



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
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www.mendocinocounty.org/pbs

October 25, 2019

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Subdivision Committee and Coastal Permit Administrator will consider the following project on Thursday November 14, 2019, in the Planning and Building Services, Public Conference Room, 860 North Bush Street, Ukiah, California. The Subdivision Committee will consider the boundary line adjustment at 9:00 a.m., or soon thereafter, in the Planning and Building Services in the Multipurpose Room. The Coastal Permit Administrator will conduct a public hearing to consider issuance of a coastal development permit on the boundary line adjustment, commencing immediately following the Subdivision Committee meeting.

CASE#: B_2019-0039

DATE FILED: 8/22/2019

OWNER/APPLICANT: LARRY & ABBIE COLBERT

REQUEST: Boundary Line Adjustment to reconfigure 10.13± acres between two separate legal parcels. Parcel 2 will transfer 10.13± acres to Parcel 1, resulting in parcels of 12.18± acres and 2.74± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 3± miles south of Fort Bragg town center, on the west side of Pelican Way (CR 428B), 0.4± miles from its intersection with Ocean Drive (CR 436), located at 34260 Pelican Way (APN: 017-080-44) and 34561 Pelican Way, Fort Bragg (APN: 017-060-19).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: SAM VANDEWATER

The staff report and notice will be available for public review 10 days prior to the hearing at 860 North Bush Street, Ukiah, California or 120 Fir Street, Fort Bragg, California and on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/CPA>

You are invited to appear at the hearing or to direct written comments to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California, no later than November 13, 2019. You may receive notification of the decision on this project by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services. All correspondence should contain reference to the above noted case number.

Action by the Subdivision Committee and Coastal Permit Administrator shall be final unless appealed to the Board of Supervisors. The appeal must be filed in writing with a filing fee with the Clerk of the Board within 10 calendar days after such action. If appealed, the decision of the Board of Supervisors shall be final except that an approved project may be appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services, the Subdivision Committee or Coastal Permit Administrator, at or prior to, the public hearings.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m.

BRENT SCHULTZ, Director of Planning and Building Services



SUMMARY

OWNER/APPLICANT: ABBIE & LARRY COLBERT
18350 N HWY 1
FORT BRAGG, CA 95437

REQUEST: Boundary Line Adjustment to reconfigure 10.13± acres between two separate legal parcels. Parcel 2 will transfer 10.13± acres to Parcel 1, resulting in parcels of 12.18± acres and 2.74± acres.

LOCATION: In the Coastal Zone, 3± miles south of Fort Bragg town center, on the west side of Pelican Way (CR 428B), 0.4± miles from its intersection with Ocean Drive (CR 436), located at 34260 Pelican Way (APN: 017-080-44) and 34561 Pelican Way, Fort Bragg (APN: 017-060-19).

TOTAL ACREAGE:

Lot #	Owner(s)	APN	Acreage Before	Acreage After
1	Abbie & Larry Colbert	017-060-19	2.05±	12.18±
2	Abbie & Larry Colbert	017-080-44	12.87±	2.74±

GENERAL PLAN: Rural Residential (RR5(2):U)

ZONING: Rural Residential (RR:5)

SUPERVISORIAL DISTRICT: District 4 (Gjerde)

ENVIRONMENTAL DETERMINATION: Categorically Exempt; Class 5a, Section 15305

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: SAM 'VANDY' VANDEWATER

BACKGROUND

PROJECT DESCRIPTION: Boundary Line Adjustment to reconfigure 10.13± acres between two separate legal parcels. Parcel 2 will transfer 10.13± acres to Parcel 1, resulting in parcels of 12.18± acres and 2.74± acres.

SITE CHARACTERISTICS: The subject parcels are located in the Coastal Zone, approximately 3 miles south of Fort Bragg, and includes bluff top features. Lot 1 is developed with a single-family residence, garage, septic system, well, fence, propane tank, gate, landscaping, and a graveled access road, while Lot 2 has had six test wells and a drain system, but is otherwise undeveloped. The parcels gain access from Pelican Way and are located within the Fort Bragg Rural Fire District.

RELATED APPLICATIONS: The related parcel projects include two subdivisions which helped to create the subject parcels; **MS 6-90** created parcels 017-060-19 and 017-080-44.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES (ACRES)	USES
NORTH	RR:5 [RR:2]	RR:5 [RR:2]	2±, 2±, 5±	Residential
EAST	RR:5 [RR:2]	RR:5 [RR:2]	11±	Residential
SOUTH	RR:5 [RR:2]	RR:5 [RR:2]	2±, 2±, 2±, 2±, 2±, 2±	Residential
WEST	RR:5 [RR:2]	RR:5 [RR:2]	2±, 2±	Residential

PUBLIC SERVICES:

Access: Pelican Way (CR 428B)
 Fire District: Fort Bragg Rural Fire Protection District
 Water District: None
 Sewer District: None
 School District: Fort Bragg Unified

AGENCY COMMENTS: On September 17, 2019, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions of approval are contained in the conditions of approval. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT
Planning Division (Fort Bragg)	No Response
Department of Transportation	No Comments
Environmental Health (Fort Bragg)	No Comments
Building Division (Fort Bragg)	No Response
Assessor	No Response
County Addresser	No Response
California Coastal Commission	Comments
Fort Bragg Fire Protection Authority	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

KEY ISSUES

1. General Plan and Zoning Consistency: The proposed boundary line adjustment and subject parcels are subject to the Rural Residential General Plan Land Use designation, as well as a Rural Residential zoning district, and is specifically subject to a 5 acre minimum parcel size with an alternate density of 2 acre minimum parcel size. Currently, Parcel 2 is the only parcel that conforms to the five acre minimum, but the parcels are also subject to an alternate density, mentioned above, that reduces the minimum parcel size down to 2 acres consistent with MCC Section 20.516.015(B)(3). Previous Coastal Development Minor Subdivision CDMS 12-2003 required completion of a "Supplement to Hydrological Study" (Original study for previous division –dated 1991) report prepared by Don Clark Engineering dated November 10, 2004, was reviewed by Dennis Slota of the County Water Agency. Mr. Slota stated that "Staff concludes that the additional information provides assurance that sufficient water is available for the intended residential use with less than 10% impact on any existing well." By providing the hydrological report and demonstrating the adequacy of the water supply, no further review of available water resources was required in order to allow parcels to be approved at a less than 5 acre parcel size. Therefore, based upon the evidence in the record from the prior Coastal Development Minor Subdivision, both proposed parcels adhere to the requirements of MCC Section 20.516.015(B)(3) and may be established at a less than 5 acre but greater than 2 acre minimum parcel size. The proposed boundary line adjustment thus does not alter these conformities and retains consistency to the Rural Residential General Plan Land Use Designation and zoning district.

2. Division of Land Regulations: The proposed boundary line adjustment is schedule to be reviewed by the County of Mendocino Subdivision Committee on November 14, 2019, at which time the Committee will make recommendations concerning approval to the Coastal Permit Administrator per the required findings of Mendocino County Code Section 17-17.5. No conflicts with the Division of Land Regulations have been identified.

3. Natural Resources: The propose boundary line adjustment does exhibit environmentally sensitive habitat areas in the form of riparian vegetation, per Attachments E and Q. However, the proposed boundary line adjustment does not entail any physical changes and all future development will be subject to Coastal Development Permit requirements.

COASTAL POLICY CONSISTENCY REVIEW: Staff reviewed the project relative to coastal issues and determined the following:

1. The boundary line adjustment will not result in a change of density. The proposed adjustment does not provide for future divisions beyond that which currently exist;
2. The boundary line adjustment will not create any new parcels;
3. The parcels subject to the adjustment are partially situated within an environmentally sensitive habitat area, but will not be impacted by the boundary line adjustment.
4. No substandard lot will result from the adjustment.
5. The property subject to the adjustment is in an area designated MWR (Marginal Water Resources) identified in the Mendocino County Coastal Groundwater Study, and is consistent with the study.
6. Any future development will require a Coastal Development Permit, unless determined to be exempt.
7. The project is located within a designated "Highly Scenic" area.
8. The project is an appealable project, as it is a boundary line adjustment.

ENVIRONMENTAL RECOMMENDATION: The project is Categorically Exempt under Class 5a, pursuant to California Code of Regulations Section 15304; therefore no further environmental review is required.

COASTAL ELEMENT CONSISTENCY RECOMMENDATION: The proposed project is consistent with applicable goals and policies of the General Plan and Coastal Element.

RECOMMENDED MOTION: The Coastal Permit Administrator approves Coastal Development Boundary Line Adjustment B_2019-0039, subject to the following conditions of approval, finding that the application and supporting documents and exhibits contain sufficient information and conditions to establish, as required by the Coastal Zoning Code, that:

1. The proposed boundary line adjustment is in conformance with the Coastal Element; and,
2. The proposed boundary line adjustment will be provided with adequate utilities, access roads, drainage, and other necessary facilities; and,
3. The proposed boundary line adjustment is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of the Coastal Zoning Code and preserves the integrity of the zoning district; and,
4. The proposed boundary line adjustment will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA); and,
5. The proposed boundary line adjustment will not have any adverse impacts on any known archaeological or paleontological resource; and,

6. Other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed adjustment; and,
7. The proposed boundary line adjustment is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. This application is valid for 24 months from the effective date. No extensions can be granted.
2. That for each proposed adjusted parcel provide one perimeter description of each parcel. The new deed description submitted shall be prepared by, and bear the seal of, a Licensed Land Surveyor.
3. That each transfer of real property be by means of a quit claim deed containing the following wording to be contained within the legal description:

"Any and all lands and any and all interest thereto lying within the following described real property (perimeter description of the adjusted parcel(s))."

And,

"This deed is given pursuant to Mendocino County Coastal Development Boundary Line Adjustment B_2019-0039 and is intended to create no new parcel."

4. Per Mendocino County Code Section 17-17.5(l) (2):

"That the Treasurer-Tax Collector certifies that all taxes and assessments due on each parcel affected by the adjustment have been paid or cleared, and that a deposit to secure payment of the taxes and assessments which are due but not yet payable have been made."

The enclosed **Certificate of the Official Redeeming Officer form** must be certified by the Treasurer-Tax Collector and a copy returned to the Department of Planning and Building Services.

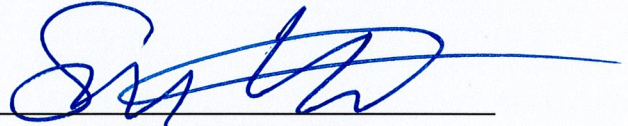
5. After you have been given clearance to record the new documents, you must send a **copy** of the recorded deed(s) to the Department of Planning and Building Services. Upon review and approval of this information, you will receive a Completion Certificate.
6. In the event that archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.
7. A note shall be placed on the deeds and/or legal descriptions stating that *"Future development may require additional studies and/or may be subject to restrictions"* and that *"Future development shall be in conformance with the criteria for development within the Environmentally Sensitive Habitat and Special Treatment Areas as set forth in the Coastal Plan and Coastal Zoning Code."*
8. A note shall be placed on the deeds and/or legal descriptions stating, *"The Boundary Line Adjustment shall not relinquish, remise, release or terminate any prior right, interest in rights-of-way, easements, or other rights which may be appurtenant to and/or an encumbrance to the subject properties."*
9. Prior to completion of this Boundary Line Adjustment, the applicant shall submit a letter to the Department of Planning & Building Services withdrawing minor subdivision case CDMS 12-2003.

Once the deed(s) and/or instrument(s) have been prepared, please send a copy to the Department of Planning and Building Services. After we have reviewed the documents and accepted them as correct and all conditions of approval have been met, we will notify you. DO NOT RECORD ANY DOCUMENTS UNTIL YOU HAVE RECEIVED APPROVAL OF THE DEED(S).

PLEASE NOTE: Title must be transferred identical to the title now being held (all owners with their exact names).

NOTE: APPLICANTS OR OTHER PERSONS WHO ARE DISSATISFIED WITH A DECISION OF THE COASTAL PERMIT ADMINISTRATOR FOR A COASTAL DEVELOPMENT PERMIT FOR A BOUNDARY LINE ADJUSTMENT MAY APPEAL THE ACTION TO THE BOARD OF SUPERVISORS. AN APPEAL MUST BE MADE IN WRITING ALONG WITH THE APPLICABLE FEE TO THE CLERK OF THE BOARD OF SUPERVISORS WITHIN TEN (10) DAYS OF THE COASTAL PERMIT ADMINISTRATOR'S DECISION. THE APPEAL ISSUE WILL BE PLACED ON THE NEXT AVAILABLE BOARD OF SUPERVISOR'S AGENDA FOR CONSIDERATION, AND THE APPELLANT WILL BE NOTIFIED OF THE TIME AND DATE. APPEALS TO THE BOARD OF SUPERVISORS DO NOT NECESSARILY GUARANTEE THAT THE COASTAL PERMIT ADMINISTRATOR'S DECISION WILL BE OVERTURNED. IN SOME CASES, THE BOARD OF SUPERVISORS MAY NOT HAVE THE LEGAL AUTHORITY TO OVERTURN THE DECISION OF THE ADMINISTRATOR.

10/28/19
DATE


SAM VANDY VANDEWATER
PLANNER II

Appeal Period: 10 Days
Appeal Fee: \$1,616.00

ATTACHMENTS:

- A. Location Map
- B. Aerial Map (Regional)
- C. Aerial Map (Vicinity)
- D. Topography Map
- E. Existing Lot Map
- F. Proposed Lot Map
- G. Zoning Map
- H. General Plan Map
- I. LCP Land Use Map
- J. LCP Land Capabilities & Natural Hazards Map
- K. LCP Habitats & Resources Map
- L. LCP Appealable Areas Map
- M. Adjacent Owner Map
- N. Fire Hazards Map
- O. Wildland-Urban Interface Map
- P. Flood Hazard Map
- Q. Wetland Map
- R. Stormwater Map
- S. Ground Water Resource Area
- T. Highly Scenic Map
- U. Slope Map
- V. Soils Map
- W. Farmland Map

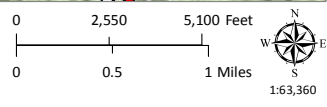


SUBJECT PARCEL/S



CASE: B 2019-0039
 OWNER: COLBERT, Larry & Abbie
 APN: 017-060-19, 017-080-44
 APLCT: Abbie Colbert
 AGENT:
 ADDRESS: 34561 Pelican Way, Fort Bragg



- Major Towns & Places
- ⬜ City Limits
- ▬ Coastal Zone Boundary
- ▬ Major Rivers
- ▬ Highways
- ▬ Major Roads

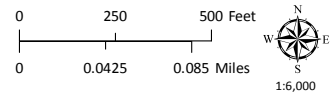


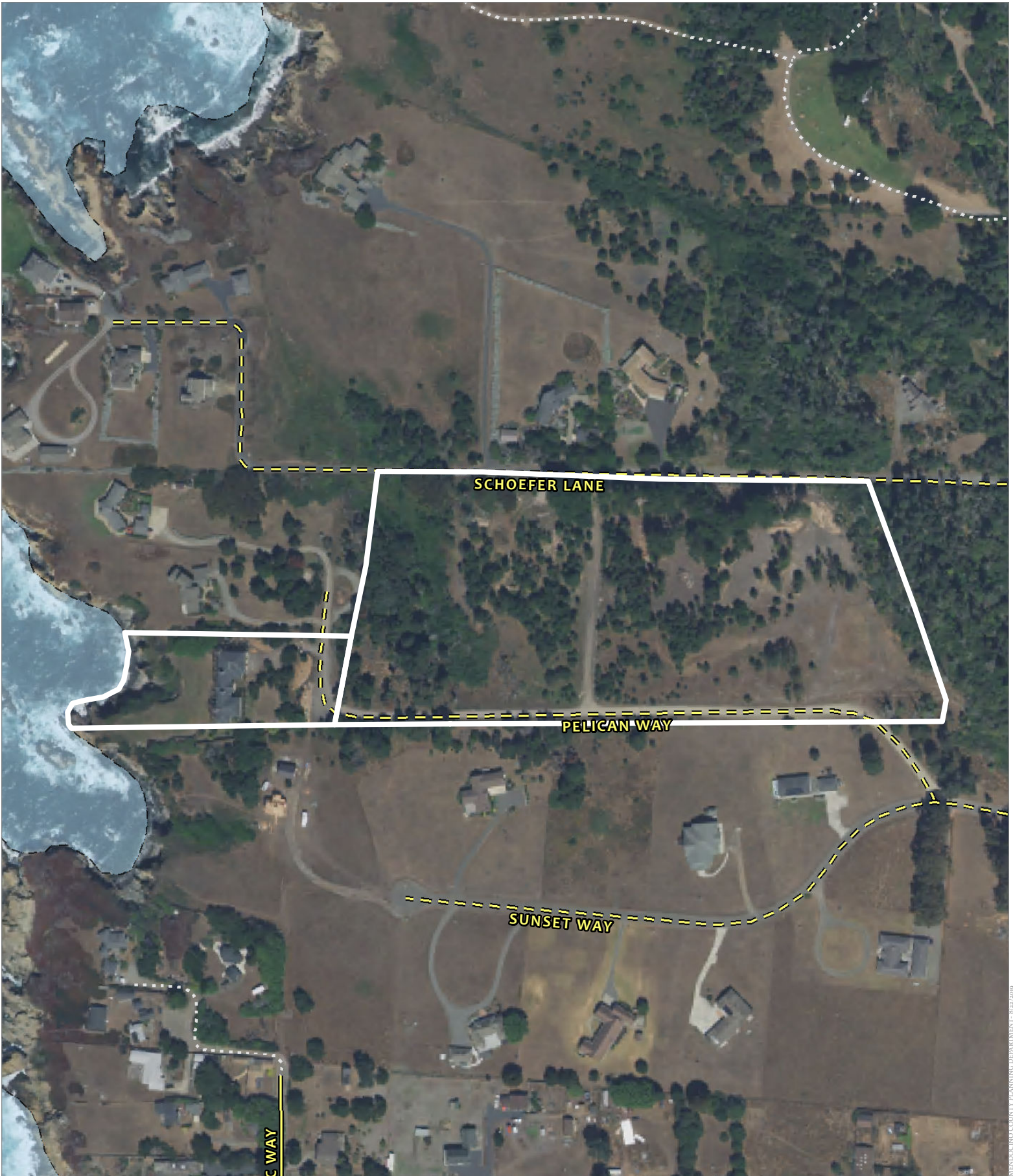
LOCATION MAP
 ATTACHMENT A






CASE: B 2019-0039
 OWNER: COLBERT, Larry & Abbie
 APN: 017-060-19, 017-080-44
 APLCT: Abbie Colbert
 AGENT:
 ADDRESS: 34561 Pelican Way, Fort Bragg

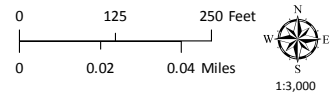
-  Named Rivers
-  Driveways/Unnamed Roads
-  Public Roads
-  Private Roads

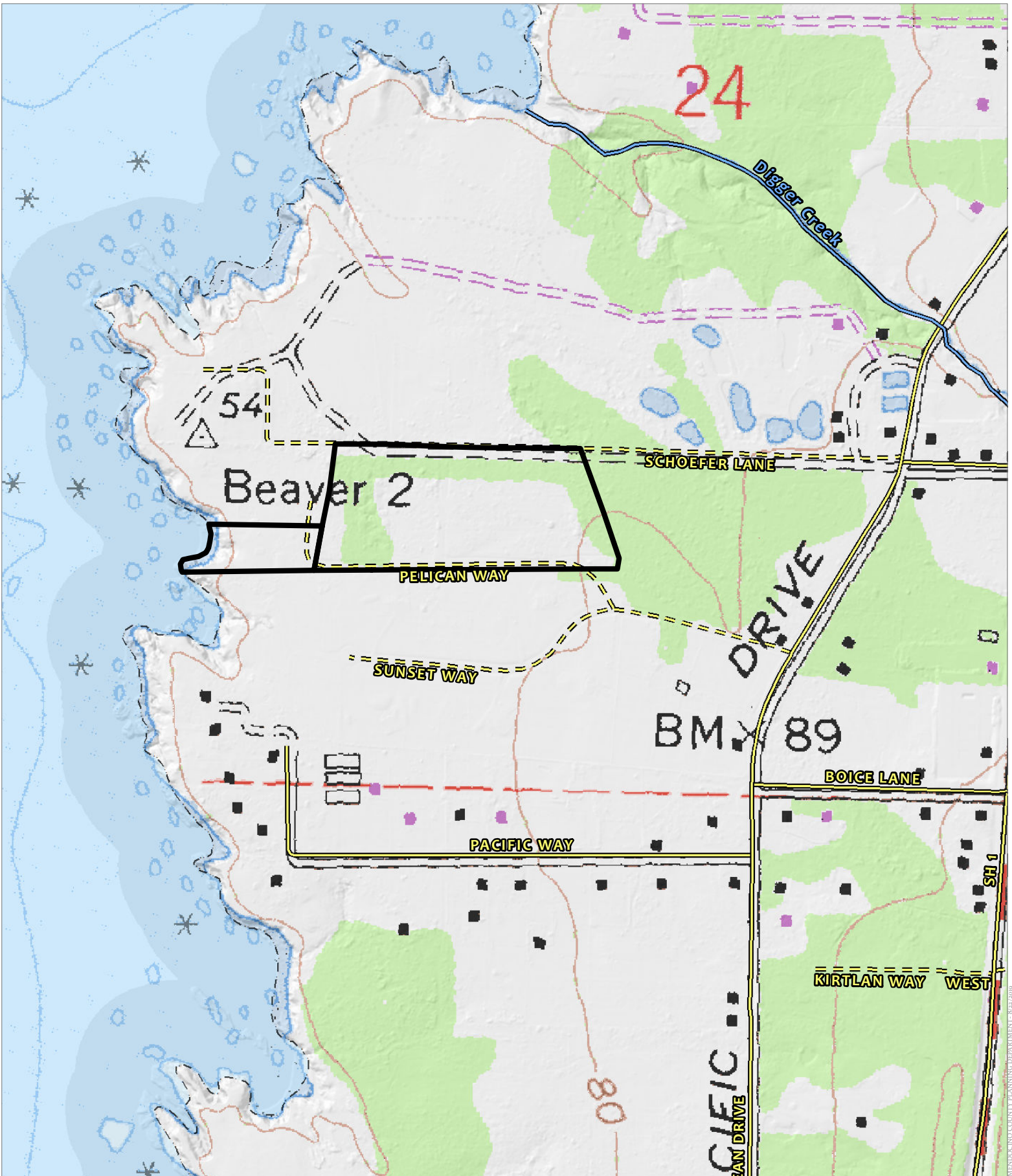




CASE: B 2019-0039
 OWNER: COLBERT, Larry & Abbie
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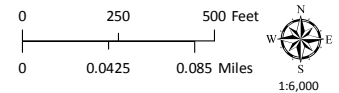
-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads





CASE: B 2019-0039
 OWNER: COLBERT, Larry & Abbie
 APN: 017-060-19, 017-080-44
 APLCT: Abbie Colbert
 AGENT:
 ADDRESS: 34561 Pelican Way, Fort Bragg

- Named Rivers
- Driveways/Unnamed Roads
- Public Roads
- Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET
 ATTACHMENT D

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2019

Existing Parcel Configuration

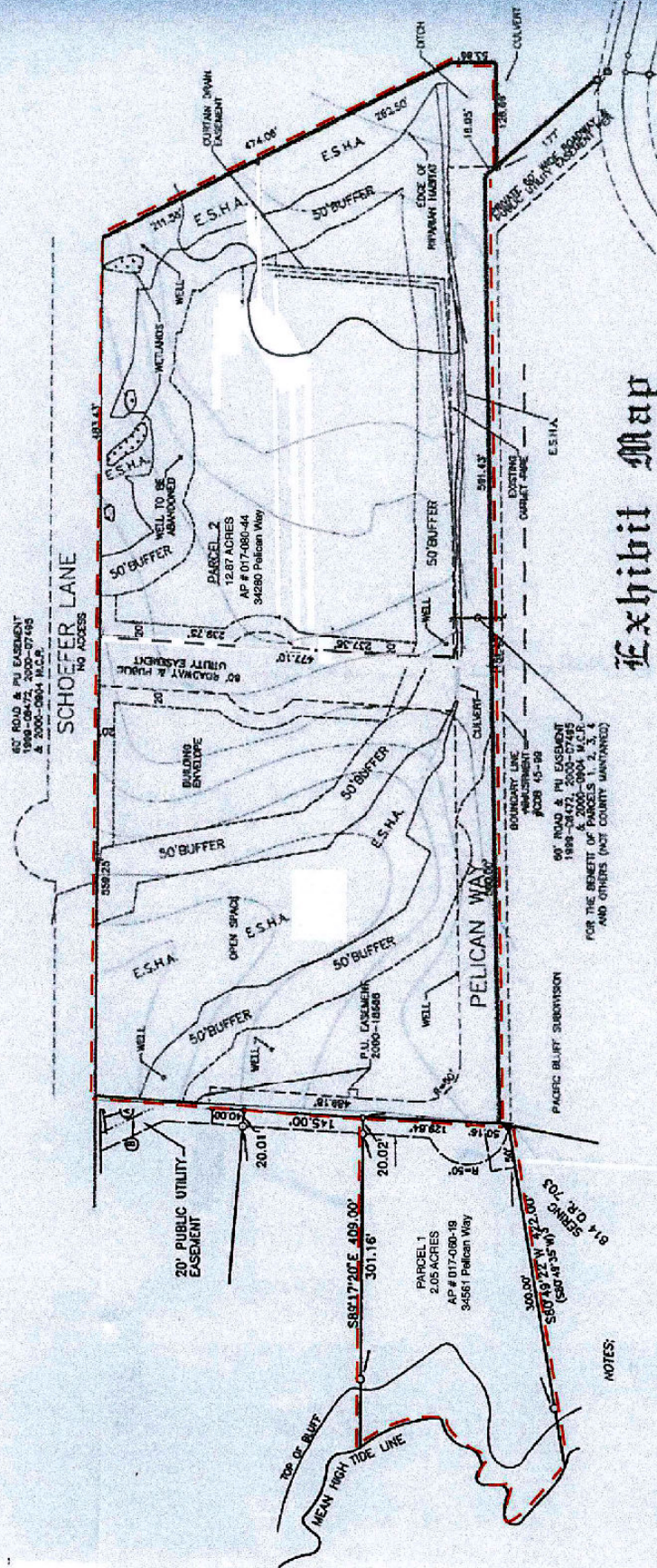


Exhibit Map

Owners: Larry & Abbie Colbert
 18550 N Highway 1
 Fort Bragg, CA 95437
 (707)964-9087
 August 13, 2019

SCALE 0' 50' 100'



NOTES:

CASE: B 2019-0039
 OWNER: COLBERT, Larry & Abbie
 APN: 017-060-19, 017-080-44
 APLCT: Abbie Colbert
 AGENT:
 ADDRESS: 34561 Pelican Way, Fort Bragg

NO SCALE

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/23/2019

Proposed Parcel Configuration

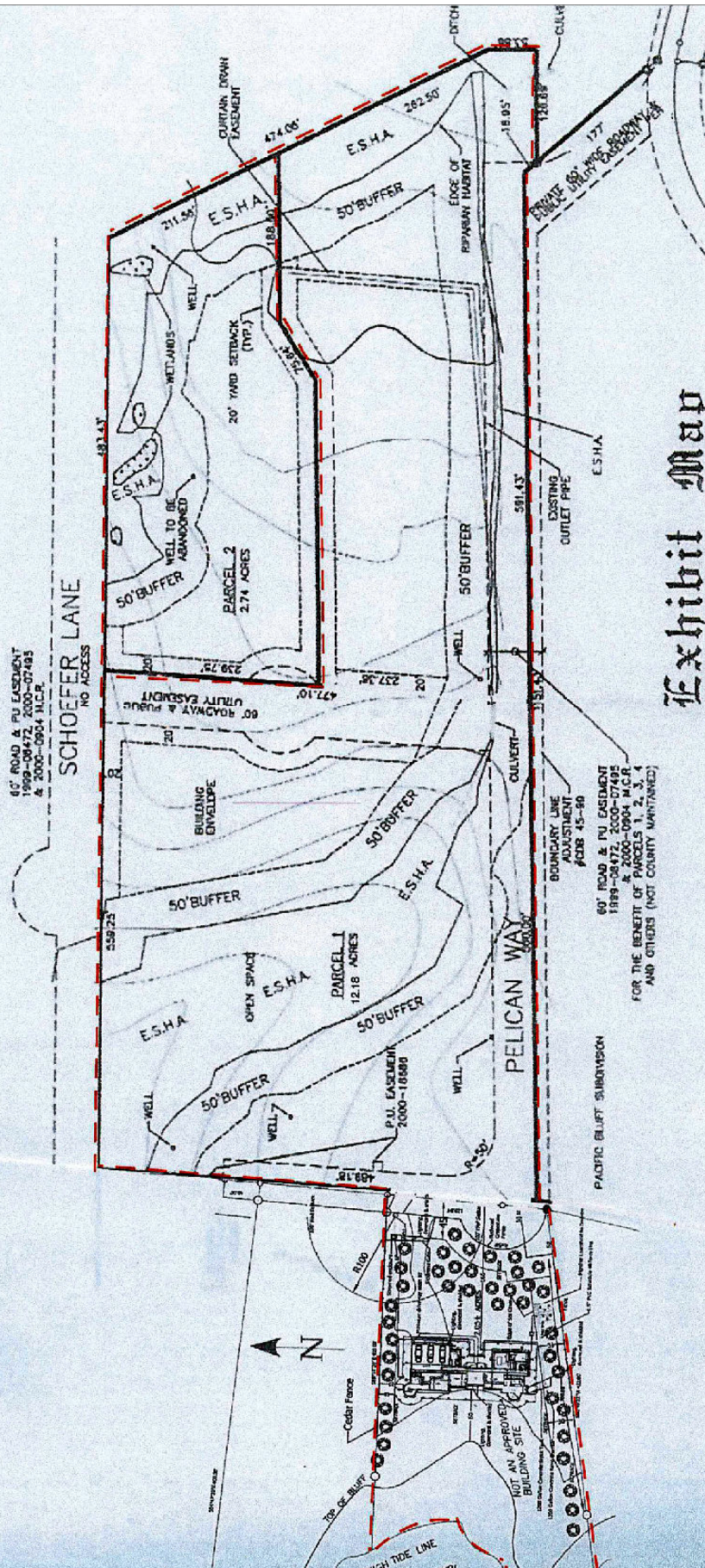


Exhibit Map

Owners: Larry & Abbie Colbert
 Map Prepared By: Abbie Colbert
 18350 N Highway 1
 Fort Bragg, CA 95437
 (707)964-9067

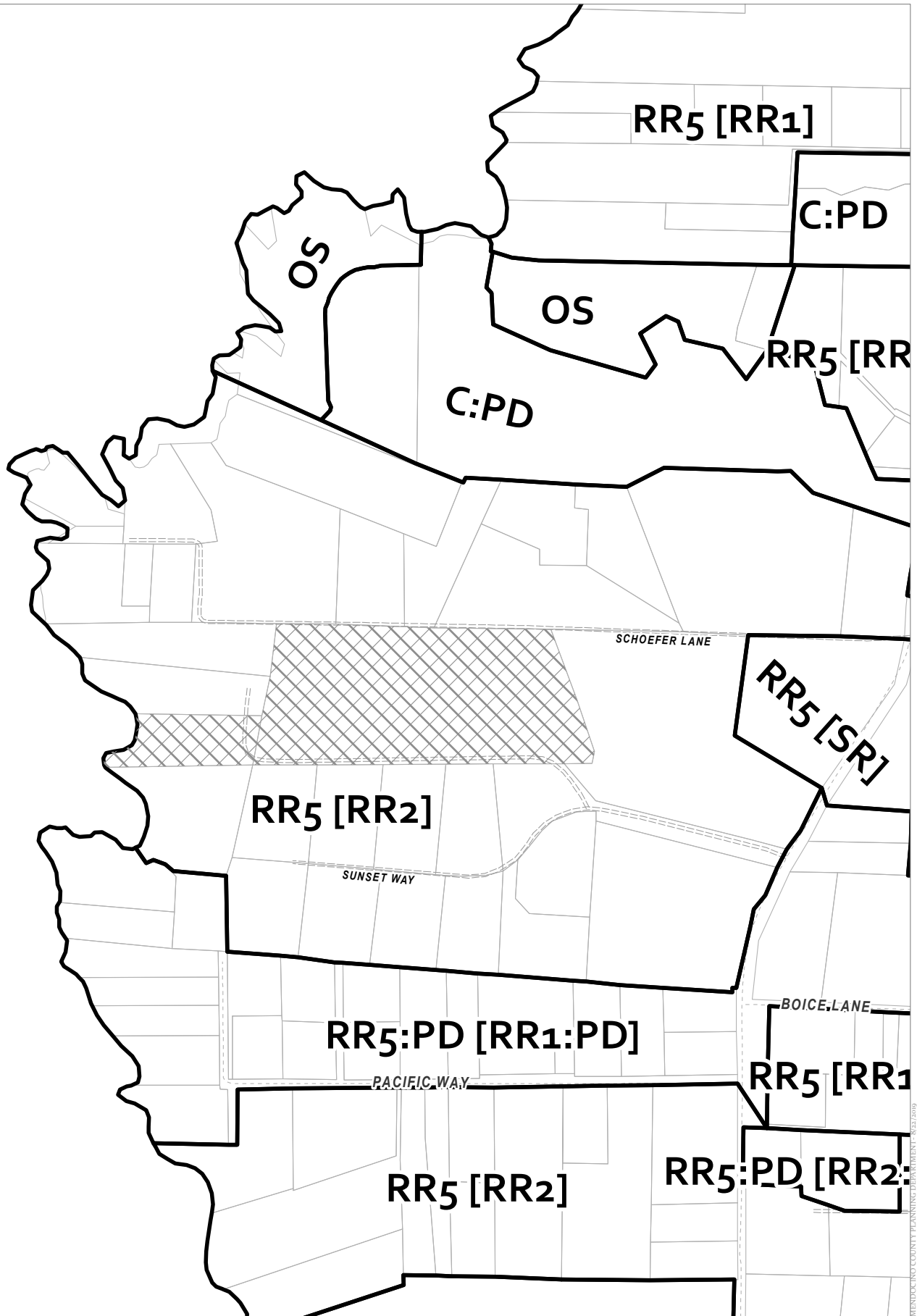
Map prepared on: August 8, 2019




CASE: B 2019-0039
 OWNER: COLBERT, Larry & Abbie
 APN: 017-060-19, 017-080-44
 APLCT: Abbie Colbert
 AGENT:
 ADDRESS: 34561 Pelican Way, Fort Bragg

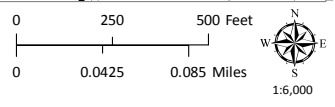
NO SCALE

VENTURA COUNTY PLANNING DEPARTMENT - 8/27/2019

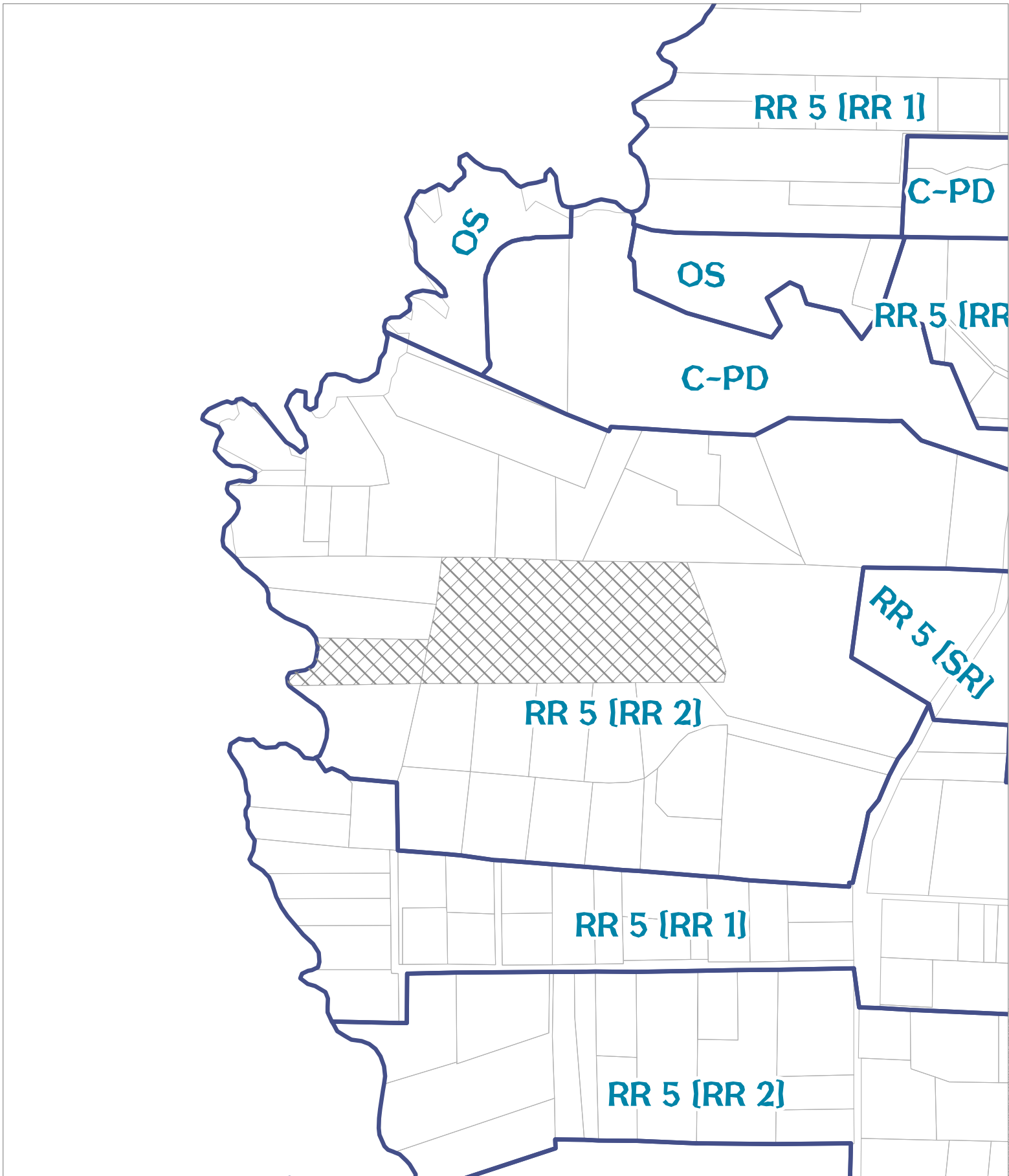


CASE: B 2019-0039
 OWNER: COLBERT, Larry & Abbie
 APN: 017-060-19, 017-080-44
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 Zoning Districts
 Public Roads

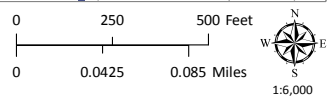


MENDOCINO COUNTY PLANNING DEPARTMENT - 8/22/2019



CASE: B 2019-0039
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 General Plan Classes

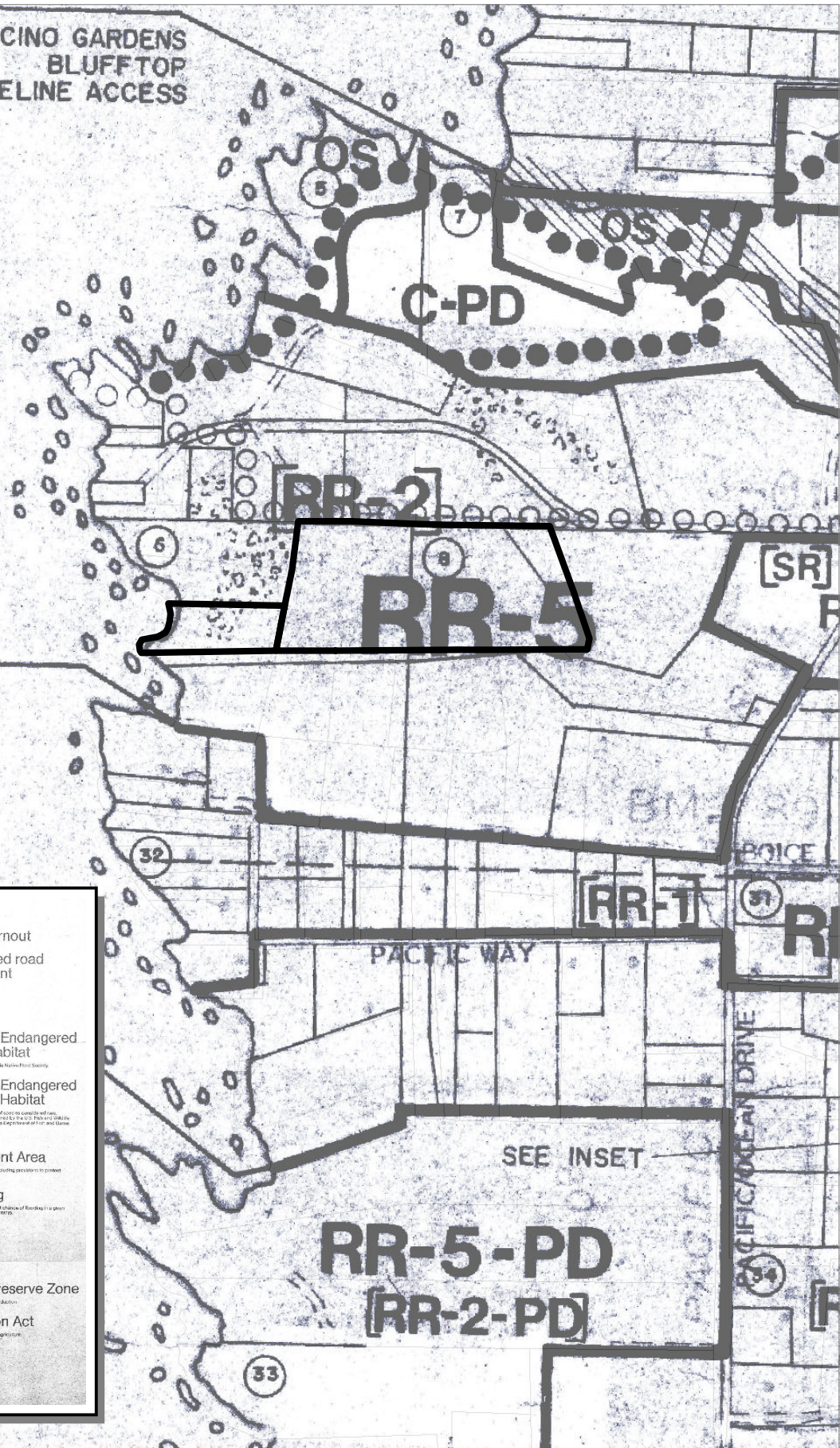


MENDOCINO COUNTY PLANNING DEPARTMENT - 8/22/2019

**MENDOCINO GARDENS
BLUFFTOP
SHORELINE ACCESS**

WEST OF HIGHWAY ONE IS
HIGHLY SCENIC AREA

THE
AREA

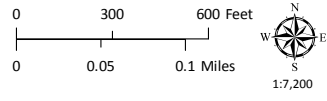


SHORELINE ACCESS/CIRCULATION	
	Shoreline Access Existing
	Shoreline Access Proposed
	View Turnout
	Proposed road alignment

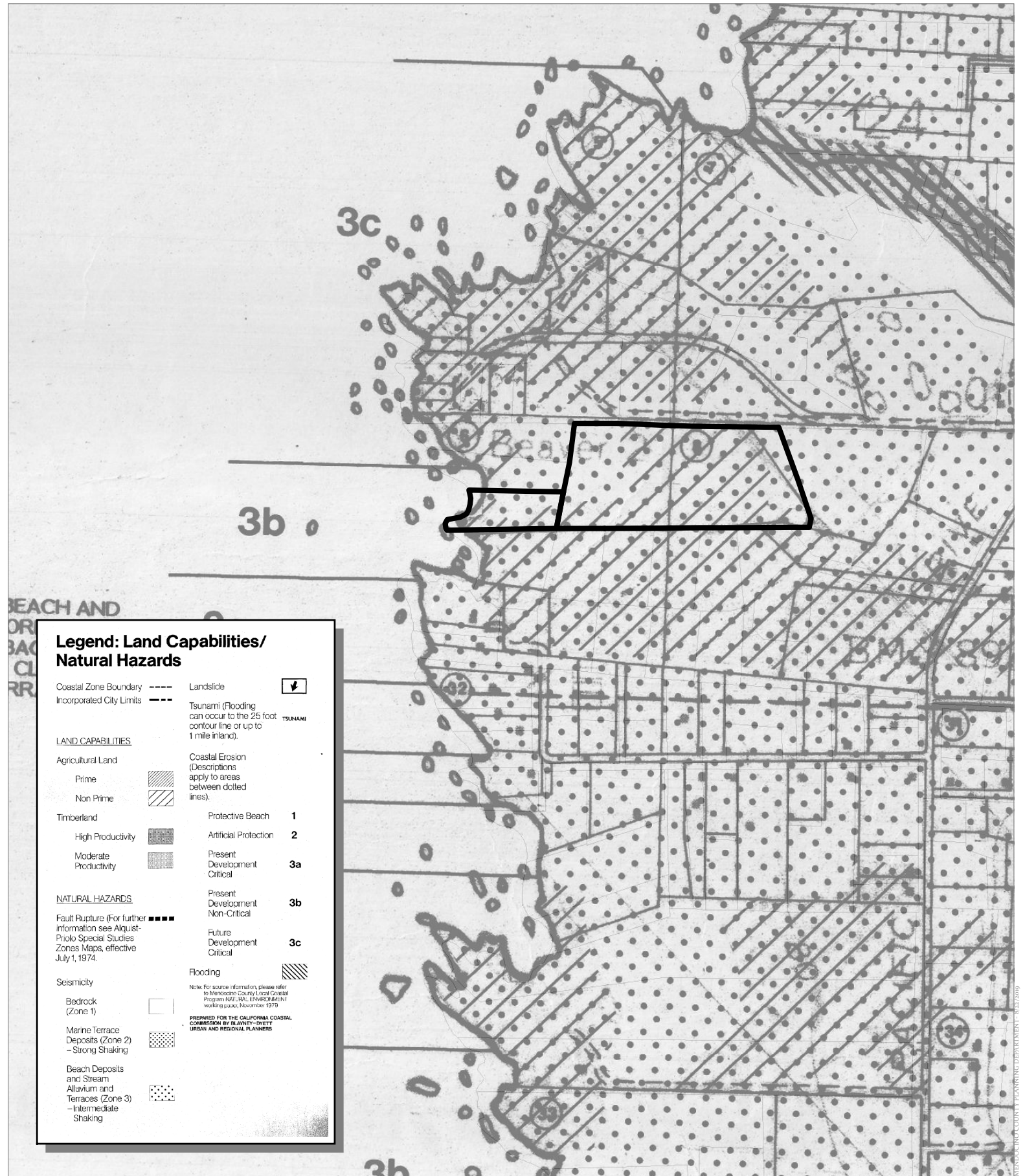
NATURAL ENVIRONMENT	
	Prime Agricultural Land <small>As defined by State Code Sec. 5709(a)</small>
	Pygmy Vegetation <small>Shaded forest typically on rocky or shaded soils</small>
	Pygmy-type Vegetation <small>Shaded forest typically on quality soils</small>
	Riparian Vegetation <small>Wetlands associated with the banks of streams and riparian habitats or reaches the banks of floodplains or adjacent water</small>
	Wetlands <small>Land covered permanently or periodically with shallow water, including swamps, marshes, and bays</small>
	Dunes
	Rare or Endangered Plant Habitat <small>Designated by California Native Plant Society</small>
	Rare or Endangered Wildlife Habitat <small>Areas where location of species diversity and rare, endangered or threatened by the U.S. Fish and Wildlife Service in the California Department of Fish and Game</small>
	Special Treatment Area <small>Tracts of forest lands requiring decisions to protect scenic quality</small>
	Flooding <small>Area having a 1 percent chance of flooding in a given year (1000 to 14,100 years)</small>

BOUNDARIES	
	Urban/Rural Boundary <small>The local land ownership of Civil Act Dec. 2020 applies on the land use</small>
	Water District <small>Map only required district providing water to more than one parcel</small>
	Sewer District <small>Map only required district providing sewage disposal for more than one parcel</small>
	Timber Preserve Zone <small>Use restricted to timber production</small>
	Williamson Act <small>Current farming use in agriculture</small>

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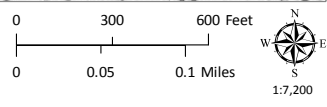


MENDOCINO COUNTY PLANNING DEPARTMENT 8/27/2019

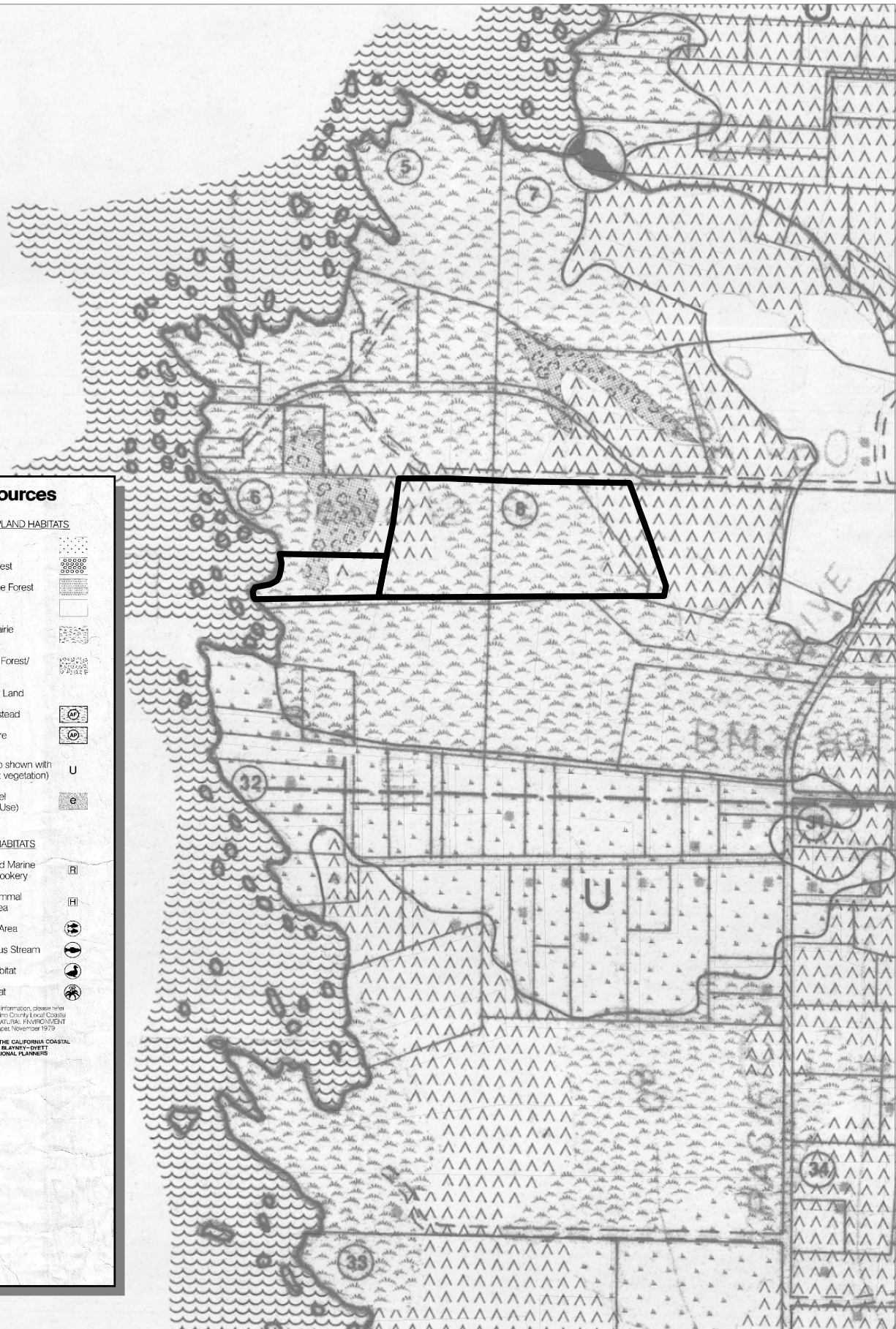


**Legend: Land Capabilities/
Natural Hazards**

- Coastal Zone Boundary ---
 - Incorporated City Limits - - -
- LAND CAPABILITIES**
- Agricultural Land
 - Prime [diagonal lines]
 - Non Prime [diagonal lines]
 - Timberland
 - High Productivity [grid pattern]
 - Moderate Productivity [grid pattern]
- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.) [dashed line]
 - Seismicity
 - Bedrock (Zone 1) [white box]
 - Marine Terrace Deposits (Zone 2) - Strong Shaking [dotted pattern]
 - Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [dotted pattern]
 - Landslide [arrow pointing down]
 - Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland.) [wavy line]
 - Coastal Erosion (Descriptions apply to areas between dotted lines.)
 - Protective Beach 1 [diagonal lines]
 - Artificial Protection 2 [diagonal lines]
 - Present Development Critical 3a [diagonal lines]
 - Present Development Non-Critical 3b [diagonal lines]
 - Future Development Critical 3c [diagonal lines]
 - Flooding [diagonal lines]
- 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 BLANEY-BYETT URBAN AND REGIONAL PLANNERS



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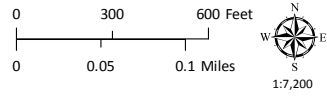
Legend: Habitats/Resources

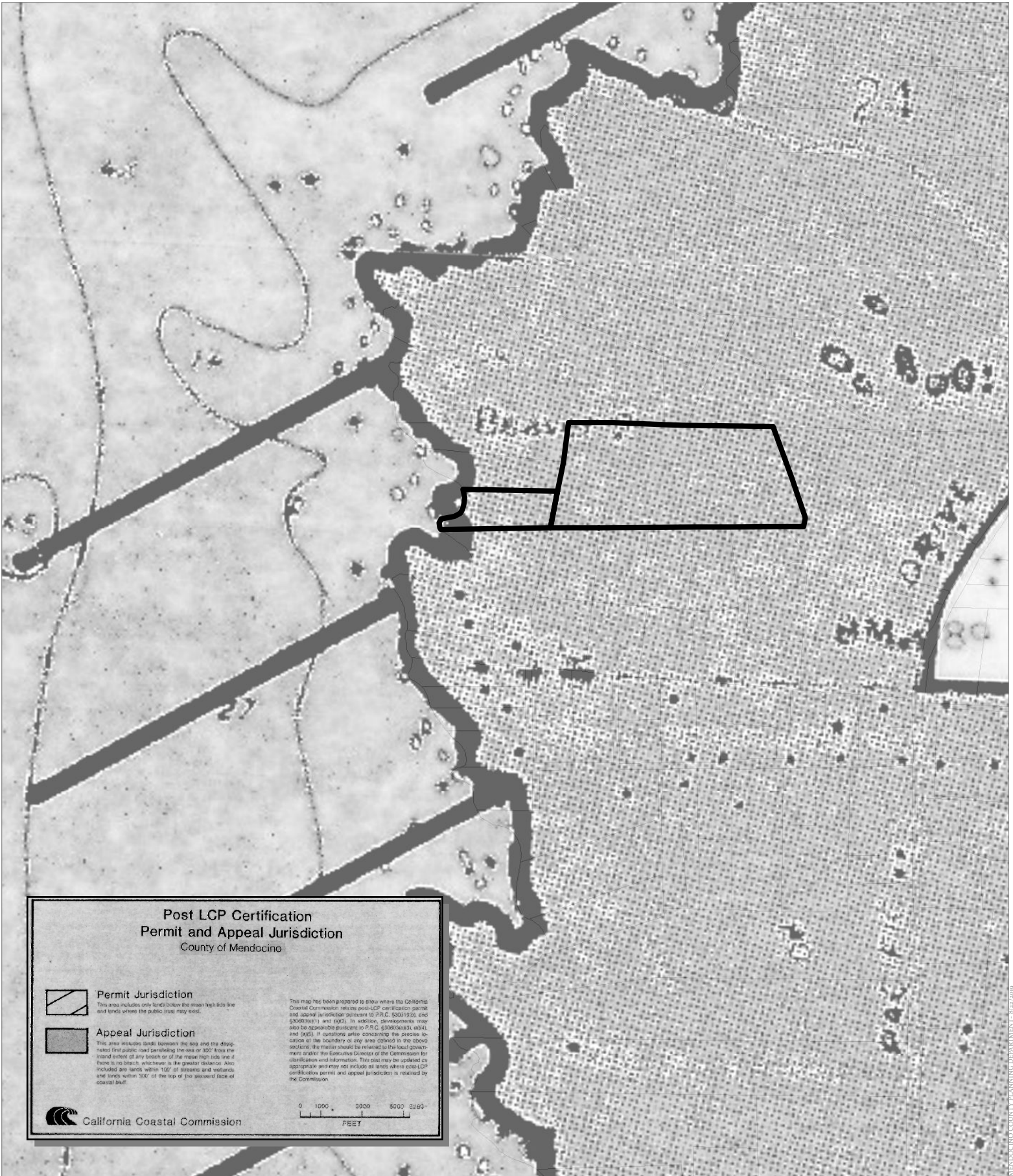
Coastal Zone Boundary	----	OTHER UPLAND HABITATS
Incorporated City Limits	----	Scrub
MARINE AND FRESHWATER HABITATS		Pygmy Forest
Open Water	W	Pygmy Type Forest
Kelp	▨	Barren
Rocky Intertidal Area	▨	Coastal Prairie Grassland
Mudflat	▨	Hardwood Forest/Grassland
Beach	▨	Agricultural Land
Dunes	▨	Farmstead
Marsh	▨	Pasture
Saltwater	▨	Urban (Also shown with a dominant vegetation)
Freshwater	▨	Sand/Gravel (Extractive Use)
Brackish	▨	
Stream		SPECIAL HABITATS
Perennial	—	Seabird and Marine Mammal Rookery
Intermittent	—	Marine Mammal Haulout Area
WOODED HABITATS		Spawning Area
Coastal Forest	▨	Anadromous Stream
Redwood	▨	Wildlife Habitat
Hardwood	▨	Plant Habitat
Woodland	▨	
Riparian	▨	
Cutover	⊗	
DESIGNATED RESOURCE PROTECTION AREA		
State Park or Reserve	—	
Area of Special Biological Significance	—	
Natural Area	—	
Forestry Special Treatment Area	—	
VISUAL RESOURCES		
View Limit	↔	
Viewshed Corridor	—	

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-DWETT URBAN AND REGIONAL PLANNERS

CASE: B 2019-0039
 OWNER: COLBERT, Larry & Abbie
 APN: 017-060-19, 017-080-44
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 ADDRESS: 34561 Pelican Way, Fort Bragg





**Post LCP Certification
Permit and Appeal Jurisdiction**
County of Mendocino



Permit Jurisdiction

This area includes the jurisdiction between the mean high tide line and lands where the public trust may exist.



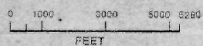
Appeal Jurisdiction

This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of 300 seaward face of coastal bluff.

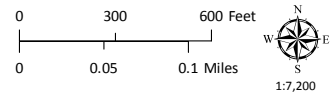
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.F.C. §§20319(a), and §20603(a)(1) and (a)(2). In addition, subdivisions may also be applicable pursuant to P.F.C. §§20603(a)(3), (a)(4), and (a)(5). In questions arising concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.



California Coastal Commission

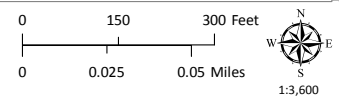


CASE: **B 2019-0039**
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 APLCT: **Abbie Colbert**
 AGENT:
 ADDRESS: **34561 Pelican Way, Fort Bragg**

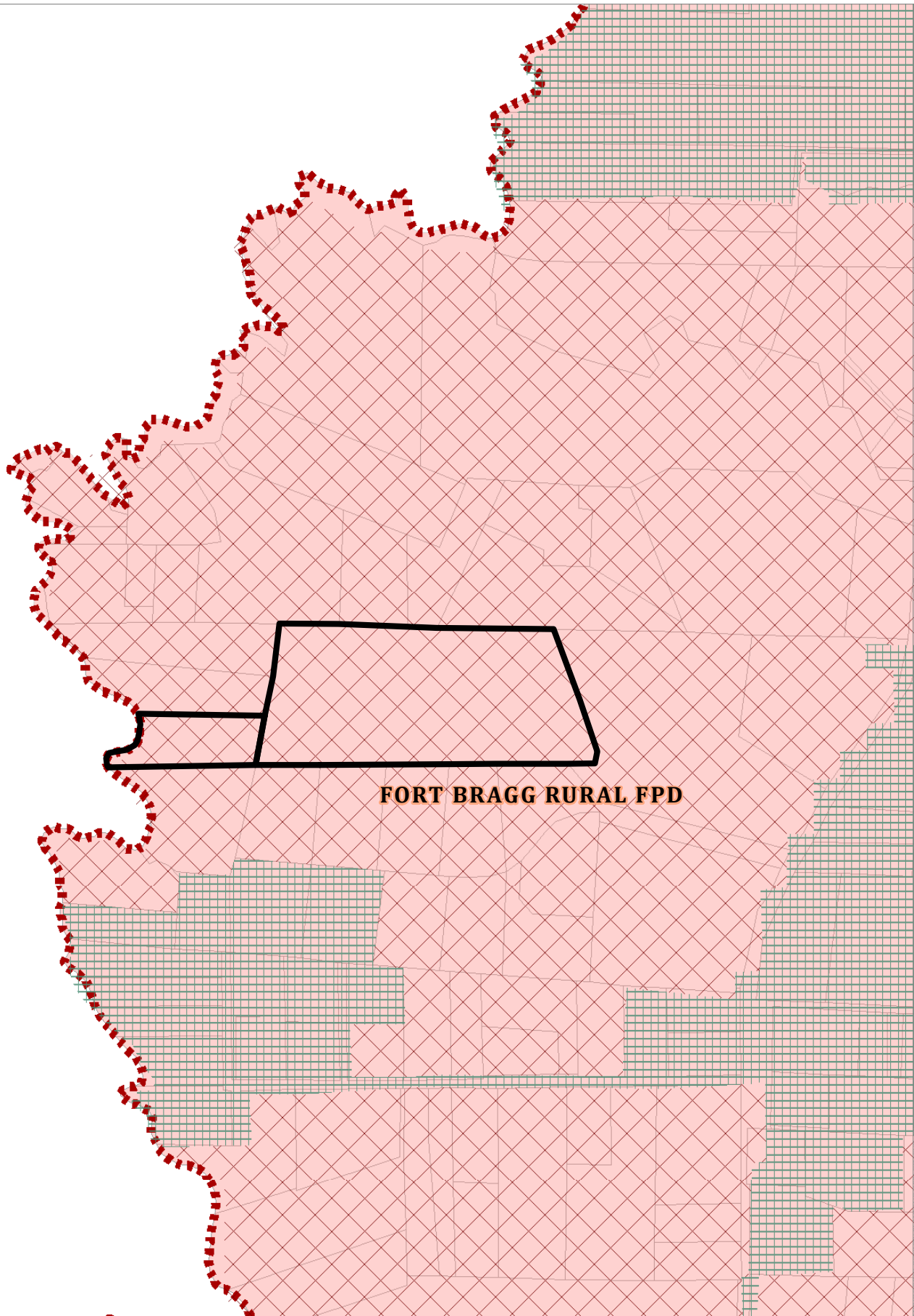





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 ADDRESS: 34561 Pelican Way, Fort Bragg

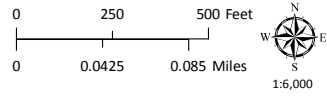


ADJACENT PARCELS
 ATTACHMENT M

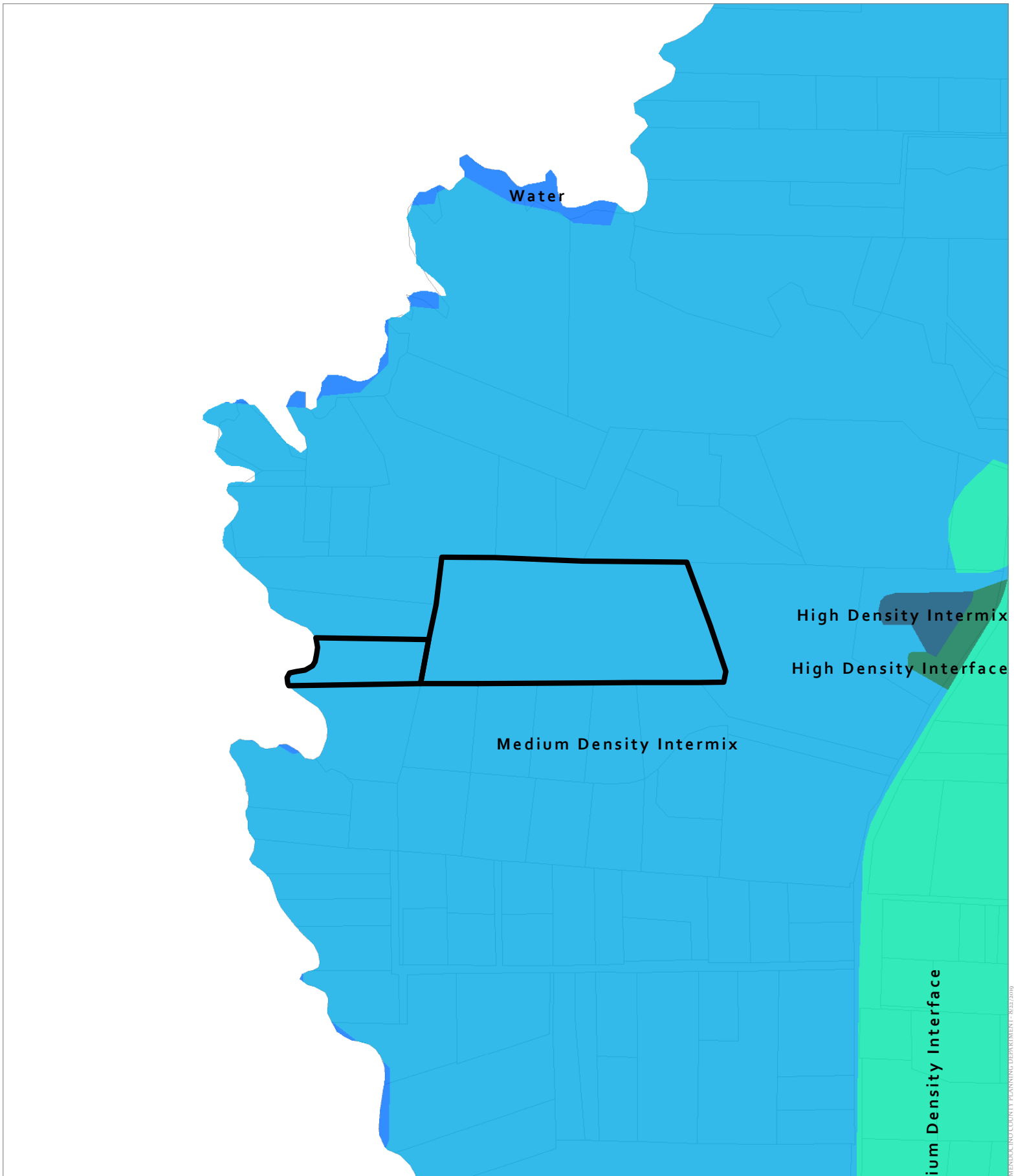


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-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts

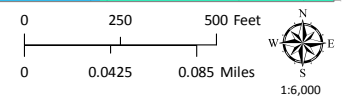


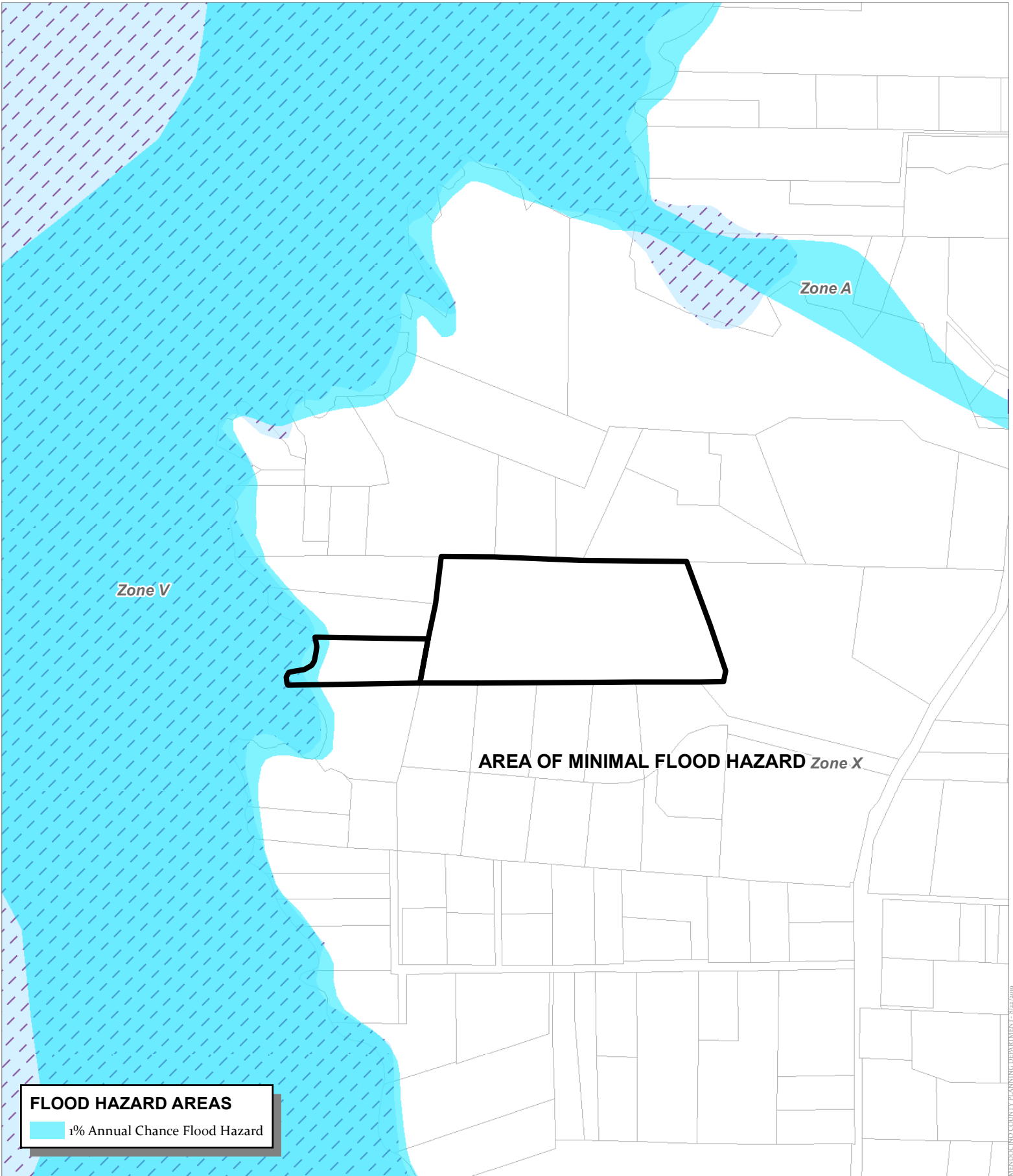
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



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 Water





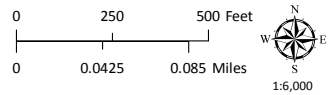
FLOOD HAZARD AREAS

1% Annual Chance Flood Hazard

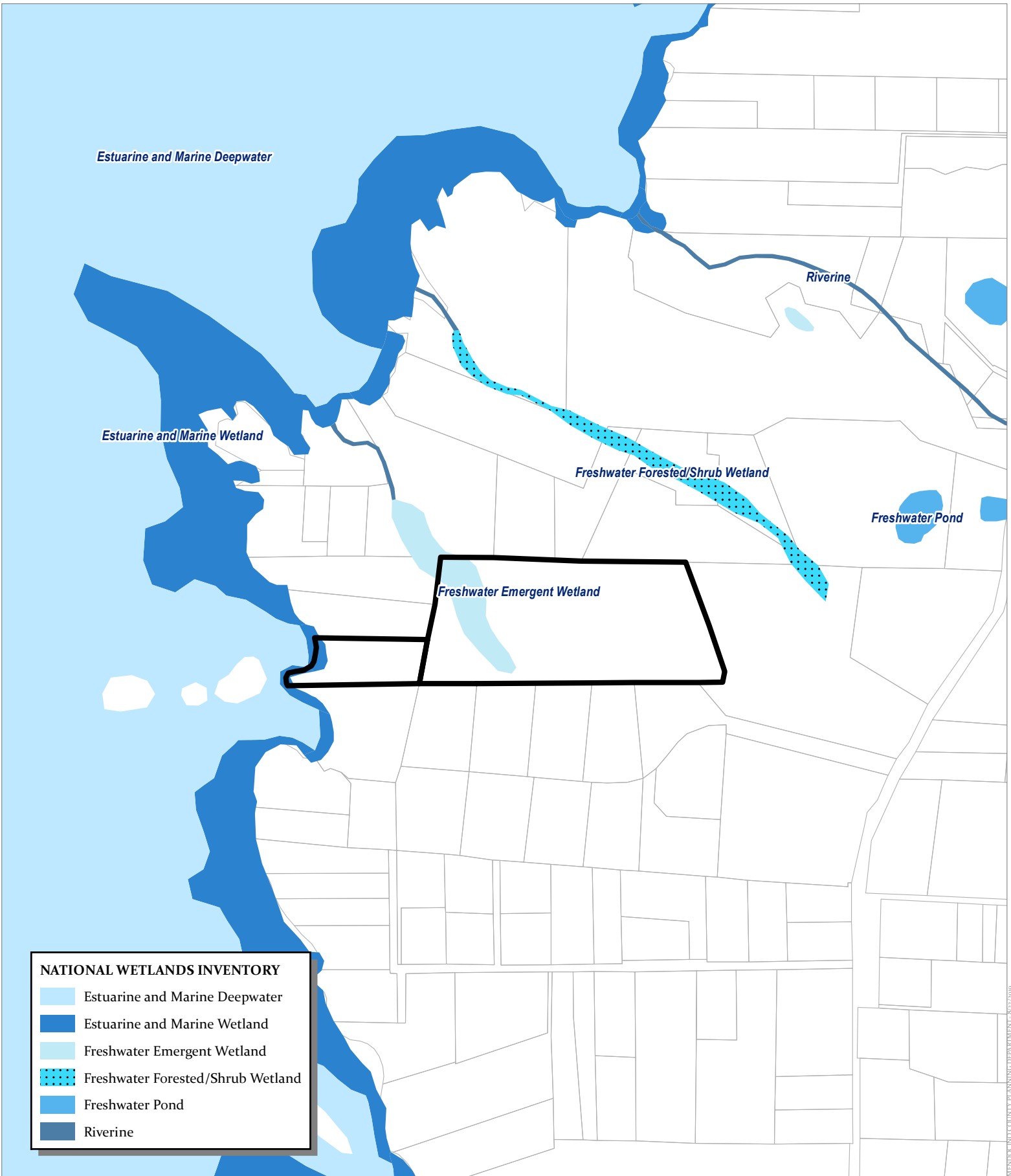


LOMA Letters

Tsunami Inundation Zones



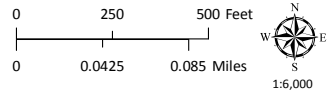
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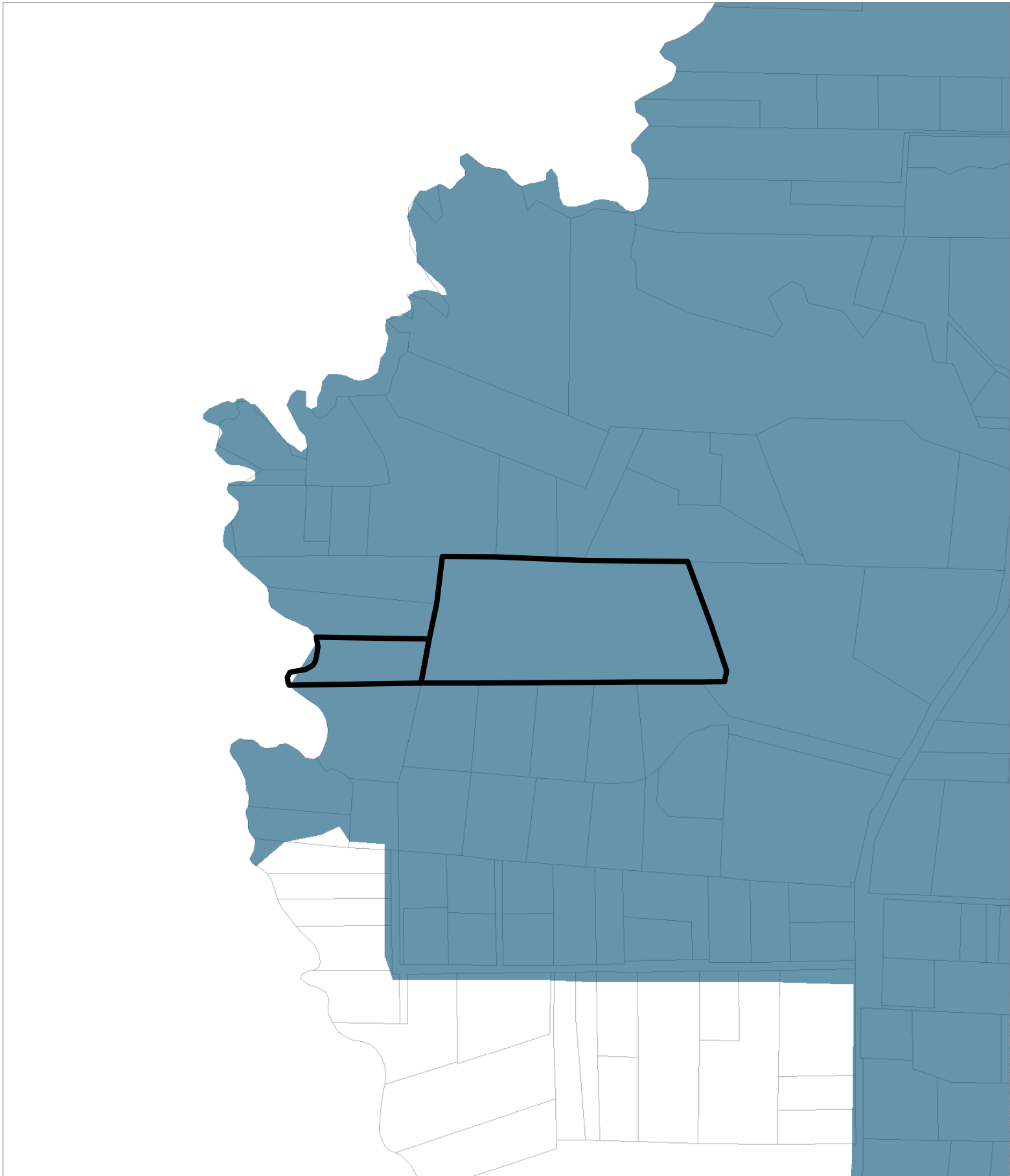
NATIONAL WETLANDS INVENTORY

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

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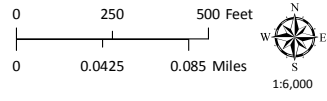



MENDOCINO COUNTY PLANNING DEPARTMENT - 8/22/2019



MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2019

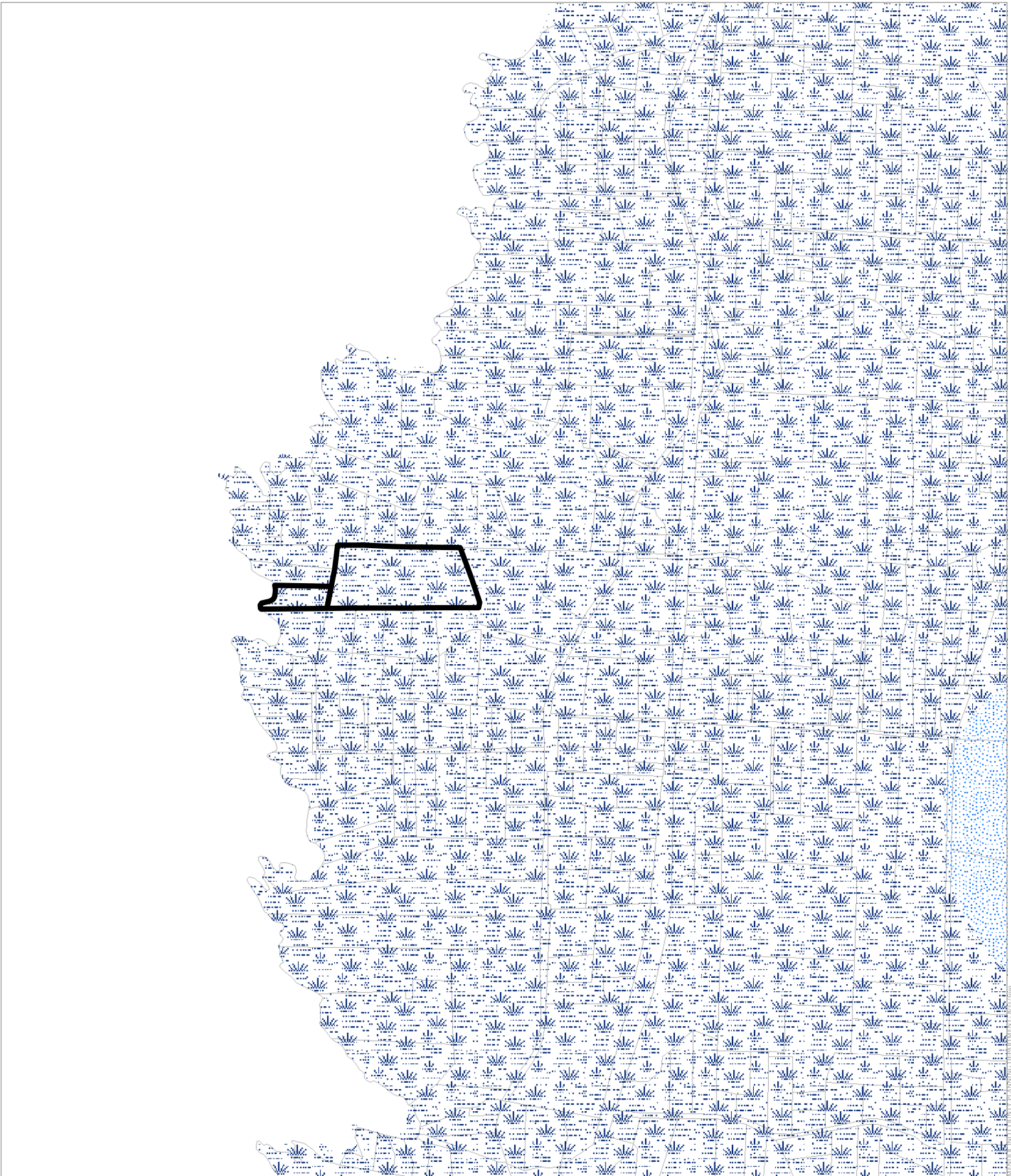
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APLCT: Abbie Colbert
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ADDRESS: 34561 Pelican Way, Fort Bragg





 Fort Bragg Stormwater Areas

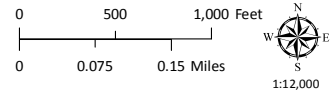
STORMWATER PERMITTING ZONES

ATTACHMENT R



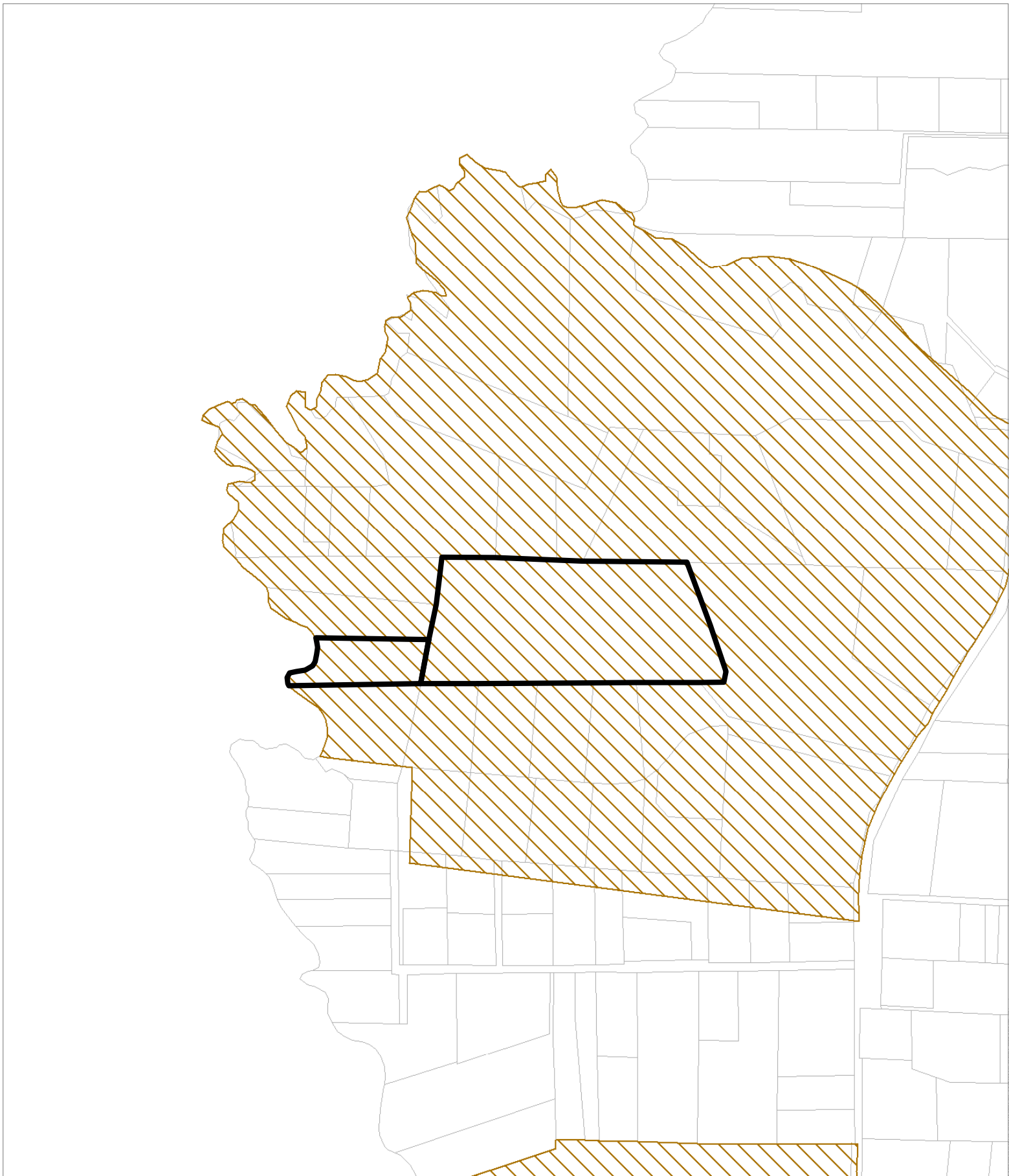
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 Sufficient Water Resources
 Marginal Water Resources



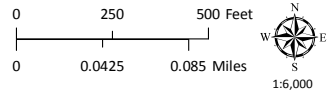
GROUND WATER RESOURCES

ATTACHMENT S



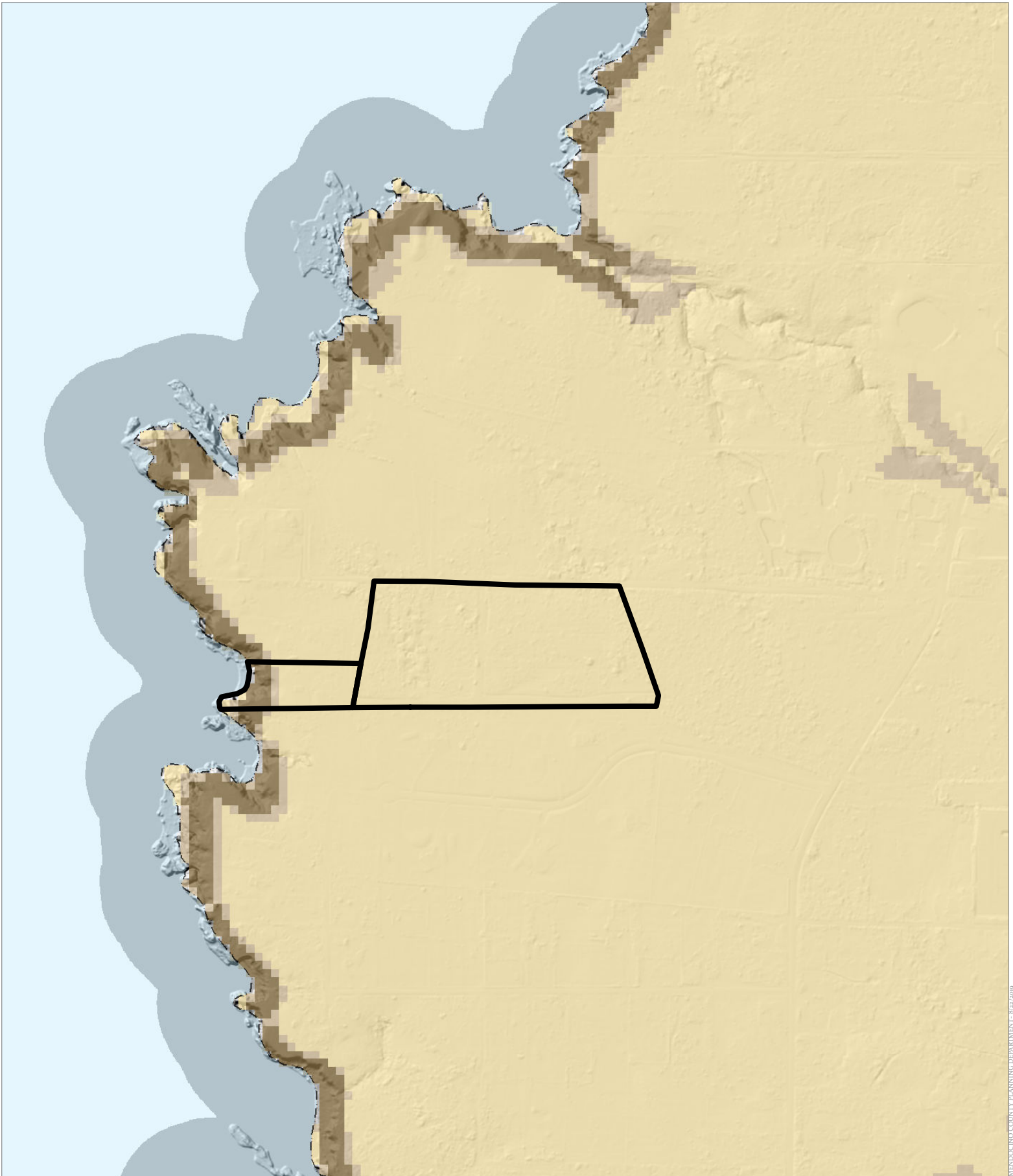
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2019

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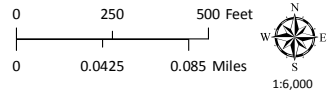
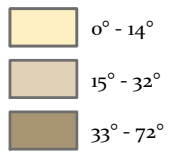


 Highly Scenic Area

HIGHLY SCENIC & TREE REMOVAL AREAS
 ATTACHMENT T

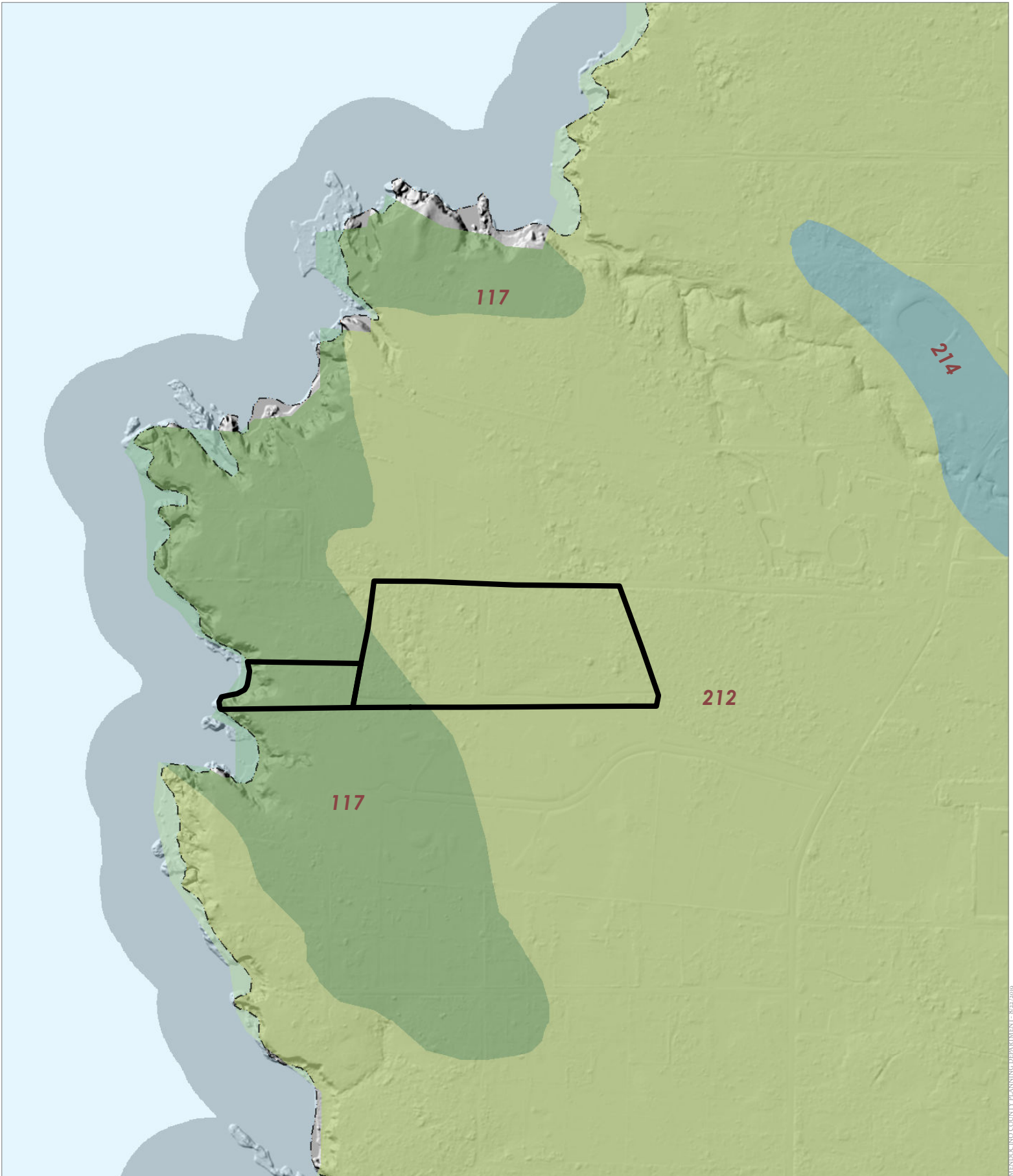


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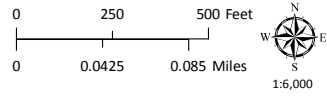
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2019

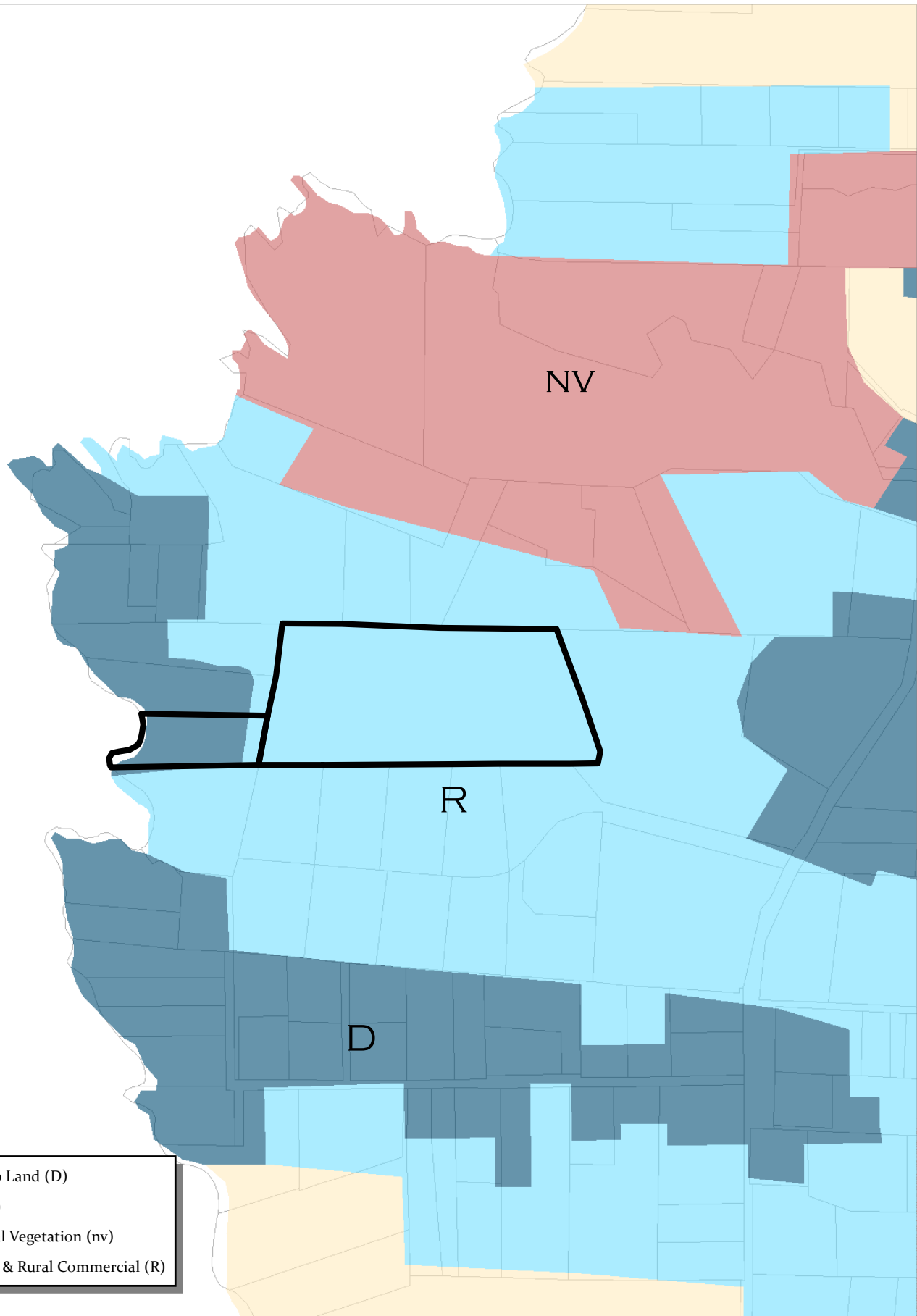
ESTIMATED SLOPE
 ATTACHMENT U



MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2019

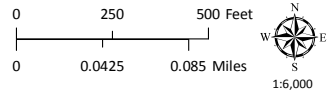
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- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)

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MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2019