



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
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www.mendocinocounty.org/pbs

June 25, 2019

Planning – Fort Bragg
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor
Air Quality Management
Airport Land Use Commission
Archaeological Commission

Cultural Services Agency
Sonoma State University
CalFire – Prevention
CalFire – Resource Management
Department of Fish and Wildlife
Coastal Commission
RWQCB
Gualala Municipal Advisory Council

Mendocino Transit Authority
County Addresser- Russ Ford
North Gualala Water District
South Coast Fire Protection District
Cloverdale Rancheria
Manchester Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: U_2019-0006

DATE FILED: 4/25/2019

OWNER/APPLICANT: REDWOOD COAST WELLNESS CENTER

AGENT: MATTHIAS OPPLIGER, ARCHITECT

REQUEST: Use Permit for the phased-construction of a multi-use recreational facility that includes the development of numerous passive and active recreational improvements: construction of an 18 hole disc golf course, horseshoe pits, petanque terrain, a four (4) lane outdoor lap pool, a children's splash pool, locker rooms, an indoor therapy pool, a covered multi-use pavilion, parking, utilities, and bathrooms.

LOCATION: In the Coastal Zone, 2.1± miles northeast of the Gualala town center, on the north side of Ocean Ridge Drive (CR 514), 0.1± miles west of its intersection with Old Stage Road (CR 502), located at 38381 Ocean Ridge Drive, Gualala (APN: 144-256-13).

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MIO MENDEZ

RESPONSE DUE DATE: July 9, 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: U_2019-0006

OWNER/: REDWOOD COAST WELLNESS CENTER
APPLICANT

AGENT: MATTHIAS OPPLIGER (ARCHITECT)

REQUEST: A request for the phased-construction of a multi-use recreational facility that includes the development of numerous passive and active recreational improvements including construction of an 18 hole disc golf course, horseshoe pits, petanque terrain and a four (4) lane outdoor lap pool, a children's splash pool, locker rooms, an indoor therapy pool, a covered multi-use pavilion, parking, utilities, and bathrooms.

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APN/S: 144-256-13

PARCEL SIZE: 11.16± Acres

GENERAL PLAN: RR 5-PD [SR-PD]

ZONING: Rural Residential –Planned Development (RR 5-PD [SR-PD])

EXISTING USES: Vacant

SUPERVISORIAL DISTRICT: 5th District

RELATED CASES: S_7-75 (Major Subdivision); CE_2015-0044 (Categorical Exclusion – Test Well)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR), Open Space (OS)	Rural Residential (RR), Open Space (OS)	6.34± Acres, 11.27± Acres	Residential, Open Space
EAST:	Rural Residential (RR)	Rural Residential (RR)	0.37± Acres, 0.35± Acres, 0.36± Acres, 0.34± Acres, 0.35± Acres, 0.34± Acres	Residential
SOUTH:	Rural Residential (RR)	Rural Residential (RR)	0.32± Acres, 0.32± Acres, 0.31± Acres,	Residential
WEST:	Rural Residential (RR)	Rural Residential (RR)	0.36± Acres, 0.3± Acres, 0.3± Acres, 0.32± Acres, 3.1± Acres, 0.31± Acres, 0.32± Acres, 0.38± Acres	Residential

<u>REFERRAL AGENCIES</u>		
<u>LOCAL</u>		
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> Gualala MAC	<input checked="" type="checkbox"/> California Dept. of Fish & Wildlife
<input checked="" type="checkbox"/> Airport Land Use Commission	<input checked="" type="checkbox"/> Mendocino Transit Authority (MTA)	<input checked="" type="checkbox"/> Regional Water Quality Control Board
<input checked="" type="checkbox"/> Archaeological Commission	<input checked="" type="checkbox"/> Planning Division Fort Bragg	
<input checked="" type="checkbox"/> Assessor’s Office	<input checked="" type="checkbox"/> Sonoma State University	<u>TRIBAL</u>
<input checked="" type="checkbox"/> Building Division (FB)	<input checked="" type="checkbox"/> Cultural Services Agency	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> County Addresser		<input checked="" type="checkbox"/> Manchester Rancheria
<input checked="" type="checkbox"/> Department of Transportation (DOT)	<u>STATE</u>	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Environmental Health (FB)	<input checked="" type="checkbox"/> CALFIRE (Land Use)	<input checked="" type="checkbox"/> Sherwood Valley Band
<input checked="" type="checkbox"/> North Gualala Water Company	<input checked="" type="checkbox"/> CALFIRE (Resource Management)	
<input checked="" type="checkbox"/> South Coast Fire Protection District	<input checked="" type="checkbox"/> California Coastal Commission	

ADDITIONAL INFORMATION: The proposed site is adjacent to Bower Park, which is a County maintained community park with a variety of existing recreation facilities, including a multi-purpose community services room, regularly for yoga classes, aerobics, and other recreation programs. The park is situated on gently sloping ground on a ridge northeast of Gualala, and was originally approved by the Board of Supervisors in November, 1975.

ENVIRONMENTAL DATA

1. MAC:

GIS
Gualala Municipal Advisory Committee

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
CalFire file # 98-16

4. FARMLAND CLASSIFICATION:

GIS
Urban and Build-Up Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
N/A

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
Critical Water Resources Bedrock

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
Bishop Pine

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
No

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office
No

10. TIMBER PRODUCTION ZONE:

GIS
No

11. WETLANDS CLASSIFICATION:

GIS
Fresh Water Pond

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS
No

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS
Zone D (Outer Boundary Environs Zone)

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11
No

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS
Yes

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
No

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
N/A

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
No

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
No

21. STATE CLEARINGHOUSE REQUIRED:

Policy
No

22. OAK WOODLAND AREA:

USDA
No

23. HARBOR DISTRICT:

Sec. 20.512
No

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS
See LCP Land Use Map 31 Gualala

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500
See LCP Land Capabilities & Natural Hazards

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496
See Habitats & Resources

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
See Appealable Areas

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS
No

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020
No

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9
See LCP Land Use Map 31 Gualala

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020
Not adjacent to a shore bluff

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES

501 LOW GAP ROAD, ROOM 1440

UKIAH, CA 95482

Telephone: 707-463-4281

FAX: 707-463-5709

pbs@co.mendocino.ca.us

www.co.mendocino.ca.us/planning



Case No(s)	
CDF No(s)	U-2019-0006
Date Filed	4.15.19
Fee	8093.00
Receipt No.	PRJ-027038
Received by	Mio Mendez
Office Use Only	

APPLICATION FORM

APPLICANT

Name Redwood Coast Wellness Center (dba Redwood Coast Recreation Center)
Mailing Address PO Box 502 Attn: Beverly Flynn
City Gualala State CA Zip Code 95445 Phone 707 884-4224

PROPERTY OWNER

Name Redwood Coast Wellness Center (dba Redwood Coast Recreation Center)
Mailing Address PO Box 502 Attn: Beverly Flynn
City Gualala State CA Zip Code 95445 Phone 707 884-4224

AGENT

Name Matthias Oppliger, Architect
Mailing Address PO Box 1441
City Gualala State CA Zip Code 95445 Phone 707 684-0463

PARCEL SIZE

11.16

☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

38381 Ocean Ridge Drive, Gualala, CA 95445

ASSESSOR'S PARCEL NUMBER(S)

144-256-1300

TYPE OF APPLICATION

(Check Appropriate Boxes)

☐ Rezoning
☐ Land Division: Minor
☐ Land Division: Major
☐ Land Division: Parcel
☐ Land Division: Resubdivision
☐ Exception
☐ Modification of Conditions

☒ Use Permit
☐ Variance
☐ General Plan Amendment
☐ Agricultural Preserve
☐ Reversion to Acreage
☐ Certificate of Compliance
☐ Other: _____

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

M. Oppliger
Signature of Applicant/Agent

4/18/2019
Date

Beverly A. Flynn
Signature of Owner

April 18, 2019
Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services 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. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.
The proposed Redwood Coast Recreation Center (RCRC) is a facility that - once fully realized - includes:
 - a multi-use pavilion with BBQ, tables, benches and open floor area
 - a restroom facility adjacent to the multi-use pavilion
 - a 25 yd lap pool with 4 lanes
 - a 28ft x 28ft children's pool
 - locker rooms, restrooms, storage and mechanical rooms for the pool
 - an indoor therapy pool facility
 - two 72,000 gal water holding cisterns for rain water catchment
 - fenced-in service yard
Site development includes:
 - upgrade of an existing driveway to a 20 ft wide paved two-lane access road
 - 12 ft/ 15ft wide one-way driveway loop with 45 degree angled parking clusters
 - parking for 51 cars including 3 regular accessible spaces plus 1 van accessible space.
 - disc golf course, pétanque court, horseshoe pits, bike trail
 - new on-site Sewage Disposal System; permit no 24129
 - existing water well with an yield of 10 gpm
 - rain water catchment system to serve as main pool water source for the pool; the system will collect rain water from the pool facility roof and store it in holding cisterns
The project intends to minimize energy consumption through the use of renewable sources (solar thermal for pool heating; grid-tied PV for power), protect and conserve water, use green materials and optimize operational and maintenance practices.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family					
<input type="checkbox"/> Mobile Home					
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Multifamily					
<input checked="" type="checkbox"/> Other: Multi-Use Pavilion	0	1	0	1,897	1,897
<input checked="" type="checkbox"/> Other: Restroom Facilities	0	1	0	783	783
<input checked="" type="checkbox"/> Other: Pool and Deck	0	1	0	9,576	9,576
<input checked="" type="checkbox"/> Other: Therapy Pool Building	0	1	0	800	800
Cisterns and Pump House	0	1	0	1,301	1,301
Total Structures					17,203
Paved Area					43,120
Landscaped Area					15,000
Unimproved Area					410,807

GRAND TOTAL (Equal to gross area of Parcel)	486,130
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3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: 1 1/2

Estimated shifts per day: 1

Type of loading facilities proposed: n/a

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

Low cost improvements such as pétanque court, bike trail etc. first,
followed by improvement of the driveway, parking infrastructure, service
yard and utilities.

More challenging developments such as multi-use pavilion, restroom
facilities, pool and therapy pool will follow later to allow time for fund
raising and detail planning.

For more detail see Proposed Phasing Plan A-102.

5. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No

Explain:

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

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	<u>N/A</u>	
Number of uncovered spaces	<u>51</u>	<u>9'-0" x 18'-0"</u>
Number of standard spaces	<u>45</u>	<u>9'-0" x 18'-0"</u>
Number of handicapped spaces	<u>3 regular + 1 van</u>	<u>9'-0" x 18'-0" regular</u> <u>12'-0" x 18'-0" van</u>
Existing Number of Spaces	<u>0</u>	
Proposed Additional Spaces	<u>0</u>	
Total	<u>51</u>	

8. Is any road construction or grading planned? ☒ Yes ☐ No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

Grading for buildings, pools, deck and pad for water holding cisterns -
moderate slope

Grading for extension and widening of existing driveway and parking -
moderate slope

Grading will be optimized to balance cut and fill.

See Proposed Grading Plan A-103

9.	For grading or road construction, complete the following:
A.	Amount of cut <u>1,366</u> cubic yards
B.	Amount of fill <u>1,210</u> cubic yards
C.	Maximum height of fill slope <u>6</u> feet
D.	Maximum height of cut slope <u>2</u> feet
E.	Amount of import or export <u>0</u> cubic yards
F.	Location of borrow or disposal site <u>To be determined with excavation contractor</u>

10.	Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring plans may be required?
11.	Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.
12.	Will the development provide public or private recreational opportunities? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain below: The Proposed Facility Includes: - 25 yd Lap Pool with 4 Lanes and 28ft x 28ft Children's Pool - Indoor Therapy Pool - Multi-Use Pavilion - Outdoor activities, e.g. petanque, bike trail, disc golf etc.

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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15.	Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes? <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Diking : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Filling: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Dredging: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </div> <div style="width: 50%;"> Placement of structures in: <input type="checkbox"/> open coastal waters <input type="checkbox"/> wetlands <input type="checkbox"/> estuaries <input type="checkbox"/> lakes </div> </div> If so, 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? <input type="checkbox"/> Yes <input type="checkbox"/> No
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16.	Will there be any exterior lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. <u>Surface Mounted exterior downlights mounted to underside of roof or roof overhang. See drawing A201 Floor Plan and cut sheet for lighting fixture type DL. ALL OUTDOOR LIGHTING FIXTURES ARE DOWNCAST.</u>
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17. Utilities will be supplied to the site as follows:

A. Electricity:

- ☐ Utility Company (service exists to the parcel)
☒ Utility Company (requires extension of service to site: _____ feet _____ miles)
☒ On Site Generation - Specify: Grid-Tied PV System

B. Gas:

- ☒ Utility Company/Tank
☐ On Site Generation - Specify: _____
☐ None

C. Telephone: ☒ Yes ☐ No

18. What will be the method of sewage disposal?

- ☐ Community sewage system - Specify supplier _____
☒ Septic Tank **Permit Number ST24129**
☐ Other - Specify: _____

19. What will be the domestic water source:

- ☐ Community water system - Specify supplier _____
☒ Well
☐ Spring
☒ Other - Specify: Rain Water Catchment System

20. Are there any associated projects and/or adjacent properties under your ownership?

☐ Yes ☒ No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:

- Gualala Municipal Advisory Council (GMAC) approval
- Septic Permit (Updated by Carl Rittiman, Spring 2018)
- CDFW Environmental Impact Report or Negative Declaration
- CalFire Defensible Space Review
- Building Permit(s)
- ~~Public Pool Construction Permit~~
- Domestic Water Supply Permit
- MenDOT Encroachment Permit

THE SITE

22.	<p>Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):</p> <hr/> <p>The property is located on the Gualala Ridge approximately 3 miles north of downtown Gualala and 1 mile inland from the Pacific Ocean in close proximity to Old Stage Road, Bower Park and the Ocean Ridge Airport.</p> <p>Site Access is from Ocean Ridge Drive, approximately 400 ft west of the intersection with Old Stage Road at mile marker 2.57. The entrance gate is on the north side of Ocean Ridge Drive.</p> <hr/>
23.	<p>Are there existing structures on the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.</p> <hr/> <p>- Open air stage (wood frame)</p> <p>- Trellis covered BBQ patio</p> <p>- 2 storage sheds</p> <hr/>
24.	<p>Will any existing structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will any existing structures be removed? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable?</p> <hr/> <p>- Open air stage (wood frame)</p> <p>- Trellis covered BBQ patio</p> <hr/>
25.	<p>Project Height. Maximum height of existing structures <u>N/A</u> feet. Maximum height of proposed structures <u>35' 0"</u> feet.</p>
26.	<p>Gross floor area of existing structures <u>800</u> square feet (including covered parking and accessory buildings). Gross floor area of proposed structures <u>17,203</u> square feet (including covered parking and accessory buildings).</p>
27.	<p>Lot area (within property lines): <u>11.16</u> <input type="checkbox"/> square feet <input checked="" type="checkbox"/> acres.</p>

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.

The topography is South and West facing gentle to moderate slopes dropping towards a man-made pond near the SW property line. The pond collects and retains stormwater from the lot before overflowing into a natural ravine exiting the property. Most of the land is forest with stands of redwood and pine. An existing grassy clearing is located in the higher portion of the lot and is used for parking cars and outdoor games.

For a detailed Habitat Discussion see the Scoping Report prepared by Matt Greene, Forestry & Biological Consulting, August 2014.

Existing development consists of a recently drilled water well, BBQ patio and trellis, outdoor stage, 2 storage sheds, gravel driveway, walking trails and outdoor game stations (disc golf). Existing access is via 12 ft wide gravel driveway extending approximately 400 ft into the property from Ocean Ridge Drive with a Y-fork after 180 ft.

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.

The property is surrounded on its East- South- and West side by parcels of Block Four of the Ocean Ridge Subdivision No 1, created in 1964. The parcels are approximately 1/3 acre in size and covered with mixed stands of redwood and pine. All except 2 parcels are developed with one or two story site built single family residences of varying size and architectural style. Visibility between the RCRC property and neighboring residences is filtered through trees except for no 38300 Old Stage Road, which overlooks part of the RCRC property and is visible from the site.

On its North side, the property borders on Bower Park, a public park with fenced-in pond, trails, children's play ground, 2 outdoor tennis courts, outdoor basketball court, club house and parking.

Ocean Ridge Airport is located 1 mile NE and includes a cluster of industrial buildings and workshops in addition to airplane hangars and airport facilities.

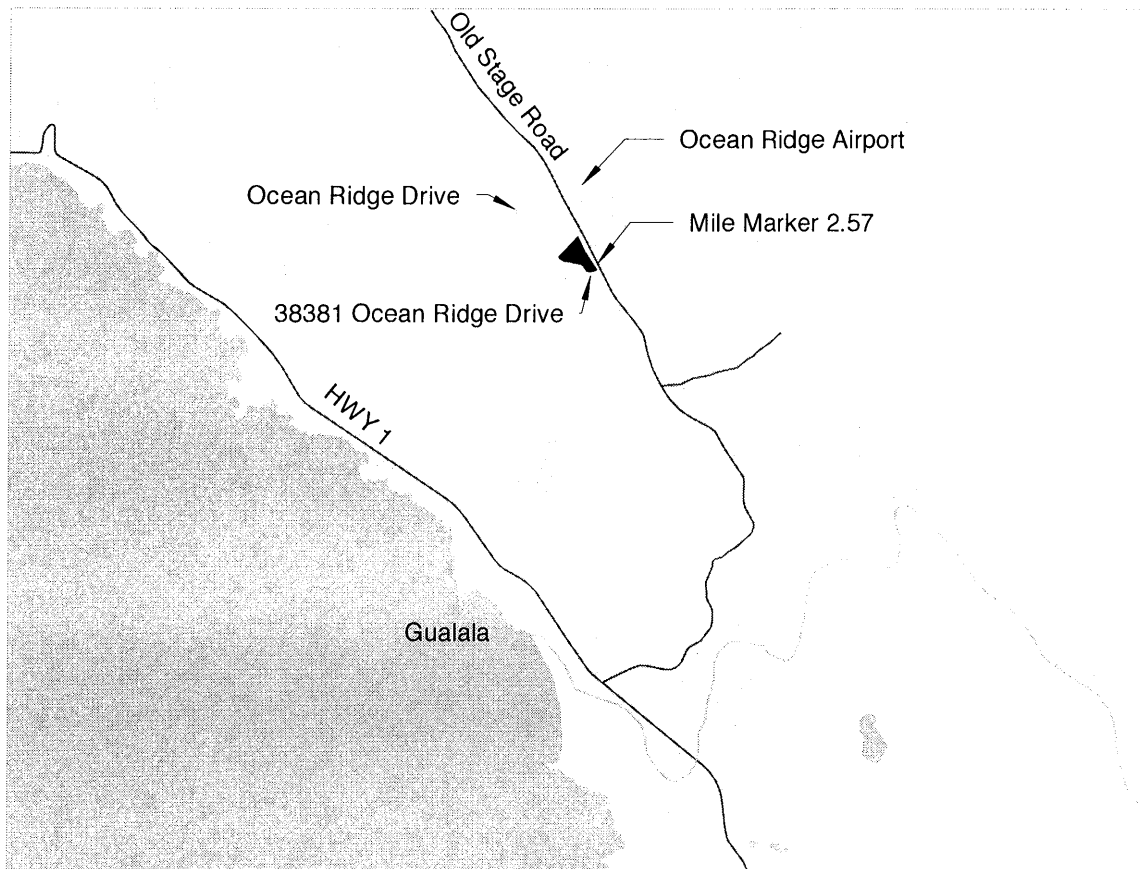
30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential		X	X	X
Agricultural				
Commercial				
Industrial				
Institutional				
Timberland				
Other	X			
Park with Pond,				
Sports Courts, Club				
House and Parking				

LOCATION MAP

Job Address: 38381 Ocean Ridge Drive
Town: Gualala, CA 95445

APN: 144-256-1300
Owner: Redwood Coast Recreation Center
Date: March 31, 2019



PLOT PLAN

Job Address: 38381 Ocean Ridge Drive
Town: Gualala, CA 95445

APN: 144-256-1300
Owner: Redwood Coast Recreation Center



0 50 100 200



Scale: 1" = 200'-0"
Date: March 31, 2019

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.

Beverly A. Flynn
Owner/Authorized Agent

April 18, 2019
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.

Owner

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 Redwood Coast Wellness Center Att: Beverly Flynn	Name Matthias Oppliger Architect	Name
Mailing Address PO Box 502 Gualala, CA 95445	Mailing Address PO Box 1441 Gualala, CA 95445	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.

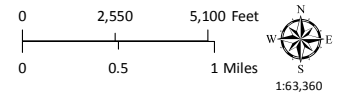
Date: April 18, 2019

Laverly A. Flynn
Applicant



CASE: U 2019-0006
 OWNER: Redwood Coast Wellness Center
 APN: 144-256-13
 APLCT: Redwood Coast Recreation Center
 AGENT: Matthias Oppliger
 ADDRESS: 38381 Ocean Ridge Drive, Gualala

- Major Towns & Places
- Major Rivers
- Highways
- Coastal Zone Boundary
- Major Roads
- California Counties



LOCATION MAP



CASE: U 2019-0006
OWNER: Redwood Coast Wellness Center
APN: 144-256-13
APLCT: Redwood Coast Recreation Center
AGENT: Matthias Oppliger
ADDRESS: 38381 Ocean Ridge Drive, Gualala

Named Rivers Driveways/Unnamed Roads
 Public Roads
 Private Roads

0 412.5 825 Feet
0 0.05 0.1 Miles

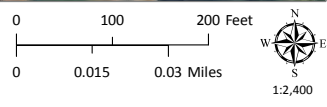
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AERIAL IMAGERY

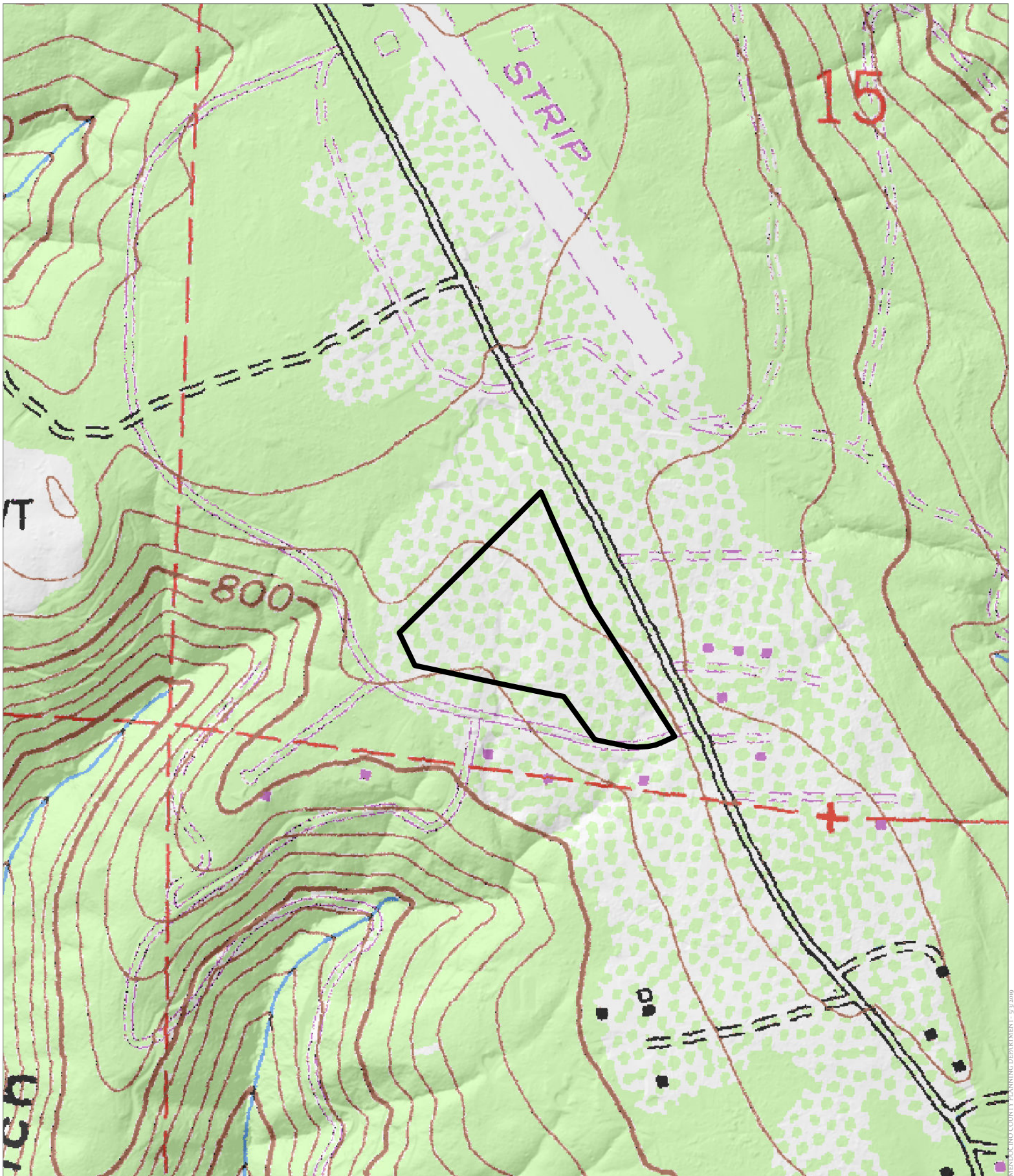


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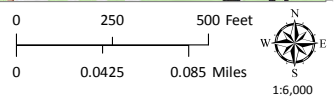
Public Roads
Driveways/Unnamed Roads



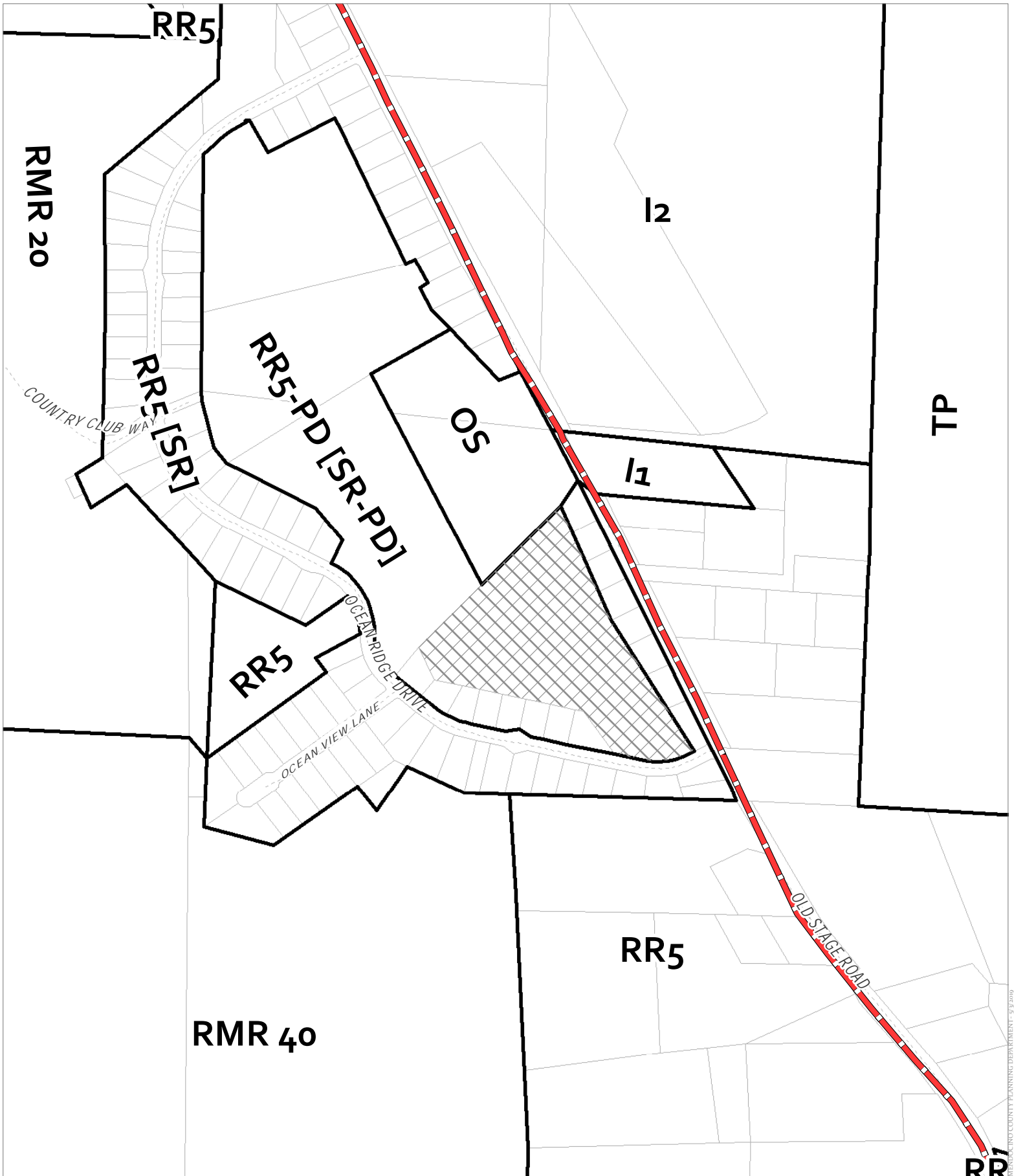
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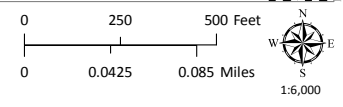


TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET



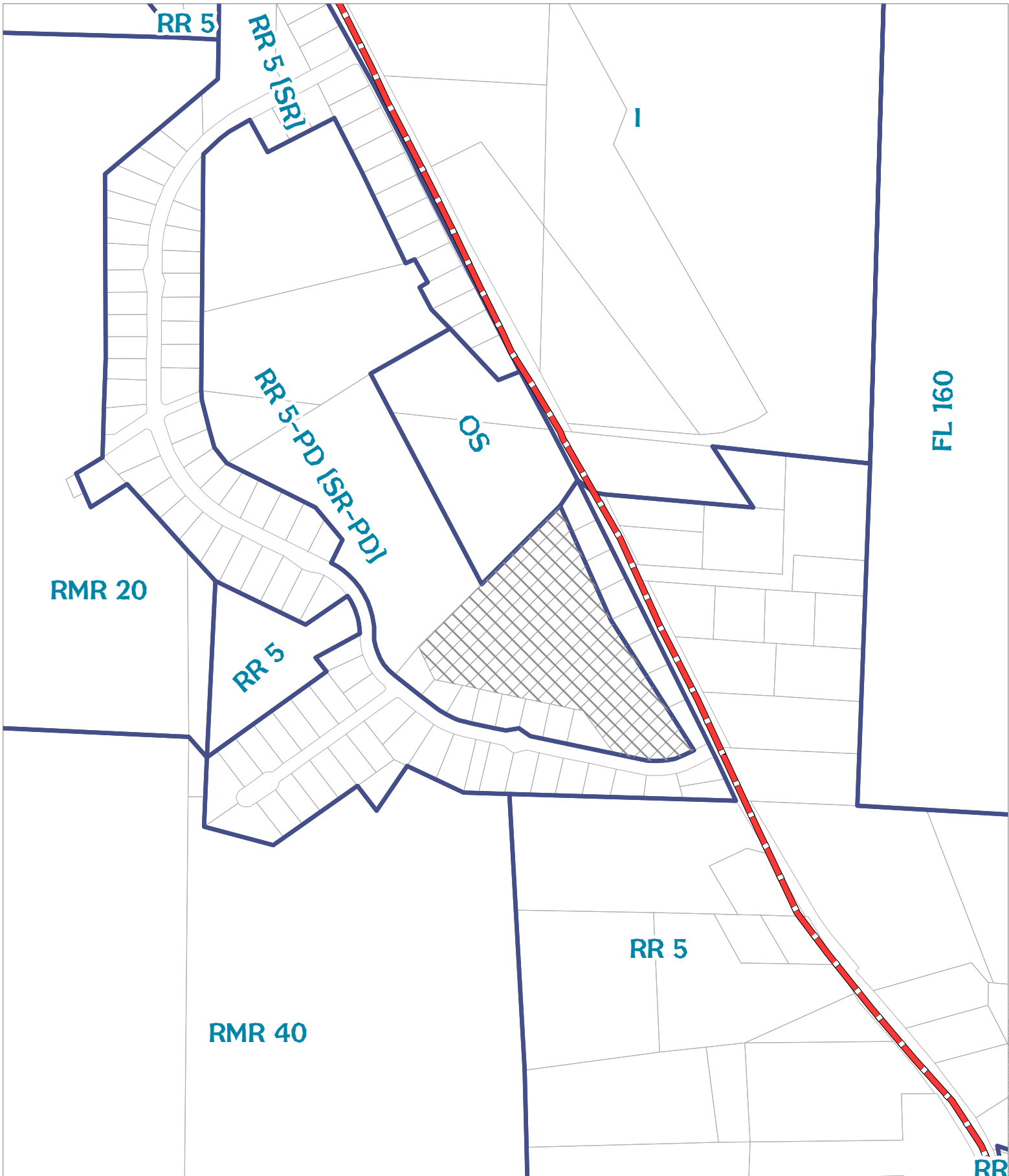
CASE: U 2019-0006
OWNER: Redwood Coast Wellness Center
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- Coastal Zone Boundary
- Zoning Districts
- Public Roads





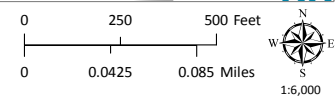
ZONING DISPLAY MAP

REDWOOD COUNTY PLANNING DEPARTMENT - 9/2/2019

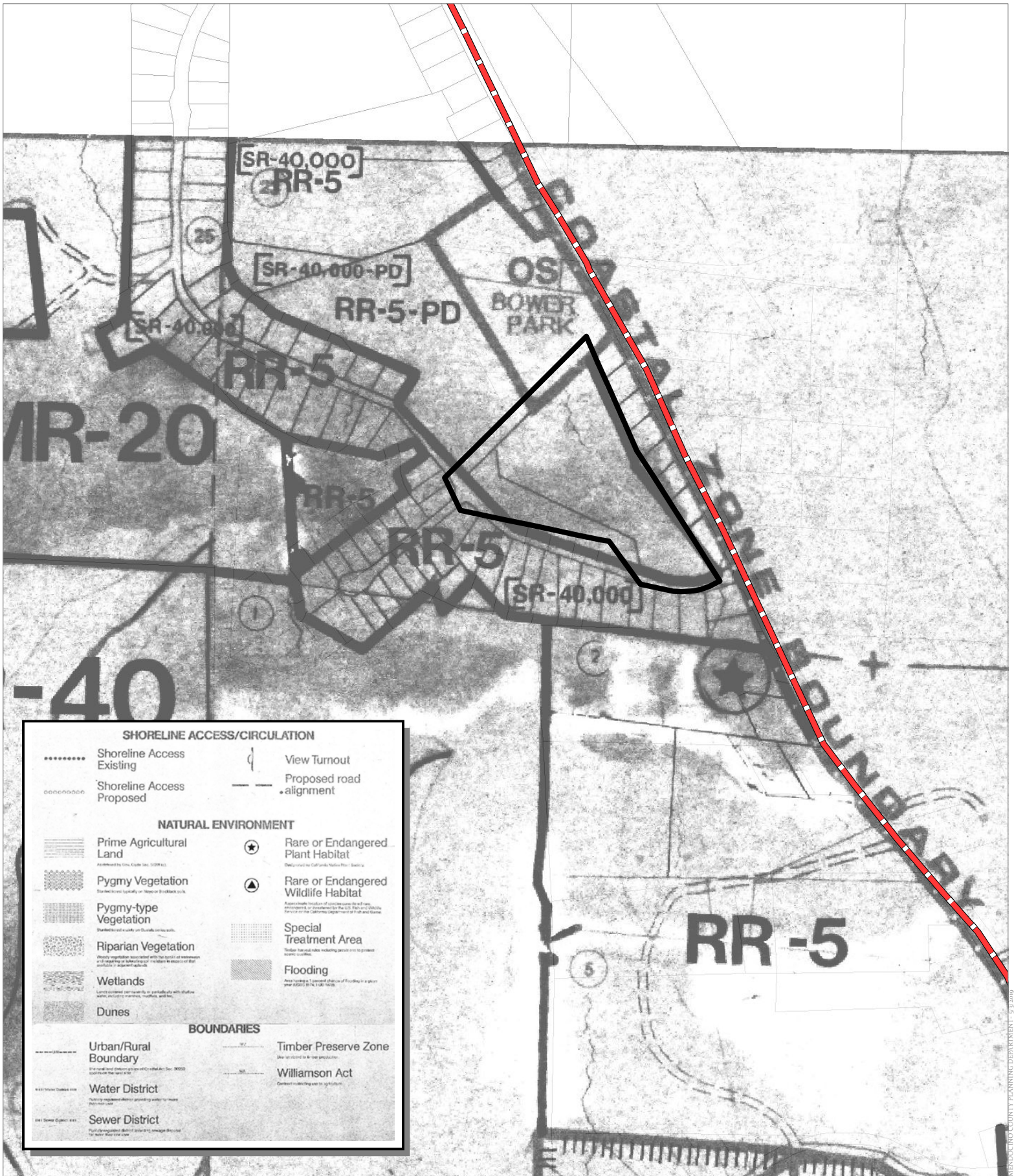


CASE: U 2019-0006
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 AGENT: Matthias Oppliger
 ADDRESS: 38381 Ocean Ridge Drive, Gualala

-  Coastal Zone Boundary
-  General Plan Classes

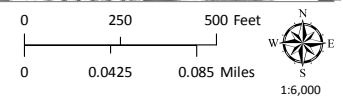


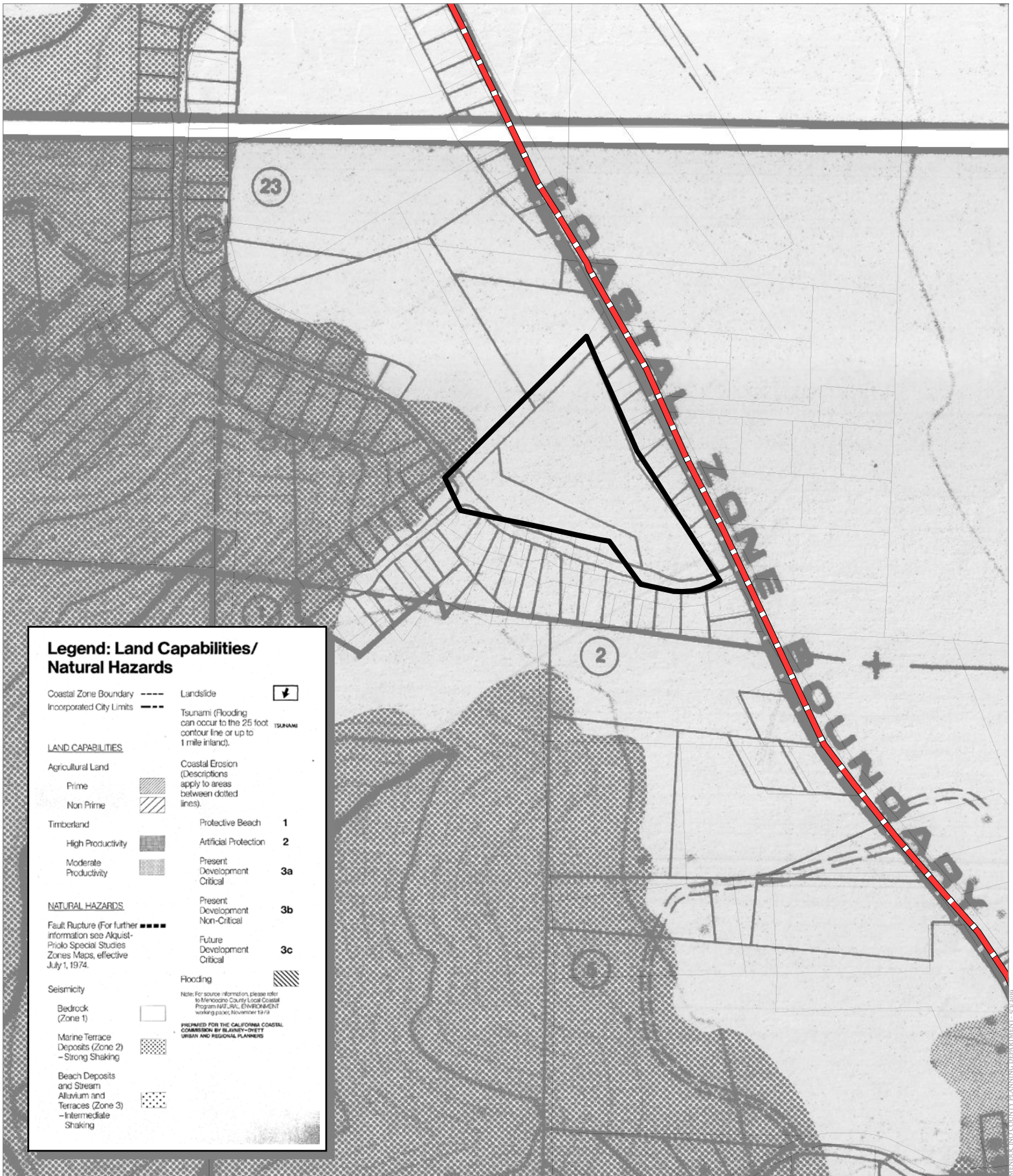
GENERAL PLAN CLASSIFICATIONS

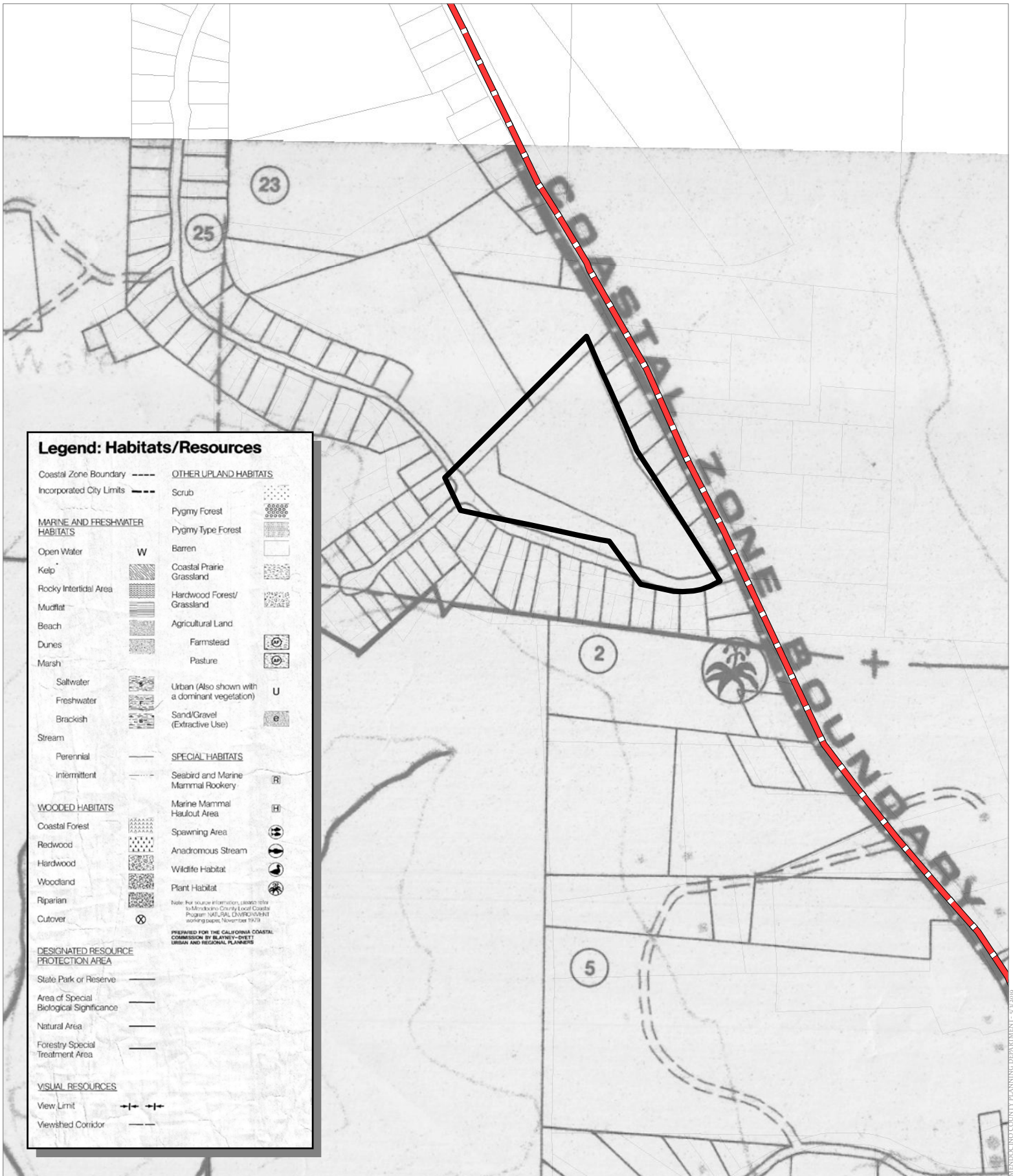


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Coastal Zone Boundary

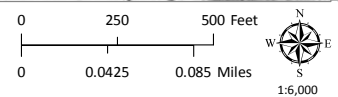




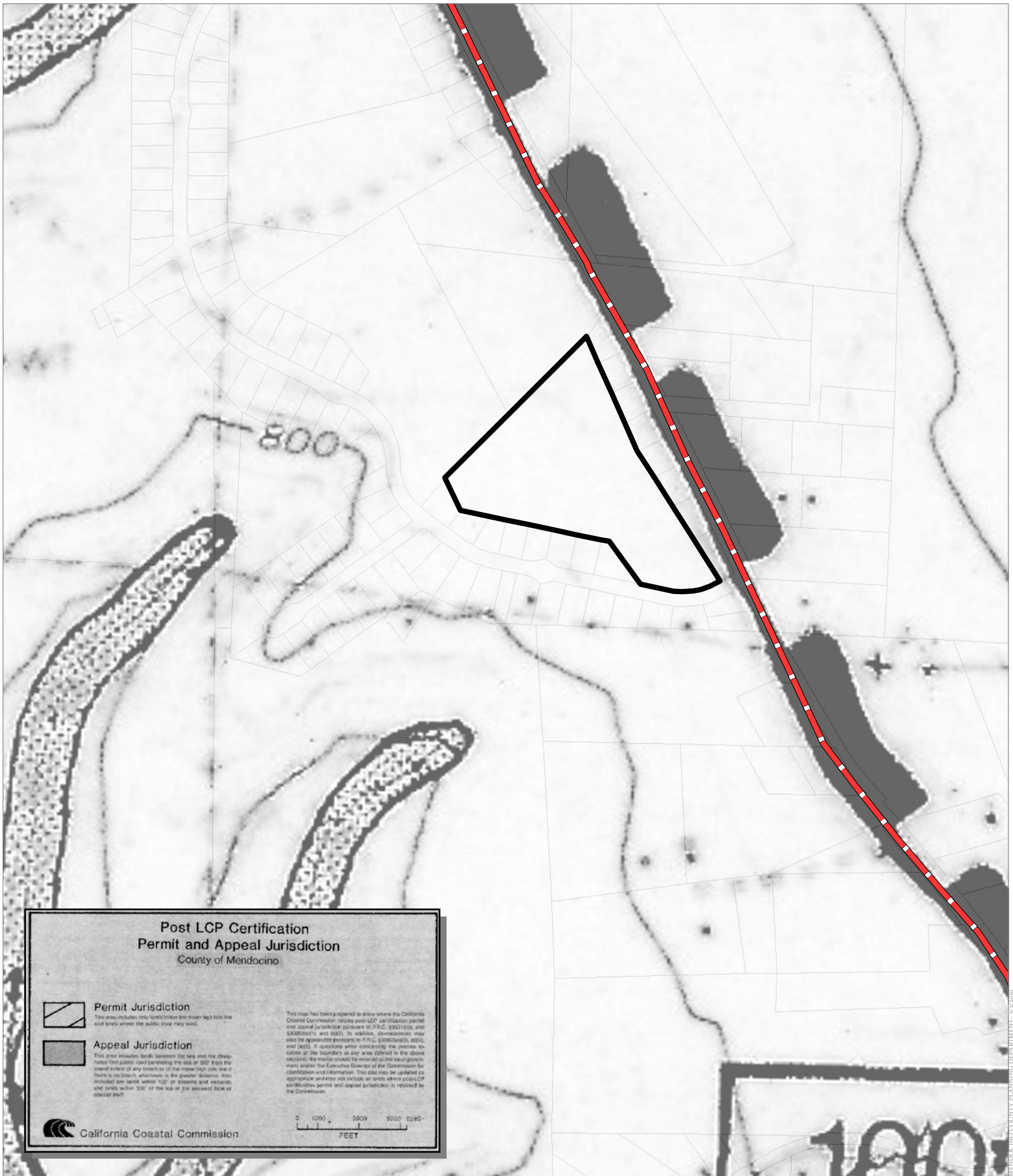


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Coastal Zone Boundary

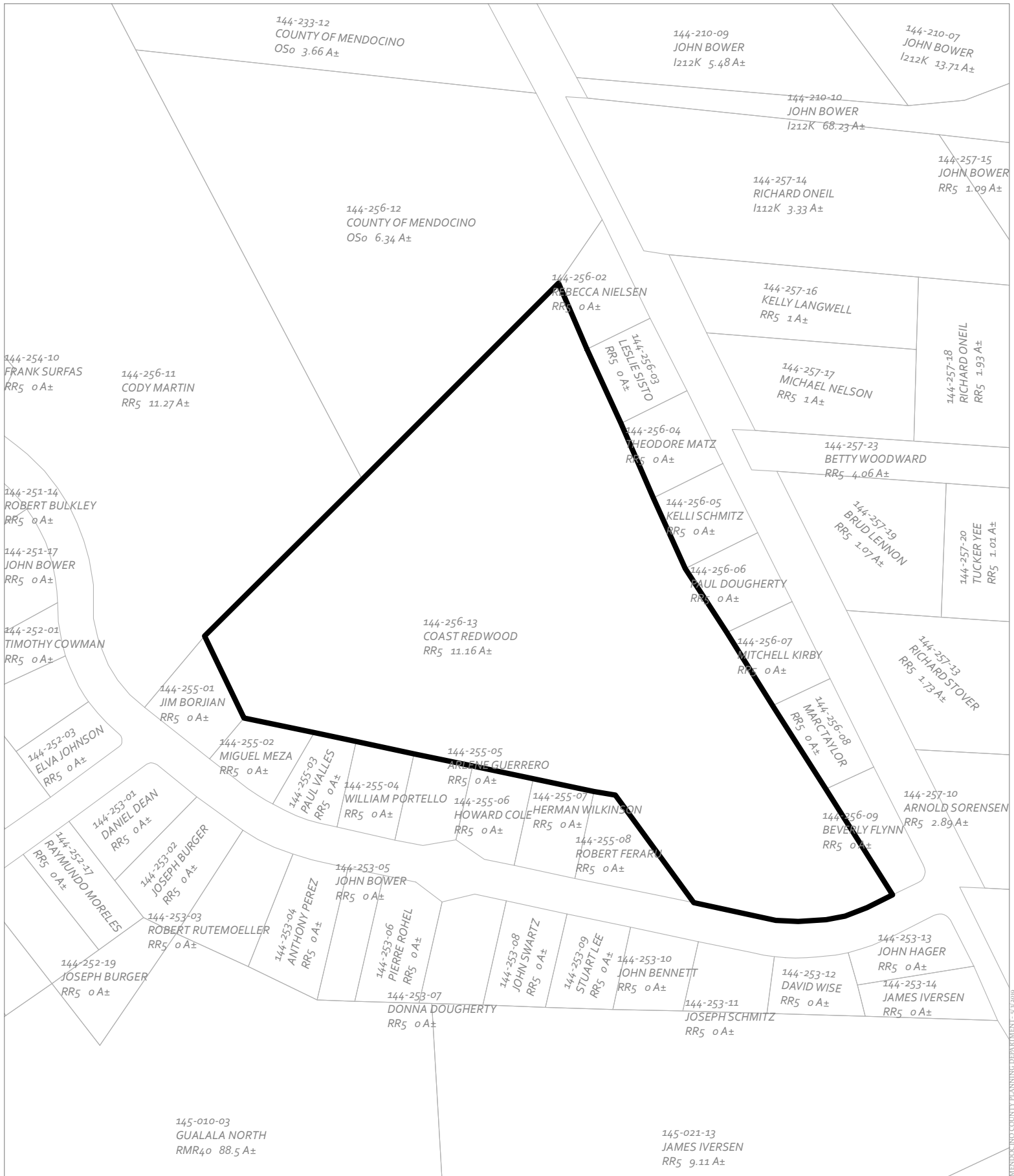


LCP HABITATS & RESOURCES



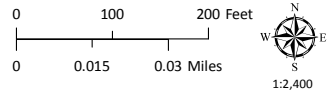
CASE: U 2019-0006
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APPEALABLE AREAS

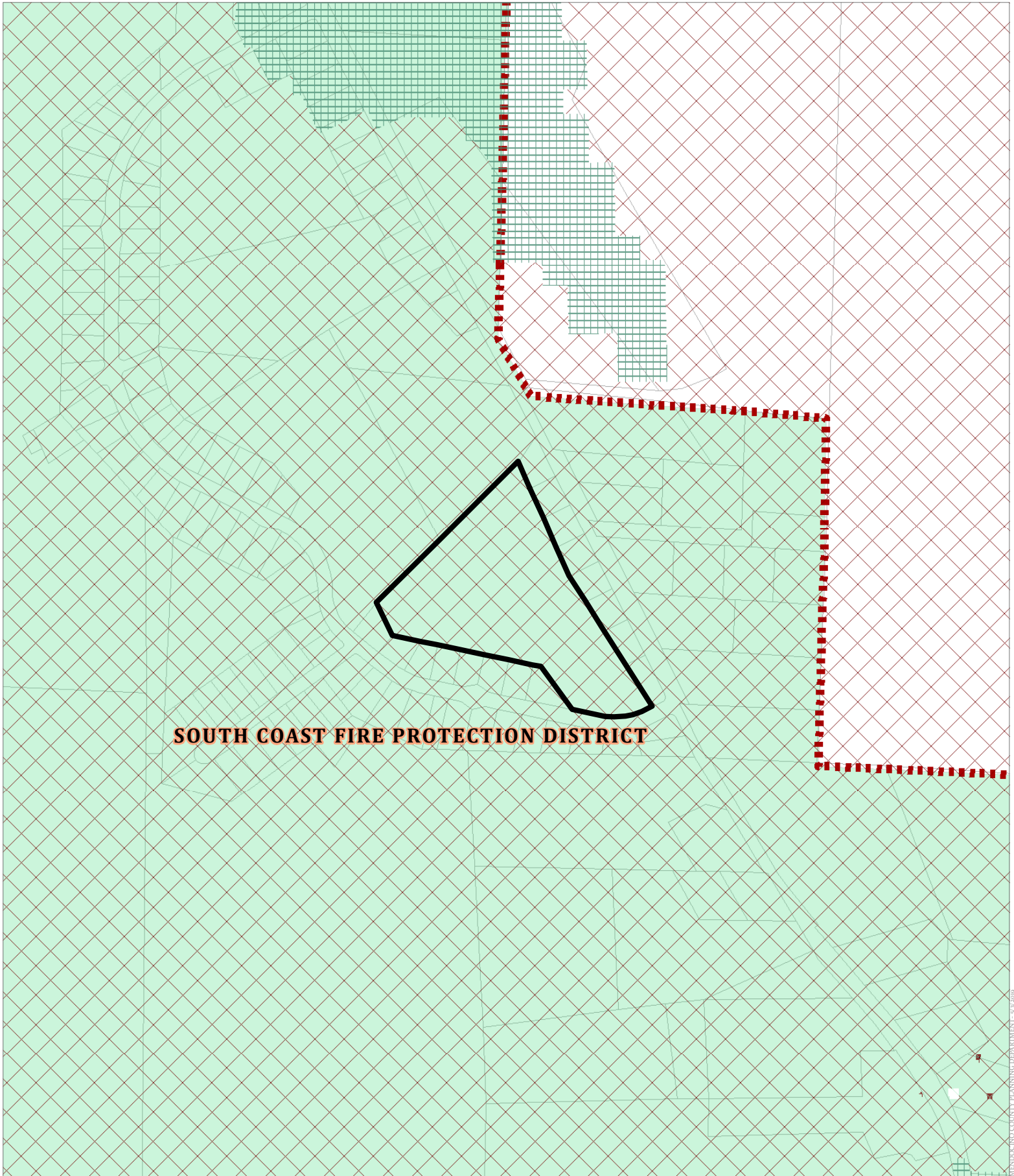


MENDOCINO COUNTY PLANNING DEPARTMENT - 5/9/2019




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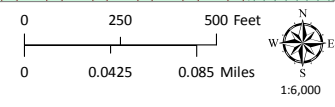


ADJACENT PARCELS

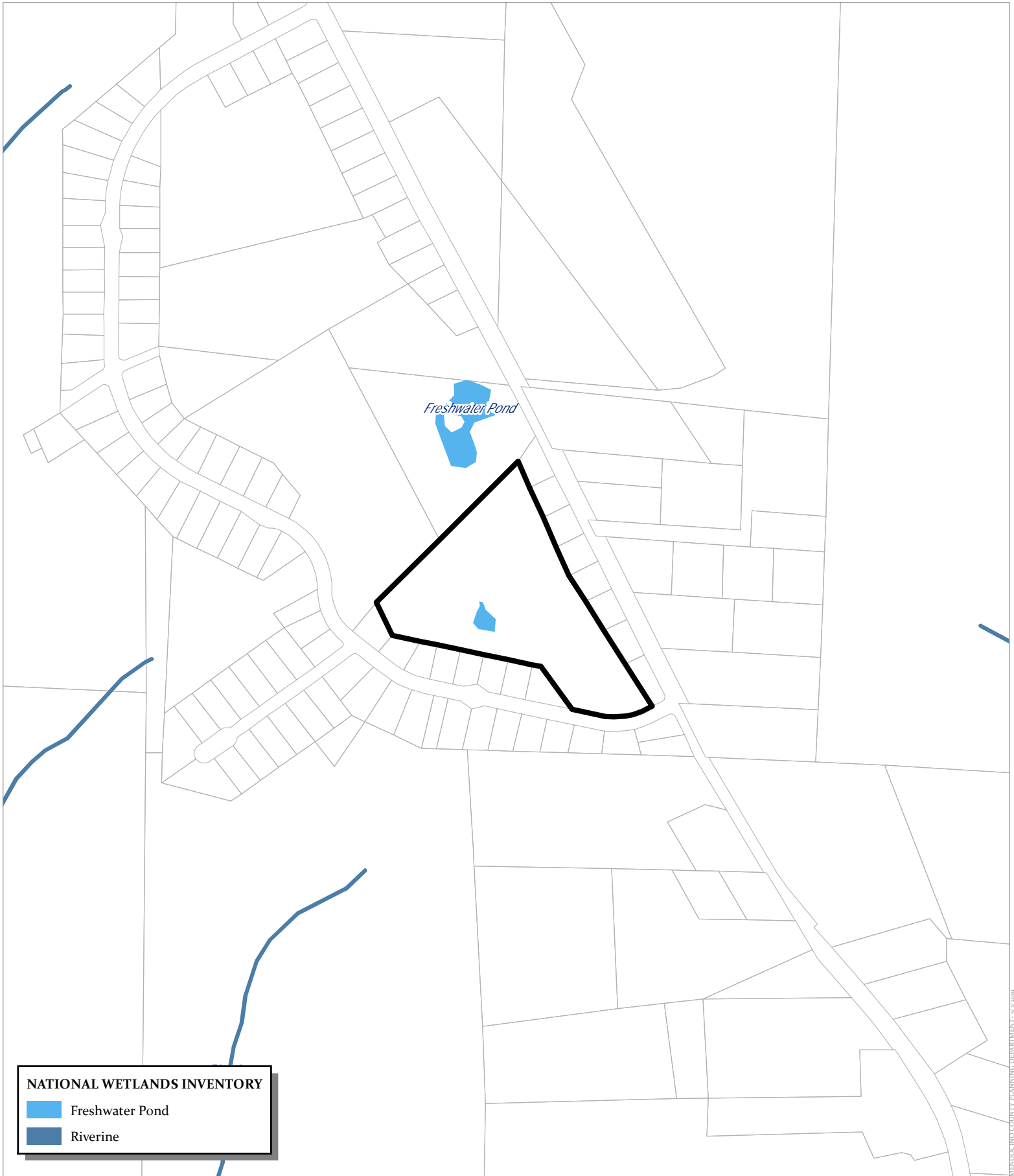


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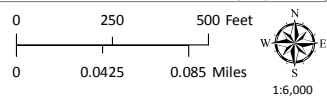
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



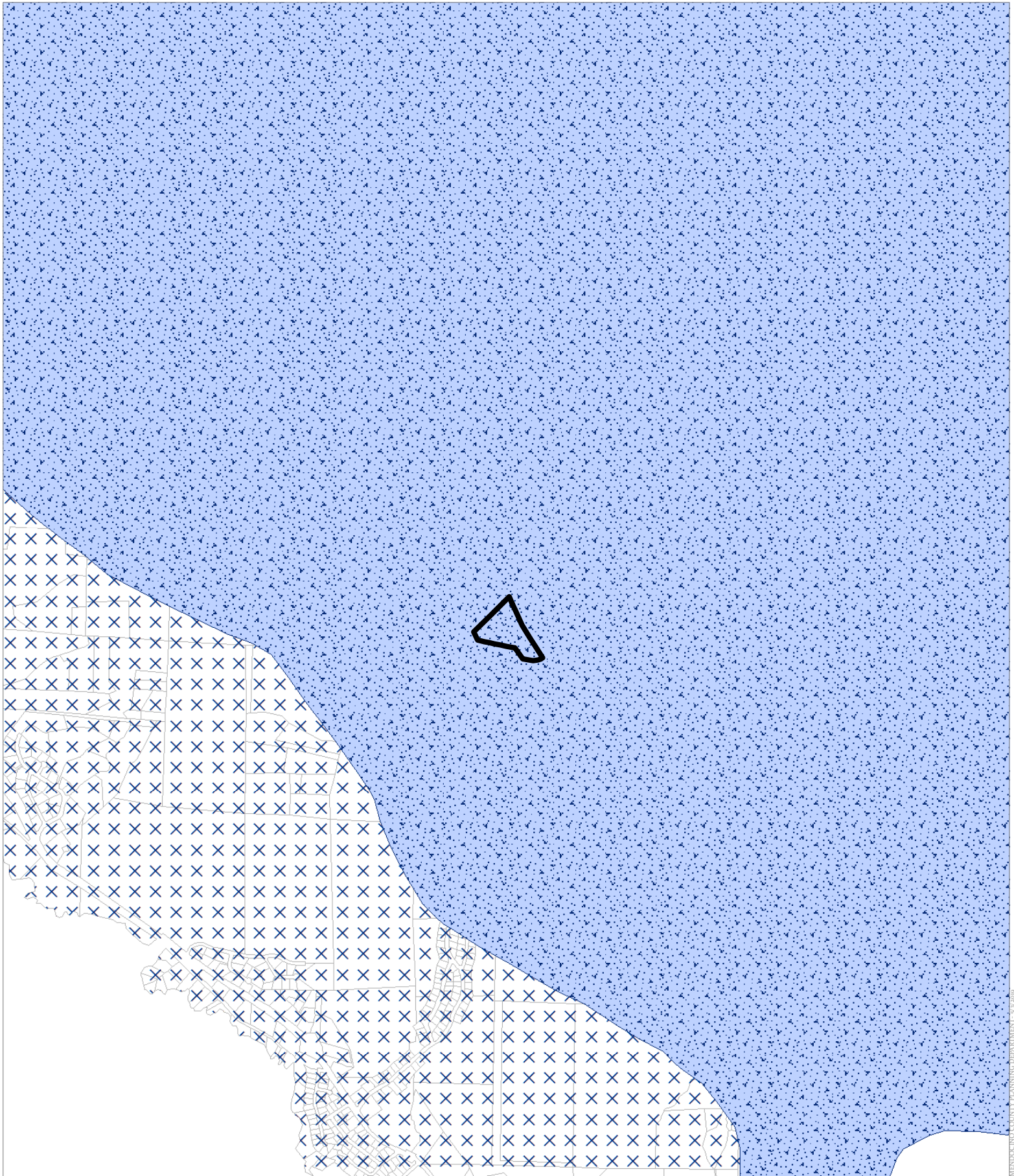
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



CASE: U 2019-0006
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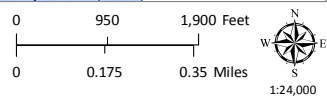
WETLANDS



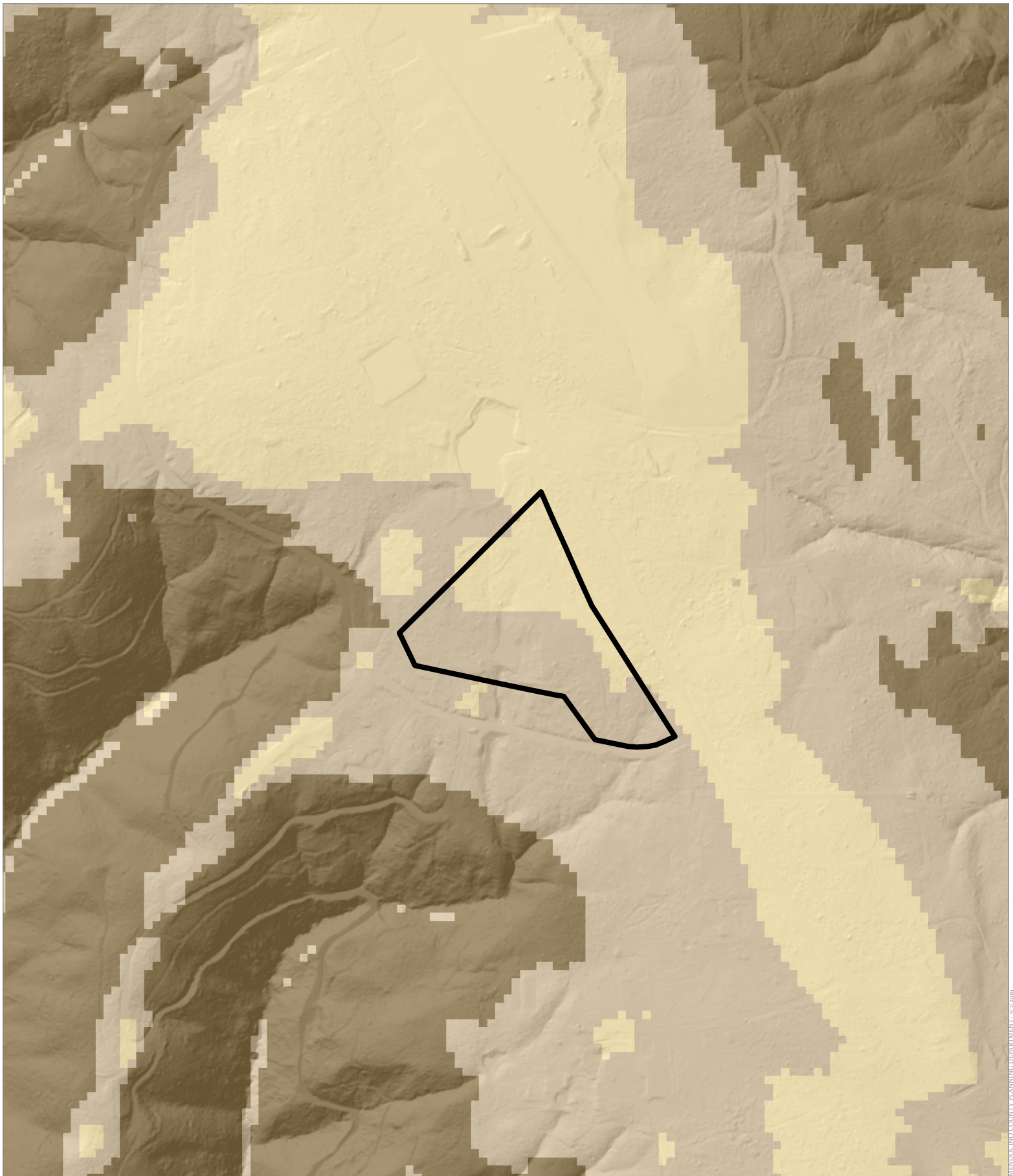
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/12/2019

CASE: U 2019-0006
OWNER: Redwood Coast Wellness Center
APN: 144-256-13
APLCT: Redwood Coast Recreation Center
AGENT: Matthias Oppliger
ADDRESS: 38381 Ocean Ridge Drive, Gualala

- Critical Water Areas
- Critical Water Resources Bedrock

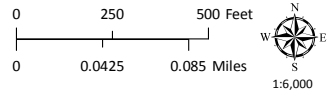
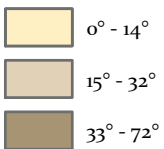


GROUND WATER RESOURCES

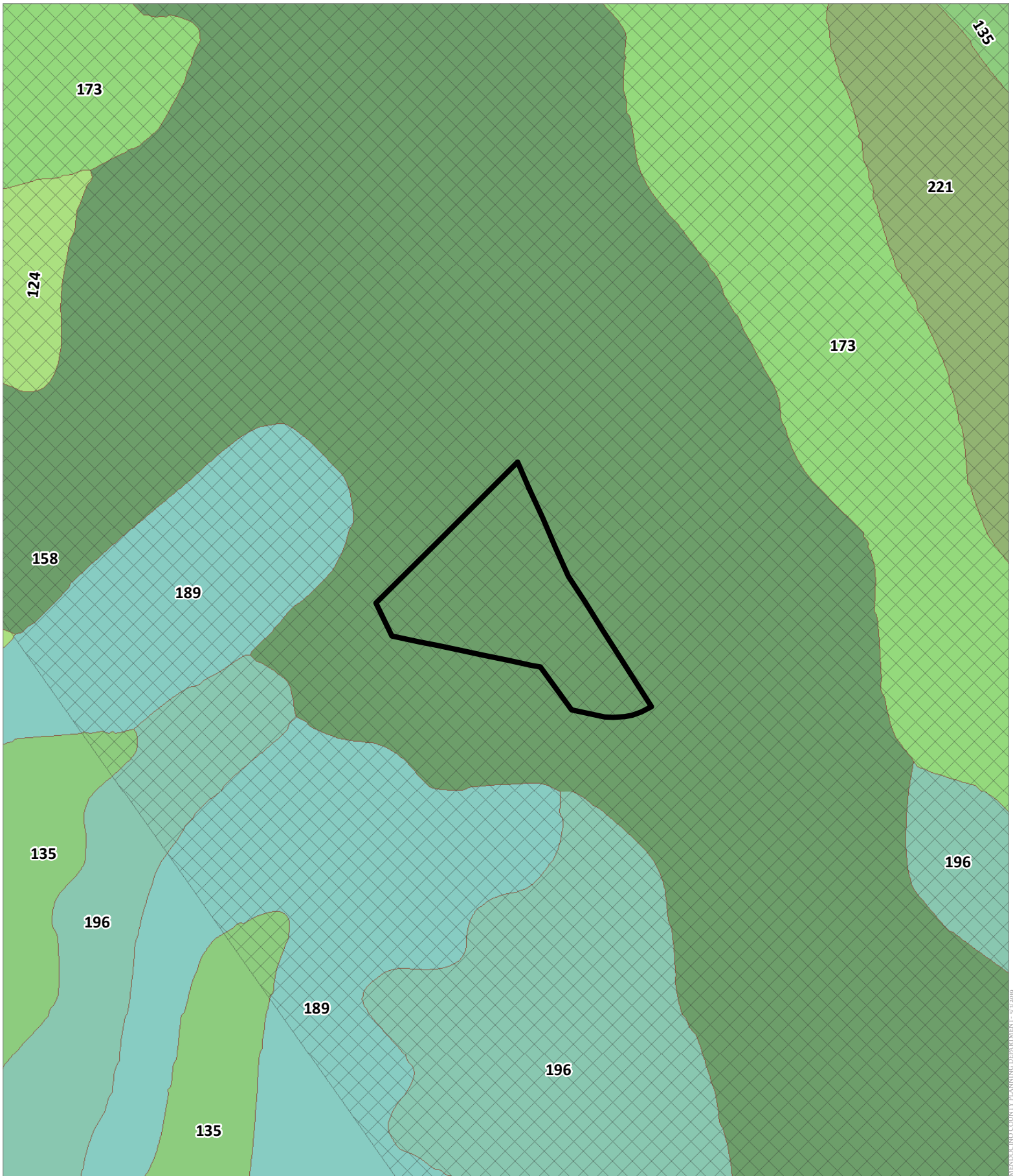


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/3/2019



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APLCT: Redwood Coast Recreation Center
AGENT: Matthias Oppliger
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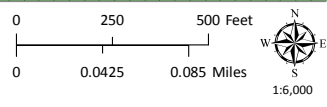


ESTIMATED SLOPE

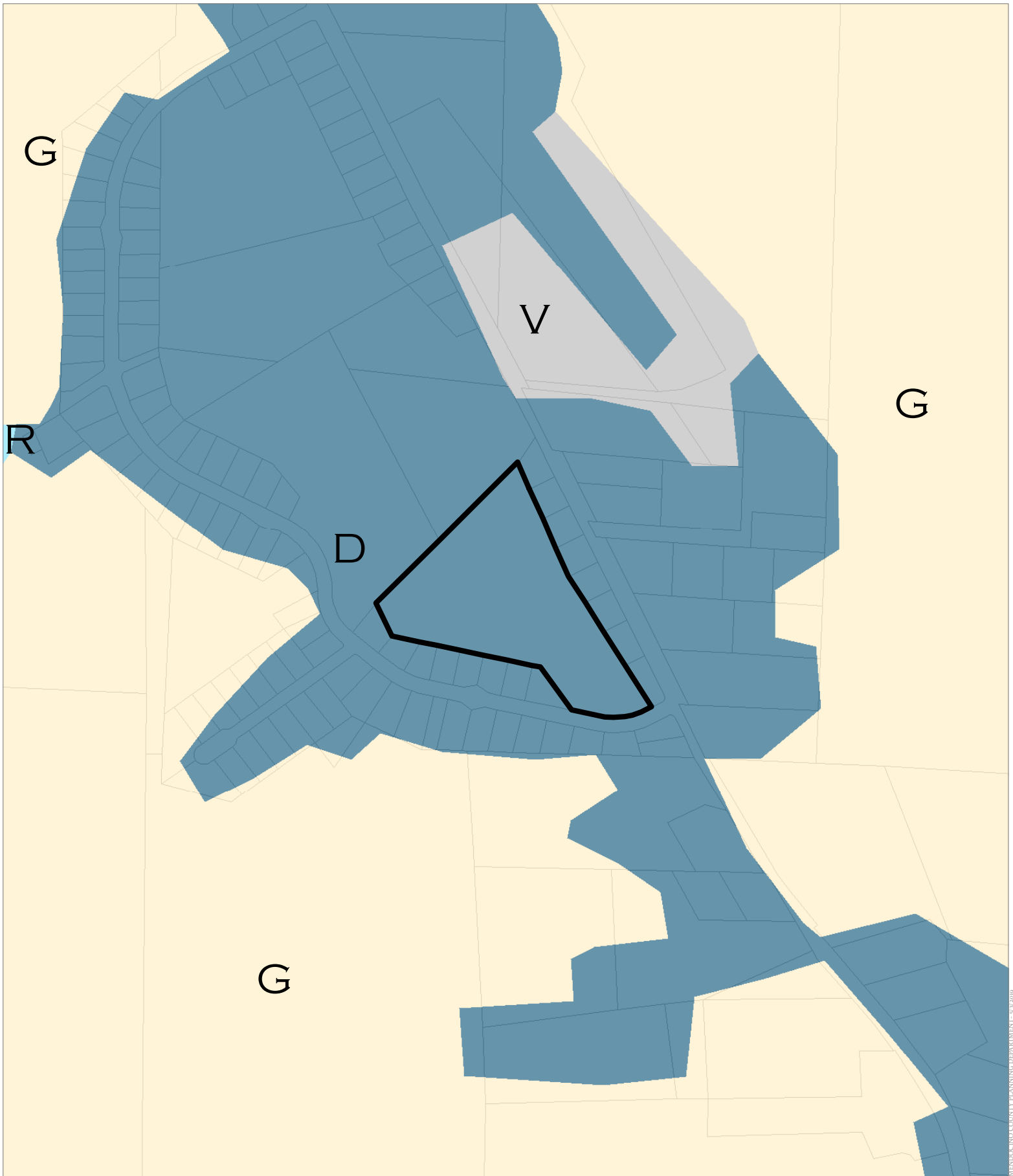


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-  Bishop Pine
-  Western Study Soil Types



LOCAL SOILS



CASE: U 2019-0006

OWNER: Redwood Coast Wellness Center

APN: 144-256-13

APLCT: Redwood Coast Recreation Center

AGENT: Matthias Oppliger

ADDRESS: 38381 Ocean Ridge Drive, Gualala

Urban & Built-Up Land (D)

Grazing Land (G)

Rural Residential & Rural Commercial (R)

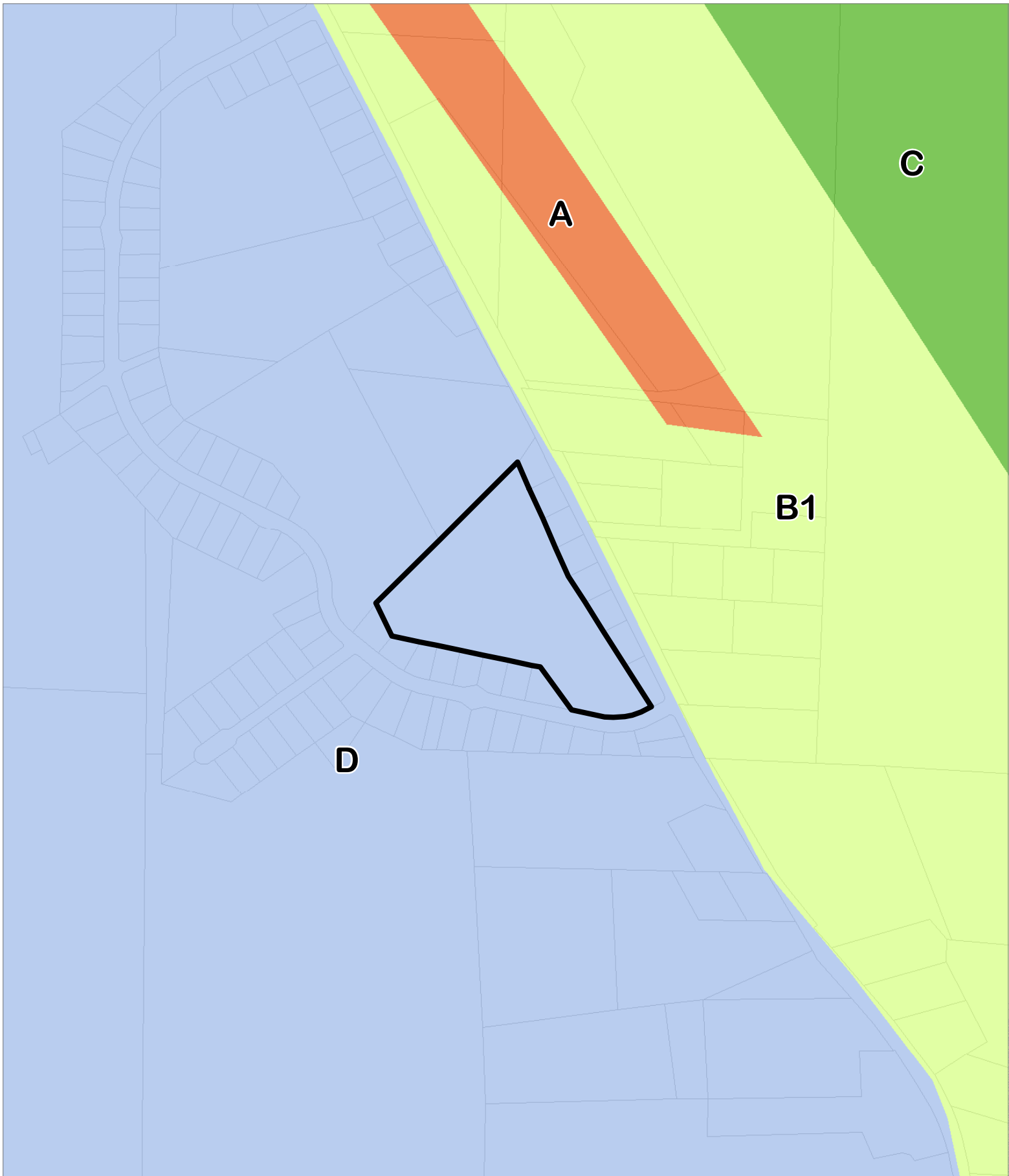
Vacant (V)

0 250 500 Feet

0 0.0425 0.085 Miles

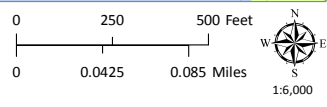
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IMPORTANT FARMLAND

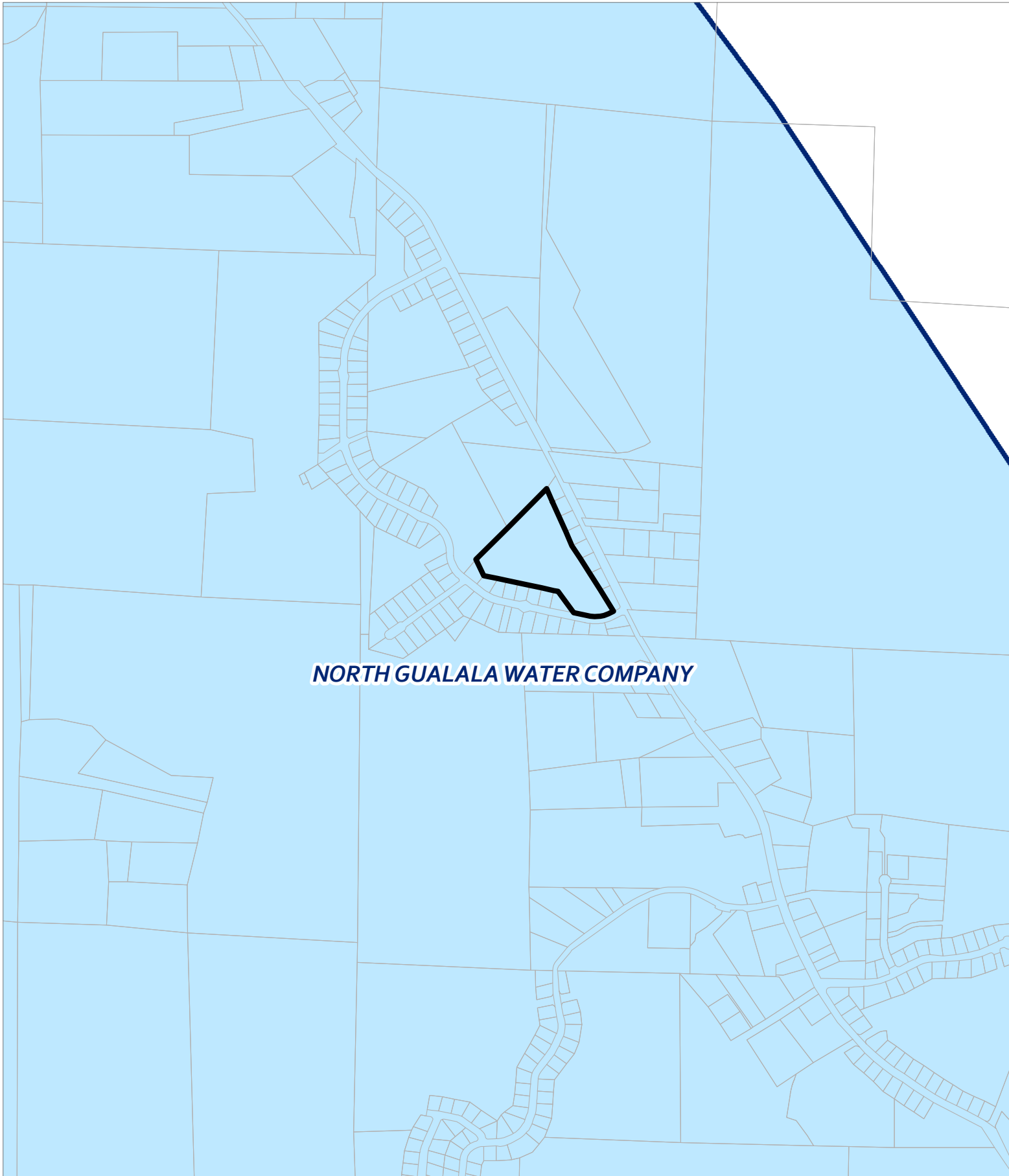


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/2/2019

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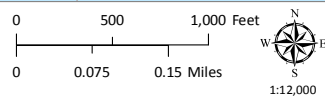
AIRPORT ZONES

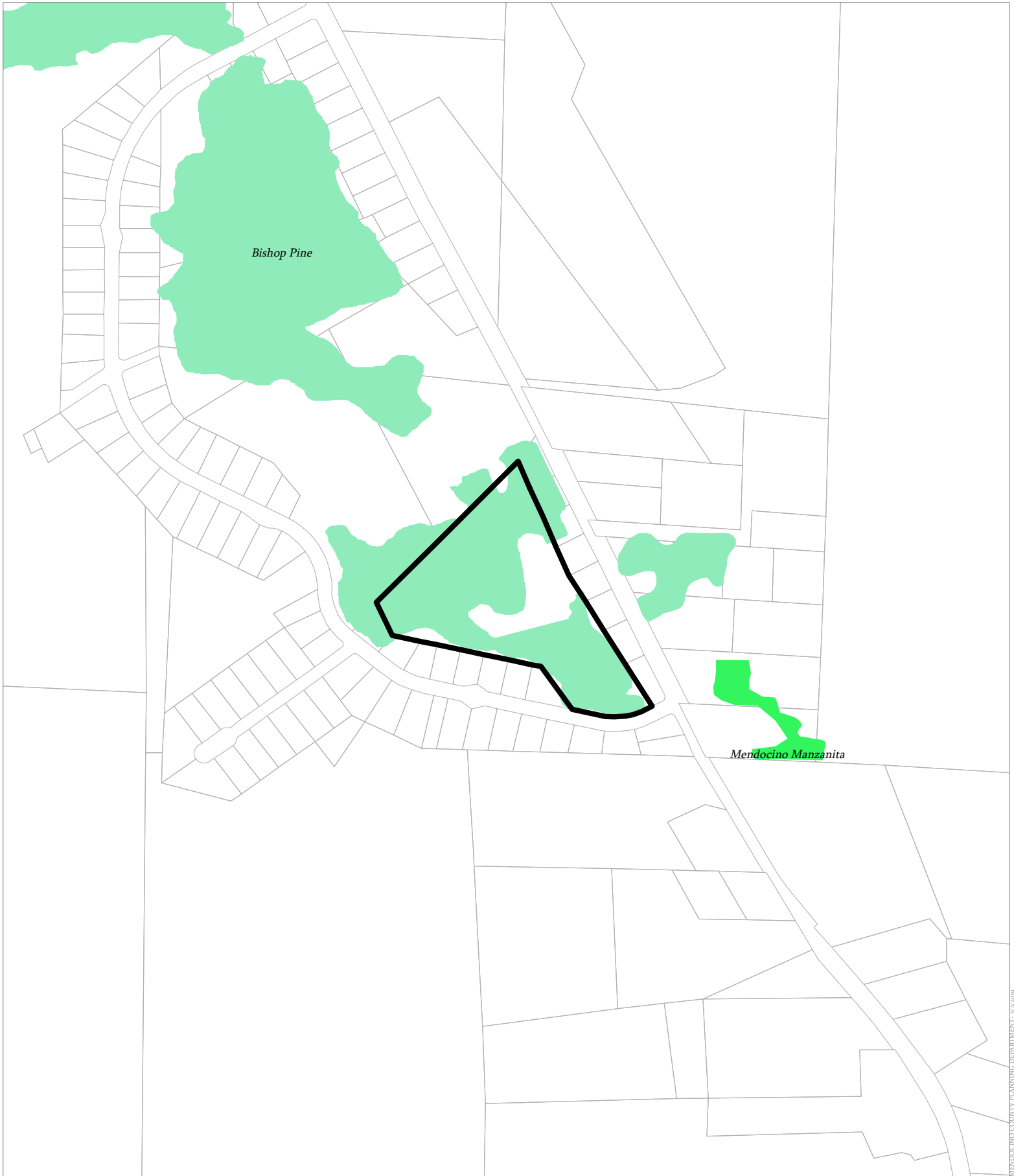


NORTH GUALALA WATER COMPANY

CASE: U 2019-0006
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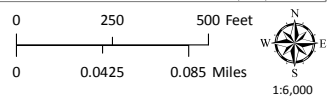
 County Water Districts





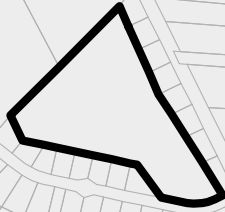
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/3/2019

CASE: U 2019-0006
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MENDOCINO CYPRESS

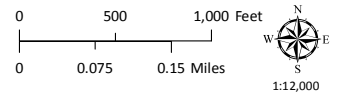
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CASE: U 2019-0006
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AGENT: Matthias Oppliger
ADDRESS: 38381 Ocean Ridge Drive, Gualala



Supervisorial Districts 2010
Gualala MAC



MISC DISTRICTS

Matthias Oppliger
Architect

*PO Box 1441
Gualala, CA 95445
Tel: 707 684-0463
E-Mail: mo.arch@mcn.org*

November 30, 2017

Department of Forestry and Fire Protection
Mendocino Unit
17501 North Highway 101
Willits, CA 95490

RE: CAL FIRE File# 98-16 STATE FIRE SAFE REGULATIONS APPLICATION FOR
REDWOOD COAST RECREATION CENTER IN GUALALA

In a meeting on October 29th, 2016, the Board of the Redwood Coast Recreation Center in Gualala decided not to go ahead with the anticipated Use Permit application for the RCRC, CAL FIRE File 98-16, and work out a simpler and less expensive alternative.

The masterplan developed over the past year proposes a less ambitious facility with multi-use pavilion, restroom facilities, pools, indoor therapy pool and improvements for outdoor activities, that can be realized in phases and over time. We are now getting ready to submit the revised application for a Use Permit to Mendocino County Planning and Building.

Enclosed please find a completed application form, location map, plot plan, project description and site plan for your review.

Please don't hesitate to contact me with any questions or requests for additional information.

Sincerely,

Matthias Oppliger