



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
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 TELEPHONE: 707-234-6650
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 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

August 17, 2021

Planning – FB
 Environmental Health – Ukiah
 Building Inspection - Fort Bragg
 Assessor
 Air Quality Management

Sonoma State University
 Caltrans
 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 Rural Fire District
 Westport MAC

CASE#: CDP_2021-0029

DATE FILED: 5/21/2021

OWNER: HANS & EVELYN ERIKSON

APPLICANT: ORSI CONSTRUCTION

REQUEST: Standard Coastal Development Permit to replace existing septic and remodel SFR: replace windows, doors, exterior siding, roof framing, interior plumbing & electrical, sheetrock, and paint.

ENVIRONMENTAL DETERMINATION: Categorically Exempt per Section 15301 Class 1(d) restoration of deteriorated structuresCategorically Exempt

LOCATION: In the Coastal Zone, on the west side of Highway 1, 1,990± feet north-west of its intersection with Camp 2 Ten Mile Road (CR 428); located at 29100 N. Highway 1, Fort Bragg; (APN: 015-350-48)

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 _____

OWNER: HANS & EVELYN ERICKSON

APPLICANT: ORSI CONSTRUCTION

AGENT: JASON ORSI

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APN/S: 015-350-48-00

PARCEL SIZE: 6.61 ACRES

GENERAL PLAN: RR10PD:R

ZONING: RR:10

EXISTING USES: Residential

DISTRICT: Supervisorial District 4 (Gjerde)

RELATED CASES: BF_2021-0326 (RELOCATE PANEL FROM S.WALL TO EAST CORNER)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	RR5 (RR1)	RR5 (RR1)	1.3; 0.89; 0.89; 0.9; 0.97 ±ac	Residential
EAST:	RL160	RL160	230± acres	Grazing
SOUTH:	RR10 (PD)	RR10 (PD)	5.5± acres	Residential / Grazing
WEST:	Pacific Ocean	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 Rural Fire District
- Westport MAC

- Sanitation District
 - School District
 - 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: MARK CLISER

DATE: 8/17/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

Westport MAC

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Fort Bragg Rural FPD; Calfire

4. FARMLAND CLASSIFICATION:

GIS

Rural Residential & Rural Community; Grazing

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western

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

Freshwater Emergent Wetland

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

Yes

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

Map 10: Newport

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Marine Terrace Deposits (strong shaking) Zone 2

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Beach / Dunes

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

HIGHLY SCENIC

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

YES

31. BLUFFTOP GEOLOGY:

YES

20

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

120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning



Case No(s)	CDP 2021-0029
CDF No(s)	
Date Filed	5-21-2021
Fee	\$5,491.55
Receipt No.	PRJ042213
Received by	Juliana
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Orsi Construction
Mailing Address 155 N. Main St.
City Fort Bragg State CA Zip Code 95437 Phone 707-409-5083

PROPERTY OWNER

Name Hans & Evelyn Erickson
Mailing Address 45480 Gayle Circle
City Mendocino State CA Zip Code 95460 Phone 707-730-3971

AGENT

Name Jason Orsi
Mailing Address 155 N. Main St.
City Fort Bragg State CA Zip Code 95460 Phone 707-813-7685

PARCEL SIZE

6.61 Square feet
 Acres

STREET ADDRESS OF PROJECT

29100 N. Hwy 1, Fort Bragg CA 95437

ASSESSOR'S PARCEL NUMBER(S)

APN: 015-350-48

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

[Signature]
Signature of Applicant/Agent

5/21/21
Date

[Signature]
Signature of Owner

5/21/21
Date

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FORT BRAGG CA

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.

Remodel existing house and keep same foot print.
 Job scope: Remove & replace windows, doors, exterior siding, roof framing, interior plumbing & electrical, sheetrock and paint.
 Also, replace septic system

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	_____	1,500
<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.

Phase 1 - Septic
 Phase 2 - House

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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.

Existing detached garage, 451 sq. ft
 Cottage 500 sq. ft.

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 15' 1 1/2" feet.

8. Lot area (within property lines): _____ square feet acres 6.61

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>1500</u> square feet	_____ square feet	_____ square feet
Paved area	_____ square feet	_____ square feet	_____ square feet
Landscaped area	_____ square feet	_____ square feet	_____ square feet
Unimproved area	_____ square feet	_____ square feet	_____ square feet
GRAND TOTAL:			_____ square feet
(Should equal gross area of parcel)			

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

11. Parking will be provided as follows:

Number of Spaces	Existing	Proposed	Total
Number of covered spaces	_____	_____	_____
Number of uncovered spaces	_____	_____	_____
Number of standard spaces	_____	_____	_____
Number of handicapped spaces	_____	_____	_____

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

A. Electricity

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

B. Gas

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

C. Telephone: Yes No

13. Will there be any exterior lighting? Yes No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

Exterior wall mount down cast lighting on residence

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: _____

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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:

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:
Asbestos siding and tile floor

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: _____

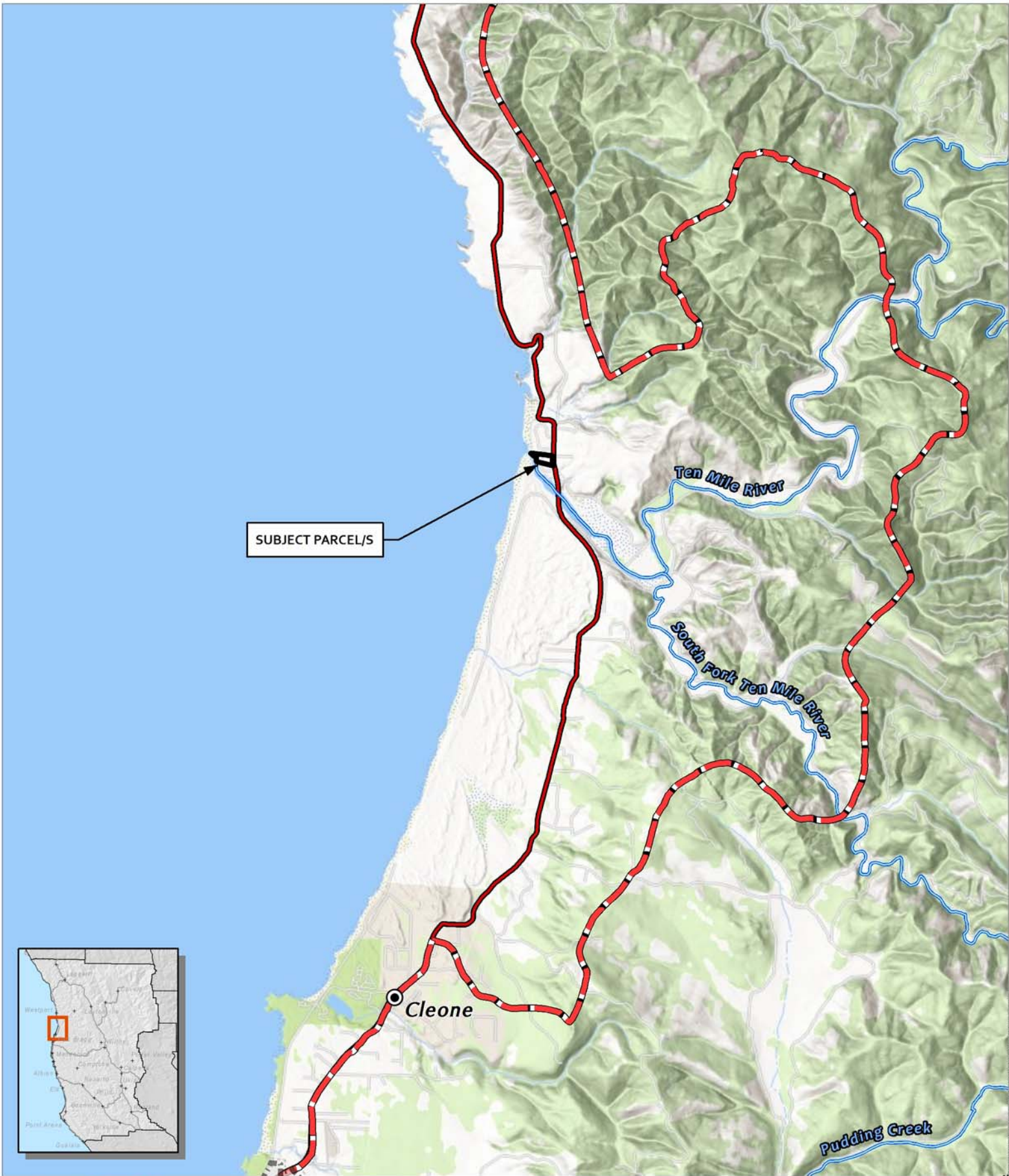
Has a U.S. Army Corps of Engineers permit been applied for? Yes No

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

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FORT BRAGG CA



SUBJECT PARCEL/S








Cleone

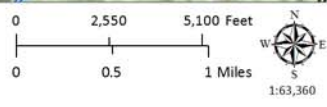
Ten Mile River

South Fork Ten Mile River

Pudding Creek

CASE: CDP 2021-0029
 OWNER: COWEN, Robert
 APN: 015-350-48
 APLCT: Orsi Construction
 AGENT: Jason Orsi
 ADDRESS: 29100 N. Highway 1, Fort Bragg

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

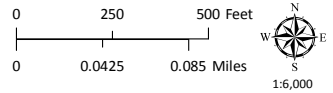


LOCATION MAP



CASE: CDP 2021-0029
OWNER: COWEN, Robert
APN: 015-350-48
APLCT: Orsi Construction
AGENT: Jason Orsi
ADDRESS: 29100 N. Highway 1, Fort Bragg

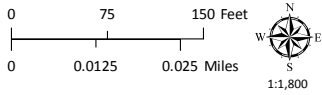
- Named Rivers
- Public Roads





CASE: CDP 2021-0029
OWNER: COWEN, Robert
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- Public Roads

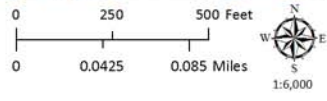


AERIAL IMAGERY

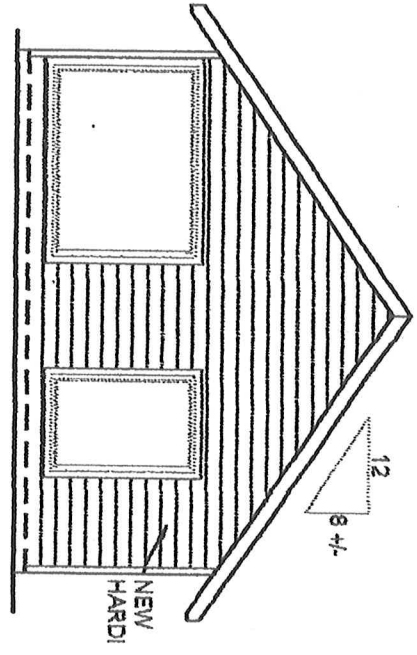


CASE: CDP 2021-0029
 OWNER: COWEN, Robert
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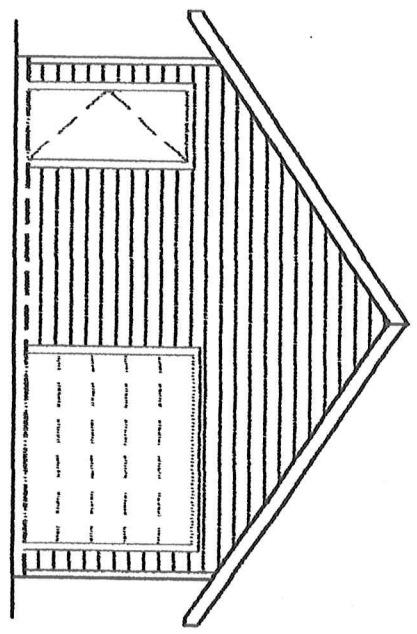
-  Named Rivers
-  Public Roads



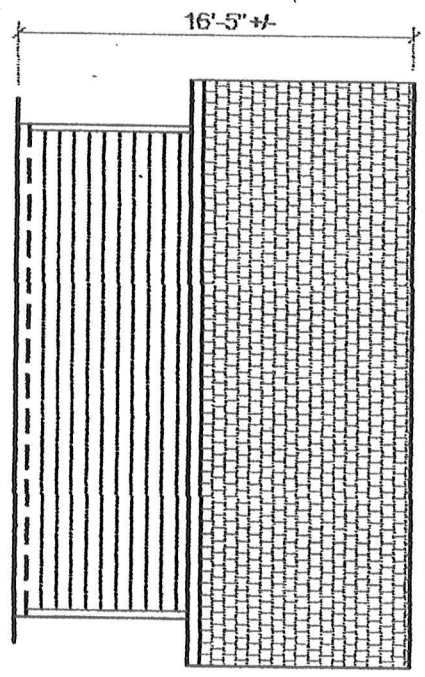
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET



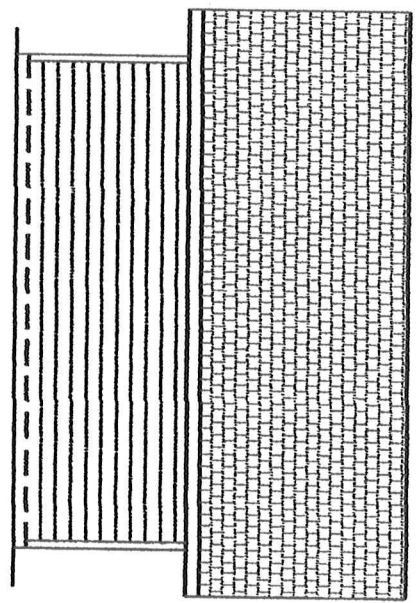
WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"
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NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

MAY 2 1 2021

PLANNING & BUILDING SERV
FORT BRAGG CA

INDEX	
ELEVATIONS	A-1
FLOOR PLAN	A-2
PLOT PLAN	
VICINITY MAP	

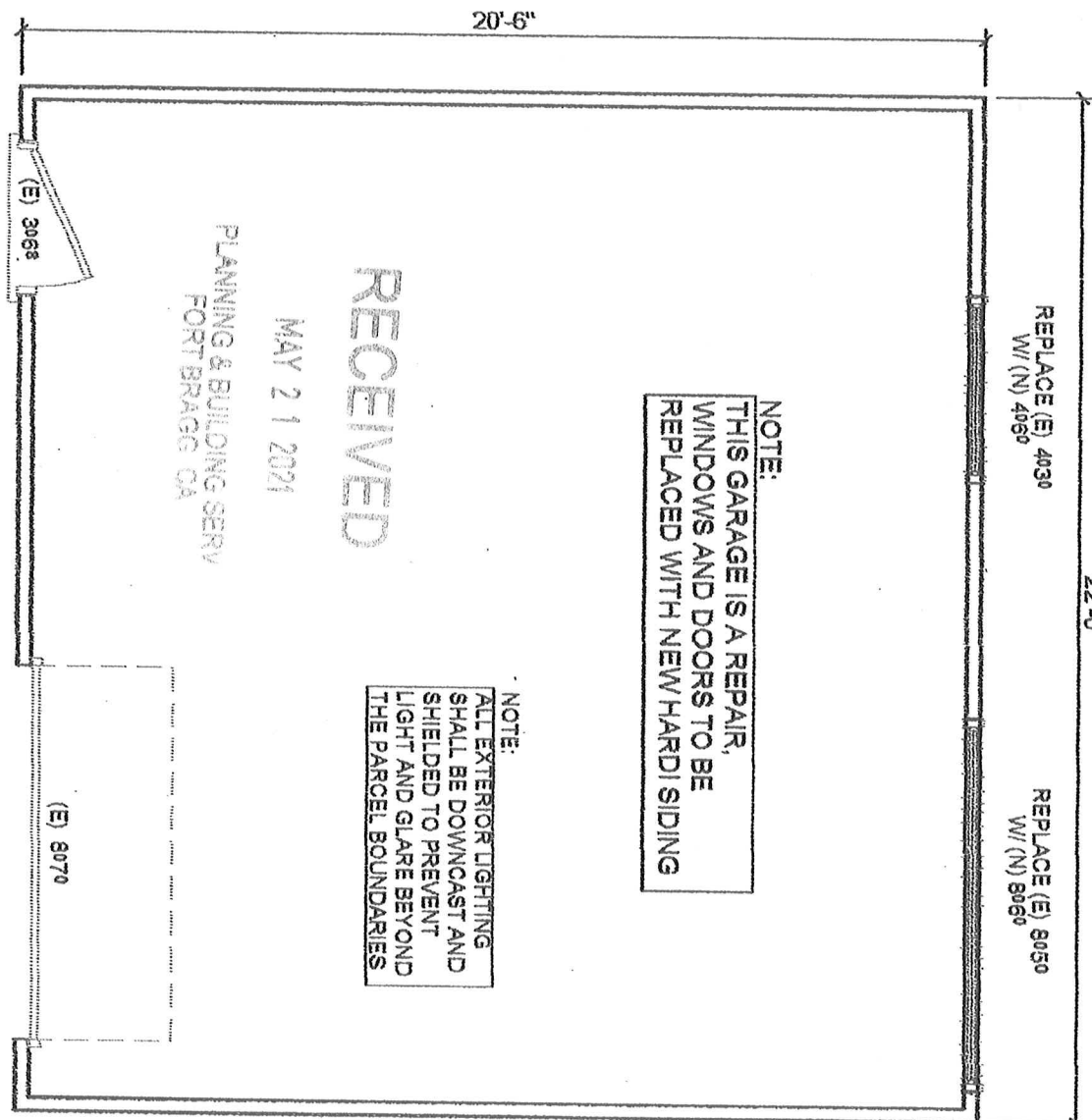
SHEET #
A-1

DATE	4-28-21
SCALE	AS NOTED
JOB #	1111-21
DRAWN BY	DLS

A GARAGE REPAIR FOR APN: 015-350-48
ERICKSON RESIDENCE
29100 N. HWY 1
FORT BRAGG CA. 95437

ELEVATIONS

3-D'S DESIGN
P.O. BOX 1634 FORT BRAGG, CA
(707) 964-8428
(CELL) 707-734-3600



REPLACE (E) 4030
W/ (N) 4060

REPLACE (E) 8030
W/ (N) 8060

NOTE:
THIS GARAGE IS A REPAIR,
WINDOWS AND DOORS TO BE
REPLACED WITH NEW HARDI SIDING

NOTE:
ALL EXTERIOR LIGHTING
SHALL BE DOWNCAST AND
SHIELDED TO PREVENT
LIGHT AND GLARE BEYOND
THE PARCEL BOUNDARIES

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EXISTING GARAGE
451 sq. ft.

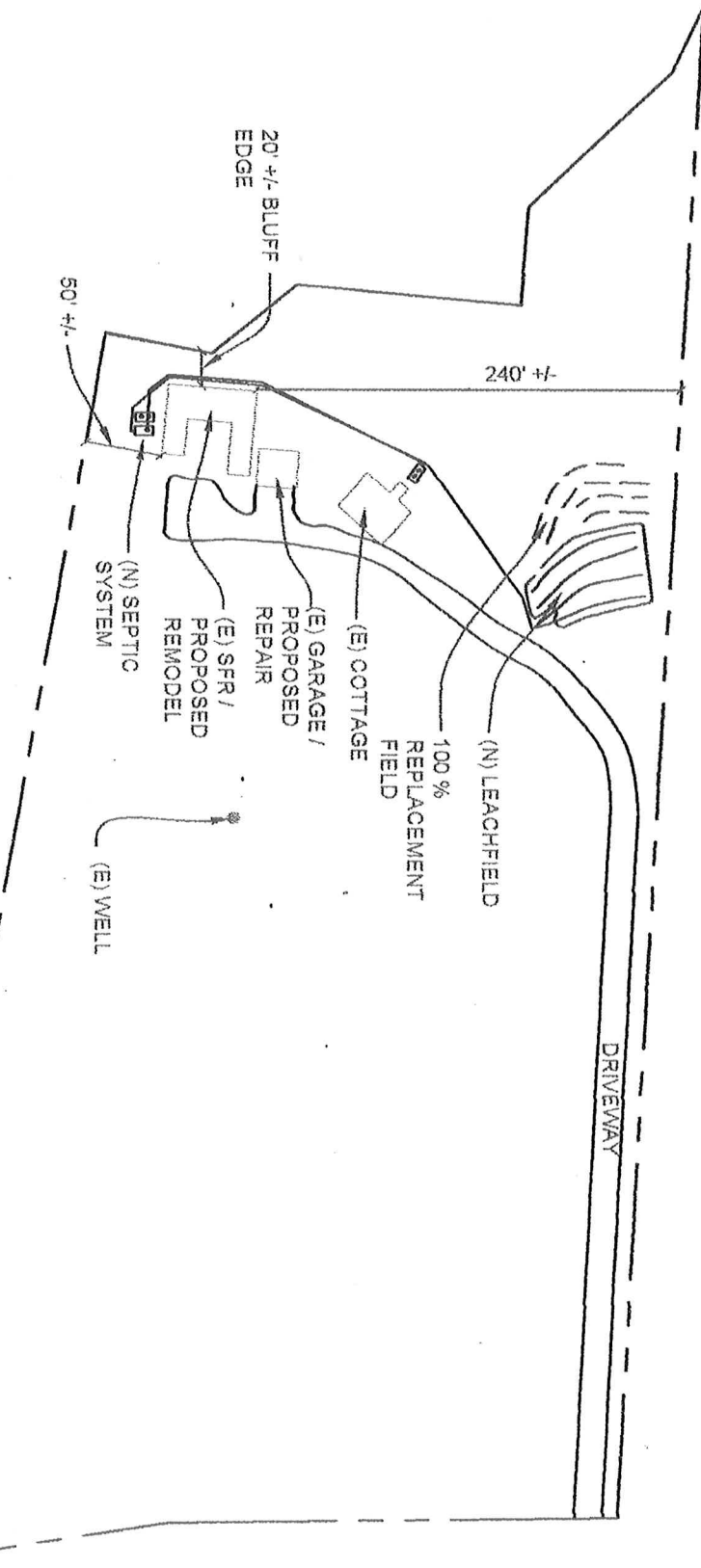
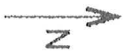
EXISTING GARAGE
1/4" = 1'-0"
N

PLANNING & BUILDING SERV
FORT BRAGG, CA

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PLOT PLAN
1" = 100'-0"



SHEET #
A-3

DATE	4-28-21
SCALE	AS NOTED
JOB #	1111-21
DRAWN BY	D.L.S.

A REMODEL FOR: APN: 015-350-48
 ERICKSON RESIDENCE
 29100 N. HWY 1
 FORT BRAGG CA. 95437

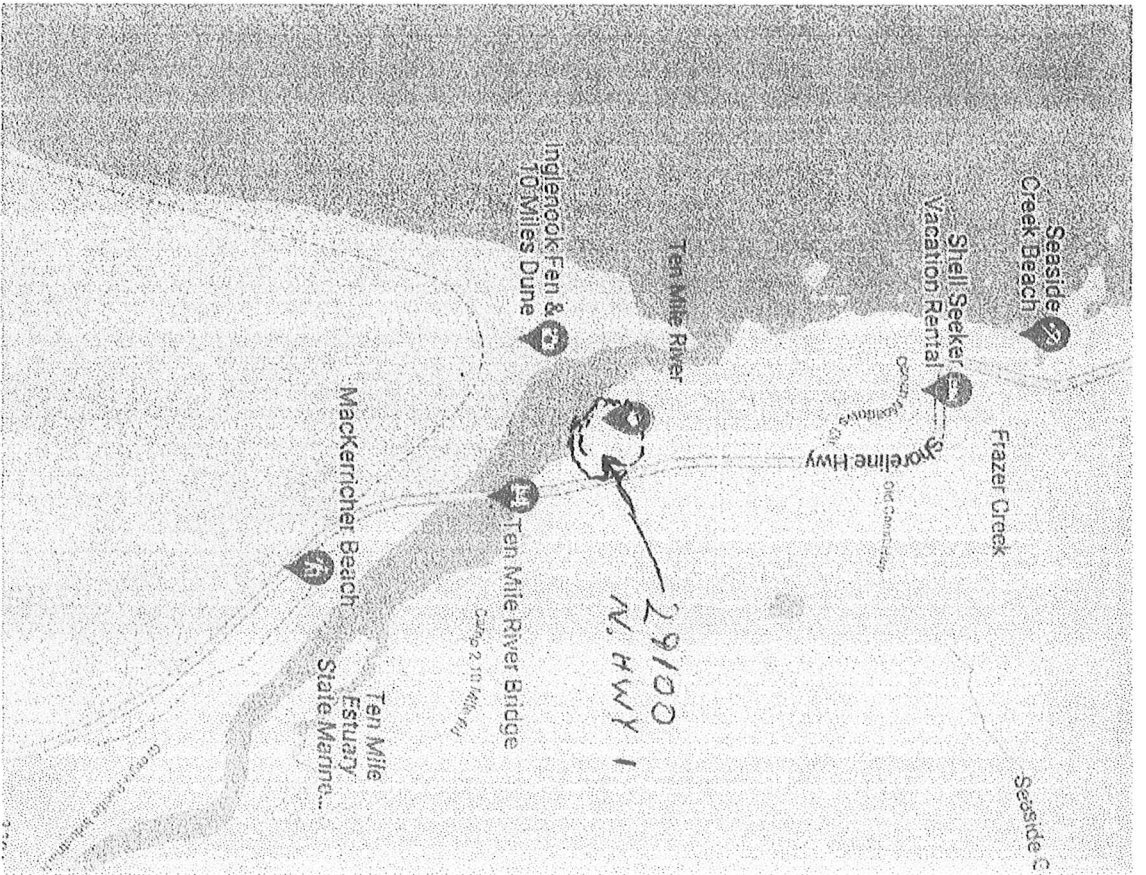
PLOT PLAN

3-D'S DESIGN
 P.O. BOX 1634 FORT BRAGG, CA
 (707) 964-8428
 (CELL) 707-734-3600

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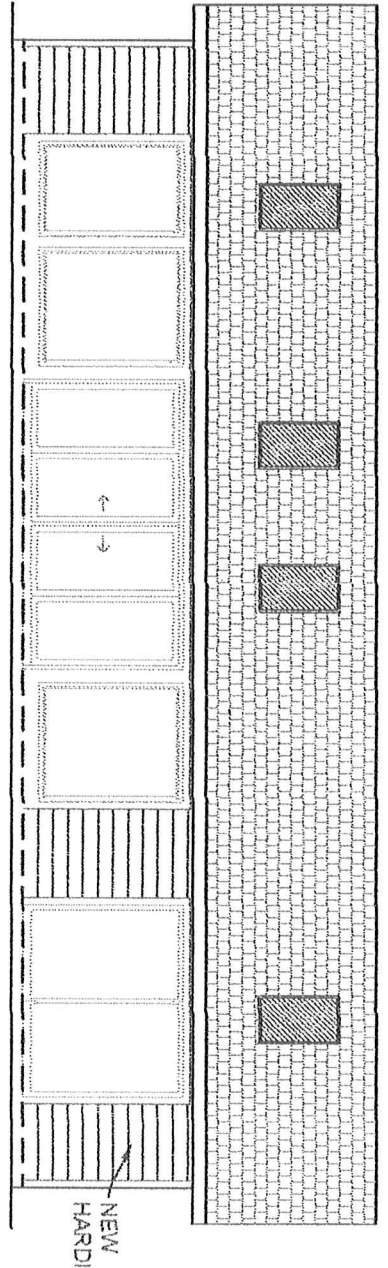
MAY 21 2021

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FORT BRAGG, CA

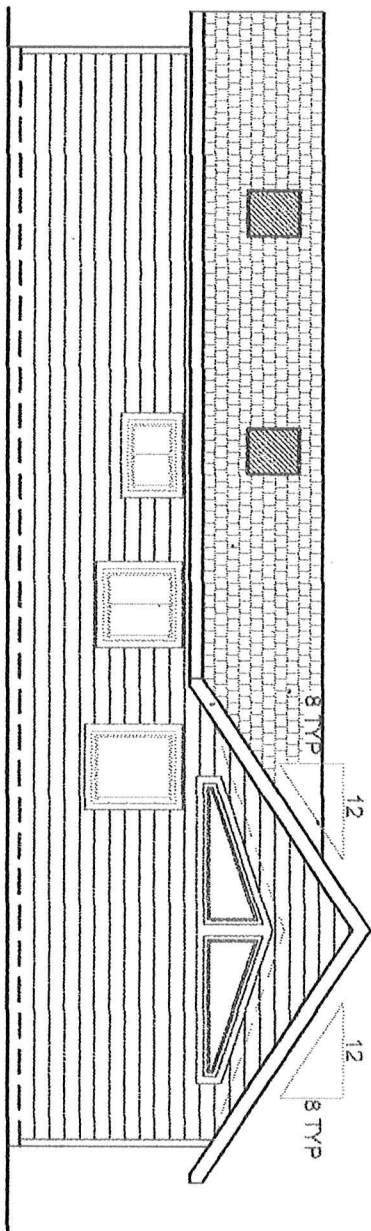


VICINITY MAP





WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

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PLANNING & BUILDING DEPT
FORT BRAGG, CA

INDEX	
ELEVATIONS	A-1
ELEVATIONS	A-1.1
FLOOR PLAN (E) AND (NEW)	A-2
PLOT PLAN	
VICINITY MAP	

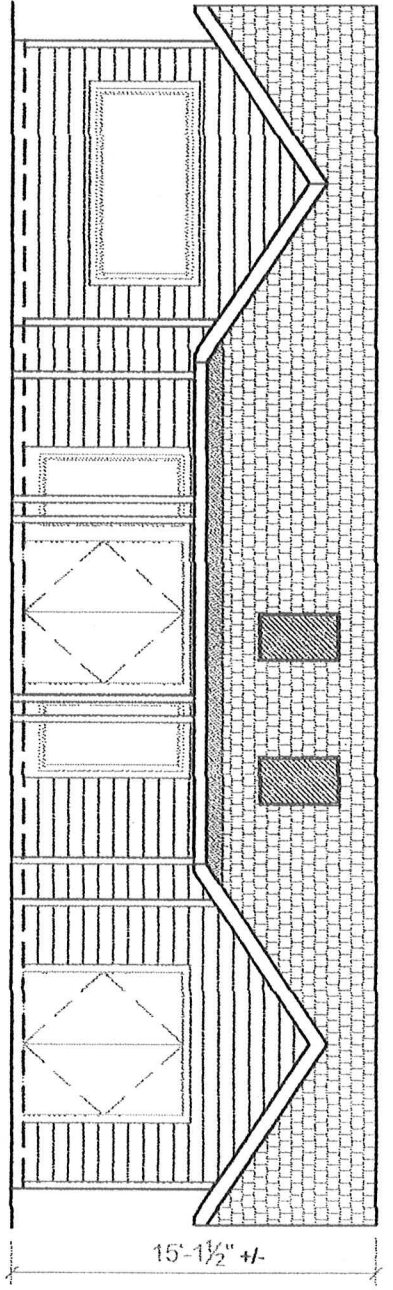
SHEET #
A-1

DATE	4-28-21
SCALE	AS NOTED
JOB #	1111-21
DRAWN BY	D.L.S.

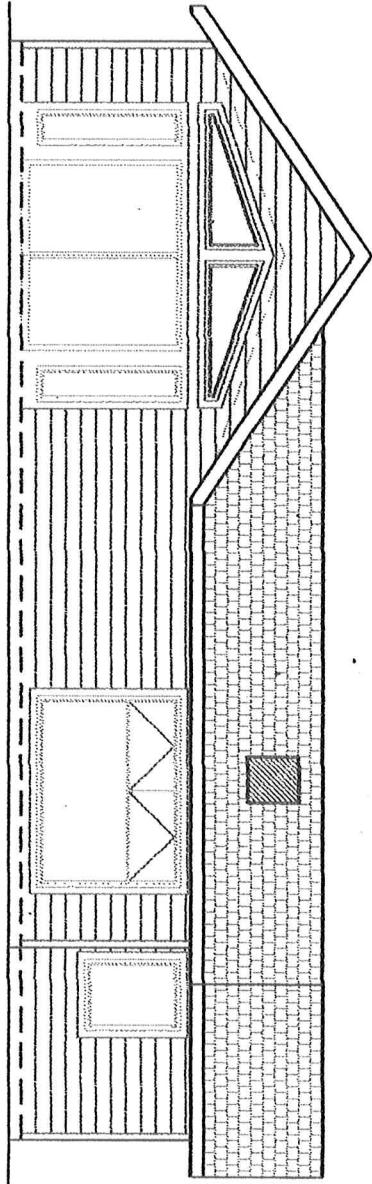
A REMODEL FOR:	APN: 015-350-48
ERICIKSON RESIDENCE	
29100 N. HWY 1	
FORT BRAGG CA, 95437	

ELEVATIONS

3-D'S DESIGN
P.O. BOX 1634 FORT BRAGG, CA
(707) 964-8428
{CELL} 707-734-3600



EAST ELEVATION
1/8" = 1'-0"

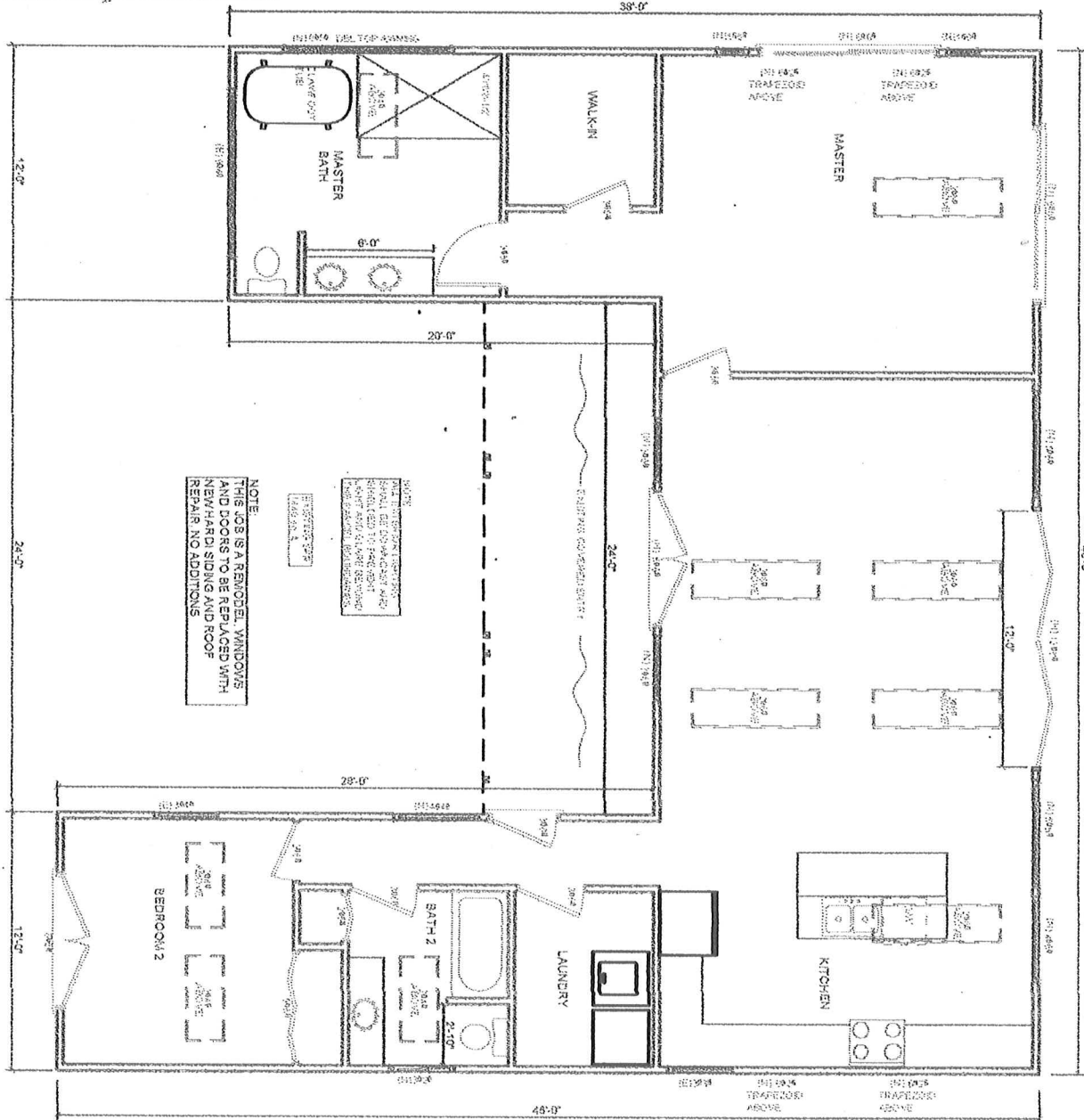
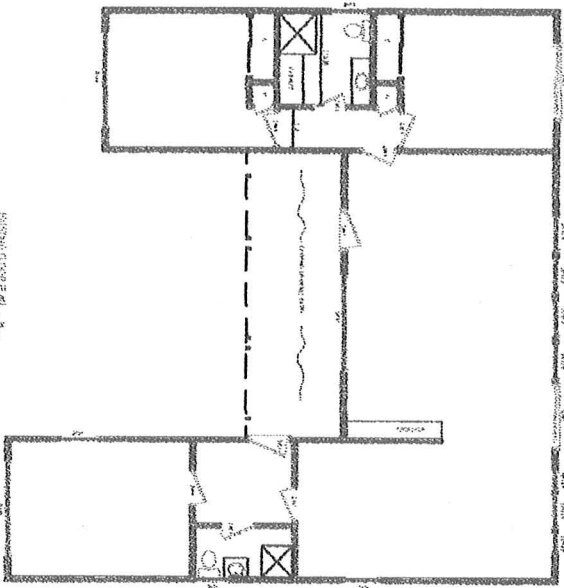


SOUTH ELEVATION
1/8" = 1'-0"

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PLANNING & BUILDING SERV
FORT BRAGG CA



NOTE:
 THIS JOB IS A REMODEL. WINDOWS
 AND DOORS TO BE REPLACED WITH
 NEW HARD SIDING AND ROOF
 REPAIR. NO ADDITIONS.

NEW FLOOR PLAN N

RECEIVED

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PLANNING & BUILDING SERV
 FORT BRAGG, CA

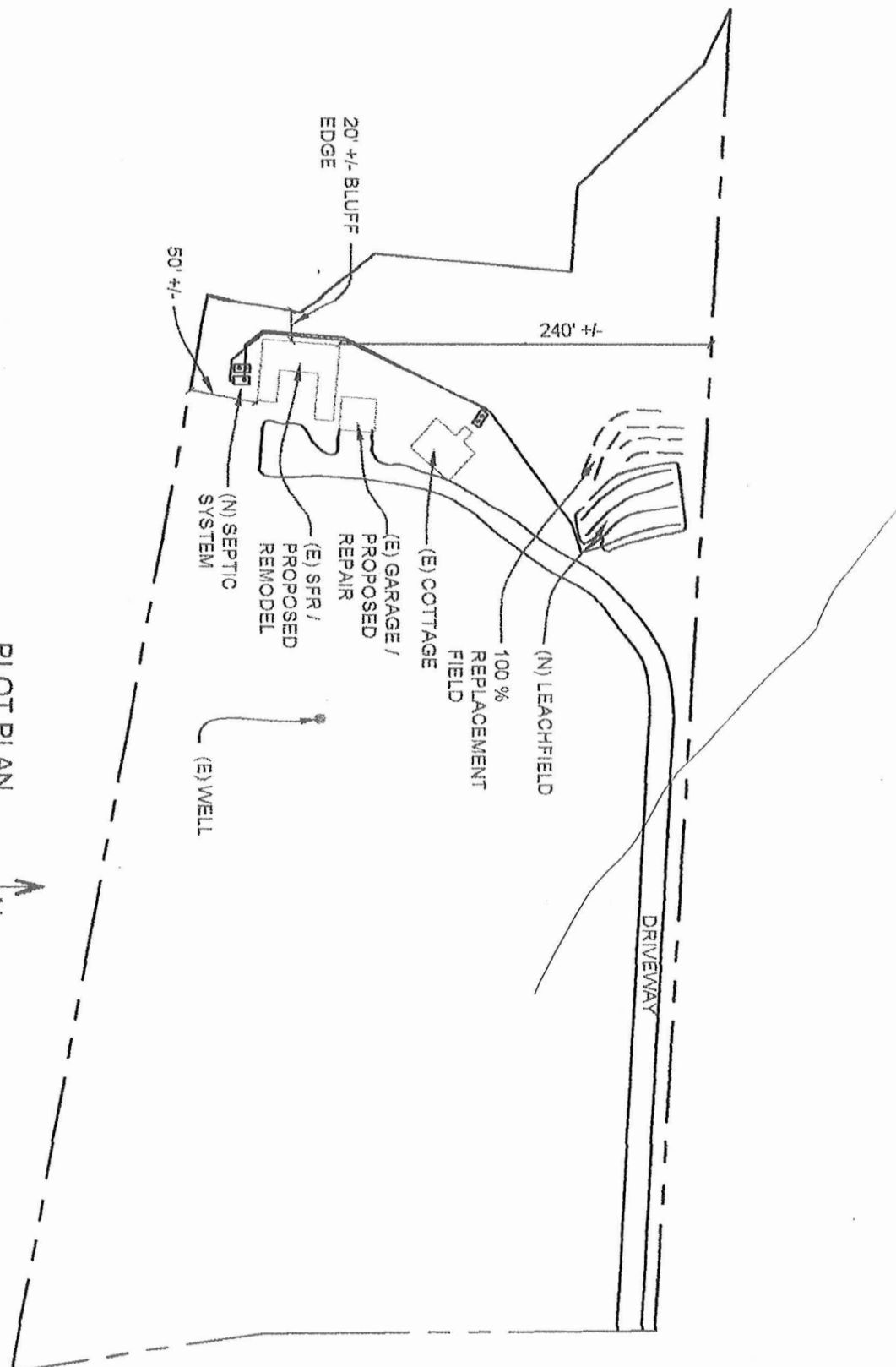
SHEET #
 A-2

DATE 4-28-21
 SCALE AS NOTED
 JOB # 1111-21
 DRAWN BY D.L.S.

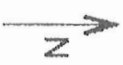
A REMODEL FOR: APN: 015-350-48
 ERIKSON RESIDENCE
 29100 N. HWY 1
 FORT BRAGG, CA. 95437

FLOOR PLAN, (E) AND NEW

3-D'S DESIGN
 P.O. BOX 1634 FORT BRAGG, CA
 (707) 964-8428
 (CELL) 707-734-3600



PLOT PLAN
1" = 100'-0"



RECEIVED

MAY 21 2021

PLANNING & BUILDING SERV
FORT BRAGG CA

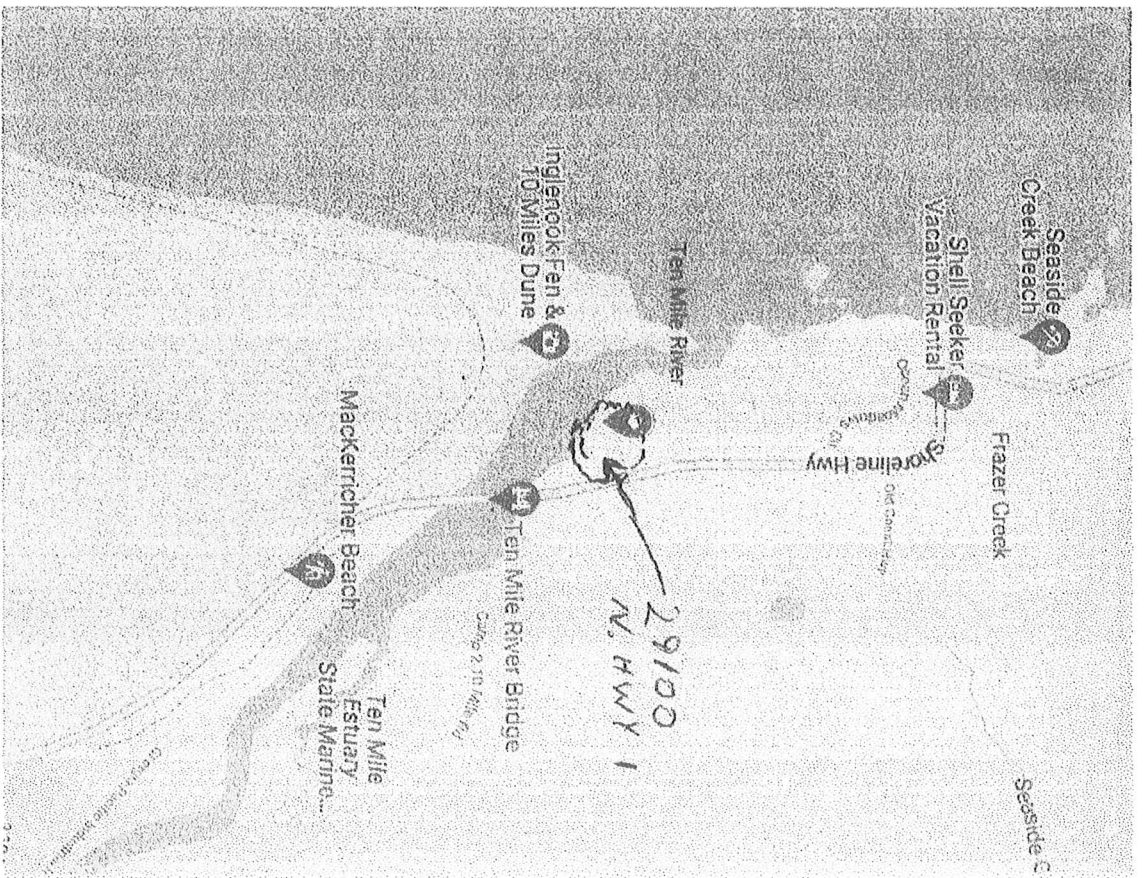
SHEET #
A-3

DATE	4-28-21
SCALE	AS NOTED
JOB #	1111-21
DRAWN BY	D.L.S.

A REMODEL FOR. APN: 015-350-48
ERICIKSON RESIDENCE
29100 N. HWY 1
FORT BRAGG CA. 95437

PLOT PLAN

3-D'S DESIGN
P.O. BOX 1634 FORT BRAGG, CA
(707) 954-8428
(CELL) 707-734-3600

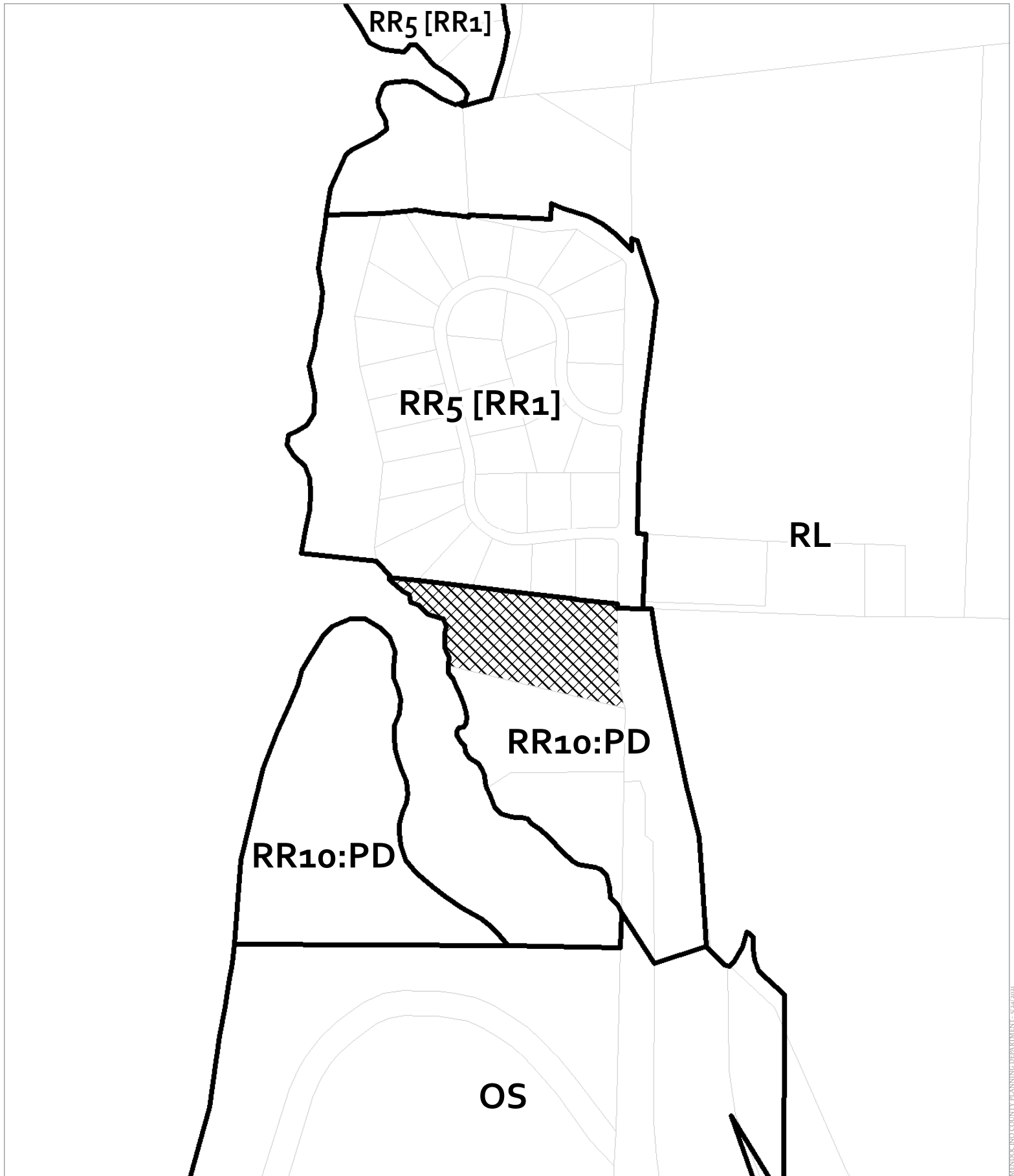


VICINITY MAP 

RECEIVED


MAY 21 2021

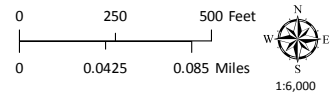
PLANNING & BUILDING SERV
FORT BRAGG CA



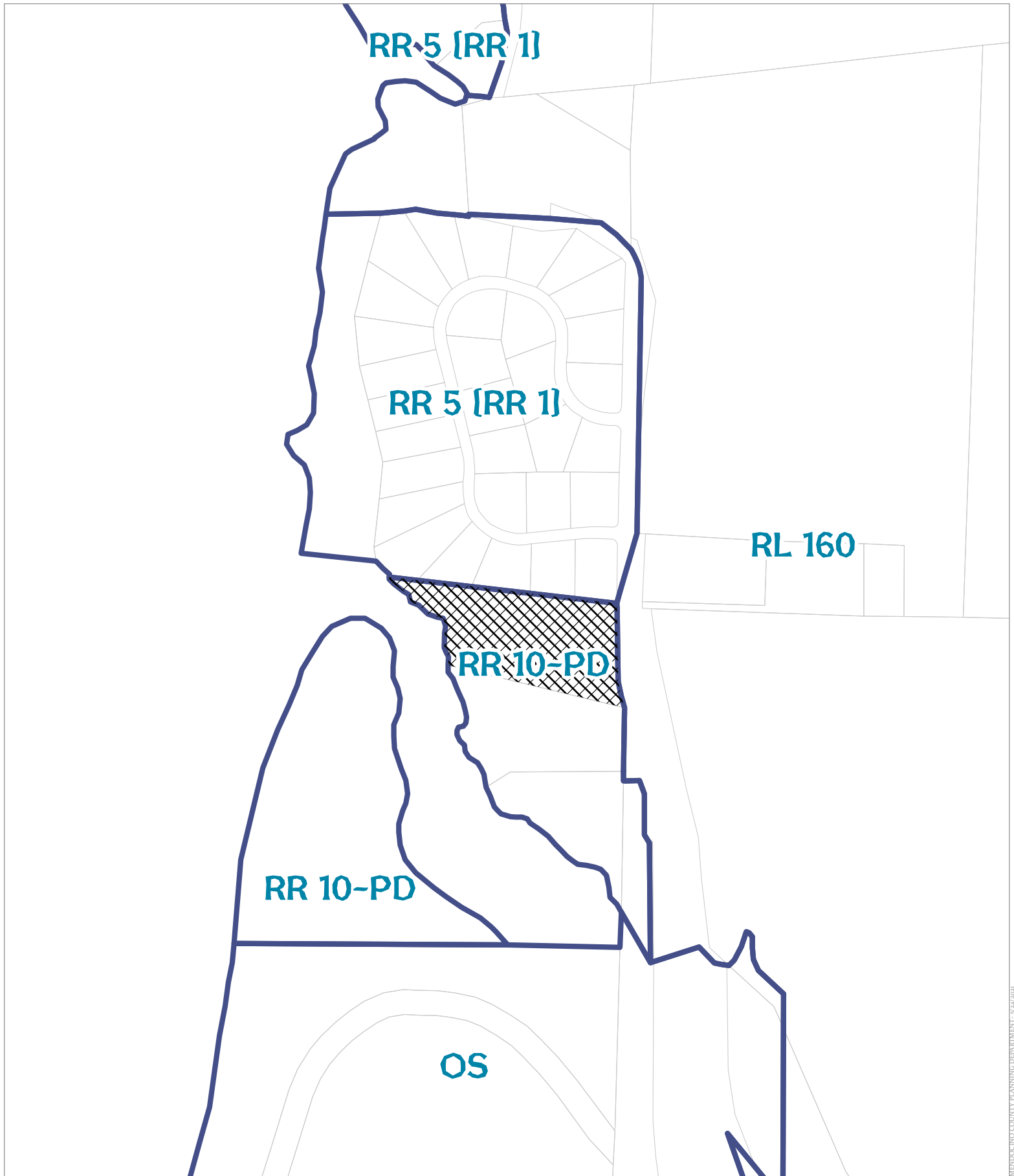
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/24/2021

CASE: CDP 2021-0029
 OWNER: COWEN, Robert
 APN: 015-350-48
 APLCT: Orsi Construction
 AGENT: Jason Orsi
 ADDRESS: 29100 N. Highway 1, Fort Bragg

 Zoning Districts




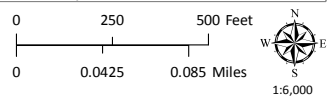
ZONING DISPLAY MAP



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/24/2021

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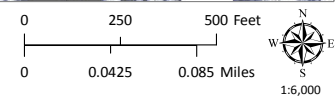
 General Plan Classes



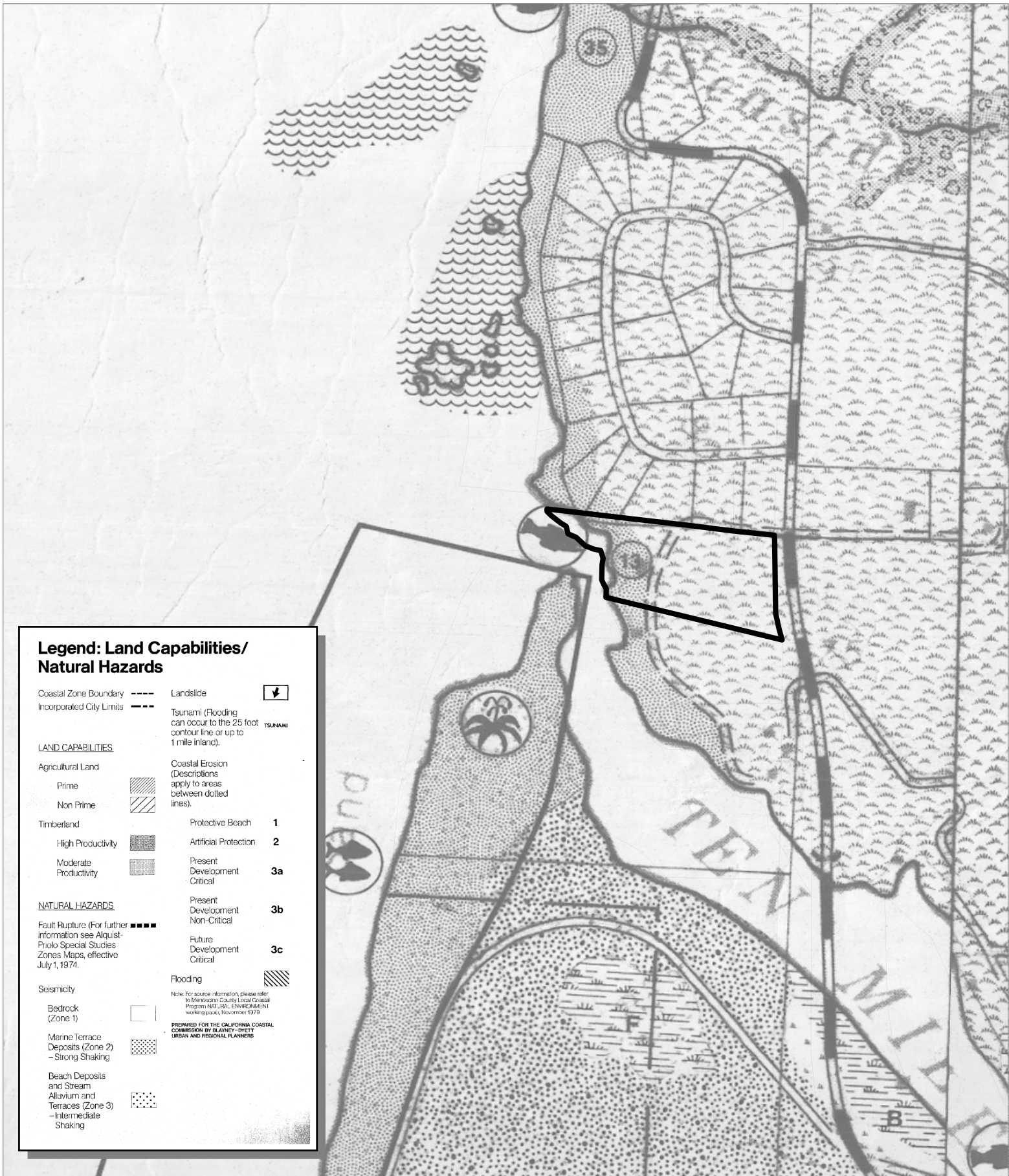
GENERAL PLAN CLASSIFICATIONS



CASE: CDP 2021-0029
 OWNER: COWEN, Robert
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MENDOCINO COUNTY PLANNING DEPARTMENT 09/24/2021



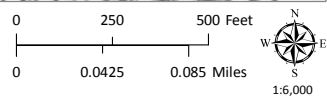
**Legend: Land Capabilities/
Natural Hazards**

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

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 BLANNEY-TWETT URBAN AND REGIONAL PLANNERS

CASE: CDP 2021-0029
 OWNER: COWEN, Robert
 APN: 015-350-48
 APLCT: Orsi Construction
 AGENT: Jason Orsi
 ADDRESS: 29100 N. Highway 1, Fort Bragg

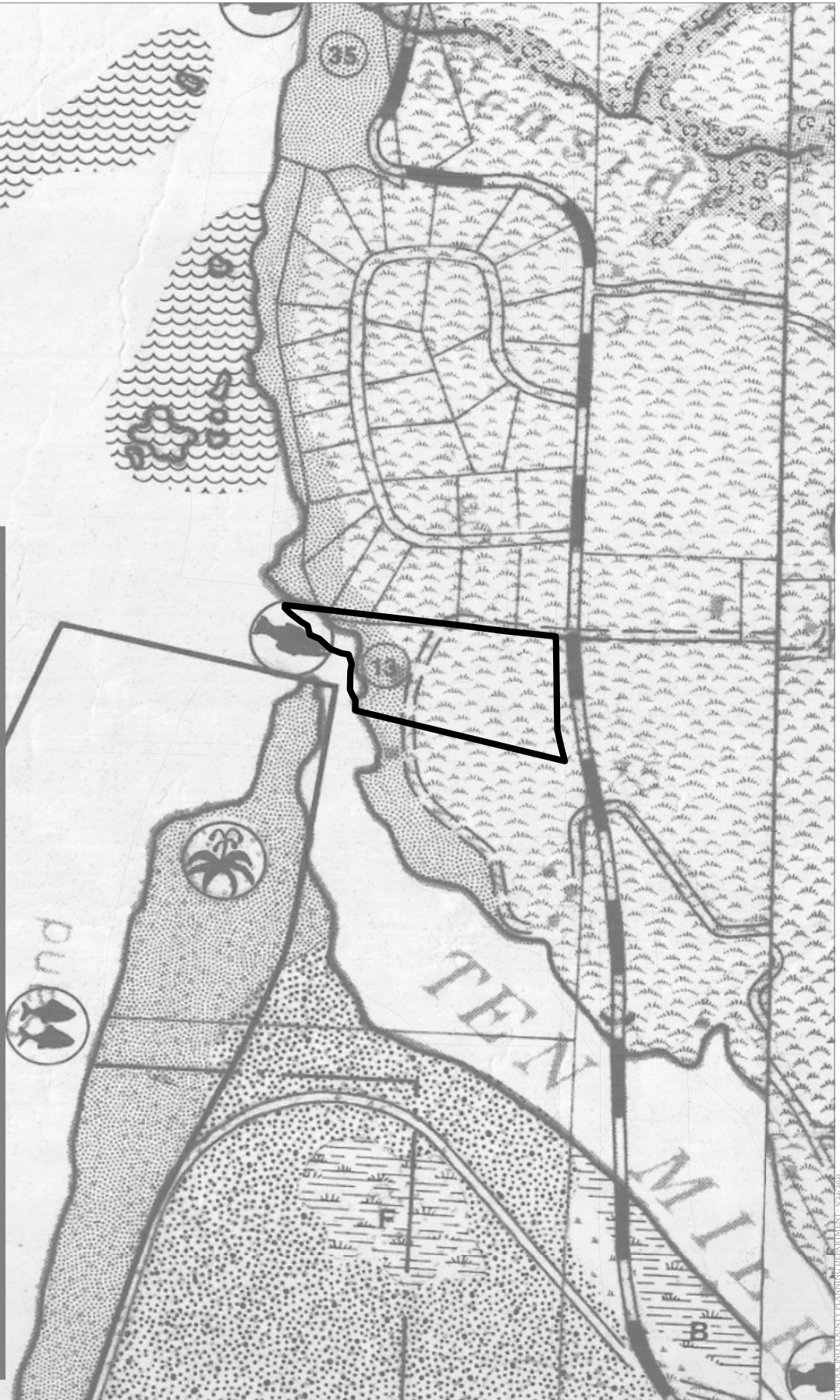


Legend: Habitats/Resources

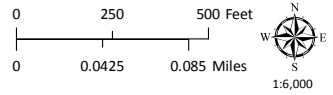
Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	---	Scrub
MARINE AND FRESHWATER HABITATS		
Open Water	W	Pygmy Forest
Kelp	[diagonal lines]	Pygmy Type Forest
Rocky Intertidal Area	[cross-hatch]	Barren
Mudflat	[horizontal lines]	Coastal Prairie Grassland
Beach	[stippled]	Hardwood Forest/Grassland
Dunes	[dotted]	Agricultural Land
Marsh	[vertical lines]	Farmstead
Saltwater	[wavy lines]	Pasture
Freshwater	[horizontal lines]	Urban (Also shown with a dominant vegetation)
Brackish	[diagonal lines]	Sand/Gravel (Extractive Use)
Stream		
Perennial	—	SPECIAL HABITATS
Intermittent	---	Seabird and Marine Mammal Rookery
WOODED HABITATS		
Coastal Forest	[cross-hatch]	Marine Mammal Haulout Area
Redwood	[stippled]	Spawning Area
Hardwood	[diagonal lines]	Anadromous Stream
Woodland	[cross-hatch]	Wildlife Habitat
Riparian	[diagonal lines]	Plant Habitat
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	—	

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



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 OWNER: COWEN, Robert
 APN: 015-350-48
 APLCT: Orsi Construction
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**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.

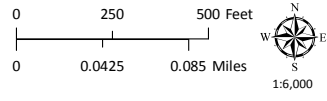
Appeal Jurisdiction
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of that mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and 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. (3001150), and (3000001) and (300), in addition, determinations may also be applicable pursuant to P.R.C. (3000003), (0004), and (0005). In questioning areas 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.

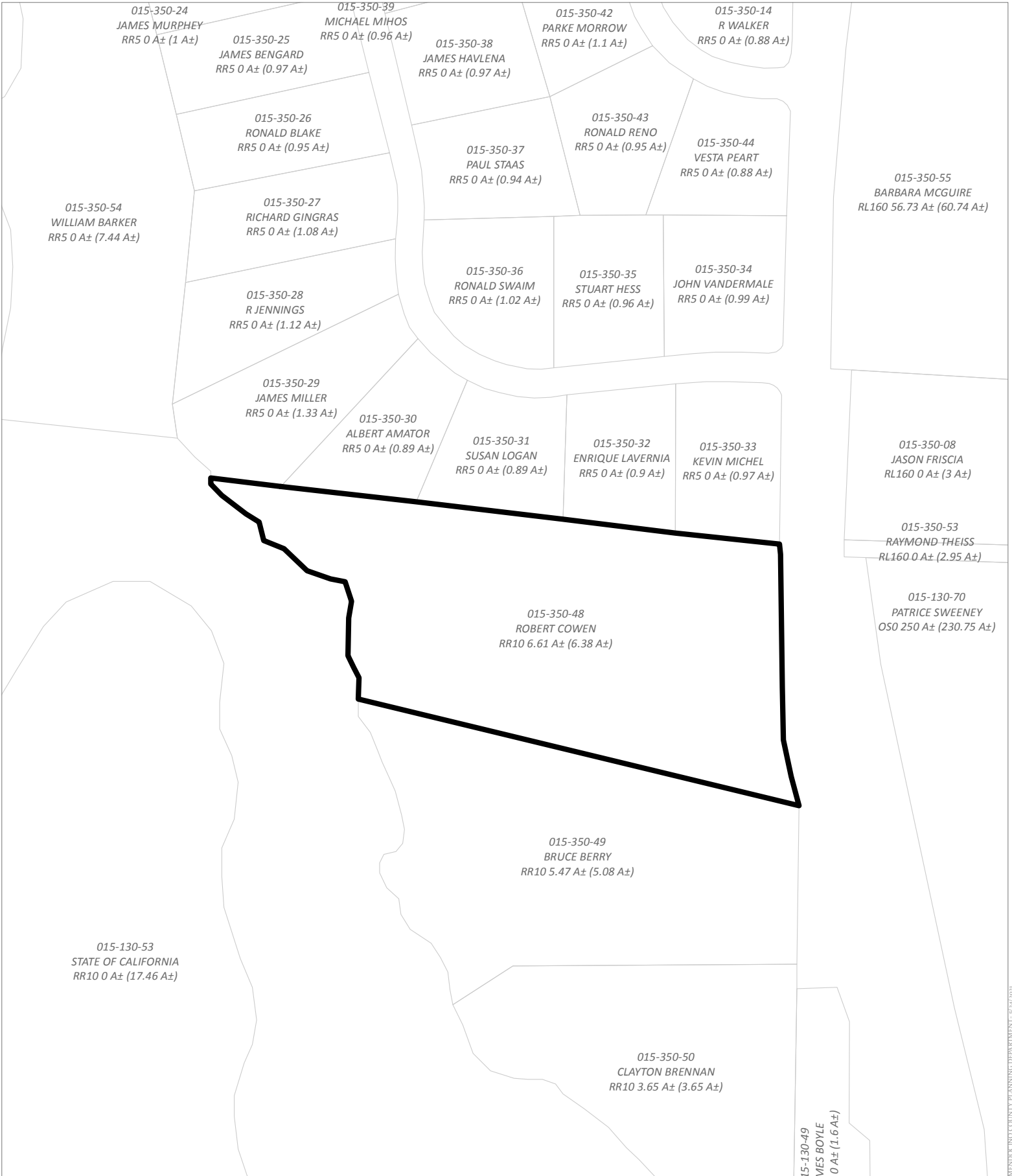
0 1000 3000 5000 5280
FEET

California Coastal Commission

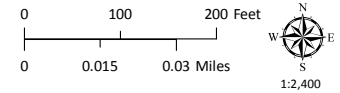
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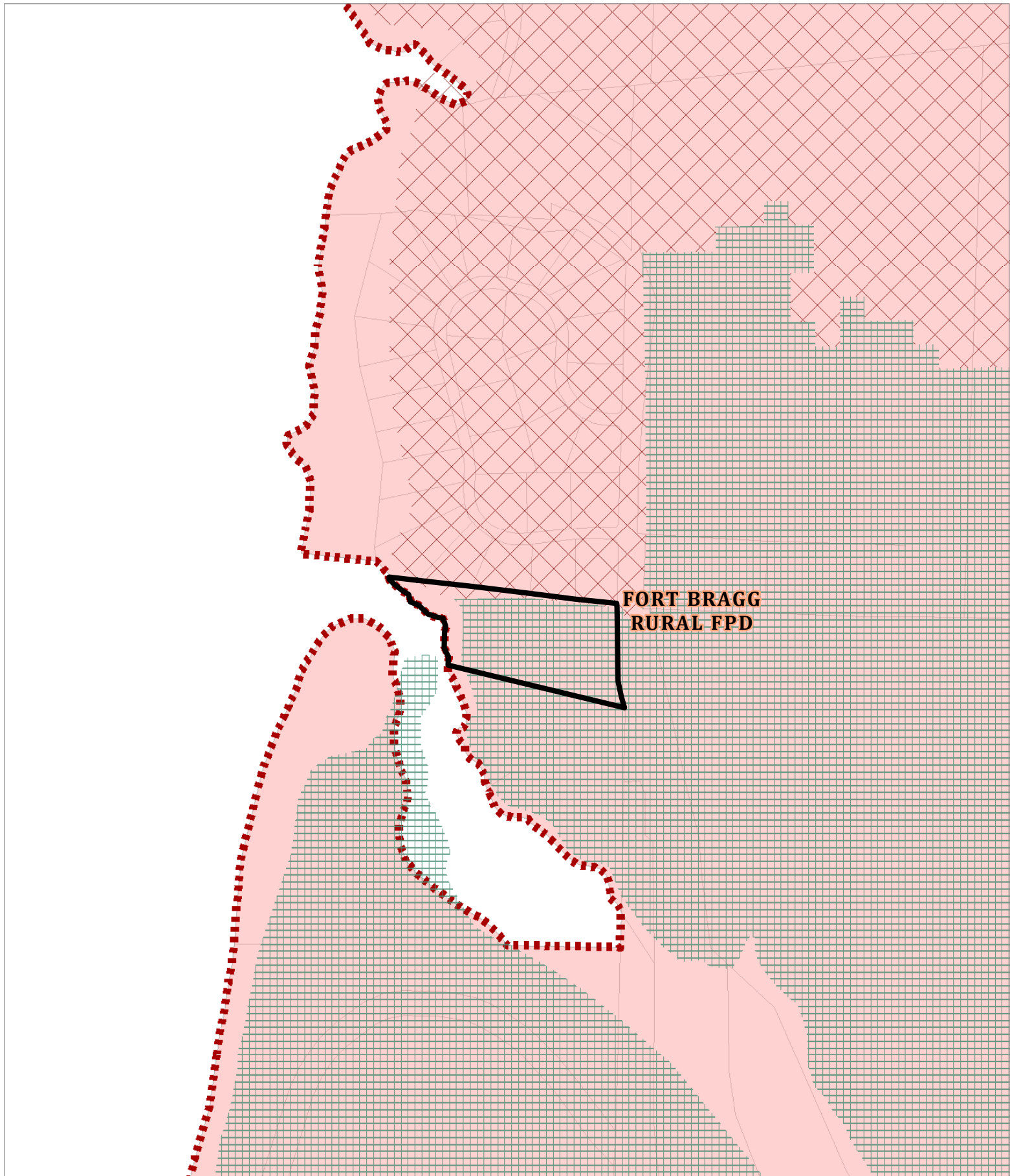
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2021



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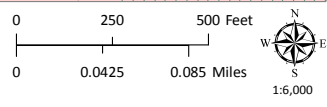


ADJACENT PARCELS



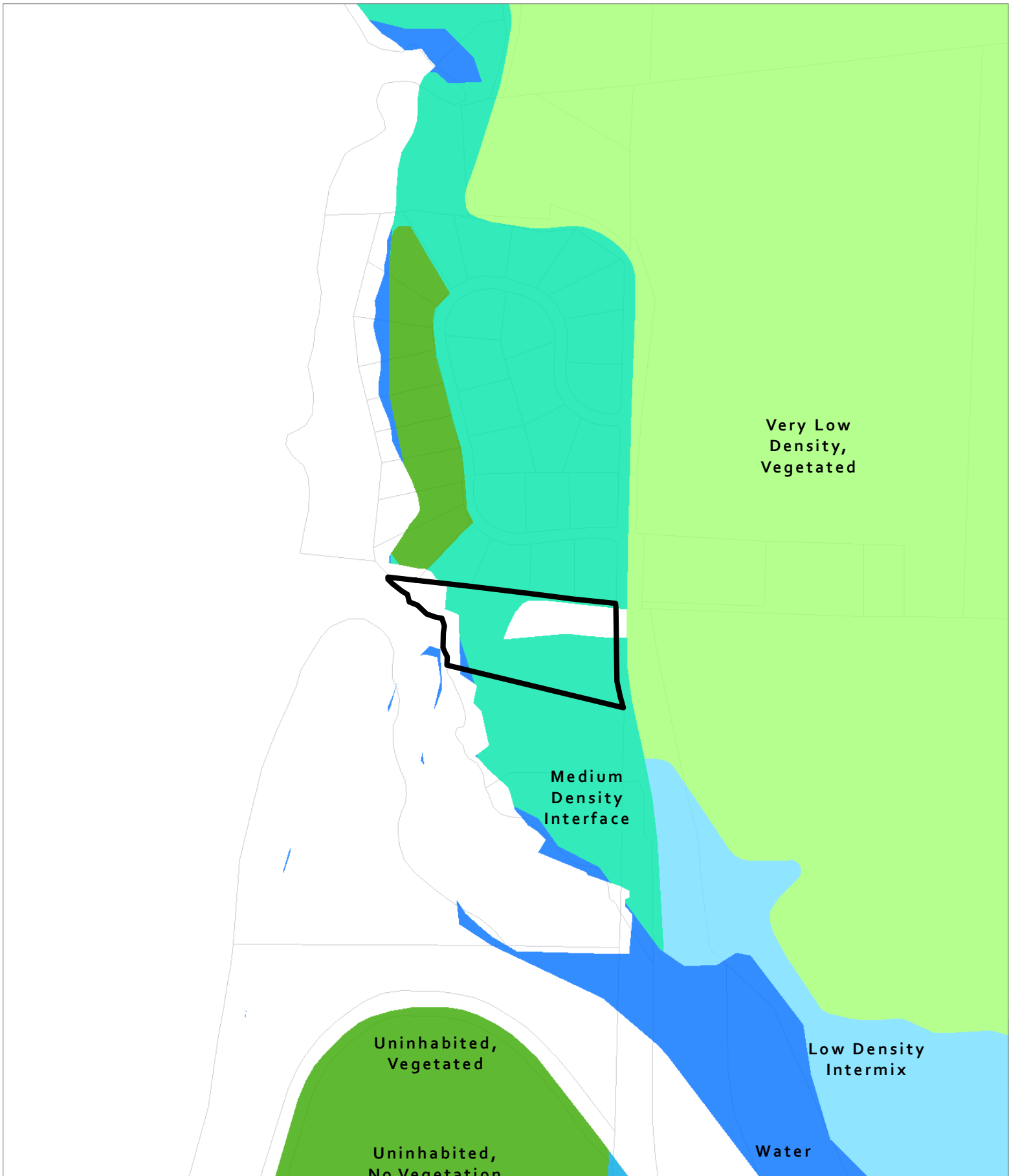
CASE: CDP 2021-0029
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-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



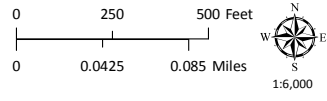
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/24/2021

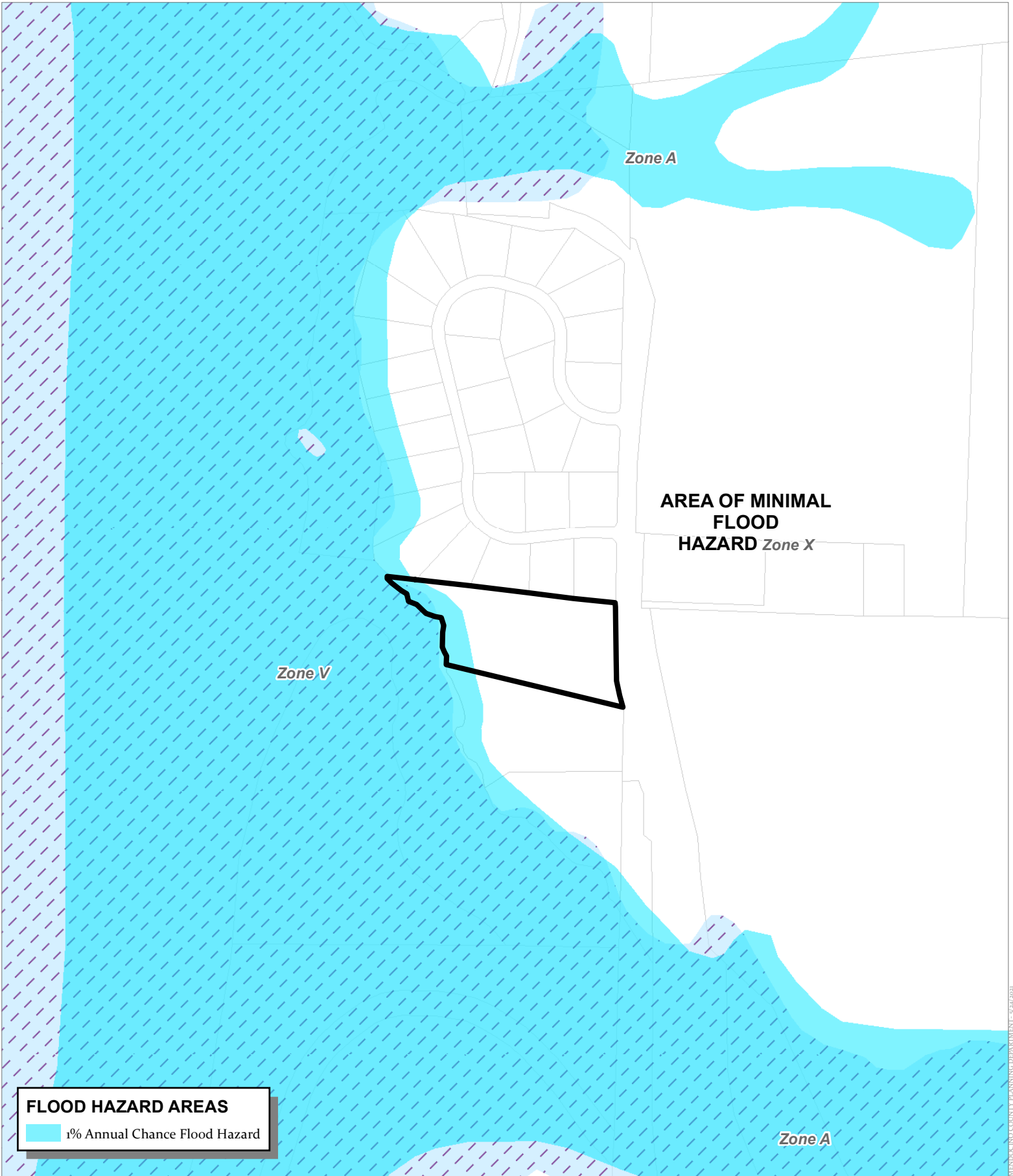


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 Water




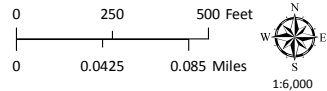
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/24/2021



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 Tsunami Inundation Zones



SPECIAL FLOOD HAZARD AREAS

Estuarine
and Marine
Deepwater

Freshwater
Forested/Shrub
Wetland

Freshwater
Pond

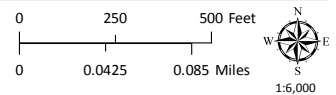
Freshwater
Emergent
Wetland

Estuarine
and Marine
Wetland

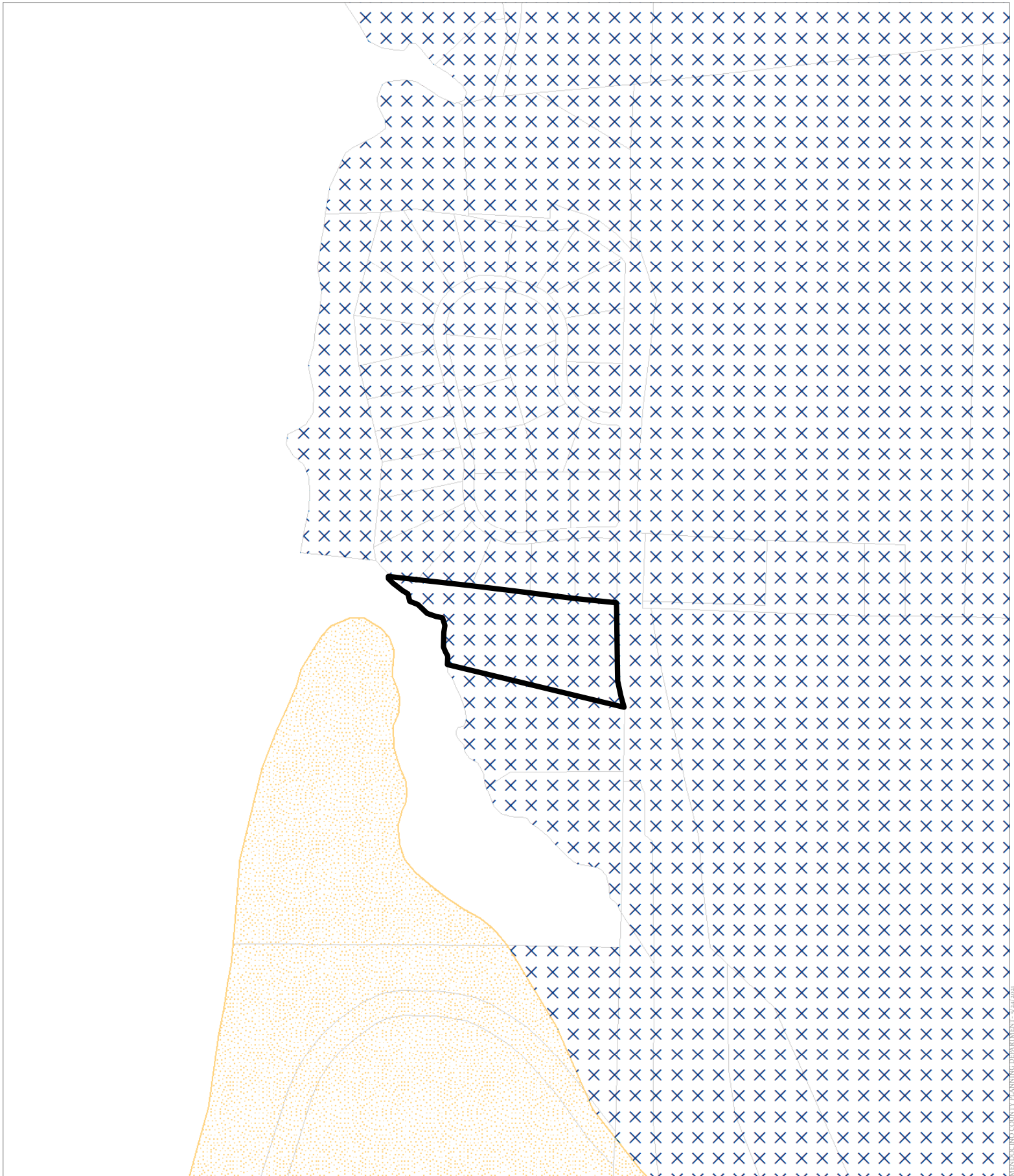
NATIONAL WETLANDS INVENTORY

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



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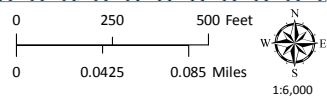


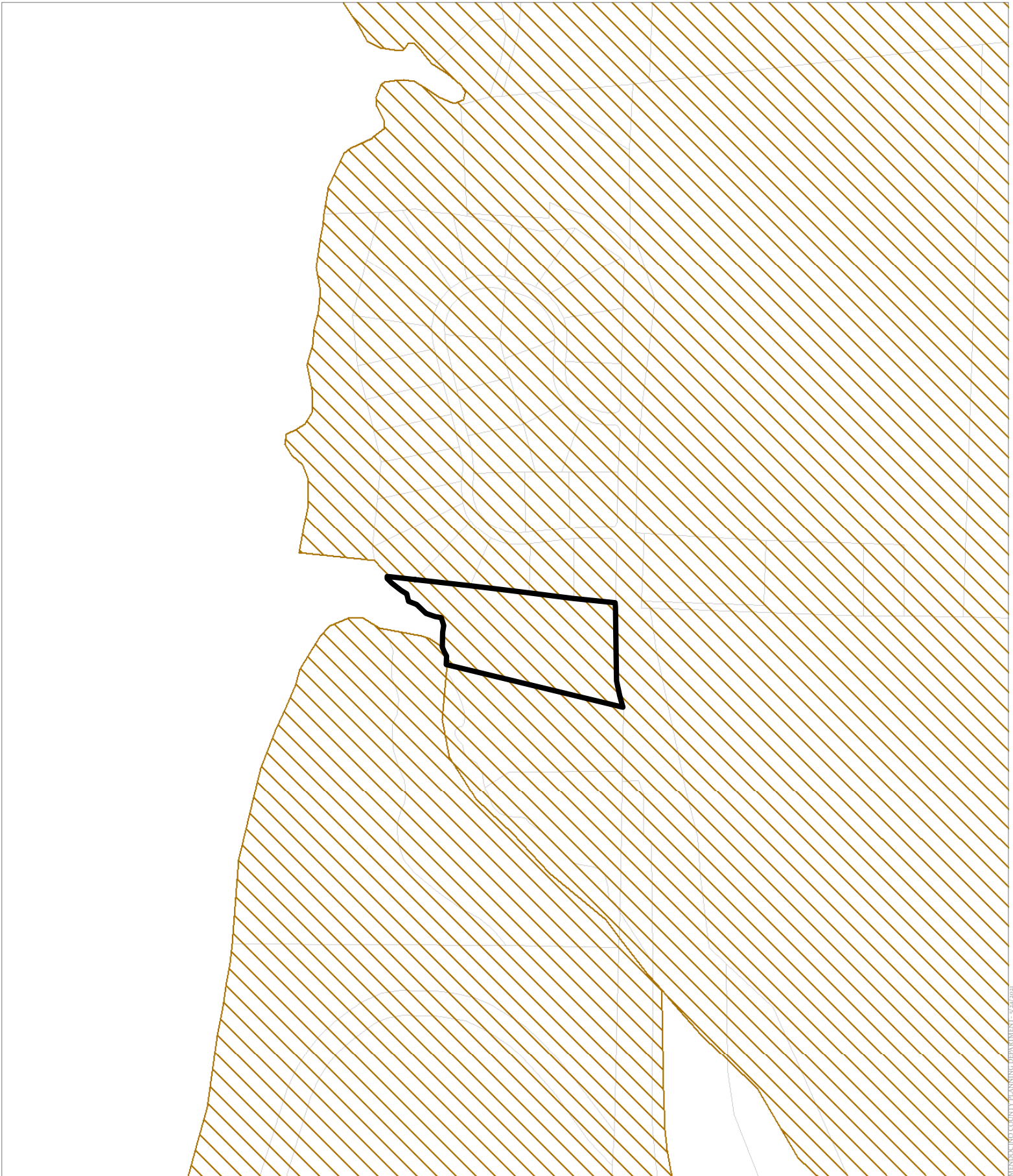
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/24/2021



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 Critical Water Areas
 Dunes

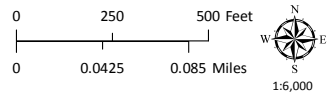




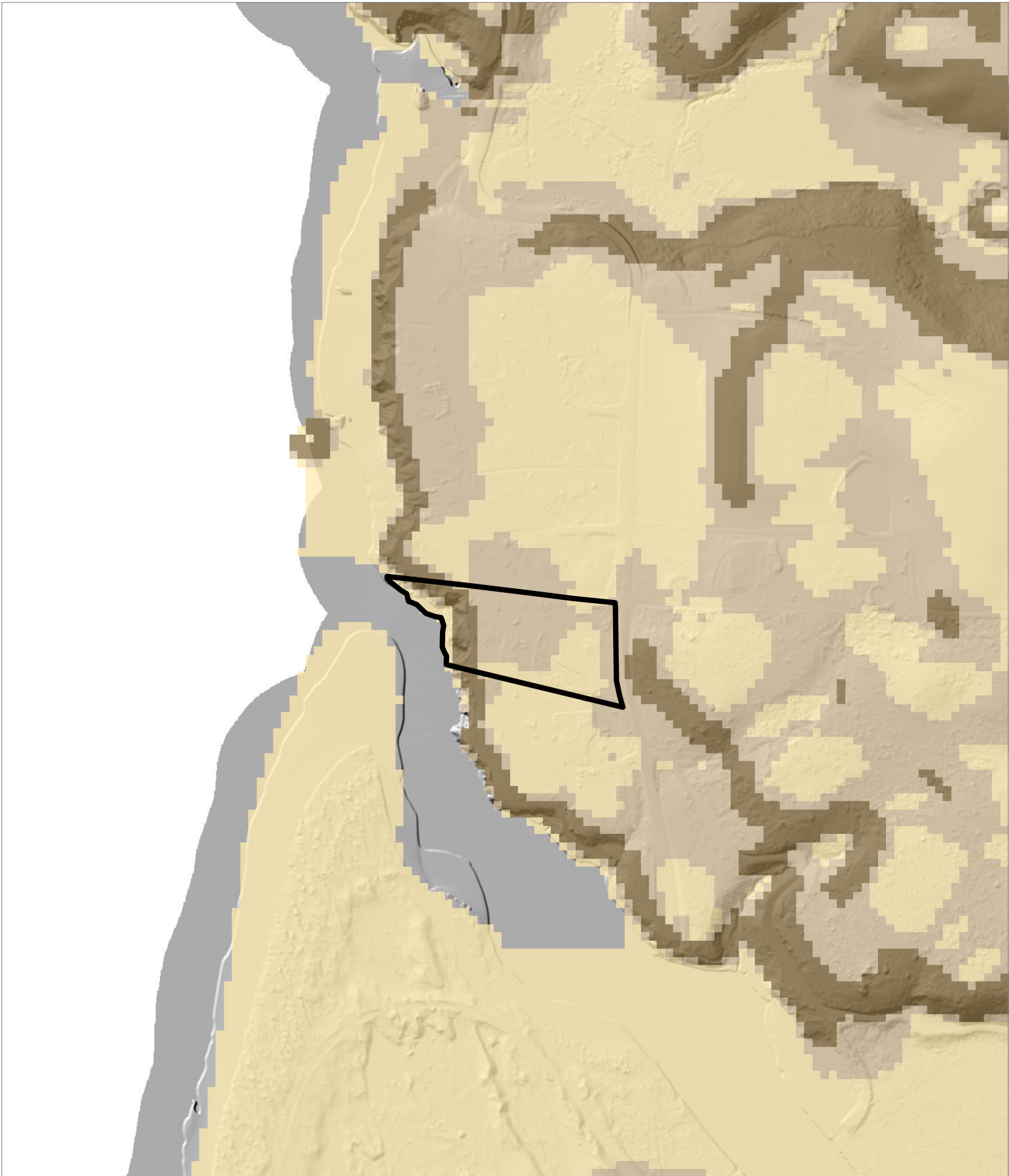
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 Highly Scenic Area

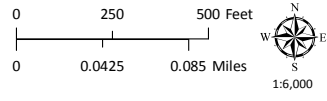
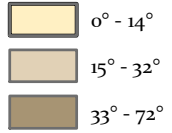


HIGHLY SCENIC & TREE REMOVAL AREAS

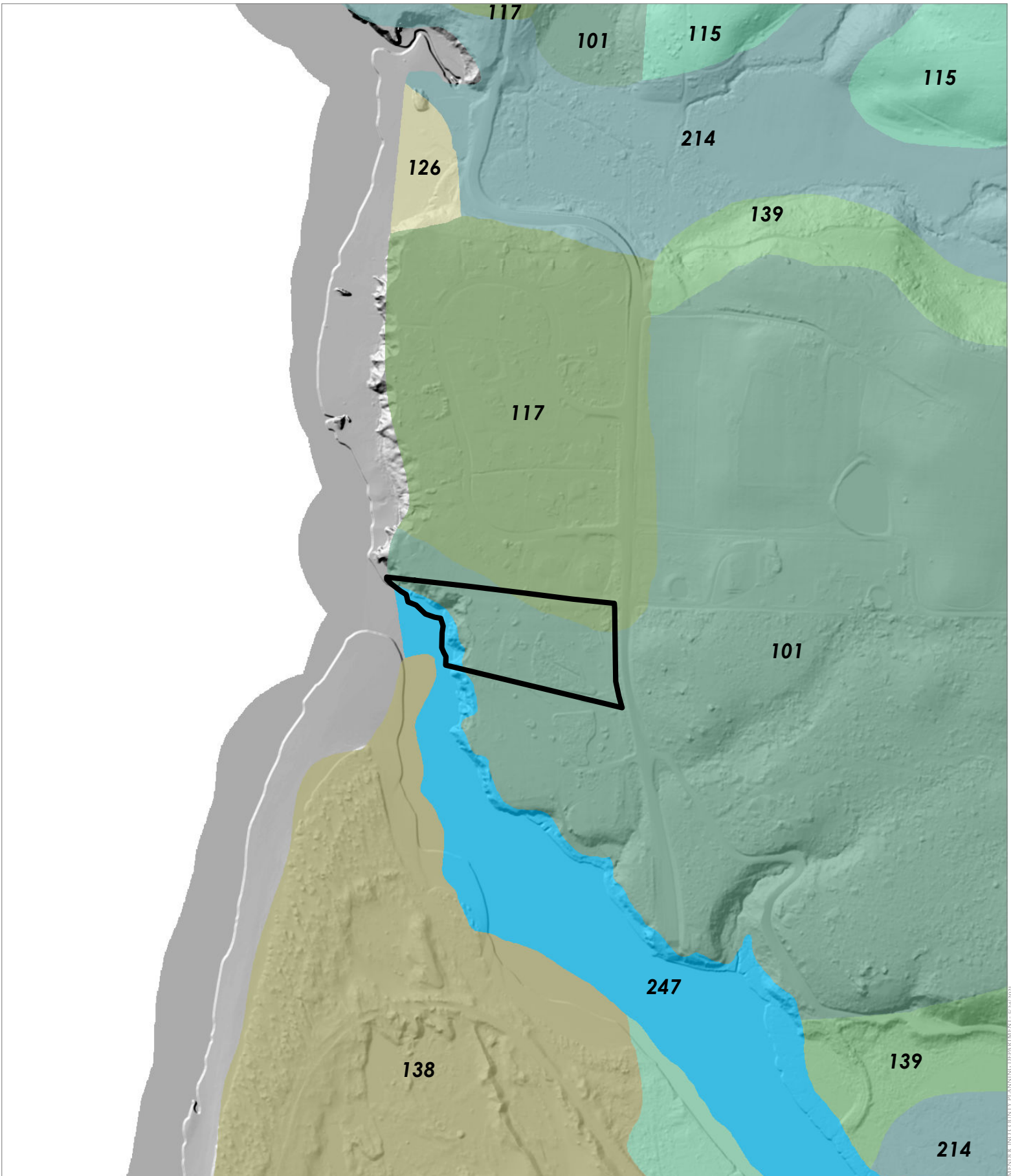


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/21/2021

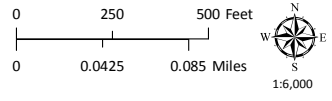
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ESTIMATED SLOPE

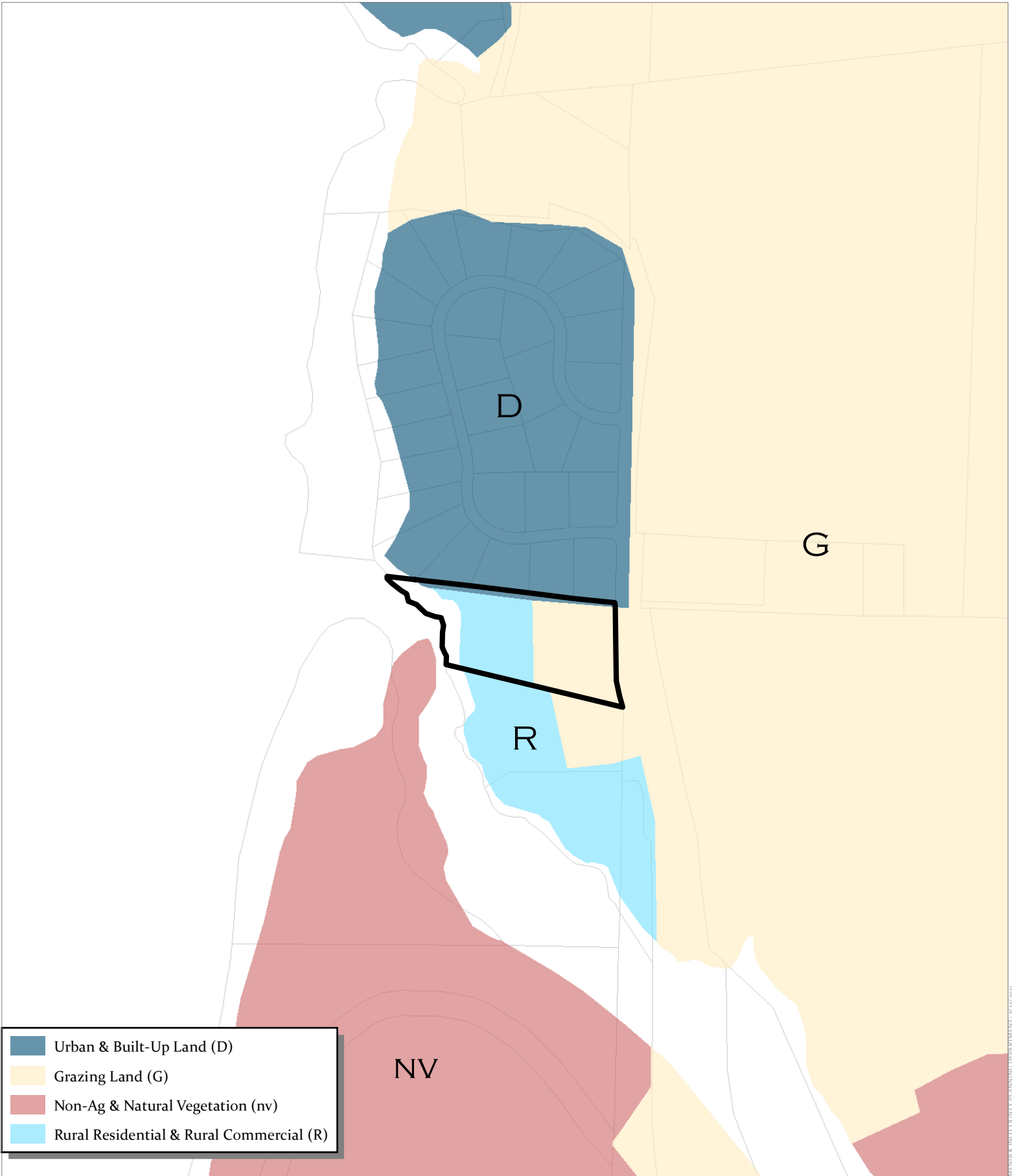






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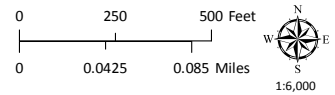
WESTERN SOIL CLASSIFICATIONS

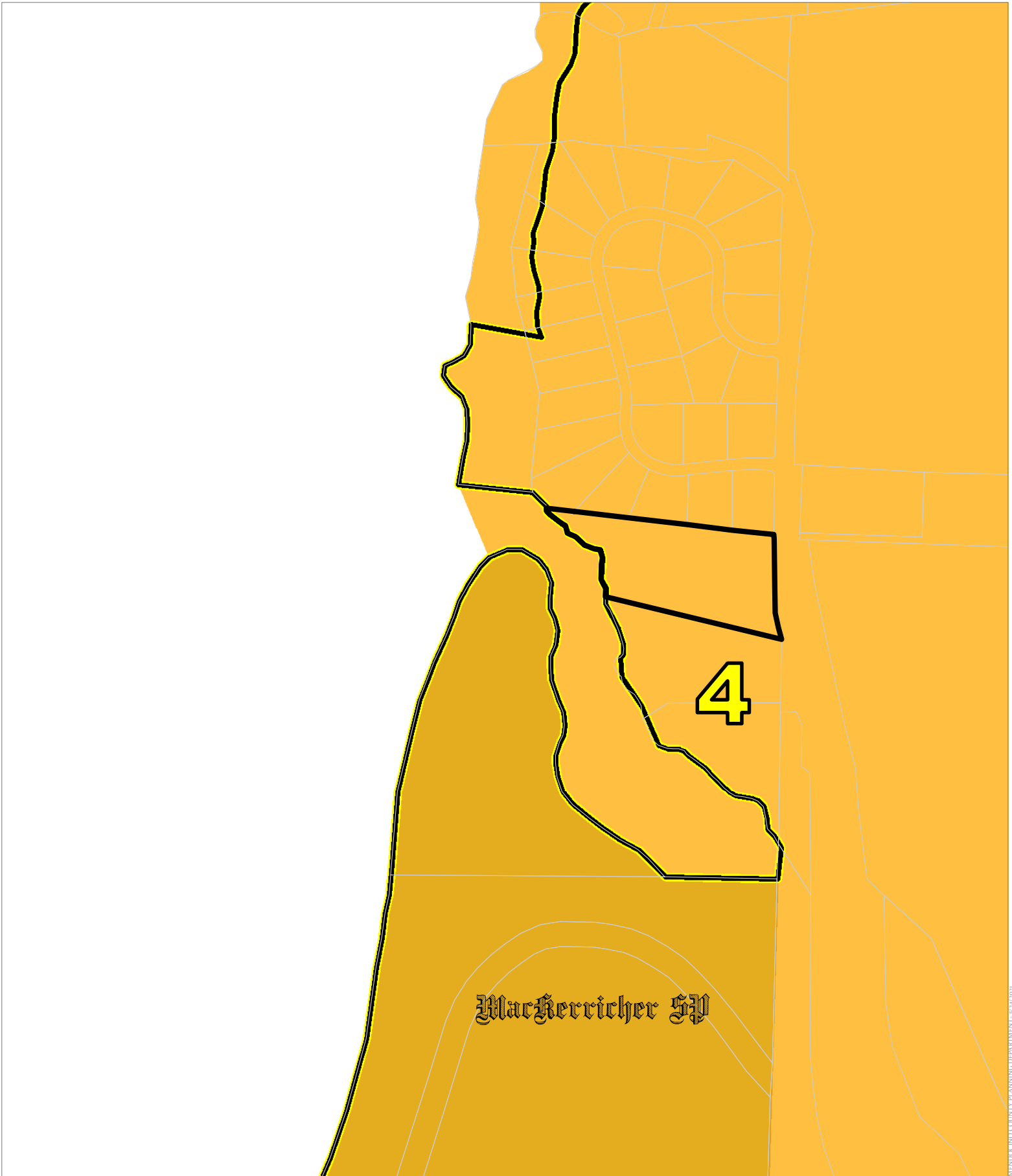
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/24/2021






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

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-  Supervisorial Districts 2010
-  Westport MAC
-  State Parks

