



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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

JULIA KROG, DIRECTOR  
PHONE: 707-234-6650  
FAX: 707-463-5709  
FB PHONE: 707-964-5379  
FB FAX: 707-961-2427  
pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

October 19, 2022

**PUBLIC HEARING NOTICE OF PENDING ACTION**  
**STANDARD COASTAL DEVELOPMENT PERMIT**

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, November 10, at 11:00 a.m. or as soon thereafter as the item may be heard, will conduct a public hearing on the below described project that is located in the Coastal Zone. This meeting will be conducted virtually and not available for in person public participation in an effort to slow the spread of COVID-19 and pursuant to the recommendation of the Mendocino County Health Officer and the California Department of Industrial Relations. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) or via telecomment. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>. The meeting is available for viewing on the Mendocino County YouTube page at, <https://www.youtube.com/MendocinoCountyVideo>

**CASE#:** B\_2021-0064

**DATE FILED:** 12/10/2021

**OWNER/APPLICANT:** SAMLER HORN

**AGENT:** RICHARD SEALE

**REQUEST:** Coastal Boundary Line Adjustment to reconfigure the boundaries between two lots in Gualala. Lot 1 (APN 143-070-04) will increase to 2.95± acres and Lot 2 (APN 143-070-18) will decrease to 10.01± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 5.2± miles northwest of the town of Gualala, 0.41± miles east of the intersection of Highway 1 (SR-1) and Gypsy Flat Rd. (Private); located at 46301 & 46351 Gypsy Flat Rd., Gualala (APNs 143-070-04 & 143-070-18).

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** STEVE KLEINMAN

The staff report, and notice, will be available 10 days before the hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

As you are an adjacent property owner and/or interested party, you are invited to submit comments, at or prior to the hearing; all correspondence should contain reference to the above noted case number. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 120 W Fir Street, Fort Bragg, California, or by e-mail to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) no later than November 9, 2022. Individuals wishing to address the Coastal Permit Administrator during the public hearing under Public Expression are welcome to do so via e-mail at [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org), or telecomment, in lieu of personal attendance.

All public comment will be made available to the Coastal Permit Administrator, staff, and the general public as they are received and processed by the Clerk, and can be viewed as attachments under its respective case number listed at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

The decision of the Coastal Permit Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final unless appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project. If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered

to the Coastal Permit Administrator at or prior to, the public hearing.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m.

JULIA KROG, Director of Planning and Building Services



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Coastal Permit Administrator

NOVEMBER 10, 2022

STAFF REPORT- BOUNDARY LINE ADJUSTMENT

B\_2021-0064

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### SUMMARY

**OWNER/APPLICANT:** SAMLER HORN  
PO BOX 393  
GUALALA, CA 95445

**AGENT:** RICHARD SEALE  
420 REDWOOD AVE  
FORT BRAGG, CA 95437

**REQUEST:** Coastal Boundary Line Adjustment to reconfigure the boundaries between two lots in Gualala. Lot 1 (APN 143-070-04) will increase to 2.95± acres and Lot 2 (APN 143-070-18) will decrease to 10.01± acres.

**LOCATION:** In the Coastal Zone, 5.2± miles northwest of the town of Gualala, 0.41± miles east of the intersection of State Route 1 (SR-1) and Gypsy Flat Rd. (Private); located at 46301 & 46351 Gypsy Flat Rd., Gualala; APNs 143-070-04 & 143-070-18.

**TOTAL ACREAGE:** 12.96± acres

**GENERAL PLAN:** RR10 (Rural Residential: 10 Acre Minimum)

**ZONING:** RR:10 (Rural Residential: 10 Acre Minimum)

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt: Section 15305, Class 5 (a)

**RECOMMENDATION:** APPROVE WITH CONDITIONS

**STAFF PLANNER:** STEVE KLEINMAN

### BACKGROUND

#### PROJECT DESCRIPTION:

Coastal Boundary Line Adjustment to reconfigure the boundaries between two lots in Gualala. Lot 1 (APN 143-070-04) will increase to 2.95± acres and Lot 2 (APN 143-070-18) will decrease to 10.01± acres.

**RELATED APPLICATIONS:**

**On-Site**

- F\_2980 (Barn)

**SITE CHARACTERISTICS:**

The subject parcels are in the Coastal Zone, approximately 5 miles northwest of the town of Gualala. Lot 1 is undeveloped, with trees and shrubs, and is trapezoidal in shape with a pointed edge toward the west. It is approximately 2.76 acres and bordered by Gypsy Flat Road (private) along its northern boundary. Lot 2 is approximately 10.19 acres in size, rectangular in shape, and is located directly south of Lot 1. It is improved with one 1,384 square foot single family residence, well, septic, power pole, a barn, and other accessory agricultural structures. It contains sporadic trees and shrubs. Access is from Gypsy Flat Road (private).

**SURROUNDING LAND USE AND ZONING:**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LOT SIZES</b>	<b>USES</b>
<b>NORTH</b>	Rural Residential - 10 Acre Min (RR10)	RR:10	4.07± acres (ac.); 2.77± ac.	Residential
<b>EAST</b>	Rural Remote Residential – 40 (RMR40)	RMR:40	38.5± ac.	Residential
<b>SOUTH</b>	RMR40	RMR:40	67.9± ac.	Residential
<b>WEST</b>	RR10	RR:10	1.24; 3.53; 7.06± ac.	Residential

**PUBLIC SERVICES:**

Access: Gypsy Flat Road (private)  
 Fire District: South Coast Fire Protection District  
 Water District: NONE  
 Sewer District: NONE  
 School District: Arena Union Elementary

**AGENCY COMMENTS:**

On June 3, 2022 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT
Department of Transportation	No Comment
Environmental Health-FB/Ukiah	No Comment
Building Services-Ukiah PBS	Comments
One previous record found: F_2980 - Barn	
Building Services-FBPBS	No Comment
Air Quality Management District	No Response
County Addresser	No Response
Sonoma State University-NWIC	No Response
South Coast Fire Protection District	No Response
Gualala MAC	No Response
California Coastal Commission	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

**KEY ISSUES**

**1. General Plan and Zoning Consistency:**

The proposed boundary line adjustment and subject parcels are subject to the Rural Residential classification, with a ten (10) acre minimum parcel size by the Mendocino General Plan Land Use designation, as well as a Rural Residential Zoning district. Lot 1 does not currently conform to the acreage minimum, and will not after the adjustment, but is considered and will remain legal nonconforming in terms of parcel size. Lot 2 currently conforms to the acreage minimum requirement and will remain conforming after the adjustment. Furthermore, the proposed boundary line adjustment does not entail any additional development or change that would be inconsistent with the General Plan or zoning district.

**2. Division of Land Regulations:**

The proposed boundary line adjustment was reviewed by the County of Mendocino Subdivision Committee on November 10, 2022, at which time the Committee made recommendations concerning approval if the project to the Coastal Permit Administrator per the required findings of Mendocino County Code (MCC) Section 17-17.5. No conflicts with the Division of Land Regulations were identified at the meeting.

**3. Natural Resources:**

The proposed boundary line adjustment does not entail any physical changes to the site, and future development may be subject to Coastal Development Permit requirements.

**COASTAL POLICY CONSISTENCY REVIEW:** Staff reviewed the project relative to coastal issues and determined the following:

1. The boundary line adjustment will not result in a change of density as no structures are changing parcels. Additionally, the proposed boundary line adjustment does not provide for future divisions beyond that which currently exist;
2. The boundary line adjustment will not create any new parcels. The proposed boundary line adjustment only slightly changes the property lines between the two subject parcels;
3. The parcels subject to the adjustment are not situated within an ESHA, the proposed boundary line adjustment will not impact biological resources;
4. No substandard lot will result from the adjustment, and the minimal adjustment of 7,840± feet will not cause either parcel to be undevelopable;
5. The properties subject to the adjustment are in an area designated Critical Water Resources identified in the Mendocino County Coastal Groundwater Study, and is consistent with the study;
6. Any future development will require a Coastal Development Permit, unless determined to be exempt;
7. The project is an appealable project, as it is a boundary line adjustment and therefore is required to be processed as a Coastal Development Standard Permit.

**ENVIRONMENTAL RECOMMENDATION:** The project is Categorically Exempt under Class 5a, pursuant to California Code of Regulations Section 15305; therefore no further environmental review is required.

**COASTAL ELEMENT CONSISTENCY RECOMMENDATION:** The proposed project is consistent with applicable goals and policies of the General Plan's Coastal Element. Each section within Coastal Element Chapter 3 was reviewed for policies related to boundary line adjustments and are discussed below.

**Policy 3.1-32** prohibits boundary line adjustments if they are located within an ESHA and (1) would create a parcel entirely within an ESHA, or (2) would result in a parcel that does not have adequate building site locations. The proposed boundary line adjustment is consistent with this policy as neither of the resulting parcels would be located entirely within an ESHA. Furthermore, the subject parcels are not proposed for any development at this time and future development may be subject to a Coastal Development Permit.

**Policy 3.8-7** discusses the requirement for adequate utilities prior to the approval of a boundary line adjustment. The 0.18 acre area that is proposed for adjustment will not affect the utility service for the parcels. Lot 2 is currently served by a well, septic system, and power pole. Lot 1 is not served by any district but would require a septic system and possibly a well at the time of development. Therefore, the proposed boundary line adjustment is consistent with this policy.

**RECOMMENDED MOTION**

The Coastal Permit Administrator approves Coastal Development Boundary Line Adjustment B\_2021-0064, subject to the following conditions of approval, finding that the application and supporting documents and exhibits contain sufficient information and conditions to establish, as required by the Coastal Zoning Code, that:

1. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(1), the proposed project is in conformance with the Coastal Element and its policies discussed in this report. The proposed boundary line adjustment is consistent with all applicable policies that apply to boundary line adjustments; and,
2. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(2), the proposed project will be provided with adequate utilities, access roads, drainage, and other necessary facilities when any residential development is proposed. The proposed boundary line adjustment does not change any utilities (including future water provisions, septic systems, and leach fields) between the two subject parcels and Gypsy Flat Road (private) remains the primary access for both parcels; and,
3. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(3), the proposed project is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of the Mendocino County Coastal Zoning Code and preserves the integrity of the zoning district. The proposed boundary line adjustment will change the property line between two parcels within the RR zoning district. Lot 1 is currently below the prescribed minimum lot size for the RR zoning district, and is therefore considered a legal non-conforming lot. Lot 2 will not be reduced to below 10 acres, therefore ensuring it remains the minimum lot size consistent with the RR10 zone. The proposed boundary line adjustment would not result in the creation of any new non-conforming lot beyond those that already exist; and,
4. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(4), the proposed project will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA). The proposed boundary line adjustment was found to be categorically exempt from the provision of CEQA under a Class 5(a) exemption; and,
5. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(5), the proposed project will not have any adverse impacts on any known archaeological or paleontological resource. The proposed boundary line adjustment does not include any ground disturbing activities that would impact archaeological or paleontological resources. Additionally, as the project is categorically exempt from CEQA, the proposed boundary line adjustment is not subject to additional archaeological survey requirements per Mendocino County Code Section 22.12.050(A); and,
6. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed adjustment. The proposed boundary line adjustment does not impact the availability or delivery of public services. Lot 2 is developed with a septic systems and potable water wells, and Lot 1 is vacant.

**CONDITIONS OF APPROVAL:**

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. This application is valid for 24 months from the effective date. No extensions can be granted.

2. That for each proposed adjusted parcel, provide one perimeter description of each parcel. The new deed description submitted shall be prepared by, and bear the seal of, a Licensed Land Surveyor.
3. That each transfer of real property be by means of a Quitclaim deed containing the following wording to be contained within the legal description:

*"Any and all lands and any and all interest thereto lying within the following described real property (perimeter description of the adjusted parcel(s)."*

And,

*"This deed is given pursuant to Mendocino County Coastal Development Boundary Line Adjustment B\_2021-0064 and is intended to create no new parcel."*

4. Per Mendocino County Code Section 17-17.5(l) (2):

*"That the Treasurer-Tax Collector certifies that all taxes and assessments due on each parcel affected by the adjustment have been paid or cleared, and that a deposit to secure payment of the taxes and assessments which are due but not yet payable have been made."*

The enclosed **Certificate of the Official Redeeming Officer form** must be certified by the Treasurer-Tax Collector and a copy returned to the Department of Planning and Building Services.

5. After you have been given clearance to record the new documents, you must send a **copy** of the recorded deed(s) to the Department of Planning and Building Services. Upon review and approval of this information, you will receive a Completion Certificate.
6. In the event that archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.
7. A note shall be placed on the deeds and/or legal descriptions stating that *"Future development may require additional studies and/or may be subject to restrictions"* and that *"Future development shall be in conformance with the criteria for development within the Wetland, Environmentally Sensitive Habitat and Special Treatment Areas as set forth in the Coastal Plan and Coastal Zoning Code."*
8. A note shall be placed on the deeds and/or legal descriptions stating, *"The Boundary Line Adjustment shall not relinquish, remise, release or terminate any prior right, interest in rights-of-way, easements, or other rights which may be appurtenant to and/or an encumbrance to the subject properties."*
9. Verification in writing that Lot 2 will maintain a minimum parcel size of at least 10 acres shall be submitted by a licensed land surveyor.

Once the deed(s) and/or instrument(s) have been prepared, please send a copy to the Department of Planning and Building Services. After we have reviewed the documents and accepted them as correct and all conditions of approval have been met, we will notify you. **DO NOT RECORD ANY DOCUMENTS UNTIL YOU HAVE RECEIVED APPROVAL OF THE DEED(S).**

PLEASE NOTE: Title must be transferred identical to the title now being held (all owners with their exact names).

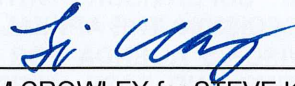
**NOTE: APPLICANTS OR OTHER PERSONS WHO ARE DISSATISFIED WITH A DECISION OF THE COASTAL PERMIT ADMINISTRATOR FOR A COASTAL DEVELOPMENT PERMIT FOR A**



**BOUNDARY LINE ADJUSTMENT MAY APPEAL THE ACTION TO THE BOARD OF SUPERVISORS. AN APPEAL MUST BE MADE IN WRITING ALONG WITH THE APPLICABLE FEE TO THE CLERK OF THE BOARD OF SUPERVISORS WITHIN TEN (10) DAYS OF THE COASTAL PERMIT ADMINISTRATOR'S DECISION. THE APPEAL ISSUE WILL BE PLACED ON THE NEXT AVAILABLE BOARD OF SUPERVISOR'S AGENDA FOR CONSIDERATION, AND THE APPELLANT WILL BE NOTIFIED OF THE TIME AND DATE. APPEALS TO THE BOARD OF SUPERVISORS DO NOT NECESSARILY GUARANTEE THAT THE COASTAL PERMIT ADMINISTRATOR'S DECISION WILL BE OVERTURNED. IN SOME CASES, THE BOARD OF SUPERVISORS MAY NOT HAVE THE LEGAL AUTHORITY TO OVERTURN THE DECISION OF THE ADMINISTRATOR.**

10/24/22

DATE



LIAM CROWLEY for STEVE KLEINMAN

Appeal Period: 10 Days  
Appeal Fee: \$2,620.00

**ATTACHMENTS:**

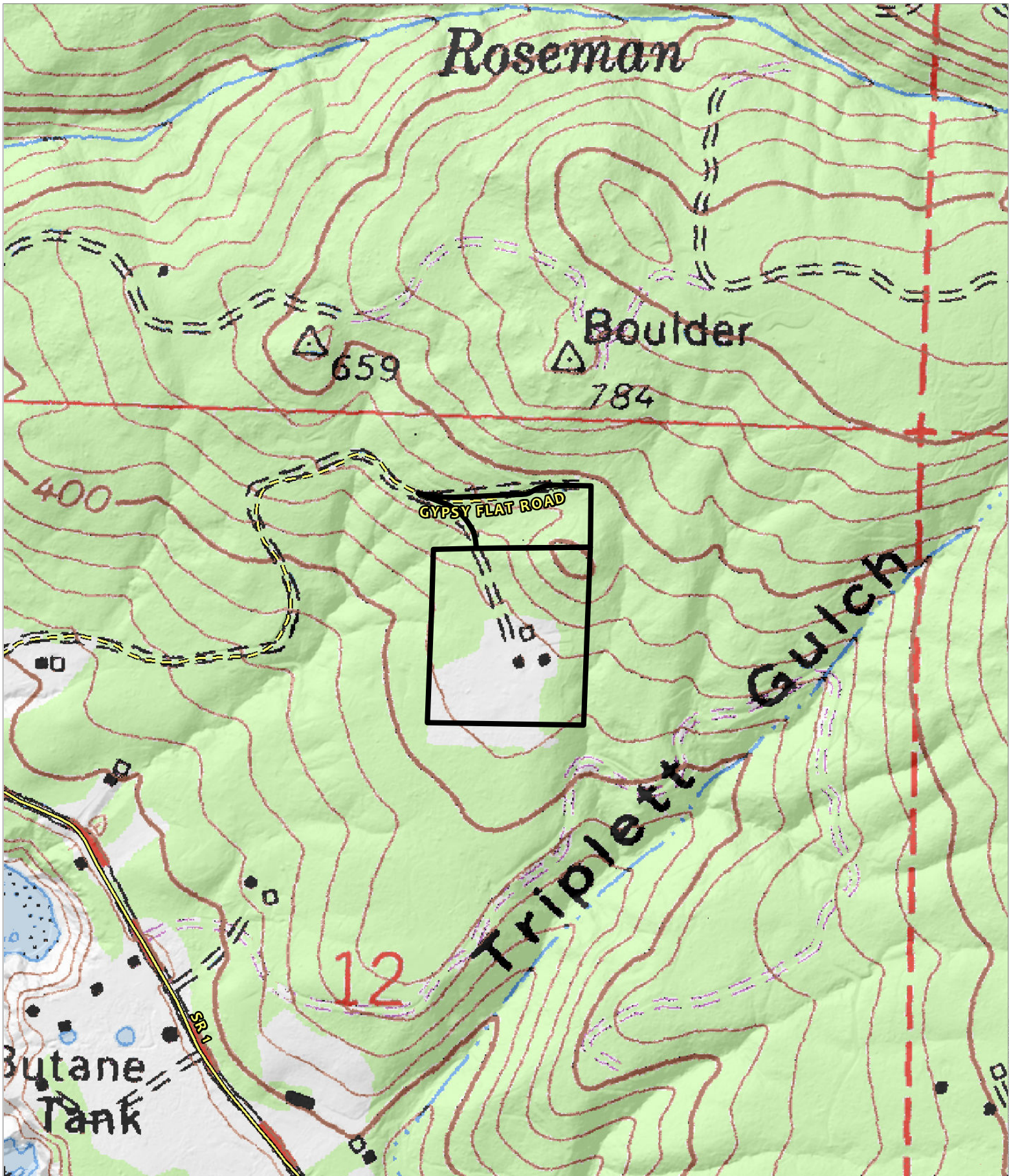
- A. Location Map
- B. Topographical Map
- C. Aerial Map (vicinity)
- D. Aerial Map
- E. Site/Tentative Map
- F. Adjacent Owner Map
- G. Zoning Map
- H. General Plan
- I. LCP Land Use Map
- J. LCP Land Capabilities Map
- K. LCP Habitats & Resources
- L. Fire Hazards Map
- M. Wildland-Urban Interface Map
- N. Ground Water Resource Area
- O. Slope Map
- P. Soils Map
- Q. Farmland Map
- R. Coastal Commission Appeal Areas Map





CASE: B 2021-0064  
 OWNER: HORN, Samler  
 APN: 143-070-04, 18  
 APLCT: Samler Horn  
 AGENT: Richard Seale  
 ADDRESS: 46301 Gypsy Flat Road, Gualala

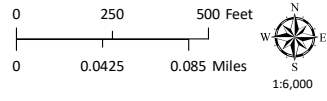
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2021



CASE: B 2021-0064  
 OWNER: HORN, Samler  
 APN: 143-070-04, 18  
 APLCT: Samler Horn  
 AGENT: Richard Seale  
 ADDRESS: 46301 Gypsy Flat Road, Gualala

-  Public Roads
-  Private Roads





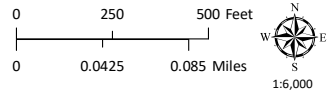
**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

TENDOCINO COUNTY PLANNING DEPARTMENT 12/07/2021



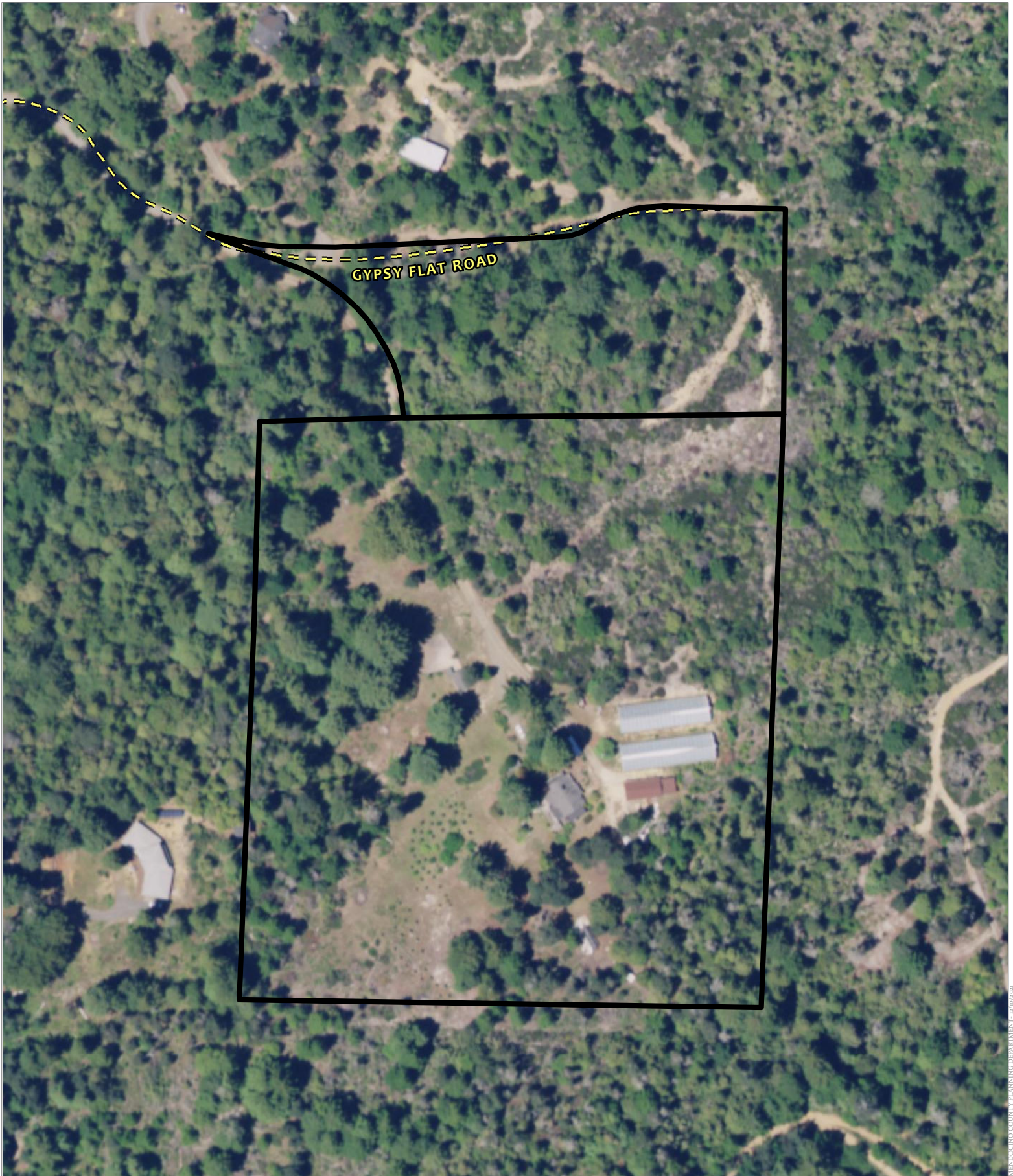
CASE: B 2021-0064  
OWNER: HORN, Samler  
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AGENT: Richard Seale  
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-  Public Roads
-  Private Roads



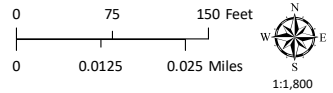
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT | 02/07/2021



GYPSY FLAT ROAD

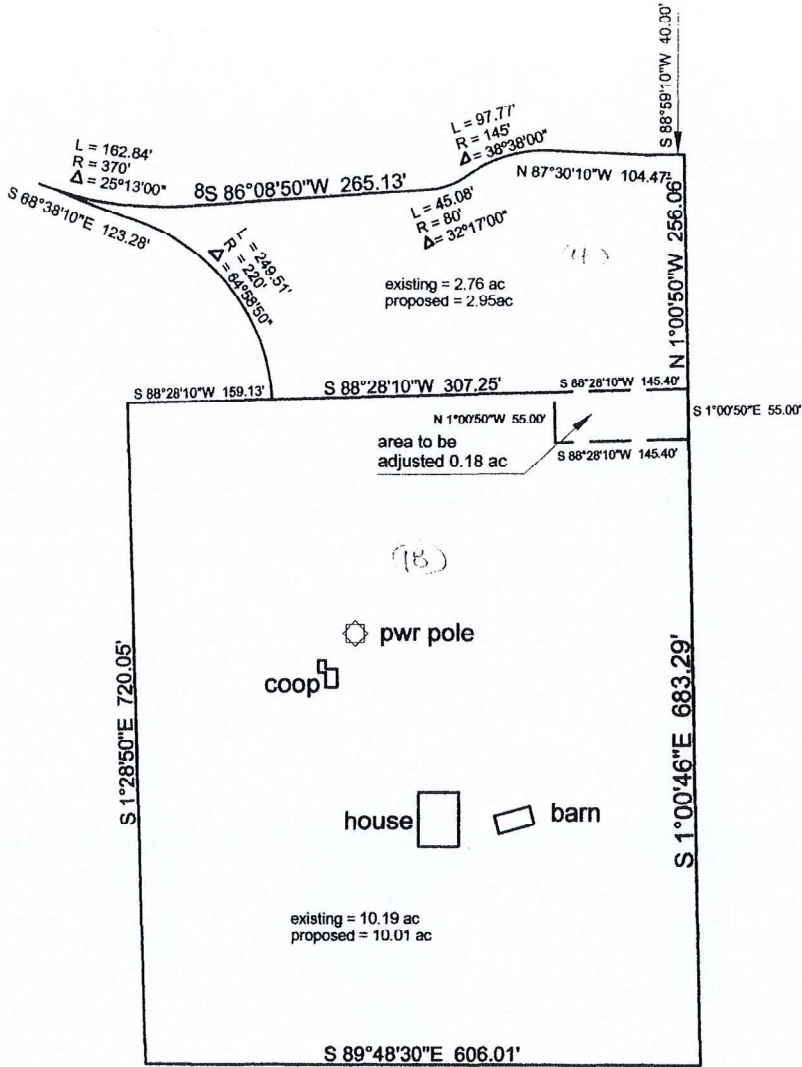
== Private Roads



CASE: B 2021-0064  
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APLCT: Samler Horn  
AGENT: Richard Seale  
ADDRESS: 46301 Gypsy Flat Road, Gualala

AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT 102/09/2021



1" = 200'

Owner: A.P. # 143-070-18  
143-070-04

Samler Horn  
P.O. Box 393  
Gualala, CA 95445

## TENTATIVE MAP

Proposed boundary line adjustment between A.P. # 143-070-04 and 143-070-18 being in the Northeast quarter of Section 12, Township 11 North, Range 16 West, Mount Diablo Base and Meridian.

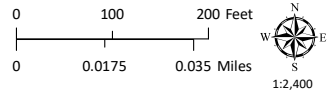
Map prepared by: Richard A. Seale  
420 Redwood Ave.  
Fort Bragg, CA 95437  
707-964-4265

Unincorporated area Mendocino County California  
Scale 1" = 200'  
August, 2021  
Sheet one of one revised  
December, 2021

REVISED 12/2/21



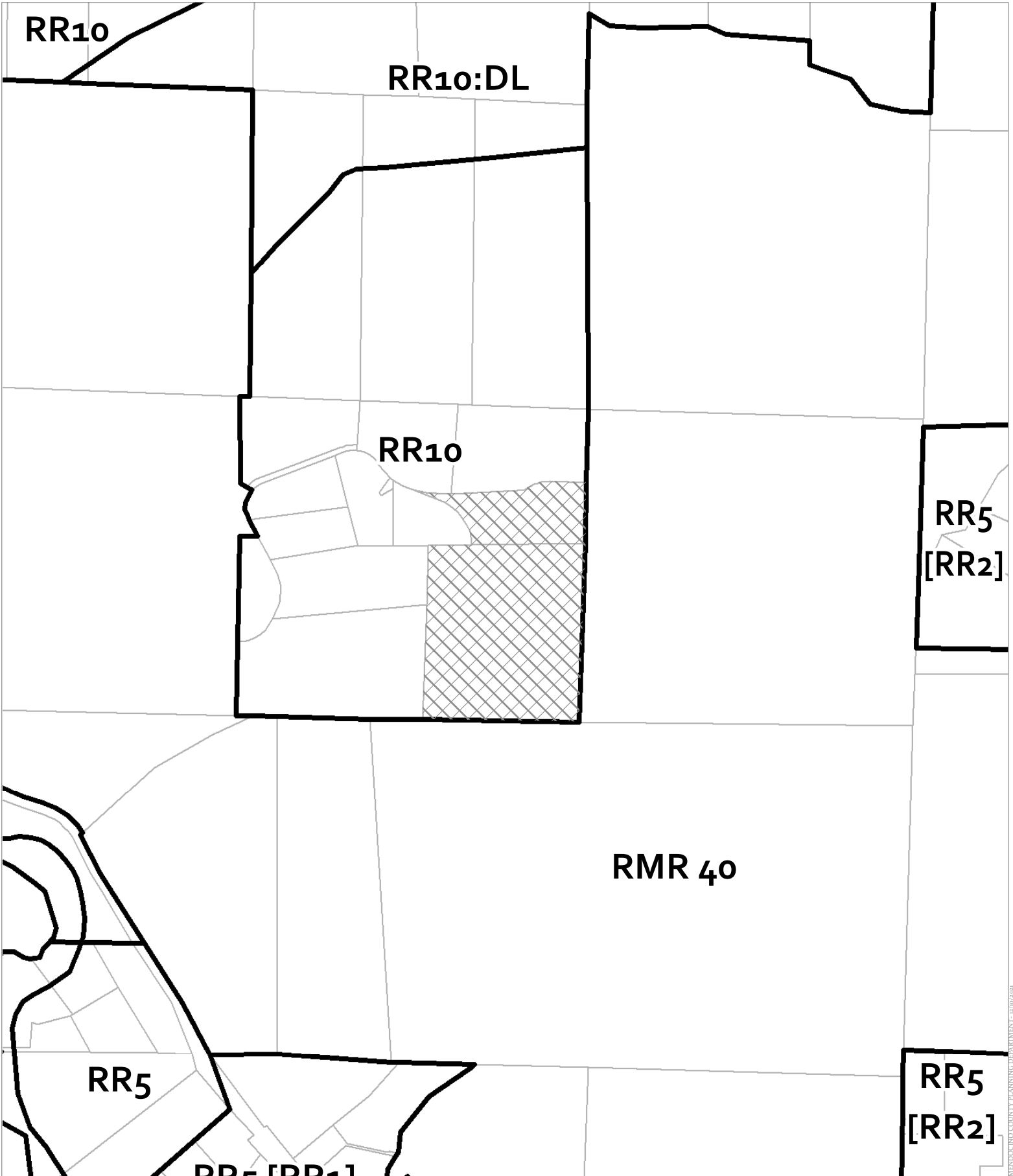
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ADJACENT PARCELS

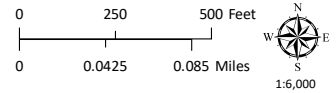
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2021



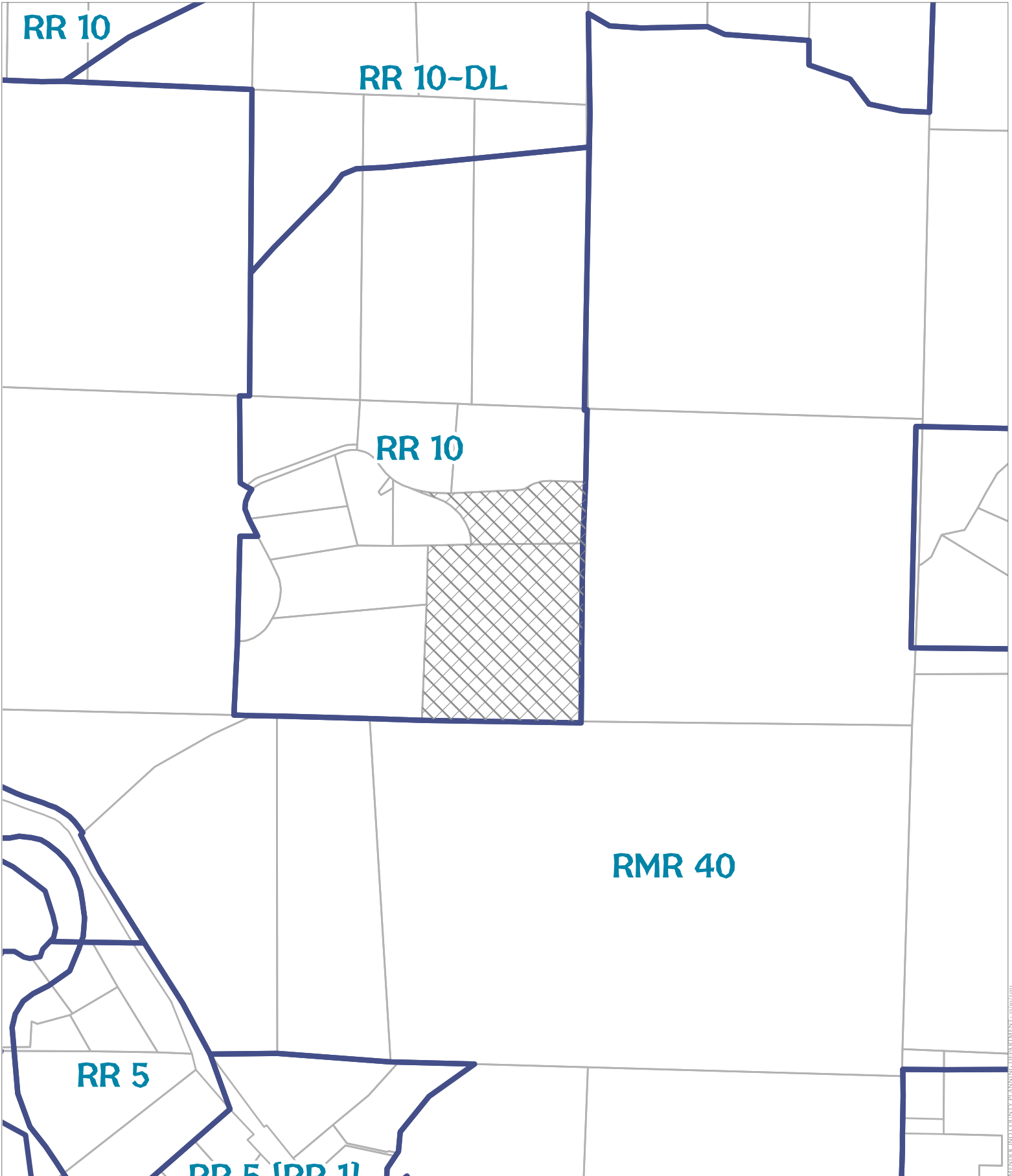


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 Zoning Districts

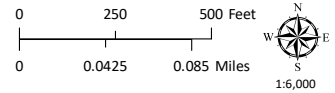


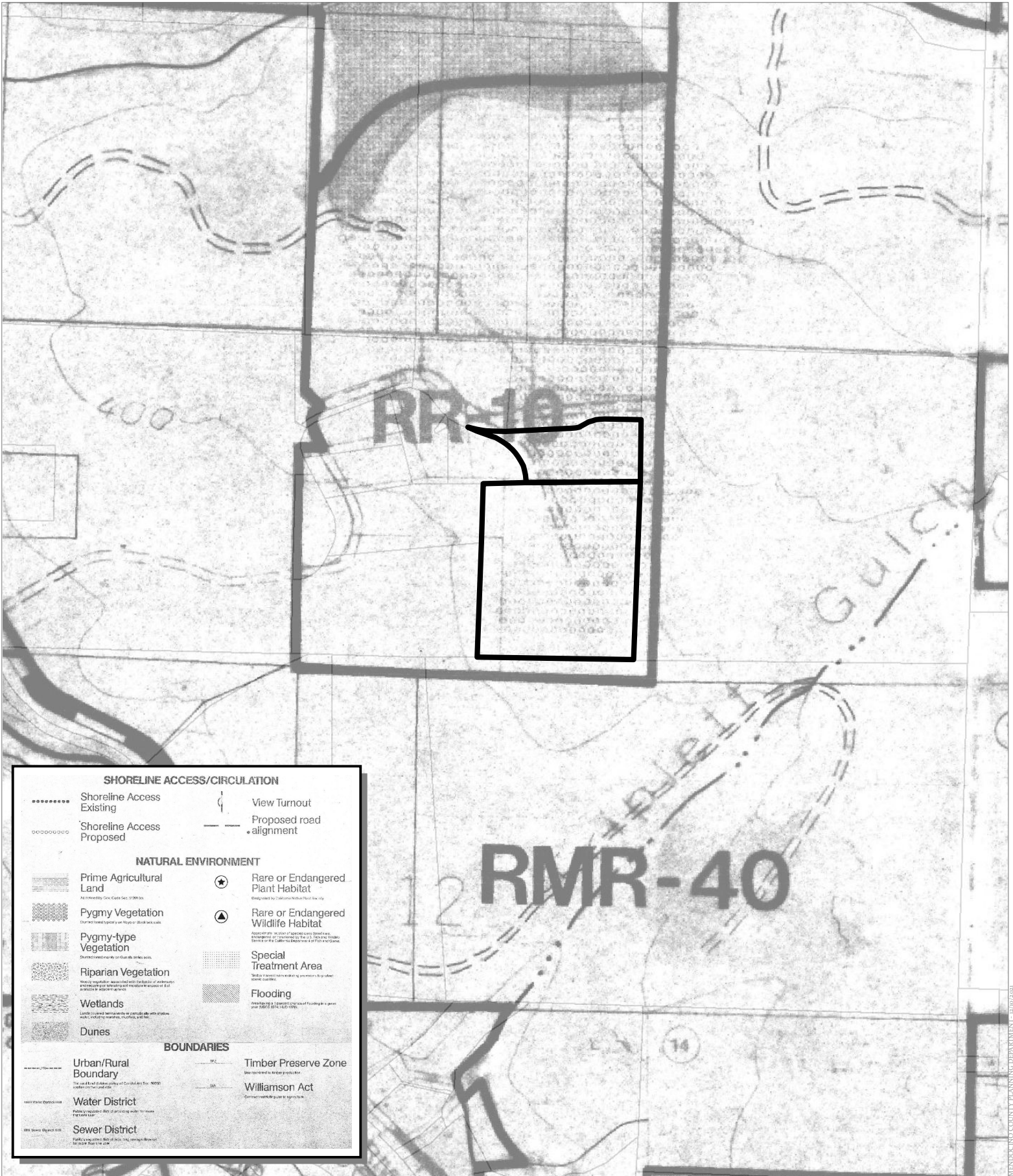
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2021



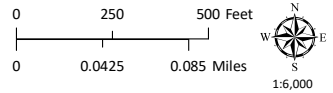
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 General Plan Classes

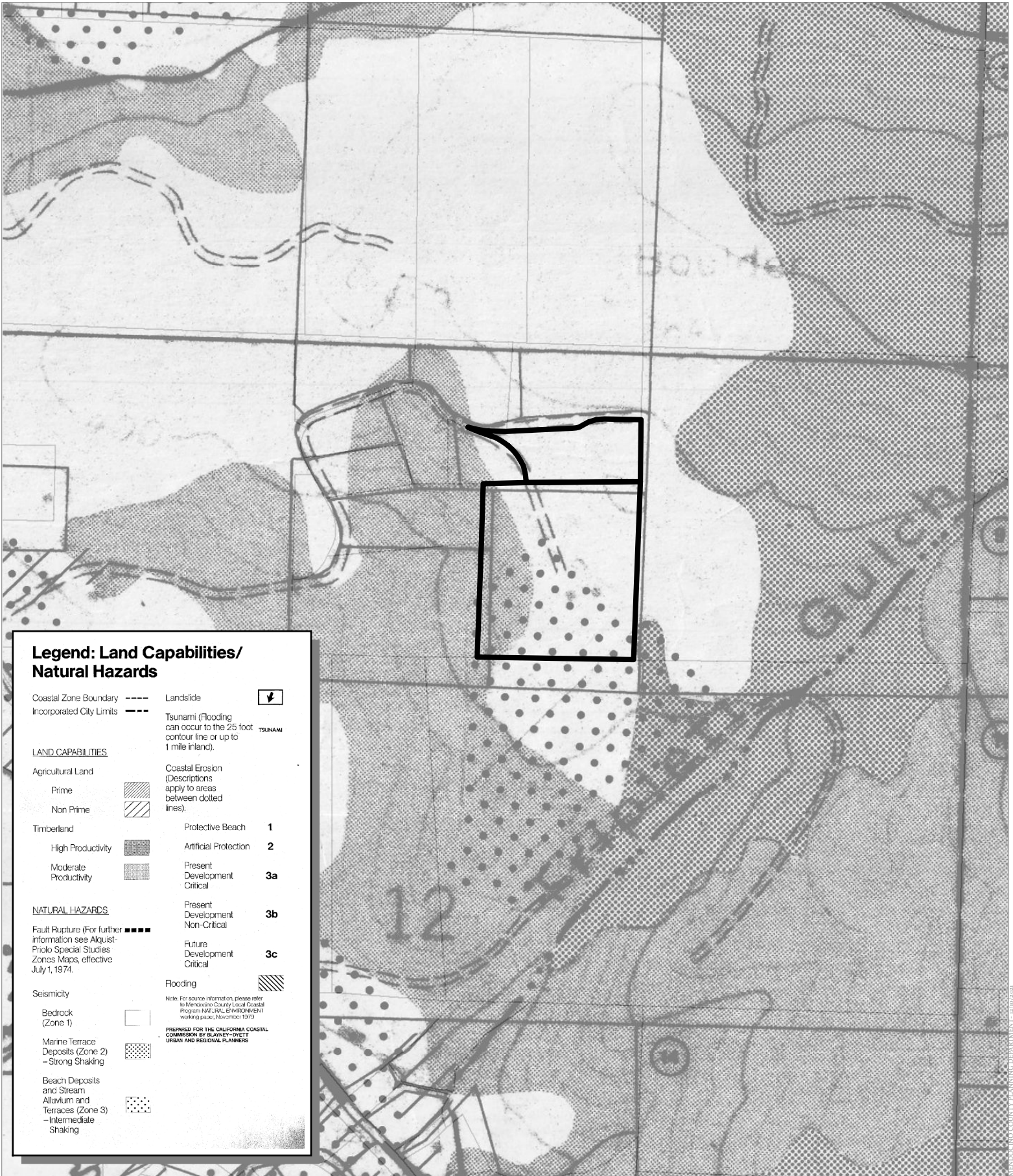




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MENDOCINO COUNTY PLANNING DEPARTMENT 12/07/2021

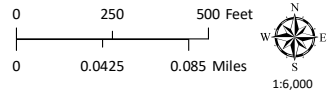


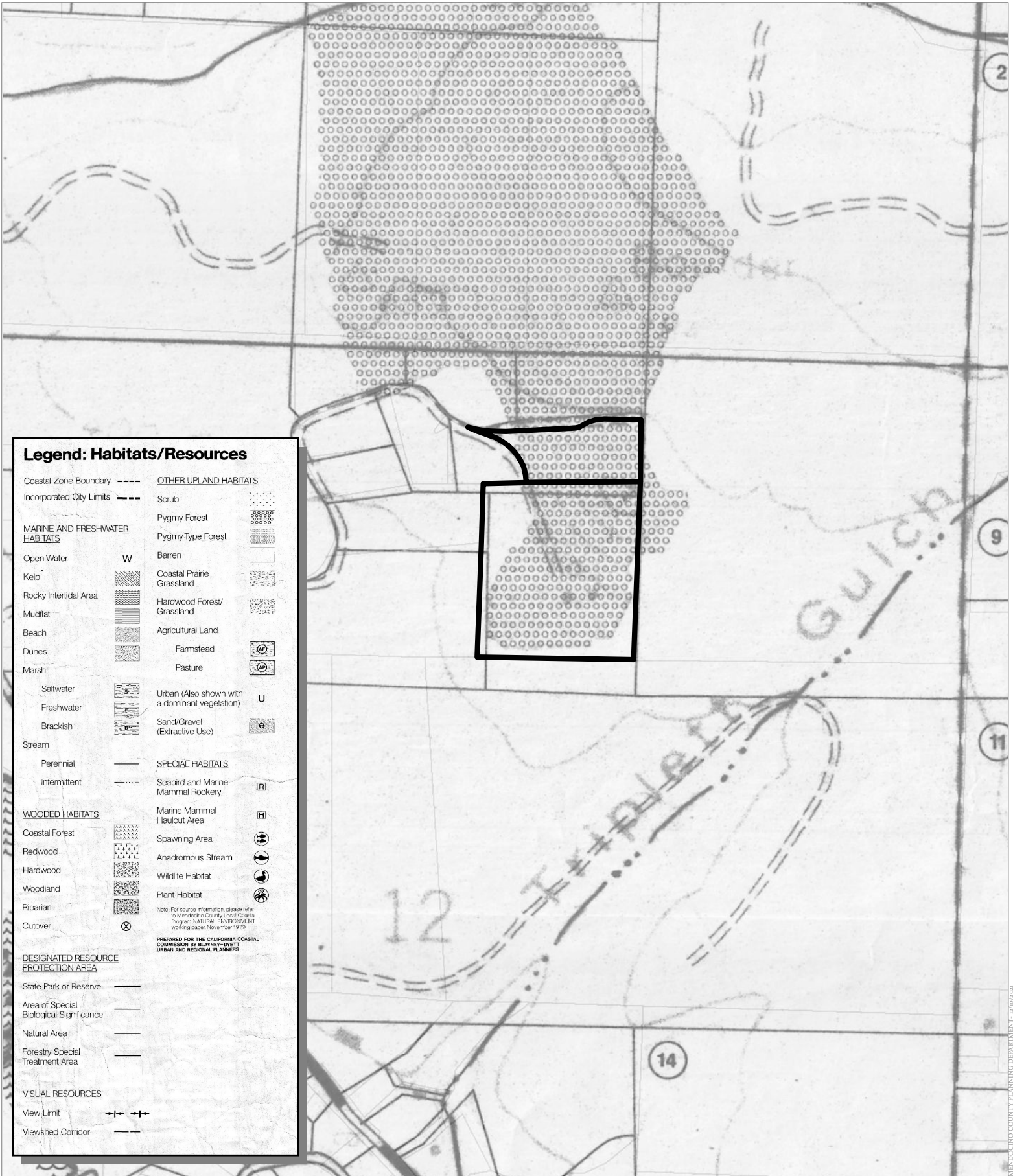
**Legend: Land Capabilities/  
Natural Hazards**

- |   |      |  |           |
|---|------|--|-----------|
| Coastal Zone Boundary   | ---  | Landslide  |           |
| Incorporated City Limits  | ---  | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). |           |
| <b>LAND CAPABILITIES</b>  |      |  |           |
| Agricultural Land   |      |  |           |
| Prime   |      | Coastal Erosion (Descriptions apply to areas between dotted lines).              |           |
| Non Prime   |      |  |           |
| Timberland  |      |  |           |
| High Productivity   |      | Protective Beach   | <b>1</b>  |
| Moderate Productivity   |      | Artificial Protection  | <b>2</b>  |
| NATURAL HAZARDS   |      |  |           |
| Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974). | ---- | Present Development Critical   | <b>3a</b> |
| Seismicity  |      | Present Development Non-Critical   | <b>3b</b> |
| Bedrock (Zone 1)  |      | Future Development Critical  | <b>3c</b> |
| Marine Terrace Deposits (Zone 2) - Strong Shaking   |      | Flooding   |           |
| Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking                               |      |  |           |

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 ISLANDY-DRETT URBAN AND REGIONAL PLANNERS

CASE: B 2021-0064  
 OWNER: HORN, Samler  
 APN: 143-070-04, 18  
 APLCT: Samler Horn  
 AGENT: Richard Seale  
 ADDRESS: 46301 Gypsy Flat Road, Gualala





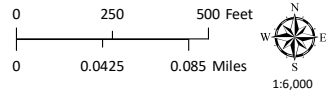
**Legend: Habitats/Resources**

Coastal Zone Boundary	----	<b>OTHER UPLAND HABITATS</b>
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)
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 (LCP) ENVIRONMENT working paper, November 1979

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

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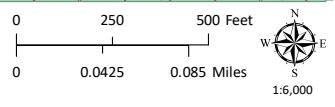
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2021

**SOUTH COAST  
FIRE PROTECTION  
DISTRICT**



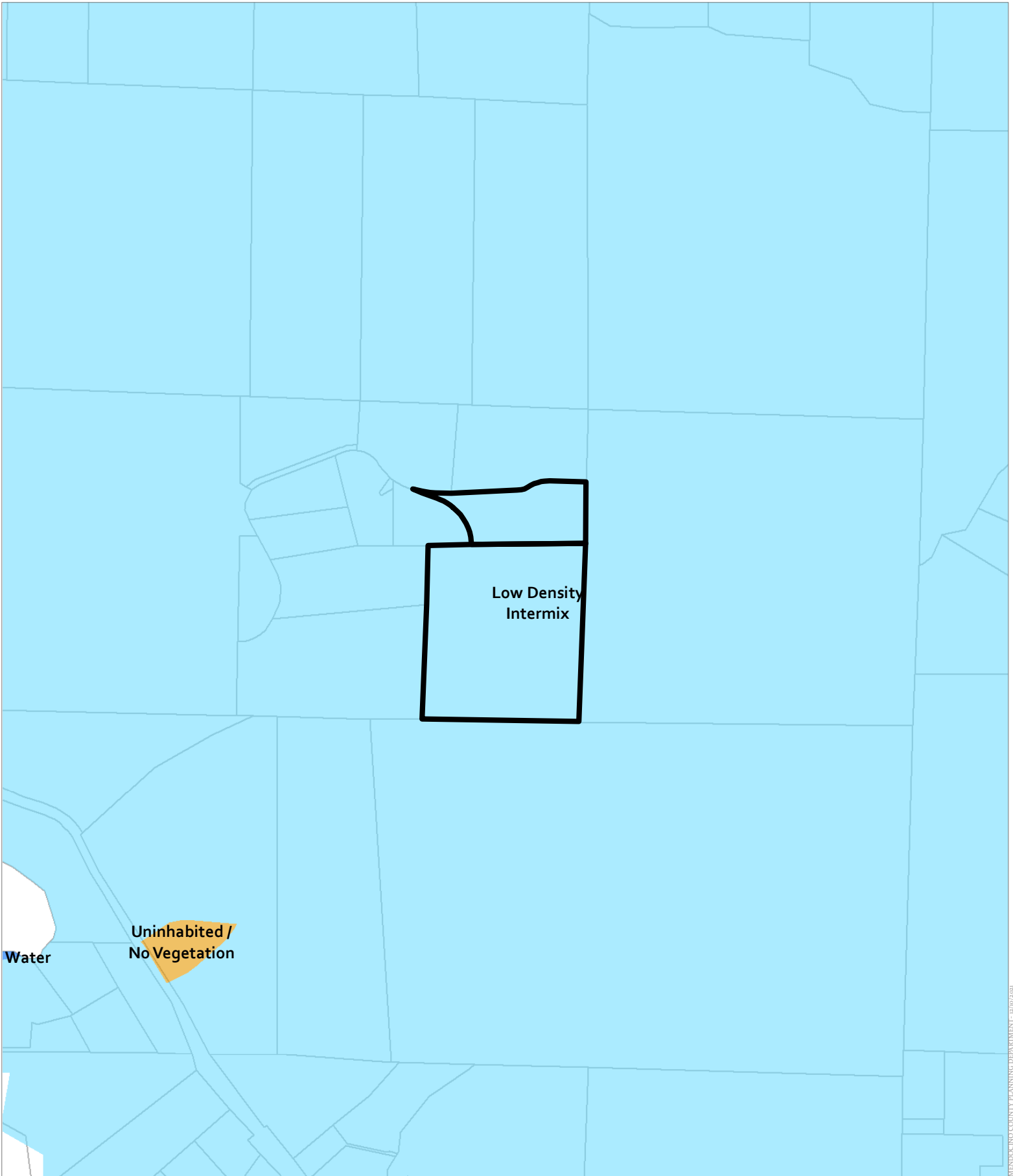
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 High Fire Hazard  
 County Fire Districts

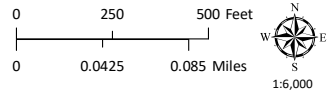


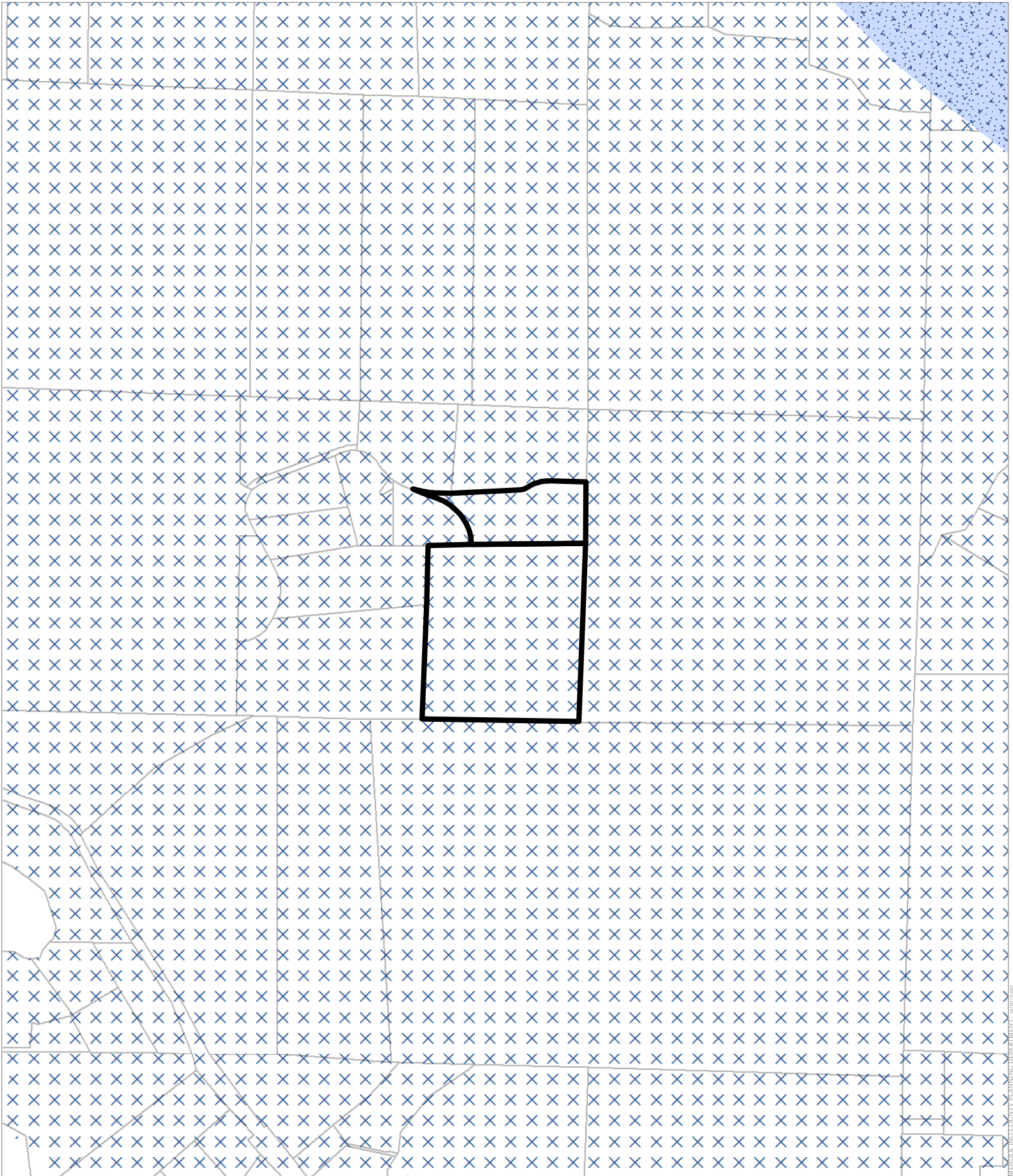
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2021





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MENDOCINO COUNTY PLANNING DEPARTMENT 12/10/2021

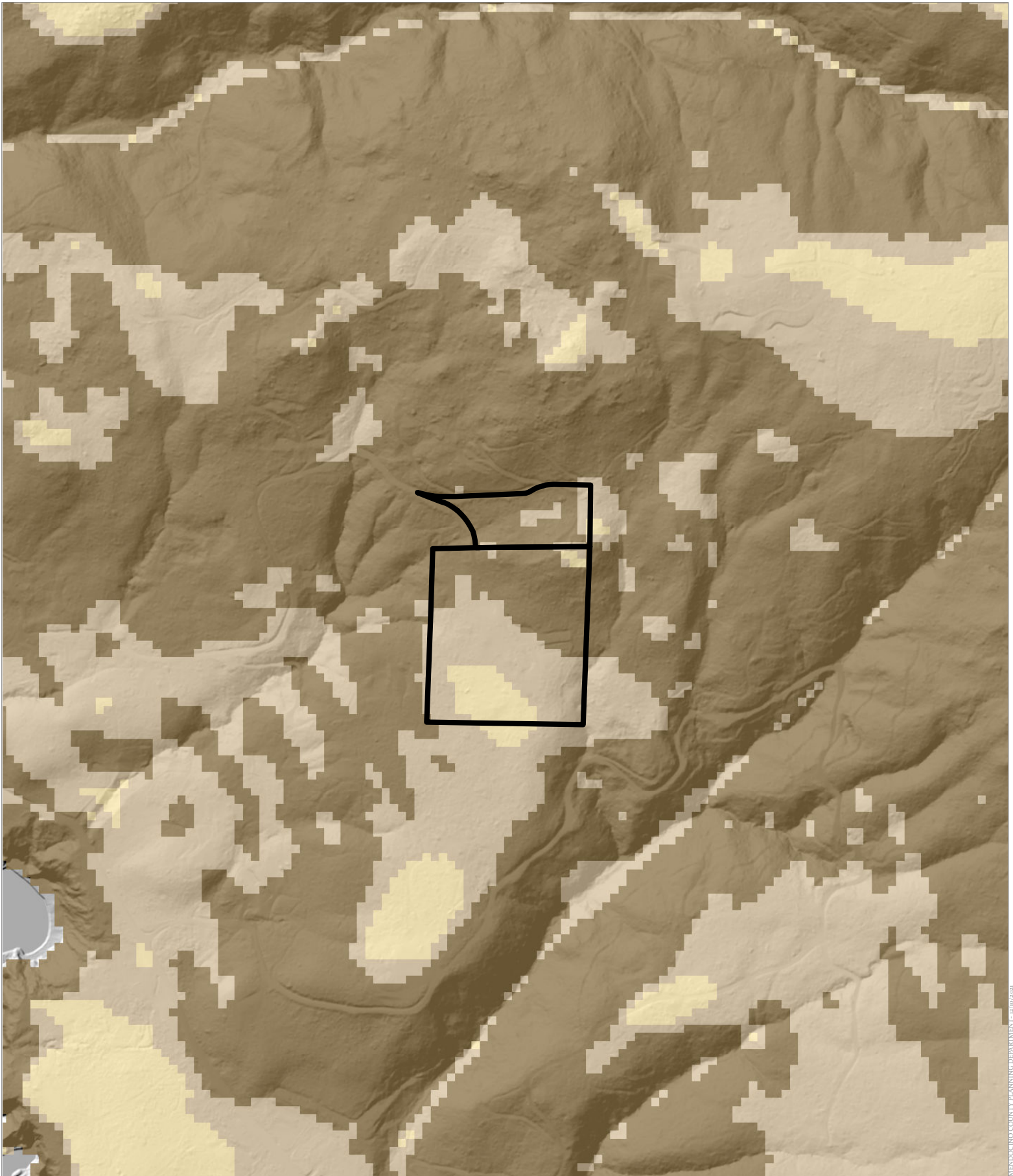
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 Critical Water Areas  
 Critical Water Resources Bedrock

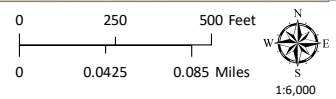
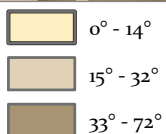
0 250 500 Feet  
 0 0.0425 0.085 Miles  
  
 1:6,000

**GROUND WATER RESOURCES**

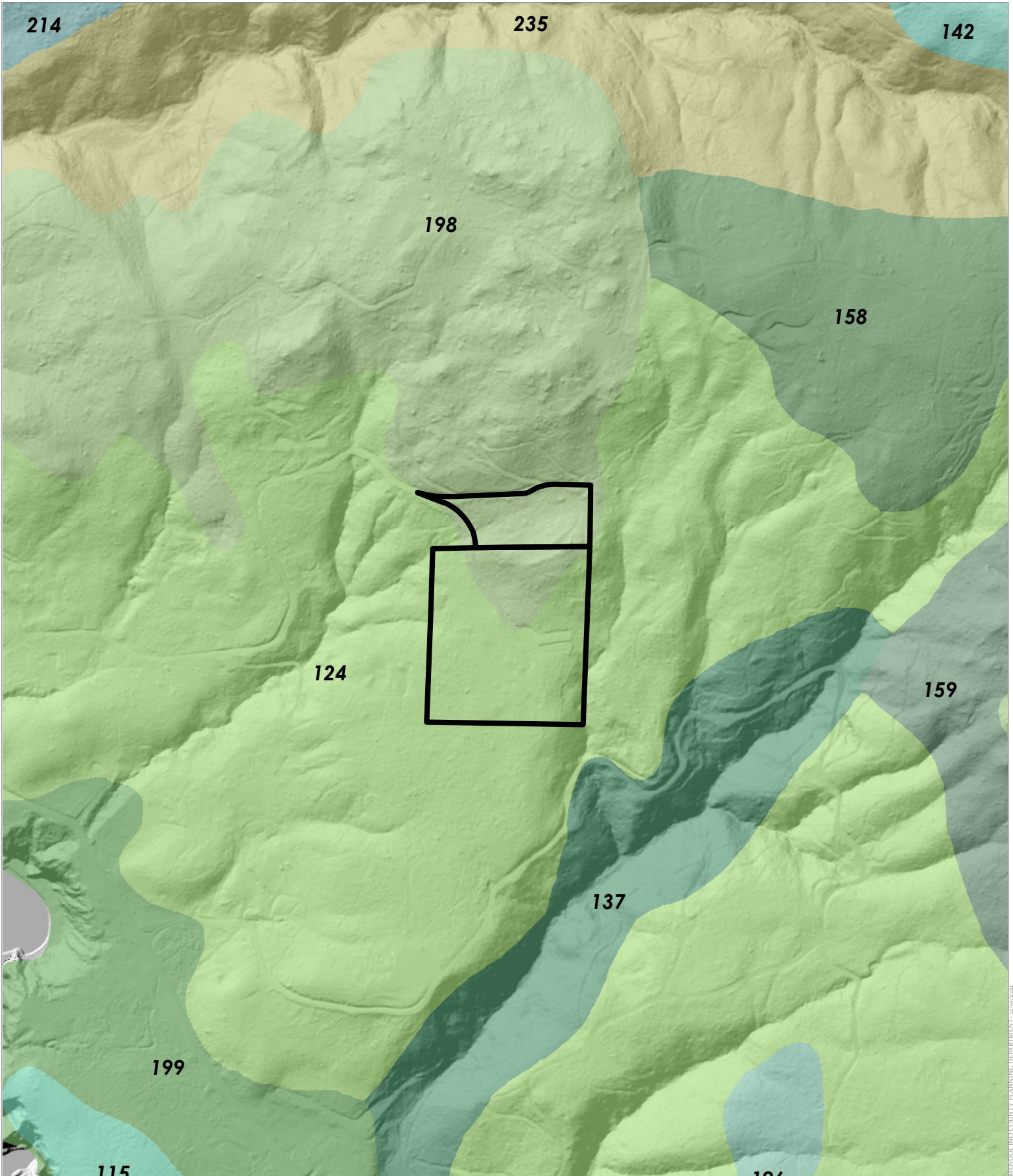




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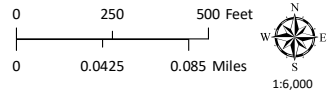
ESTIMATED SLOPE



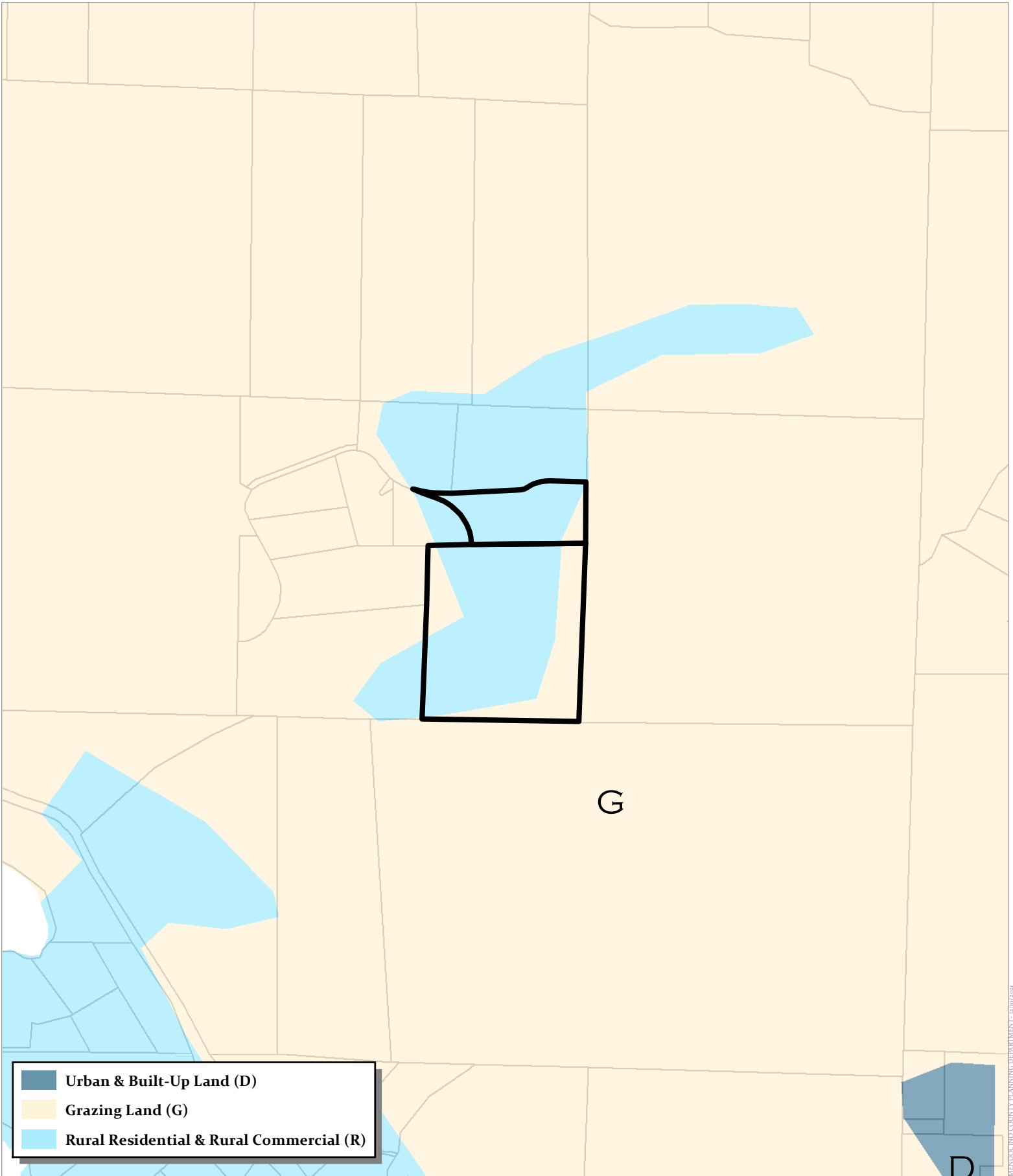
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2021

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 Shinglemill-Gibney Complex

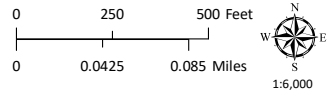


WESTERN SOIL CLASSES



- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)

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


FARMLAND CLASSIFICATION

# 300' from bluff




**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 road 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.

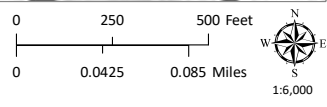
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.H.C. §30119.03, and §30603(a)(1) and (a)(2). In addition, governments may also be responsible pursuant to P.H.C. §30603(a)(3), (a)(4), and (a)(5). If 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 under the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.



0 1000 2000 3000 4000

FEET

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