



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

November 3, 2022

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

Air Quality Management
California Native Plant Society
Department of Forestry/ CalFire
-Land Use
California Department of Fish and Wildlife

California Coastal Commission
County Addresser
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Mendocino Fire District

CASE#: CDP_2022-0033
DATE FILED: 9/30/2022
OWNER: CAMP BEDHEAD LLC
APPLICANT: LAVI DANIEL
AGENT: WYNN COASTAL PLANNING & BIOLOGY, INC.
REQUEST: Coastal Development Permit to drill a fourth production well and repair and test three existing wells.
LOCATION: In the Coastal Zone, 1± mile north of the Town of Mendocino, the project site is 540 feet west of the intersection of RD 500D with State Route 1, located at 11800 Road 500D, Mendocino (APNs: 118-320-10, 11, and 12).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: JULIANA CHERRY
RESPONSE DUE DATE: November 17, 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: CDP_2022-0033 CAMP BEDHEAD WELLS ONLY

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APPLICANT: LAVI DANIEL

AGENT: WYNN COASTAL PLANNING AND BIOLOGY, INC

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LOCATION: In the Coastal Zone, 1± mile north of the Town of Mendocino, the project site is 540 feet west of the intersection of RD 500D with State Route 1, located at 11800 Road 500D, Mendocino (APNs: 118-320-10, 11, and 12).

APN/S: 118-320-10, 118-320-11, & 118-320-12

PARCEL SIZE: 0.4±, .06±, & .02± acres

GENERAL PLAN: Rural Residential and Open Space, Coastal Element Chapter 2.2

ZONING: Rural Residential District(RR[RR-2]) and Open Space District (OS), Mendocino County Coastal Zoning District

EXISTING USES: Residential

DISTRICT: (5) Williams

RELATED CASES: CDB-2021-0010 and CDP-2021-0016 Pending. CC_2001-0018, B_2006-0022, & PAC_2001-0021

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Open Space	OS	24± acres	Open Space
EAST:	Open Space	OS	24± acres	Open Space
SOUTH:	Rural Residential	RR	.20± acres	Residential
WEST:	Pacific Ocean	Pacific Ocean	Pacific Ocean	Pacific Ocean

REFERRAL AGENCIES

LOCAL

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

- Sanitation District
- School District
- Water District
- Mendocino Transit Authority (MTA)
- Planning Division Ukiah
- 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

ADDITIONAL INFORMATION: Approved in 2006, amended Coastal Element Policy 4.7-4 requires the property owner to substantiate access to water supply. (See attached Coastal Commission Executive Director concurrence regarding GP-11-2001 and MEN-MAJ-1-02 Part C Amending LUP 4.7-4 and Changing OS to RR.)

This application represents a portion of previously referred CDP-2021-0016, a pending application requesting to renovate the residential structures. (CDP_2021-0016 included a cultural survey report that was accepted by Mendocino County Archaeological Commission in April 2022. No comments are requested from SSU/CHRIS or MCAC.)

Link to CDP_2021-0016 December 2021 referral packet:
<https://www.mendocinocounty.org/home/showpublisheddocument/47654/637747447908500000>

CDP-2022-0033 proposes to repair existing wells and install a fourth production well is tentatively scheduled for the December 22 CPA Meeting.

***Please email your comments before November 4, if possible. Thank you.
***Please send comments to cherryj@mendocinocounty.org. Thank you!

STAFF PLANNER: JULIANA CHERRY/al

DATE: 11/3/2022

ENVIRONMENTAL DATA

1. MAC:

GIS
N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
Moderate/ County Fire Districts

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS
Grazing

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
N/A

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
Critical Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
Western 116

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
No

10. TIMBER PRODUCTION ZONE:

GIS
No

11. WETLANDS CLASSIFICATION:

GIS
N/A

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS
N/A

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS
N/A

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11
N/A

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS
N/A

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
N/A

17. LANDSLIDE HAZARD:

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

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
RR5{RR2}

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500
None

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496
Rocky Intertidal Area

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
No

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020
Yes

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

120 WEST FIR STREET
FORT BRAGG, CA 95437

Telephone: 707-964-5379
FAX: 707-961-2427

pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning



Case No(s)	CDP_2022-0033
CDF No(s)	
Date Filed	9/30/22
Fee	2868-
Receipt No.	PRJ-052421
Received by	Steve K
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Lavi Daniel
Mailing Address P.O. Box 1005
City Mendocino State CA Zip Code 95460 Phone (310) 433-0693

PROPERTY OWNER

Name Camp Bedhead LLC
Mailing Address P.O. Box 1005
City Mendocino State CA Zip Code 95437 Phone (310) 964-2537

AGENT

Name Wynn Coastal Planning & Biology
Mailing Address 703 North Main Street
City Fort Bragg State CA Zip Code 95437 Phone (707) 964-2537

PARCEL SIZE

1.3, 1, & .5 Square feet
 Acres

STREET ADDRESS OF PROJECT

11800 Road 500 D Mendocino, CA 95460

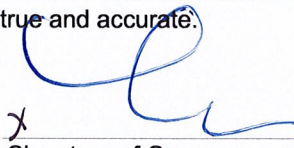
ASSESSOR'S PARCEL NUMBER(S)

118-320-11, -10, -12-00

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

Signature of Applicant/Agent

Date

x  Signature of Owner

Date

9-30-2022

RECEIVED

SEP 30 2022

PLANNING & BUILDING SERV
FORT BRAGG CA

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer 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. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Propose drilling a test well to demonstrate adequate water supply for the Single-Family Residence requested under CDP #2021-0016. Propose preparing the well's infrastructure for use as a production well in anticipation of future approval of CDP #2021-0016. Also propose repair and maintenance of existing test well to facilitate an efficient gallon per minute output from existing test well.

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	<u>1</u>	<u>around</u>
<input type="checkbox"/> Mobile Home	_____	<u>650 sq'</u>
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

3. If the project is commercial, industrial, or institutional, complete the following: N/A

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

4. Will the proposed project be phased? Yes No

If Yes, explain your plans for phasing.

5. Are there existing structures on the property? Yes No
 If yes, describe below and identify the use of each structure on the plot plan.
 Garage, single-family residence, sheds, well houses, and fence.

6. Will any existing structures be demolished? Yes No
 Will any existing structures be removed? Yes No
 If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure N/A (Well, below ground work) feet.

8. Lot area (within property lines): 121,129 (Includes all 3 parcels) square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>1917</u> square feet	<u>0</u> square feet	<u>1917</u> square feet
Paved area	<u>0</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Landscaped area	<u>0</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Unimproved area	<u>119,212</u> square feet	<u>0</u> square feet	<u>119,212</u> square feet
GRAND TOTAL:			<u>121,129</u> square feet

(Should equal gross area of parcel)

10. Gross floor area: N/A square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>N/A</u>	Proposed _____	Total _____
Number of covered spaces	_____	_____	Size _____
Number of uncovered spaces	_____	_____	Size _____
Number of standard spaces	_____	_____	Size _____
Number of handicapped spaces	_____	_____	Size _____

12. 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: A generator will be used to pump water for any water quantity analysis.
 None

B. Gas
 Utility Company/Tank
 On Site generation, Specify: N/A
 None

C. Telephone: Yes No

13. 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.

14. What will be the method of sewage disposal?

Community sewage system, specify supplier _____
 Septic Tank
 Other, specify N/A

15. What will be the domestic water source?

Community water system, specify supplier _____
 Well
 Spring
 Other, specify _____

16. Is any grading or road construction planned? Yes No
 If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

A. Amount of cut: _____ cubic yards
 B. Amount of fill: _____ cubic yards
 C. Maximum height of fill slope: _____ feet
 D. Maximum height of cut slope: _____ feet
 E. Amount of import or export: _____ cubic yards
 F. Location of borrow or disposal site: _____

17. Will vegetation be removed on areas other than the building sites and roads? Yes No
 If yes, explain:

18. Does the project involve sand removal, mining or gravel extraction? Yes No
 If yes, detailed extraction, reclamation and monitoring may be required.

19. Will the proposed development convert land currently or previously used for agriculture to another use? Yes No
 If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)

20. Will the development provide public or private recreational opportunities? Yes No
 If yes, explain:

21. Is the proposed development visible from:

A. State Highway 1 or other scenic route? Yes No
 B. Park, beach or recreation area? Yes No

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No
 If yes, explain:

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

A. Diking Yes No
 B. Filling Yes No
 C. Dredging Yes No
 D. Placement of structures in open coastal waters, wetlands, estuaries or lakes Yes No

Amount of material to be dredged or filled? _____ cubic yards.

Location of dredged material disposal site: _____

Has a U.S. Army Corps of Engineers permit been applied for? Yes No

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



Design review, not meant for construction.

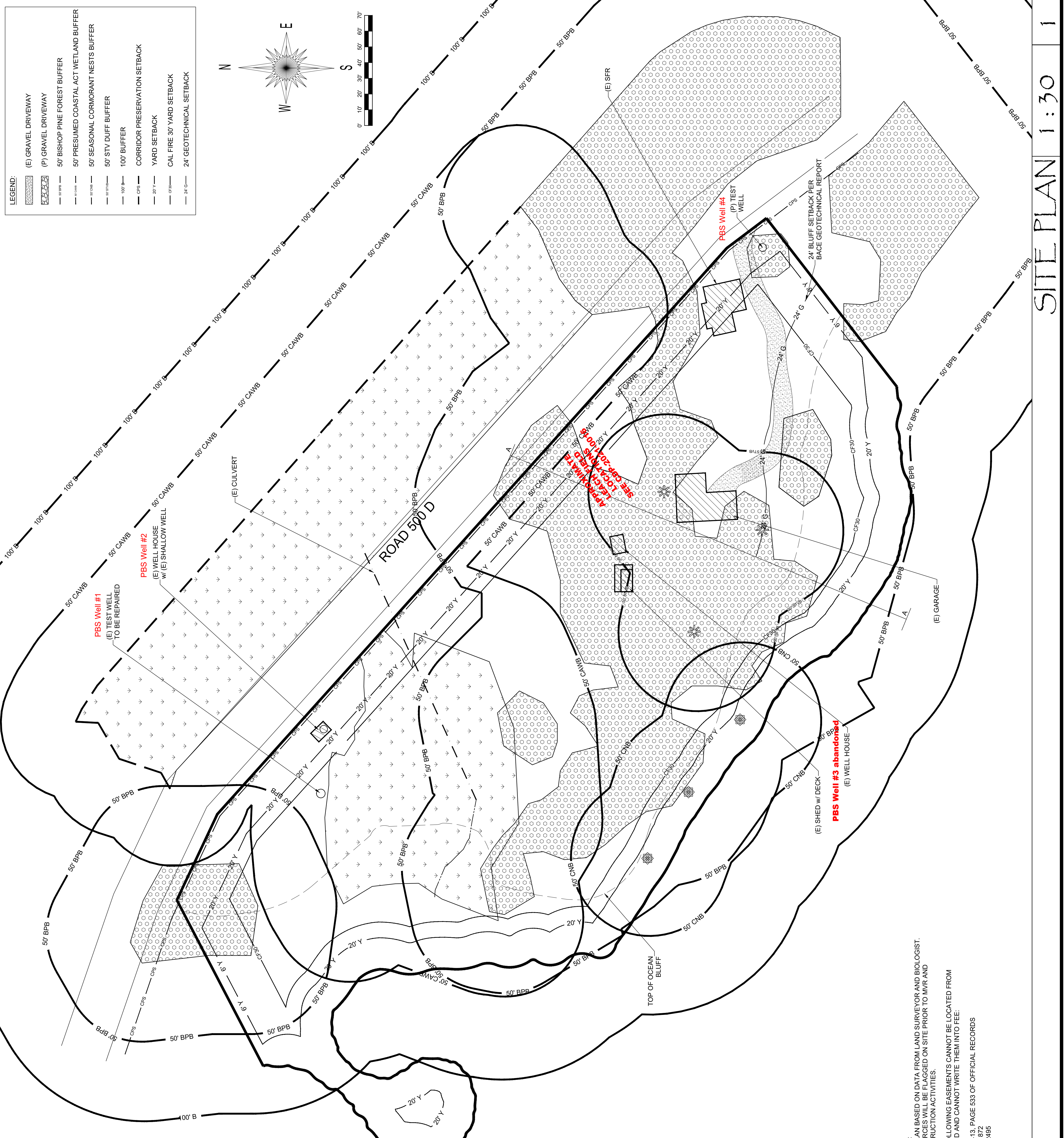


703 North Main Street, Fort Bragg, CA 95437
 ph: 707-964-2537 fax: 707-964-2622 www.WCPlan.com

BERTRAND-DANIEL
 11800 Road 500 D
 Mendocino, CA 95460

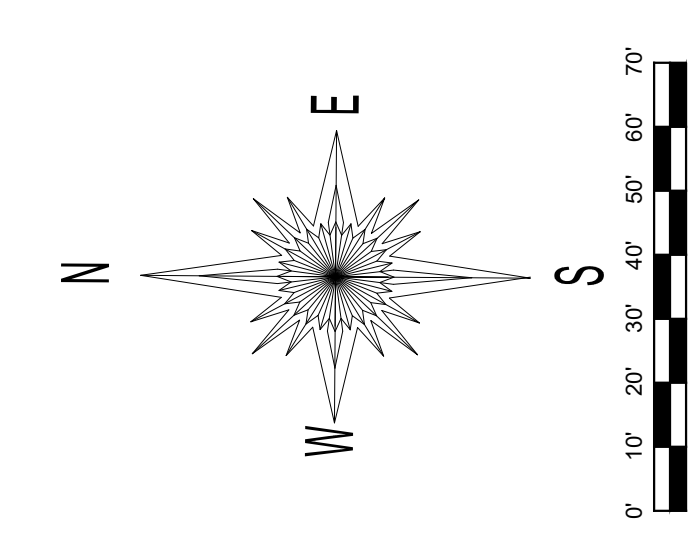
DATE	11-8-20-10, 11
DRAWN BY	TH
SCALE	AS SHOWN
DATE	9/7/2022
APPROVED BY	TJ

1 OF 1 SHEETS



LEGEND:

(E) GRAVEL DRIVEWAY	(P) GRAVEL DRIVEWAY
50' BISHOP PINE FOREST BUFFER	50' PRESUMED COASTAL ACT WETLAND BUFFER
50' SEASONAL CORMORANT NESTS BUFFER	50' STV DUFF BUFFER
100' BUFFER	CORRIDOR PRESERVATION SETBACK
YARD SETBACK	20' Y
CAL FIRE 30' YARD SETBACK	24' GEOTECHNICAL SETBACK



SITE PLAN 1:30

Lands of Camp Bedhead LLC
 A portion of Section 19, Township 17 North,
 Range 17 West, Mount Diablo Base & Meridian
 Mendocino County, CA

General Notes:
 General Pinn Designation:
 RSC (2)
 RSC
 Urban/Rural
 Rural
 Yes
 Test well, repair and maintenance of existing test well.
 Yes
 CDP
 Applicable to Coastal Commission:
 Entitlement Permit Type:
 20' Front & Rear, 6' Side
 25' request exception to height
 30' All sides
 CalFire Setbacks:
 Corridor Preservation Setback:
 Height Limit:
 ES&I Constraints:
 Potential Geologic Hazards:
 Water Source:
 On-site well

CDP Lot Coverage Tabulation
 Gross Site Area:
 Maximum allowable lot coverage:
 2.76± ac (121,129.45 sf)
 15% (18,169.42 sf)

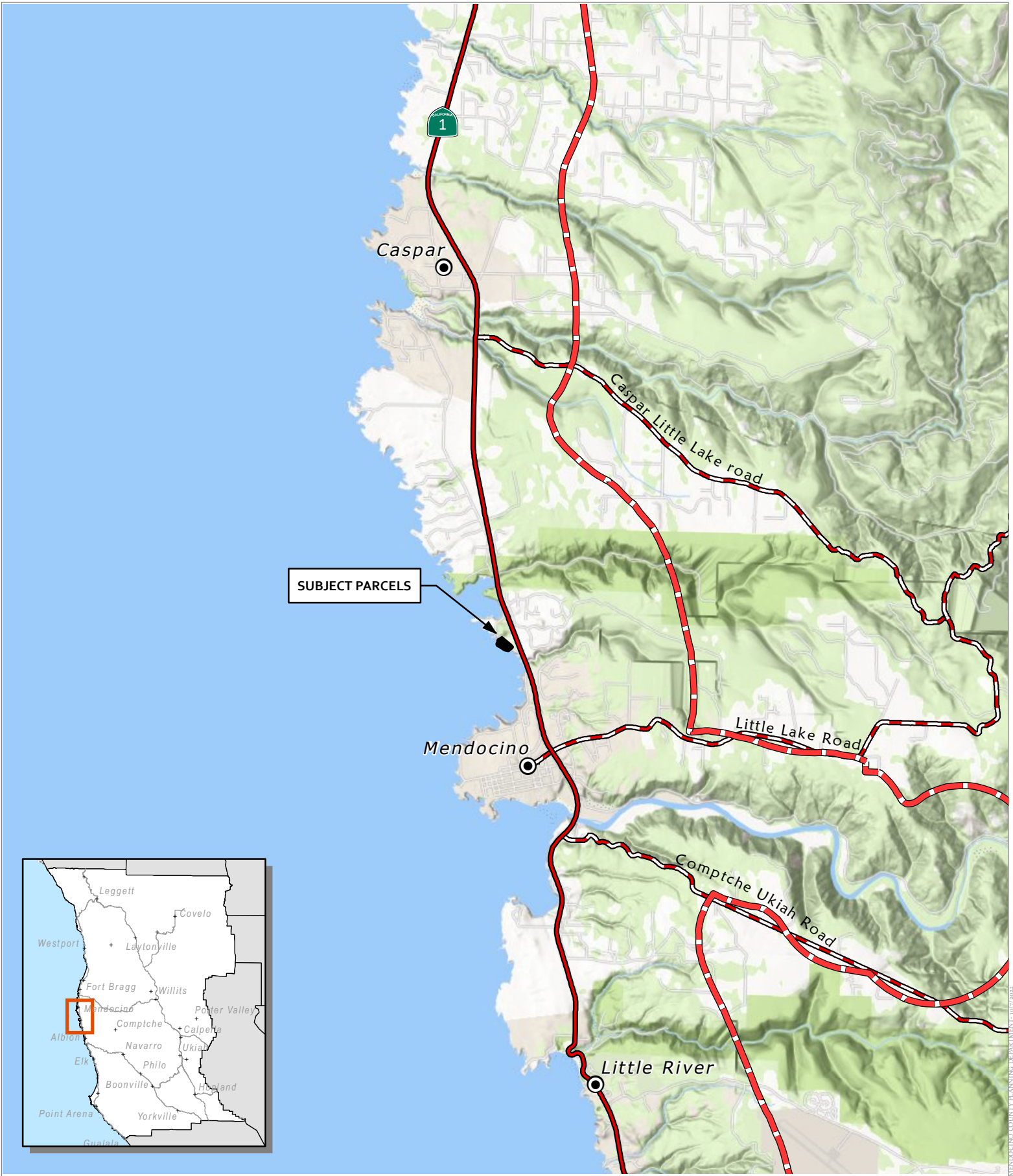
Lot Coverage:
 (E) Deck: 607 sf
 (E) Well House: 98 sf
 (E) Well House: 98 sf
 (E) Deck: 103 sf
 (E) Deck: 91 sf
 Total Building Footprint: 1,917 sf

Total Lot Coverage (Footprint): 1,917 sf (1.58%)
 (E) Driveway & Parking: 2,258 sf

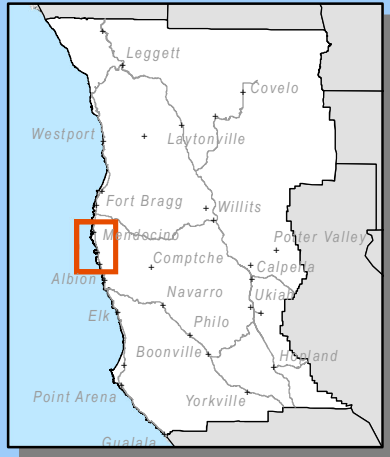
Sensitive Resources:
 Legend
 Type
 BISHOP PINE FOREST
 PRESUMED COASTAL ACT WETLAND
 SEASONAL CORMORANT NESTS
 STV DUFF
 STREAM

Distance from Development
 0±
 82±
 123±
 10±
 161±

NOTES:
 SITE PLAN BASED ON DATA FROM LAND SURVEYOR AND BIOLOGIST.
 RESOURCES WILL BE FLAGGED ON SITE PRIOR TO MVR AND
 CONSTRUCTION ACTIVITIES.
 THE FOLLOWING EASEMENTS CANNOT BE LOCATED FROM
 RECORD AND CANNOT WRITE THEM INTO FEE.
 BOOK 413, PAGE 633 OF OFFICIAL RECORDS
 2001-21872
 2003-22495

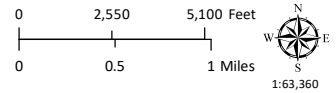


SUBJECT PARCELS



CASE: CDP 2022-0033
OWNER: CAMP BEDHEAD LLC
APN: 118-320-10, 11, 12
APLCT: Lavi Daniel
AGENT: Wynn Coastal Planning & Biology
ADDRESS: 11800 Road 500 D, Mendocino

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



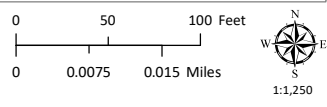
LOCATION

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/7/2023



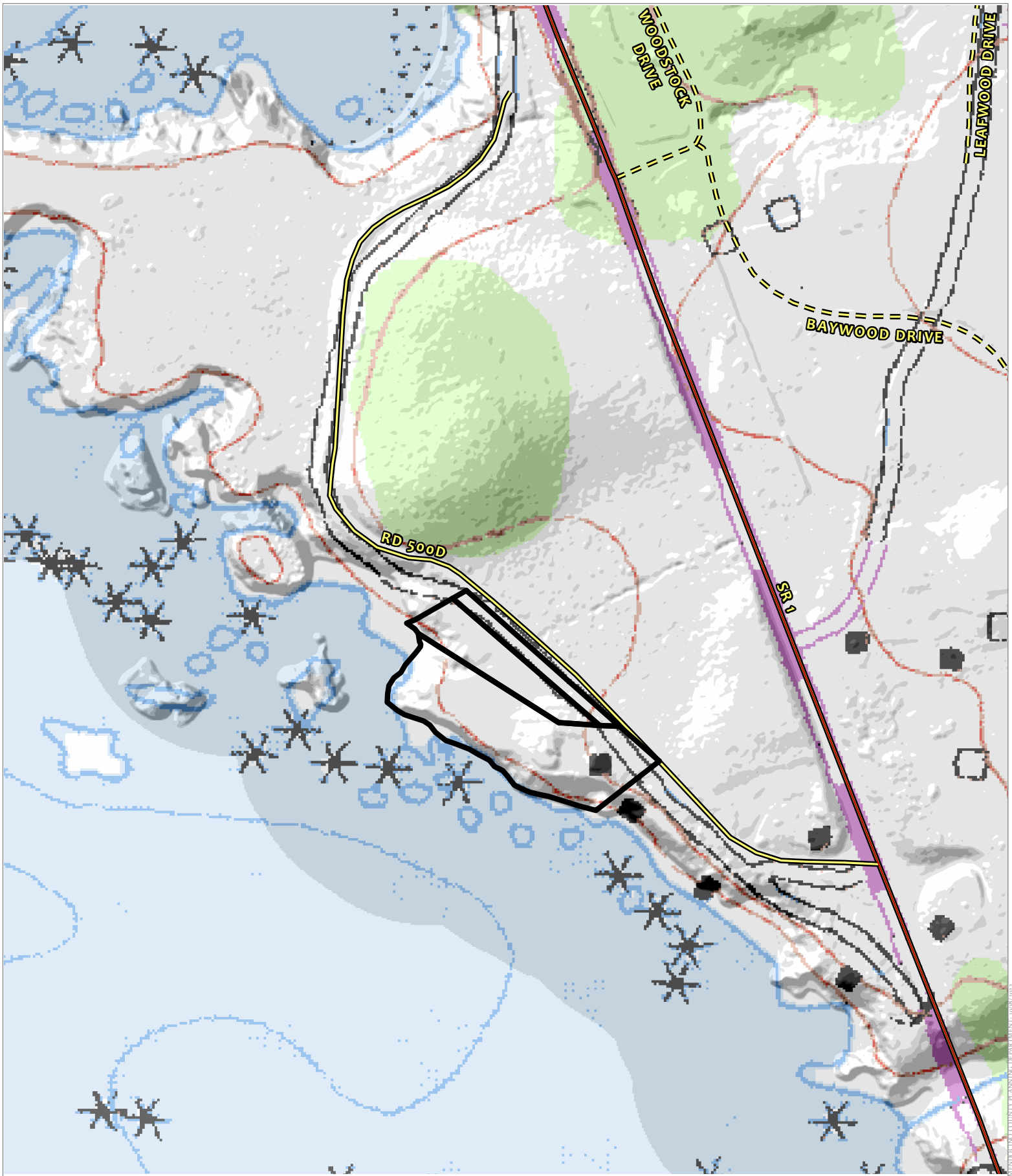
RD 500D

Public Roads





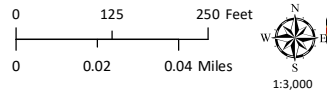
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AERIAL IMAGERY



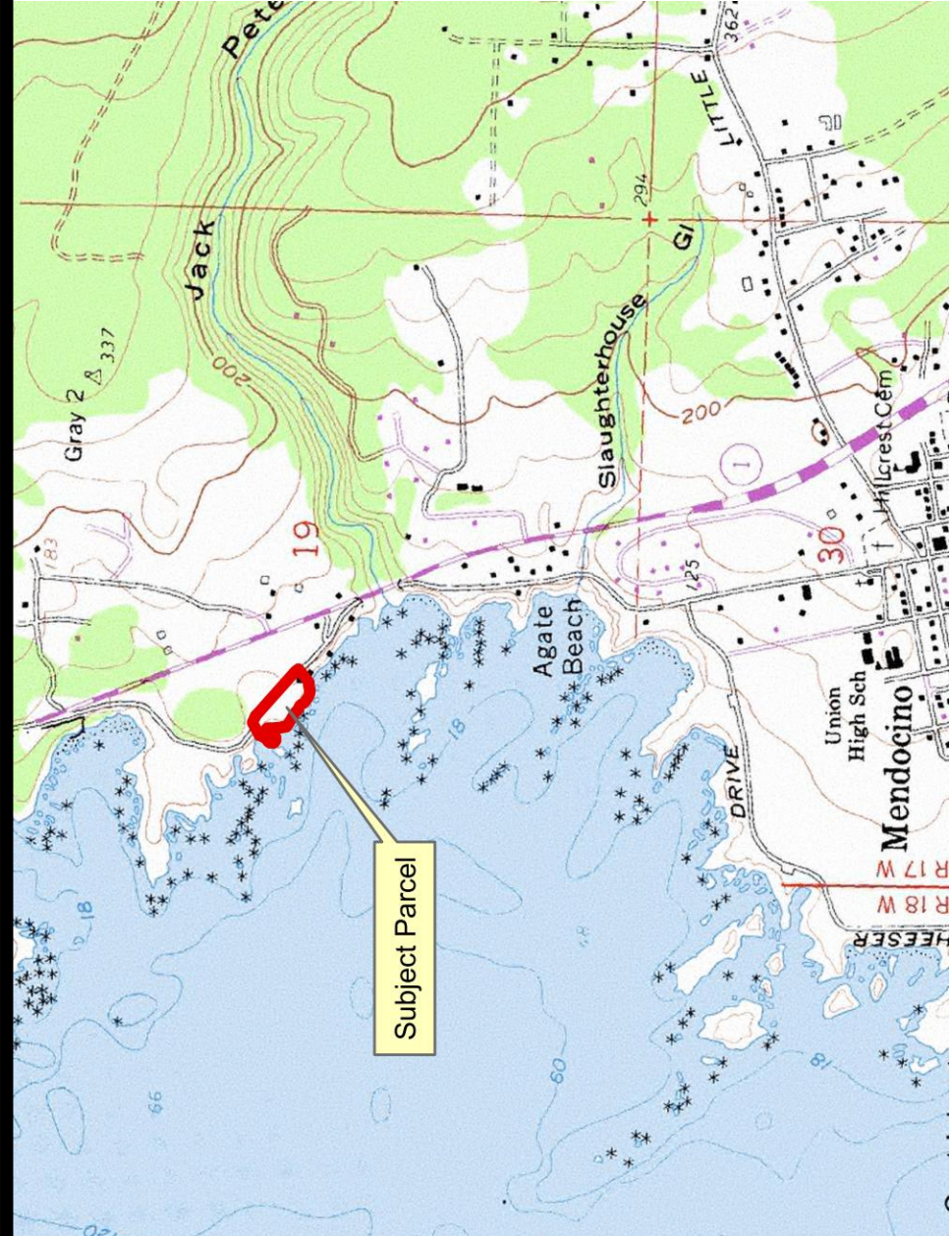
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-  Public Roads
-  Private Roads



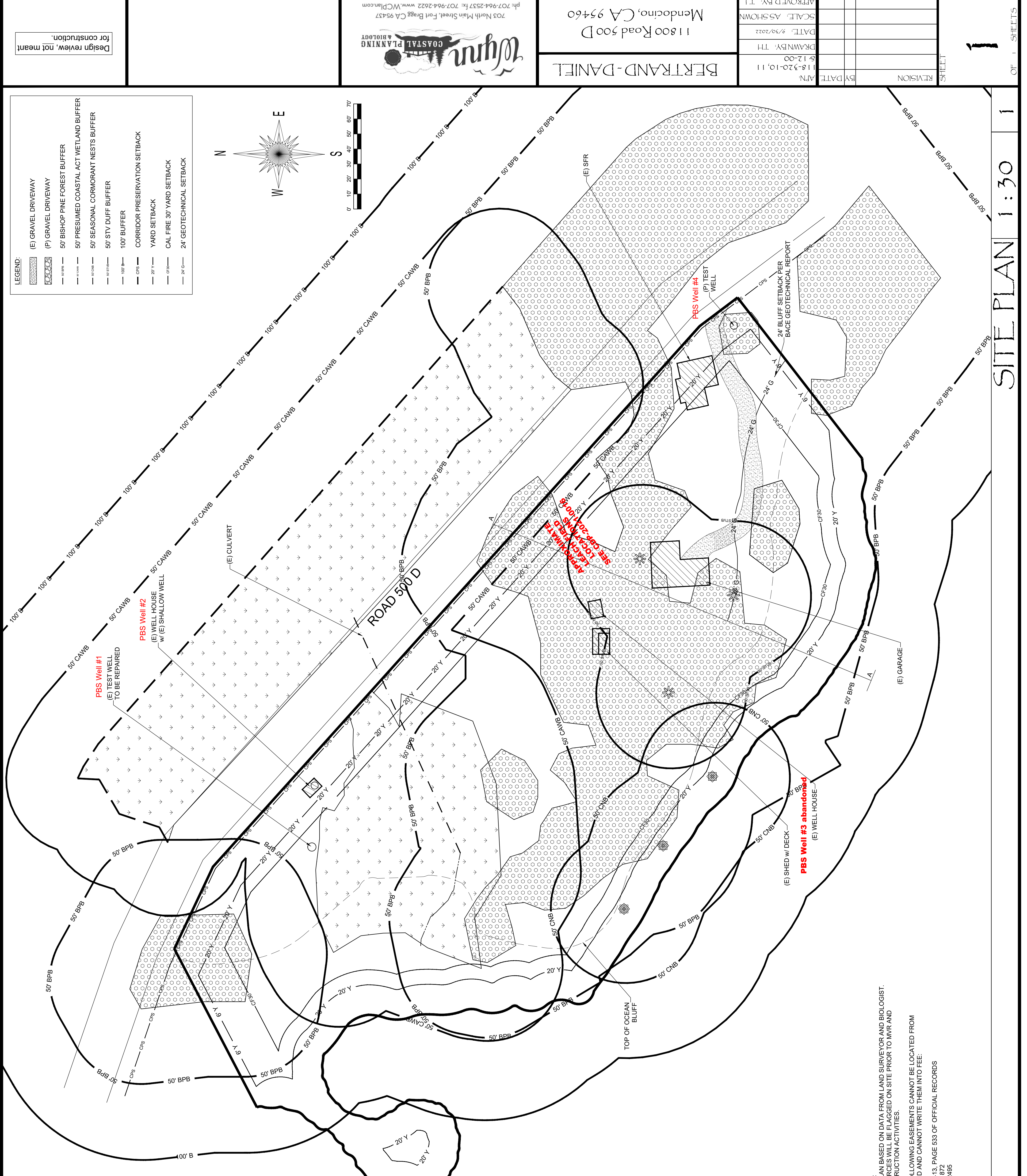
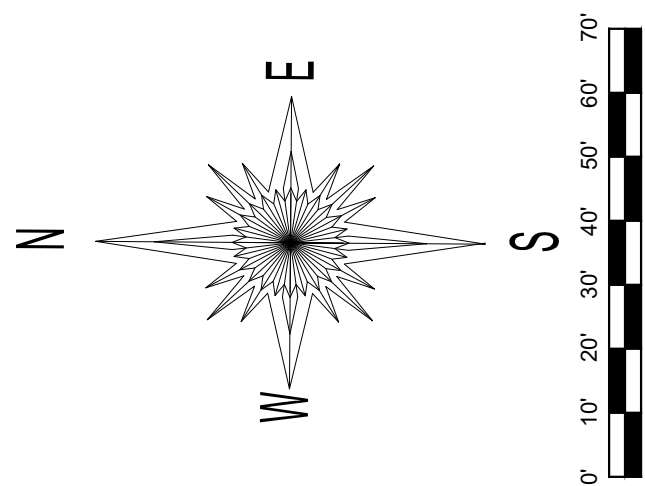
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/28/2022



LEGEND:

(E) GRAVEL DRIVEWAY
(P) GRAVEL DRIVEWAY
50' BISHOP PINE FOREST BUFFER
50' PRESUMED COASTAL ACT WETLAND BUFFER
50' SEASONAL CORMORANT NESTS BUFFER
50' STV DUFF BUFFER
100' BUFFER
CORRIDOR PRESERVATION SETBACK
YARD SETBACK
CAL FIRE 30' YARD SETBACK
24' GEOTECHNICAL SETBACK



General Notes

- General Plann Designation: RSC (2)
- General Plann: RSC
- Urban/Rural: Rural
- Highly Sensitive Area: Yes
- Proposed Land Use: Test well, repair and maintenance of existing test well.
- Appealable to Coastal Commission: Yes
- Entitlement Permit Type: CDP
- Yard Setbacks: 20' Front & Rear, 6' Side
- CalFire Setbacks: 30' All sides
- Corridor Preservation Setback: 25' request exception to height
- Height Limit: 12' request exception to height
- ES&I Constraints: ES&I
- Potential Geologic Hazards: -24' Bluff Setback
- Water Source: On-site well

CDP Lot Coverage Tabulation

Gross Site Area:	2.78± ac (121,129.45 sf)
Maximum allowable lot coverage:	15% (18,169.42 sf)

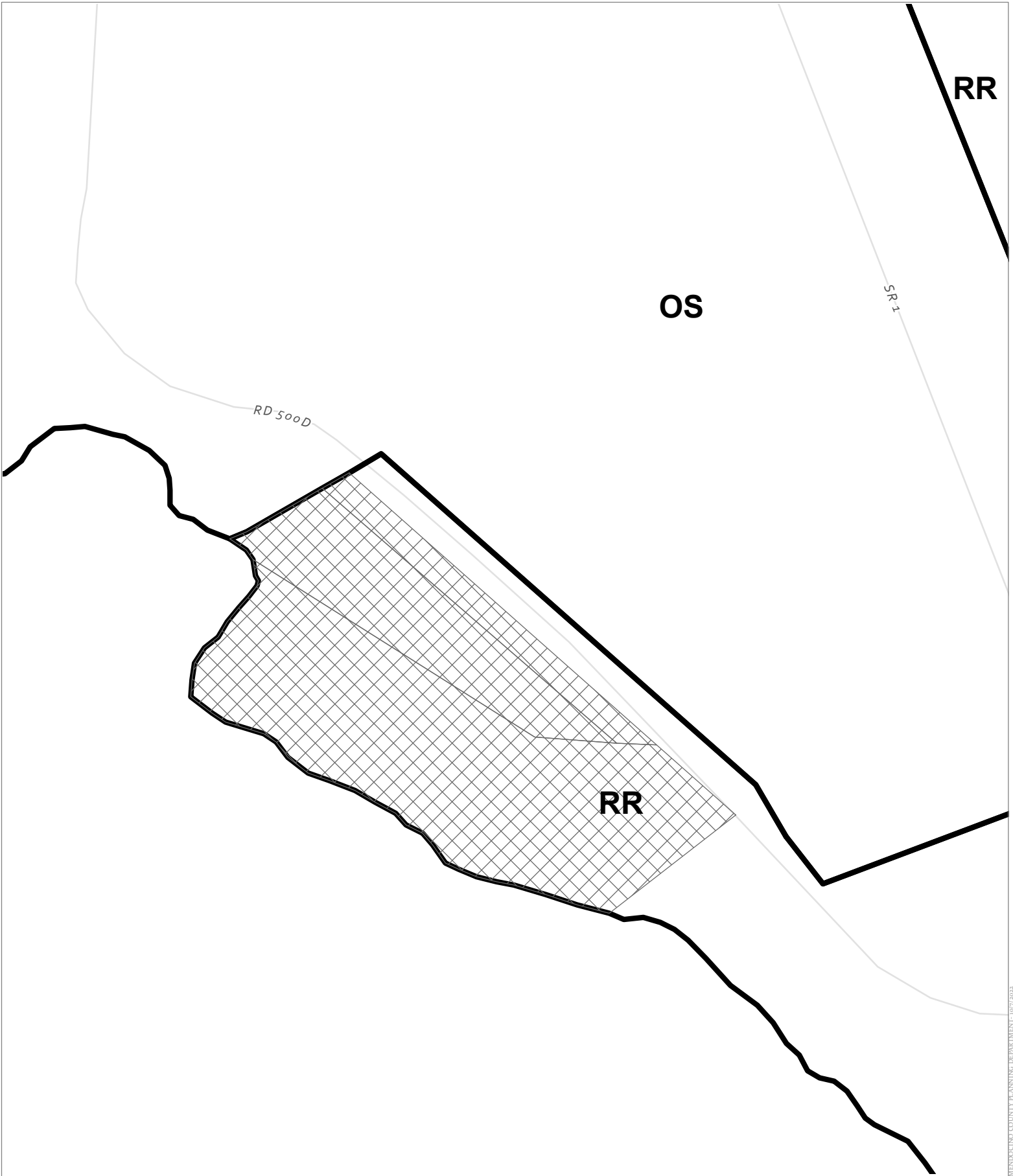
Lot Coverage:

(E) Deck:	607 sf
(E) Well House:	926 sf
(E) Shed:	98 sf
(E) Well House:	103 sf
(E) Deck:	91 sf
Total Building Footprint:	1,917 sf
Total Lot Coverage (Footprint):	1,917 sf (1.58%)
(E) Driveway & Parking:	2,258 sf

Sensitive Resources:

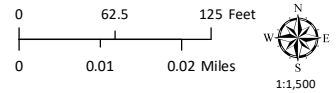
Type	Distance from Development
BISHOP PINE FOREST	0'±
PRESUMED COASTAL ACT WETLAND	82'±
SEASONAL CORMORANT NESTS	123'±
STV DUFF	10'±
STREAM	161'±

Lands of Camp Bedhead LLC
 A portion of Section 19, Township 17 North,
 Range 17 West, Mount Diablo Base & Meridian
 Mendocino County, CA

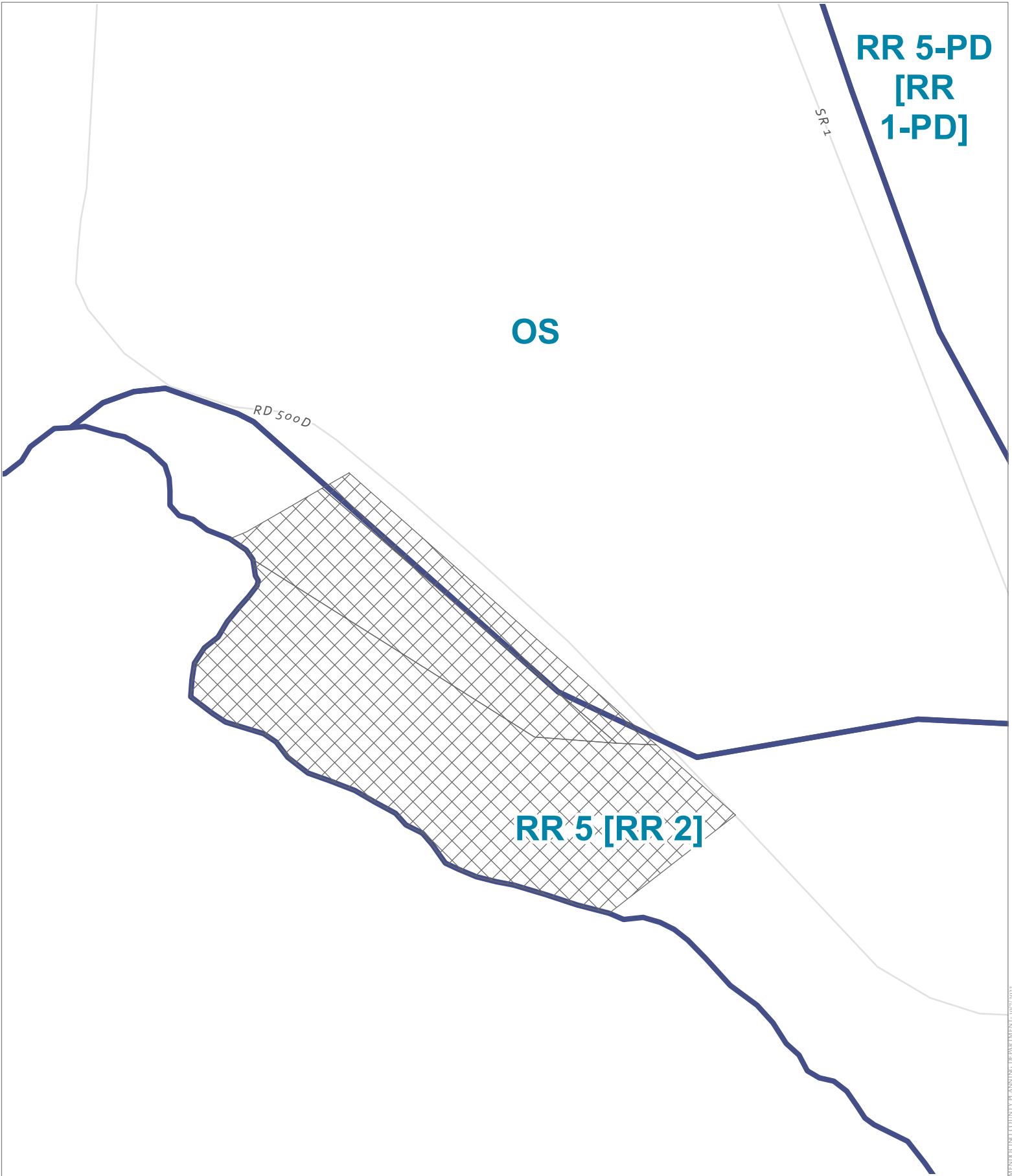


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OWNER: CAMP BEDHEAD LLC
APN: 118-320-10, 11, 12
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ADDRESS: 11800 Road 500 D, Mendocino



 Zoning Districts
 Public Roads

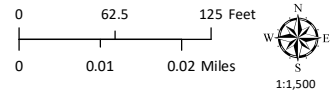


ZONING

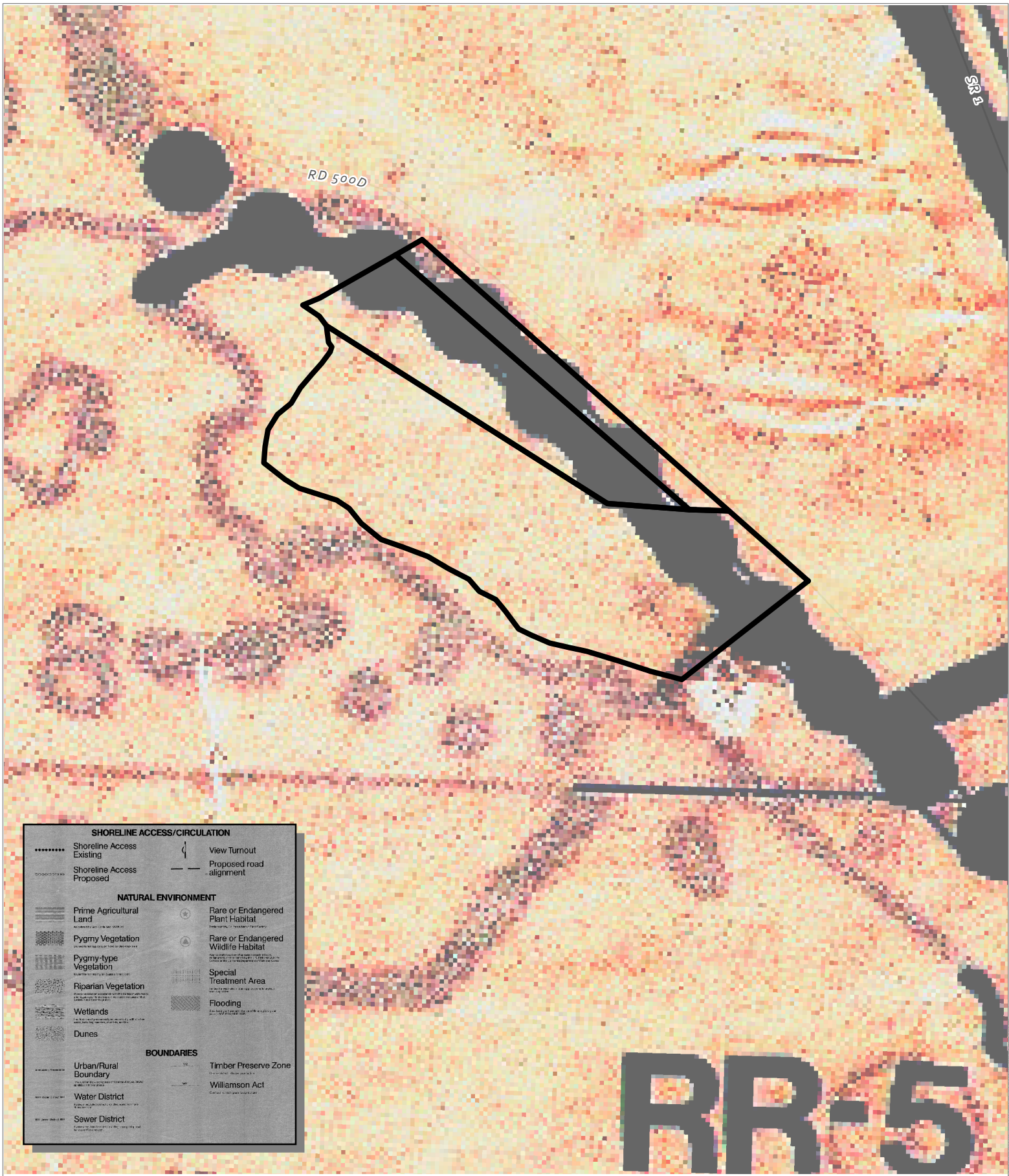


CASE: CDP 2022-0033
OWNER: CAMP BEDHEAD LLC
APN: 118-320-10, 11, 12
APLCT: Lavi Daniel
AGENT: Wynn Coastal Planning & Biology
ADDRESS: 11800 Road 500 D, Mendocino

 General Plan Classes
 Public Roads



GENERAL PLAN



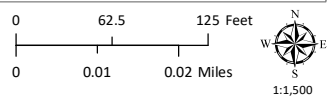
SR 13

RD 500D

RR-5

SHORELINE ACCESS/CIRCULATION	
.....	Shoreline Access Existing
-----	Shoreline Access Proposed
⤴	View Turnout
---	Proposed road alignment
NATURAL ENVIRONMENT	
[Pattern]	Prime Agricultural Land
[Pattern]	Pygmy Vegetation
[Pattern]	Pygmy-type Vegetation
[Pattern]	Riparian Vegetation
[Pattern]	Wetlands
[Pattern]	Dunes
[Symbol]	Rare or Endangered Plant Habitat
[Symbol]	Rare or Endangered Wildlife Habitat
[Symbol]	Special Treatment Area
[Symbol]	Flooding
BOUNDARIES	
---	Urban/Rural Boundary
---	Water District
---	Sewer District
---	Timber Preserve Zone
---	Williamson Act

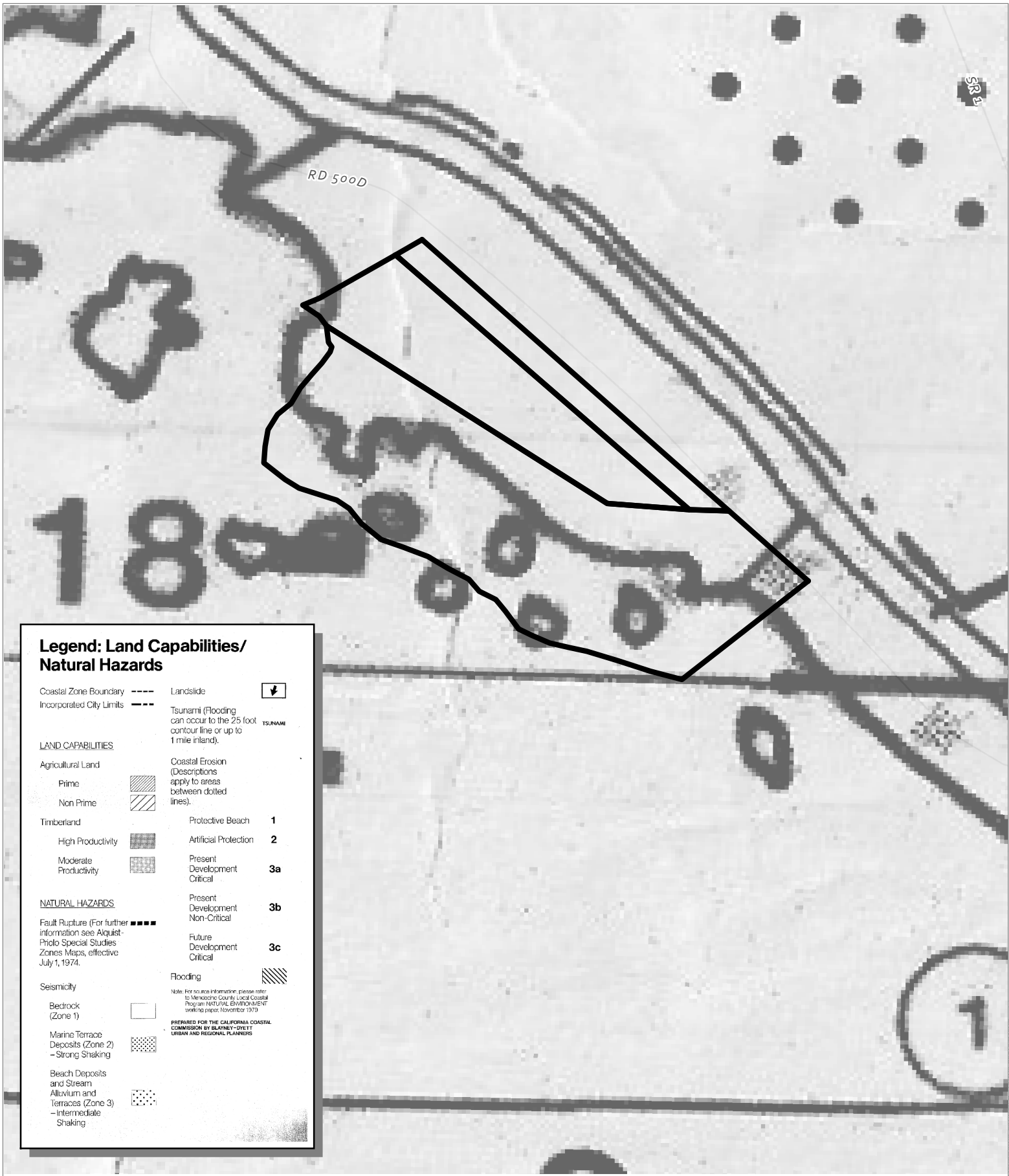
Public Roads



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LCP LAND USE MAP 15: CASPAR

MENDOCINO COUNTY PLANNING DEPARTMENT 10/7/2023



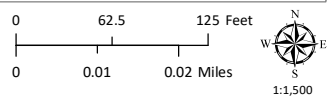
**Legend: Land Capabilities/
Natural Hazards**

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

Note: For source information please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENTAL working paper, November 1979

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY-DVETT DESIGN AND REGIONAL PLANNERS

Public Roads

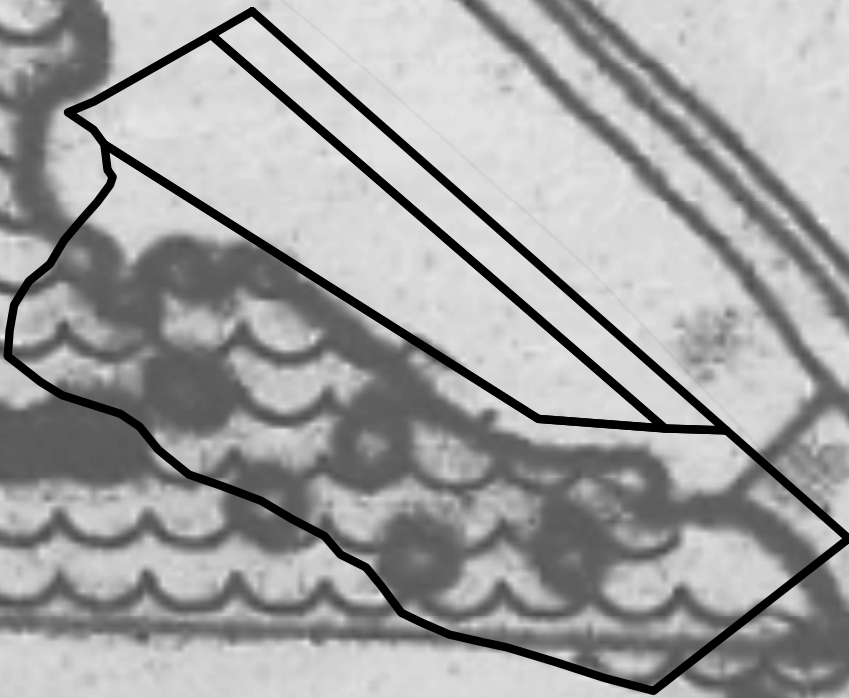


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LCP LAND CAPABILITIES & NATURAL HAZARDS

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/7/2023

RD 500D



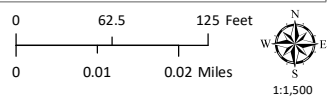
Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	---	Scrub
MARINE AND FRESHWATER HABITATS		Pygmy Forest
Open Water	W	Pygmy Type Forest
Kelp		Bemix
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)
Brook/eph		
Stream		
Perennial		SPECIAL HABITATS
Intermittent		Salted and Marine Mammal Roosting
WOODED HABITATS		Marine Mammal Haulout Area
Coastal Forest		Spawning Area
Redwood		Anadromous Stream
Hardwood		Wildlife Habitat
Woodland		Plant Habitat
Riparian		
Cultives		
DESIGNATED RESOURCE PROTECTION AREA		
State Park or Reserve	---	
Area of Special Biological Significance	---	
Natural Area	---	
Wildlife Special Treatment Area	---	
VISUAL RESOURCES		
View Limit	--- --- ---	
Viewshed Corridor	---	

Note: No sound information, please refer to the California Coastal Program National, Section 4(f) and 4(g) for more information.

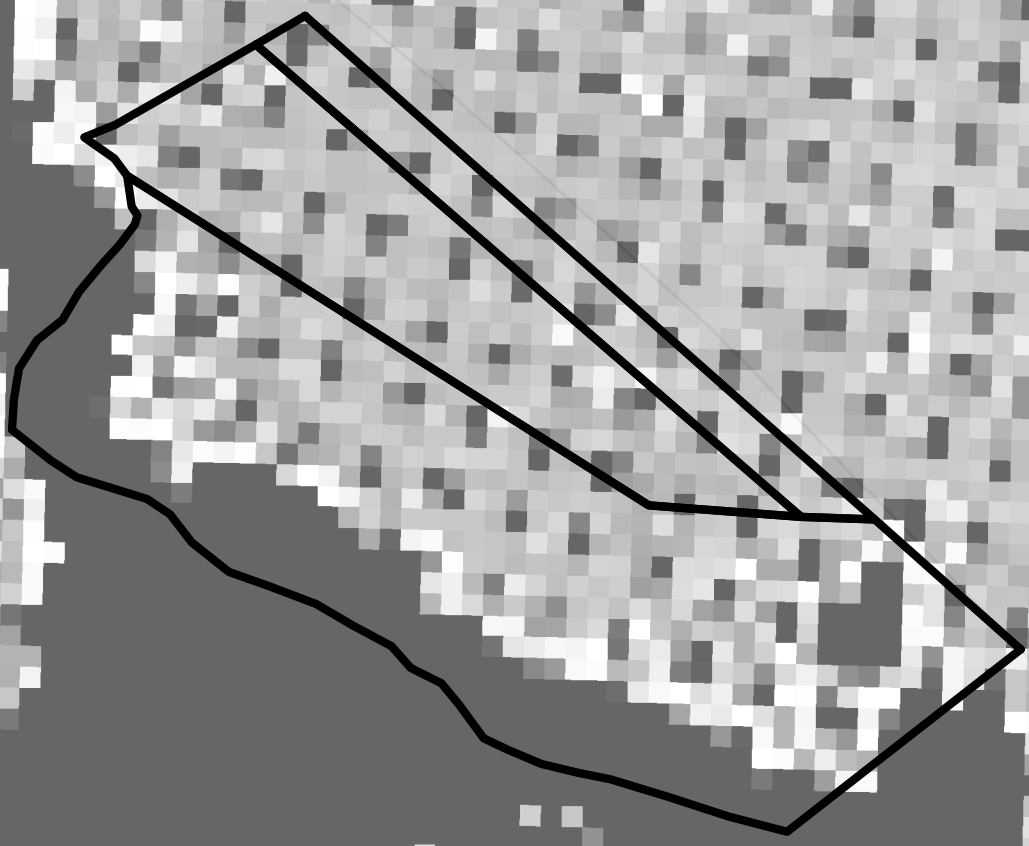
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY PLANNING CORP.

Public Roads



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RD 500D



**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.

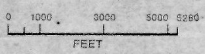


Appeal Jurisdiction
This area includes lands between the sea and the designated first public coast paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and 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.R.C. §30513.03, and §30603.01) and §302. In addition, developments may also be appealable pursuant to P.R.C. §30604.03, 6044, and §305. If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or 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.

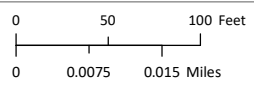


California Coastal Commission



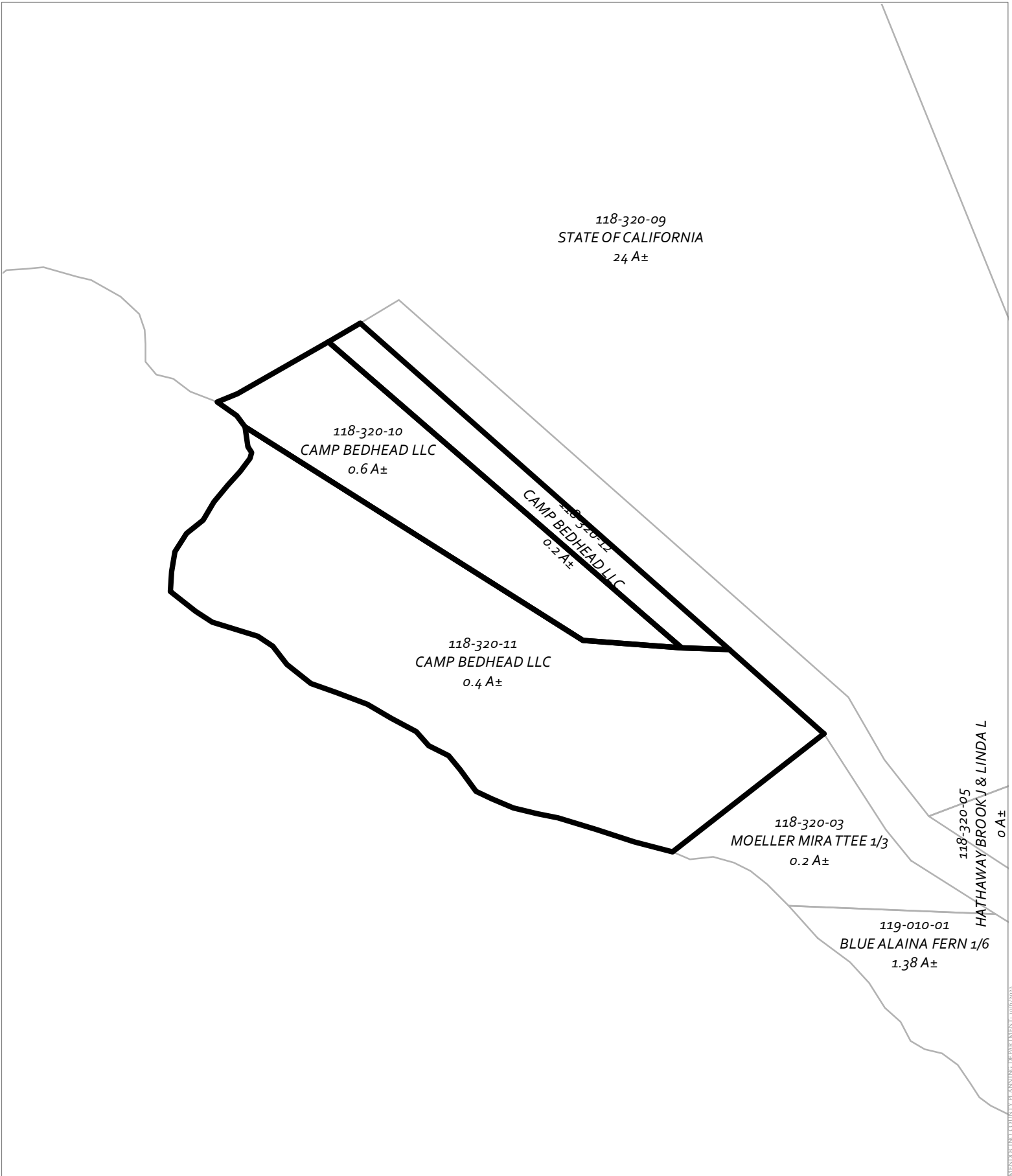
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Public Roads

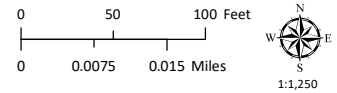


1:1,250

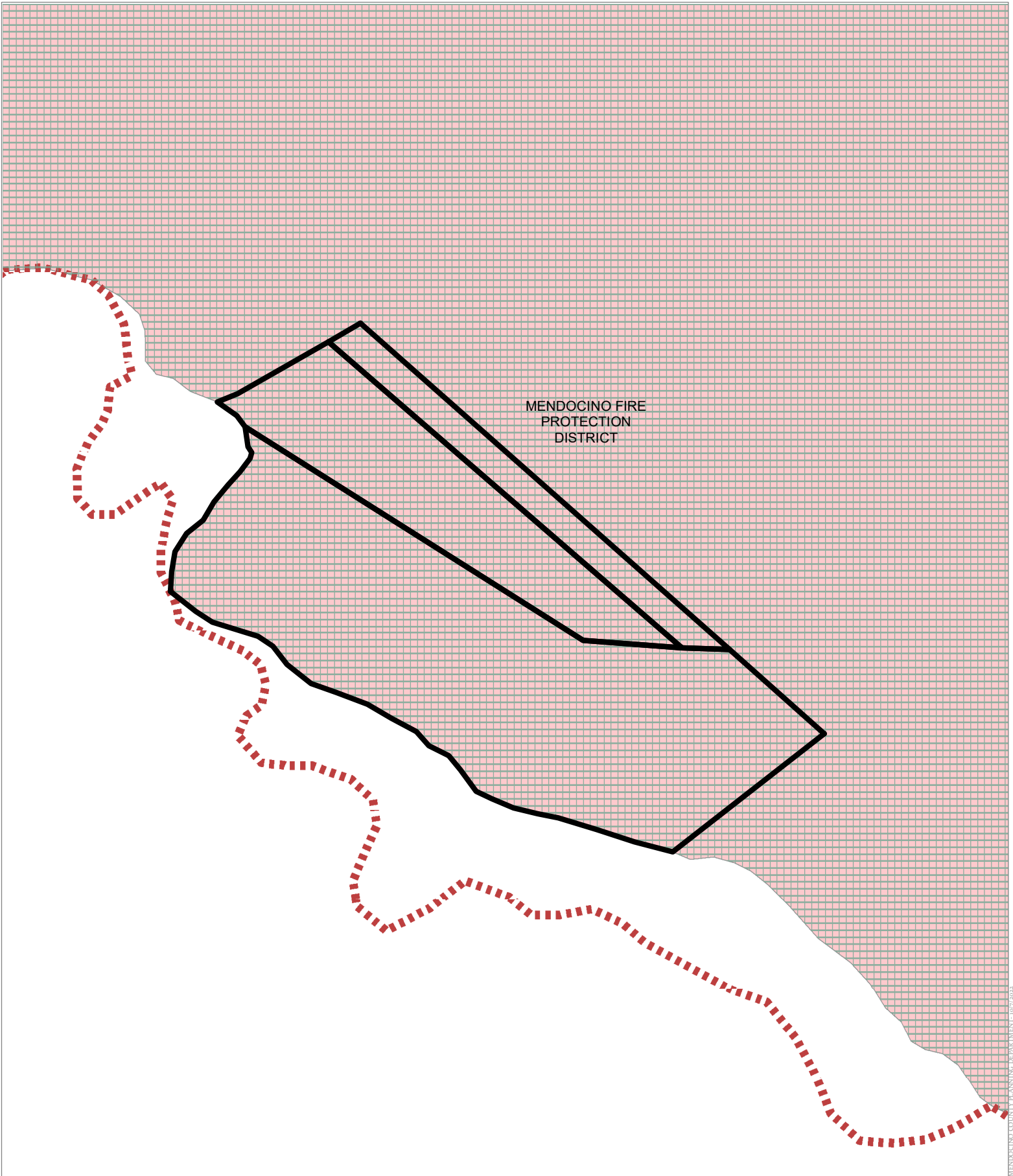
POST LCP CERTIFICATION & APPEAL JURISDICTION



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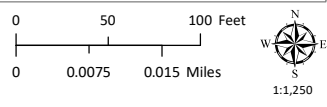
ADJACENT PARCELS



MENDOCINO FIRE
PROTECTION
DISTRICT

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-  Moderate Fire Hazard
-  County Fire Districts



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/7/2022

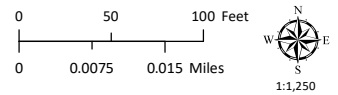
Uninhabited_Veg

Uninhabited_NoVeg

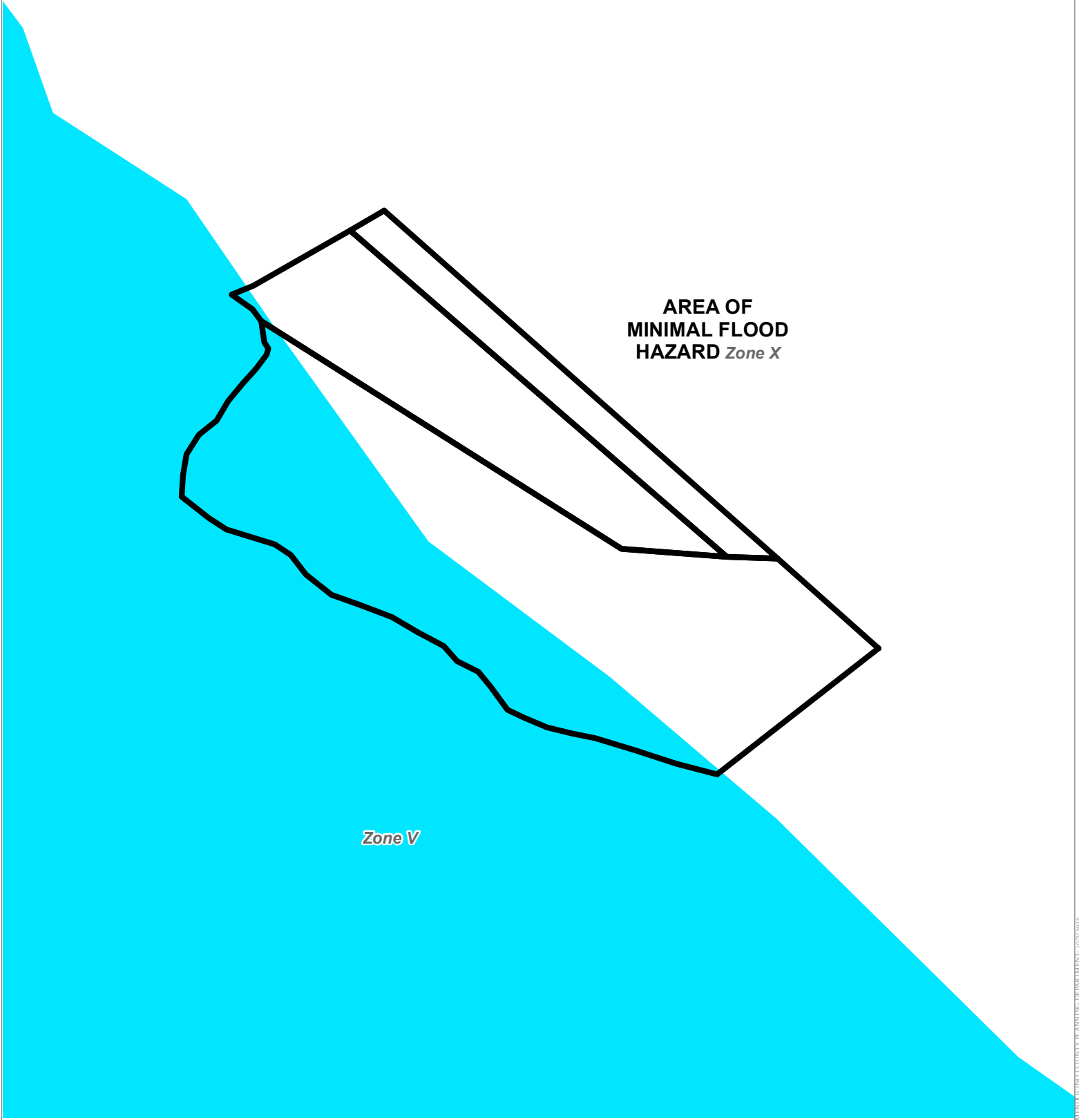
Med_Dens_Interface

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/7/2023

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WILDLAND-URBAN INTERFACE

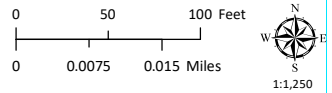


Zone V

AREA OF
MINIMAL FLOOD
HAZARD *Zone X*

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 ADDRESS: **11800 Road 500 D, Mendocino**

 Tsunami Inundation Zones



FLOOD ZONE

118-320-09
STATE OF CALIFORNIA
24 A±



Freshwater
Emergent
Wetland

118-320-10
CAMP BEDHEAD LLC
0.6 A±

118-320-12
CAMP BEDHEAD LLC
0.2 A±

118-320-11
CAMP BEDHEAD LLC
0.4 A±

Estuarine
and Marine
Wetland

118-320-03
MOELLER MIRA TTEE 1/3
0.2 A±

118-320-05
HATHAWAY/BROOKJ & LINDA L
0 A±

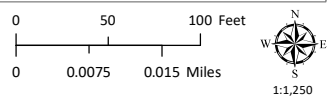
119-010-01
BLUE ALAINA FERN 1/6
1.38 A±

NATIONAL WETLANDS INVENTORY

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland

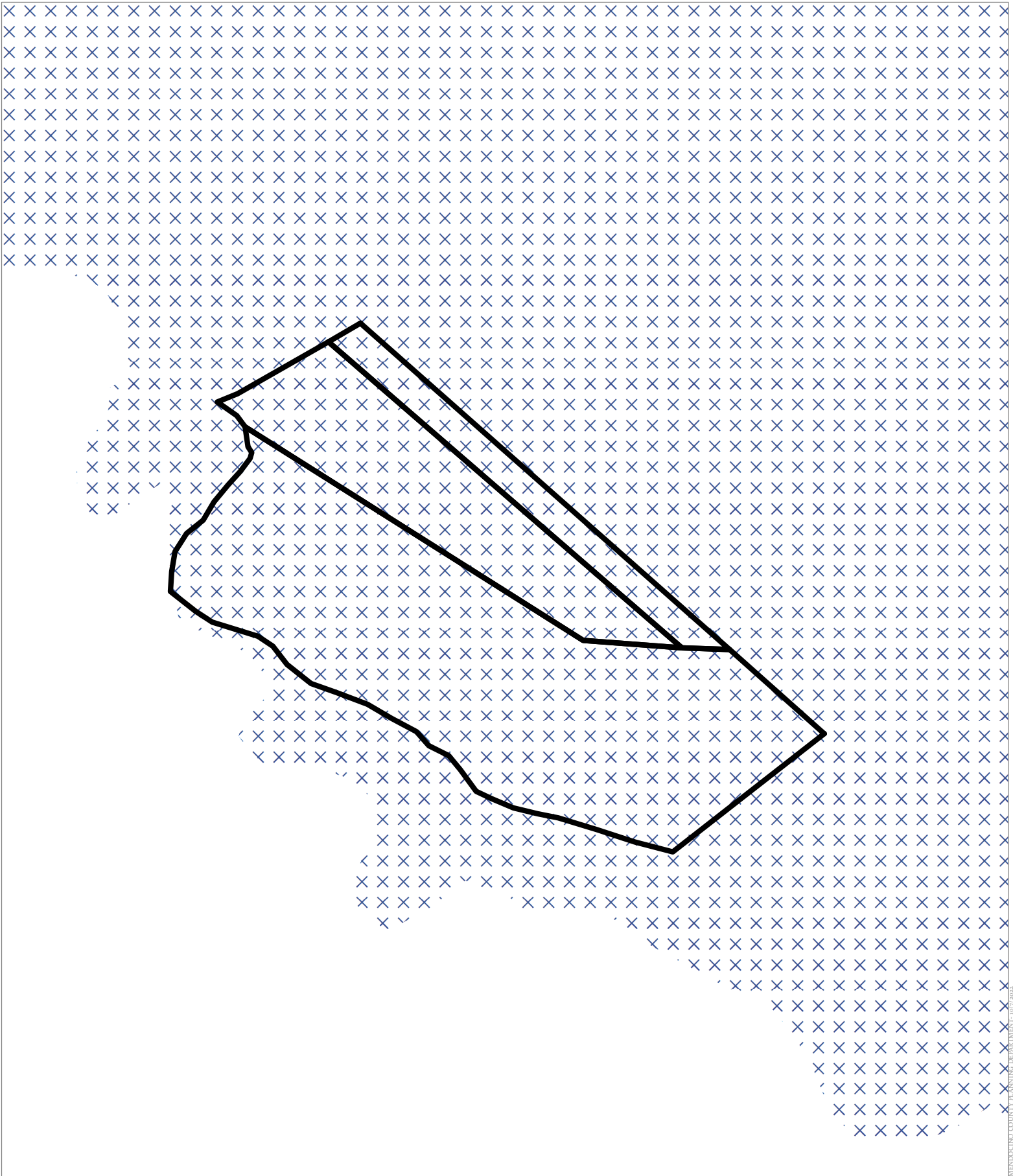
Estuarine
and Marine
Wetland

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WETLANDS

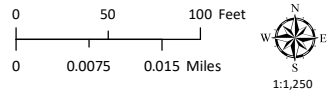
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/10/2023



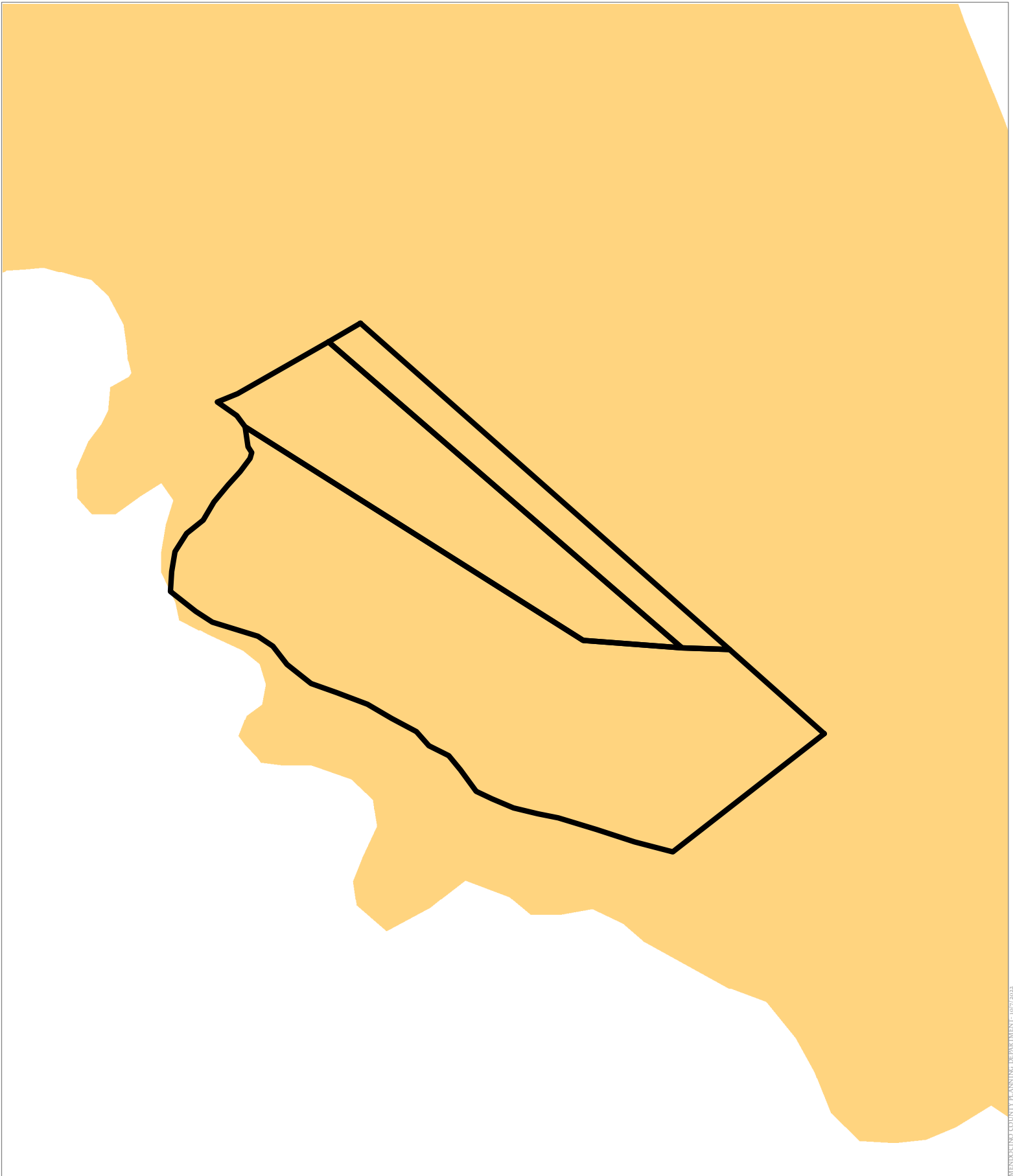
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X X Critical Water Resources



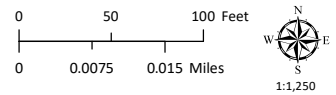
COASTAL GROUND WATER RESOURCE



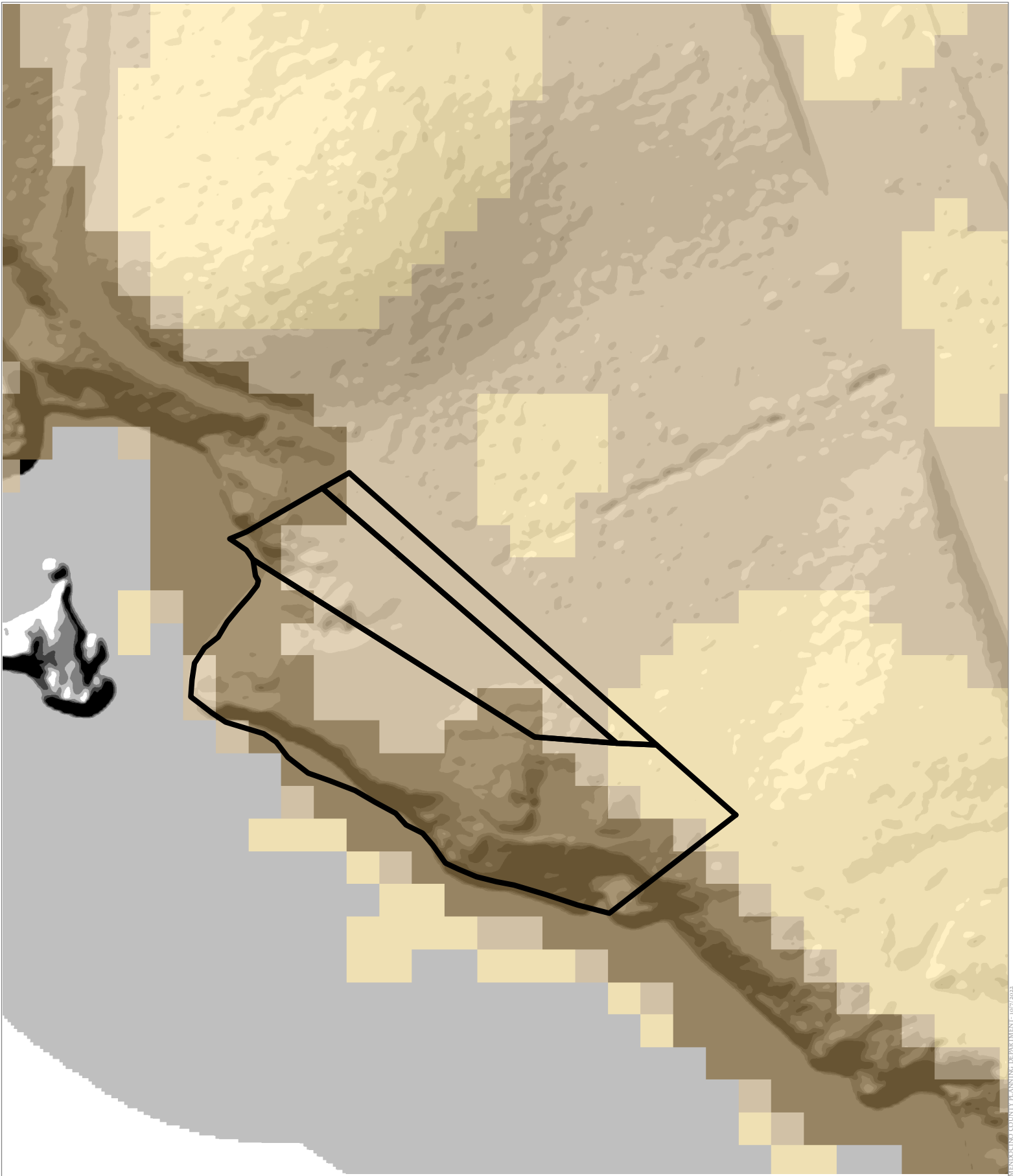
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/7/2023

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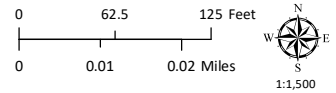
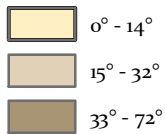
 Highly Scenic Area



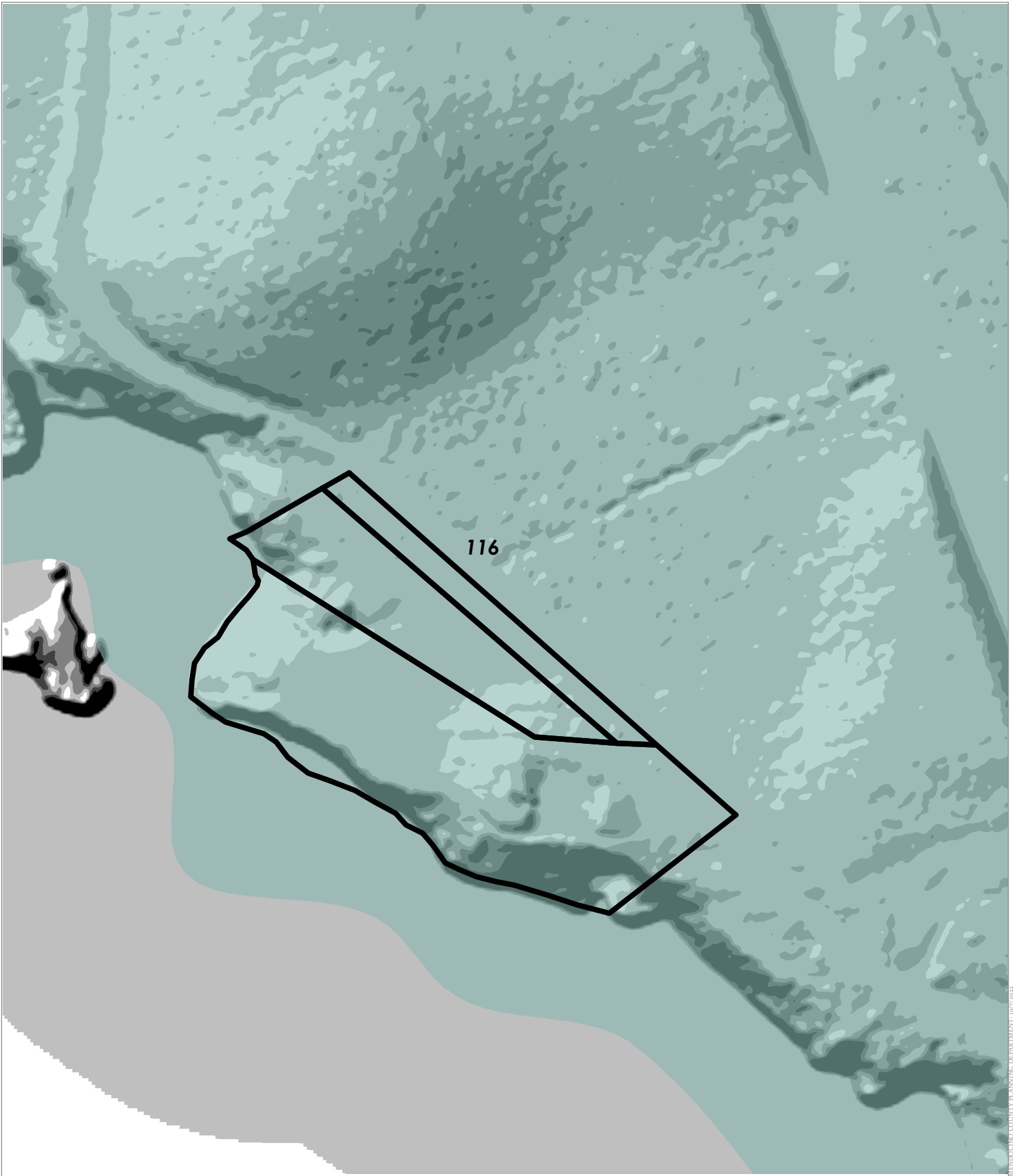
HIGHLY SCENIC & TREE REMOVAL ZONES



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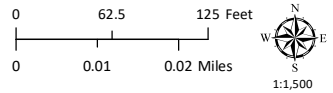


ESTIMATED SLOPE

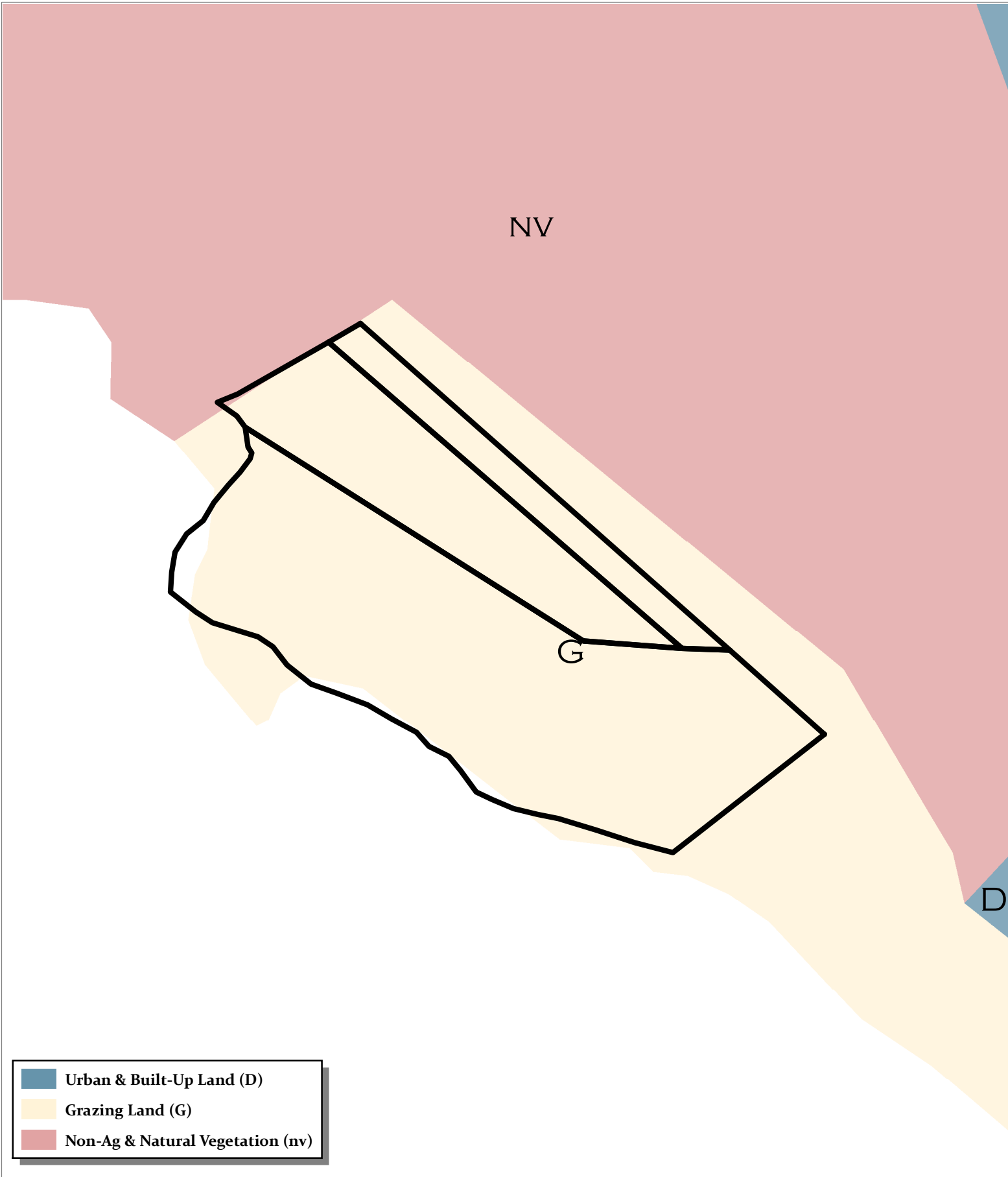


MENDOCINO COUNTY PLANNING DEPARTMENT 10/7/2023

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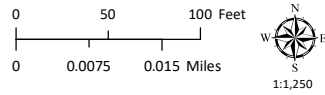


WESTERN SOIL CLASSIFICATIONS



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

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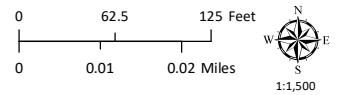
FARMLANDS

Russian Gulch SP



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 State Parks



STATE PARKS