



**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  
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 pbs@mendocinocounty.org  
 www.mendocinocounty.org/pbs

May 11, 2022

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

Department of Forestry/ CalFire  
 -Land Use  
 Coastal Commission  
 Cloverdale Rancheria

Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians  
 Albion Mutual Water District

**CASE#:** CDPM\_2022-0003

**DATE FILED:** 4/22/2022

**OWNER:** ANGELA COOPER

**APPLICANT:** ANN ZOLLINGER

**REQUEST:** Amendment to Standard Coastal Development Permit CDPM # 47-2000(2003)(2008)(2010) to change roof materials and colors. Roof material to change from COR-TEN weathered corrugated steel to asphalt composition shingles. Roof color to change from natural rust to Oakwood (brownish grey).

**ENVIRONMENTAL DETERMINATION:** Article 19, Section 15301, Class 1 (d) of the California Environmental Quality Act, the restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment is categorically exempt from environmental review. Categorical Exempt

**LOCATION:** In the Coastal Zone, in the Albion Village, on the east side of North Highway One (SR 1), on the south side of Albion River South Side Road (CR 402A), approximately 0.5 miles northeast of the intersection of North Highway One (SR 1) and Albion River South Side Road (CR 402A), located at 33975 Albion River South Side Road (APN: 123-150-51).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JESSIE WALDMAN

**RESPONSE DUE DATE:** May 26, 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 \_\_\_\_\_

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**APN/S:** 123-150-51

**PARCEL SIZE:** 0.38± Acres

**GENERAL PLAN:** Rural Village: (RV)

**ZONING:** Rural Village: (RV)

**EXISTING USES:** Residential

**DISTRICT:** 5 (Williams)

**RELATED CASES:** CDPM # 47-2000(2003)(2008)(2010) (Single-Family Residence);  
CDP #64-03 (Follow up to EM 09-02 (Erosion Control))

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Rural Village (RV)	Rural Village (RV)	1.0± Acres	Residential
<b>EAST:</b>	Rural Village (RV)	Rural Village (RV)	0.1± Acres	Residential
<b>SOUTH:</b>	Rural Village (RV)	Rural Village (RV)	0.25± Acres	Residential
<b>WEST:</b>	Rural Village (RV)	Rural Village (RV)	0.25± Acres	Residential

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## REFERRAL AGENCIES

### LOCAL

- Building Division (FB)
- Department of Transportation (DOT)
- Environmental Health (EH)(FB)
- Albion Mutual Water District
- Planning Division (Ukiah)

### STATE

- CALFIRE (Land Use)
- California Coastal Commission

### TRIBAL

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

### **ADDITIONAL INFORMATION:**

Previous Standard Coastal Development Permit CDPM # 47-2000(2003)(2008)(2010) authorized the construction of a 1,556 square foot single-family residence with an attached 580 square foot garage below, maximum height to be approximately 20 feet above average natural grade. Install a septic system and connect to the Albion Water District. Construct a driveway encroachment onto Albion River South Side Road (CR 402A).

Amended in 2003 with the following changes: modify the single-family residence setbacks as follows on three boundaries: a) eastern property setback to be 31 feet 11 inches as opposed to the previously approved 9 feet 10 inches; b) southern property setback to be 28 feet as opposed to the previously approved 32 feet 7 inches; c) western property setback to be 45 feet as opposed to the previously approved 65 feet 5 inches. Modify the approved driveway and associated retaining wall location approximately 25 feet to the west, requiring an easement from the adjacent property owner, Bob Pond, APN: 123-150-14, 33831 East Lane, Albion. Additions to the approved landscape plan to provide native grass cover to an open carport-type garage without doors. Change approved dark green metal roofing back to black composition shingle roofing. Eliminate two dining room windows on the south elevation.

Amended in 2008 with the following changes: a) constructing additional retaining wall along Albion River South Side road east of the existing driveway; b) construct an additional retaining wall on the south side of the residence; c) change roof from asphalt composition shingles to flat green metal.

Amended in 2010 with the following changes: a) change the roof materials and colors. Roof color to be natural rust, material to be COR-TEN weathered corrugated steel; b) add skylights. Sky lights on north and south sides, clear, non-reflective glass (skylights originally shown on south elevation only); c) assign ownership of the permit from Ed Powers to the new owners, Lyles & Geraldine Pember and Kent Pember.

**STAFF PLANNER:** JESSIE WALDMAN

**DATE:** 5/12/2022

## ENVIRONMENTAL DATA

**1. MAC:**

GIS

*NO*

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*Moderate Fire Hazard*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*CalFire (State Responsible Agency)*

*Albion Little River Fire Protection District(ALRVFD) (Local Responsible Agency)*

**4. FARMLAND CLASSIFICATION:**

GIS

*NO*

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)

*NO*

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS

*Critical Water Resources*

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part

*139—Dystropepts, 30 to 75 percent*

**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

*NO*

**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

*NO*

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

GIS; General Plan 3-10

*NO; Adjacent to Private Campground*

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

*Albion River*

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

Various Adopted Specific Plan Areas; GIS

*18: ALBION*

**21. STATE CLEARINGHOUSE REQUIRED:**

Policy

*NO*

**22. OAK WOODLAND AREA:**

USDA

*NO*

**23. HARBOR DISTRICT:**

Sec. 20.512

*NO; Adjacent to Albion Harbor*

### FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

**24. LCP LAND USE CLASSIFICATION:**

LCP Land Use maps/GIS

*LCP LAND USE MAP 18: ALBION*

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

LCP Land Capabilities maps/GIS; 20.500

*BEDROCK (ZONE 1)*

**26. LCP HABITATS & RESOURCES:**

LCP Habitat maps/GIS; 20.496

*BARREN*

**27. COASTAL COMMISSION APPEALABLE AREA:**

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

*YES; HIGHLY SCENIC AREA*

**28. CDP EXCLUSION ZONE:**

CDP Exclusion Zone maps/GIS

*NO*

**29. HIGHLY SCENIC AREA:**

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

*HIGHLY SCENIC*

**30. BIOLOGICAL RESOURCES & NATURAL AREAS:**

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

*NO*

**31. BLUFFTOP GEOLOGY:**

GIS; 20.500.020

*NO*

1a.

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) CDPM-2022-0003  
CDF No(s) na  
Date Filed 4-22-2022  
Fee \$ 4,586<sup>00</sup>  
Receipt No. PRJ.049159  
Received by [Signature]

Material  Immaterial

Office Use Only

COASTAL DEVELOPMENT PERMIT AMENDMENT APPLICATION FORM

Name of Applicant <u>Ann Zollinger</u>	Name of Owner(s) <u>Ann Zollinger</u>	Name of Agent
Mailing Address <u>po box 427 Albion CA 95410</u>	Mailing Address <u>same</u>	Mailing Address
Telephone Number <u>707 328-3192</u>	Telephone Number <u>same</u>	Telephone Number

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

<u>[Signature]</u>	<u>4.22.2022</u>	<u>[Signature]</u>	<u>4.22.2022</u>
Signature of Applicant/Agent	Date	Signature of Owner	Date

Driving Directions

The site is located on the S (N/S/E/W) side of Albion River South Side Road (name road) approximately 1/10 mile (feet/miles) N/E (N/S/E/W) of its intersection with Albion Bridge Road (Albion Shore) (provide nearest major intersection).

Assessor's Parcel Number(s) 123-150-51  
~~123-150-15, 123-150-42~~

Previous Coastal Development Permit # (s) \*\*  
CDP 47-00, CDP 47-00 (2003)  
CDP 47-00 (2003)(2008), CDP 47-00 (2003)(2008) (2010)

Parcel Size 13,500  Square Feet  Acres

Street Address of Project 33975 Albion River South Side Road

Please note: Before submittal, please verify correct street address with the Planning Division in Ukiah.

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Updated 9/11

\* Approved roofs  
 CDP 47-00 - dark green metal roof  
 CDP 47-00 (2003) - black composition shingle  
 CDP 47-(2000)(2003)(2008) - flat green metal  
 CDP 47-(2000)(2003)(2008)(2010) - natural rust Corten weathering  
 (approved steel (note: decaus @ coast))

# 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.)

Change ~~Cortina~~ <sup>Corrugated</sup> steel ~~rust~~ colored roof (severely degrading and leaking) to Paramount ~~Palco Advantage~~ <sup>Asphalt composition</sup> laminate style shingles - Oakwood  
see following sheet Change color from natural rust to Oakwood (brownish grey)

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	home w/ basement	2000 sq ft 500 sq basement
<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.

w/d

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: \_\_\_\_\_  
 None

B. Gas  
 Utility Company/Tank  
 None

C. Telephone:  Yes  No ? not known

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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 - all downward facing

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 Albion Mutual Water District.  
 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.).

9. Will vegetation be removed accommodate the proposed project?  Yes  No  
If yes, explain:

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.

A. looking half way down the hill when going south across Albion Bridge  
B. house (hazy roof) from Albion River Riv Park

11. Project Height. Maximum height of structure(s). 26' feet (varies, hillside)

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

Siding material	<u>oiled redwood shingles, exposed concrete</u>	Color	<u>dark brown/gray</u>
Trim material	<u>oiled redwood</u>	Color	<u>dark brown</u>
Chimney material		Color	
Roofing material	<u><del>Rusted Corrugated Steel</del> Asphalt Comp Shingle</u>	Color	<u>orange oakwood (brownish gray)</u>
Window frame material	<u>bronze aluminum</u>	Color	<u>bronze</u>
Door material	<u>fiber glass / bronze aluminum</u>	Color	<u>red / bronze</u>
Fencing material	<u>wood</u>	Color	<u>oiled wood</u>
Retaining walls material	<u>concrete</u>	Color	<u>gray</u>
Other exterior materials		Color	

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 \_\_\_\_\_

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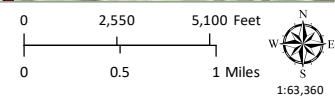
APR 28 2022

PLANNING & BUILDING SERV  
FORT BRAGG CA



CASE: **CDPM 2022-0003**  
 OWNER: **ZOLLINGER, Ann**  
 APN: **123-150-51**  
 APLCT: **Ann Zollinger**  
 AGENT:  
 ADDRESS: **33975 Albion River South Side Road, Albion**

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






**LOCATION MAP**

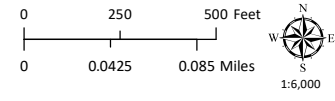
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/22/2023





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-  Major Towns & Places
-  Public Roads
-  Private Roads




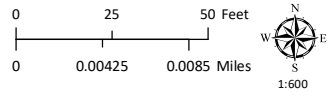
AERIAL IMAGERY

PHOTOGRAPHY COURTESY OF THE TOWN OF ALBION, TENNESSEE DEPARTMENT - 9/19/2023



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 Public Roads



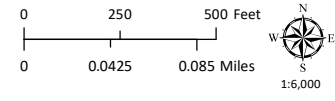
**AERIAL IMAGERY**

MEMPHIS COUNTY PLANNING DEPARTMENT - 8/5/2023



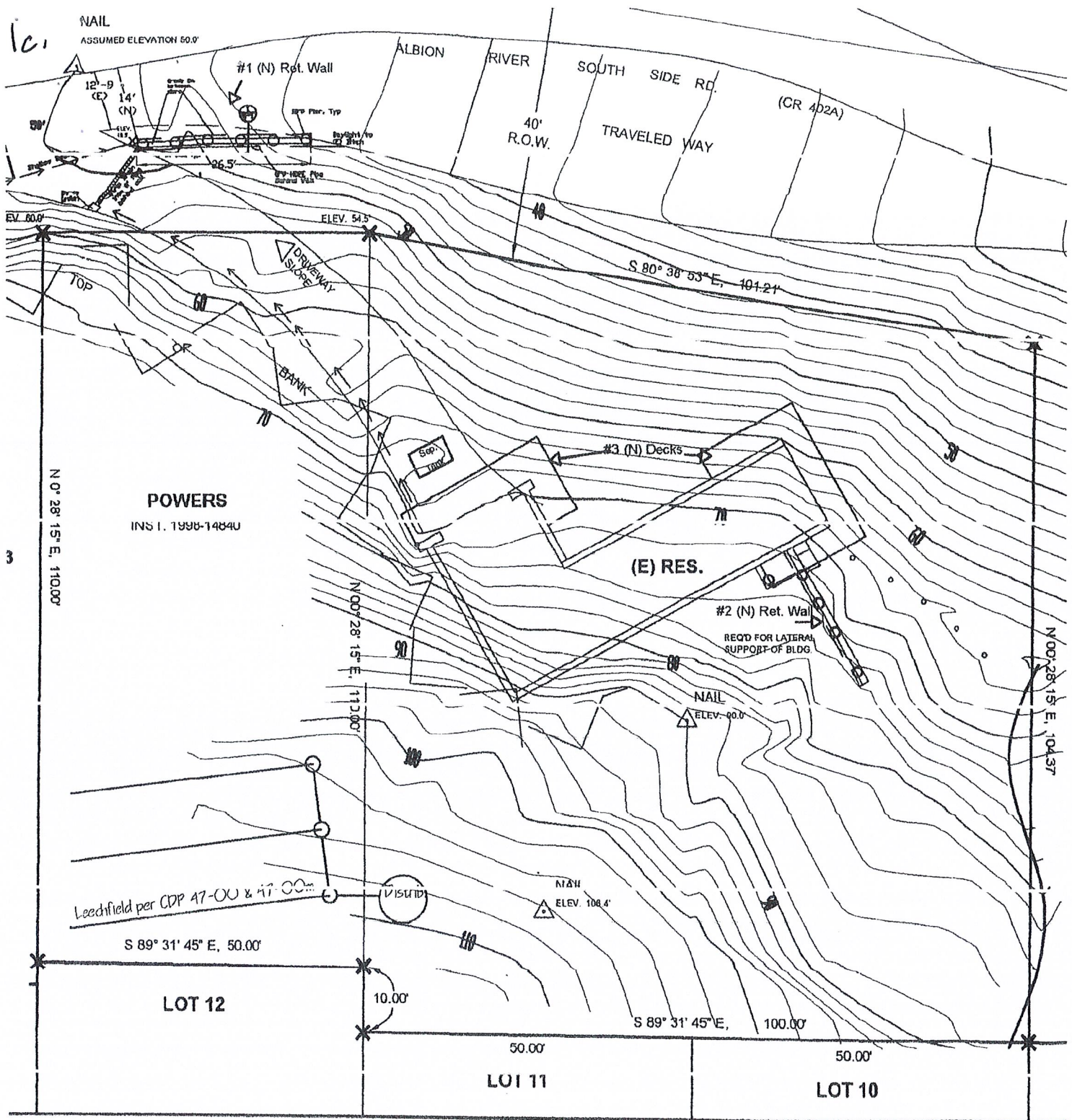
CASE: CDPM 2022-0003  
 OWNER: ZOLLINGER, Ann  
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⊙ Major Towns & Places



TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

MICHIGAN COUNTY PLANNING DEPARTMENT - 9/2023

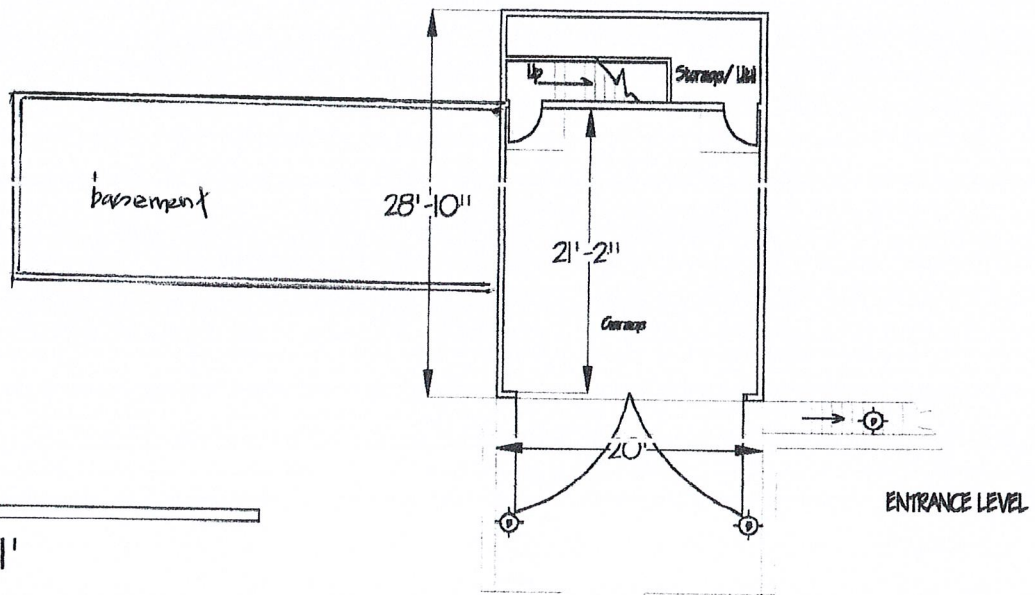
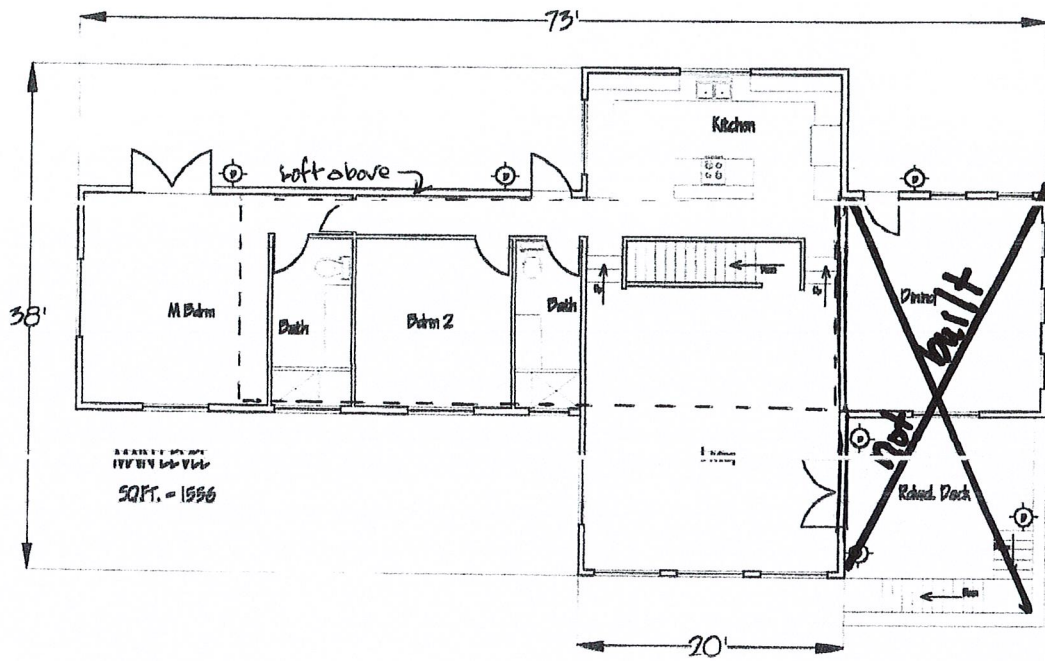


# Site Plan

Revisions to CDP 47-00 & 47-00m

1. ~~ADDITIONAL ROOF TO EXISTING (MARKING) OTHERS) LAY WITHIN ROOF~~
2. ROOF MATERIALS COLOR CHANGE FROM CORE TEN SELF WEATHERING
3. to
- 4.

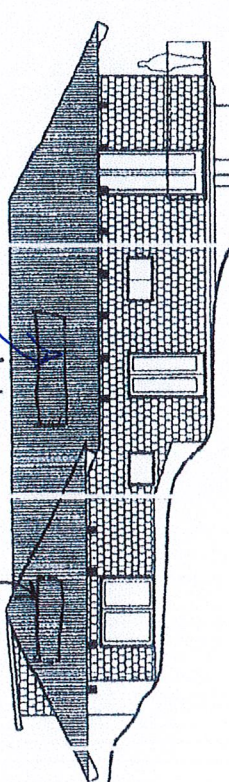
1d



Plan  
1/8" = 1'

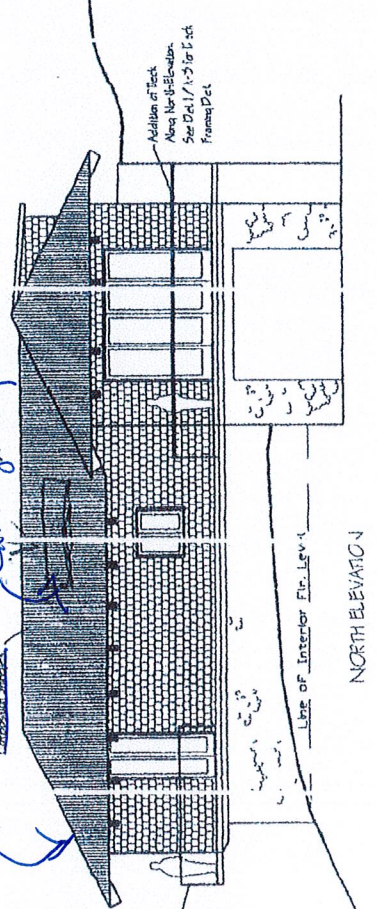
Note: (2022) All existing lighting is downcast and shielded to prevent light and glare beyond the parcel boundaries.

sky light (e)  
sky light (e)

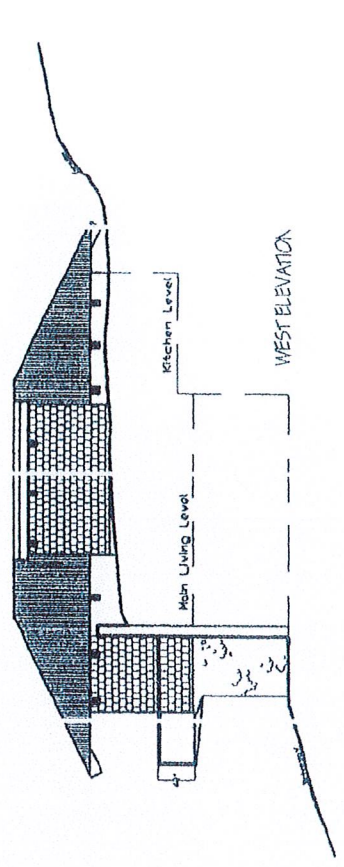


SOUTH ELEVATION

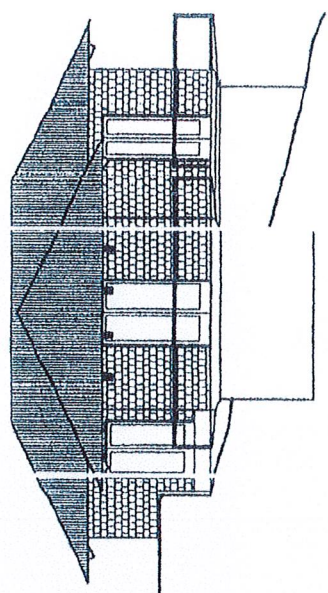
Composition Asphalt shingles skylite (e)  
instead of corrugated ~~Asphalt~~ ~~shingles~~  
existing steel truss  
Composition Shingles  
Addition of Truss Along North Elevation See D.A. 1/1/3 for E. and Framing Det.



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS SHOWING

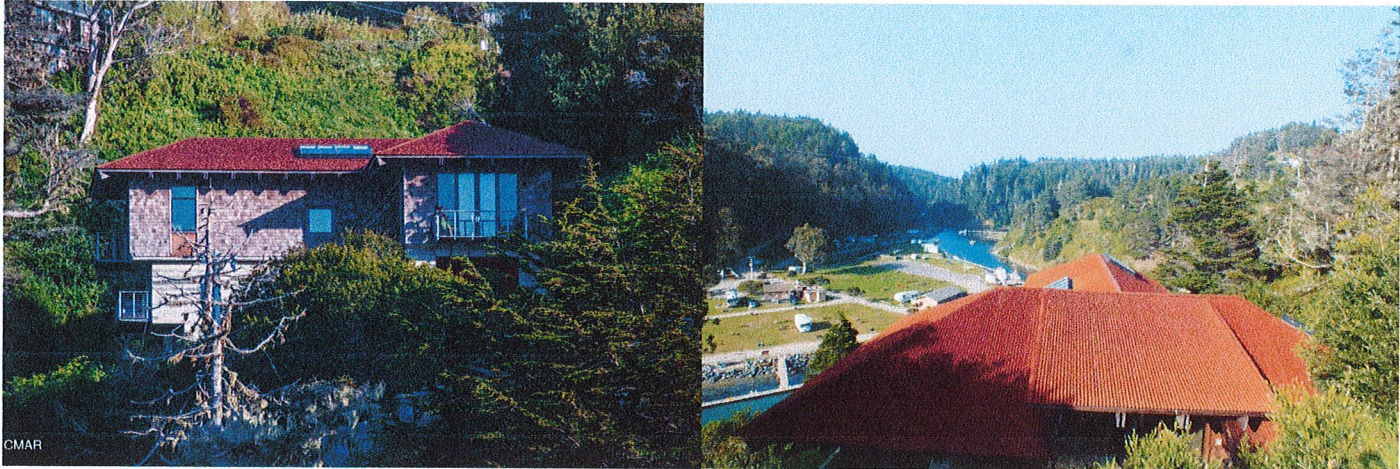
- 1 ROOFING CHANGE: TO ~~EXISTING~~ ~~ASPHALT~~ ~~SHINGLES~~ ~~STEEL~~ ~~TRUSS~~ ~~ROOF~~ ~~FRAMING~~ ~~DET.~~ ~~SEE~~ ~~D.A.~~ ~~1/1/3~~ ~~FOR~~ ~~E.~~ ~~AND~~ ~~FRAMING~~ ~~DET.~~
- 2 from Corten weathered corrugated steel rust colored to Asphalt composition shingle Oakwood (brownish grey) color

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APR 28 2022

PLANNING & BUILDING SERVICES  
FORT BRAGG, CA

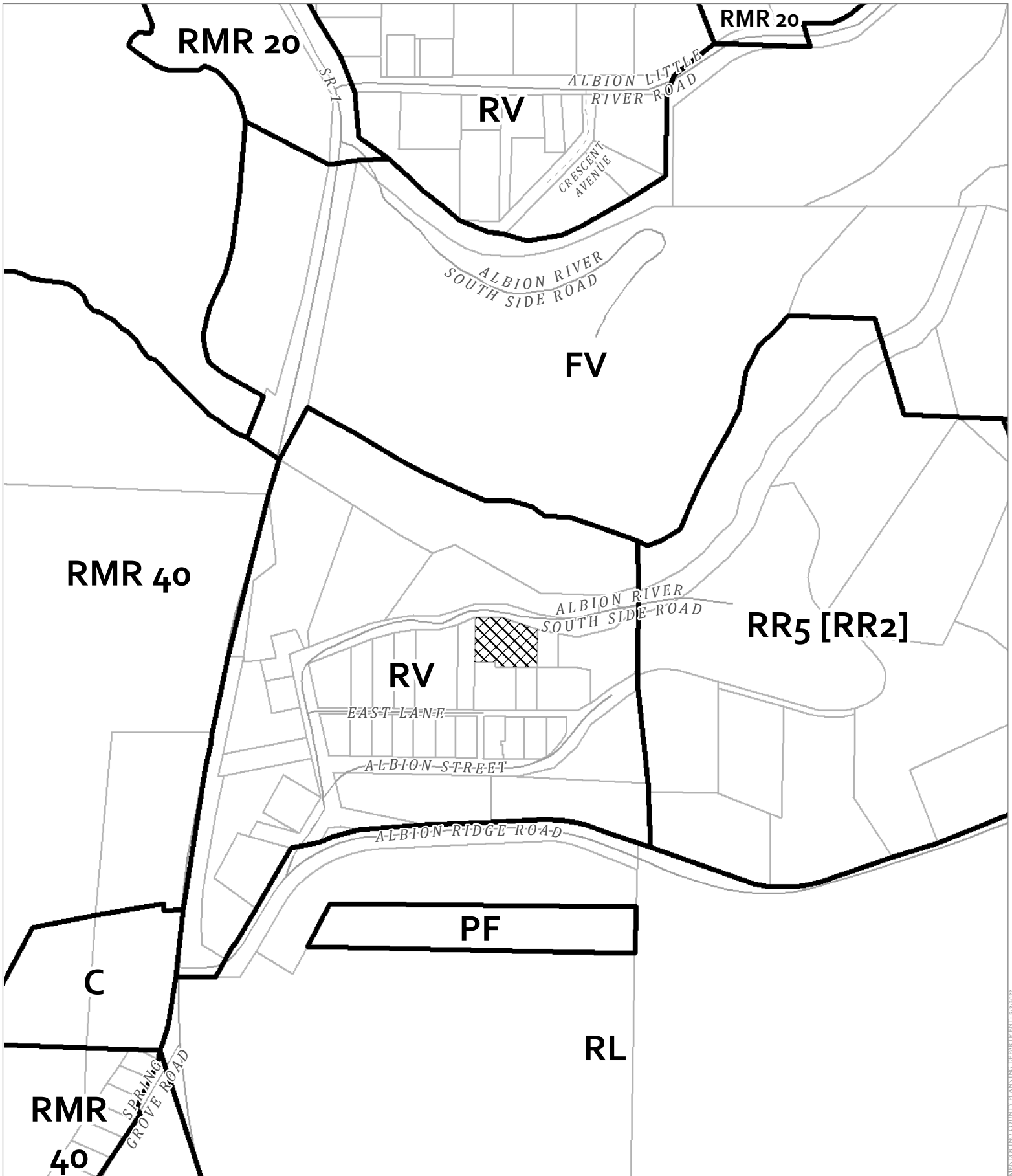
**33975 Albion River South Side Road Albion, California**





Existing Corten steel roof—failing as material should not be within 1 mile of the coast

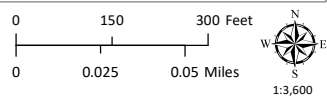


Asphalt Shingle Oakwood Color (Paramount Advantage UL790 Class-A Fire Resistance)

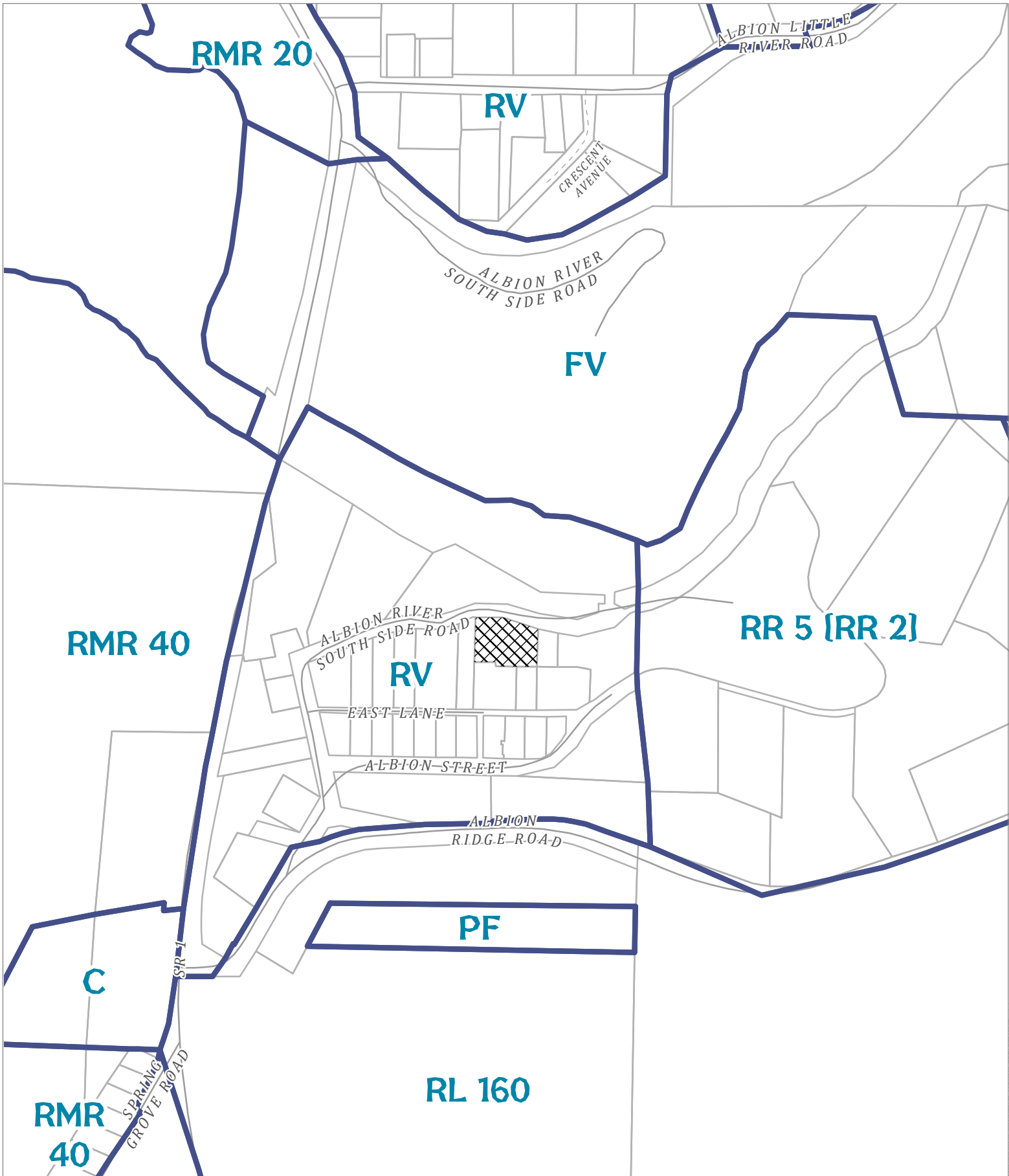


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 Zoning Districts  
 Public Roads





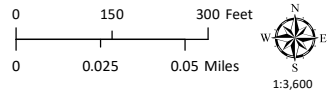




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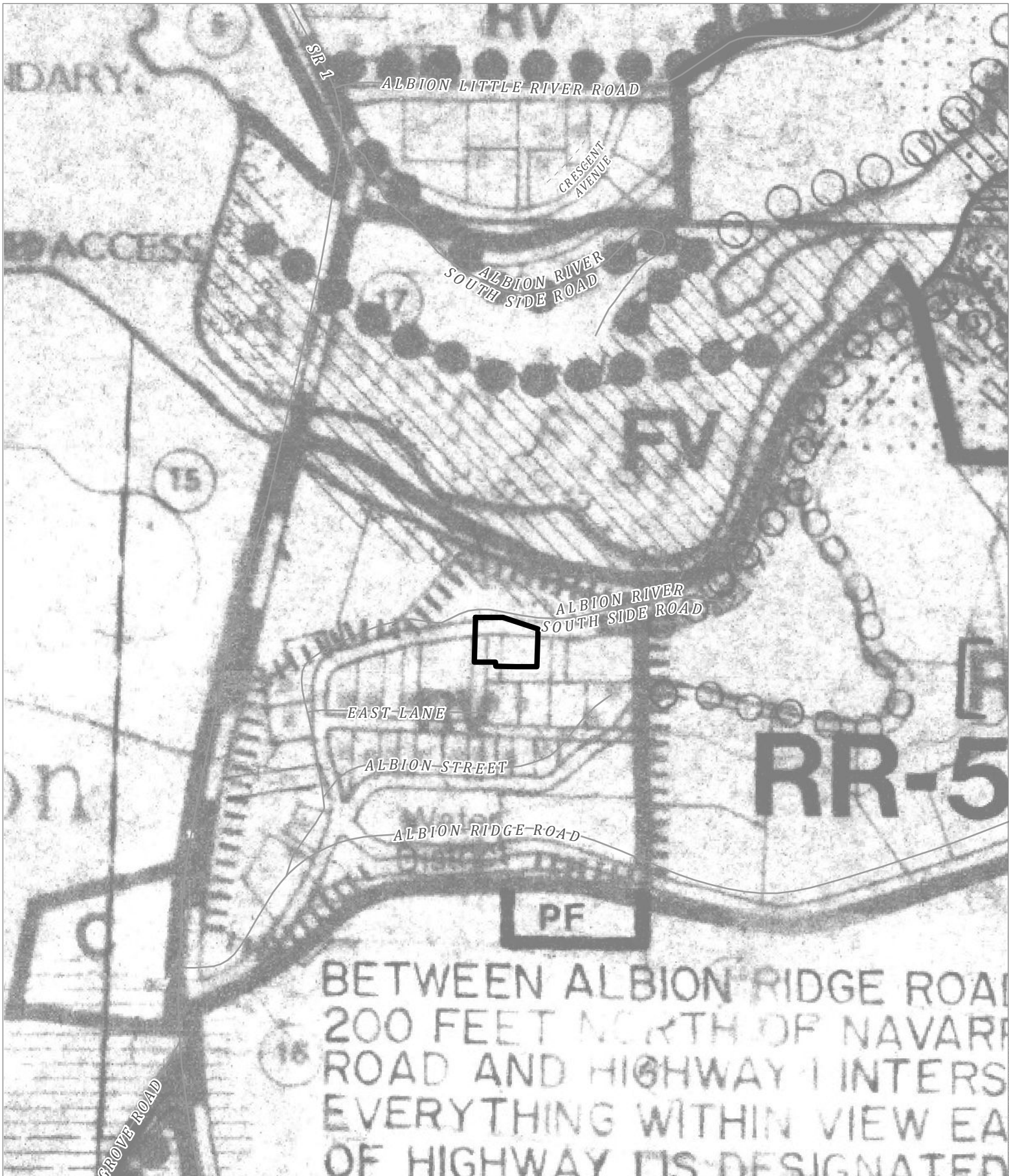
ADDRESS: **33975 Albion River South Side Road, Albion**

 General Plan Classes  
 Public Roads



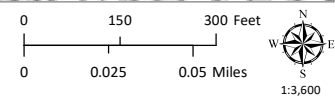
**GENERAL PLAN CLASSIFICATIONS**

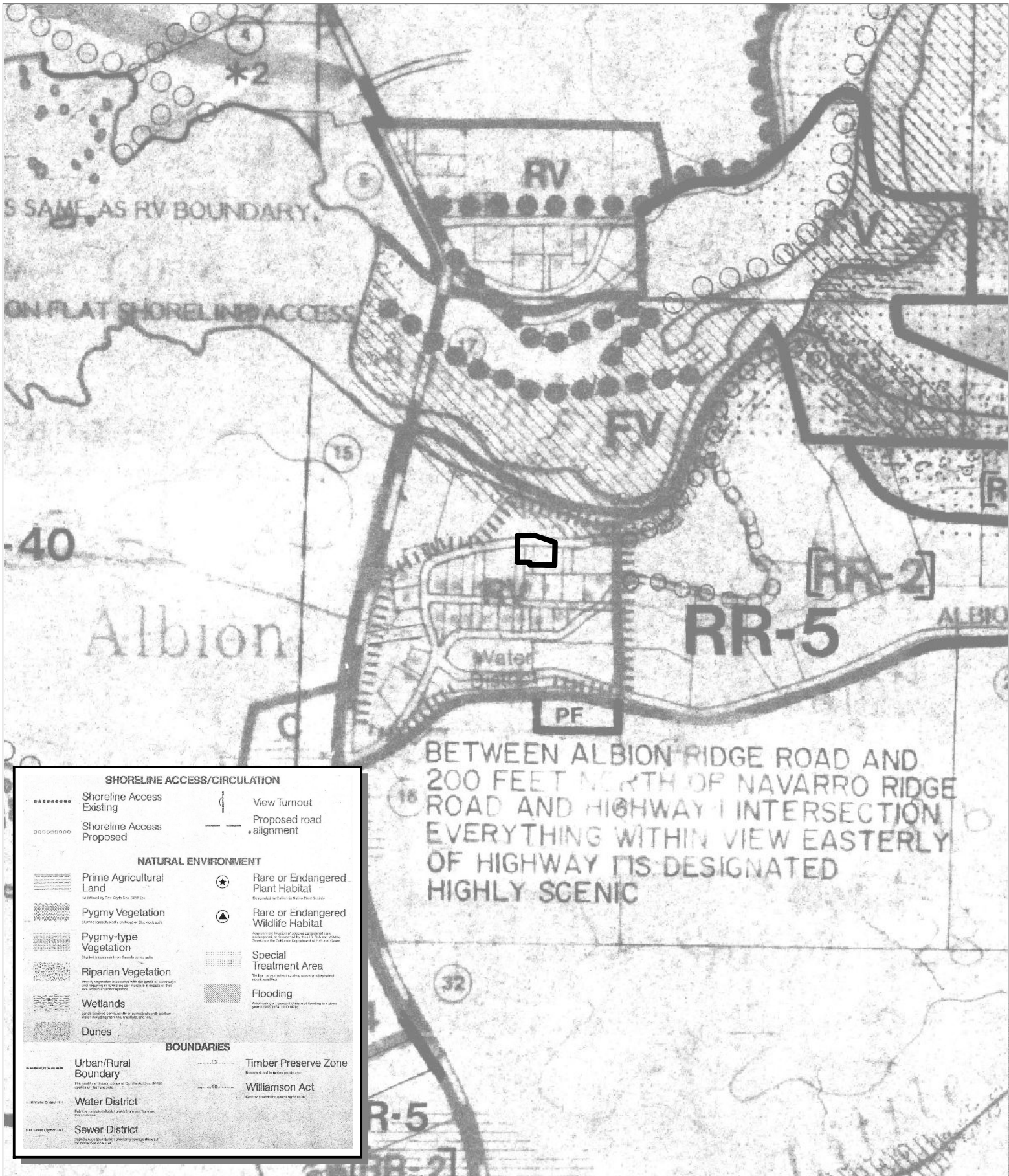
MENDOCINO COUNTY PLANNING DEPARTMENT - 5/3/2023



CASE: **CDPM 2022-0003**  
 OWNER: **ZOLLINGER, Ann**  
 APN: **123-150-51**  
 APLCT: **Ann Zollinger**  
 AGENT:  
 ADDRESS: **33975 Albion River South Side Road, Albion**

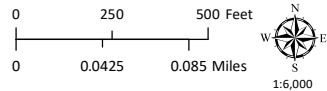
— Public Roads



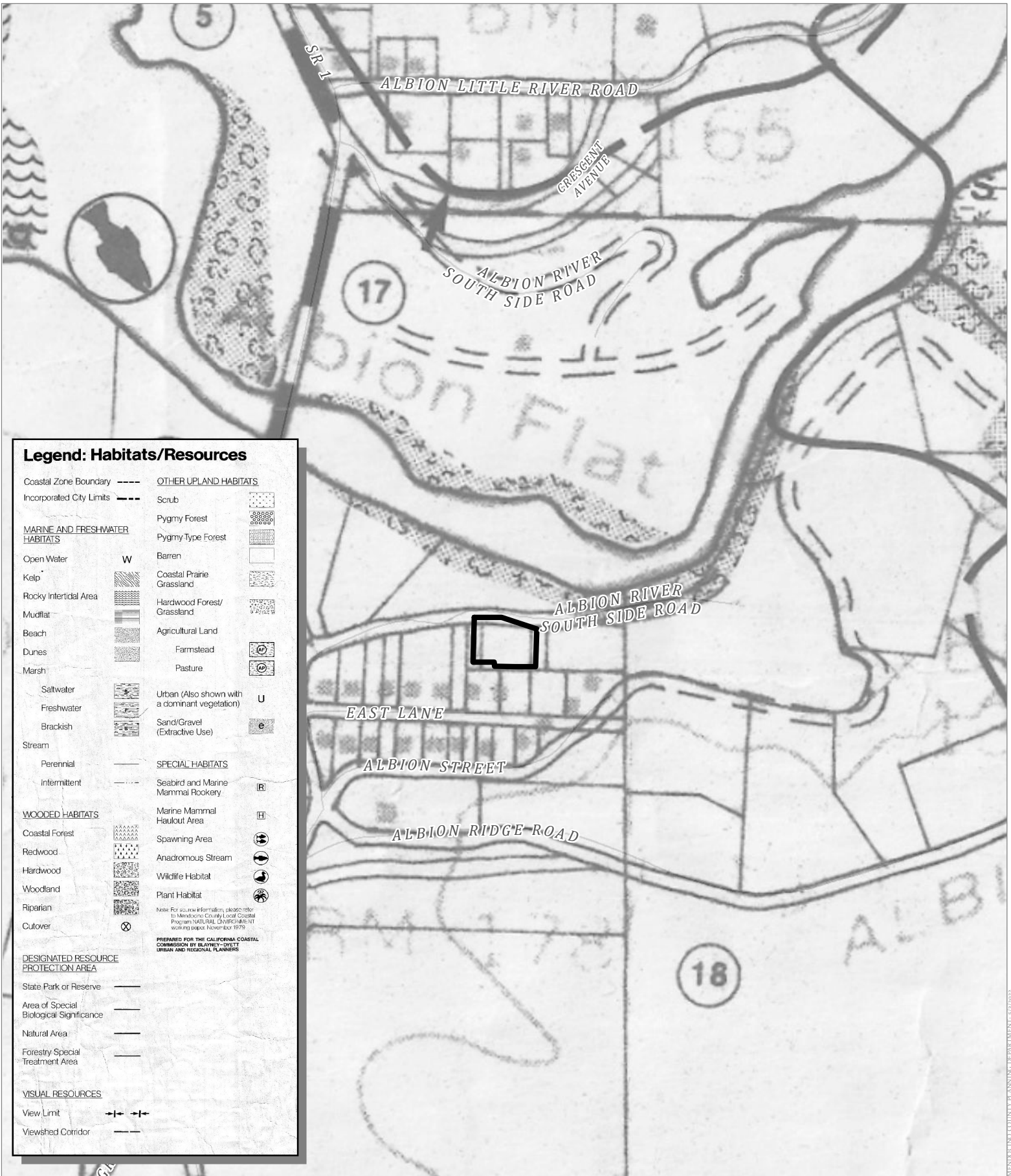


CASE: CDPM 2022-0003  
 OWNER: ZOLLINGER, Ann  
 APN: 123-150-51  
 APLCT: Ann Zollinger  
 AGENT:

ADDRESS: 33975 Albion River South Side Road, Albion



MENDOCINO COUNTY PLANNING DEPARTMENT - 5/12/2023



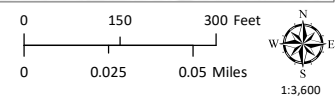
### Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	
<b>MARINE AND FRESHWATER HABITATS</b>		Pygmy Forest	
Open Water	W	Pygmy Type Forest	
Kelp		Barren	
Rocky Intertidal Area		Coastal Prairie Grassland	
Mudflat		Hardwood Forest/Grassland	
Beach		Agricultural Land	
Dunes		Farmstead	
Marsh		Pasture	
Saltwater		Urban (Also shown with a dominant vegetation)	U
Freshwater		Sand/Gravel (Extractive Use)	
Brackish			
Stream		<b>SPECIAL HABITATS</b>	
Perennial	—	Seabird and Marine Mammal Rookery	
Intermittent	---	Marine Mammal Haulout Area	
<b>WOODED HABITATS</b>		Spawning Area	
Coastal Forest		Anadromous Stream	
Redwood		Wildlife Habitat	
Hardwood		Plant Habitat	
Woodland			
Riparian			
Cutover			
<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 MEETING WORKING PAPER November 1979

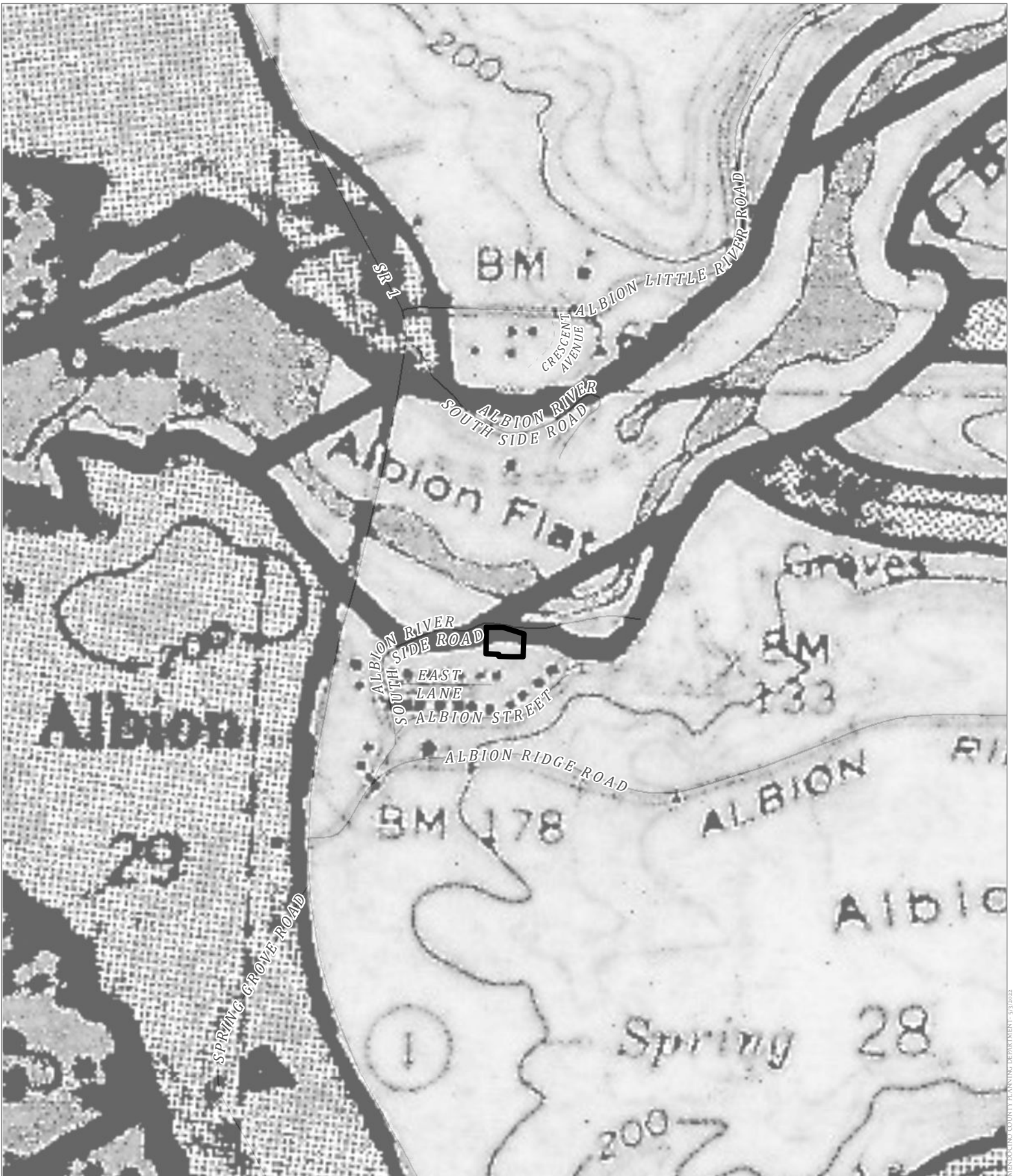
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVNEY-DWETT URBAN AND REGIONAL PLANNERS

— Public Roads



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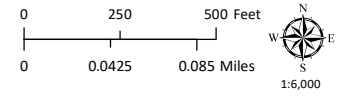
MENDOCINO COUNTY PLANNING DEPARTMENT - 5/12/2023



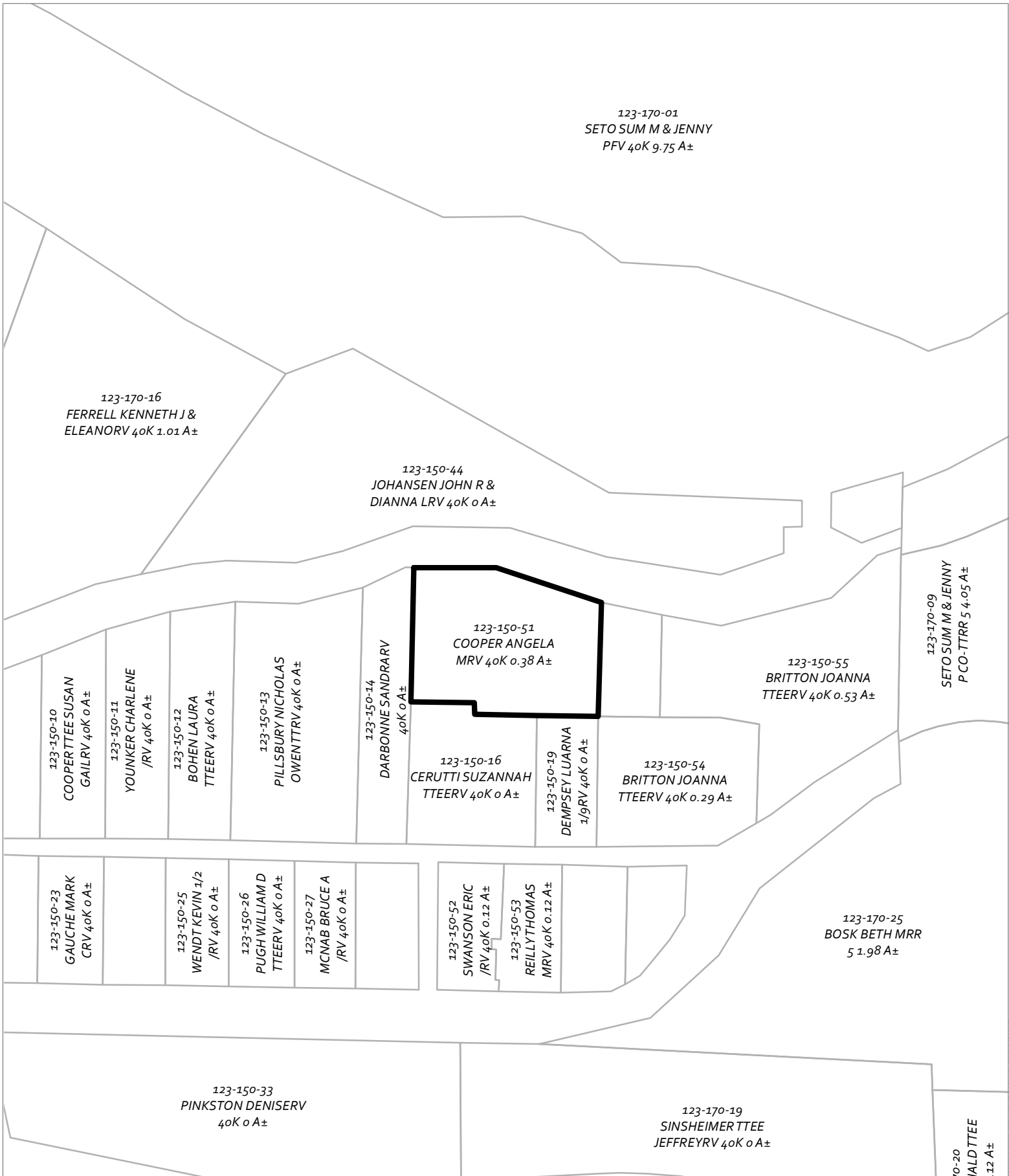
MICHIGAN COUNTY PLANNING DEPARTMENT - 9/2/2023

CASE: **CDPM 2022-0003**  
 OWNER: **ZOLLINGER, Ann**  
 APN: **123-150-51**  
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— Public Roads

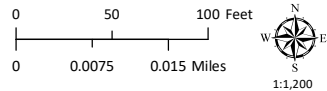


**POST LCP CERTIFICATION & APPEAL JURISDICTION**



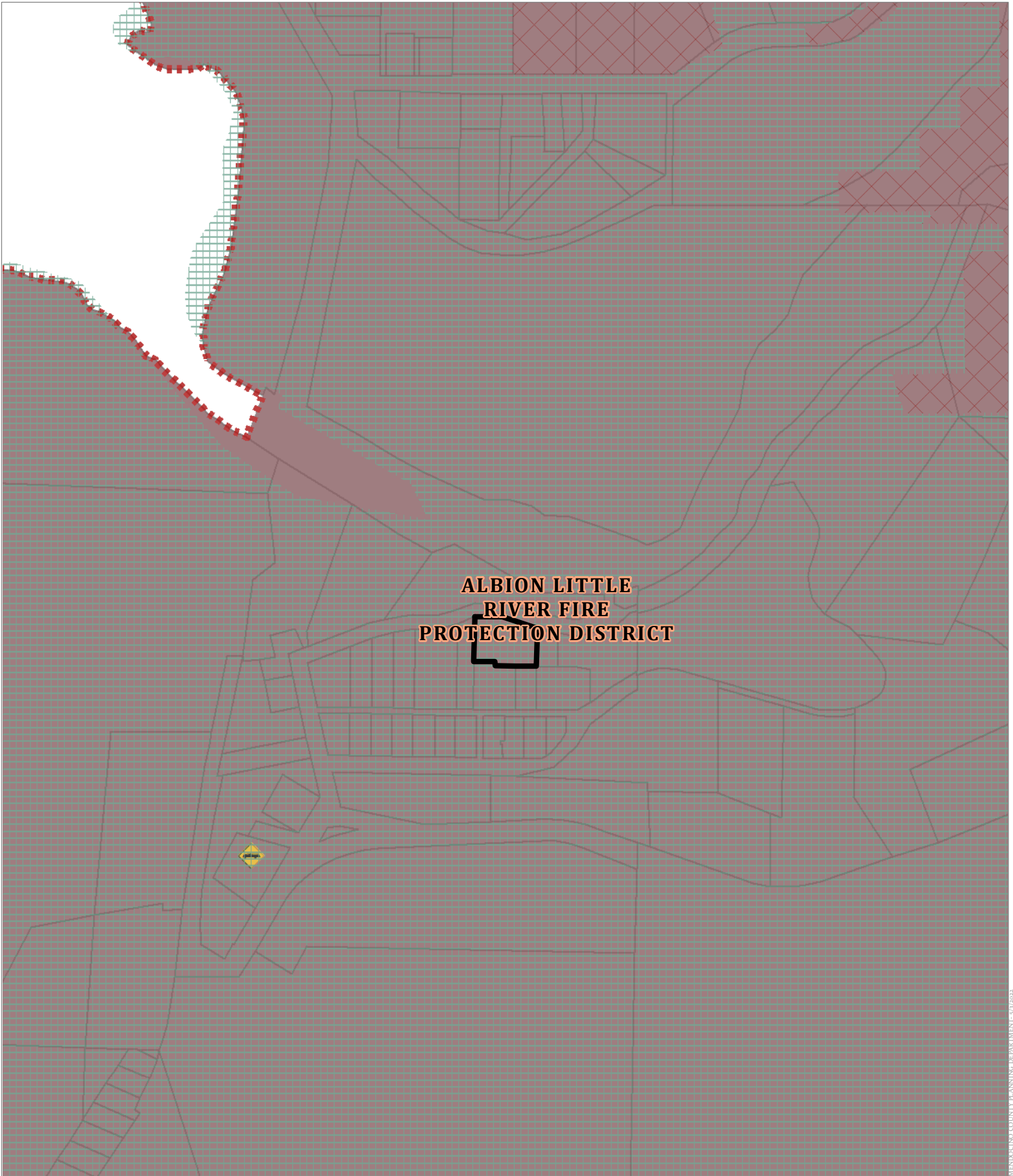
CASE: **CDPM 2022-0003**  
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**ADJACENT PARCELS**

MENDOCINO COUNTY PLANNING DEPARTMENT - 5/3/2023





**ALBION LITTLE  
RIVER FIRE  
PROTECTION DISTRICT**

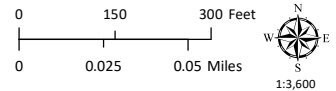
CASE: **CDPM 2022-0003**  
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 High Fire Hazard

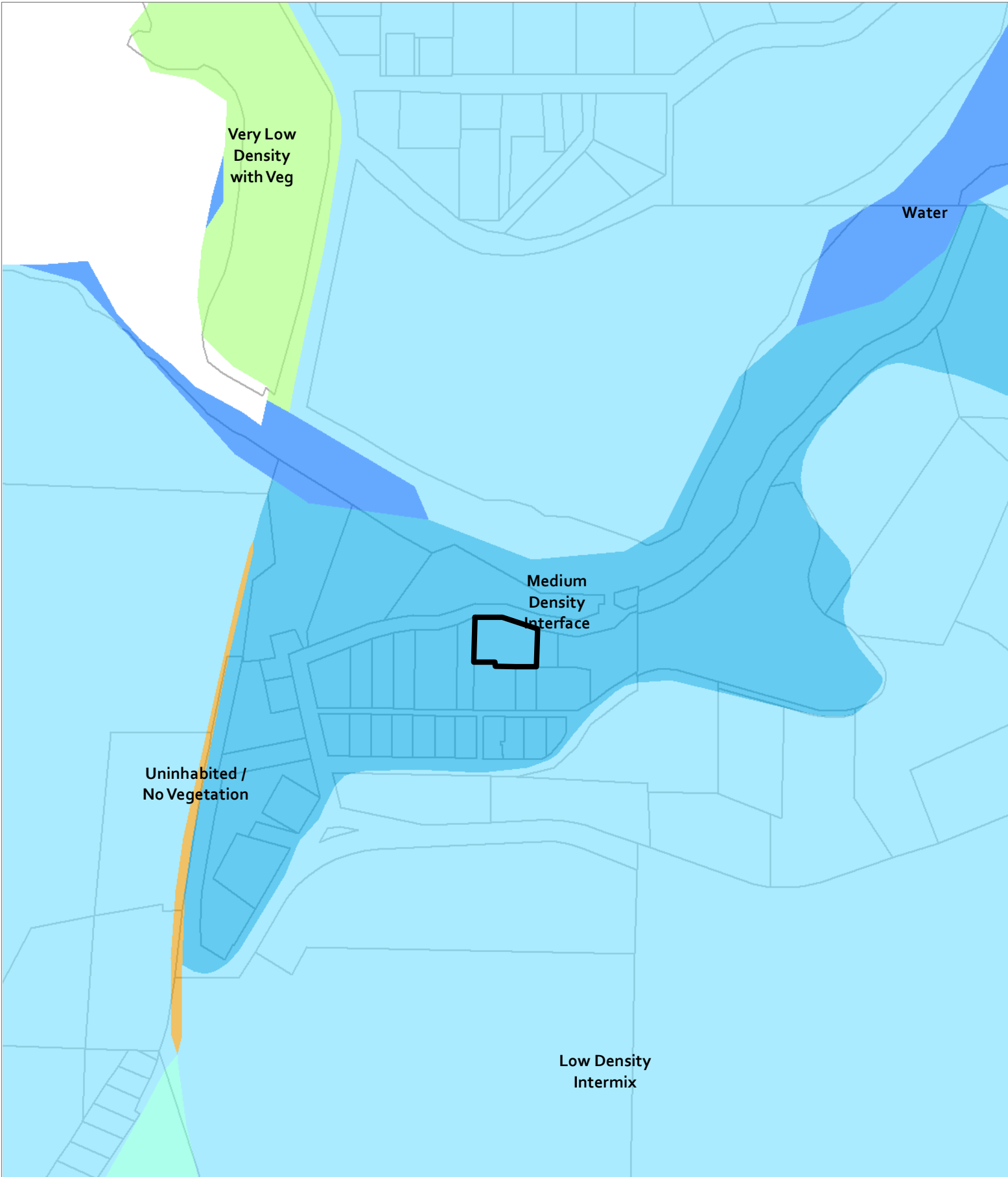
 Fire Stations

 Moderate Fire Hazard

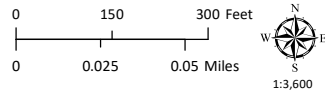
 County Fire Districts



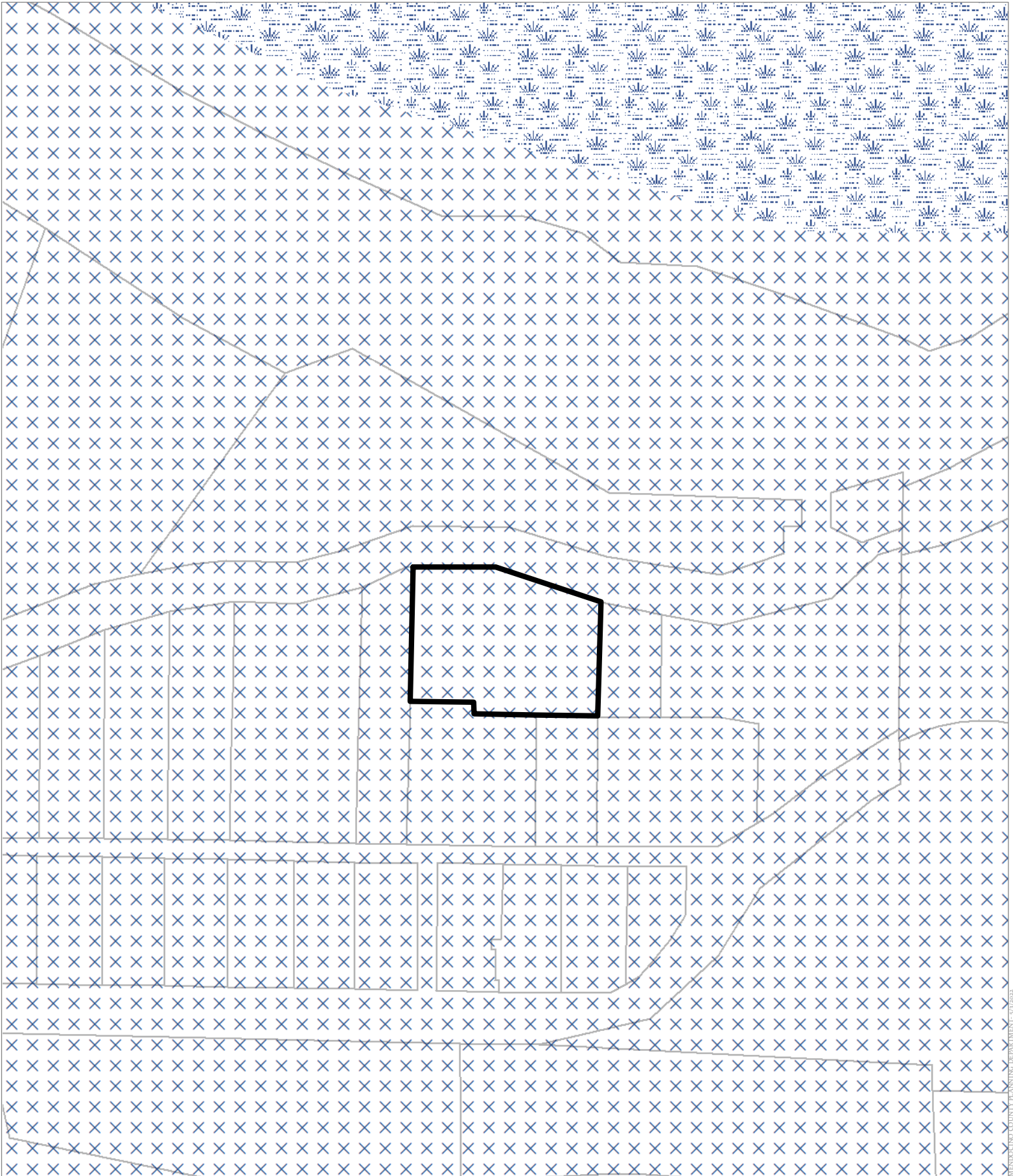
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA



CASE: **CDPM 2022-0003**  
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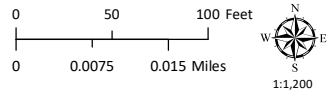




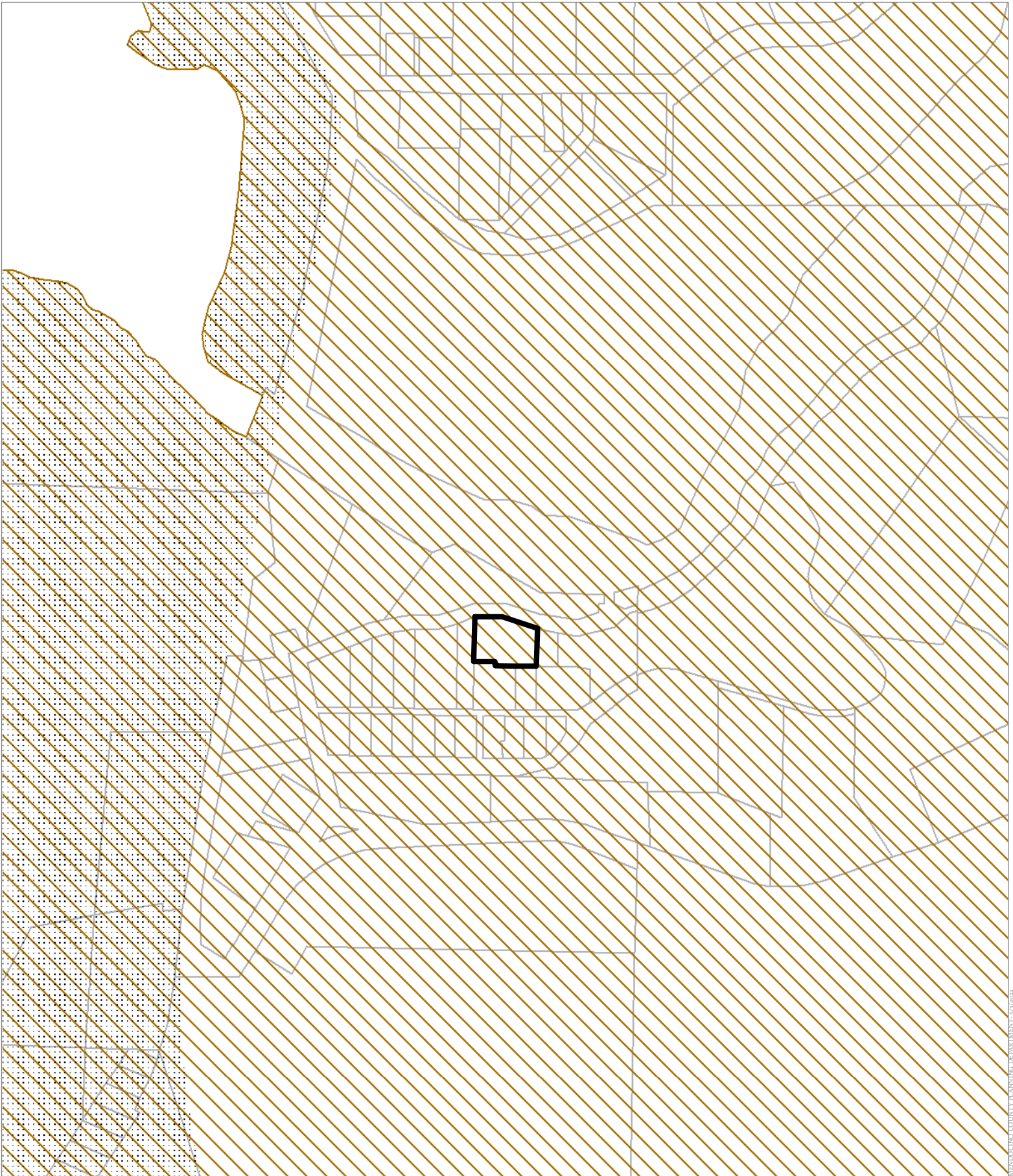
RENECO COUNTY PLANNING DEPARTMENT - 9/24/23

CASE: **CDPM 2022-0003**  
 OWNER: **ZOLLINGER, Ann**  
 APN: **123-150-51**  
 APLCT: **Ann Zollinger**  
 AGENT:  
 ADDRESS: **33975 Albion River South Side Road, Albion**



-  Critical Water Areas
-  Marginal Water Resources

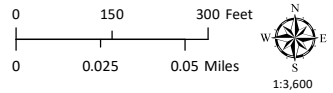


**GROUND WATER RESOURCES**



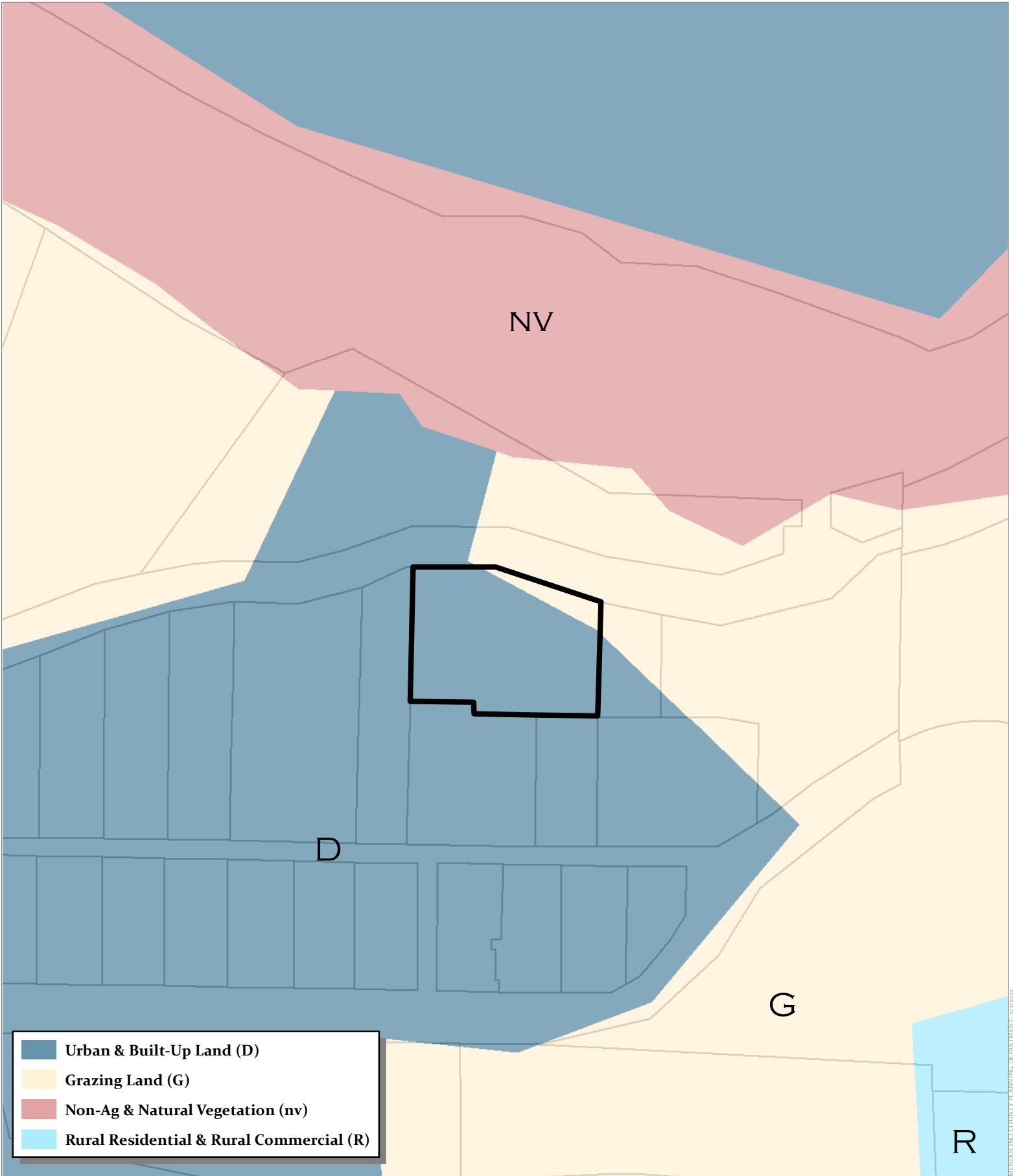
CASE: **CDPM 2022-0003**  
 OWNER: **ZOLLINGER, Ann**  
 APN: **123-150-51**  
 APLCT: **Ann Zollinger**  
 AGENT:

 Tree Removal Area  
 Highly Scenic Area



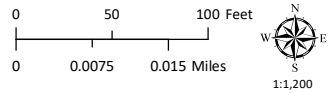
ADDRESS: **33975 Albion River South Side Road, Albion**

**HIGHLY SCENIC & TREE REMOVAL AREAS**



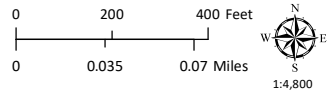
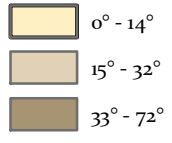
- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)

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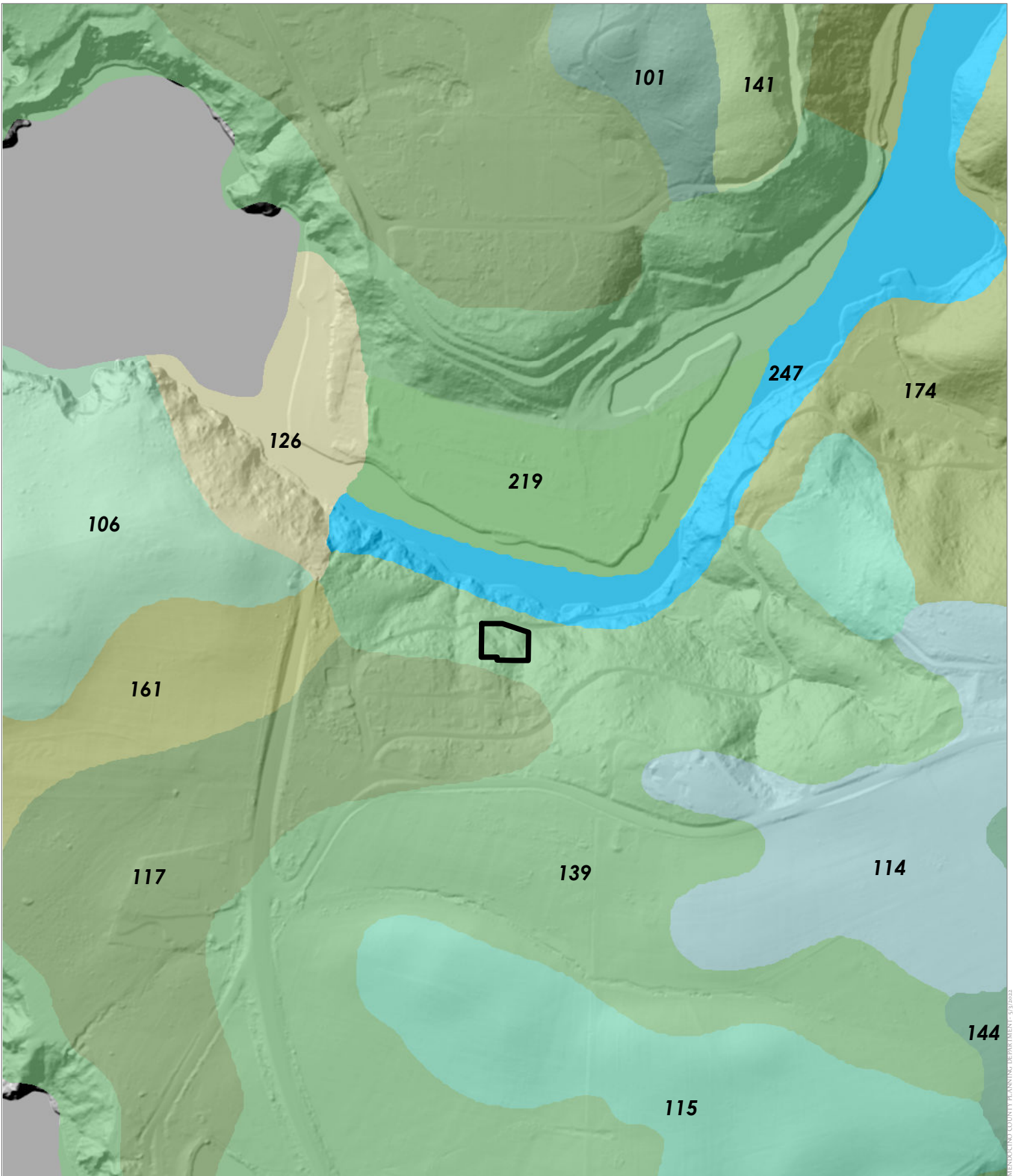




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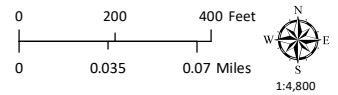


**ESTIMATED SLOPE**



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/25/2023

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 APN: **123-150-51**  
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**WESTERN SOIL CLASSES**