



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

JULIA KROG, DIRECTOR
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 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

January 03, 2023

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

Sonoma State University
 Department of Forestry/ CalFire
 -Land Use
 Department of Fish and Wildlife
 California Coastal Commission
 Regional Water Quality Control board
 Gualala Municipal Advisory Council

Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 North Gualala Water Company
 South Coast Fire Protection District

CASE#: CDP_2022-0041
DATE FILED: 12/13/2022
OWNER: DONNELL SANDRA D TTEE
APPLICANT: James Beerensson
REQUEST: Coastal Development Permit to allow two (2) test well locations on an undeveloped parcel.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone 5± miles northwest of Gualala, on the west side of Haven's Neck Drive (private) 600± feet west of its intersection with State Route 1 (SR-1).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: LIAM CROWLEY
RESPONSE DUE DATE: January 17, 2023

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_2022-0041

OWNER/

APPLICANT: James & Dana Beerensson

REQUEST: Coastal Development Permit to allow two (2) test well locations on an undeveloped parcel.

LOCATION: In the Coastal Zone 5± miles northwest of Gualala, on the west side of Haven's Neck Drive (private) 600± feet west of its intersection with State Route 1 (SR-1).

APN/S: 143-122-01

PARCEL SIZE: 0.85± Acres

GENERAL PLAN: Rural Residential (RR-5 [RR-1]) AND Rural Residential Development Limitation Combining District (RR-5:DL [RR-1:DL]).

ZONING: Rural Residential (RR-5 [RR-1]) AND Rural Residential Development Limitation Combining District (RR-5:DL [RR-1:DL]).

EXISTING USES: Vacant

DISTRICT: 5 (Williams)

RELATED CASES: None.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR-5 [RR-1] & RR-5:DL [RR-1:DL])	Rural Residential (RR-5 [RR-1] & RR-5:DL [RR-1:DL])	1± Acres	Residential
EAST:	RR-5 [RR-1]	RR-5 [RR-1]	1.25± Acres	Vacant
SOUTH:	RR-5 [RR-1] & RR-5:DL [RR-1:DL]	RR-5 [RR-1] & RR-5:DL [RR-1:DL]	1.15± Acres	Residential
WEST:	N/A (Pacific Ocean)	N/A (Pacific Ocean)	N/A	N/A

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Archaeological Commission
- Assessor's Office
- Building Division (Fort Bragg)
- Department of Transportation (DOT)
- Environmental Health (Fort Bragg)
- South Coast Fire Protection District

- Gualala MAC
 - North Gualala Water Company
 - Planning Division (Fort Bragg)
 - Sonoma State University
- STATE**
- CALFIRE (Land Use)
 - California Coastal Commission

- California Dept. of Fish & Wildlife
 - Regional Water Quality Control Board
- TRIBAL**
- Cloverdale Rancheria
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

STAFF PLANNER: LIAM CROWLEY

DATE: 12/29/2022

ENVIRONMENTAL DATA

1. MAC:

GIS

Gualala MAC

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

State Responsibility Area (SRA)

4. FARMLAND CLASSIFICATION:

GIS

Rural Residential and Rural Commercial

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

No

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Resources (CWR)

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Shinglemill-Gibney complex, 2 to 9 percent slopes

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

No

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

No

10. TIMBER PRODUCTION ZONE:

GIS

No

11. WETLANDS CLASSIFICATION:

GIS

None

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

No

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

No

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

No

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

None

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

No

17. LANDSLIDE HAZARD:

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

Possible due to blufftop location

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

Proposed shoreline access east along Havens Neck Drive

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Non-Prime Agricultural Land, Beach Deposits and Stream Alluvium and Terraces (Zone 3) – Intermediate Shaking

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Barren, Rocky Intertidal Area southwest of parcel

27. COASTAL COMMISSION APPEALABLE AREA:

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

Yes

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

No

29. HIGHLY SCENIC AREA:

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

No

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

N/A

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

Yes

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www.co.mendocino.ca.us/planning



Case No(s)	CDP-2022-0041
CDF No(s)	
Date Filed	12/13/22
Fee	\$ 2808.00
Receipt No.	PRJ-053575
Received by	Tia Sar
	Office Use Only

COASTAL ZONE APPLICATION FORM

APPLICANT

Name JAMES BEERENSSON
Mailing _____
Address 8409 SAND LAKE SHORES CT
City ORLANDO State FL Zip Code 32836 Phone 407-952-0672

PROPERTY OWNER

Name JAMES & DANA BEERENSSON
Mailing _____
Address 8409 SAND LAKE SHORES CT
City ORLANDO State FL Zip Code 32836 Phone 407-952-0672

AGENT

Name * SEE APPLICANT *
Mailing _____
Address _____
City _____ State _____ Zip Code _____ Phone _____

PARCEL SIZE

0.95 Square feet
 Acres

STREET ADDRESS OF PROJECT

47220 HAVENS NEUK DR, GUALAL CA 95445

ASSESSOR'S PARCEL NUMBER(S)

143-122-01

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

Signature of Applicant/Agent [Signature] Date 11/28/2022
Signature of Owner [Signature] Date 11/28/2022

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.

TEST WELL - PROOF OF WATER - 2 LOCATIONS
* THIS IS AN UNDEVELOPED PARCEL

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input type="checkbox"/> Single Family	_____	_____
<input type="checkbox"/> Mobile Home	_____	_____
<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.

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 1.5 feet.

8. Lot area (within property lines): 0.95 square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>N/A</u> square feet	_____ square feet	_____ square feet
Paved area	<u>N/A</u> square feet	_____ square feet	_____ square feet
Landscaped area	<u>N/A</u> square feet	_____ square feet	_____ square feet
Unimproved area	<u>41,382</u> square feet	_____ square feet	<u>41,382</u> square feet
GRAND TOTAL:			<u>41,382</u> square feet (Should equal gross area of parcel)

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

11. Parking will be provided as follows: N/A

Number of Spaces	Existing	Proposed	Total
Number of covered spaces	_____	_____	_____
Number of uncovered spaces	_____	_____	_____
Number of standard spaces	_____	_____	_____
Number of handicapped spaces	_____	_____	_____

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: _____
 None

B. Gas
 Utility Company/Tank
 On Site generation, Specify: _____
 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? **N/A**

Community sewage system, specify supplier _____
 Septic Tank
 Other, specify _____

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: **N/A**

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.

We the undersigned, hereby certify that we are the owners of or are interested in the lands included within the subdivision shown on this map within the colored border lines, that we are the only persons whose consent is necessary to pass a clear title to said lands, and we consent to the preparation and recording of said map and subdivision.

It is hereby understood that the recordation of this map does not constitute acceptance by the County of Mendocino of the road designated "HAVENS NECK DRIVE" on said map, that the road shown within the area of "HAVENS NECK SUBDIVISION" is private and for the exclusive use of the present and future owners of lots or parcels within said area, their licensees, visitors, tenants and servants.

Lauren D. Dennen
 Hazel B. Dennen
 STATE OF CALIFORNIA
 COUNTY OF MENDOCINO
 On this 17th day of August, 1960, before me, a Notary Public, in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Lauren D. Dennen and Hazel B. Dennen, known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.

In witness whereof, I have hereunto set my hand and being duly official, seal the day and year in this certificate that above written.

Joseph D. Spivey
 Notary Public in and for
 the County of Mendocino, State of California

I hereby certify that the Map Filed Recent made by the "HAVENS NECK SUBDIVISION" on this 17th day of August, 1960, showing a clear title to the lands within map conforms to the provisions of Article 9 of the Business and Professions Code, Statute of 1943 and the Subdivision regulations pursuant thereto.

Allen Baller
 County Recorder of the County of Mendocino, State of California
 Recorded at the request of *Lauren D. Dennen, Hazel B. Dennen* in Map Case No. 2703 at 1:30 P.M. in Map Case No. 2703 at page 1 of 2. Official.

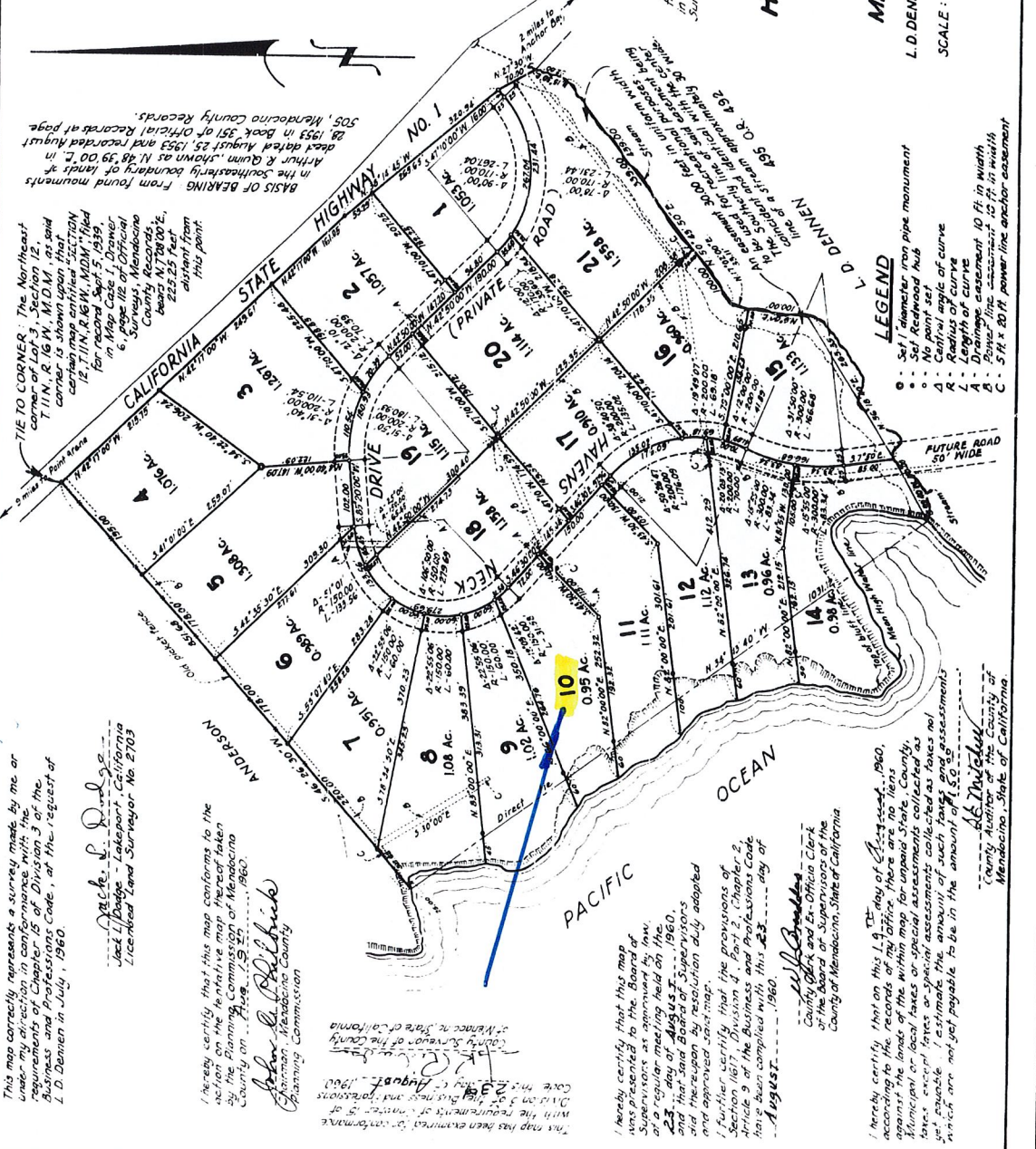
Jack L. Dodge
 County Surveyor of the County of Mendocino, State of California

HAVENS NECK SUBDIVISION
UNIT NO. 1
A PORTION OF SECTION 12
T.11N., R.16W., M.D.M.
MENDOCINO COUNTY, CALIFORNIA

L.D. DENNEN & HAZEL B. DENNEN, OWNERS & SUBDIVIDERS
 SCALE: 1"=100'

CASE NO. 2703
 DRAWING NO. 1
 PAGE 1 OF 2

JACK L. DODGE, L.S. 2703
 AUGUST 15, 1960
 16785



Jack L. Dodge
 Licensed Land Surveyor No. 2703

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Chapter 15 of Division 3 of the Business and Professions Code, at the request of L.D. Dennen in July, 1960.

I hereby certify that this map conforms to the act on the tentative map thereto taken by the Planning Commission of Mendocino County on Aug. 15, 1960.

John A. Pollock
 Chairman, Mendocino County Planning Commission

John A. Pollock
 County Surveyor of the County of Mendocino, State of California

I hereby certify that this map was presented to the Board of Supervisors as approved by law, and that said Board of Supervisors and that said Board of Supervisors did thereupon by resolution duly adopted and approved said map.

I further certify that the provisions of Section 1677, Division 4, Part 2, Chapter 2, Article 9 of the Business and Professions Code have been complied with this 23rd day of August, 1960.

Allen Baller
 County Clerk and Ex-Officio Clerk of the Board of Supervisors of the County of Mendocino, State of California

I hereby certify that on this 14th day of August, 1960, according to the records of the County of Mendocino, there are no liens against the lands of this subdivision. Municipal or local taxes or special assessments, utility taxes, except taxes or special assessments collected as taxes not yet payable, I estimate the amount of such taxes and assessments which are not yet payable to be in the amount of \$50.00.

Allen Baller
 County Clerk and Ex-Officio Clerk of the Board of Supervisors of the County of Mendocino, State of California

I hereby certify that the amount of such taxes and assessments which are not yet payable to be in the amount of \$50.00.

Allen Baller
 County Clerk and Ex-Officio Clerk of the Board of Supervisors of the County of Mendocino, State of California

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Jack L. Dodge
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Allen Baller
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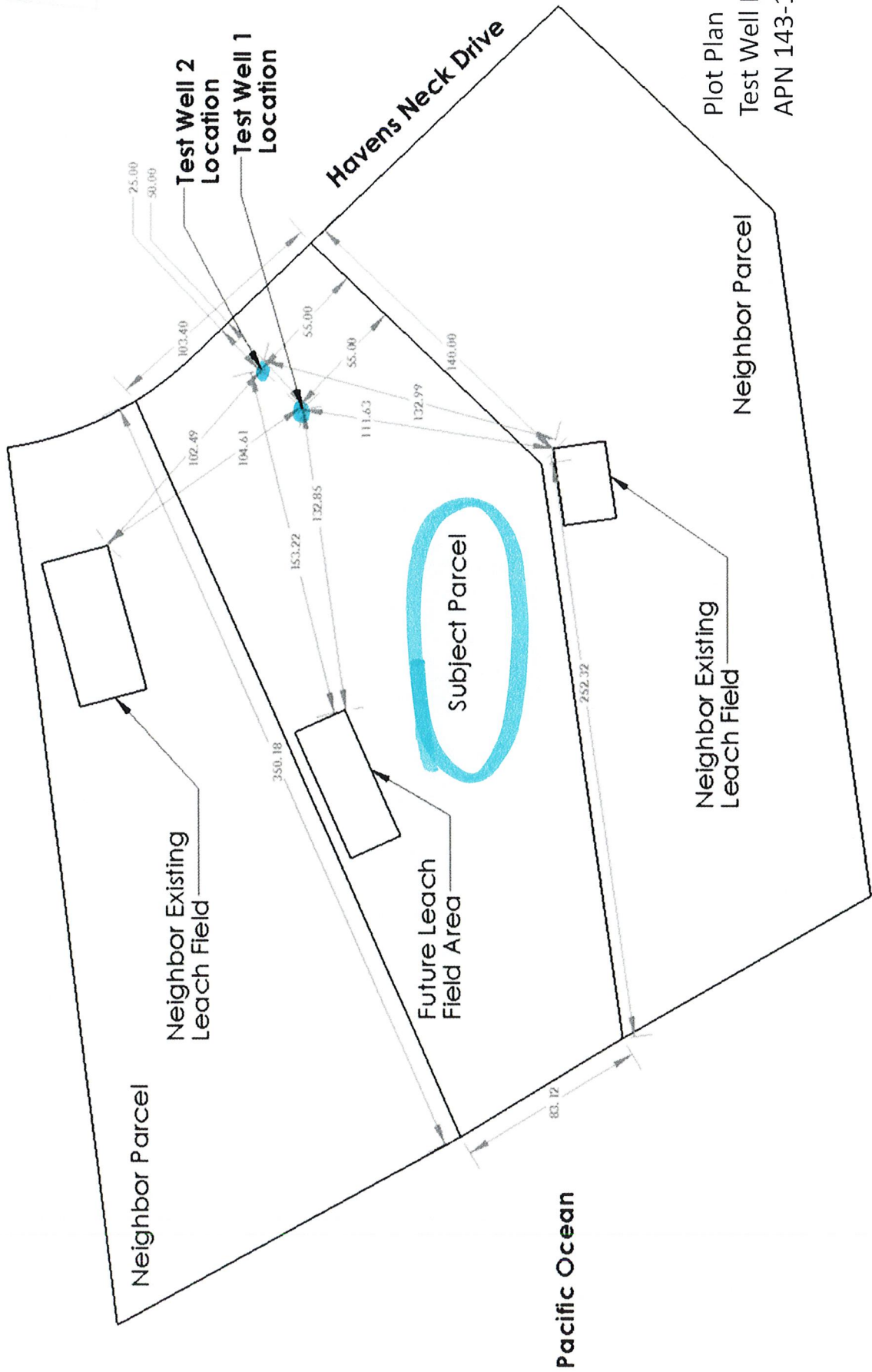
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Allen Baller
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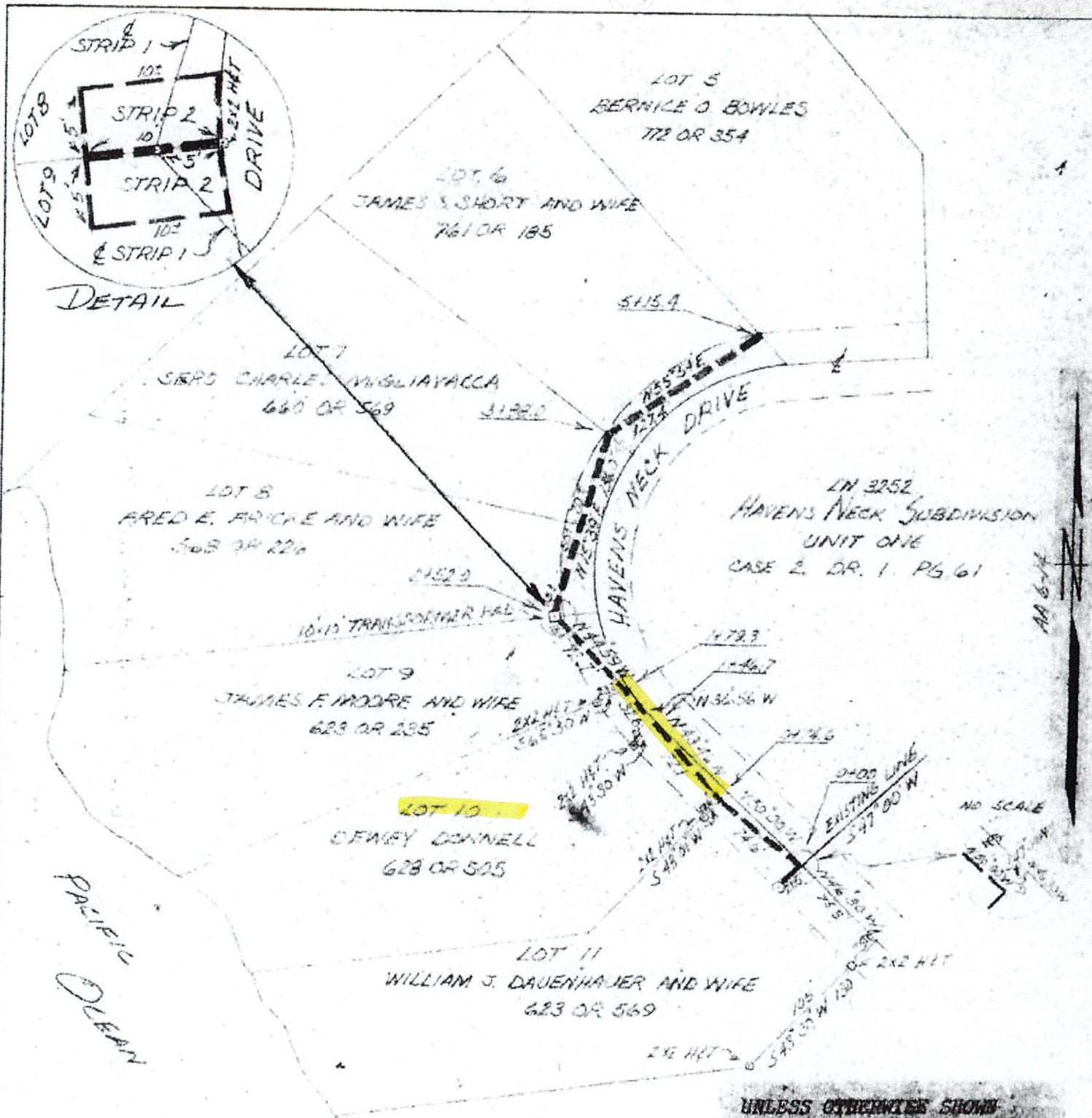
I hereby certify that the amount of such taxes and assessments which are not yet payable to be in the amount of \$50.00.

N

Scale: 1" = 75'
Dimensions in Feet



Plot Plan
Test Well Location
APN 143-122-01



UNLESS OTHERWISE SHOWN
ALL COURSES RUN TO OR
ALONG BOUNDARIES OR LINES

D&C 25076-D WITH T-977-H W/O 4-1191-G

CITY, RANCHO, SUBDIVISION, ETC.

UNDERGROUND ELECTRIC TO SERVE MILLER SHEETS RAVENS NECK SUBD 6 MW 3/4 PT. ARENA

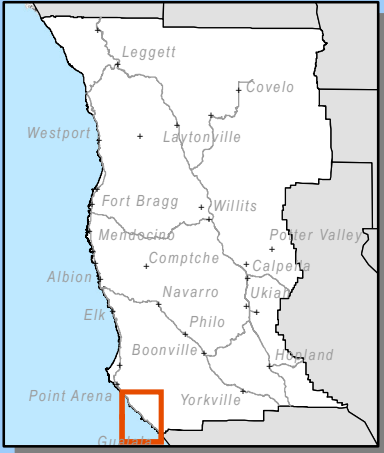
CALIFORNIA COORDINATES ZONE E N U.S.G.S. QUAD	LEGEND △ CALCULATED COORD. ⊕ SCALED COORD.	SCALE 1" = 100'	SECTION 12	TOWNSHIP 11 N	RANGE 10 W	MERIDIAN M.D.
		DATE 6-21-71	COUNTY OF MENDOCINO (143-12)			F.B.:
REFERENCES NE 1/4 OF SW 1/4 SEC. 12	PG and E	NORTH BAY DIVISION	G.M. 457408 AUTHORIZATION	LN 5328		



SUBJECT PARCEL

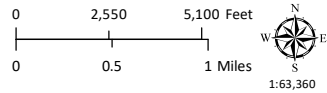
Fish Rock Road

Gualala



CASE: CDP 2022-0041
OWNER: BEERENSSON, James & Dana
APN: 143-122-01
APLCT: James Beerensson
AGENT: James Beerensson
ADDRESS: 47220 Havens Neck Dr., Gualala

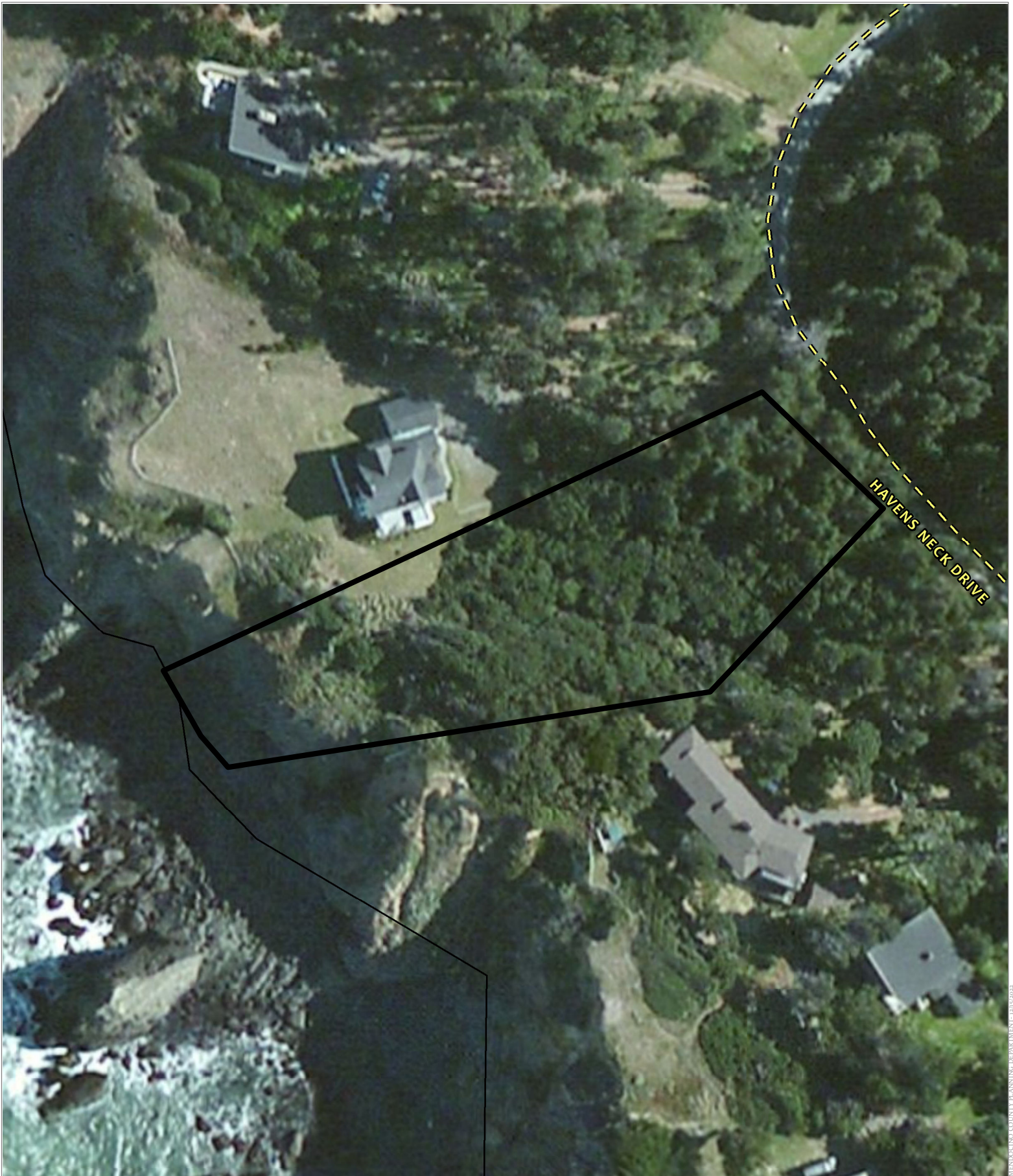
- Major Towns & Places
- Highways
- Coastal Zone Boundary
- Major Roads



LOCATION

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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

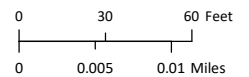
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/19/2023



RENDERING COUNTY PLANNING DEPARTMENT 12/19/2023

CASE: CDP 2022-0041
OWNER: BEERENSSON, James & Dana
APN: 143-122-01
APLCT: James Beerensson
AGENT: James Beerensson
ADDRESS: 47220 Havens Neck Dr., Gualala

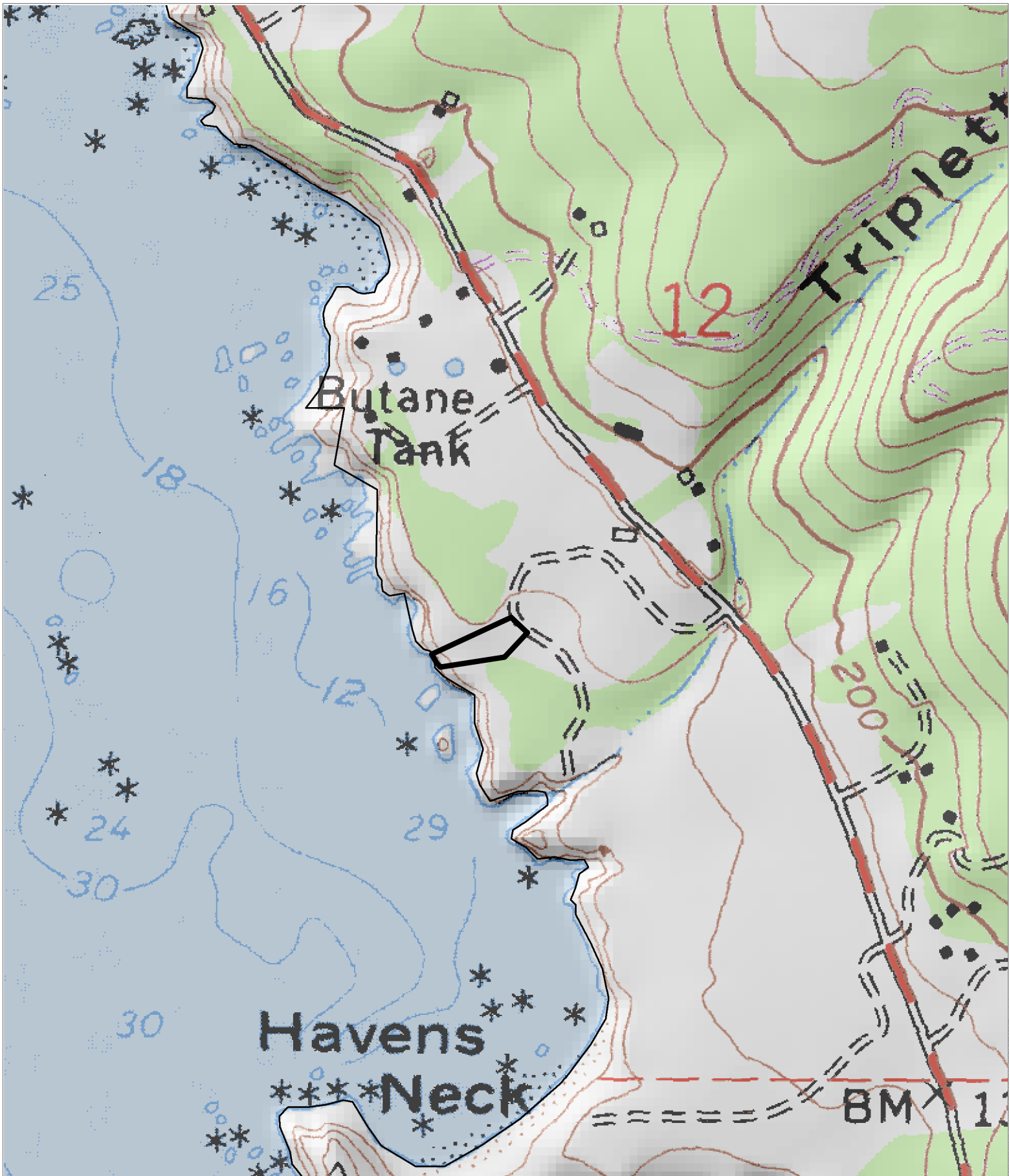
== Private Roads



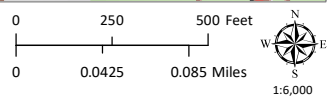
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AERIAL IMAGERY

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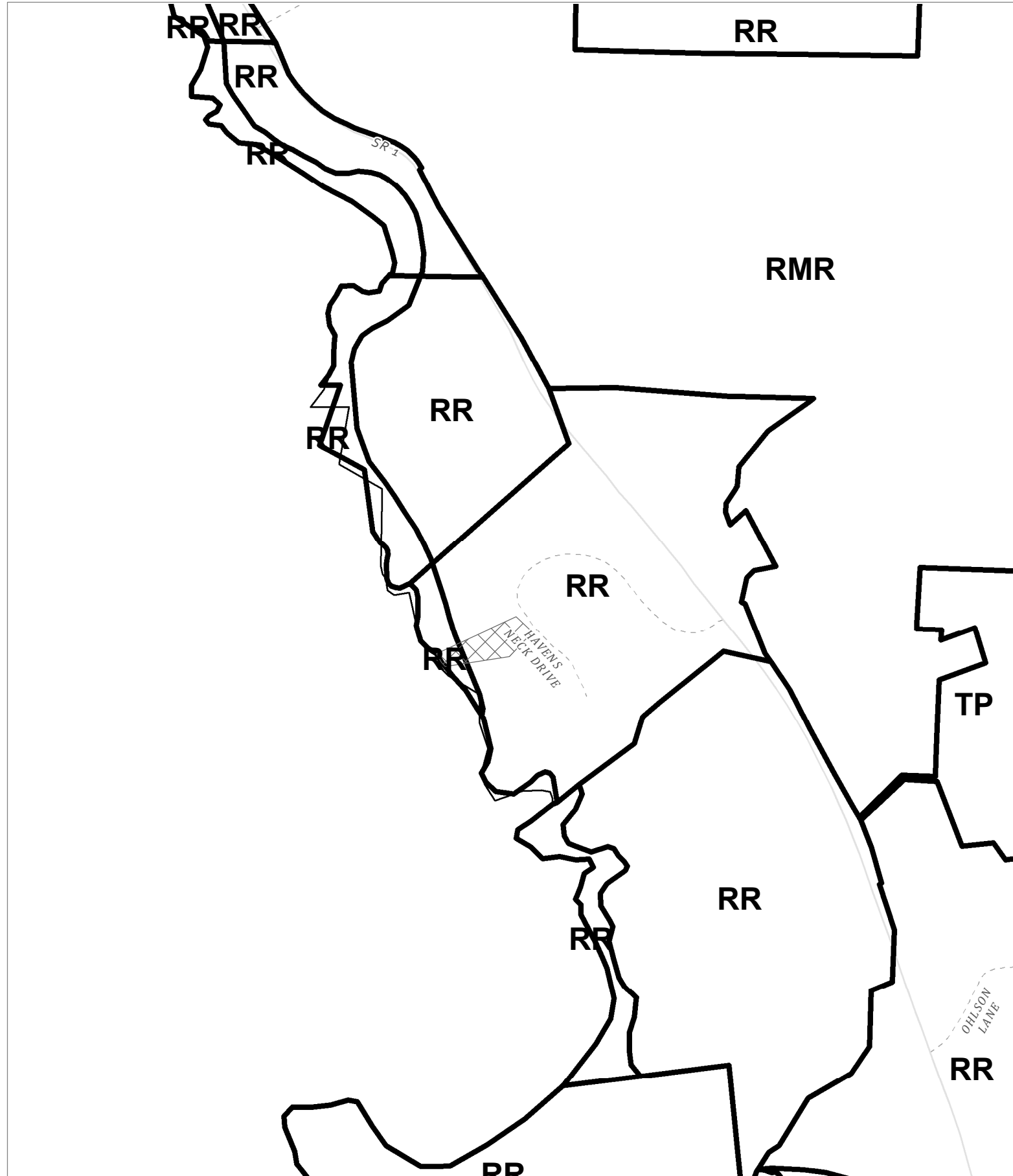


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TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

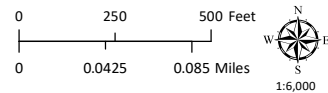
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MENDOCINO COUNTY PLANNING DEPARTMENT - 12/05/2022

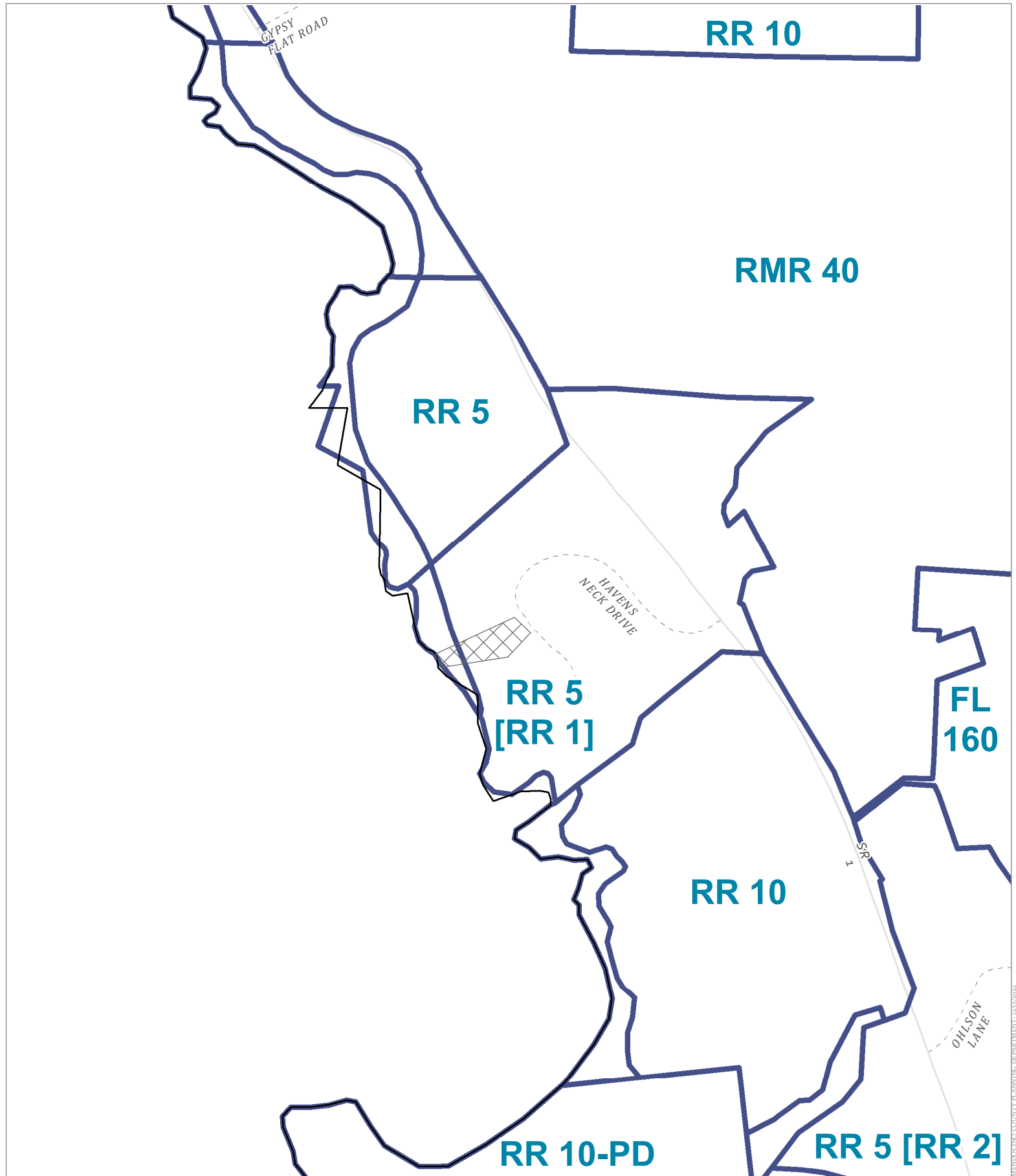
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 Zoning Districts
 Public Roads





ZONING

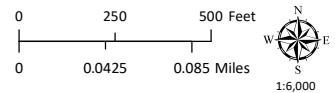
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MENDOCINO COUNTY PLANNING DEPARTMENT - 12/05/2023

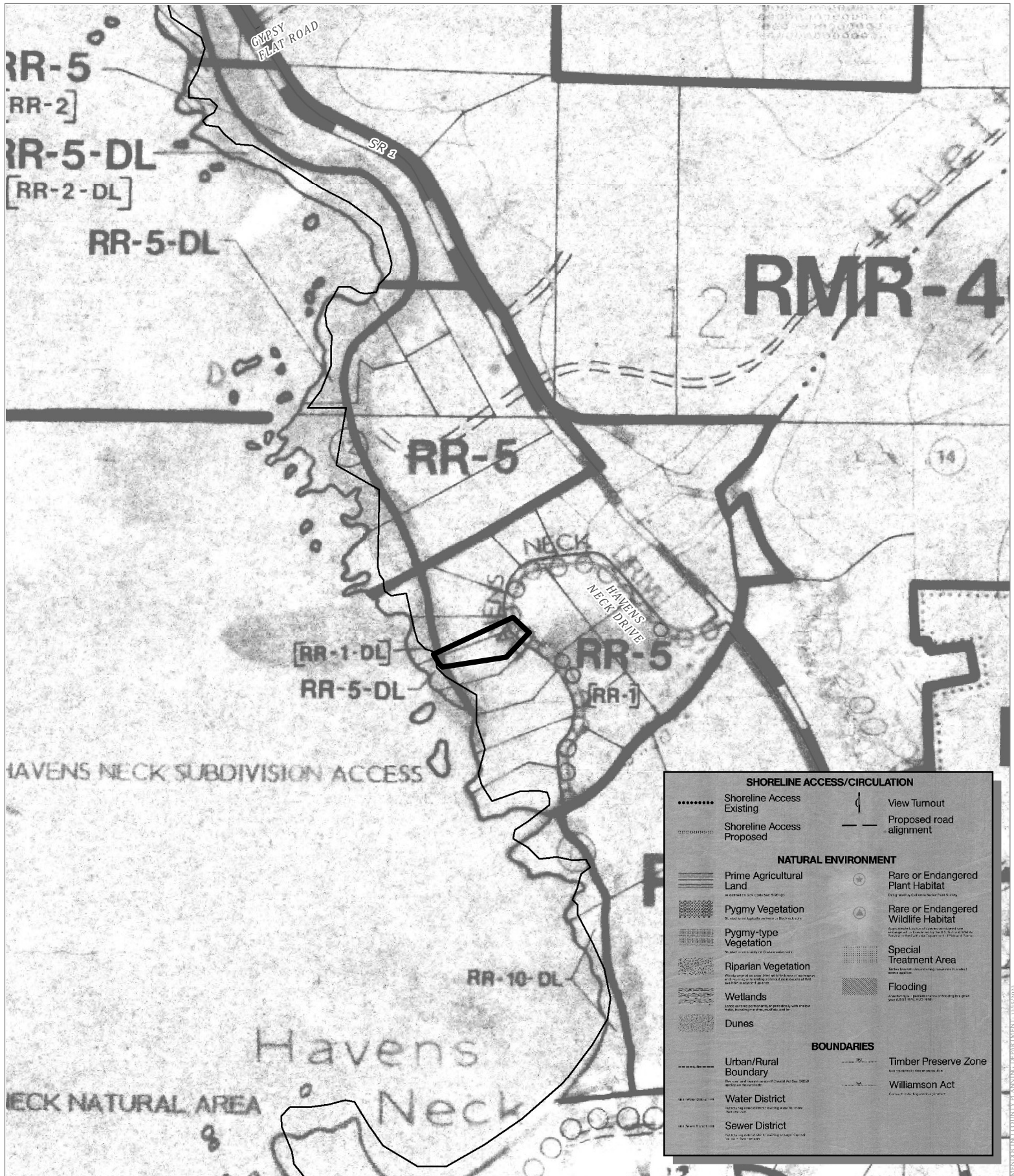
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 General Plan Classes
 Public Roads



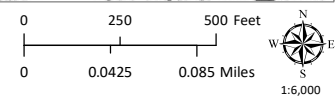
GENERAL PLAN

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AGENT: James Beerensson
ADDRESS: 47220 Havens Neck Dr., Gualala

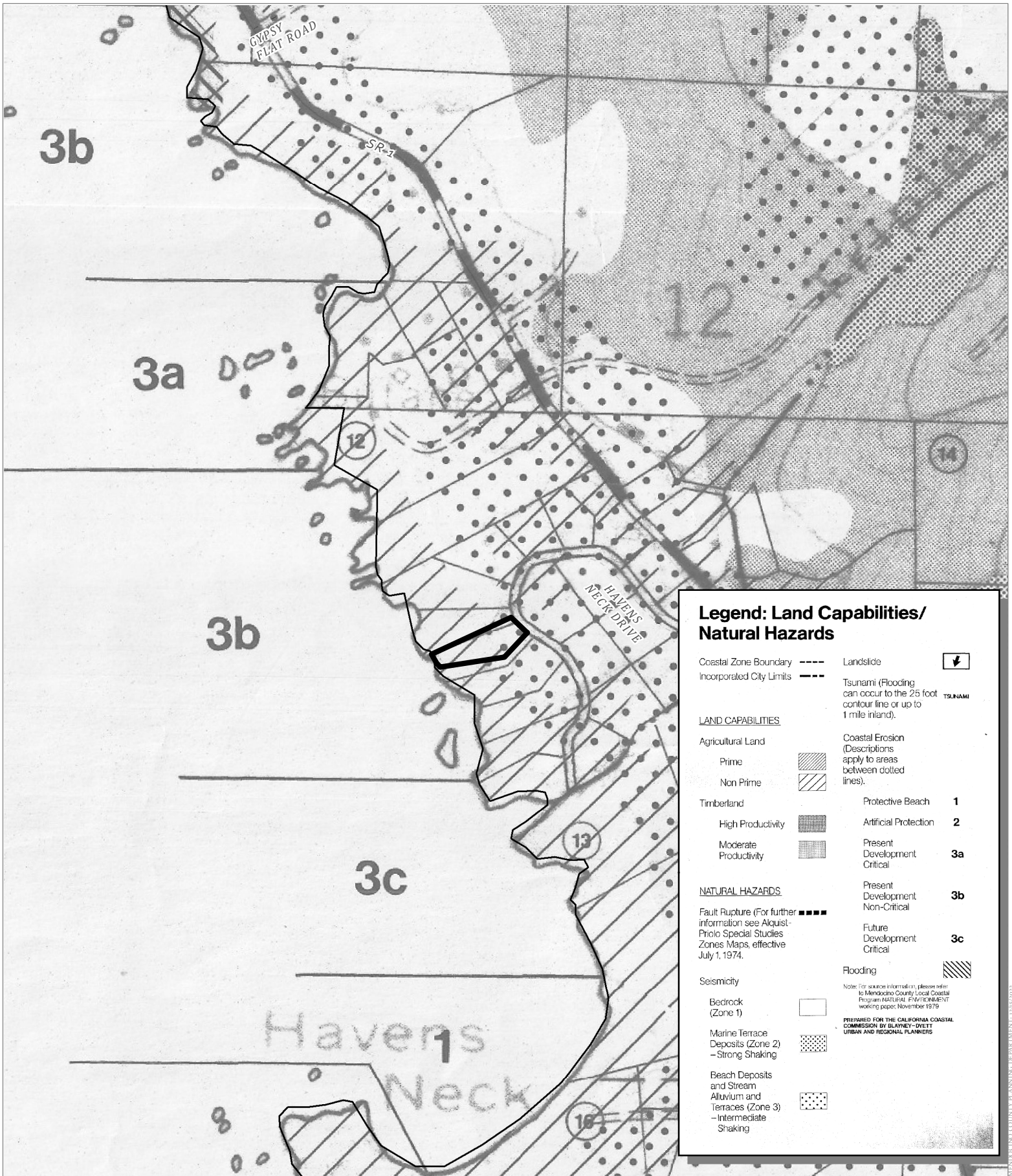
Public Roads



LCP LAND USE MAP 30: ANCHOR BAY

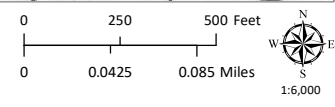
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MENDOCINO COUNTY PLANNING DEPARTMENT 12/15/2022



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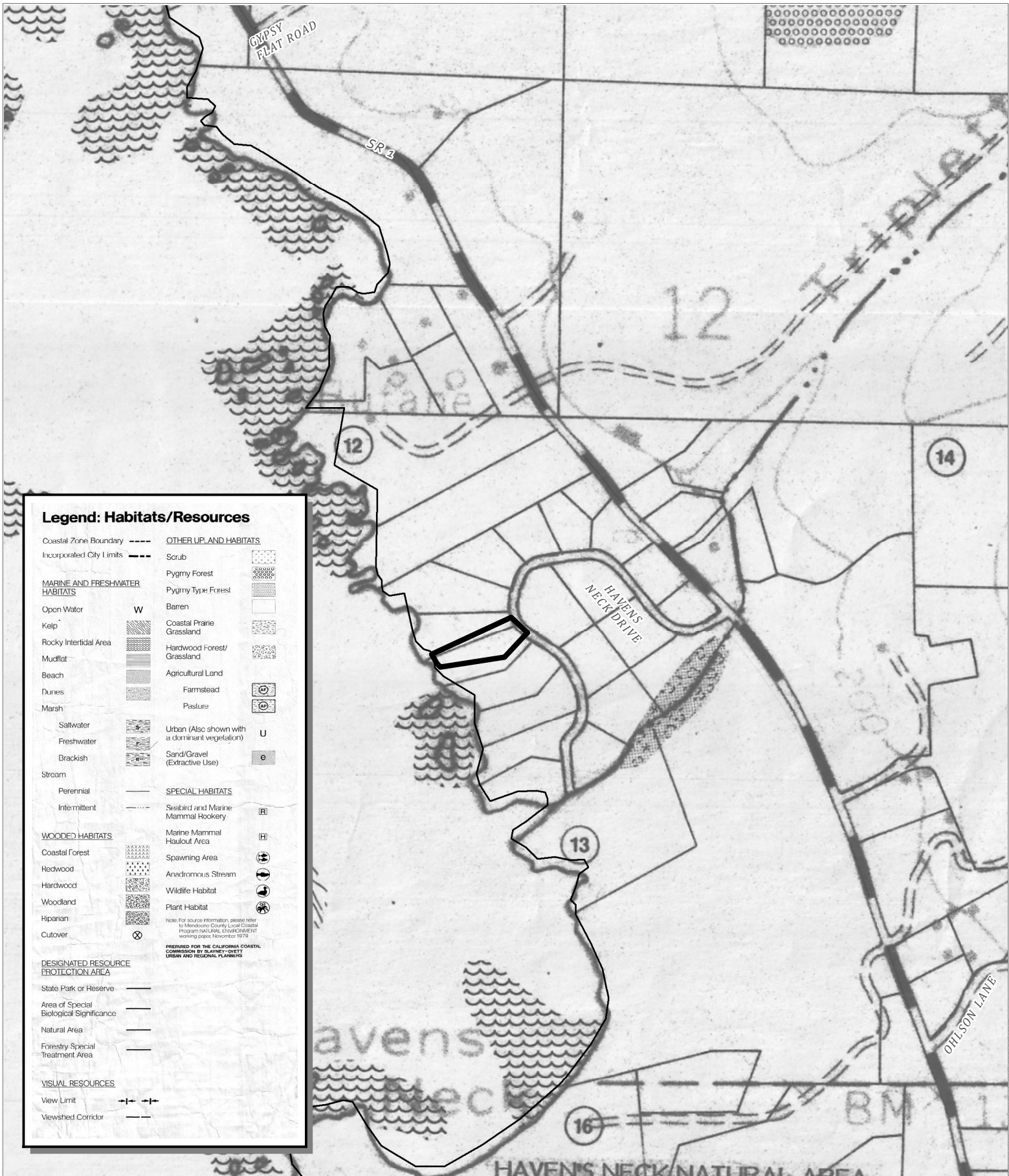
Public Roads



LCP LAND CAPABILITIES & NATURAL HAZARDS

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MENDOCINO COUNTY PLANNING DEPARTMENT 12/15/2022

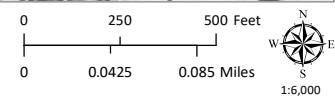


Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Symbol]
MARINE AND FRESHWATER HABITATS		Pygmy Forest	[Symbol]
Open Water	W	Pygmy Tule Forest	[Symbol]
Kelp	[Symbol]	Barren	[Symbol]
Rocky Intertidal Area	[Symbol]	Coastal Prairie Grassland	[Symbol]
Mudflat	[Symbol]	Hardwood Forest/ Grassland	[Symbol]
Beach	[Symbol]	Agricultural Land	[Symbol]
Dunes	[Symbol]	Farmstead	[Symbol]
Marsh	[Symbol]	Pasture	[Symbol]
Saltwater	[Symbol]	Urban (Also shown with a dominant vegetation)	U
Freshwater	[Symbol]	Sand/Gravel (Extractive Use)	e
Brackish	[Symbol]		
Stream		SPECIAL HABITATS	
Perennial	---	Seabird and Marine Mammal Hookery	[Symbol]
Intermittent	---	Marine Mammal Haulout Area	[Symbol]
WOODED HABITATS		Spawning Area	[Symbol]
Coastal Forest	[Symbol]	Anadromous Stream	[Symbol]
Hedwood	[Symbol]	Wildlife Habitat	[Symbol]
Hardwood	[Symbol]	Plant Habitat	[Symbol]
Woodland	[Symbol]		
Hiparian	[Symbol]		
Cutover	[Symbol]		
<small>Note: For source information, please refer to Mendocino County Local Coastal Program (LCP) Update, Draft/Working working paper, November 1979.</small>			
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY SLAYNEY-COYETT URBAN AND REGIONAL PLANNERS</small>			
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	---		

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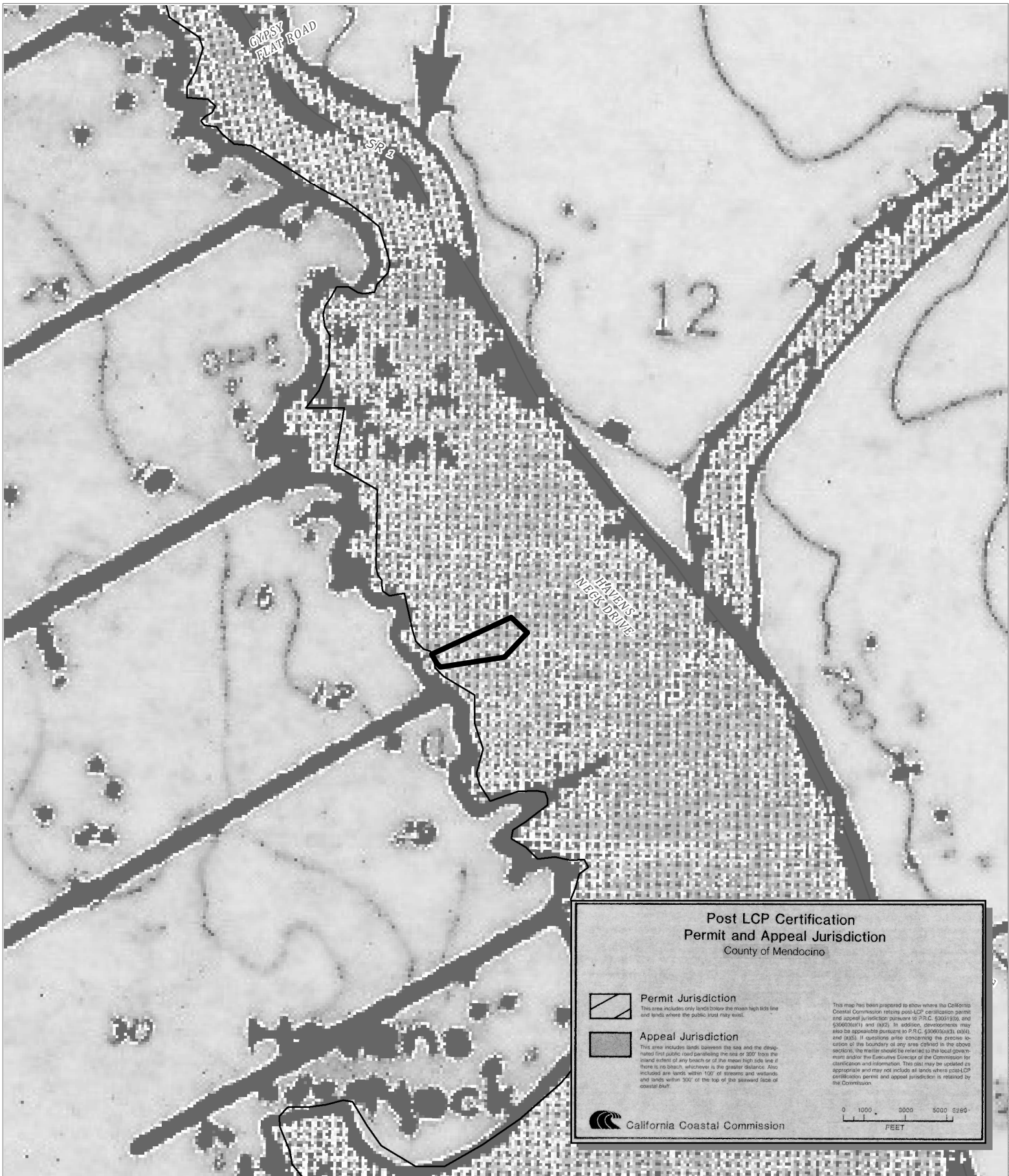
Public Roads



LCP HABITATS & RESOURCES

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MENDOCINO COUNTY PLANNING DEPARTMENT - 12/15/2022



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

Permit Jurisdiction
This area includes only lands below the mean high tide 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 that 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 dunes.

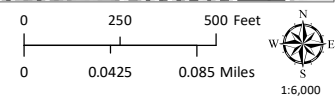
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30515(a), and §30605(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.R.C. §30605(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the 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.

0 1000 3000 5000 6250
FEET

0 250 500 Feet
0 0.0425 0.085 Miles

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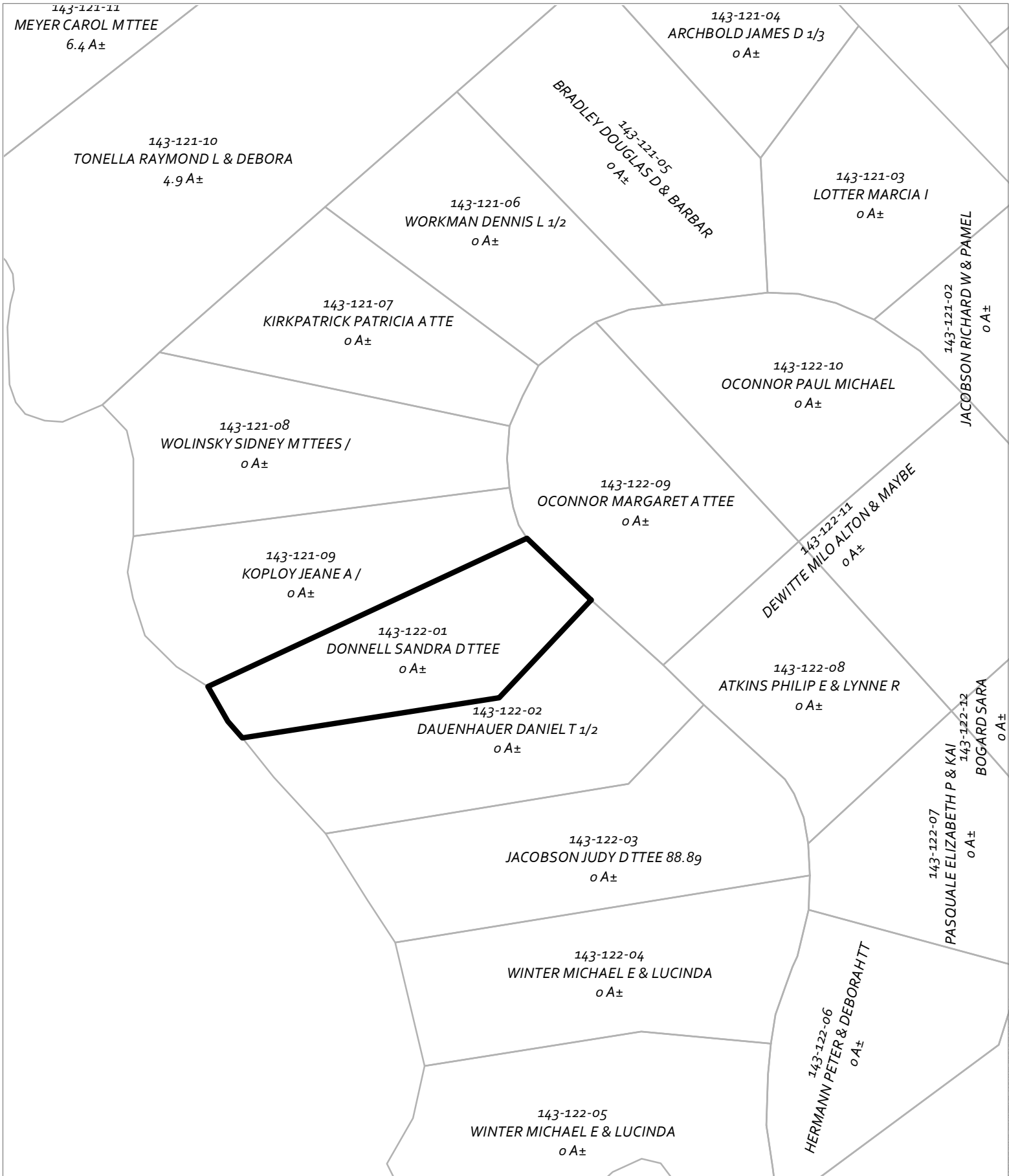
Public Roads



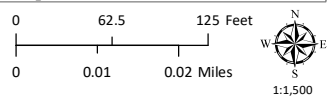
POST LCP CERTIFICATION & APPEAL JURISDICTION

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MENDOCINO COUNTY PLANNING DEPARTMENT 12/05/2022



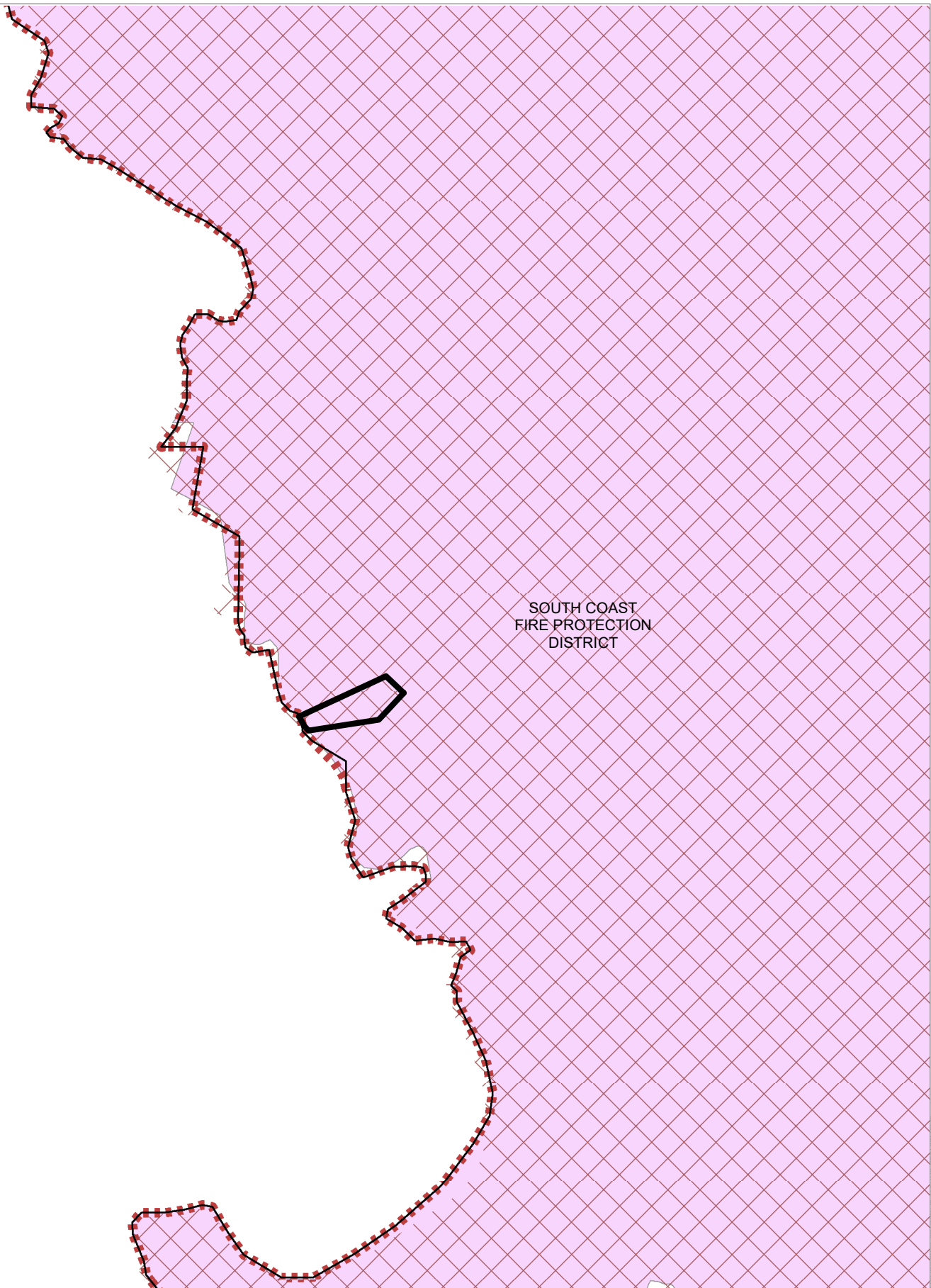
CASE: CDP 2022-0041
OWNER: BEERENSSON, James & Dana
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ADJACENT PARCELS



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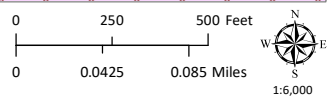
MENDOCINO COUNTY PLANNING DEPARTMENT 12/15/2022



SOUTH COAST
FIRE PROTECTION
DISTRICT

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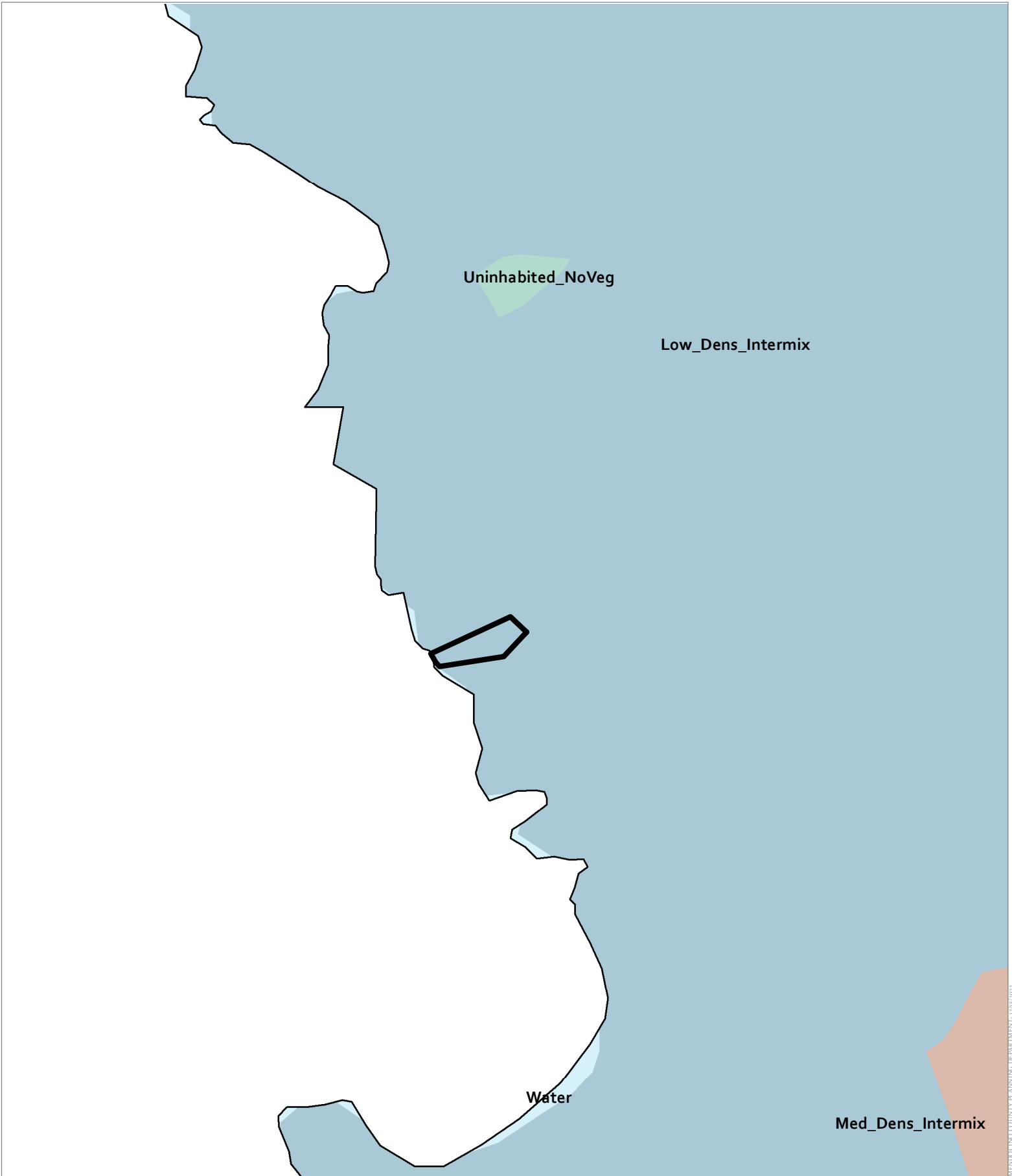
 High Fire Hazard
 County Fire Districts



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

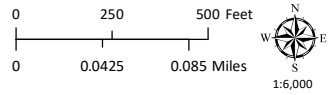
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MENDOCINO COUNTY PLANNING DEPARTMENT - 12/19/2022



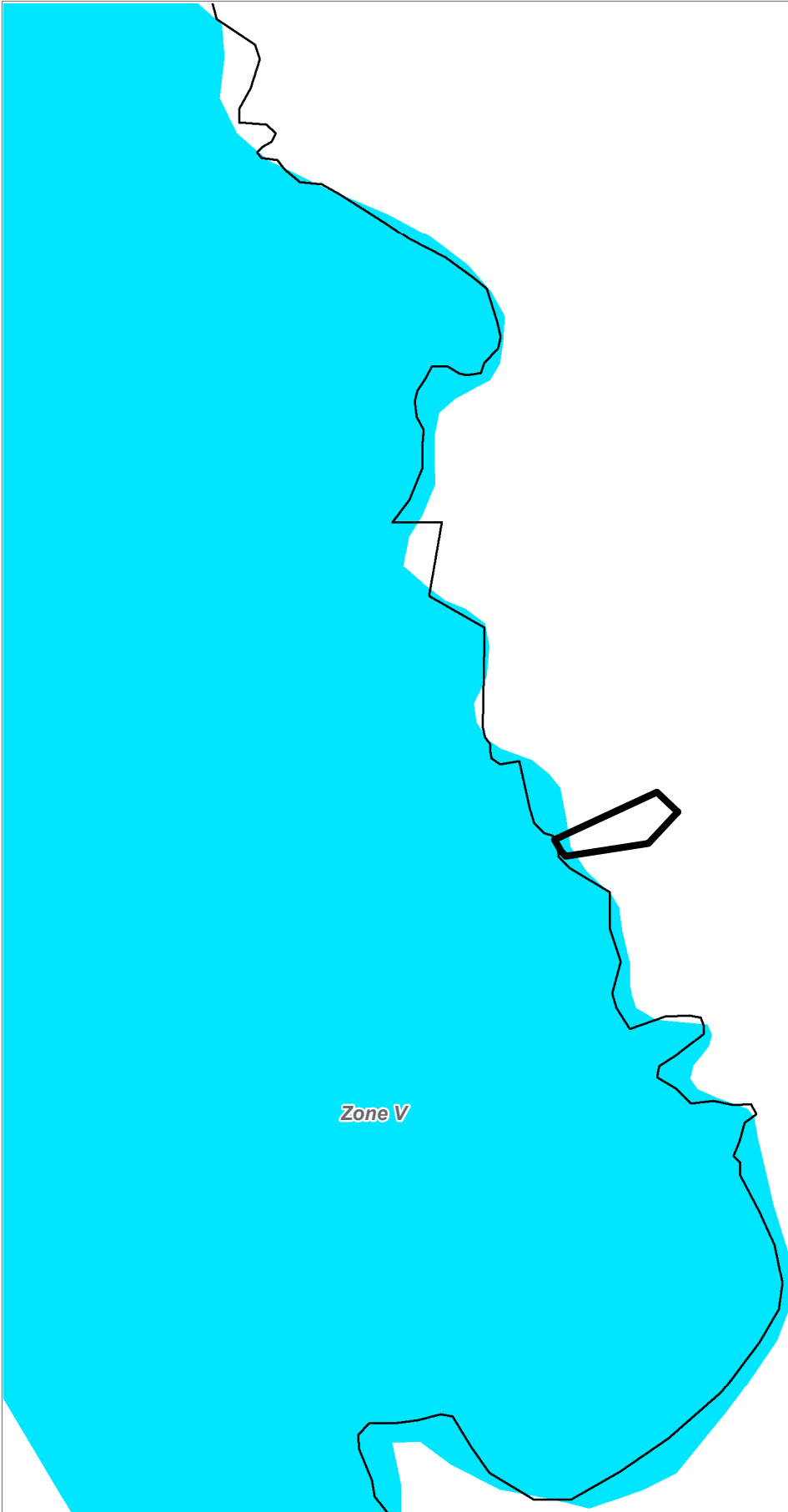
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/05/2023

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WILDLAND-URBAN INTERFACE

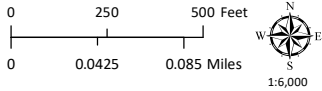
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**AREA OF
MINIMAL FLOOD
HAZARD *Zone X***

Zone V

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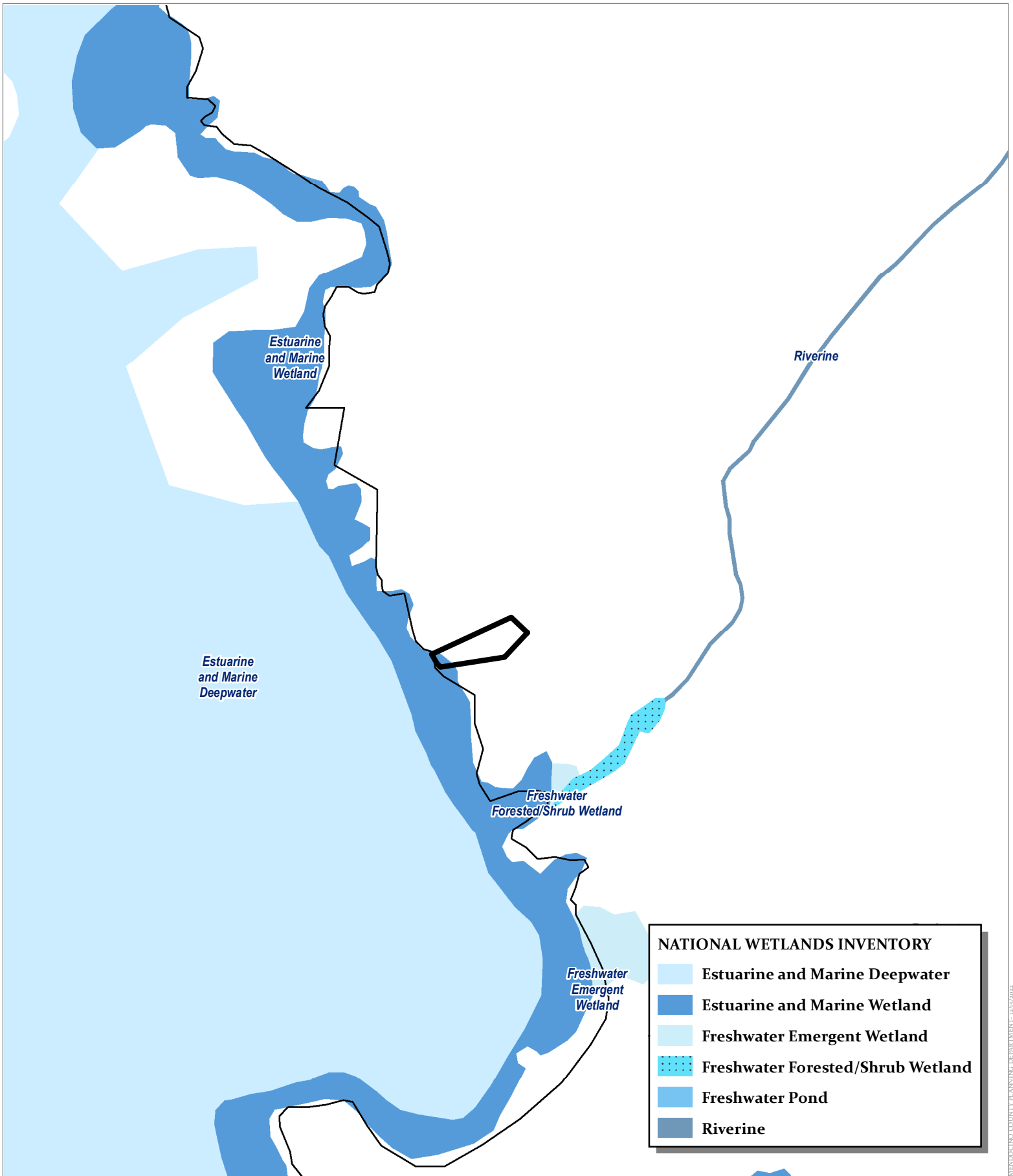


FLOOD ZONES

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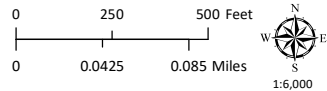
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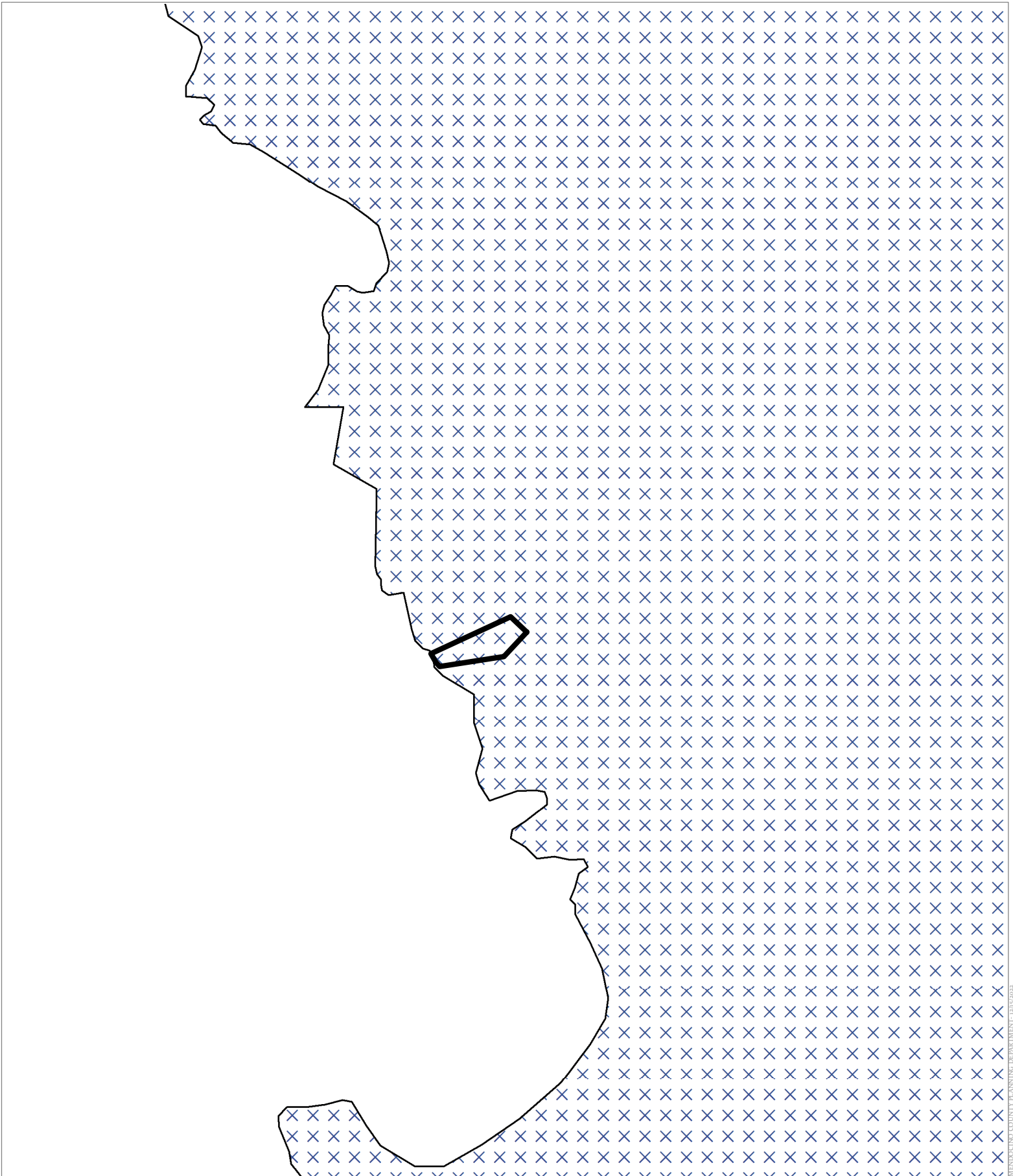
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/15/2022

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WETLANDS

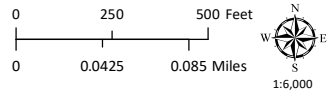
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< x x Critical Water Resources



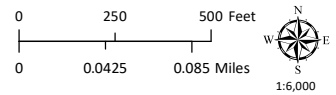
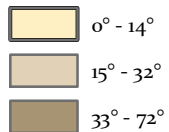
COASTAL GROUND WATER RESOURCES

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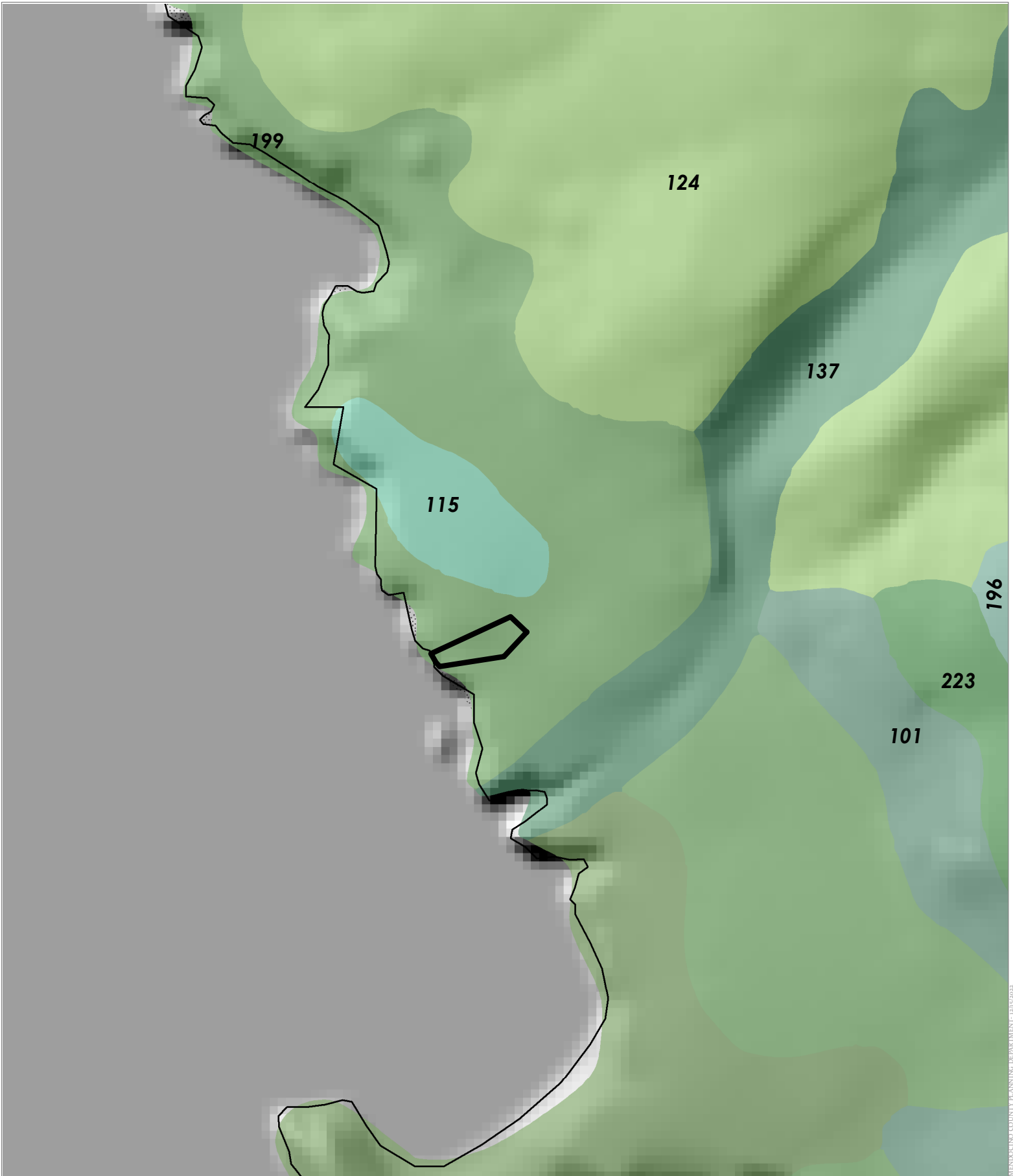
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/05/2023

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ESTIMATED SLOPE

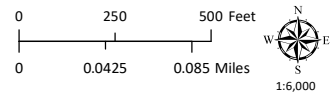
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MENDOCINO COUNTY PLANNING DEPARTMENT - 12/15/2022

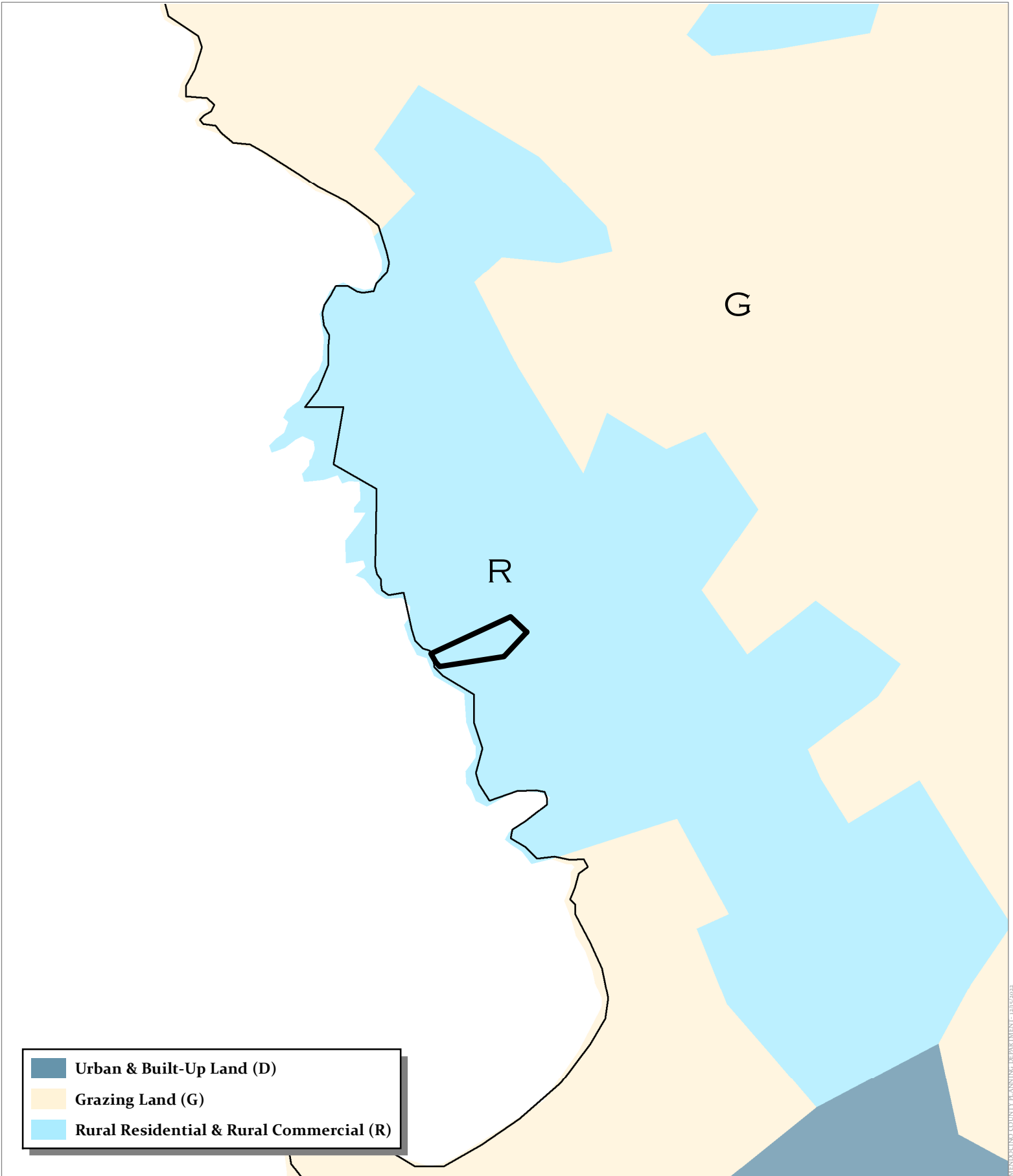
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 Shinglemill-Gibney Complex



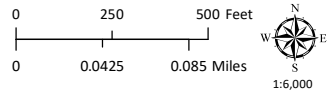
WESTERN SOIL CLASSIFICATION

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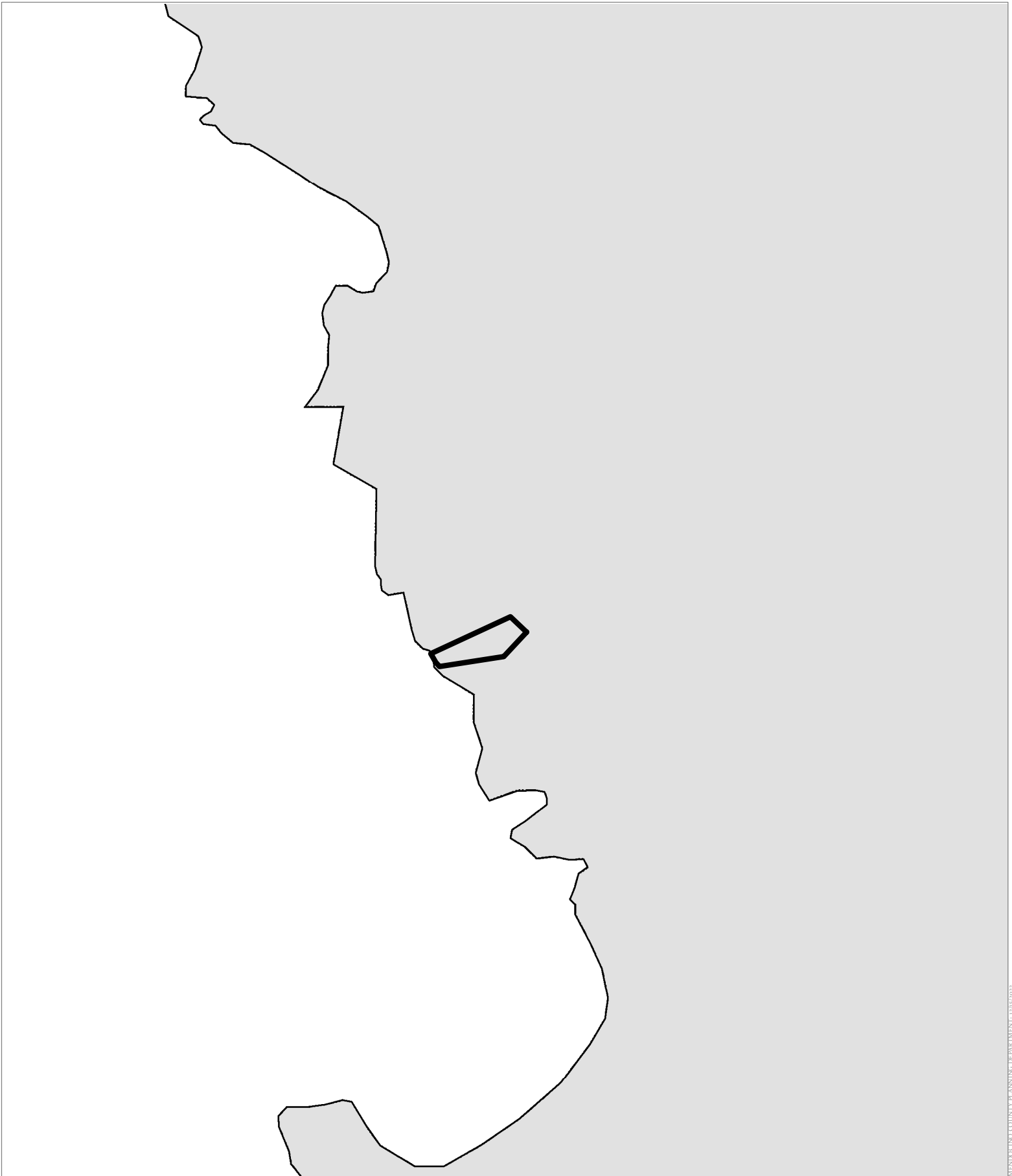
- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)

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IMPORTANT FARMLANDS

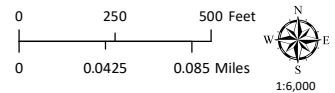
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VENTURA COUNTY PLANNING DEPARTMENT - 12/15/2022

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 Gualala MAC



GUALALA MUNICIPAL ADVISORY COUNCIL

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