



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

July 6, 2021

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

Sonoma State University
 Caltrans
 Department of Forestry/ CalFire
 Prevention
 Department of Fish and Wildlife

Coastal Commission
 Fort Bragg Rural Fire District
 Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: CDP_2021-0024

DATE FILED: 4/28/2021

OWNER/APPLICANT: MATTHEW ROWLAND

AGENT: WYNN COASTAL PLANNING & BIOLOGY, AMY WYNN

REQUEST: Standard Coastal Development Permit to establish a commercial use of property consisting of an event equipment and supply rental business primarily engaged in the rental of equipment and supplies used by event professional and service establishments. Additionally, the rental of commonly used goods and merchandise for personal or household use is also proposed. Two new storage buildings are proposed to be constructed on the property. One is 3,168 square feet in size with an attached loading dock, while the second is 1,280 square feet in size. There is an existing single family residence with an attached garage and atrium, a separate detached garage and a small barn already on the property. Seven new parking spaces are proposed to be added to the site.

ENVIRONMENTAL DETERMINATION: To be determined.

LOCATION: In the Coastal Zone, 1.4± miles south of the City of Fort Bragg, on the east side of State Route 1 (SR 1), 470± feet south of its intersection with Ocean Drive (CR 436); located at 18001 N. Highway 1, Fort Bragg; APN: 017-160-67

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: KEITH GRONENDYKE

RESPONSE DUE DATE: July 20, 2021

PROJECT INFORMATION CAN BE FOUND AT:

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. 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_2021-0024

OWNER/APPLICANT: MATT ROWLAND

AGENT: WYNN COASTAL PLANNING

REQUEST: Standard Coastal Development Permit to establish a commercial use of property consisting of an event equipment and supply rental business primarily engaged in the rental of equipment and supplies used by event professional and service establishments. Additionally, the rental of commonly used goods and merchandise for personal or household use is also proposed. Two new storage buildings are proposed to be constructed on the property. One is 3,168 square feet in size with an attached loading dock, while the second is 1,280 square feet in size. There is an existing single family residence with an attached garage and atrium, a separate detached garage and a small barn already on the property. Seven new parking spaces are proposed to be added to the site.

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APN: 017-160-67

PARCEL SIZE: 4.62± Acres

GENERAL PLAN: Commercial: C (40,000 square feet): FP

ZONING: Commercial: C (40,000 square feet): FP

EXISTING USES: Single Family Residential

DISTRICT: 4 (Gjerde)

RELATED CASES:

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Commercial C(40,000 sq. ft.)	Commercial C(40,000 sq. ft)	0.64± Acre	Residential
EAST:	Rural Residential RR5(2)	Rural Residential RR5(2)	3.56± Acres	Accessory use
SOUTH:	Commercial C(40,000 sq. ft.)	Commercial C(40,000 sq. ft.)	0.59± Acre	Campground
WEST:	Commercial C(40,000 sq. ft.)	Commercial C(40,000 sq. ft.)	3.65± Acres	Vacant

REFERRAL AGENCIES

LOCAL

- Assessor's Office
- Building Division (FB)
- Department of Transportation (DOT)
- Environmental Health (EH)(FB)
- Fort Bragg Rural Fire District
- Planning Division (Fort Bragg)

- Sonoma State University

STATE

- CALFIRE (Land Use)
- California Dept. of Transportation
- California Coastal Commission
- California Dept. of Fish & Wildlife

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: KEITH GRONENDYKE

DATE: 7/2/2021

ENVIRONMENTAL DATA

1. MAC:

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderat Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GISs

CalFire (State Responsible Agency) - CalFire #38-21

Fort Bragg Rural Fire Protection District (Local Responsible Agency)

4. FARMLAND CLASSIFICATION:

GIS

Urban & Built-Up Land (D) and Grazing Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

Flood Plain

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Marginal Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

212—Tregoning-Cleone Complex , 0 to 5 percent

214--Tropaquepts, 0 to 15 percent

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

Yes, Riverine 1.05± Acres

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

NO

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

NO

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

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NO

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO

ssssssttttttoooooopppeeeeeedehhhhheeeeeerrrrrrreeeee

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

LAND USE MAP 14: BEAVER

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Non-Prime Ag Land; Beach deposits and stream alluvium and terraces (Zone 3)

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Beach Deposits and Stream Alluvium; Flooding

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

NO

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020






NO

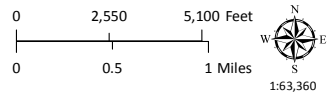


SUBJECT PARCEL/S

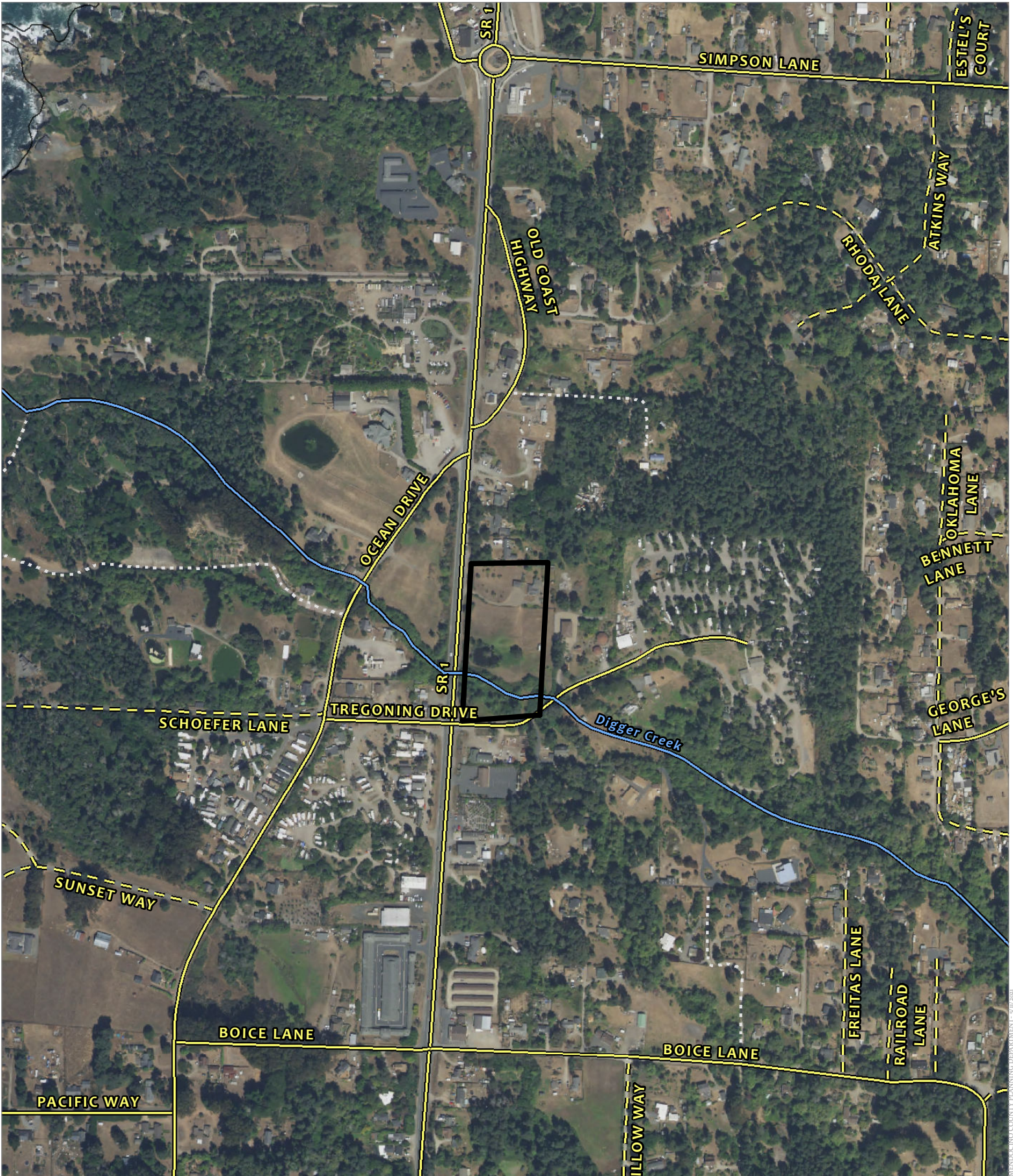


CASE: CDP 2021-0024
 OWNER: ROWLAND, Matthew
 APN: 017-160-67
 APLCT: Matt Rowland
 AGENT: Amy Wynn
 ADDRESS: 18001 N. Highway 1, Fort Bragg

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

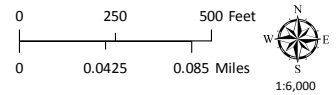


LOCATION MAP

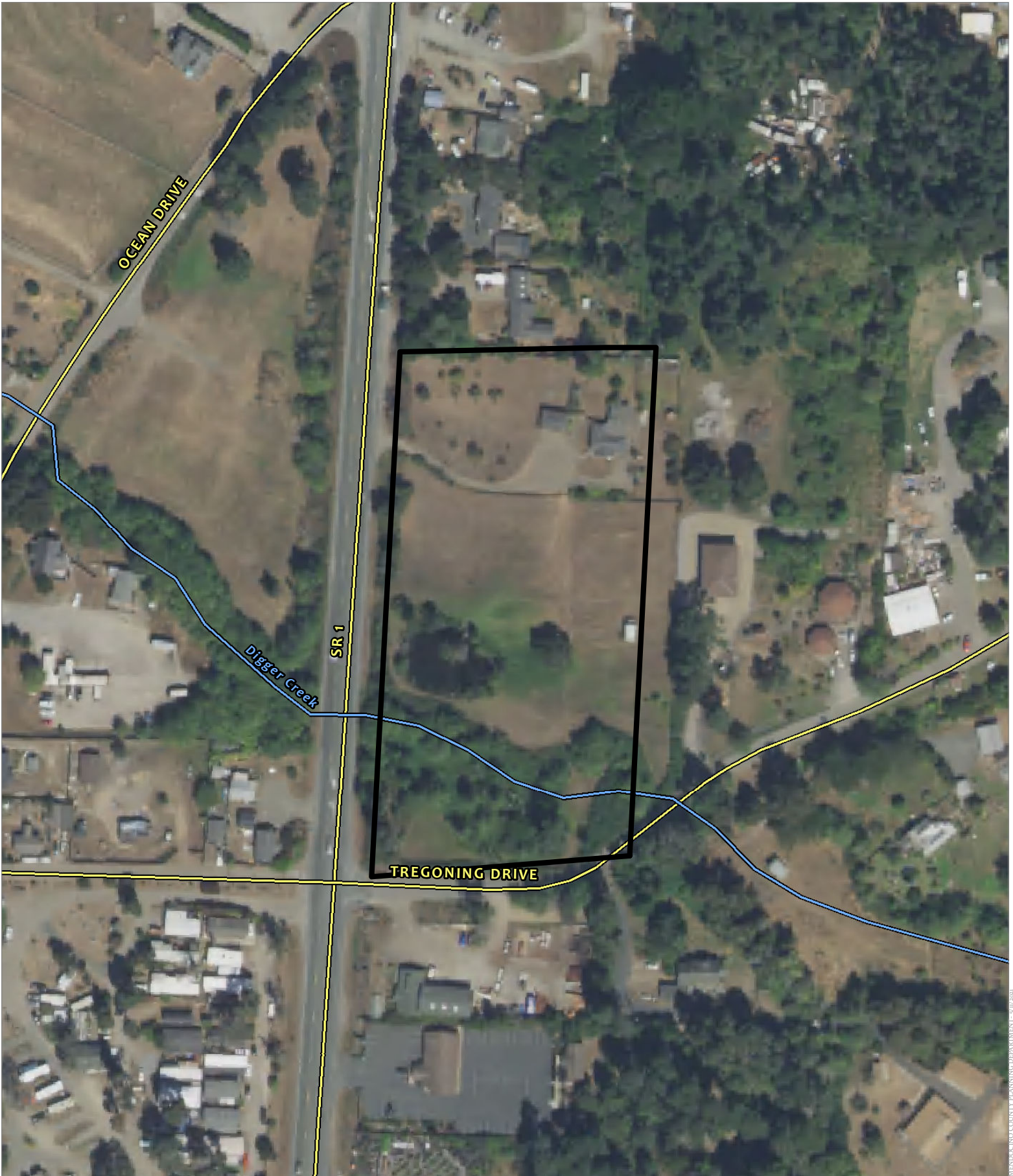


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- Named Rivers
- Public Roads
- - - Private Roads

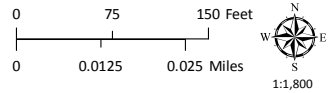


AERIAL IMAGERY

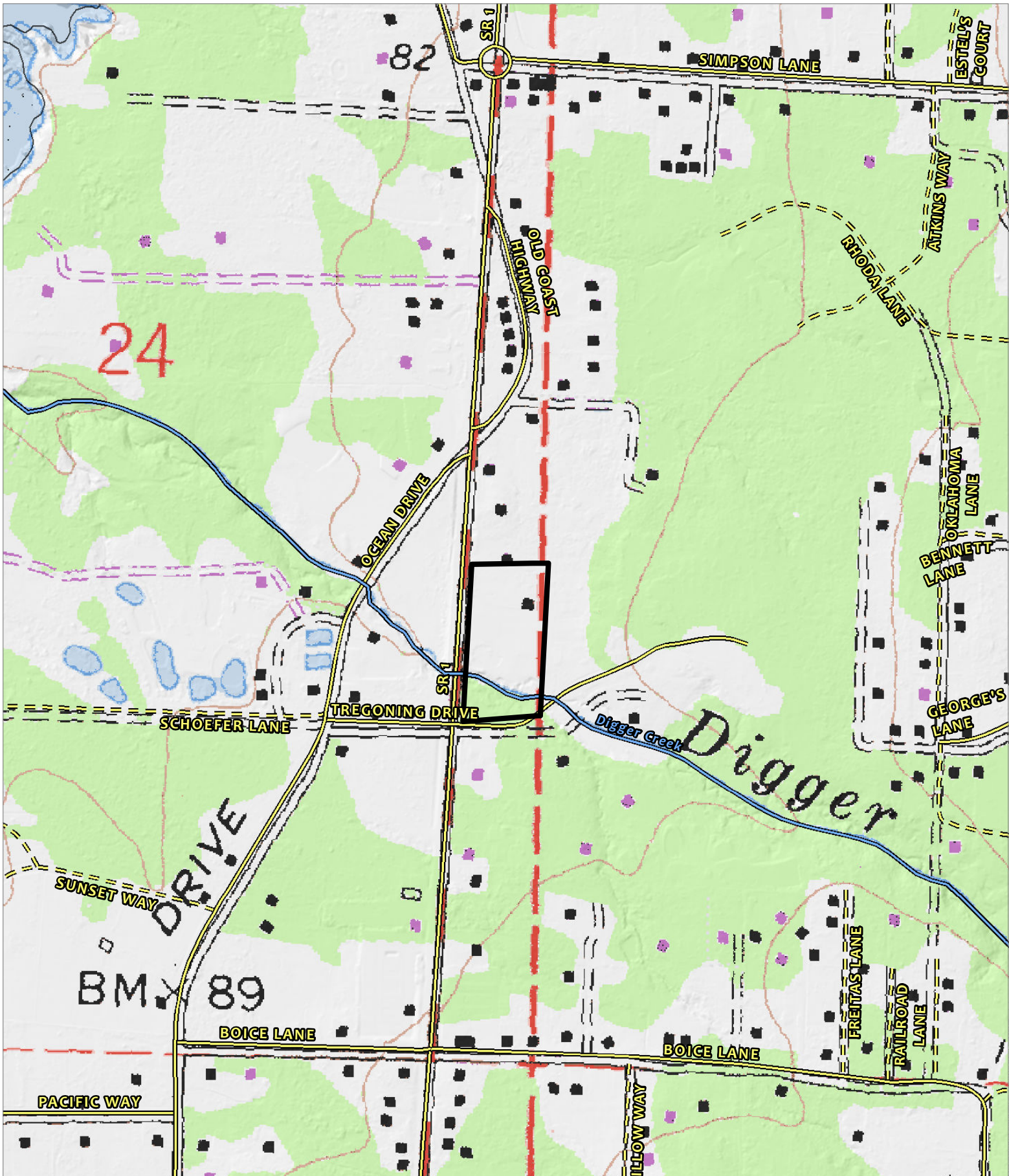


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-  Named Rivers
-  Public Roads

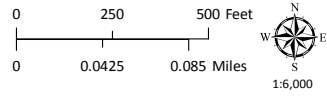


YREBAND COUNTY TECHNOLOGY DEPARTMENT - 9/18/2021



CASE: CDP 2021-0024
 OWNER: ROWLAND, Matthew
 APN: 017-160-67
 APLCT: Matt Rowland
 AGENT: Amy Wynn
 ADDRESS: 18001 N. Highway 1, Fort Bragg

-  Named Rivers
-  Public Roads
-  Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT © 10/10/2021

Lands of Rowland
 Of a portion Lot 3 of Section 19, Township 18 North,
 Range 17 West, Mount Diablo Meridian
 Mendocino County, CA

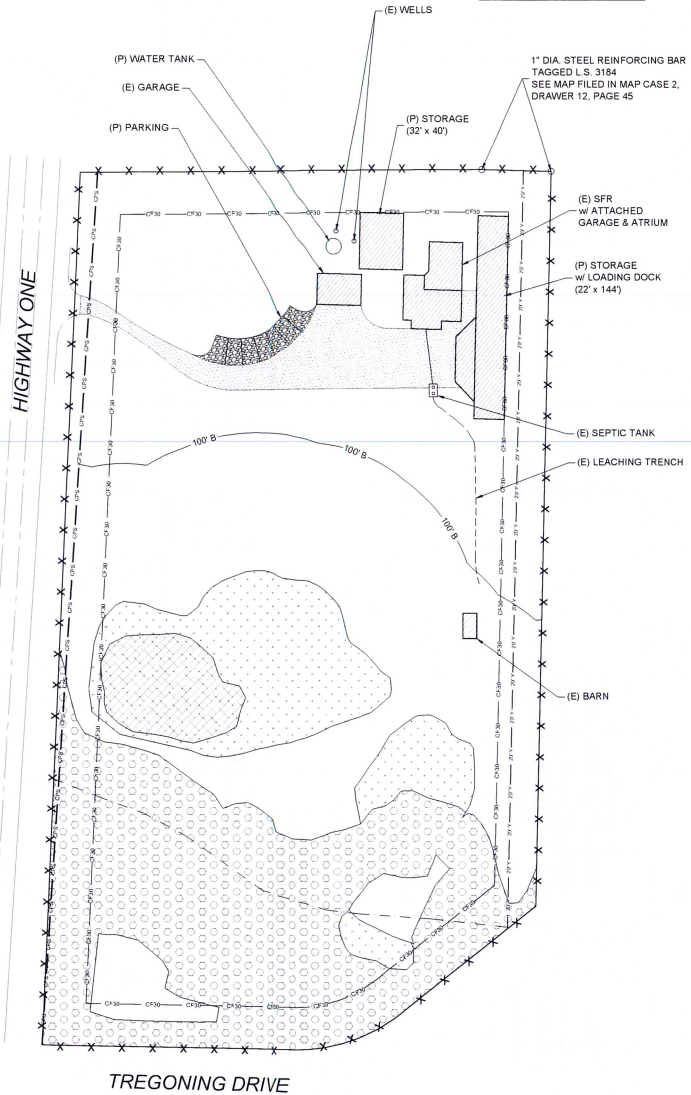
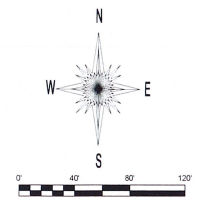
General Notes
 General Plan Designation: C:U
 Zoning District: C:40K
 Urban/Rural: Urban
 Highly Scenic Area: No
 Proposed Land Use: Business Equipment Sales & Services
 Appealeable to Coastal Commission: No
 Entitlement Permit Type: CDP - to establish Commercial Use
 Yard Setbacks: 0' front & sides
 20' rear
 CalFire Setbacks: 30' all sides
 Corridor Preservation Setback: 45' to Highway 1
 Height Limit: 35'
 Environmental Constraints: Yes
 Potential Geologic Hazards: No
 Water Source: On-site well
 Wastewater Disposal: On-site septic

CDP Lot Coverage Tabulation
 Gross Site Area: 4.62 ac (201,247 sf)
 Maximum allowable lot coverage: 50% (100,623.50 sf)

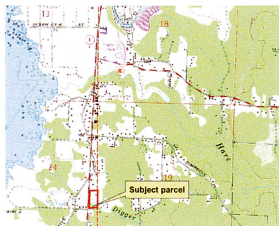
Lot Coverage:
 (E) Footprint - Residence: 894 sf
 (E) Footprint - Attached Garage: 312 sf
 (E) Footprint - Covered Porches/Decks: 850 sf
 (E) Footprint - Garage: 704 sf
 (E) Footprint - Barn: 180 sf
 (E) Footprint - Greenhouse: 400 sf
 (P) Footprint - Storage: 1,280 sf
 (P) Footprint - Storage w/ Loading Dock: 3,812 sf
 Total Building Footprint: 8,432 sf
 (E) Driveway & Parking: 8,450 sf
 (P) Driveway & Parking: 1,437 sf
 Total Driveway & Parking: 9,887 sf

Total Lot Coverage (Footprint): 18,319 sf (9.10%)

Sensitive Resources:			Distance from Development
Legend	Type		
	Pond		170' ±
	Riparian Area		256' ±
	Wetland		109' ±
	Stream		298' ±



SITE PLAN 1:40 1



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 FOR MENDOCINO COUNTY

LEGEND	
	POND
	RIPARIAN AREA
	WETLAND
	STREAM
	(E) GRAVEL DRIVEWAY
	(P) GRAVEL DRIVEWAY
	100' BUFFER
	CORRIDOR PRESERVATION SETBACK
	YARD SETBACK
	CAL FIRE 30' YARD SETBACK
	(E) FENCE

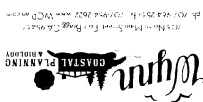
SHEET	REVISION	BY	DATE	APP.
1			017-160-67-00	
			DRAWN BY TH	
			DATE: 4/24/2021	
			SCALE: AS SHOWN	
			APPROVED BY	

ROWLAND
 18001 N. Highway 1
 Fort Bragg, CA 95437

Wynn
 COASTAL PLANNING & BUILDING
 703 North Main Street, Fort Bragg, CA 95437
 ph: 707-964-2537 fx: 707-964-2622 www.WCPan.com

Design review, not meant for construction.

Design review, not meant for construction.



18001 N. Highway 1
Fort Bragg, CA 95437

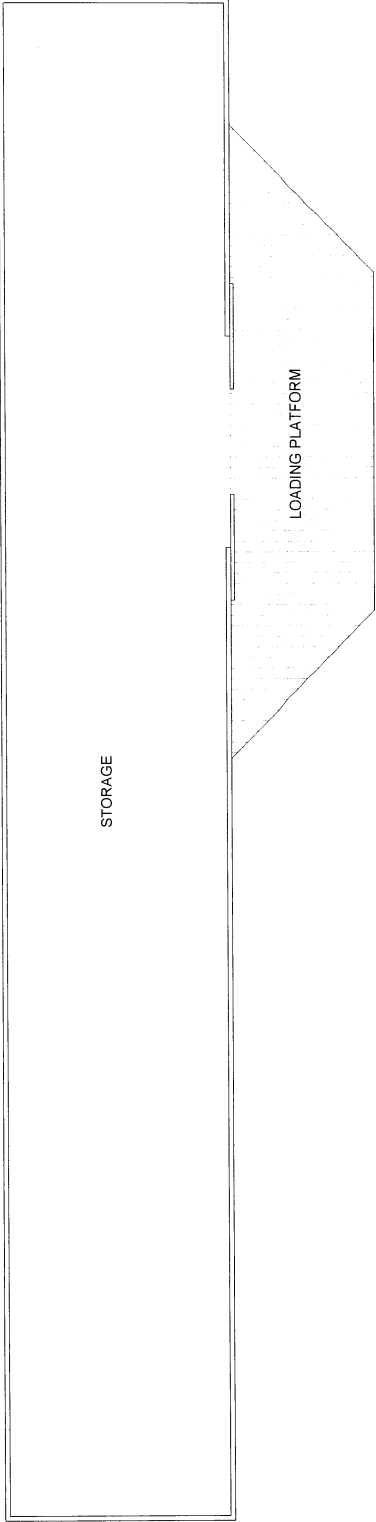
DATE	
PROJECT	
PROJECT NO.	
PROJECT NAME	
PROJECT LOCATION	
PROJECT OWNER	
PROJECT CONTACT	
PROJECT PHONE	
PROJECT FAX	
PROJECT EMAIL	
PROJECT WEBSITE	
PROJECT ADDRESS	
PROJECT CITY	
PROJECT STATE	
PROJECT ZIP	
PROJECT COUNTY	
PROJECT DISTRICT	
PROJECT ZONE	
PROJECT PERMIT	
PROJECT PLAN	
PROJECT SHEET	
PROJECT TOTAL	
PROJECT SCALE	
PROJECT DATE	
PROJECT STATUS	
PROJECT COMMENTS	
PROJECT NOTES	
PROJECT REVISIONS	
PROJECT APPROVALS	
PROJECT SIGNATURES	
PROJECT DATES	
PROJECT COSTS	
PROJECT BUDGET	
PROJECT FINANCING	
PROJECT RISK	
PROJECT SCHEDULE	
PROJECT PHASES	
PROJECT MILESTONES	
PROJECT DELIVERABLES	
PROJECT RESPONSIBILITIES	
PROJECT STAKEHOLDERS	
PROJECT INTERESTS	
PROJECT CONCERNS	
PROJECT OPPORTUNITIES	
PROJECT CHALLENGES	
PROJECT SOLUTIONS	
PROJECT LESSONS LEARNED	
PROJECT BEST PRACTICES	
PROJECT INNOVATIONS	
PROJECT SUSTAINABILITY	
PROJECT SOCIAL RESPONSIBILITY	
PROJECT COMMUNITY ENGAGEMENT	
PROJECT TRANSPARENCY	
PROJECT ACCOUNTABILITY	
PROJECT ETHICS	
PROJECT INTEGRITY	
PROJECT RESPECT	
PROJECT HONESTY	
PROJECT FAITHFULNESS	
PROJECT COURAGE	
PROJECT PERSEVERANCE	
PROJECT PATIENCE	
PROJECT KINDNESS	
PROJECT GENTLENESS	
PROJECT SELF-CONTROL	
PROJECT PEACE	
PROJECT JOY	
PROJECT LOVE	

AI

1

- SIDING: MATERIAL: CORRUGATED STEEL PANELS
- DOORS: MATERIAL: CORRUGATED STEEL PANELS
- ROOFING: MATERIAL: CORRUGATED POLYCARBONATE & STEEL PANELS
- LIGHTING: MATERIAL: NONE
- COLOR: GRAY
- COLOR: GRAY
- COLOR: GRAY
- COLOR: NONE

144'-0"



STORAGE w/ LOADING DOCK - FLOOR PLAN 1/8" = 1'-0" 1

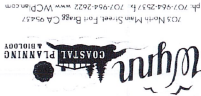
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APR 28 2021

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FORT BRAGG CA

22'-0"

Design review, not meant for construction.



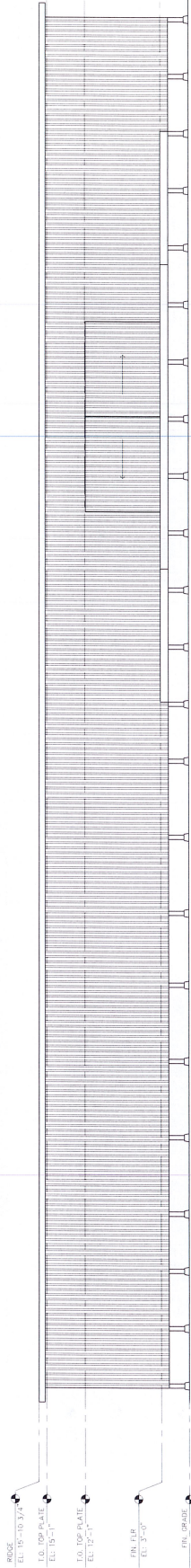
18001 N. Highway 1
Fort Bragg, CA 95437

APPROVED BY	
SCALE	AS SHOWN
DATE	04-20-2021
DRAWN BY	TH
PROJECT NO.	017-160-67-00
DATE	
REVISED	
BY	
DATE	
REVISION	

A2
SHEET 1 OF 4 SHEETS

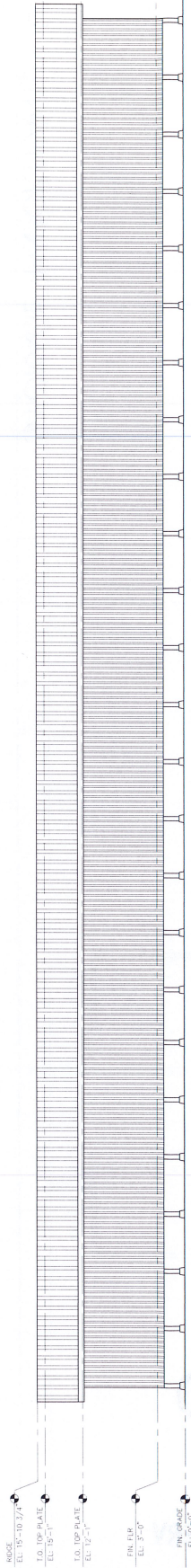
ROWLAND

WEST ELEVATION 1/16" = 1'-0" 1



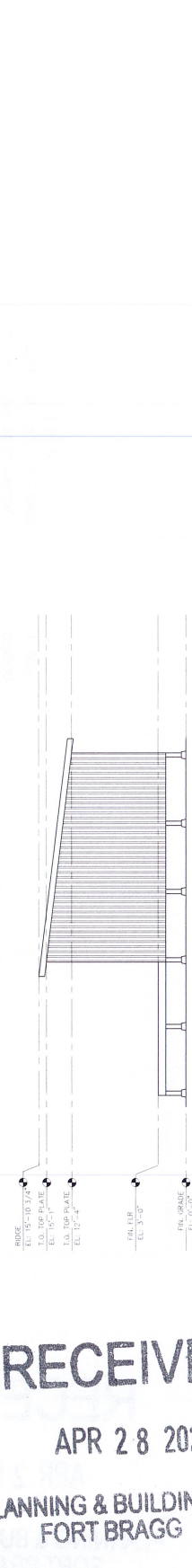
ROOF
EL. 15'-10 3/4"
T.O. TOP PLATE
EL. 15'-1"
T.O. TOP PLATE
EL. 12'-1"
FIN. FLP.
EL. 3'-0"
FIN. GRADE
EL. 0'-0"

NORTHELEVATION 1/16" = 1'-0" 2



ROOF
EL. 15'-10 3/4"
T.O. TOP PLATE
EL. 15'-1"
T.O. TOP PLATE
EL. 12'-1"
FIN. FLP.
EL. 3'-0"
FIN. GRADE
EL. 0'-0"

EAST ELEVATION 1/16" = 1'-0" 3



ROOF
EL. 15'-10 3/4"
T.O. TOP PLATE
EL. 15'-1"
T.O. TOP PLATE
EL. 12'-1"
FIN. FLP.
EL. 3'-0"
FIN. GRADE
EL. 0'-0"

SOUTH ELEVATION 1/16" = 1'-0" 4

Design review, not meant for construction.

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APR 28 2021
PLANNING & BUILDING SERV
FORT BRAGG CA

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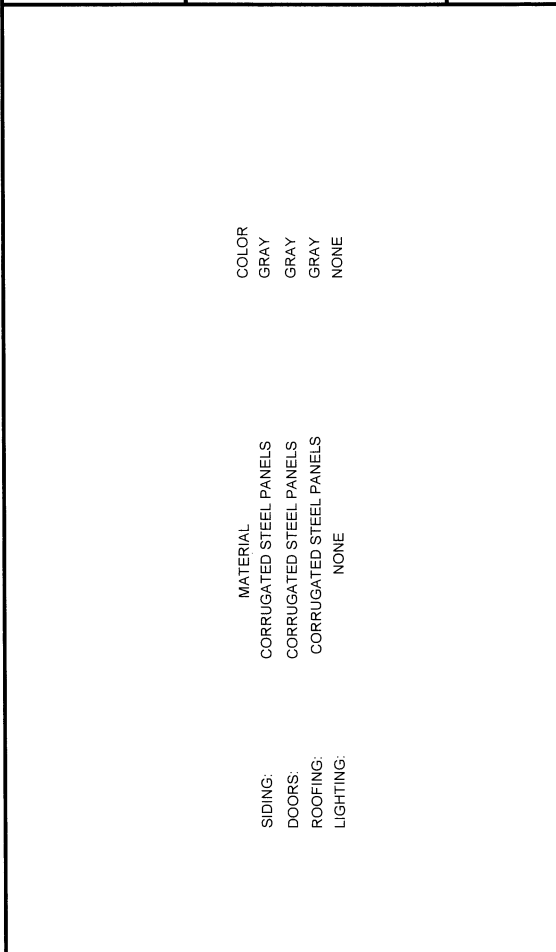
ROWLAND

Wynne Forestal Planning
18300 N Highway 1
Fort Bragg, CA 94937

PROJECT NO. 18300 N Highway 1
DATE: 04/20/21
DRAWN BY: [Name]
CHECKED BY: [Name]

PLAN
SECTION
ELEVATION
DETAIL

A3
OF 4 SHEETS

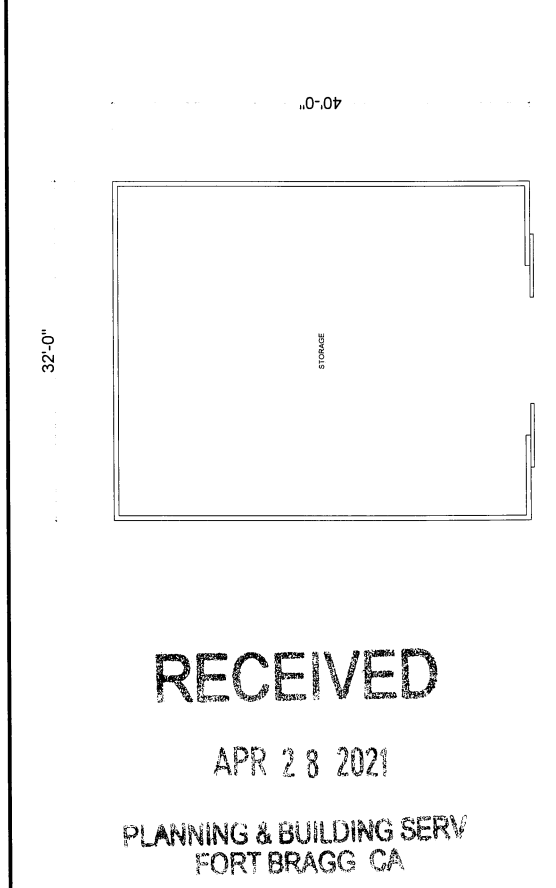


COLOR
GRAY
GRAY
GRAY
NONE

MATERIAL
CORRUGATED STEEL PANELS
CORRUGATED STEEL PANELS
CORRUGATED STEEL PANELS
NONE

SIDING:
DOORS:
ROOFING:
LIGHTING:

STORAGE-FLOOR PLAN $\frac{3/16} = 1'-0"$ 1



FIBERGLASS SKYLIGHT, TYP

SOUTHELEVATION $\frac{3/16} = 1'-0"$ 2

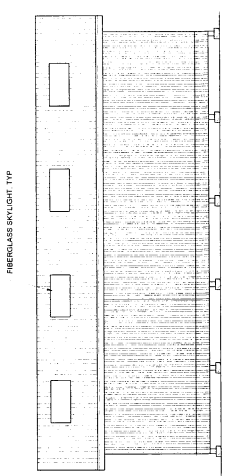
32'-0"
40'-0"

RECEIVED

APR 28 2021

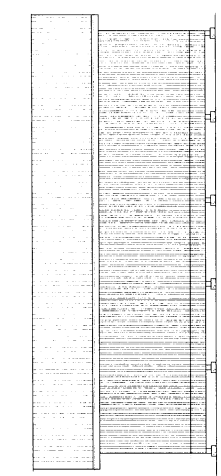
PLANNING & BUILDING SERV
FORT BRAGG CA

WEST ELEVATION $\frac{3/16} = 1'-0"$ 3



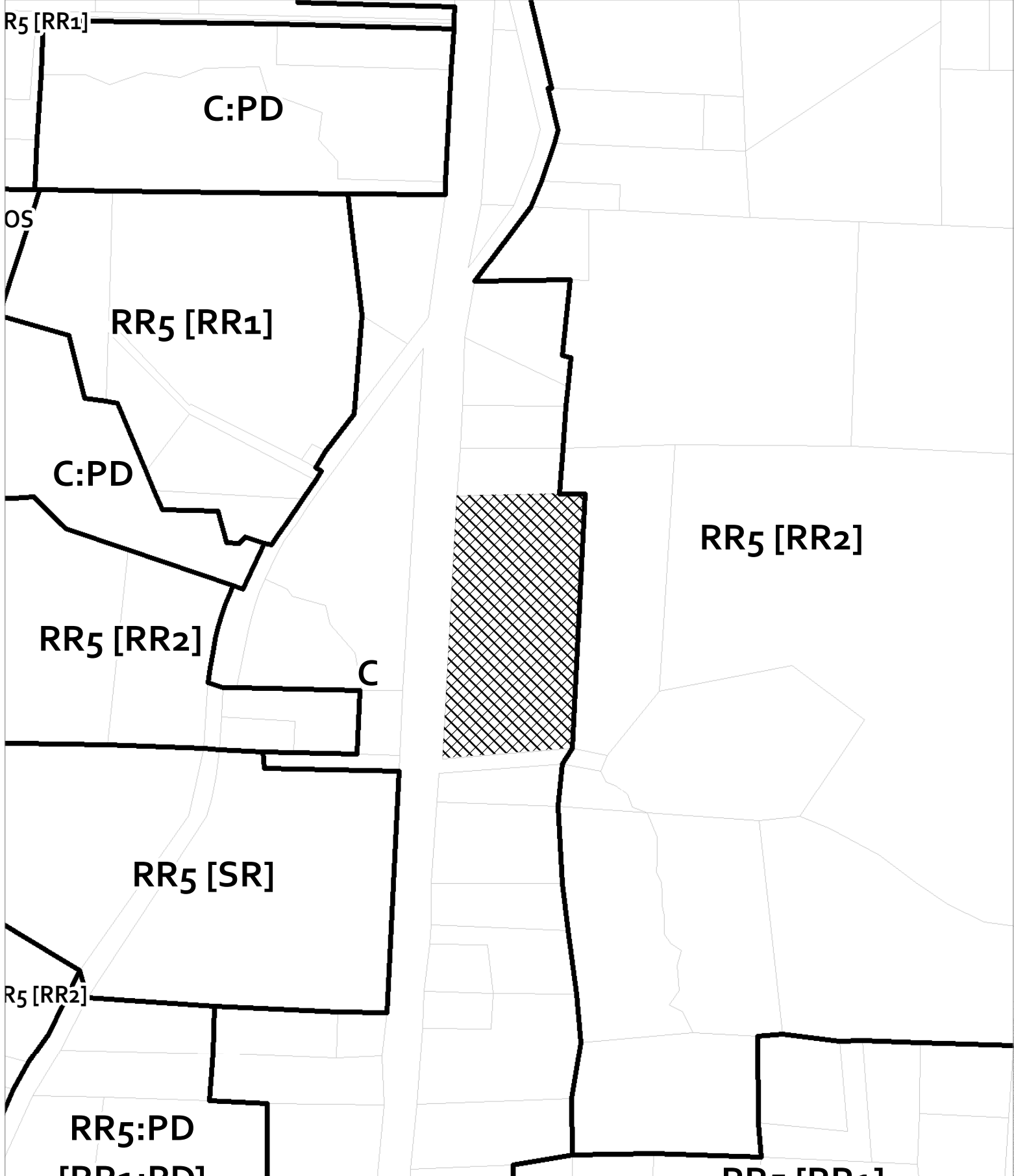
FIBERGLASS SKYLIGHT, TYP

EAST ELEVATION $\frac{3/16} = 1'-0"$ 5



FIBERGLASS SKYLIGHT, TYP

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R5 [RR1]

C:PD

OS

RR5 [RR1]

C:PD

RR5 [RR2]

RR5 [RR2]

C


RR5 [SR]

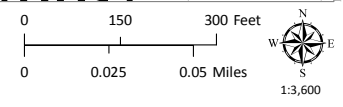
R5 [RR2]

RR5:PD

RR5 [RR1]

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 Zoning Districts



ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/17/2021

5 [RR-1]

C-PD

OS

RR 5 [RR 1]

C-PD

RR 5 [RR 2]

C

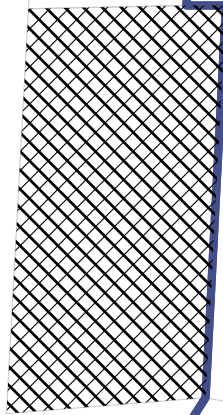
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RR 5 [SR]

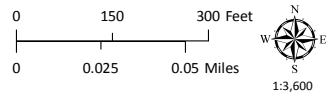
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RR 5 [RR 1]

RR 5 [RR 1]

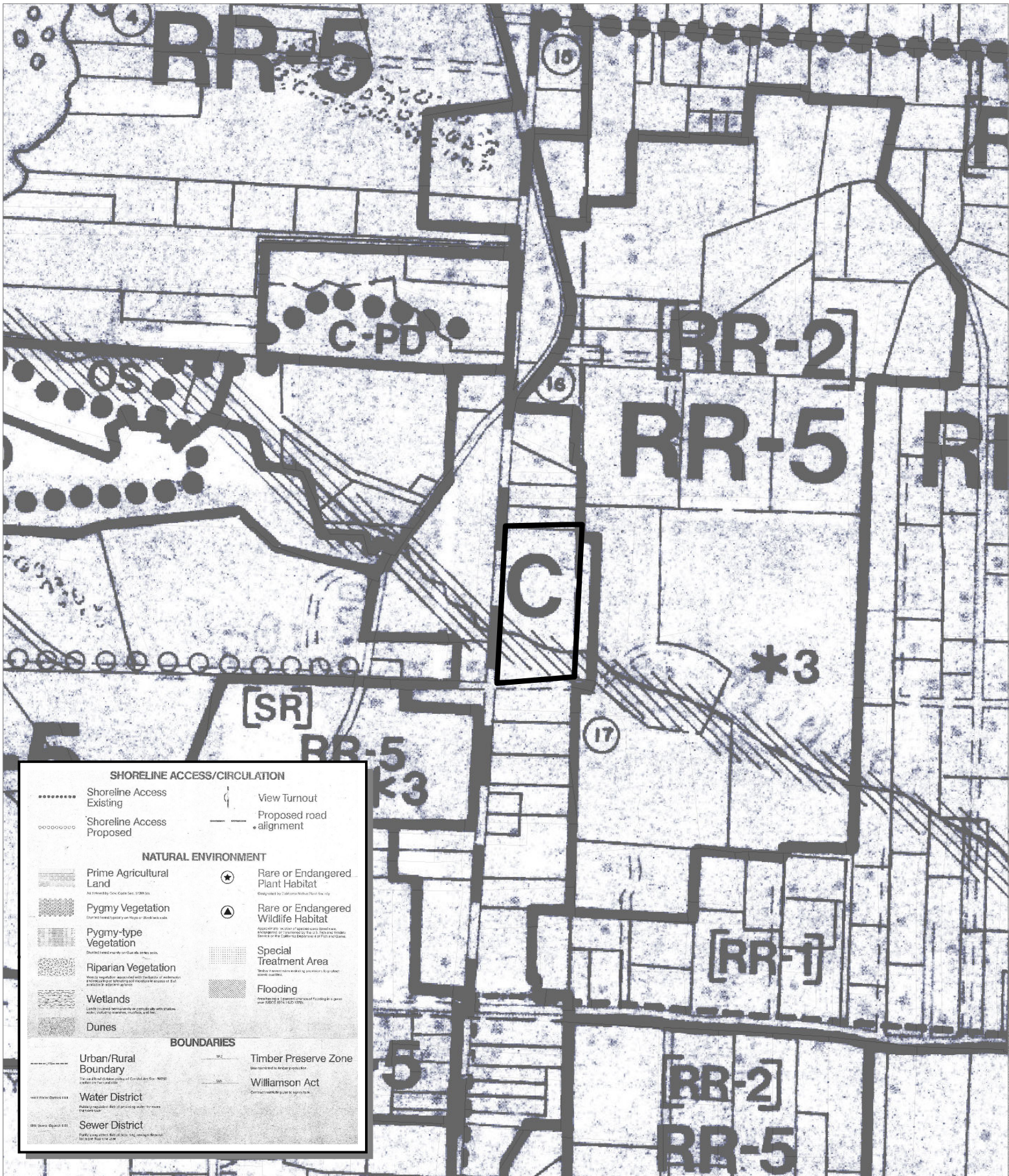


 General Plan Classes



CASE: CDP 2021-0024
OWNER: ROWLAND, Matthew
APN: 017-160-67
APLCT: Matt Rowland
AGENT: Amy Wynn
ADDRESS: 18001 N. Highway 1, Fort Bragg

GENERAL PLAN CLASSIFICATIONS



SHORELINE ACCESS/CIRCULATION

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

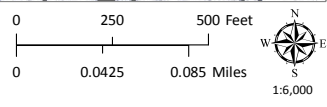
NATURAL ENVIRONMENT

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

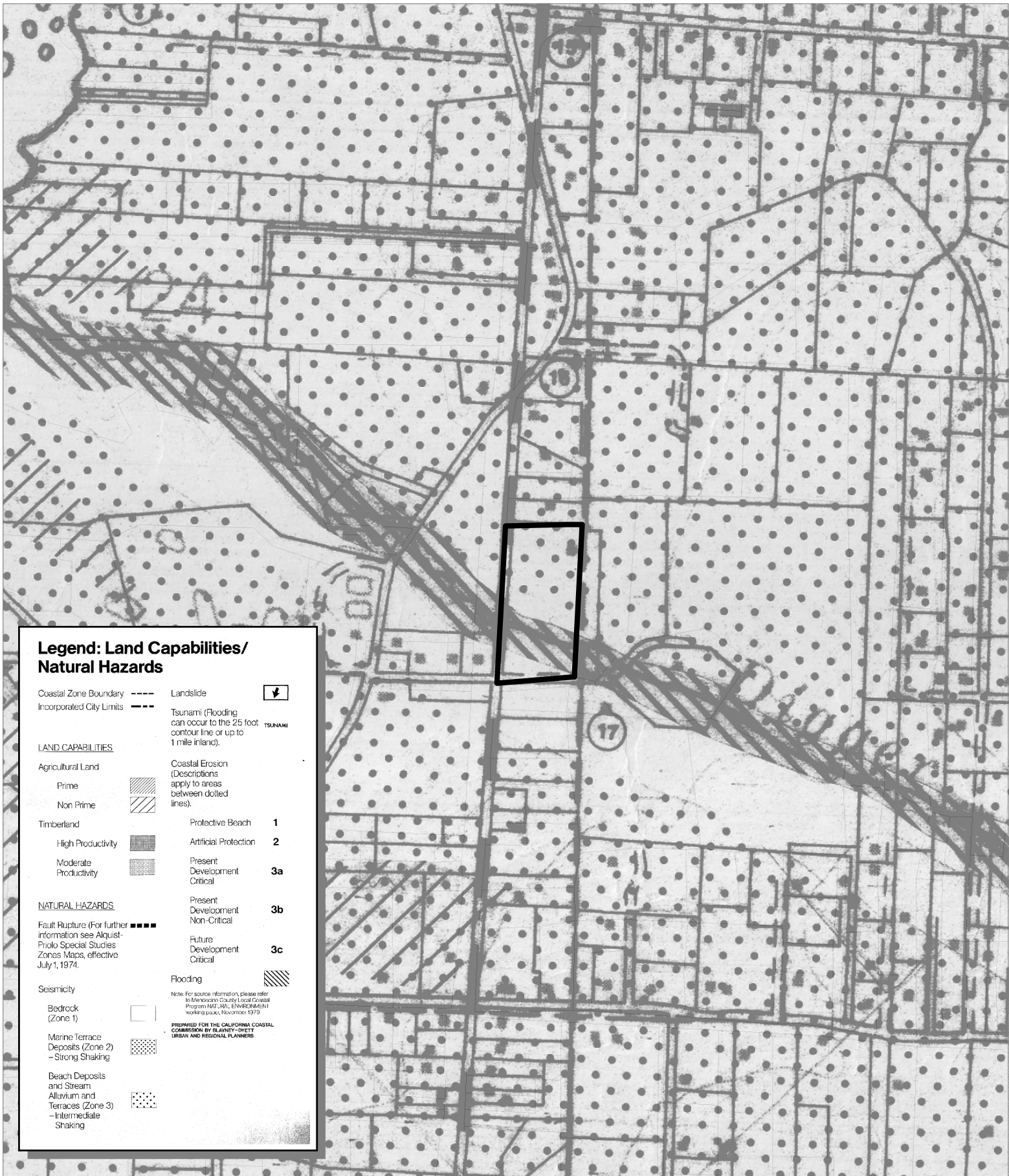
BOUNDARIES

- Urban/Rural Boundary
- Water District
- Sewer District

CASE: CDP 2021-0024
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 APLCT: Matt Rowland
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 ADDRESS: 18001 N. Highway 1, Fort Bragg



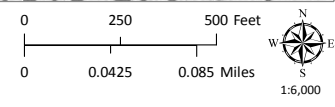
MENDOCINO COUNTY PLANNING DEPARTMENT 09/14/2023



Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
LAND CAPABILITIES			
Agricultural Land		Coastal Erosion (Descriptions apply to areas between dotted lines).	
Prime		Protective Beach	1
Non Prime		Artificial Protection	2
Timberland		Present Development Critical	3a
High Productivity		Present Development Non-Critical	3b
Moderate Productivity		Future Development Critical	3c
NATURAL HAZARDS			
Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.		Flooding	
Seismicity		<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.</small> <small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-TWETT URBAN AND REGIONAL PLANNERS</small>	
Bedrock (Zone 1)			
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

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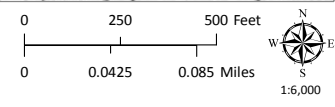
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/16/2021

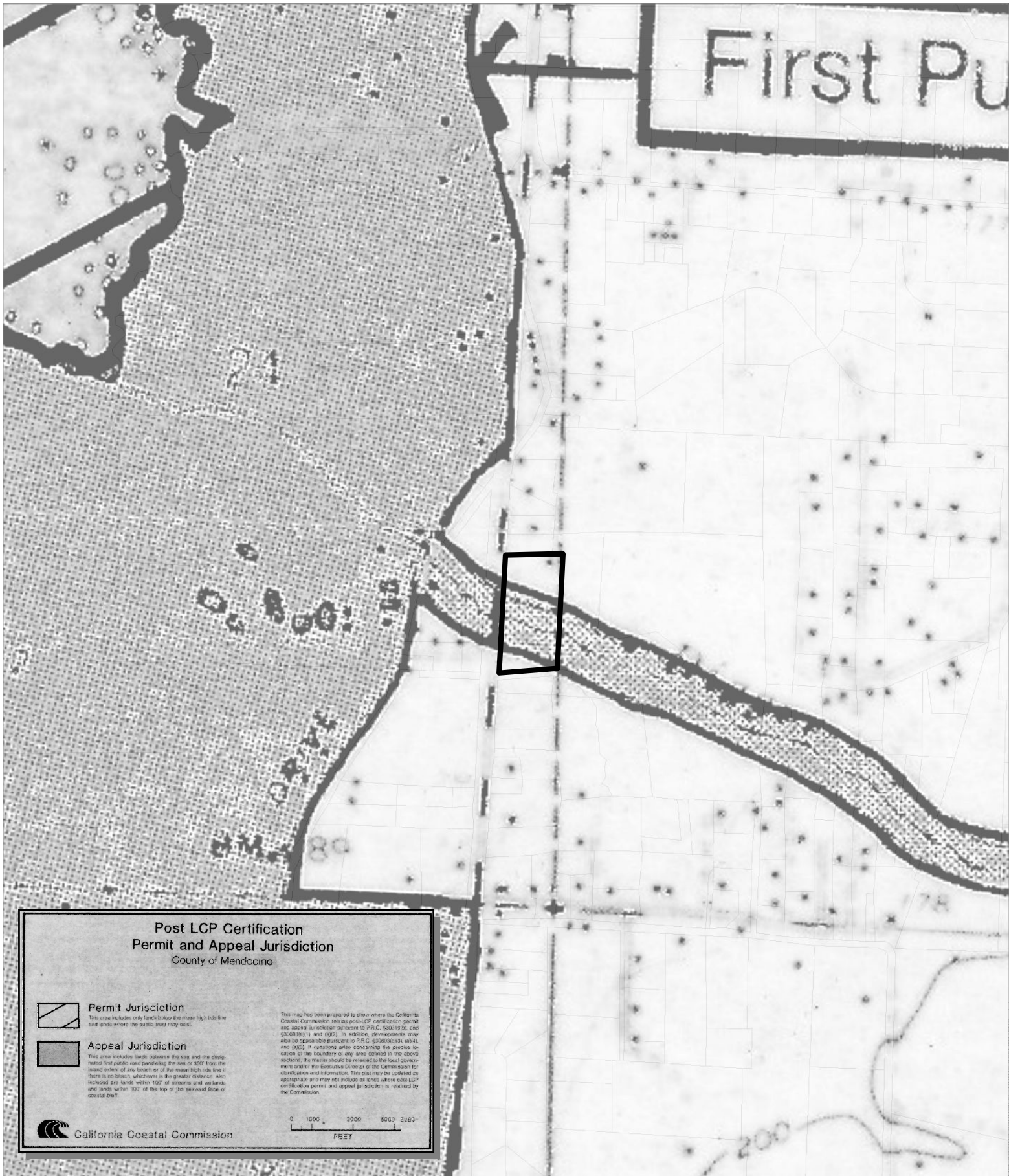


Legend: Habitats/Resources

- Coastal Zone Boundary - - - -
 - Incorporated City Limits - - - -
 - MARINE AND FRESHWATER HABITATS**
 - Open Water W
 - Kelp
 - Rocky Intertidal Area
 - Mudflat
 - Beach
 - Dunes
 - Marsh
 - Saltwater
 - Freshwater
 - Brackish
 - Stream
 - Perennial
 - Intermittent
 - WOODED HABITATS**
 - Coastal Forest
 - Redwood
 - Hardwood
 - 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
 - OTHER UPLAND HABITATS**
 - Scrub
 - Pygmy Forest
 - Pygmy Type Forest
 - Barren
 - Coastal Prairie Grassland
 - Hardwood Forest/Grassland
 - Agricultural Land
 - Farmstead
 - Pasture
 - Urban (Also shown with a dominant vegetation) U
 - Sand/Gravel (Extractive Use) e
 - SPECIAL HABITATS**
 - Seabird and Marine Mammal Rookery
 - Marine Mammal Haulout Area
 - Spawning Area
 - Anadromous Stream
 - Wildlife Habitat
 - Plant Habitat
- 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-YEITZ URBAN AND REGIONAL PLANNERS



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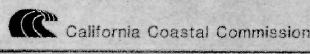
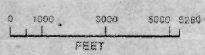


First Pu

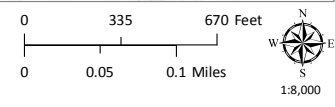
**Post LCP Certification
Permit and Appeal Jurisdiction**
County of Mendocino

-  **Permit Jurisdiction**
This area includes only lands border 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 slope of coastal dunes.

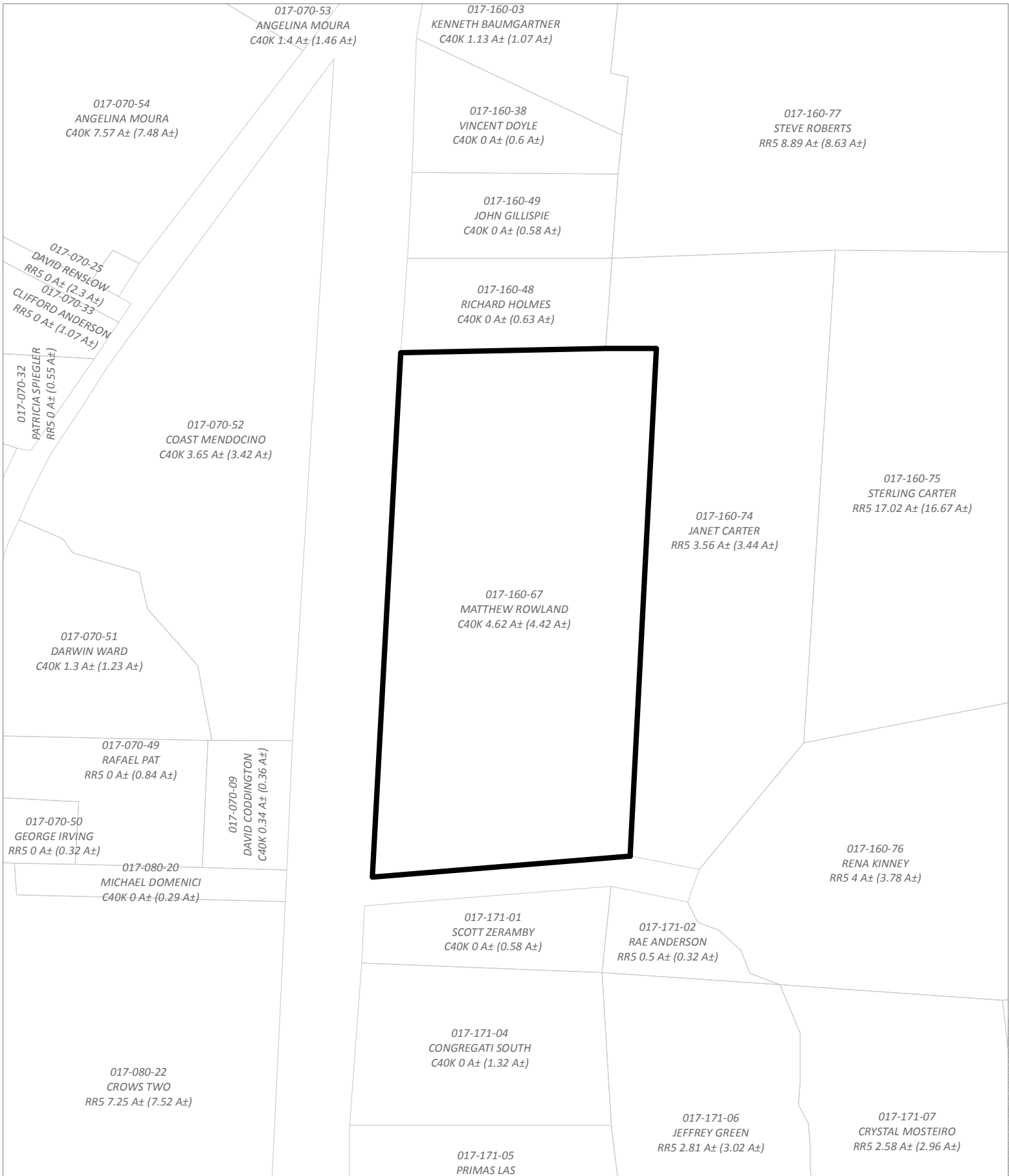
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. (300193), and (300204) and (300205). In addition, developments may also be appealable pursuant to P.R.C. (300206), (300207), and (300208). In questions 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 under the Executive Director of the Commission for clarification and information. This plan may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.



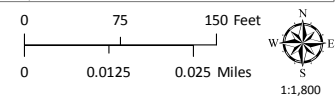
CASE: **CDP 2021-0024**
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MENDOCINO COUNTY PLANNING DEPARTMENT - 5/17/2021

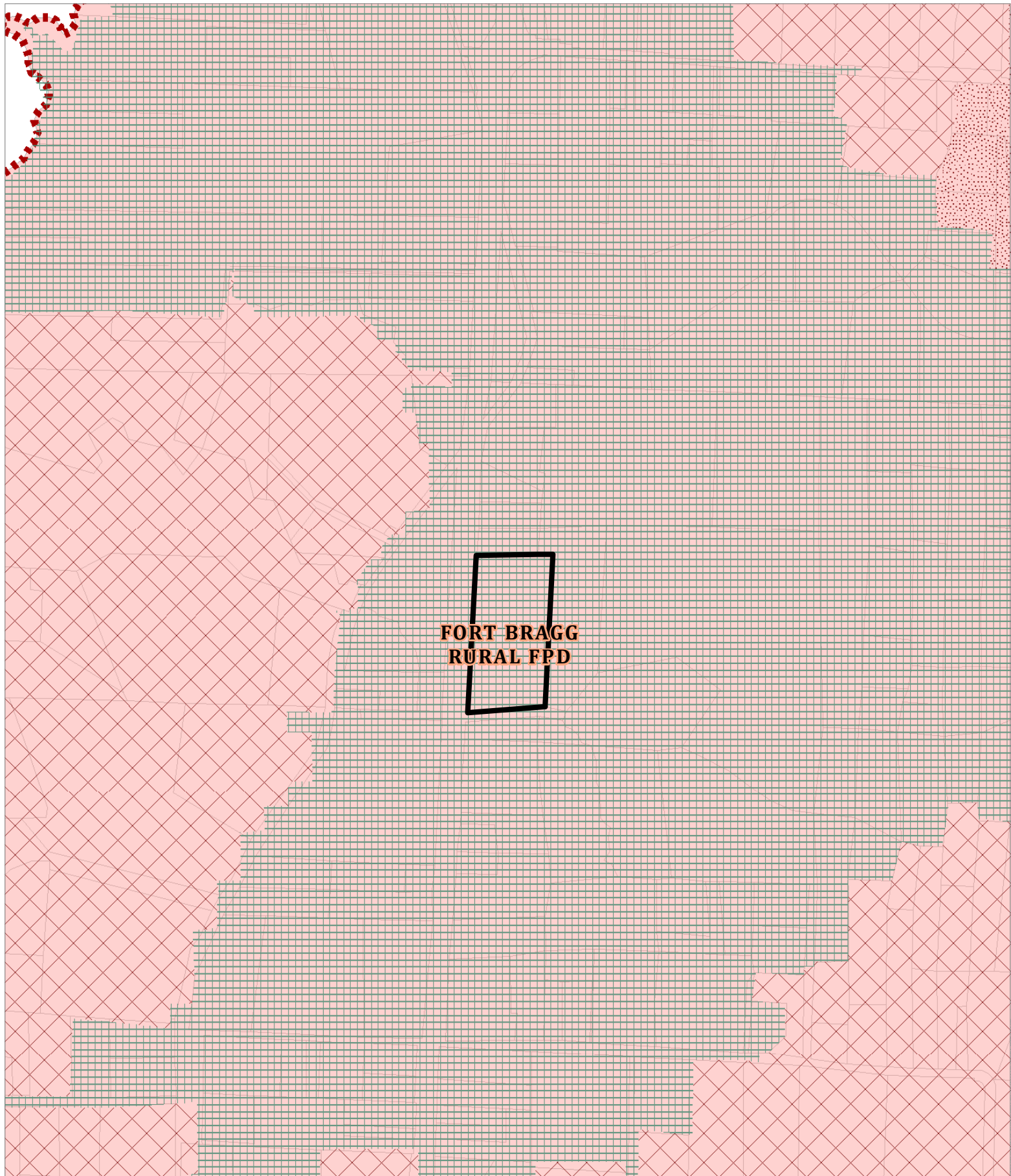


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ADJACENT PARCELS

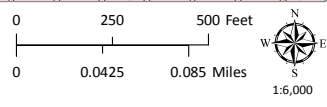
MENDOCINO COUNTY PLANNING DEPARTMENT - 5/17/2023



**FORT BRAGG
RURAL FPD**

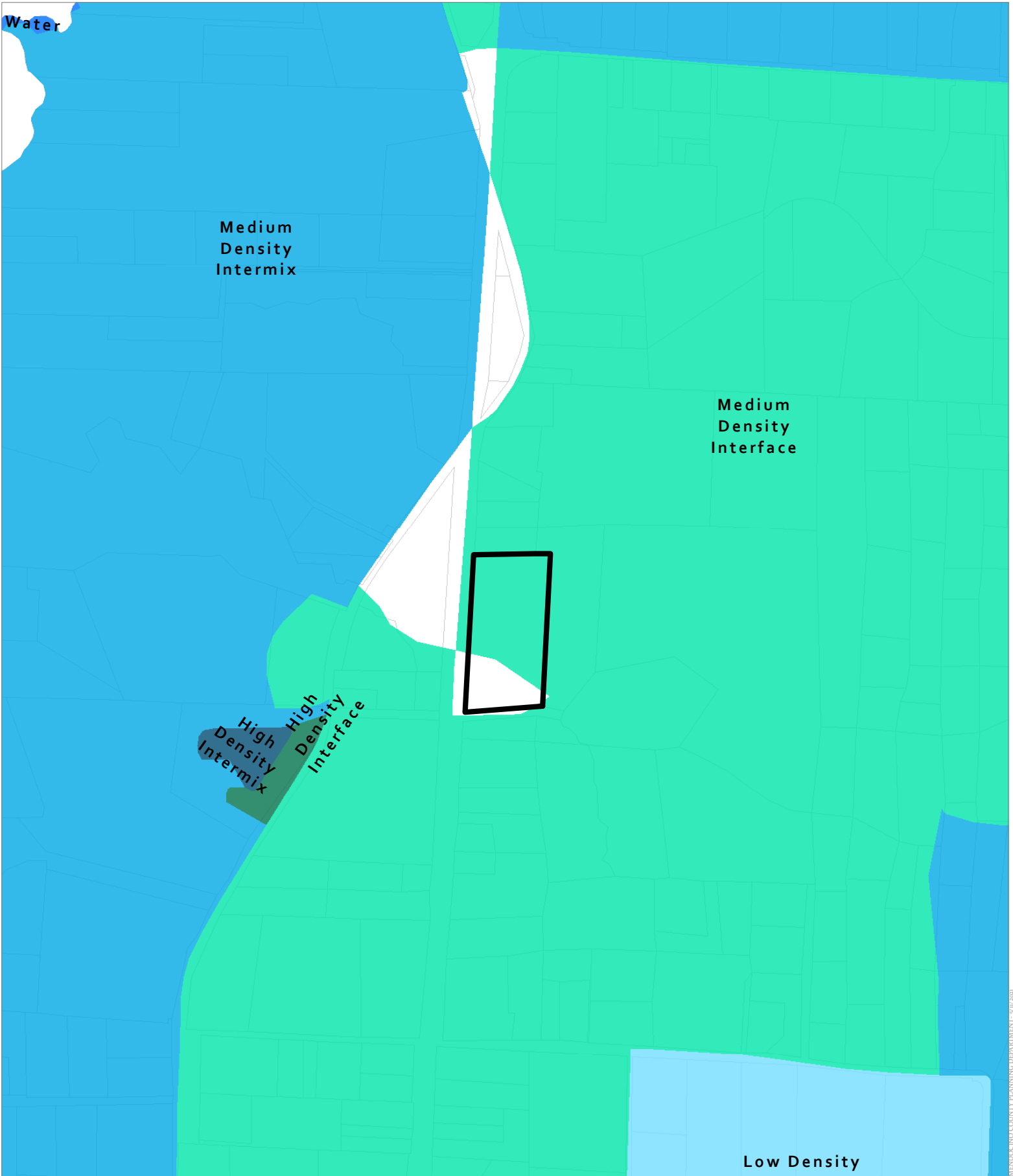
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-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



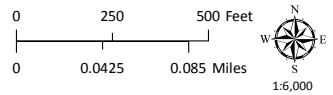
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

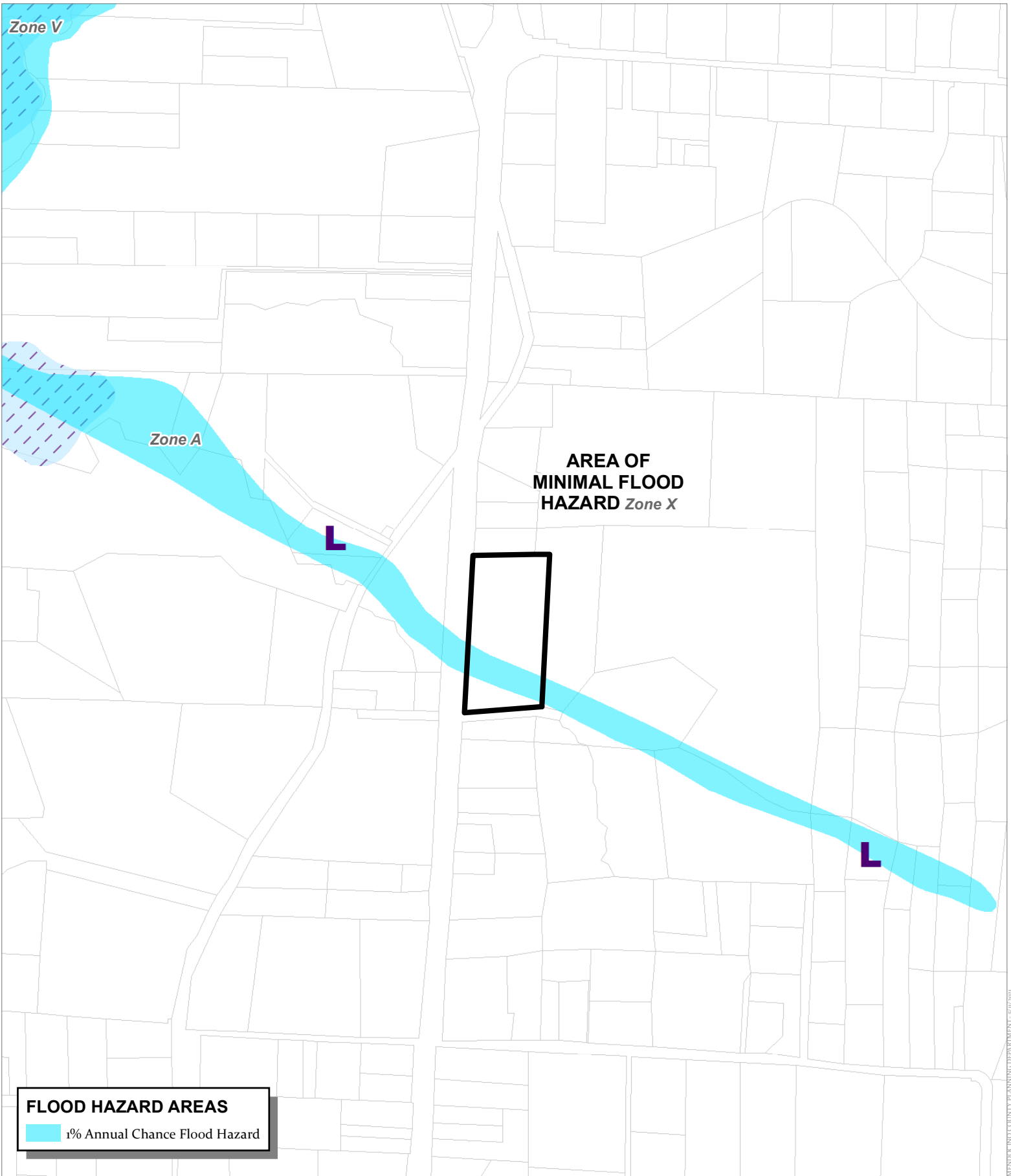
FENDRICKSON COUNTY PLANNING DEPARTMENT - 9/10/2021



CASE: CDP 2021-0024
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 Water

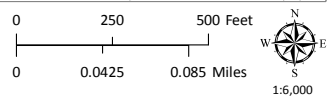




FLOOD HAZARD AREAS
 1% Annual Chance Flood Hazard

L LOMA Letters

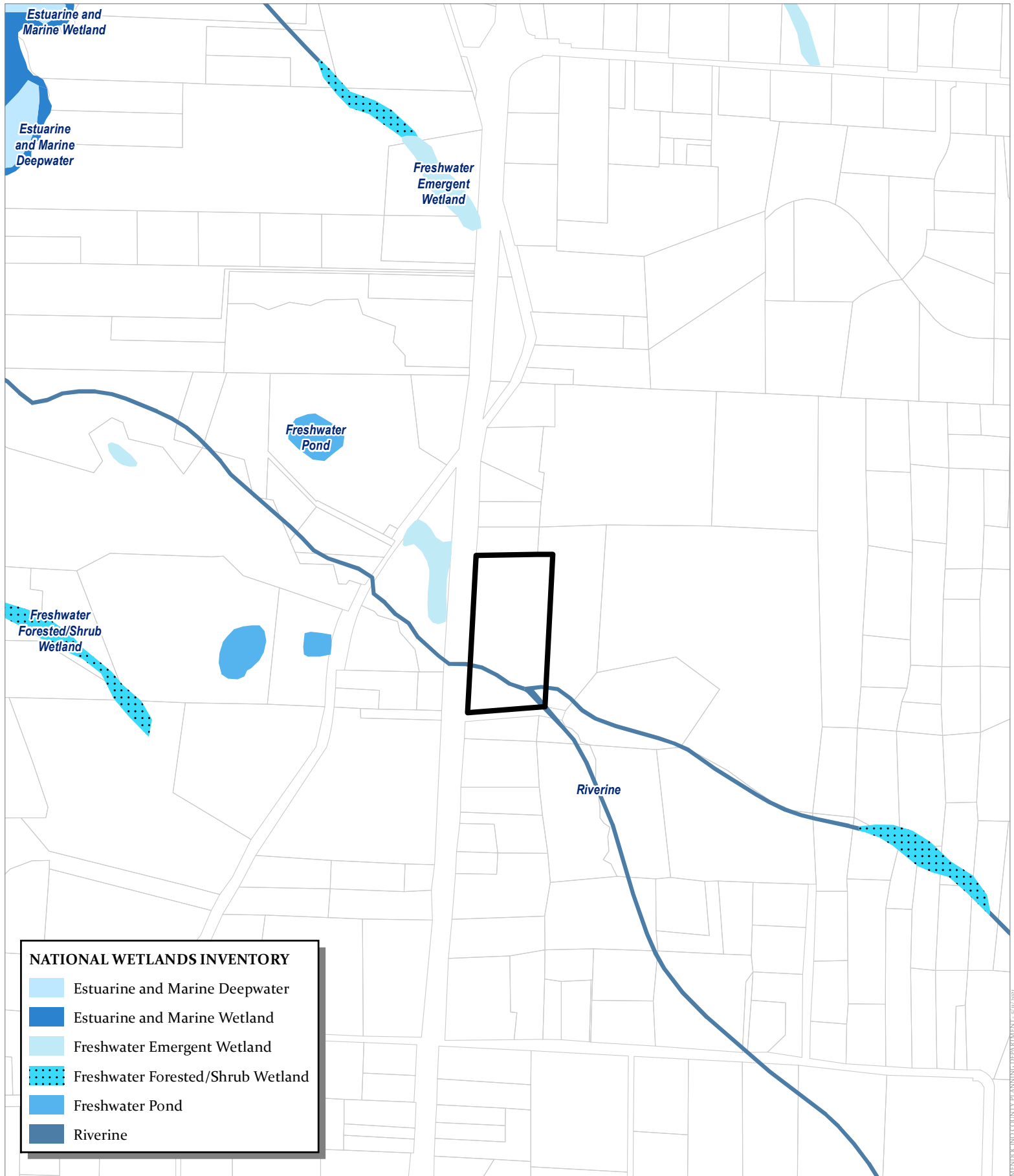
Blue Hatched Tsunami Inundation Zones



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SPECIAL FLOOD HAZARD AREAS

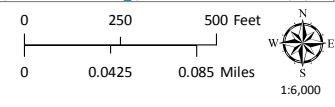
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/17/2021



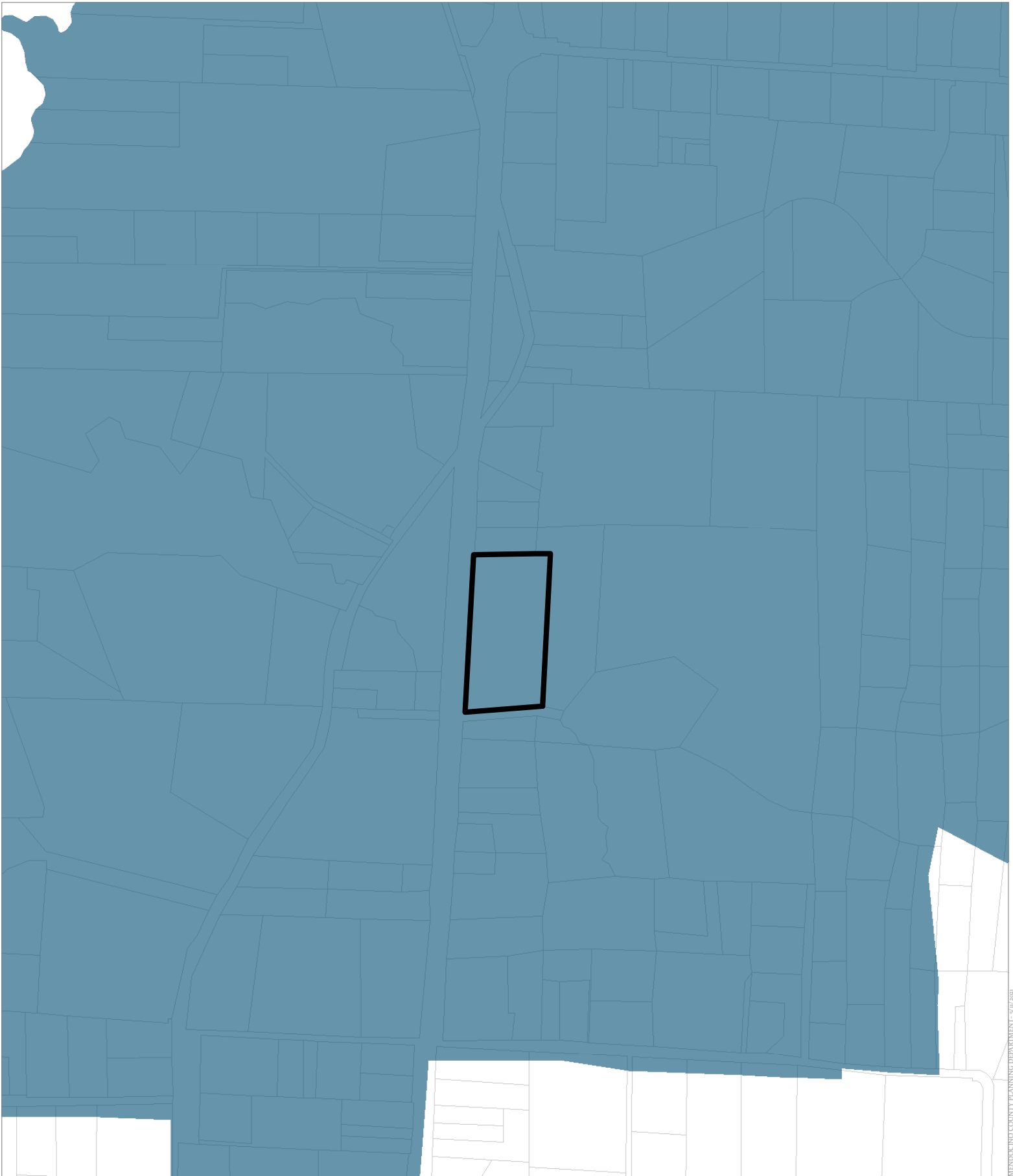
NATIONAL WETLANDS INVENTORY

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

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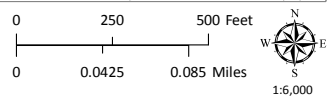
MENDOCINO COUNTY PLANNING DEPARTMENT - 5/17/2023



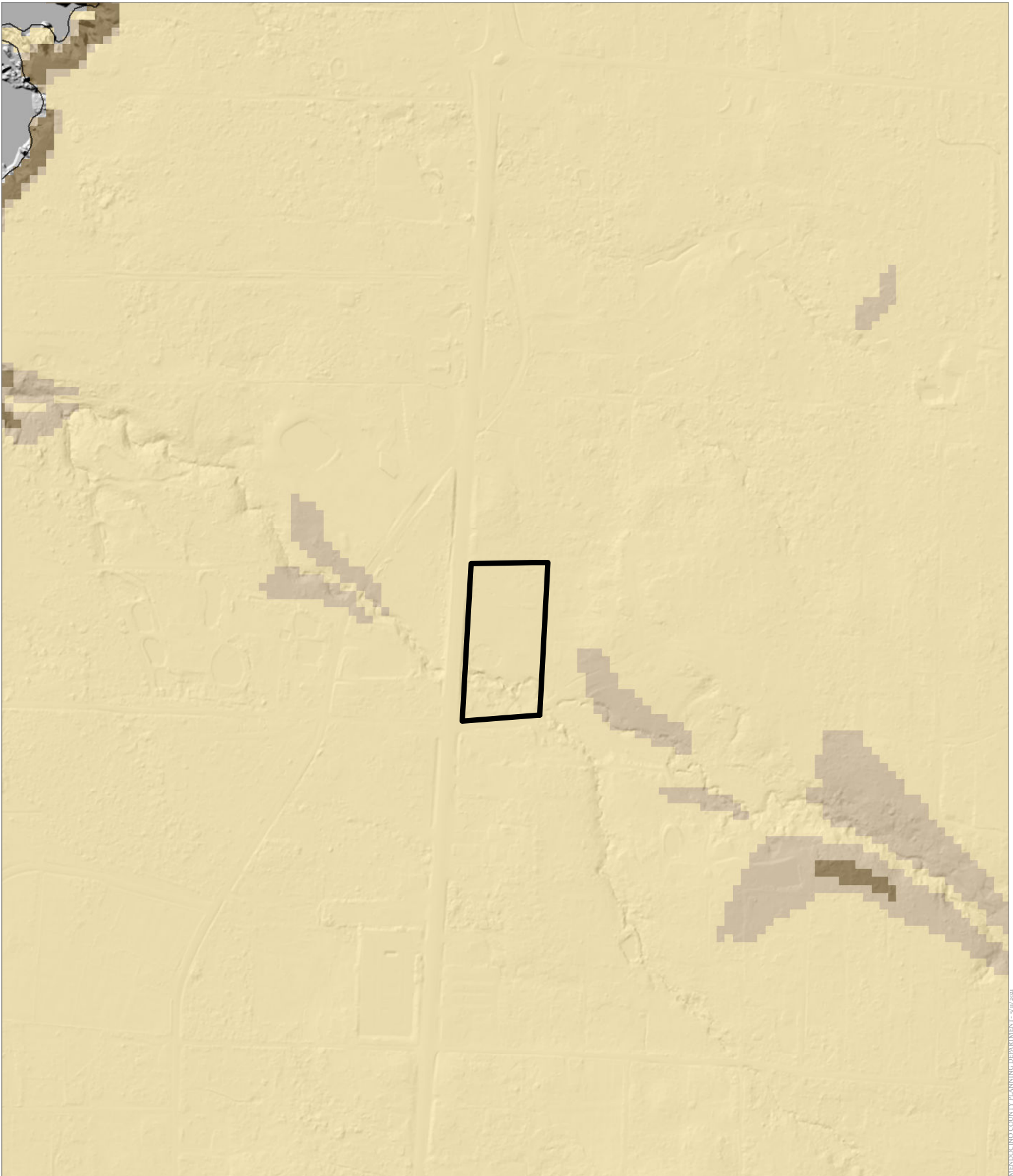
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/17/2021

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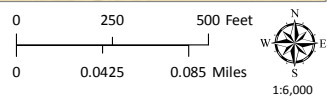
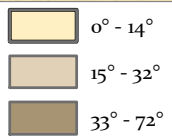
 Fort Bragg Stormwater Areas



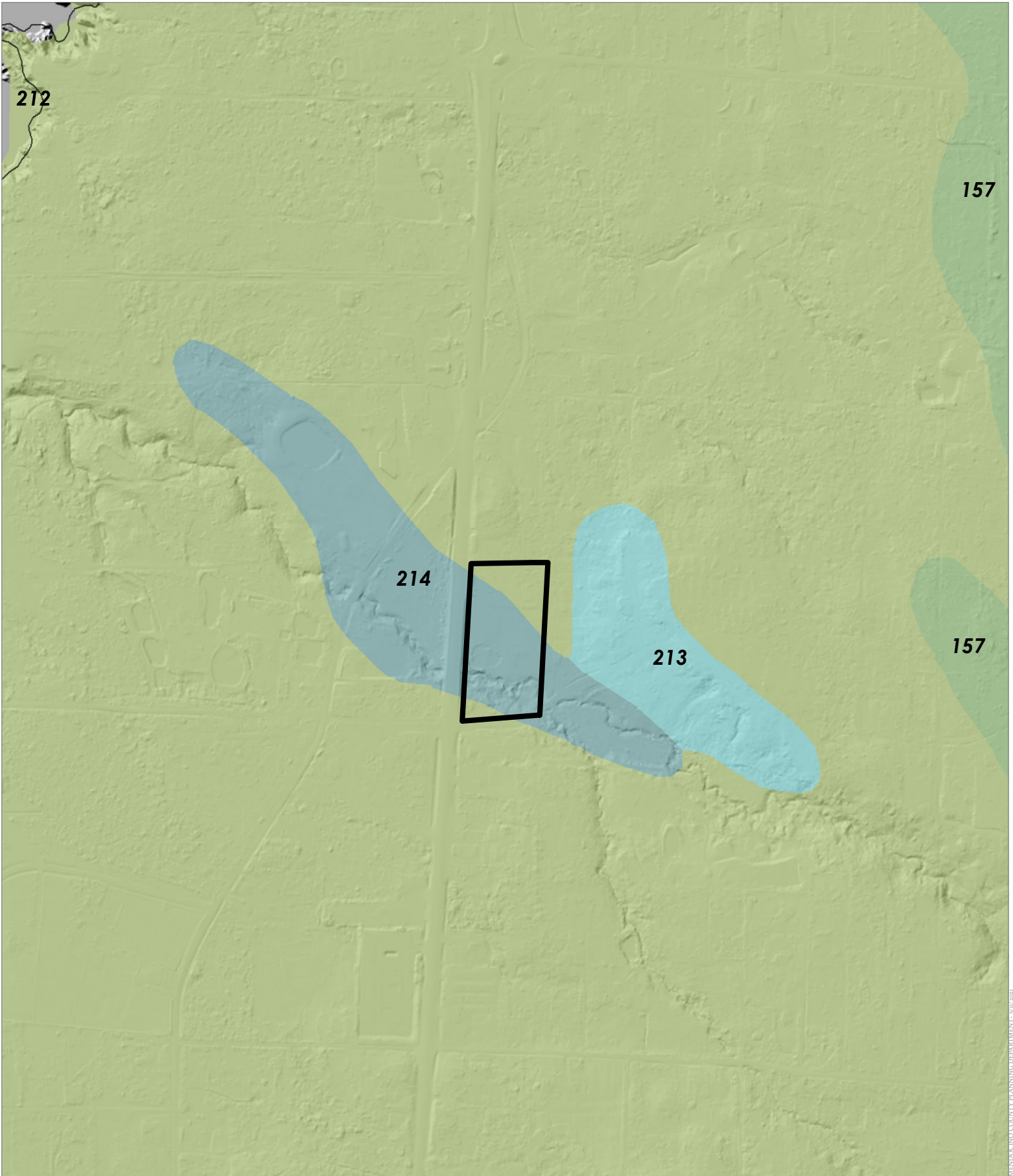
STORMWATER PERMITTING ZONES



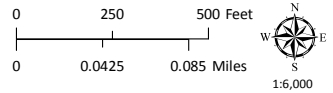
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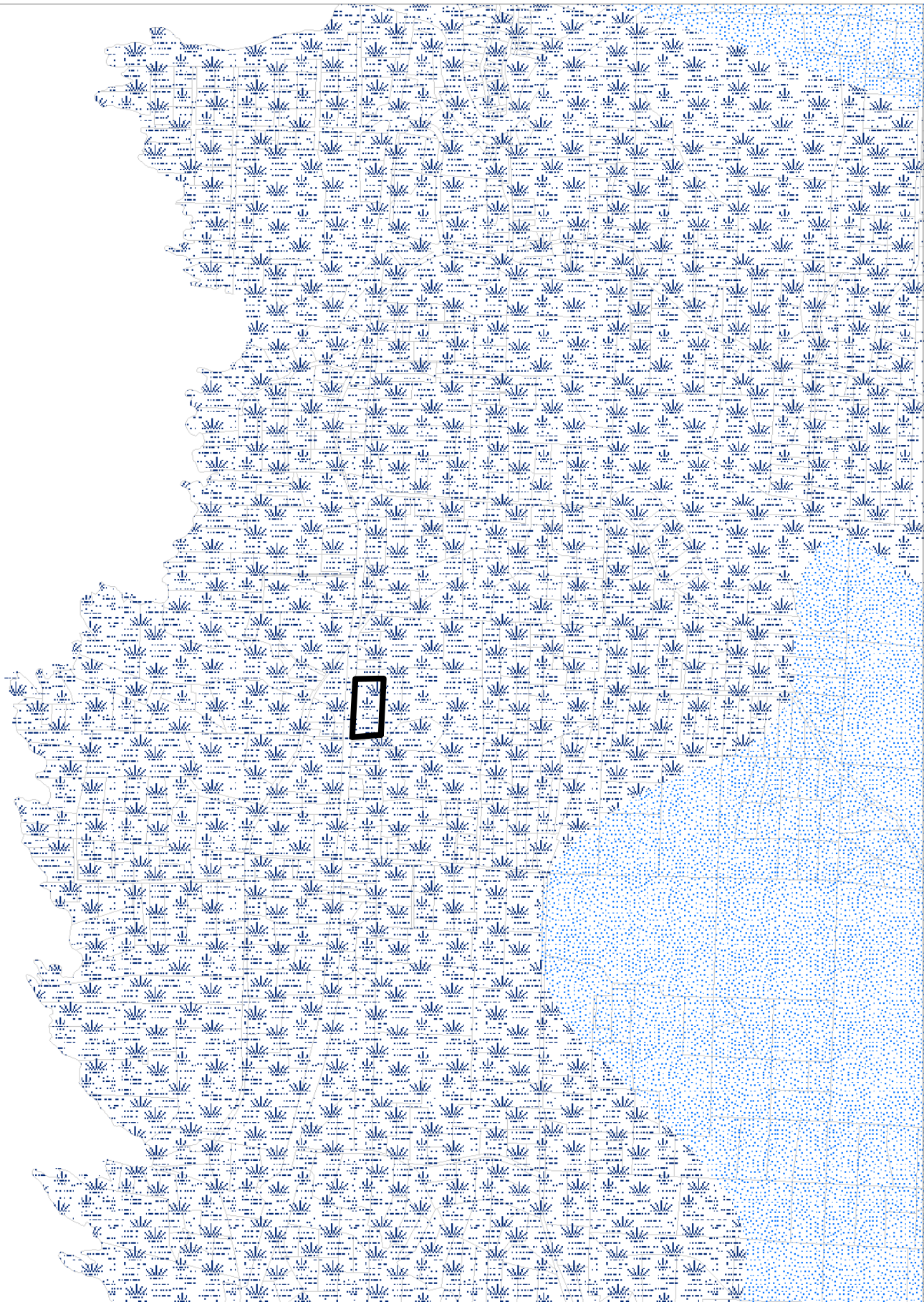
ESTIMATED SLOPE





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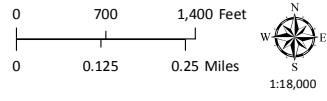


WESTERN SOIL CLASSIFICATIONS



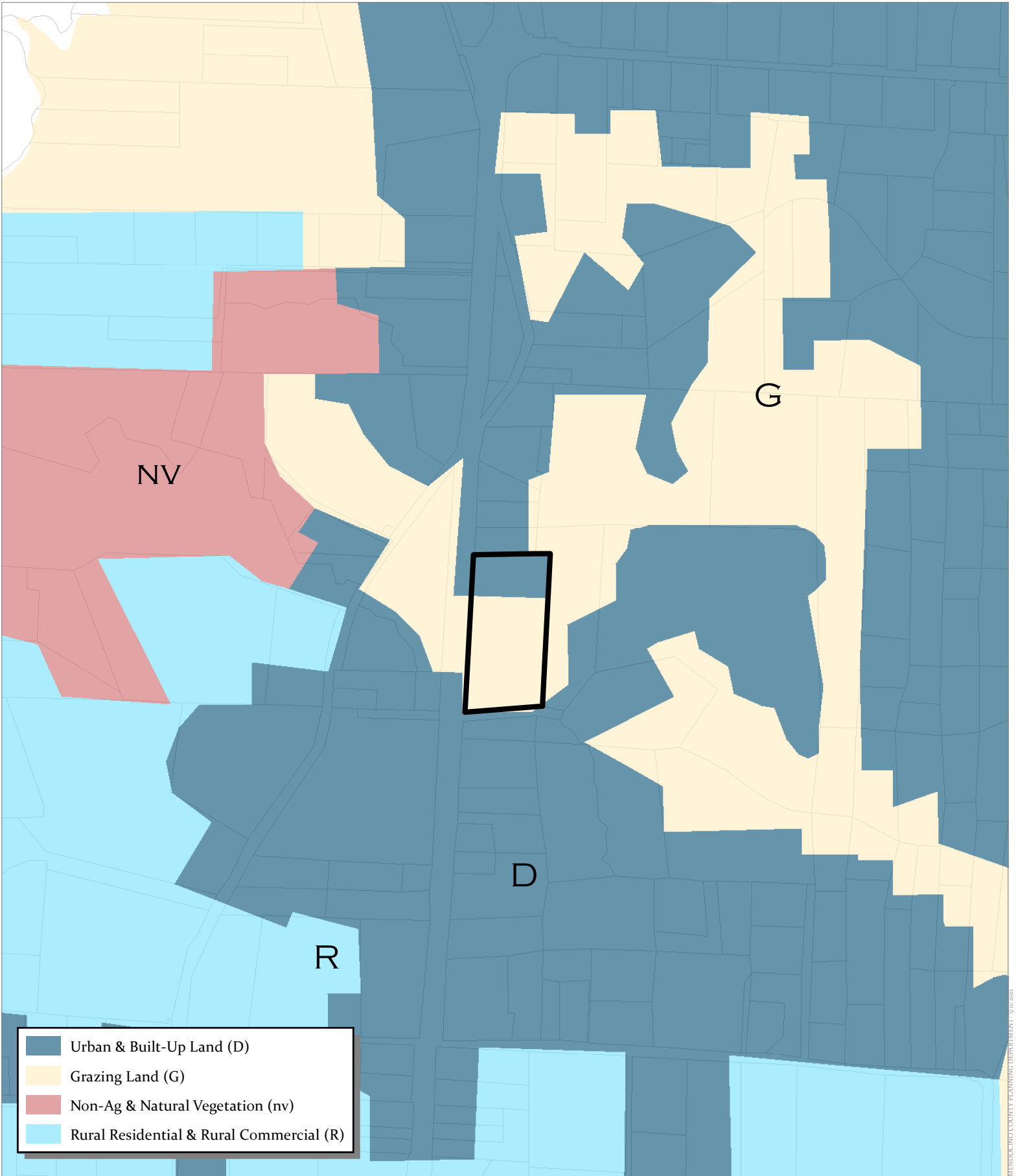
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 Sufficient Water Resources
 Marginal Water Resources



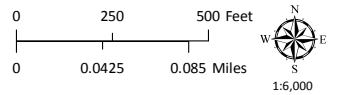
GROUND WATER RESOURCES

HERNDON COUNTY PLANNING DEPARTMENT 5/2020



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

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IMPORTANT FARMLAND