



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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December 23 , 2022

**NOTICE OF PUBLIC HEARING, AVAILABILITY OF DRAFT MITIGATED NEGATIVE DECLARATION
FOR PUBLIC REVIEW, AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE
DECLARATION**

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, January 26, 2023 at 9:00 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 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#: CDP_2022-0002

DATE FILED: 1/20/2022

OWNER/APPLICANT: AUGUST & CHRISTINA PETERSEN

AGENT: TARA JACKSON, WYNN COASTAL PLANNING

REQUEST: Proposed 1,293 square foot Single Family Dwelling, 646 square foot detached workshop, 850 square foot detached garage, driveway, and production well. Move 150 square foot non-conforming shed to comply with setbacks.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: In the Coastal Zone, 5.5± miles north-northeast of Fort Bragg city center, on the east side of State Route 1 (SR1), north of its intersection with Little Valley Road (CR 426), located at 26260 Omar Drive, Fort Bragg; APN: 069-101-10.

SUPERVISORIAL DISTRICT: 4 (Gjerde)

STAFF PLANNER: ROB FITZSIMMONS

The staff report, Mitigated Negative Declaration, notice, and related materials will be available for public review 30 days prior to the scheduled 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 no later than January 25, 2023. 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, 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.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 707-234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

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.

JULIA KROG, Director of Planning and Building Services



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT FOR ADMINISTRATIVE CDP**

**JANUARY 26, 2023
CDP_2022-0002**

SUMMARY:

OWNER/APPLICANT: AUGUST & CHRISTINA PETERSEN
330 13TH ST #204
OAKLAND, CA. 94612

AGENT: TARA JACKSON
703 N MAIN ST
FORT BRAGG, CA. 95437

REQUEST: Administrative Coastal Development Permit for the creation of a Single-Family Residence and accessory improvements.

LOCATION: In the Coastal Zone, 5.5± miles north-northeast of Fort Bragg city center, on the east side of State Route 1 (SR1), north of its intersection with Little Valley Road (CR 426), located at 26260 Omar Drive, Fort Bragg; APN: 069-101-10.

TOTAL ACREAGE: 3.02± Acres

GENERAL PLAN: Coastal Element Chapter 4.2
Rural Residential 80,000 square foot minimum

ZONING: Mendocino County Coastal Zoning Code
Rural Residential

SUPERVISORIAL DISTRICT: 4 (Gjerde)

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: ROB FITZSIMMONS

BACKGROUND

PROJECT DESCRIPTION: Administrative Coastal Development Permit for the proposed development of a 1,293 square foot Single-Family Residence, with a 646 square foot detached workshop and 850 square foot detached garage. Addition of a driveway to residence and installation of a production well. Move 150 square foot non-conforming shed to comply with setbacks.

RELATED APPLICATIONS: Septic Permit #5569

SITE CHARACTERISTICS: The project site is located in the Coastal Zone, 5.5± miles north-northeast of Fort Bragg city center, on the east side of State Route 1 (SR1), north of its intersection with Little Valley Road (CR 426), as shown on the *Location* and *Aerial (Vicinity)* maps. The parcel currently has an existing shed, septic tank, leach field, and curtain drain. It is surrounded on three sides by developed properties within a residential neighborhood running along SR 1. West of the parcel lies undeveloped land and dunes for approximately one mile, with Pacific Ocean beyond. The property is a relatively flat, grassy field with an elevation of about 130 feet (see *Estimated Slope* and *Topographic* maps), supporting a number of potentially sensitive receptors, including an identified wetland on the western portion of the parcel (see *Wetland* map and the Biological Report). A large mound surrounded by Scotch broom (*Cytisus scoparius*) is present in the center of the parcel where the existing mound septic system is located.

SURROUNDING LAND USE AND ZONING: As listed on Table 1 below, the surrounding lands to the north, south, and east are classified and zoned Rural Residential. Beyond SR 1 to the west lies a publicly owned recreation area zoned Rangeland. The proposed remodel will be consistent with the surrounding land uses and development.

Table 1: Surrounding Land Use and Zoning				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential	Rural Residential	3.01± Acres	Residential
EAST	Rural Residential	Rural Residential	3.02± Acres	Residential
SOUTH	Rural Residential	Rural Residential	3.00± Acres	Residential
WEST	Range Lands	Rangeland	80.20± Acres	Public Lands

PUBLIC SERVICES:

Access: OMAR DRIVE
 Fire District: FORT BRAGG RURAL FIRE PROTECTION DISTRICT
 Water District: NONE
 Sewer District: NONE
 School District: FORT BRAGG UNIFIED

AGENCY COMMENTS: On March 16, 2022 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project (See Table 2). Their required or related permits, if any, are listed below.

Table 2. Contacted Agencies		
REFERRAL AGENCIES	RELATED PERMIT	COMMENT
Planning - FB		Comment
Department of Transportation	Encroachment	No comment
Environmental Health – FB	Septic, Well	Comment
Building Inspection – FB	Building	No comment
Assessor		No response
Air Quality Management District		No comment
CALTRANS		No response
Department of Forestry, CalFire Land Use		No response
Department of Fish and Wildlife		Comment
Coastal Commission		No response
County Addresser		No response
Cloverdale Rancheria		No response
Redwood Valley Rancheria		No response
Sherwood Valley Band of Pomo Indians		Comment
Sierra Club		No response
Fort Bragg Fire District		No response

Sherwood Valley Band of Pomo Indians expressed concern over the lack of water and stated opposition to new building on the parcel.

LOCAL COASTAL PROGRAM CONSISTENCY

The property is located within Mendocino County’s Local Coastal Program boundaries. Staff recommends that the proposed and recommended conditions would assure development conforms to Mendocino County’s Local Coastal Program, including Coastal Element policies for Rural Residential and satisfies Mendocino County Coastal Zoning Code regulations.

Land Use: The site is classified as Rural Residential (RR). *“The Rural Residential classification is intended to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability.”* Principal permitted uses include residential and associated utilities, light agriculture, and home occupations; the proposed is consistent with the land use policies of the RR classification.

Coastal Element Chapter 4.2 *Rockport To Little Valley Road Planning Area (Includes Westport, Inglenook)* does not include policies or goals for the area associated with the proposed development.

Zoning: The project site is located in the Rural Residential (RR) District. This district is intended to implement the goals and policies of Coastal Element Chapter 2.2. Principal permitted uses include *Single-Family Residential, Vacation Home Rental, Light Agriculture, Row and Field Crops;* and others. The proposed land use, MCC Section 20.316.010(A) *Single-Family Residential*, is a permitted use in the RR District.

The Rural Residential district, per Mendocino County Code (MCC) Section 20.376.005,

“... is intended to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability.”

The proposed development conforms to the front, rear, and side yard minimum distances, and maximum lot coverage (See attachments *Site Plan, Floor Plans, Profiles, and Elevations*). See Table 3.

Table 3. MCC Chapter 20.376 Rural Residential Development Standards (RR:L-2)		
SECTION	STANDARD	PROPOSED
20.376.040 Minimum Front & Rear Yards	20 feet	more than 20 feet
20.376.040 Minimum Side Yards	6 feet	more than 6 feet
20.376.045 Building Height Limit	28 feet	21 feet, 2 inch
20.376.065 Maximum Lot Coverage	15 percent	2.2 percent

To facilitate the property owner’s compliance with adopted conditions, Staff recommends that the conditions be attached to any building permit and become a part of on-site construction drawings (See recommended Condition #30).

Grading, Erosion, and Run-Off: The purpose of MCC Chapter 20.492 *Grading, Erosion, and Runoff* is:

“The approving authority shall review all permit applications for coastal developments to determine the extent of project related impacts due to grading, erosion and runoff. The approving authority shall determine the extent to which the following standards should apply to specific projects, and the extent to which additional studies and/or mitigation are required, specifically development projects within Development Limitations Combining Districts.”

On Question #16 of the Application Questionnaire, the applicant has indicated that “(m)inimal grading will need to be done to level the house and associated outdoor living space.”

As with all development in the County jurisdiction, a building permit (or an exemption from a grading permit) is required prior to any grading, including but not limited to any excavation or filling or combination thereof involving transfer of more than two cubic yards of material; in some instances, a coastal development permit may be required as well. As described, the project would be consistent with MCC Chapter 20.492 *Grading, Erosion, and Run-off* and potentially:

- MCC Chapter 20.496 *Environmentally Sensitive Habitat and Other Resource Areas*,

- MCC Chapter 20.500 *Hazard Areas*, and
- MCC Chapter 20.532 *Coastal Development Permit Regulations – General*.

Future repair and maintenance of the existing vehicle access easement, especially where approximate to Point Arena Creek, would need prior authorization. The property owner would want to first file a coastal development permit application or permit amendment.

Habitats and Natural Resources: Coastal Element Chapter 3.1 and MCC Chapter 20.496 *Environmentally Sensitive Habitat and Other Resource Areas* applies to all development proposed in the Coastal Zone, unless and until it can be demonstrated to the approving authority that the project will not degrade an environmentally sensitive habitat or resource area and shall be compatible with the continuance of such areas. The *LCP Habitats & Resources* map depicts the site as made up of hardwood forest and coastal prairie grassland (See attached).

A Biological Scoping & Botanical Survey Report dated January 12, 2022 (attached) was prepared by Asa Spade and Nicole Bejar for the project. One special status plant species, **Point Reyes horkelia** (*Horkelia marinensis*) was found throughout the property, including on the proposed project site. Two special status plant community ESHAs were identified onsite, **grand fir forest** (*Abies grandis* Forest Association G4 S2) and **wax myrtle – Labrador tea scrub** (*Morella californica* – *Rhododendron columbiana* Shrubland Association G4 S3), along with a presumed **Coastal Act Wetland**.

The scope of the project was reduced from what was originally proposed, and several mitigations have been recommended, including minimizing as much as possible the amount of grand fir trees and Point Reyes horkelia taken, and replanting displaced Point Reyes horkelia as feasible. An Initial Study was prepared for the project, which determined that any impacts on the environment could be mitigated to **less than significant** levels should these and other mitigation measures be incorporated into the project. Several conditions are proposed mandating compliance with the mitigation measures proposed in the Initial Study.

Archaeological/Cultural Resources: On April 13, 2022, the Archaeological Commission reviewed the Archaeological Survey prepared for the project by Heather Warner, dated June 4, 2021. The Commission moved to accept the survey and recommended the inclusion of a condition informing the property owners of the “Discovery Clause” of MCC § 22.12.090, which prescribes the procedures to be followed in the event of the discovery of any cultural resources during construction of the project (see recommended Condition #7). This condition serves only to highlight an existing requirement – the stipulations relating to discovery of archaeological sites or artifacts delineated in MCC § 22.12.090 apply regardless of whether or not they are explicitly outlined in the project’s conditions of approval. On March 16, 2022, local tribes were contacted and comments on the proposed were requested; no response relating to cultural resources has been received. As proposed, the project would be consistent with the archaeological resource policies of Coastal Element Chapter 3.5 and MCC Chapter 22.12.

Hazards Management: Coastal Element Chapter 3.4 and MCC Chapter 20.500 *Hazard Areas* applies to all development proposed in the Coastal Zone unless and until it is determined by the Coastal Permit Administrator that the project is not subject to threat from geologic, flood, or other hazards.

MCC Section 20.500.025 *Fire Hazard* -- The parcel is located in an area classified as “Moderate Fire Hazard” (See attachment *Fire Hazard Zones & Responsibility Areas* map). Fire protection services are provided by the Fort Bragg Rural Fire Protection District and California Department of Forestry and Fire Prevention (CalFire). The application was referred to the Fort Bragg Rural Fire Protection District and CalFire for input; however, no response has been received from either agency.

Mapping does not associate the project site with any of the following: faults, bluffs, landslides, erosion, or flood hazards. With the inclusion of standard conditions requiring the property owner to obtain all necessary permits from local, State, and federal agencies, the project would be consistent with MCC Chapter 20.500 *Hazard Areas* (See condition #4).

Visual Resources: The project site is not mapped as a Highly Scenic Area; therefore, applicability of Coastal Element Chapter 3.5 policies and MCC Chapter 20.504 *Visual Resources and Special Treatment Areas* is limited.

Transportation and Circulation: The project would contribute minimally to new sources of traffic on local and regional roadways. The cumulative effects of traffic resulting from residential land uses were considered when the Coastal Element land use designations were assigned. As proposed, the project would not affect transportation or circulation and would be provided with adequate access.

The project was referred to the Department of Transportation, who declined to comment on it.

Groundwater Resources: One of the purposes of MCC Chapter 20.516 *Transportation, Utilities, and Public Services* is "... that development occurs in areas where public services are available..." New development shall be approved subject to the availability of necessary public services and consistent with MCC Sections 20.516.015(A) *Septage and Leach Field* and (B) *Water Supply*. On March 16, 2022, the proposal was referred to agencies for comment, including the Mendocino County Division of Environmental Health (DEH) and the California Coastal Commission (Commission).

MCC Section 20.516.015(A) *Septage and Leach Field*. The proposed project includes installation of an on-site septic tank with connection to a leach field. On December 17, 2021, Division of Environmental Health staff responded that there is a septic permit 1966-F for a two-bedroom residence. As a two-bedroom residence is proposed; the project would not exceed the capacity of the existing septic system. On January 17, 2022, Coastal Commission responded with the following:

"The onsite sewage disposal system was approved by the Mendocino Department of Environmental Health (DEH) in 1988. We recommend that County staff verify prior to acting on the CDP application that the proposed sewage disposal system design conforms to current standards to make the necessary findings that the proposed use will be served by an adequate onsite sewage system capable of treating wastewater consistent with County and Regional Water Board standards."

MCC Section 20.516.015(B) *Water Supply*. The property and surrounding lands are mapped as "Sufficient Water Resources" (See attached *Ground Water Resources* map). A production well is part of the project proposal to provide water to the proposed Single Family Residence and accessory structures.

Water Conservation Measures: In response to the current drought conditions in the region, on June 22, 2021 the Mendocino County Board of Supervisors passed Ordinance No. 4493, which remains in effect. Said ordinance reads in part

The County ... shall not approve any application for subdivision, use permit, variance, or other discretionary entitlement for use which is required in order to comply with the County's zoning ordinances, specifically including but not limited to discretionary permits for cannabis cultivation, during the term of this ordinance without (A) considering the anticipated water use of the proposed development and (B) imposing conditions of approval related to limiting or phasing any expansion of water use, as deemed appropriate by the reviewing authority.

The authority approving the discretionary entitlement is authorized, as a condition of permit approval, to implement water use restrictions during the term of this ordinance.

According to the County of Mendocino Coastal Groundwater Development Guidelines, "Water Requirements for single family residences along the Mendocino Coast are estimated to be 180 gal/day per capita (DWR, 1982)." A more recent report authored by DWR, *Results of the Indoor Water Use Study (2021)*, states that the statewide median indoor residential water use is 48 gallons per capita per day.

The following water conservation measures are imposed by MCC 16.24.030:

MCC 16.24.030 - Conservation Devices.

No building permit within the scope of Section 16.24.020 shall be issued where the plumbing fixtures to be installed do not meet the following standards:

- (A) All tank-type water closets shall use not in excess of one and six-tenths (1.6) gallons per flush and shall be of an "ultra low flush" type.*
- (B) Potable hot water piping in accessible unconditioned areas leading from water heaters shall be insulated for the first five (5) feet from water heater to provide an installed conductance of 0.33 or less.*

An exemption can be requested to the above requirements pursuant to MCC 16.24.050. Given the conditions necessitating Ordinance No 4493, Condition 8 is recommended, eliminating the proposed project's eligibility for such an exemption. Note that CalGreen standards impose a stricter 1.28-gallons-per-flush standard on all residential construction/alteration anyway, rendering MCC 16.24.030(A) irrelevant.

Public Access: The site is not designated as a potential public access trail location. As shown on LCP Map 12 *Cleone*, **existing public access to the coast follows the shoreline** (See attached). MCC Chapter 20.528 *Coastal Access Regulations and Open Space Easements* standards for minimum access are established west of the project site, at the shore. As proposed, the project would satisfy the requirements of MCC Chapter 20.528 that implement the goals and policies of *Coastal Element Chapter 3.6 Shoreline Access and Trail/Bikeway System*.

Takings Analysis: The proposed project is not consistent with MCC Section 20.496.020(A) ESHA Development Criteria. The residential foundation and appurtenant improvements would be located within the Grand Fir Forest and Horkelia ESHAs. As there is no feasible location on the property for residential development without impacting habitat, denial of the proposed development may cause a regulatory taking. Section 30010 of the California Coastal Act addresses regulatory takings and states the following:

The Legislature hereby finds and declares that this division is not intended, and shall not be construed as authorizing the commission, port governing body, or local government acting pursuant to this division to exercise their power to grant or deny a permit in a manner which will take or damage private property for public use, without the payment of just compensation therefore. This section is not intended to increase or decrease the rights of any owner of property under the Constitution of the State of California or the United States.

In this case, prohibiting development within the ESHA and ESHA buffers would deprive the owner of all economic use of the property. Some factors courts examine to determine whether a regulatory taking has occurred involve the presence of reasonable investment-backed expectations, the degree to which a regulation may interfere with those reasonable investment-backed expectations, and whether or not a regulation deprives an owner of all economic use of the property. Staff believes there is a reasonable investment backed expectation, as the scale of the proposed residence is consistent with similar properties in the vicinity. The General Plan classification identifies single-family residential land uses as principally permitted at this location. Homes are observed on the surrounding lots. A reasonable person would believe that this property could be improved with a single-family residence.

In March 2021, the applicant purchased the land for \$240,000. Since that time, they have filed a Coastal Development Permit application proposing to construct a single-family residence. Comparative analysis identified lots previously approved for residential development in the surrounding area (See Table 3).

PARCEL NUMBER	TOTAL DEVELOPMENT	PARCEL SIZE
069-101-09	2,466 SF	3.01 acres
069-101-10	3,654 SF proposed	3.02 acres
069-101-11	3,121 SF	3.02 acres
069-101-12	3,912 SF	3.02 acres
069-101-14	4,176 SF	5.53 acres
069-101-43	6,158 SF	3.00 acres
069-101-28	4,040 SF	2.35 acres
069-101-30	3,340 SF	2.79 acres
069-101-25	3,353 SF	2.98 acres
069-101-17	3,196 SF	2.23 acres
069-101-41	3,800 SF	2.62 acres
069-101-42	3,934 SF	3.84 acres
069-101-23	2,489 SF	3.00 acres
069-101-24	2,756 SF	3.00 acres

Table 3. List of Parcels and Coastal Permits Issued		
PARCEL NUMBER	TOTAL DEVELOPMENT	PARCEL SIZE
069-101-29	1,650 SF	2.18 acres
069-101-26	4,606 SF	2.23 acres
069-101-27	3,968 SF	2.52 acres
Average	3,566 SF	2.96 acres

ENVIRONMENTAL DETERMINATION: The environmental impacts identified for the project can be adequately mitigated through the conditions of approval or features of the project design so that no significant adverse environmental impacts will result from this project; therefore, adopting a Mitigated Negative Declaration is recommended.

PROJECT FINDINGS AND CONDITIONS

Pursuant to the provisions of Chapter 20.532 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed project and adopts the following findings and conditions:

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed development is in conformity with the certified local coastal program

The construction of a Single-Family Dwelling and accessory structures and improvements comply with the certified Local Coastal Program. The proposed project allows for residential use of the site, which is consistent with the intent of the Rural Residential Classification.

2. Pursuant with MCC Section 20.532.095(A)(2), the project will be provided with adequate utilities, access roads, drainage and other necessary facilities

Water will be provided by the proposed well. The project will be required to fulfil all pertinent requirements of a Building Permit before receiving a Certificate of Occupancy, including all related permits such as a Septic Permit from Environmental Health.

3. Pursuant with MCC Section 20.532.095(A)(3), the project is consistent with the purpose and intent of the Rural Residential District, as well as all other provisions of Division II of Title 20 of the Mendocino County Code

The Rural Residential District is intended to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability. The addition of a residence on the otherwise vacant subject parcel is consistent with this goal.

4. Pursuant with MCC Section 20.532.095(A)(4), the project if completed in compliance with the conditions of approval, as mitigated by the Mitigated Negative Declaration, will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA)

Based on the findings of the Initial Study prepared for this project, the project, as mitigated, will not have a significant impact on the environment under CEQA. The necessary mitigations have been incorporated into the Conditions of Approval for this permit.

5. Pursuant with MCC Section 20.532.095(A)(5), the project will not have any adverse impact on any known archaeological or paleontological resources, and should any archaeological sites or artifacts be discovered further protection measures may be imposed as per **Condition 7**

On April 13, 2022, the Archaeological Commission reviewed the Archaeological Survey prepared for the project by Heather Warner, dated June 4, 2021. The Commission moved to accept the survey and recommended the inclusion of a condition informing the property owners of the "Discovery Clause" of

MCC § 22.12.090, which prescribes the procedures to be followed in the event of the discovery of any cultural resources during construction of the project. On March 16, 2022, local tribes were contacted and comments on the proposed were requested; no response relating to cultural resources has been received. As proposed, the project would be consistent with the archaeological resource policies of Coastal Element Chapter 3.5 and MCC Chapter 22.12.

6. Pursuant with MCC 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 development.

On March 16, 2022, the project was referred to the Fort Bragg Rural Fire Protection District and the Mendocino County Department of Transportation for comment; to date, no objections to approval of the project or other comments have been received. There are no operating landfills in the County of Mendocino; solid waste is instead taken to the Potrero Hills landfill, which is not expected to meet capacity until 2048.

CONDITIONS OF APPROVAL:

1. This action shall become final and effective 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 expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. In the event of further mitigation processes needed regarding this project, the Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits, including building and demolition permits, for the proposed work from County, State, and Federal agencies having jurisdiction.
5. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
6. This permit is issued without a legal determination having been made upon the number, size, or shape of parcels encompassed within the permit-described boundaries. Should, at any time, a legal determination be made that the number, size, or shape of parcels within the permit-described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
7. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.


8. The project shall be subject to the water conservation standards of MCC 16.24.030 and will not be eligible for an exemption to said standards under MCC 16.24.050.
9. A deed restriction shall be recorded protecting the remainder of the parcel from further development post-project. Further development on the parcel, such as the creation of an Accessory Dwelling Unit, must occur within the project's currently proposed footprint.
10. All proposed development shall be greater than 100 feet from Coastal Act wetland presumed ESHA. No construction or materials staging shall occur within 100 feet of the Coastal Act wetland identified and mapped as presumed ESHA.
11. A wildlife-friendly physical demarcation of the reduced ESHA buffer shall be installed, such as a wooden split rail fence.
12. The Mitigation, Monitoring, and Reporting Plan included as Appendix H of Wynn Coastal's Biological Report shall be implemented, ensuring the ongoing maintenance of the Horkelia relocation referenced in Conditions 23 and 24.
13. Any legacy trash/debris currently occurring on the parcel shall be removed, in conformance with Condition 21.
14. If development activities occur during the breeding season of nesting birds (February to August), a survey for active nests shall be conducted by a qualified biologist no more than 14 days prior to start of activities. If active special status bird nests are observed, no ground activities shall occur within a 100-foot exclusion zone. These exclusion zones may vary depending on species, habitat, and level of disturbance. The exclusion zone shall remain in place around the active nest until all young are no longer dependent upon the nest. A biologist shall monitor the nest site weekly during the breeding season to ensure the buffer is sufficient to protect the nest site from potential disturbance.
15. Construction shall only occur during daylight hours.
16. If development activities occur during November 1-August 31, a bat survey will be conducted by a qualified biologist no more than 14 days prior to start of activities. Pre-construction bat surveys involve surveying trees, rock outcrops, and buildings subject to construction for evidence of bat use (guano accumulation, or acoustic or visual detections). If evidence of bat use is found, then biologists shall conduct acoustic surveys under appropriate conditions using an acoustic detector, to determine whether a site is occupied. If active bat roosts are observed, no ground disturbance activities shall occur within a minimum 50-foot exclusion zone. These exclusion zones may vary depending on species, habitat, and level of disturbance. The exclusion zone shall remain in place around the active roost until all young are no longer dependent upon the roost.
17. A pre-construction Sonoma tree vole survey should be performed by a qualified biologist 14 days prior to the onset of tree removal activities. Protocols per the direction of CDFW shall be followed if Sonoma tree vole nests are identified in trees to be removed.
18. Within two weeks prior to construction activities, project contractors shall be trained by a qualified biologist in the identification of the frogs and salamanders that occur along the Mendocino County coast. Workers will be trained to differentiate between special status and common species and instructed on actions and communications required to be conducted if special status amphibians are observed during construction.
19. During ground-disturbing activities, construction crews shall begin each day with a visual search around the staging and impact area to detect the presence of amphibians.
20. During construction and debris removal, any wood stockpiles shall be moved carefully by hand to avoid accidental crushing or other damage to amphibians.

21. If a rain event occurs during the ground disturbance period, all ground-disturbing activities shall immediately cease. Ground-disturbing activities shall not resume until 48 hours after the rain stops and trained construction crew member(s) have examined the site for the presence of special status amphibians and found none. If a special status amphibian is detected, construction crews shall cease/not resume all ground-disturbing work and will contact the California Department of Fish and Wildlife (CDFW) or a qualified biologist. In this instance, clearance from CDFW will then be needed prior to reinitiating work. CDFW shall be consulted and will need to be in agreement with protective measures needed for any potential special status amphibians.
22. Prior to construction, Point Reyes horkelia clumps within the footprint of development and staging area will be transplanted to other areas of grassland on the parcel where Point Reyes horkelia is sparse and/or where trees and shrubs have been removed to create new potential habitat. Point Reyes horkelia replanting shall only occur in conformance with the Mitigation Monitoring and Reporting Plan included in Wynn Coastal's 1/12/2022 Biological Report, and the following:

Point Reyes horkelia habitat shall be improved and expanded by targeting invasive plant species with a Cal-IPC rating of HIGH with a focus on Scotch broom (*Cytisus scoparius*). Scotch broom shall be dug out or removed with a weed wrench, removing as much of the root as possible. The best time for the removal is from July through September when the plants are drought-stressed. Seedling and resprouting Scotch broom, as well as Monterey pine seedlings, shall be targeted for removal to prevent the shading out of grassland habitat.
23. Once the staging area is no longer needed post-construction, Point Reyes horkelia shall be planted back into the portion of the staging area not developed with driveway or well infrastructure. Point Reyes horkelia planted into this area shall be obtained by making divisions off larger clumps of horkelia in areas where it is well established and growing densely.
24. Soil scraped away to level the ground for construction shall be saved and placed over the Scotch broom patch area after the Scotch broom has been removed. Any extra topsoil shall be stockpiled and moved by hand with a wheelbarrow; soil shall not be pushed over with heavy equipment. Care shall be taken during topsoil relocation so as not to impact existing Point Reyes horkelia and the existing mound septic system.
25. Heavy machinery that is used in dirt shall be power washed offsite to eliminate seeds and other propagules.
26. Building materials and construction vehicles shall only be staged on the eastern edge of the parcel, after Point Reyes horkelia has been transplanted away from this area. Construction fencing shall be installed between the staging area and areas of grand fir forest and Point Reyes horkelia habitat that remain on the eastern side of the parcel so that the staging area does not expand into these areas.
27. Standard Best Management Practices shall be employed to assure minimization of erosion resulting from construction. Ground disturbance shall be limited to the minimum necessary and disturbed soil areas shall be stabilized as soon as feasible. Areas of bare soil shall be seeded with native erosion control seed mix and/or covered with biodegradable erosion control materials (e.g. coconut fiber, jute, weed-free straw).
28. Native coniferous trees should only be removed if strictly necessary to make room for the proposed development or if their continued presence results in a safety hazard.
29. Non-native Monterey pine trees on the subject parcel shall be removed and replaced by introducing grand fir seeds and/or seedlings from on site, in conformance with the Mitigation, Monitoring, and Reporting Plan. Areas of bare mineral soil where grand fir seeds can germinate shall be created. Natural recruitment of grand fir seedlings through reproduction of existing adult seed trees on site shall be encouraged. A native grand fir forest understory shall be established.
30. Conditions of Approval of CDP_2022-0002 shall be attached to any building permit application for work covered by the CDP and shall be a part of on-site construction drawings.

12/19/2022

DATE



ROB FITZSIMMONS
PLANNER II

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

ATTACHMENTS:

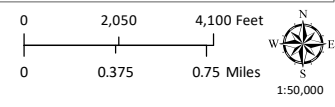
- | | |
|--|---|
| A. Location Map | K. Post LCP Certification & Appeal Jurisdiction |
| B. Aerial Map Imagery | L. Fire Hazard Zones & Responsibility Areas |
| C. Aerial Map Imagery (Detail) | M. Wildland-Urban Interface Zone |
| D. Topographical Map | N. Wetlands |
| E. Site Plan | O. Ground Water Resources |
| F. Zoning Display Map | P. Highly Scenic & Tree Removal Areas |
| G. General Plan Classifications | Q. Slopes |
| H. LCP Land Use Map 12: Cleone | R. Local Soils |
| I. LCP Land Capabilities & Natural Hazards | S. Farmland Classifications |
| J. LCP Habitats & Resources | T. State Parks |



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCan, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: CDP 2022-0002
OWNER: August and Christina Petersen
APN: 069-101-10
APLCT: August and Christina Petersen
AGENT: Jackie Dixon
ADDRESS: 2626o Omar Drive, Fort Bragg

- Major Towns & Places
- ▭ City Limits
- Highways
- Major Roads



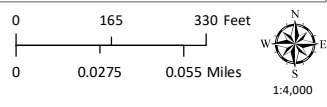
LOCATION MAP



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CASE: CDP 2022-0002
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- Public Roads
- Private Roads





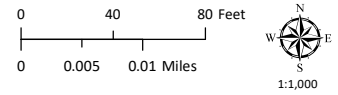
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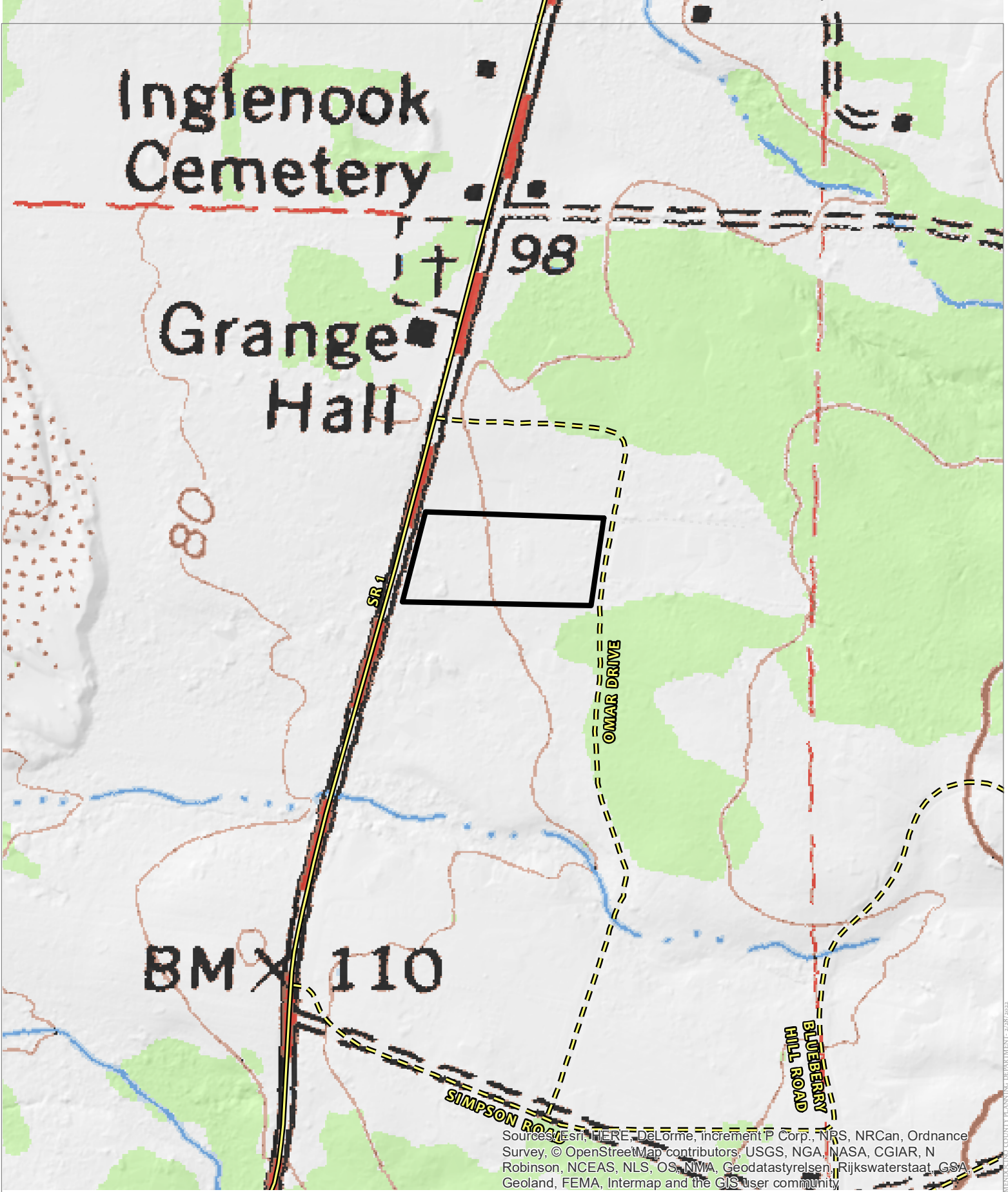
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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 Public Roads
 Private Roads



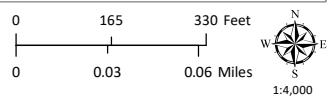
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Sources: Esri, HERE, DeLorme, InCREMENT P Corp., NRS, NRCAN, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NIMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

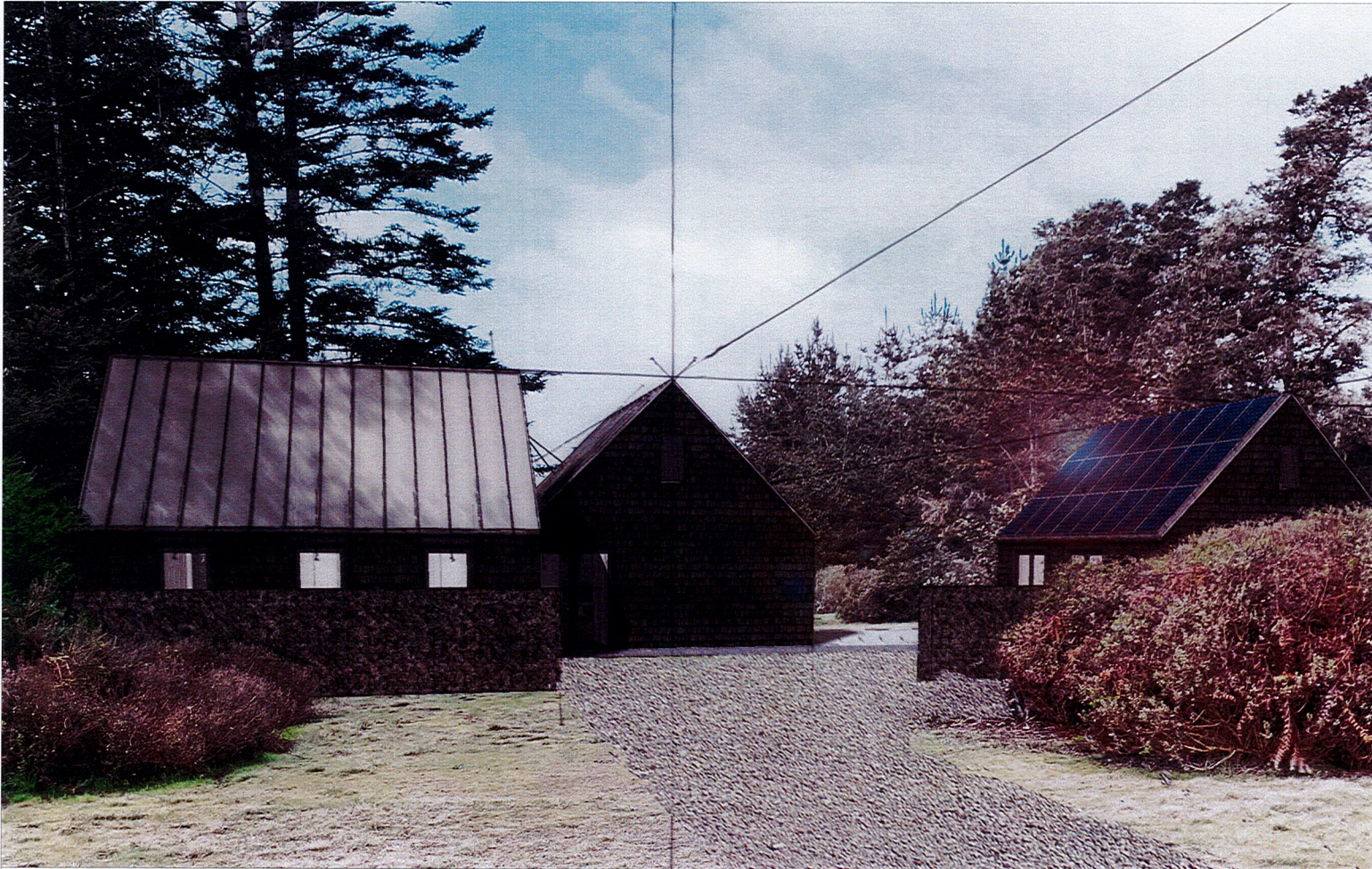
CASE: CDP 2022-0002
OWNER: August and Christina Petersen
APN: 069-101-10
APLCT: August and Christina Petersen
AGENT: Jackie Dixon
ADDRESS: 2626o Omar Drive, Fort Bragg

== Public Roads
 - - - Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2022



SHEET INDEX

ARCHITECTURAL	
A0.1	PROJECT INFORMATION
A0.4	SITE PLAN
A0.5	SPACE PLAN
A0.8	SPACE PLAN
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A3.3	BUILDING ELEVATIONS
A7.1	COLORS AND MATERIALS

PROJECT
ØM
 26260 OMAR DR.
 FORT BRAGG
 CA, 95437

VICINITY MAP



PROJECT TEAM

OWNER:
 AUGUST PETERSEN
 330 13TH ST, STE 204
 OAKLAND, CA 94612
 TEL: 530.592.6874
 EMAIL: AUGUSTPETERSEN@GMAIL.COM

GENERAL CONTRACTOR:
 .
 .
 .
 TEL: .
 EMAIL: .

CODES & REGULATIONS

CODES & REGULATIONS:
 2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA ENERGY CODE

PROJECT INFORMATION

LOCATION: 26260 OMAR DR.
 FORT BRAGG
 CA 95437

APN: 68-101-10

ZONING: RR-2

HEIGHT LIMIT: 28' - 0"

BUILDING TYPE: TYPE V

OF STORIES: 1

OCCUPANCY GROUP: R-1

TOTAL BUILDING AREA: 1,345 SF

TOTAL SITE AREA: 3.02 ACRES

SCOPE OF WORK:
 NEW SINGLE FAMILY RESIDENCE INCLUDING THE CONSTRUCTION OF FOUNDATION, LOAD BEARING WALLS, ROOF STRUCTURE, INTERIOR PARTITIONS, DOORS, WINDOWS, LIGHTING AND ASSOCIATED ELECTRICAL, PLUMBING, MECHANICAL, AND FIRE PROTECTION SYSTEMS.

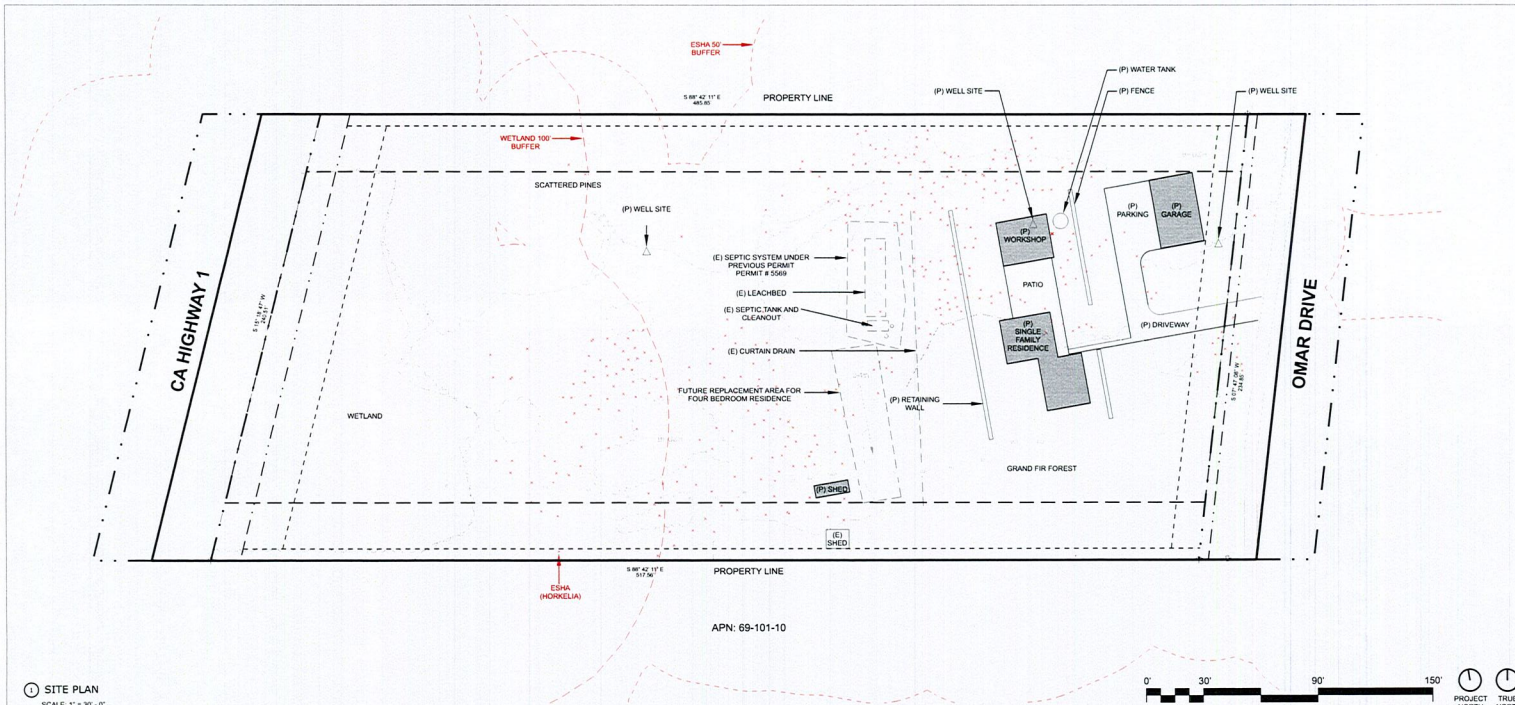
ISSUE RECORD
 CDP APPLICATION: 09/20/2021

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SHEET TITLE
PROJECT INFORMATION

SHEET NUMBER

A0.1

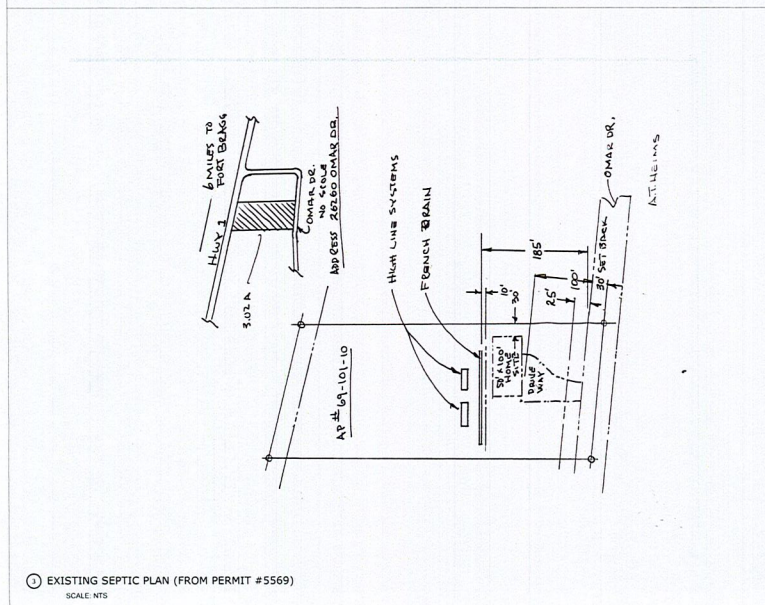


LEGEND

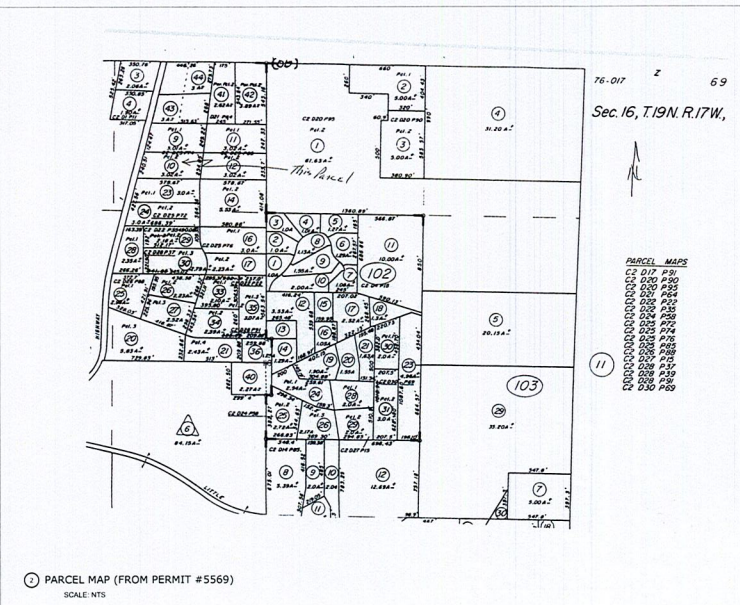
	PROPERTY LINE
	UTILITY EASEMENTS 30 HWY 1-30 OMAR DR
	CAL FIRE 30 ALL SIDES
	CORRIDOR PRESERVATION 45 HWY 1-25 OMAR DR
	COUNTY SETBACKS FRONT 30' FROM CORRIDOR PRESERVATION REAR 20' FROM CORRIDOR PRESERVATION SIDES 6' FROM PROPERTY LINE

PROJECT
OM
 26260 OMAR DR.
 FORT BRAGG
 CA. 95437

1 SITE PLAN
 SCALE: 1" = 30' - 0"



2 EXISTING SEPTIC PLAN (FROM PERMIT #5569)
 SCALE: NTS



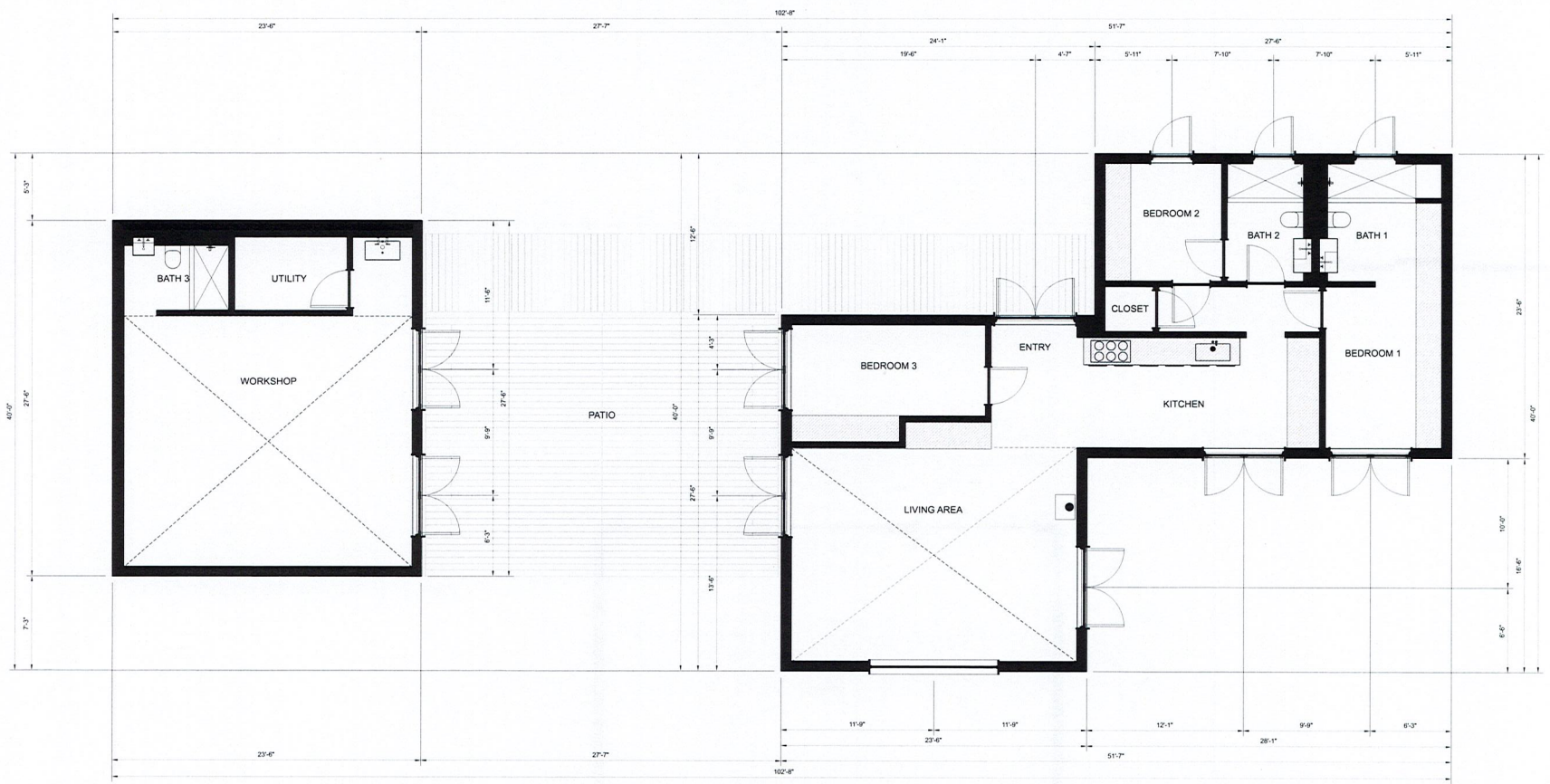
3 PARCEL MAP (FROM PERMIT #5569)
 SCALE: NTS

ISSUE RECORD
 CDP APPLICATION: 09/25/2021

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 2021

SHEET TITLE
 SITE PLAN

SHEET NUMBER
A0.4



① SPACE PLAN
 SCALE: 1/4" = 1'-0"



ISSUE RECORD
 CDP APPLICATION: 09/20/2021

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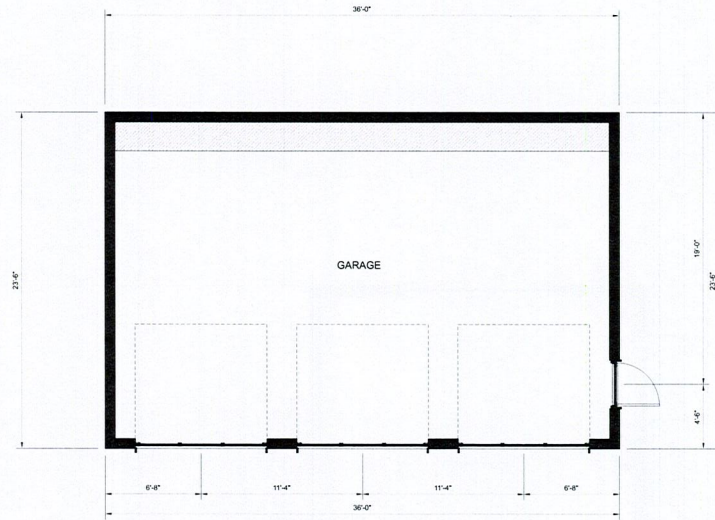
SHEET TITLE
SPACE PLAN

SHEET NUMBER

A0.5



26260 OMAR DR
FORT BRAGG
CA, 95437



SPACE PLAN
SCALE: 1/4" = 1'-0"



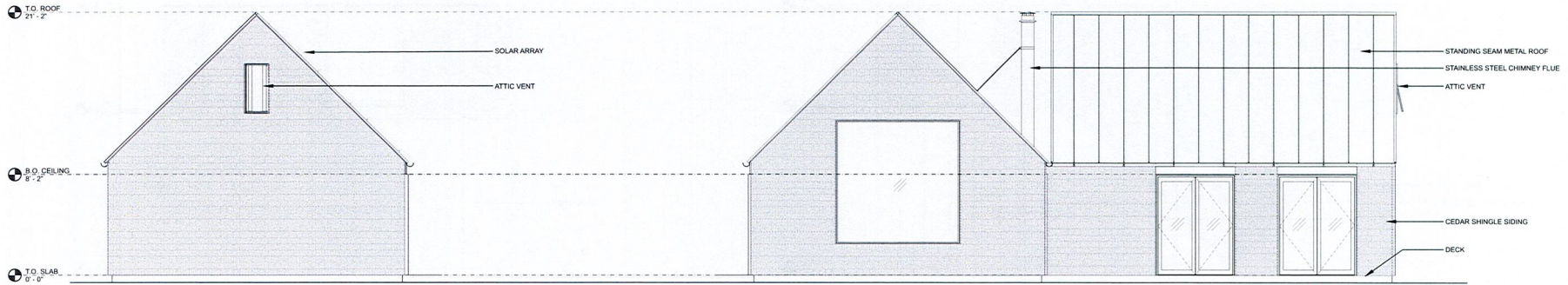
ISSUE RECORD
CDP APPLICATION 09/29/2021

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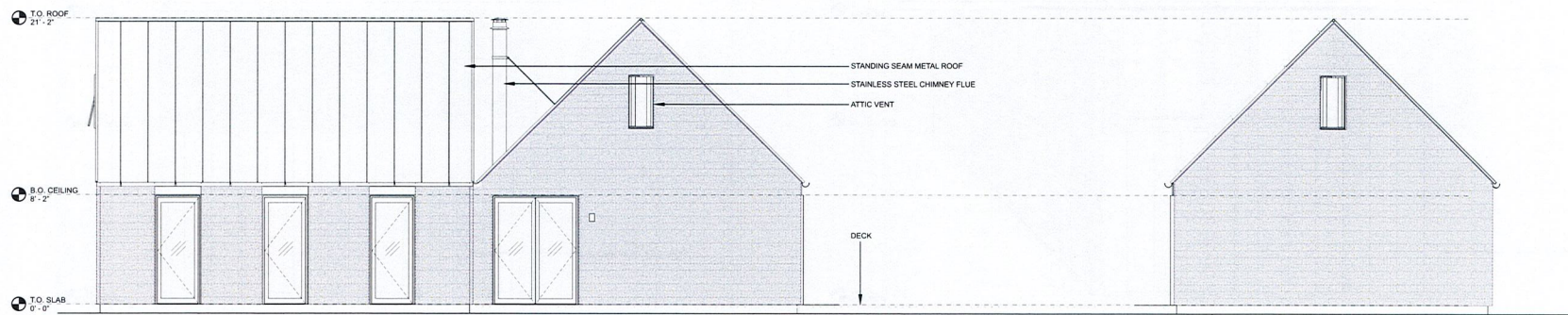
SHEET TITLE
SPACE PLAN

SHEET NUMBER

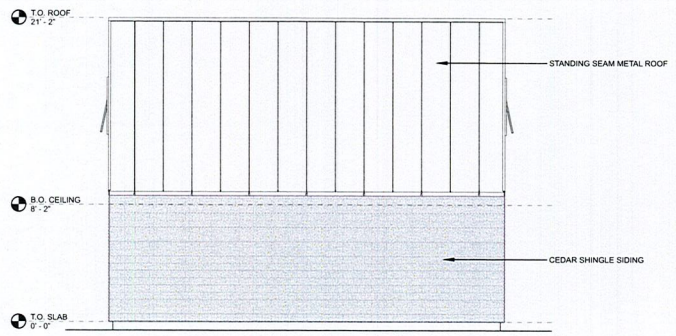
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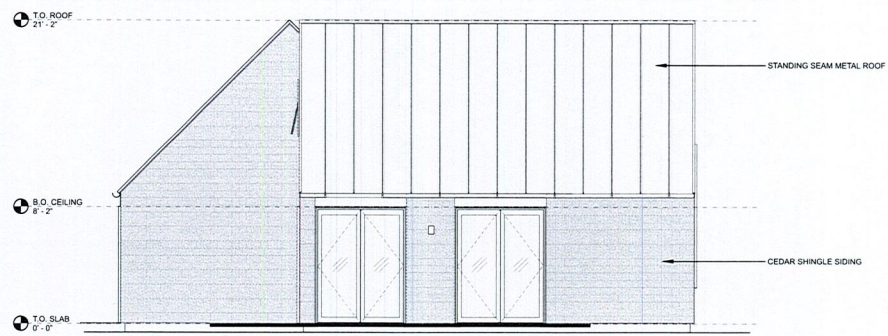
1 WEST BUILDING ELEVATION
 SCALE: 1/4" = 1'-0"



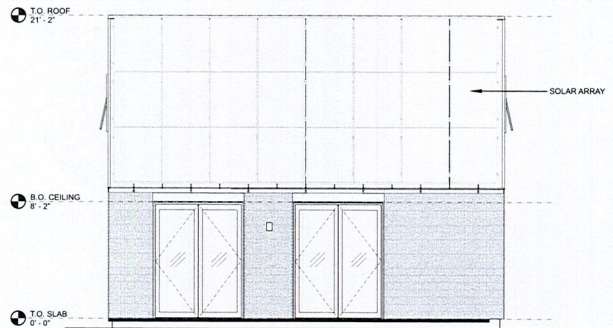
2 EAST BUILDING ELEVATION
 SCALE: 1/4" = 1'-0"



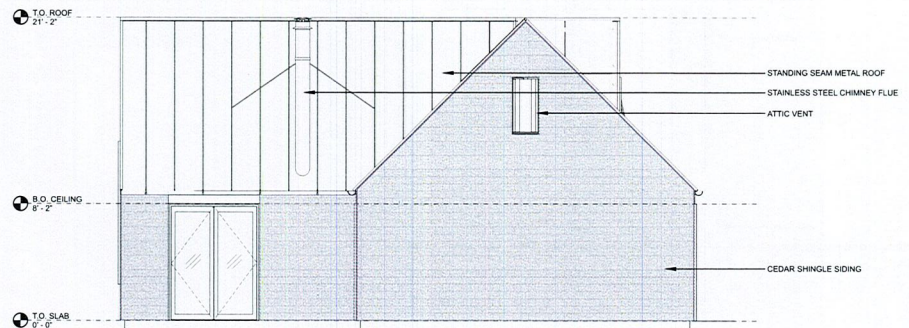
① NORTH BUILDING ELEVATION - 2
 SCALE: 1/4" = 1'-0"



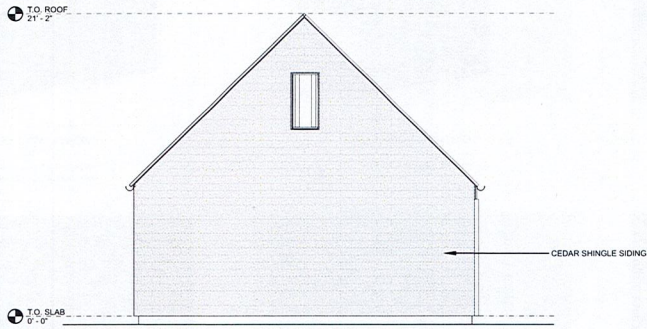
② NORTH BUILDING ELEVATION - 1
 SCALE: 1/4" = 1'-0"



③ SOUTH BUILDING ELEVATION - 2
 SCALE: 1/4" = 1'-0"



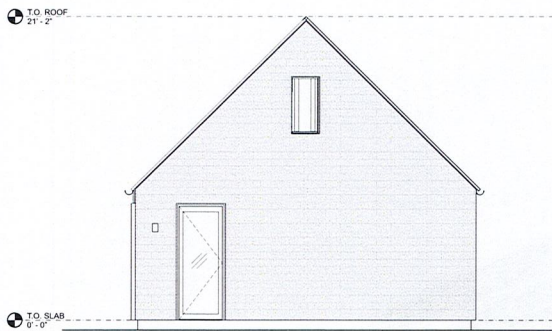
④ SOUTH BUILDING ELEVATION - 1
 SCALE: 1/4" = 1'-0"



① NORTH BUILDING ELEVATION - 2
SCALE: 1/4" = 1'-0"



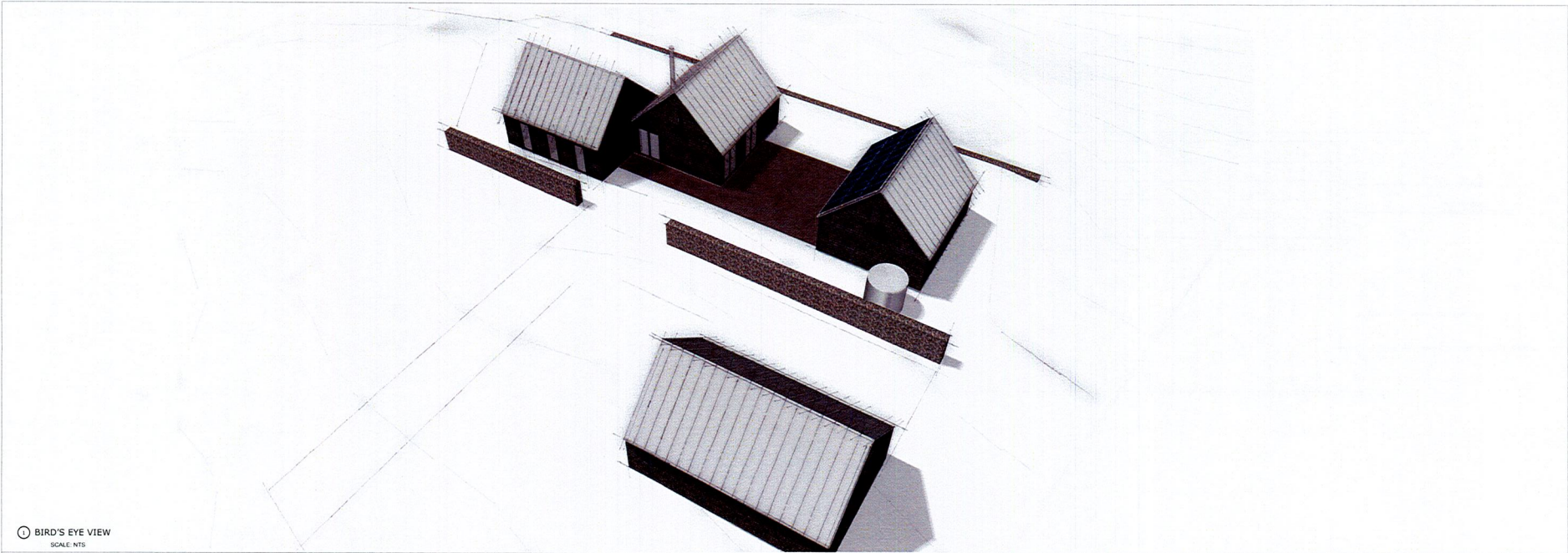
① EAST BUILDING ELEVATION - 1
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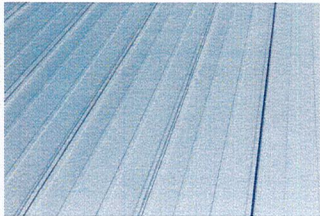

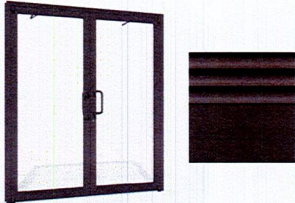


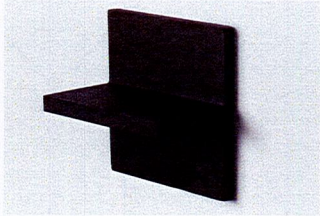


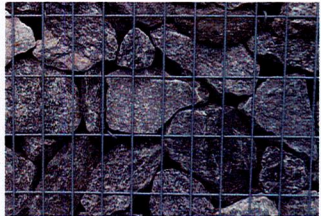
① SOUTH BUILDING ELEVATION - 2
SCALE: 1/4" = 1'-0"



① WEST BUILDING ELEVATION - 1
SCALE: 1/4" = 1'-0"



⊙ BIRD'S EYE VIEW
 SCALE: NTS

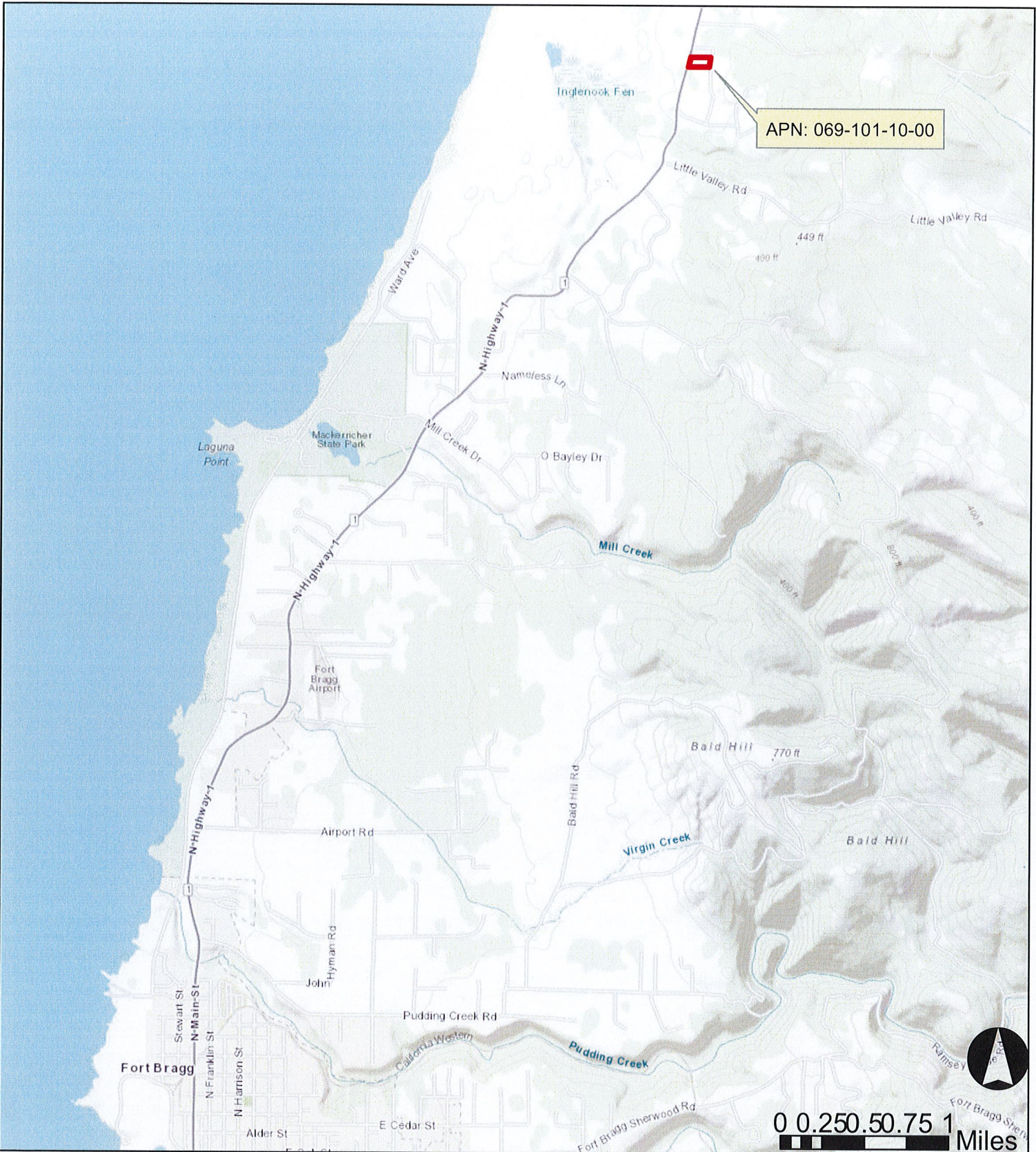
WOOD SIDING	METAL ROOFING	GUTTERS / DOWN SPOUTS	DOORS / WINDOWS	CHIMNEY
 <p>MATERIAL: CEDAR SHINGLE SIDING FINISH: BROWN / WEATHERING STAIN MFR: CABOT SEMI SOLID - OR EQUAL</p>	 <p>MATERIAL: ALUMINUM STANDING SEAM - 16" FINISH: SILVER MFR: SHEFFIELD METALS - OR EQUAL</p>	 <p>MATERIAL: ALUMINUM HALF ROUND / ROUND FINISH: SILVER MFR: SHEFFIELD METALS - OR EQUAL</p>	 <p>MATERIAL: ALUMINUM WINDOWS / DOORS FINISH: DARK BRONZE ANODIZED MFR: ARCADIA - OR EQUAL</p>	 <p>MATERIAL: STAINLESS STEEL CHIMNEY FINISH: STAINLESS STEEL MFR: DURAVENT - OR EQUAL</p>
WOOD TRIM / FASCIA	EXTERIOR LIGHTING	WATER TANK	DECKING	FENCE / RETAINING WALL
 <p>MATERIAL: CEDAR 1X FINISH: BROWN / WEATHERING STAIN MFR: CABOT SEMI SOLID - OR EQUAL</p>	 <p>MATERIAL: SHIELDED LED DOWNLIGHT FINISH: MATTE BLACK MFR: RICH BRILLIANT WILLING - OR EQUAL</p>	 <p>MATERIAL: STAINLESS STEEL WATER TANK FINISH: STAINLESS STEEL MFR: TEXAS WATER TANKS - OR EQUAL</p>	 <p>MATERIAL: CEDAR 2X6 FINISH: BROWN / WEATHERING STAIN MFR: CABOT SEMI SOLID - OR EQUAL</p>	 <p>MATERIAL: STONE / CABION BASKET FINISH: GALVANIZED MFR: USA CABIONS - OR EQUAL</p>

WALK RECORD
 CDP APPLICATION: 09/25/2021

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SHEET TITLE
COLORS AND MATERIALS

SHEET NUMBER
A7.1



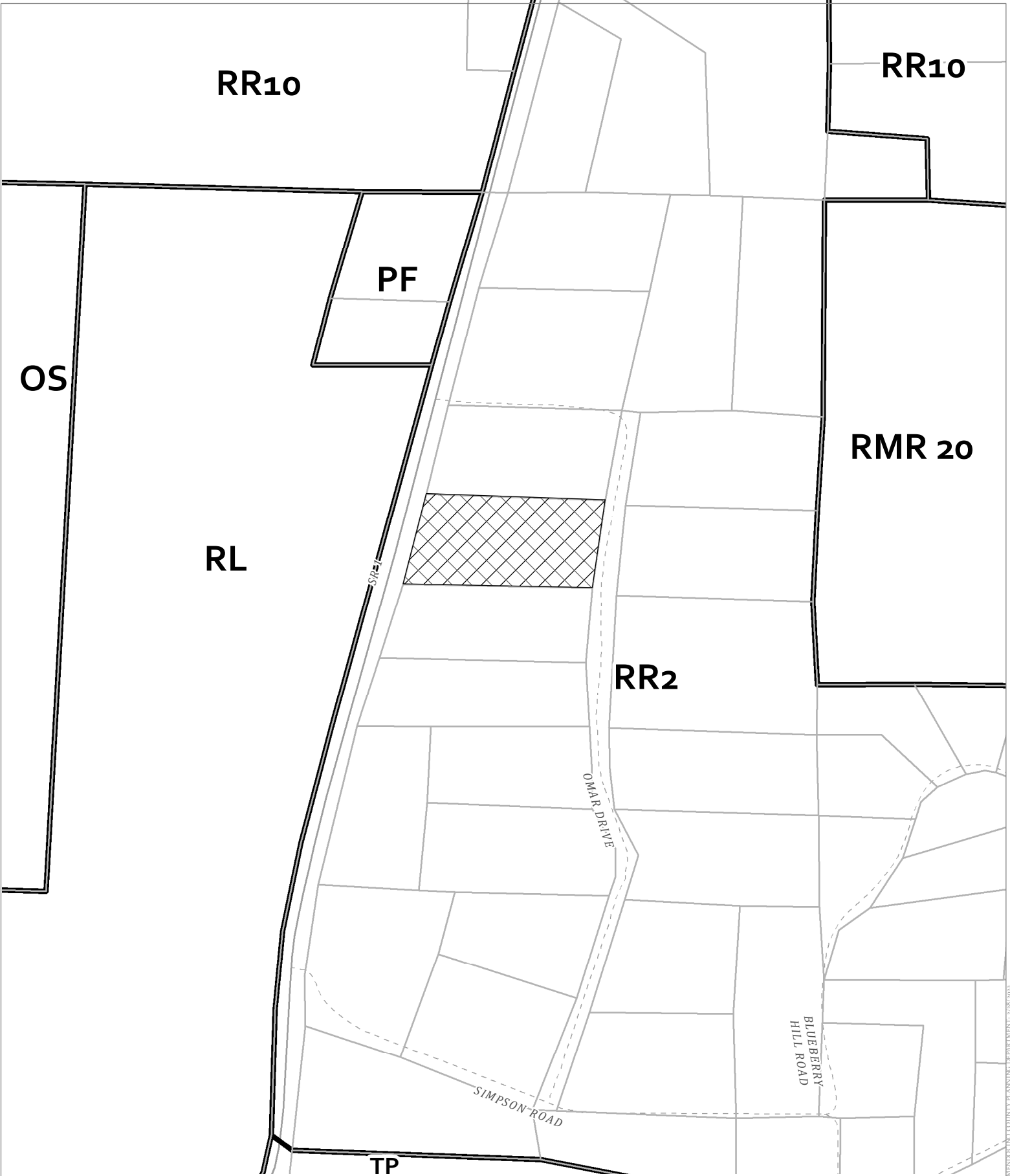
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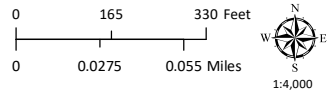
OWNER: AUGUST AND CHRISTINA PETERSEN
 APN: 069-101-10-00
 GP/ZONE: RR2
 ADDRESS: 26260 OMAR DRIVE, FORT BRAGG CA 95437

Parcel Location



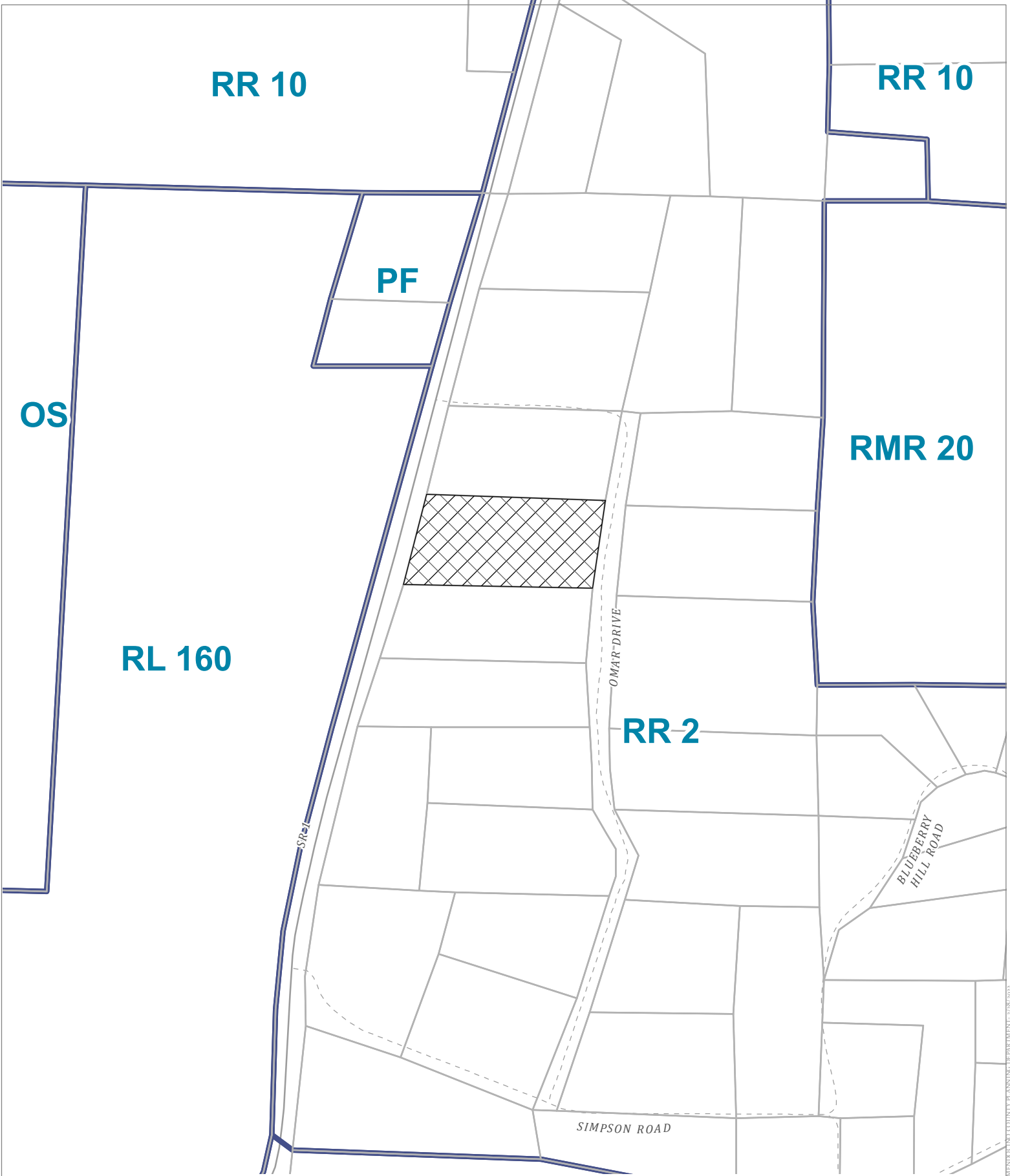
CASE: CDP 2022-0002
OWNER: August and Christina Petersen
APN: 069-101-10
APLCT: August and Christina Petersen
AGENT: Jackie Dixon
ADDRESS: 2626o Omar Drive, Fort Bragg

 Zoning Districts
 Public Roads





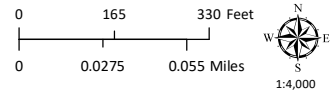
ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2023

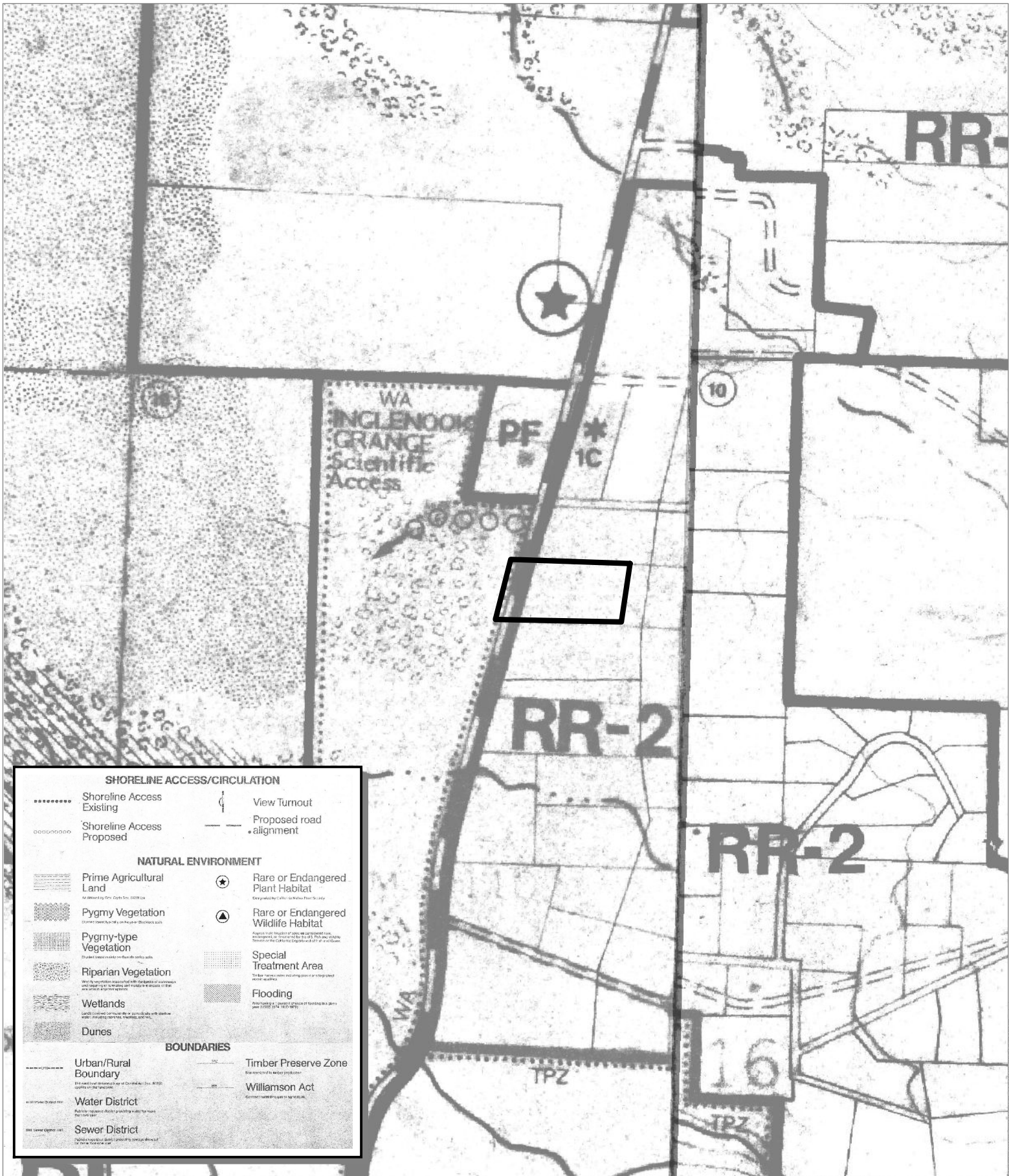


CASE: CDP 2022-0002
OWNER: August and Christina Petersen
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APLCT: August and Christina Petersen
AGENT: Jackie Dixon
ADDRESS: 2626o Omar Drive, Fort Bragg

 General Plan Classes
 Public Roads



GENERAL PLAN CLASSIFICATIONS



SHORELINE ACCESS/CIRCULATION

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

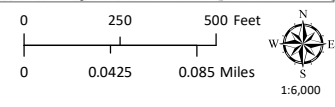
NATURAL ENVIRONMENT

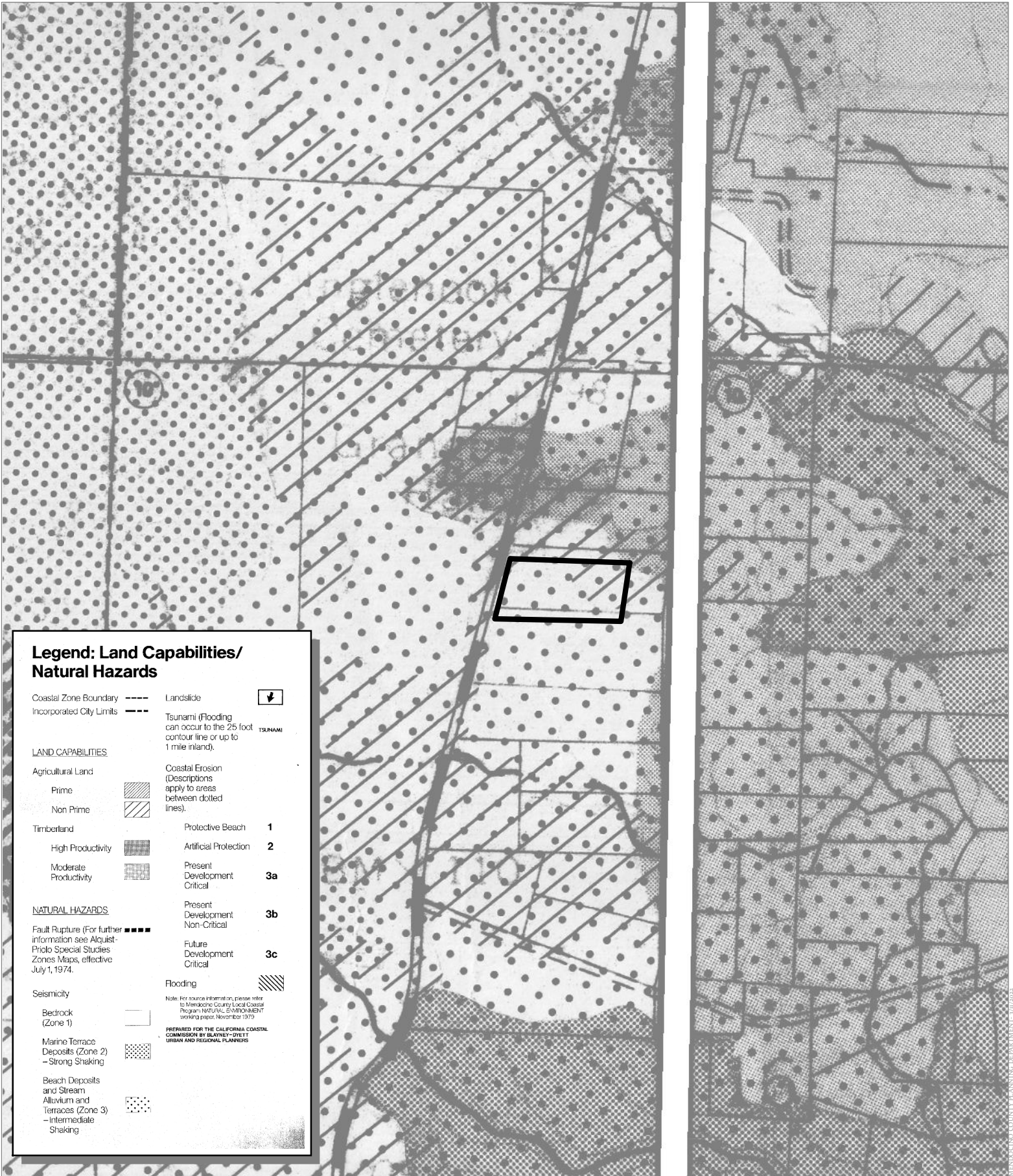
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

BOUNDARIES

- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

CASE: CDP 2022-0002
 OWNER: August and Christina Petersen
 APN: 069-101-10
 APLCT: August and Christina Petersen
 AGENT: Jackie Dixon
 ADDRESS: 26260 Omar Drive, Fort Bragg

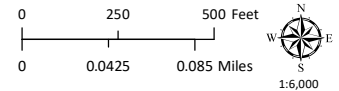


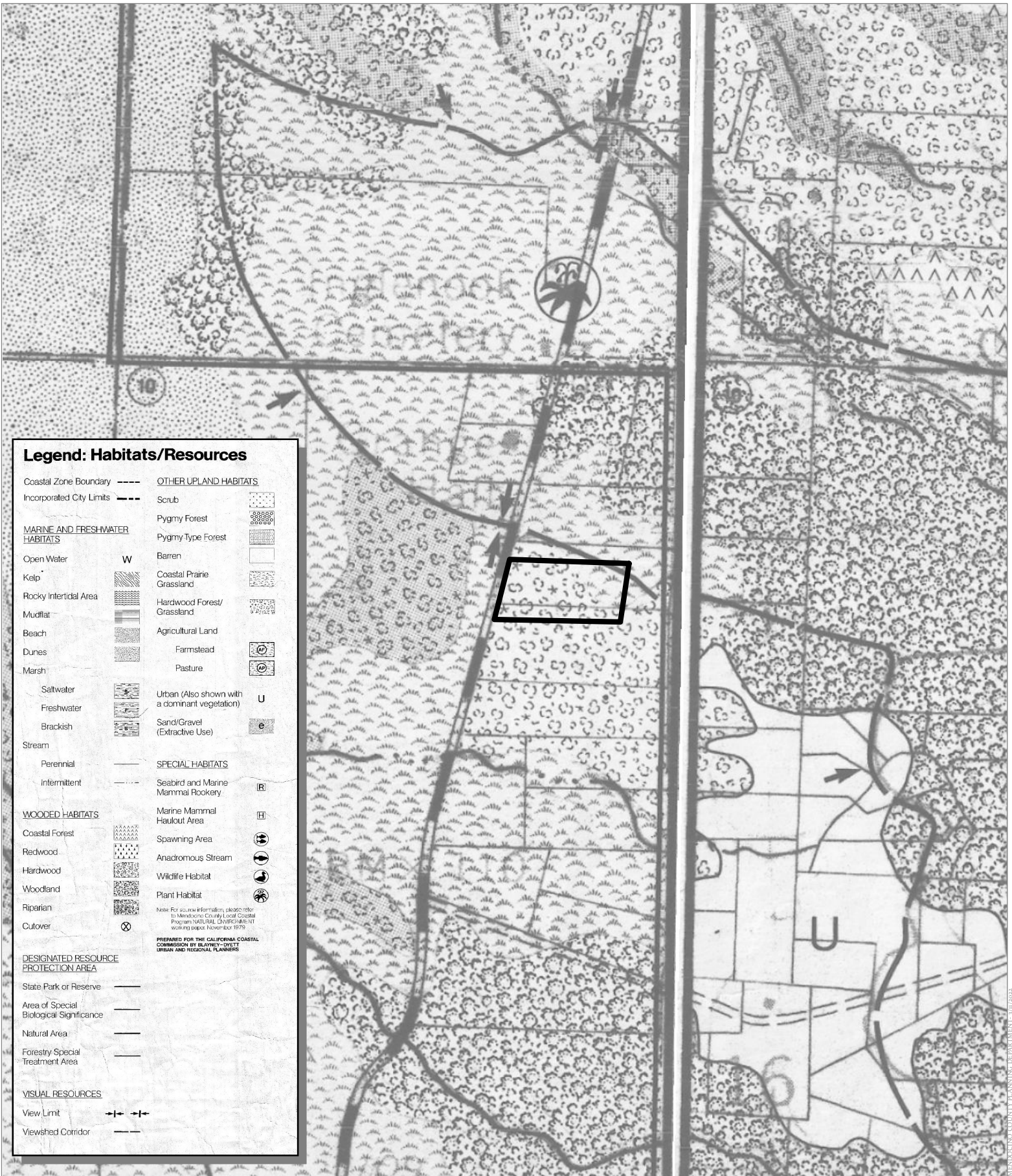


**Legend: Land Capabilities/
Natural Hazards**

- | | | | |
|---|------|--|---------|
| Coastal Zone Boundary | --- | Landslide | |
| Incorporated City Limits | --- | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). | TSUNAMI |
| LAND CAPABILITIES | | | |
| Agricultural Land | | Coastal Erosion (Descriptions apply to areas between dotted lines). | |
| Prime | | Protective Beach | 1 |
| Non Prime | | Artificial Protection | 2 |
| Timberland | | Present Development Critical | 3a |
| High Productivity | | Present Development Non-Critical | 3b |
| Moderate Productivity | | Future Development Critical | 3c |
| NATURAL HAZARDS | | | |
| Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974). | ---- | Flooding | |
| Seismicity | | <small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.</small>
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANES-DRETT URBAN AND REGIONAL PLANNERS</small> | |
| Bedrock (Zone 1) | | | |
| Marine Terrace Deposits (Zone 2) - Strong Shaking | | | |
| Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking | | | |

CASE: CDP 2022-0002
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 APN: 069-101-10
 APLCT: August and Christina Petersen
 AGENT: Jackie Dixon
 ADDRESS: 26260 Omar Drive, Fort Bragg



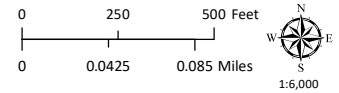


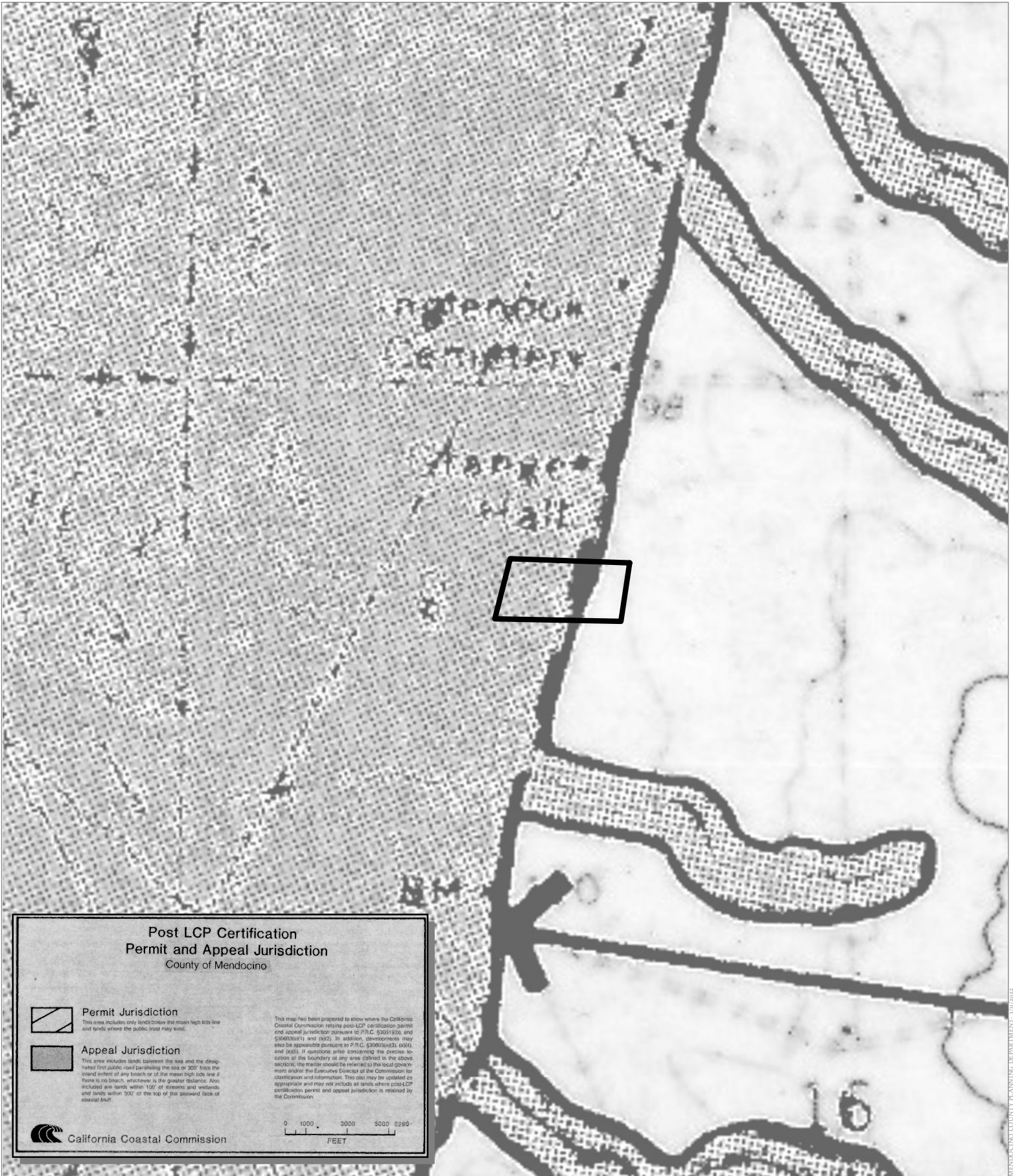
Legend: Habitats/Resources

- Coastal Zone Boundary - - - -
- Incorporated City Limits - - - -
- MARINE AND FRESHWATER HABITATS**
- Open Water W
- Kelp
- Rocky Intertidal Area
- Mudflat
- Beach
- Dunes
- Marsh
- Saltwater
- Freshwater
- Brackish
- Stream
- Perennial
- Intermittent
- WOODED HABITATS**
- Coastal Forest
- Redwood
- Hardwood
- Woodland
- Riparian
- Cutover
- DESIGNATED RESOURCE PROTECTION AREA**
- State Park or Reserve
- Area of Special Biological Significance
- Natural Area
- Forestry Special Treatment Area
- VISUAL RESOURCES**
- View Limit
- Viewshed Corridor
- OTHER UPLAND HABITATS**
- Scrub
- Pygmy Forest
- Pygmy Type Forest
- Barren
- Coastal Prairie Grassland
- Hardwood Forest/Grassland
- Agricultural Land
- Farmstead
- Pasture
- Urban (Also shown with a dominant vegetation) U
- Sand/Gravel (Extractive Use)
- SPECIAL HABITATS**
- Seabird and Marine Mammal Rookery R
- Marine Mammal Haulout Area H
- Spawning Area
- Anadromous Stream
- Wildlife Habitat
- Plant Habitat


Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL DIVISION/AVP work project November 1978.
 PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVNEY-DWETT URBAN AND REGIONAL PLANNERS


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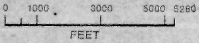
**Post LCP Certification
Permit and Appeal Jurisdiction
County of Mendocino**

 **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 land 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.

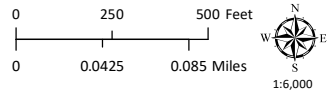
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.L.C. §3051205, and §30602(a)(1) and (a)(2). In addition, developments may also be approvable pursuant to P.L.C. §30603(a)(3), (a)(4), and (a)(5). If questions 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 and/or the Executive Director of the Commission for clarification and information. This plan may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.







FEET

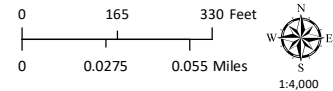
CASE: **CDP 2022-0002**
 OWNER: **August and Christina Petersen**
 APN: **069-101-10**
 APLCT: **August and Christina Petersen**
 AGENT: **Jackie Dixon**
 ADDRESS: **26260 Omar Drive, Fort Bragg**



**FORT BRAGG
RURAL FPD**

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 Moderate Fire Hazard
 County Fire Districts



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

Low_Dens_Intermix

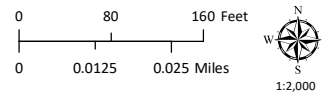
Uninhabited_Veg

Low_Dens_Intermix

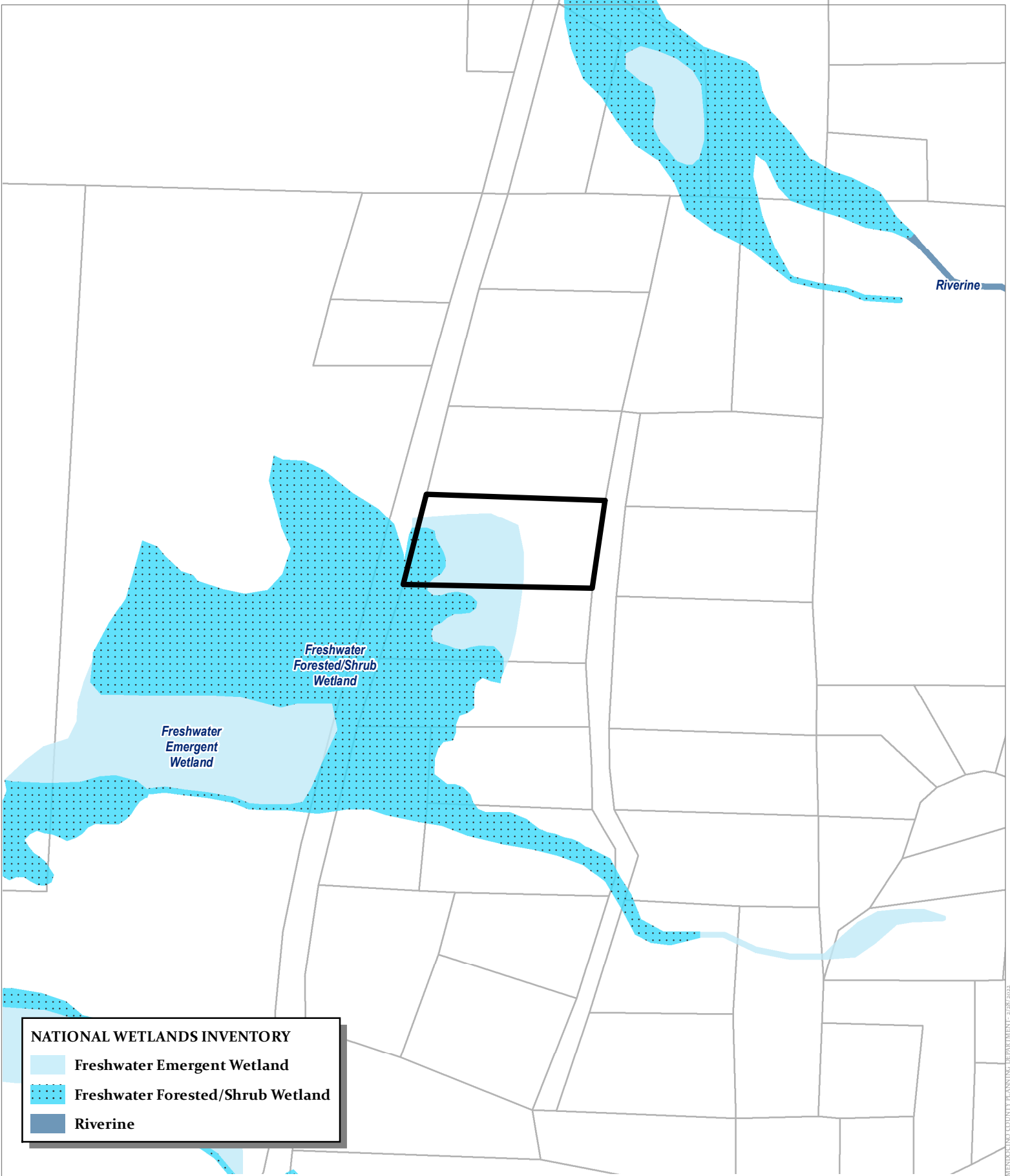
Med_Dens_Intermix

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2023

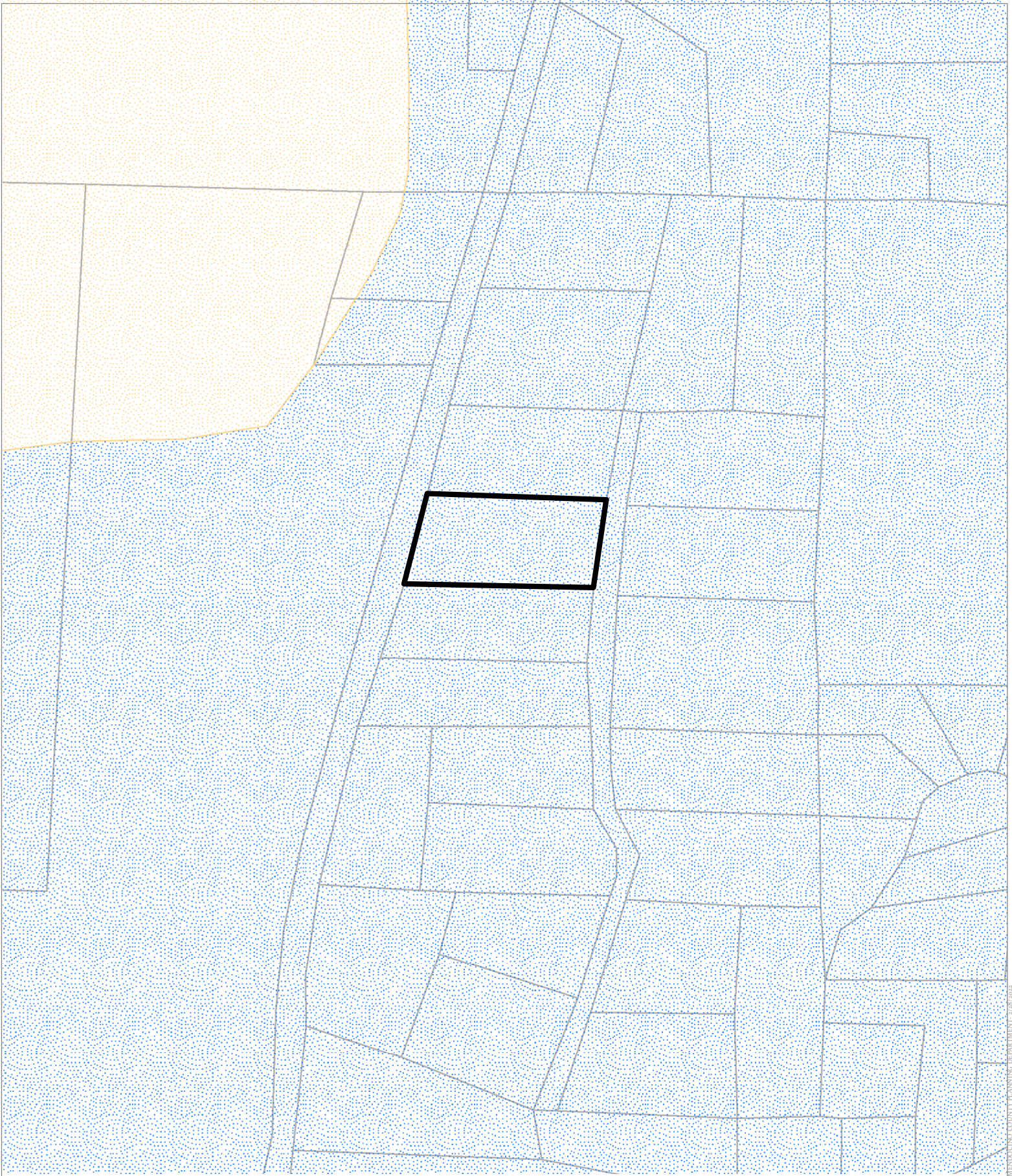
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WILDLAND-URBAN INTERFACE ZONES

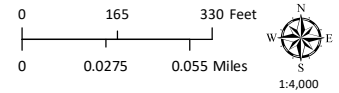


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2022



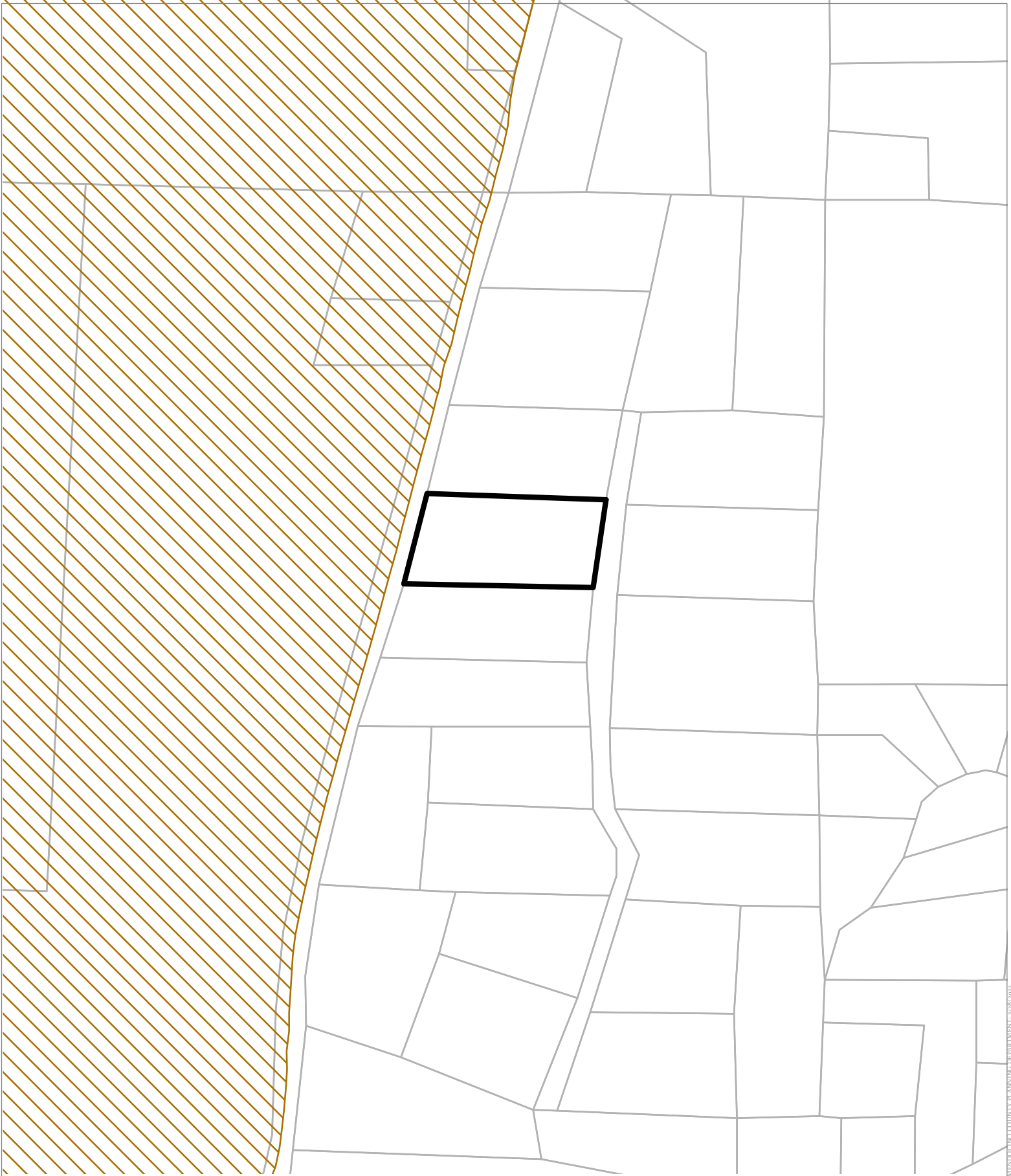
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-  Sufficient Water Resources
-  Dunes
-  Coastal Ground Water Resource Areas



GROUND WATER RESOURCES

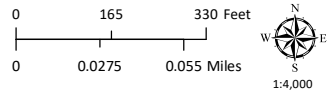
MENDOCINO COUNTY PLANNING DEPARTMENT 2/28/2022



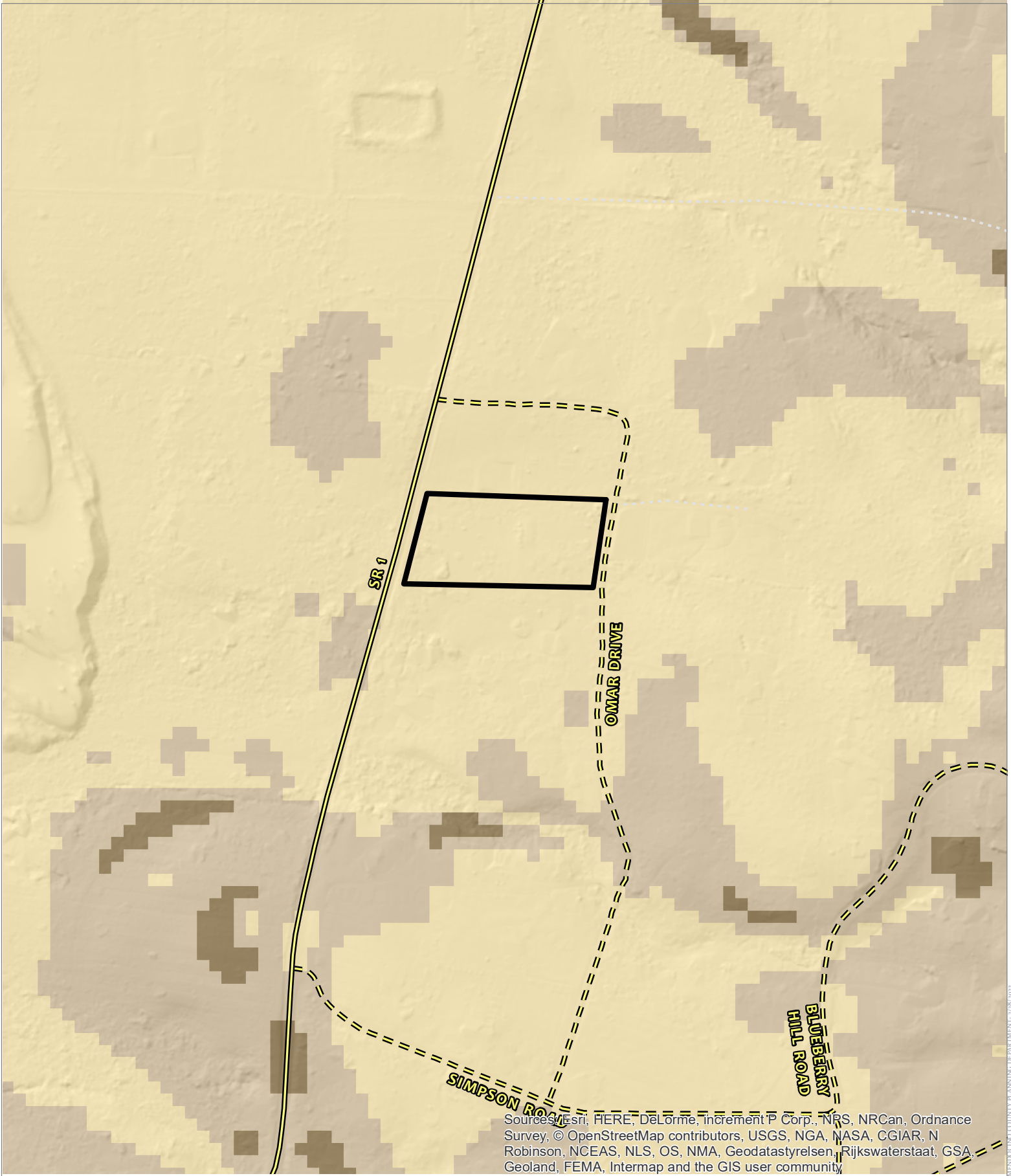
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 Highly Scenic Area



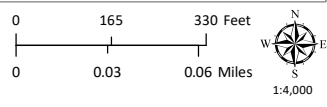
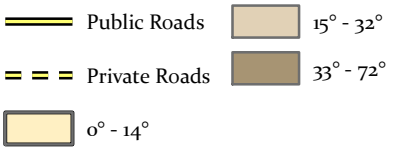
HIGHLY SCENIC & TREE REMOVAL AREAS



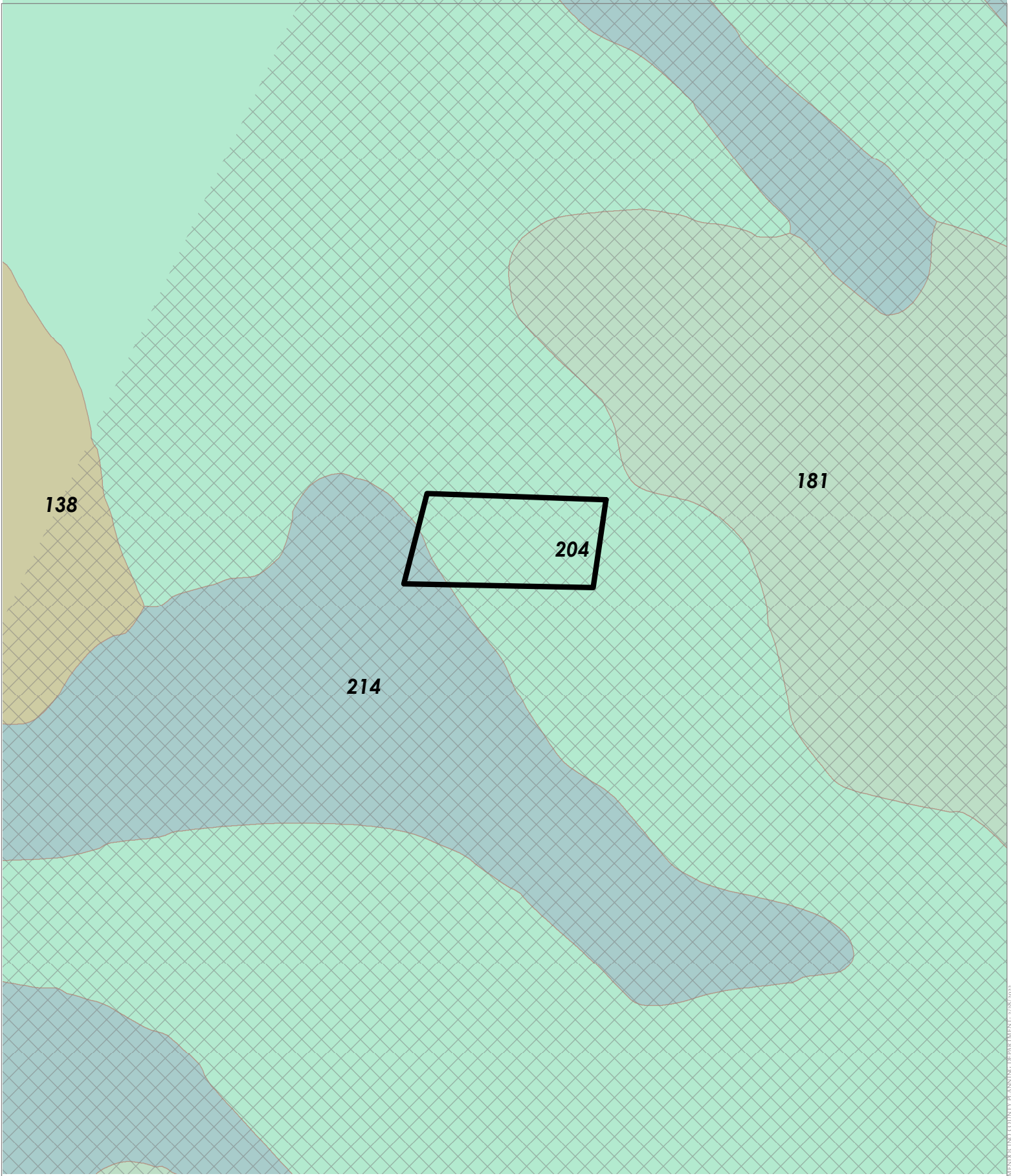
Sources: Esri, HERE, DeLorme, InCREMENT P Corp., NRS, NRCAN, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

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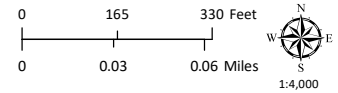


ESTIMATED SLOPE



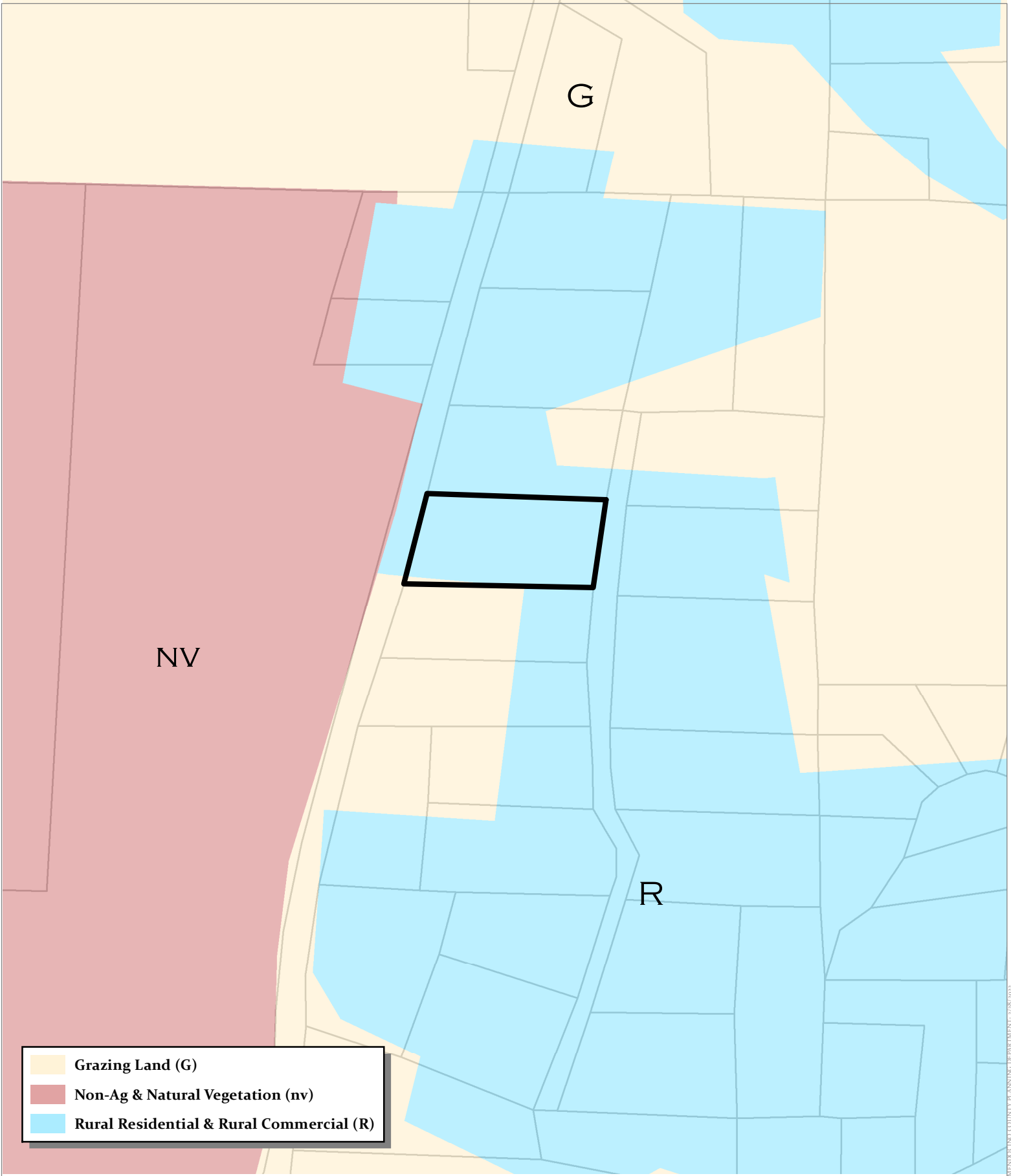
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-  Bishop Pine
-  Western Study Soil Types



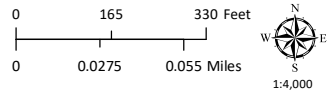
WESTERN SOIL CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/28/2022

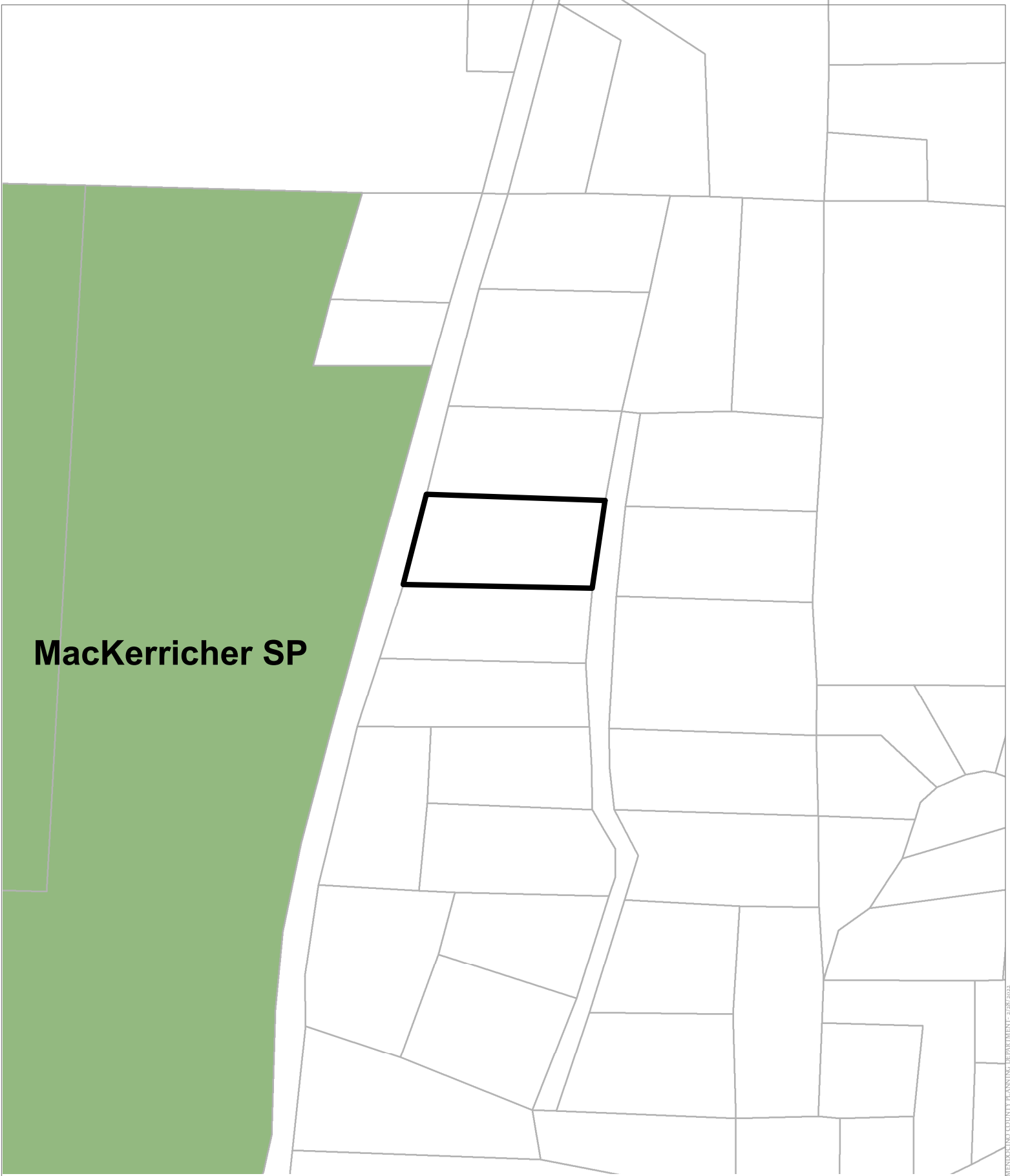


- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)

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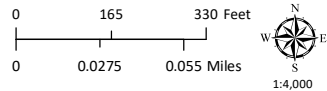


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MacKerricher SP

 State Parks



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STATE PARKS

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