



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

JULIA KROG, 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

March 16, 2022

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

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

County Addresser- Russ Ford
 Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 Sierra Club
 Fort Bragg Rural Fire Protection District

CASE#: CDP_2022-0002

DATE FILED: 1/20/2022

OWNER: WILLARD & TERESA HERBERT

APPLICANT: AUGUST & CHRISTINA PETERSEN

AGENT: JACKIE DIXON, WYNN COASTAL PLANNING

REQUEST: Proposed 1,293 square foot Single Family Dwelling, 646 square foot detached workshop, 850 square foot detached garage, driveway, and production well. Move 150 square foot non-conforming shed to comply with setbacks.

LOCATION: In the Coastal Zone, 5.5± miles north-northeast of Fort Bragg city center, on the east side of State Route 1 (SR1), north of its intersection with Little Valley Road, located at 26260 Omar Drive, Fort Bragg; APN: 069-101-10.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: ROB FITZSIMMONS

RESPONSE DUE DATE: March 30, 2022

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: 069-101-10

PARCEL SIZE: 3.02± acres

GENERAL PLAN: Rural Residential 2ac

ZONING: Rural Residential

EXISTING USES: Vacant

DISTRICT: 4, Gjerde

RELATED CASES: Septic Permit #5569

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	RR2	RR	3.01± acre	Residential
EAST:	RR2	RR	3.02± acre	Residential
SOUTH:	RR2	RR	3.00± acre	Residential
WEST:	RL160	RL:FP	80.20± acre	Public Lands

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 FPD
- MAC

- Sanitation District
- School District
- Water District
- Mendocino Transit Authority (MTA)
- Planning Division
- 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: ROB FITZSIMMONS

DATE: 3/16/2022

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Fort Bragg Rural FRD & State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS

*Rural Residential and Rural Commercial
Grazing Land*

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Sufficient Water Resources (SWR)

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

204 - Sirdrak loamy sand

214 - Tropaquepts

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; Freshwater Forested/Shrub
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

YES

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 LAND USE MAP 12: CLEONE

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

*Beach Deposits and Stream Alluvium and Terraces (Zone 3)
Intermediate Shaking*

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Hardwood Forest/Grassland

27. COASTAL COMMISSION APPEALABLE AREA:

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

YES

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

NO

29. HIGHLY SCENIC AREA:

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

NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

YES

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

NO



CASE: CDP 2022-0002
OWNER: August and Christina Petersen
APN: 069-101-10
APLCT: August and Christina Petersen
AGENT: Jackie Dixon
ADDRESS: 2626o Omar Drive, Fort Bragg

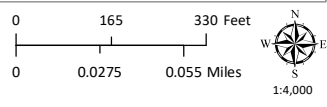
LOCATION MAP



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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== Public Roads
- - - Private Roads





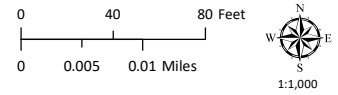
AERIAL IMAGERY



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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-  Public Roads
-  Private Roads



AERIAL IMAGERY

Inglennook Cemetery

Grange Hall

98

80

SR 1

OMAR DRIVE

BM X 110

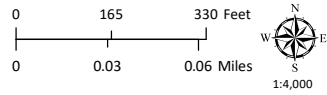
BLUEBERRY HILL ROAD

SIMPSON ROAD

Sources: Esri, HERE, DeLorme, Incentiv8 P Corp., NRS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NIMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

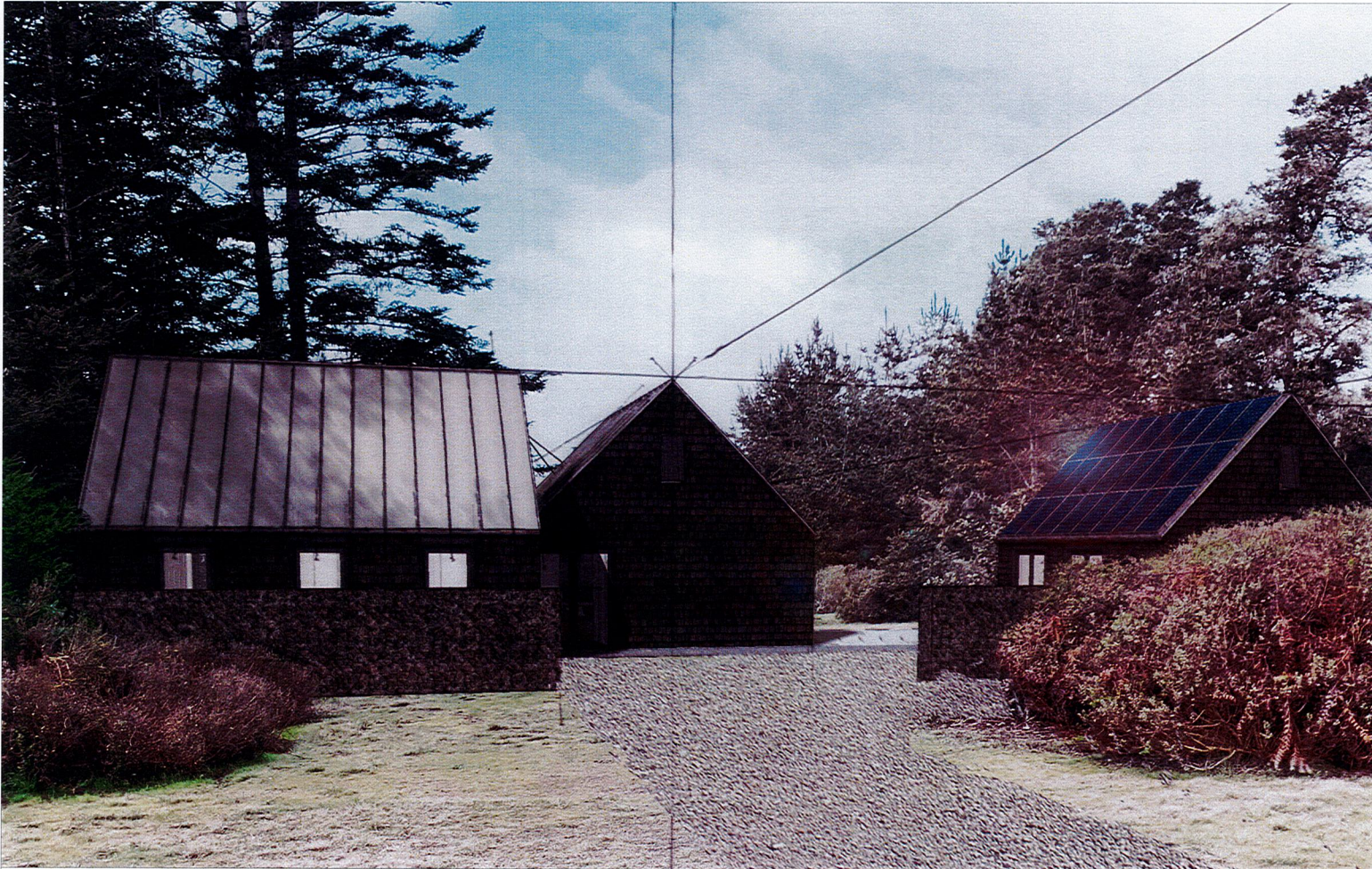
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Public Roads
Private Roads



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

VENTURA COUNTY PLANNING DEPARTMENT - 2/28/2022



SHEET INDEX

ARCHITECTURAL	
A0.1	PROJECT INFORMATION
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A0.5	SPACE PLAN
A0.8	SPACE PLAN
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A3.3	BUILDING ELEVATIONS
A7.1	COLORS AND MATERIALS

PROJECT
ØM
 26260 OMAR DR.
 FORT BRAGG
 CA, 95437

VICINITY MAP



PROJECT TEAM

OWNER:
 AUGUST PETERSEN
 330 13TH ST. STE 204
 OAKLAND, CA 94612
 TEL: 530.592.6874
 EMAIL: AUGUSTPETERSEN@GMAIL.COM

GENERAL CONTRACTOR:
 .
 .
 .
 TEL: .
 EMAIL: .

CODES & REGULATIONS

CODES & REGULATIONS:
 2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA ENERGY CODE

PROJECT INFORMATION

LOCATION: 26260 OMAR DR.
 FORT BRAGG
 CA 95437

APN: 68-101-10

ZONING: RR-2

HEIGHT LIMIT: 28' - 0"

BUILDING TYPE: TYPE V

OF STORIES: 1

OCCUPANCY GROUP: R-1

TOTAL BUILDING AREA: 1,345 SF

TOTAL SITE AREA: 3.02 ACRES

SCOPE OF WORK:
 NEW SINGLE FAMILY RESIDENCE INCLUDING THE CONSTRUCTION OF FOUNDATION, LOAD BEARING WALLS, ROOF STRUCTURE, INTERIOR PARTITIONS, DOORS, WINDOWS, LIGHTING AND ASSOCIATED ELECTRICAL, PLUMBING, MECHANICAL, AND FIRE PROTECTION SYSTEMS.

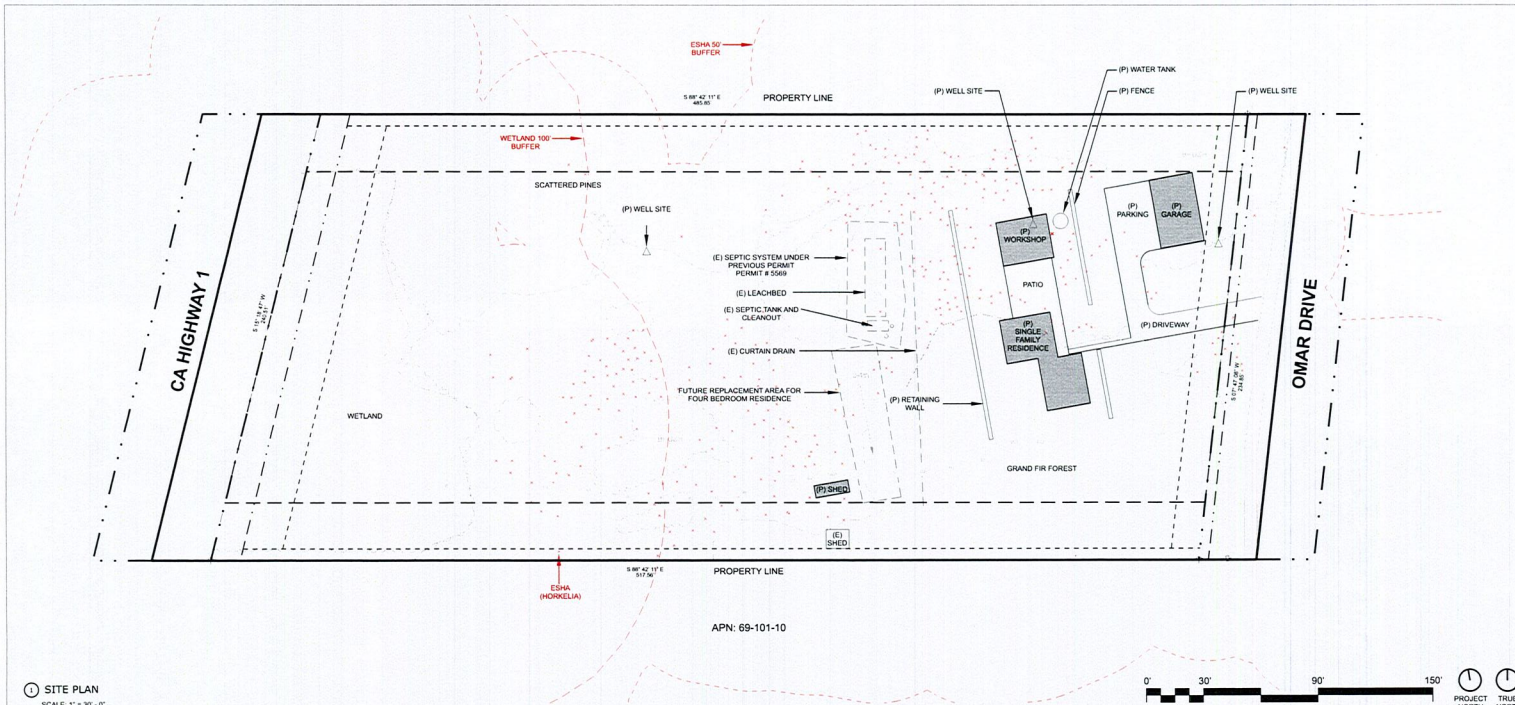
ISSUE RECORD
 CDP APPLICATION: 09/20/2021

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SHEET TITLE
PROJECT INFORMATION

SHEET NUMBER

A0.1

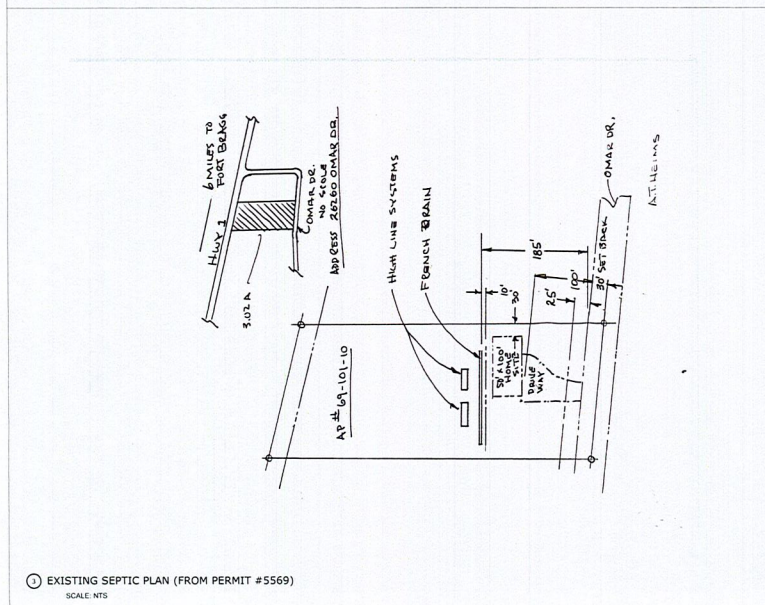


LEGEND

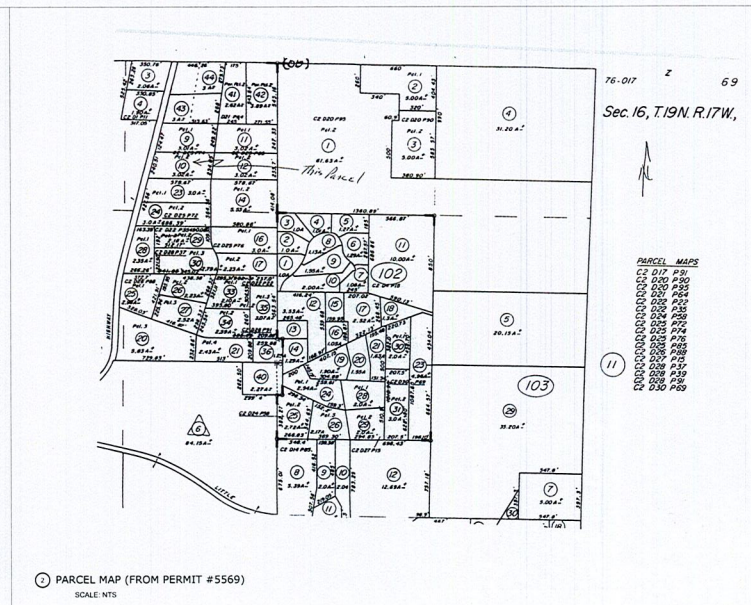
	PROPERTY LINE
	UTILITY EASEMENTS 30 HWY 1-30 OMAR DR
	CAL FIRE 30 ALL SIDES
	CORRIDOR PRESERVATION 45 HWY 1-25 OMAR DR
	COUNTY SETBACKS FRONT 30' FROM CORRIDOR PRESERVATION REAR 20' FROM CORRIDOR PRESERVATION SIDES 6' FROM PROPERTY LINE

PROJECT
OM
 26260 OMAR DR.
 FORT BRAGG
 CA. 95437

1 SITE PLAN
 SCALE: 1" = 30' - 0"



2 EXISTING SEPTIC PLAN (FROM PERMIT #5569)
 SCALE: NTS



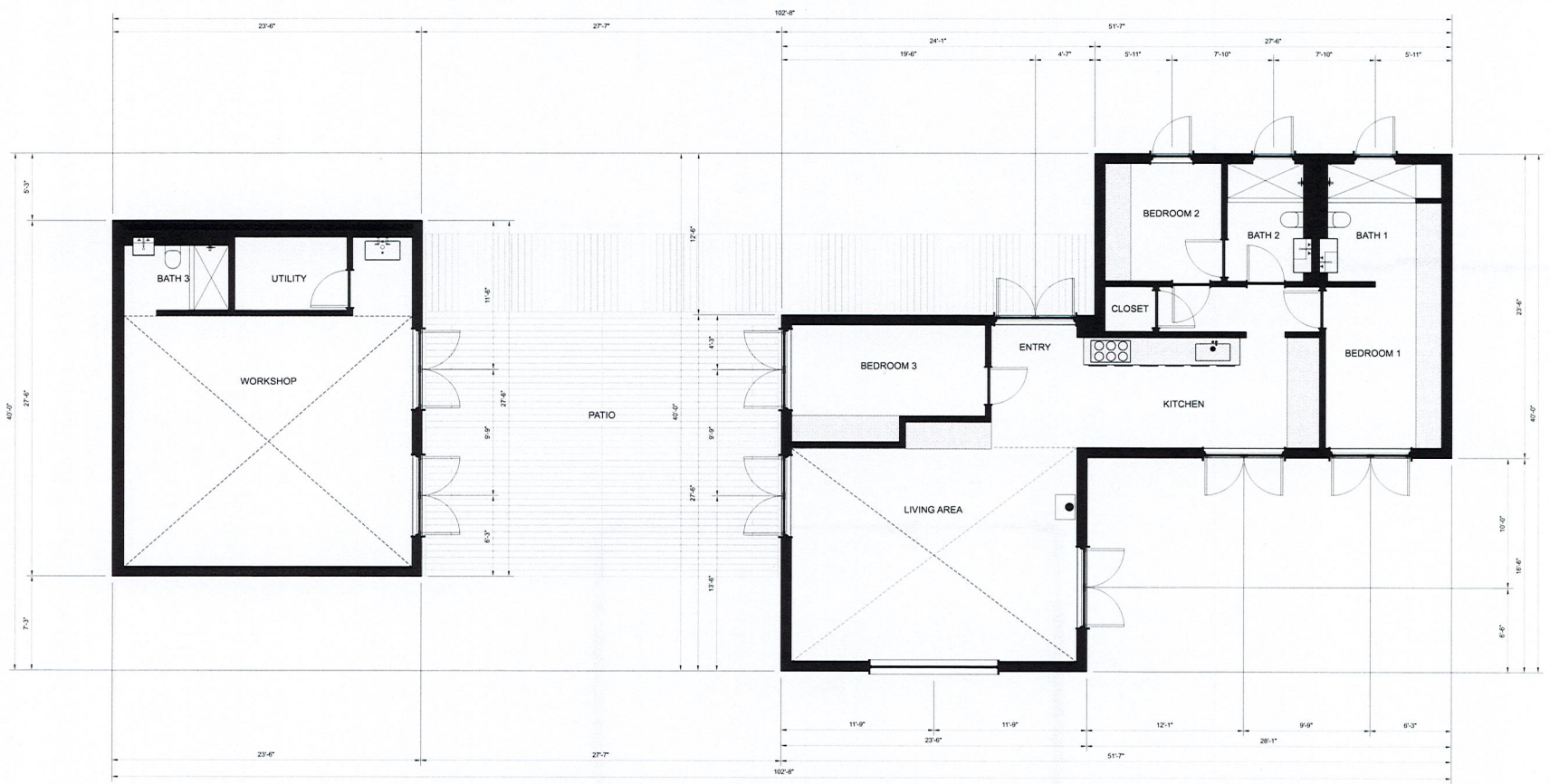
3 PARCEL MAP (FROM PERMIT #5569)
 SCALE: NTS

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SHEET TITLE
 SITE PLAN

SHEET NUMBER
A0.4



① SPACE PLAN
 SCALE: 1/4" = 1'-0"



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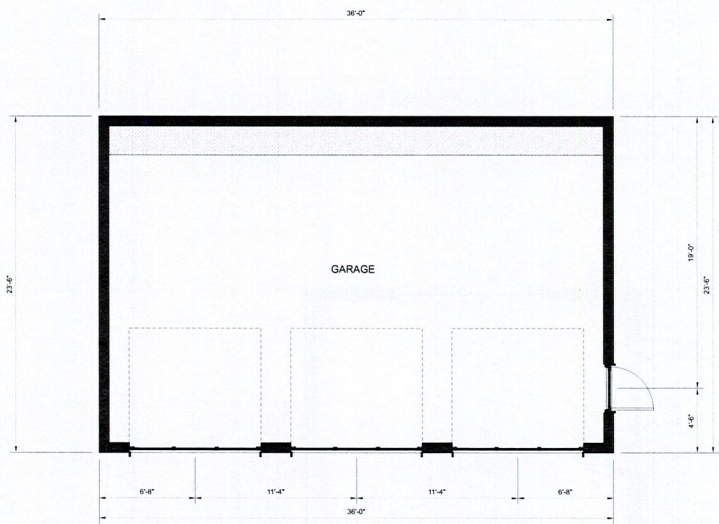
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 SPACE PLAN

SHEET NUMBER

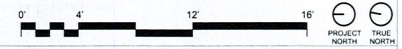
A0.5



26260 OMAR DR
FORT BRAGG
CA, 95437



SPACE PLAN
SCALE: 1/4" = 1'-0"

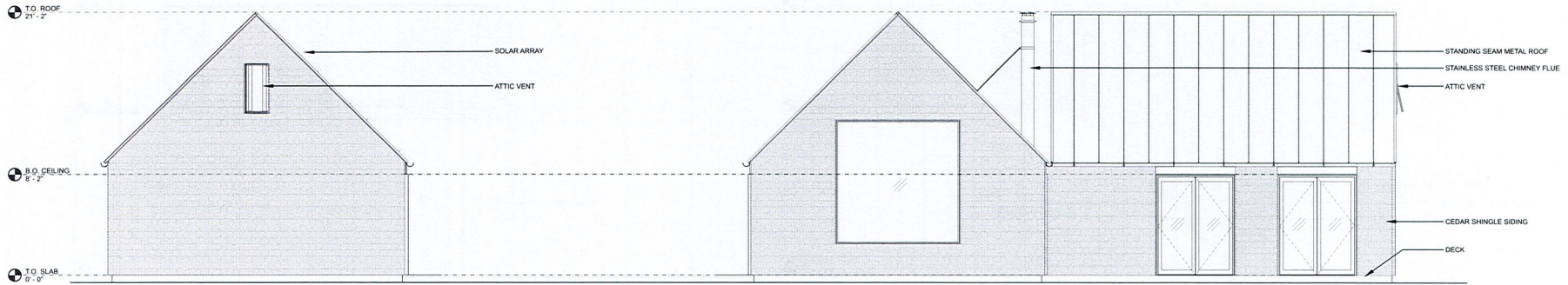


ISSUE RECORD
CDP APPLICATION 09/29/2021

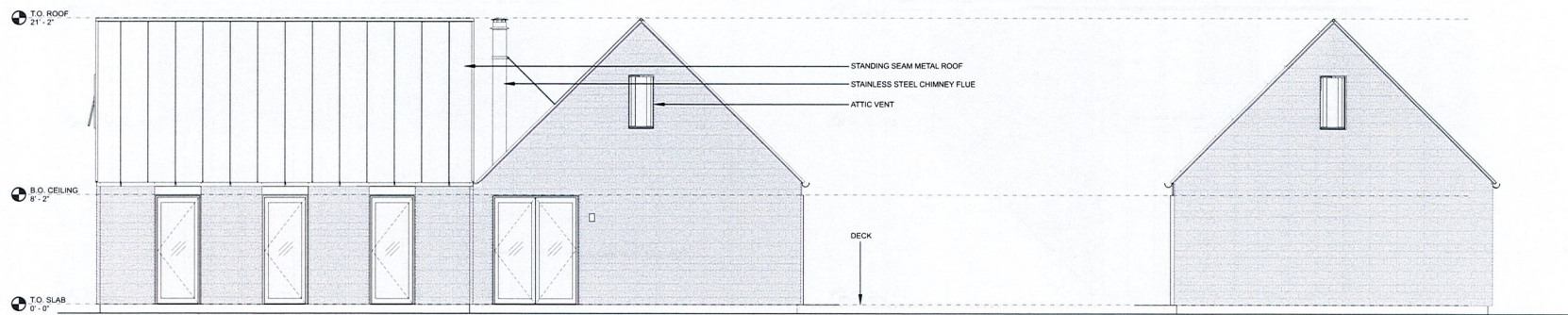
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SHEET TITLE
SPACE PLAN

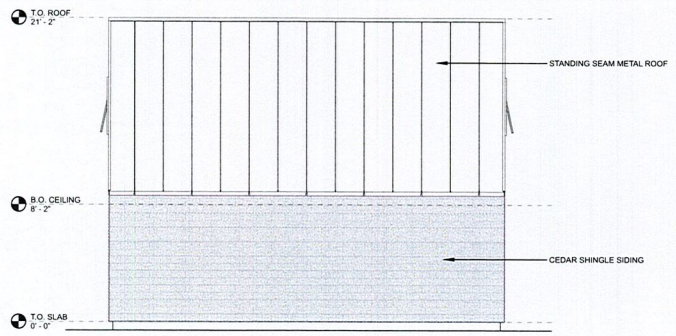
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A0.6



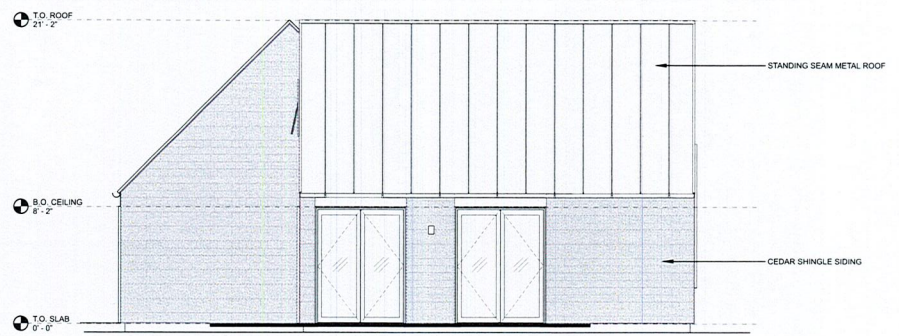
1 WEST BUILDING ELEVATION
 SCALE: 1/4" = 1'-0"



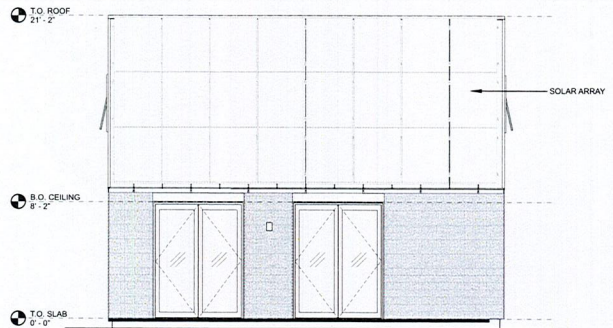
2 EAST BUILDING ELEVATION
 SCALE: 1/4" = 1'-0"



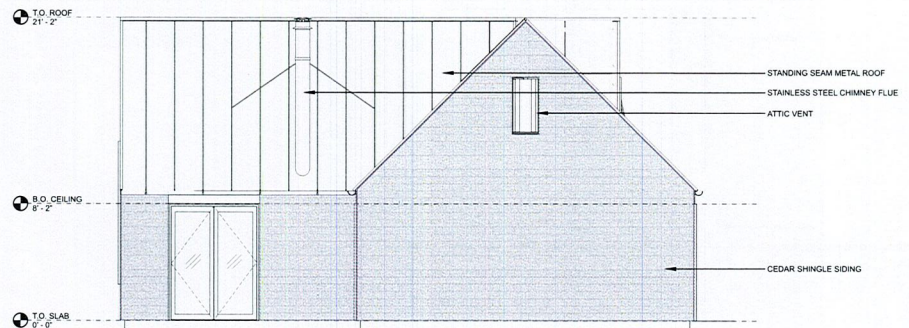
① NORTH BUILDING ELEVATION - 2
 SCALE: 1/4" = 1'-0"



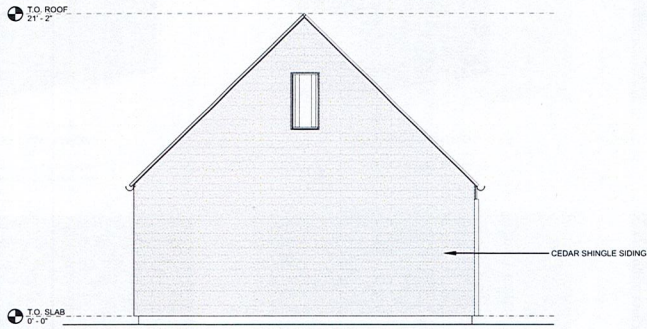
② NORTH BUILDING ELEVATION - 1
 SCALE: 1/4" = 1'-0"



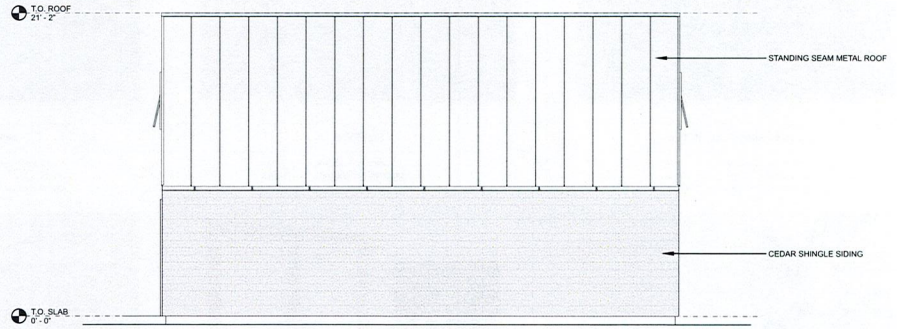
③ SOUTH BUILDING ELEVATION - 2
 SCALE: 1/4" = 1'-0"



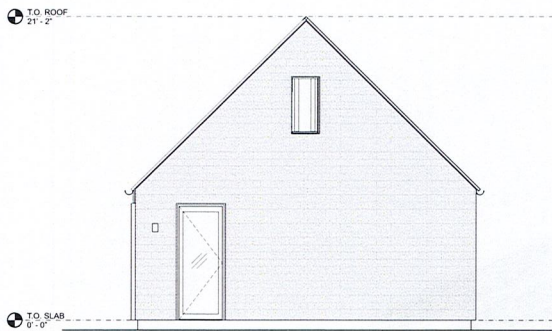
④ SOUTH BUILDING ELEVATION - 1
 SCALE: 1/4" = 1'-0"



① NORTH BUILDING ELEVATION - 2
SCALE: 1/4" = 1'-0"



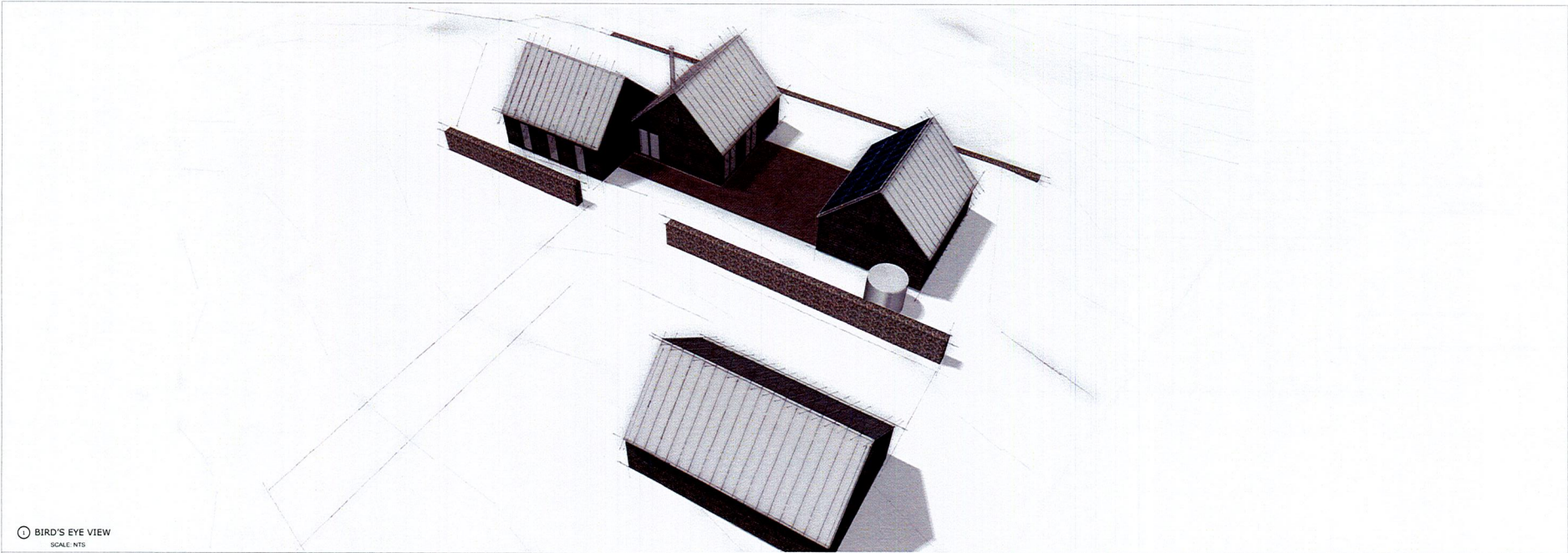
① EAST BUILDING ELEVATION - 1
SCALE: 1/4" = 1'-0"




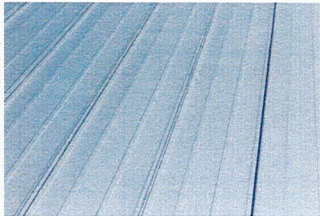
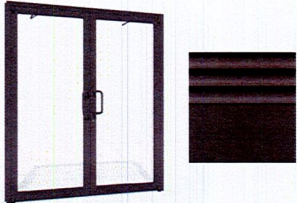



① SOUTH BUILDING ELEVATION - 2
SCALE: 1/4" = 1'-0"



① WEST BUILDING ELEVATION - 1
SCALE: 1/4" = 1'-0"



⊙ BIRD'S EYE VIEW
 SCALE: NTS

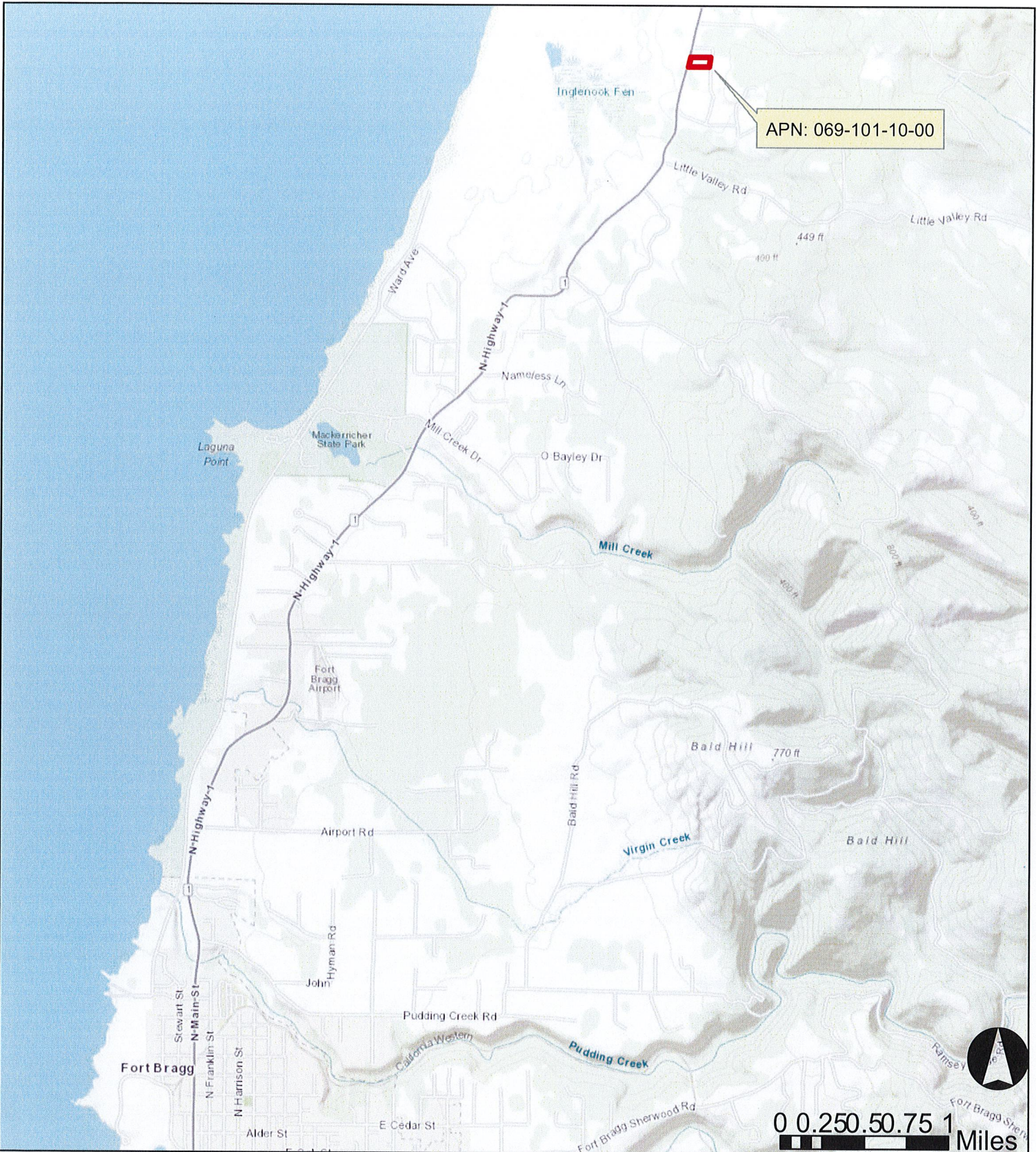
WOOD SIDING	METAL ROOFING	GUTTERS / DOWN SPOUTS	DOORS / WINDOWS	CHIMNEY
 <p>MATERIAL: CEDAR SHINGLE SIDING FINISH: BROWN / WEATHERING STAIN MFR: CABOT SEMI SOLID - OR EQUAL</p>	 <p>MATERIAL: ALUMINUM STANDING SEAM - 16" FINISH: SILVER MFR: SHEFFIELD METALS - OR EQUAL</p>	 <p>MATERIAL: ALUMINUM HALF ROUND / ROUND FINISH: SILVER MFR: SHEFFIELD METALS - OR EQUAL</p>	 <p>MATERIAL: ALUMINUM WINDOWS / DOORS FINISH: DARK BRONZE ANODIZED MFR: ARCADIA - OR EQUAL</p>	 <p>MATERIAL: STAINLESS STEEL CHIMNEY FINISH: STAINLESS STEEL MFR: DURAVENT - OR EQUAL</p>
WOOD TRIM / FASCIA	EXTERIOR LIGHTING	WATER TANK	DECKING	FENCE / RETAINING WALL
 <p>MATERIAL: CEDAR 1X FINISH: BROWN / WEATHERING STAIN MFR: CABOT SEMI SOLID - OR EQUAL</p>	 <p>MATERIAL: SHIELDED LED DOWNLIGHT FINISH: MATTE BLACK MFR: RICH BRILLIANT WILLING - OR EQUAL</p>	 <p>MATERIAL: STAINLESS STEEL WATER TANK FINISH: STAINLESS STEEL MFR: TEXAS WATER TANKS - OR EQUAL</p>	 <p>MATERIAL: CEDAR 2X6 FINISH: BROWN / WEATHERING STAIN MFR: CABOT SEMI SOLID - OR EQUAL</p>	 <p>MATERIAL: STONE / CARBON BASKET FINISH: GALVANIZED MFR: USA CABIONS - OR EQUAL</p>

WALK RECORD
 CDF APPLICATION 09/25/2021

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SHEET TITLE
COLORS AND MATERIALS

SHEET NUMBER
A7.1



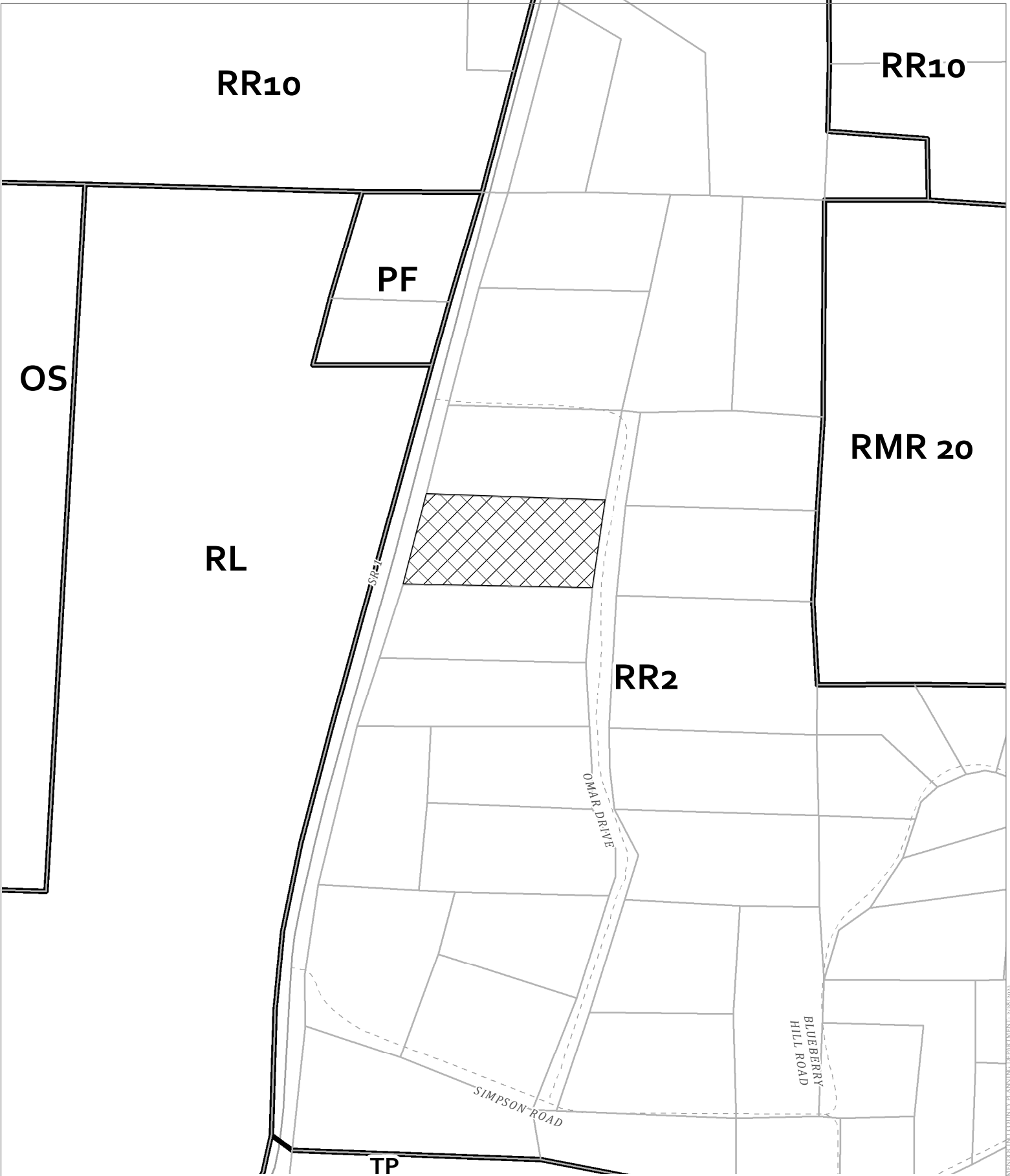
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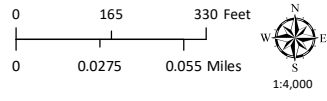
OWNER: AUGUST AND CHRISTINA PETERSEN
 APN: 069-101-10-00
 GP/ZONE: RR2
 ADDRESS: 26260 OMAR DRIVE, FORT BRAGG CA 95437

Parcel Location

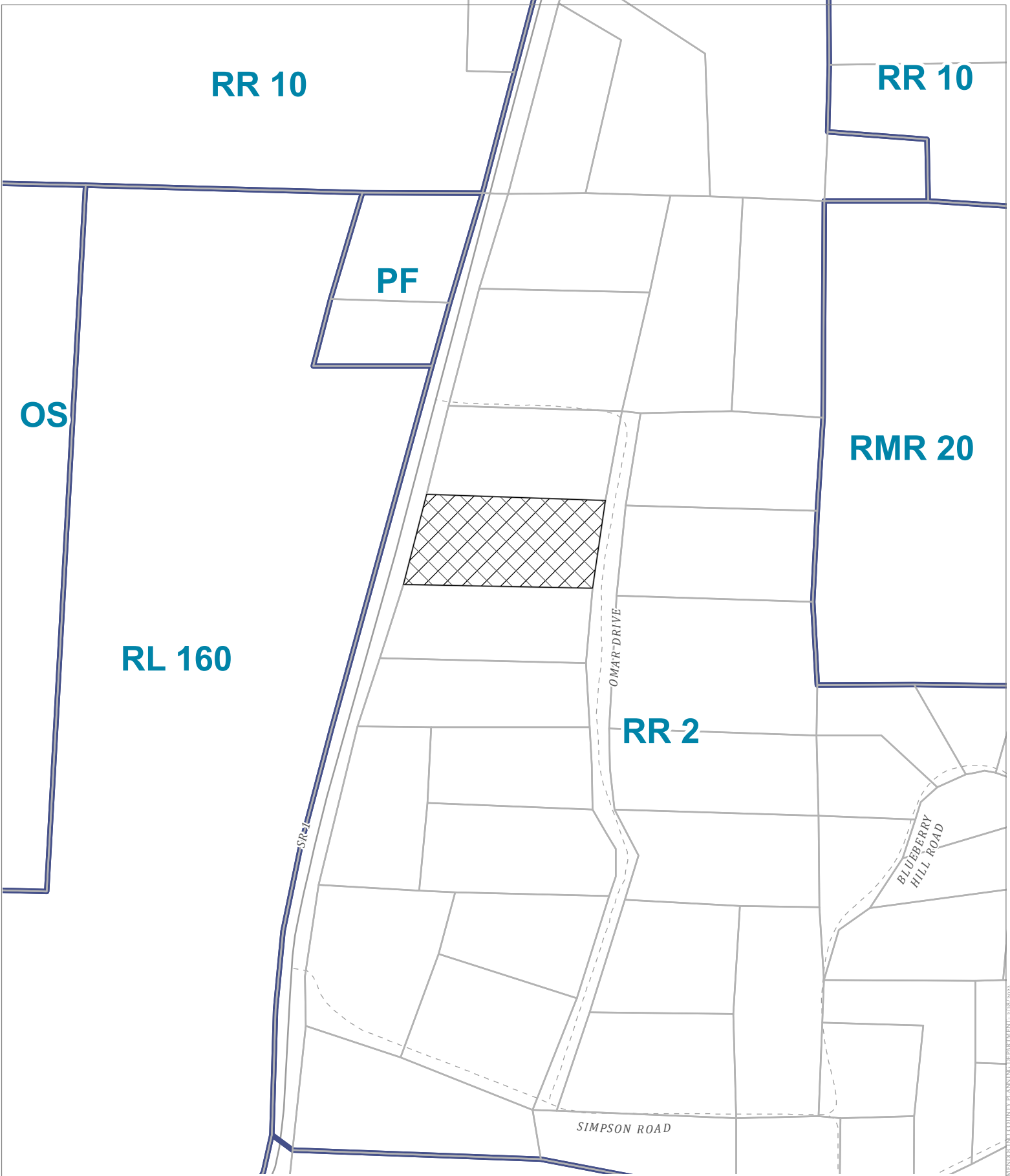


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 Zoning Districts
 Public Roads

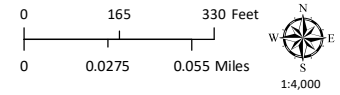


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2023



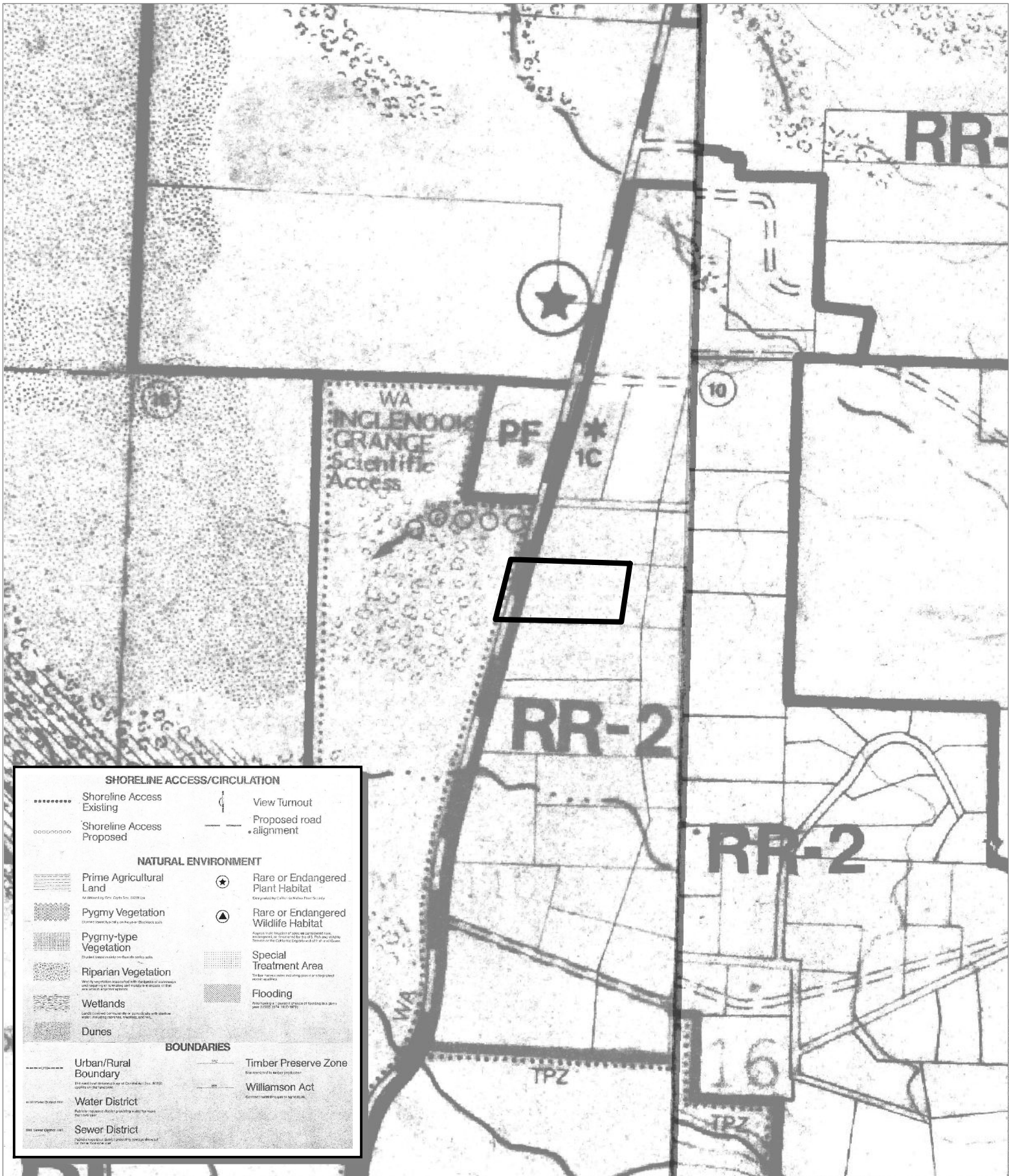
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 General Plan Classes
 Public Roads



GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2023



SHORELINE ACCESS/CIRCULATION

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

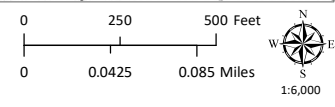
NATURAL ENVIRONMENT

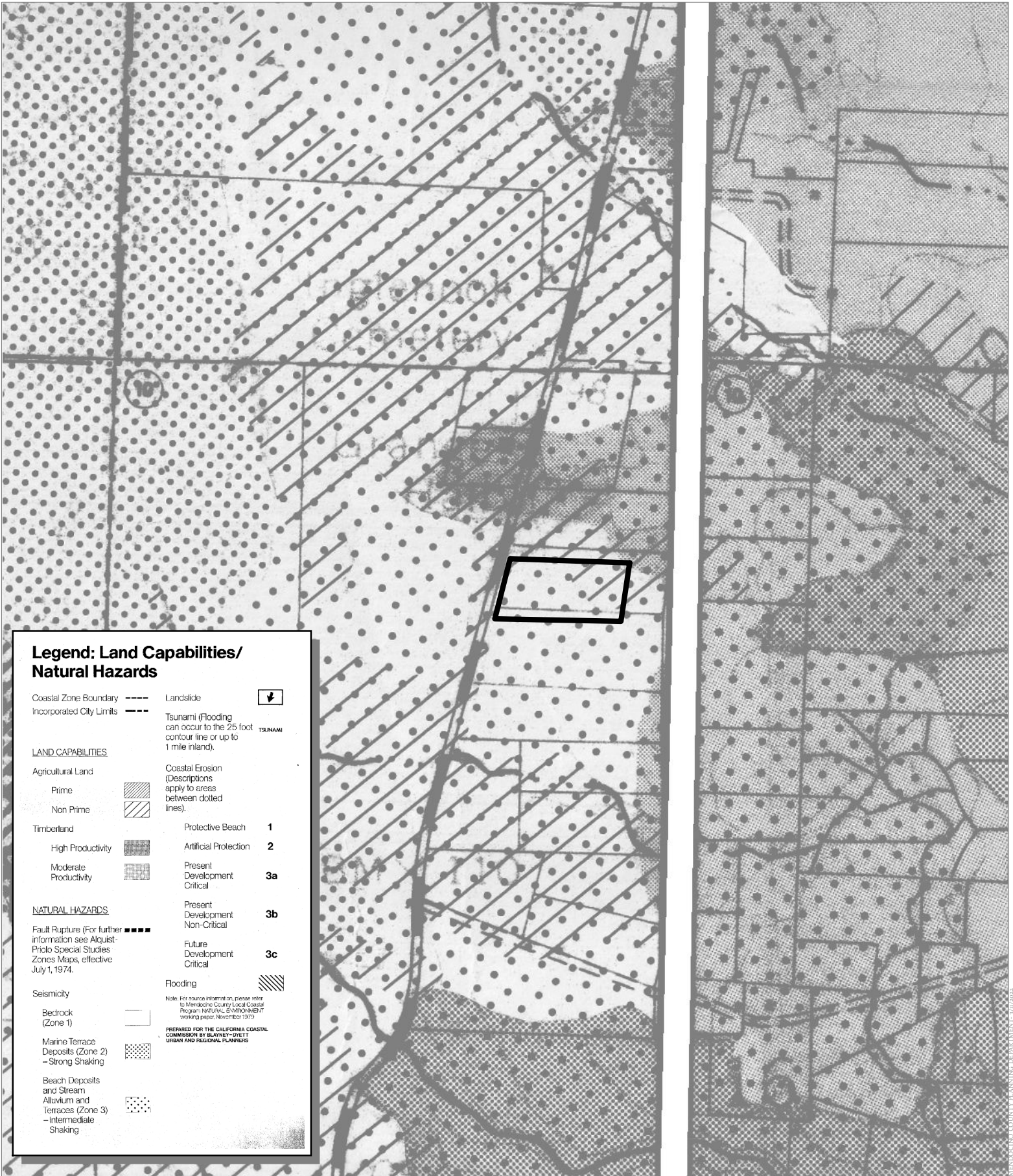
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

BOUNDARIES

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

CASE: CDP 2022-0002
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 ADDRESS: 26260 Omar Drive, Fort Bragg





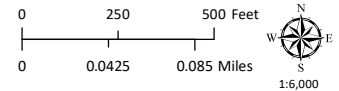
**Legend: Land Capabilities/
Natural Hazards**

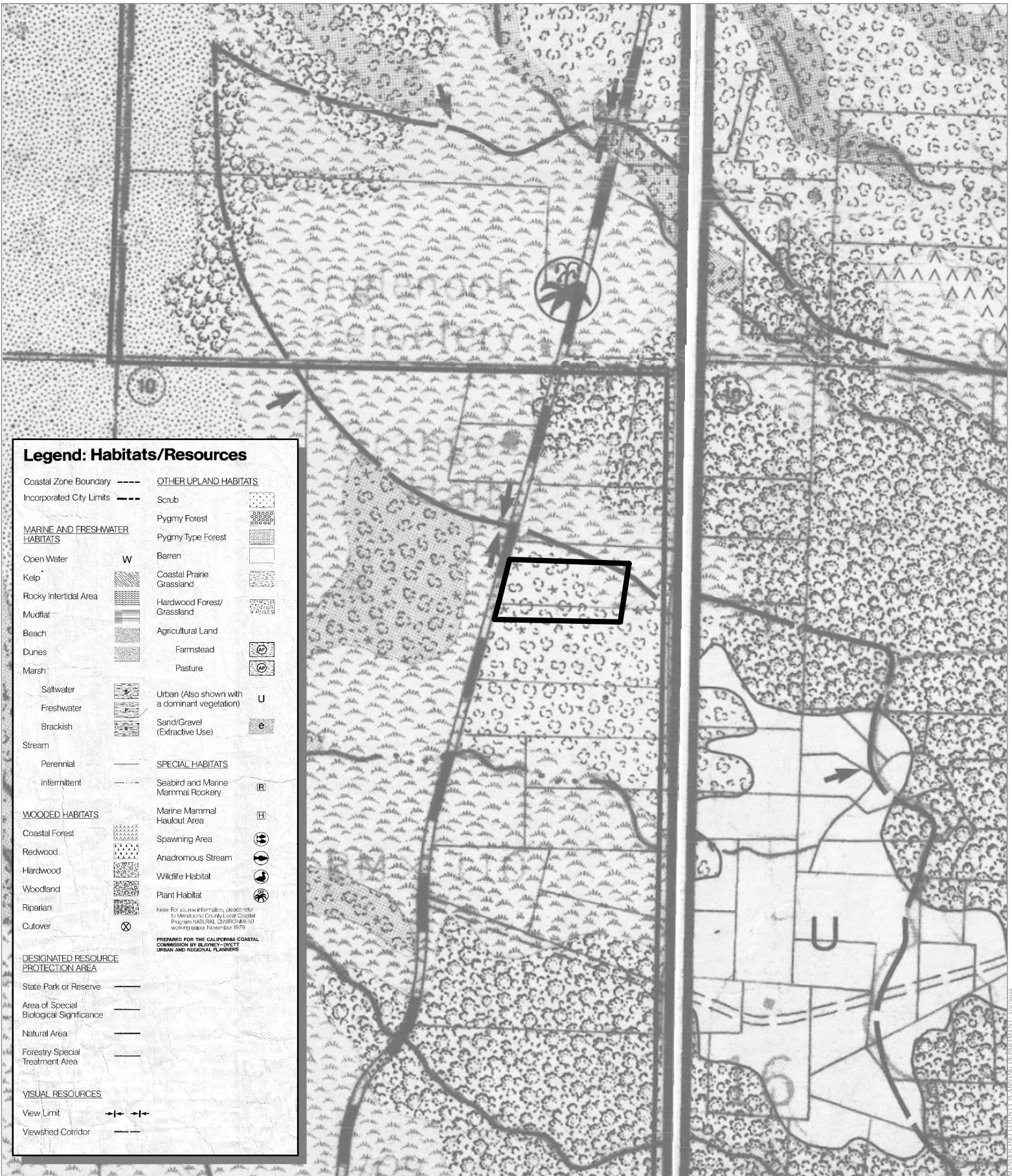
- Coastal Zone Boundary
- Incorporated City Limits

- 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). **TSUNAMI**
- 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 BLANES-DRETT URBAN AND REGIONAL PLANNERS

CASE: **CDP 2022-0002**
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 AGENT: **Jackie Dixon**
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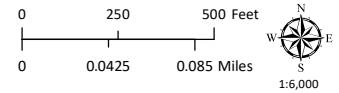


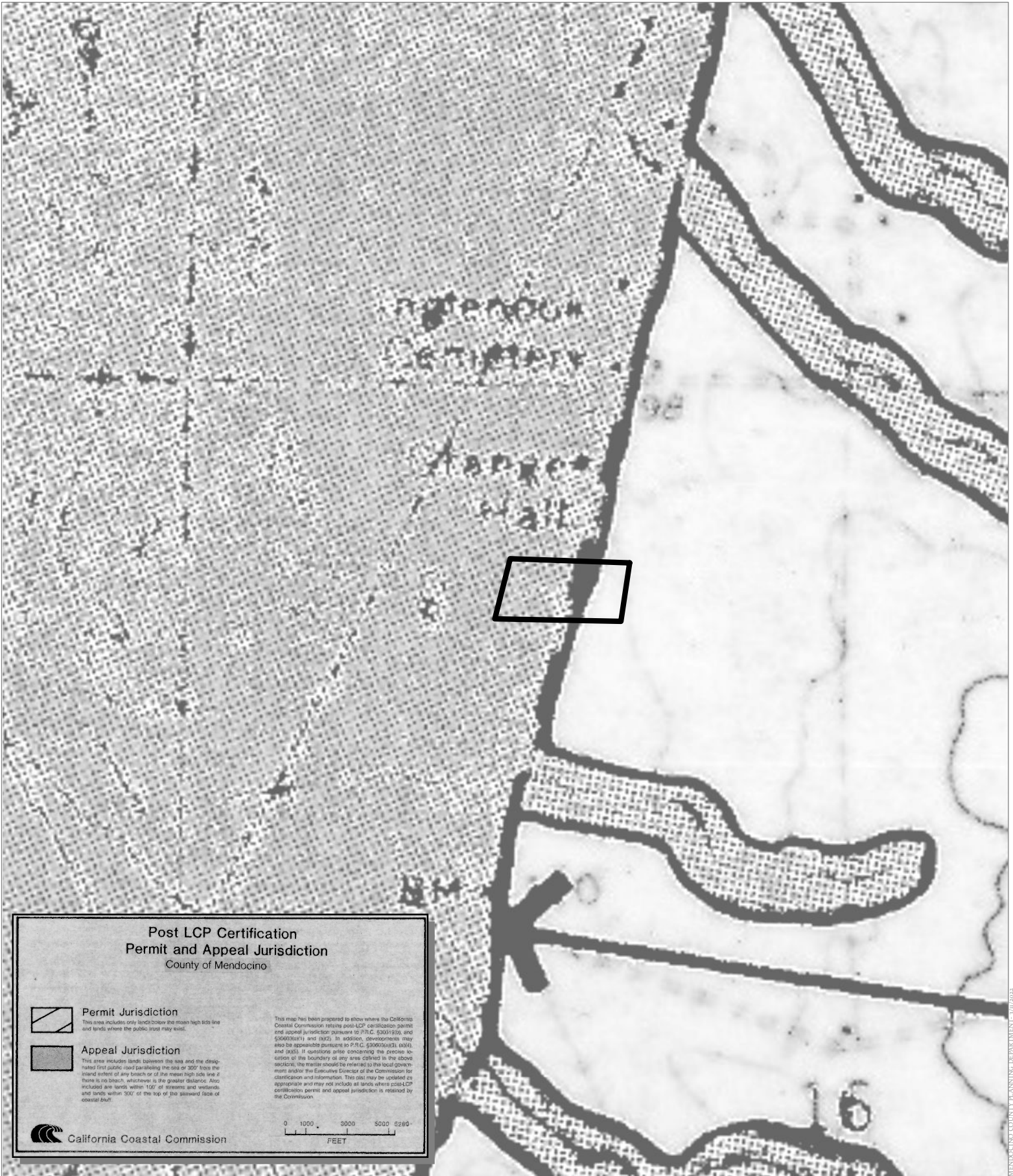
Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
MARINE AND FRESHWATER HABITATS		Pygmy Forest	[Pattern]
Open Water	W	Pygmy Type Forest	[Pattern]
Kelp	[Pattern]	Barren	[Pattern]
Rocky Intertidal Area	[Pattern]	Coastal Prairie Grassland	[Pattern]
Mudflat	[Pattern]	Hardwood Forest/ Grassland	[Pattern]
Beach	[Pattern]	Agricultural Land	[Pattern]
Dunes	[Pattern]	Farmstead	[Pattern]
Marsh	[Pattern]	Pasture	[Pattern]
Saltwater	[Pattern]	Urban (Also shown with a dominant vegetation)	U
Freshwater	[Pattern]	Sand/Gravel (Extractive Use)	[Pattern]
Brackish	[Pattern]		
Stream		SPECIAL HABITATS	
Perennial	---	Seabird and Marine Mammal Rookery	[Symbol]
Intermittent	---	Marine Mammal Haulout Area	[Symbol]
WOODED HABITATS		Spawning Area	[Symbol]
Coastal Forest	[Pattern]	Anadromous Stream	[Symbol]
Redwood	[Pattern]	Wildlife Habitat	[Symbol]
Hardwood	[Pattern]	Plant Habitat	[Symbol]
Woodland	[Pattern]		
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 DIVISION/AVP work project November 1978.
 PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVNEY-DWETT URBAN AND REGIONAL PLANNERS

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



Permit Jurisdiction

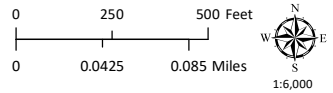
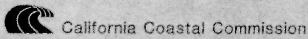
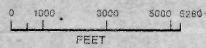
This area includes only lands below the mean high tides line and lands where the public trust may exist.



Appeal Jurisdiction

This area includes lands between the sea and the designated first public land paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face 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. §30512.05, and §30602(a)(1) and (a)(2). In addition, developments may also be approvable pursuant to P.H.C. §30603(a)(3), (a)(4), and (a)(5). 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 and/or 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.





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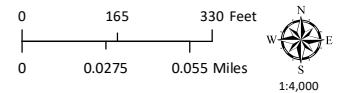
POST LCP CERTIFICATION & APPEAL JURISDICTION

MENDOCINO COUNTY PLANNING DEPARTMENT 3/10/2023

**FORT BRAGG
RURAL FPD**

CASE: CDP 2022-0002
OWNER: August and Christina Petersen
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 Moderate Fire Hazard
 County Fire Districts



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

Low_Dens_Intermix

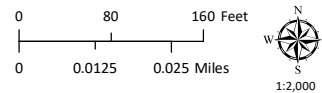
Uninhabited_Veg

Low_Dens_Intermix

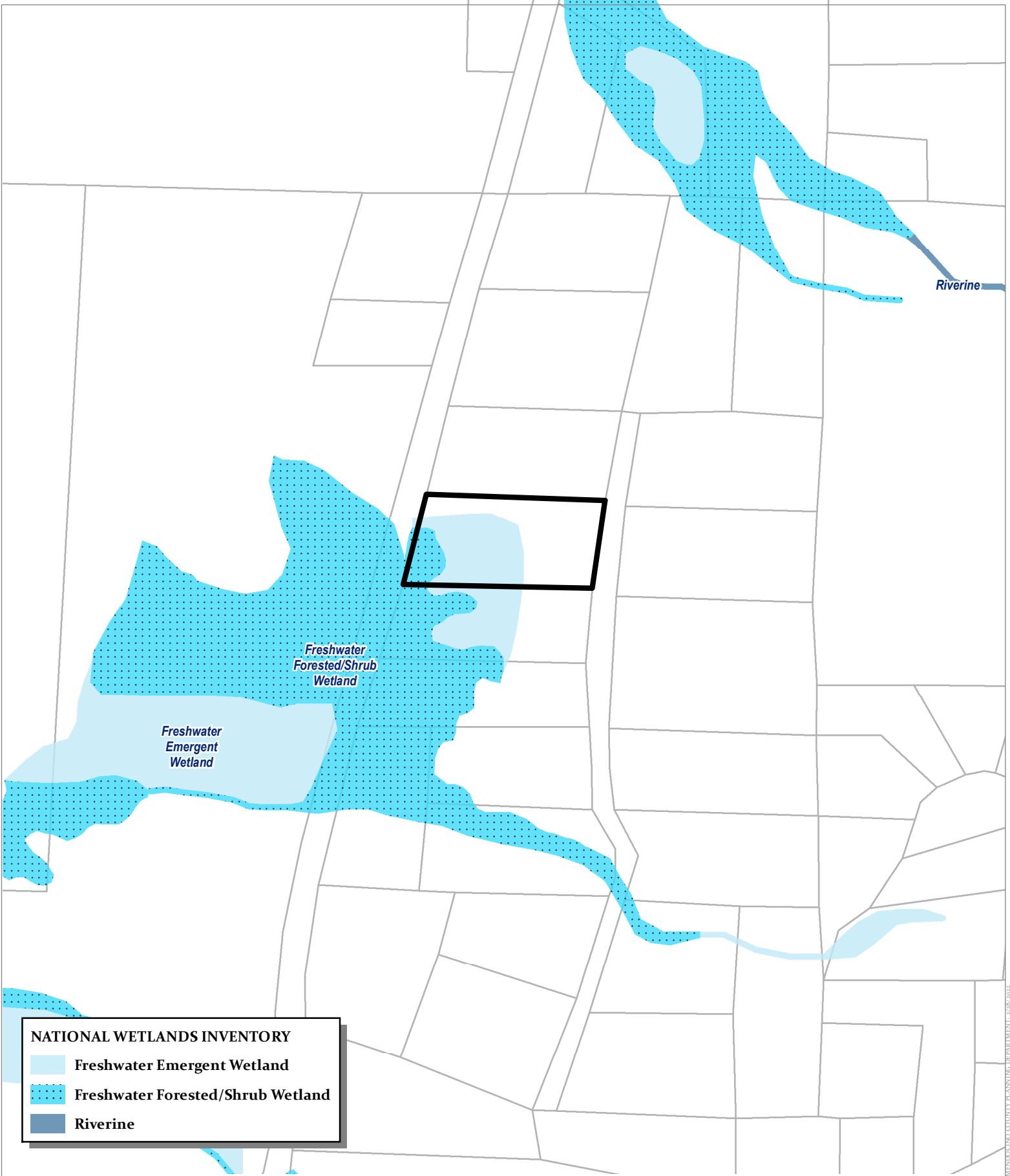
Med_Dens_Intermix

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2023

CASE: CDP 2022-0002
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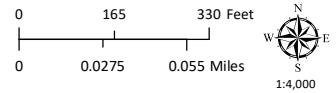
WILDLAND-URBAN INTERFACE ZONES



NATIONAL WETLANDS INVENTORY

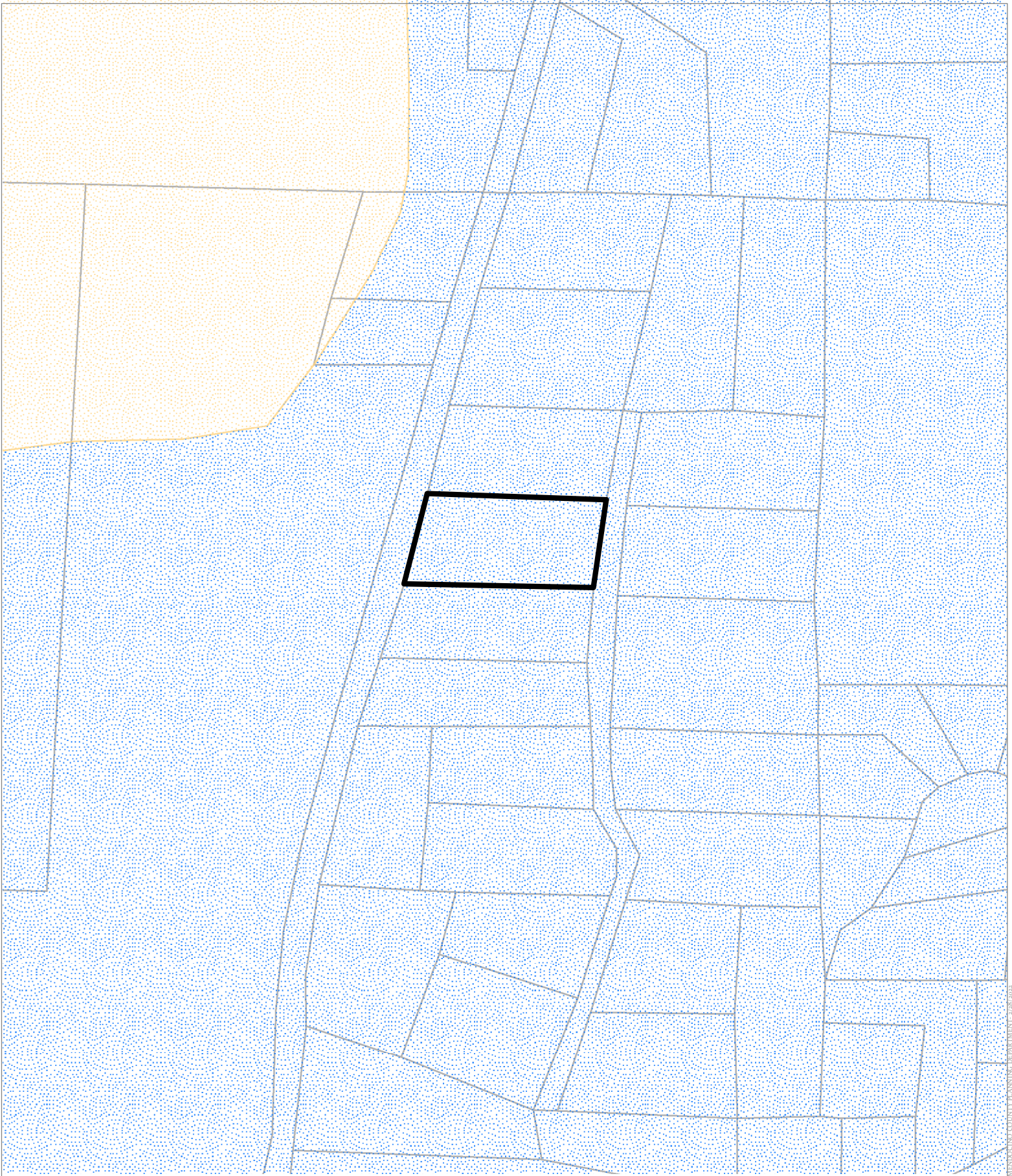
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Riverine

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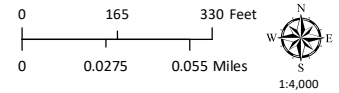
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2022

WETLANDS



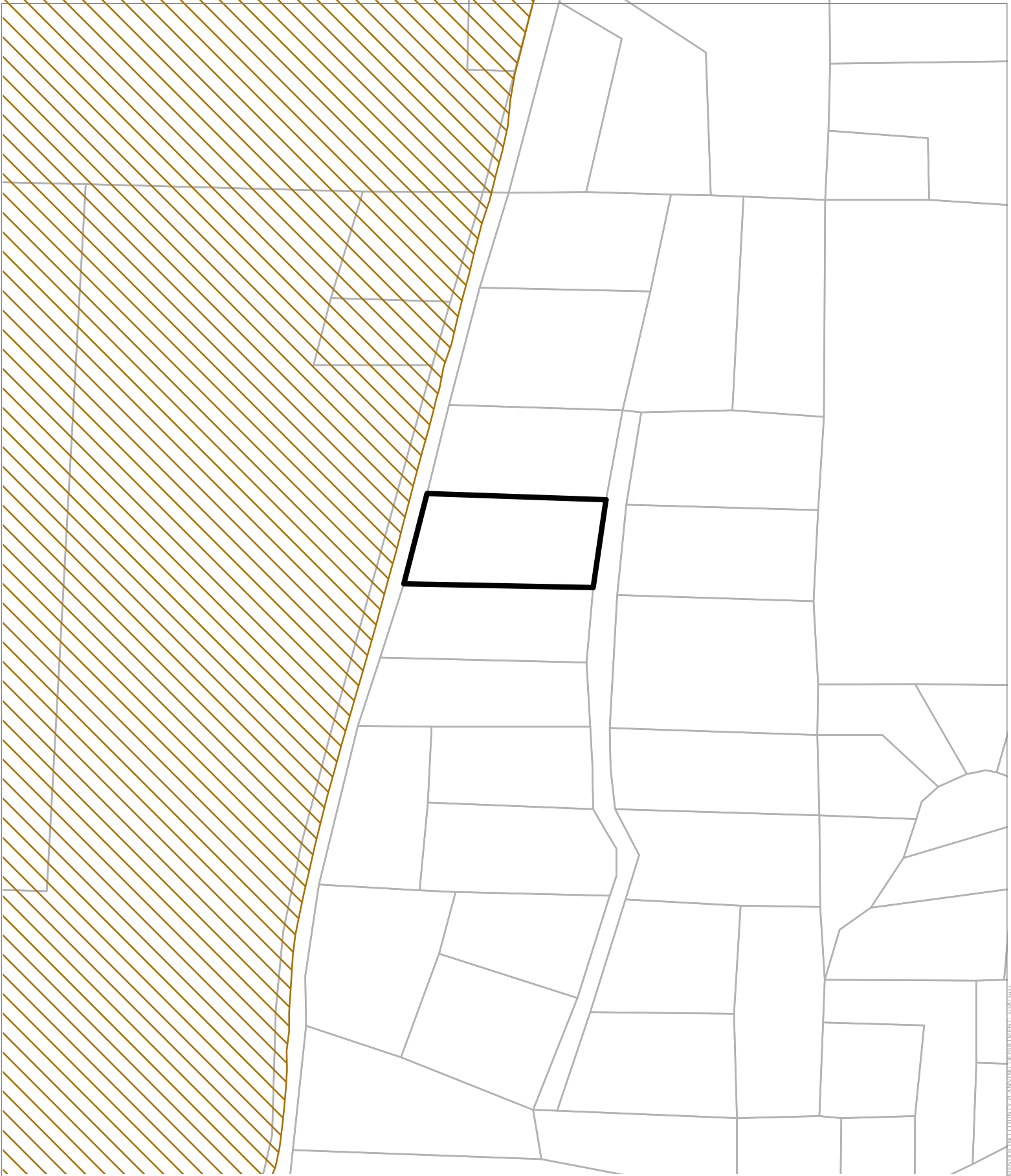
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-  Sufficient Water Resources
-  Dunes
-  Coastal Ground Water Resource Areas



GROUND WATER RESOURCES

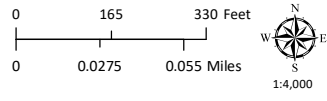
MENDOCINO COUNTY PLANNING DEPARTMENT 2/28/2022



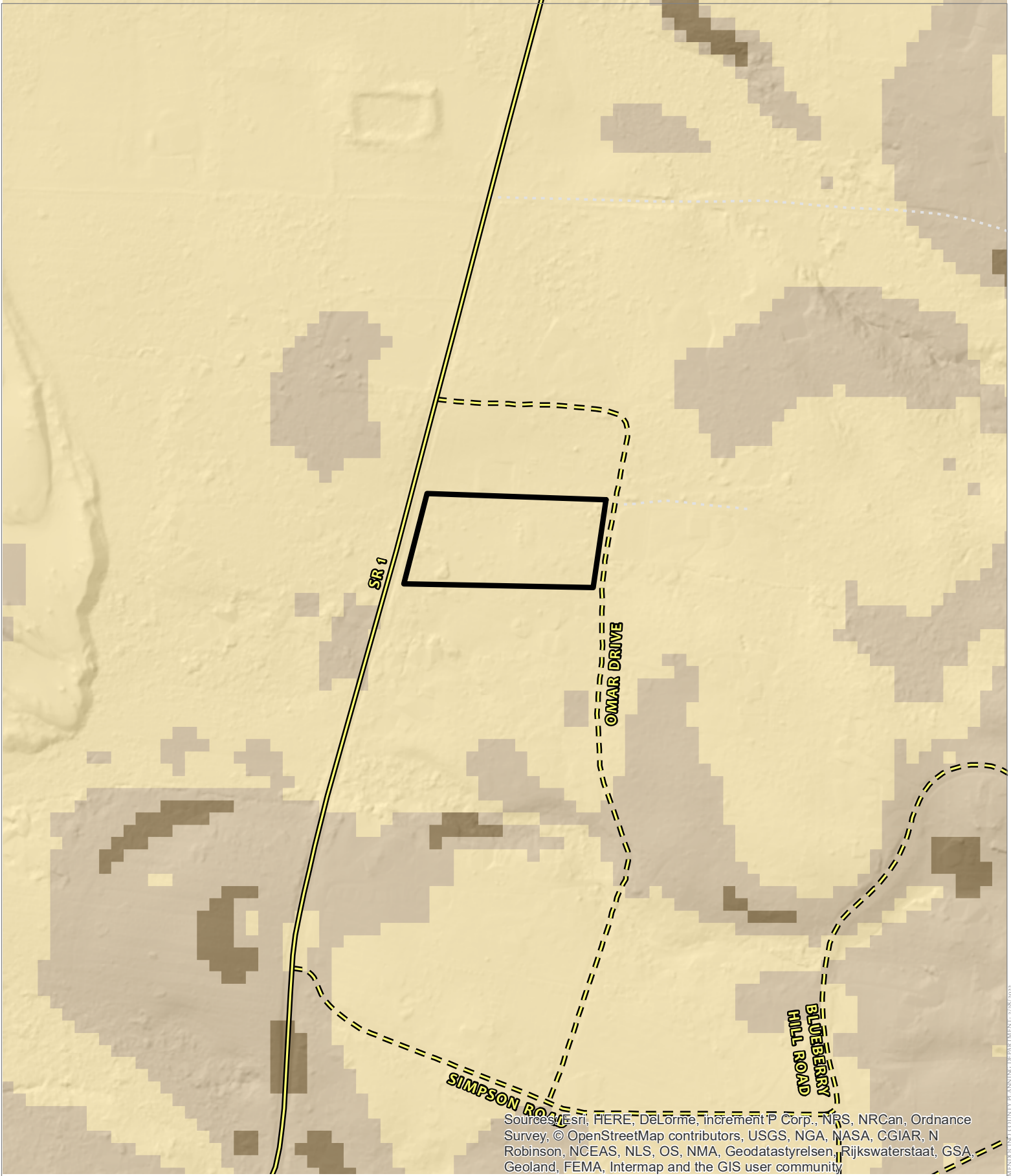
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 Highly Scenic Area



HIGHLY SCENIC & TREE REMOVAL AREAS

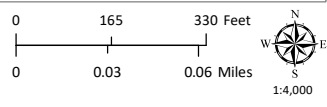


Sources: Esri, HERE, DeLorme, InCREMENT P Corp., NRS, NRCAN, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

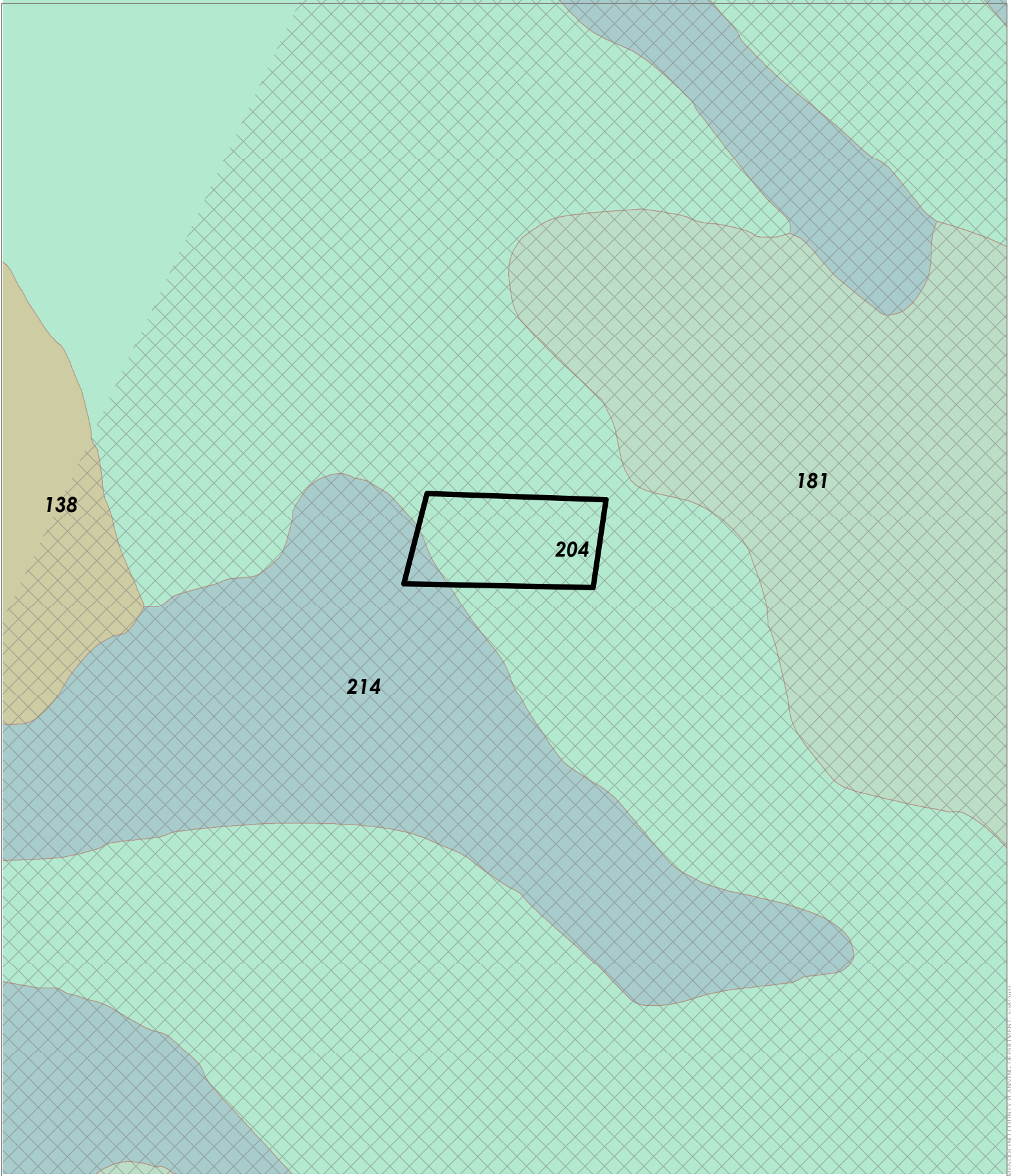
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- Public Roads
- Private Roads
- 0° - 14°
- 15° - 32°
- 33° - 72°

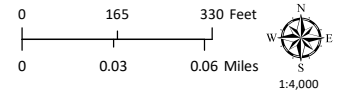


ESTIMATED SLOPE

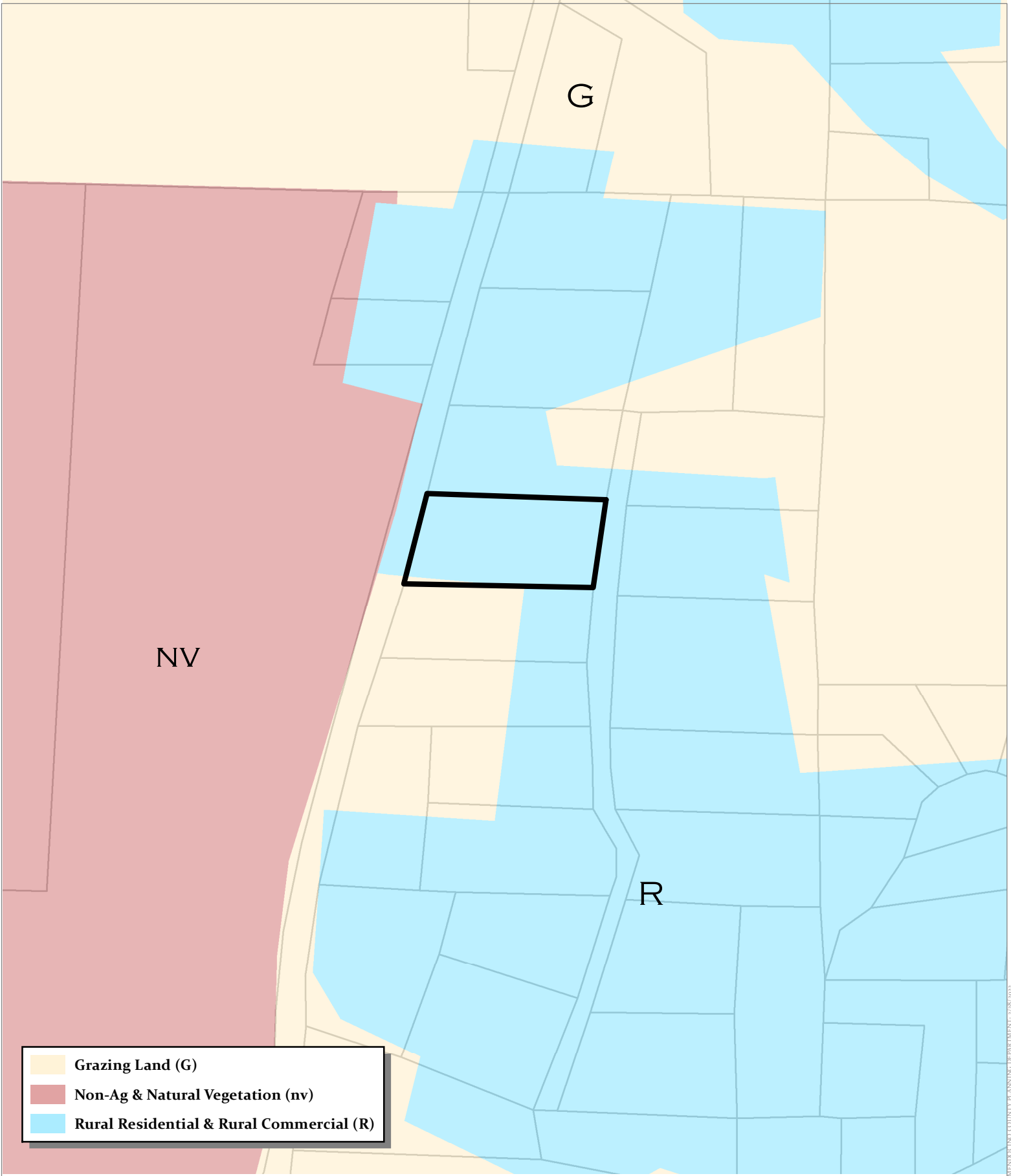


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 Bishop Pine
 Western Study Soil Types

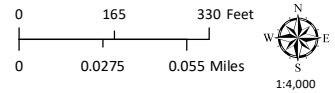


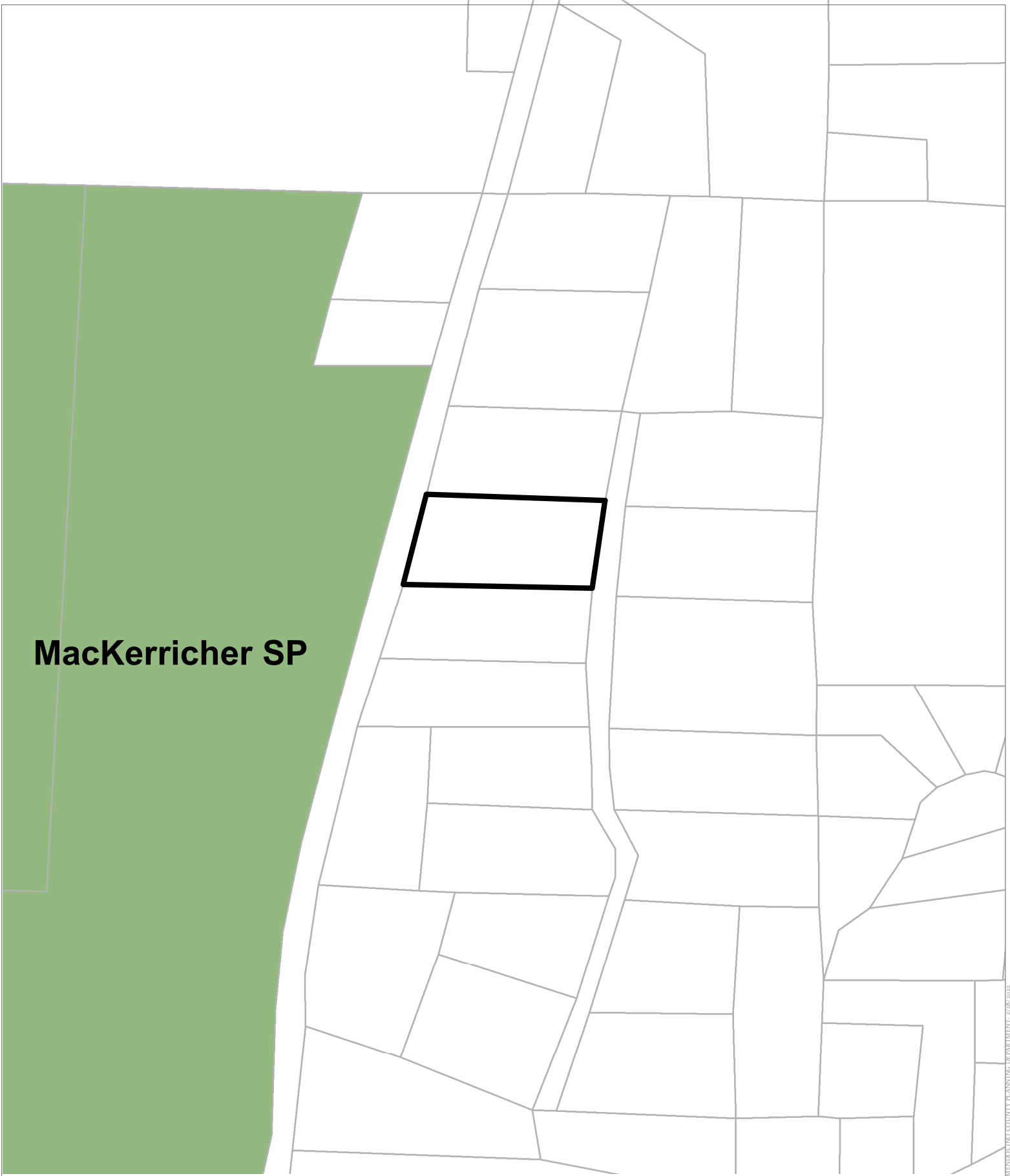
WESTERN SOIL CLASSIFICATIONS



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

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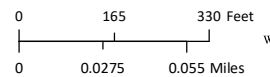
APN: 069-101-10

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 State Parks



MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2023

STATE PARKS