



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
 TELEPHONE: 707-234-6650
 FAX: 707-463-5709
 FB PHONE: 707-964-5379
 FB FAX: 707-961-2427
 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

July 23, 2021

Department of Transportation
 Environmental Health - Ukiah/Fort Bragg
 Building Inspection - Fort Bragg

Assessor
 Department of Forestry/ CalFire
 Cloverdale Rancheria

Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: U_2021-0007

DATE FILED: 5/24/2021

OWNER/ APPLICANT: JEFFREY S & KAREN M GREEN

REQUEST: Major Use Permit to use an existing single family residence as a short-term rental per Mendocino County Code Section 20.164.015 (L): Room and Board.

LOCATION: 2.25± miles northwest of Fort Bragg City center, Thomas Ln (Private) runs through the middle of the property, 525± feet east of its intersection with Bush Creek Road (Private); located at 31201 Thomas Ln, Fort Bragg; APN: 019-700-18.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: MATT GOINES

RESPONSE DUE DATE: August 6, 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: U_2021-0007

OWNER: GREEN JEFFREY S & KAREN M

APPLICANT: GREEN JEFFREY S & KAREN M

AGENT: N/A

REQUEST: Major Use Permit to use an existing single family residence as a short-term rental per Mendocino County Code Section 20.164.015 (L): Room and Board.

LOCATION: 2.25± miles northwest of Fort Bragg City center, Thomas Ln (Private) runs through the middle of the property, 525± feet east of its intersection with Bush Creek Road (Private); located at 31201 Thomas Ln, Fort Bragg; APN: 019-700-18.

APN/S: 019-700-18

PARCEL SIZE: 4.5 Acres

GENERAL PLAN: Rural Residential (RR:2)

ZONING: Rural Residential (RR:2)

EXISTING USES: 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:	Rural Residential (RR:2)	Rural Residential (RR:2)	3.00±, 2.50± Acres	Residential
EAST:	Rural Residential (RR:2)	Rural Residential (RR:2)	3.26± Acres	Residential
SOUTH:	Rural Residential (RR:2)	Rural Residential (RR:2)	2.23±, 2.35± Acres	Residential
WEST:	Rural Residential (RR:2)	Rural Residential (RR:2)	5.49± Acres	Residential

REFERRAL AGENCIES

LOCAL

- Assessor's Office
- Building Division (Fort Bragg)
- Department of Transportation (DOT)
- Environmental Health (EH)

STATE

- CALFIRE (Land Use)

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: MATT GOINES

DATE: 7/23/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Cal Fire

4. FARMLAND CLASSIFICATION:

GIS

U - Urban and Build-Up Land, G - Grazing Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

N/A

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

149 – Gibwell Loamy Sand & 214 - Tropaquets

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

Shinglemill-Gibney Complex

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NO

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

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

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

NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NO

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

N/A

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

N/A

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

N/A

27. COASTAL COMMISSION APPEALABLE AREA:

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

N/A

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

N/A

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

N/A

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



PLANNING & BUILDING SERVICES

CASE NO:	U 2021-0007
DATE FILED:	5-24-21
FEE:	3,190.38
RECEIPT NO:	
RECEIVED BY:	KG

Office Use Only

APPLICATION FORM

APPLICANT:

Name: Albert Dunne Phone: 650 504-2733
 Mailing Address: 171 Coral Reef Ave
 City: Half moon Bay State/Zip: ca 94019 Email: Alberthmb@aol.com

PROPERTY OWNER:

Name: Albert Dunne Phone: 650 504-2733
 Mailing Address: 171 Coral Reef Ave
 City: Halfmoon Bay State/Zip: ca 94019 Email: Alberthmb@aol.com

AGENT:

Name: _____ Phone: _____
 Mailing Address: _____
 City: _____ State/Zip: _____ Email: _____

ASSESSOR'S PARCEL NUMBER/S: _____

TYPE OF APPLICATION:

- | | | |
|---|--|--|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard Development Permit | <input type="checkbox"/> Reversion to Acreage |
| <input type="checkbox"/> Agricultural Preserve: New Contract | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve: Cancellation | <input type="checkbox"/> Land Division - Minor | <input type="checkbox"/> Use Permit - Cottage |
| <input type="checkbox"/> Agricultural Preserve: Rescind & ReEnter | <input type="checkbox"/> Land Division - Major | <input type="checkbox"/> Use Permit - Minor |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division - Parcel | <input checked="" type="checkbox"/> Use Permit - Major |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Land Division - Re-Subdivision | <input type="checkbox"/> Advance |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Other |

Mendocino County

MAY 24 2021

Planning & Building Services

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

Albert Dunne 5-18-21 Albert Dunne 5-18-21
 Signature of Applicant/Agent Date Signature of Owner Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

We are applying to use our home
as a vacation rental at
31201 Thomas Ln Fort Bragg Ca 95437

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: <input type="checkbox"/> Other:	1		2,460		
GRAND TOTAL (Equal to gross area of Parcel):					

3. If the project is commercial, industrial or institutional, complete the following:

Estimated No. of Employees per shift: N/A

Estimated No. of shifts per day: N/A

Type of loading facilities proposed: N/A

4. Will the project be phased?

YES NO If yes, explain your plans for phasing:

N/A

5. Will vegetation be removed on areas other than the building sites and roads?

YES NO If no, explain:

N/A

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?

YES NO If yes, explain:

N/A

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

No. of covered spaces:

No. of uncovered spaces:

No. of standard spaces:

No. of accessible spaces:

Existing no. of spaces:

Proposed additional spaces:

Total:

Number

10
2

Size

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

YES NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

N/A

9. For grading or road construction, complete the following:

Amount of cut: _____ cubic yards

Amount of fill: _____ cubic yards

Max. height of fill slope: _____ feet

Max. height of cut slope: _____ feet

Amount of import/export: _____ cubic yards

Location of borrow or disposal site: _____

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

YES NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

YES NO

12. Will the development provide public or private recreation opportunities?

YES NO If yes, explain how:

13. Is the proposed development visible from State Highway 1 or other scenic route?

YES NO

14. Is the proposed development visible from a park, beach or other recreational area?

YES NO

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking: YES NO

Filling: YES NO

Dredging: YES NO

Structures: Open Coastal Waters Wetlands Estuaries Lakes

If so, what is the amount of material to be dredged/filled?: _____ cubic yards

Location of dredged material disposal site?: _____

Has a U.S. Army Corps of Engineers permit been applied for? YES NO

16. Will there be any exterior lighting?

YES NO If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

Existing

17. Utilities will be supplied to the site as follows:

Electricity: Utility Company (service exists to parcel)
 Utility Company (requires extension of service to site): _____ feet _____ miles
 On Site Generation – Specify:

Gas: Utility Company/Tank
 On Site Generation – Specify:
 None

Telephone: YES NO

18. What will be the method of sewage disposal?

- Community Sewage System (specify supplier): _____
- Septic Tank
- Other (specify): _____

19. What will be the domestic water source:

- Community Water System (specify supplier): _____
- Well
- Spring
- Other (specify): _____

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

- YES
- NO If yes, explain: (e.g., Assessor's Parcel Number, address, etc.)

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

N/A

22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)

private mailbox 31201

23. Are there existing structures on the property? If yes, describe below and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.

- YES
- NO

Single family residence


24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

- YES
- NO

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.

2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.



 Owner/Authorized Agent

5-18-21

 Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

Owner

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

Name <div style="font-size: 2em; text-align: center;">N/A</div>	Name	Name
Mailing Address	Mailing Address	Mailing Address

Indemnification And Hold Harmless

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

Indemnification Agreement

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

5-18-21

Date

Albert Deunne

Applicant



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 GONZALEZ, INTERIM
DIRECTOR PHONE:
707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org

ACKNOWLEDGMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors in Resolution No.'s 11-072, 16-150, 18-122 and 19-170):

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended

Alfred Quinonez

Applicant Signature

5-18-21

Date

OFFICE USE ONLY:

Project or Permit Number

FINDINGS FOR VARIANCES OUTSIDE THE COASTAL ZONE

MENDOCINO COUNTY CODE SECTIONS 20.200.020(a) THROUGH (e)

Please provide information to substantiate the required findings. All of the five findings must be substantiated by adequate and accurate information. Attach additional information if necessary.

- (A) That there are special circumstances applicable to the property involved, including size, shape, topography, location or surrounding;

N/A

- (B) That such special circumstances or conditions are not due to any action of the applicant subsequent to the application of the zoning regulations contained in the Division;

N/A

- (C) That such variance is necessary for the preservation and enjoyment of substantial property right possessed by other property in the same vicinity and zone and denied to the property in question;

N/A

- (D) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located;

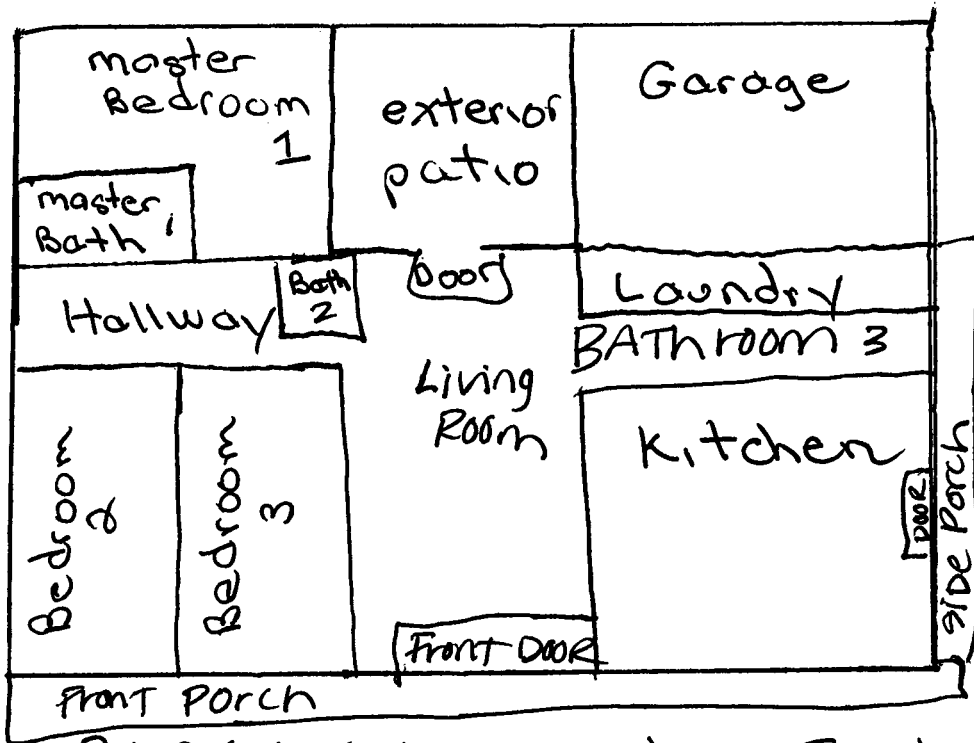
N/A

- (E) That the granting of such variance will not adversely affect the General Plan.

N/A

(F) That the granting of such variance is in conformity with all other provisions of this Division and the Mendocino Town Plan and applicable plans and policies of the Coastal Act.

N/A

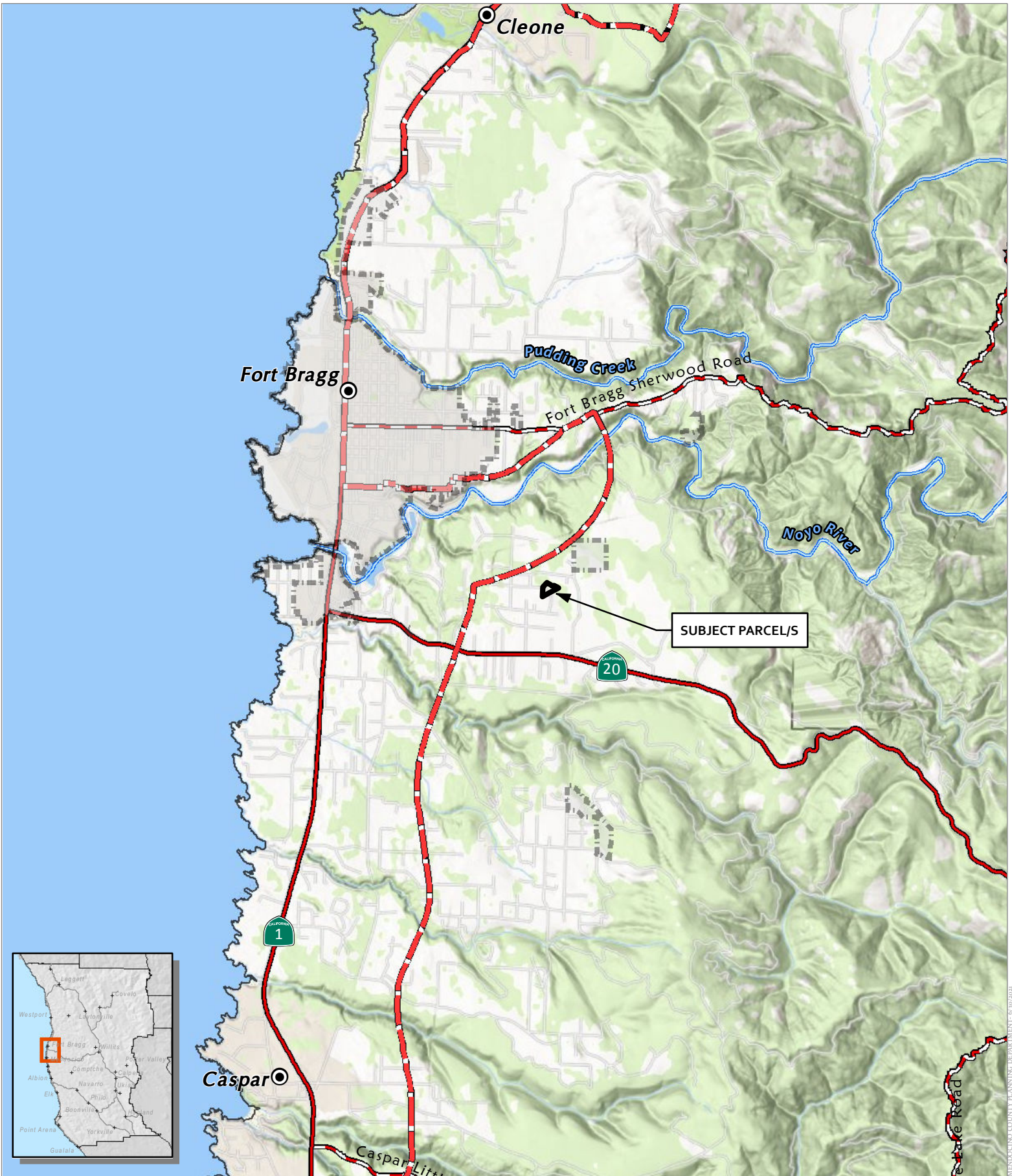


31201 Thomas Ln Fort Bragg

Sq. Ft 2,460

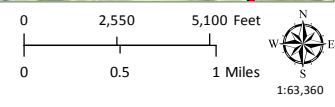
95437

Request for vacation Rental



CASE: U 2021-0007
 OWNER: DUNNE, Albert
 APN: 019-700-18
 APLCT: Albert Dunne
 AGENT:
 ADDRESS: 31201 Thomas Lane, Fort Bragg

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






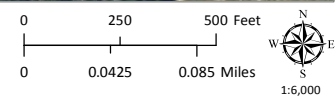
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 06/30/2021



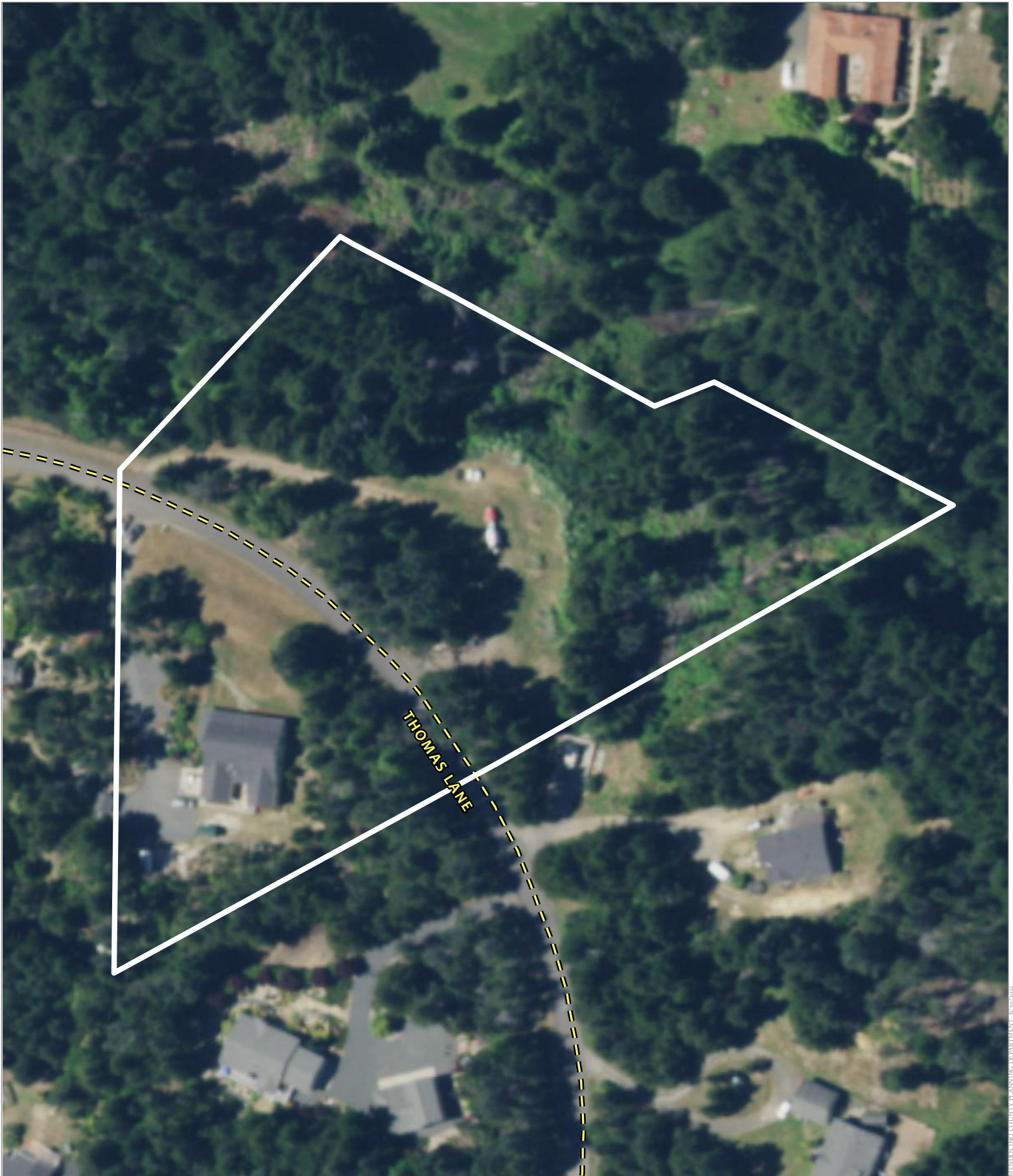
CASE: U 2021-0007
 OWNER: DUNNE, Albert
 APN: 019-700-18
 APLCT: Albert Dunne
 AGENT:
 ADDRESS: 31201 Thomas Lane, Fort Bragg

-  Named Rivers
-  Public Roads
-  Private Roads



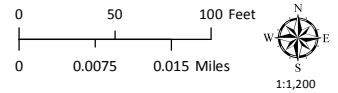
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT 06/20/2021



CASE: U 2021-0007
OWNER: DUNNE, Albert
APN: 019-700-18
APLCT: Albert Dunne
AGENT:
ADDRESS: 31201 Thomas Lane, Fort Bragg

== Private Roads



AERIAL IMAGERY

RENDERING COUNTY PLANNING DEPARTMENT 06/02/2021

Pipe (in) Insul thck (in) Insul R-value

Signed

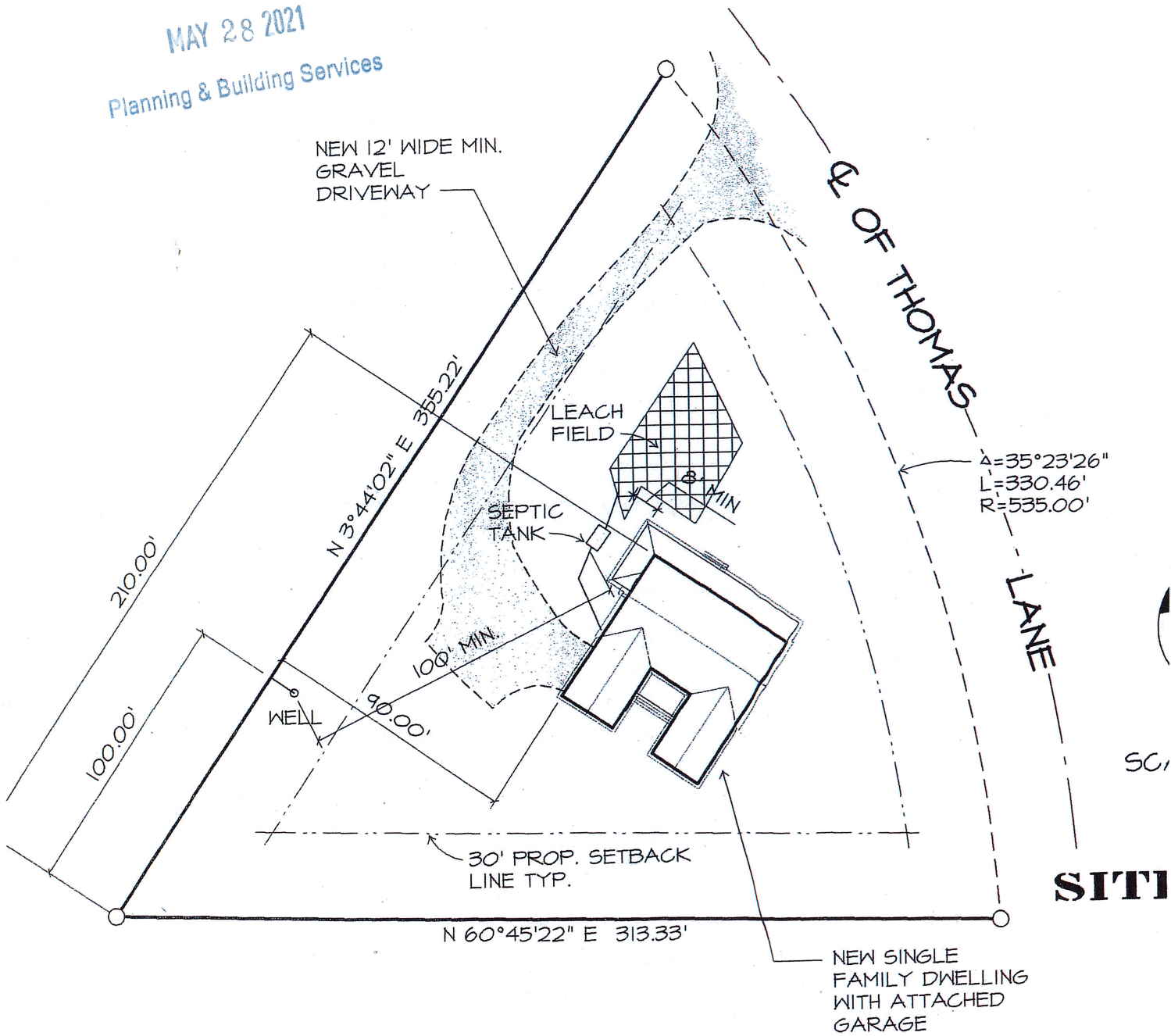
Date

OFFICE COPY

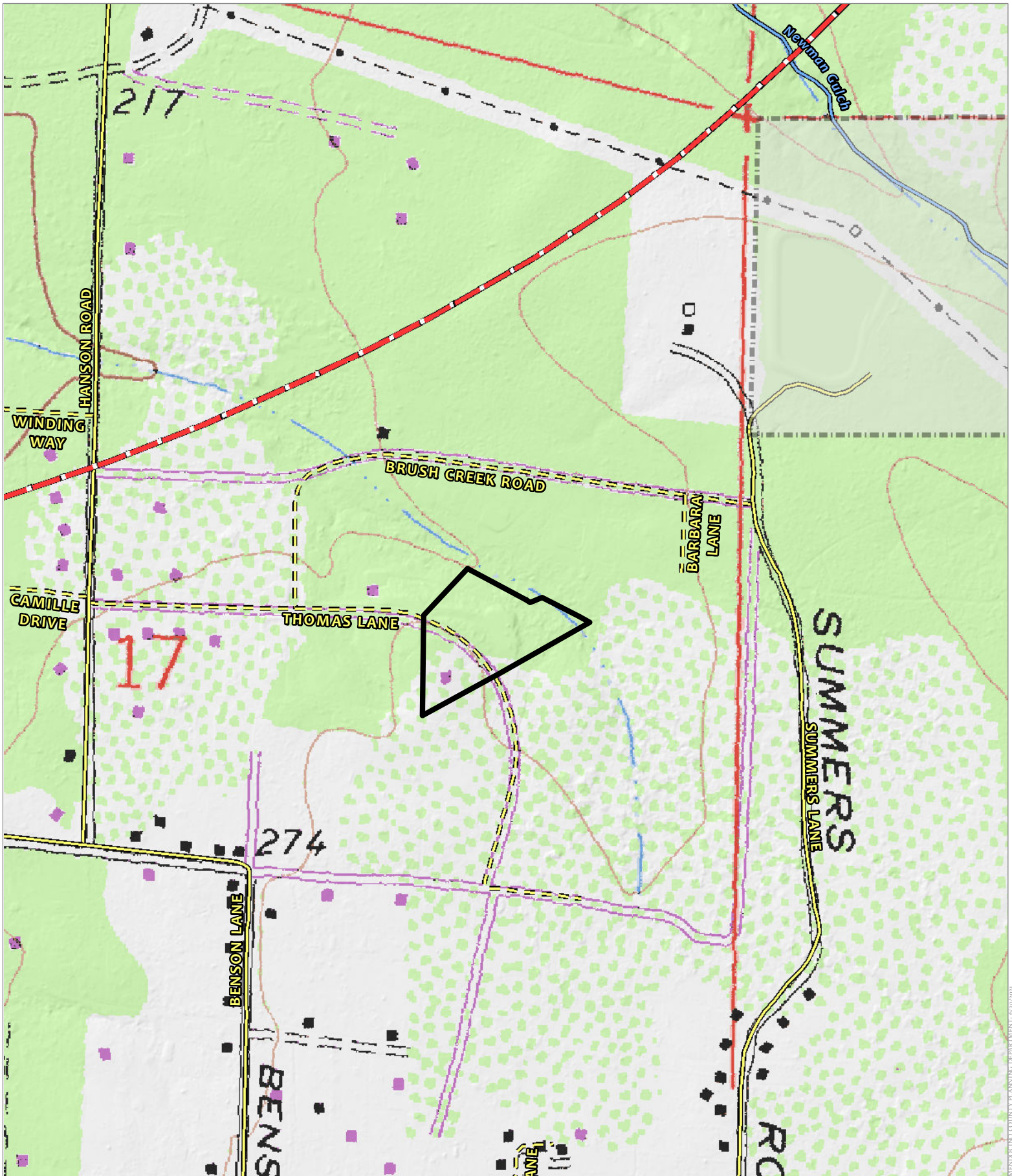
Mendocino County

MAY 28 2021

Planning & Building Services

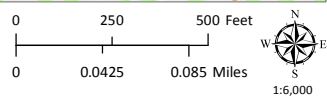


BF 2005-0230



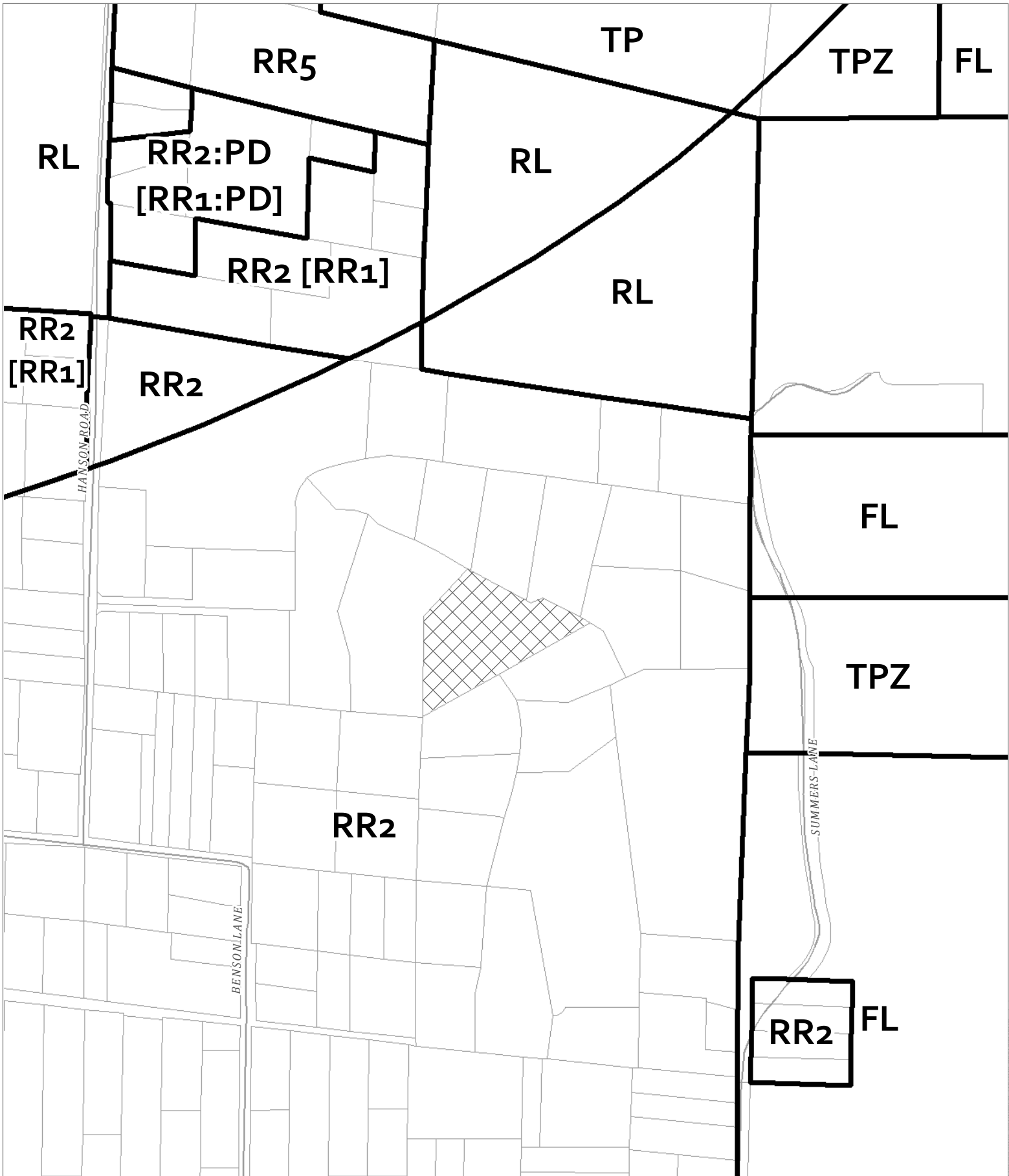
CASE: U 2021-0007
 OWNER: DUNNE, Albert
 APN: 019-700-18
 APLCT: Albert Dunne
 AGENT:
 ADDRESS: 31201 Thomas Lane, Fort Bragg

- City Limits
- Coastal Zone Boundary
- Named Rivers
- Public Roads
- Private Roads




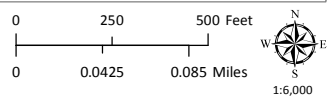
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 06/30/2021

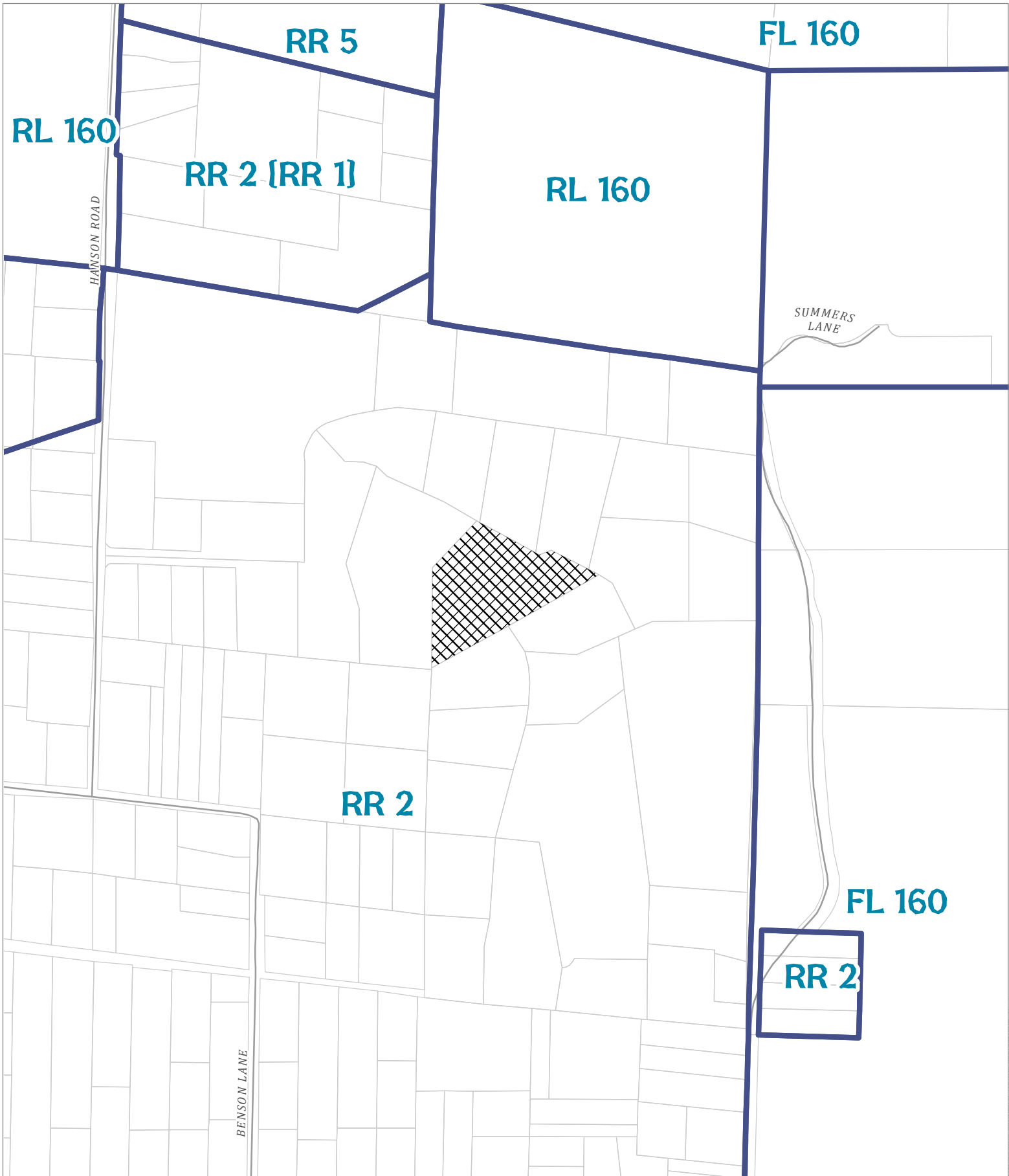


CASE: U 2021-0007
 OWNER: DUNNE, Albert
 APN: 019-700-18
 APLCT: Albert Dunne
 AGENT:
 ADDRESS: 31201 Thomas Lane, Fort Bragg



 Zoning Districts
 Public Roads

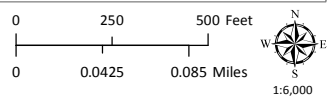


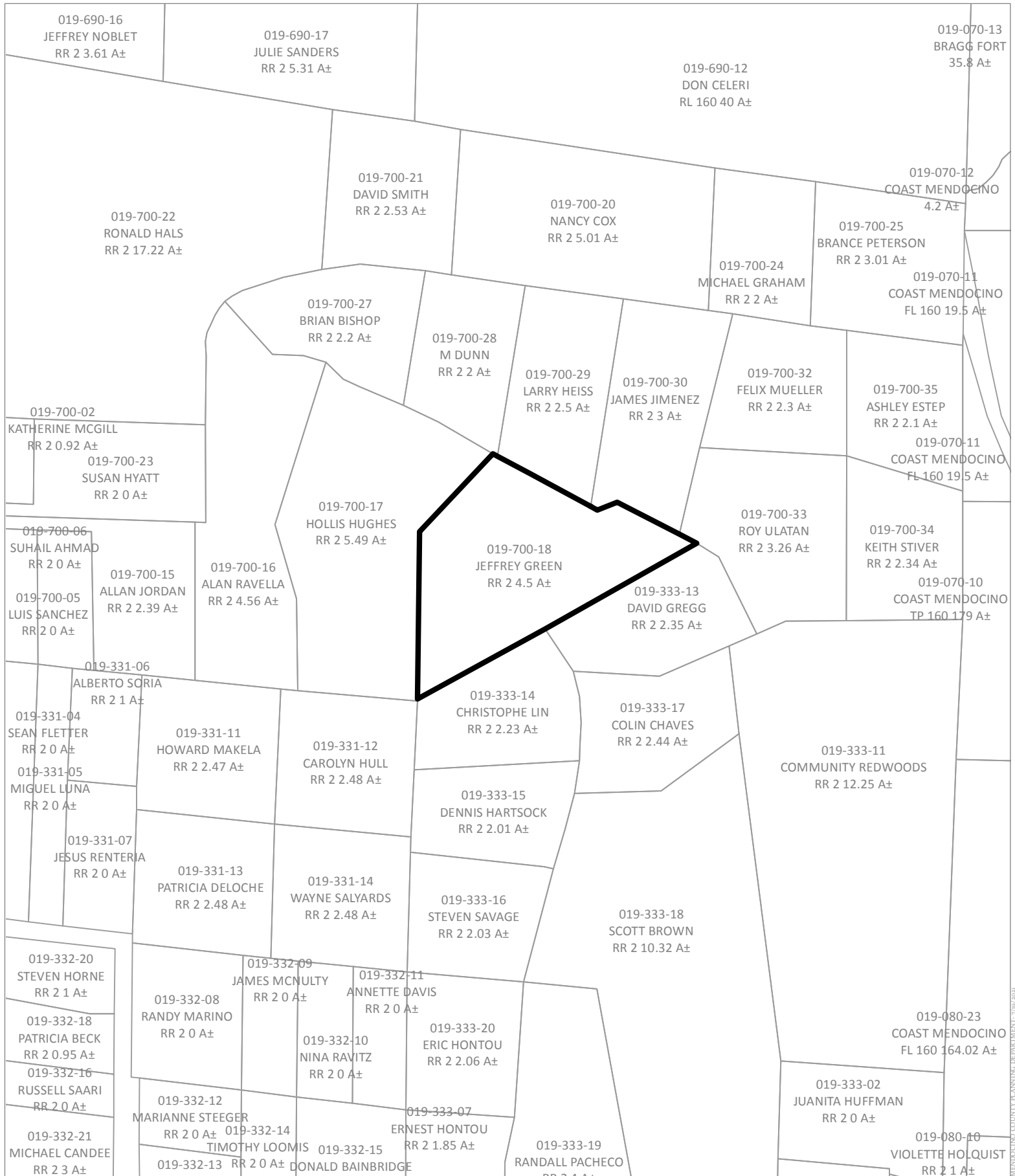
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/19/2024



CASE: U 2021-0007
 OWNER: DUNNE, Albert
 APN: 019-700-18
 APLCT: Albert Dunne
 AGENT:
 ADDRESS: 31201 Thomas Lane, Fort Bragg

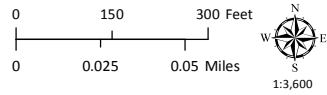
 General Plan Classes
 Public Roads





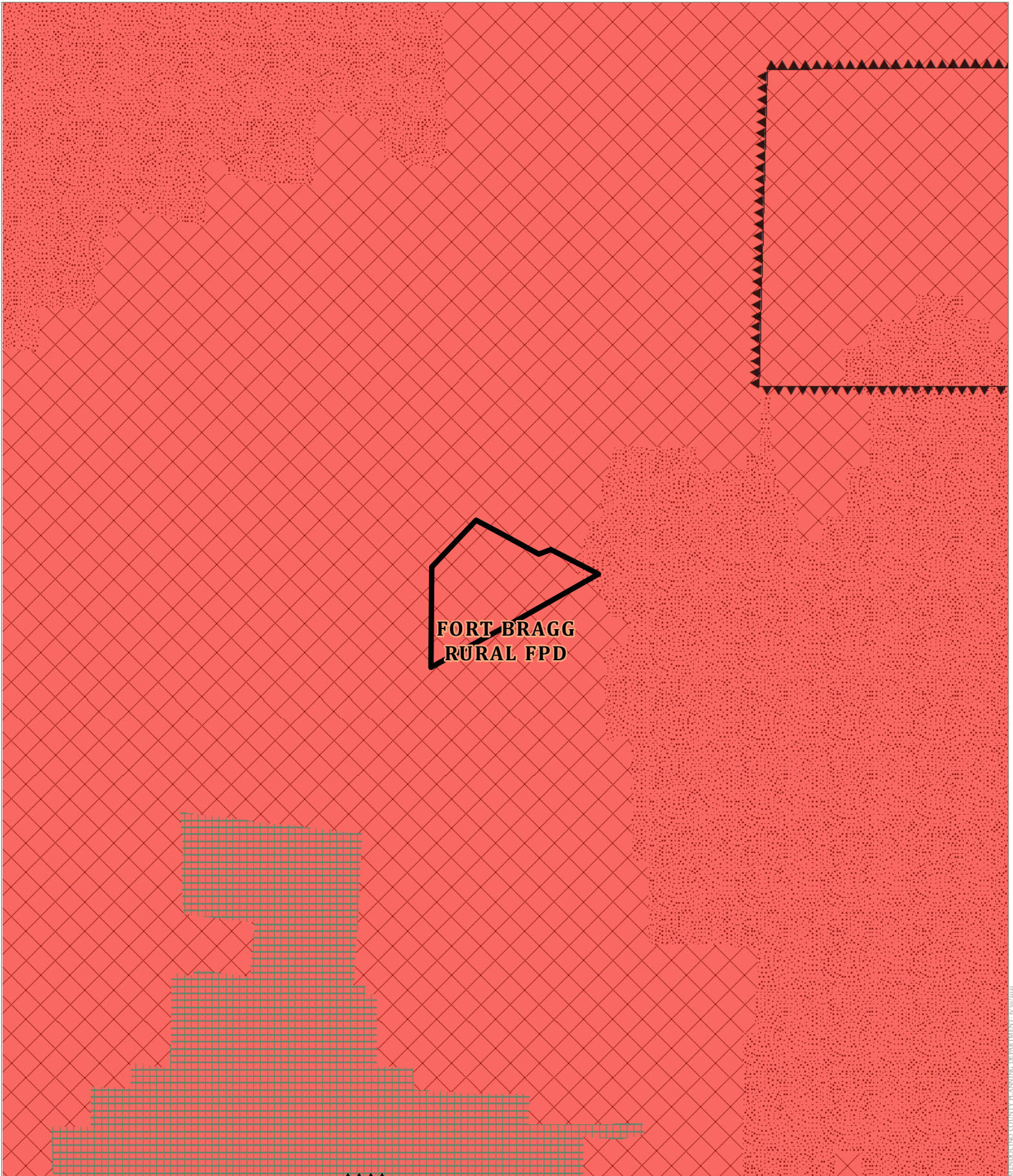
CASE: U 2021-0007
 OWNER: **DUNNE, Albert**
 APN: 019-700-18
 APLCT: **Albert Dunne**
 AGENT:

ADDRESS: 31201 Thomas Lane, Fort Bragg



ADJACENT PARCELS

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/19/2021



**FORT BRAGG
RURAL FPD**

CASE: U 2021-0007
 OWNER: DUNNE, Albert
 APN: 019-700-18
 APLCT: Albert Dunne
 AGENT:
 ADDRESS: 31201 Thomas Lane, Fort Bragg



LRA



Very High Fire Hazard



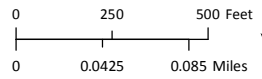
High Fire Hazard



Moderate Fire Hazard

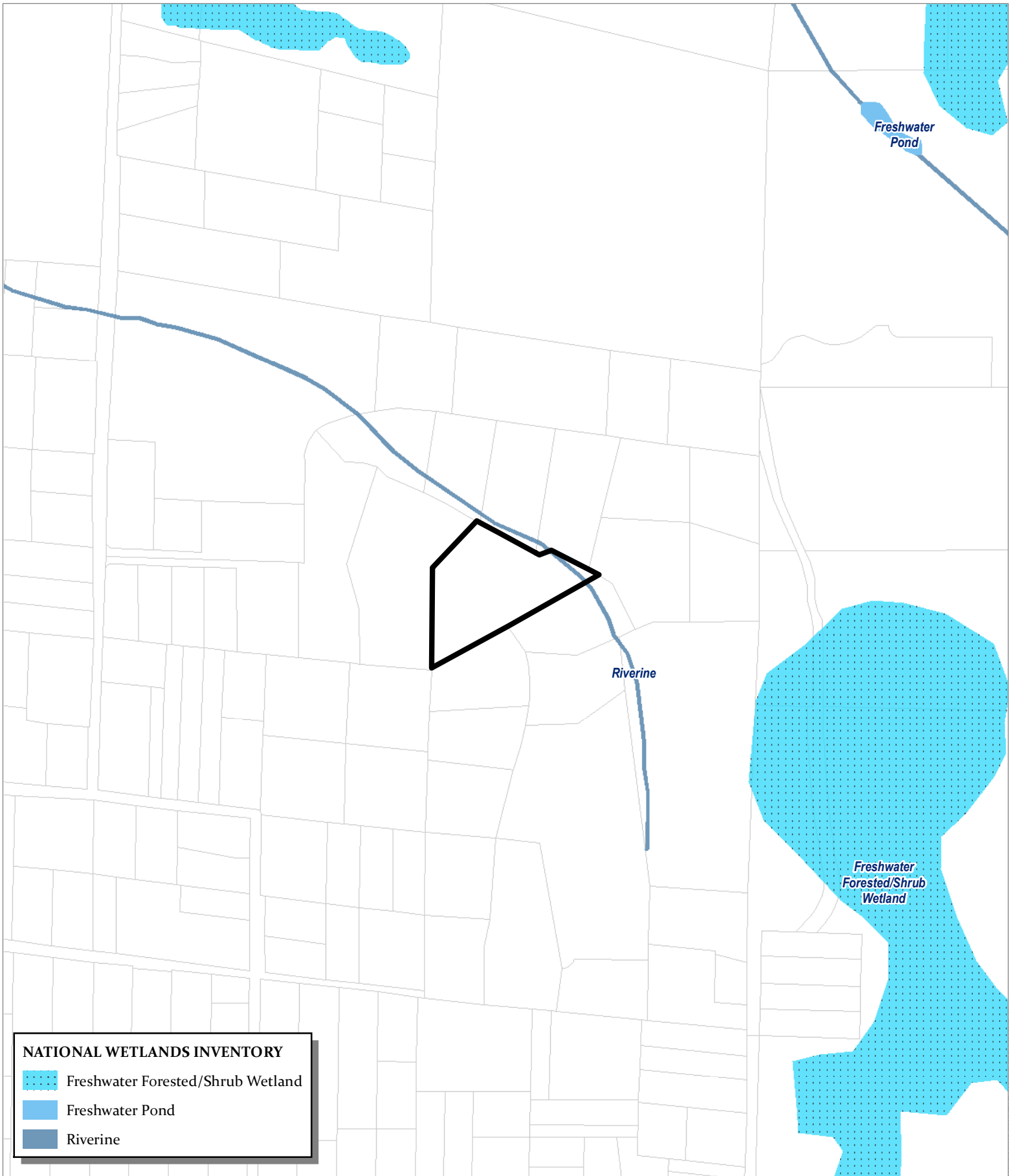


County Fire Districts






FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

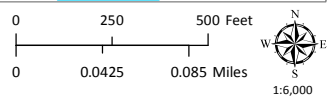
HERNANDO COUNTY PLANNING DEPARTMENT - 09/29/2021



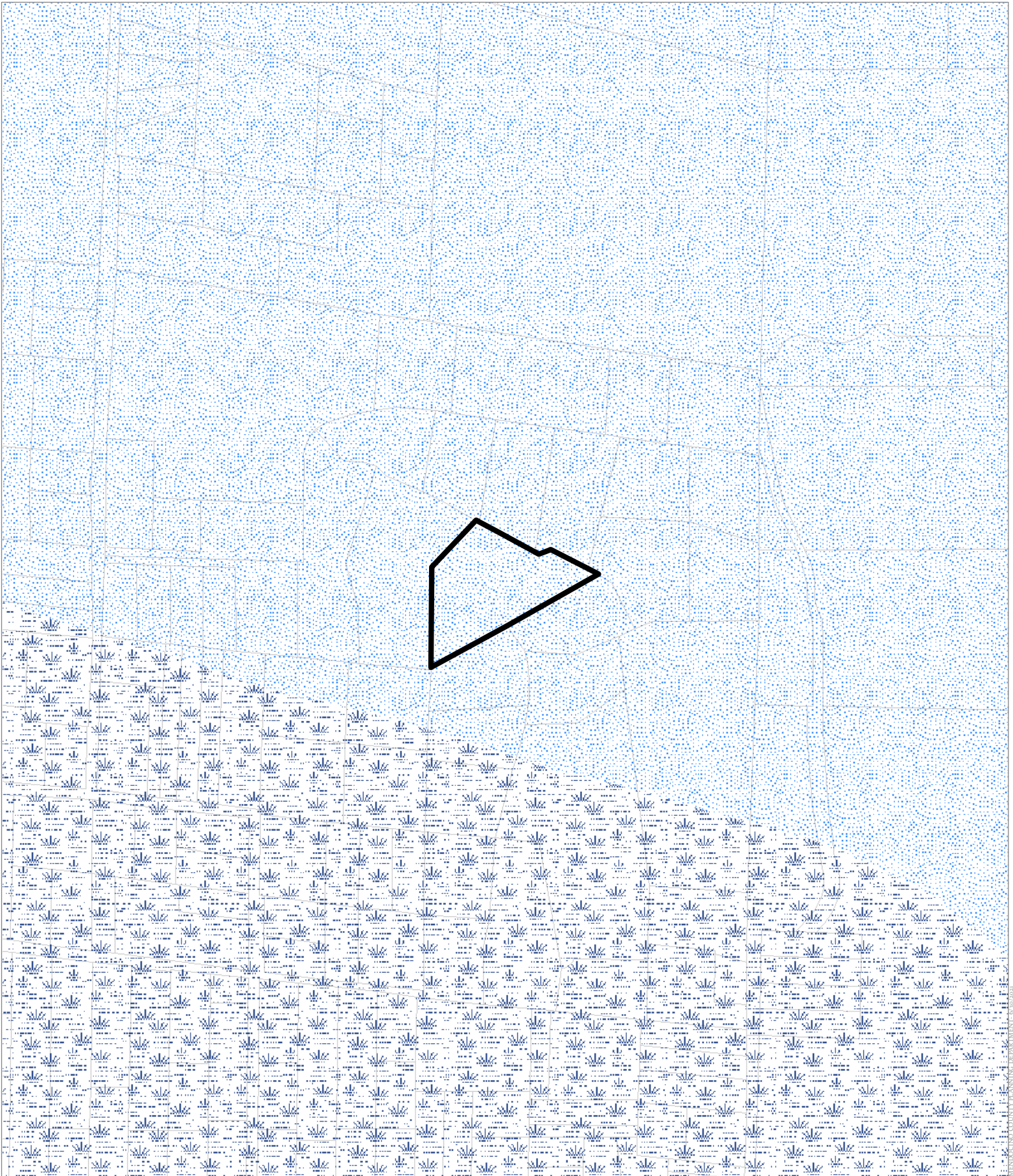
NATIONAL WETLANDS INVENTORY

-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Riverine

CASE: U 2021-0007
 OWNER: DUNNE, Albert
 APN: 019-700-18
 APLCT: Albert Dunne
 AGENT:
 ADDRESS: 31201 Thomas Lane, Fort Bragg





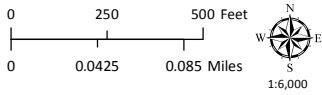
MENDOCINO COUNTY PLANNING DEPARTMENT - 06/30/2021



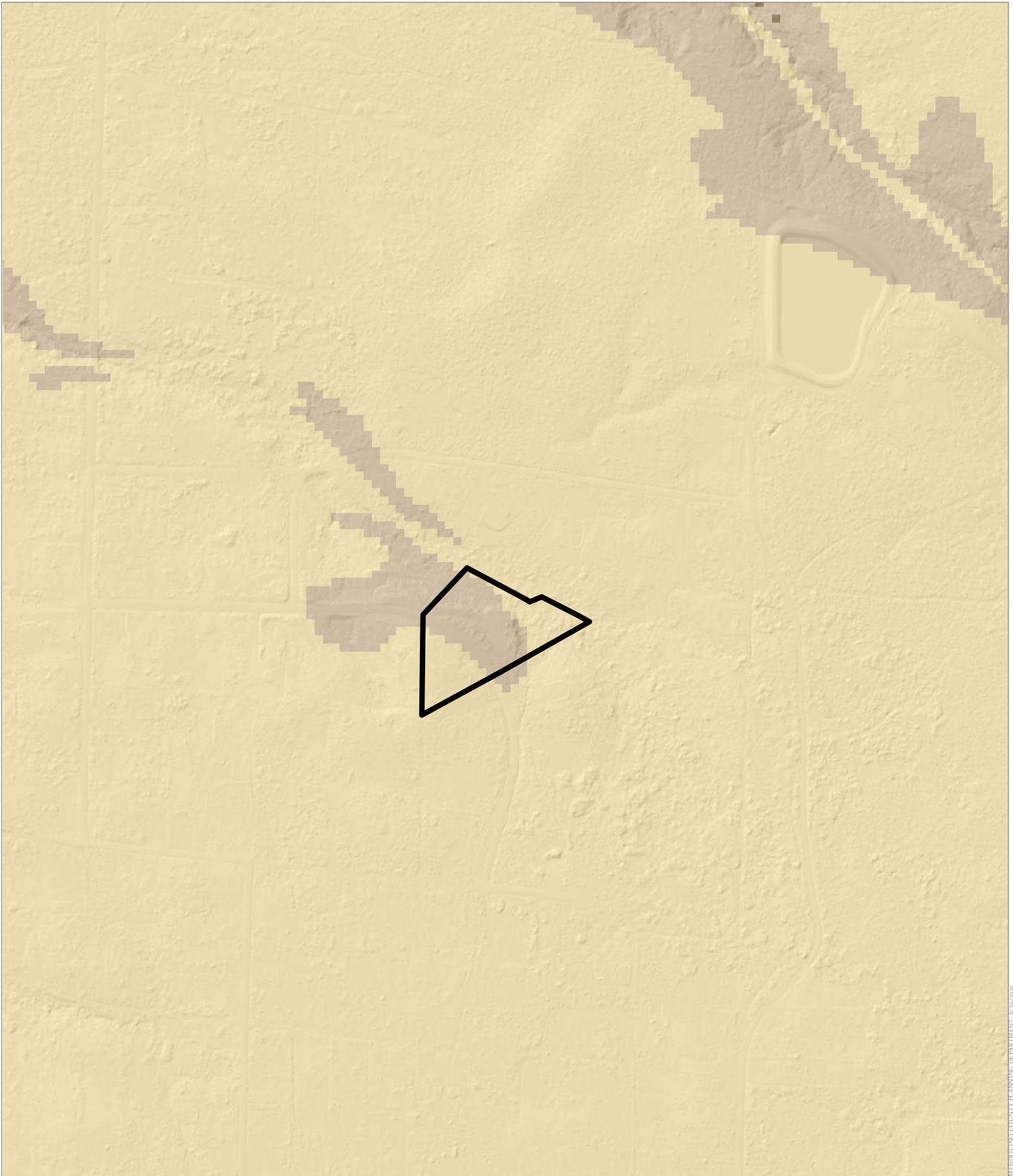
CASE: U 2021-0007
OWNER: DUNNE, Albert
APN: 019-700-18
APLCT: Albert Dunne
AGENT:

ADDRESS: 31201 Thomas Lane, Fort Bragg

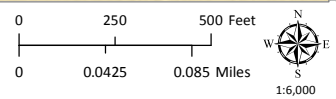
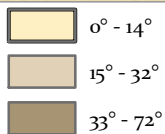
 Sufficient Water Resources
 Marginal Water Resources



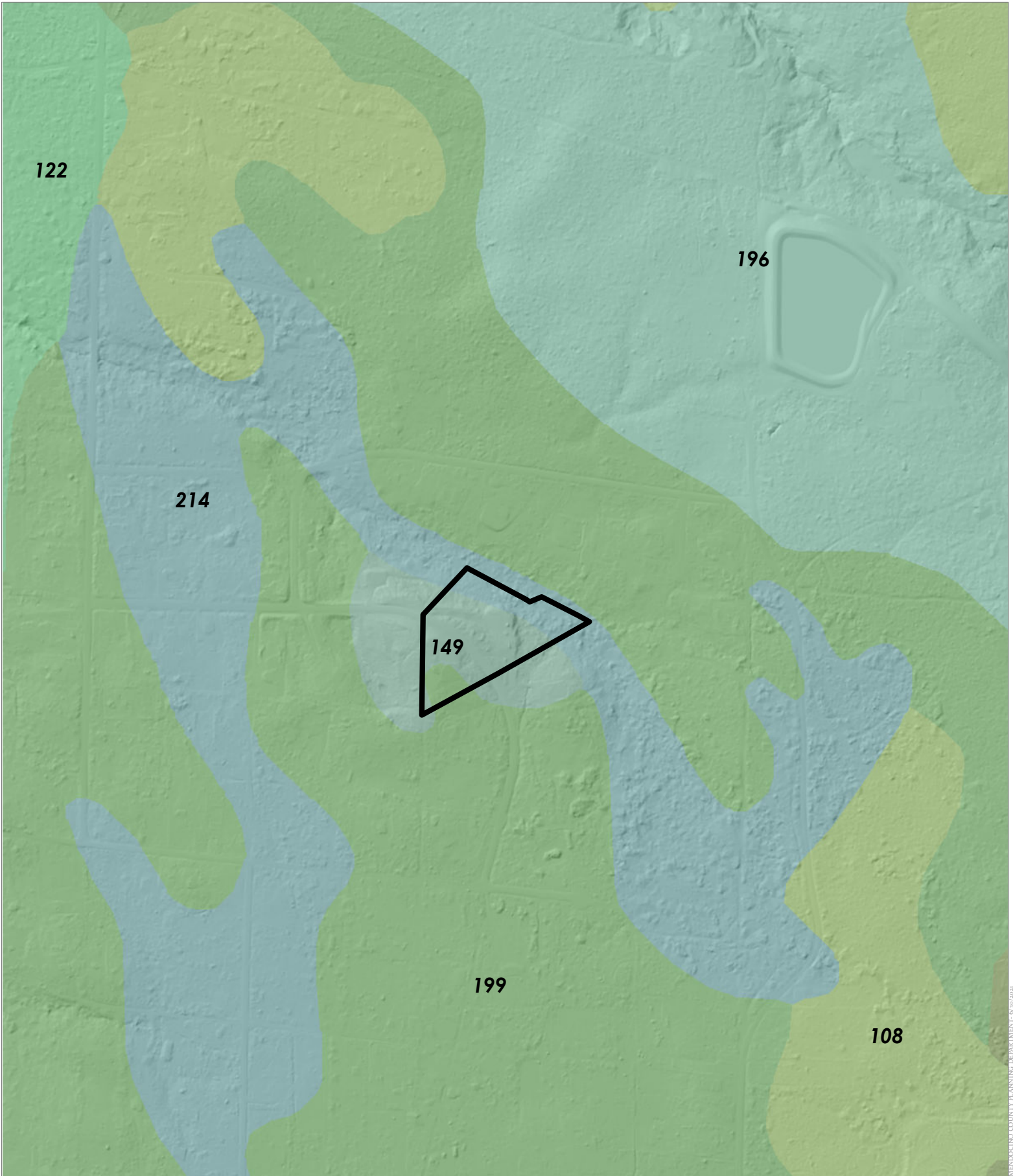
GROUND WATER RESOURCES






CASE: U 2021-0007
 OWNER: DUNNE, Albert
 APN: 019-700-18
 APLCT: Albert Dunne
 AGENT:
 ADDRESS: 31201 Thomas Lane, Fort Bragg

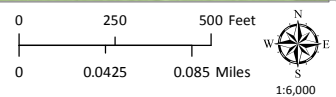


ESTIMATED SLOPE



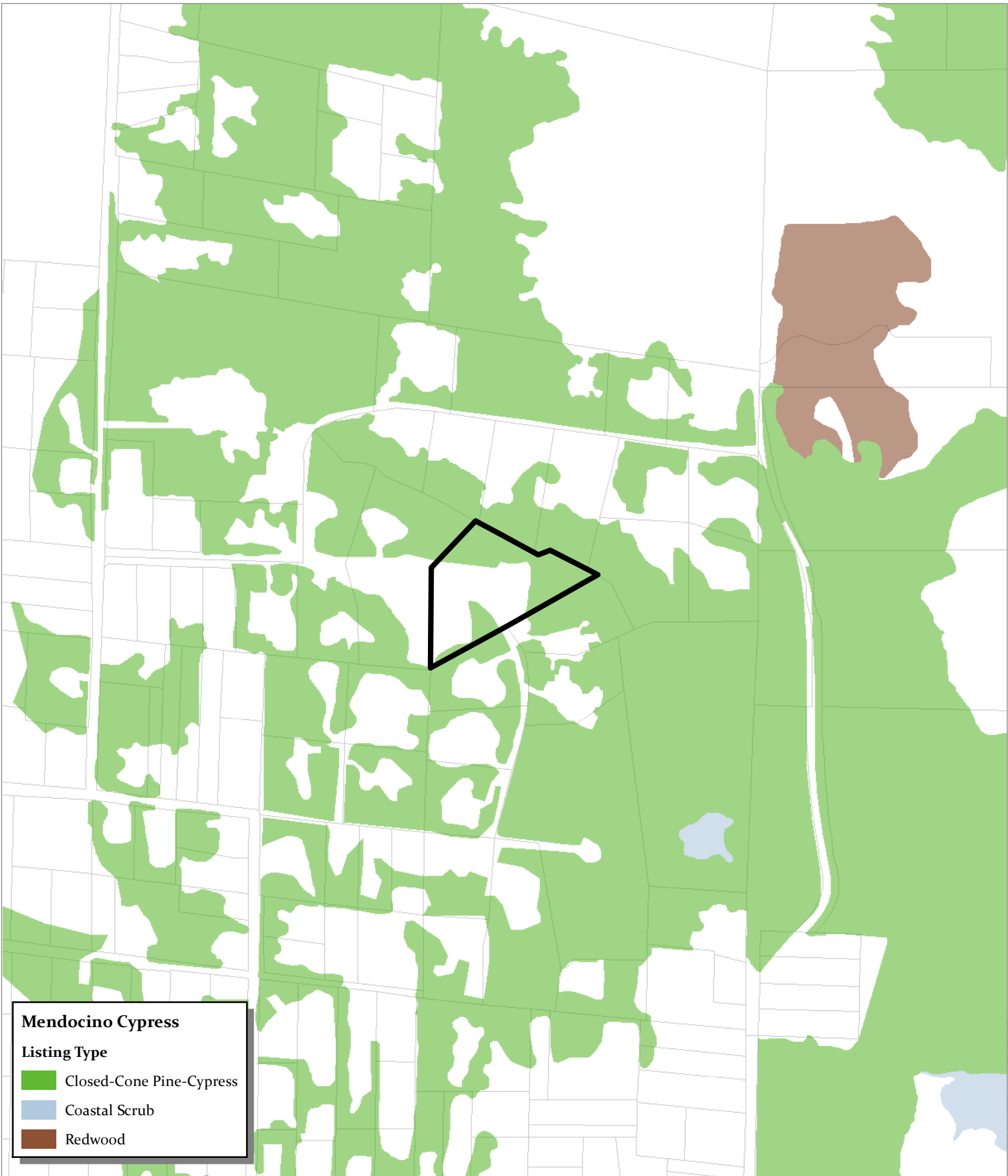
CASE: U 2021-0007
 OWNER: DUNNE, Albert
 APN: 019-700-18
 APLCT: Albert Dunne
 AGENT:
 ADDRESS: 31201 Thomas Lane, Fort Bragg

-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex
-  Bishop Pine



WESTERN SOILS

MENDOCINO COUNTY PLANNING DEPARTMENT - 06/30/2021

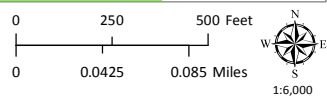


Mendocino Cypress

Listing Type

- Closed-Cone Pine-Cypress
- Coastal Scrub
- Redwood

CASE: U 2021-0007
 OWNER: DUNNE, Albert
 APN: 019-700-18
 APLCT: Albert Dunne
 AGENT:
 ADDRESS: 31201 Thomas Lane, Fort Bragg



MENDOCINO COUNTY PLANNING DEPARTMENT - 06/30/2021