



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

August 23, 2022

Planning – Fort Bragg
Department of Transportation
Environmental Health - Fort Bragg
Farm Advisor
Agriculture Commissioner

Resource Lands Protection Committee
Department of Forestry/ CalFire
-Land Use
California Department of Fish and Wildlife
California Coastal Commission

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Albion – Little River Fire District

CASE#: B_2022-0028
DATE FILED: 8/19/2022
OWNER: MARSHALL & SHARON STELLER
APPLICANT: SHARON STELLER
AGENT: JEREMY JAMES

REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN 126-170-05) will increase to 40.5± acres, and Lot 2 (APNs 126-170-06, 126-180-05, 14) will decrease to 115± acres.

LOCATION: In the Coastal Zone, 2.9± miles southeast of Albion on the south side of Navarro Ridge Road (CR 518), 2.47± miles east of its intersection with State Route 1 (SR 1). APNs: 126-170-05, 06, 126-180-05, 14.

SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: RUSSELL FORD

RESPONSE DUE DATE: September 6, 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

CASE: B 2022-0028

OWNER: Marshall R. & Sharon Steller

APPLICANT: Sharon Steller

AGENT: Jeremy James

REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN 126-170-05) will increase to 40.5± acres, and Lot 2 (APNs 126-170-06, 126-180-05, 14) will decrease to 115± acres.

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APN/S: 126-170-05, 06, 126-180-05, 14

PARCEL SIZE: 155.5± total

GENERAL PLAN: Rangeland
ZONING: Rangeland

EXISTING USES: Rangeland, riparian

DISTRICT: 5th (Williams)

RELATED CASES: CC 2022-0007

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rangeland	Rangeland	175 A±	Forest Land
EAST:	Rangeland	Rangeland	175 A±	Forest Land, Residential
SOUTH:	Rural Residential	Rural Residential	8 A±	Forest Land
WEST:	Forest Land	Timberland Production	42 A±	Rangeland, Residential

REFERRAL AGENCIES

LOCAL

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

- School District
- Water District
- Mendocino Transit Authority (MTA)
- Planning Division Fort Bragg
- Resource Lands Protection Com.
- Sonoma State University
- Trails Advisory Council
- STATE**
- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- California Div. of Land Use Protection
- 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
 - Round Valley Tribe
-

ADDITIONAL INFORMATION: Certificate of Compliance CC 2022-0007 is currently under review, and would recognize three separate legal lots among the common ownership. This BLA reflects two of the proposed CC's, and completion of the CC must occur prior to recording of this Boundary Line Adjustment

STAFF PLANNER: Russ Ford

DATE: 8/23/2022

ENVIRONMENTAL DATA

1. MAC:

GIS

None

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

SRA

4. FARMLAND CLASSIFICATION:

GIS

Grazing

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

Zone A, Tsunami (at river level)

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

139 (Dystropepts), 107 (Bigriver loamy sand)

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

None

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

Yes

10. TIMBER PRODUCTION ZONE:

GIS

No

11. WETLANDS CLASSIFICATION:

GIS

Riverine, Freshwater Forested/Shrub Wetland

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

None

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

None

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

N/A

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

Northern coasal roach

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

Yes, Navarro River Redwoods

17. LANDSLIDE HAZARD:

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

N/A

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

Rangeland

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Non-prime ag land

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Riparian

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

Yes

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

N/A

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

N/A



PLANNING & BUILDING SERVICES

CASE NO:	B 2022-0028
DATE FILED:	8/19/22
FEE:	\$3,691-
RECEIPT NO:	51522
RECEIVED BY:	ROF
Office Use Only	

BOUNDARY LINE ADJUSTMENT APPLICATION FORM

APPLICANT

Name: Sharon Steller Phone: 1 (408) 695-5540
 Mailing Address: 1615 Provincetown Dr
 City: San Jose State/Zip: Ca 95129 Email: ssteller@sbcglobal.net

PROPERTY OWNER

Name: Same as Above Phone: _____
 Mailing Address: _____
 City: _____ State/Zip: _____ Email: _____

AGENT

Name: Jeremy James Phone: 1 (707) 913-9926
 Mailing Address: Po Box 391
 City: Fort Bragg State/Zip: CA 95437 Email: Jeremy Jason James@gmail

LOT NO.	ASSESSOR'S PARCEL NUMBERS	PARCEL OWNER/S	STREET ADDRESS	LOT ACREAGE BEFORE / AFTER	
1	126-170-05	Steller		2.51	36.99
2	126-180-17	Steller		31.48	0

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

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

Sharon Steller 8/29/2022 Sharon Steller(TE) 07/07/2022
Signature of Applicant/Agent Date 7/11/2022 1:55:40 AM GMT Signature of Owner Date

Project Description Questionnaire for Boundary Line Adjustments Located In the Coastal Zone

The purpose of this questionnaire is to provide additional information related to the Coastal Zone concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer the picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions.

PRESENT USE OF PROPERTY					
1) Are there existing structures on the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe below, and identify the use of each structure on the map to be submitted with your application.					
2) Will any existing structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will any existing structures be removed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.					
3) Lot area (within property lines): <u>37 +/-</u> <input checked="" type="checkbox"/> acres <input type="checkbox"/> square feet					
4) Lot Coverage:					
	EXISTING	PROPOSED		EXISTING	PROPOSED
LOT 1			LOT 2		
Building Coverage	_____ SF	_____ SF	Building Coverage	_____ SF	_____ SF
Paved Area	_____ SF	_____ SF	Paved Area	_____ SF	_____ SF
Landscaped Area	_____ SF	_____ SF	Landscaped Area	_____ SF	_____ SF
Unimproved Area	<u>100%</u> SF	_____ SF	Unimproved Area	<u>100%</u> SF	_____ SF
TOTAL:	<u>100%</u> SF	_____ SF	TOTAL:	<u>100%</u> SF	_____ SF
LOT 3			LOT 4		
Building Coverage	_____ SF	_____ SF	Building Coverage	_____ SF	_____ SF
Paved Area	_____ SF	_____ SF	Paved Area	_____ SF	_____ SF
Landscaped Area	_____ SF	_____ SF	Landscaped Area	_____ SF	_____ SF
Unimproved Area	_____ SF	_____ SF	Unimproved Area	_____ SF	_____ SF
TOTAL:	_____ SF	_____ SF	TOTAL:	_____ SF	_____ SF
5) Parking will be provided as follows:					
LOT 1	Existing Spaces: <u>0</u>	Proposed Spaces: <u>0</u>			
LOT 2	Existing Spaces: _____	Proposed Spaces: _____			
LOT 3	Existing Spaces: _____	Proposed Spaces: _____			
LOT 4	Existing Spaces: _____	Proposed Spaces: _____			
6) Will the alteration of parcel boundaries create any new building sites which are visible from State Highway 1 or another scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
7) Will the alteration of parcel boundaries create any new building sites which are visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					

ANY ADDITIONAL DEVELOPMENT INCLUDING, BUT NOT LIMITED TO, BUILDING CONSTRUCTION, GRADING OR TREE REMOVAL IS NOT REVIEWED AS PART OF A BOUNDARY LINE ADJUSTMENT AND REQUIRES A SEPARATE COASTAL DEVELOPMENT PERMIT.

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

Indemnification And Hold Harmless

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

Indemnification Agreement

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

07/07/2022

Date

[Sharon Steller (TE)

7/7/2022 1:55:43 AM GMT

Applicant

COMPLETE FOR
PROJECTS LOCATED IN
THE COASTAL ZONE ONLY

DECLARATION OF POSTING

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

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

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on 6/29/2022 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

No development planned. Simple Boundary
line adjustment
(Description of development)

Located at:

Hwy 128 AP# 126-180-19
AP# 126-170-05
(Address of development and Assessor's Parcel Number)

The public notice was posted at:

Hwy 128 and N side of Property
(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

[Signature]
Owner/Authorized Representative

6/29/2022
Date

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

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

COMPLETE FOR
PROJECTS LOCATED IN
THE COASTAL ZONE ONLY

Notice of Pending Permit

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

Proposed Development: No development planned
Boundary line Adjustment

Location: Here on site combining the two
adjacent parcels.

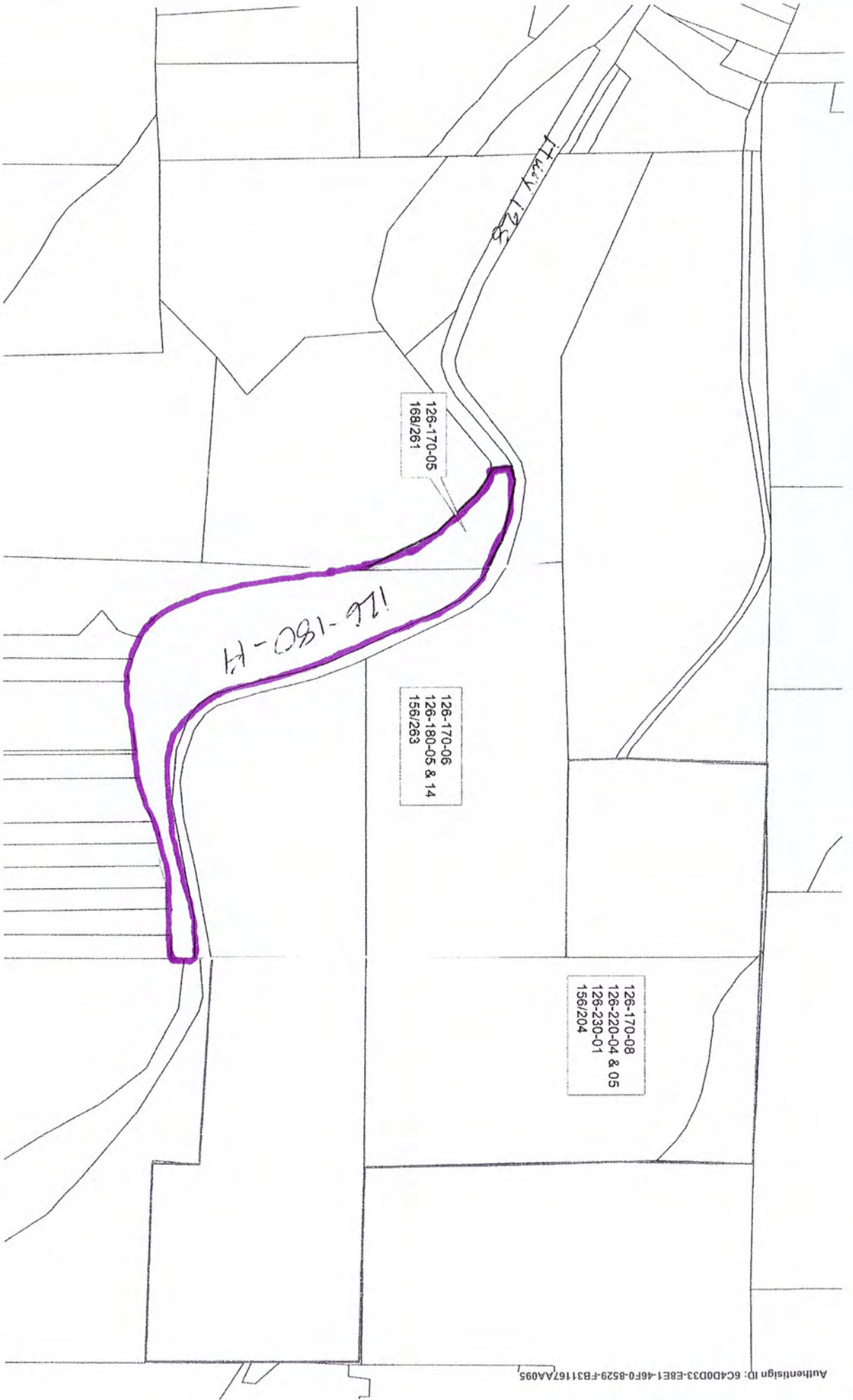
Applicant: Sharon Steller

Assessor's Parcel Number: 126-180-14, 126-170-05

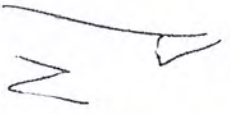
Date Noticed Posed: 6/24/2022

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

COUNTY OF MENDOCINO PLANNING & BUILDING SERVICES
860 North Bush Street
UKIAH, CA 95482
707-234-6650
pbs@mendocinocounty.org
HOURS: 8:00 - 5:00



Proposed lot outlined in Purple/Red line





COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING & BUILDING SVCS.

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482
120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR
JULIA ACKER-KROG, ASSISTANT DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
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ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122 and 19-170)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.

Sharon Steller (TE)
7/7/2022 1:55:45 AM GMT

07/07/2022

Applicant Signature

Date

OFFICE USE ONLY:

Project or Permit Number



Mendocino County

Planning and Building Services

860 North Bush Street
 Ukiah, CA 95482
 (707) 234-6650

120 West Fir Street
 Fort Bragg, CA 95437
 (707) 964-5379

Paid By: STELLER FAMILY LIVING TRUST

B_2022-0028

Receipt: PRJ_051522

Date: 8/19/2022

Pay Method: CHECK 242

Received By: RUSSELL FORD

Project Number: B_2022-0028

Project Description: Coastal.Stellar.BLA/CC.2 lots.Albion

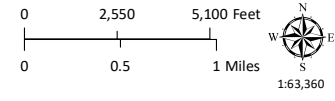
Site Address:

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
ASSESSOR FEES	1100-1120-826390		\$165.00
DIVISION OF LAND ASSESSOR FEE			\$165.00
BASE FEES	1100-2851-826180	2	\$1,373.00
BLA BASE			\$1,373.00
COASTAL	1100-2851-822609		\$1,200.00
			\$1,200.00
DOT FEES	1100-1910-826182		\$400.00
BLA DOT FEES DOT1A			\$400.00
EH FEES	1100-4011-822606		\$250.00
BLA EH			\$250.00
GENERAL PLAN	1100-2851-826188		\$175.00
			\$175.00
RECORDS MANAGEMENT	1222-2852-826260		\$128.00
			\$128.00
Total Fees Paid:			\$3,691.00



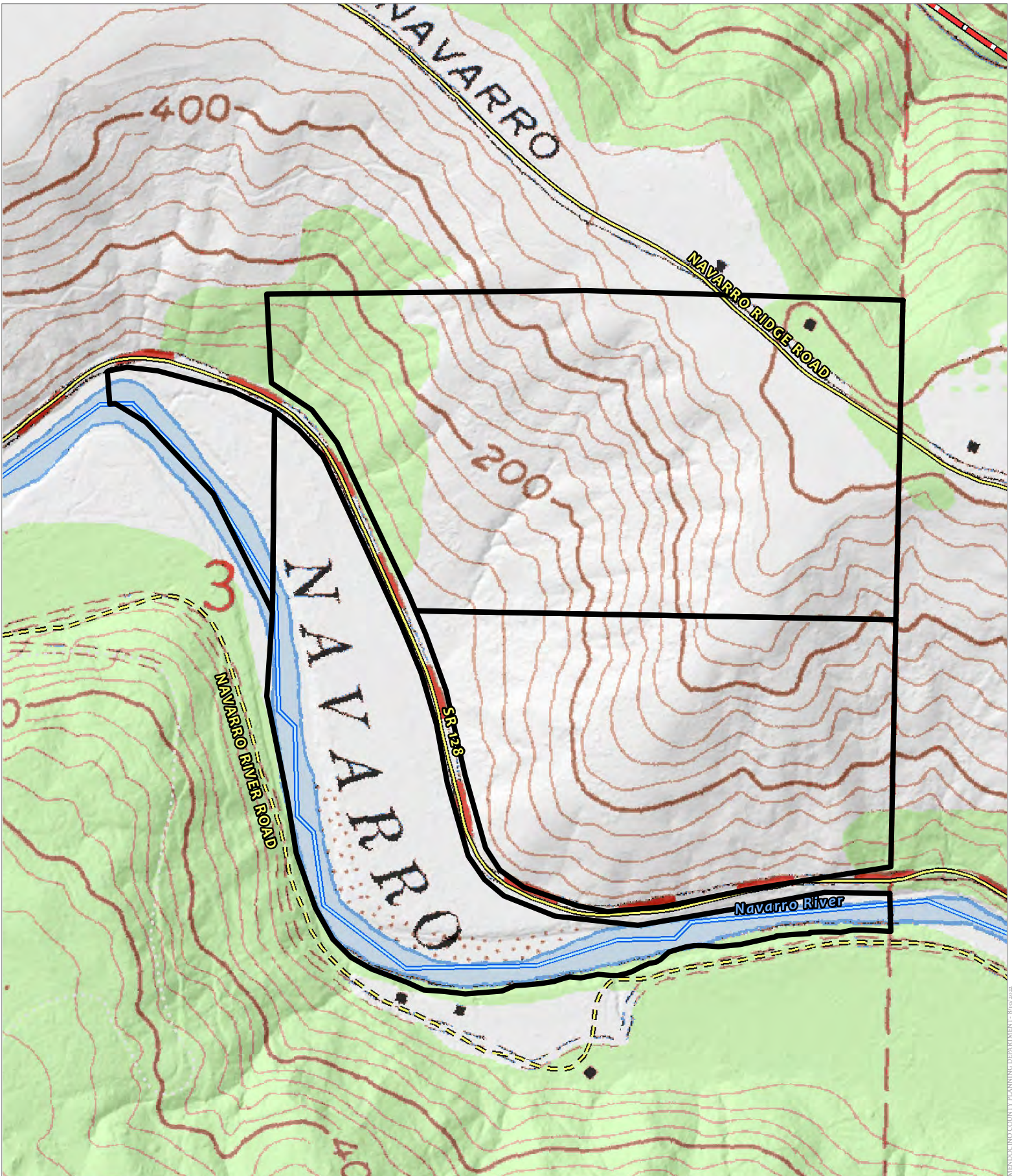
CASE: B 2022-0028
 OWNER: STELLAR, Marshall & Sharon
 APN: 126-170-05, 126-180-14
 APLCT: Sharon Stellar
 AGENT: Jeremy James
 ADDRESS: None Assigned, Albion

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



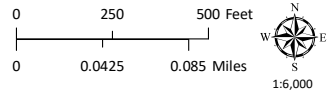
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/19/2023



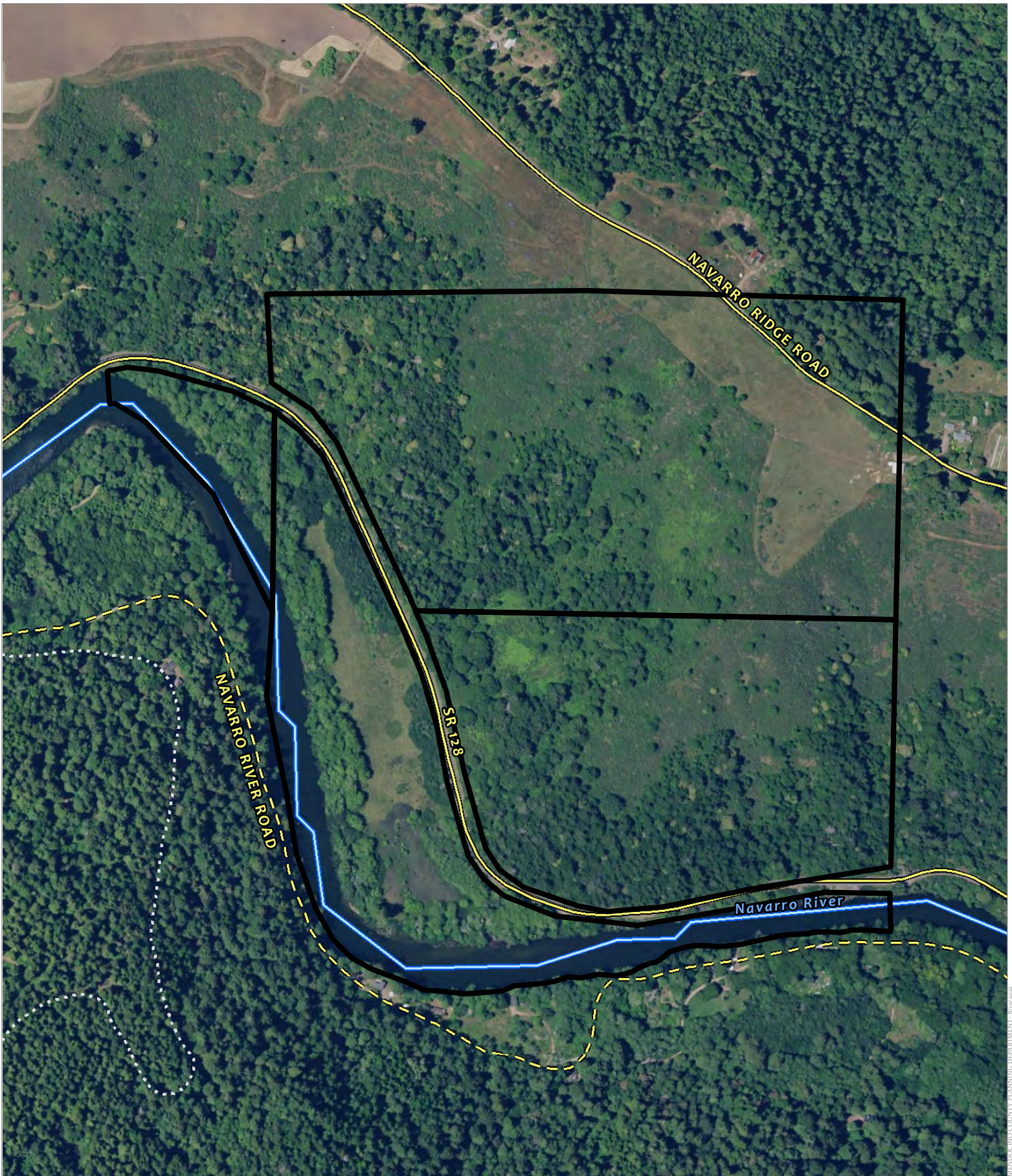
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- ▬ Coastal Zone Boundary
- ▬ Public Roads
- - - Private Roads



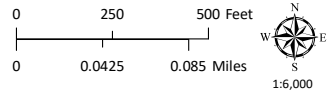
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/19/2023



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AGENT: Jeremy James
ADDRESS: None Assigned, Albion

- Public Roads
- Private Roads

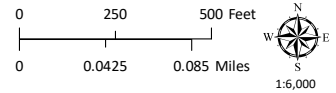


AERIAL IMAGERY

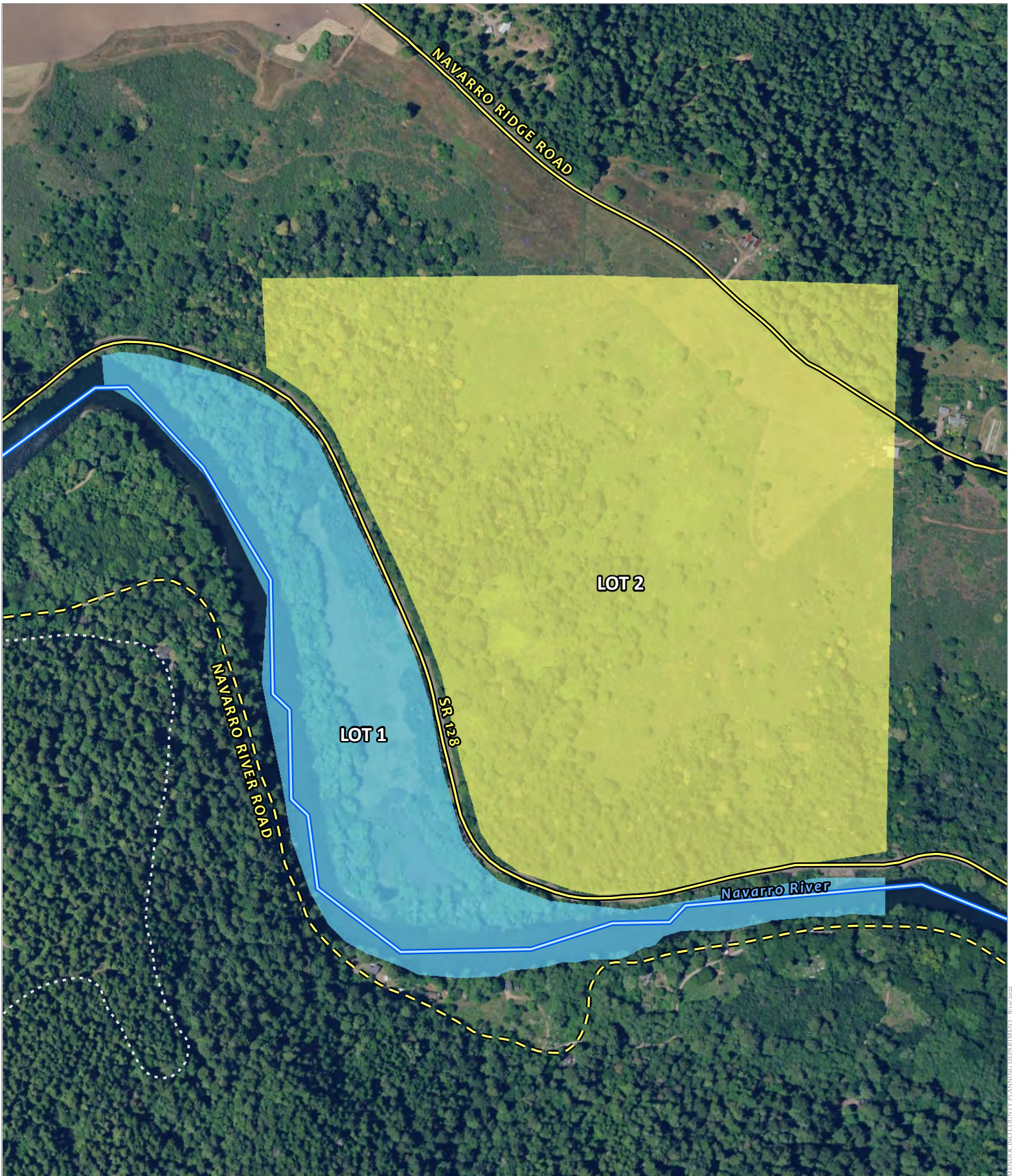


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 AGENT: Jeremy James
 ADDRESS: None Assigned, Albion



Public Roads
 Private Roads

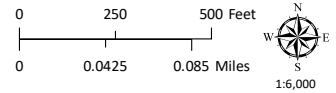


EXISTING LOT CONFIGURATION

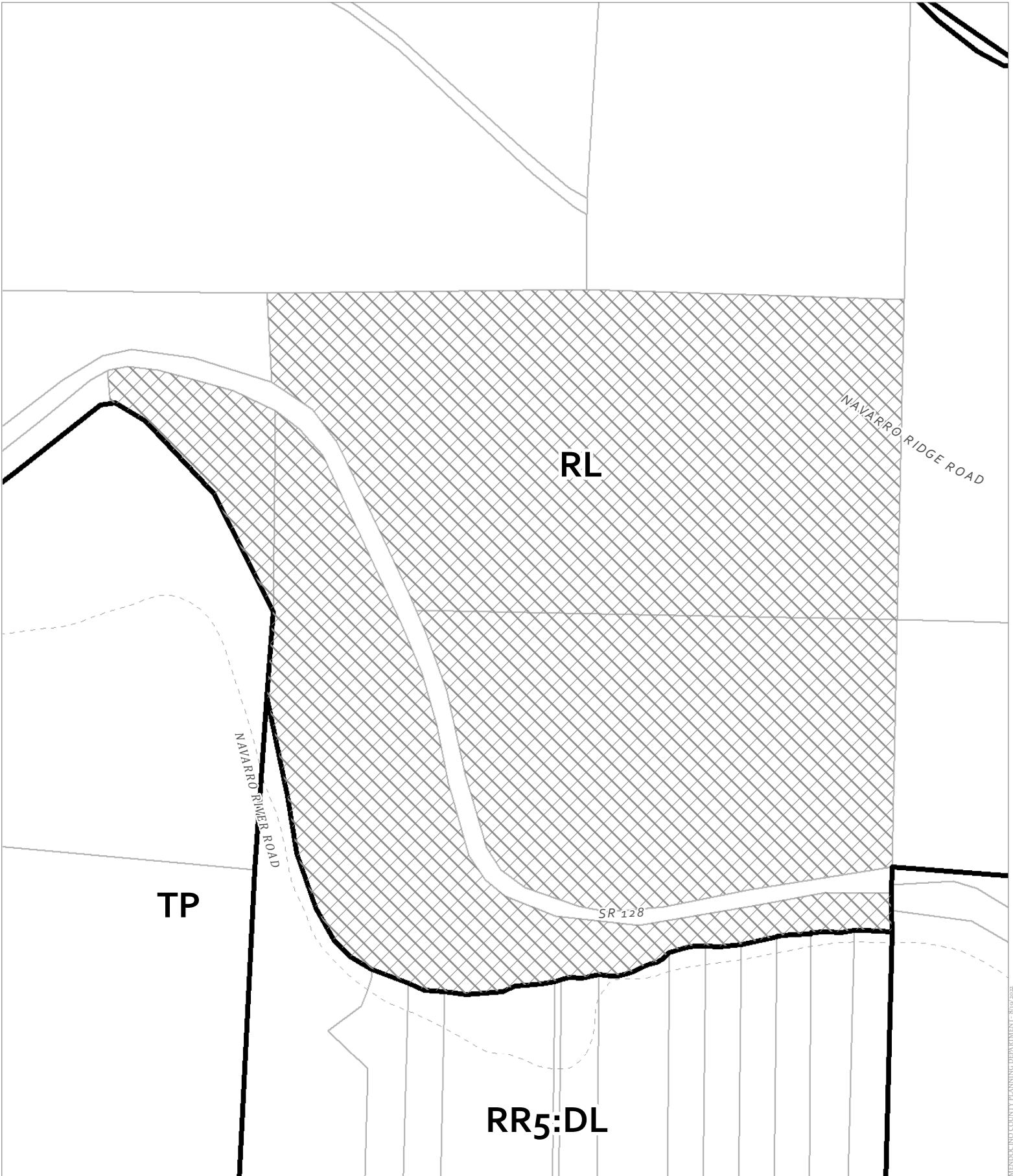


CASE: B 2022-0028
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-  Public Roads
-  Private Roads






PROPOSED LOT CONFIGURATION



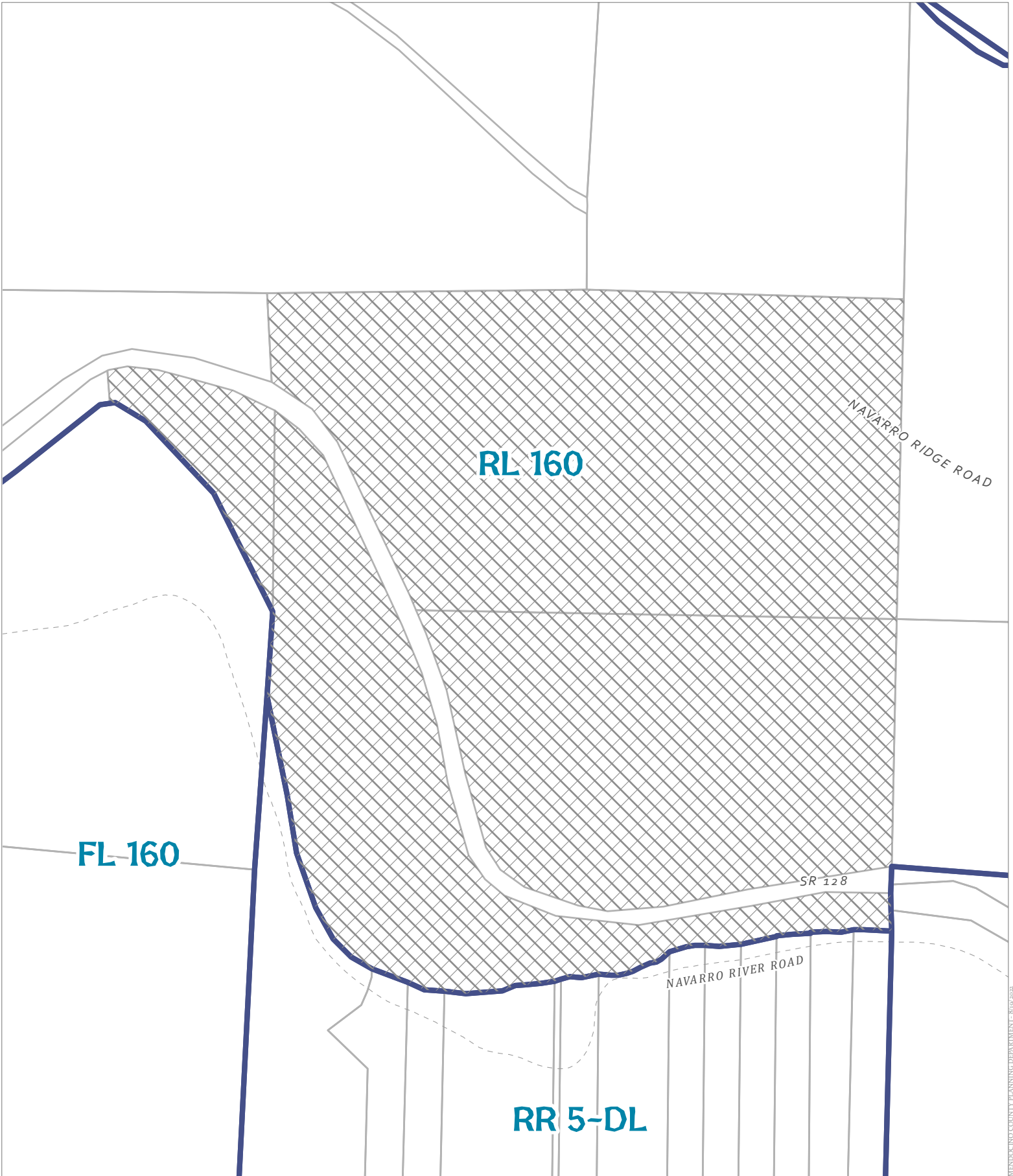
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/19/2023

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 Zoning Districts
 Public Roads

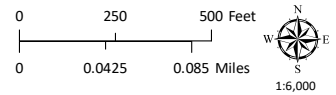
0 250 500 Feet
 0 0.0425 0.085 Miles

 1:6,000

ZONING DISPLAY MAP



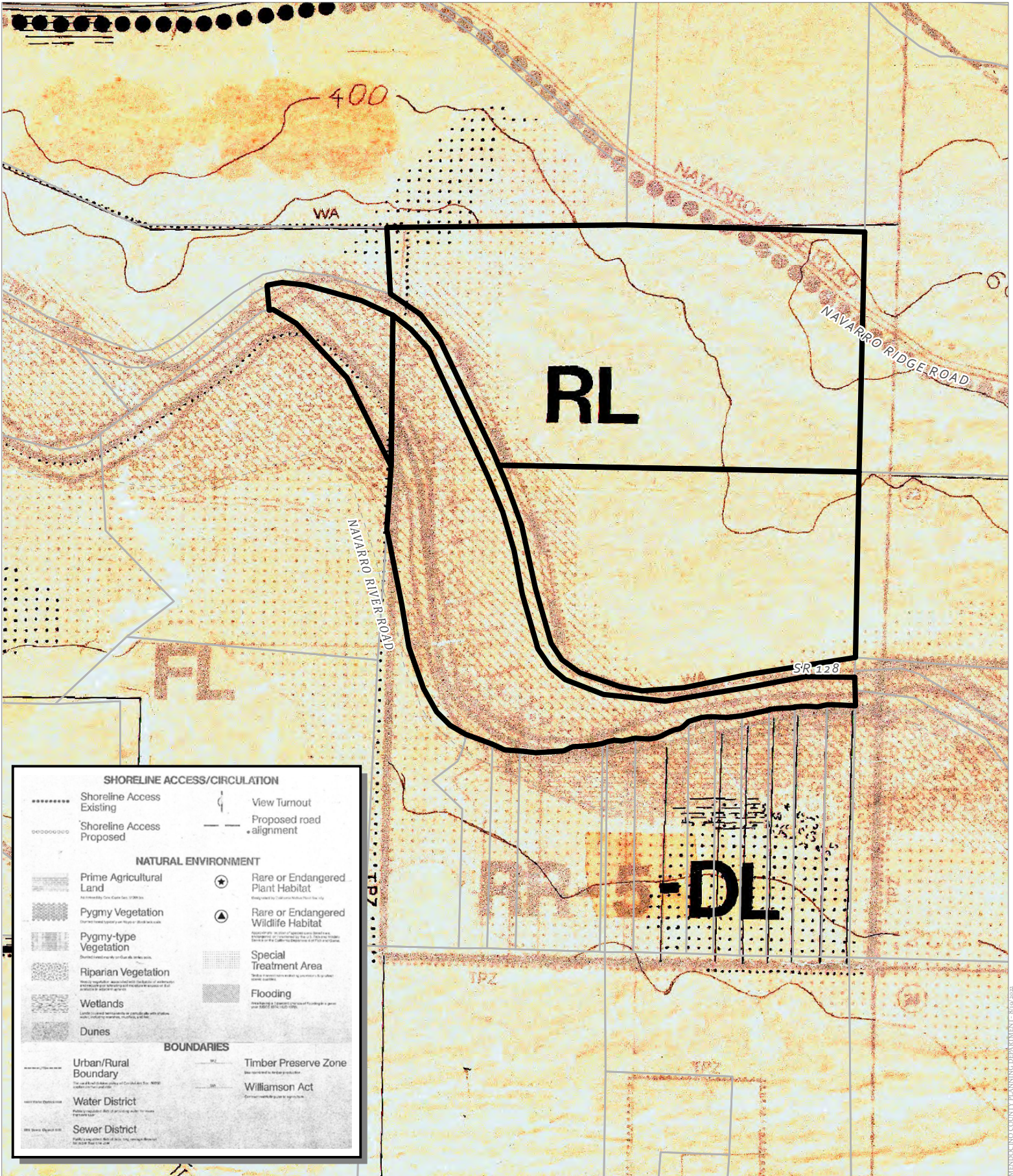
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 General Plan Classes
 Public Roads



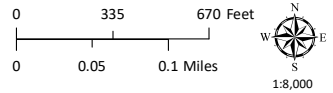
GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/19/2022

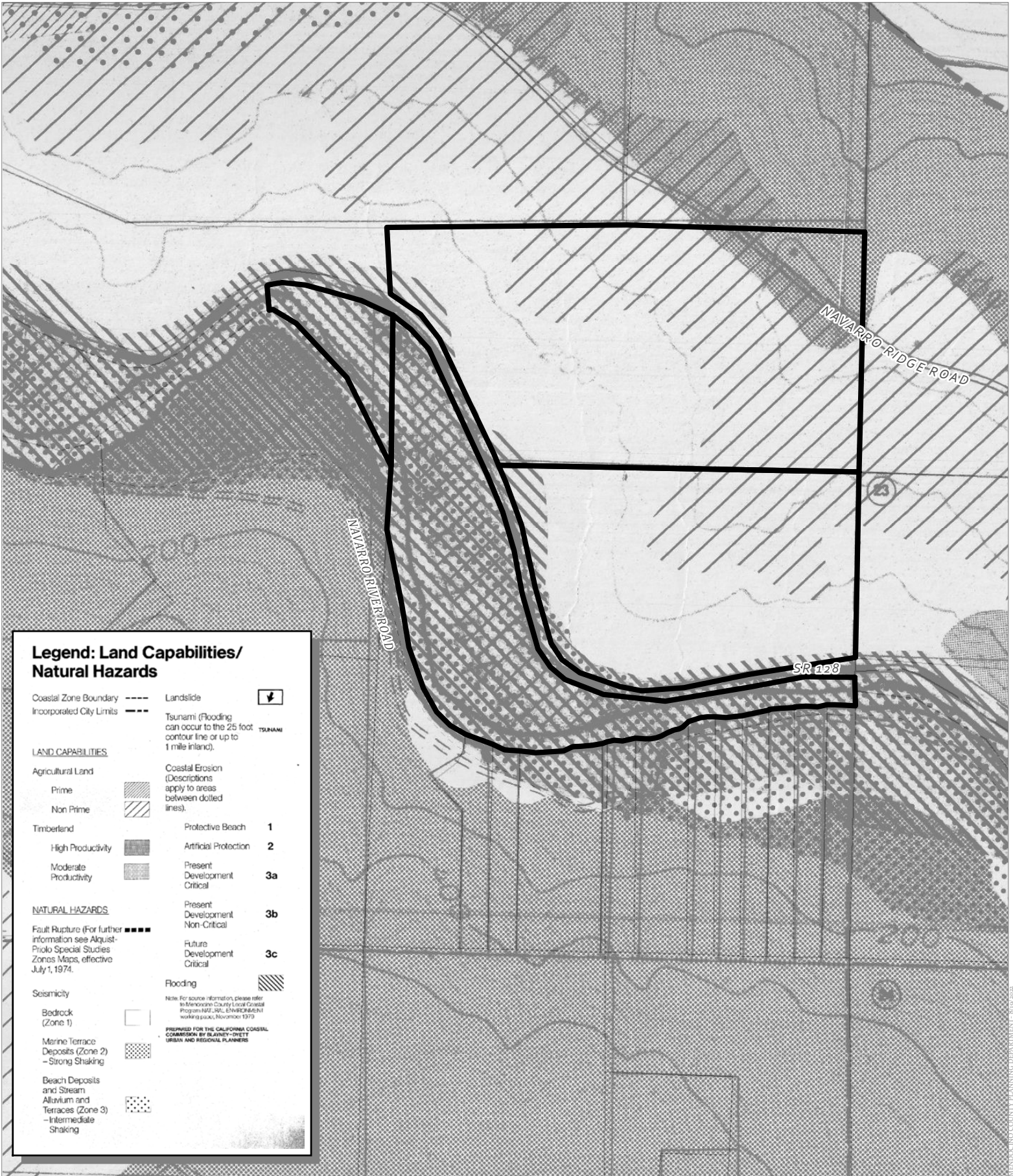


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Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 8/19/2023

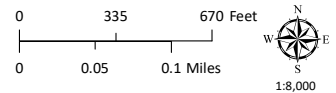


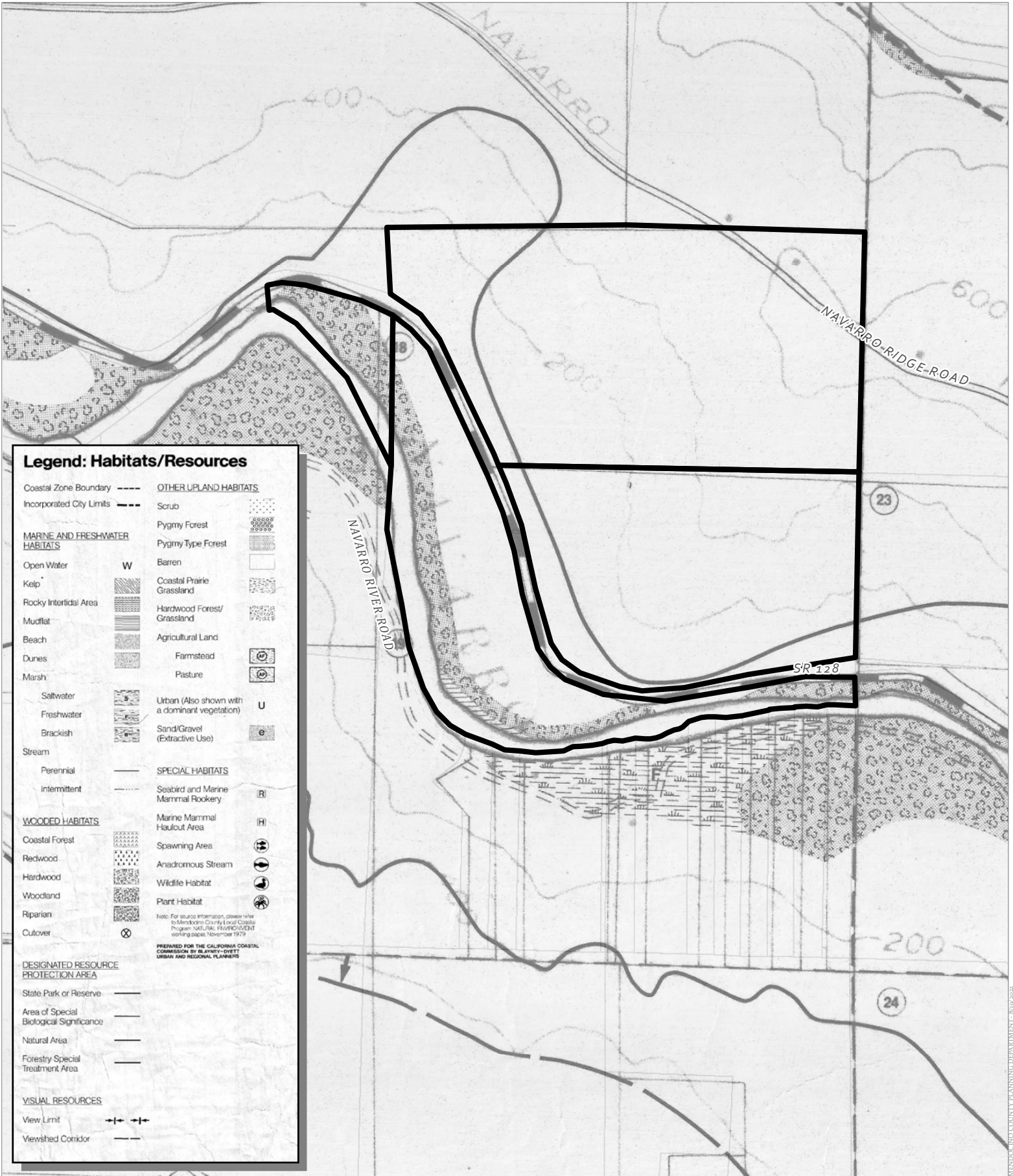
**Legend: Land Capabilities/
Natural Hazards**

- | | | | |
|---|------|--|----|
| 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 INITIAL ENVIRONMENTAL WORKING PAPER, November 1979.</small>
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY ISLAND-CRETE 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 | | | |

CASE: B 2022-0028
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 ADDRESS: None Assigned, Albion

Public Roads



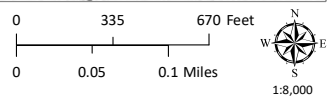


Legend: Habitats/Resources

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

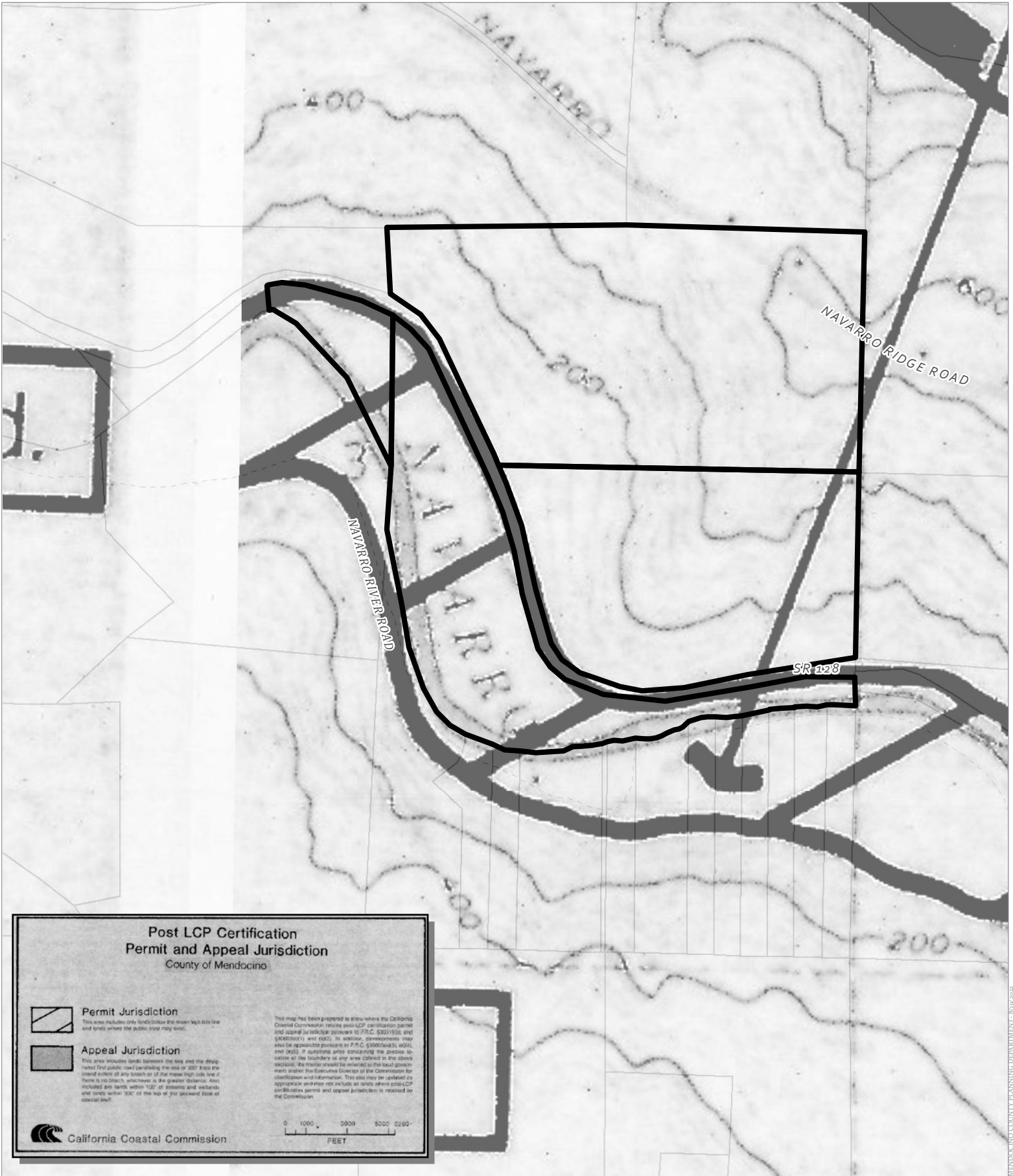
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LCP HABITATS & RESOURCES

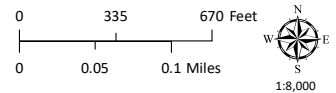
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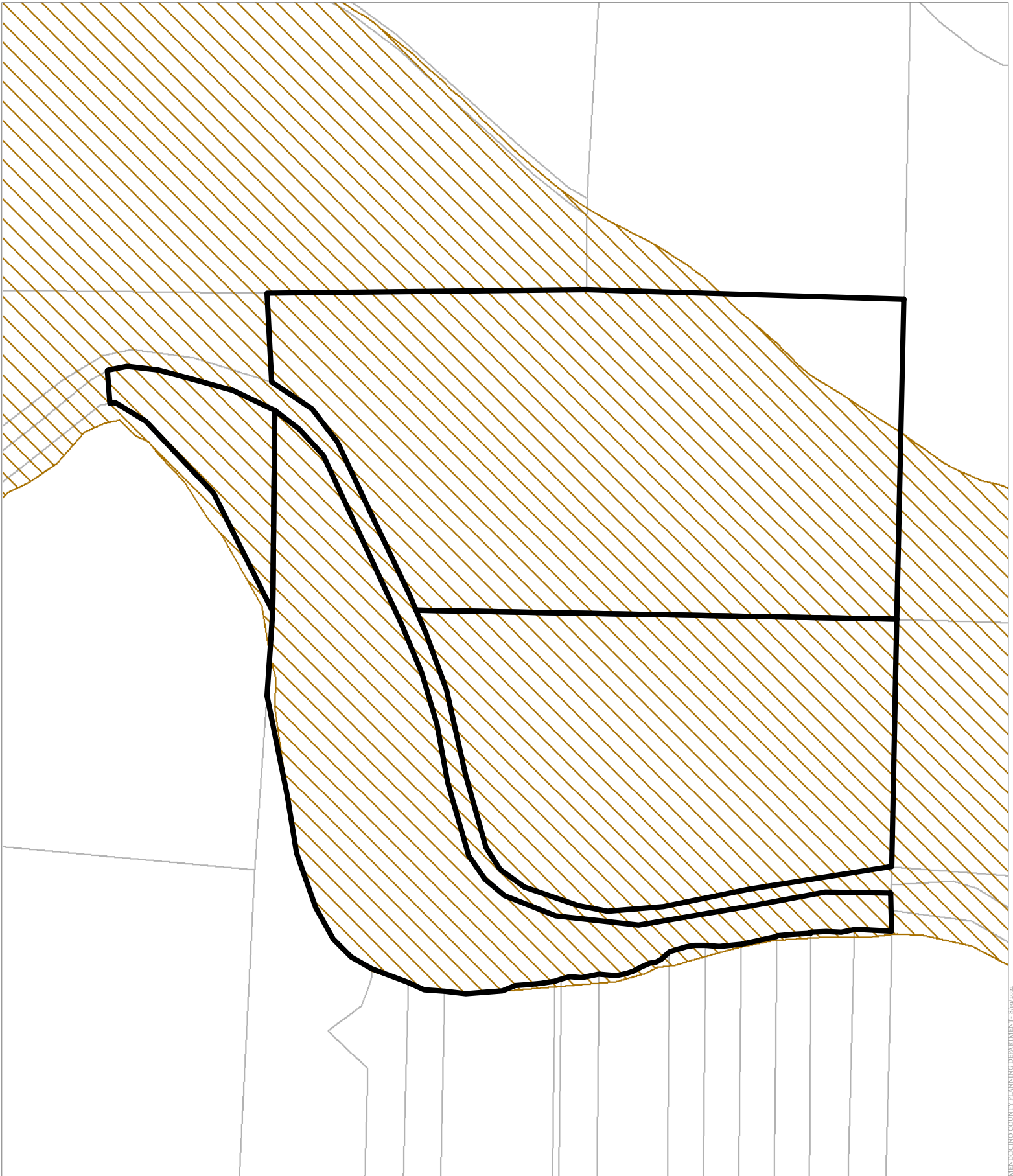
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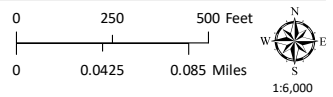
POST LCP CERTIFICATION & APPEAL JURISDICTION



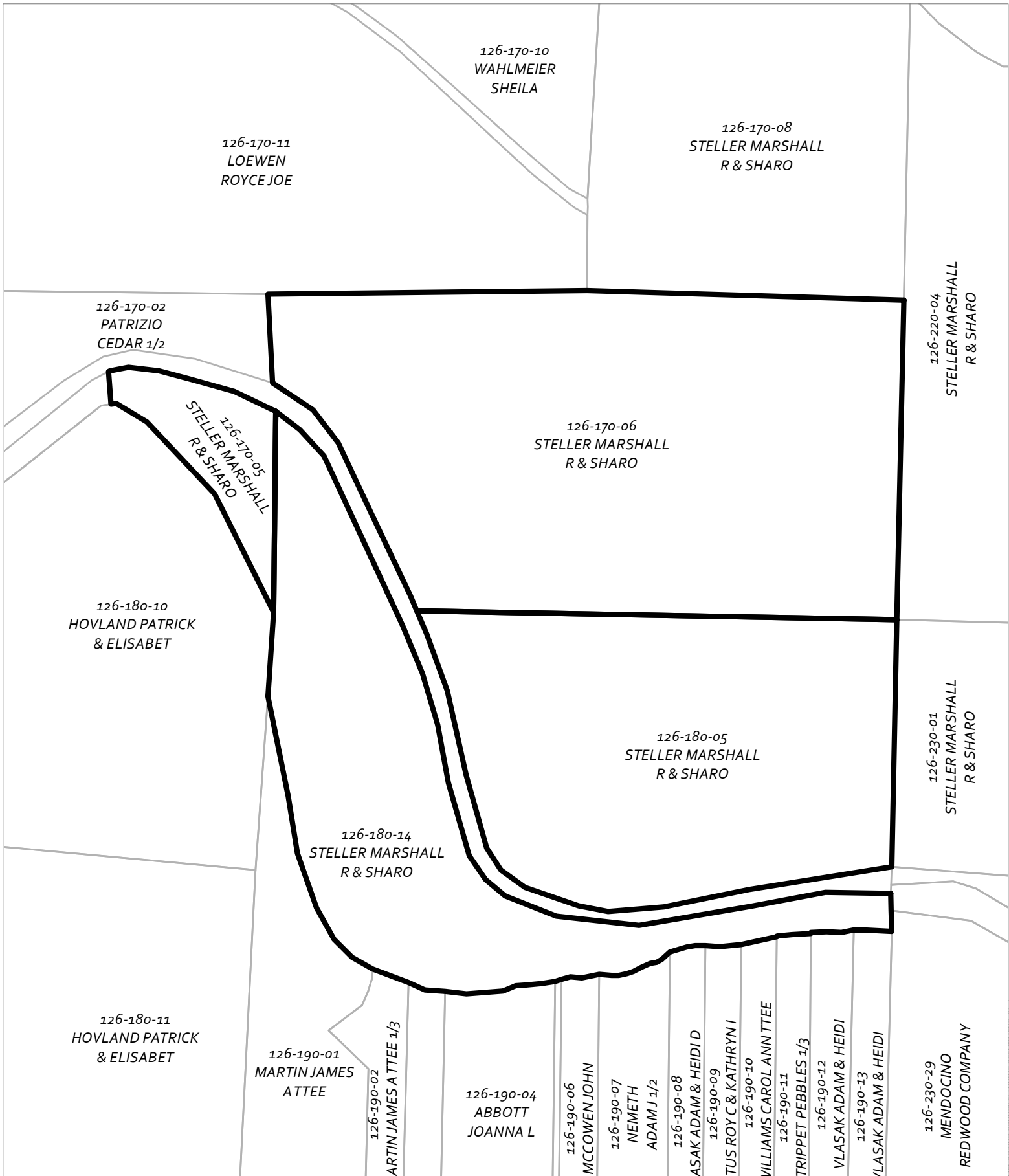
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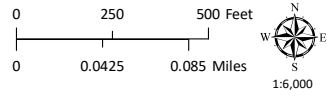
 Highly Scenic Area



HIGHLY SCENIC & TREE REMOVAL AREAS



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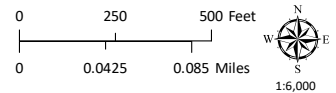
ADJACENT PARCELS

**ALBION LITTLE
RIVER FIRE
PROTECTION DISTRICT**

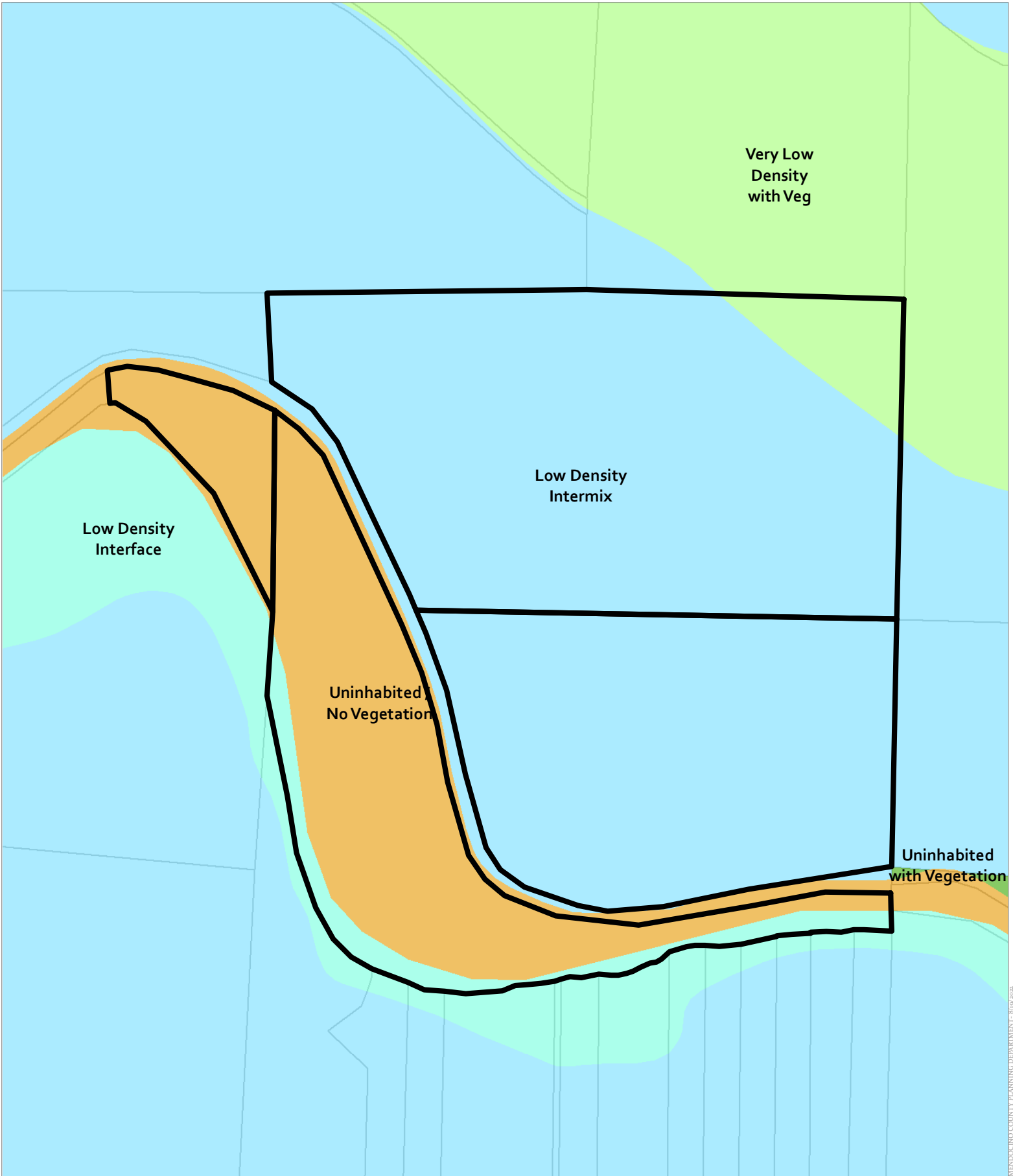
**ELK COMMUNITY
SERVICES
DISTRICT**

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ADDRESS: None Assigned, Albion

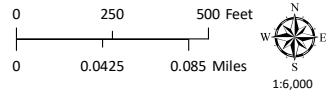
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

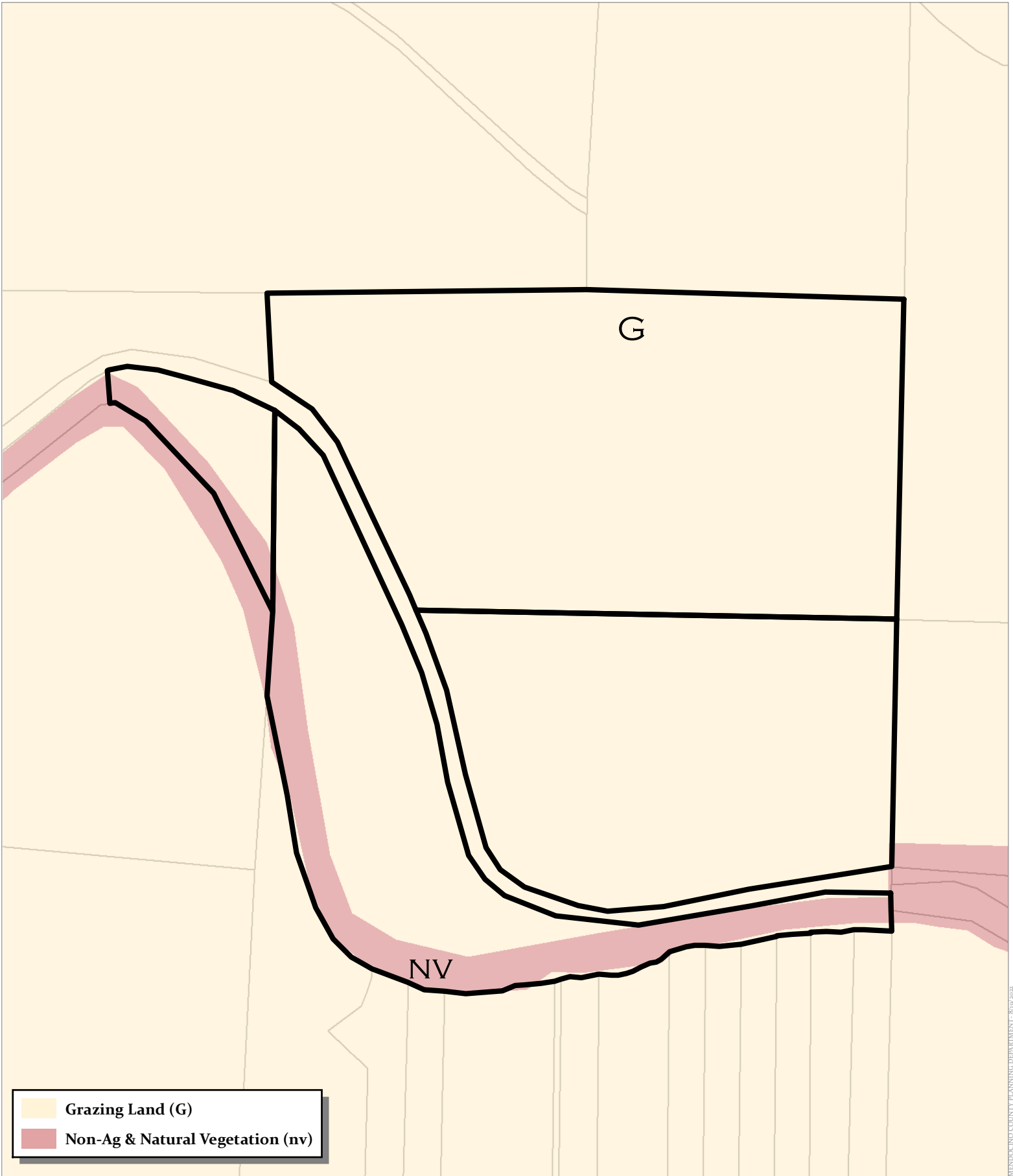


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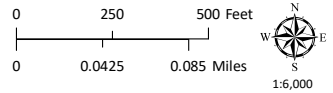


WILDLAND-URBAN INTERFACE ZONES

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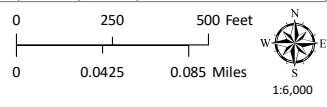




Williamson Act Lands 051421

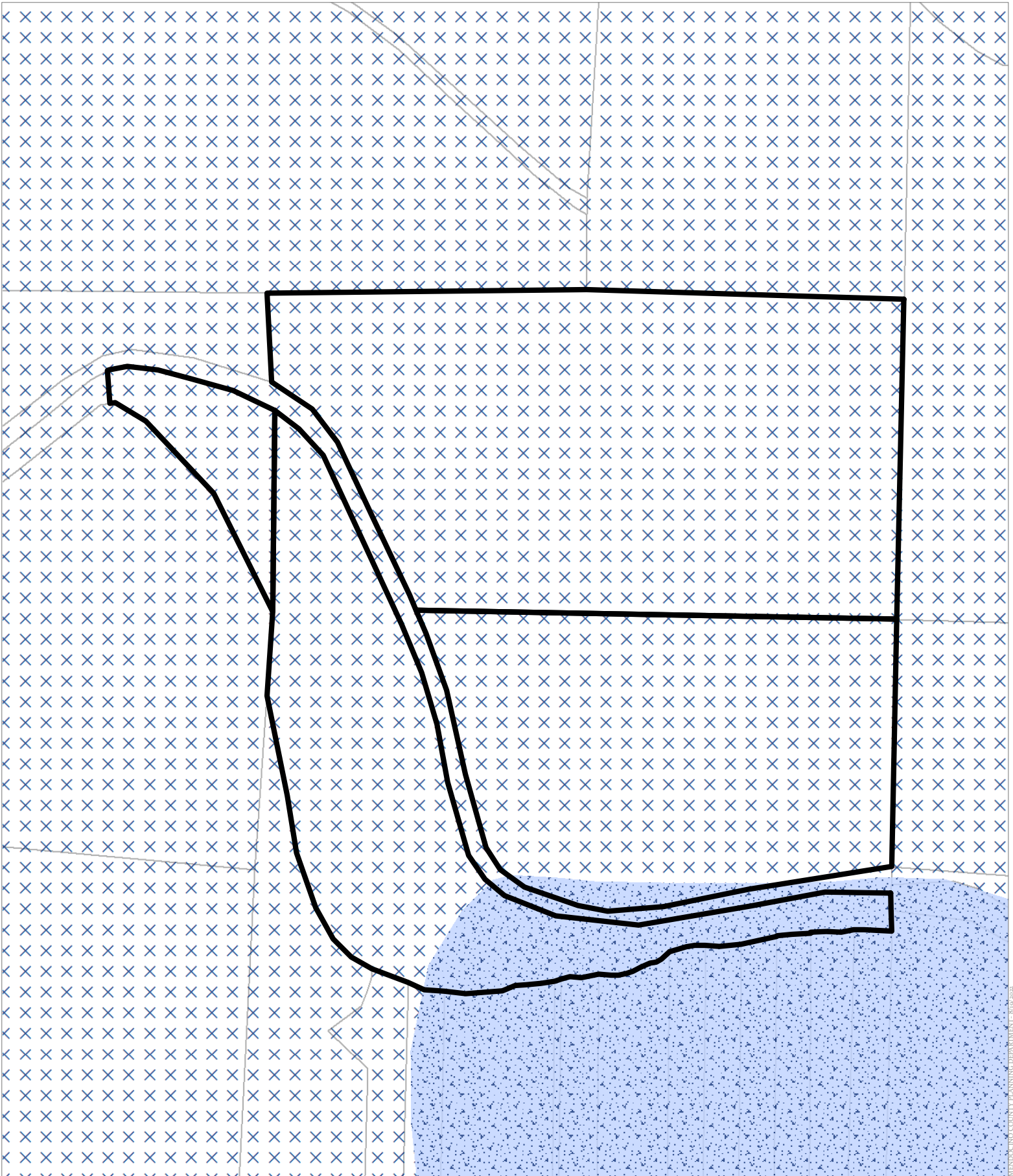
TYPE
 **NonPrime**

 Contract Boundaries





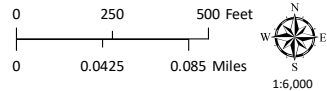
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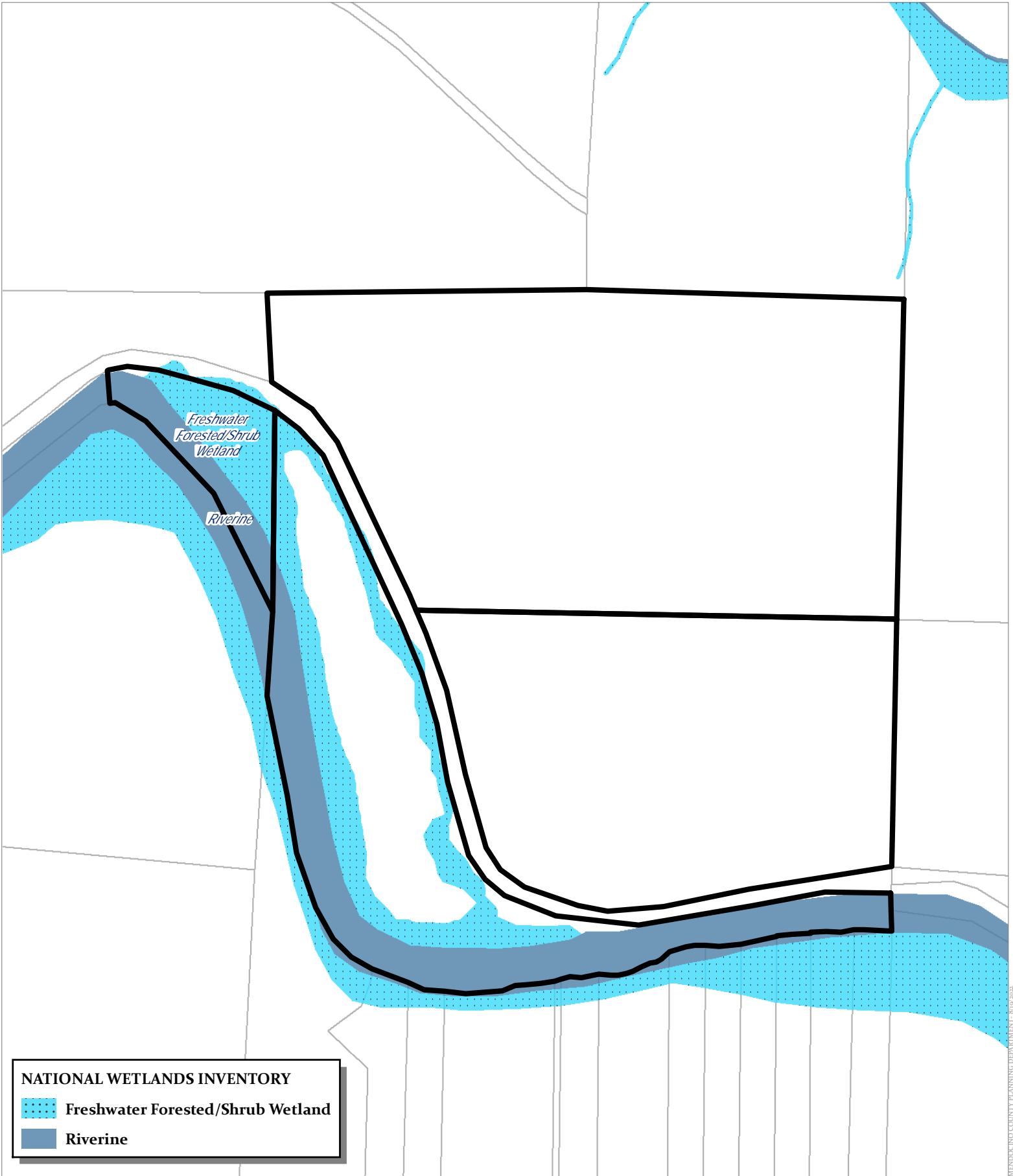
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-  Critical Water Areas
-  Critical Water Resources Bedrock



GROUND WATER RESOURCES

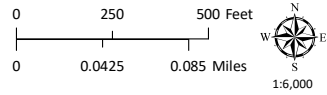
HENOCK COUNTY PLANNING DEPARTMENT - 8/19/2023



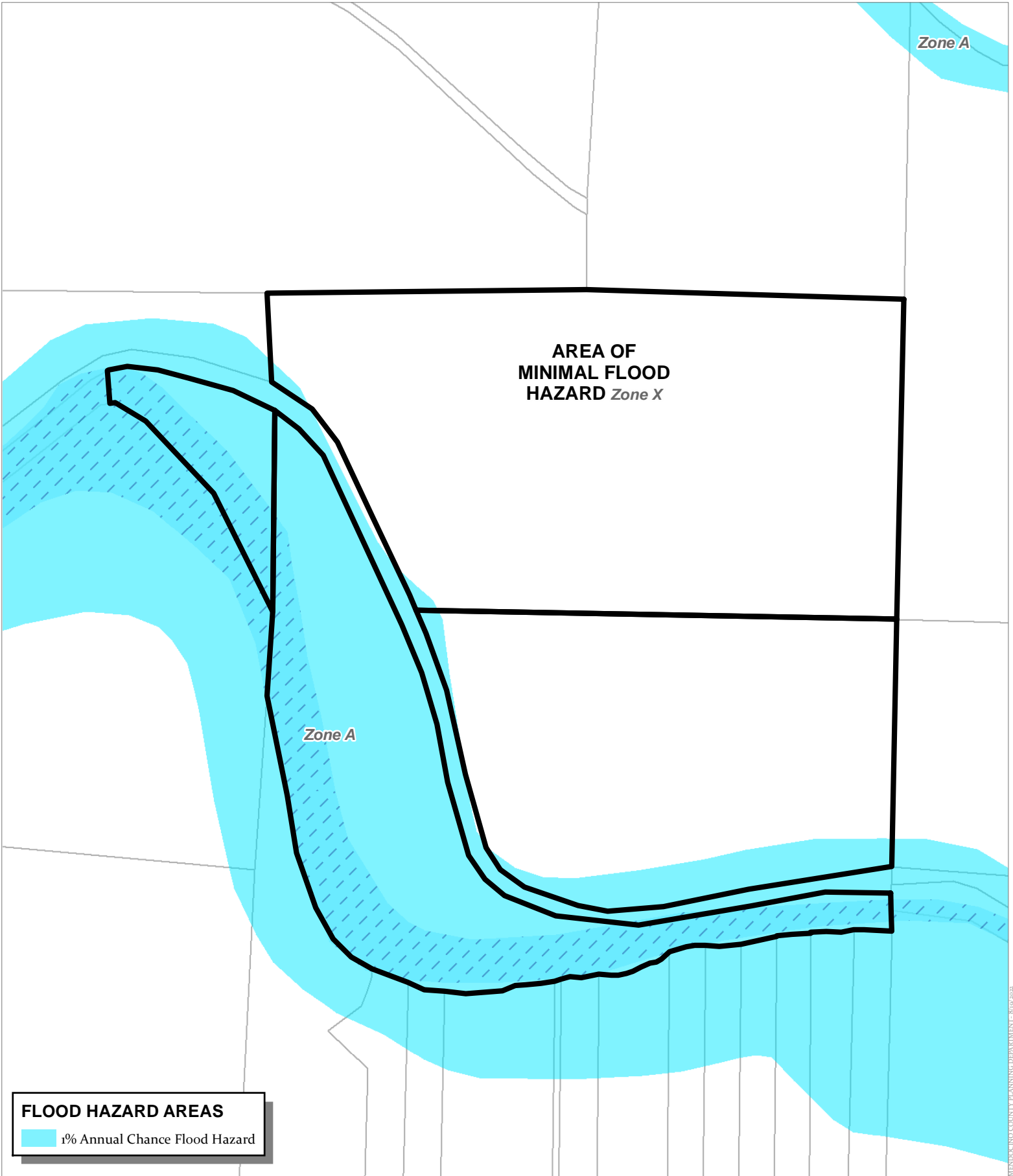
NATIONAL WETLANDS INVENTORY

- Freshwater Forested/Shrub Wetland
- Riverine

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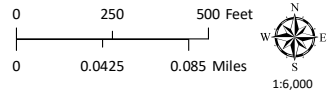


MENDOCINO COUNTY PLANNING DEPARTMENT - 8/19/2022



FLOOD HAZARD AREAS
 1% Annual Chance Flood Hazard

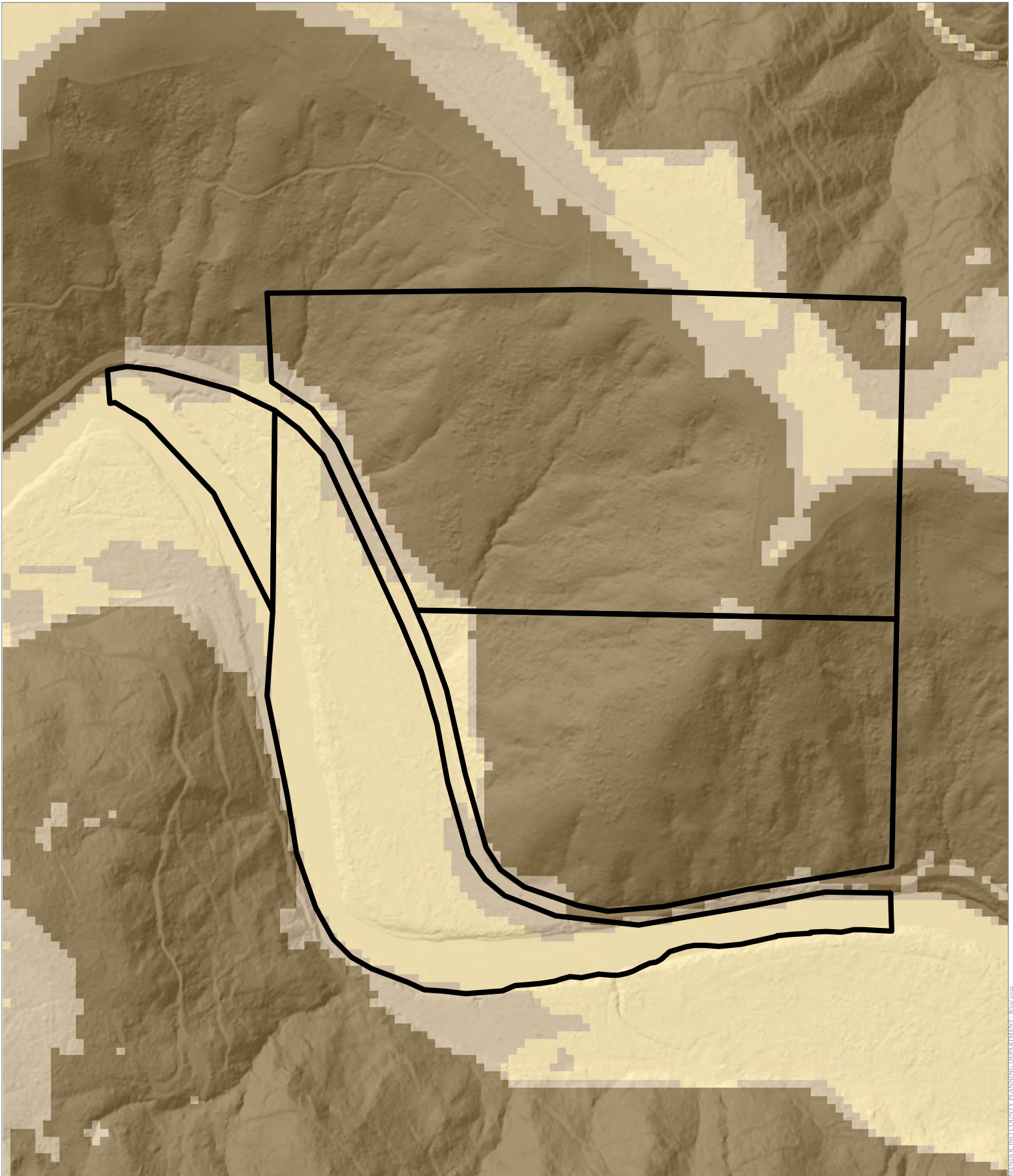
Tsunami Inundation Zones



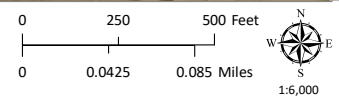
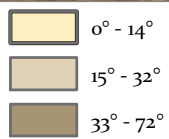
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SPECIAL FLOOD HAZARD AREAS

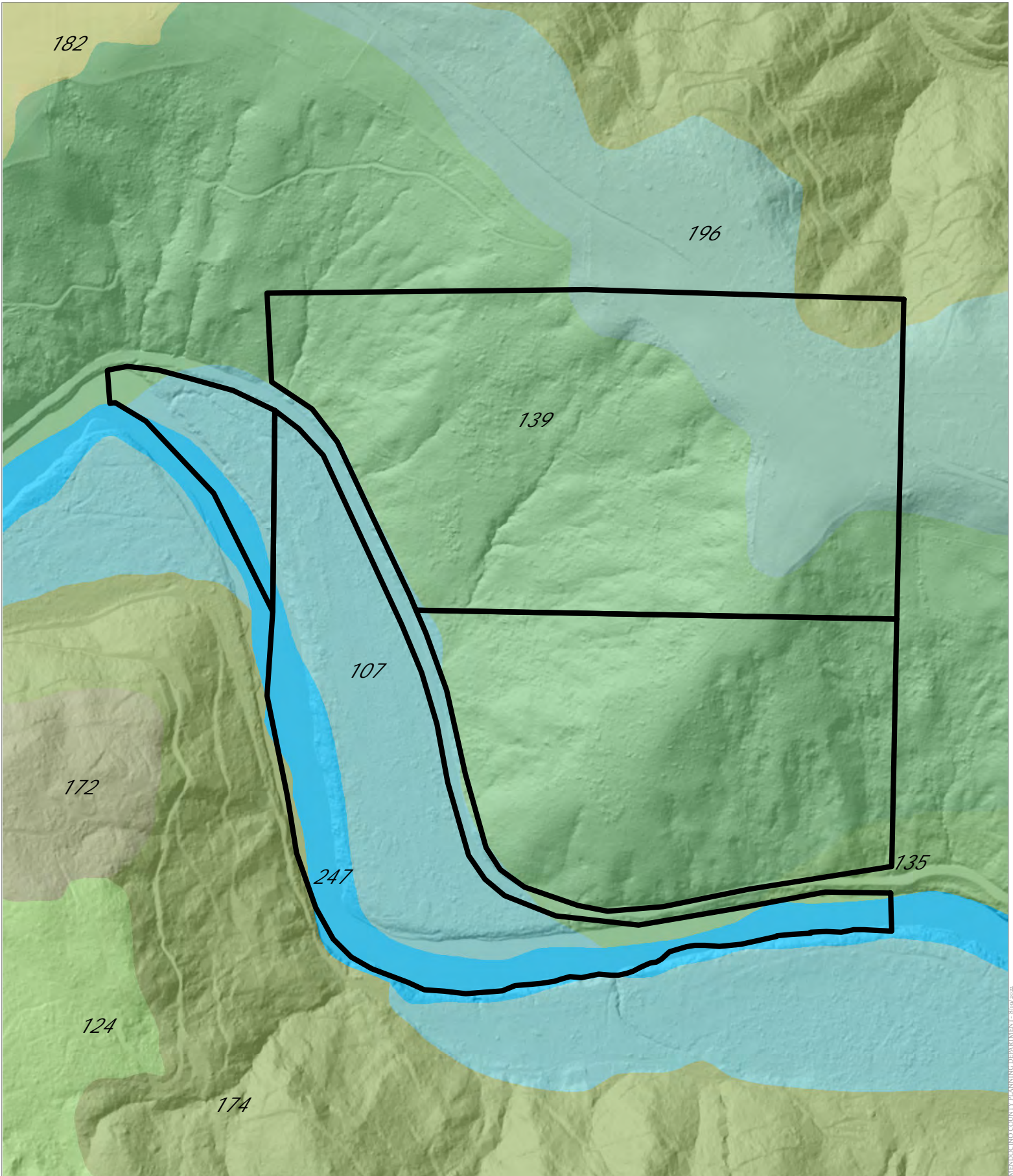
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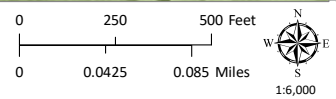


ESTIMATED SLOPE



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 Bishop Pine





WESTERN SOIL CLASSES

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/19/2023



MENDOCINO COUNTY PLANNING DEPARTMENT - 8/10/2022

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 Supervisorial Districts
 State Parks

