



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

February 18, 2022

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

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

Department of Parks & Recreation  
 County Addresser- Russ Ford  
 Cloverdale Rancheria  
 Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians  
 Albion-Little River Fire District

**CASE#:** CDPM\_2022-0001

**DATE FILED:** 2/16/2022

**OWNER/APPLICANT:** JORN & ANN HERNER

**AGENT:** SCHLOSSER NEWBERGER ARCHITECTS

**REQUEST:** Coastal Development Permit Modification of CDP\_2020-0019, which authorized the construction of a 1,796 sq. ft. single family dwelling, an attached 576 sq. ft. garage, patio and walkways, asphalt driveway and turnout, 1,200 gallon water storage tank with associated pump house, and propane tank for the residence. Request modification of CDP\_2020-0019 to include Roof Mount Solar on the proposed single-family dwelling.

**LOCATION:** In the Coastal Zone, 2.0± miles southeast of Albion town center, on the west side of Navarro Ridge Road (CR 518), 1.1± miles southeast of State Route 1 (SR 1), located at 32871 Navarro Ridge Rd., Albion (APN: 123-400-19).

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** TIA SAR

**RESPONSE DUE DATE:** March 4, 2022

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://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](mailto: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\_2022-0001**

---

**OWNER/ APPLICANT:** JORN D & ANN D HERNER TTEES

**AGENT:** SCHLOSSER NEWBERGER ARCHITECTS

**REQUEST:** Coastal Development Permit Modification of CDP\_2020-0019, which authorized the construction of a 1,796 sq. ft. single family dwelling, an attached 576 sq. ft. garage, patio and walkways, asphalt driveway and turnout, 1,200 gallon water storage tank with associated pump house, and propane tank for the residence. Request modification of CDP\_2020-0019 to include Roof Mount Solar on the proposed single-family dwelling.

**LOCATION:** In the Coastal Zone, 2.0± miles southeast of Albion town center, on the west side of Navarro Ridge Road (CR 518), 1.1± miles southeast of State Route 1 (SR 1), located at 32871 Navarro Ridge Rd., Albion (APN: 123-400-19).

**APN/S:** 123-400-19

**PARCEL SIZE:** 4.23 ± Acres

**GENERAL PLAN:** Rural Residential (RR 5) / (RR 5-DL)

**ZONING:** Rural Residential (RR 5) / (RR 5-DL)

**EXISTING USES:** Vacant

**DISTRICT:** 5 (Williams)

**RELATED CASES:** Vacant

---

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Range Land (RL 160)	Range Land (RL 160)	85.8 ± Acres	Residential
<b>EAST:</b>	Rural Residential (RR 5) / (RR 5-DL)	Rural Residential (RR 5) / (RR 5-DL)	3.43 ± Acres	Residential
<b>SOUTH:</b>	Rural Residential (RR 5) / (RR 5-DL)	Rural Residential (RR 5) / (RR 5-DL)	7.5 ± Acres	State Park
<b>WEST:</b>	Rural Residential (RR 5) / (RR 5-DL)	Rural Residential (RR 5) / (RR 5-DL)	3.94 ± Acres	Vacant

---

**REFERRAL AGENCIES**

**LOCAL**

- Air Quality Management District
- Archaeological Commission
- Assessor's Office
- Building Division (FB)
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (FB)

- Albion Litter River Fire District
- Planning Division (FB)
- Sonoma State University
- STATE**
- CALFIRE (Land Use)
- California Coastal Commission
- California Dept. of Fish & Wildlife

- California Dept. of Parks and Recreation
- CALTRANS
- TRIBAL**
- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

---

**ADDITIONAL INFORMATION:** N/A

**STAFF PLANNER:** MIO MENDEZ

**DATE:** 6/26/19

## ENVIRONMENTAL DATA

### 1. MAC:

GIS

*None*

### 2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

*High Fire Hazard*

### 3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

*CalFire File # 263-19*

### 4. FARMLAND CLASSIFICATION:

GIS

*Rural Residential and Rural Commercial*

### 5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

*Zone X, Zone V*

### 6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

*Critical Water Area*

### 7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

*Wester Study Soils 182, 139*

### 8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

*None*

### 9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

*N/A*

### 10. TIMBER PRODUCTION ZONE:

GIS

*N/A*

### 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

*N/A*

### 14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

*N/A*

### 15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

*None*

### 16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

*Navarro River Redwoods State Park*

### 17. LANDSLIDE HAZARD:

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

*None*

### 18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

*N/A*

### 19. WILD AND SCENIC RIVER:

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

*N/A*

### 20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

*None*

### 21. STATE CLEARINGHOUSE REQUIRED:

Policy

*N/A*

### 22. OAK WOODLAND AREA:

USDA

*None*

### 23. HARBOR DISTRICT:

Sec. 20.512

*N/A*

## FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

### 24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

*See LCP Land Use Map 19 Navarro*

### 25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

*See LCP Land Capabilities & Natural Hazards*

### 26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

*See Habitats & Resources Map*

### 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

*Yes, See Highly Scenic & Tree Removal Areas Map*

### 30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

*See Biological Resources Map*

### 31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

*No*

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

**120 WEST FIR STREET  
FORT BRAGG, CA 95437  
Telephone: 707-964-5379  
Fax: 707-961-2427**

Case No(s) CDP-2022-0005  
 CDF No(s) ~~2022~~ 263-19  
 Date Filed 2-4-22  
 Fee \$ \$2,384.00  
 Receipt No. PRJ 047698  
 Received by Vandy

Material  Immaterial

**Office Use Only**

**COASTAL DEVELOPMENT PERMIT AMENDMENT APPLICATION FORM**

Name of Applicant Jorn and Ann Dinh-Herner	Name of Owner(s) Jorn and Ann Dinh-Herner	Name of Agent Newberger & Associates, Inc. Todd Newberger, Architect
Mailing Address 345 34th St. Sacramento, CA 95816	Mailing Address 345 34th St. Sacramento, CA 95816	Mailing Address 435 North Main St. Fort Bragg, CA 95437
Telephone Number 916-446-6055	Telephone Number 916-446-6055	Telephone Number 707-961-0911

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

Jorn - H      2/6/2022      Jorn H      1/26/2022  
 Signature of Applicant/Agent      Date      Signature of Owner      Date

**Driving Directions**

The site is located on the S (N/S/E/W) side of Navarro Ridge Rd. (name road)  
 approximately 2 miles (feet/miles) E (N/S/E/W) of its intersection with  
State Hwy One (provide nearest major intersection).

Assessor's Parcel Number(s) 123-400-19	Previous Coastal Development Permit # (s) 2019-0020
---	--

Parcel Size <u>4.2</u> <input type="checkbox"/> Square Feet <input checked="" type="checkbox"/> Acres	Street Address of Project 32871 Navarro Ridge Rd Albion, CA 95410 <b>Please note:</b> Before submittal, please verify correct street address with the Planning Division in Ukiah.
--	--

# COASTAL DEVELOPMENT PERMIT AMENDMENT APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies who will be reviewing your project proposal. The more detail that is provided, 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".

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. (Please describe all proposed modifications to the issued permit.)

Add photovoltaic panels serving the residence on the low sloping roof section previously approved under CDP\_2019-0020.

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES/UNITS	SQUARE FEET PER UNIT
<input checked="" type="checkbox"/> Single Family	1 (PREVIOUS CDP)	1796 HOUSE / 576 GARAGE (PREVIOUS CDP)
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex/Multifamily	_____	_____

3. Are there existing structures on the property?  Yes  No  
If yes, describe below and identify the use of each structure on the plot plan.

SINGLE FAMILY RESIDENCE APPROVED UNDER CDP\_2019-0020 IS UNDER CONSTRUCTION.

4. 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: PHOTOVOLTAIC PANELS PROPOSED IN THIS APPLICATION.  
 None
- B. Gas  
 Utility Company/Tank  
 None
- C. Telephone:  Yes  No

5. 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.

PREVIOUSLY APPROVED UNDER CDP\_2019-0020.

6. What will be the method of sewage disposal?

- Community sewage system, specify supplier \_\_\_\_\_  
 Septic Tank (indicate primary + replacement leachfields on plot plan)  
 Other, specify \_\_\_\_\_

7. What will be the domestic water source?

- Community water system, specify supplier \_\_\_\_\_  
 Well  
 Spring  
 Other, specify \_\_\_\_\_

8. Is any grading including road/driveway construction planned?  Yes  No

Estimate the amount of grading (cut and fill quantities) in cubic yards: \_\_\_\_\_ c.y. Please indicate on the site plan the areas and quantities of grading. **If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.**

Estimate the length of the proposed road/driveway: \_\_\_\_\_ feet.

Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

PREVIOUSLY APPROVED UNDER CDP\_2019-0020.

9. Will vegetation be removed to accommodate the proposed project?  Yes  No

If yes, explain:

PREVIOUSLY APPROVED UNDER CDP\_2019-0020.

How many trees will be removed as a result of the project: \_\_\_\_\_. Indicate on the site plan all trees to be removed which are greater than 12-inches in diameter (measured four feet from the ground). If applicable, please indicate on the site plan the size, location and species of all on-site trees that provide screening from public view areas.

10. Is the proposed development visible from:

- A. State Highway 1?  Yes  No  
B. Park, beach or recreation area?  Yes  No

If you answered yes to either question, explain.

PREVIOUSLY APPROVED UNDER CDP\_2019-0020, THE RESIDENCE IS VISIBLE FROM STATE HIGHWAY 1 AND NAVARRO BEACH STATE PARK.

11. Project Height. Maximum height of structure(s) 17 feet PREVIOUSLY APPROVED UNDER CDP\_2019-0020.

12. Describe all exterior materials and colors of all structures.

Siding material \_\_\_\_\_ Color \_\_\_\_\_  
Trim material \_\_\_\_\_ Color \_\_\_\_\_  
Chimney material \_\_\_\_\_ Color \_\_\_\_\_  
Roofing material \_\_\_\_\_ Color \_\_\_\_\_  
Window frame material \_\_\_\_\_ Color \_\_\_\_\_  
Door material \_\_\_\_\_ Color \_\_\_\_\_  
Fencing material \_\_\_\_\_ Color \_\_\_\_\_  
Retaining walls material \_\_\_\_\_ Color \_\_\_\_\_  
Other exterior materials \_\_\_\_\_ Color \_\_\_\_\_

PROPOSED PHOTOVOLTAIC PANELS TO HAVE AN ANODIZED ALUMINUM FRAME AND BLACK SURFACE. DATA SHEET WITH IMAGE ATTACHED AS EXHIBIT A.

13. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, threatened, rare or endangered plants/communities, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site?

Yes  No

If yes, please describe the resource and attach any biological/botanical reports:

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

Total square footage of all structures: \_\_\_\_\_  
Estimated employees per shift: \_\_\_\_\_  
Estimated shifts per day: \_\_\_\_\_  
Type of loading facilities proposed: \_\_\_\_\_

Will the proposed project be phased?  Yes  No

If Yes, explain your plans for phasing.

Parking will be provided as follows:

Number of Spaces Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Total \_\_\_\_\_

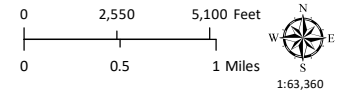
Number of standard spaces \_\_\_\_\_ Size \_\_\_\_\_

Number of handicapped spaces \_\_\_\_\_ Size \_\_\_\_\_



CASE: **CDPM 2022-0001**  
 OWNER: **HERNER, Jorn & Ann**  
 APN: **123-400-19**  
 APLCT: **Jorn & Ann Dinh-Herner**  
 AGENT: **Todd Newberger**  
 ADDRESS: **32871 Navarro Ridge Road, Albion**

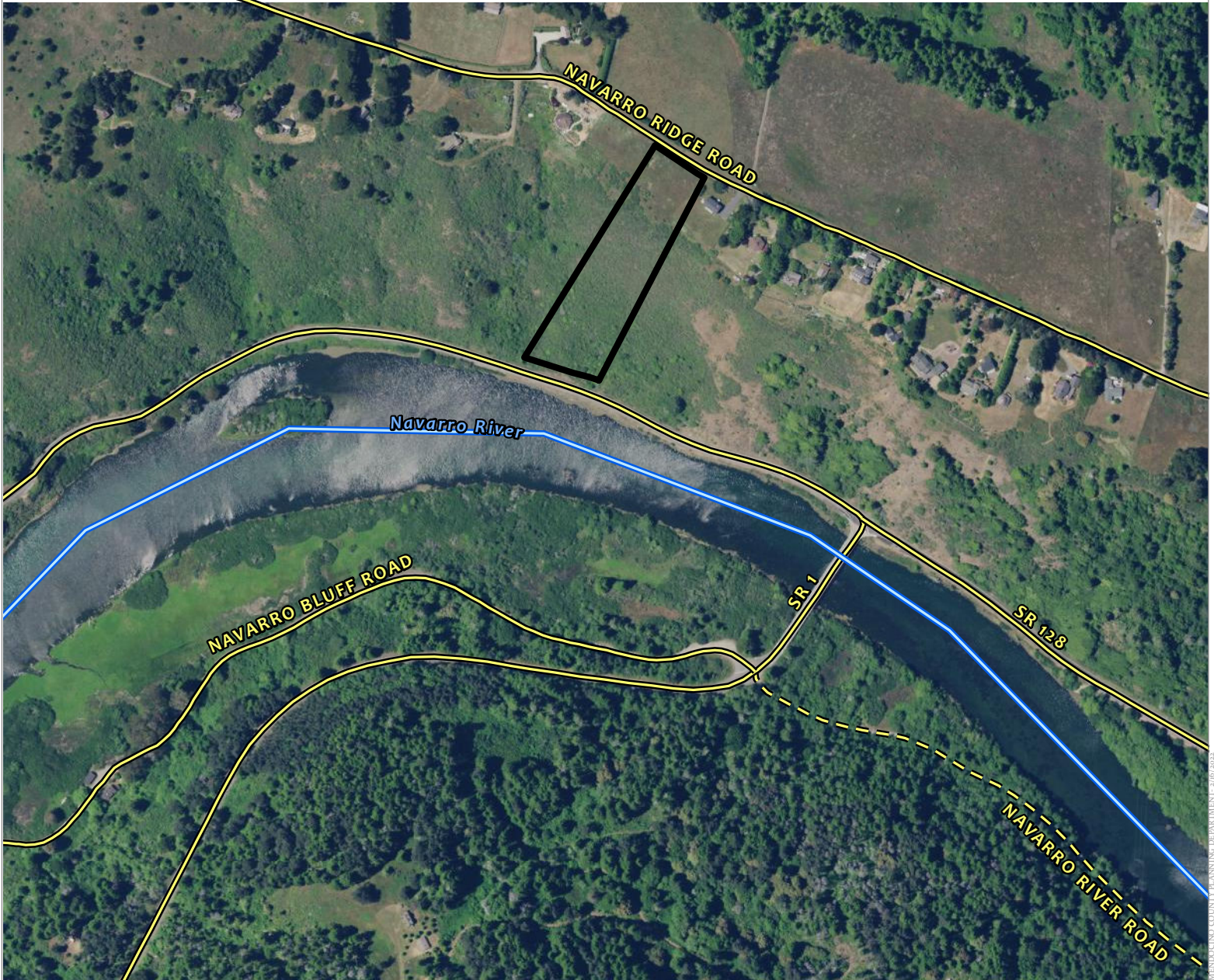
- Major Towns & Places
- Major Roads
- Coastal Zone Boundary
- Highways



LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/16/2023





CASE: **CDPM 2022-0001**  
OWNER: **HERNER, Jorn & Ann**  
APN: **123-400-19**  
APLCT: **Jorn & Ann Dinh-Herner**  
AGENT: **Todd Newberger**  
ADDRESS: **32871 Navarro Ridge Road, Albion**

Public Roads  
Private Roads

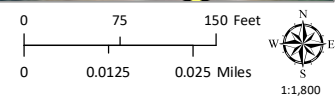
0 250 500 Feet  
0 0.0425 0.085 Miles  
1:6,000

AERIAL IMAGERY



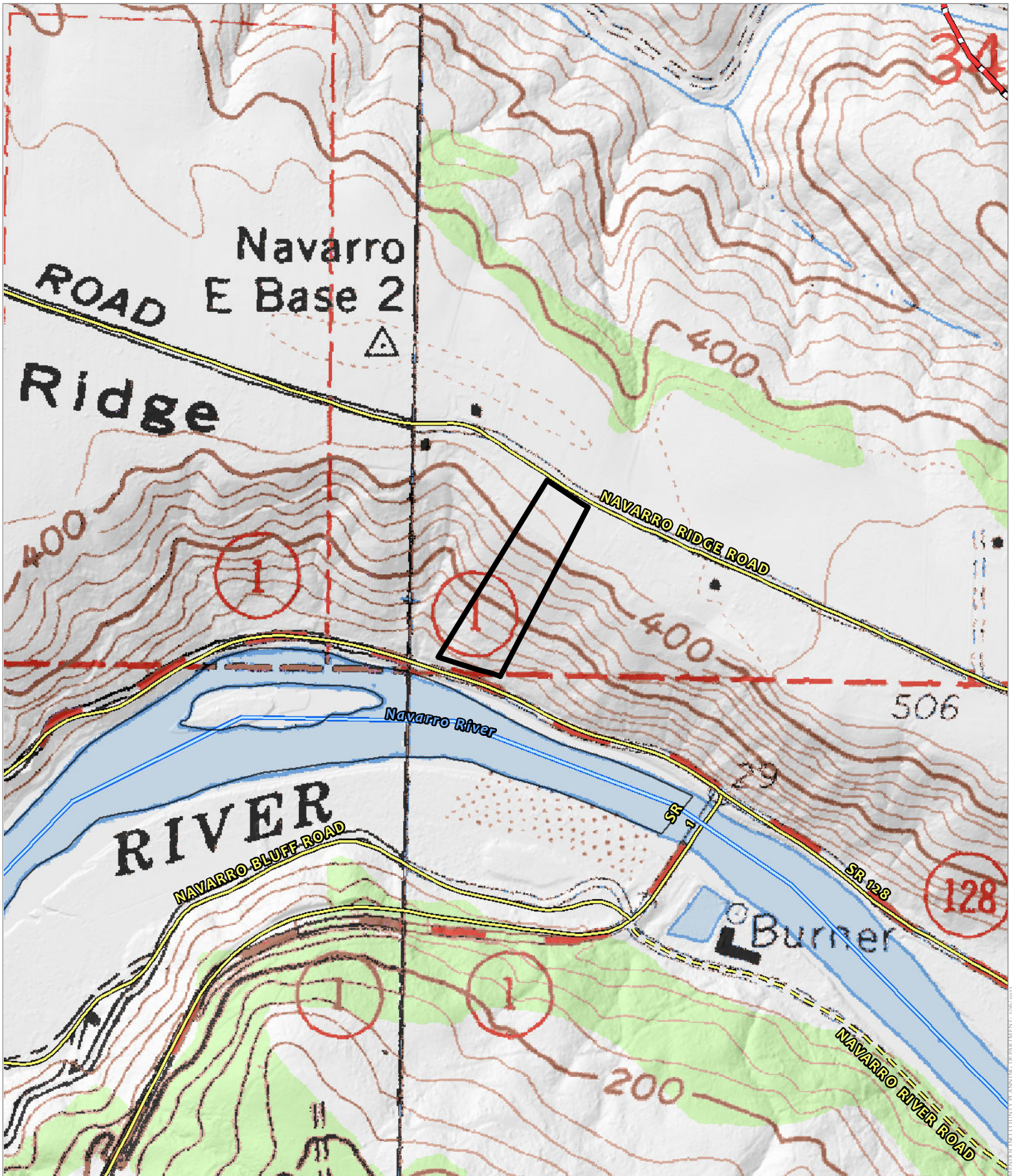
CASE: **CDPM 2022-0001**  
 OWNER: **HERNER, Jorn & Ann**  
 APN: **123-400-19**  
 APLCT: **Jorn & Ann Dinh-Herner**  
 AGENT: **Todd Newberger**  
 ADDRESS: **32871 Navarro Ridge Road, Albion**

 Public Roads



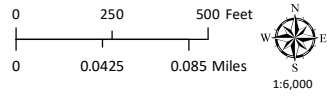
**AERIAL IMAGERY**

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/10/2023



CASE: CDPM 2022-0001  
 OWNER: HERNER, Jorn & Ann  
 APN: 123-400-19  
 APLCT: Jorn & Ann Dinh-Herner  
 AGENT: Todd Newberger  
 ADDRESS: 32871 Navarro Ridge Road, Albion

- Coastal Zone Boundary
- Public Roads
- Private Roads



**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

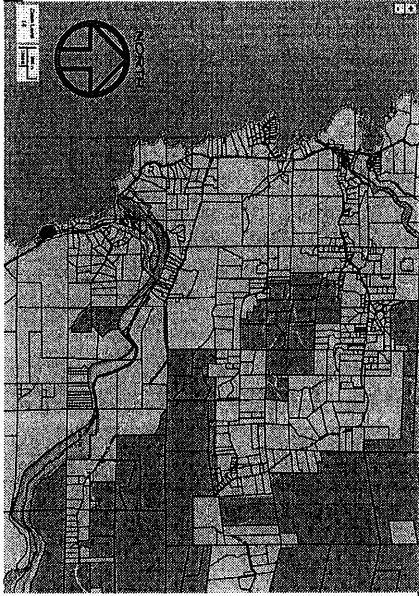
ALBION COUNTY PLANNING DEPARTMENT - 2/10/2023

A NEW SINGLE FAMILY RESIDENCE FOR:

# HERNER

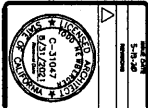
32871 NAVARRO RIDGE ROAD  
ALBION, California 95410

## VICINITY MAP



## SITE PLAN

**A1.1**

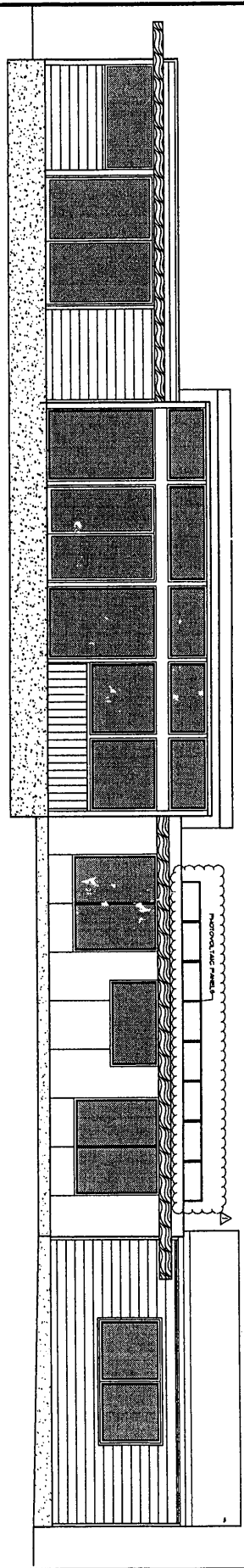


NEW SINGLE FAMILY RESIDENCE FOR:  
**HERNER**  
32871 NAVARRO RIDGE ROAD  
ALBION, CA 95410

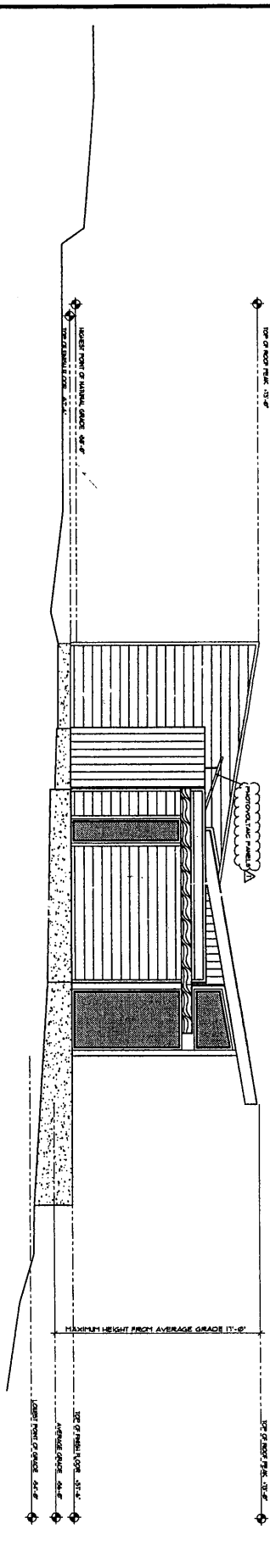
## SITE PLAN







SOUTH



WEST

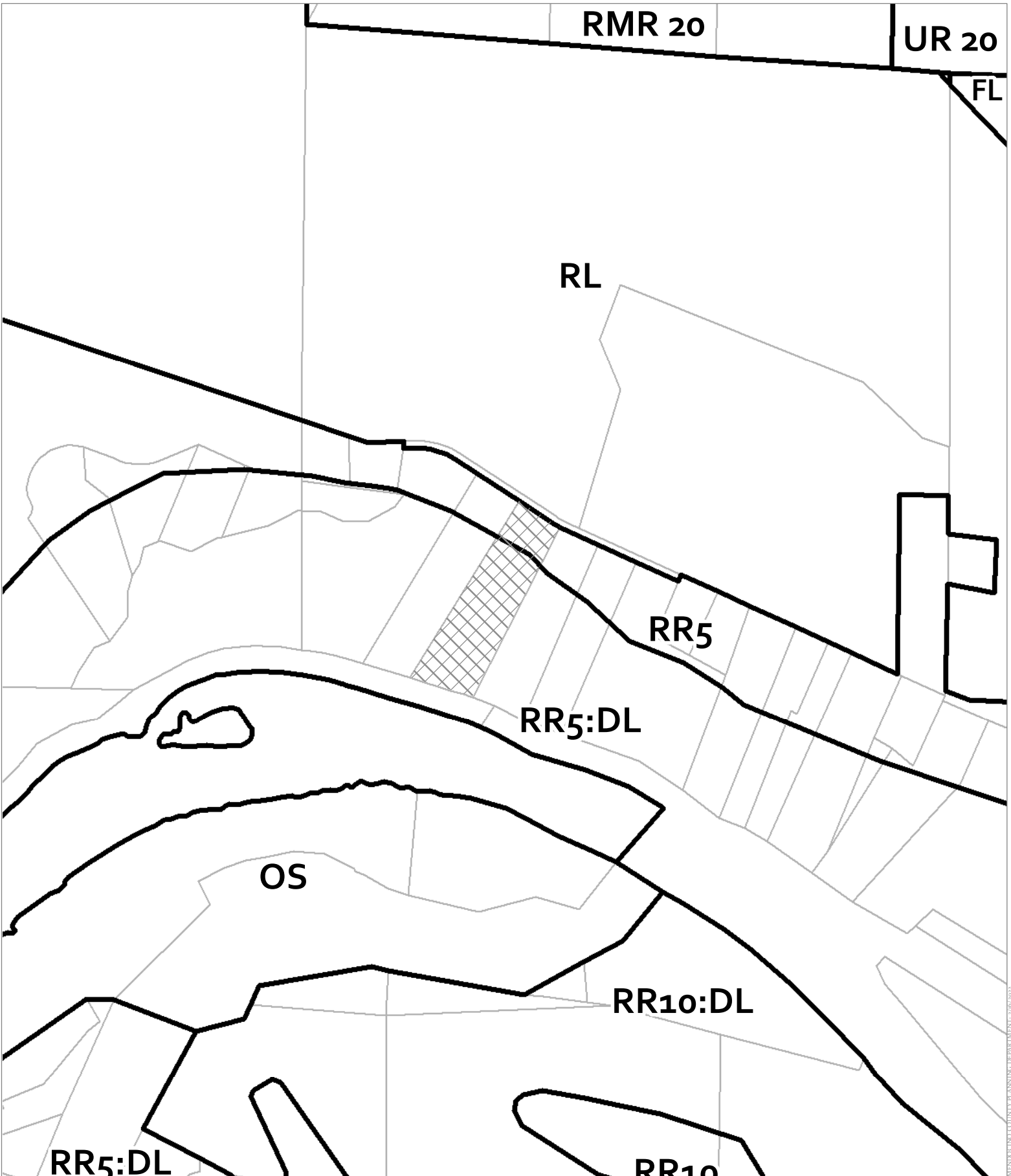
EXTERIOR ELEVATIONS

A3.2  
 SHEET  
 AS NOTED  
 SCALE  
 C-31017  
 C-31017

NEW SINGLE FAMILY RESIDENCE FOR  
**JOHN + ANN  
 HERNER**  
 32871 NAVARRO RIDGE ROAD  
 ALBION, CA 95410


EXTERIOR ELEVATIONS

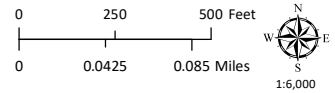
SCHLOSSER, NEWBERGER ARCHITECTS  
 ROBERT SCHLOSSER and TODD NEWBERGER  
 405 NORTH MAIN STREET FORT BRASS, CA 95427  
 Phone (707) 844-0300 Fax (707) 844-0302  
 www.schlobernewberger.com



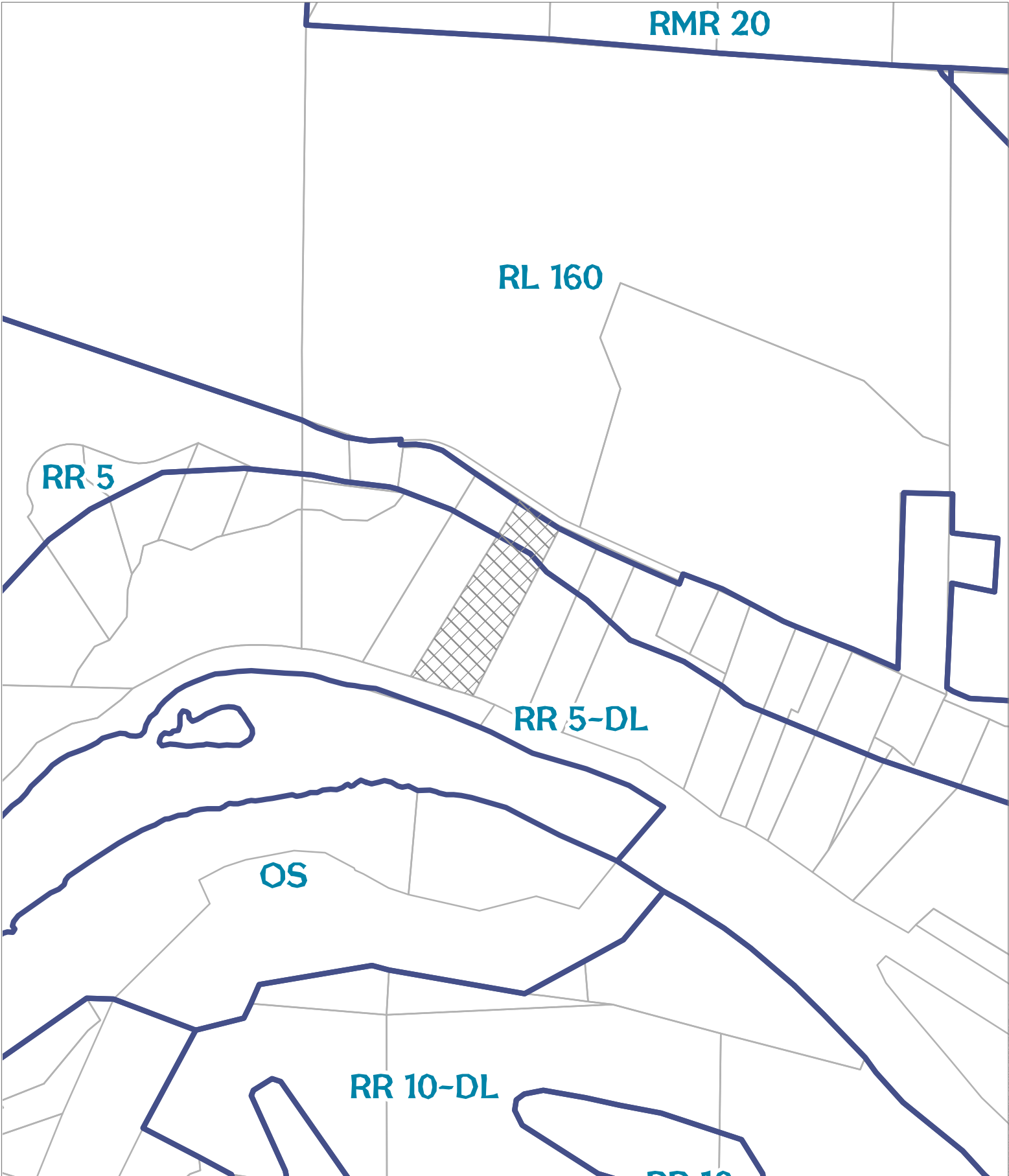
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/10/2023

CASE: **CDPM 2022-0001**  
 OWNER: **HERNER, Jorn & Ann**  
 APN: **123-400-19**  
 APLCT: **Jorn & Ann Dinh-Herner**  
 AGENT: **Todd Newberger**  
 ADDRESS: **32871 Navarro Ridge Road, Albion**


 Zoning Districts

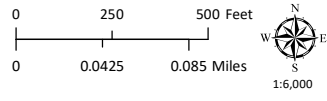


ZONING DISPLAY MAP



CASE: CDPM 2022-0001  
 OWNER: HERNER, Jorn & Ann  
 APN: 123-400-19  
 APLCT: Jorn & Ann Dinh-Herner  
 AGENT: Todd Newberger  
 ADDRESS: 32871 Navarro Ridge Road, Albion

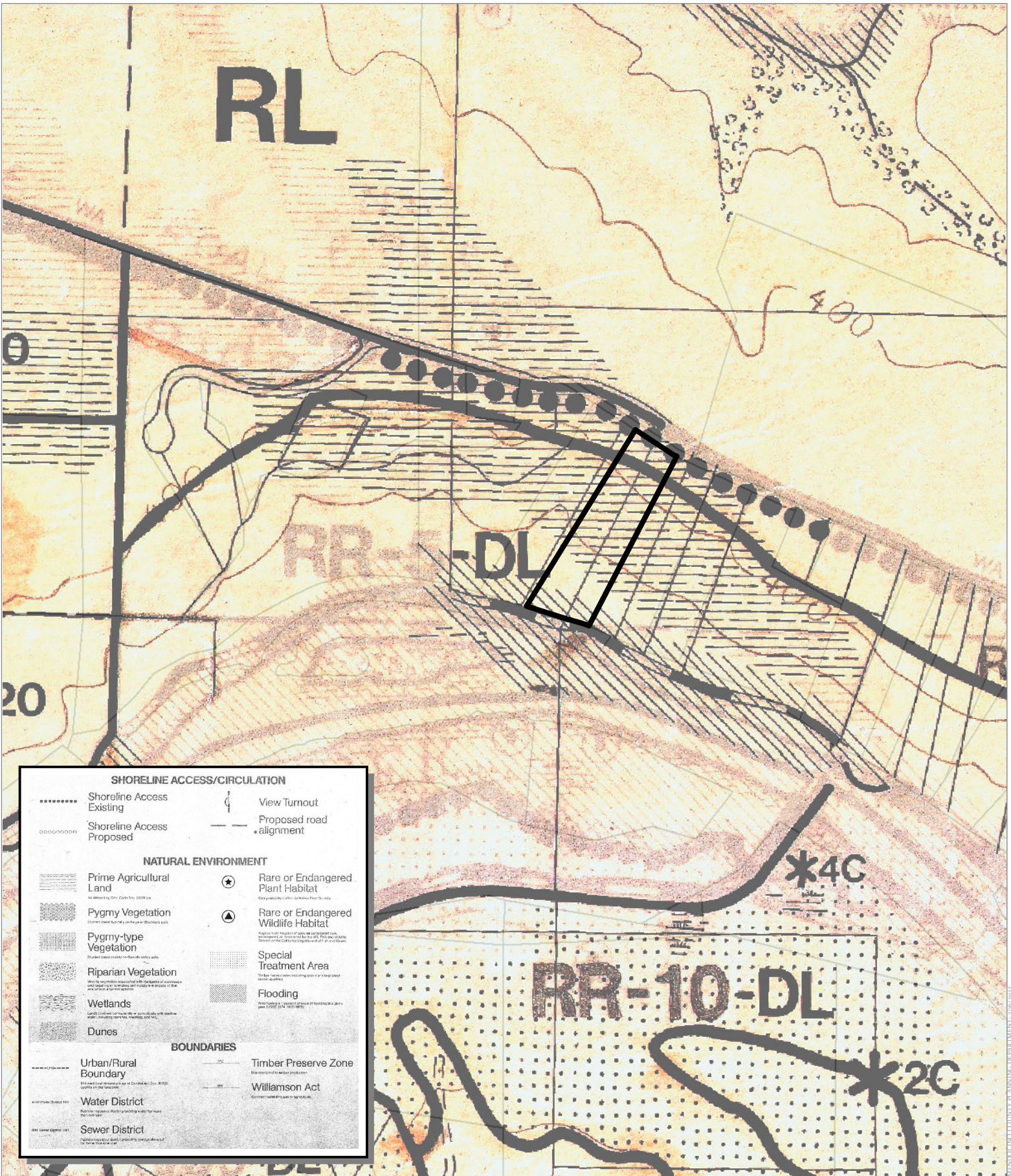
 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

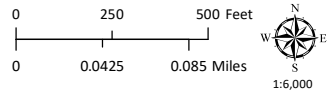
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/10/2022



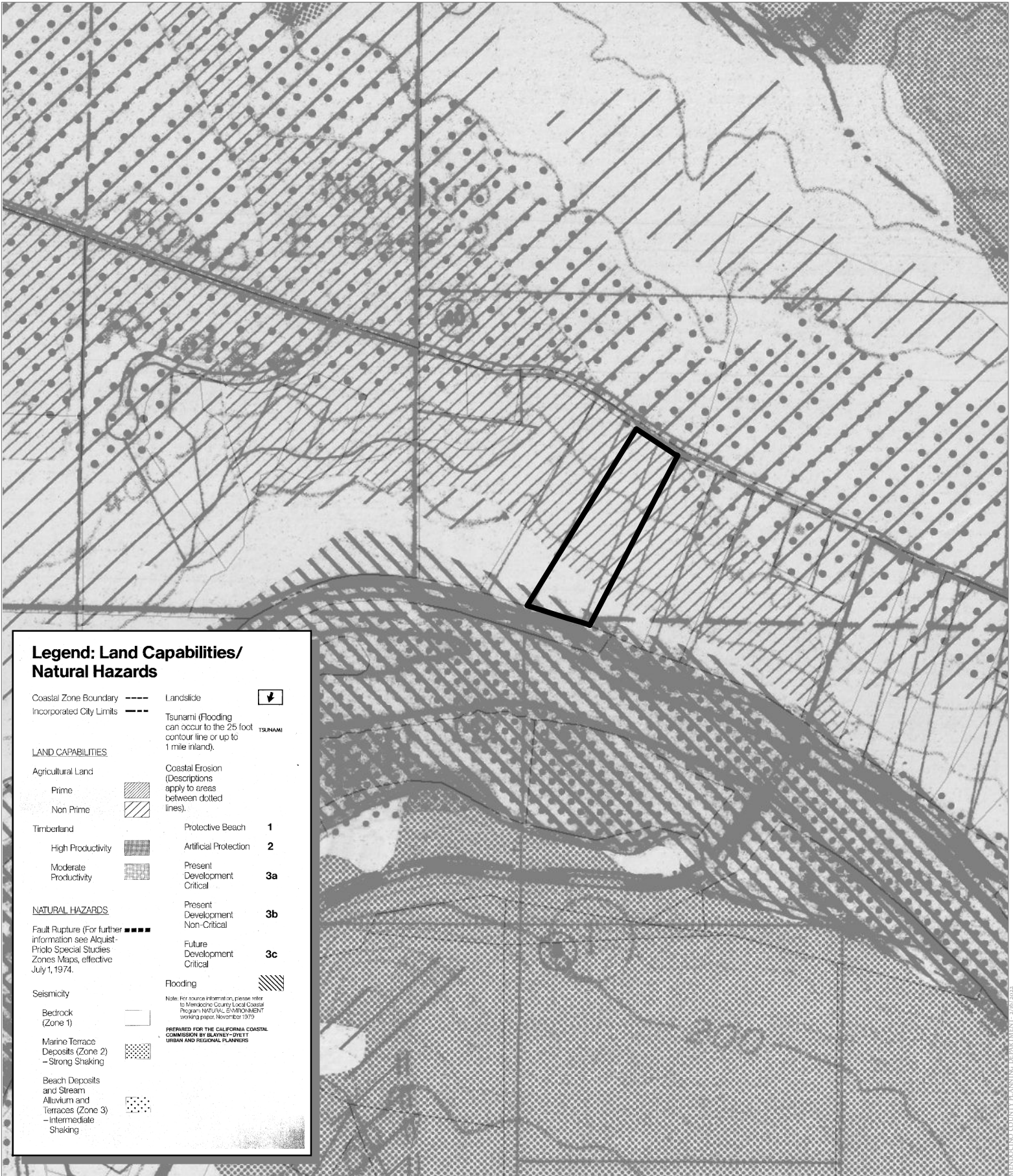


SHORELINE ACCESS/CIRCULATION	
	Shoreline Access Existing
	Shoreline Access Proposed
	View Turnout
	Proposed road alignment
NATURAL ENVIRONMENT	
	Prime Agricultural Land <small>As defined by Civil Code Sec. 80301.4</small>
	Pygmy Vegetation <small>Common to coastal and inland riparian biotic communities</small>
	Pygmy-type Vegetation <small>Diagonal lines on slope or fluvial valley walls</small>
	Riparian Vegetation <small>Wetlands vegetation associated with the banks of streams and other water courses and riparian wetlands of their associated riparian systems</small>
	Wetlands <small>Land covered with water 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>Designated by the California Department of Fish and Game, California Department of Fish and Game, California Department of Fish and Game, California Department of Fish and Game</small>
	Special Treatment Area <small>These areas contain and surround or are adjacent to special uses</small>
	Flooding <small>Area having a 1 percent annual flooding risk plus one (1%) (1:100 AEP)</small>
BOUNDARIES	
	Urban/Rural Boundary <small>It is used for zoning purposes only and does not constitute a boundary for any other purpose</small>
	Water District <small>Authority responsible for providing water for users in the district</small>
	Sewer District <small>Authority responsible for providing sewerage collection and treatment services</small>
	Timber Preserve Zone <small>Area reserved for timber production</small>
	Williamson Act <small>Contract land under riparian agriculture</small>

CASE: **CDPM 2022-0001**  
 OWNER: **HERNER, Jorn & Ann**  
 APN: **123-400-19**  
 APLCT: **Jorn & Ann Dinh-Herner**  
 AGENT: **Todd Newberger**  
 ADDRESS: **32871 Navarro Ridge Road, Albion**

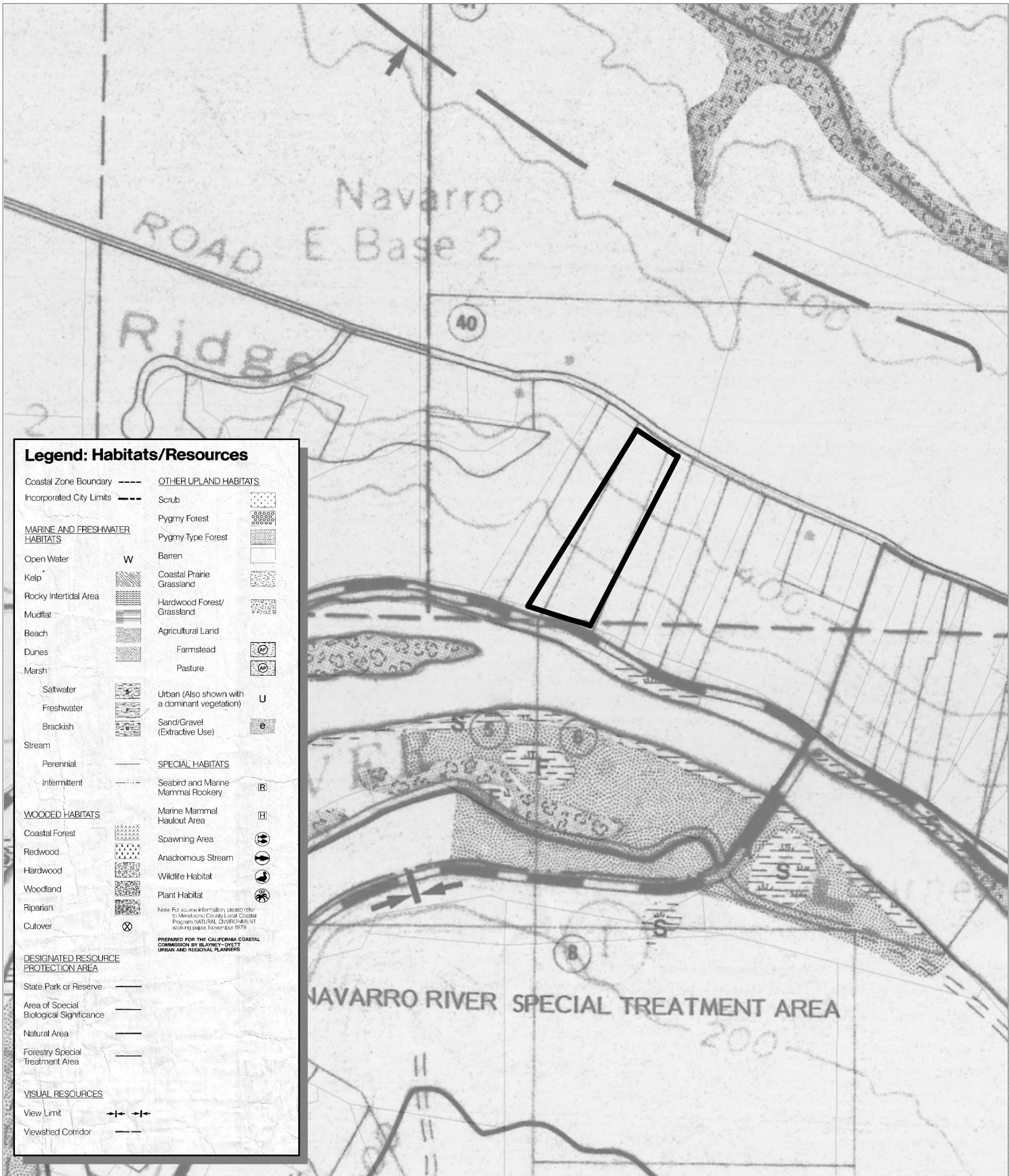


MENDOCINO COUNTY PLANNING DEPARTMENT 2/10/2022



CASE: **CDPM 2022-0001**  
 OWNER: **HERNER, Jorn & Ann**  
 APN: **123-400-19**  
 APLCT: **Jorn & Ann Dinh-Herner**  
 AGENT: **Todd Newberger**  
 ADDRESS: **32871 Navarro Ridge Road, Albion**

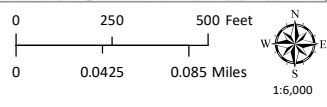
LCP LAND CAPABILITIES & NATURAL HAZARDS



**Legend: Habitats/Resources**

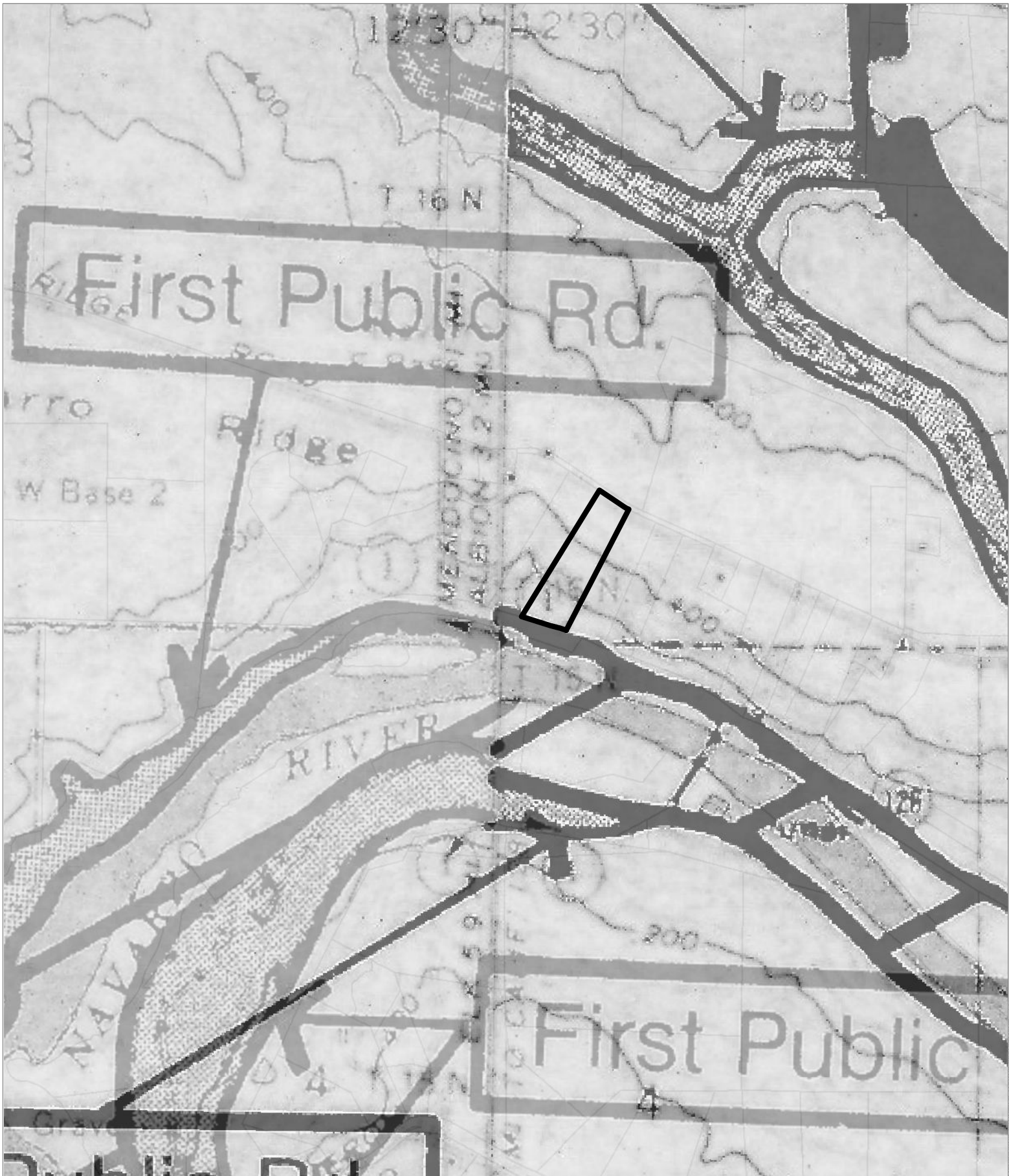
Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	---	Scrub
<b>MARINE AND FRESHWATER HABITATS</b>		
Open Water	W	Pygmy Forest
Kelp	[Symbol]	Pygmy Type Forest
Rocky Intertidal Area	[Symbol]	Barren
Mudflat	[Symbol]	Coastal Prairie Grassland
Beach	[Symbol]	Hardwood Forest/Grassland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

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL DIVISION/ENVIRONMENT WORKING PAPER November 1979  
 PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVNEY-DWETT URBAN AND REGIONAL PLANNERS

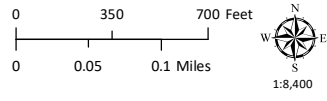


CASE: **CDPM 2022-0001**  
 OWNER: **HERNER, Jorn & Ann**  
 APN: **123-400-19**  
 APLCT: **Jorn & Ann Dinh-Herner**  
 AGENT: **Todd Newberger**  
 ADDRESS: **32871 Navarro Ridge Road, Albion**

MENDOCINO COUNTY PLANNING DEPARTMENT 2/16/2022

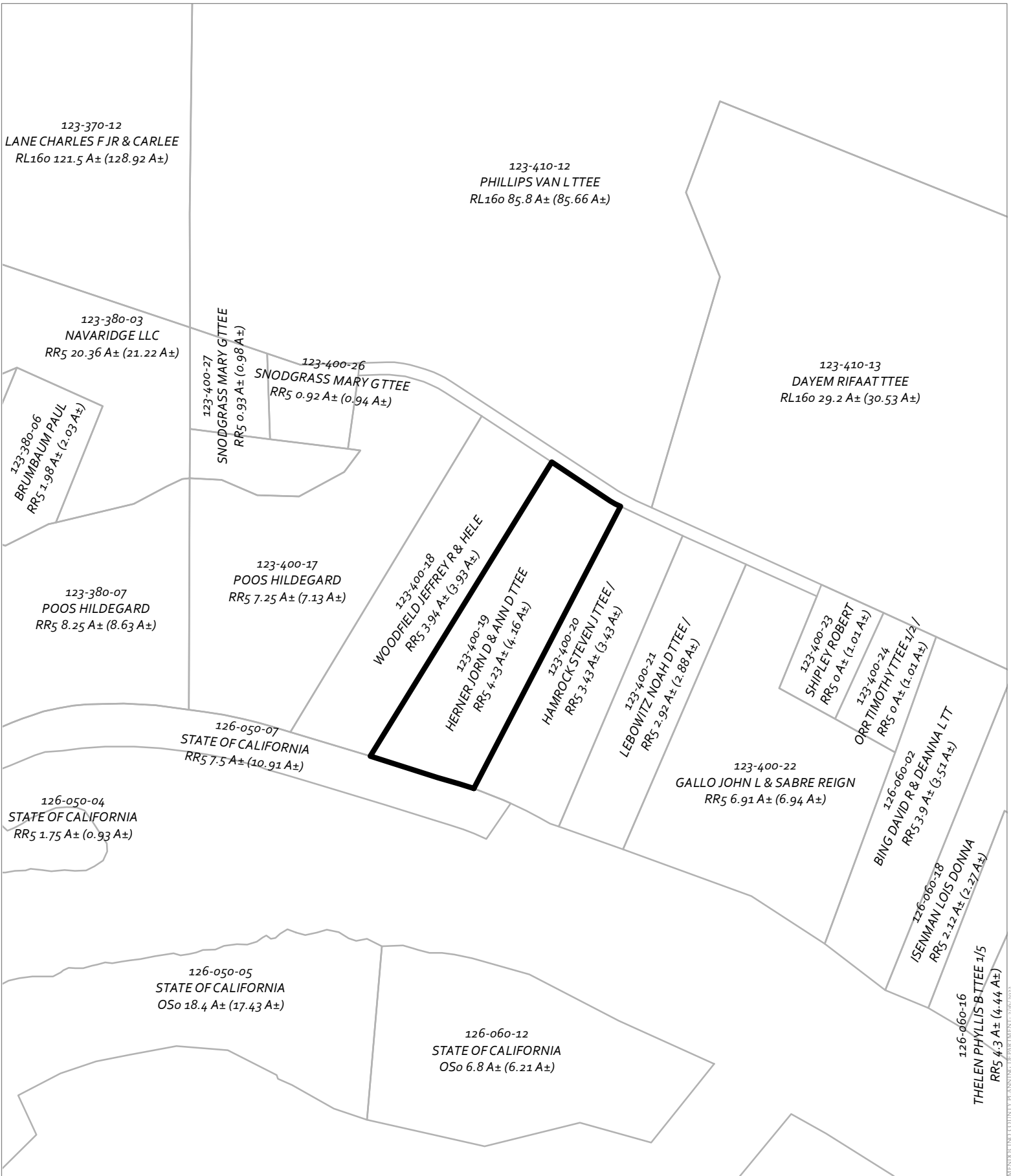


CASE: **CDPM 2022-0001**  
OWNER: **HERNER, Jorn & Ann**  
APN: **123-400-19**  
APLCT: **Jorn & Ann Dinh-Herner**  
AGENT: **Todd Newberger**  
ADDRESS: **32871 Navaro Ridge Road, Albion**

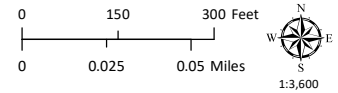


**POST LCP CERTIFICATION & APPEAL JURISDICTION**

MENDOCINO COUNTY PLANNING DEPARTMENT 2/10/2023



CASE: **CDPM 2022-0001**  
 OWNER: **HERNER, Jorn & Ann**  
 APN: **123-400-19**  
 APLCT: **Jorn & Ann Dinh-Herner**  
 AGENT: **Todd Newberger**  
 ADDRESS: **32871 Navarro Ridge Road, Albion**



ADJACENT PARCELS

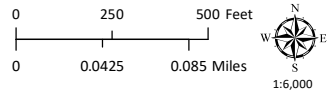
**ALBION LITTLE  
RIVER FIRE  
PROTECTION DISTRICT**



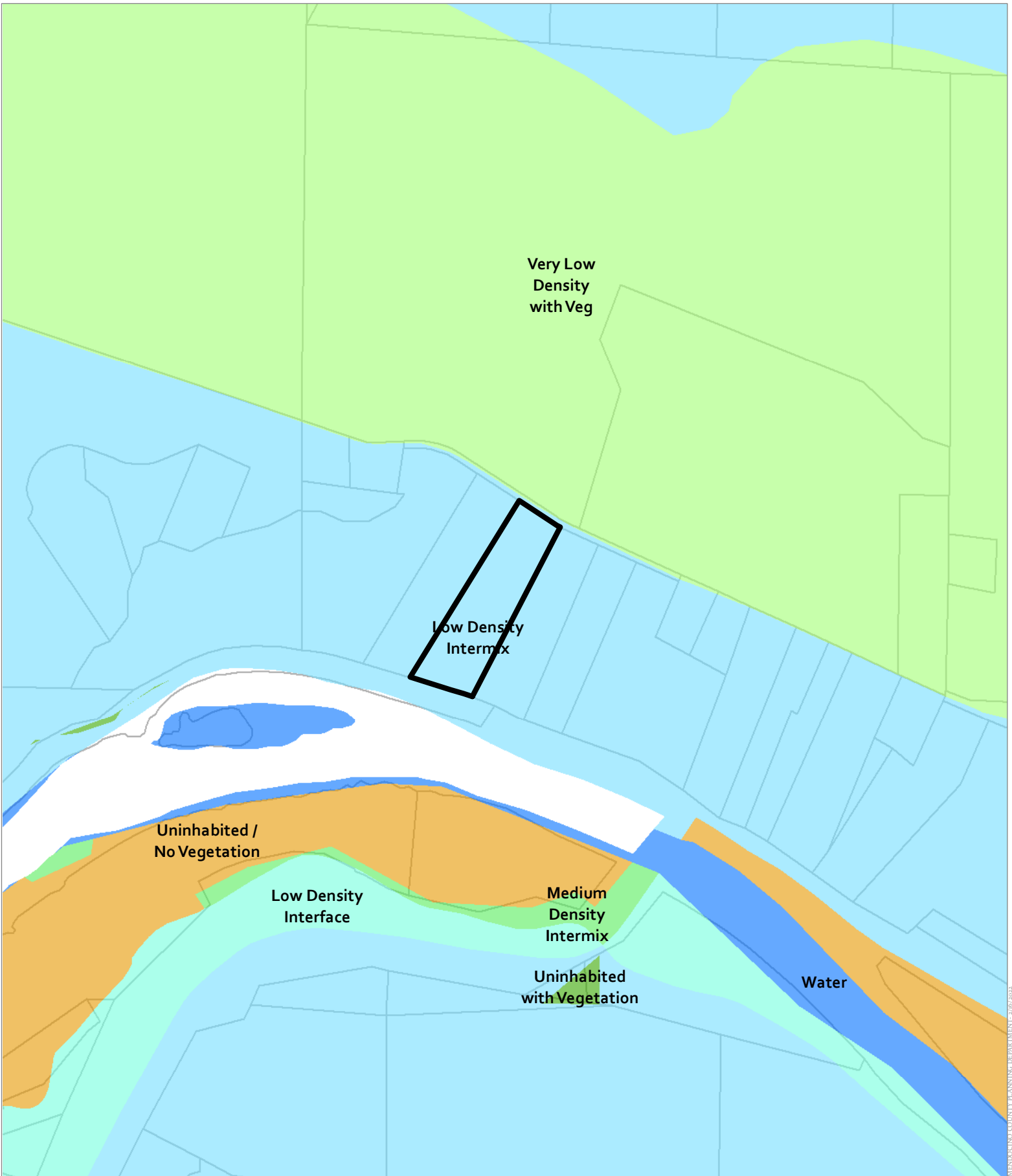
**ELK COMMUNITY  
SERVICES  
DISTRICT**

CASE: CDPM 2022-0001  
OWNER: HERNER, Jorn & Ann  
APN: 123-400-19  
APLCT: Jorn & Ann Dinh-Herner  
AGENT: Todd Newberger  
ADDRESS: 32871 Navarro Ridge Road, Albion

-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts

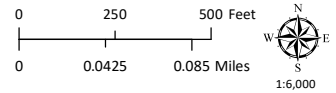


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

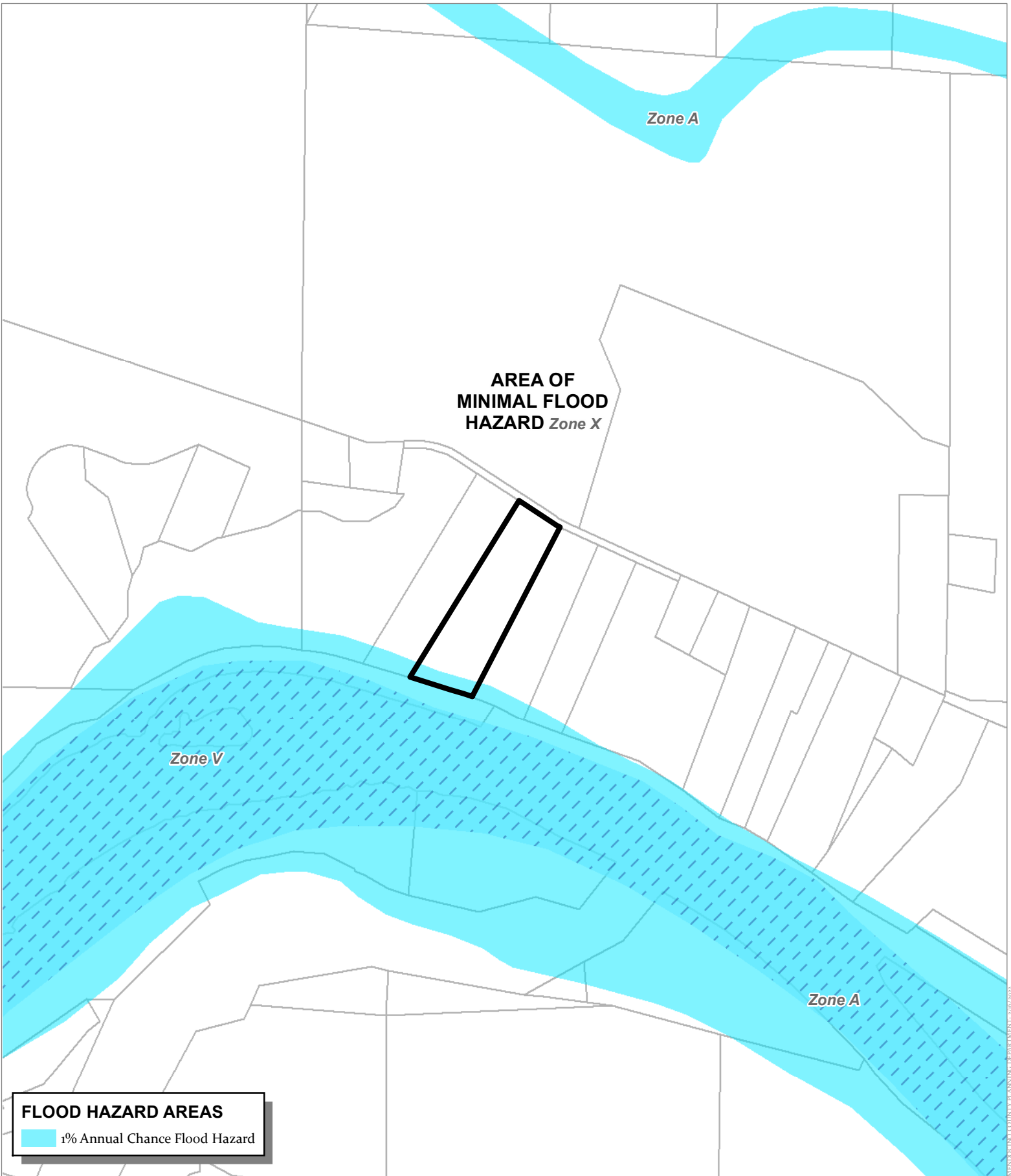


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/10/2023

CASE: **CDPM 2022-0001**  
 OWNER: **HERNER, Jorn & Ann**  
 APN: **123-400-19**  
 APLCT: **Jorn & Ann Dinh-Herner**  
 AGENT: **Todd Newberger**  
 ADDRESS: **32871 Navarro Ridge Road, Albion**

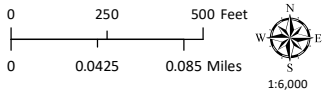


**WILDLAND-URBAN INTERFACE ZONES**



**FLOOD HAZARD AREAS**  
 1% Annual Chance Flood Hazard

Tsunami Inundation Zones

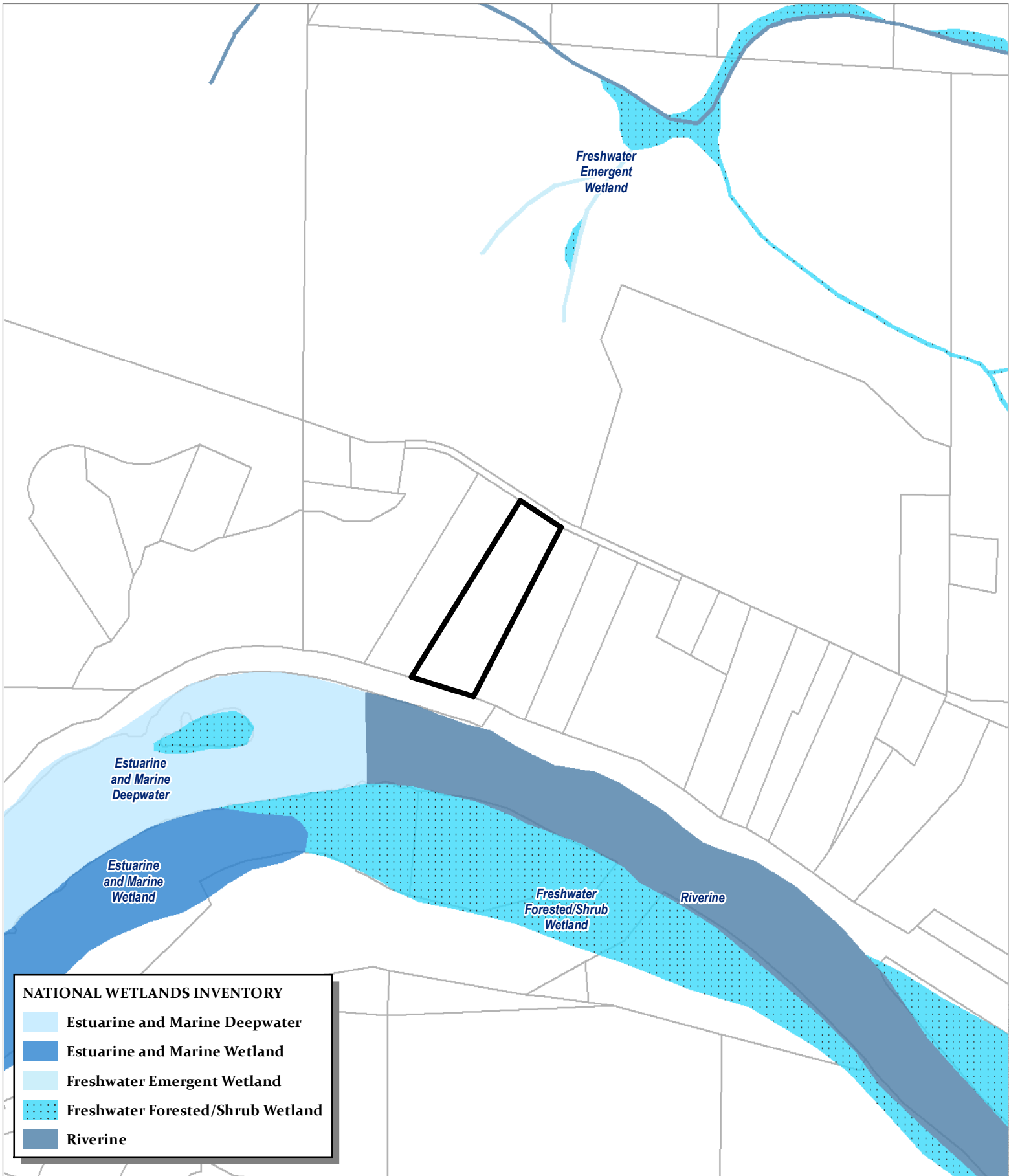


CASE: **CDPM 2022-0001**  
 OWNER: **HERNER, Jorn & Ann**  
 APN: **123-400-19**  
 APLCT: **Jorn & Ann Dinh-Herner**  
 AGENT: **Todd Newberger**  
 ADDRESS: **32871 Navarro Ridge Road, Albion**

**SPECIAL FLOOD HAZARD AREAS**

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/19/2023

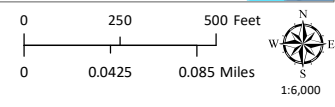




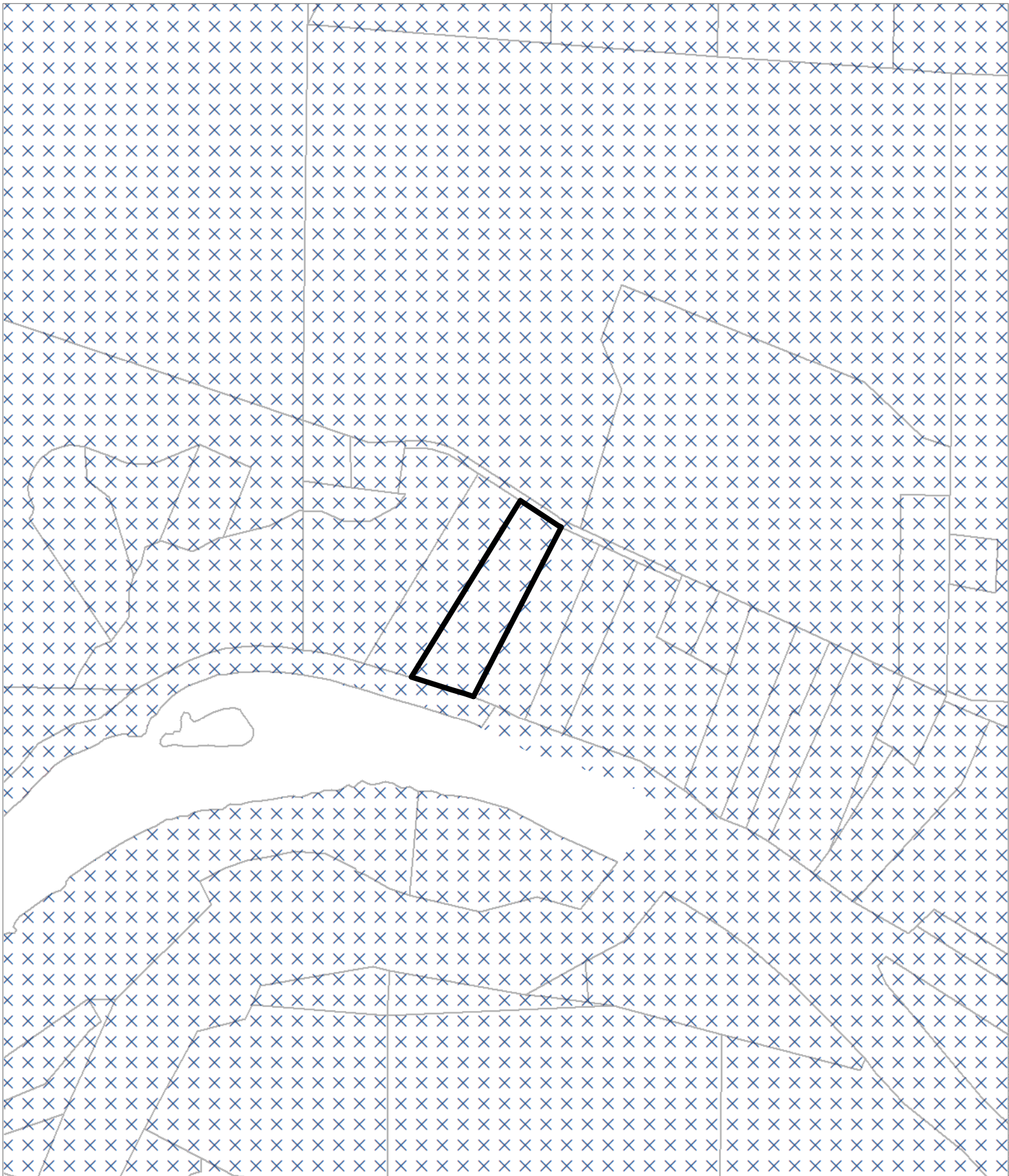
**NATIONAL WETLANDS INVENTORY**

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

CASE: **CDPM 2022-0001**  
 OWNER: **HERNER, Jorn & Ann**  
 APN: **123-400-19**  
 APLCT: **Jorn & Ann Dinh-Herner**  
 AGENT: **Todd Newberger**  
 ADDRESS: **32871 Navarro Ridge Road, Albion**




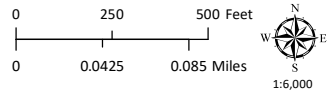
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/10/2022



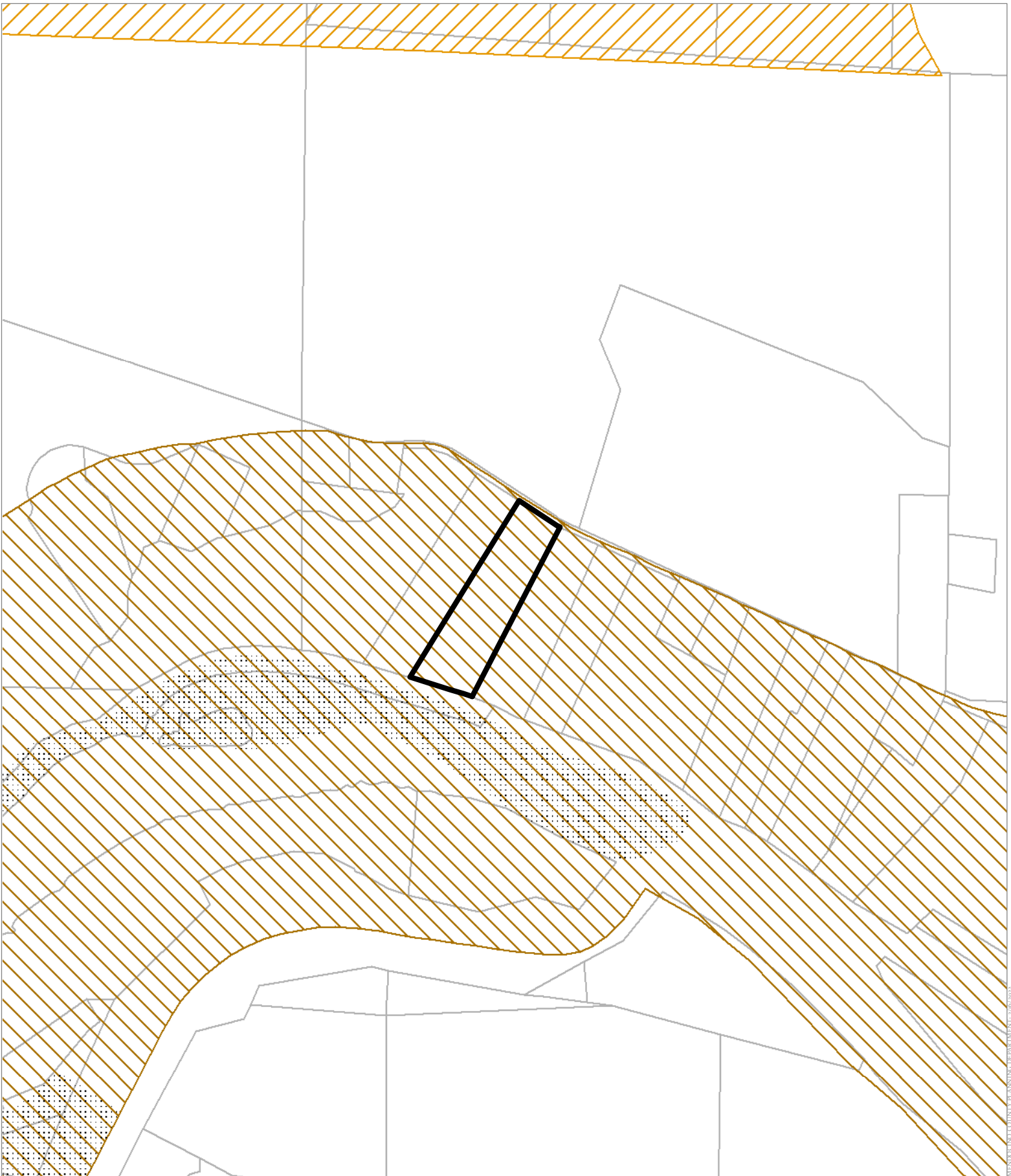
RENECO COUNTY PLANNING DEPARTMENT - 2/10/2022

CASE: **CDPM 2022-0001**  
OWNER: **HERNER, Jorn & Ann**  
APN: **123-400-19**  
APLCT: **Jorn & Ann Dinh-Herner**  
AGENT: **Todd Newberger**  
ADDRESS: **32871 Navarro Ridge Road, Albion**




 Critical Water Areas

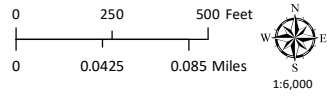


**GROUND WATER RESOURCES**



CASE: **CDPM 2022-0001**  
 OWNER: **HERNER, Jorn & Ann**  
 APN: **123-400-19**  
 APLCT: **Jorn & Ann Dinh-Herner**  
 AGENT: **Todd Newberger**  
 ADDRESS: **32871 Navarro Ridge Road, Albion**

-  Tree Removal Area
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)

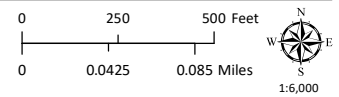
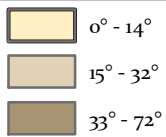


**HIGHLY SCENIC & TREE REMOVAL AREAS**

MERCED COUNTY PLANNING DEPARTMENT - 2/16/2023

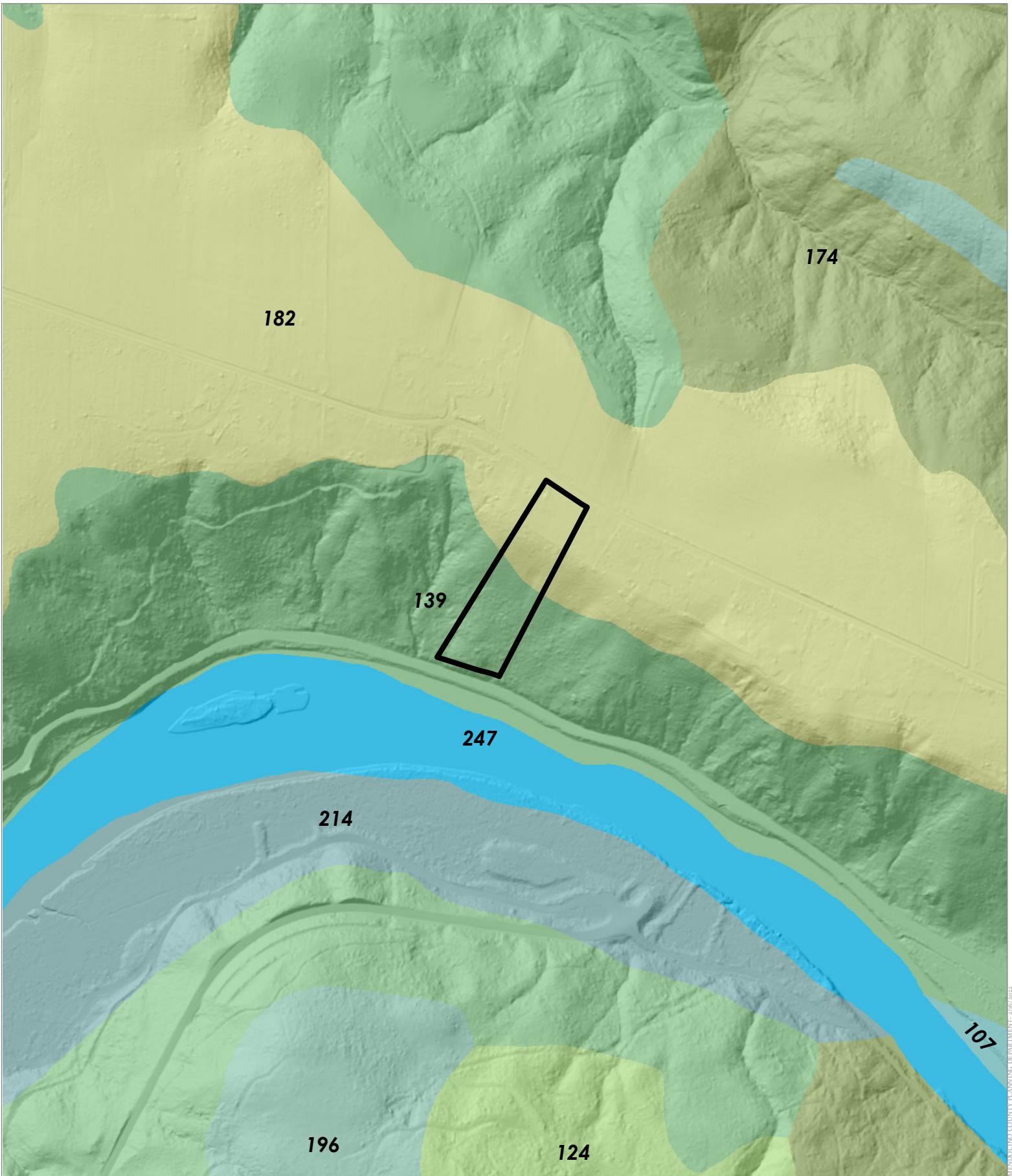


CASE: **CDPM 2022-0001**  
 OWNER: **HERNER, Jorn & Ann**  
 APN: **123-400-19**  
 APLCT: **Jorn & Ann Dinh-Herner**  
 AGENT: **Todd Newberger**  
 ADDRESS: **32871 Navarro Ridge Road, Albion**

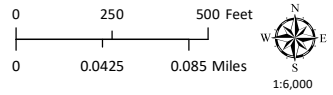


**ESTIMATED SLOPE**

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/10/2023

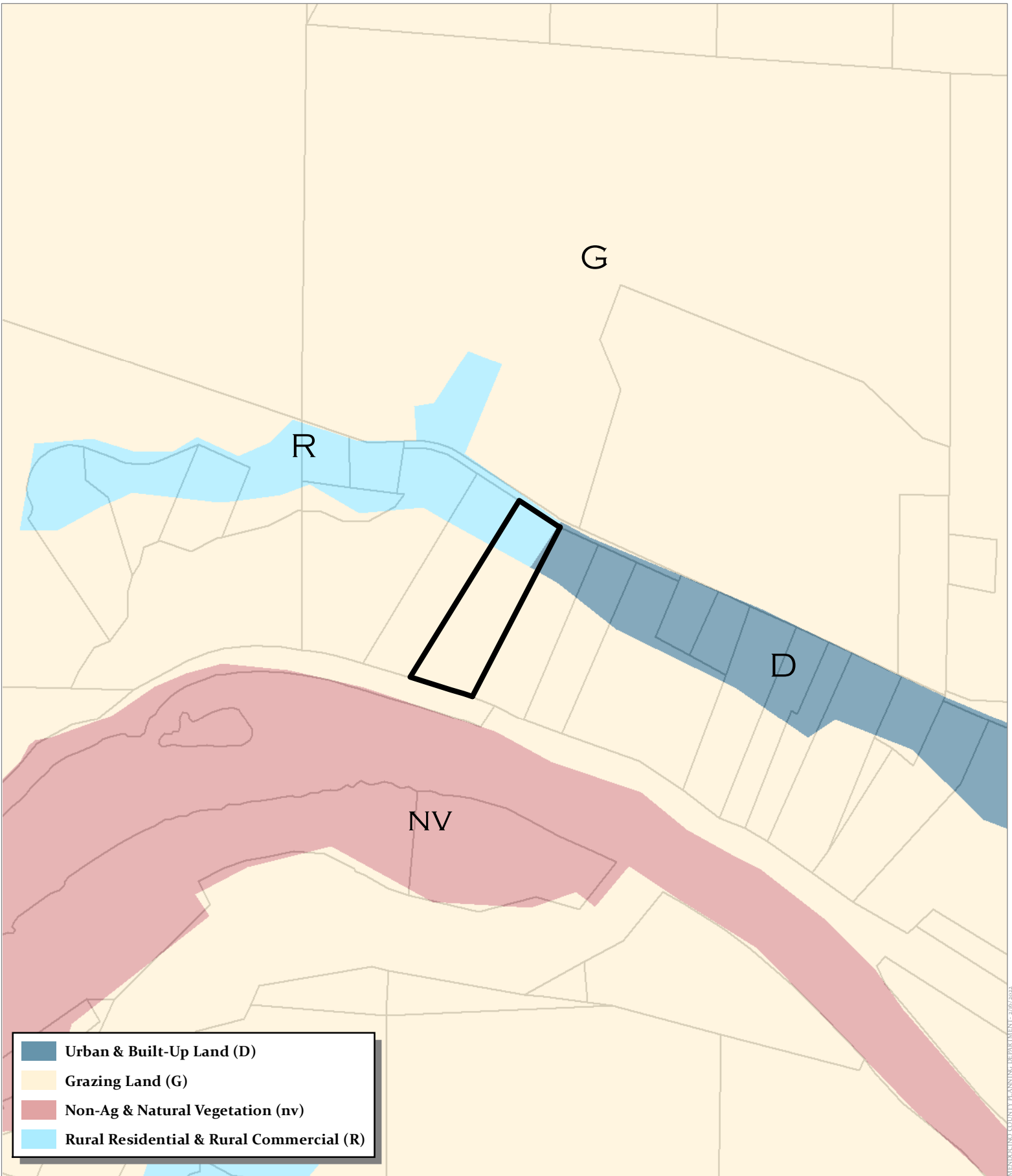






CASE: **CDPM 2022-0001**  
 OWNER: **HERNER, Jorn & Ann**  
 APN: **123-400-19**  
 APLCT: **Jorn & Ann Dinh-Herner**  
 AGENT: **Todd Newberger**  
 ADDRESS: **32871 Navarro Ridge Road, Albion**



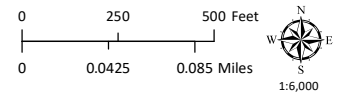
**WESTERN SOIL CLASSES**

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/10/2023



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

CASE: **CDPM 2022-0001**  
 OWNER: **HERNER, Jorn & Ann**  
 APN: **123-400-19**  
 APLCT: **Jorn & Ann Dinh-Herner**  
 AGENT: **Todd Newberger**  
 ADDRESS: **32871 Navarro Ridge Road, Albion**



MENDOCINO COUNTY PLANNING DEPARTMENT - 2/10/2023