demolition of an existing trailer.</p> <p>SUPERCEDED: A Coastal Development Permit for after the fact construction of a pond, greenhouse, trailer demolition and vegetation removal.</p>
LOCATION:	In the Coastal Zone, 5.3± miles northeast of Anchor Bay, on the east side of State Route 1 (SR 1), 1.1± miles south of the intersection of Iversen Road (CR 503) and Walker Gulch Rd. (Private). Located at 29151 Walker Gulch Rd., Gualala, CA. (APN 142-040-30)
APN/S:	142-040-30-00
PARCEL SIZE:	34.6± Acres
GENERAL PLAN:	Remote Residential (RMR20:R)
ZONING:	Remote Residential District (RMR:20)
EXISTING USES:	Residential
SUP.DISTRICT:	5 th Supervisorial District
RELATED CASES:	BC_2016-0015 (Building Violation); CE_2016-0010 (Domestic Well)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RMR 20	RMR 20	24.2 Acres	Residential
EAST:	RMR 20	RMR 20	10 Acres, 5 Acres	Residential
SOUTH:	RMR 20	RMR 20	120 Acres	Residential
WEST:	RMR 20	RMR 20	33.16 Acres	Residential

REFERRAL AGENCIES

<u>LOCAL</u>		<u>TRIBAL</u>
<input checked="" type="checkbox"/> Archaeological Commission	<input checked="" type="checkbox"/> Sonoma State University	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Assessor’s Office	<u>STATE</u>	<input checked="" type="checkbox"/> Manchester/PA Rancheria
<input checked="" type="checkbox"/> Building Division (Fort Bragg)	<input checked="" type="checkbox"/> CALFIRE (Land Use)	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Department of Transportation (DOT)	<input checked="" type="checkbox"/> CALFIRE (Resource Management)	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
<input checked="" type="checkbox"/> Environmental Health (Fort Bragg)	<input checked="" type="checkbox"/> California Coastal Commission	
<input checked="" type="checkbox"/> South Coast Fire District	<input checked="" type="checkbox"/> California Dept. of Fish & Wildlife	
<input checked="" type="checkbox"/> Gualala MAC	<input checked="" type="checkbox"/> Regional Water Quality Control Board	
<input checked="" type="checkbox"/> Planning Division (Fort Bragg)		

ADDITIONAL INFORMATION: This project was previously referred for public agency review on March 16, 2018. Due to a project modification, a revised referral package has been created. The applicant has provided a modified site plan that identifies a new project site for the greenhouse on the eastern half of the subject property. This CDP is required to correct unpermitted construction and development identified by BC_2016-0015.

ENVIRONMENTAL DATA

1. **MAC:** Gualala Municipal Advisory Council (GMAC)

2. **FIRE HAZARD SEVERITY ZONE:** *HIGH FIRE HAZARD*

3. **FIRE RESPONSIBILITY AREA:** *CALFIRE RESPONSIBILITY AREA; SOUTH COAST FIRE PROTECTION DISTRICT*

4. **FARMLAND CLASSIFICATION:** *RURAL (R); GRAZING (G)*

5. **FLOOD ZONE CLASSIFICATION:** *NO*

6. **COASTAL GROUNDWATER RESOURCE AREA:** *CRITICAL WATER RESOURCES*

7. **SOIL CLASSIFICATION:** *WESTERN SOIL CLASSES*

8. **PYGMY VEGETATION OR PYGMY CAPABLE SOIL:** *BLACKLOCK & ABORIGINE*

9. **WILLIAMSON ACT CONTRACT:** *NO*

10. **TIMBER PRODUCTION ZONE:** *ADJACENT*

11. **WETLANDS CLASSIFICATION:** *SEE ATTACHED LCP-HABITATS/RESOURCES MAP*

12. **EARTHQUAKE FAULT ZONE:** *NO*

13. **AIRPORT LAND USE PLANNING AREA:** *NO*

14. **SUPERFUND/BROWNFIELD/HAZMAT SITE:** *NO*

15. **NATURAL DIVERSITY DATABASE:** *NO*

16. **STATE FOREST/PARK/RECREATION AREA ADJACENT:** *NO*

17. **LANDSLIDE HAZARD:** *NO*

18. **WATER EFFICIENT LANDSCAPE REQUIRED:** *NO*

19. **WILD AND SCENIC RIVER:** *NO*

20. **SPECIFIC PLAN/SPECIAL PLAN AREA:** *NO*

21. **STATE CLEARINGHOUSE REQUIRED:** *NO*

22. **OAK WOODLAND AREA:** *NO*

23. **HARBOR DISTRICT:** *NO*
- FOR PROJECTS WITHIN THE COASTAL ZONE ONLY**
24. **LCP LAND USE CLASSIFICATION:** *See Attached LCP-Habitats/Resources Map; Land Use Map*

25. **LCP LAND CAPABILITIES & NATURAL HAZARDS:** *See Attached LCP-Land Capabilities & Natural Hazards Map*

26. **LCP HABITATS & RESOURCES:** *See Attached LCP-Habitats/Resources Map; Land Use Map*

27. **COASTAL COMMISSION APPEALABLE AREA:** *See Attached LCP-Appealable Areas Map*

28. **CDP EXCLUSION ZONE:** *YES*

29. **HIGHLY SCENIC AREA:** *NO*

30. **BIOLOGICAL RESOURCES & NATURAL AREAS:** *See Attached LCP-Habitats/Resources Map; Land Use Map*

31. **BLUFFTOP GEOLOGY:** *N/A*

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Telephone: 707-964-5379
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pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning



Case No(s)	<u>CDP-2017-0047</u>
CDF No(s)	
Date Filed	<u>12-12-2017</u>
Fee	<u>\$11,289.00</u>
Receipt No.	<u>PPT-018505</u>
Received by	<u>(M) WALDMAN</u>
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Jim Koogle
Mailing Address PO Box 648
City Point Arena State CA Zip Code 95468 Phone 707-291-8142

PROPERTY OWNER

Name Same
Mailing Address _____
City _____ State _____ Zip Code _____ Phone _____

AGENT

Name Cassie Henderson
Mailing Address PO Box 900
City Gualala State CA Zip Code 95445 Phone 707-684-0272

PARCEL SIZE

30

☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

29151 Walker Gulch Rd. Gualala, CA

ASSESSOR'S PARCEL NUMBER(S)

142-040-30

I certify that the information submitted with this application is true and accurate.

[Signature]

Signature of Applicant/Agent

12-5-17

Date

[Signature]

Signature of Owner

12-5-17

Date

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

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

See attached

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input type="checkbox"/> Single Family	_____	_____
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

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

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

4. Will the proposed project be phased? ☐ Yes ☒ No
 If Yes, explain your plans for phasing.

Abate the violations noted on Citation No. 2017-0042 by retroactively permitting a pond, associated grading and a green house.

The pond was originally created for fire safety after the fires of 2007 and also for potential future domestic uses and aesthetic enjoyment. It is approximately 1.25 acre with boundaries measuring approximately 380' north to south and 230' west to east with a maximum storage capacity of 3.66 acre feet of water. The embankment and damn were created with soil generated during the pond excavation. The embankment includes a keyway which is approximately 18' wide, 100' long and 15' deep. The base width of the embankment is 90'. The slope of the shoreline sides are 3/1 while the outside slope of the embankment is 2/1. The ponds water comes from three sources. The primary source being the Kc 18" cmp on the site plan. The others are smaller water courses on the south east portion of the pond.

The green house is a round style high tunnel measuring 30' X 96' X 12 7/8' high. It consists of 17, 1.9" metal rafters with 6' spacing. There are 4 runs of 1.315" purlin tubing. The cover will be 6 mil greenhouse film.

The cleared approx. 200' X 100' area to the SE of the pond was created for orchard and gardens.

The Trailer noted on the site plan is to be removed from the property by the applicant.

There is a small wet area located at Ka 24" cmp on the site plan which is pre-existing from prior to the applicants ownership.

5. Are there existing structures on the property? ☒ Yes ☐ No
If yes, describe below and identify the use of each structure on the plot plan.

30' X 96' Greenhouse. Used for plant propagation.

6. Will any existing structures be demolished? ☐ Yes ☒ No
Will any existing structures be removed? ☐ Yes ☒ No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure 12 7/8 feet.

8. Lot area (within property lines): 34.67 ☐ square feet ☒ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>2,880</u> square feet	_____ square feet	_____ square feet
Paved area	_____ square feet	_____ square feet	_____ square feet
Landscaped area	_____ square feet	_____ square feet	_____ square feet
Unimproved area	_____ square feet	_____ square feet	_____ square feet

GRAND TOTAL: _____ square feet
(Should equal gross area of parcel)

10. Gross floor area: _____ square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows: None

Number of Spaces	Existing	Proposed	Total
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Number of covered spaces	_____	_____	Size _____
Number of uncovered spaces	_____	_____	Size _____
Number of standard spaces	_____	_____	Size _____
Number of handicapped spaces	_____	_____	Size _____

12.	Utilities will be supplied to the site as follows: <u>None</u>
A.	Electricity <input type="checkbox"/> Utility Company (service exists to the parcel). <input type="checkbox"/> Utility Company (requires extension of services to site: _____ feet _____ miles) <input type="checkbox"/> On Site generation, Specify: _____ <input type="checkbox"/> None
B.	Gas <input type="checkbox"/> Utility Company/Tank <input type="checkbox"/> On Site generation, Specify: _____ <input type="checkbox"/> None
C.	Telephone: <input type="checkbox"/> Yes <input type="checkbox"/> No
13.	Will there be any exterior lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.
14.	What will be the method of sewage disposal? <u>None</u> <input type="checkbox"/> Community sewage system, specify supplier _____ <input type="checkbox"/> Septic Tank <input type="checkbox"/> Other, specify _____
15.	What will be the domestic water source? <input type="checkbox"/> Community water system, specify supplier _____ <input type="checkbox"/> Well <input type="checkbox"/> Spring <input checked="" type="checkbox"/> Other, specify <u>Pond</u>
16.	Is any grading or road construction planned? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.). <u>Grading was required in the creation of the Pond.</u>
For grading and road construction, complete the following:	
A.	Amount of cut: _____ cubic yards
B.	Amount of fill: _____ cubic yards
C.	Maximum height of fill slope: _____ feet
D.	Maximum height of cut slope: _____ feet
E.	Amount of import or export: <u>none</u> cubic yards
F.	Location of borrow or disposal site: _____

17. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☐ No
If yes, explain: Vegetation was removed in an area approximately 200' x 100' for the planting of orchards and gardens.

18. Does the project involve sand removal, mining or gravel extraction? ☐ Yes ☒ No
If yes, detailed extraction, reclamation and monitoring may be required.

19. Will the proposed development convert land currently or previously used for agriculture to another use? ☐ Yes ☒ No
If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)

20. Will the development provide public or private recreational opportunities? ☐ Yes ☐ No
If yes, explain:

21. Is the proposed development visible from:

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

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☒ No
If yes, explain:

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

A. Diking ☒ Yes ☐ No
B. Filling ☐ Yes ☒ No
C. Dredging ☐ Yes ☒ No
D. Placement of structures in open coastal waters, wetlands, estuaries or lakes ☐ Yes ☒ No

Amount of material to be dredged or filled? _____ cubic yards.

Location of dredged material disposal site: _____

Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ☒ No

If you need additional room to answer any question, attach additional sheets.

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 12-5-2017 (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:

Retroactively Permitting a Pond, associated grading and a green house.
(Description of development)

Located at:

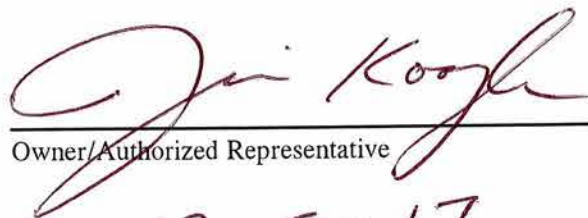
29151 Walker Gulch Rd. Gualala CA 95745
142-040-30

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

on 6x6 Gate Post at property line.

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


Owner/Authorized Representative

Date

12-5-17

(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.

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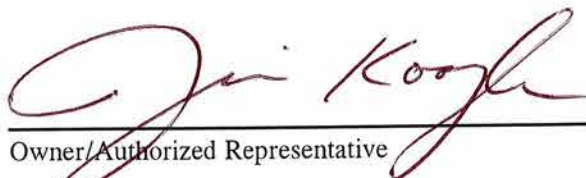
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142-040-30
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12-5-17
Date

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DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Mendocino Unit
17501 North Highway 101
Willits, CA 95490
(707) 459-7414
Website: www.fire.ca.gov

CAL FIRE File #

To be completed by CAL FIRE

-OFFICE USE ONLY-

STATE FIRE SAFE REGULATIONS APPLICATIONS FORM

Please complete the following and submit to the California Department of Forestry and Fire Protection (CAL FIRE). See the attached Homeowner's Summary of Fire Prevention and Loss Reductions Laws to ensure your plans will meet the requirements. If not, you will be required to propose and submit an exemption (Detailed in Item #19) for the Department's review. Failure to submit a proposed exemption when required will result in delays. CAL FIRE will strive to work with landowners who require an exemption, however, submitting an exemption in itself, does not guarantee it will be accepted by CAL FIRE.

1. Name, Mailing Address and Phone Number of Property Owner:

Jim Keogie

PO Box 648, Point Arena CA 93468

(707) 291-8142

Phone: (707) 291-8142

2. Name, Mailing Address and Phone Number of Agent representing the Property Owner:

Cassie Henderson

PO Box 900

Gualala, CA 95445

Phone: (707) 684-0272

Mail correspondence to:



Owner

OR



Agent

OR



Pick-up at Howard Forest

3. Address/Location of proposed building site:

29151 Walker Gulch Rd.

Gualala CA

95445

APN: 142-040-30

CONSERVATION IS WISE—KEEP CALIFORNIA GREEN AND GOLDEN

Set Back Standard- If YES to # 7 and NO to # 8, an exemption will be required.

7. ☒ Yes ☐ No -- Is the subject parcel 1 acre or larger?

8. ☒ Yes ☐ No -- Will the proposed structure(s) be 30 ft. or more from ALL property lines?

Road and Driveway Standards -Roads or driveways deviating from the Standards will require an exemption.

9. ☐ Yes ☒ No -- Will your project require construction of a new road?

If so, how long in feet or miles? _____

If so, what is the maximum grade(%)? _____

10. ☐ Yes ☒ No -- Will your project require the extension of an existing road?

If so, how long in feet or miles? _____

If so, what is the maximum grade(%)? _____

11. ☐ Yes ☒ No -- Will your project require construction of a new driveway?

If so, how long in feet or miles? _____

If so, what is the maximum grade(%)? _____

12. ☐ Yes ☒ No -- Will your project require the extension of an existing driveway?

If so, how long in feet or miles? _____

If so, what is the maximum grade(%)? _____

13. If NO to 9-12 above, Describe the existing road/driveway:

Walker Gulch is a private gravel road off of Inversen Rd.

14. Describe the turnout locations, their spacing, and the turnaround or hammerhead "T" related to your project and the standards ensure it meets the required standard or an exemption will be needed.

Walker Gulch is a nice wide road recently upgraded. As it enters the subject property there is a Y turn around. This is by the pond. The greenhouse location has a narrow dirt road to it. The greenhouse is made of metal with a plastic covering. The trailer noted on the site plan is to be re-located by the applicant.

15. ☐ Yes ☒ No -- Are there existing bridges en route to the proposed project located on your property?

16. ☐ Yes ☒ No -- Will this project require any bridges to be constructed/installed?

Timber and Land Conversion Activities- FOR TIMBER RELATED QUESTIONS, PLEASE CALL 707-459-7440.

17. ☐ Yes ☒ No -- Will trees be cut and timber products sold, bartered, traded or exchanged?

If YES, may require a harvest permit from CAL FIRE Resource Management.

18. ☐ Yes ☒ No -- Will timberland be converted to non-timber growing use?

If YES, may require a harvest permit from CAL FIRE Resource Management.

Exemption Request

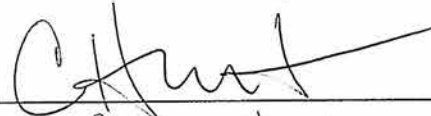
19. ☐ Yes ☒ No -- Are you requesting any exemptions to the Fire Safe Regulations?

If YES, attach a separate page identifying the applicable section of State Law pertinent to your request, material facts supporting the request, the details of the exemption or mitigation measures proposed, and a map showing the proposed location of the exemption or mitigation measure.

An exemption may be granted only if it is "necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions such as recorded historical sites" and if it "provides the same overall practical effect as these [fire safe] regulations towards providing defensible space." (Cal. Code Regs., tit. 14, §§ 1270.07, 1271.00.) An exemption may not allow avoidance of the standards. An exemption is an "alternative...that provides mitigation of the problem."

I hereby agree to maintain the property in compliance with the Fire Safe Requirements established in the Public Resources Code Section 4290.

SIGNATURE OF PROPERTY OWNER OR AGENT



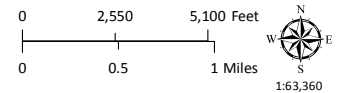
Cassie Henderson

Print Name



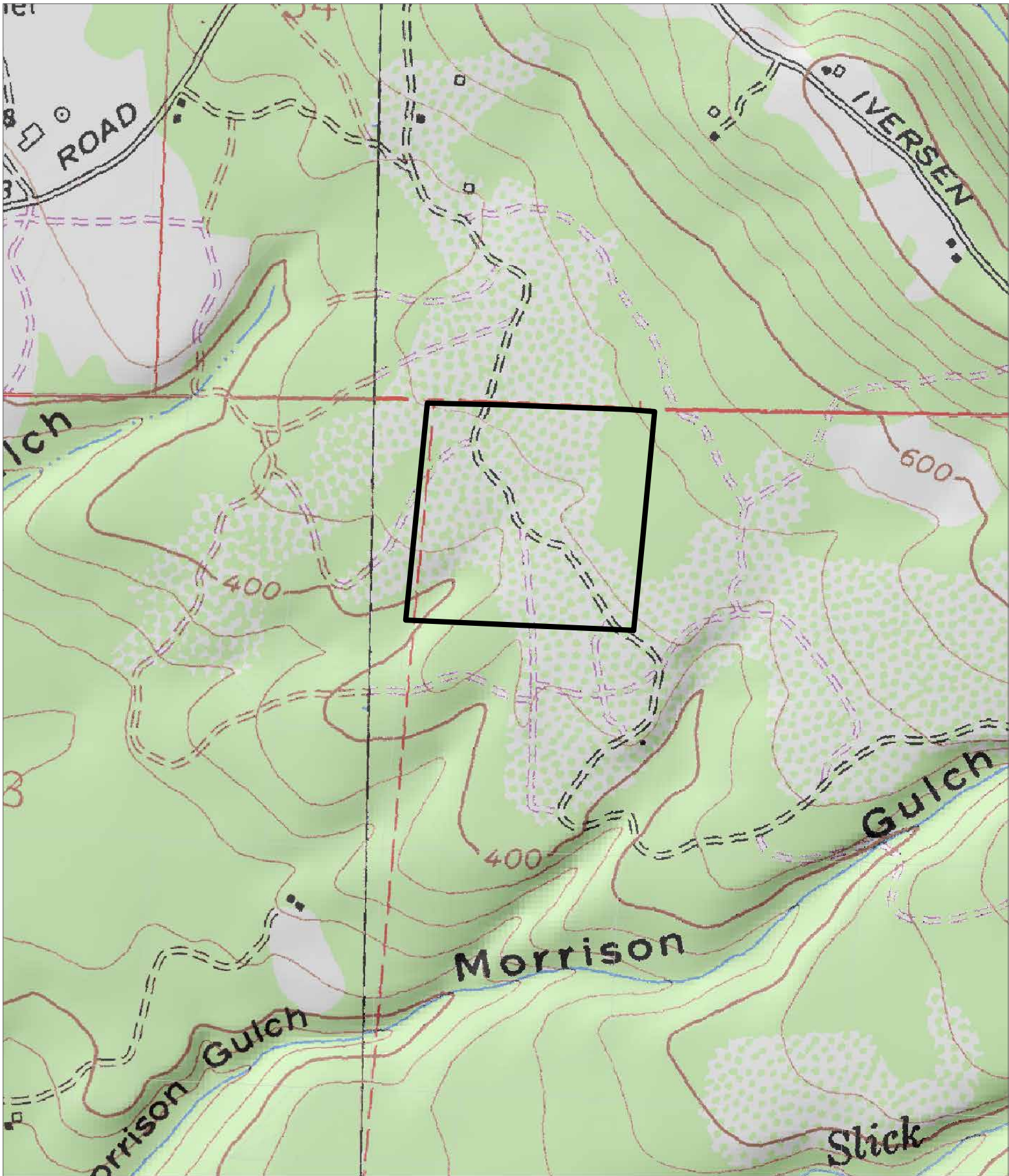
CASE: CDP 2017-0047
OWNER: KOOGLE, Jim
APN: 142-040-30
APLCT: Jim Koogle
AGENT: Cassie Henderson
ADDRESS: 29151 Walker Gulch Road, Gualala

- Major Towns & Places
- Incorporated City Limits
- Major Rivers
- Highways
- Major Roads

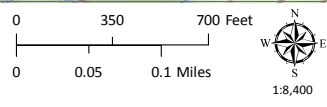


LOCATION MAP

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



CASE: CDP 2017-0047
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APN: 142-040-30
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ADDRESS: 29151 Walker Gulch Road, Gualala



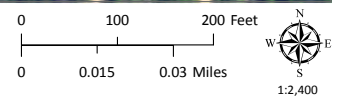
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CASE: CDP 2017-0047
OWNER: KOOGLE, Jim
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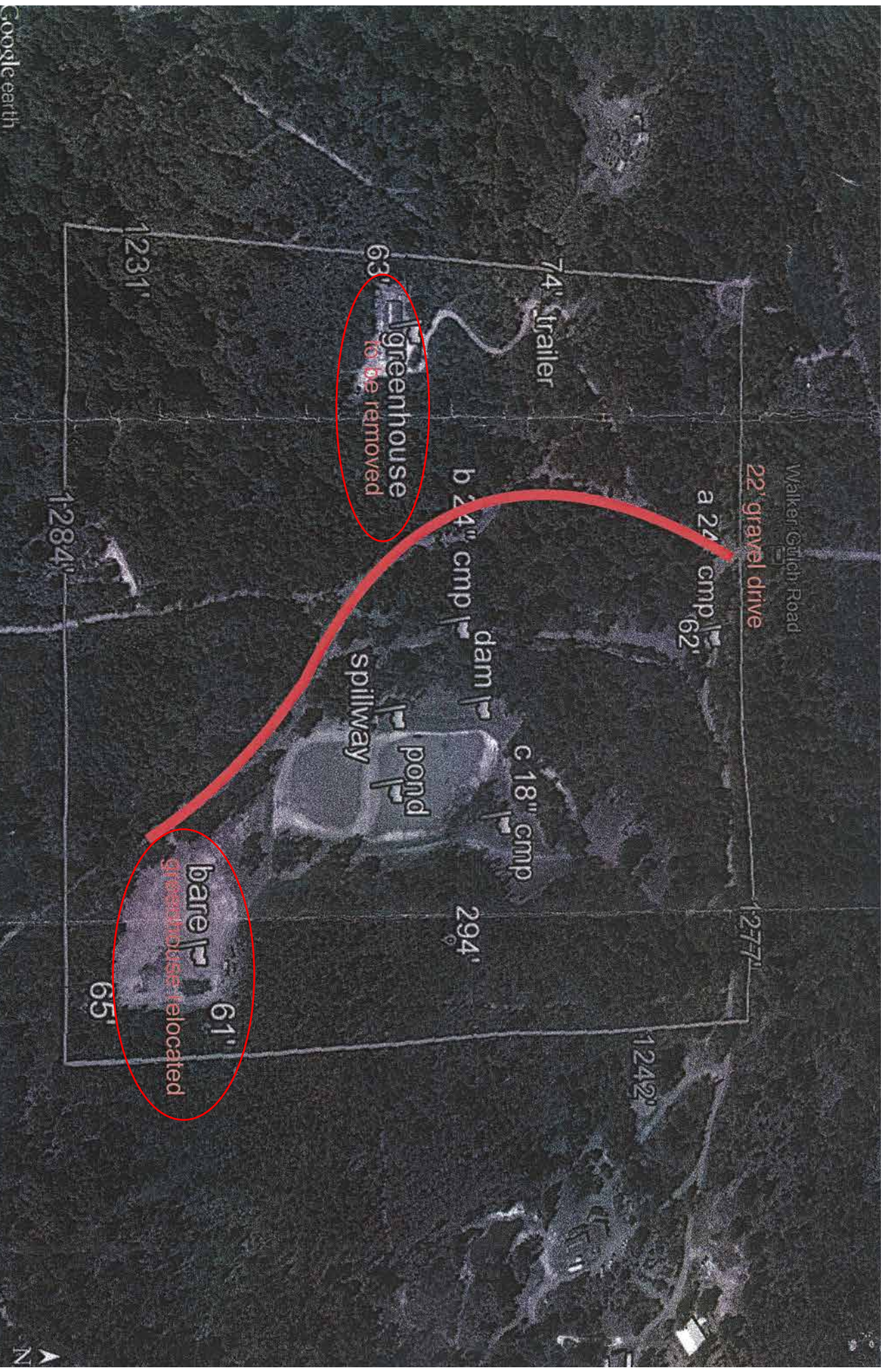
AERIAL IMAGERY

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



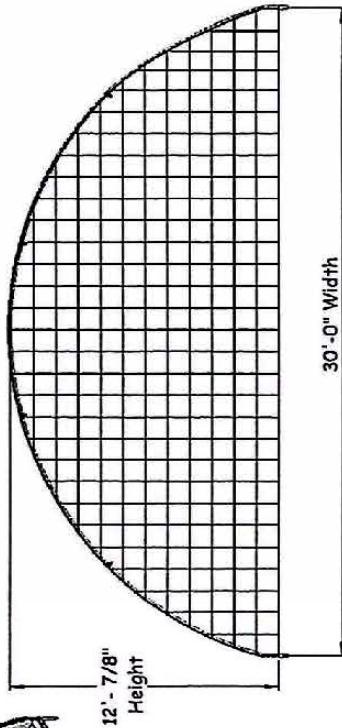
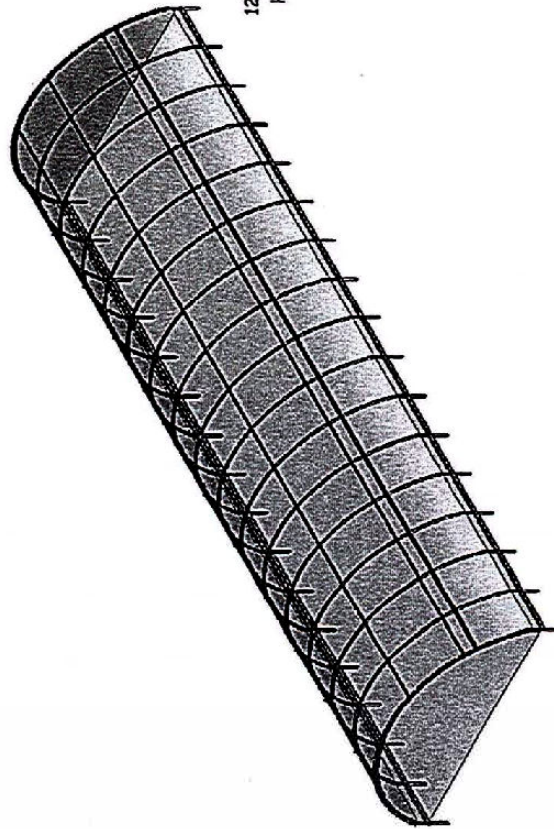
Previous Site Plan (March, 2018)

Current Site Plan (February, 2019)



PB01735R6C

30' X 96' Rnd Style High Tunnel



ISOMETRIC

FRONT
Grid Represents 12" Squares

Shelter Information			
Width (Center - Center)	30'-0"	Purlin Tubing & # of Runs	1.315" Round, 4 Runs
Height (Ground - Peak)	12'-0 7/8"	Cover Info	5mil Greenhouse Film
Length (Center - Center)	96'-0"	Cover Conduit Tubing	N/A
Sidewall Height	N/A	End Wall Door	Zippered
Rafter Spacing	6'	End Wall Tubing	N/A
Rafter Tubing	1.90" Round	End Panel Info	N/A

Important: Read the instruction manual and the additional comments on the last page of this document before you begin construction.

CONTENT GUIDE	
Only Applicable Pages Are Included	
A	Title
B	Front Profile
C	Side Profile
D	Connection Call-Out
E	Connection Details
F	End Framing
G	Rafter Pipe Details
H	Cover and End Panel Details
I	New or Special Components
J	B.O.M.
K	Information

Engineering Services & Products Co.	
Order Number	PB01735R6C
Order Date	2/12/2007
Order Number	30' X 12 X 96
Order Date	2/12/2007
Order Number	30' X 96' Rnd Style High Tunnel
Order Date	2/12/2007

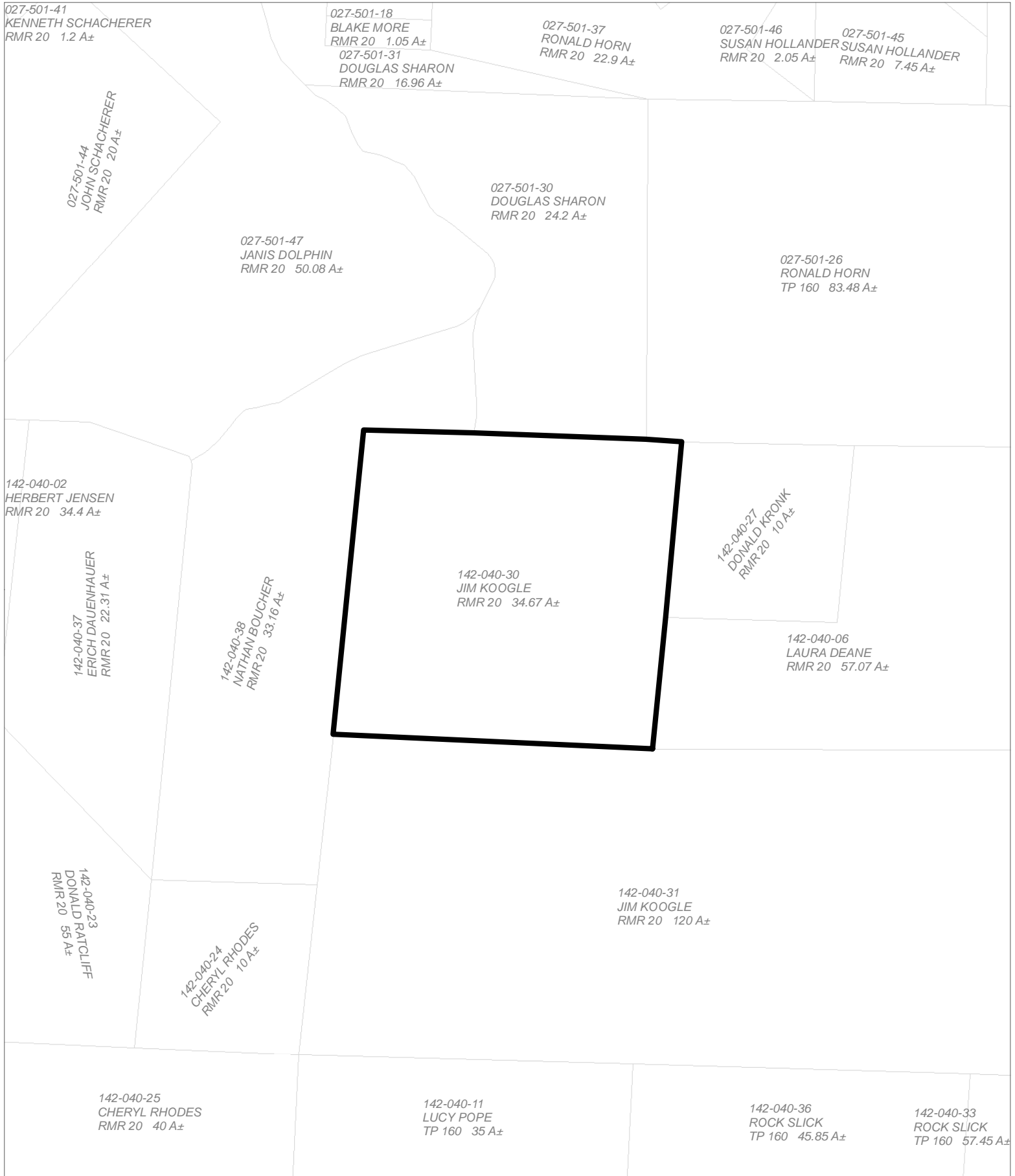
A1-1.0

CASE: CDP 2017-0047
OWNER: KOOGL, Jim
APN: 142-040-30
APLCT: Jim Koogle
AGENT: Cassie Henderson
ADDRESS: 29151 Walker Gulch Road, Gualala

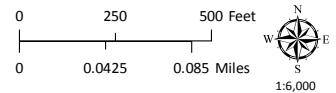
NO SCALE

STRUCTURE PLAN

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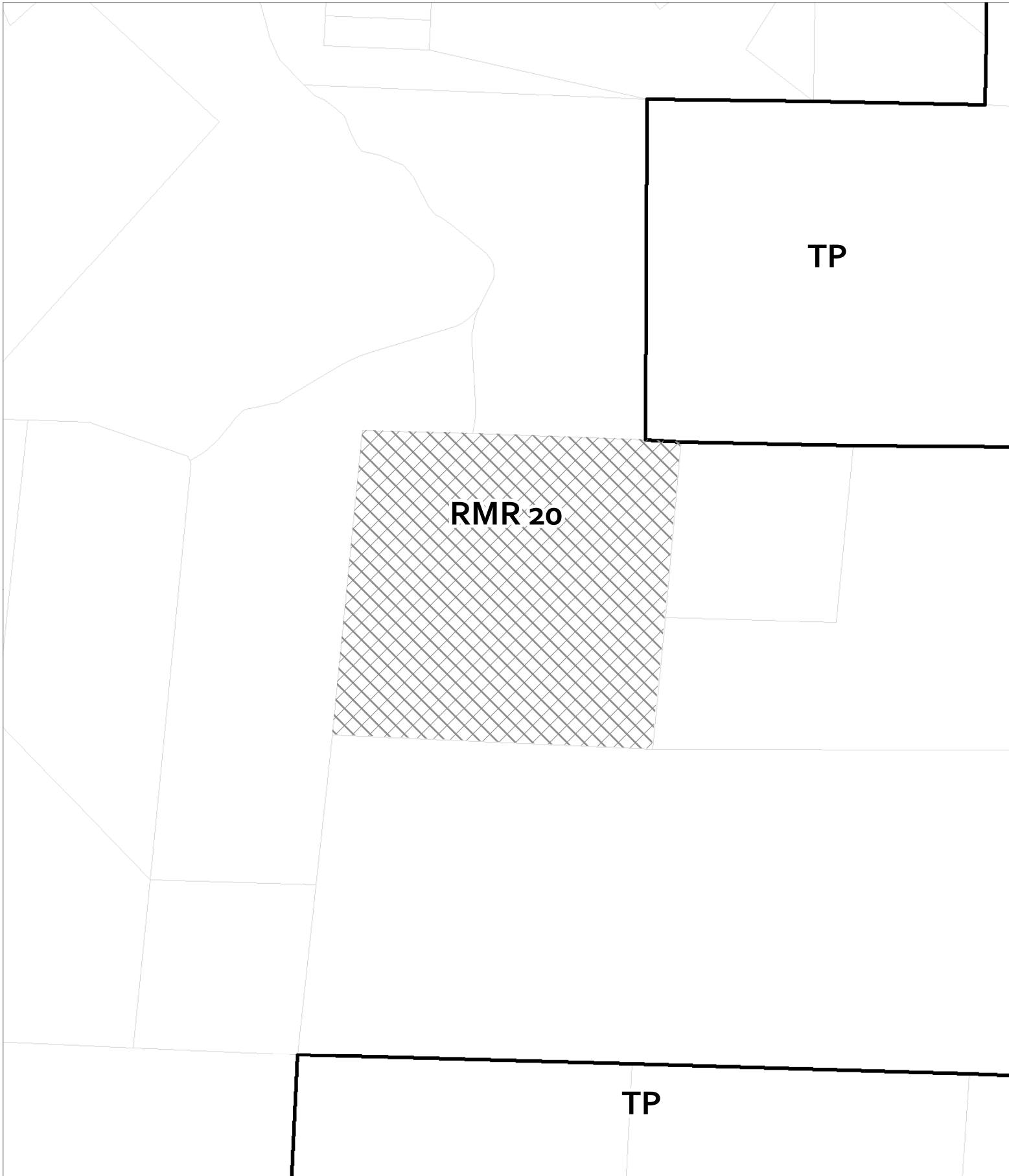


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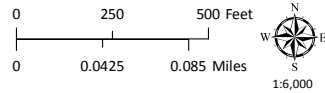
ADJACENT PARCELS

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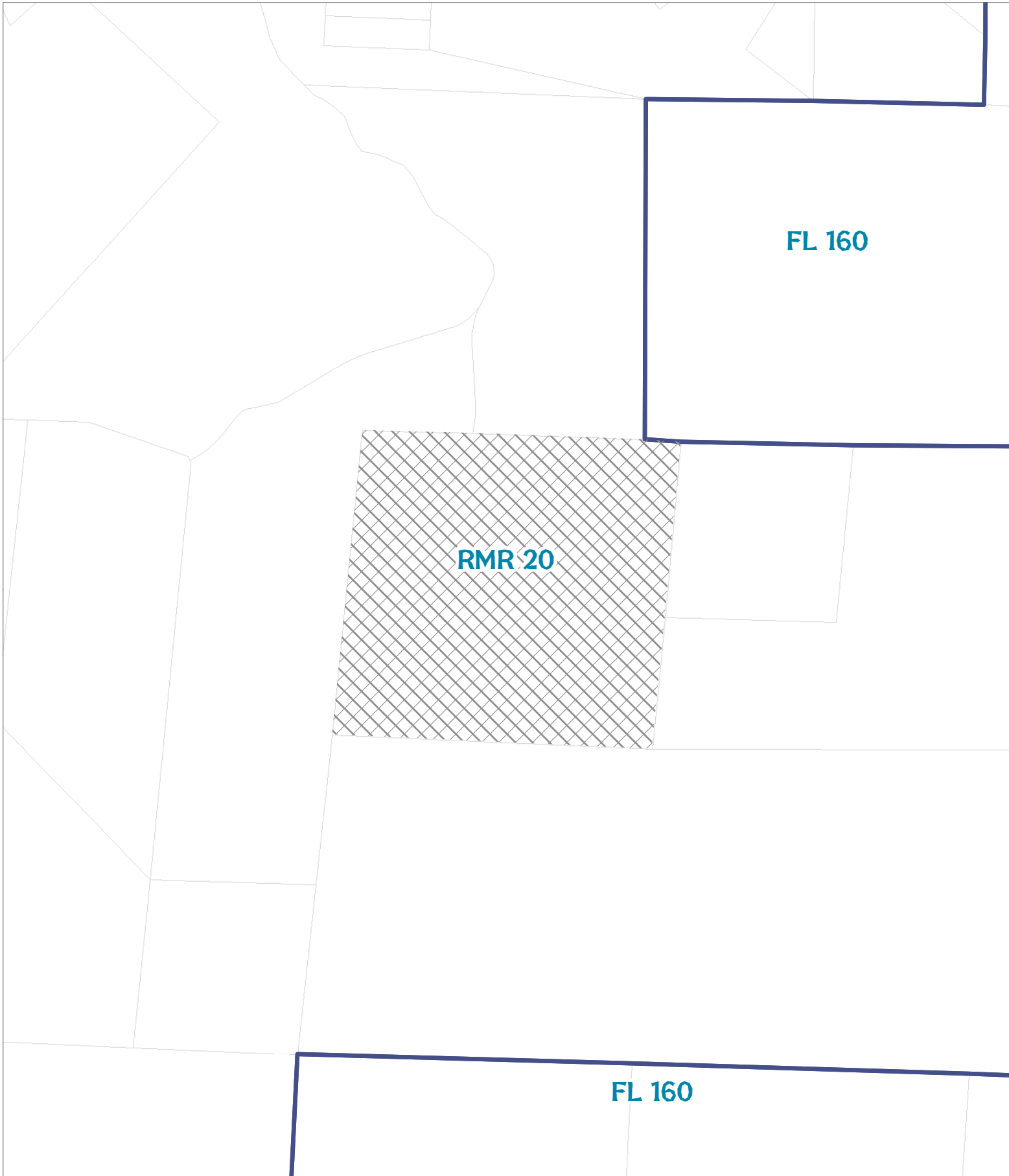
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 Zoning Districts




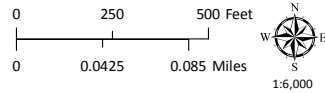
ZONING DISPLAY MAP

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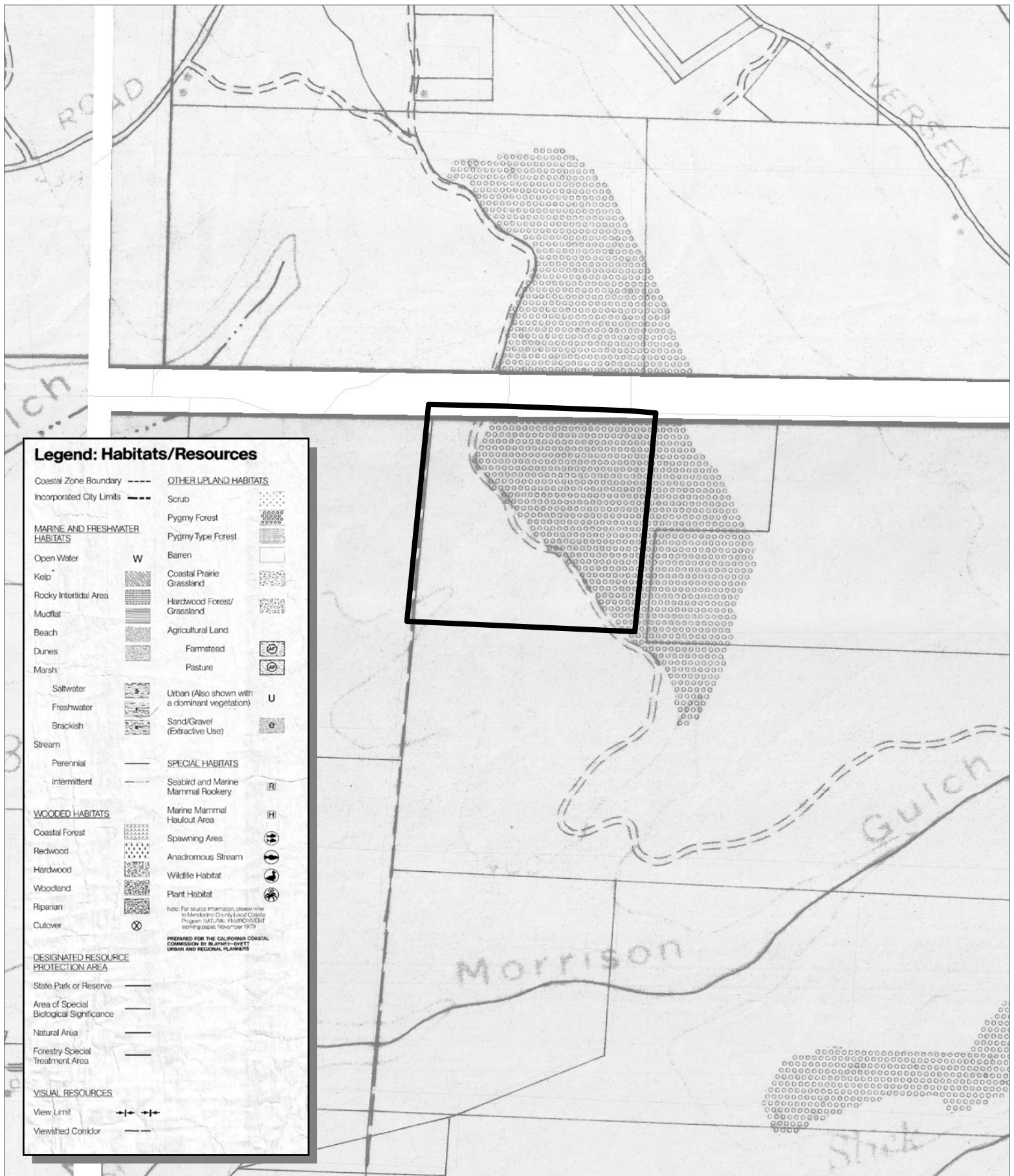
CASE: CDP 2017-0047
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 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

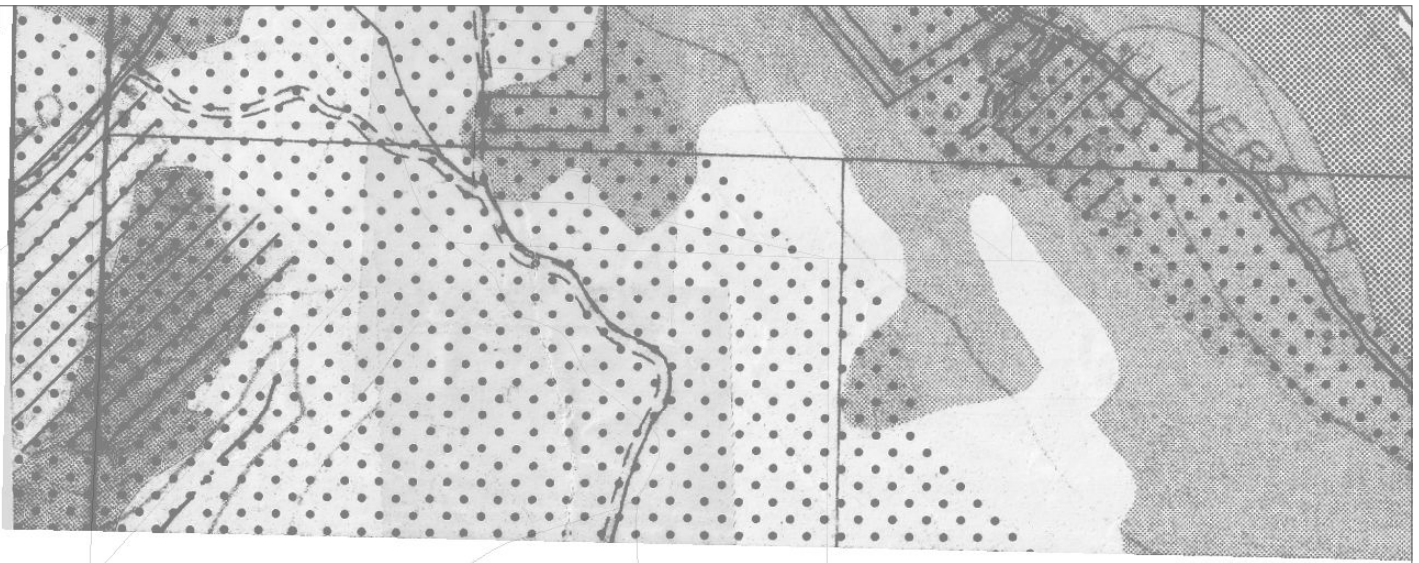
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LCP HABITATS & RESOURCES

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Legend: Land Capabilities/ Natural Hazards

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

LAND CAPABILITIES

Agricultural Land

Prime

Non Prime

Timberland

High Productivity

Moderate Productivity

NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Priolo 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

Landslide

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

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

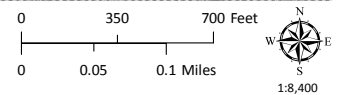
Flooding

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-DIVETT URBAN AND REGIONAL PLANNERS



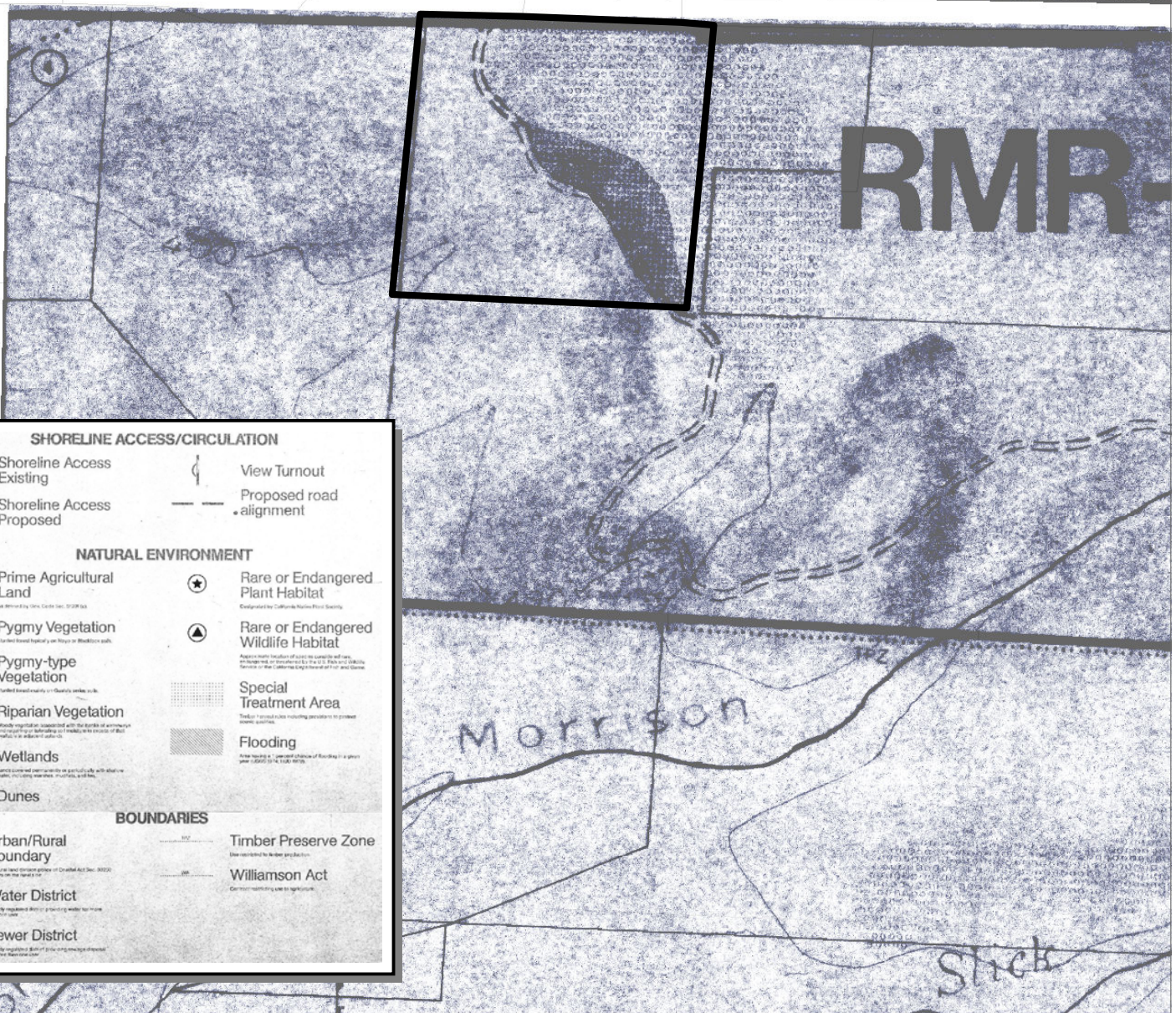
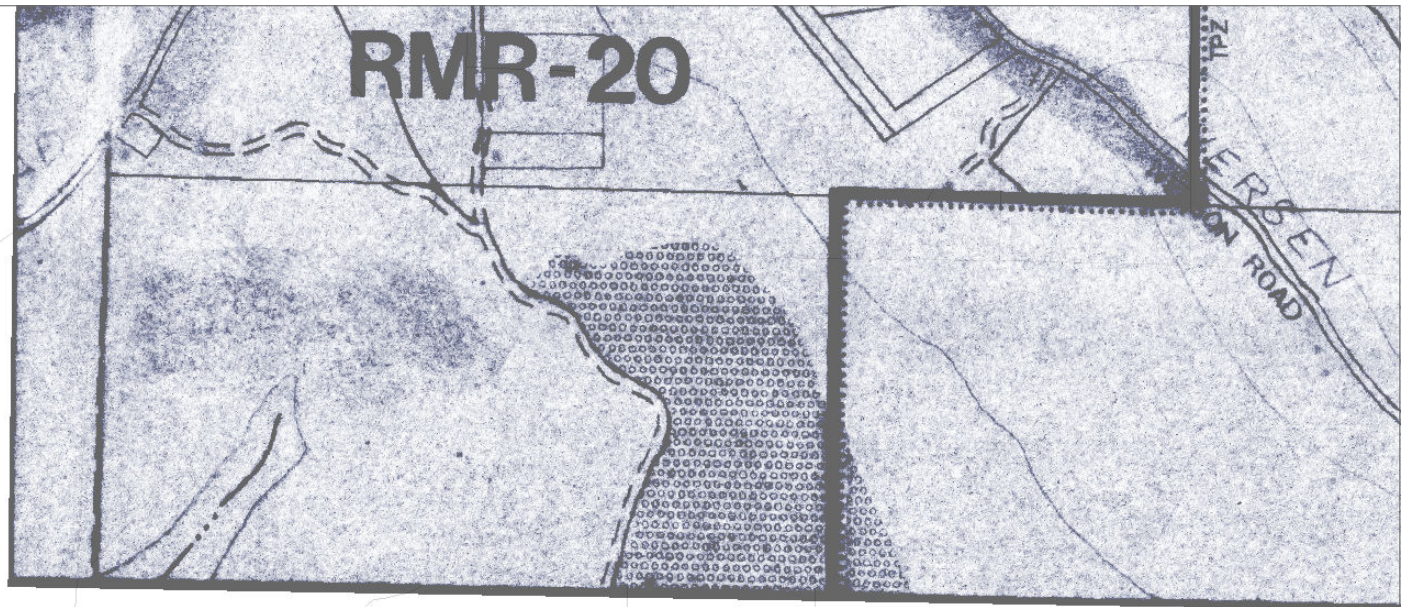
TSUNAMI



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LCP LAND USE CAPABILITIES & NATURAL HAZARDS

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SHORELINE ACCESS/CIRCULATION

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

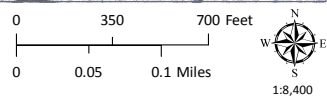
NATURAL ENVIRONMENT

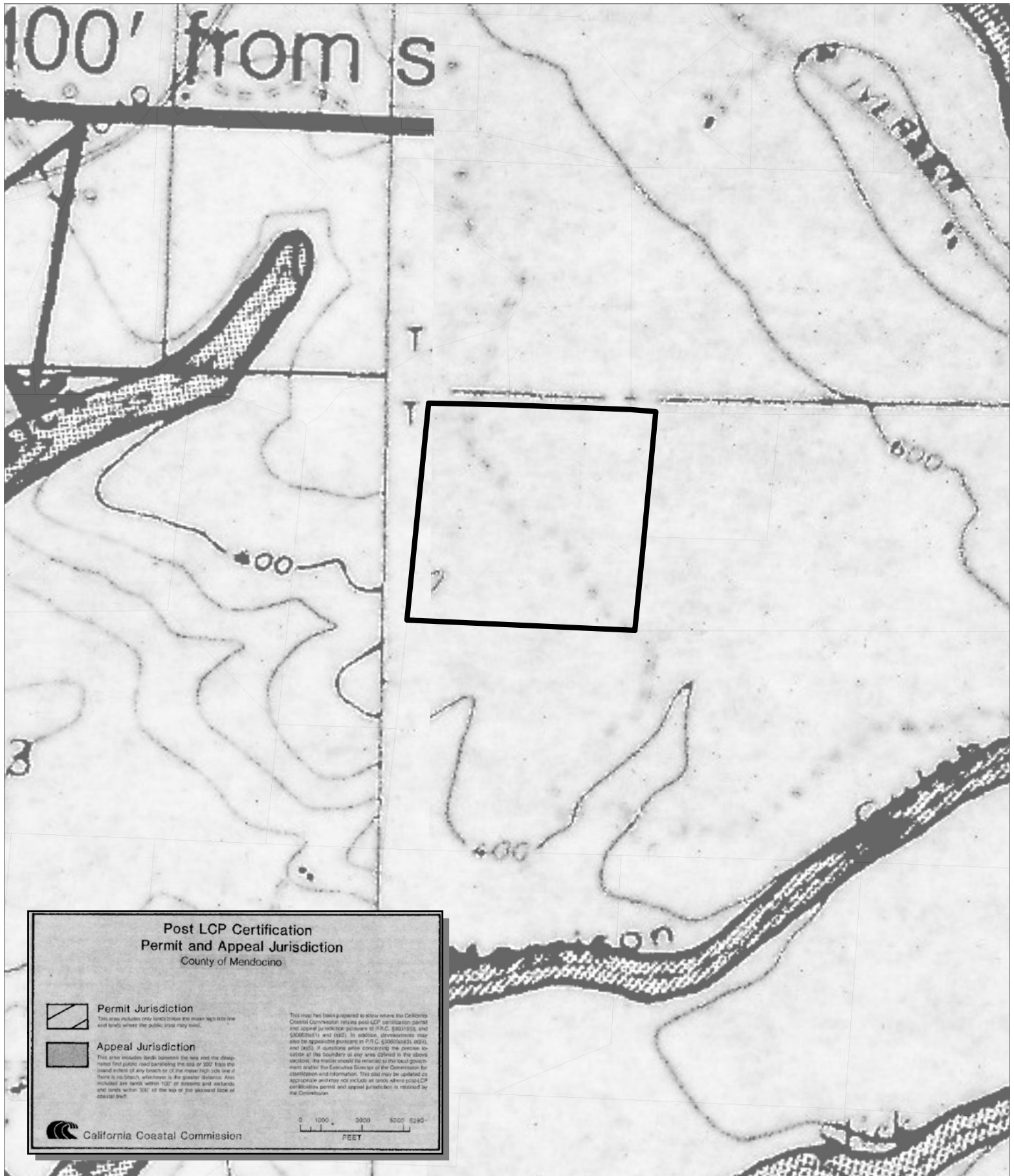
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

BOUNDARIES

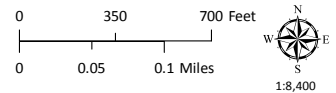
- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

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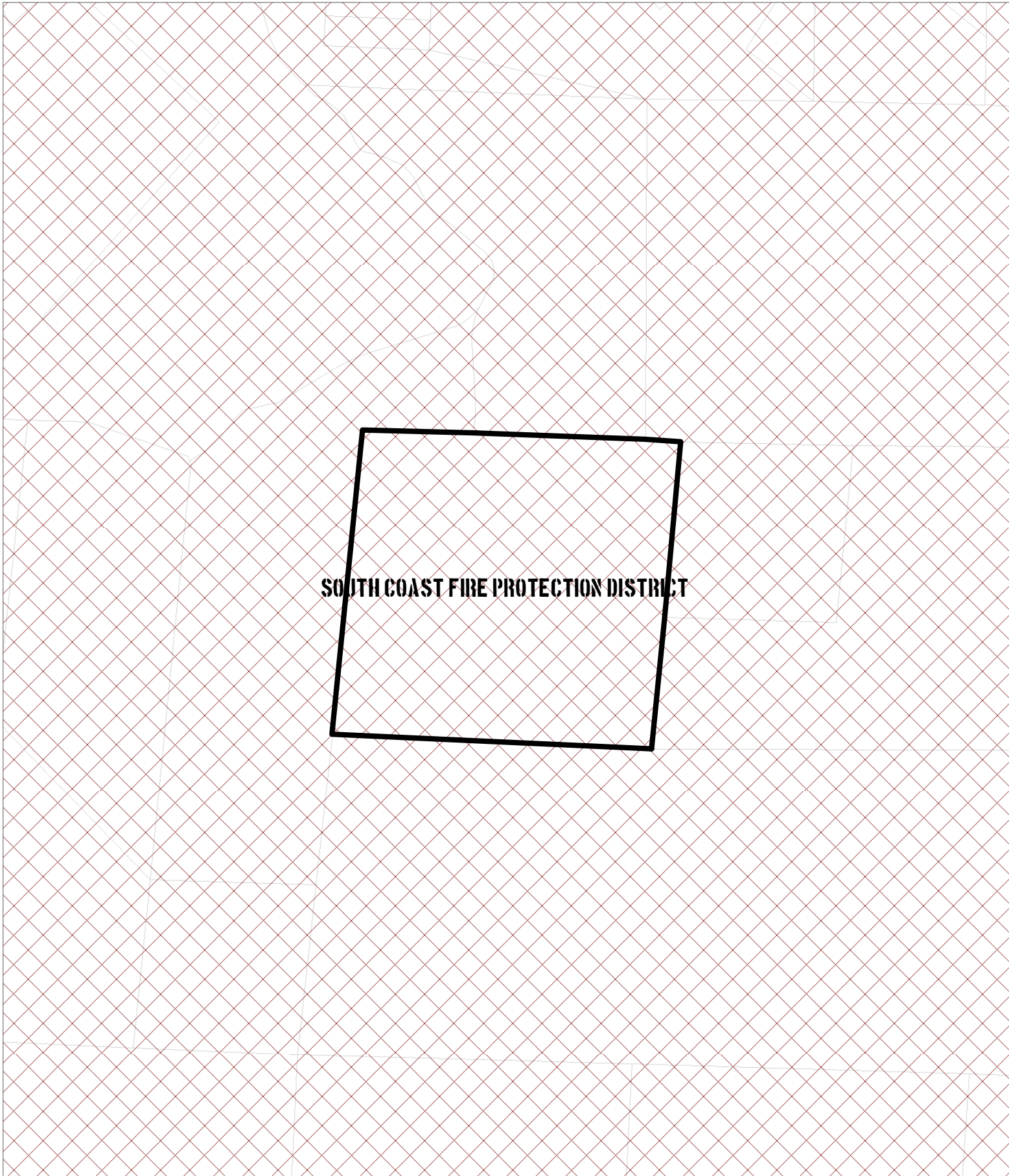


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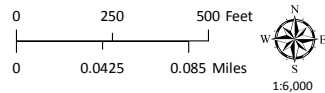
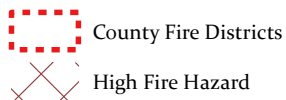


APPEALABLE AREAS

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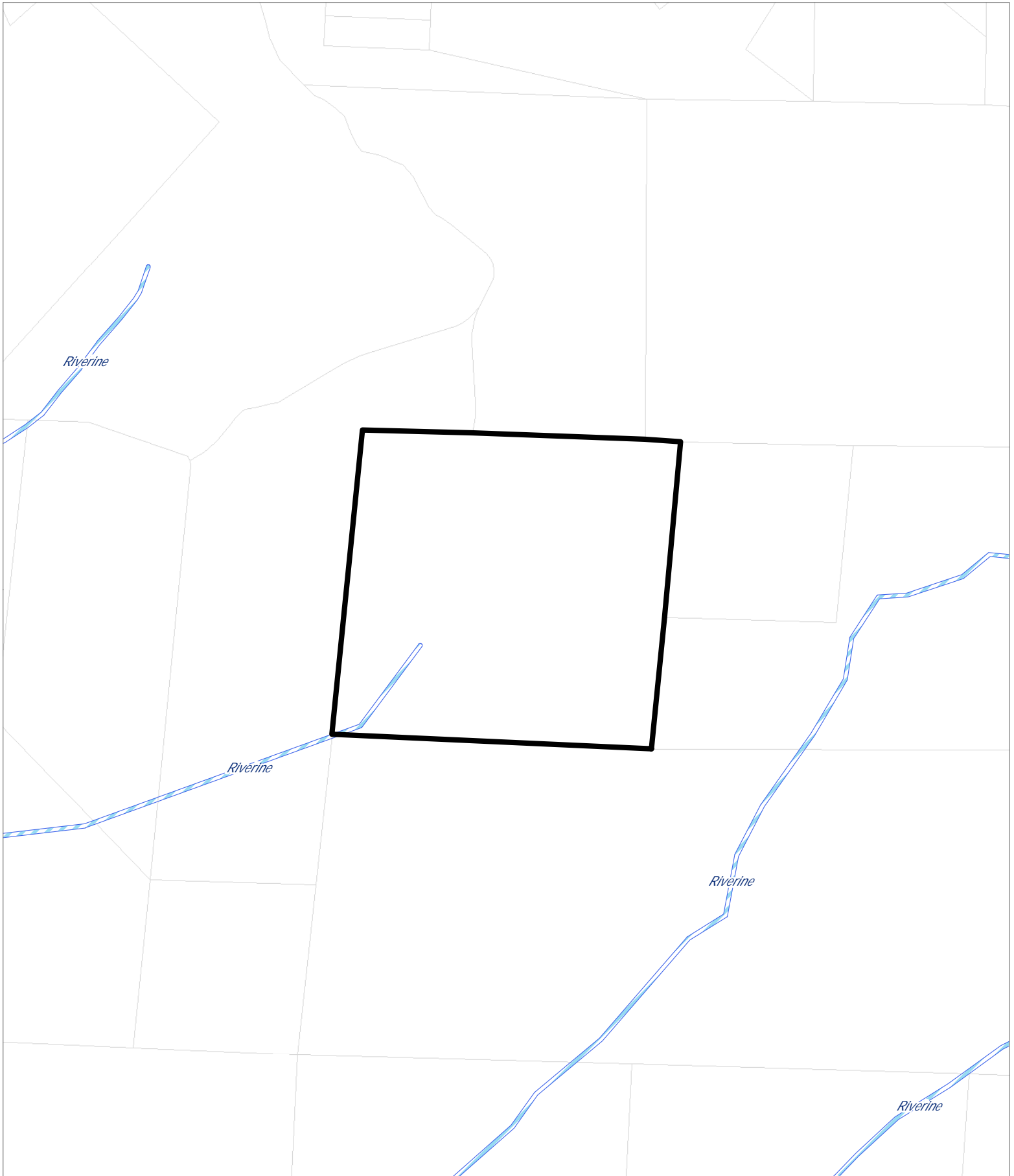


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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

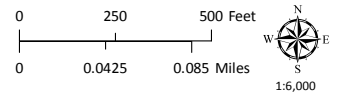
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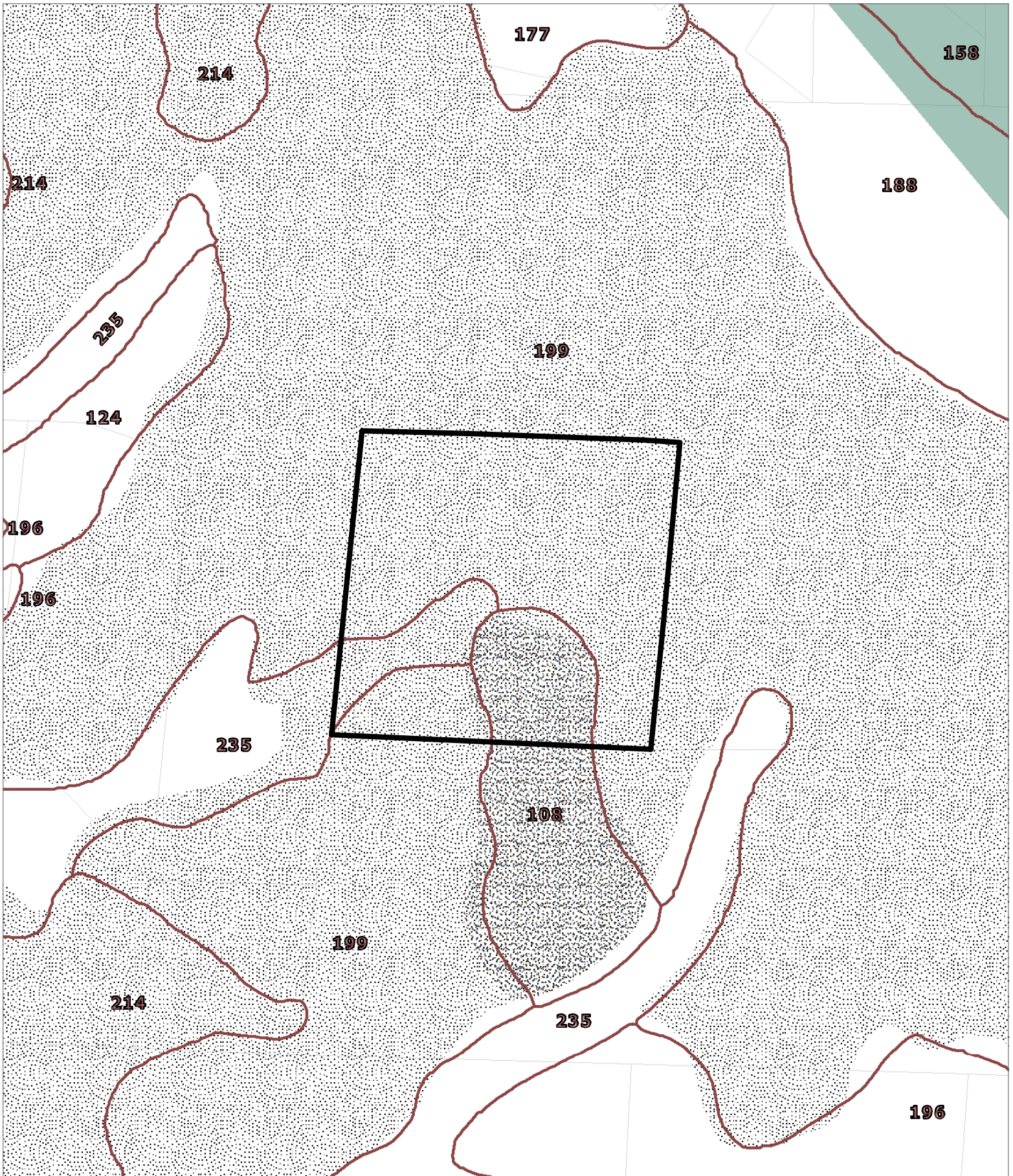


National Wetlands Inventory



WETLANDS

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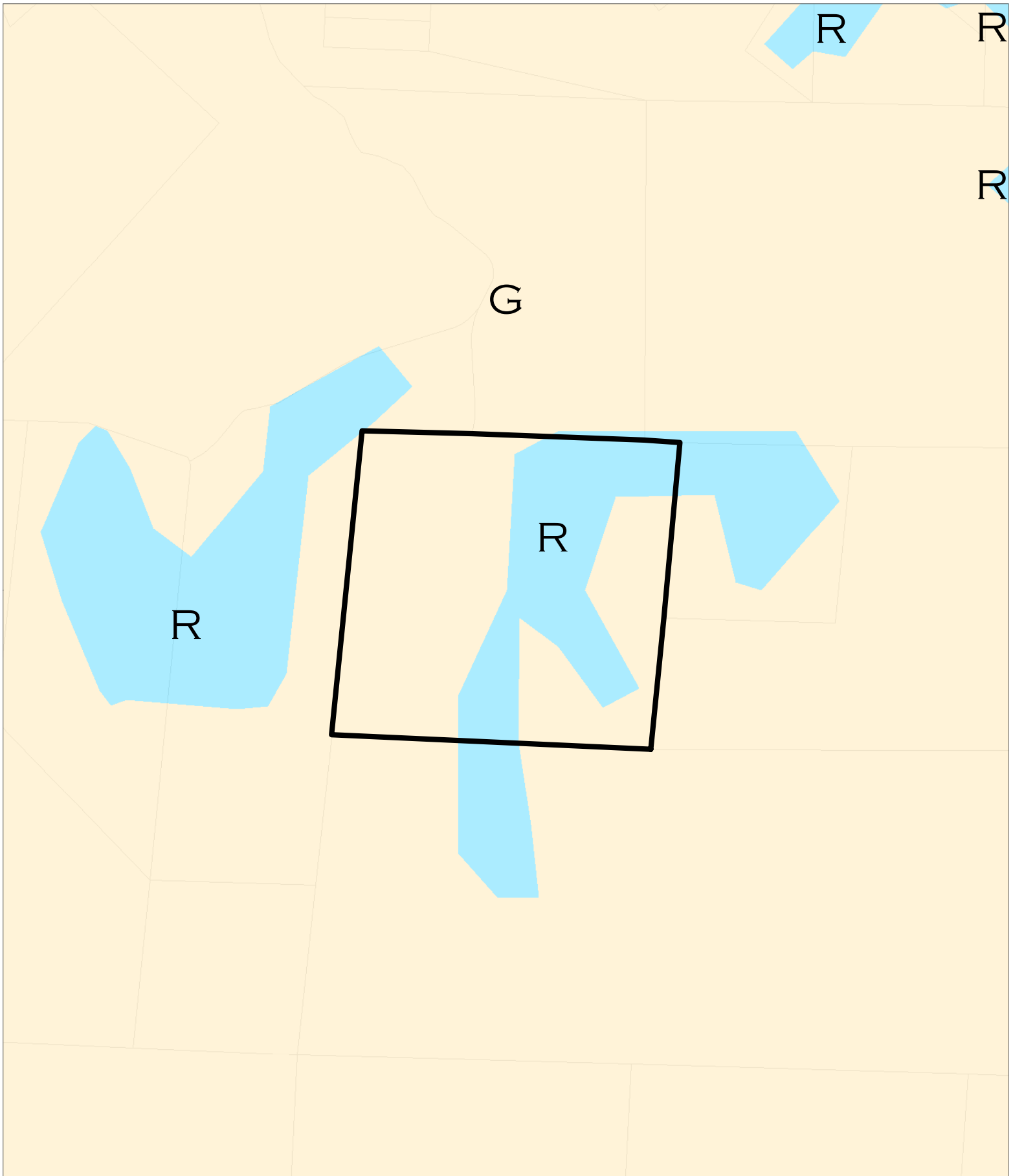
Western Soil Classes
Blacklock & Aborigine
Shinglemill-Gibney Complex

Bishop Pine



0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

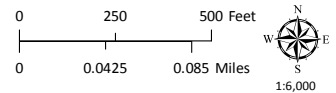
LOCAL SOILS

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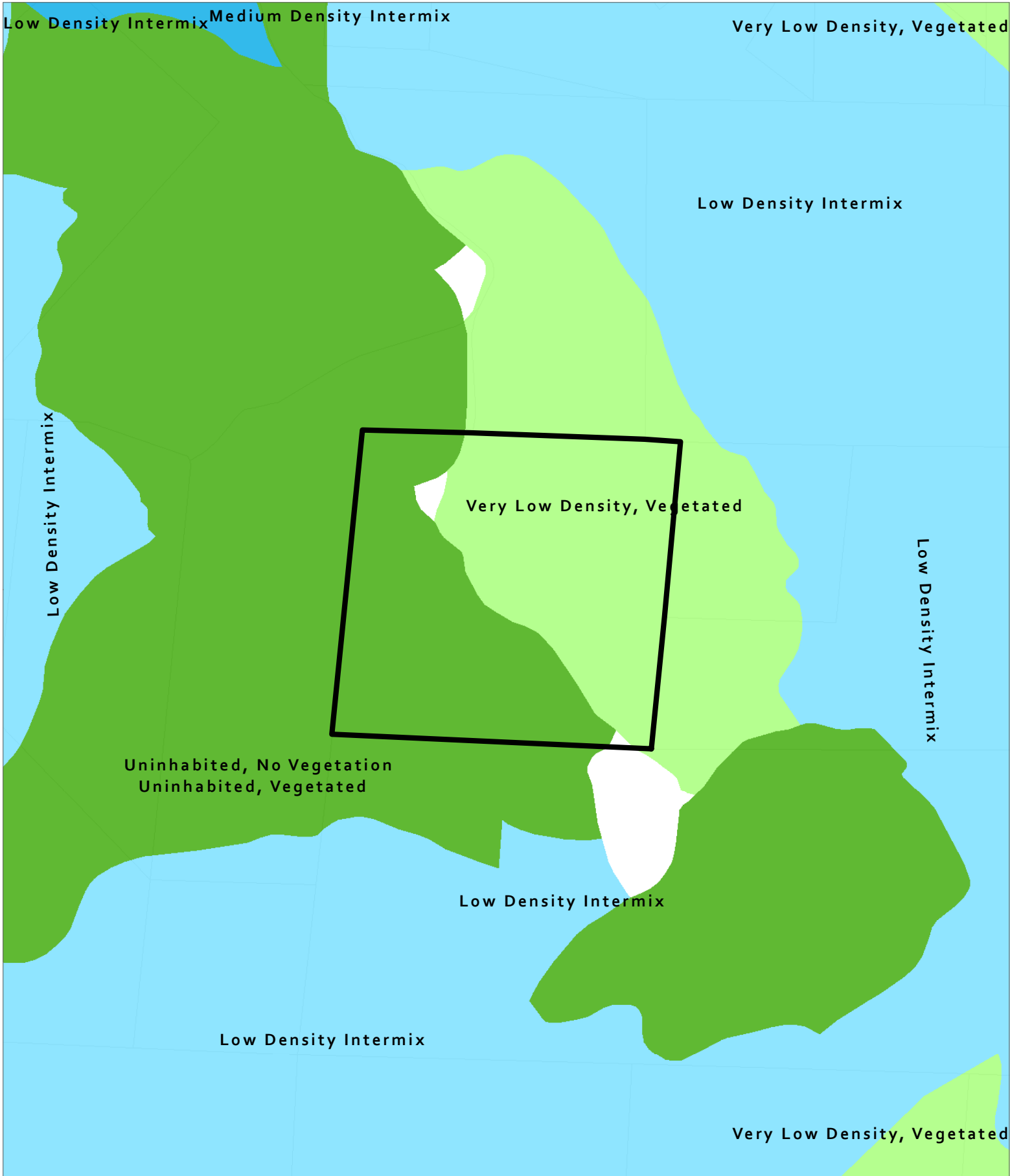
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-  Grazing Land (G)
-  Rural Residential & Rural Commercial (R)

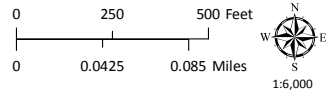


IMPORTANT FARMLAND

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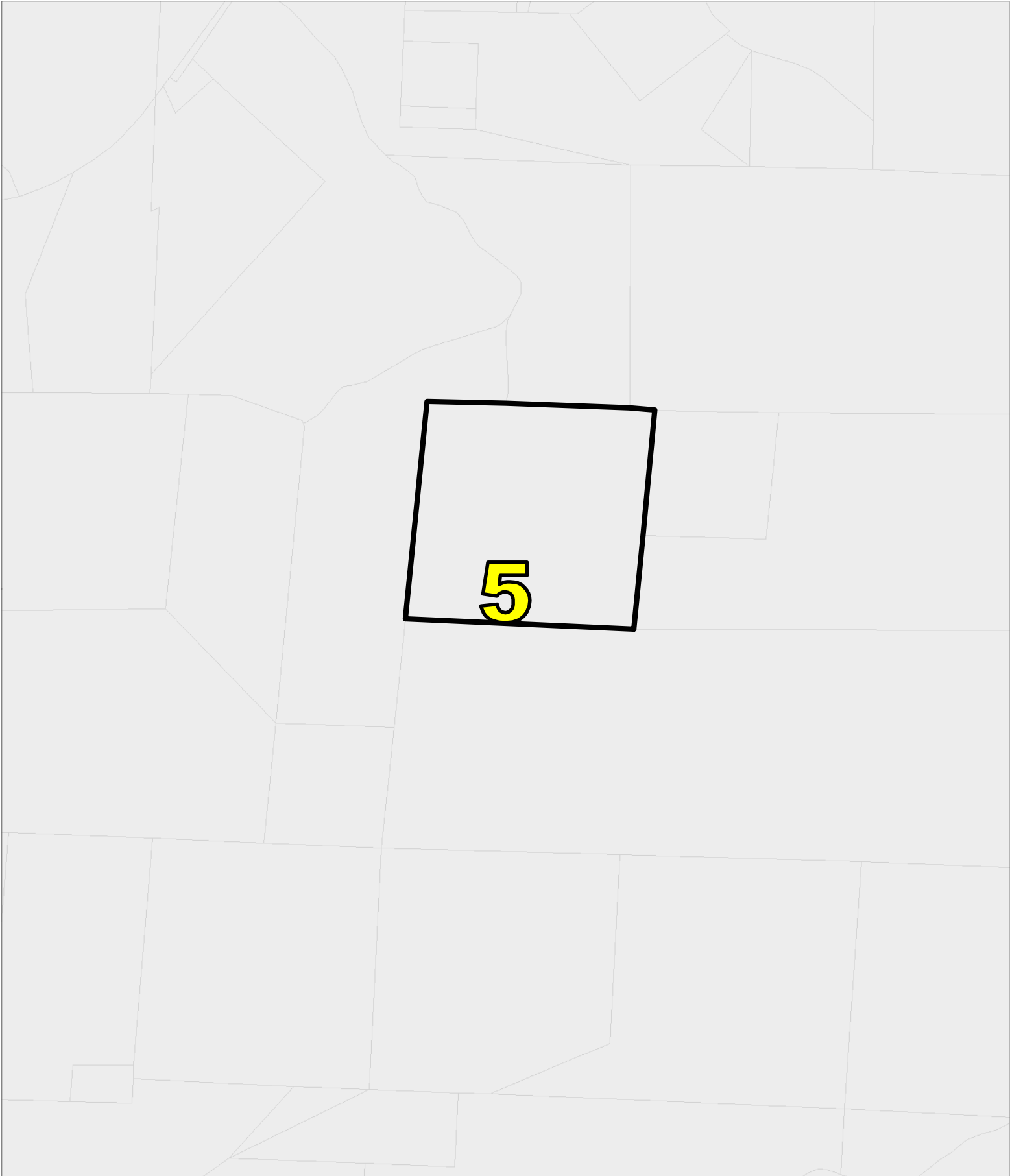


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WILDLAND-URBAN INTERFACE ZONES

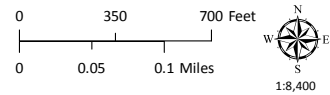
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Supervisorial Districts 2010
Gualala MAC



MISC

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