



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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

February 27, 2023

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

Assessor
 Cloverdale Rancheria
 Redwood Valley Rancheria

Sherwood Valley Band of Pomo Indians
 Surfwood Mutual Water District
 Mendocino Fire District

CASE#: CDPM_2022-0009

DATE FILED: 10/4/2022

OWNER/APPLICANT: AARON & KIMBERLY SPEER

REQUEST: Temporary use of 5th Wheel Trailer, Conex, and temporary power for construction of single-family home.

LOCATION: Within the coastal zone, approximately 1.1 miles from Mendocino town center; lying on the north side of Baywood Drive (Private), 470± feet from its intersection with Woodstock Drive (private); located at 11980 Leafwood Drive, Mendocino; APN 118-290-71

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MATT GOINES

RESPONSE DUE DATE: March 13, 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: CDPM_2022-0009

OWNER / APPLICANT: Aaron Speer

AGENT: N/A

REQUEST: Temporary use of 5th Wheel Trailer, Conex, and temporary power for construction of single-family home.

LOCATION: Within the coastal zone, approximately 1.1 miles from Mendocino town center; lying on the north side of Baywood Drive (Private), 470± feet from its intersection with Woodstock Drive (private); located at 11980 Leafwood Drive, Mendocino; APN 118-290-71

APN/S: 118-290-71

PARCEL SIZE: 0.94± acres

GENERAL PLAN: Rural Residential (RR:5(1))

ZONING: Rural Residential (RR:5(1))

EXISTING USES: Vacant

DISTRICT: 5 (Williams)

RELATED CASES: CDP_2021-0037

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR5(1))	Rural Residential (RR:5(1))	0.9± acres	Vacant
EAST:	Rural Residential (RR5-PD)	Rural Residential (RR:5(1))	1.3± acres	Vacant
SOUTH:	Rural Residential (RR5-PD)	Rural Residential (RR:5(1))	0.92± acres	Vacant
WEST:	Rural Residential (RR5(1))	Rural Residential (RR:5(1))	0.98± acres	Residential

REFERRAL AGENCIES

LOCAL

- Assessor's Office
- Building Division Fort Bragg
- Department of Transportation (DOT)
- Environmental Health (EH)

- Mendocino Fire District
- Surfwood Mutual Water District
- Planning Division Fort Bragg

TRIBAL

- Cloverdale Rancheria
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians
-

ADDITIONAL INFORMATION: CalFire clearance # 208-21. Approved for this project May 12, 2021.

STAFF PLANNER: Matt Goines

DATE: 2/24/2023

ENVIRONMENTAL DATA

1. MAC:

GIS

No

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Very High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS

Urban and Built-Up Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

No

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

116 - Bruhel-Shinglemill Complex

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

No

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

Yes

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

No

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

Map 15: Caspar

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Bedrock (Zone 1)

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Barren

27. COASTAL COMMISSION APPEALABLE AREA:

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

No

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

Yes

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

Yes

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

N/A

COASTAL DEVELOPMENT PERMIT AMENDMENT PROJECT INTAKE CHECKLIST

The following information and materials must be submitted at the time a coastal development permit application is filed with the Planning Division. Applicants should check off each completed item under the box marked "A" and submit this checklist with the application.

- A C
1. **TEN (10) SETS** of items a-d. Copies must be on 8 1/2" x 11" paper, collated and stapled into individual application packets.
- a) **APPLICATION FORM AND COASTAL ZONE PROJECT DESCRIPTION QUESTIONNAIRE.** Please be sure to answer all questions thoroughly and accurately.
 - b) **LOCATION MAP** using USGS quad maps with parcel boundaries (See attached example).
 - c) **SITE PLAN** drawn to scale (See attached example).
 - d) **ARCHITECTURAL BUILDING FLOOR PLANS & ELEVATIONS (& Sign Detail, if applicable)**

-
- A C
2. **SITE PLAN, FLOOR PLANS, AND ELEVATIONS - 1 Full-Size Set** Drawn to scale and folded to 8 1/2" x 11" size. Outdoor lighting fixtures should be indicated on the elevations and site plan. A design detail of the light fixtures or a copy of a catalog description with illustration is adequate. Note that all exterior lighting shall be downcast and shielded to prevent light and glare beyond the parcel boundaries.

- A C
3. **SIGNED CERTIFICATION AND SITE VIEW AUTHORIZATION FORM - 1 Copy**

- A C
4. **SIGNED DECLARATION OF POSTING - 1 Copy**

- A C
5. **SIGNED INDEMNIFICATION AGREEMENT- 1 Copy**

- A C
6. **PROOF OF THE APPLICANT'S LEGAL INTEREST IN THE SUBJECT PROPERTY - 1 Copy** Proof can be in the form of a current tax statement, title report, lease agreement or other documents showing legal interest to apply for the permit. All holders or owners of any other interest of record in the affected property shall be identified on the application and notified in writing of the permit application by the applicant and invited to join as co-applicant.

- A C 7. **UPDATED STAMPED, LEGAL SIZE ENVELOPES** addressed to all **owners** of property situated within three hundred (300) feet of property boundaries and **occupants** situated within one hundred (100) feet of the property lines of the project site (excluding roads) and, to any other parties known to the applicant to have an interest in the proposed development. Return address shall be left blank on the envelopes.
- A C 8. **UPDATED MAILING LIST - 1 COPY** A list of the names, addresses and Assessor's Parcel Numbers of owners/occupants/parties of interest as required above shall be typed or printed legibly on the form provided in the application packet.
- A C 9. **FILING FEE** (check with a planner for fee amount). Checks to be made payable to the County of Mendocino.
- A C 10. **A PRELIMINARY CLEARANCE** from the California Department of Forestry & Fire Prevention (CDF).

**ADDITIONAL INFORMATION MAY BE REQUIRED AS FOLLOWS,
CONTACT THE PLANNING DIVISION FOR DETAILS.**

- **A BIOLOGICAL SURVEY** may be required if Environmentally Sensitive Habitat Area (ESHA), stream, creek, wetland, or sand dune occupies any portion of the site. **A BOTANICAL SURVEY** may be required if a possibility that threatened, rare or endangered plant species/communities are present on the site.
- **A WATER/SEWER SERVICE LETTER** must be included with the application if water or sewer services are proposed to be provided by a Service District, public agency, or community system.
- **A GEOTECHNICAL REPORT** may be required if the project is on a bluff top property or within a Seismic Safety Combining District. That report must address the issues required by the Coastal Zoning Code Chapter 20.500, including but not limited to site geology, soils, soil stability, landsliding, erosion, drainage, bluff top setback, seismicity and faulting, tsunami issues, appropriateness of the proposed development on the site and construction techniques to adequately provide stability for your development.
- **A DRAINAGE PLAN** may be required where the project has a potential to adversely affect water quality within any waterway and where the project has the potential to affect slope stability along bluffs and steep slopes.
- **A LANDSCAPE PLAN** may be required where the project is located within a designated highly scenic area and landscaping is needed to offset the visual impacts of the project.
- **AN ARCHAEOLOGICAL SURVEY** is required for all projects where the Mendocino County Archaeological Commission has determined that a survey is required.
- **STORY POLE PLACEMENT** may be required for projects within designated highly scenic areas that are visible from public areas.

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

120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
Fax: 707-961-2427

Case No(s) _____
CDF No(s) _____
Date Filed _____
Fee \$ _____
Receipt No. _____
Received by _____

Material Immaterial

Office Use Only

COASTAL DEVELOPMENT PERMIT AMENDMENT APPLICATION FORM

Name of Applicant Aaron Speer	Name of Owner(s) Aaron Speer	Name of Agent N/A
Mailing Address 1965 Morello Ave Pleasant Hill, Ca 94523	Mailing Address 1965 Morello Ave. Pleasant Hill, Ca 94523	Mailing Address
Telephone Number 916-759-2324	Telephone Number 916-759-2324	Telephone Number

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






Signature of Applicant/Agent Date Signature of Owner Date

Driving Directions

The site is located on the N (N/S/E/W) side of Baywood Dr. (name road)
approximately 164.8 ft. (feet/miles) W (N/S/E/W) of its intersection with
 Rosewood Terrace (provide nearest major intersection).

Assessor's Parcel Number(s) 118-290-71	Previous Coastal Development Permit # (s) CDP_2021_0037
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Parcel Size <u> .98+/- </u> <input type="checkbox"/> Square Feet <input checked="" type="checkbox"/> Acres	Street Address of Project 11980 Leafwood Dr. Mendocino, CA 95460 Please note: Before submittal, please verify correct street address with the Planning Division in Ukiah.
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COASTAL DEVELOPMENT PERMIT AMENDMENT APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies who will be reviewing your project proposal. The more detail that is provided, 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".

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. (Please describe all proposed modifications to the issued permit.)

Temporary use of 5th Wheel Trailer, Conex and temporary power. Trailer to be used as construction office and as this is an owner builder project the trailer will be utilized as accommodations during construction of a single family residence. Conex is to be utilized to secure equipment and tools and to keep the site organized and clean.

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

TYPE OF UNIT	NUMBER OF STRUCTURES/UNITS	SQUARE FEET PER UNIT
<input type="checkbox"/> Single Family	N/A	
<input type="checkbox"/> Mobile Home		
<input type="checkbox"/> Duplex/Multifamily		

3. Are there existing structures on the property? Yes No Insert text here
If yes, describe below and identify the use of each structure on the plot plan.

4. 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: 35+/- feet 0 miles)
 - On Site generation, Specify: _____
 - None
- B. Gas
- Utility Company/Tank
 - None
- C. Telephone: Yes No

5. 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.

6. What will be the method of sewage disposal?

- Community sewage system, specify supplier _____
 Septic Tank (indicate primary + replacement leachfields on plot plan)
 Other, specify Trailer waste to be pumped out with a pumping service as needed

7. What will be the domestic water source?

- Community water system, specify supplier _____
 Well _____
 Spring _____
 Other, specify Surfwood Mutual Water

8. Is any grading including road/driveway construction planned? Yes No

Estimate the amount of grading (cut and fill quantities) in cubic yards: _____ c.y. Please indicate on the site plan the areas and quantities of grading. **If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.**

Estimate the length of the proposed road/driveway: N/A feet.

Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. Will vegetation be removed to accommodate the proposed project? Yes No
If yes, explain:

How many trees will be removed as a result of the project: N/A. Indicate on the site plan all trees to be removed which are greater than 12-inches in diameter (measured four feet from the ground). If applicable, please indicate on the site plan the size, location and species of all on-site trees that provide screening from public view areas.

10. Is the proposed development visible from:

- A. State Highway 1? Yes No
B. Park, beach or recreation area? Yes No

If you answered yes to either question, explain.

11. Project Height. Maximum height of structure(s). Trailer is 12'6" feet Conex is 8"

12. Describe all exterior materials and colors of all structures. (5th Wheel Trailer and Conex)

Siding material	5th Wheel - Fiberglass, Conex-Metal	Color	Off White
Trim material	N/A	Color	
Chimney material	N/A	Color	
Roofing material	Trailer-Rubber Roof, Conex-Metal	Color	White
Window frame material	Trailer-Aluminum, Conex-N/A	Color	Bronze
Door material	Trailer - Aluminum, Conex - Metal	Color	Off White
Fencing material	N/A	Color	
Retaining walls material	N/A	Color	
Other exterior materials	N/A	Color	

13. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, threatened, rare or endangered plants/communities, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site?

Yes No

If yes, please describe the resource and attach any biological/botanical reports:

14. If the project is commercial, industrial, or institutional, complete the following:

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

Will the proposed project be phased? Yes No

If Yes, explain your plans for phasing.

Parking will be provided as follows:

Number of Spaces	Existing _____	Proposed _____	Total _____
Number of standard spaces	_____	Size _____	
Number of handicapped spaces	_____	Size _____	

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Aaron Speer

September 29, 2022

Owner/Authorized Agent

Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize N/A to act as my representative and to bind me in all matters concerning this application.

Owner

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

DECLARATION OF POSTING

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

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

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

(Description of development)

Located at: Temporary use of 5th Wheel Trailer, Conex and Temporary Power for construction of single family home at 11980 Leafwood Dr., Mendocino, CA 95460

(Address of development and Assessor's Parcel Number)

The public notice was posted at: 11980 Leafwood Dr., Mendocino, CA APN 118-290-71

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

Aaron Speer

Owner/Authorized Representative

September 29, 2022

Date

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

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

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

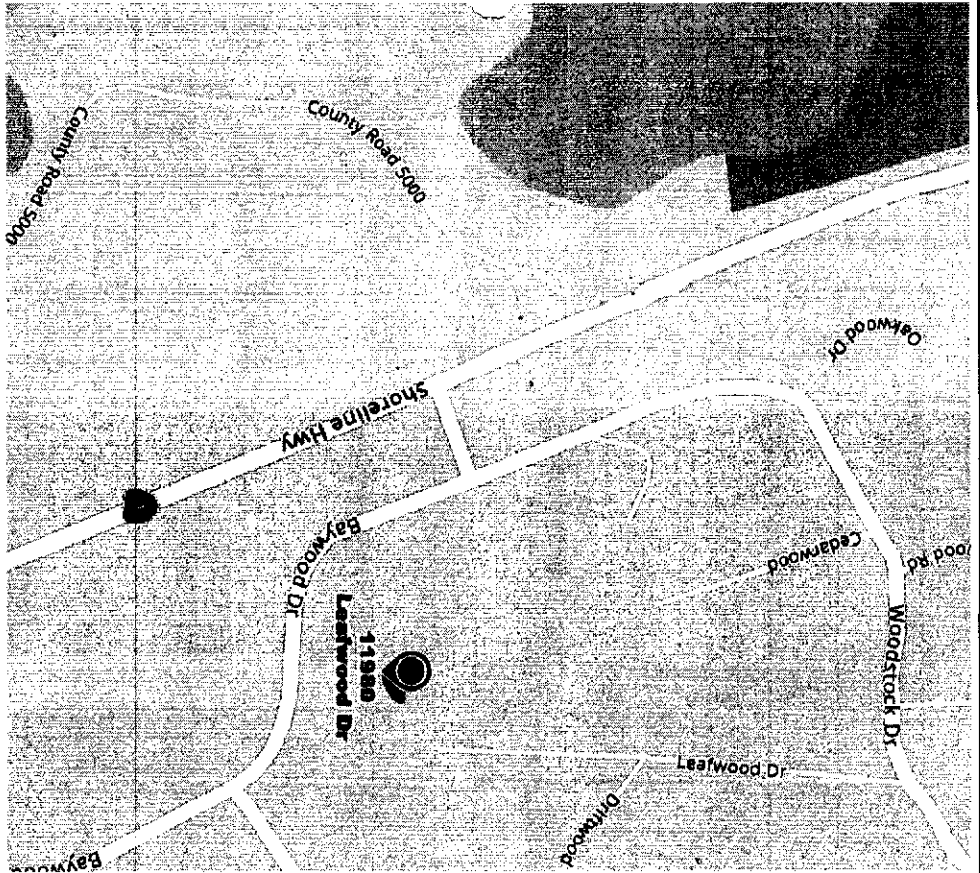
INDEMNIFICATION AGREEMENT

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

Date: September 29, 2022

Aaron Speer

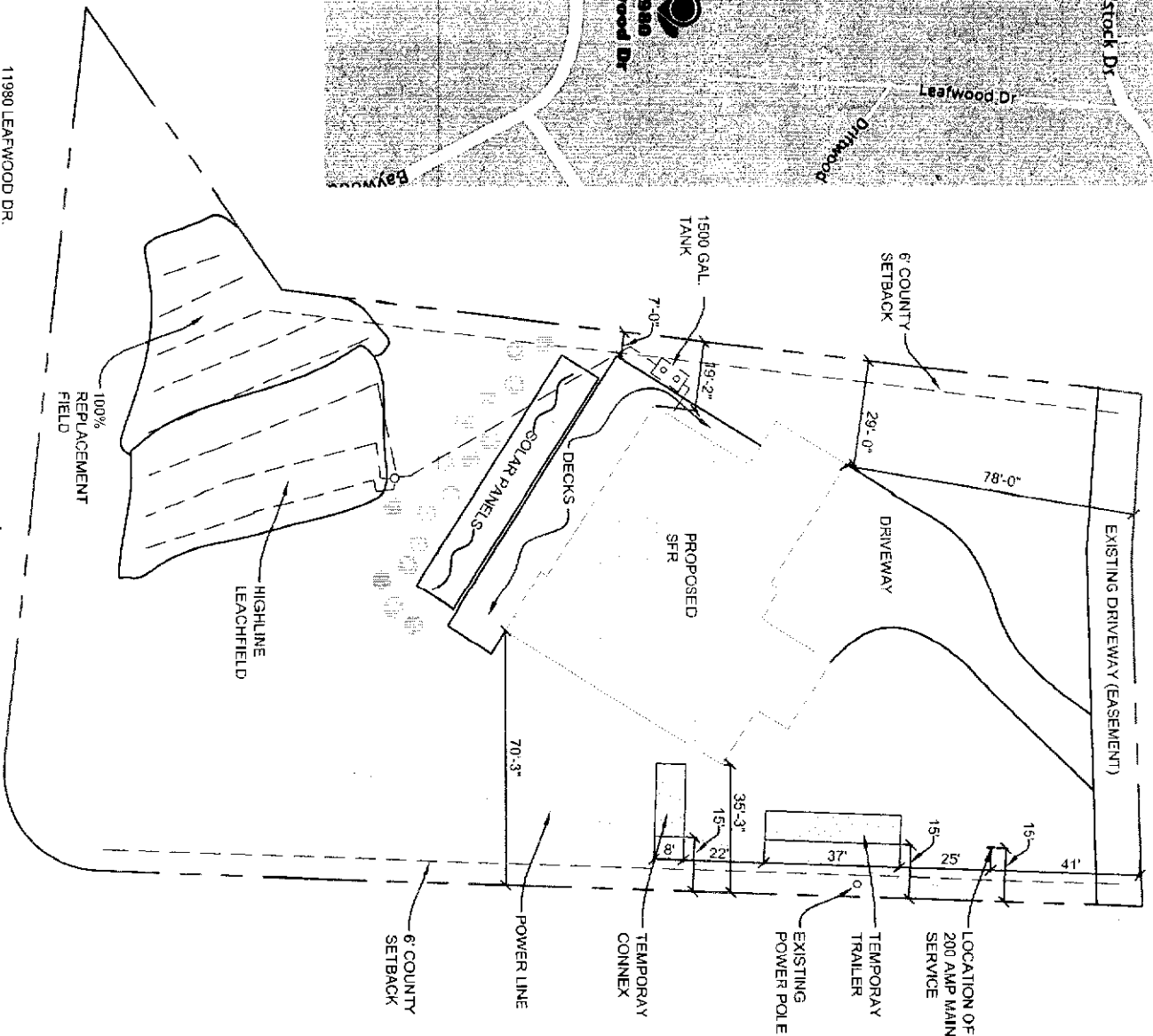
Applicant



VICINITY MAP



11980 LEAFWOOD DR.
MENDOCINO, CA. 95460
APNR: 118-290-71



PLOT PLAN

1"=45'-0"



SHEET #
A-4

DATE	9-12-22
SCALE	AS NOTED
JOB #	1113-21
DRAWN BY	D.L.S.

A NEW HOME FOR: APN: 118-290-71
SPEER RESIDENCE
11980 LEAFWOOD
MENDOCINO, CA. 95460

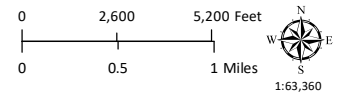
PLOT PLAN, VICINITY MAP

3-D'S DESIGN
P.O. BOX 1634 FORT BRAGG, CA
(707) 964-8428
(CELL) 707-734-3600



CASE: CDPM 2022-0009
OWNER: SPEER, Aaron & Kimberly
APN: 118-290-71
APLCT: Aaron & Kimberly Speer
AGENT: Aaron & Kimberly Speer
ADDRESS: 11980 Leafwood Dr., Mendocino

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



LOCATION

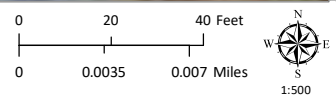
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/17/2023



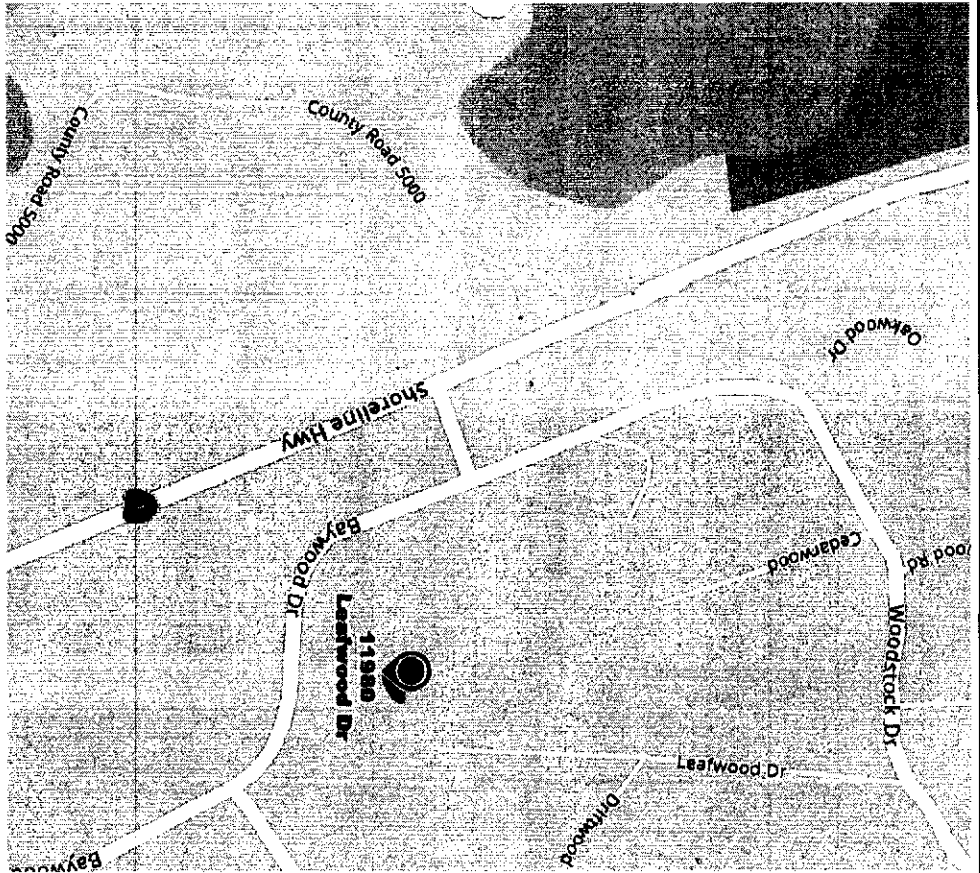
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2023

CASE: CDPM 2022-0009
OWNER: SPEER, Aaron & Kimberly
APN: 118-290-71
APLCT: Aaron & Kimberly Speer
AGENT: Aaron & Kimberly Speer
ADDRESS: 11980 Leafwood Dr., Mendocino



AERIAL IMAGERY

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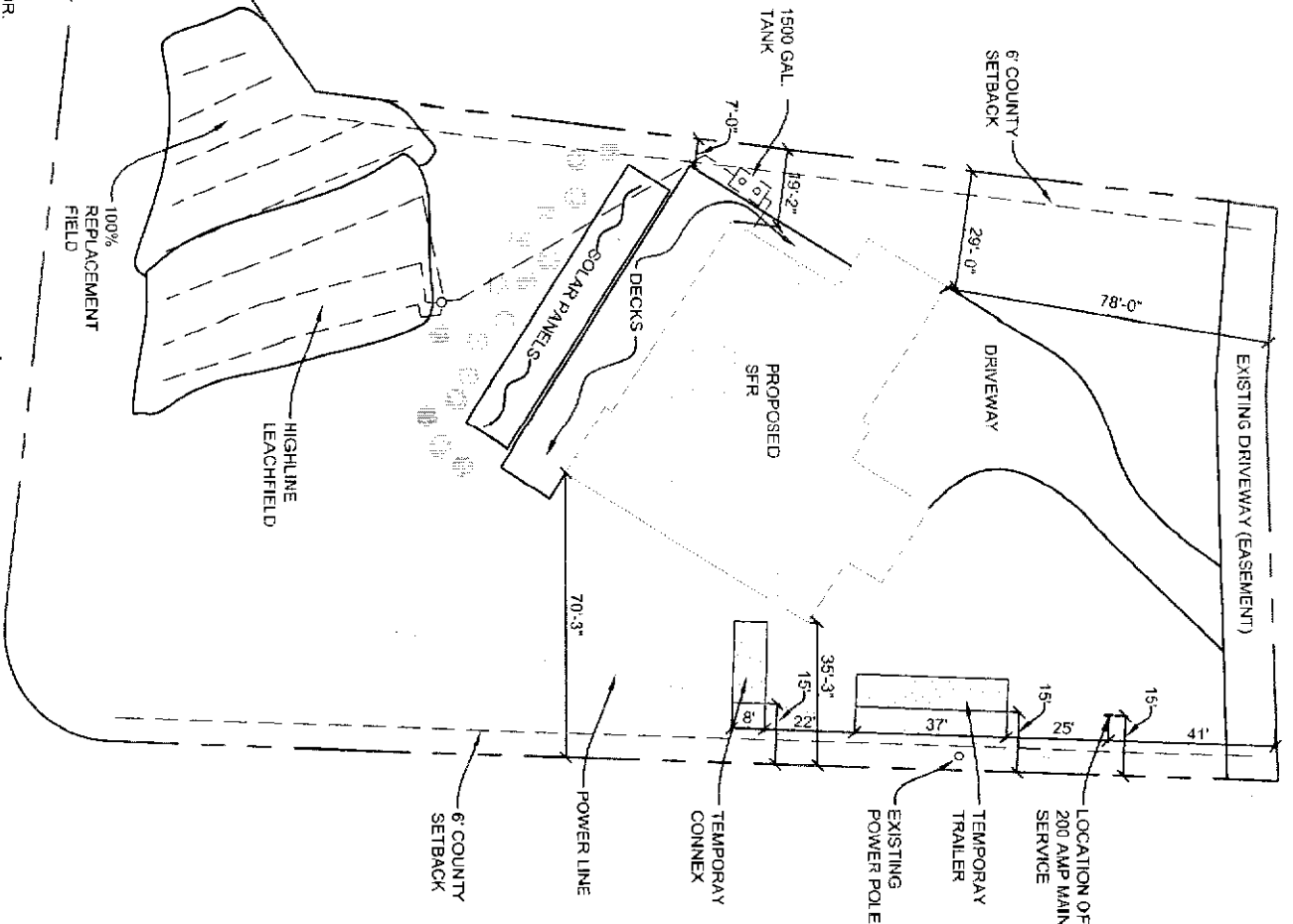


VICINITY MAP



11980 LEAFWOOD DR.
MENDOCINO, CA. 95460
APNR: 118-290-71

PLOT PLAN
1"=45'-0"



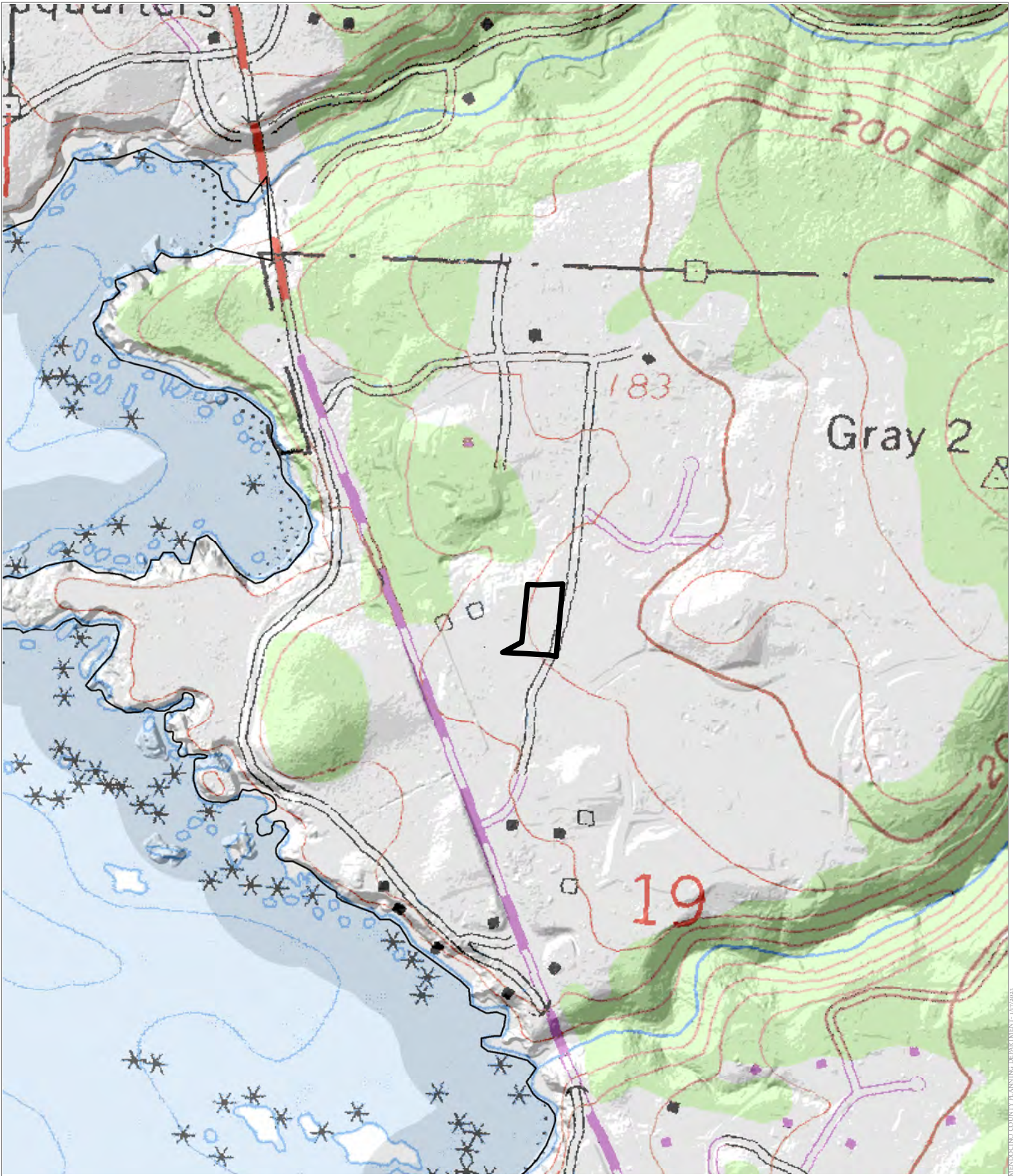
SHEET #
A-4

DATE	9-12-22
SCALE	AS NOTED
JOB #	1113-21
DRAWN BY	D.L.S.

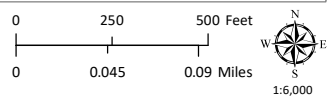
A NEW HOME FOR: APN: 118-290-71
SPEER RESIDENCE
11980 LEAFWOOD
MENDOCINO, CA. 95460

PLOT PLAN, VICINITY MAP

3-D'S DESIGN
P.O. BOX 1634 FORT BRAGG, CA
(707) 964-8428
(CELL) 707-734-3600



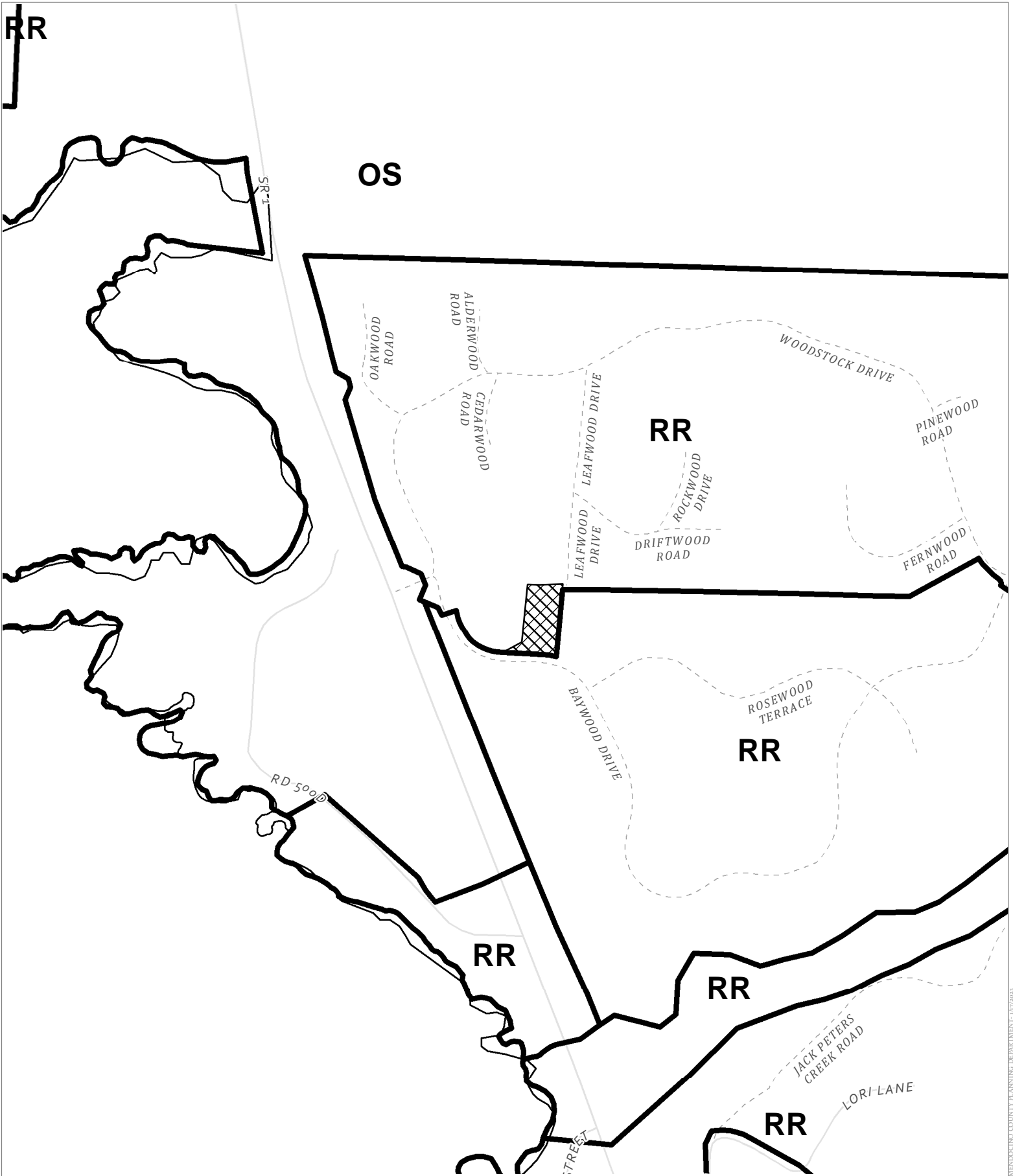
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AGENT: Aaron & Kimberly Speer
ADDRESS: 11980 Leafwood Dr., Mendocino



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

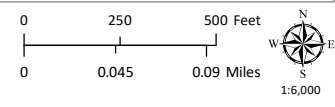
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MENDOCINO COUNTY PLANNING DEPARTMENT - 1/17/2023



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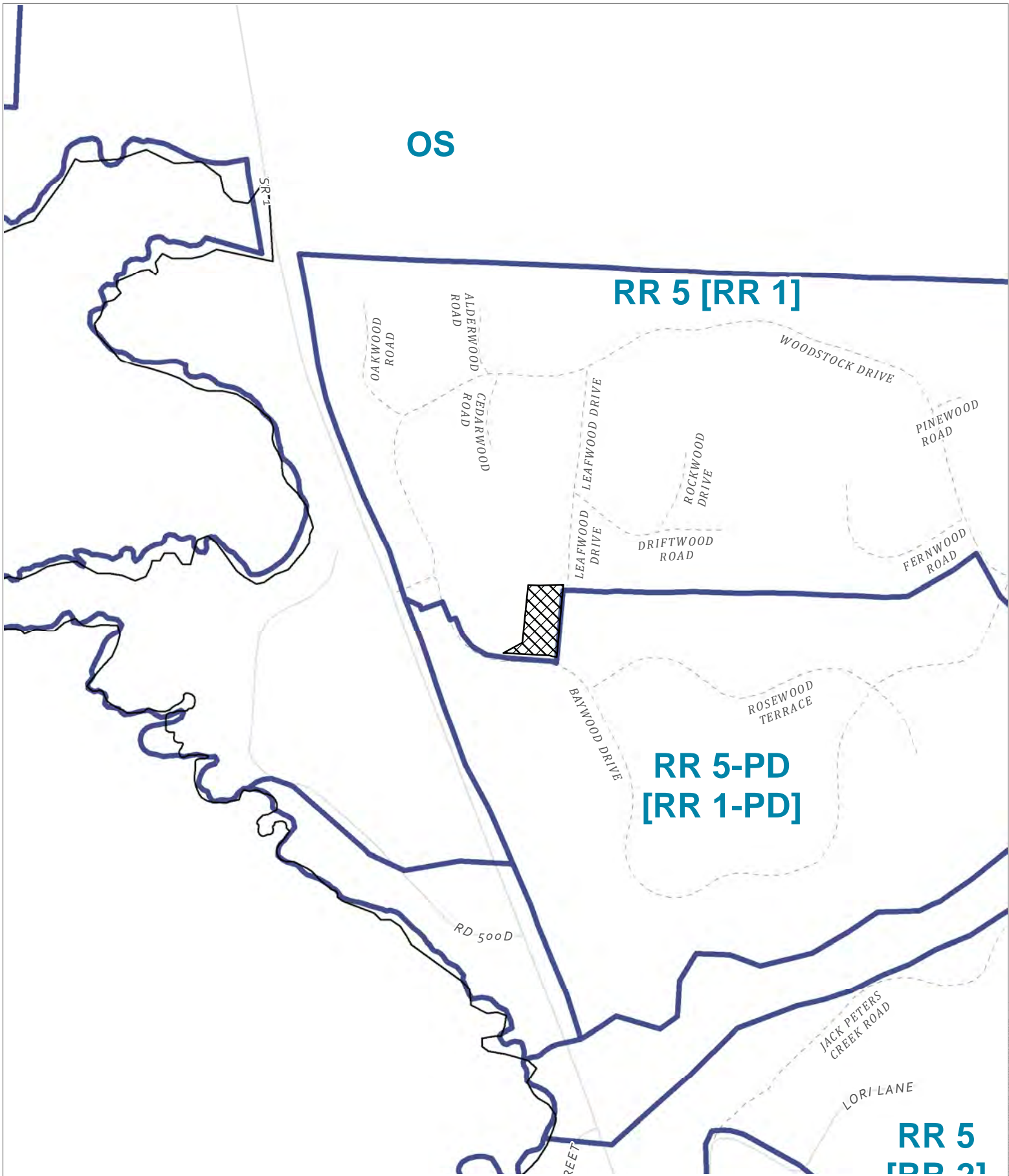
 Zoning Districts
 Public Roads



ZONING

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MENDOCINO COUNTY PLANNING DEPARTMENT - 1/17/2023





OS

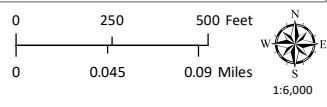
RR 5 [RR 1]

RR 5-PD [RR 1-PD]

RR 5 [RR 1]

CASE: CDPM 2022-0009
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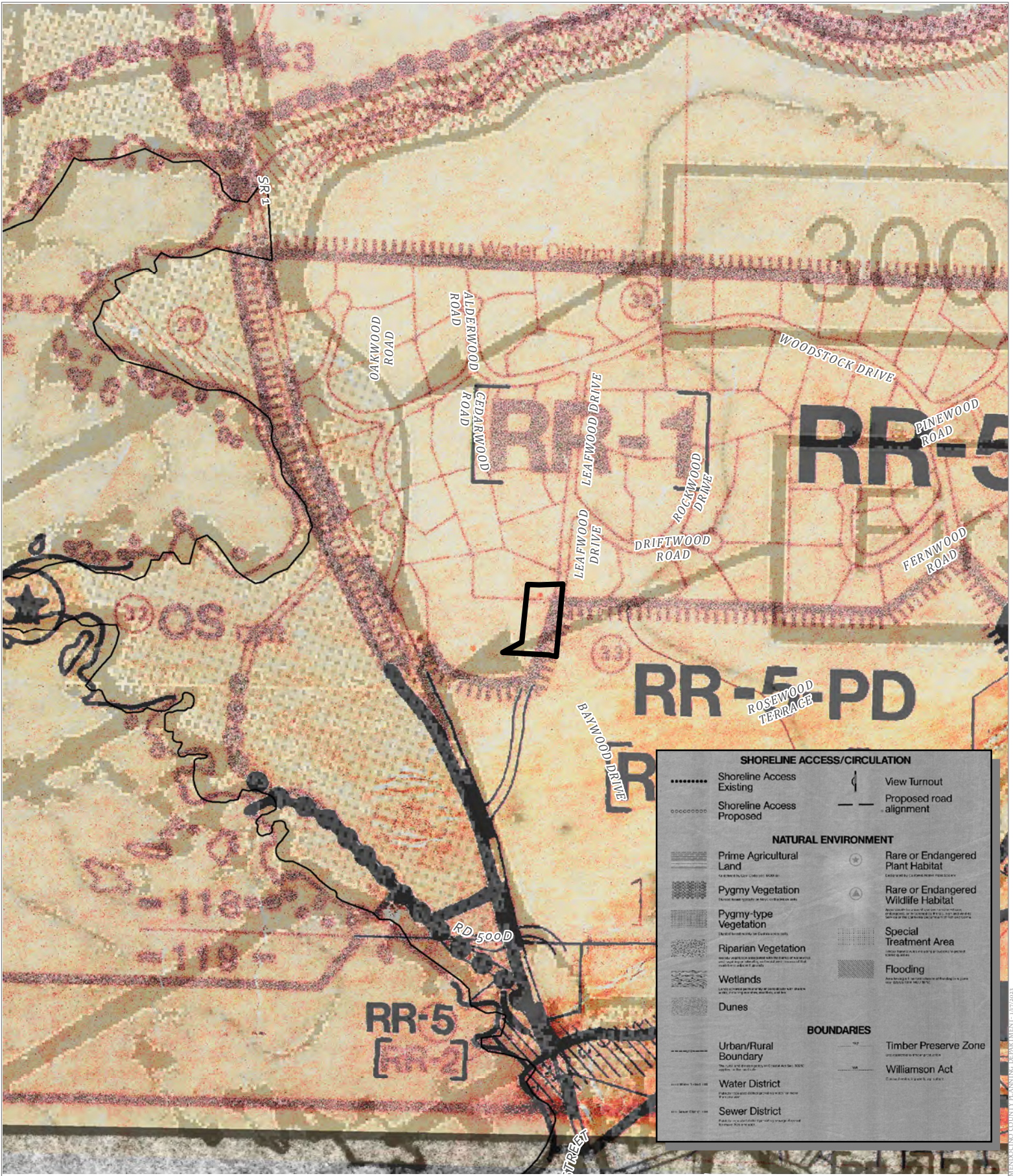
 General Plan Classes
 Public Roads



GENERAL PLAN

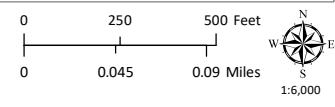
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MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2023



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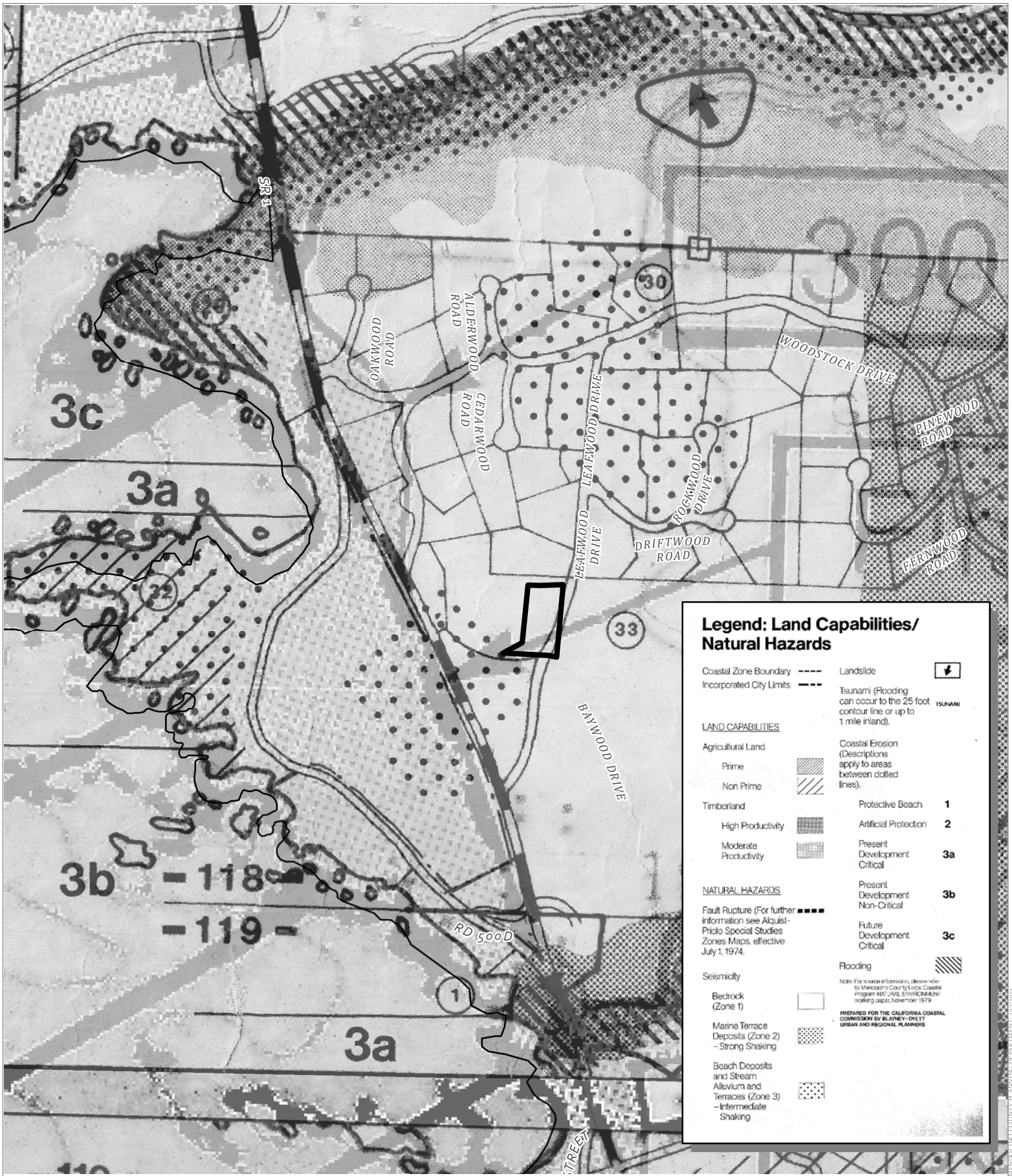
Public Roads



LCP LAND USE MAP 15: CASPAR

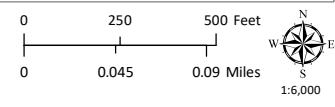
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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/2023



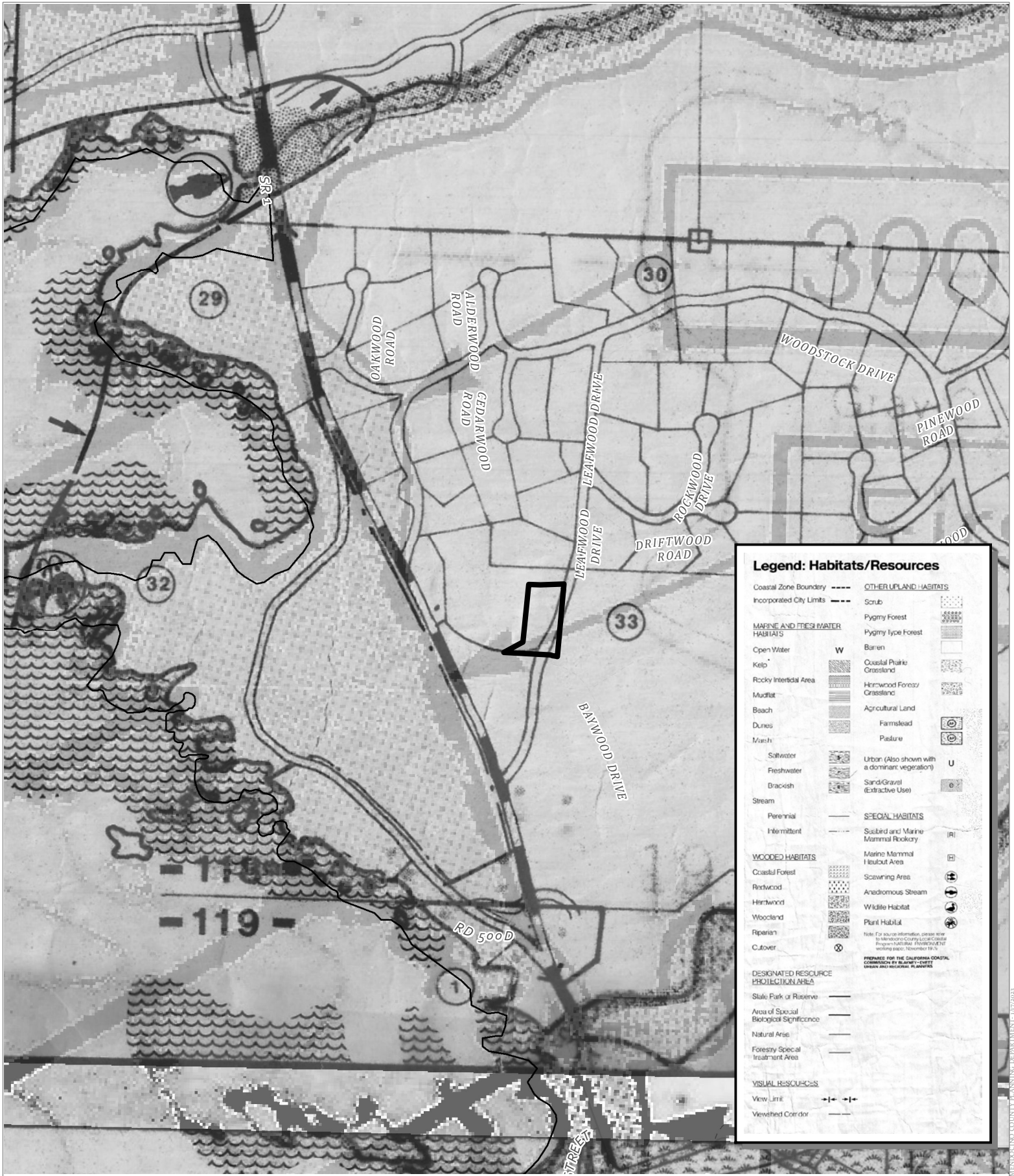
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Public Roads



LCP LAND CAPABILITIES & NATURAL HAZARDS

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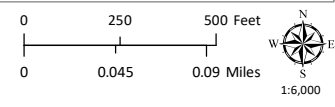


Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	
MARINE AND FRESHWATER HABITATS			
Open Water	W	Pygmy Forest	
Kelp	[Pattern]	Pygmy Lype Forest	
Rocky Intertidal Area	[Pattern]	Barren	
Mudflat	[Pattern]	Coastal Prairie	
Beach	[Pattern]	Coastal Prairie Grassland	
Dunes	[Pattern]	Horwood Forest/ Grassland	
Marsh	[Pattern]	Agricultural Land	
Saltwater	[Pattern]	Farmstead	
Freshwater	[Pattern]	Pasture	
Brackish	[Pattern]	Urban (Also shown with a dominant vegetation)	
Stream	[Pattern]	Sand/Gravel (Extractive Use)	
Perennial	—	SPECIAL HABITATS	
Intermittent	---	Subbird and Marine Mammal Roostory	(R)
WOODED HABITATS			Marine Mammal Hekout Area
Coastal Forest	[Pattern]	Scowring Area	(S)
Redwood	[Pattern]	Andromous Stream	(A)
Hemwood	[Pattern]	Wildlife Habitat	(W)
Woodland	[Pattern]	Plant Habitat	(P)
Riparian	[Pattern]	Note: For source information, please refer to Mendocino County Local Center for Mendocino County Planning and Development working paper, November 1979.	
Cutover	[Pattern]	PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAIRY-CRETT URBAN AND REGIONAL PLANNERS	
DESIGNATED RESOURCE PROTECTION AREA			
State Park or Reserve	---		
Area of Special Biological Significance	---		
Natural Arise	---		
Forestry Special Treatment Area	---		
VISUAL RESOURCES			
View Limit	--- --- ---		
Viewshed Corridor	---		

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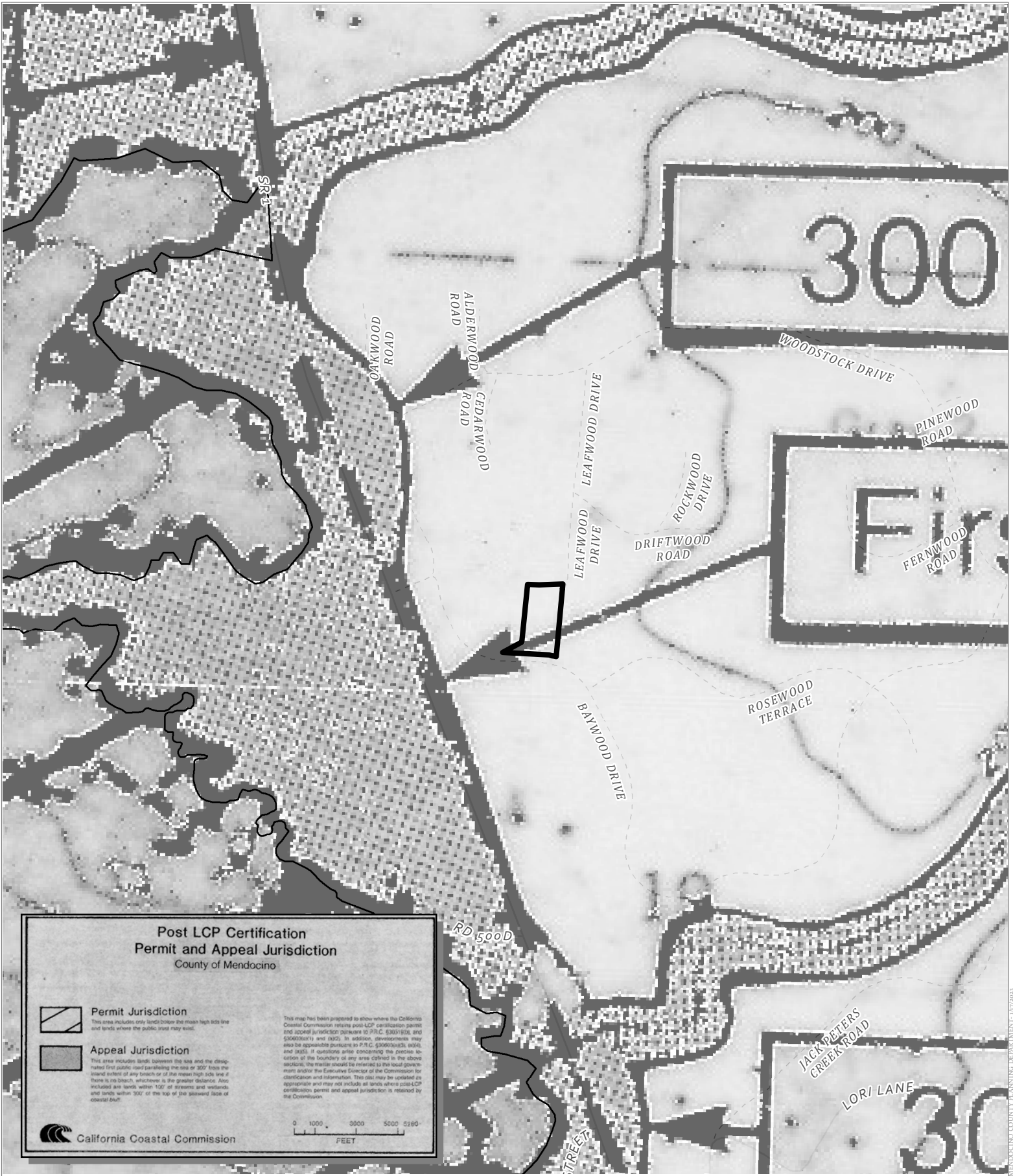
Public Roads



LCP HABITATS & RESOURCES

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MENDOCINO COUNTY PLANNING DEPARTMENT 11/7/2023



**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 (including the 100' 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 500' of the top of the seaward face of coastal bluff.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction (pursuant to P.R.C. §30319.03, and §30607.04 and §302). In addition, developments may also be applicable (pursuant to P.R.C. §30604.03, §304, and §305). 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 data 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 6000

FEET

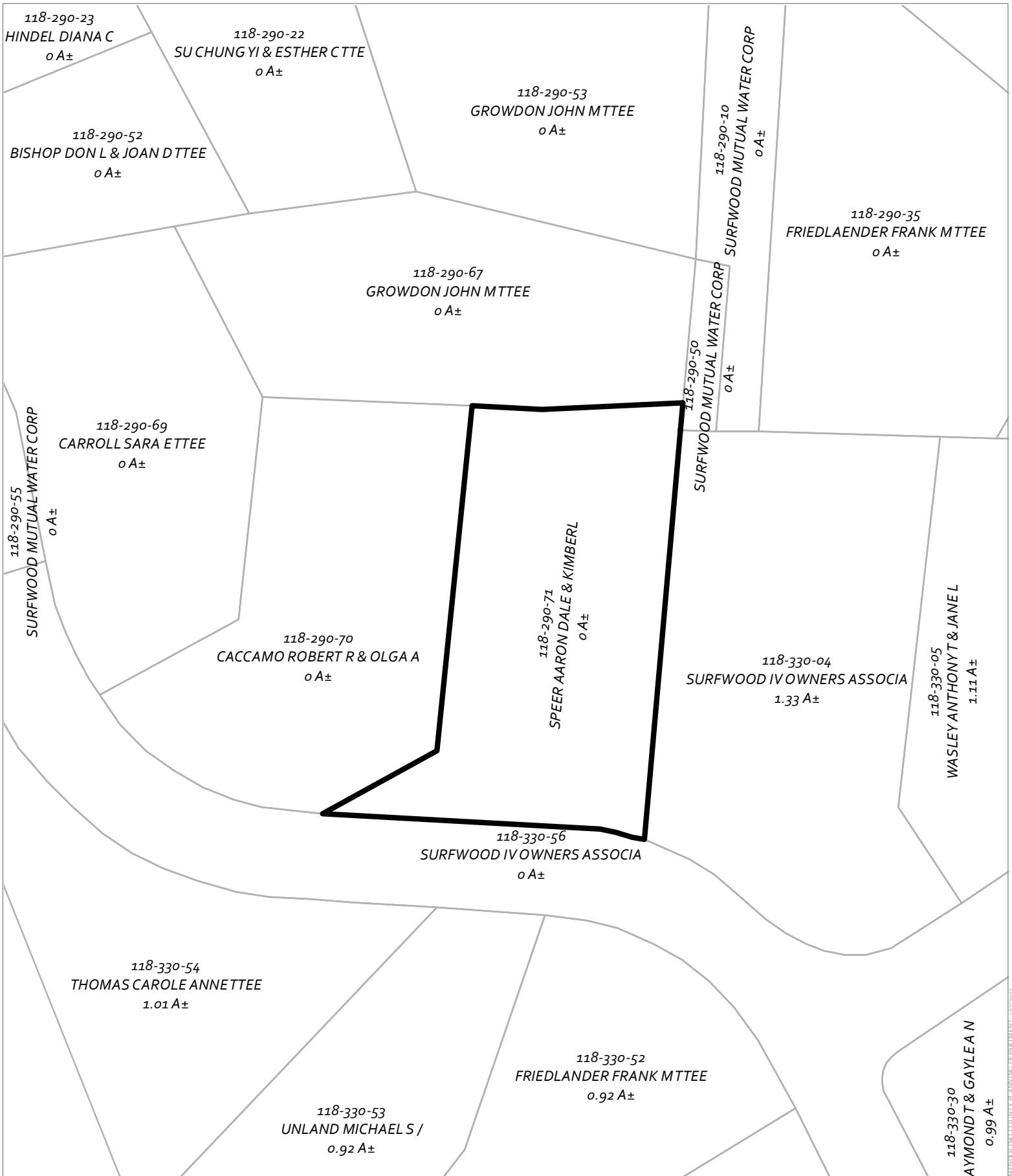
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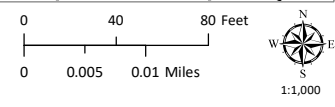
POST LCP CERTIFICATION & APPEAL JURISDICTION

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MENDOCINO COUNTY PLANNING DEPARTMENT 1/17/2023



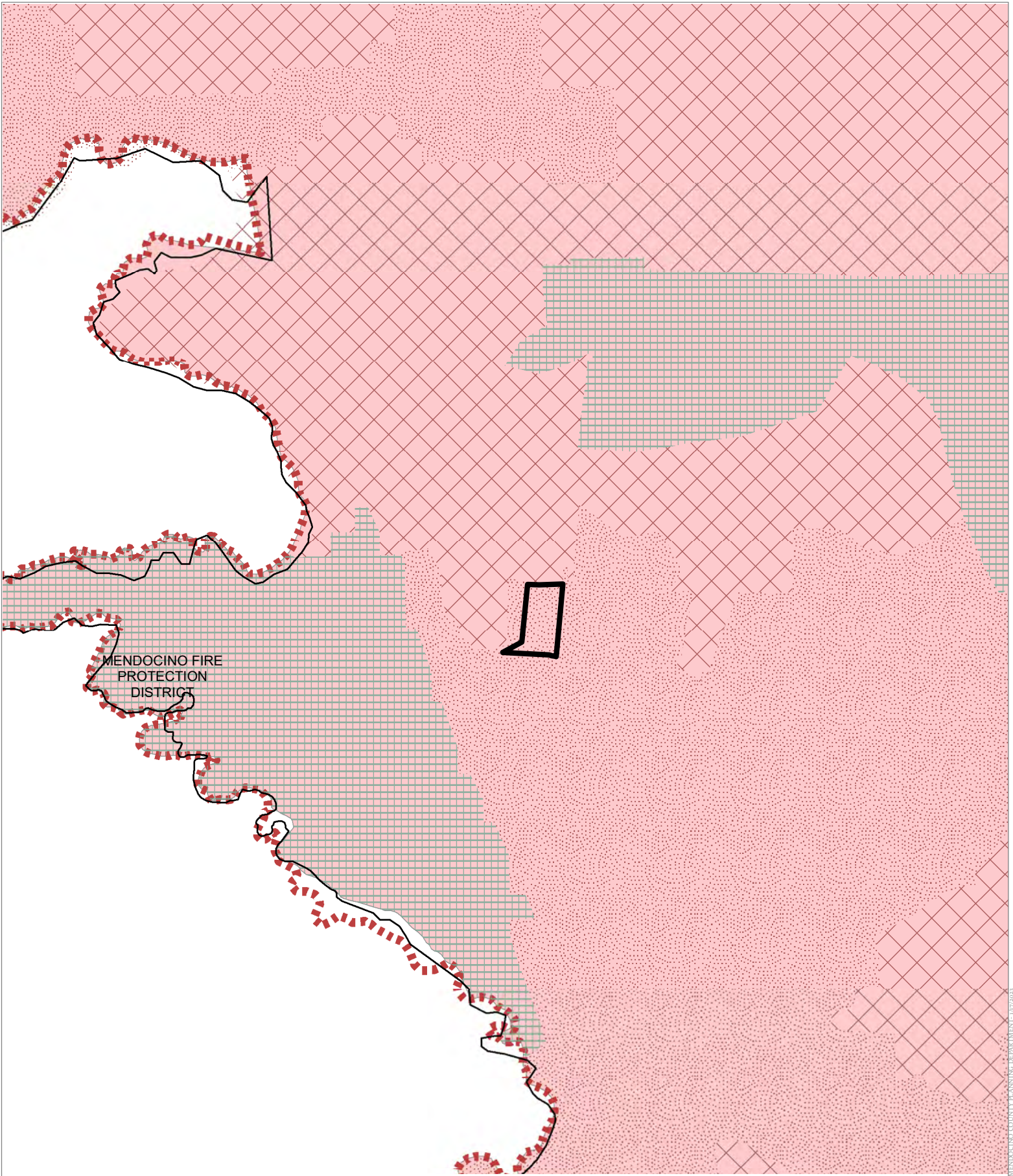
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ADJACENT PARCELS

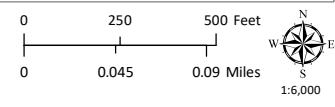
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MENDOCINO COUNTY PLANNING DEPARTMENT - 1/17/2023



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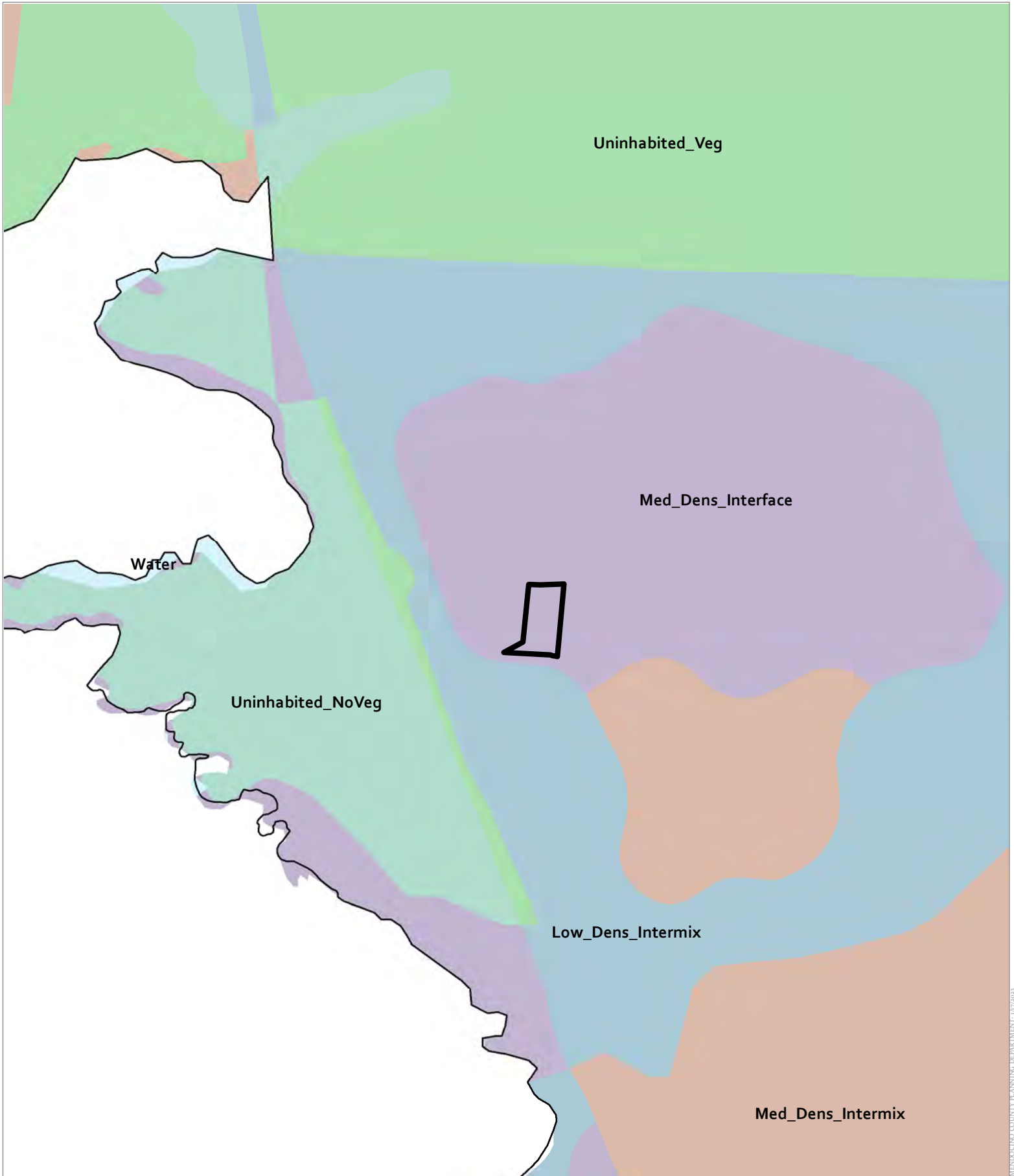
-  Very High Fire Hazard
-  Moderate Fire Hazard
-  High Fire Hazard
-  County Fire Districts



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

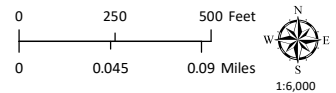
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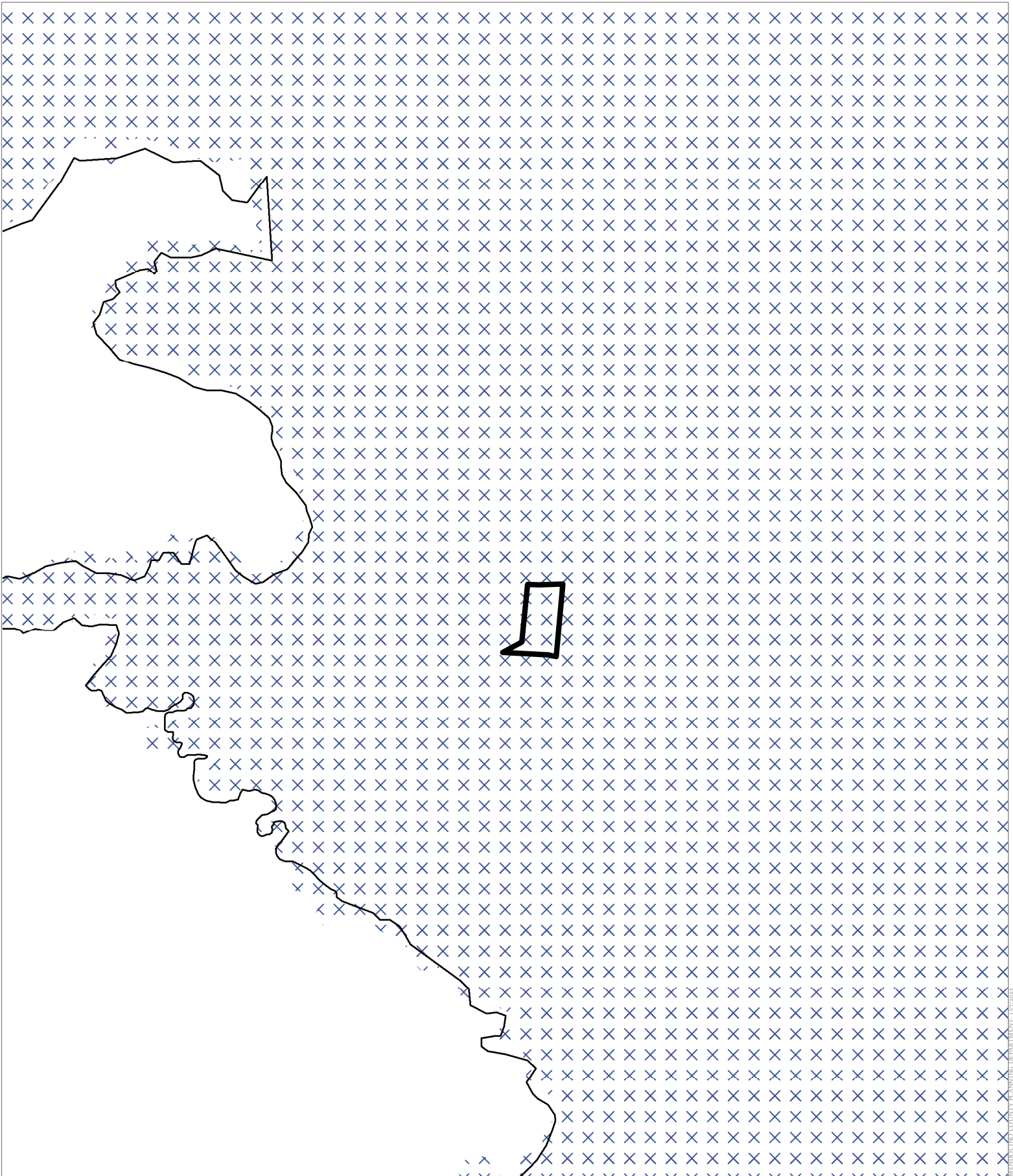
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WILDLAND-URBAN INTERFACE

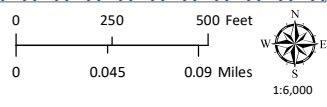
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MENDOCINO COUNTY PLANNING DEPARTMENT 4/17/2023

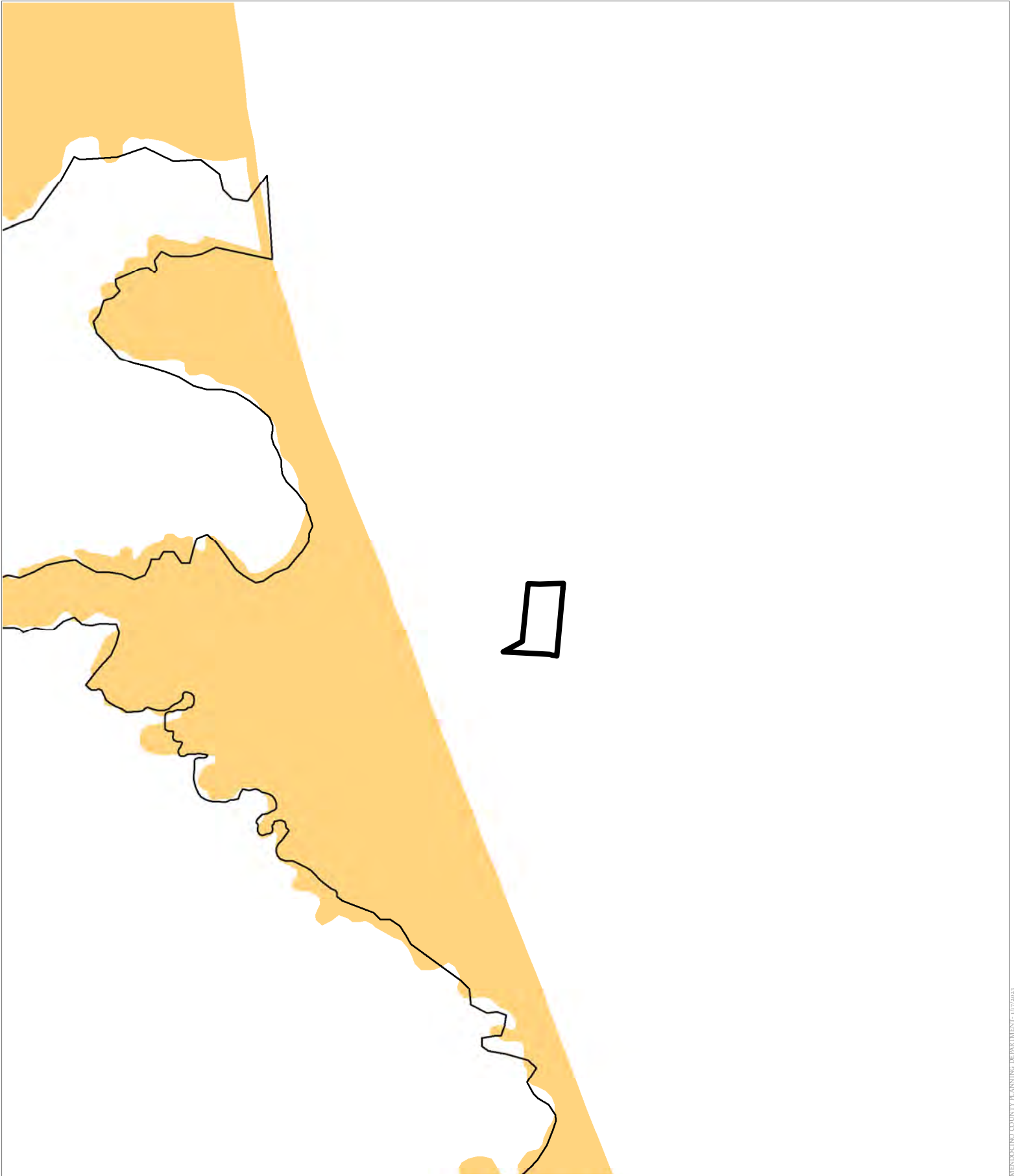
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⊗ ⊗ ⊗ Critical Water Resources



COASTAL GROUND WATER RESOURCES

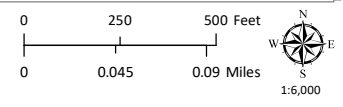
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MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2023

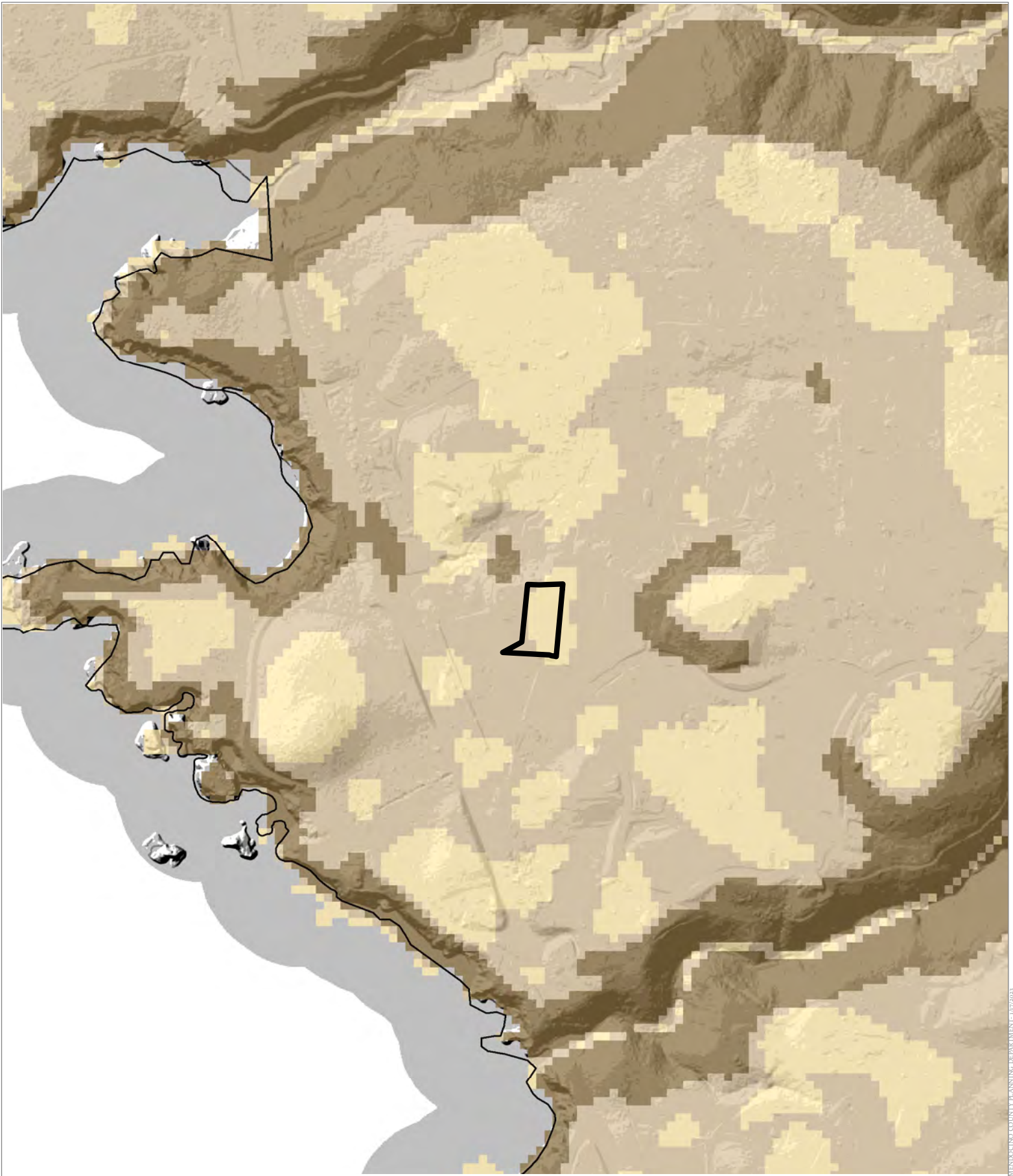
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Highly Scenic Area



HIGHLY SCENIC AREAS

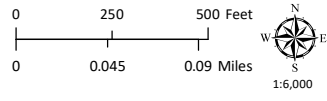
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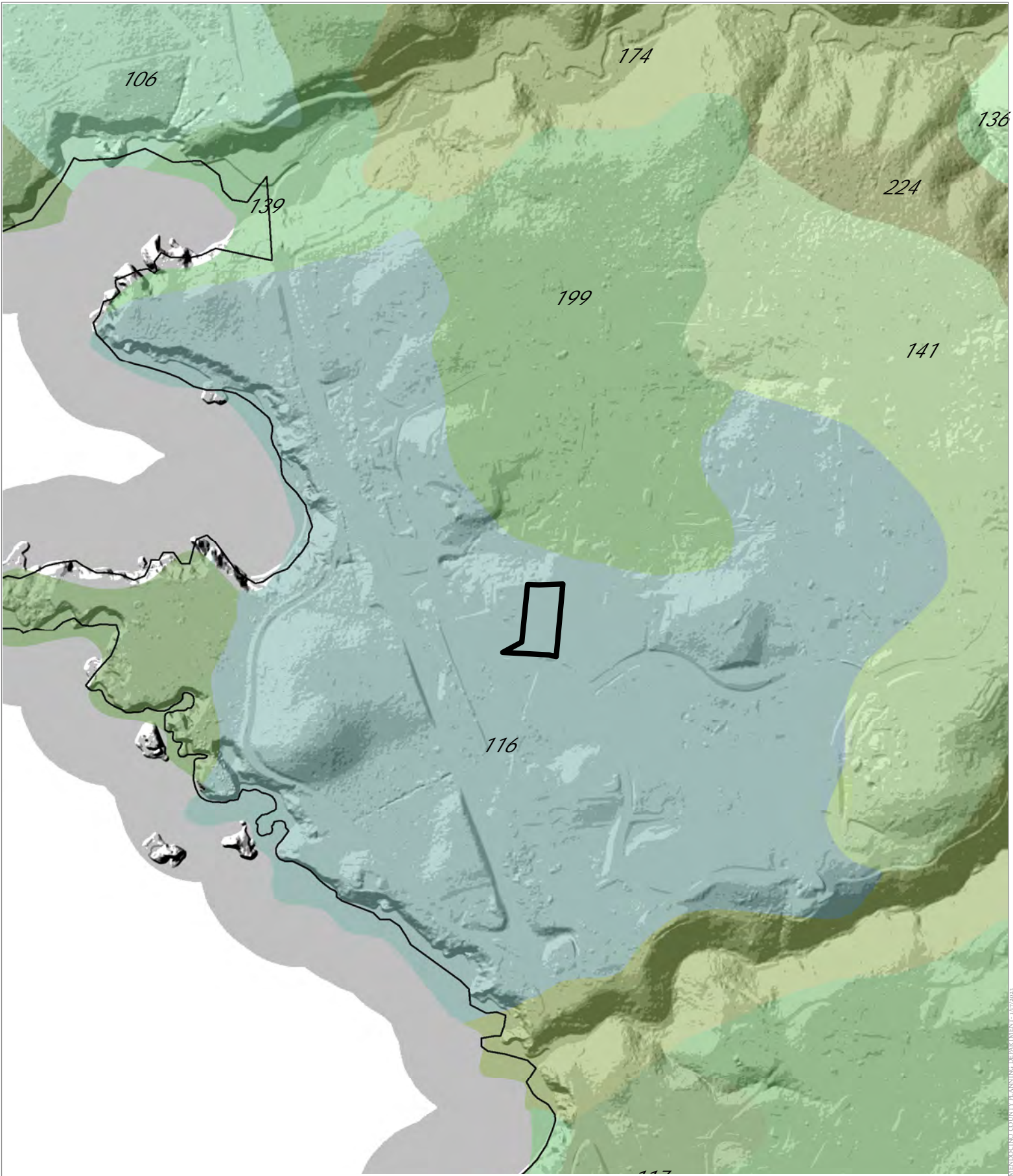
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- 0° - 14°
- 15° - 32°
- 33° - 72°



ESTIMATED SLOPE

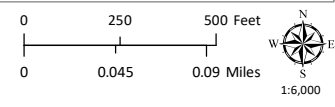
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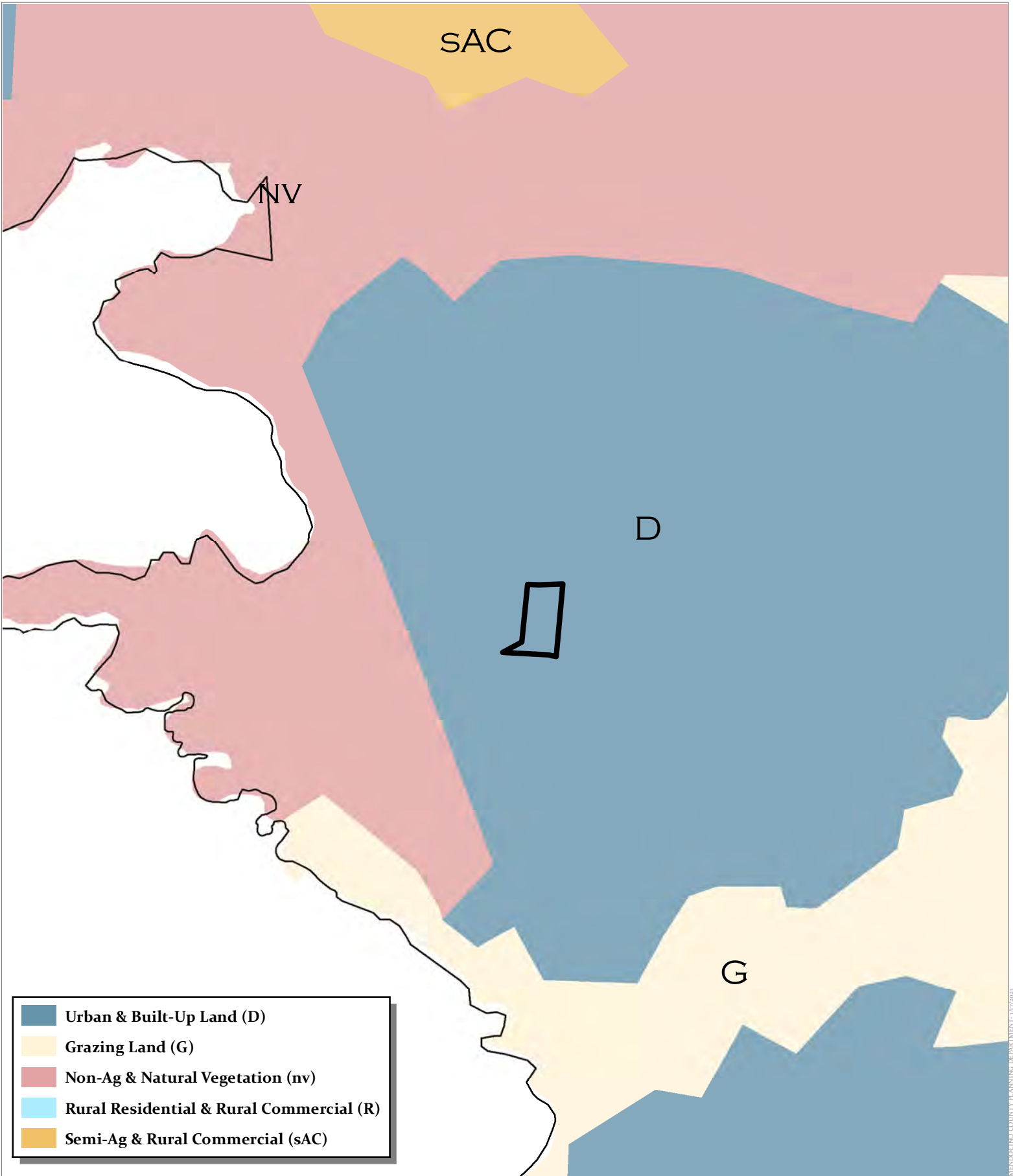
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 Shinglemill-Gibney Complex



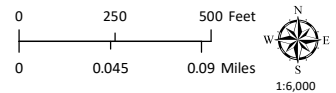
WESTERN SOIL CLASSIFICATIONS

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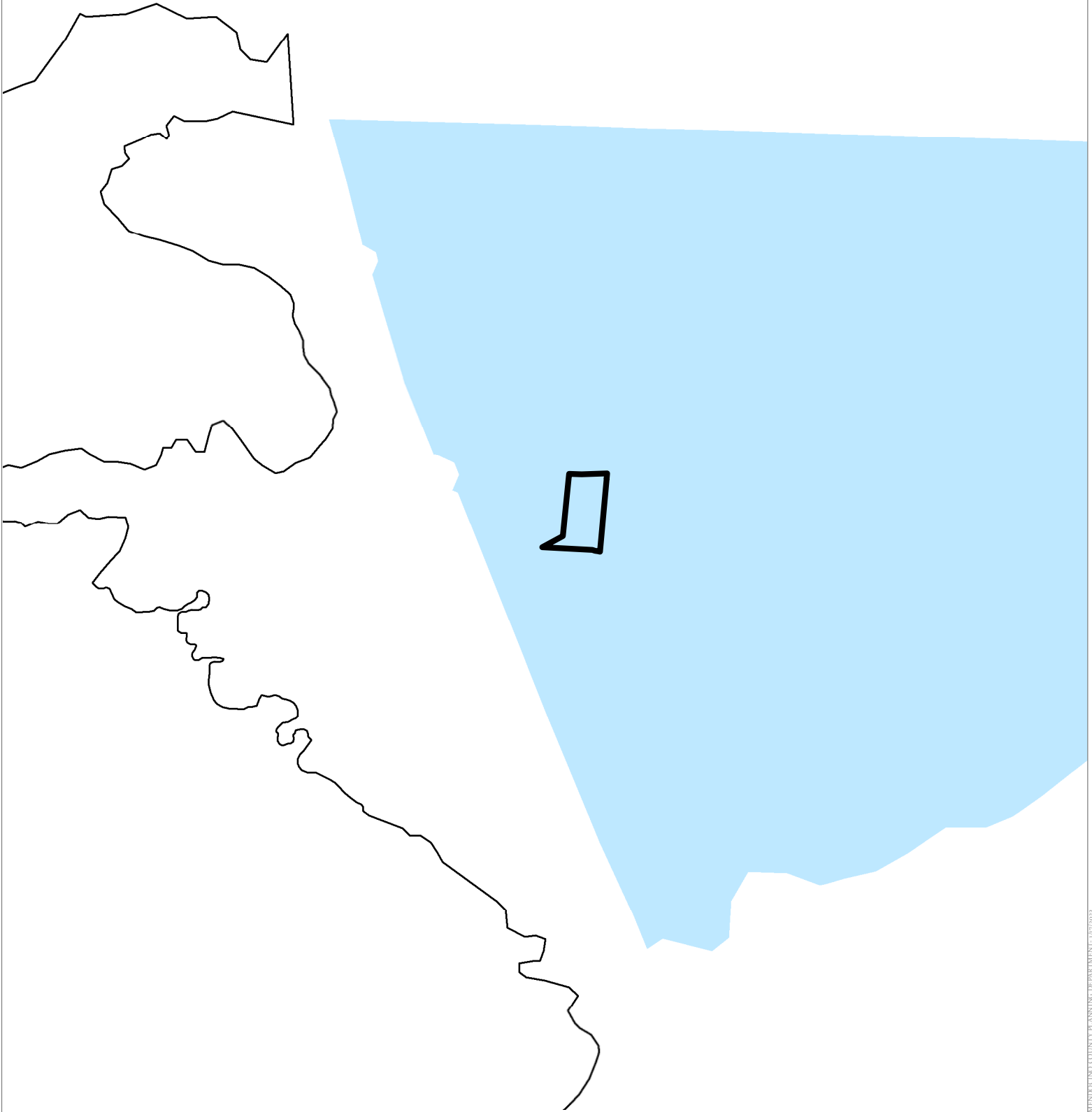
- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)
- Semi-Ag & Rural Commercial (sAC)

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IMPORTANT FARMLANDS

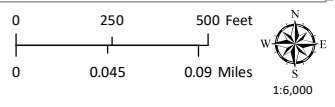
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 County Water Districts



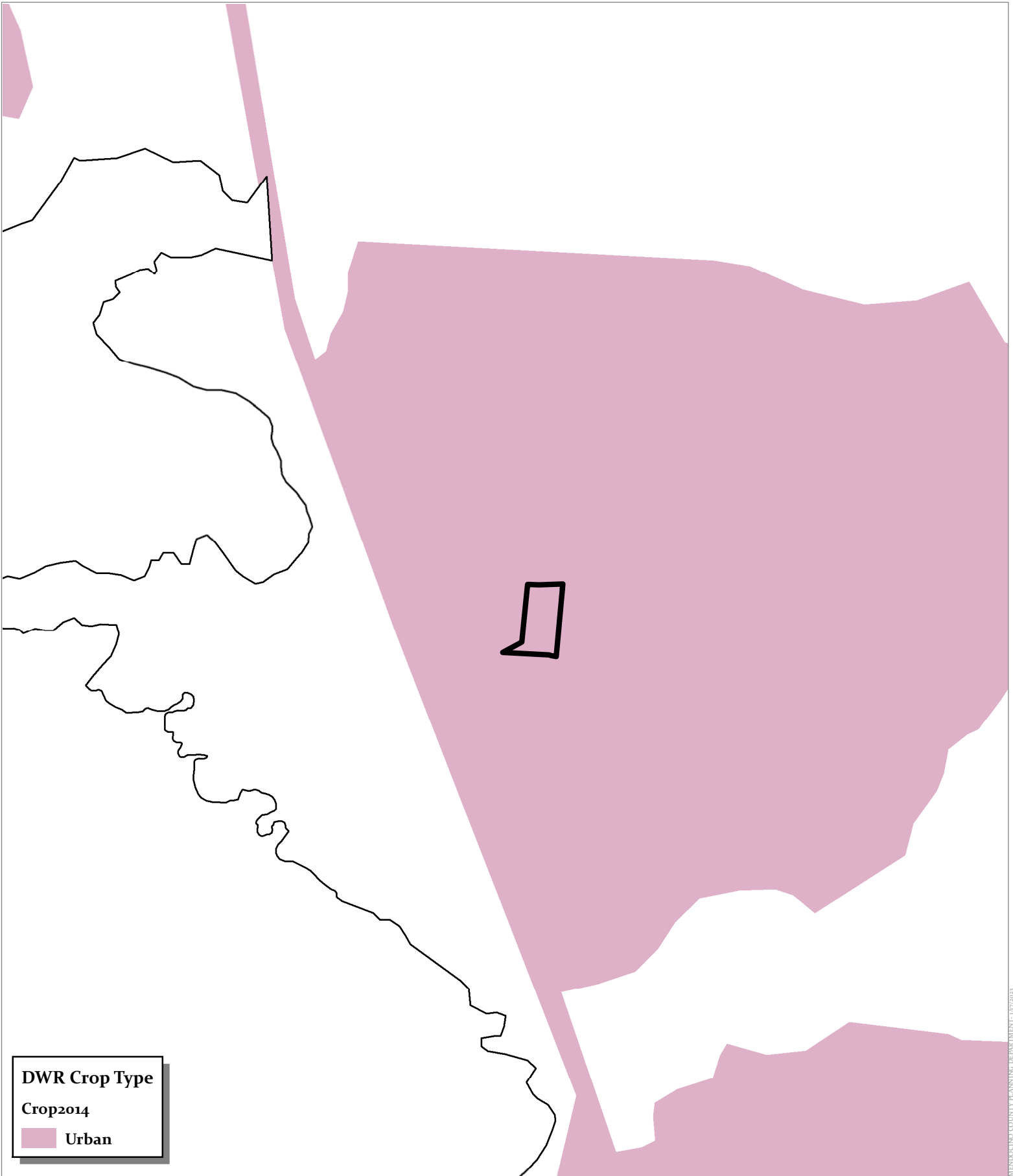
WATER DISTRICTS

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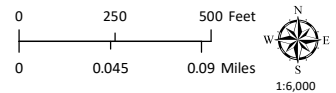
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DWR Crop Type
Crop2014
 Urban

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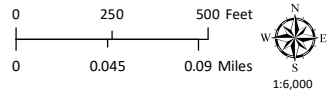
DWR CROP TYPE

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**Russian
Gulch SP**

 State Parks



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STATE PARKS

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