



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482  
 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

IGNACIO 'NASH' GONZALEZ, INTERIM DIRECTOR  
 TELEPHONE: 707-234-6650  
 FAX: 707-463-5709  
 FB PHONE: 707-964-5379  
 FB FAX: 707-961-2427  
[pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org)  
[www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs)

**AMENDED**

March 8, 2021

Planning – Ukiah  
 Department of Transportation  
 Environmental Health - Ukiah/Fort Bragg  
 Building Inspection - Fort Bragg  
 Assessor  
 Agriculture Commissioner  
 Forestry Advisor

Archaeological Commission  
 Sonoma State University  
 California Native Plant Society  
 CALTRANS  
 CALFIRE – Prevention  
 CALFIRE – Resource Management  
 Department of Fish and Wildlife

Coastal Commission  
 County Addresser- Russ Ford  
 Cloverdale Rancheria  
 Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians  
 Fort Bragg Fire Protection Authority

**CASE#:** CDP\_2018-0016

**DATE FILED:** 5/18/2018

**OWNER/APPLICANT:** BOB & JULIE EDWARDS JR

**CORRECTED REQUEST:** An after-the-fact Coastal Development Permit request to remediate for major vegetation removal adjacent to and within a sensitive coastal resource area, including a riverine and wetland.

**ENVIRONMENTAL DETERMINATION:** Statutory Exemption

**CORRECTED LOCATION:** In the Coastal Zone, in the community of Little Valley, 6.3± miles north of Fort Bragg, on the east side of State Route 1, located at 26921 N Hwy 1, Fort Bragg; APN: 069-060-16.

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** JULIANA CHERRY

**RESPONSE DUE DATE:** March 22, 2021

**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](mailto: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: CDP\_2018-0016 Edwards, Major Vegetation Removal

---

**OWNER/APPLICANT:** BOB & JULIE E EDWARDS JR

**CORRECTED REQUEST:** An after-the-fact Coastal Development Permit request to remediate for major vegetation removal adjacent to and within a sensitive coastal resource area, including a riverine and wetland.

**CORRECTED LOCATION:** In the Coastal Zone, in the community of Little Valley, 6.3± miles north of Fort Bragg, on the east side of State Route 1, located at 26921 N Hwy 1, Fort Bragg (APN 069-060-16).

**APN/S:** 069-060-16-00

**PARCEL SIZE:** 4.98 ACRES

**GENERAL PLAN:** Coastal Element, Rural Residential (RR2:R)

**ZONING:** Mendocino Coastal Zoning Code, Rural Residential District (RR:2)

**EXISTING USES:** Residential

**DISTRICT:** 4

**RELATED CASES:**

---

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Rural Residential (RR)	RR2	1-4 acres	Residential
<b>EAST:</b>	Rural Residential (RR)	RR2	5 acres	Residential
<b>SOUTH:</b>	Rural Residential (RR)	RR2	2-3 acres	Residential
<b>WEST:</b>	Rural Residential (RR)	RR2	11 acres	Residential

---

## REFERRAL AGENCIES

### LOCAL

- Agricultural Commissioner
- Archaeological Commission
- Assessor's Office
- Building Division Fort Bragg
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Forestry Advisor

- Fort Bragg Fire Protection Authority
- Planning Division Ukiah
- Sonoma State University

### STATE

- CALFIRE (Prevention)
- CALFIRE (Resource Management)
- California Coastal Commission
- California Dept. of Fish & Wildlife

- California Native Plant Society
- CALTRANS

### TRIBAL

- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

---

## **ADDITIONAL INFORMATION:**

- Please send comments to [cherryj@mendocinocounty.org](mailto:cherryj@mendocinocounty.org). Thank you
- October 15, 2020, Botanical Survey Report is included for your review and comment. The Coastal Permit Administrator considered application CDP\_2018-0016 on March 27, 2019. The matter was continued and the applicant was required to provide an updated project statement; required to identify a biologist to conduct the required biological survey (or correct deficiencies with the previously submitted survey, as identified by CDFW) and include a timeline for completion; and required to provide a completed biological survey conforming to protocols.
- Historic aerial imagery depicts the site a mostly shaded by tree canopy. In violation of County Codes, the property owner removed vegetation without an approved Coastal Development Permit. Work was completed adjacent and within the riparian area east of State Route 1 and within the riparian area of the existing residence. Additional vegetation was removed after the application was filed.

**STAFF PLANNER:** J CHERRY

**DATE:** 3/8/2021

## ENVIRONMENTAL DATA

**1. MAC:**

*NO*

**2. FIRE HAZARD SEVERITY ZONE:**

*Moderate Fire Hazard Rating*

**3. FIRE RESPONSIBILITY AREA:**

*Fort Bragg Rural Fire Protection District*

**4. FARMLAND CLASSIFICATION:**

*Range and grazing lands*

**5. FLOOD ZONE CLASSIFICATION:**

*NO*

**6. COASTAL GROUNDWATER RESOURCE AREA:**

*Sufficient Water Resources*

**7. SOIL CLASSIFICATION:**

*Western Soils Types: 214, 204, and 181*

**8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:**

*NO*

**9. WILLIAMSON ACT CONTRACT:**

*NO*

**10. TIMBER PRODUCTION ZONE:**

*NO*

**11. WETLANDS CLASSIFICATION:**

*Freshwater Forested Shrub Wetland.*

**12. EARTHQUAKE FAULT ZONE:**

*NO*

**13. AIRPORT LAND USE PLANNING AREA:**

*NO*

**14. SUPERFUND/BROWNFIELD/HAZMAT SITE:**

*NO*

**15. NATURAL DIVERSITY DATABASE:**

*YES*

**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:**

**22. OAK WOODLAND AREA:**

*NO*

**23. HARBOR DISTRICT:**

*NO*

### FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

**24. LCP LAND USE CLASSIFICATION:**

LCP Land Use maps/GIS

*Rural Residentail*

**25. LCP LAND CAPABILITIES & NATURAL HAZARDS:**

LCP Land Capabilities maps/GIS; 20.500

*High Productivity Timberland*

**26. LCP HABITATS & RESOURCES:**

LCP Habitat maps/GIS; 20.496

*Woodland & riparian habitat*

**27. COASTAL COMMISSION APPEALABLE AREA:**

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

*Yes*

**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

*Two observed riverines*

**31. BLUFFTOP GEOLOGY:**

GIS; 20.500.020

*NO*

**COUNTY OF MENDOCINO  
DEPT OF PLANNING AND BUILDING SERVICES**

120 WEST FIR STREET  
FORT BRAGG, CA 95437

Telephone: 707-964-5379

FAX: 707-961-2427

pbs@co.mendocino.ca.us

www.co.mendocino.ca.us/planning



Case No(s)	<u>CDP-2018-0016</u>
CDF No(s)	
Date Filed	<u>5-18-2018</u>
Fee	<u>\$11,229</u>
Receipt No.	
Received by	<u>Bill Kinser</u>
Office Use Only	

**COASTAL ZONE APPLICATION FORM**

**APPLICANT**

Name Bob and Julie Edwards

Mailing Address 26921 North Highway 1

City Fort Bragg State CA Zip Code 95437 Phone 707-962-1628

**PROPERTY OWNER**

Name Same as Applicant

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_

**AGENT**

Name NA

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_

**PARCEL SIZE**

5 (almost)  Square feet  Acres

**STREET ADDRESS OF PROJECT**

26921 North Highway 1, Fort Bragg, CA 95437

**ASSESSOR'S PARCEL NUMBER(S)**

69-060-16

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

[Signature] 7-16-2017  
Signature of Applicant/Agent Date

[Signature] 7/16/17  
Signature of Owner 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.

Please see the attached document for the full project proposal.

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	3	2900. 1500. 80
<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: NA  
 Estimated employees per shift: NA  
 Estimated shifts per day: NA  
 Type of loading facilities proposed: NA

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

Due to time and money resources this is the development plan.

- a. 100 Foot Defensible Space
- b. Vegetation removed.
- c. Level the pile of dirt in the meadow.
- d. Fencing
- e. East Orchard
- f. West Orchard

Attachment to Coastal Zone – Site and Project description questionnaire. Question 1:

a. 100 foot defensible space, SOD, diseased trees

First priority is to establish a 100 foot defensible space around the residence and ceremonial tea house. Most of the defensible space has been accomplished. We believe this is important as we have charred tree stumps near the residence, and with another drought our residence would be in harm's way.

NOTE: This project exists in the SRA.

Second priority is to remove the dead and dying Tan Oaks. We are in a SOD (Sudden Oak Death) area. Some trees have lost all their leaves. About 35 Tan Oaks have been removed by the property owner due to SOD. Ten of these trees had split limbs or broken tree limbs. PG&E, through their vendor, has been removing trees in the utility easement. Some of these trees are dead; others have limbs crossing the high voltage power lines. PG& E has been out twice to remove trees in the easement, and is scheduled to return with a target to remove eight additional trees. SOD causes the tree trunk and tree limbs to weaken, this can be sudden.

Third priority is to remove diseased, damaged, aged trees on the property that are "widow makers". These include Bull Pine and White Spruce.

b. Widen Easement

The Fort Bragg Fire Chief has done an assessment of the easement to the North and East side of our property and has determined we need to widen the easement by removing the gate (done), and clearing vegetation to allow a large fire engine(s) to have access. This future easement widening will result in a few redwood trees (now capped) and 3 white spruce trees being removed in the easement.

c. Power Lines

The property has power lines on the North, East, and parts of the Southern Boundary. The property has cable/TV and telephone lines on the Western boundary of the property. We will continue to clear trees, and sometimes bushes in the utility easement of our property. As mentioned above PG&E has been helpful in this issue.

d. Change in Zoning

We initially requested a change in zoning to Agriculture, but with this addition to the Application, we are not requesting a change in zoning. We sent Cal Fire a letter, per instructions with this application, about preliminary clearance. We received our Cal Fire letter (March 13, 2018). Cal Fire requested we talk to them, and the result of that phone conversation is to plant trees and to replace old dead trees in areas where trees existed previously.

e. Replanting of Trees

Where trees were we will replant trees. Where meadows or lawn existed we will keep these areas mowed. We would like to plant some blueberry bushes on the property, and they are members of the same plant family as native Huckleberry plants. Huckleberry plants really like our property. We are contacting Sarah Bradley, a wildlife Biologist, to help us with the plan of replanting.

f. Fencing

We wish to enclose the property with fencing. The perimeter fencing will be either weaved hog wire or hog panel fencing, at 6 feet. On our South boundary, between the Edwards' and the Brown's we will extend the privacy fence up to 75 feet longer. We want the perimeter fencing to keep our pets safe. We received a phone threat from our neighbor, that our German Shepherd dog was often on her deck. She said she didn't want anything bad to happen to our dog. The implied threat that something could have happened to our dog, if it were on her property, was very discouraging, as our dog was on her property a few times. But the heartbreaking news to us, was our dog died suddenly at our feet, about a month later. Neither neighbor has asked "where is your dog".

g. Riparian area

We have set up a Riparian area on the west side of our property. We have placed t posts at 50 feet from the center of the dry creek. This will help us from mowing and clearing within this (100 foot) corridor. Game and Wildlife did not identify any other riparian area on our property.

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.

1. Residence  
 2. Studio  
 3. Ceremonial Tea House

---

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 NA feet.

---

8. Lot area (within property lines): 5 (almost)  square feet  acres

---

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>1.5 acres</u> square feet	_____ square feet	<u>1.5 acres</u> square feet
Paved area	_____ square feet	_____ square feet	_____ square feet
Landscaped area	_____ square feet	_____ square feet	_____ square feet
Unimproved area	<u>3.5 acres</u> square feet	<u>3.5 acres</u> square feet	<u>3.5 acres</u> square feet
GRAND TOTAL: <u>5 (almost) acres</u> square feet (Should equal gross area of parcel)			

---

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

---

11. Parking will be provided as follows:

Number of Spaces	Existing _____	Proposed _____	Total _____
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:

A. Electricity

- Utility Company (service exists to the parcel).
- Utility Company (requires extension of services to site: \_\_\_\_\_ feet \_\_\_\_\_ miles)
- On Site generation, Specify: \_\_\_\_\_
- None

B. Gas

- Utility Company/Tank
- On Site generation, Specify: \_\_\_\_\_
- None

C. Telephone:  Yes  No

13. Will there be any exterior lighting?  Yes  No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.  
Landscape solar lighting to light pathways

14. What will be the method of sewage disposal?

- Community sewage system, specify supplier \_\_\_\_\_
- Septic Tank
- Other, specify \_\_\_\_\_

15. What will be the domestic water source?

- Community water system, specify supplier \_\_\_\_\_
- Well
- Spring
- Other, specify \_\_\_\_\_

16. Is any grading or road construction 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.).

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: \_\_\_\_\_ 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:  
 1. Power lines  
 2. 100 foot defensible space  
 3. Tan Oaks with Sudden Oak Death  
 4. East of Residence Orchard (107 fruit trees, three rows blackberries)  
 5. West of Residence, Blue Berry Orchard (ten foot barrier next to Highway 1)

---

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: Not from property owner boundry  
 A. State Highway 1 or other scenic route?  Yes  No  
 B. Park, beach or recreation area?  Yes  No

---

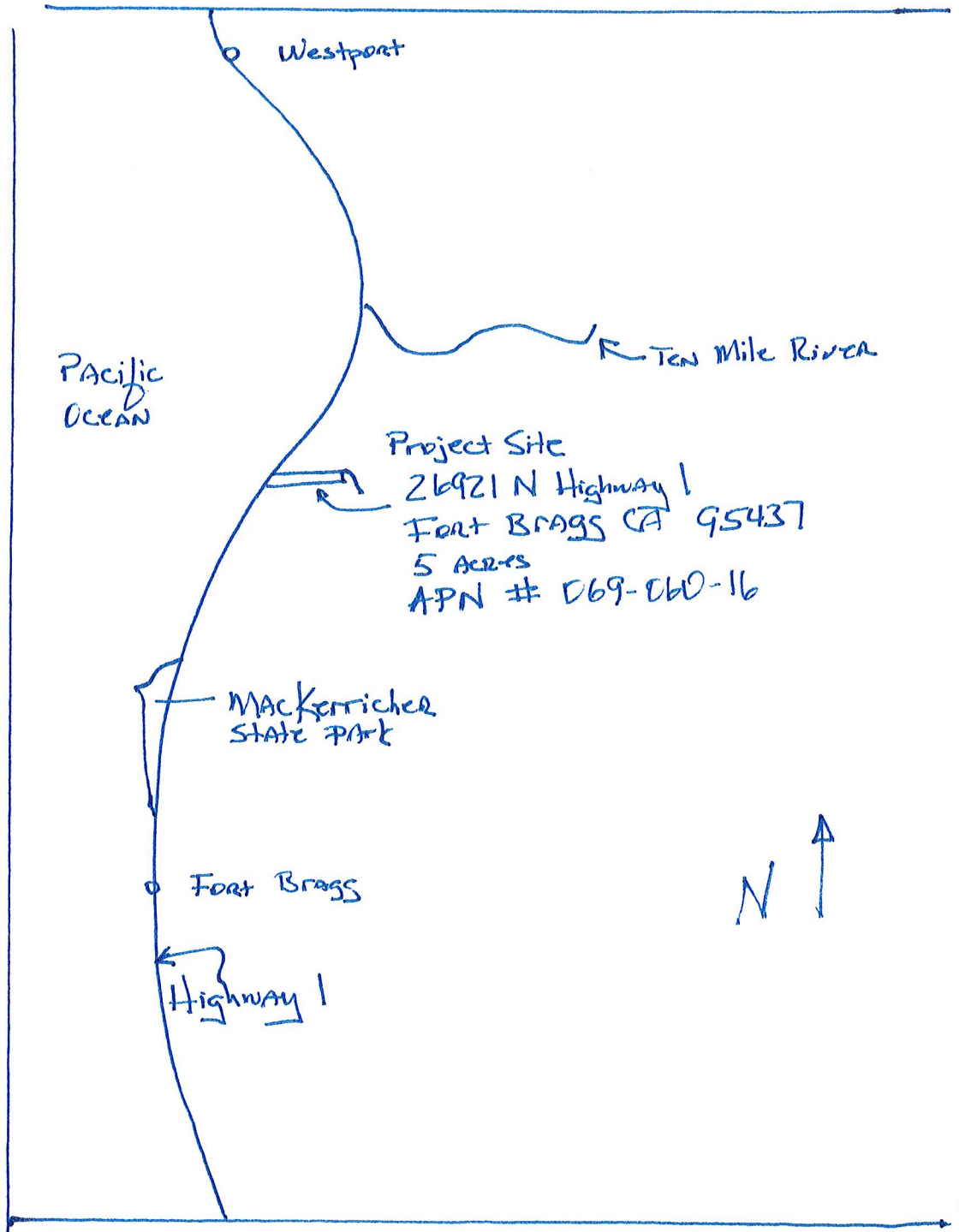
22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?  Yes  No  
 If yes, explain:

---

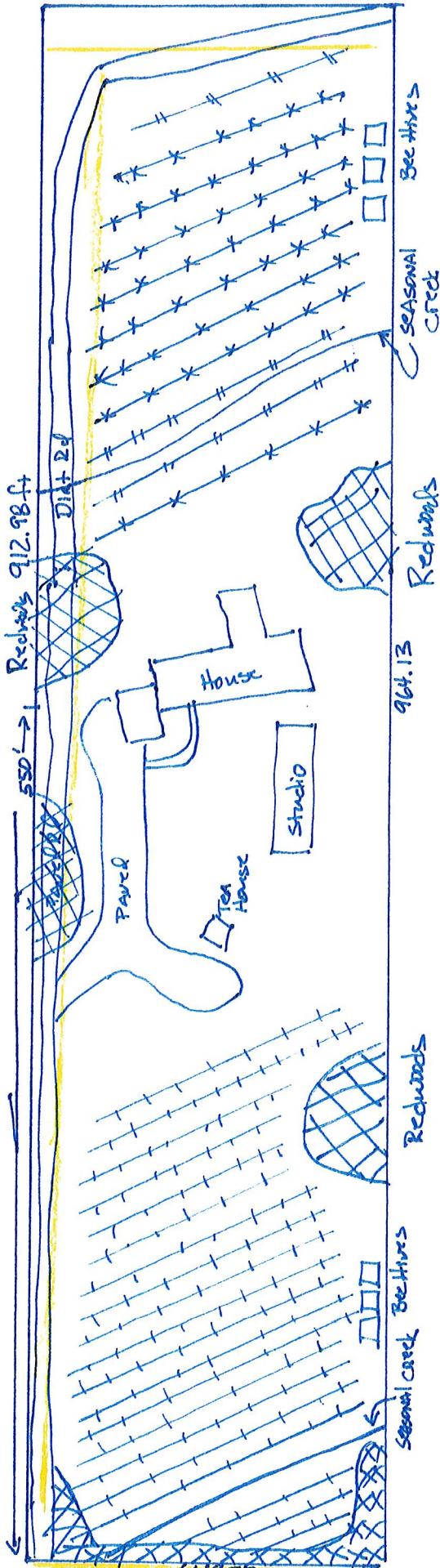
23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?  
 A. Diking  Yes  No  
 B. Filling  Yes  No  
 C. Dredging  Yes  No  
 D. Placement of structures in open coastal waters, wetlands, estuaries or lakes  Yes  No  
 Amount 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.

# LOCATION MAP



NOTE: 2 site plans exist, we prefer the site plan with east side orchards, and the second site plan draws out replanting of trees, where there were trees, and established a riparian area on the west side of property, with a 100 foot corridor (50 feet to east of center of creek).



- Blackberries
- Fruit Trees:
  - Apple
  - Asian Pear
  - Plum
- Blue berry bushes
- Beehives
- Power Lines

↑ N

owners

Bob & Julie Edwards

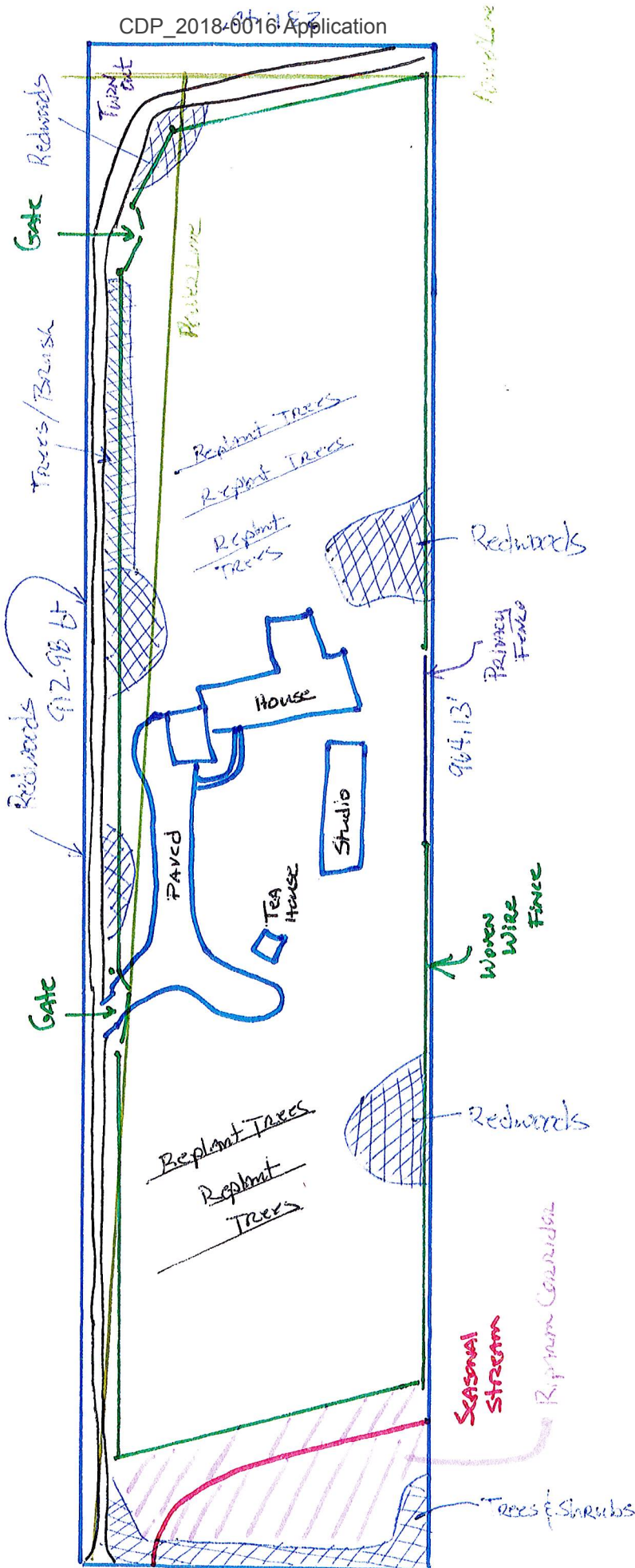
26921 N Hwy 1

Fort Brass CA 95430

~~585~~

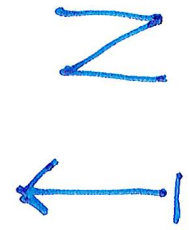
AP # 69-060-16

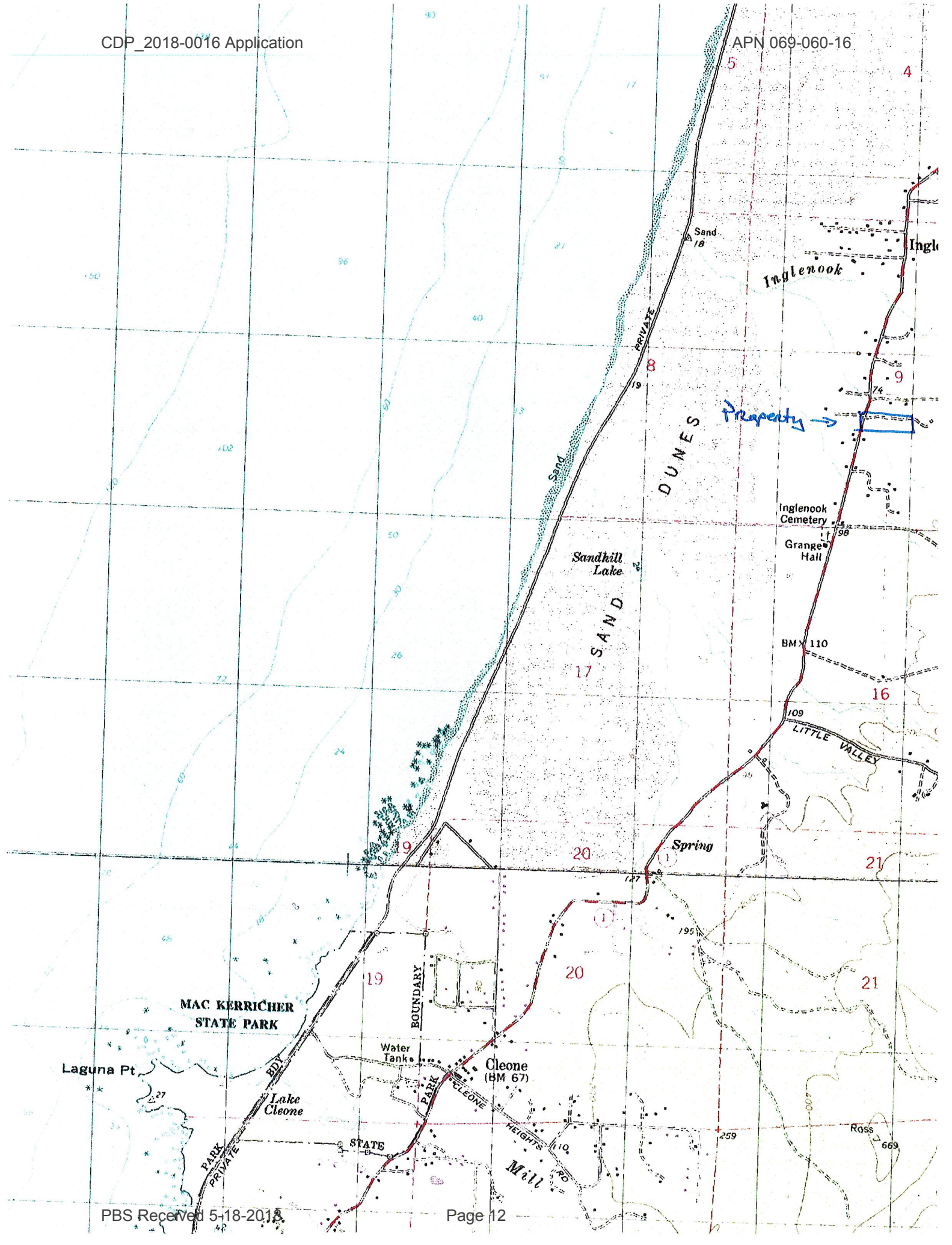
4.983 Acres

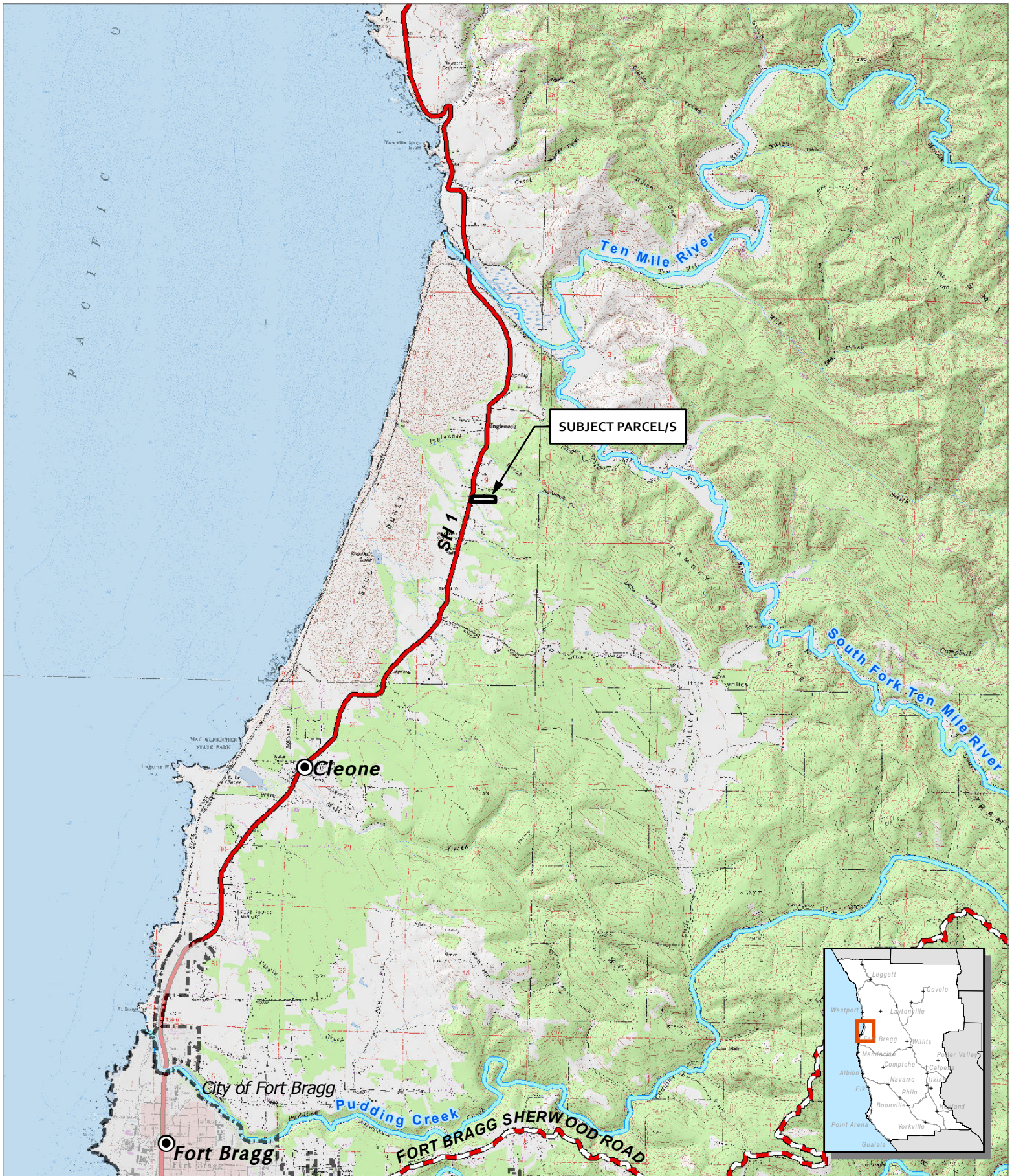


Owners:

Bob & Julie Edwards  
 26921 N Highway 1  
 Fort Bragg CA 95437  
 AP # 69-D60-16  
 4.983 Acres

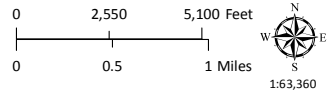






CASE: CDP 2018-0016  
 OWNER: EDWARDS, Bob & Julie  
 APN: 069-060-16  
 APLCT: Bob & Julie Edwards  
 AGENT:  
 ADDRESS: 26921 N. Hwy. 1, Fort Bragg

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



LOCATION MAP




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

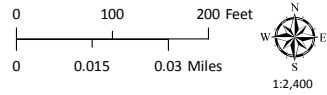




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

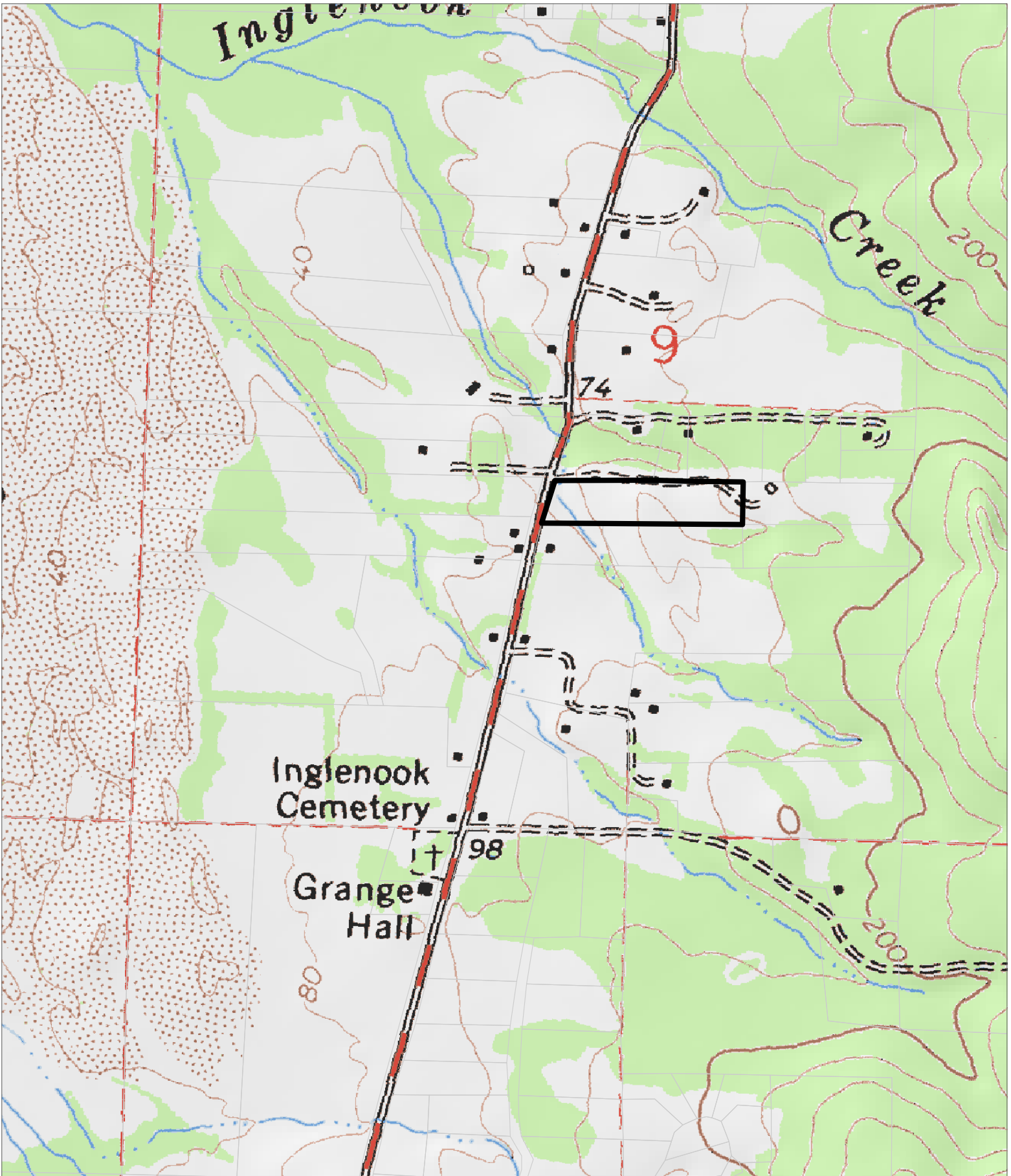
CASE: CDP 2018-0016  
OWNER: EDWARDS, Bob & Julie  
APN: 069-060-16  
APLCT: Bob & Julie Edwards  
AGENT:  
ADDRESS: 26921 N. Hwy. 1, Fort Bragg

-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads

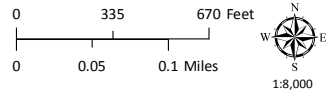


AERIAL IMAGERY

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

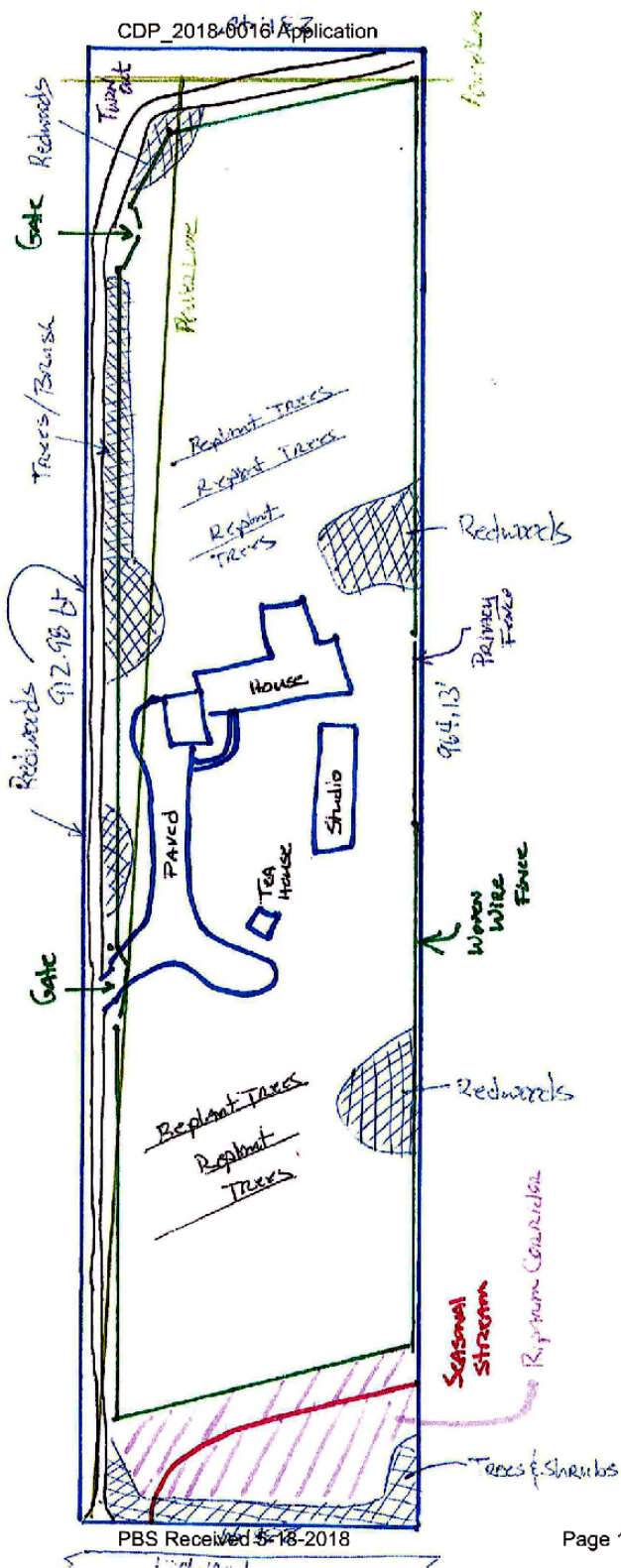


CASE: CDP 2018-0016  
OWNER: EDWARDS, Bob & Julie  
APN: 069-060-16  
APLCT: Bob & Julie Edwards  
AGENT:  
ADDRESS: 26921 N. Hwy. 1, Fort Bragg



TOPOGRAPHIC MAP  
CONTOUR INTERVAL IS 40 FEET

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



Replant Trees

Seasonal Stream



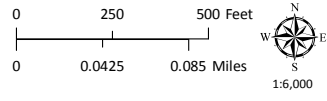
Owners:

Bob & Julie Edwards  
 26921 N Highway 1  
 Fort Bragg CA 95437  
 AP # 69-060-16  
 4.983 Acres



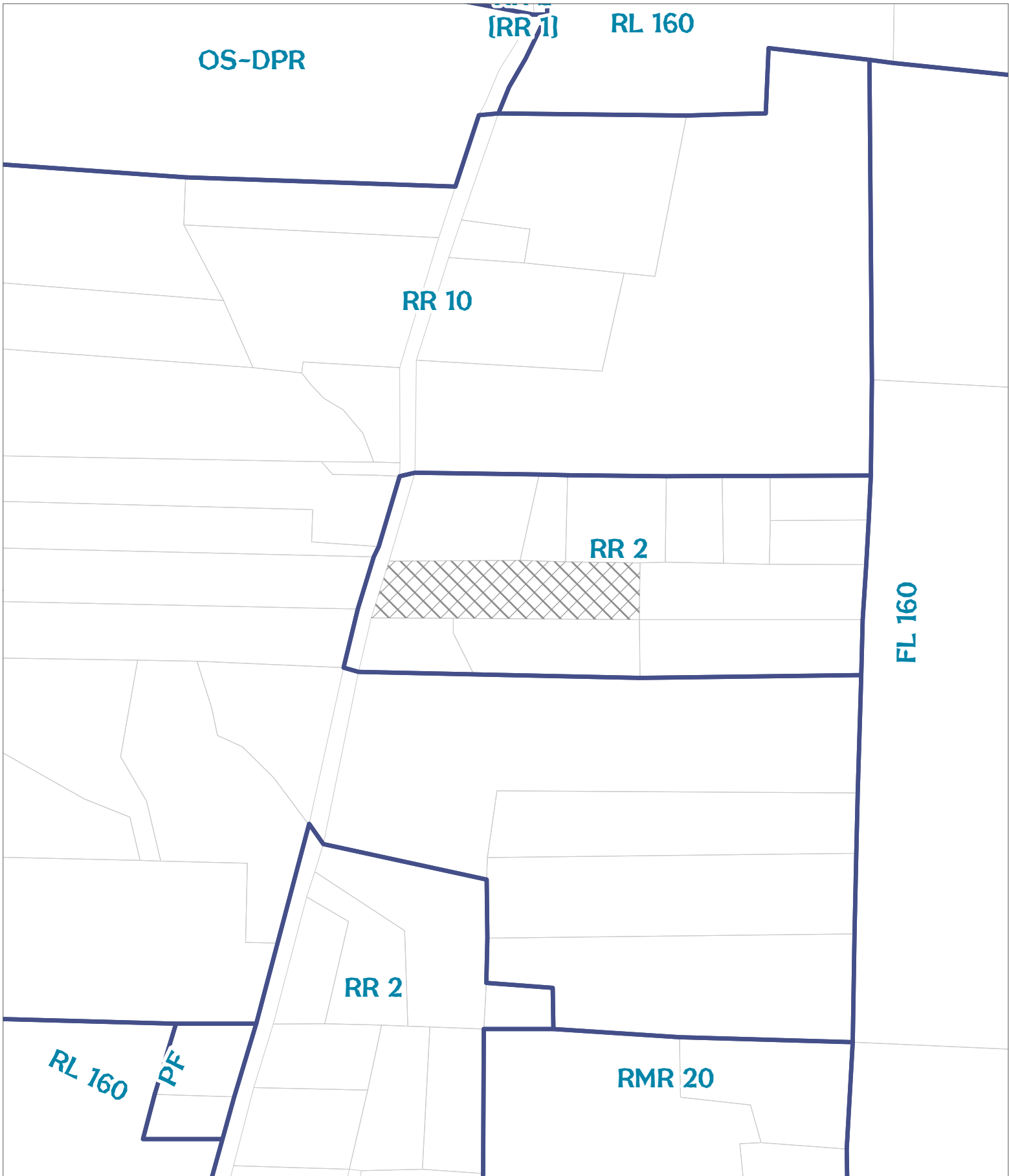
CASE: CDP 2018-0016  
 OWNER: EDWARDS, Bob & Julie  
 APN: 069-060-16  
 APLCT: Bob & Julie Edwards  
 AGENT:  
 ADDRESS: 26921 N. Hwy. 1, Fort Bragg

 Zoning Districts

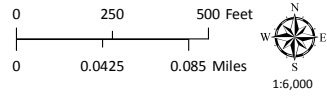



ZONING DISPLAY MAP

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



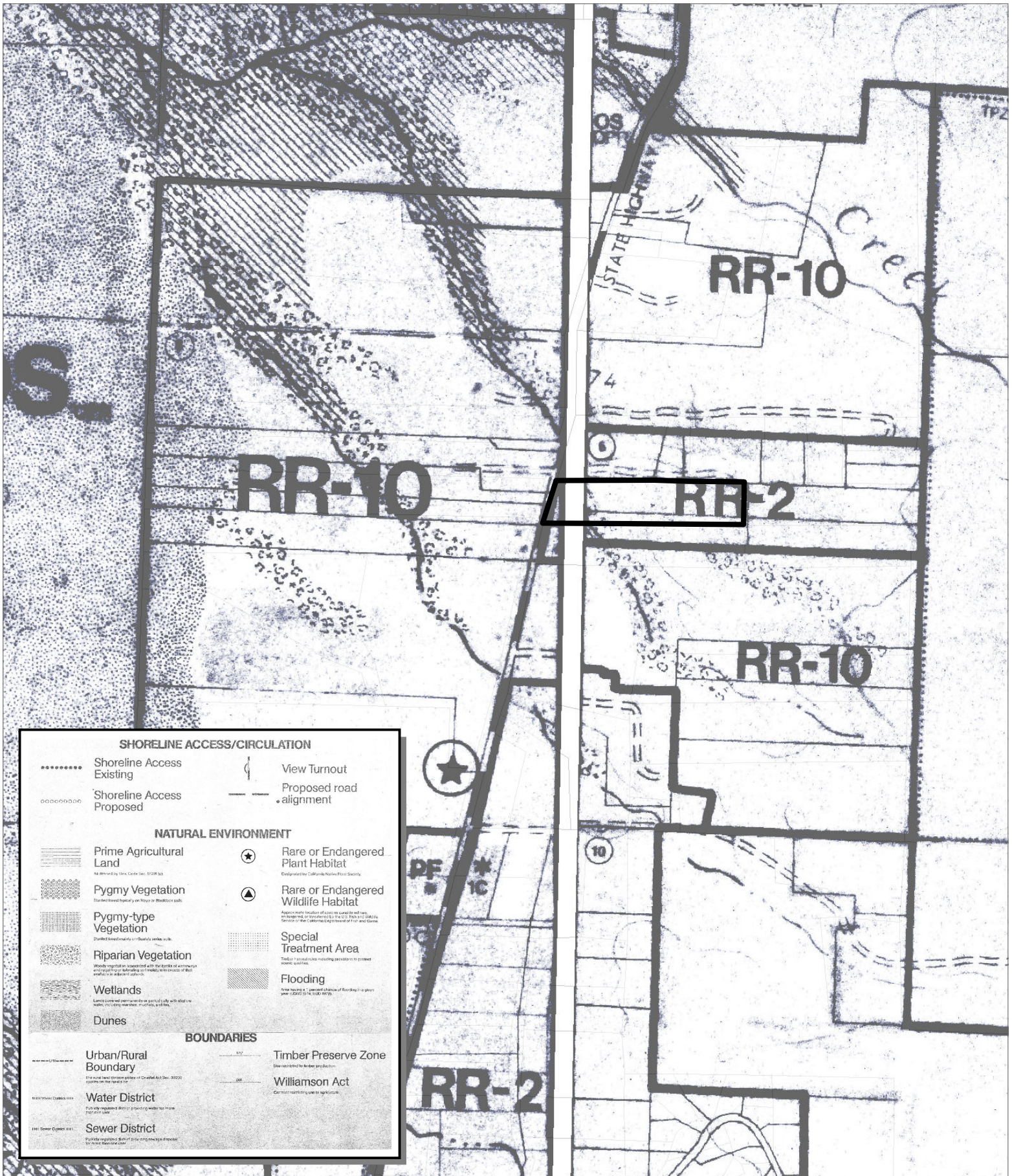
CASE: CDP 2018-0016  
 OWNER: EDWARDS, Bob & Julie  
 APN: 069-060-16  
 APLCT: Bob & Julie Edwards  
 AGENT:  
 ADDRESS: 26921 N. Hwy. 1, Fort Bragg



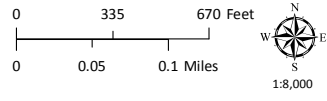
 General Plan Classes

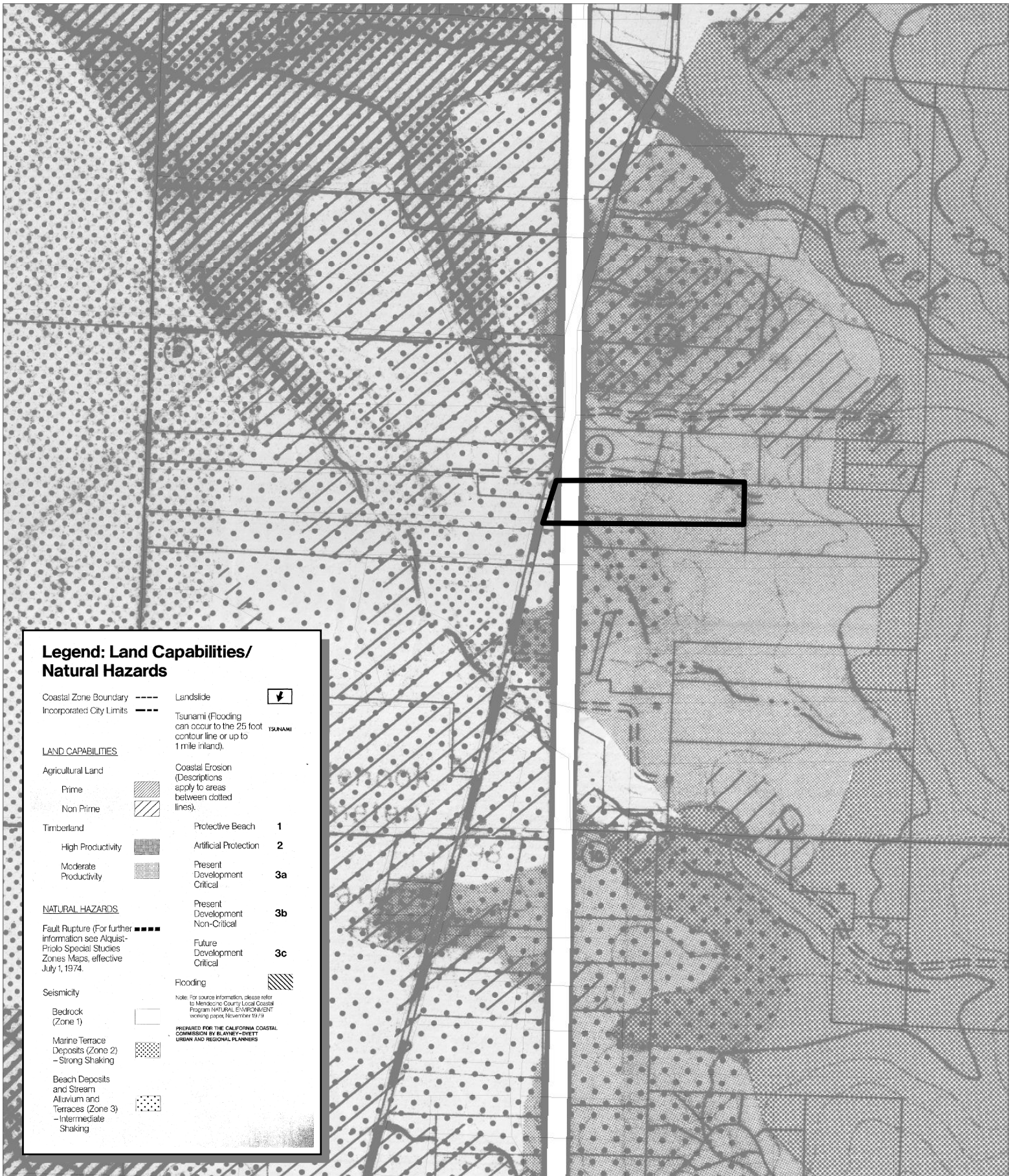
GENERAL PLAN CLASSIFICATIONS

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



CASE: CDP 2018-0016  
 OWNER: EDWARDS, Bob & Julie  
 APN: 069-060-16  
 APLCT: Bob & Julie Edwards  
 AGENT:



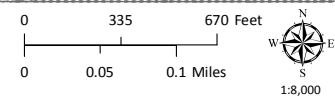


**Legend: Land Capabilities/  
Natural Hazards**

- Coastal Zone Boundary ---
- Incorporated City Limits ---
  
- LAND CAPABILITIES**
- Agricultural Land
  - Prime [diagonal hatching]
  - Non Prime [diagonal hatching]
- Timberland
  - High Productivity [cross-hatching]
  - Moderate Productivity [cross-hatching]
- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Prilo 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 icon]
- Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland.) [wavy line icon]
- 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 [diagonal hatching]

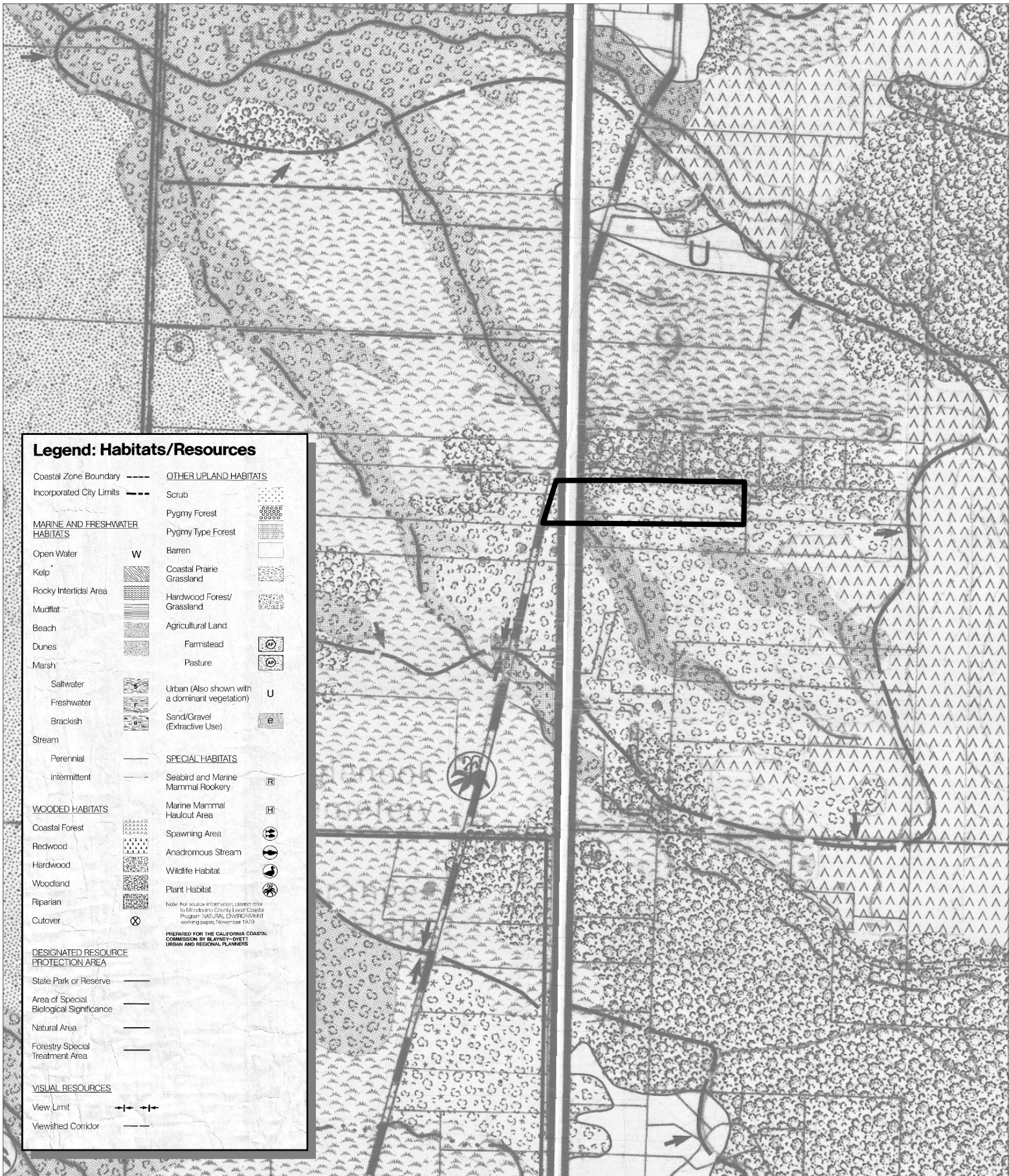
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.  
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY EL ANEY-HYETT URBAN AND REGIONAL PLANNERS

CASE: CDP 2018-0016  
 OWNER: EDWARDS, Bob & Julie  
 APN: 069-060-16  
 APLCT: Bob & Julie Edwards  
 AGENT:  
 ADDRESS: 26921 N. Hwy. 1, Fort Bragg



**LCP LAND CAPABILITIES & NATURAL HAZARDS**

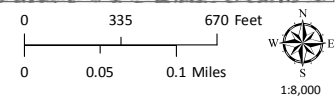
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



**Legend: Habitats/Resources**

Coastal Zone Boundary	----	<b>OTHER UPLAND HABITATS</b>
Incorporated City Limits	----	Scrub
		Pygmy Forest
		Pygmy Type Forest
		Barren
		Coastal Prairie Grassland
		Hardwood Forest/Grassland
		Agricultural Land
		Farmstead
		Pasture
		Urban (Also shown with a dominant vegetation)
		Sand/Gravel (Extractive Use)
		<b>SPECIAL HABITATS</b>
		Seabird and Marine Mammal Rookery
		Marine Mammal Haulout Area
		Spawning Area
		Anadromous Stream
		Wildlife Habitat
		Plant Habitat
		<small>Note: For source information, please refer to the California Coastal Land Use Classification Program NATURAL ENVIRONMENT working paper, November 1993.</small>
		<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-DYETT URBAN AND REGIONAL PLANNERS</small>
<b>DESIGNATED RESOURCE PROTECTION AREA</b>		
State Park or Reserve	----	
Area of Special Biological Significance	----	
Natural Area	----	
Forestry Special Treatment Area	----	
<b>VISUAL RESOURCES</b>		
View Limit	==+==+==	
Viewshed Corridor	----	

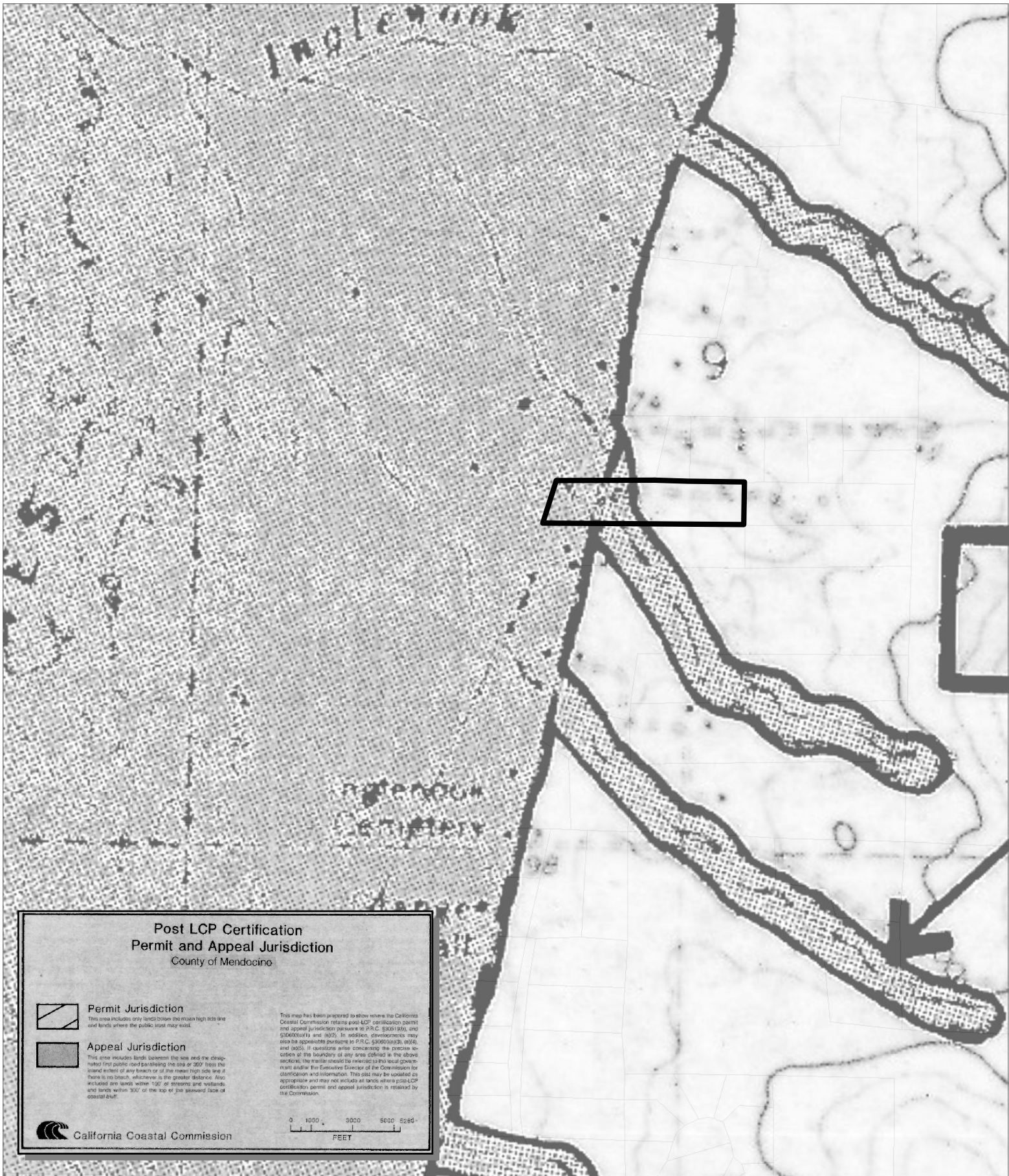
CASE: CDP 2018-0016  
 OWNER: EDWARDS, Bob & Julie  
 APN: 069-060-16  
 APLCT: Bob & Julie Edwards  
 AGENT:  
 ADDRESS: 26921 N. Hwy. 1, Fort Bragg



LCP HABITATS & RESOURCES

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





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

**Permit Jurisdiction**  
This area includes only lands below the mean high tide line and lands where the public trust may exist.

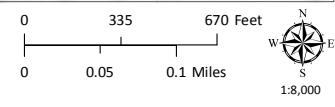
**Appeal Jurisdiction**  
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams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

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §3001930, and §3000041 and 4932. In addition, circumstances may arise be appealable pursuant to P.R.C. §3000043, (b)(4), and 4935. If questions arise 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.

0 1000 3000 5000 5284

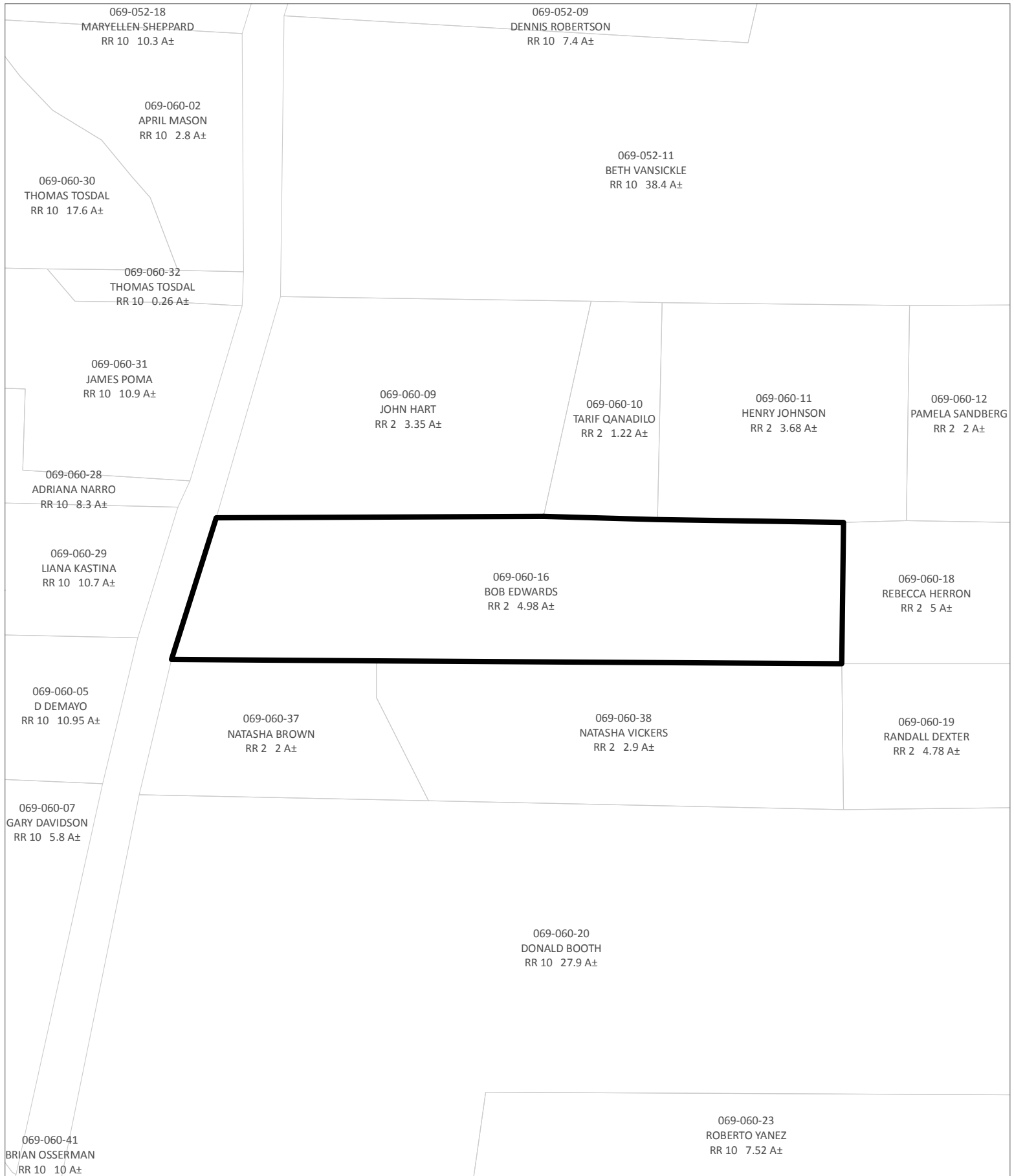
FEET

CASE: CDP 2018-0016  
 OWNER: EDWARDS, Bob & Julie  
 APN: 069-060-16  
 APLCT: Bob & Julie Edwards  
 AGENT:  
 ADDRESS: 26921 N. Hwy. 1, Fort Bragg

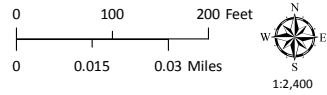


**APPEALABLE AREAS**

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



CASE: **CDP 2018-0016**  
 OWNER: **EDWARDS, Bob & Julie**  
 APN: **069-060-16**  
 APLCT: **Bob & Julie Edwards**  
 AGENT:  
 ADDRESS: **26921 N. Hwy. 1, Fort Bragg**



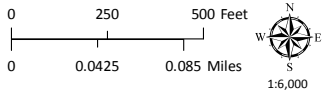
**ADJACENT PARCELS**

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

**FORT BRAGG RURAL FPD**

CASE: CDP 2018-0016  
OWNER: EDWARDS, Bob & Julie  
APN: 069-060-16  
APLCT: Bob & Julie Edwards  
AGENT:  
ADDRESS: 26921 N. Hwy. 1, Fort Bragg

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



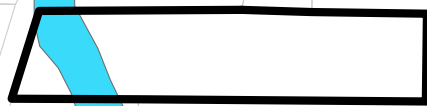
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

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








Freshwater Forested/Shrub Wetland

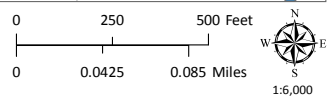
Riverine

Freshwater Emergent Wetland



**NATIONAL WETLANDS INVENTORY**

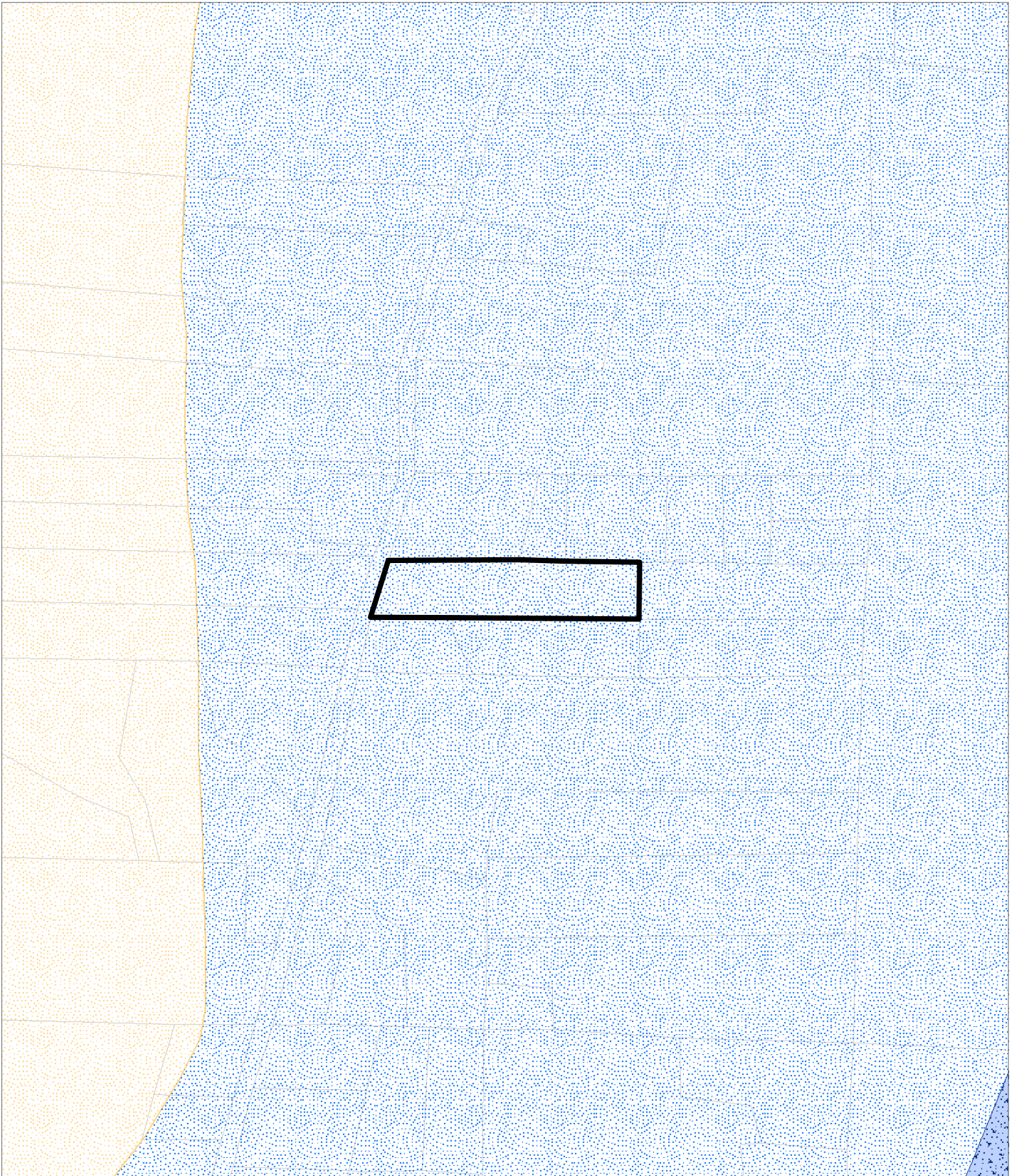
-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine






CASE: CDP 2018-0016  
 OWNER: EDWARDS, Bob & Julie  
 APN: 069-060-16  
 APLCT: Bob & Julie Edwards  
 AGENT:  
 ADDRESS: 26921 N. Hwy. 1, Fort Bragg

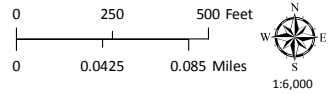
WETLANDS

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



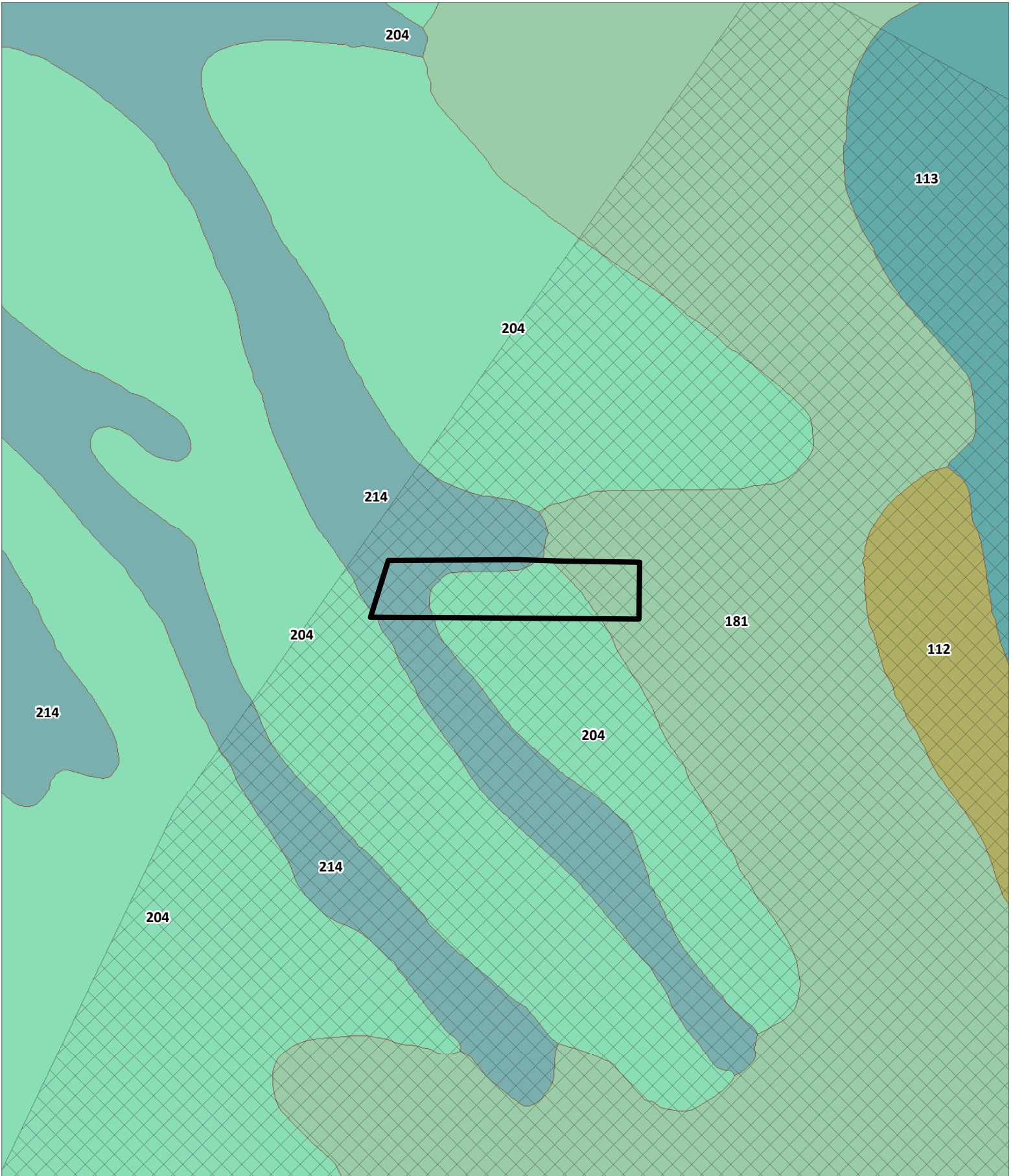
CASE: CDP 2018-0016  
 OWNER: EDWARDS, Bob & Julie  
 APN: 069-060-16  
 APLCT: Bob & Julie Edwards  
 AGENT:  
 ADDRESS: 26921 N. Hwy. 1, Fort Bragg

-  Sufficient Water Resources
-  Critical Water Resources Bedrock
-  Dunes





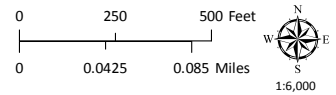
**GROUND WATER RESOURCES**

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



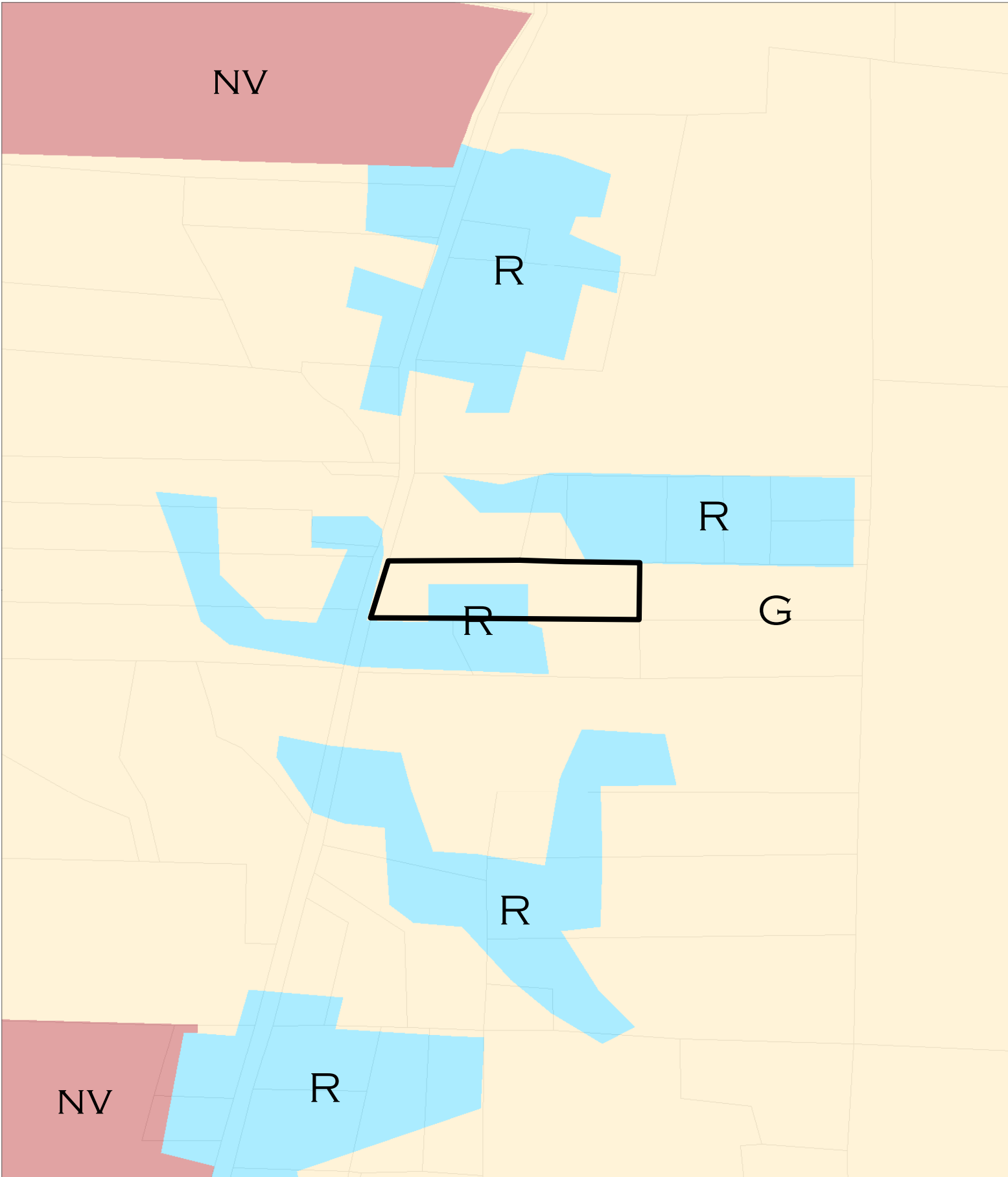
CASE: CDP 2018-0016  
 OWNER: EDWARDS, Bob & Julie  
 APN: 069-060-16  
 APLCT: Bob & Julie Edwards  
 AGENT:  
 ADDRESS: 26921 N. Hwy. 1, Fort Bragg

-  Bishop Pine
-  Western Study Soil Types



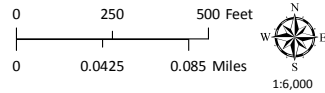
**LOCAL SOILS**

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



CASE: CDP 2018-0016  
 OWNER: EDWARDS, Bob & Julie  
 APN: 069-060-16  
 APLCT: Bob & Julie Edwards  
 AGENT:  
 ADDRESS: 26921 N. Hwy. 1, Fort Bragg

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



**IMPORTANT FARMLAND**

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**

DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES