



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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 www.mendocinocounty.org/pbs

August 17, 2021

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

Sonoma State University
 Department of Forestry/ CalFire
 -Land Use
 Department of Fish and Wildlife
 Coastal Commission

Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 Ft Bragg Fire District

CASE#: CDP_2021-0028

DATE FILED: 5/20/2021

OWNER/APPLICANT: PATRICK L & LAURIE E BRESSLER

REQUEST: Standard Coastal Development Permit for after-the-fact permitting of 2 sheds, 1 stand-alone shelter, and 1 greenhouse and variance.

LOCATION: In the Coastal Zone, 1.7± miles south west of Fort Bragg City center, 0.05 miles west of the intersection of Bay View Lane (CR 8099) and Pacific Drive (CR 440B), lying the south side of Bay View Lane; located at 31451 Bay View Lane, Fort Bragg; (APN: 018-450-15).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: August 31, 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_2021-0028 BRESSLER AFTER-THE-FACT STRUCTURES

OWNER: PATRICK L & LAURIE E BRESSLER

APPLICANT: PATRICK L & LAURIE E BRESSLER

REQUEST: Standard Coastal Development Permit for after-the-fact permitting of 2 sheds, 1 stand-alone shelter, and 1 greenhouse and variance.

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APN/S: 018-450-15-00

PARCEL SIZE: 1.7± ACRES

GENERAL PLAN: RR5(1):U

ZONING: RR:5

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:	RR5(1)	RR5	1.5±; 0.9± acres	Residential
EAST:	RR5(1)	RR5	1.2± acres	Residential
SOUTH:	Pacific Ocean	Pacific Ocean	Pacific Ocean	
WEST:	Pacific Ocean	Pacific Ocean	Pacific Ocean	

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
- Fort Bragg Fire District
- MAC

- Sanitation District
 - School District
 - Water District
 - Mendocino Transit Authority (MTA)
 - Planning Division Ukiah
 - 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: MARK CLISER

DATE: 8/16/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

NA

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Fort Bragg Rural Fire District / Calfire

4. FARMLAND CLASSIFICATION:

GIS

Urban & Built-up / Rural Residential & Rural Commercial

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Marginal Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soils 161

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

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

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

No

21. STATE CLEARINGHOUSE REQUIRED:

Policy

Calfire, Coastal Commission, CDFW

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

LCP Map 14: Beaver / Rural Residential

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Bedrock (Zone 1)

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Barren

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

No

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

Yes. Development adjacent to the shoreline and coastal bluffs

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 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)	CDP-2021-0028
CDF No(s)	
Date Filed	5/20/21
Fee	\$ 2399.00
Receipt No.	PRJ-042210
Received by	Tie Sar
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Patrick Bressler
 Mailing Address 31451 Bay View Ave
 City Fort Bragg State Ca Zip Code 95437 Phone (707) 409-5015

PROPERTY OWNER

Name Same
 Mailing Address _____
 City _____ State _____ Zip Code _____ Phone _____

AGENT

Name _____
 Mailing Address _____
 City _____ State _____ Zip Code _____ Phone _____

PARCEL SIZE

1.7 Square feet
 Acres

STREET ADDRESS OF PROJECT

31451 Bay View Ave

ASSESSOR'S PARCEL NUMBER(S)

018-450-15-00

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

Patrick Bressler 3-29-21
 Signature of Applicant/Agent Date 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.

Seeking approval for after-the-fact permitting for two sheds (113.6sf & 140.9sf), one 192sf stand-alone shelter, and a 96sf greenhouse. Sheds are 5ft from the property line. If moved the 12 inches to conform with setbacks, it would require the removal of 3 large trees; therefore I am proposing to keep the sheds in the current location. Upon a site visit, Cal Fire has granted final clearance for the location of these structures as they currently stand.

Single Family Residence will remain as is.

Proposing the addition of roofing and a wind-wall for the existing stand-alone shelter.

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	1	2,075
<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: _____
 Estimated employees per shift: _____
 Estimated shifts per day: _____
 Type of loading facilities proposed: _____

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

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.

2,075 SFR, two sheds (113.6sf & 140.9sf) connected by a simple 34.6sf enclosure, one 192sf stand-alone shelter and a 96sf greenhouse. Please see site plan for details.

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 8' feet.

8. Lot area (within property lines): 1.7 square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>2,075</u> square feet	<u>577.1</u> square feet	<u>2652.1</u> square feet
Paved area	<u>0</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Landscaped area	<u>300</u> square feet	<u>0</u> square feet	<u>300</u> square feet
Unimproved area	<u>71,912</u> square feet	<u>-577.1</u> square feet	<u>71,334.9</u> square feet

GRAND TOTAL: 74,287 square feet
 (Should equal gross area of parcel)

10. Gross floor area: 2460.1 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>4</u>	Proposed <u>0</u>	Total <u>4</u>
Number of covered spaces	<u>2</u>		Size <u>9x11</u>
Number of uncovered spaces	<u>2</u>		Size <u>9x11</u>
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: Propane Tank
 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.

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:

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:

Structures are not visible from Hare Creek or Todd's Point, but property is.

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

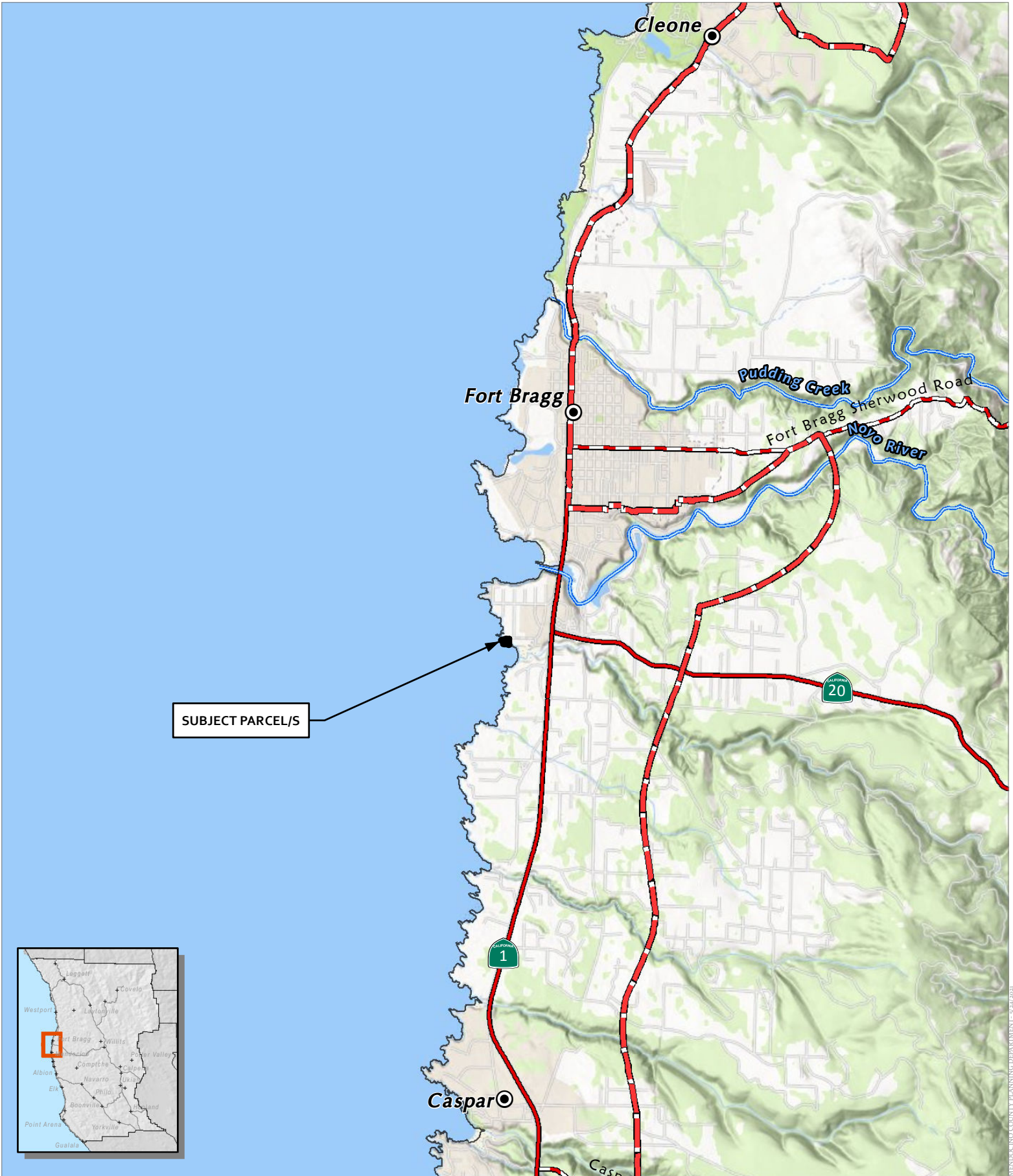
D. Placement of structures in open coastal waters, wetlands, estuaries or lakes Yes No

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

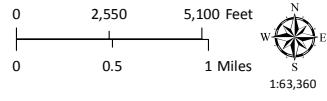
If you need additional room to answer any question, attach additional sheets.



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/24/2021

CASE: **CDP 2021-0028**
 OWNER: **BRESSLER, Patrick & Laurie**
 APN: **018-450-15**
 APLCT: **Patrick Bressler**
 AGENT:
 ADDRESS: **31451 Bay View Avenue, Fort Bragg**




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

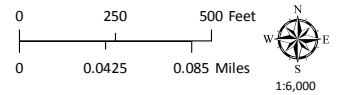


LOCATION MAP



CASE: CDP 2021-0028
 OWNER: BRESSLER, Patrick & Laurie
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 AGENT:
 ADDRESS: 31451 Bay View Avenue, Fort Bragg

-  Named Rivers
-  Public Roads
-  Private Roads



AERIAL IMAGERY

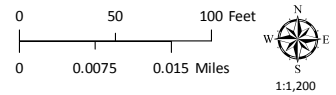


PACIFIC DRIVE

BAY VIEW AVENUE

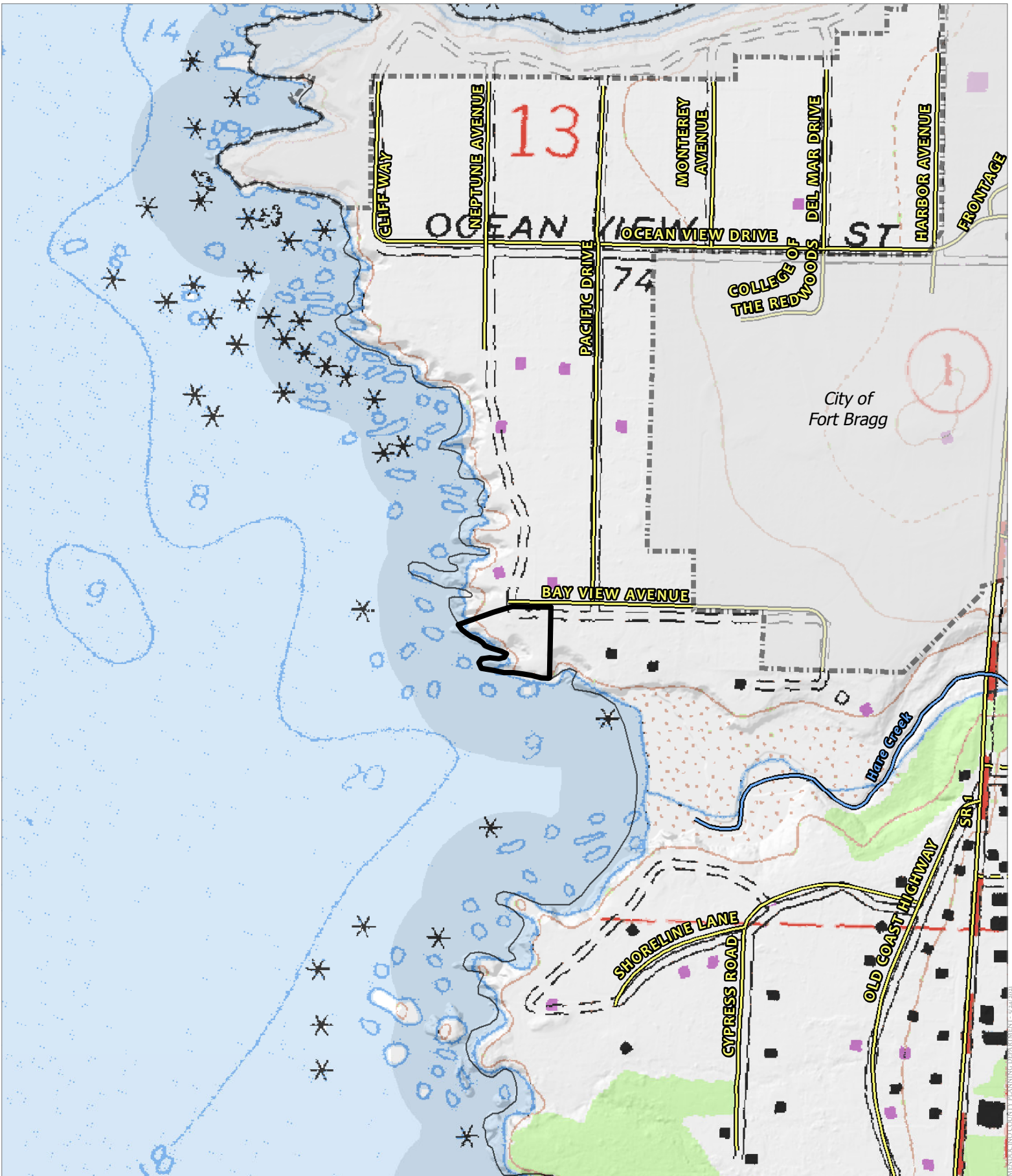
CASE: CDP 2021-0028
OWNER: BRESSLER, Patrick & Laurie
APN: 018-450-15
APLCT: Patrick Bressler
AGENT:
ADDRESS: 31451 Bay View Avenue, Fort Bragg

Public Roads



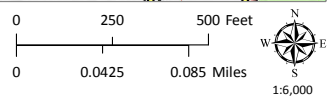
AERIAL IMAGERY

RENDERING COUNTY TECHNOLOGICAL DEPARTMENT - 9/24/2021



CASE: CDP 2021-0028
 OWNER: BRESSLER, Patrick & Laurie
 APN: 018-450-15
 APLCT: Patrick Bressler
 AGENT:
 ADDRESS: 31451 Bay View Avenue, Fort Bragg

- City Limits
- Private Roads
- Named Rivers
- Public Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MAP COURTESY OF TOPOGRAPHIC MAPS, INC. (2019)

BAYVIEW AVENUE

AVENUE

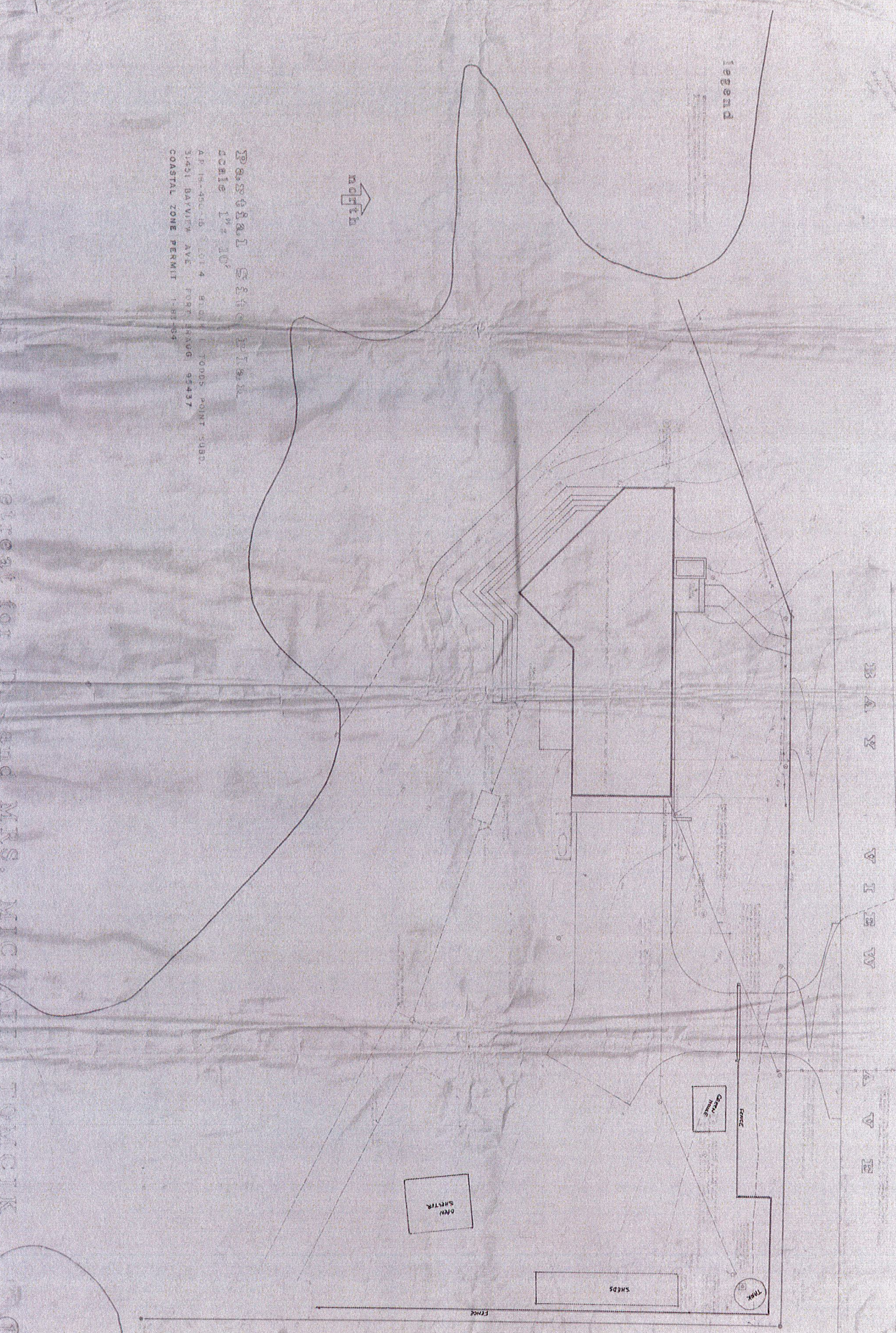
1000 FT

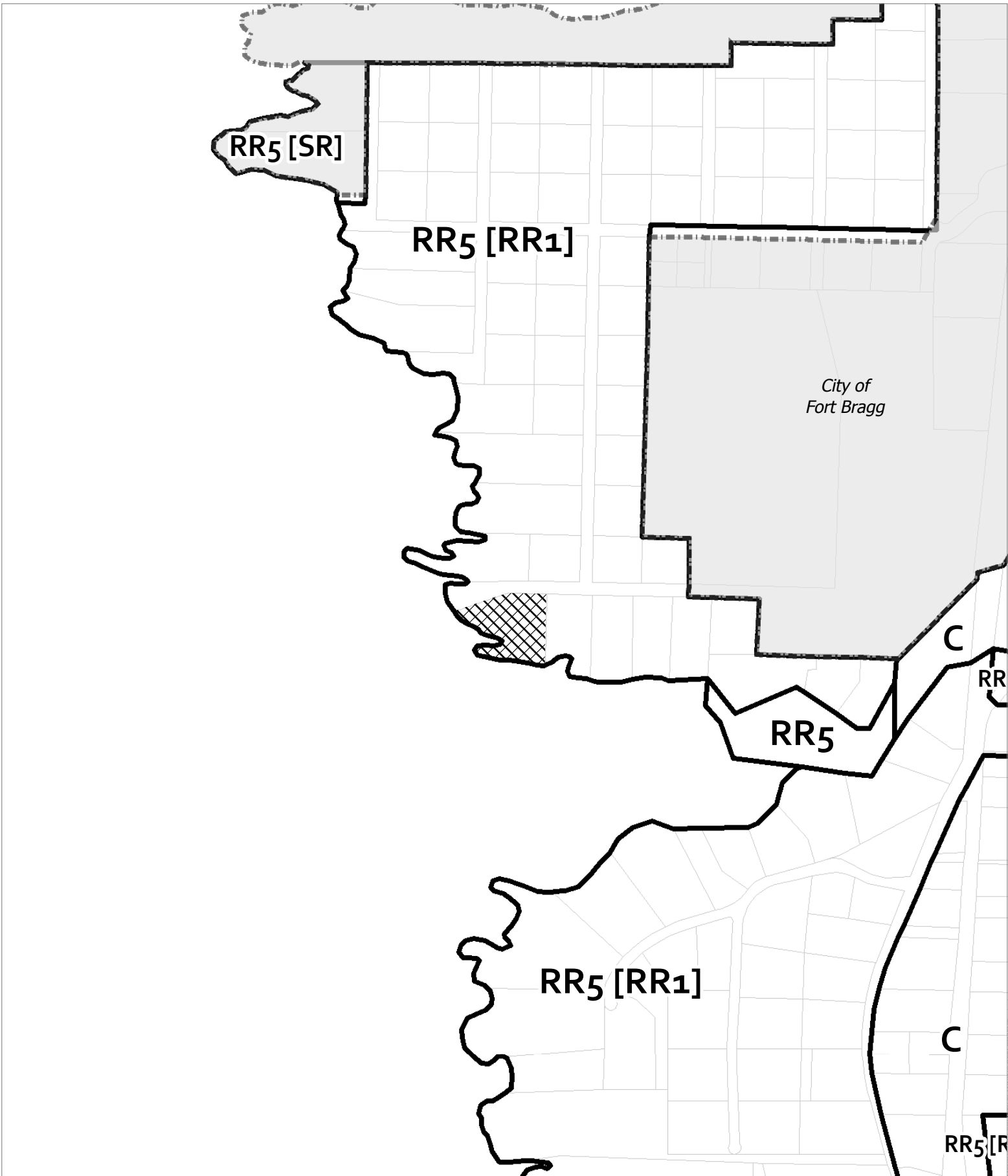


Basement Site Plan
Scale 1" = 10'
A.F. 14-400-15 LOT 4 BLDG 1 70005 POINT SUBD.
3451 BAYVIEW AVE FORT BELLEVILLE 95437
COASTAL ZONE PERMIT 1-88-153



APPROVED FOR THE BOARD MRS. MICHAEL TOMCIK


11



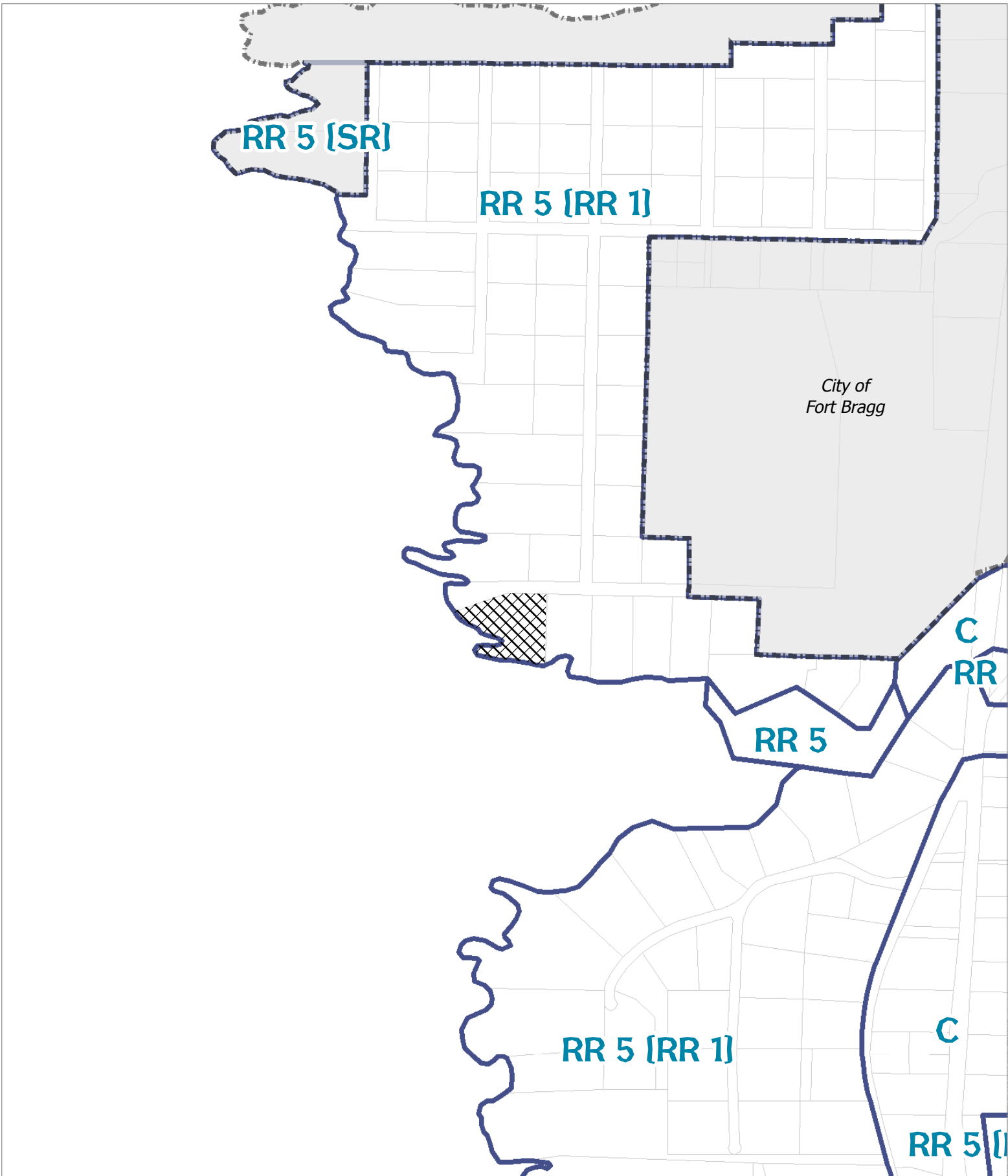


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 City Limits
 Zoning Districts

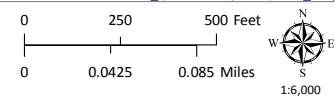
0 250 500 Feet
 0 0.0425 0.085 Miles

 1:6,000

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/24/2021

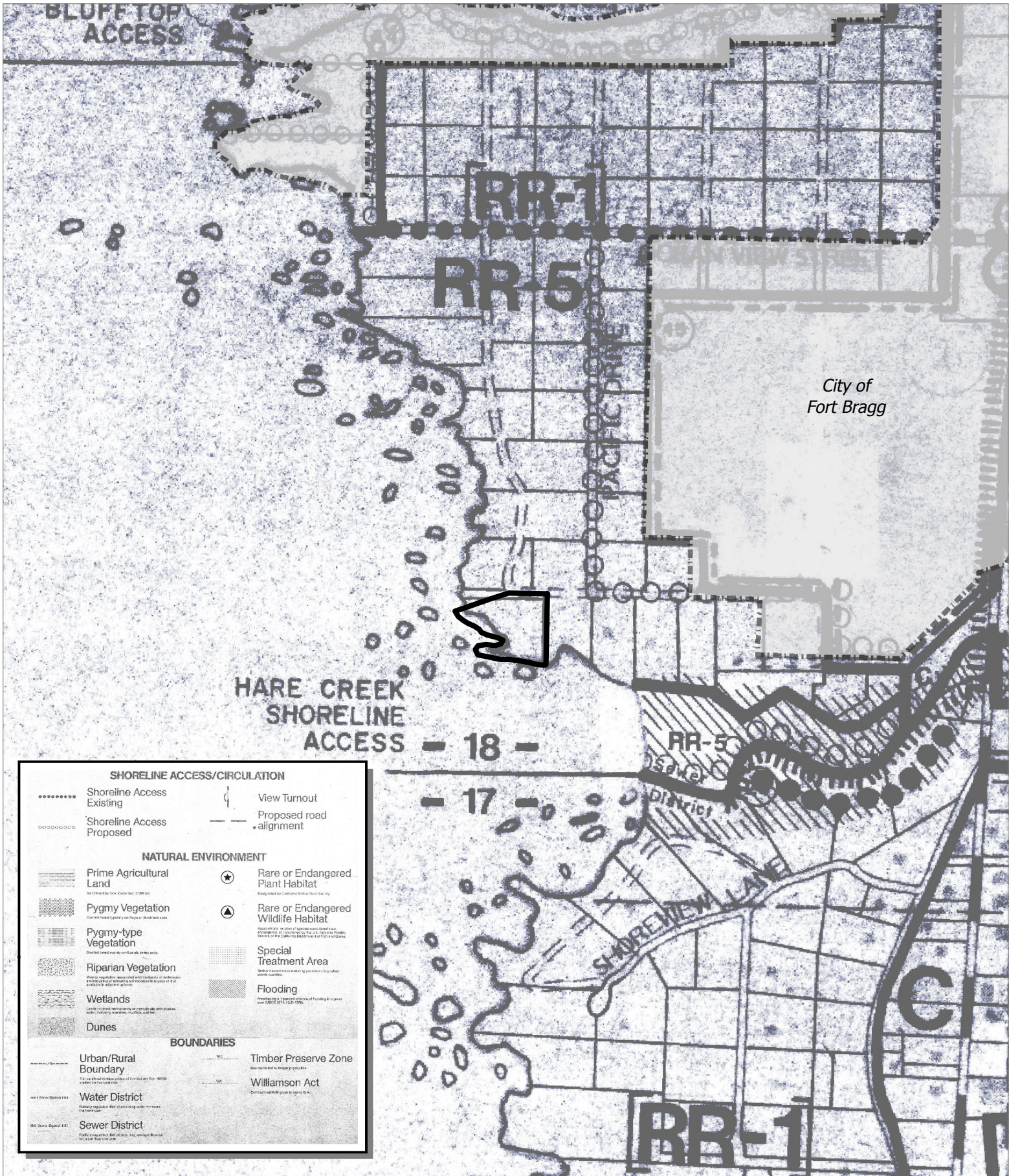


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 City Limits
 General Plan Classes



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/21/2021



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

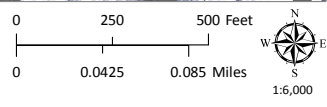
NATURAL ENVIRONMENT	
	Prime Agricultural Land <small>All created by Gov. Code Sec. 57080.05</small>
	Pygmy Vegetation <small>Outlined based spatially on maps or digital data</small>
	Pygmy-type Vegetation <small>Outlined based on maps or digital data</small>
	Riparian Vegetation <small>Waterway riparianity associated with the Riparian of watersheds and riparianity of riparianity and riparianity of riparianity</small>
	Wetlands <small>Wetlands covered temporarily or periodically with shallow water, including swamps, marshes, and bays</small>
	Dunes
	Rare or Endangered Plant Habitat <small>Designated by California Native Plant Society</small>
	Rare or Endangered Wildlife Habitat <small>Appointed by California Native Plant Society, Department of Conservation, U.S. Fish and Wildlife Service or the California Department of Fish and Game</small>
	Special Treatment Area <small>Wetlands of special significance to riparianity or riparianity</small>
	Flooding <small>Area subject to frequent or periodic flooding in areas over 1000 feet above sea level</small>

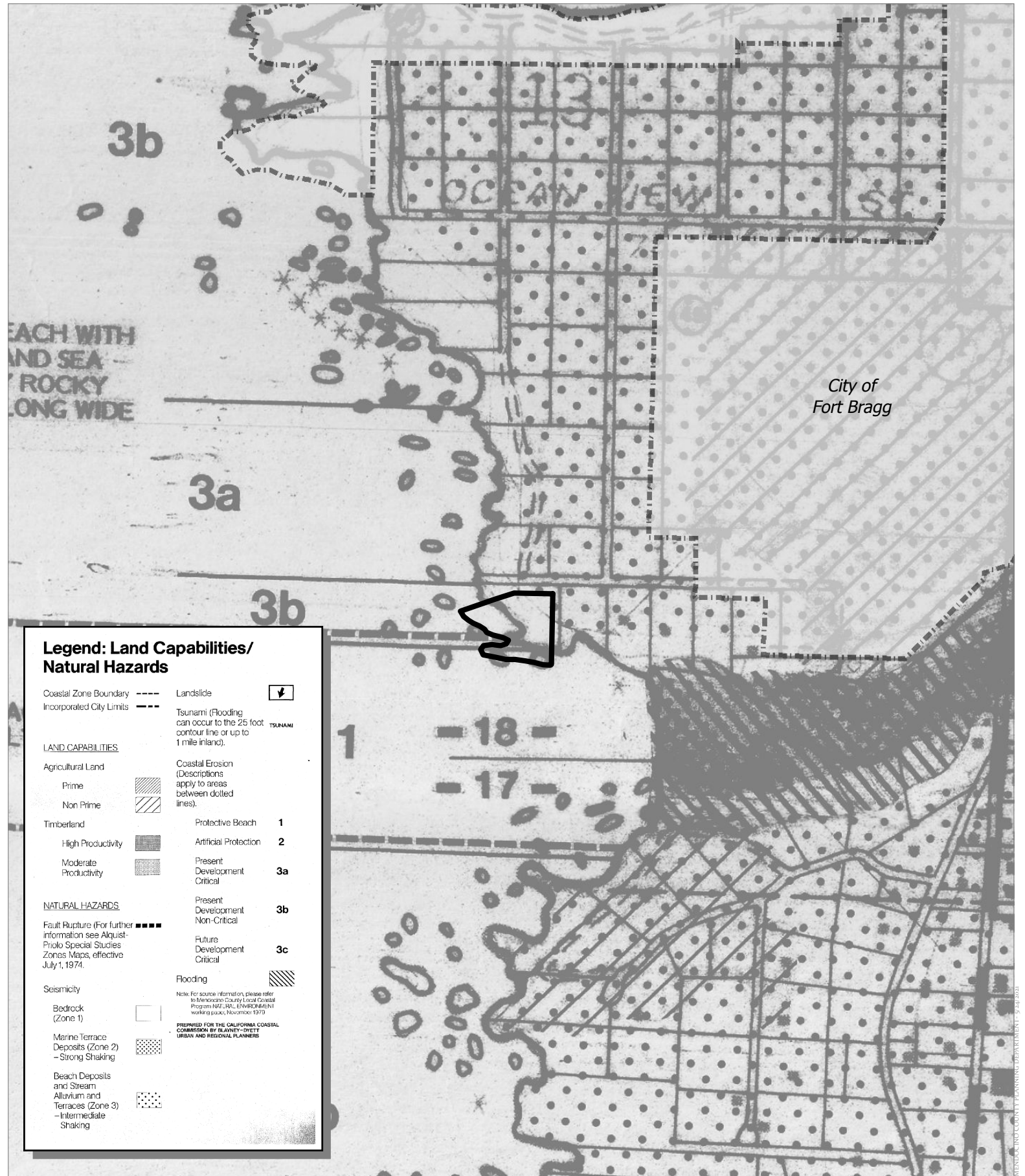
BOUNDARIES	
	Urban/Rural Boundary <small>City of Fort Bragg, California, Ordinance No. 1000, 1991</small>
	Water District <small>Publicly regulated 80% of parcel area for water distribution</small>
	Sewer District <small>Publicly regulated 80% of parcel area for sewer collection</small>
	Timber Preserve Zone <small>See riparianity for riparianity</small>
	Williamson Act <small>Contract with the U.S. Dept. of Agriculture</small>

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City Limits



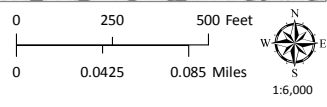


**Legend: Land Capabilities/
Natural Hazards**

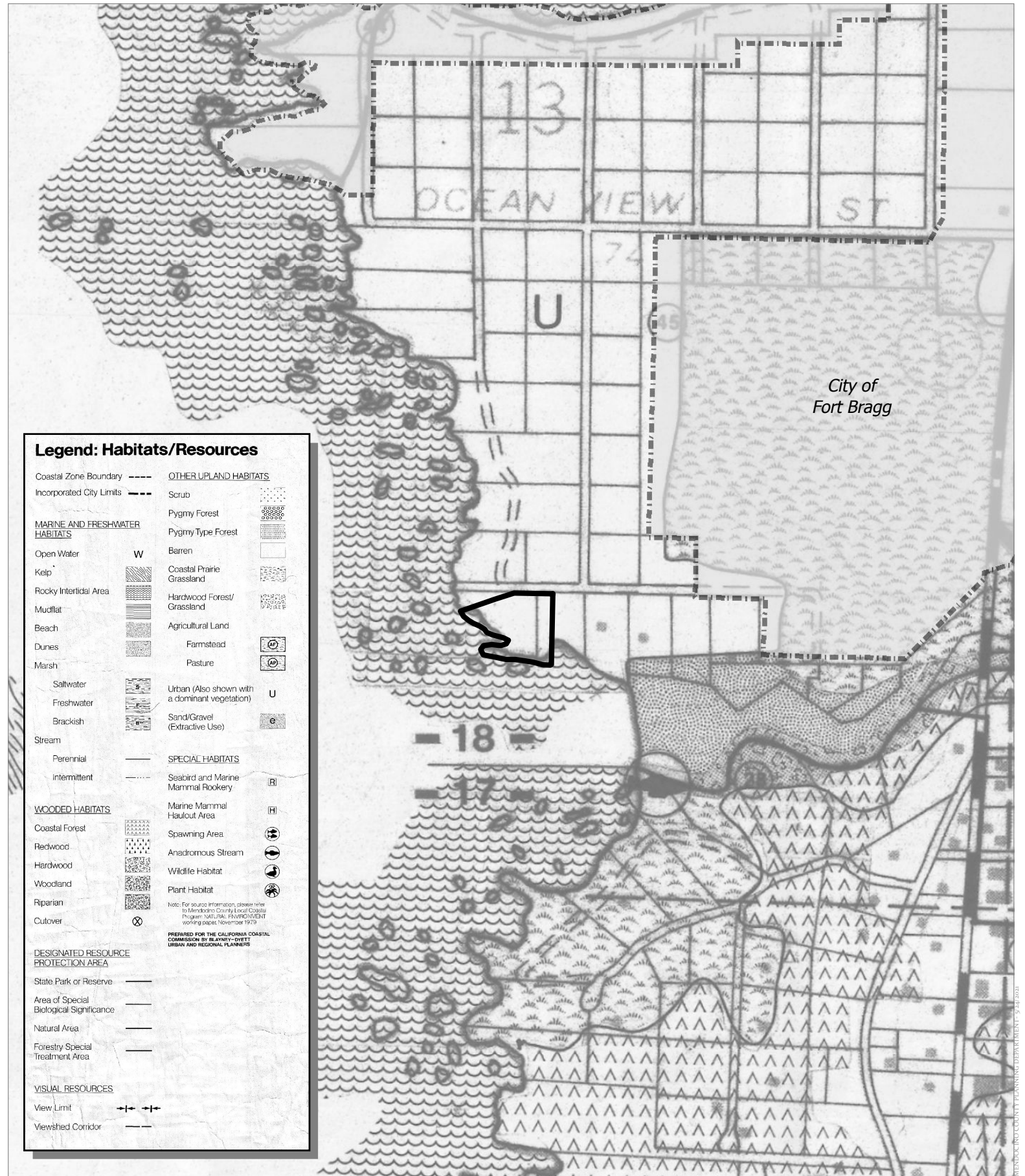
- Coastal Zone Boundary - - - - -
- Incorporated City Limits - - - - -
- LAND CAPABILITIES
- Agricultural Land
 - Prime [diagonal lines]
 - Non Prime [diagonal lines]
- Timberland
 - High Productivity [cross-hatch]
 - Moderate Productivity [dotted]
- NATURAL HAZARDS
- Fault Rupture (For further information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

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1975.
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-TWETT URBAN AND REGIONAL PLANNERS

City Limits



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Legend: Habitats/Resources

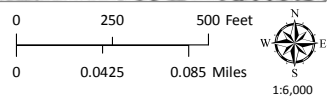
Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	- - - -	Scrub
MARINE AND FRESHWATER HABITATS		
Open Water	W	Pygmy Forest
Kelp	[Pattern]	Pygmy Type Forest
Rocky Intertidal Area	[Pattern]	Barren
Mudflat	[Pattern]	Coastal Prairie Grassland
Beach	[Pattern]	Hardwood Forest/Grassland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

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979

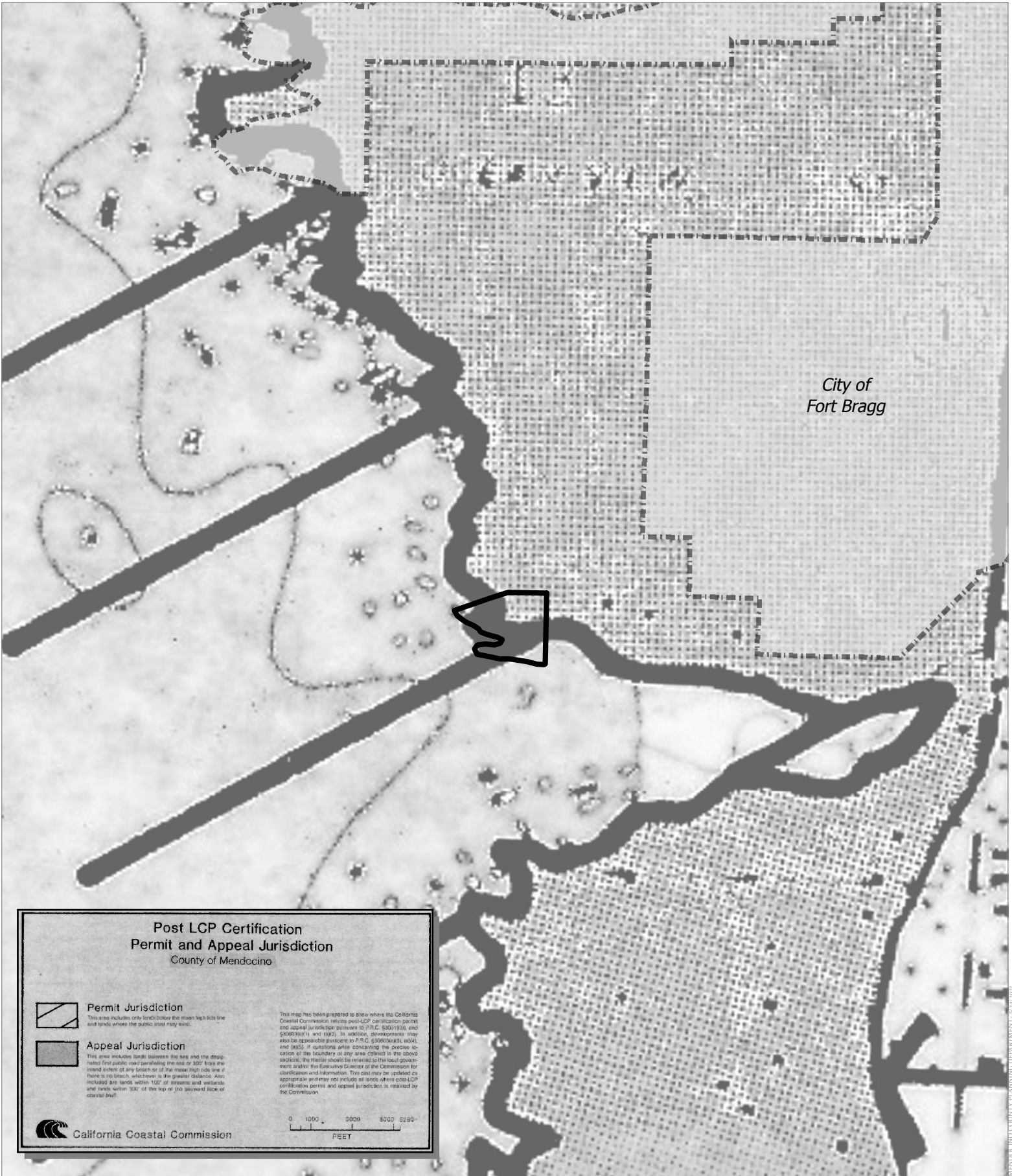
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY-YEITZ URBAN AND REGIONAL PLANNERS

CASE: CDP 2021-0028
 OWNER: BRESSLER, Patrick & Laurie
 APN: 018-450-15
 APLCT: Patrick Bressler
 AGENT:
 ADDRESS: 31451 Bay View Avenue, Fort Bragg

[City Limits Symbol] City Limits





MENDOCINO COUNTY PLANNING DEPARTMENT - 9/24/2021

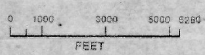
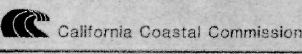


City of
Fort Bragg

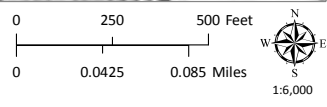
**Post LCP Certification
Permit and Appeal Jurisdiction**
County of Mendocino

-  **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 slope of coastal bluffs.

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. §20015(a), and §20020(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.R.C. §20020(a)(3), (a)(4), and (a)(5). If questioning arises 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.

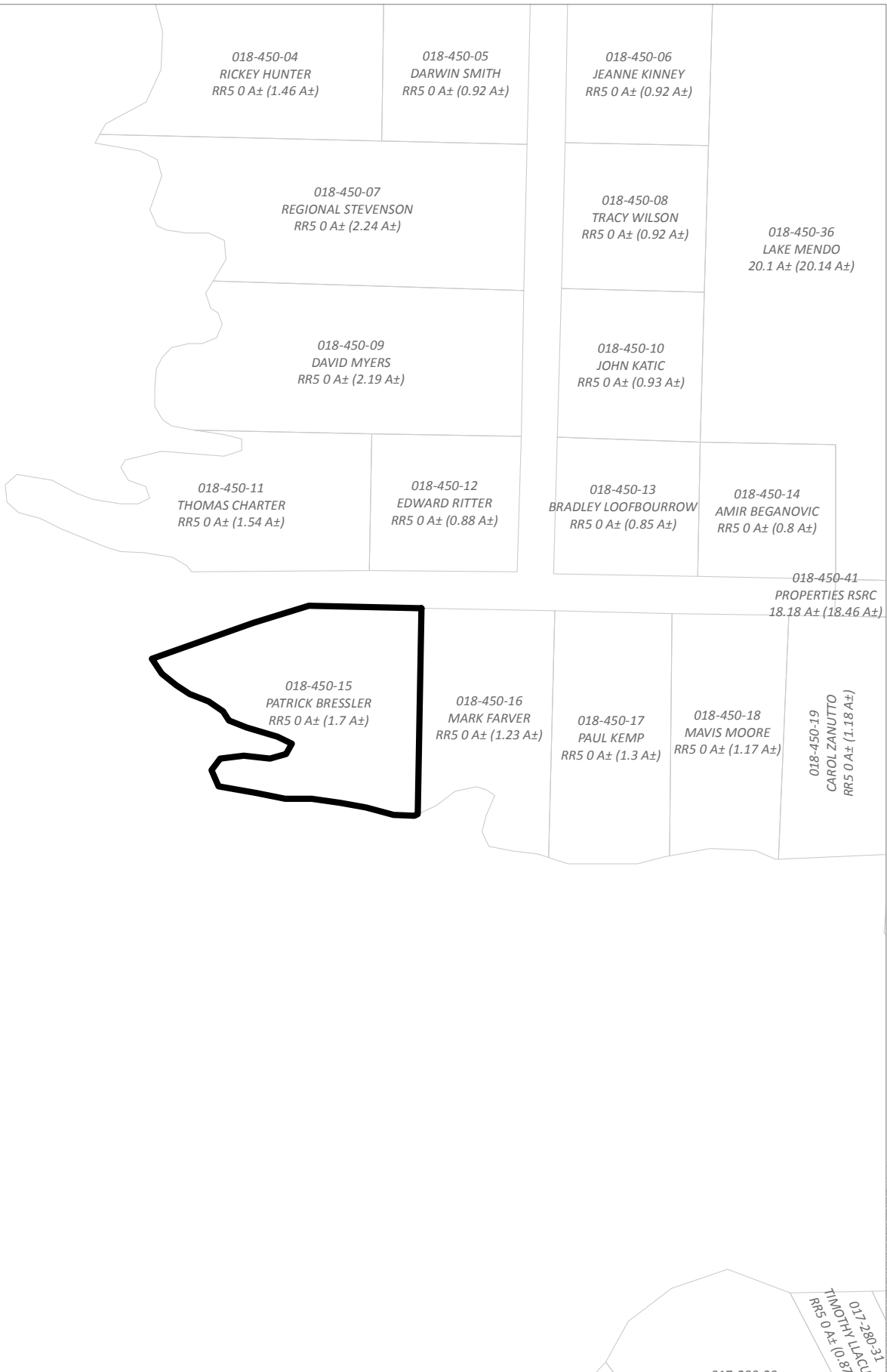


 City Limits

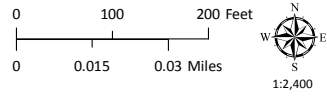


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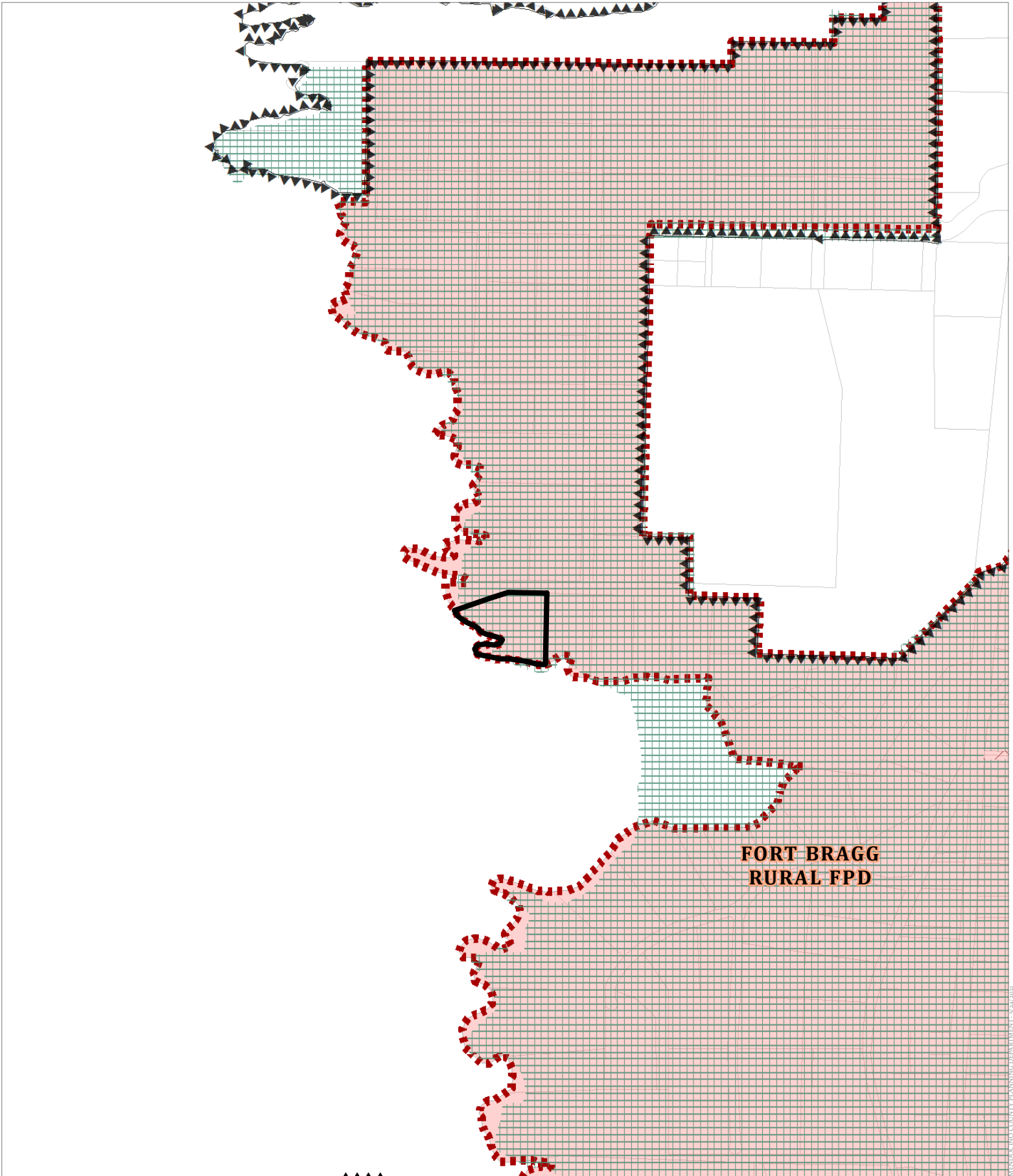


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ADJACENT PARCELS

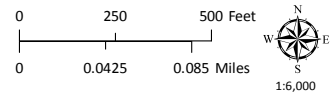
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/24/2021



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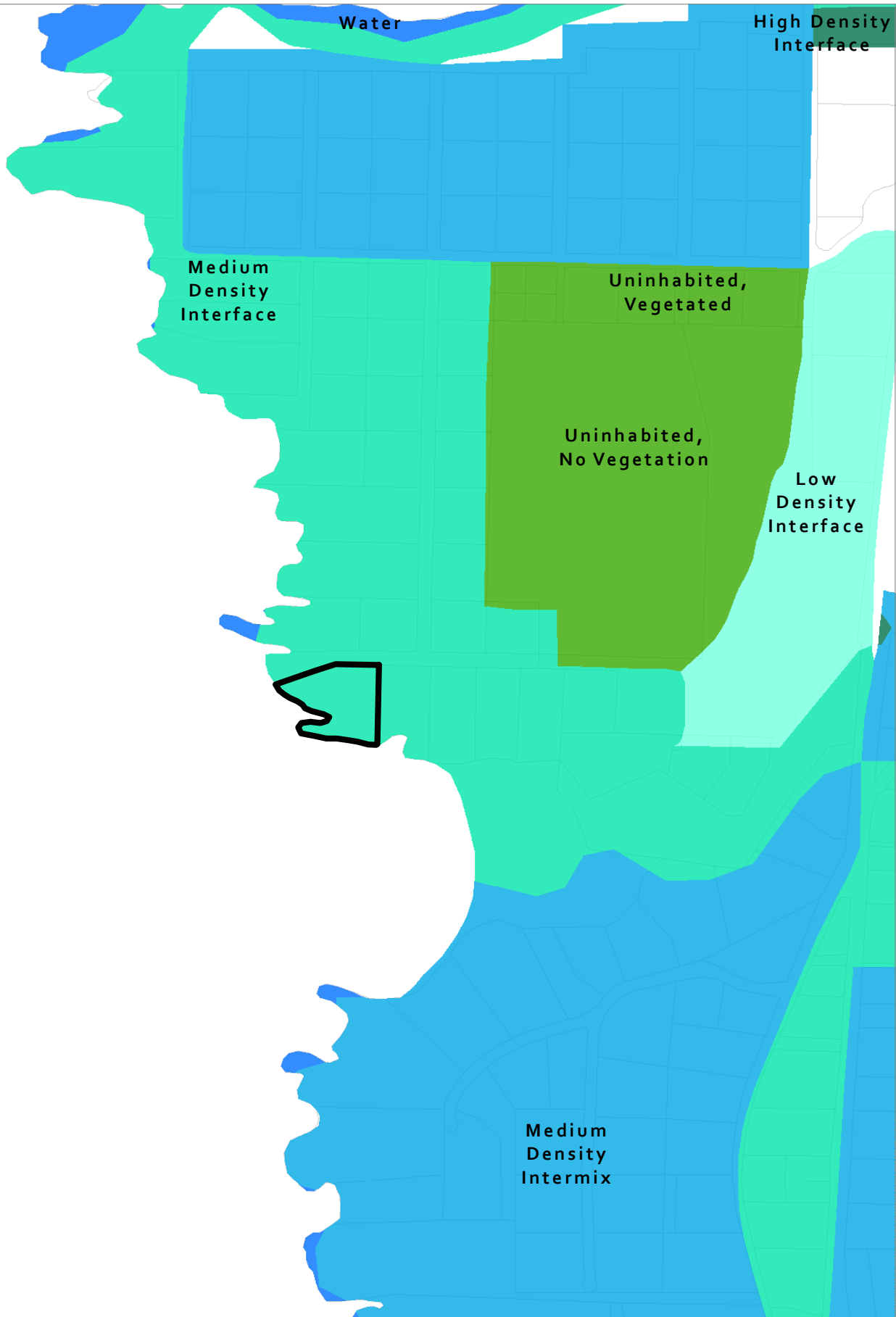
-  LRA
-  High Fire Hazard
-  Moderate Fire Hazard

 County Fire Districts



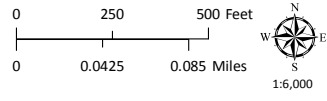
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

HERNDON COUNTY PLANNING DEPARTMENT - 9/21/2021

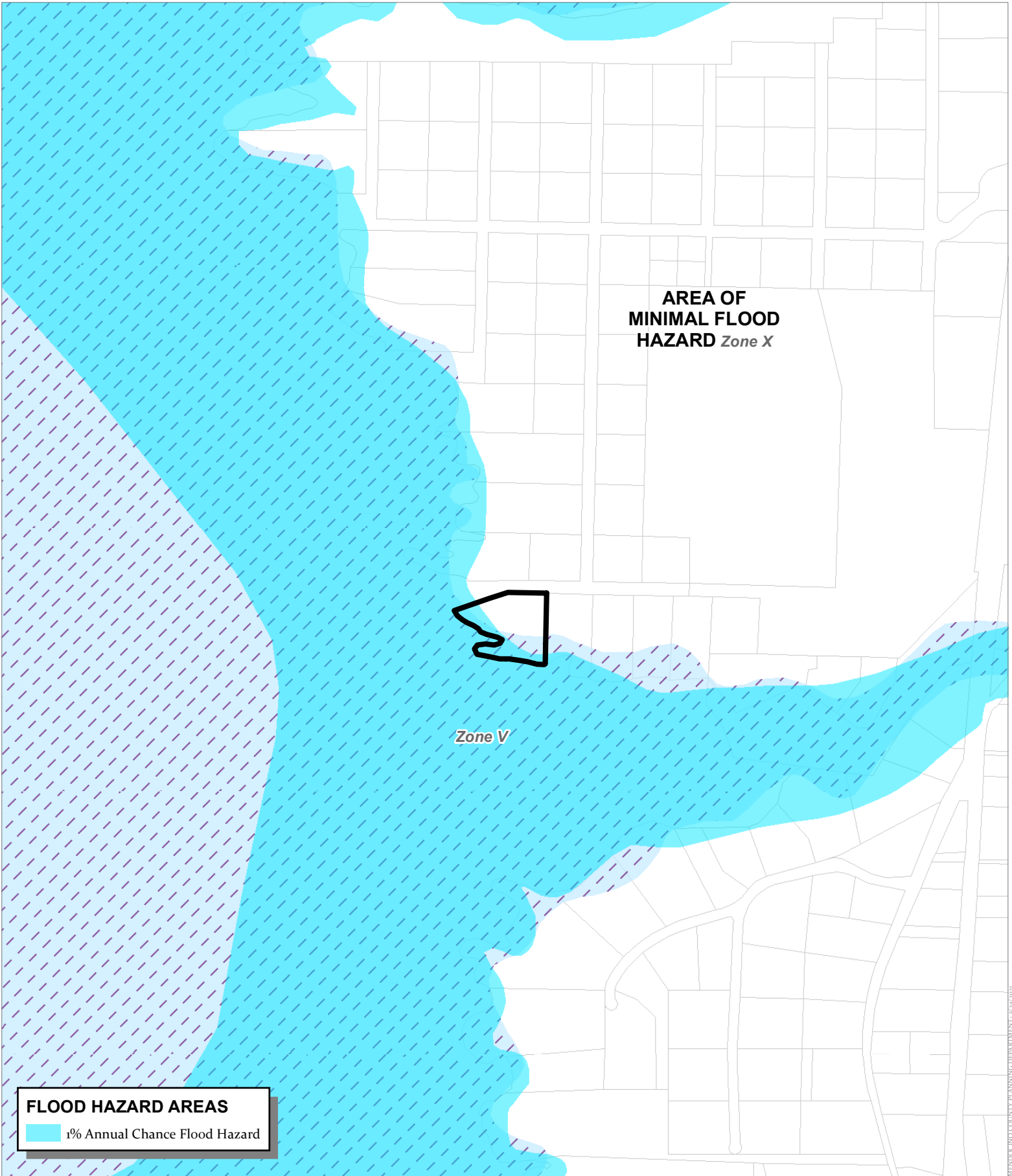


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 Water




MENDOCINO COUNTY PLANNING DEPARTMENT - 9/21/2021

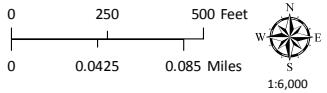


**AREA OF
MINIMAL FLOOD
HAZARD *Zone X***

Zone V

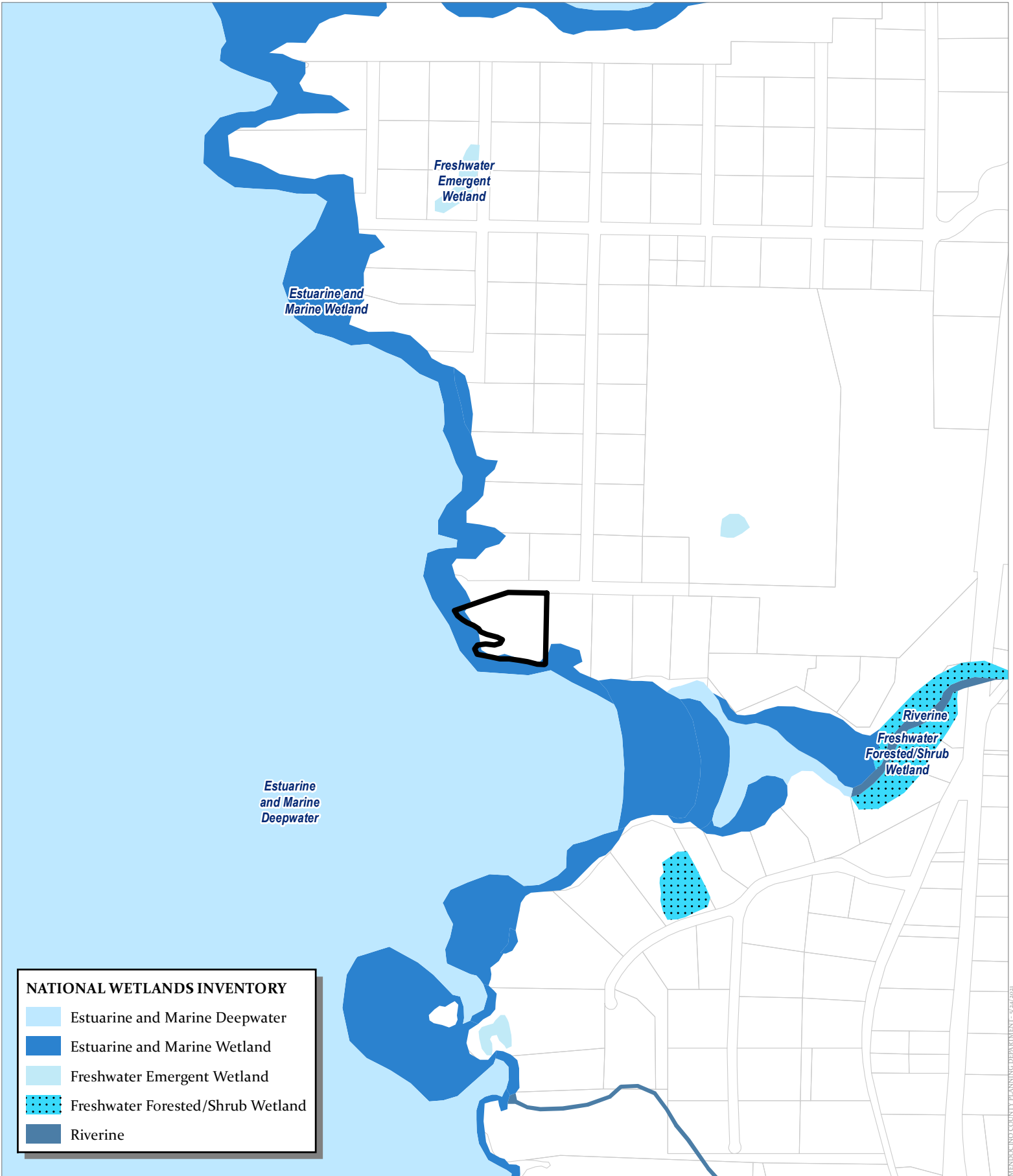
FLOOD HAZARD AREAS
 1% Annual Chance Flood Hazard

 Tsunami Inundation Zones

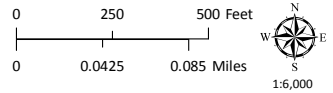


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SPECIAL FLOOD HAZARD AREAS

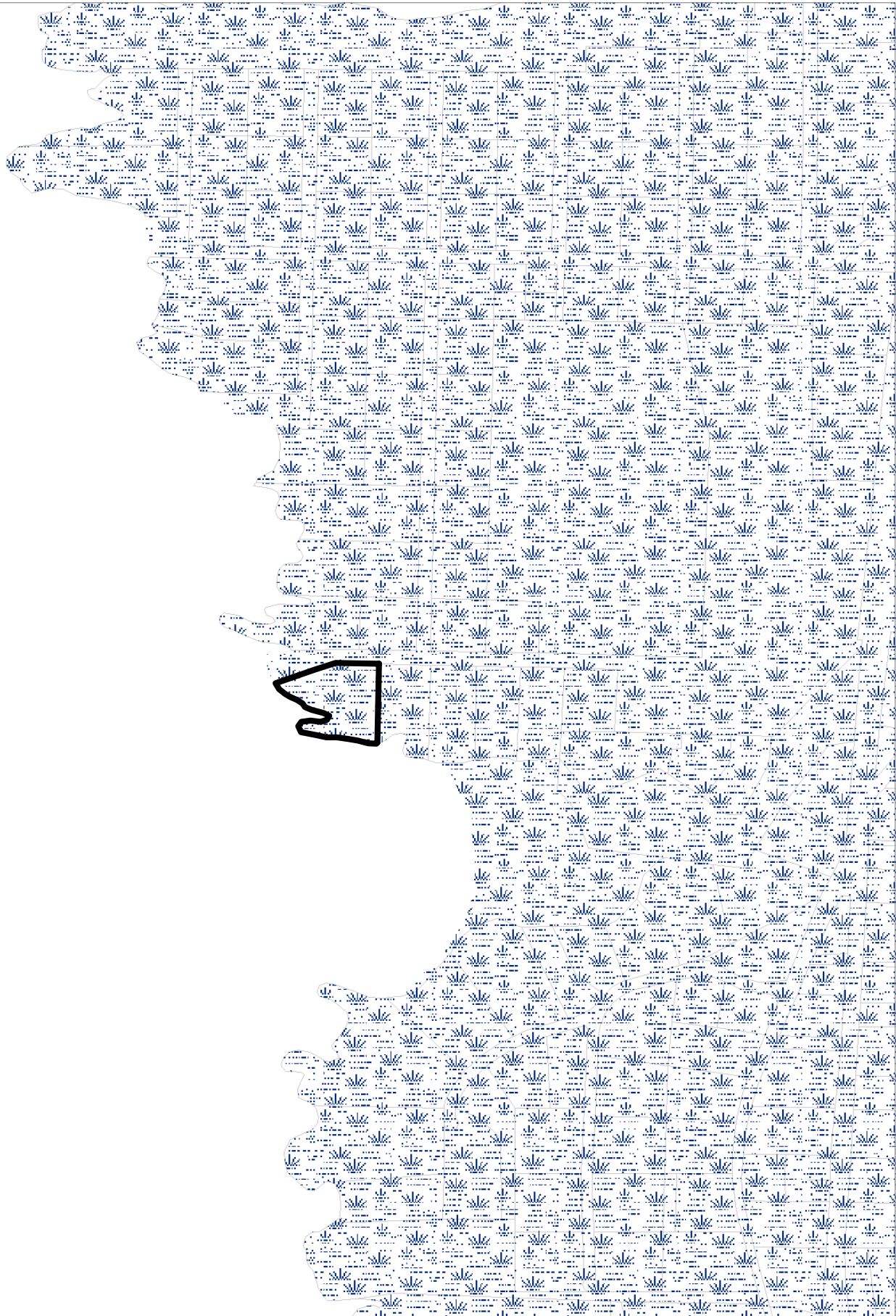



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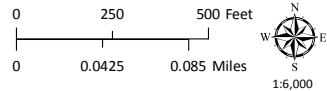


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/24/2021

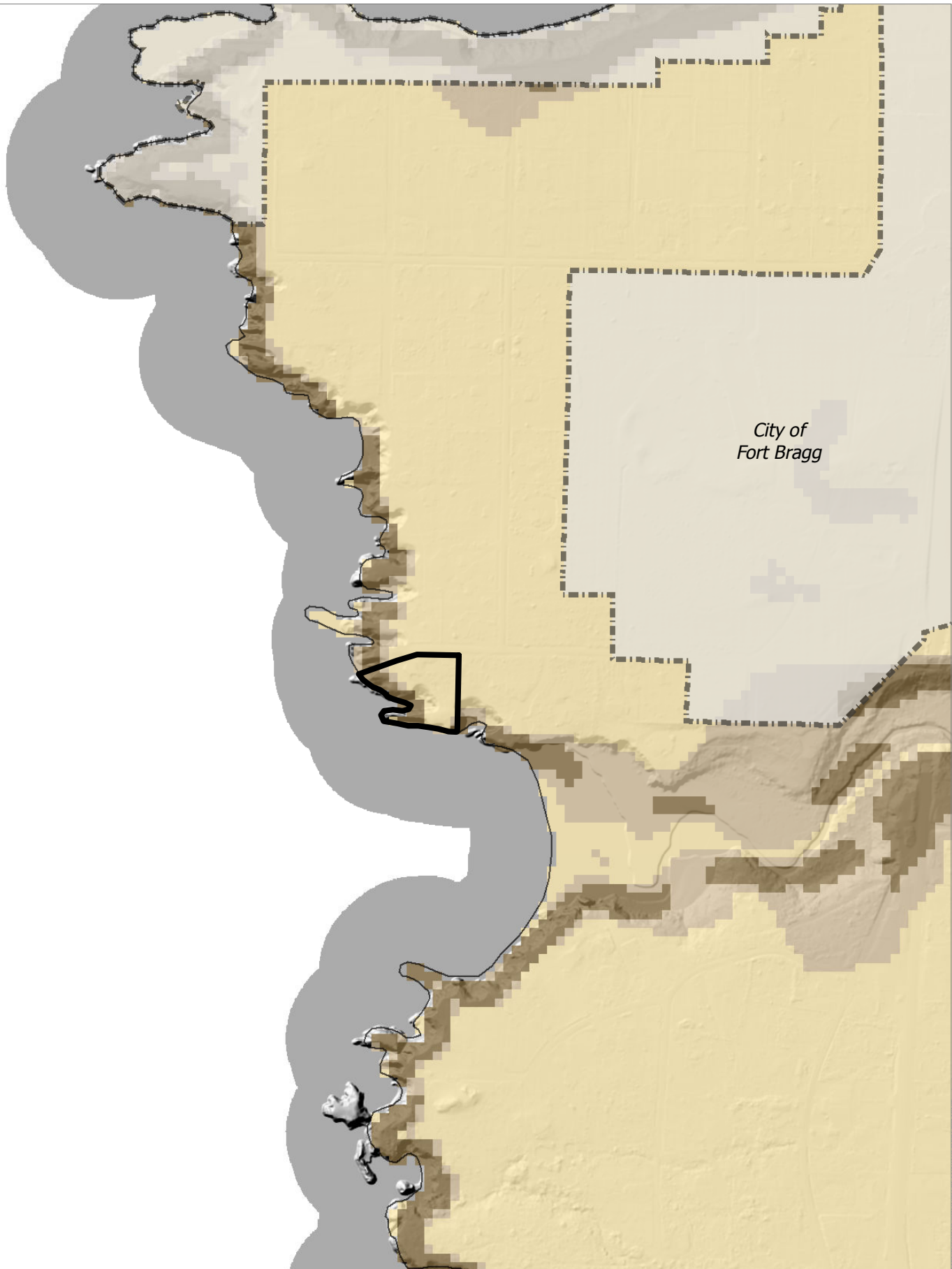
WETLANDS



 Marginal Water Resources

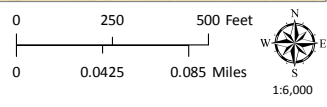
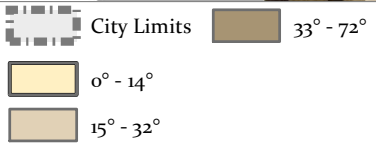


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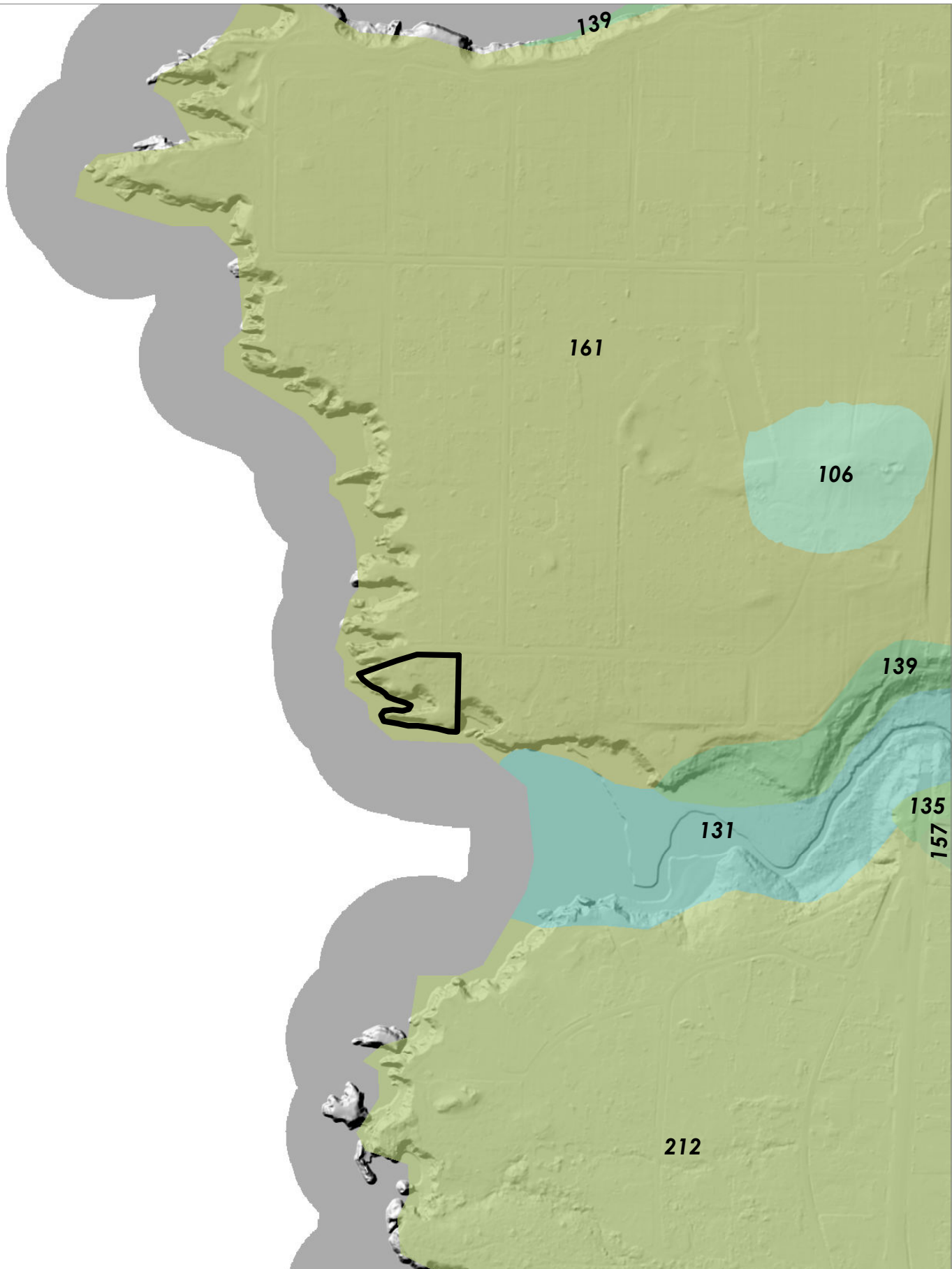


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/24/2021

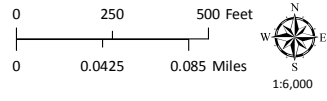
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ESTIMATED SLOPE

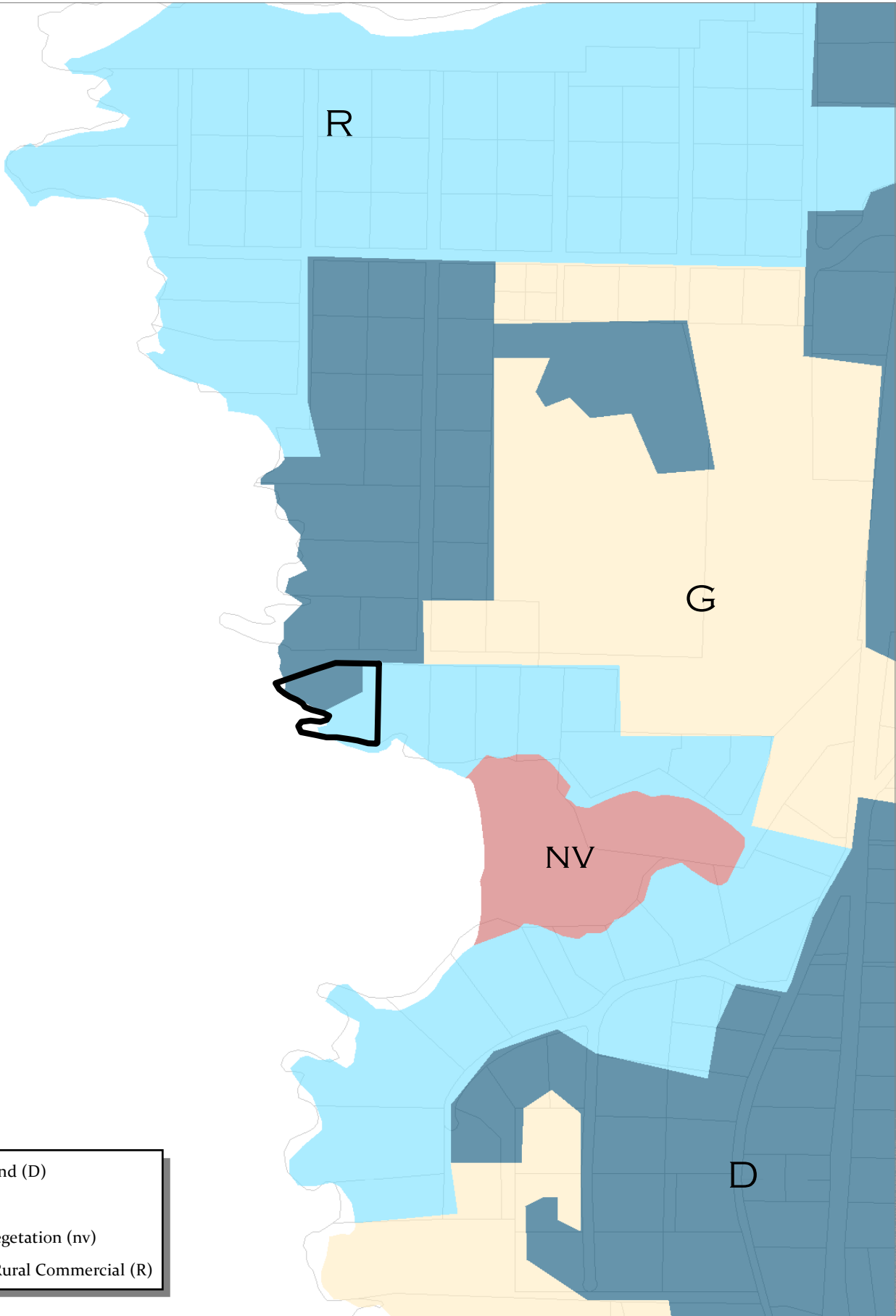


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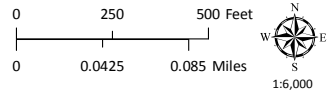
WESTERN SOIL CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/24/2021



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

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**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

17501 N. HWY 101
WILLITS, CA 95490
(707) 459-7414
Website: www.fire.ca.gov



April 28, 2021

Rick Bressler
31451 Bay View Ave.
Fort Bragg, Ca 95437

CAL FIRE# 144-21

Dear Landowner,

After our site visit and final review of your request for an exception, the Department of Forestry and Fire Protection has granted your request for an exception to:

14 CCR 1276.01 Setback for Structure Defensible Space

- (a) All parcels 1 acre and larger shall provide a minimum 30-foot setback for buildings and accessory buildings from all property lines and/or the center of the road.

Due to the extenuating circumstances, parcel size, parcel limitations, availability of emergency water, increased defensible space, and facts as to why the structures need to be built closer than 30 feet from the property line, CAL FIRE will grant this request as observed and will **NOT** be requiring any mitigations for the exception.

14CCR 1270.07 Exceptions to Standards

Upon request by the applicant, exceptions to standards within this subchapter or local jurisdiction certified ordinances may be allowed by the inspection entity listed in 14 CCR 1270.05, where the exceptions provide the same overall practical effect as these regulations towards providing defensible space. Exceptions granted by the inspection entity shall be made on a case-by-case basis only.

If you have any questions, please contact (707) 459-7424.

Sincerely,

Anthony Massucco
Fire Captain/Pre-Fire Engineer