



**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  
 JULIA ACKER KROG, ASSISTANT DIRECTOR  
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 FAX: 707-463-5709  
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 pbs@mendocinocounty.org  
 www.mendocinocounty.org/pbs

April 5, 2021

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

Department of Forestry/ CalFire  
 Prevention  
 Coastal Commission  
 South Coast Fire District  
 Anchor Bay Waterworks Water District

Cloverdale Rancheria  
 Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians

**CASE#:** B\_2021-0014

**DATE FILED:** 3/15/2021

**OWNER:** HILLERY BOLT TRIPPE TRUST AND DAVID & LINDA KLEIN]

**APPLICANT:** DAVID & LINDA KLEIN

**REQUEST:** Coastal Development Boundary Line Adjustment to merge two lots in Anchor Bay. Lot 1 (APN 144-032-01) and Lot 2 (APN 144-032-02) will become a single lot of .30± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 3.5± miles northwest of Gualala at the intersection of Ocean View Avenue (private) and Ocean View Way (private) within the Anchor Bay Unit 1 subdivision; located at 35571 Ocean View Way Anchor Bay; APNs: 144-032-01 and 144-032-02.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** RUSSELL FORD

**RESPONSE DUE DATE:** April 19, 2021

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://www.mendocinocounty.org)

Select "Government" from the drop-down; then locate Planning and 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: B 2021-0014

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**OWNER:** David M. & Linda E. Klein, trustees

**APPLICANT:** David & Linda Klein

**AGENT:** None

**REQUEST:** Coastal Development Boundary Line Adjustment to merge two lots in Anchor Bay. Lot 1 (APN 144-032-01) and Lot 2 (APN 144-032-02) will become a single lot of .30± acres.

**LOCATION:** In the Coastal Zone, 3.5± miles northwest of Gualala at the intersection of Ocean View Avenue (private) and Ocean View Way (private) within the Anchor Bay Unit 1 subdivision; located at 35571 Ocean View Way Anchor Bay; APNs: 144-032-01 and 144-032-02.

**APN/S:** 144-032-01, 02

**PARCEL SIZE:** .30±, total

**GENERAL PLAN:** Rural Residential, 5 ac. minimum, variable to Suburban Residential (RR-5[SR])

**ZONING:** Rural Residential, 5 ac. minimum, variable to Suburban Residential (RR-5[SR])

**EXISTING USES:** Residential

**DISTRICT:** 5th

**RELATED CASES:** Anchor Bay Subdivision Unit No. 1 (July, 1960)

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Rural Residential, 5ac. Variable to Suburban Residential	Rural Residential, 5ac. Variable to Suburban Residential	.15±	Residential
<b>EAST:</b>	Rural Residential, 5ac. Variable to Suburban Residential	Rural Residential, 5ac. Variable to Suburban Residential	.15±	Residential
<b>SOUTH:</b>	Rural Residential, 5ac. Variable to Suburban Residential	Rural Residential, 5ac. Variable to Suburban Residential	.15±	Residential
<b>WEST:</b>	Rural Residential, 5ac. Variable to Suburban Residential	Rural Residential, 5ac. Variable to Suburban Residential	.15±	Residential

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### REFERRAL AGENCIES

#### LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor's Office
- Building Division Fort Bragg
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Forestry Advisor
- LAFCO
- City Planning Department
- Community Services District
- South Coast Fire District
- MAC

- Sanitation District
- School District
- Anchor Bay Waterworks Water District
- Mendocino Transit Authority (MTA)
- Planning Division Fort Bragg
- Resource Lands Protection Com.
- Sonoma State University
- Trails Advisory Council

#### STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- California Div. of Mine Reclamation
- California Dept. of Fish & Wildlife
- California Highway Patrol
- California Native Plant Society

- California State Clearinghouse
- CALTRANS
- Regional Water Quality Control Board
- Sierra Club

#### FEDERAL

- Sierra Club
- US Department of Fish & Wildlife
- US Department of Health Services
- US Department of Parks & Recreation
- US Natural Resources Conservation

#### TRIBAL

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

### **ADDITIONAL INFORMATION:**

**STAFF PLANNER:** Russell Ford

**DATE:** 3/23/2021

## ENVIRONMENTAL DATA

### 1. MAC:

GIS  
GMAC

### 2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS  
High

### 3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS  
CALFIRE

### 4. FARMLAND CLASSIFICATION:

GIS  
Urban and Built-Up Land

### 5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)  
Zone X (Areas of minimal flood hazard)

### 6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS  
Critical

### 7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part  
116 (Bruhel-Shinglemill complex)

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

LCP maps, Pygmy Soils Maps; GIS  
None

### 9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office  
N/A

### 10. TIMBER PRODUCTION ZONE:

GIS  
No

### 11. WETLANDS CLASSIFICATION:

GIS  
None

### 12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS  
None

### 13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS  
N/A

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

GIS; General Plan 3-11  
N/A

### 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  
N/A

### 19. WILD AND SCENIC RIVER:

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS  
N/A

### 20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS  
N/A

### 21. STATE CLEARINGHOUSE REQUIRED:

Policy  
N/A

### 22. OAK WOODLAND AREA:

USDA  
N/A

### 23. HARBOR DISTRICT:

Sec. 20.512  
N/A

## FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

### 24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS  
Rural Residential, 5 ac. minimum, variable to Suburban Residential (RR-5 [SR])

### 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  
None

### 27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544  
No

### 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  
N/A

### 31. BLUFFTOP GEOLOGY:

GIS; 20.500.020  
N/A



SUBJECT PARCELS

Fish Rock Road






Garcia River

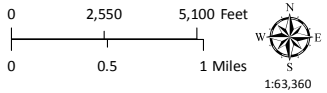
Gualala

Sonoma County



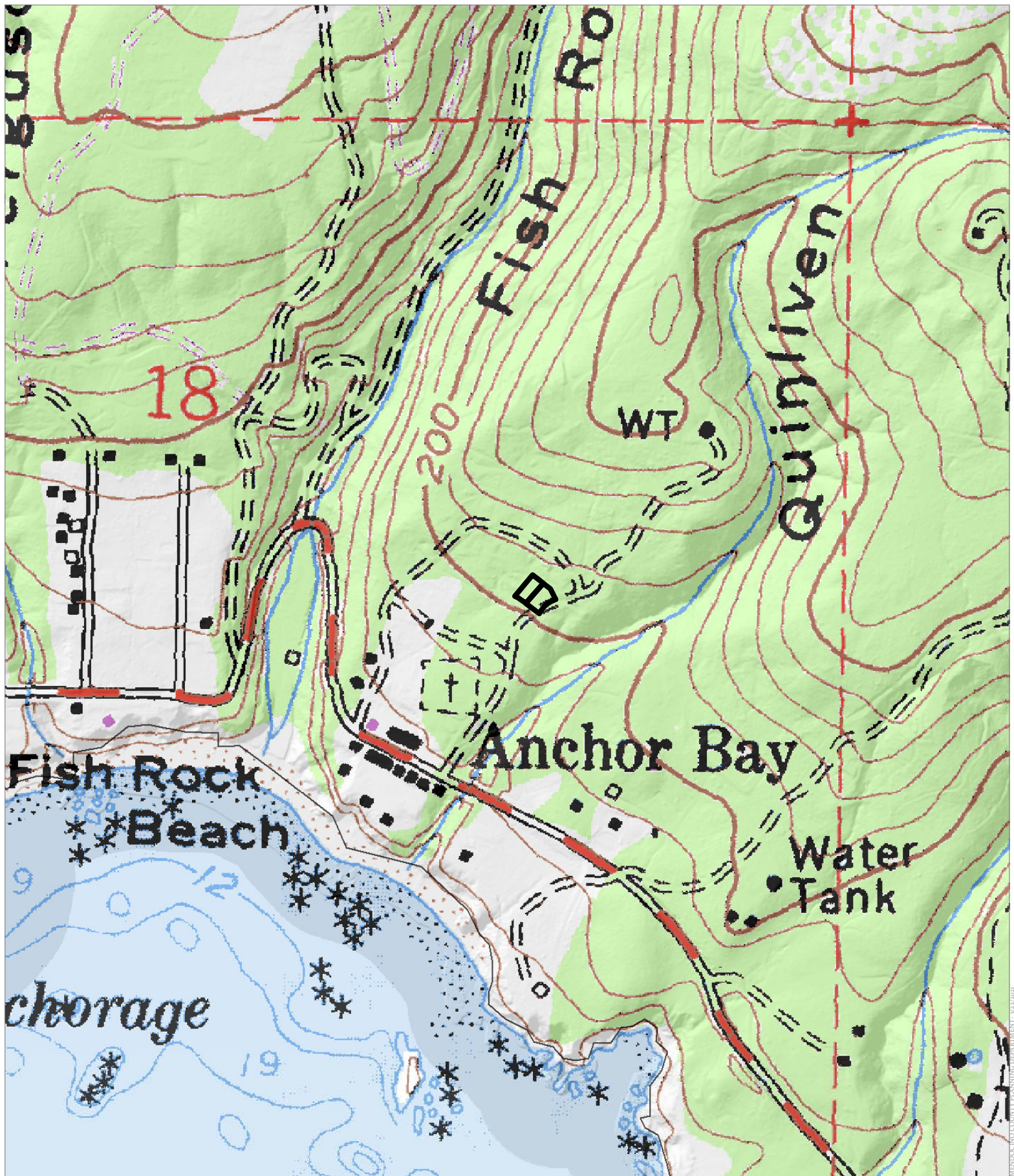
CASE: B 2021-0014  
 OWNER: KLEIN, David & Linda  
 APN: 144-032-01, 02  
 APLCT: David & Linda Klein  
 AGENT:  
 ADDRESS: 35571 Ocean View Way, Anchor Bay

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

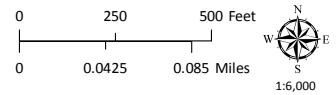


LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/22/2021



CASE: B 2021-0014  
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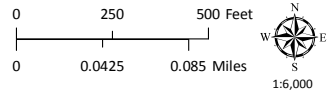


TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

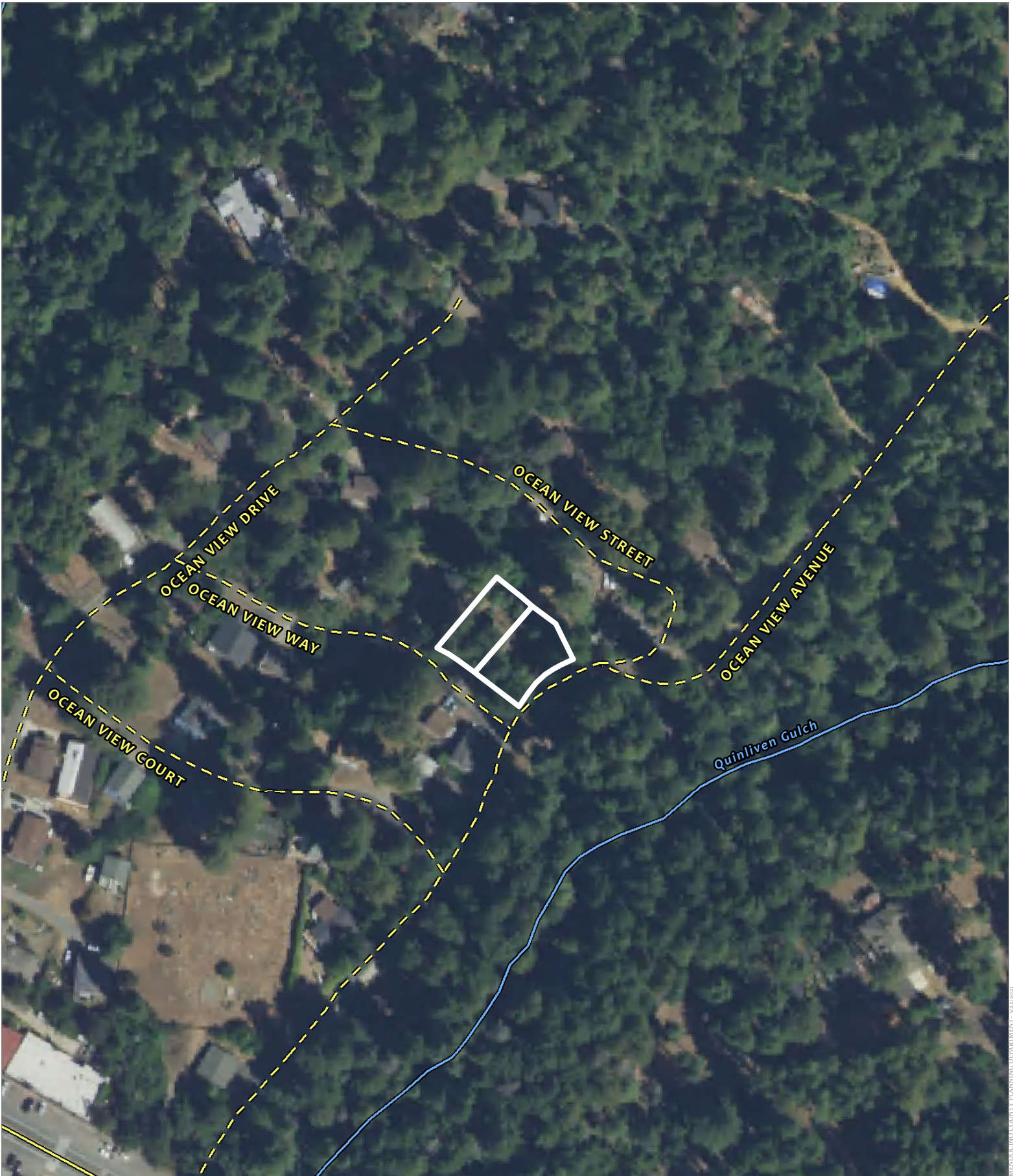


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- Named Rivers
- Public Roads
- - - Private Roads

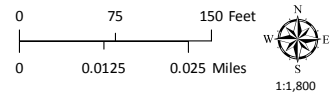


AERIAL IMAGERY



CASE: B 2021-0014  
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APLCT: David & Linda Klein  
AGENT:  
ADDRESS: 35571 Ocean View Way, Anchor Bay

-  Named Rivers
-  Public Roads
-  Private Roads



AERIAL IMAGERY

RENDERING BY TOWN OF ANCHOR BAY - 20210201

RMR 40:DL

OCEAN VIEW AVENUE

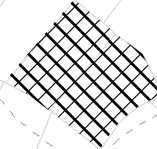
RR5:PD  
[RR1:PD]

RR5 [SR]

PF

RR10

C



OCEAN VIEW DRIVE

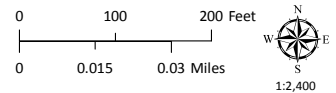
OCEAN VIEW COURT

OCEAN VIEW WAY

OCEAN VIEW STREET

OCEAN VIEW AVENUE

 Zoning Districts



CASE: B 2021-0014  
OWNER: KLEIN, David & Linda  
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APLCT: David & Linda Klein  
AGENT:  
ADDRESS: 35571 Ocean View Way, Anchor Bay

ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/22/2021



RMR 40-DL

OCEAN VIEW AVENUE

RR 5-PD  
[RR  
1-PD]

RR 5 [SR]

PF

C

RR 10

OCEAN VIEW STREET

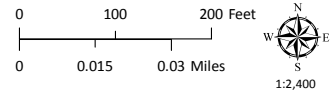
OCEAN VIEW WAY

OCEAN VIEW COURT

OCEAN VIEW DRIVE

OCEAN VIEW AVENUE

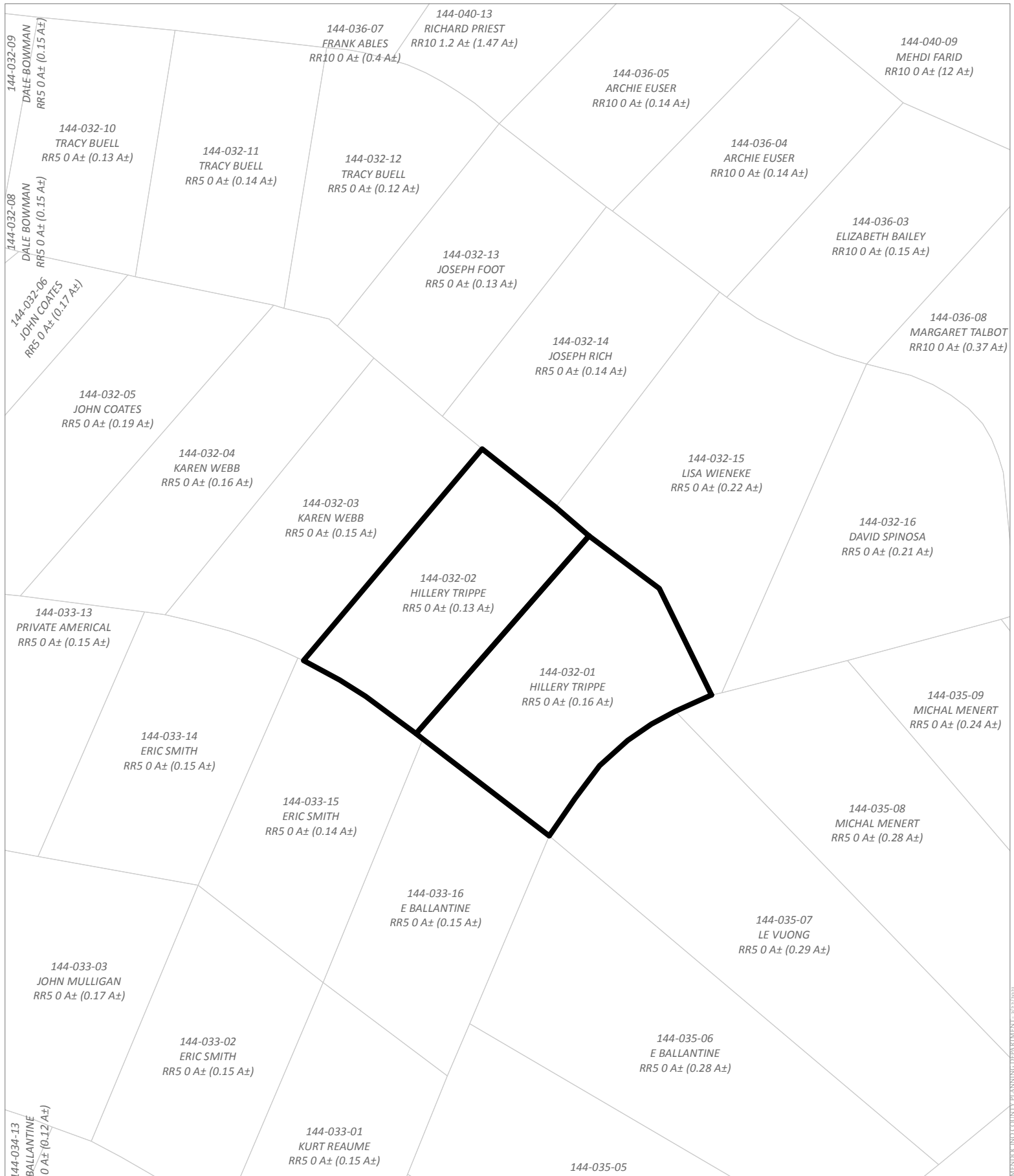
General Plan Classes



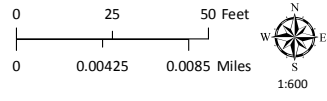
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GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/27/2021



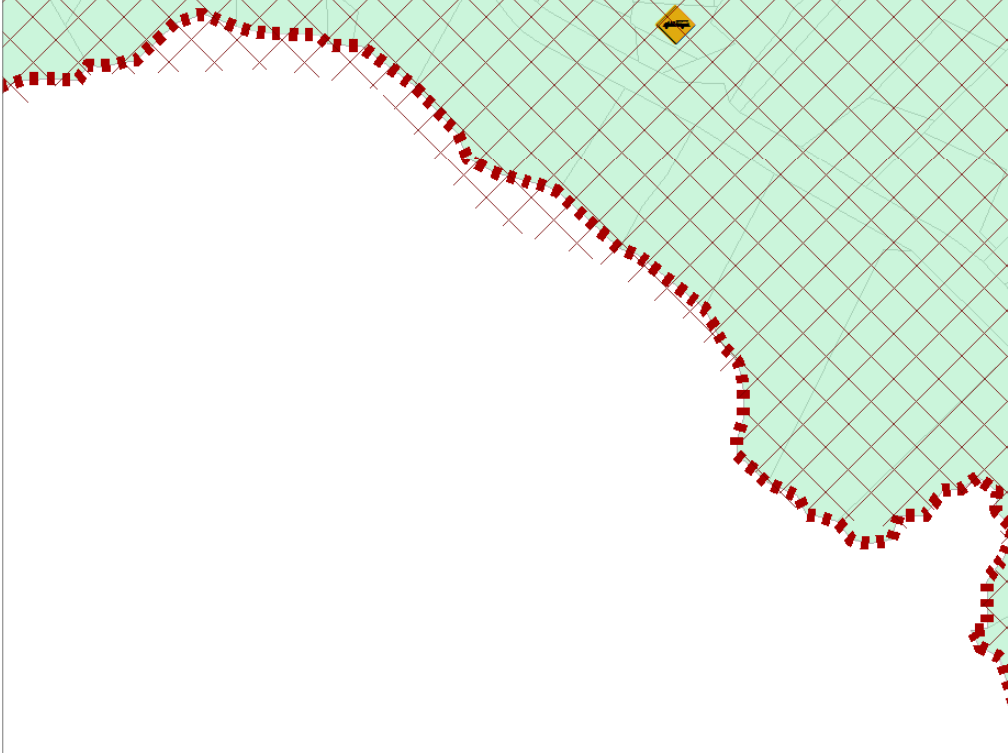
CASE: B 2021-0014  
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 APN: 144-032-01, 02  
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ADJACENT PARCELS

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/12/2021

**SOUTH COAST  
FIRE PROTECTION  
DISTRICT**



CASE: B 2021-0014  
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AGENT:  
ADDRESS: 35571 Ocean View Way, Anchor Bay



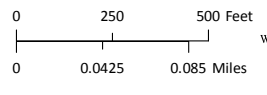
High Fire Hazard



County Fire Districts

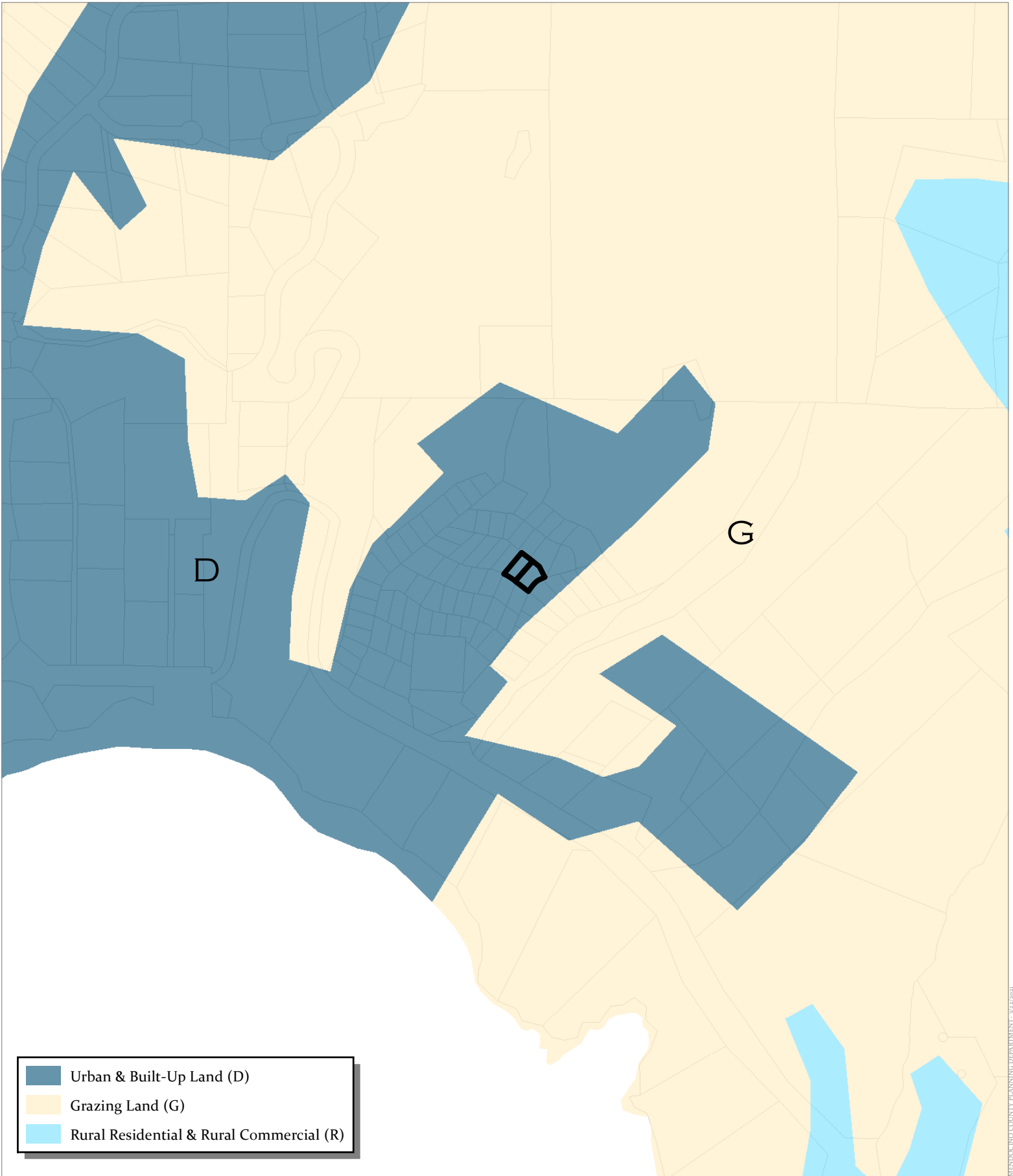





Fire Stations



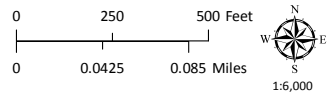
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

VENTURA COUNTY PLANNING DEPARTMENT - 3/27/2021

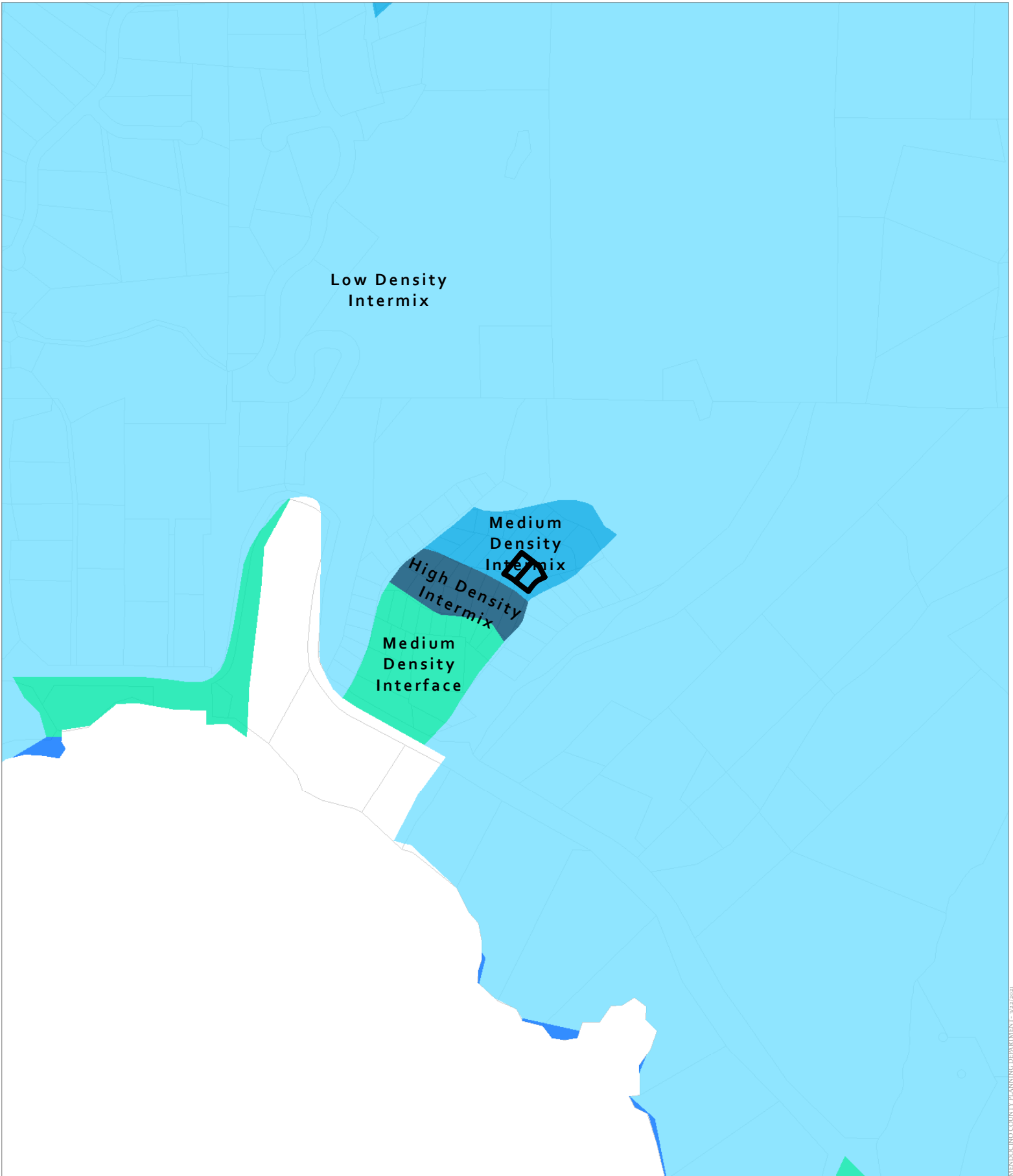


	Urban & Built-Up Land (D)
	Grazing Land (G)
	Rural Residential & Rural Commercial (R)

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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/12/2021



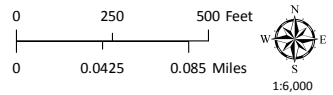
Low Density  
Intermix

Medium  
Density  
Intermix

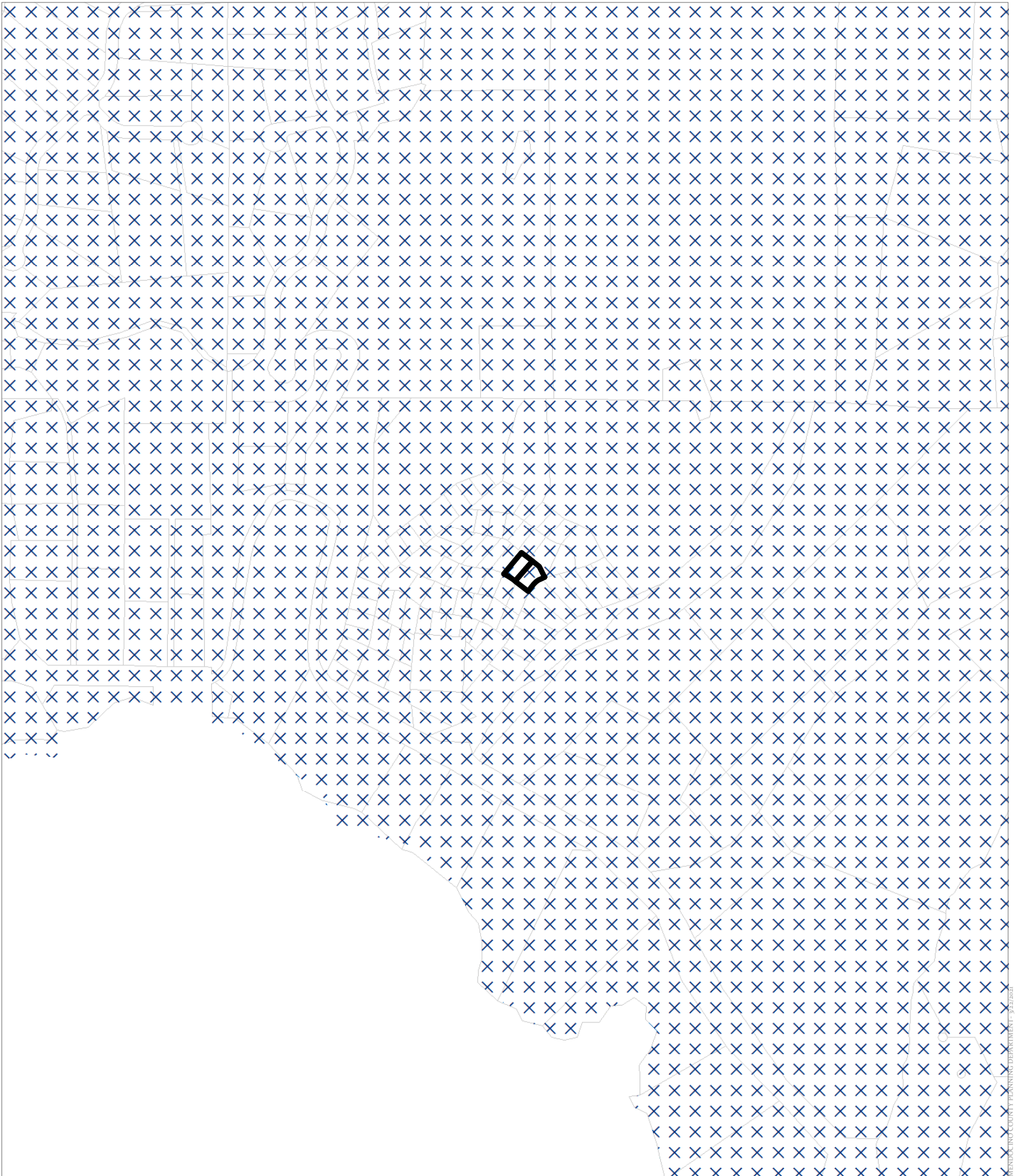
High Density  
Intermix

Medium  
Density  
Interface

 Water




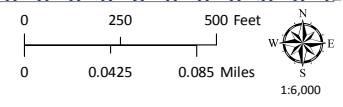
CASE: B 2021-0014  
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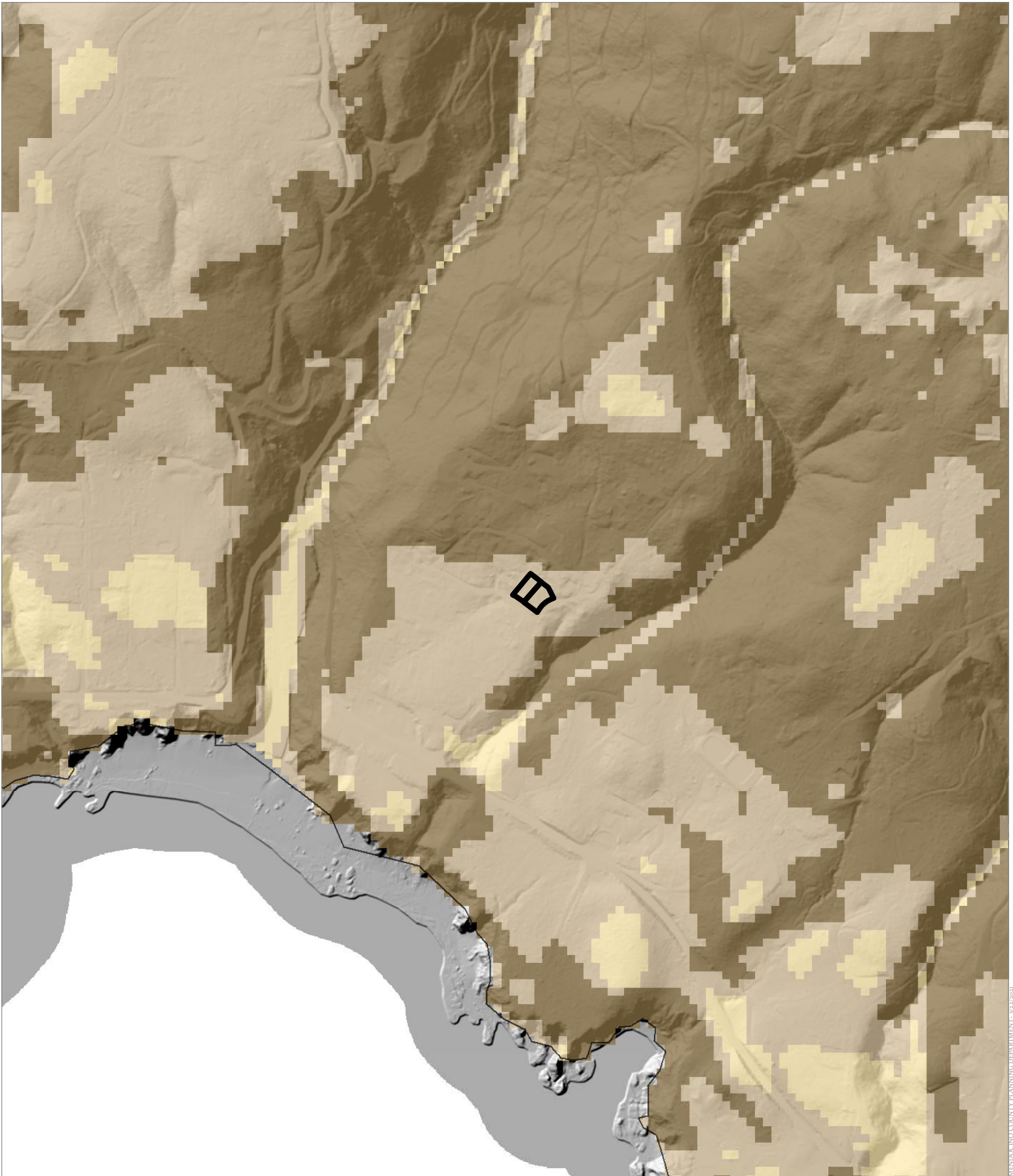
REVENUE COUNTY PLANNING DEPARTMENT 7/2/2021

CASE: B 2021-0014  
OWNER: KLEIN, David & Linda  
APN: 144-032-01, 02  
APLCT: David & Linda Klein  
AGENT:  
ADDRESS: 35571 Ocean View Way, Anchor Bay

 Critical Water Areas

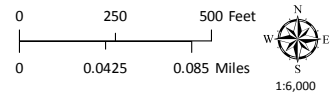
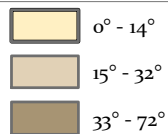


GROUND WATER RESOURCES

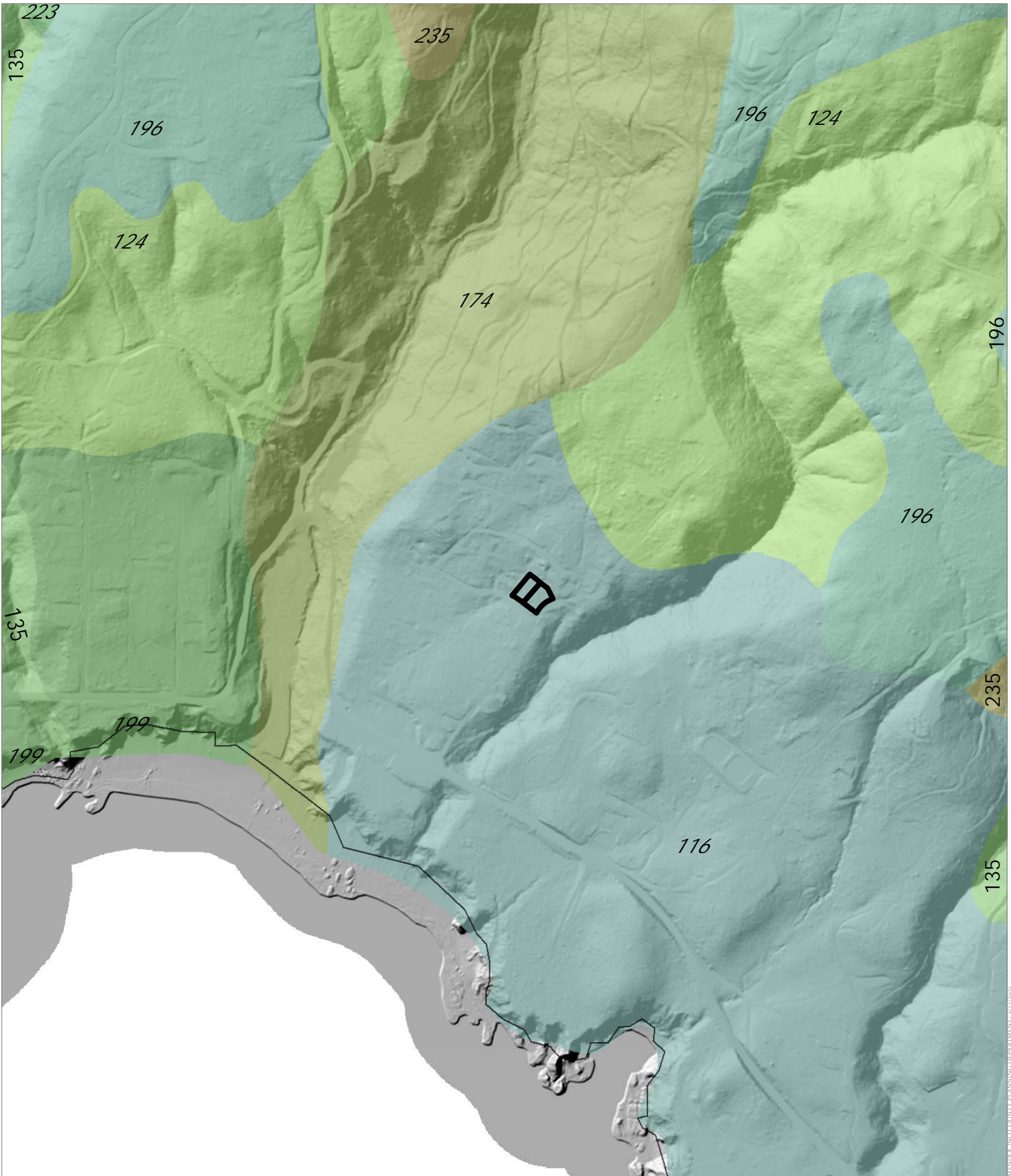


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2021


CASE: B 2021-0014  
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 APN: 144-032-01, 02  
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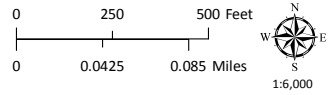


ESTIMATED SLOPE



CASE: B 2021-0014  
 OWNER: KLEIN, David & Linda  
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 Shinglemill-Gibney Complex



WESTERN SOILS

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/27/2021