



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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 www.mendocinocounty.org/pbs

December 1, 2021

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

Department of Forestry/ CalFire
 -Land Use
 Department of Fish and Wildlife
 Coastal Commission
 County Addressor – Russ Ford

Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 South Coast Fire Protection District
 Gualala MAC

CASE#: B_2021-0058

DATE FILED: 10/25/2021

OWNER: MAX BALLANTINE AND VINEET JAGGI ET. AL.

APPLICANT: VINEET JAGGI

AGENT: RICHARD SEALE

REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the boundaries between two lots in Anchor Bay. Lot 1 (APN 144-035-06) will decrease to .24± acres and Lot 2 (APN 144-035-07) will decrease to .33± acres.

LOCATION: In the Community of Anchor Bay, lying on the east side of Hwy 1 (SR 1), 730± feet east of its intersection with Ocean View Ave (Private Road); located at 46841 & 46851 Ocean View Way, Anchor Bay; APN:144-035-06, -07.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: DIRK LARSON

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 _____

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APN/S: 144-035-06, -07

PARCEL SIZE: 0.25± & 0.33± acres

GENERAL PLAN: Rural Residential-5 acres minimum (RR5(SR):R)

ZONING: Rural Residential-5 acre minimum (RR:5)

EXISTING USES: Residential

DISTRICT: 5

RELATED CASES: Anchor Bay Subdivision Unit No. 1

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential-5 acre minimum (RR5(SR))	Rural Residential (RR:5)	.17± acres	Residential
EAST:	Split Zone: Commercial, Rural Residential-10 acre minimum (C/RR10)	Commercial/Rural Residential (C/RR:10)	2.14± acres	Residential, Commercial
SOUTH:	Rural Residential-5 acre minimum (RR5(SR))	Rural Residential (RR:5)	.24± acres	Residential
WEST:	Rural Residential-5 acre minimum (RR5(SR))	Rural Residential (RR:5)	.15±, .16± acres	Residential

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor's Office
- Building Division FB
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Forestry Advisor
- LAFCO
- City Planning Department
- Community Services District
- South Coast FPD Fire District
- Gualala MAC

- Sanitation District
- School District
- Water District
- Mendocino Transit Authority (MTA)
- Planning Division FB
- 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: DIRK LARSON

DATE: 12/1/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

Gualala

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

South Coast Fire Protection

4. FARMLAND CLASSIFICATION:

GIS

Urban and Built Up Land/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

Shinglemill-Gibney Complex

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

None

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

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

N/A

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

N/A

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

N/A

21. STATE CLEARINGHOUSE REQUIRED:

Policy

N/A

22. OAK WOODLAND AREA:

USDA

N/A

23. HARBOR DISTRICT:

Sec. 20.512

No

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

Rural Residential, 5 ac. minimum

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Moderate Productivity Timberland

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

No

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

No



SUBJECT PARCEL/S

Fish Rock Road






Garcia River

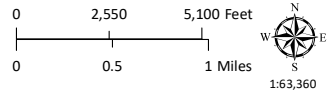
Gualala

Sonoma County



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 ADDRESS: 46851 Ocean View Avenue, Fort Bragg

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



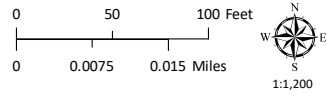
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/17/2023



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== Private Roads



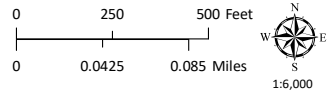
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 01/12/2021



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- Public Roads
- Private Roads





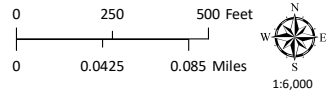
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 01/17/2021



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-  Public Roads
-  Private Roads



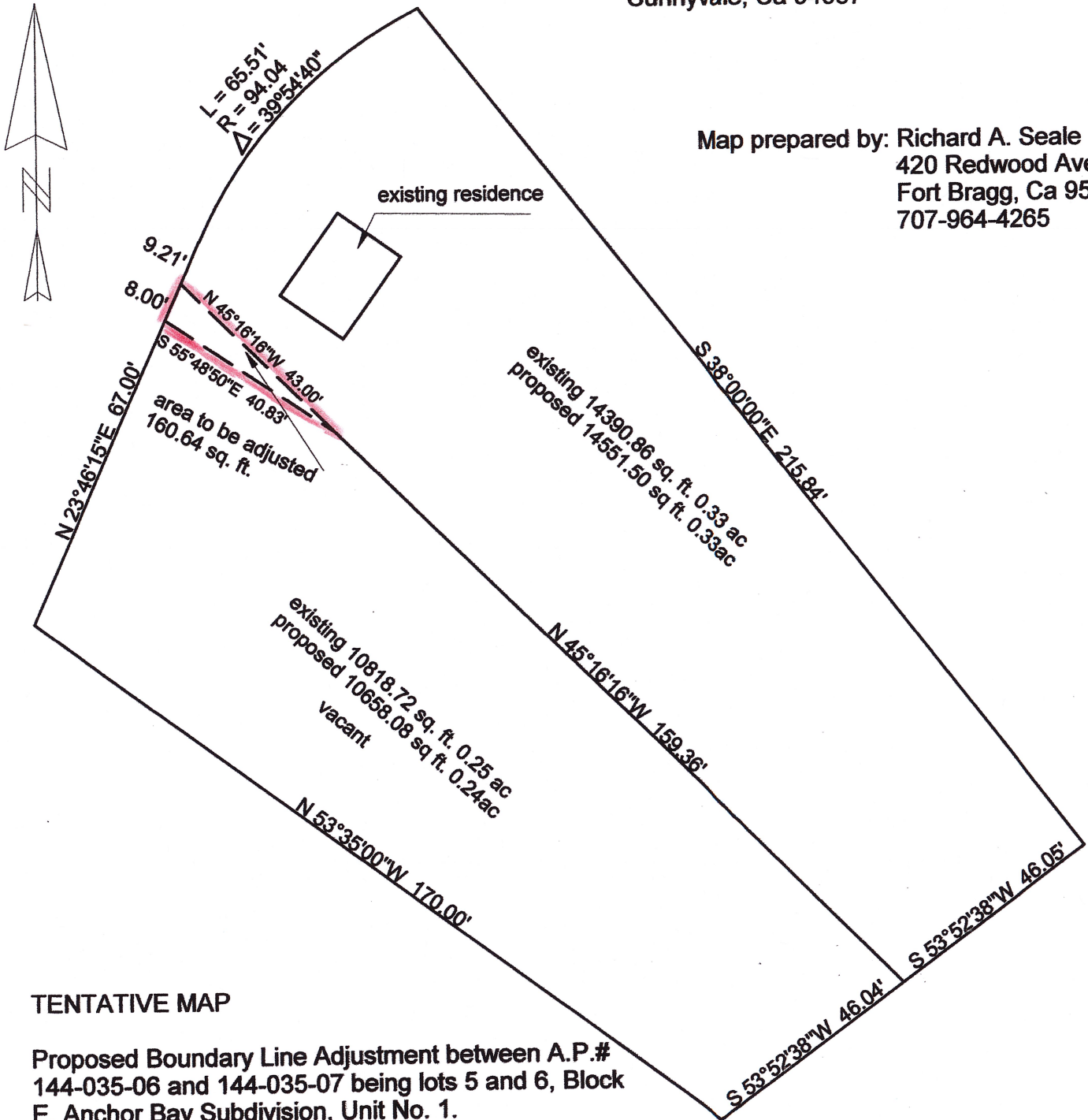
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

HENNING COUNTY PLANNING DEPARTMENT - 10/2021

Owners: A.P.# 144-035-06
Max Ballantine
35501 S. Hwy One
Gualala, Ca 95445

A.P. # 144-035-07
Vineet Jaggi
1207 Olivera Terrace
Sunnyvale, Ca 94087

Map prepared by: Richard A. Seale
420 Redwood Ave.
Fort Bragg, Ca 95437
707-964-4265



TENTATIVE MAP

Proposed Boundary Line Adjustment between A.P.#
144-035-06 and 144-035-07 being lots 5 and 6, Block
E, Anchor Bay Subdivision, Unit No. 1.

Mendocino County
Scale 1" = 30'

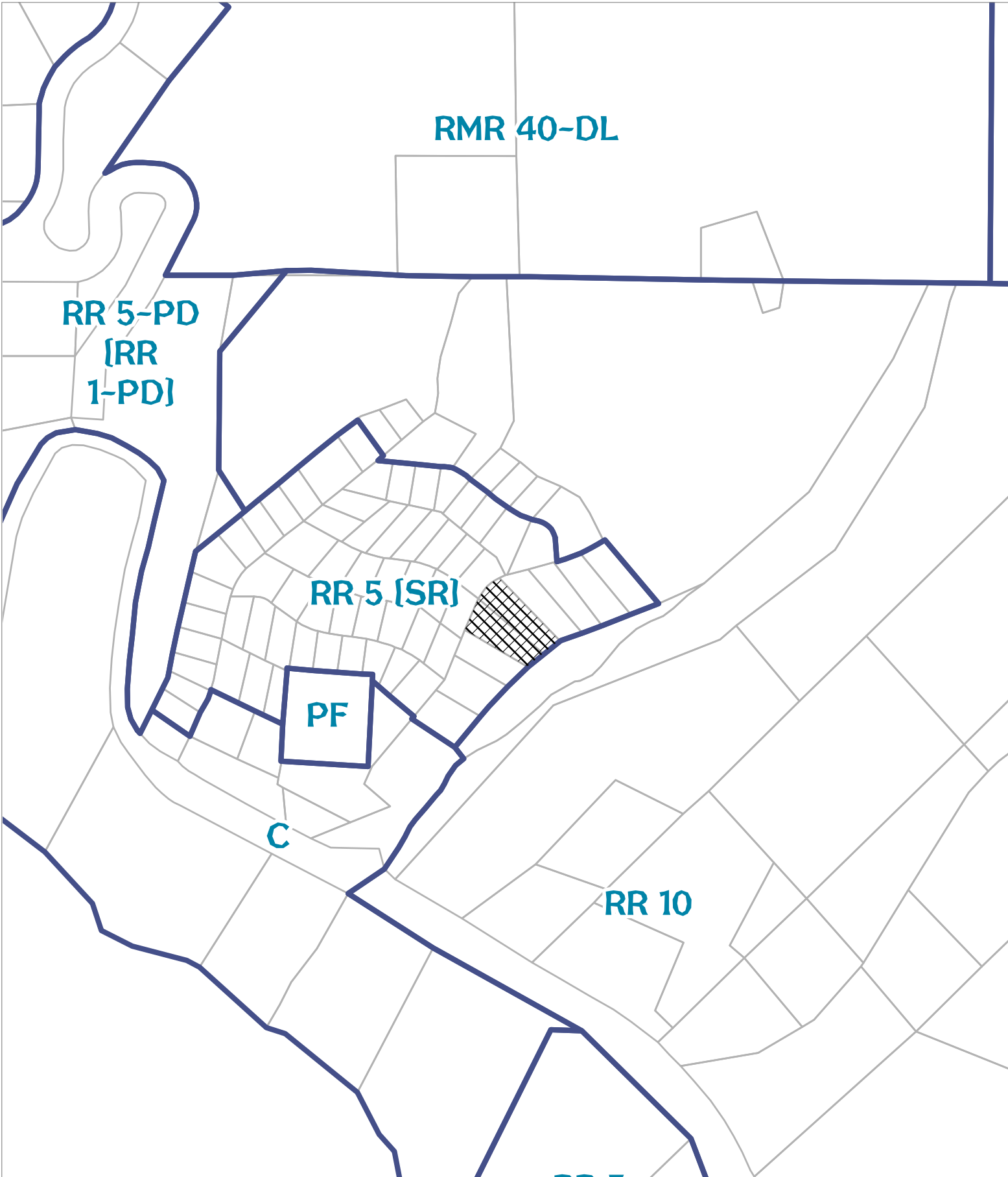
California
October, 2021

Sheet one of one


RECEIVED

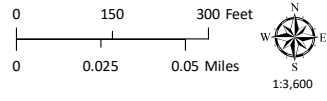
OCT 25 2021

PLANNING & BUILDING SERV
FORT BRAGG CA

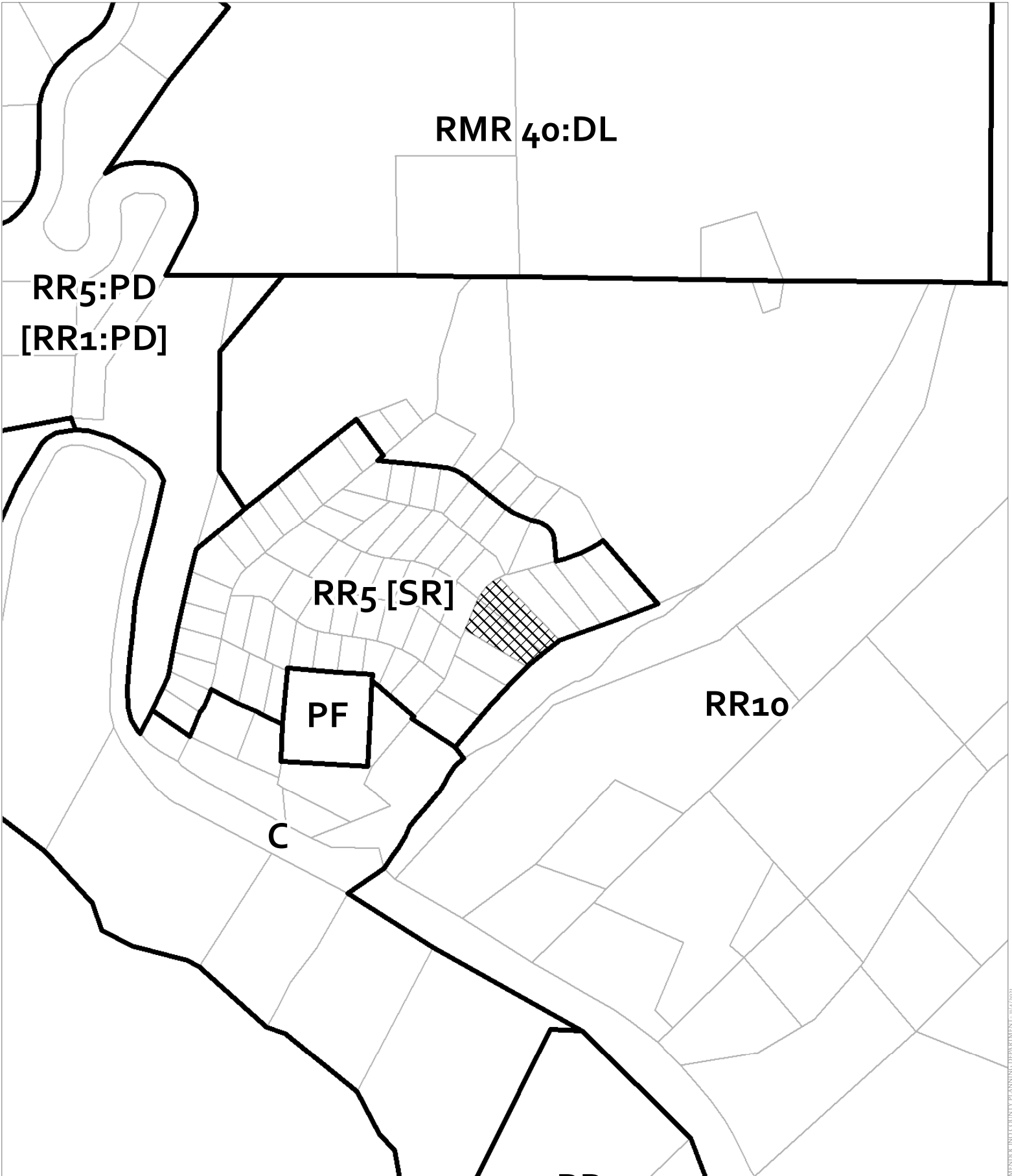


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 General Plan Classes




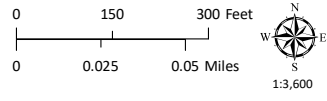
GENERAL PLAN CLASSIFICATIONS



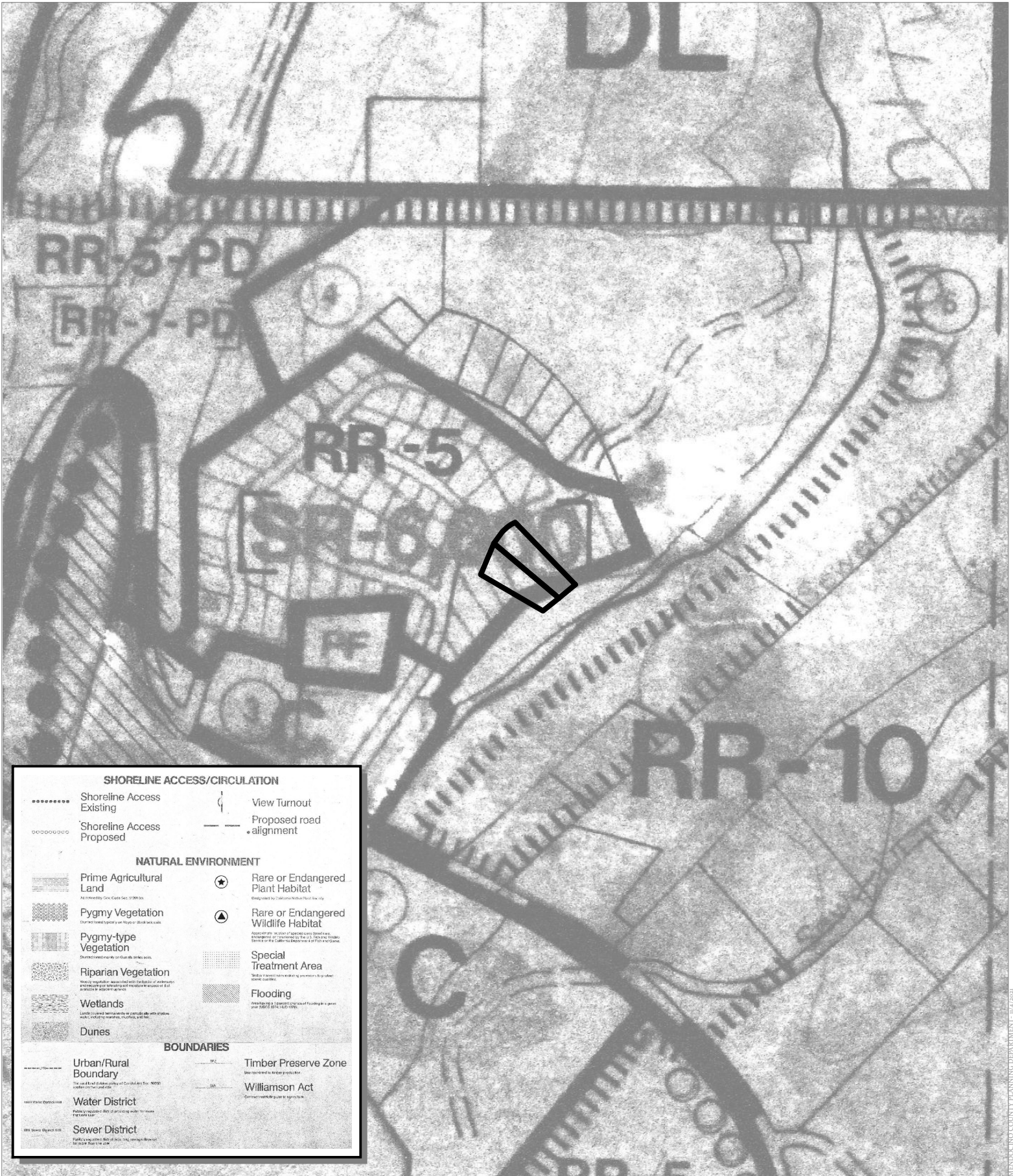
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/1/2021

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 Zoning Districts



ZONING DISPLAY MAP



SHORELINE ACCESS/CIRCULATION

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

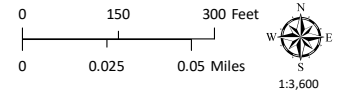
NATURAL ENVIRONMENT

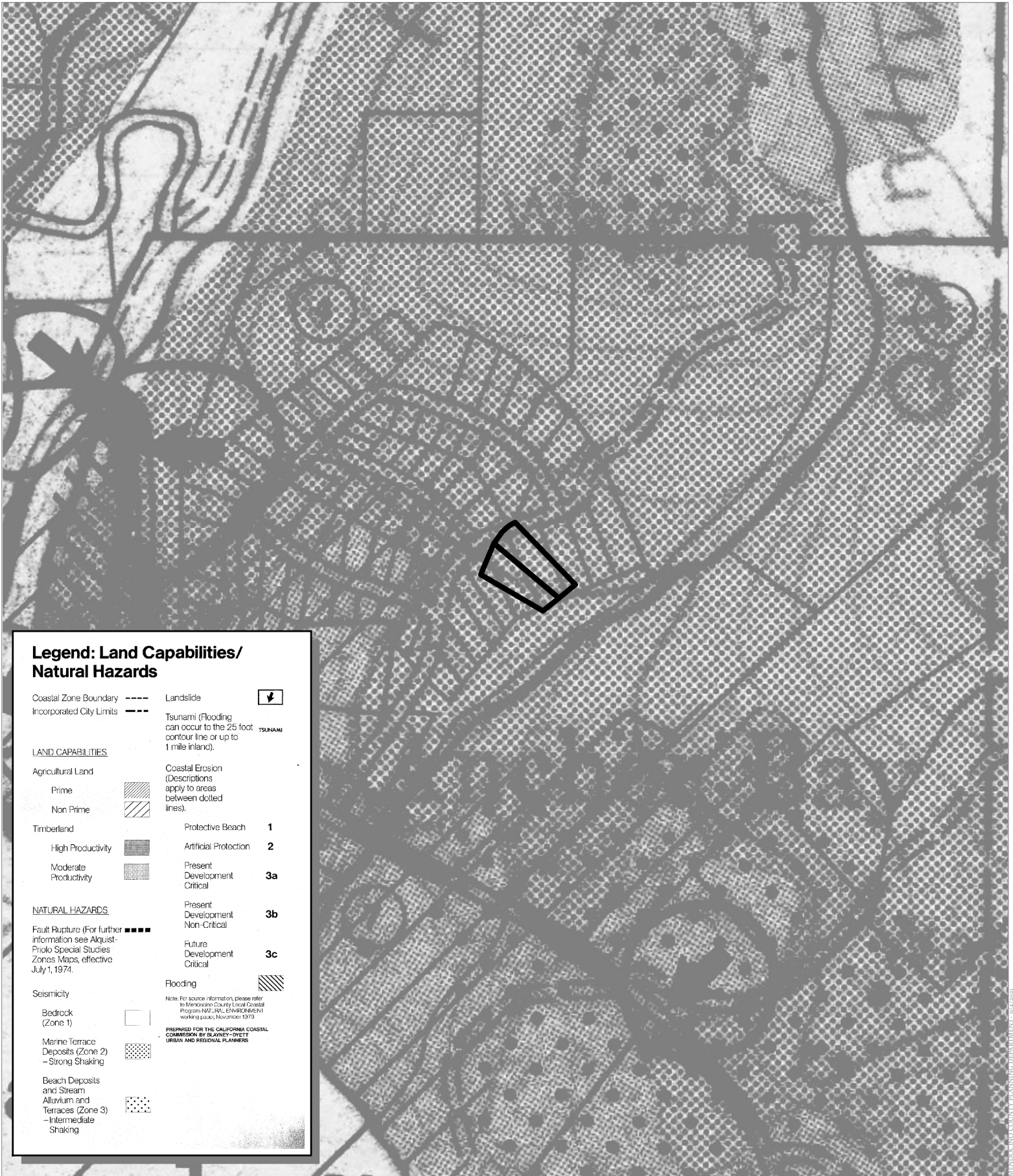
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

BOUNDARIES

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

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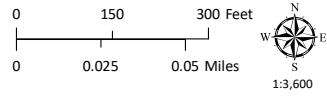




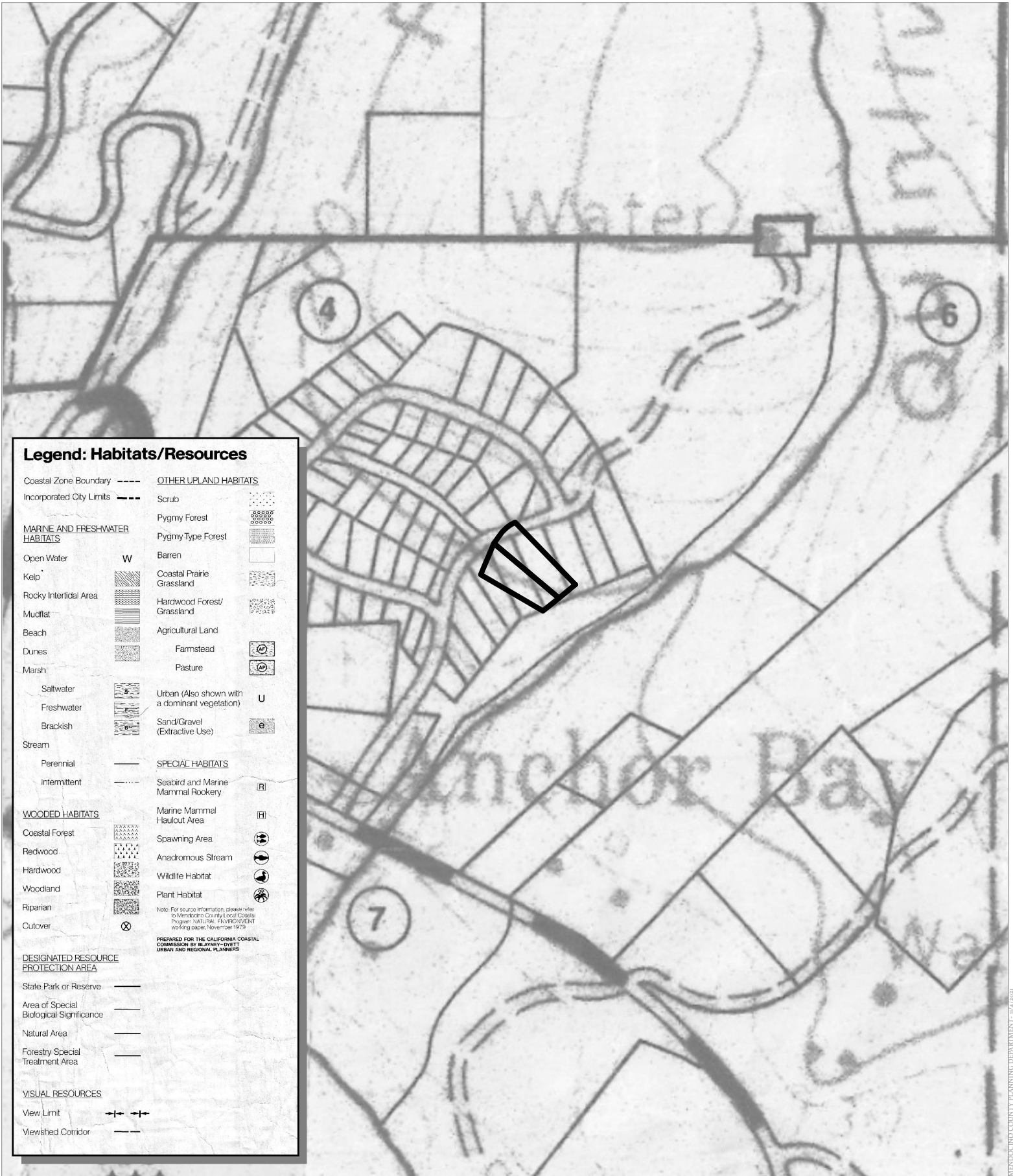
**Legend: Land Capabilities/
Natural Hazards**

Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
LAND CAPABILITIES			
Agricultural Land		Coastal Erosion (Descriptions apply to areas between dotted lines).	
Prime		Protective Beach	1
Non Prime		Artificial Protection	2
Timberland		Present Development Critical	3a
High Productivity		Present Development Non-Critical	3b
Moderate Productivity		Future Development Critical	3c
NATURAL HAZARDS			
Fault Rupture (For further information see Alquist-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.</small> <small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY ISLAND-CRETT URBAN AND REGIONAL PLANNERS</small>	
Bedrock (Zone 1)			
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

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MENDOCINO COUNTY PLANNING DEPARTMENT - 01/2021



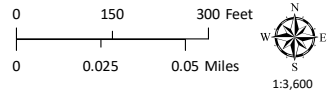
Legend: Habitats/Resources

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		
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	⊗	
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 1978

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVINY-DYETT URBAN AND REGIONAL PLANNERS

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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/1/2021



**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.



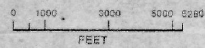
Appeal Jurisdiction

This area includes lands between the sea and the designated first public land paralleling the sea or 322' 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 500' of the top of the seaward slope of coastal bluff.

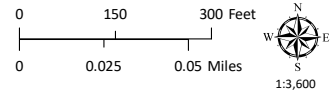
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.H.C. §30119.03, and §30630.01 and 30632. In addition, governments may also be responsible pursuant to P.H.C. §30630.03(a), 30631, and 30635. If questions arise concerning the precise location of the boundary of any area defined in the above sections, the reader should be referred to the local government under the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.



California Coastal Commission



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APPEALABLE AREAS

CONFIDENTIAL

DO NOT DISTRIBUTE





SWAMP
HAREBELL

SONOMA
TREE VOLE

CALIFORNIA
GIANT
SALAMANDER

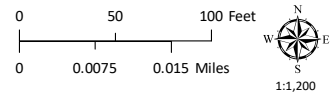
CNDDDB 060221

CNAME

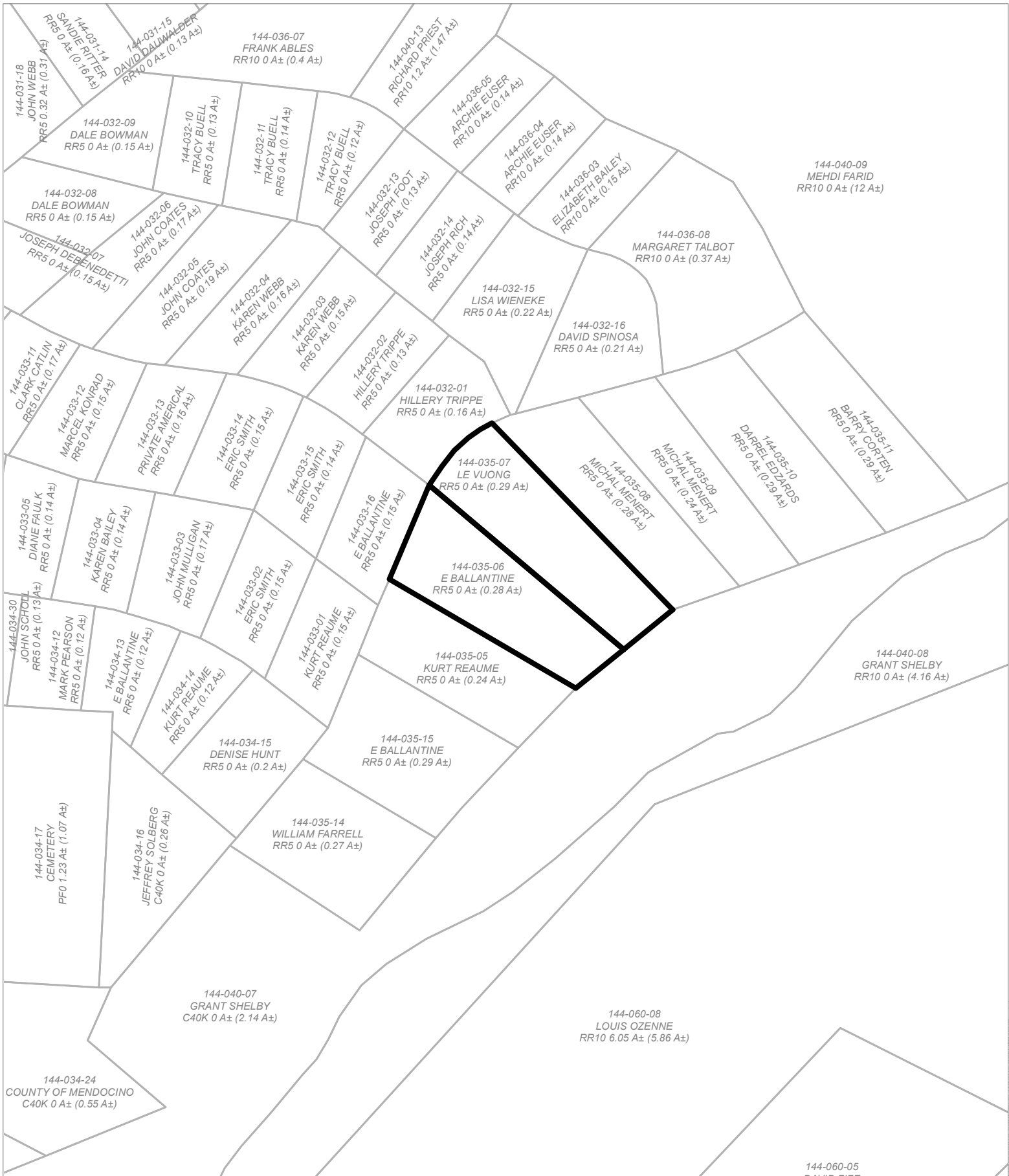
-  California giant salamander
-  Sonoma tree vole
-  obscure bumble bee
-  swamp harebell

CNDDDB version 06/2021. Please note: The occurrences shown on this map represent the known locations of the species listed here as of the date of this version. There may be additional occurrences or additional species within this area which have not yet been surveyed and/or mapped. Lack of information in the CNDDDB about a species or an area can never be used as proof that no special status species occur in an area.

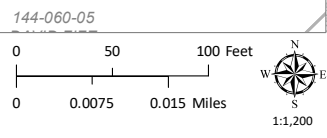
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NATURAL DIVERSITY DATABASE

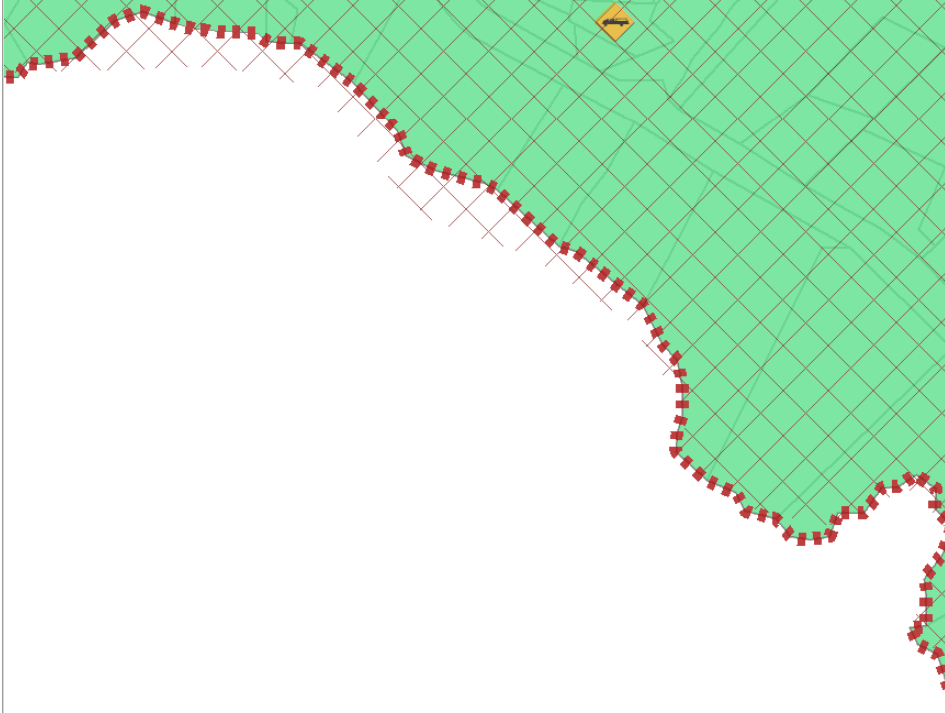


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ADJACENT PARCELS

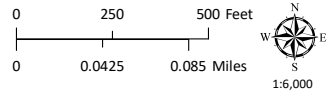
**SOUTH COAST
FIRE PROTECTION
DISTRICT**



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 High Fire Hazard  County Fire Districts
 Fire Stations

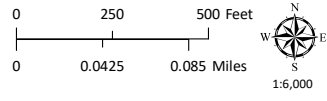


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

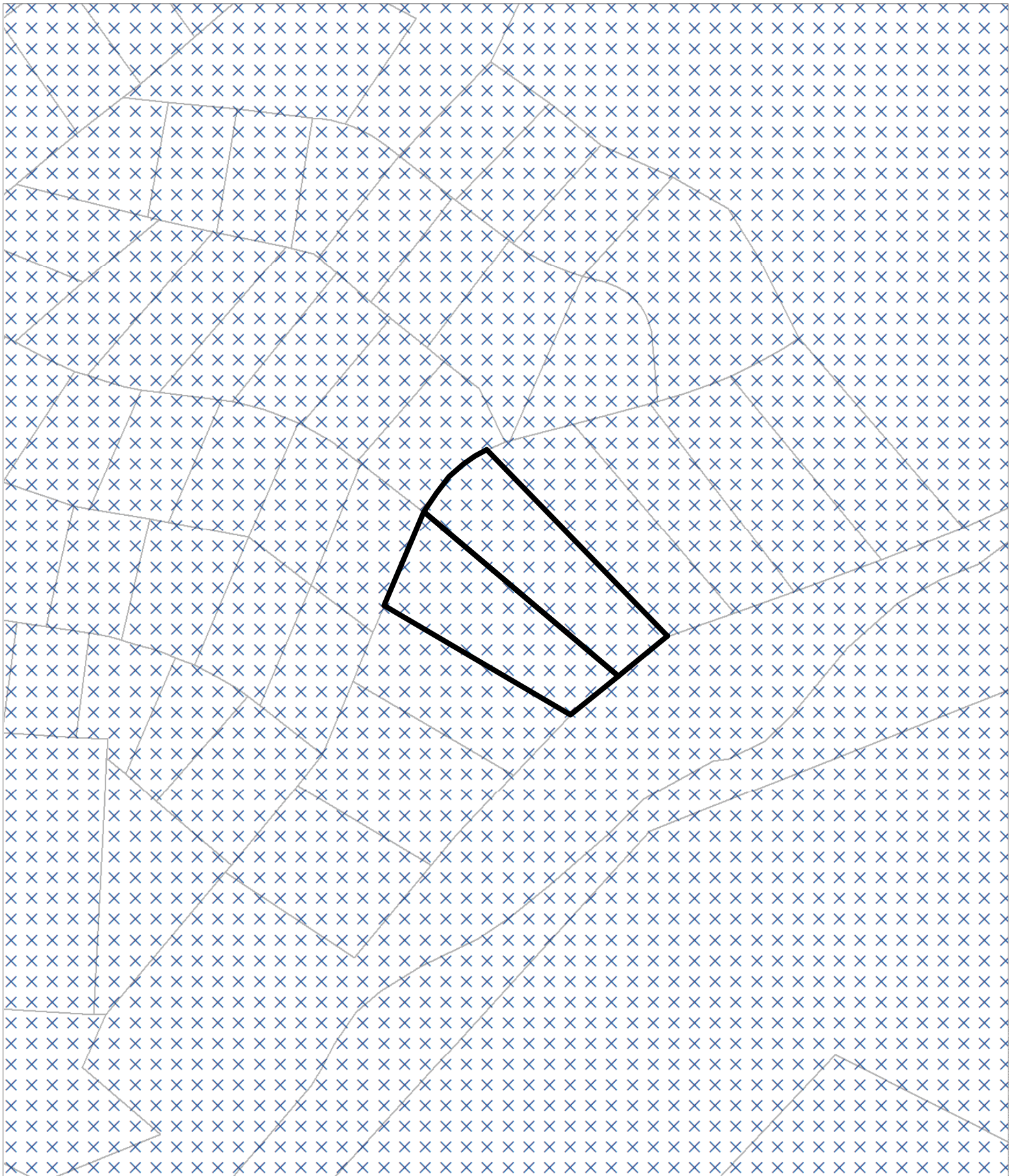


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/17/2021

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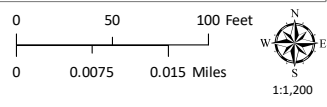
WILDLAND-URBAN INTERFACE ZONES



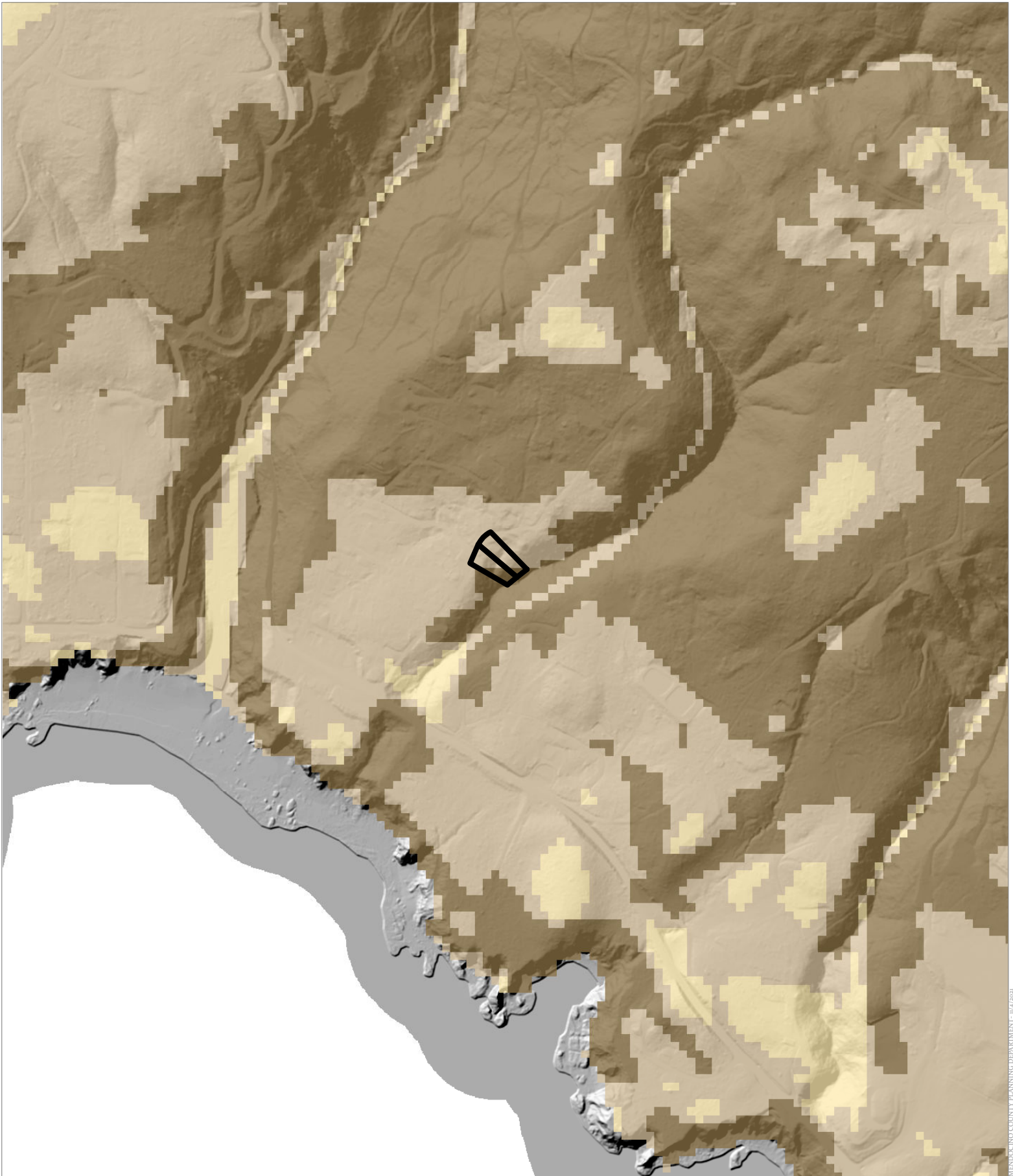
MENDOCINO COUNTY PLANNING DEPARTMENT - 11/2023

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AGENT: Richard Seale
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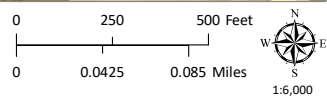
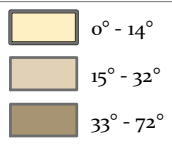
 Critical Water Areas



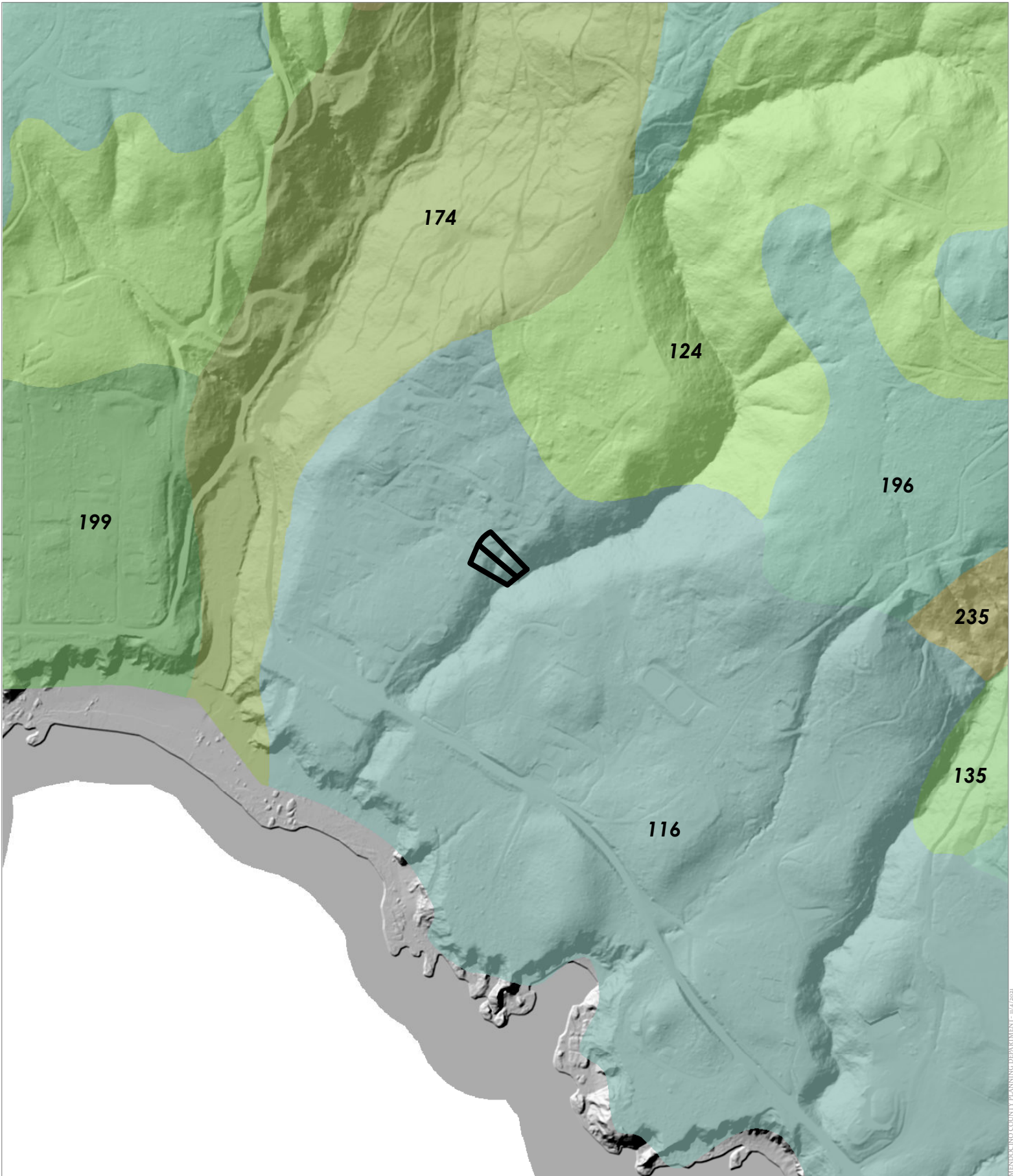
GROUND WATER RESOURCES




CASE: B 2021-0058
 OWNER: JAGGI, Vineet
 APN: 144-035-06, 07
 APLCT: Vineet Jaggi
 AGENT: Richard Seale
 ADDRESS: 46851 Ocean View Avenue, Fort Bragg

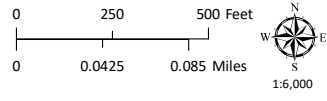


ESTIMATED SLOPE



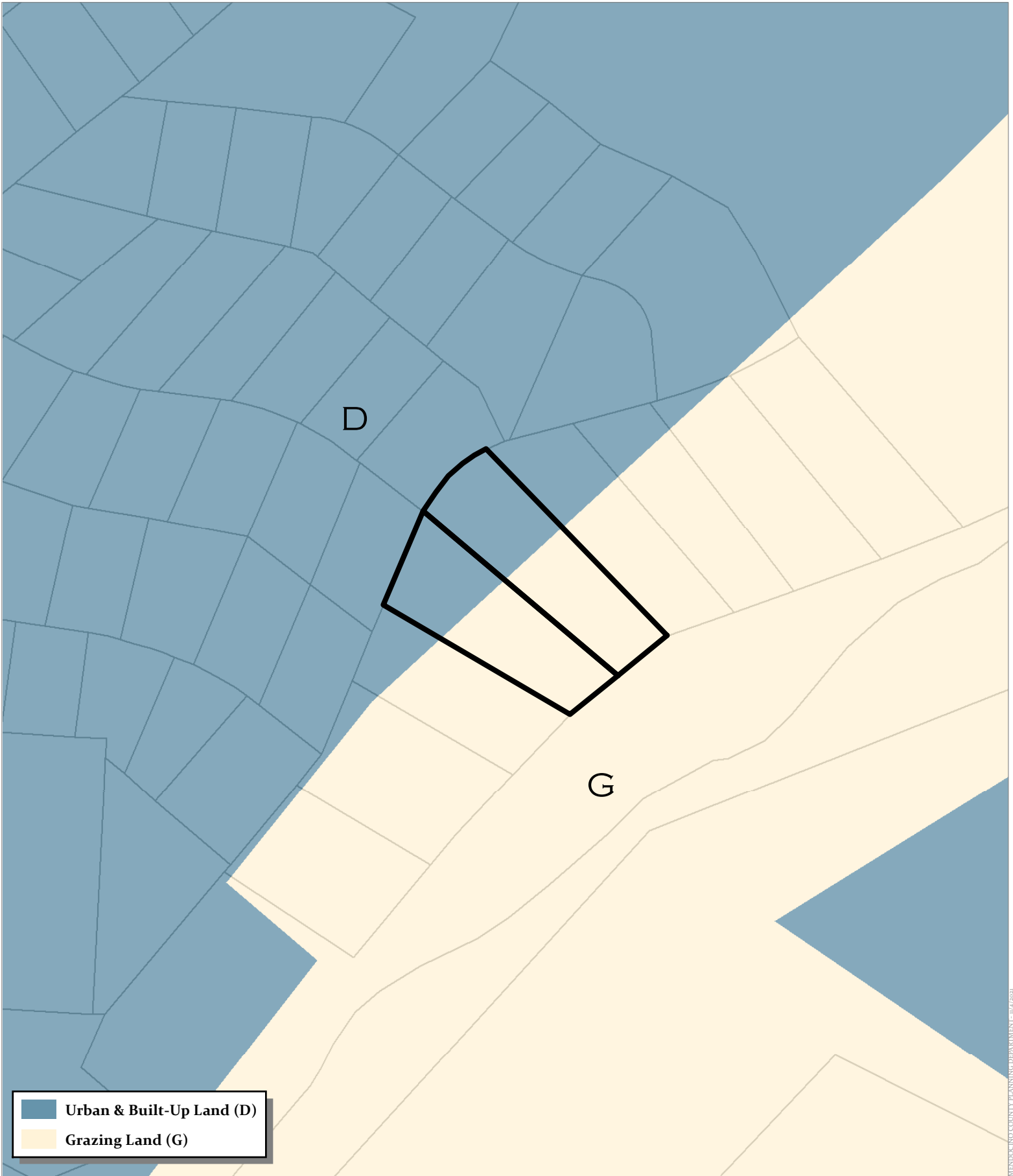
CASE: B 2021-0058
 OWNER: JAGGI, Vineet
 APN: 144-035-06, 07
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 Shinglemill-Gibney Complex



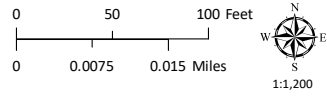
WESTERN SOIL CLASSES

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/1/2021



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/1/2021

CASE: B 2021-0058
 OWNER: JAGGI, Vineet
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FARMLAND CLASSIFICATIONS