



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
 JULIA KROG, ASSISTANT DIRECTOR
 TELEPHONE: 707-234-6650
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 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

December 1, 2021

Department of Transportation
 Environmental Health - Fort Bragg
 Building Inspection - Fort Bragg
 Forestry Advisor

Department of Forestry/ CalFire
 - Land Use
 Coastal Commission
 Sherwood Valley Rancheria

Cloverdale Rancheria
 Redwood Valley Rancheria
 Fort Bragg Fire District

CASE#: B_2021-0033

DATE FILED: 6/15/2021

OWNER: JASON VALLINA AND MICHELLE NOE & RICHARD ESTABROOK

APPLICANT: MICHELLE NOE

REQUEST: Coastal Development Boundary Line Adjustment to Merge Lot number 1 0.33± acres (APN 118-100-02) with Lot number 2 0.12± acres (APN 118-100-03), and reconfigure boundary lines between Lot number 1 and Lot number 3 1.60 acres (APN 118-100-04) to transfer 0.13± acres from Lot number 3 to Lot number 1, resulting in a final acreage of Lot number 1 at 0.58± acres and Lot number 3 at 1.47± acres; reconfigure boundary lines between Lot number 3 and Lot number 4 133.09± acres (APNs 118-100-36 and 118-090-16, specifically) to transfer 2.3± acres from Lot number 4 to Lot number 3, resulting in a final acreage of Lot number 3 at 3.77± acres and Lot number 4 at 130.79± acres.

LOCATION: In the Coastal Zone, approximately 0.81± miles from Caspar town center on the south side of Caspar Orchard Rd. (CR410) 0.28± miles from its intersection with Fern Creek Rd. (CR411A); located at 44501 Caspar Rd. and 4451 Caspar Rd., Caspar; APNs 118-100-02, 118-100-03, 118-100-04, 118-100-36, and 118-090-36.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: MATT GOINES

RESPONSE DUE DATE: December 15, 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: B_2021_0033

OWNERS: Michelle Noe, David Vallina, and Richard Estabrook

APPLICANT: Michelle Noe

AGENT: N/A

REQUEST: Coastal Development Boundary Line Adjustment to Merge Lot number 1 0.33± acres (APN 118-100-02) with Lot number 2 0.12± acres (APN 118-100-03), and reconfigure boundary lines between Lot number 1 and Lot number 3 1.60 acres (APN 118-100-04) to transfer 0.13± acres from Lot number 3 to Lot number 1, resulting in a final acreage of Lot number 1 at 0.58± acres and Lot number 3 at 1.47± acres; reconfigure boundary lines between Lot number 3 and Lot number 4 133.09± acres (APNs 118-100-36 and 118-090-16, specifically) to transfer 2.3± acres from Lot number 4 to Lot number 3, resulting in a final acreage of Lot number 3 at 3.77± acres and Lot number 4 at 130.79± acres.

LOCATION: Approximately 0.81± miles from Caspar town center on the south side of Caspar Orchard Rd. (CR410) 0.28± miles from its intersection with Fern Creek Rd. (CR411A); located at 44501 Caspar Rd. and 4451 Caspar Rd., Caspar; APNs 118-100-02, 118-100-03, 118-100-04, 118-100-36, and 118-090-36.

APN/S: 118-100-02, 118-100-03, 118-100-04, 118-100-36, and 118-090-36

PARCEL SIZE: Lot#1 - 0.33± acres, Lot#2 - 0.12± acres, Lot#3 - 1.6± acres, Lot#4 - 113.09± acres

GENERAL PLAN: Rural Residential [RR:10] and Forest Land [FL:160]

ZONING: Rural Residentail [RR:10] and Timber Production [TP:160]

EXISTING USES: Residential and timber harvesting

DISTRICT: 4 (Gjerde)

RELATED CASES: None

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential [RR:10]	Rural Residential [RR]	19.1±,2.8± Acres	Vacant, Residential
EAST:	Rural Residential [RR:10]	Rural Residential [RR]	30.00± Acres	Residential
SOUTH:	Forest Land [FL:160]	Timber Production [TP]	117.41± Acres	Vacant, Residential
WEST:	Rural Residential [RR:10]	Rural Residential [RR]	5.50± Acres	Vacant

REFERRAL AGENCIES

LOCAL

- Building Division Fort BRagg
- Department of Transportation (DOT)
- Environmental Health (EH)
- Forestry Advisor

- Fort Bragg Rural Fire District

STATE

- CALFIRE (Land Use)
- California Coastal Commission

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: Matt Goines

DATE: 11/30/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

None

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS

Grazing Land (G)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

None

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Marginal Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Ferncreek sandy loam, 141

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

None

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

No

10. TIMBER PRODUCTION ZONE:

GIS

Yes

11. WETLANDS CLASSIFICATION:

GIS

None

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

No

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

None

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

LCP map 15: Caspar

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

-high productivity.

-moderate productivity.

*-Beach deposit and stream alluvium and terraces (zone 3)
intermediate shaking*

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

None

27. COASTAL COMMISSION APPEALABLE AREA:

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

No

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

No

29. HIGHLY SCENIC AREA:

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

No

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

N/A

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

N/A

Revised



PLANNING & BUILDING SERVICES

CASE NO:	B-2021-0033
DATE FILED:	9/23/21
FEE:	\$ 580.00
RECEIPT NO:	PRJ-045302
RECEIVED BY:	Matt Goines
Office Use Only	

BOUNDARY LINE ADJUSTMENT APPLICATION FORM

APPLICANT

Name: Michelle Noe Phone: 707-964-0528
 Mailing Address: 44501 Caspar Orchard Rd
 City: Caspar State/Zip: CA 95420 Email: noedesigns@gmail.com

PROPERTY OWNER

Name: Michelle Noe & Richard Estabrook Phone: 707-964-0528
 Mailing Address: 44501 Caspar Orchard Rd & 44521 Caspar Orchard Rd
 City: Caspar State/Zip: CA 95420 Email: noedesigns@gmail.com

AGENT

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

LOT NO.	ASSESSOR'S PARCEL NUMBERS	PARCEL OWNER/S	STREET ADDRESS	LOT ACREAGE	
				BEFORE	AFTER
1	118-100-02	Vallina/Noe	44501 Caspar Orchard Rd.	.33	.58
2	118-100-03	Vallina/Noe	44501 Caspar Orchard Rd.	.12	-
3	118-100-04	Estabrook	44521 Caspar Orchard Rd.	1.60	3.77
4	118-100-36, 118-090-16, 15, 118-120-36, 118-130-07, 118-150-51	Red Riding Hood Cabin, LLC	44551 Caspar Orchard Rd.	133.09	130.79

BRIEFLY DESCRIBE THE PROPOSED PARCEL ADJUSTMENTS: (ACREAGE TO BE ADJUSTED FROM ASSESSOR'S PARCEL NUMBER INTO ASSESSOR'S PARCEL NUMBER, ETC.)

Merge Lots 1 and 2; transfer 0.13 ± acres from Lot 3 to Lot 1;
 transfer 2.3± acres from Lot 4 to Lot 3

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

Signature of Applicant/Agent: *[Signature]* Date: 9/13/21
 Signature of Owner: *[Signature]* Date: *9/13/21*
Applicant & Owner are the same

Indemnification And Hold Harmless

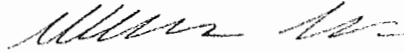
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

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.

5/24/21

Date



Applicant

**Project Description Questionnaire
For Boundary Line Adjustments
Located In the Coastal Zone**

The purpose of this questionnaire is to provide additional information related to the Coastal Zone 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 the 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.

Present Use Of Property

1. Are there existing structures on the property? Yes No
If yes, describe below, and identify the use of each structure on the map to be submitted with your application.

2. 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?

3. Lot area (within property lines): 2100 square feet acres.

4. Lot Coverage:

<u>LOT 1</u>	Existing	Proposed after Adjustment
Building Coverage	_____ sq ft	<u>1270</u> sq ft
Paved Area	<u>485</u> sq ft	<u>485</u> sq ft
Landscaped Area	_____ sq ft	_____ sq ft
Unimproved Area	_____ sq ft	_____ sq ft
TOTAL:	<u>14375</u> sq ft	<u>16475</u> sq ft

<u>LOT 2</u>	Existing	Proposed after Adjustment
Building Coverage	_____ sq ft	_____ sq ft
Paved Area	_____ sq ft	_____ sq ft
Landscaped Area	_____ sq ft	_____ sq ft
Unimproved Area	_____ sq ft	_____ sq ft
TOTAL:	_____ sq ft	_____ sq ft

(If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet.)

5. Parking will be provided as follows:

LOT 1 Existing Spaces 0 Proposed Spaces 0

LOT 2 Existing Spaces 0 Proposed Spaces 0

(If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet.)

6. 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 or 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: _____

7. 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.)

8. Will the alteration of parcel boundaries create any new building sites which are visible from State Highway 1 or other scenic route? Yes No

9. Will the alteration of parcel boundaries create any new building sites which are visible from a park, beach or other recreational area? Yes No

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

COMPLETE FOR
PROJECTS LOCATED IN
THE COASTAL ZONE ONLY

Notice of Pending Permit

A coastal permit application for development on this site is pending before the county of Mendocino.

Proposed Development: Boundary line adjustment of the following:

1) Combining 2 existing parcels into one parcel at 44501 Caspar Orchard Rd

2) Combining 3 existing parcels into one parcel at 44521 Caspar Orchard Rd

3) Boundary line adjustment of .0126acres between 44521 and 44521 Caspar Orchard Rd

Location: 44501 Caspar Orchard Rd & 44521 Caspar Orchard Rd

Applicant: Michelle Noe & Richard Estabrook

Assessor's Parcel Number: 11810002, 11810003, 11810004, 11810036, 11809016

Date Noticed Posed: 5/25/2021

For Further Information, Please Contact the Planning and Building Department:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
860 N. Bush St
UKIAH, CA 95482
707-234-6650
HOURS: 8:00 - 5:00

COMPLETE FOR
PROJECTS LOCATED IN
THE COASTAL ZONE ONLY

Declaration of posting

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on 5/25/2021 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

(Description of development)

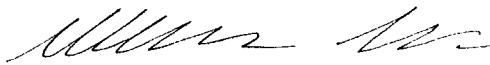
1) Combining 2 existing parcels into one parcel at 44501 Caspar Orchard Rd; 2) Combining 3 existing parcels into one parcel at 44521 Caspar Orchard Rd; 3) Boundary line adjustment of .0126 acres between 44521 and 44521 Caspar Orchard Rd

Located at: 44501 Caspar Orchard Rd & 44521 Caspar Orchard Rd
11810002, 11810003, 11810004, 11810036, 11809016

(Address of development and Assessor's Parcel Number)

The public notice was posted at: **44501 Caspar Orchard Rd - Parcel #11810002**

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)



Owner/Authorized Representative

5/25/2021

Date

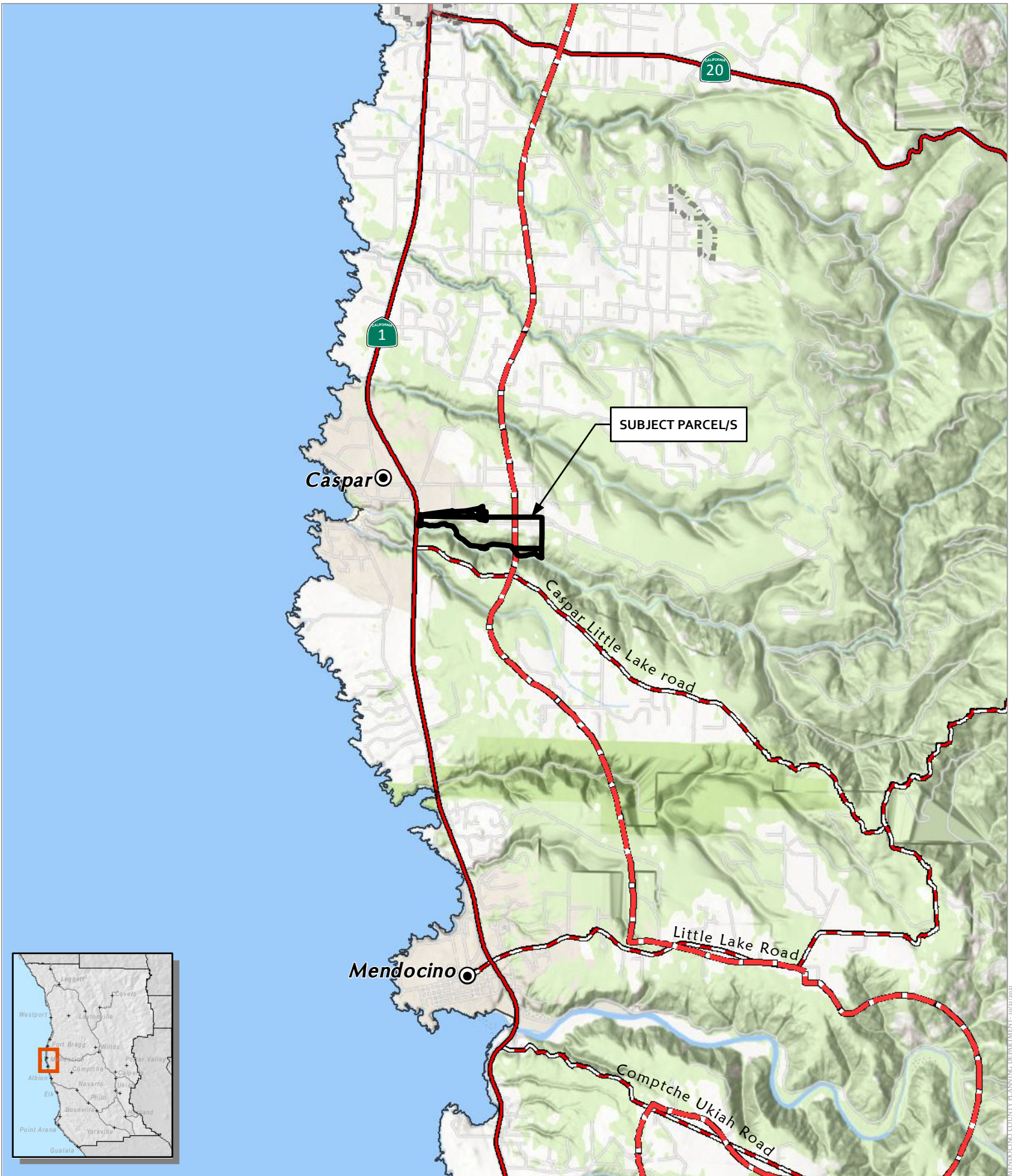
(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED A

Coastal Zone Development
 Complete for projects located in the coastal zone only

List all property owners within 300 feet and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

AP# 000-000-00 Last name, First name Street address City, state zip		
APN: 118-090-06 LEE, ANN 14986 CASPAR RD CASPAR, CA 95420		
APN: 118-100-40 MUSCAT, CYNTHIA 44451 CASPAR ORCHARD RD CASPAR, CA 95420		
APN: 118-090-13 CATTLE CASPAR PO BOX 343 GOODING, ID 83330		
APN: 118-130-07 RIDING RED 314 LYTTON AVE STE 200 PALO ALTO, CA 94301		
APN: 118-100-41 JOHNSON, MARTY PO BOX 1643 MENDOCINO, CA 95460		



SUBJECT PARCEL/S

Caspar

Caspar Little Lake road

Mendocino

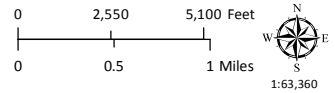
Little Lake Road

Comptche Ukiah Road



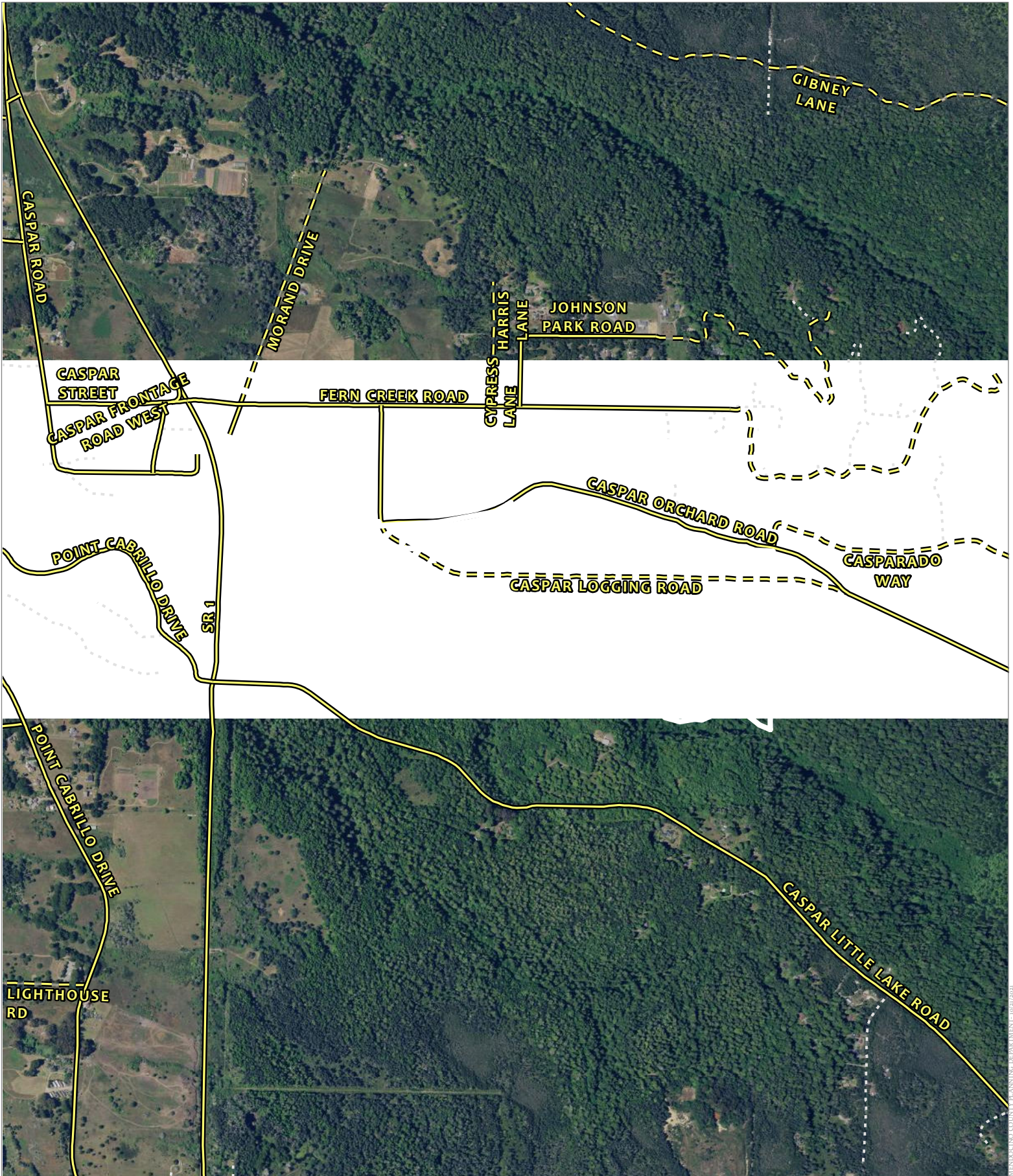
CASE: B 2021-0033
 OWNER: Noe/Estabrook/Red Riding Hood
 APN: 118-100-02, ET AL
 APLCT: Michelle Noe
 AGENT:
 ADDRESS: 44501 Caspar Orchard Road, Caspar

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



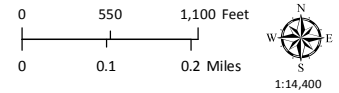
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT 10/21/2021



CASE: B 2021-0033
 OWNER: Noe/Estabrook/Red Riding Hood
 APN: 118-100-02, ET AL
 APLCT: Michelle Noe
 AGENT:
 ADDRESS: 44501 Caspar Orchard Road, Caspar

- Public Roads
- Private Roads



AERIAL IMAGERY

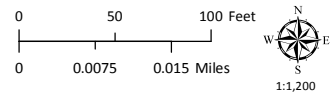


CASPAR ORCHARD ROAD

CASPAR LOGGING ROAD

CASE: B 2021-0033
OWNER: Noe/Estabrook/Red Riding Hood
APN: 118-100-02, ET AL
APLCT: Michelle Noe
AGENT:
ADDRESS: 44501 Caspar Orchard Road, Caspar

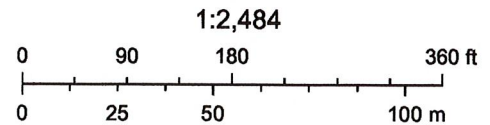
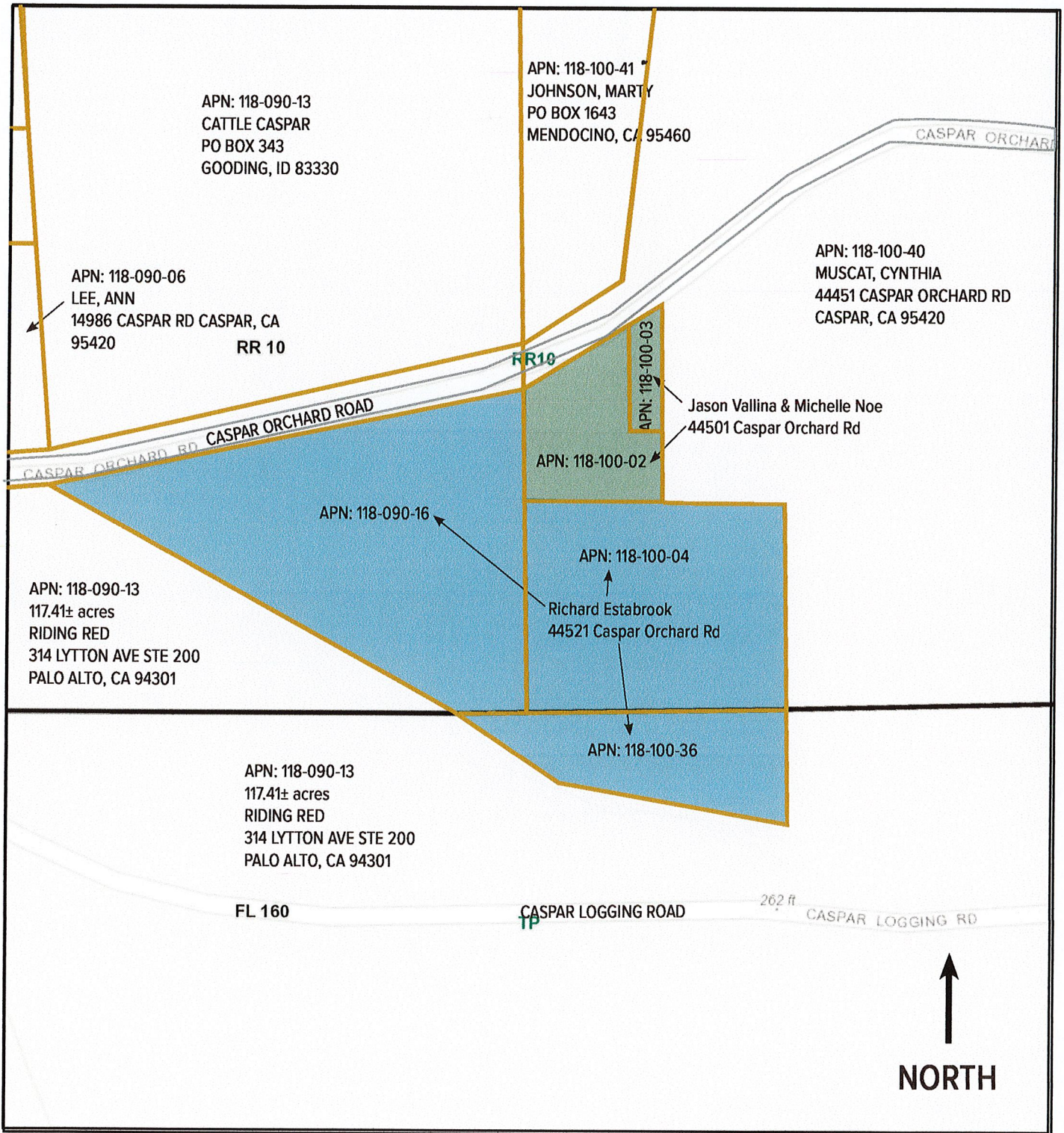
Public Roads
Private Roads



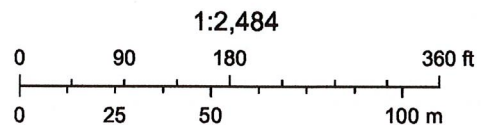
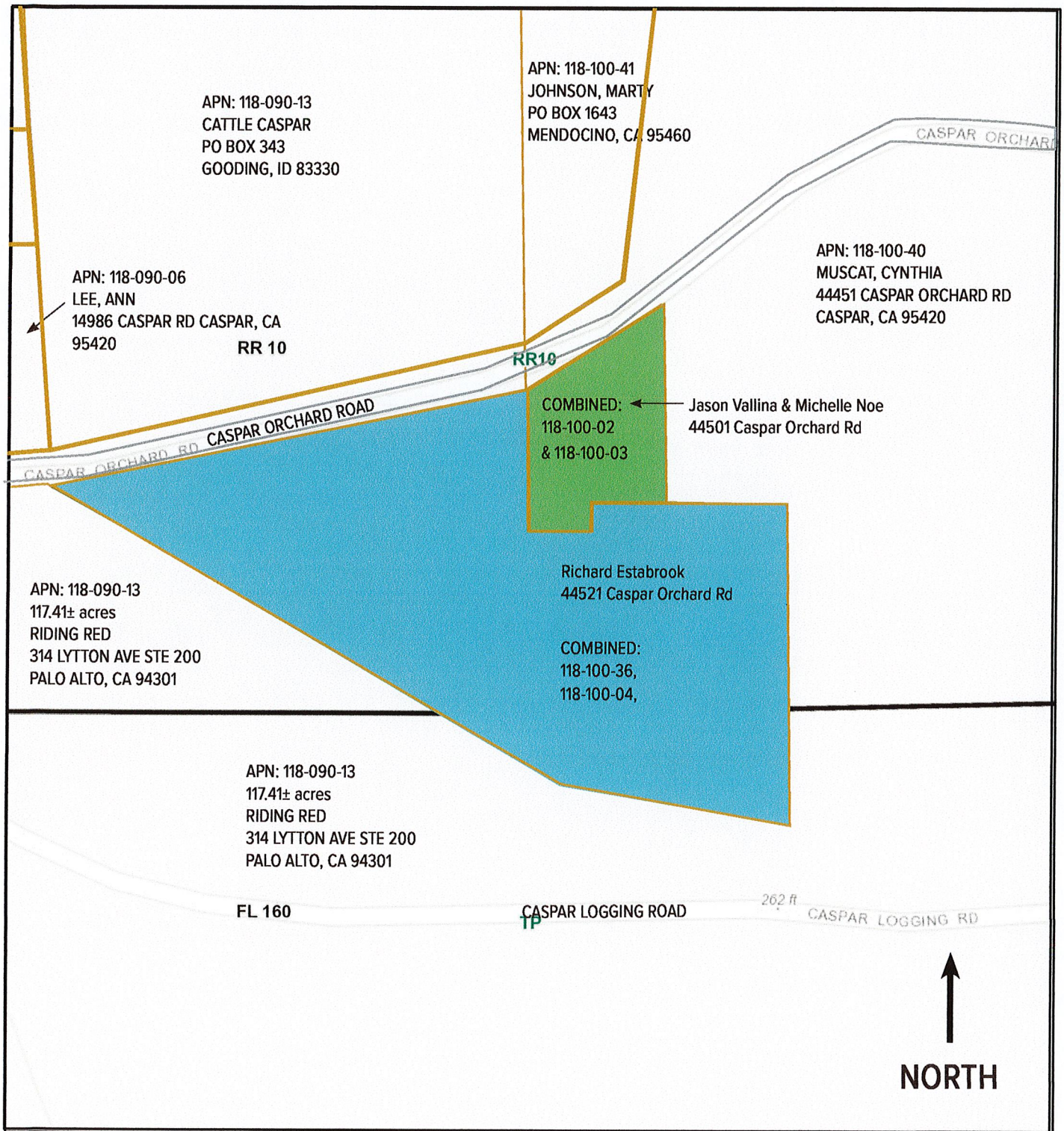
AERIAL IMAGERY

HERNDON COUNTY PLANNING DEPARTMENT | 10/21/2021

Existing Property Lines



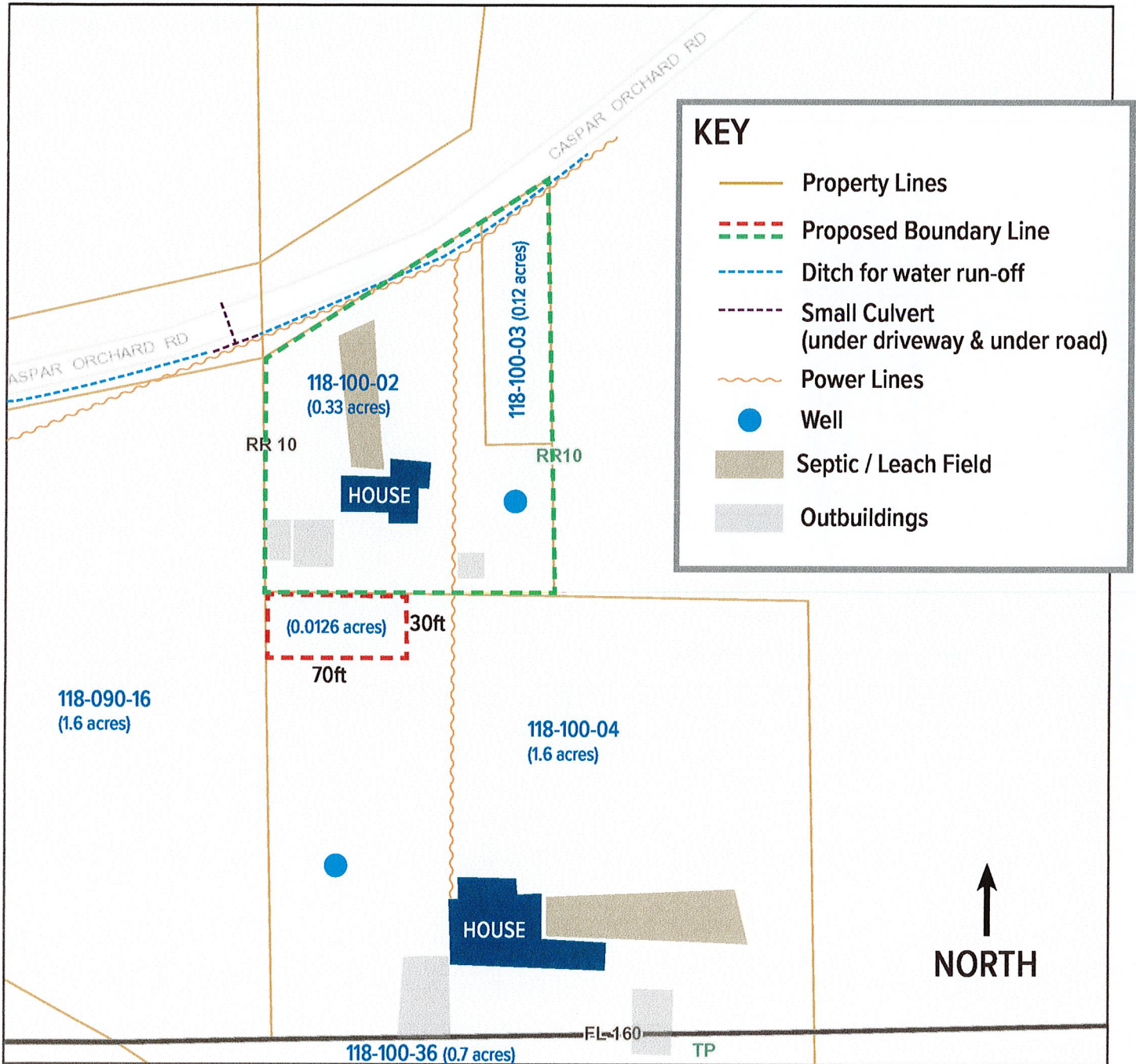
Proposed Property Lines



Detail of boundary line adjustment map for Projects 1 & 2

1) BLA of red dotted line from 118-100-04 (Rich Estabrook) to 118-100-02 (Jason Vallina/Michelle Noe) - - - -

2) Combine parcels 118-100-02 and 118-100-03 into one parcel - - - -

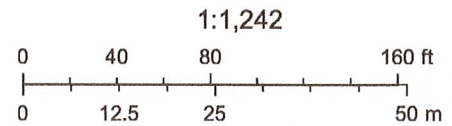


Michelle Noe / Jason Vallina
 44501 Caspar Orchard Rd,
 Caspar, CA 95420
 707-964-0528
 noedesigns@gmail.com

Own property containing APNs
 118-100-02 & 118-100-03

Richard Estabrook
 44521 Caspar Orchard Rd,
 Caspar, CA 95420
 707-272-0160
 restabro62@gmail.com

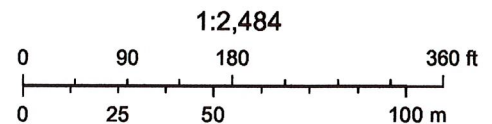
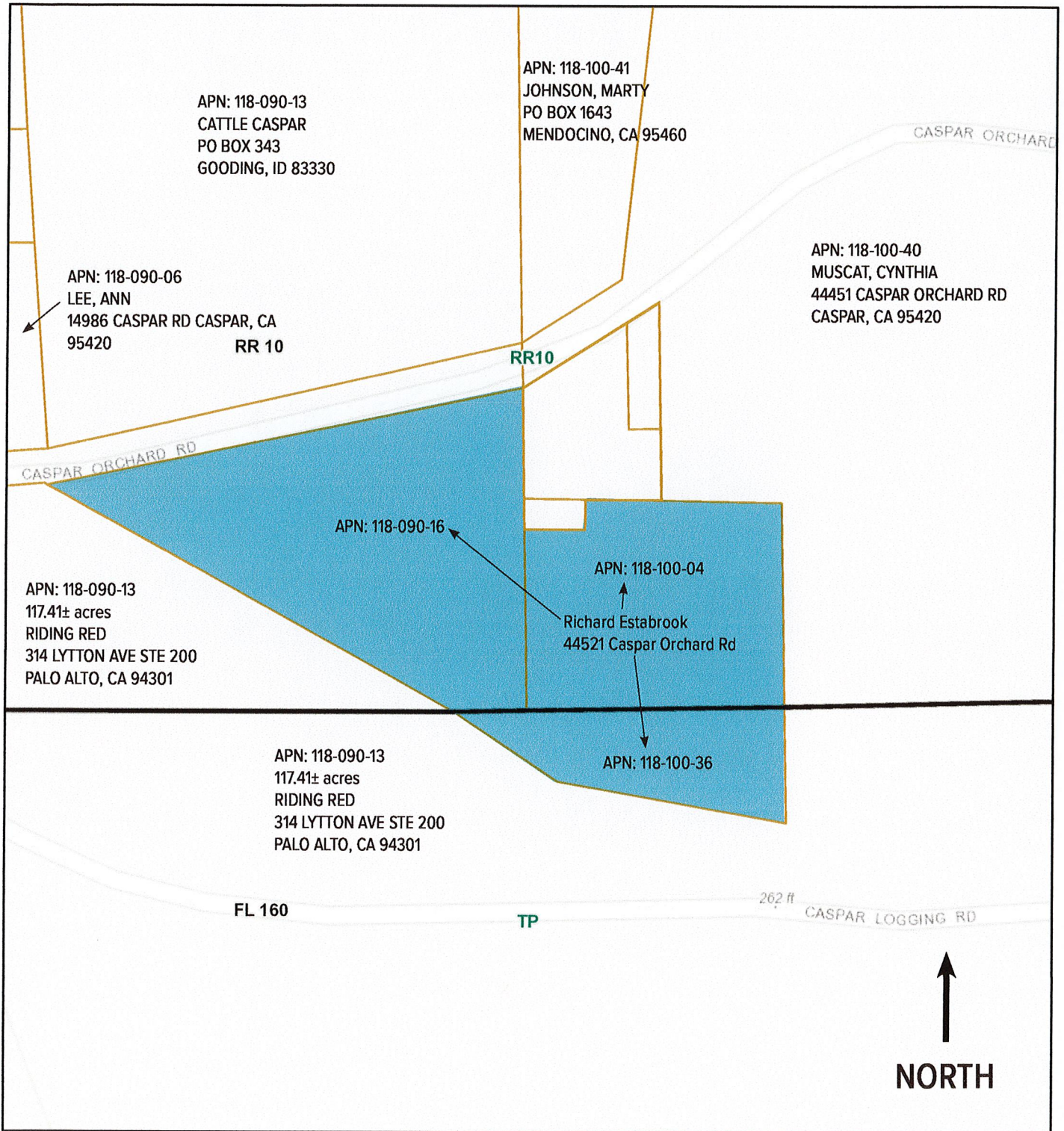
Owns property containing APNs
 118-100-04, 118-090-16, & 118-100-36



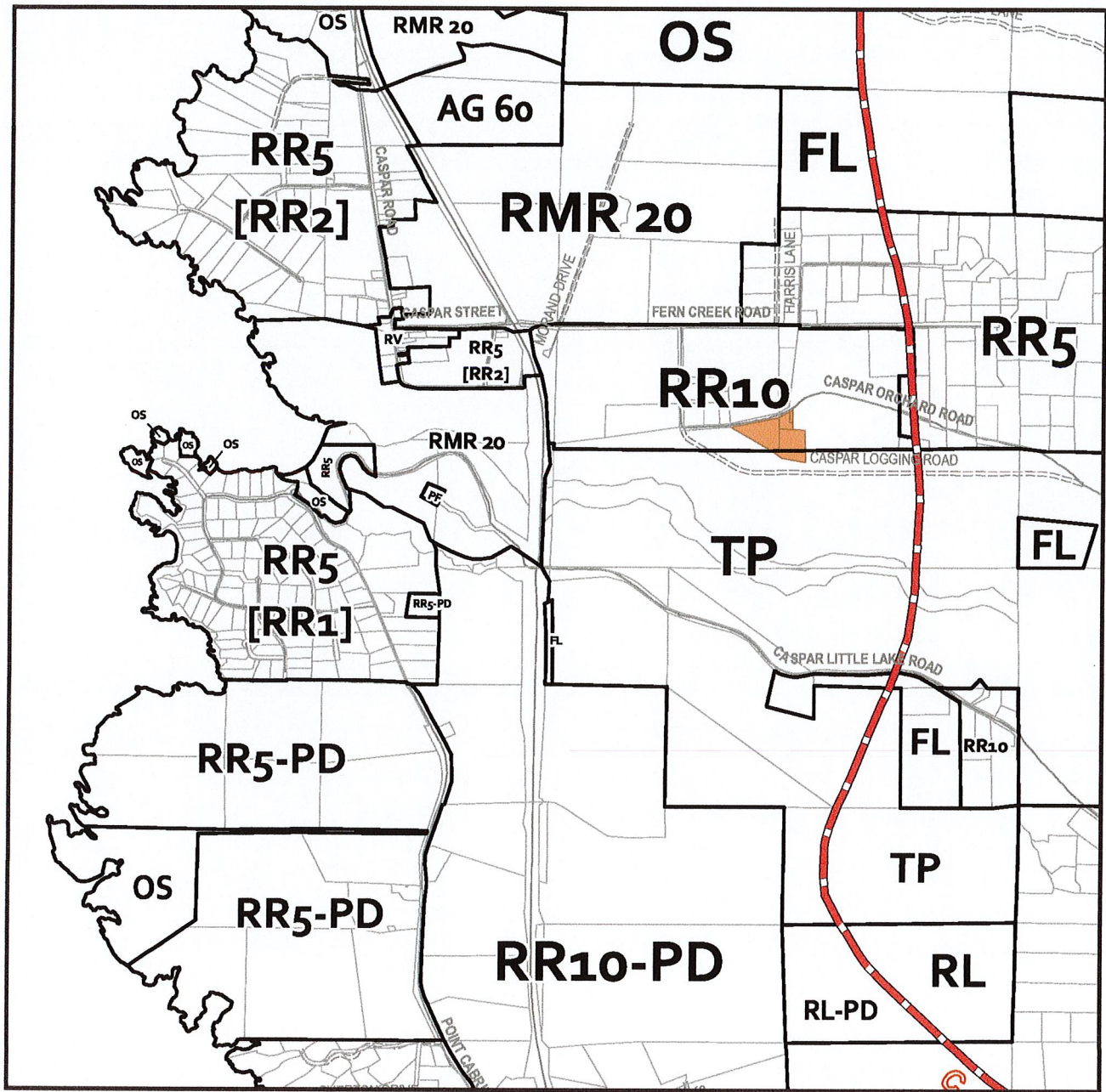
Map prepared by Michelle Noe on 3/3/2021

Detail of boundary line adjustment map for Project 3

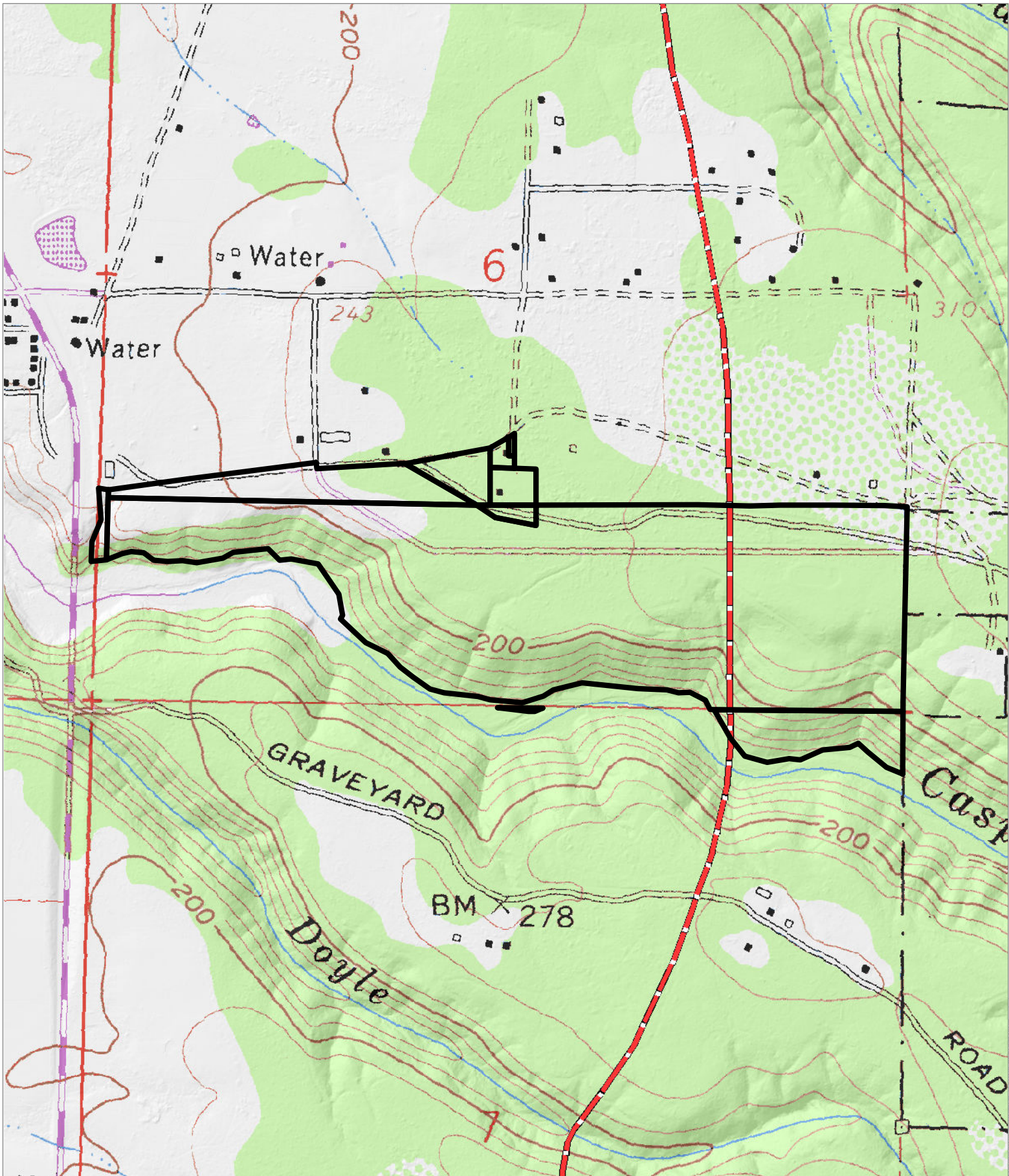
3) Combine parcels 118-090-16, 118-100-36, and 118-100-04 into one parcel




Overview of surrounding area

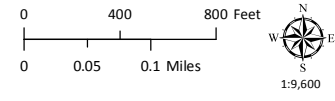


 Proposed Boundary Line Adjustment properties



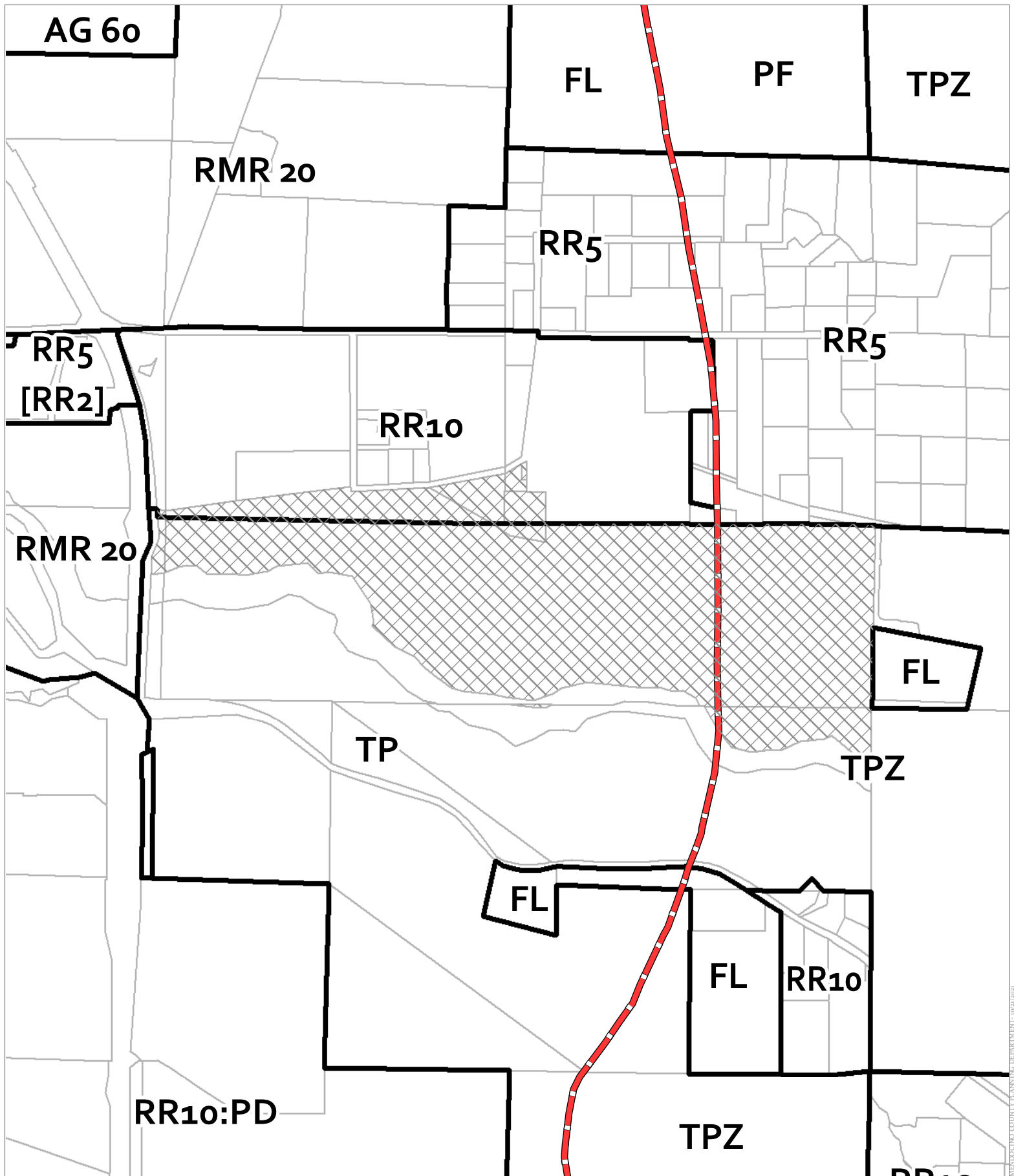
CASE: B 2021-0033
 OWNER: Noe/Estabrook/Red Riding Hood
 APN: 118-100-02, ET AL
 APLCT: Michelle Noe
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 ADDRESS: 44501 Caspar Orchard Road, Caspar

 Coastal Zone Boundary





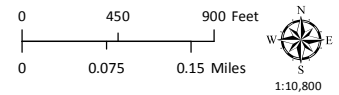
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENOCINGO COUNTY PLANNING DEPARTMENT - 10/21/2021

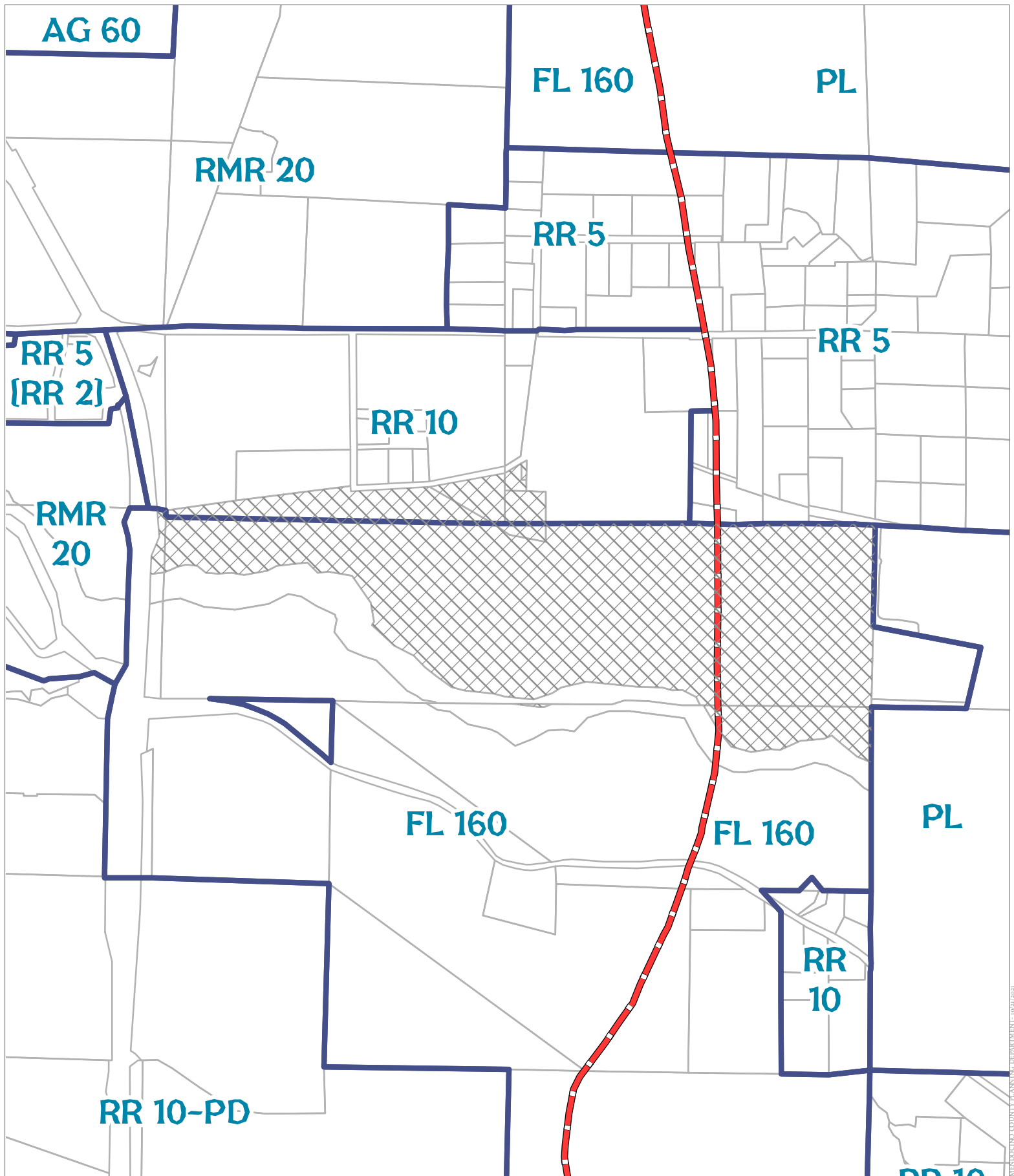


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 OWNER: Noe/Estabrook/Red Riding Hood
 APN: 118-100-02, ET AL
 APLCT: Michelle Noe
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 Coastal Zone Boundary
 Zoning Districts

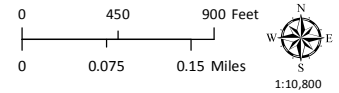


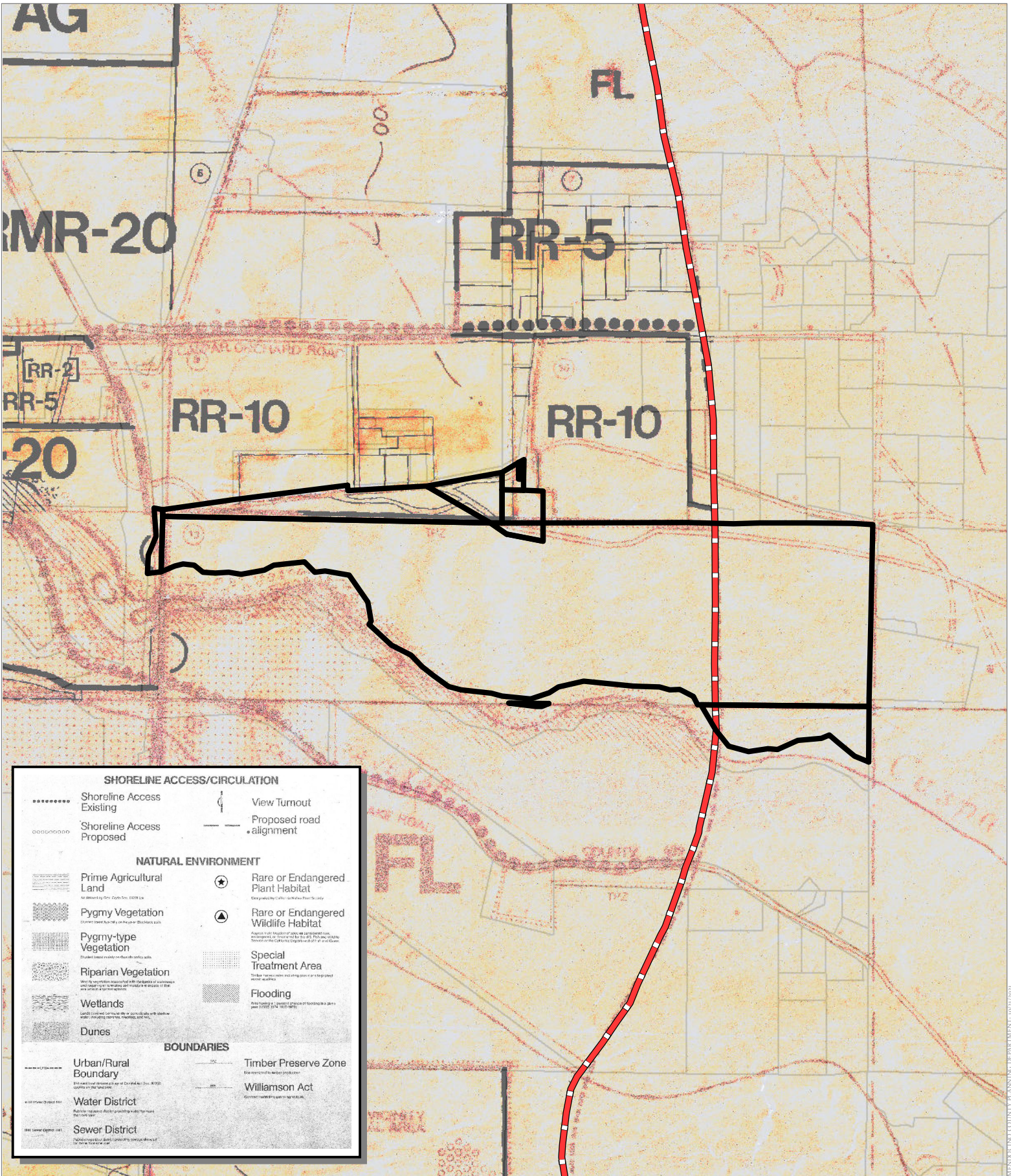
ZONING DISPLAY MAP



CASE: B 2021-0033
 OWNER: Noe/Estabrook/Red Riding Hood
 APN: 118-100-02, ET AL
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 Coastal Zone Boundary
 General Plan Classes





SHORELINE ACCESS/CIRCULATION

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

NATURAL ENVIRONMENT

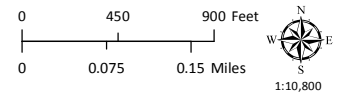
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

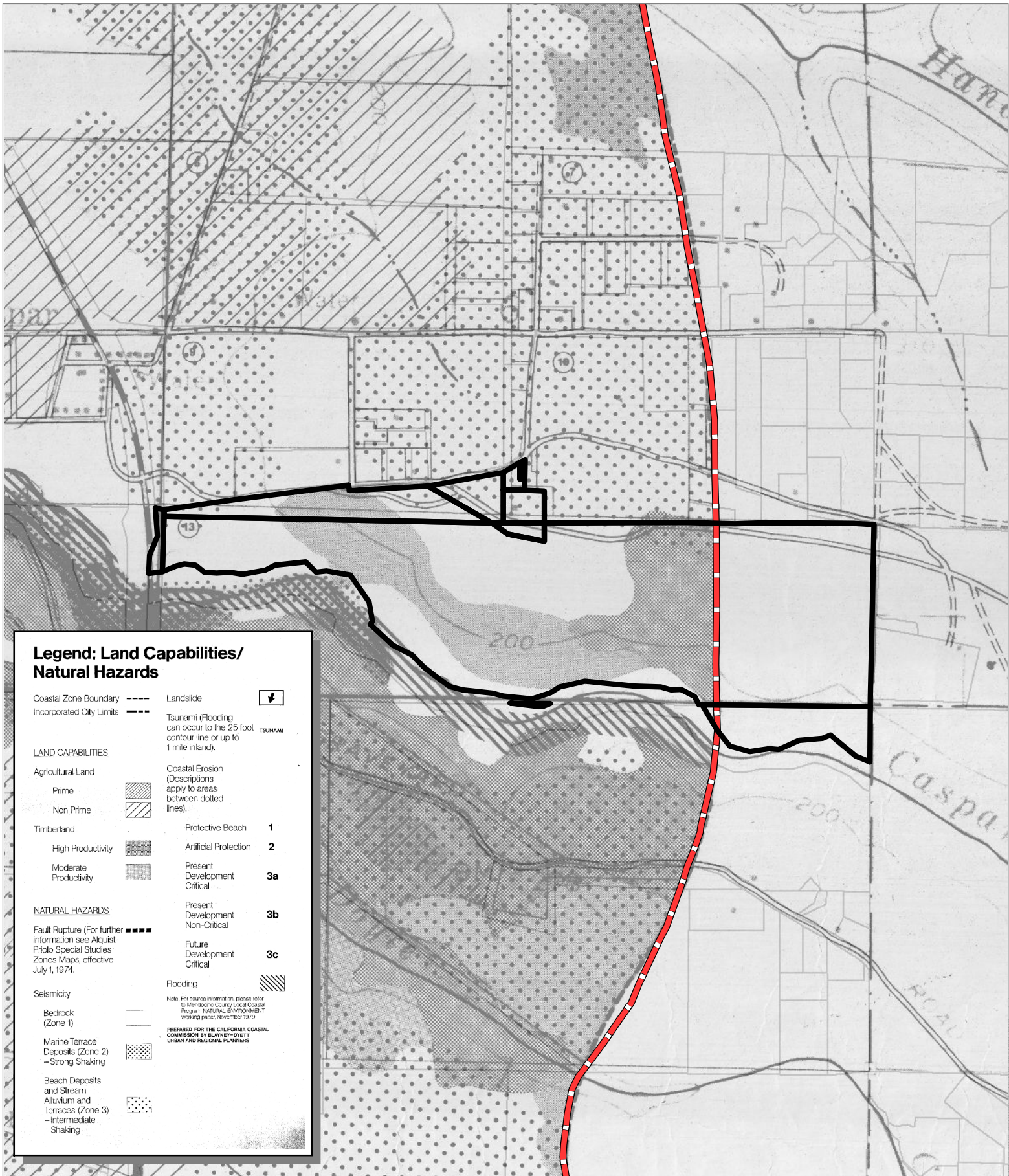
BOUNDARIES

- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

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Coastal Zone Boundary



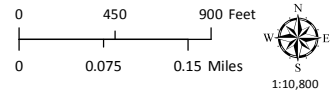


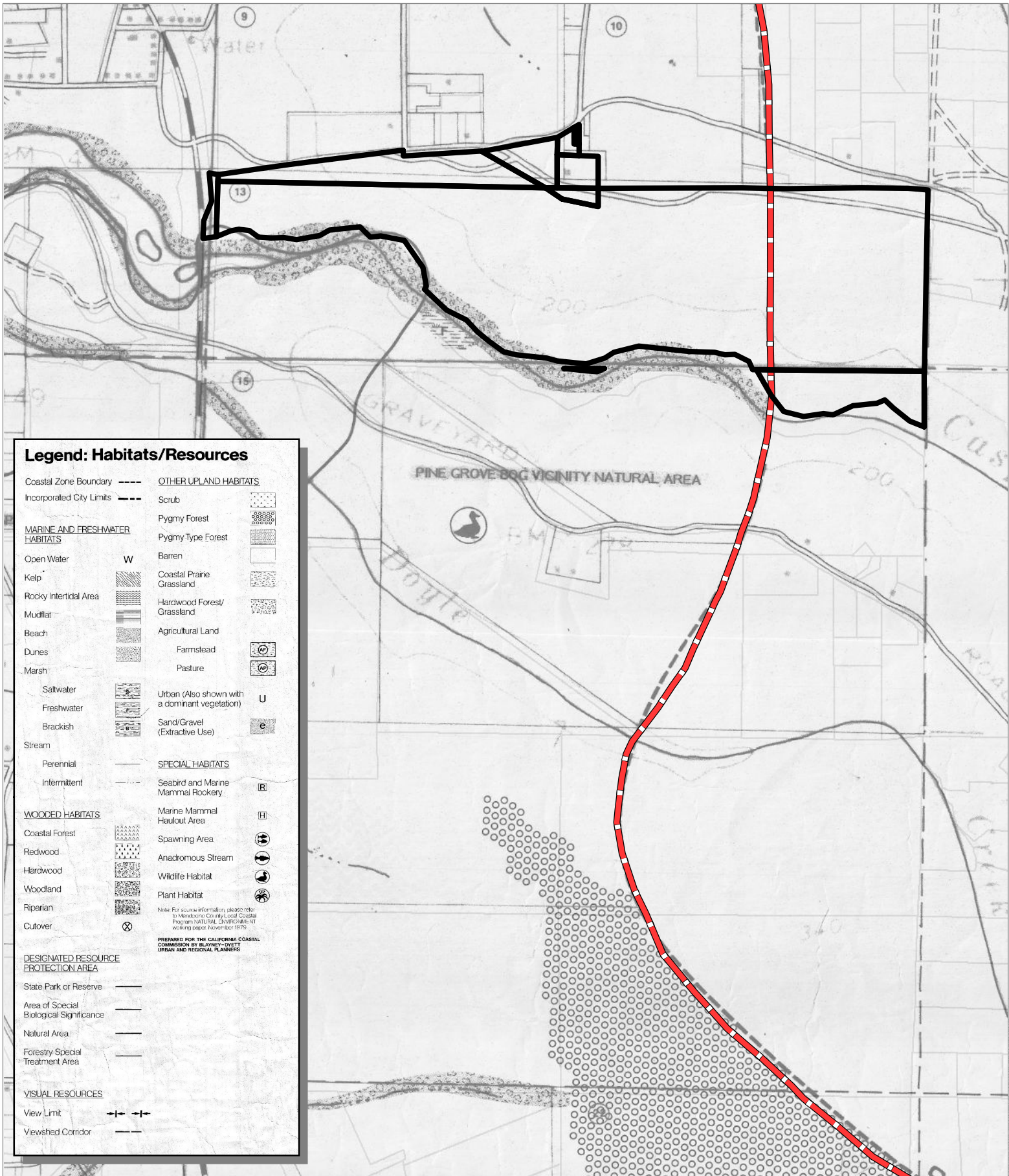
**Legend: Land Capabilities/
Natural Hazards**

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

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Coastal Zone Boundary





Legend: Habitats/Resources

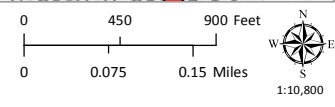
Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
MARINE AND FRESHWATER HABITATS			
Open Water	W	Pygmy Forest	[Pattern]
Kelp	[Pattern]	Pygmy Type Forest	[Pattern]
Rocky Intertidal Area	[Pattern]	Barren	[Pattern]
Mudflat	[Pattern]	Coastal Prairie Grassland	[Pattern]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

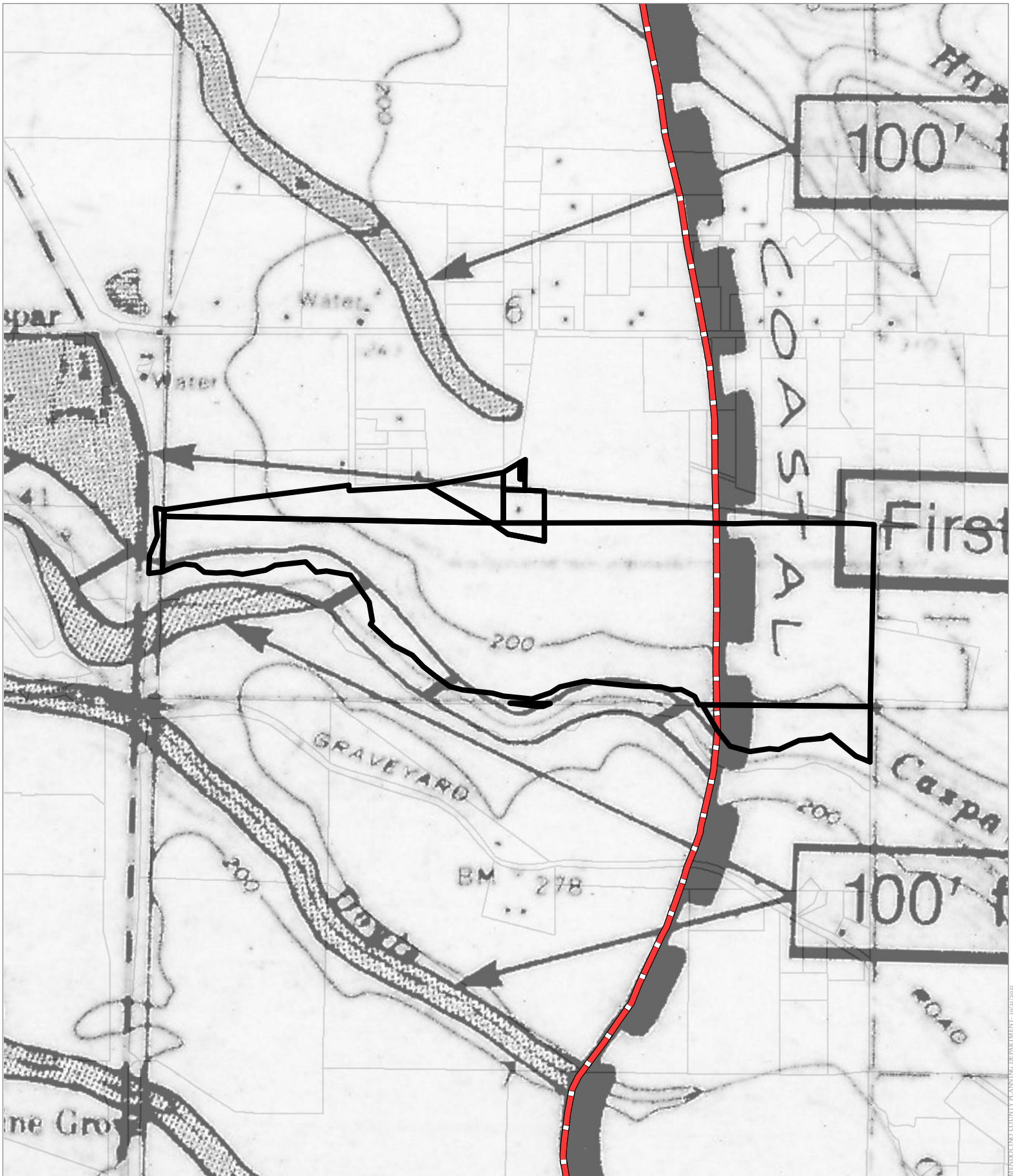
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVNEY-DWETT URBAN AND REGIONAL PLANNERS

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Coastal Zone Boundary



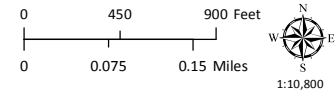
MENDOCINO COUNTY PLANNING DEPARTMENT - 11/27/2021



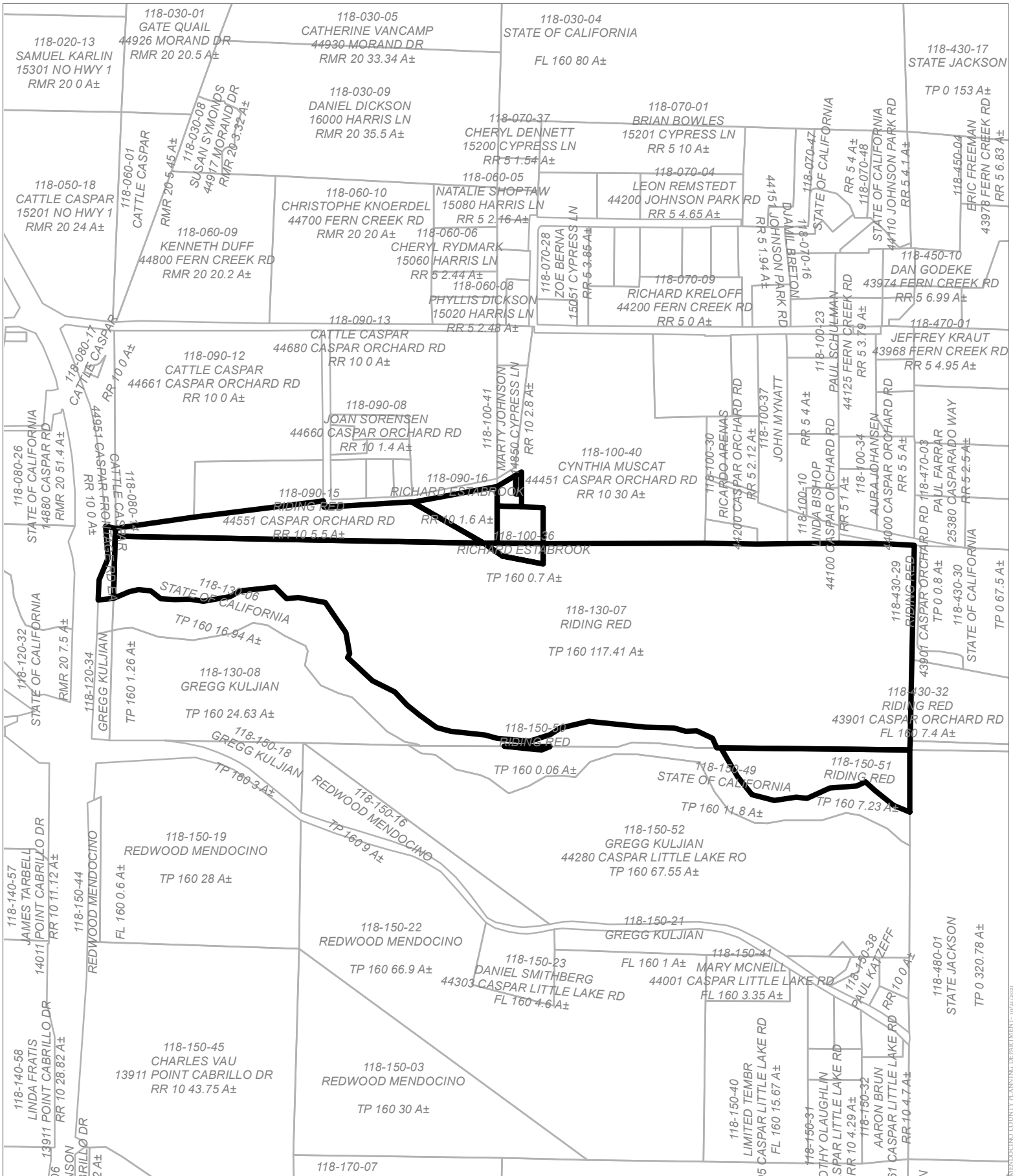
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/21/2021

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Coastal Zone Boundary



POST LCP CERTIFICATION & APPEAL JURISDICTION



CASE: B 2021-0033

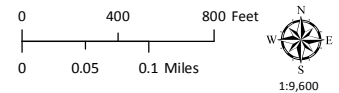
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ADJACENT PARCELS

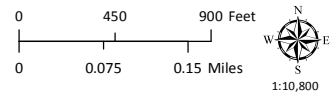
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/21/2021

**FORT BRAGG
RURAL FPD**

**MENDOCINO FIRE
PROTECTION
DISTRICT**

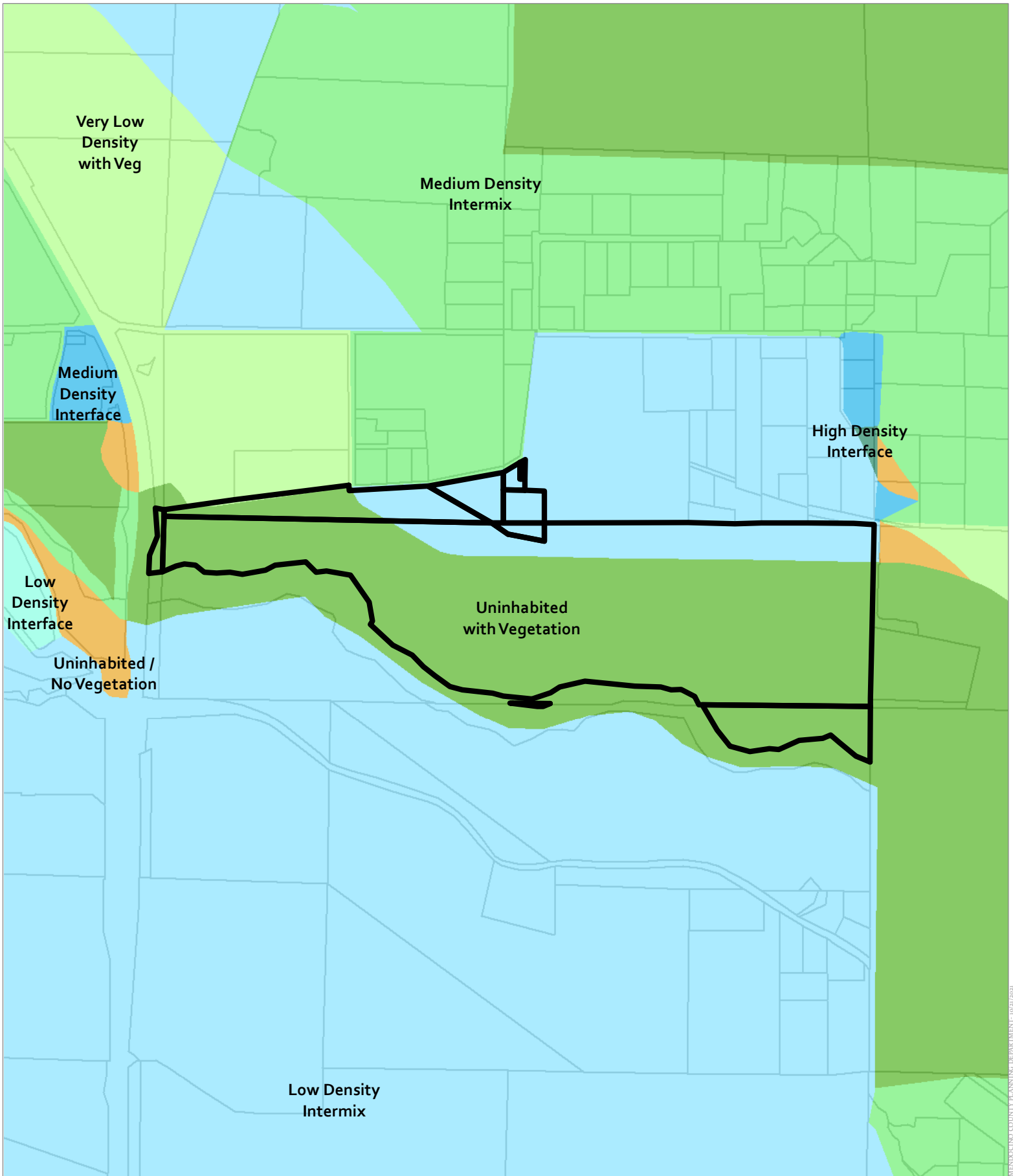
CASE: B 2021-0033
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-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts

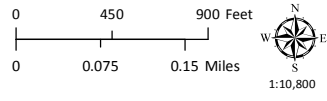


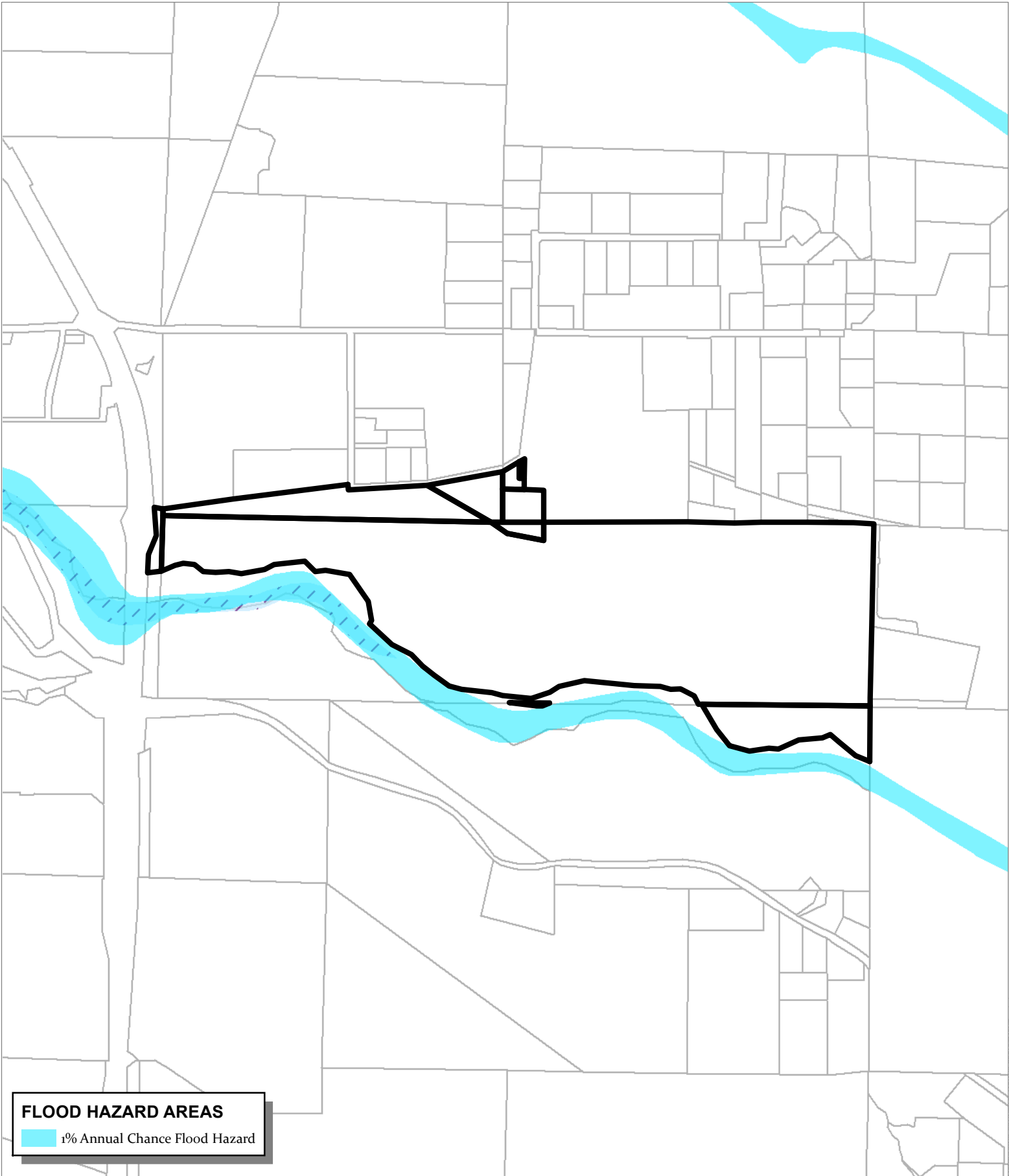
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2021



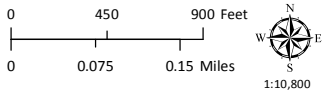
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FLOOD HAZARD AREAS
 1% Annual Chance Flood Hazard

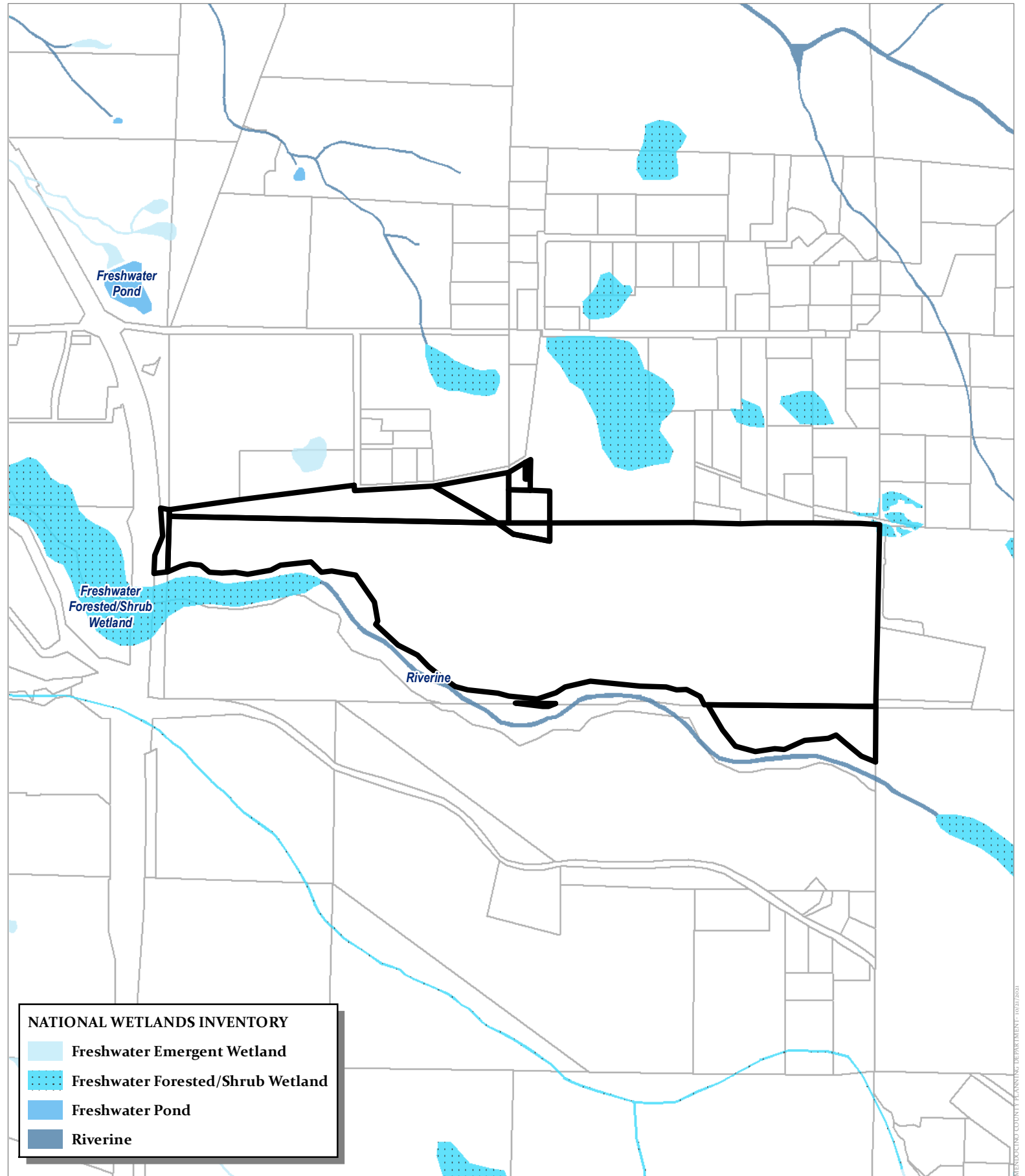
Tsunami Inundation Zones



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SPECIAL FLOOD HAZARD AREAS

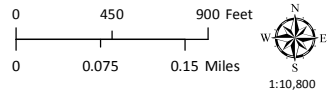
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/27/2021



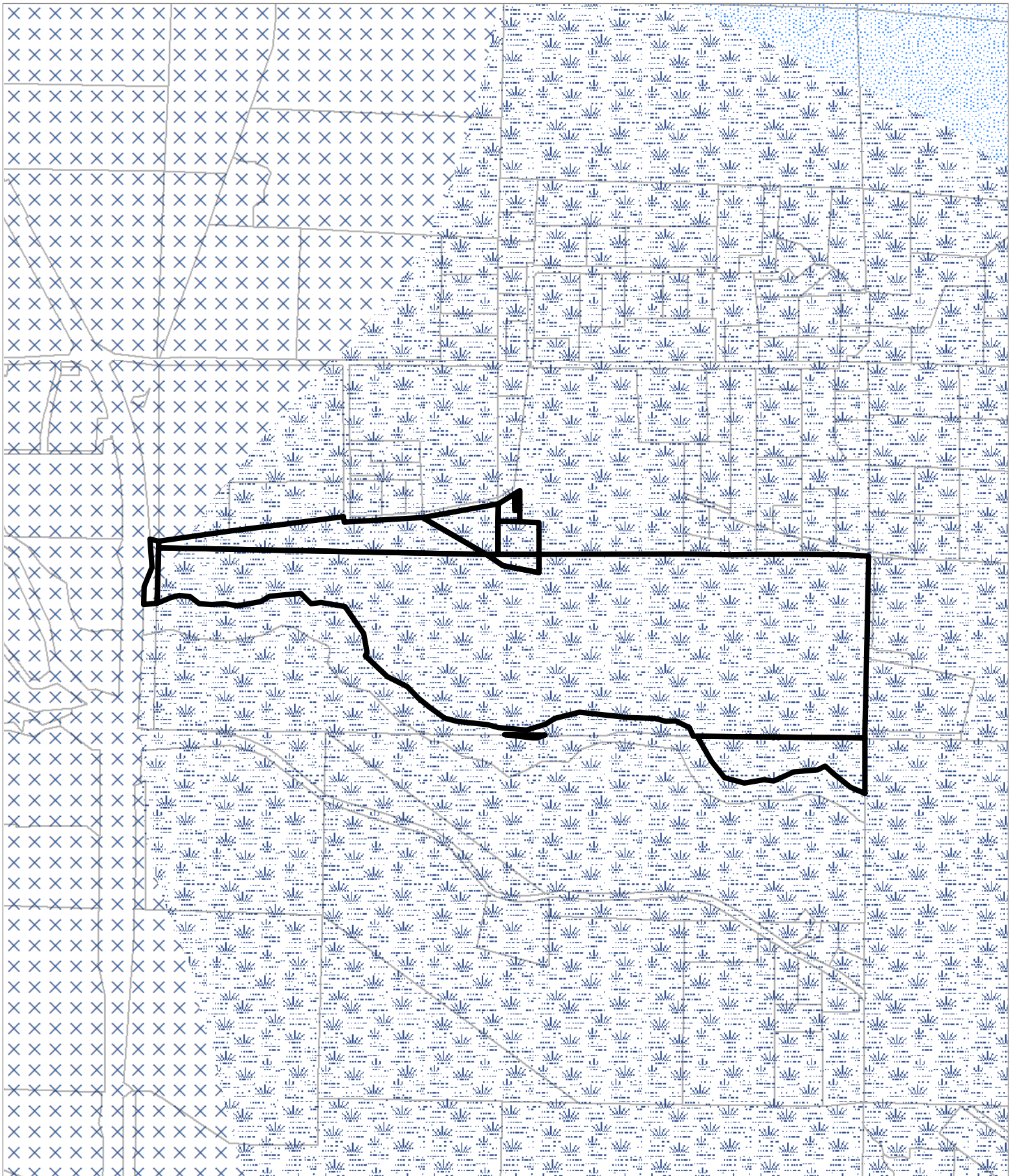
NATIONAL WETLANDS INVENTORY

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine




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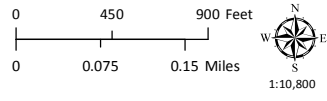


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/27/2021

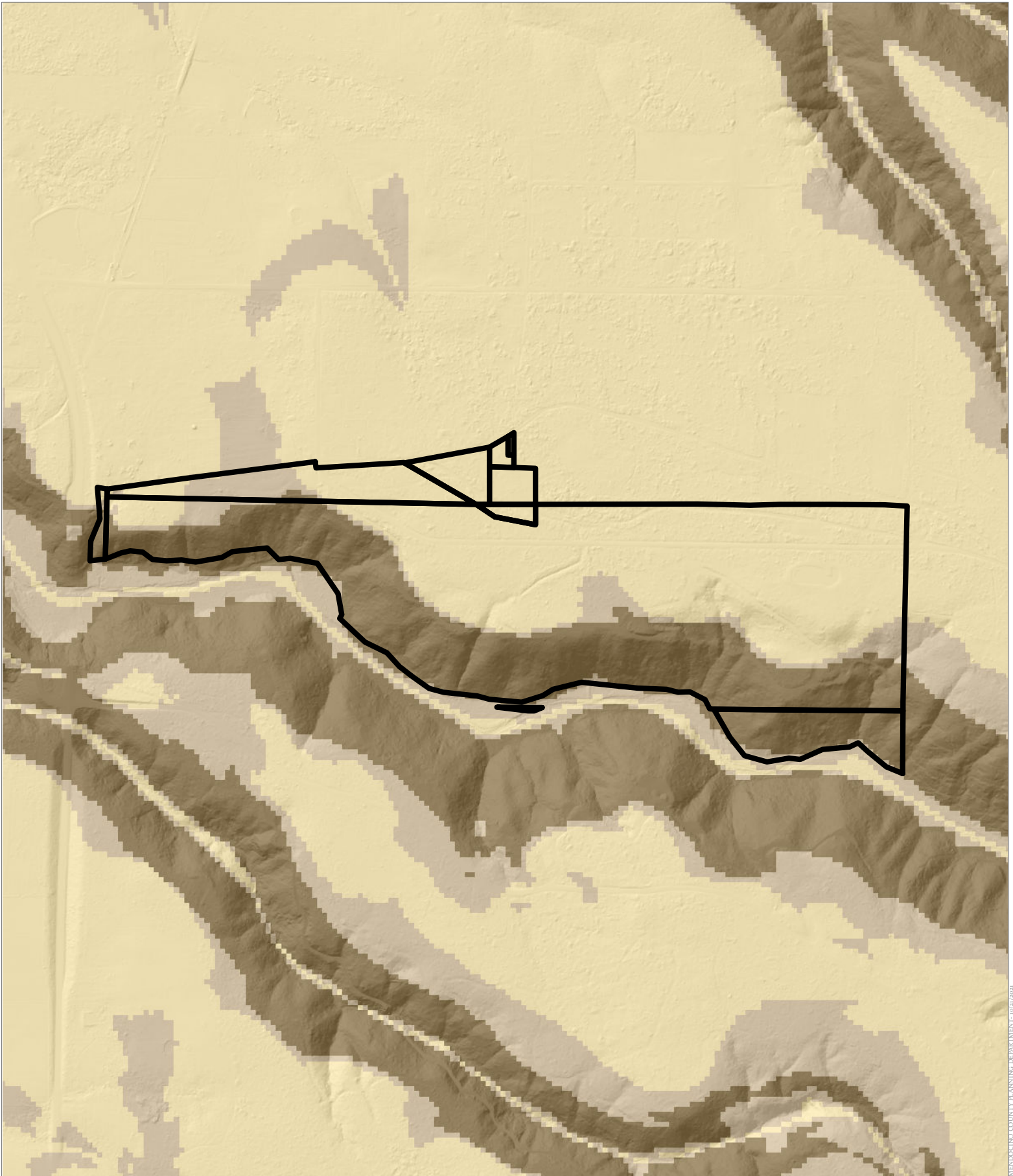


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-  Critical Water Areas
-  Sufficient Water Resources
-  Marginal Water Resources

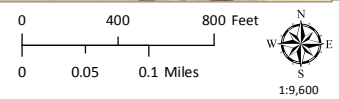
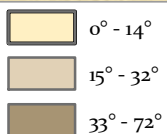


GROUND WATER RESOURCES

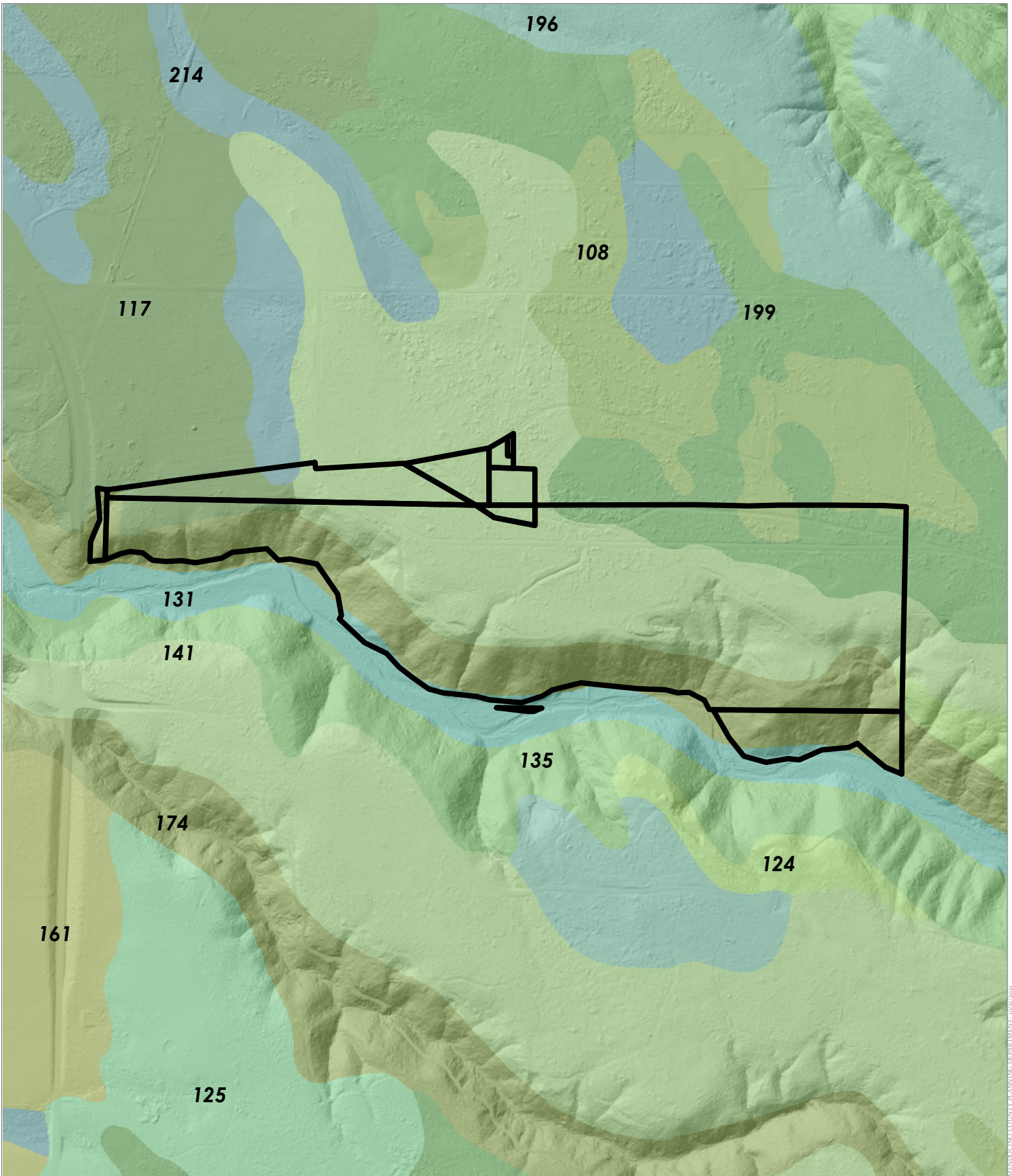


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/27/2021




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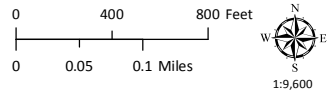


ESTIMATED SLOPE



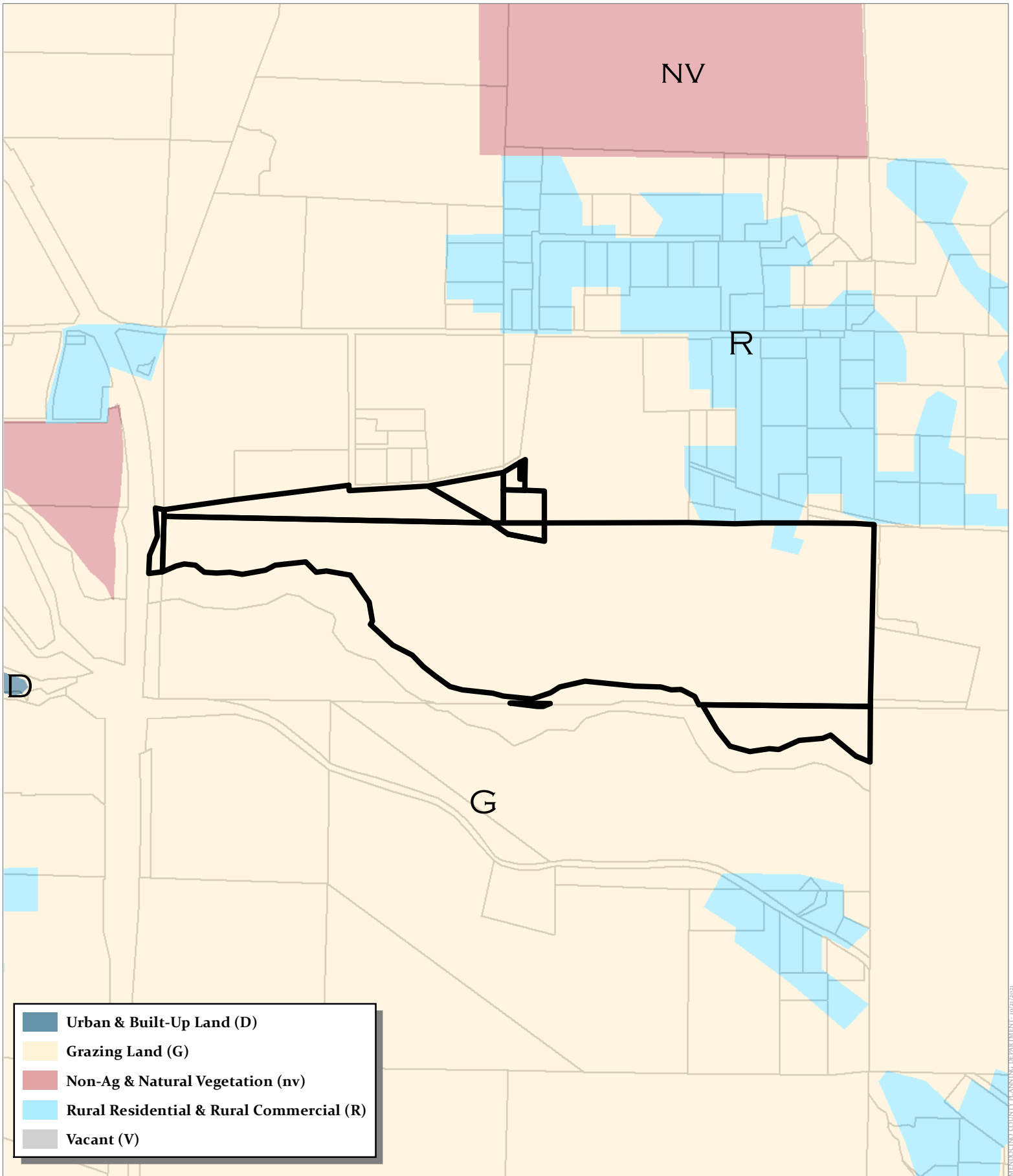
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-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex
-  Bishop Pine



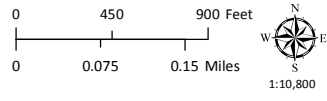
WESTERN SOIL CLASSES

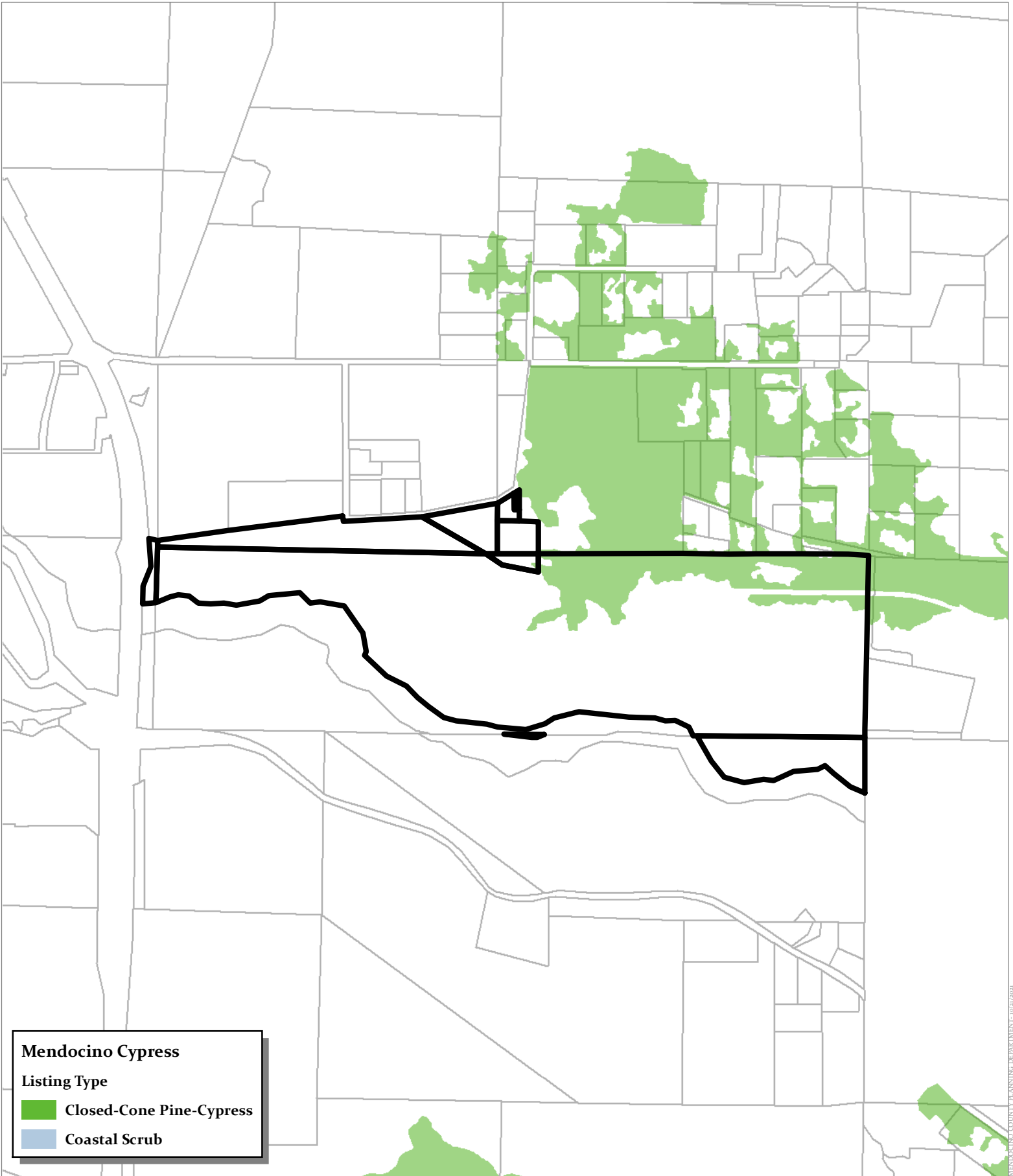
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/27/2021



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

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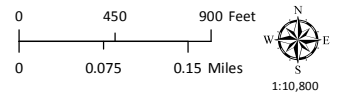


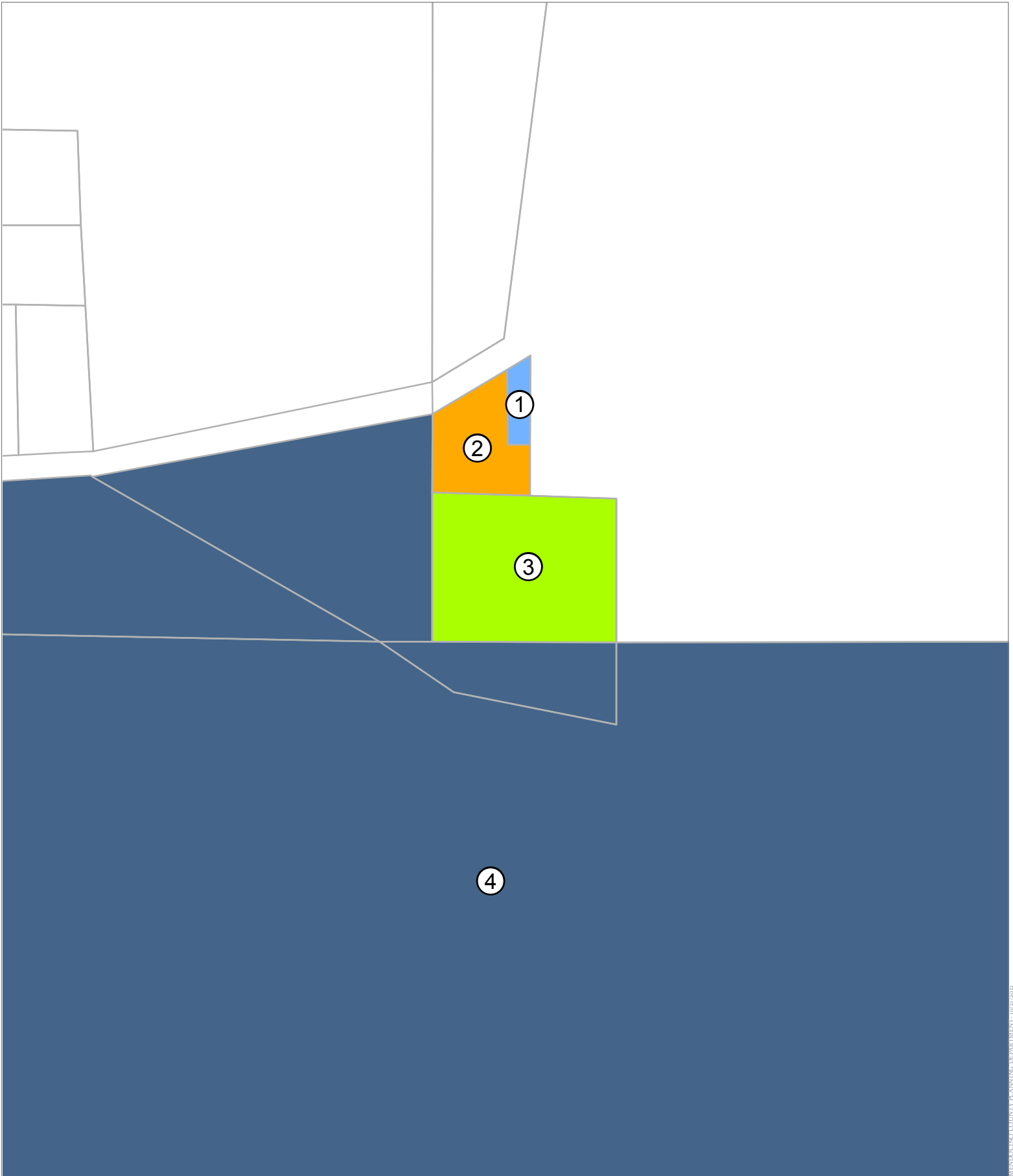
Mendocino Cypress

Listing Type

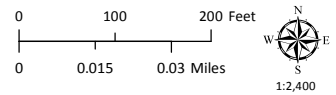
- Closed-Cone Pine-Cypress
- Coastal Scrub

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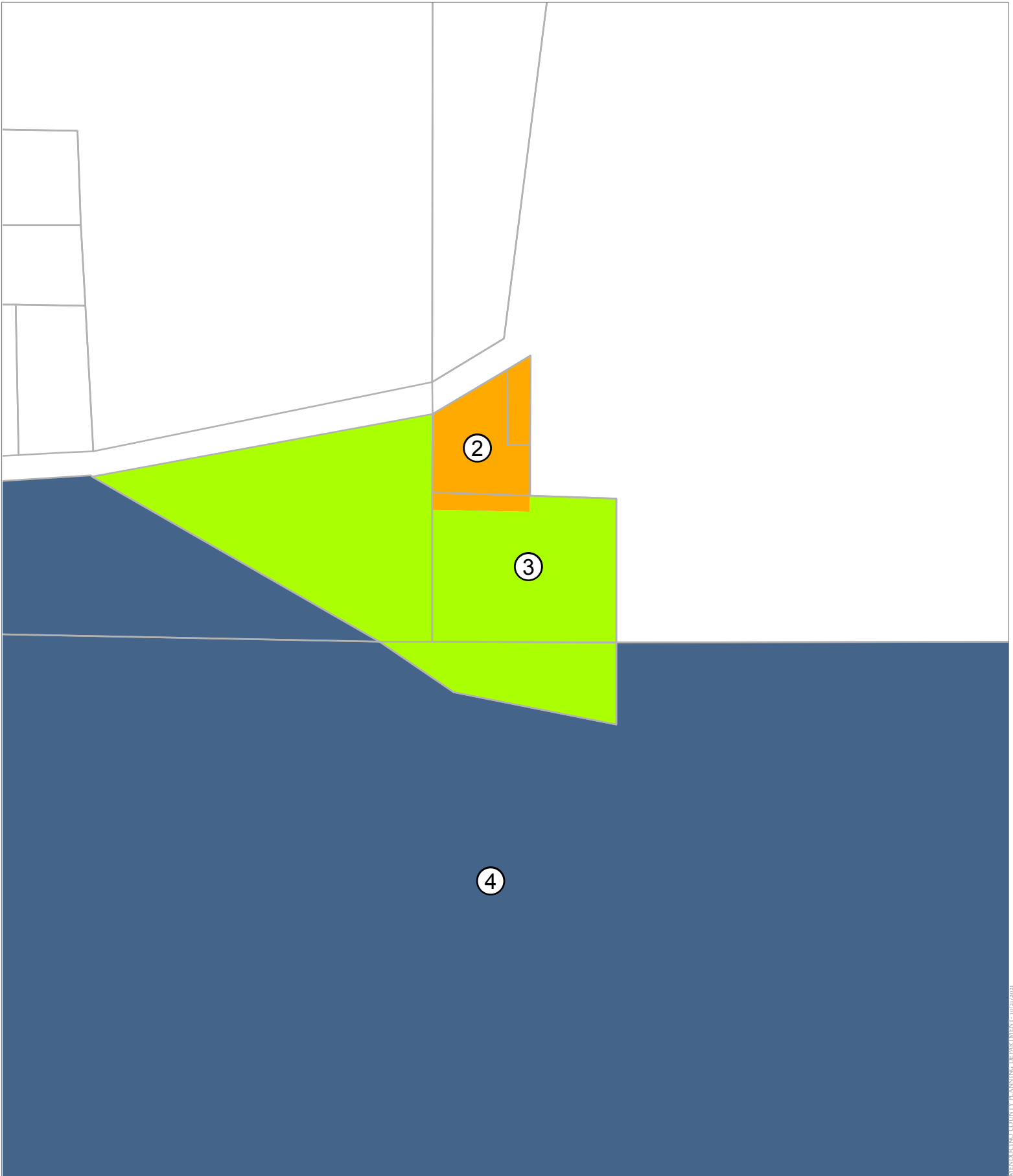




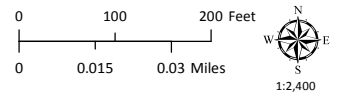
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EXISTING LOTS (DETAIL)



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PROPOSED LOTS (DETAIL)