



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
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

May 26, 2023

Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor
Archaeological Commission

Sierra Club
Department of Forestry/ CalFire
-Land use
Department of Fish and Wildlife
California Coastal Commission

County Addresser
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Fort Bragg Rural Fire District

CASE#: CDP\_2023-0009

DATE FILED: 2/28/2023

OWNER: JAMES A. DE ALBA

APPLICANT: JIM & DENISE DE ALBA

AGENT: TARA JACKSON, WYNN COASTAL PLANNING

REQUEST: Construct a 1,802 square foot SFD with attached 836 square foot garage, 297 square feet of decks, and septic system; demolition of one existing well and trenching for connection from SFD to the other existing well; trenching to connect to grid power; extend existing driveway and parking area by 2,942 square feet. Convert existing, legal nonconforming 475 square foot cabin to an ADU.

LOCATION: In the Coastal Zone, 2.2± miles north of Caspar town center, on a public easement off the south side of Pacific Way (CR 436A) the north side of Little Lake Rd (CR 408), east of its (Pacific Way's) intersection with Ocean Drive (CR 436), located at 33389 Pacific Way, Fort Bragg.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: ROB FITZSIMMONS

RESPONSE DUE DATE: June 09, 2023

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
Recommend conditional approval (attached).
Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
Recommend denial (Attach reasons for recommending denial).
Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
Other comments (attach as necessary).

REVIEWED BY:

Signature Department Date

**CASE: CDP\_2023-0009**

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**OWNER:** JAMES A. DE ALBA AND DENISE M. DE ALBA, TRUSTEES OF THE JAMES AND DENISE DE ALBA LIVING TRUST DATED JUNE 9, 2020

**APPLICANT:** JIM & DENISE DE ALBA

**AGENT:** TARA JACKSON, WYNN COASTAL

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**APNs:** 017-320-51

**PARCEL SIZE:** 2.7 acres

**GENERAL PLAN:** Rural Residential

**ZONING:** Rural Residential, 5 acre minimum; Floodplain

**EXISTING USES:** Residential (Cabin)

**DISTRICT:** 4, Gjerde

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	RR5(2)	RR5:FP	4.5± ac	Residential
<b>EAST:</b>	RR5(2)	RR5	1.5± ac	Open Space
<b>SOUTH:</b>	RR5(2)	RR5:FP:PD	13.7± ac	Agricultural
<b>WEST:</b>	N/A	N/A	N/A	Ocean

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**REFERRAL AGENCIES**

**LOCAL**

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

- Fort Bragg Rural FPD

**STATE**

- CALFIRE (Land Use)
- California Coastal Commission
- California Dept. of Fish & Wildlife
- Sierra Club

**FEDERAL**

**TRIBAL**

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

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**ADDITIONAL INFORMATION:**

The conversion of the cabin to the ADU will result in no change in footprint, but it is unclear at this time if it will require internal structural changes.

Portions of the project are sited within Bishop Pine Forest and Pacific Reed Grass Meadow, both Environmentally Sensitive Habitat Areas (ESHAs). This is not consistent with the ESHA buffer required by MCC 20.496.020, but the applicant asserts that application of this standard would pose an undue burden on the property owners. This project will thus be subject to a Takings Analysis. A Biological Report has been submitted, recommending measures to mitigate the environmental impacts of the project.

**STAFF PLANNER:** ROB FITZSIMMONS

**DATE:** 5/26/2023

## ENVIRONMENTAL DATA

### 1. MAC:

GIS  
*NO*

### 2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS  
*High*

### 3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS  
*State Responsibility Area*

### 4. FARMLAND CLASSIFICATION:

GIS  
*Nonagricultural and Natural Vegetation*

### 5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)  
*YES*

### 6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS  
*Marginal Water Resources (MWR)*

### 7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part  
*212 – Tregining-Cleone complex, 0-5% slopes*

### 8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS  
*NO*

### 9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office  
*NO*

### 10. TIMBER PRODUCTION ZONE:

GIS  
*NO*

### 11. WETLANDS CLASSIFICATION:

GIS  
*Estuarine and Marine Wetland*

### 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  
*NO*

### 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](http://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  
*YES*

### 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  
*RR-5 [RR-2] - LCP LAND USE MAP 14: BEAVER*

### 25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500  
*Marine Terrace Deposits (Zone 2) – Strong Shaking;*

### 26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496  
*Coastal Forest; Coastal Prairie Grassland*

### 27. COASTAL COMMISSION APPEALABLE AREA:

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

### 28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS  
*NO*

### 29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020  
*NO*

### 30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

### 31. BLUFFTOP GEOLOGY:

GIS; 20.500.020  
*YES*



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**DEPT OF PLANNING AND BUILDING SERVICES**  
 120 WEST FIR STREET  
 FORT BRAGG, CA 95437  
 Telephone: 707-964-5379  
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 pbs@co.mendocino.ca.us  
 www.co.mendocino.ca.us/planning



Case No(s)	CDP-2023-0009
CDF No(s)	
Date Filed	2/28/2023
Fee	\$ 8,305.00
Receipt No.	PRT 054792
Received by	TJA/SA
Office Use Only	

## COASTAL ZONE APPLICATION FORM

### APPLICANT

Name Jim & Denise De Alba  
 Mailing Address 3785 Glen Haven Rd  
 City Soquel State CA Zip Code 95073 Phone (813) 600-8237

### PROPERTY OWNER

Name Same  
 Mailing Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_

### AGENT

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

### PARCEL SIZE

3.2  Square feet  
 Acres

### STREET ADDRESS OF PROJECT

33389 Pacific Way, Fort Bragg

### ASSESSOR'S PARCEL NUMBER(S)

017-320-51-00

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

Denise de Alba  
 Signature of Applicant/Agent

2/17/23  
 Date

James Debra  
 Signature of Owner

2/17/23  
 Date



# COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

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

## THE PROJECT

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

Construct a 1,802sf single-family residence with attached 836sf garage; 297sf of decks; roof mounted solar panels; septic system (primary and replacement); destroy one existing well and connect proposed single-family residence to western well through proposed trenching; trench to connect to PG&E; extend existing driveway and parking area by 2,942sf. Convert existing, legally non-conforming 475sf cabin to an ADU.

Please see attached submittal letter for further project details.

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	1 _____	1802sf _____
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: \_\_\_\_\_

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

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

4. Will the proposed project be phased?  Yes  No  
 If Yes, explain your plans for phasing.

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

Approximately 69 year old cabin with decks, two sheds, two wells and driveway.

6. Will any existing structures be demolished?  Yes  No  
 Will any existing structures be removed?  Yes  No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

One well to be abandoned.

7. Project Height. Maximum height of structure 14'-6 19/32" feet.

8. Lot area (within property lines): 139,392  square feet  acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>917</u> square feet	<u>3791</u> square feet	<u>4708</u> square feet
Paved area	<u>0</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Landscaped area	<u>0</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Unimproved area	<u>138475</u> square feet	<u>135601</u> square feet	<u>134684</u> square feet

GRAND TOTAL: 139392 square feet  
 (Should equal gross area of parcel)

10. Gross floor area: 4708 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <sup>2</sup>	Proposed <sup>4</sup>	Total <sup>6</sup>
Number of covered spaces	<u>2</u>	<u>                    </u>	Size <u>180sf</u>
Number of uncovered spaces	<u>4</u>	<u>                    </u>	Size <u>180sf</u>
Number of standard spaces	<u>                    </u>	<u>                    </u>	Size <u>                    </u>
Number of handicapped spaces	<u>                    </u>	<u>                    </u>	Size <u>                    </u>



12. Utilities will be supplied to the site as follows:

A. Electricity

- Utility Company (service exists to the parcel).  
 Utility Company (requires extension of services to site: 572 feet \_\_\_\_\_ miles  
 On Site generation, Specify: Solar  
 None

B. Gas

- Utility Company/Tank  
 On Site generation, Specify: Propane Tank  
 None

C. Telephone:  Yes  No

13. Will there be any exterior lighting?  Yes  No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

Shielded, downcast. Please see floor plans and elevations for details.

14. What will be the method of sewage disposal?

- Community sewage system, specify supplier \_\_\_\_\_  
 Septic Tank  
 Other, specify \_\_\_\_\_

15. What will be the domestic water source?

- Community water system, specify supplier \_\_\_\_\_  
 Well  
 Spring  
 Other, specify \_\_\_\_\_

16. Is any grading or road construction planned?  Yes  No

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

- A. Amount of cut: 0 cubic yards  
B. Amount of fill: 36.42 cubic yards  
C. Maximum height of fill slope: \_\_\_\_\_ feet  
D. Maximum height of cut slope: \_\_\_\_\_ feet  
E. Amount of import or export: \_\_\_\_\_ cubic yards  
F. Location of borrow or disposal site: \_\_\_\_\_  
\_\_\_\_\_



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

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

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

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20. Will the development provide public or private recreational opportunities?  Yes  No  
 If yes, explain:  
 Public Access easement already exists along a portion of the southerly property line.

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21. Is the proposed development visible from: Belinda Point

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

---

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

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

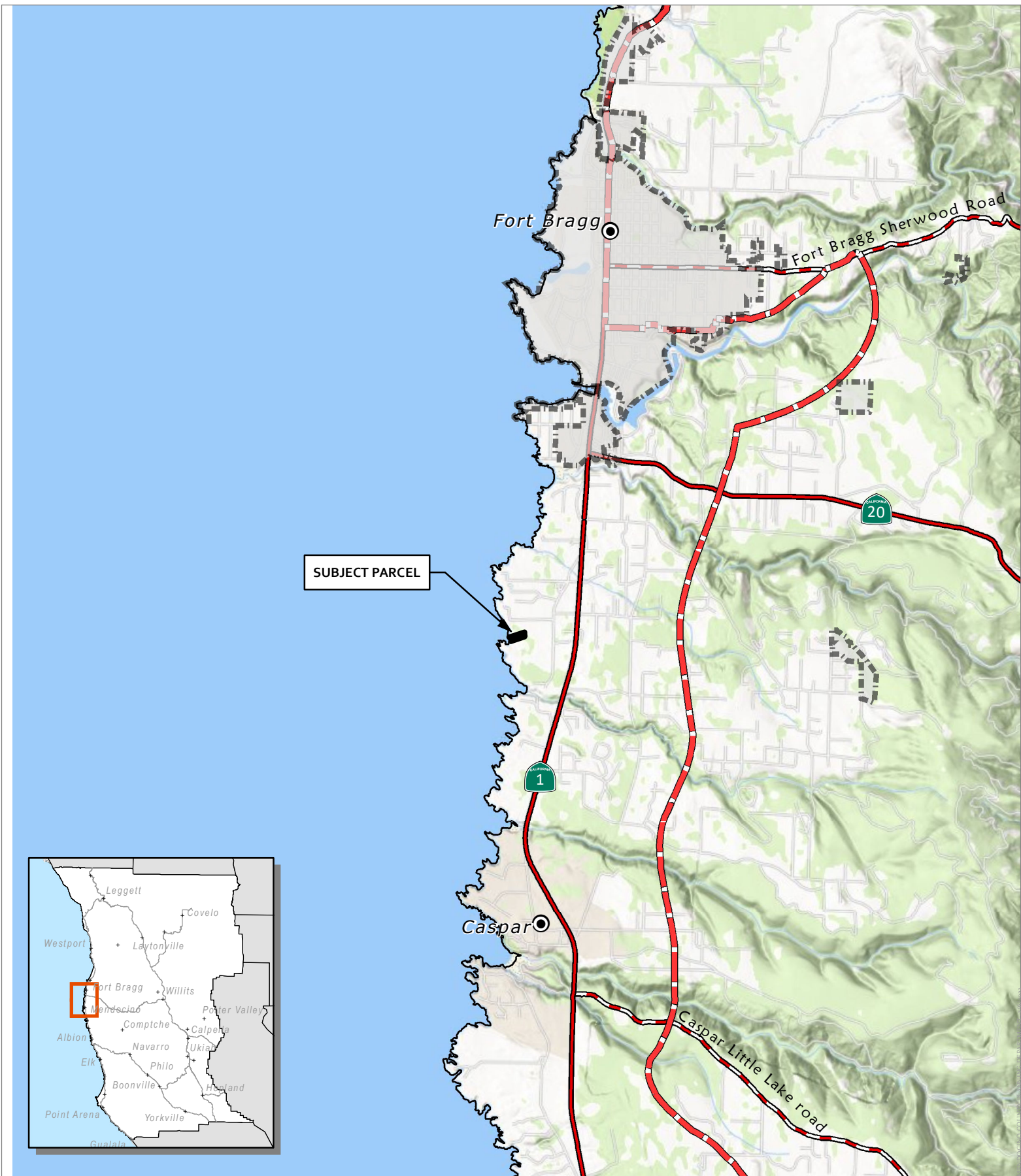
A. Diking  Yes  No  
 B. Filling  Yes  No  
 C. Dredging  Yes  No  
 D. Placement of structures in open coastal waters, wetlands, estuaries or lakes  Yes  No

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

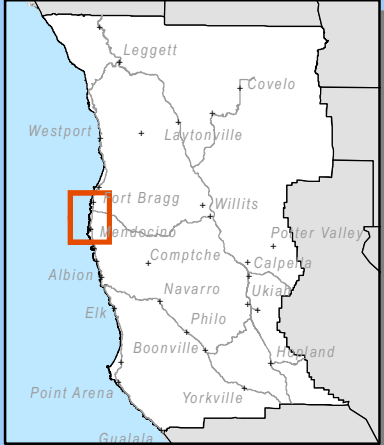
Location of dredged material disposal site: \_\_\_\_\_  
 \_\_\_\_\_

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

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

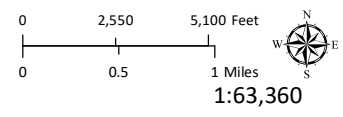


SUBJECT PARCEL



**CASE: CDP 2023-0009**  
**OWNER: DE ALBA, Jim & Denise**  
**APN: 017-320-51**  
**APLCT: Jim & Denise De Alba**  
**AGENT: Tara Jackson, Wynn Coastal Planning**  
**ADDRESS: 33389 Pacific Way, Fort Bragg**

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





**LOCATION**

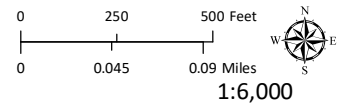
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**





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 Public Roads  
 Private Roads



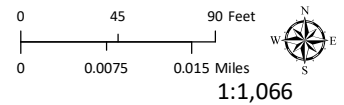
AERIAL IMAGERY

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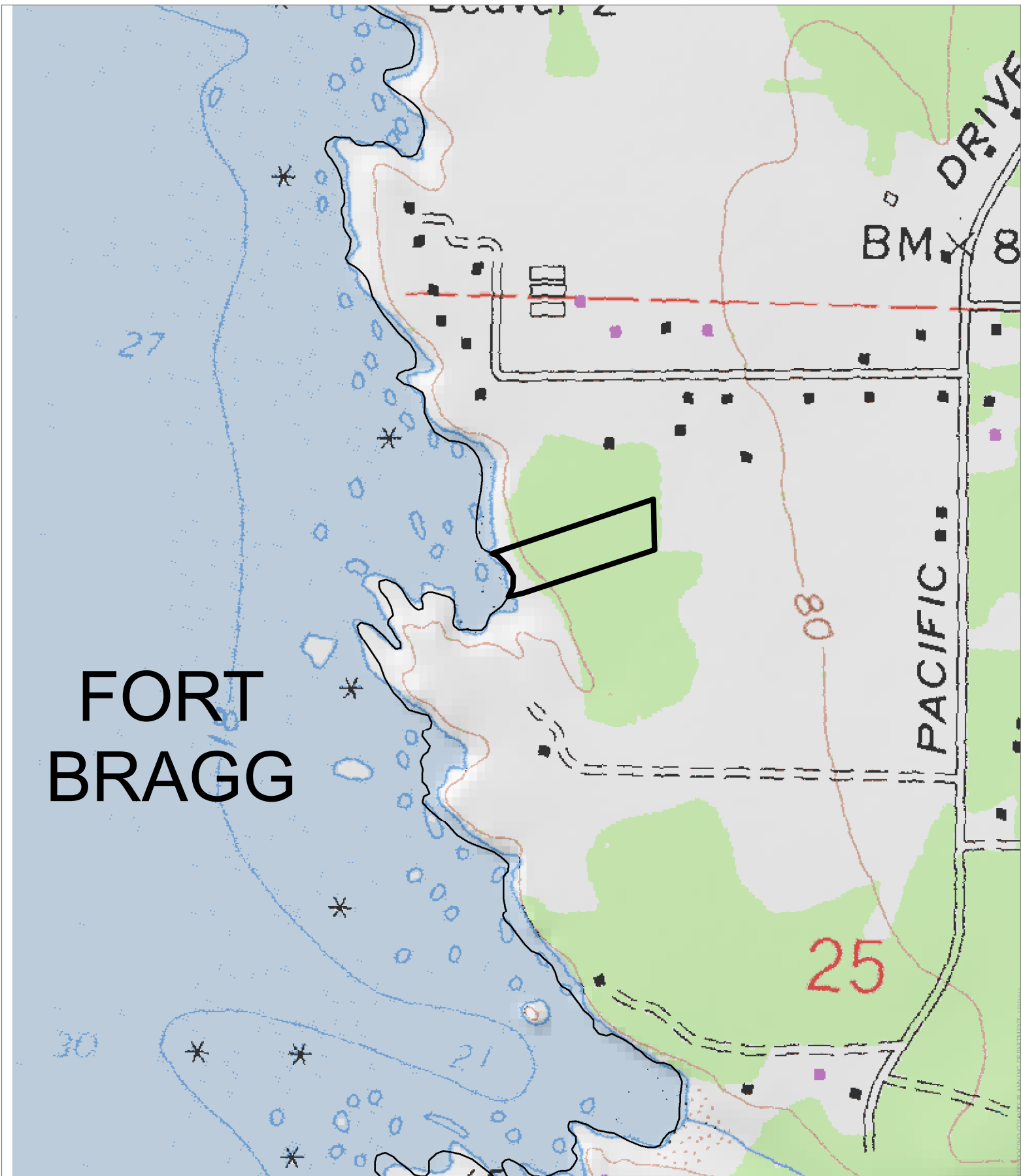
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**AERIAL IMAGERY**

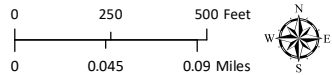
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# FORT BRAGG

 Quadgrid



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**APN: 017-320-51**  
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1:6,000  
**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
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Lands of De Alba  
 Section 25, Township 18 North,  
 Range 18 West, Mount Diablo Meridian  
 Mendocino County, CA

**General Notes**  
 General Plan Designation: RR 5 (2)  
 Zoning District: RR.5  
 Urban/Rural: Urban  
 Highly Scenic Area: No  
 Proposed Land Use: Convert existing cabin to ADU; CDP for SFR  
 Appealable to Coastal Commission: Yes  
 Entitlement Permit Type: CDP  
 Yard Setbacks: 20' front & rear & sides  
 CalFire Setbacks: 30'  
 Corridor Preservation Setback: n/a  
 Height Limit: 28'  
 Environmental Constraints: Yes  
 Potential Geologic Hazards: Yes, 36' setback  
 Landscaping: No  
 Water Source: On-site well  
 Wastewater Disposal: On-site septic  
 Tree Removal: None

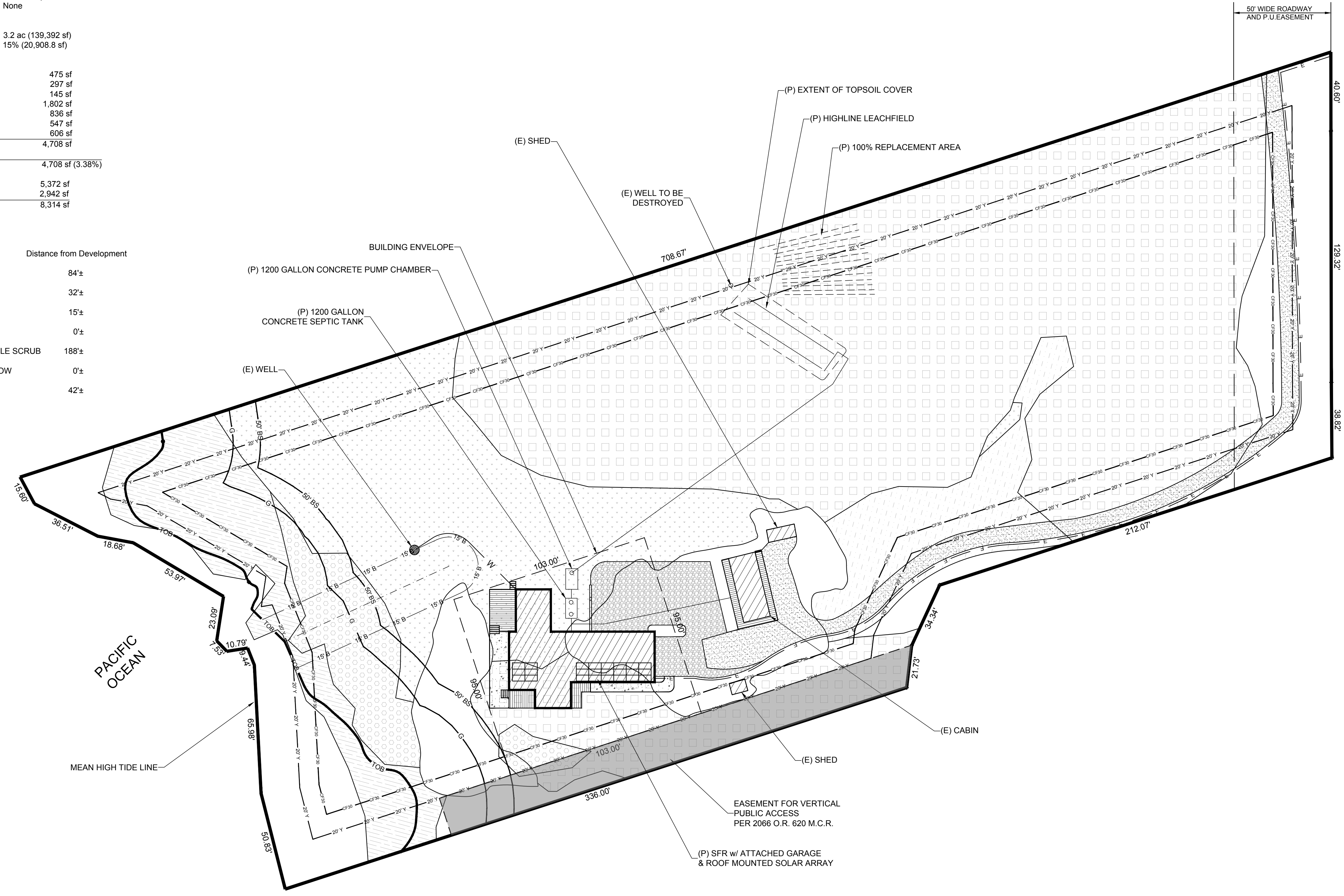
**Lot Coverage Tabulation Gross Site Area:**  
 Gross Site Area: 3.2 ac (139,392 sf)  
 Maximum allowable lot coverage: 15% (20,908.8 sf)

**Lot Coverage:**  
 (E) Footprint - Cabin: 475 sf  
 (E) Footprint - Decks: 297 sf  
 (E) Footprint - Sheds: 145 sf  
 (P) Footprint - SFR: 1,802 sf  
 (P) Footprint - Attached Garage: 836 sf  
 (P) Footprint - Deck: 547 sf  
 (P) Footprint - Concrete Walk & Patio: 606 sf  
 Total Building Footprint: 4,708 sf

**Total Lot Coverage (Footprint):** 4,708 sf (3.38%)  
 (E) Driveway & Parking: 5,372 sf  
 (P) Driveway, Parking & Path: 2,942 sf  
 Total Driveway & Parking: 8,314 sf

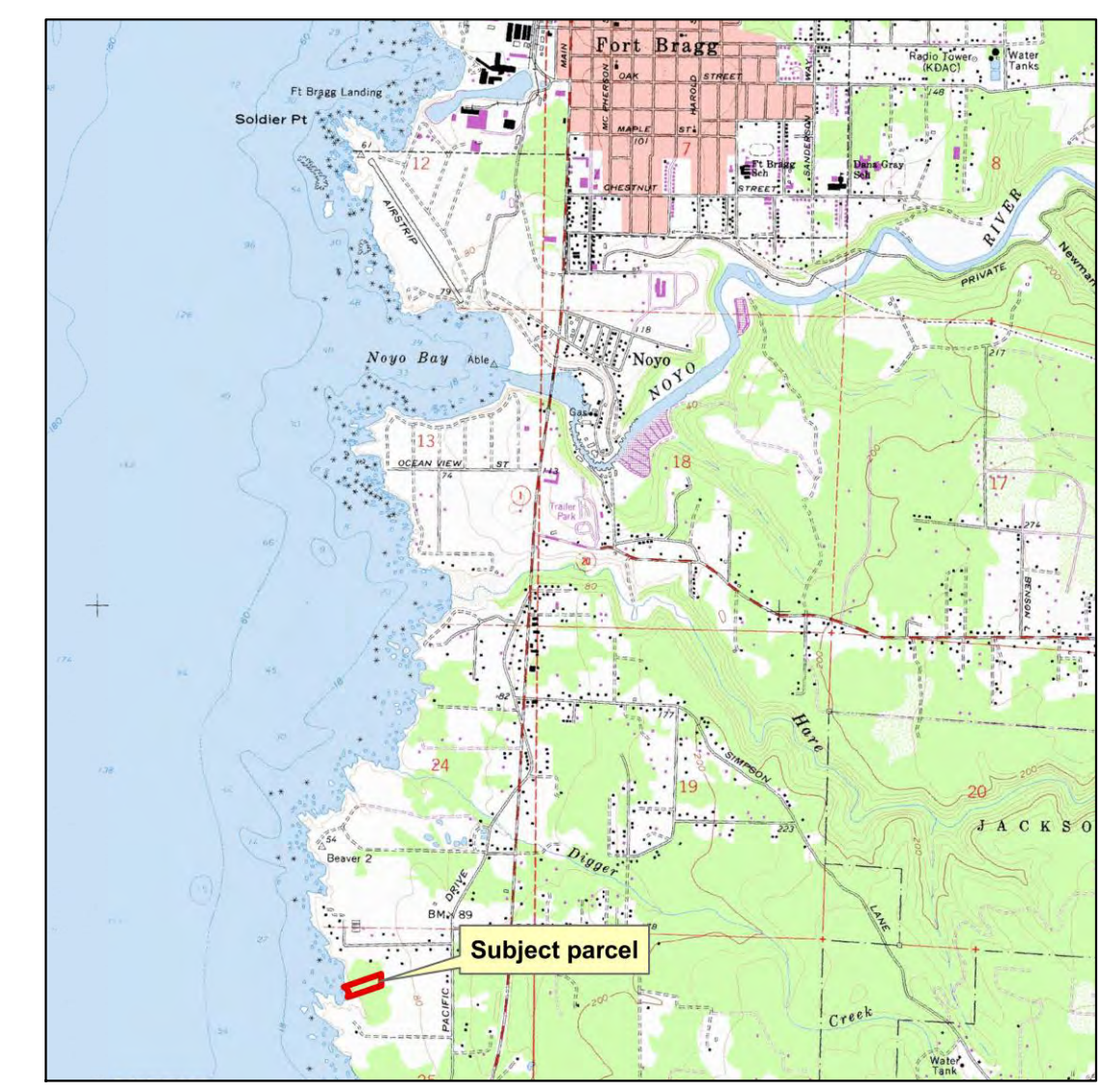
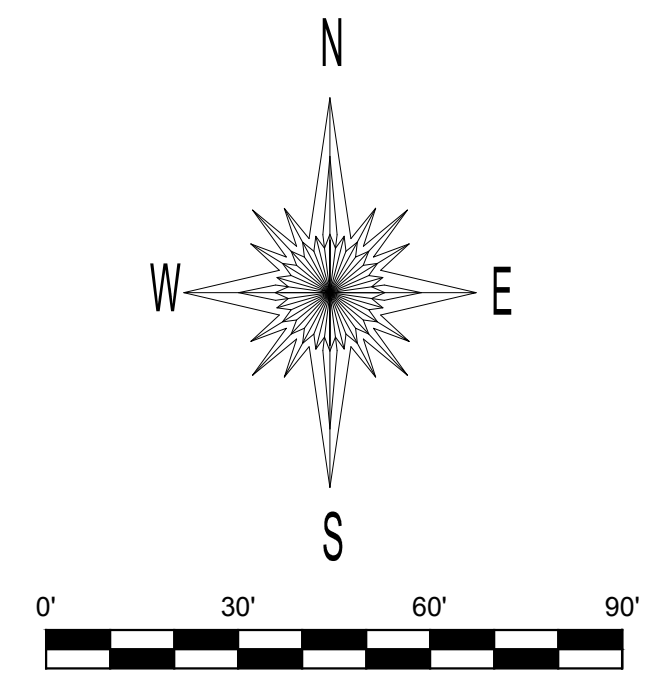
**Sensitive Resources:**

Legend	Type	Distance from Development
	TWINBERRY SCRUB	84'±
	STREAM	32'±
	BEACH PINE FOREST	15'±
	BISHOP PINE FOREST	0'±
	SALMONBERRY - WAX MYRTLE SCRUB	188'±
	PACIFIC REEDGRASS MEADOW	0'±
	SALAL - BERRY BRAMBLE	42'±



**LEGEND:**

	(E) GRAVEL DRIVEWAY
	(P) GRAVEL DRIVEWAY
	15' BUFFER
	50' BUFFER
	100' BUFFER
	CAL FIRE 30' YARD SETBACK
	(E) FENCE
	20' YARD SETBACK
	APPROXIMATE TOP OF BLUFF
	50' BLUFF SETBACK
	36' GEOTECHNICAL SETBACK
	(P) WATER LINE TRENCH
	(P) ELECTRICAL TRENCH
	EASEMENT FOR VERTICAL PUBLIC ACCESS PER 2066 O.R. 620 M.C.R.



**SITE PLAN** | 1:30 | 1

Design review, not meant for construction.

Base on a map prepared by:  
**Forrest Francis, Land Surveyor**  
 P. O. Box 1162  
 Mendocino, California 95460  
 Phone: (707) 937-9900 E-Mail: ffrancis@mcn.org  
 www.mendocinosurveyor.com

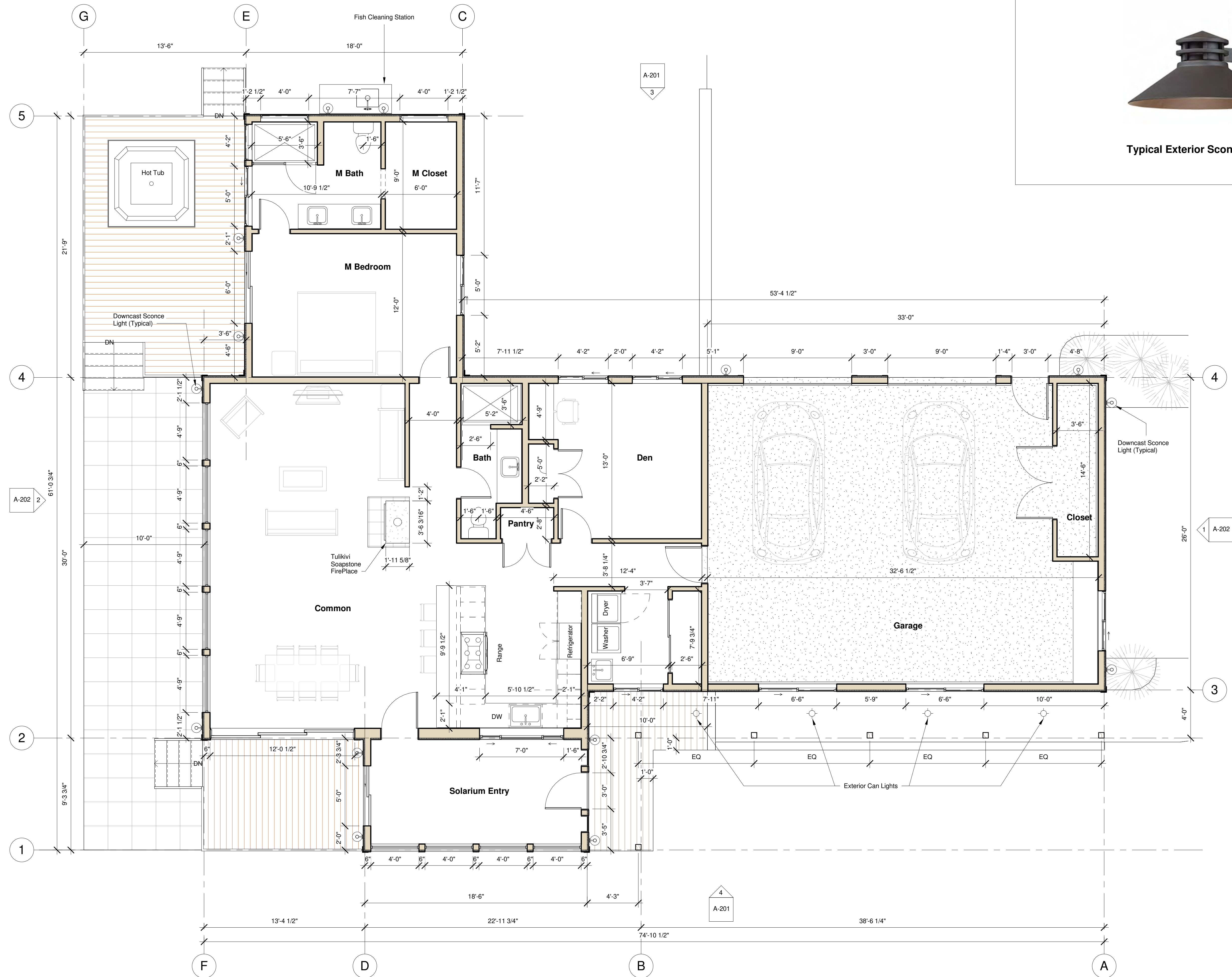


De Alba  
 33389 Pacific Way  
 Fort Bragg, CA 95437

REVISION	BY	DATE	APN
			017-520-51-00
			DRAWN BY: TH
			DATE: 2/15/2025
			SCALE: AS SHOWN
			APPROVED BY: TJ

SHEET  
**1**  
 OF 1 SHEETS





Typical Exterior Sconce Light

CONTRACTORS:

No.	Description	Date

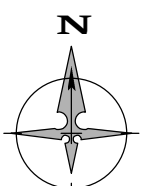
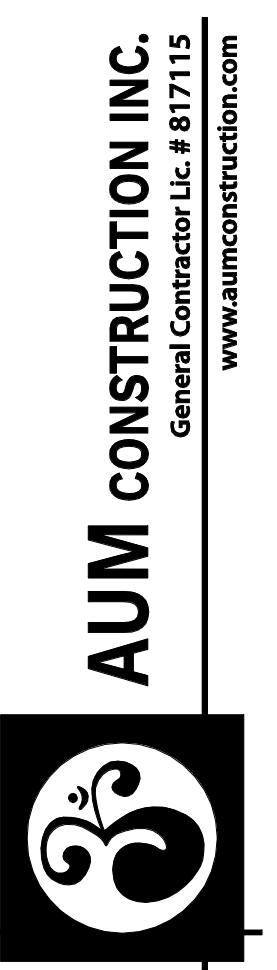
DeAlba, Jim ad Denise  
**New Residence**  
 33389 Pacific Way, Fort Bragg, CA 95437

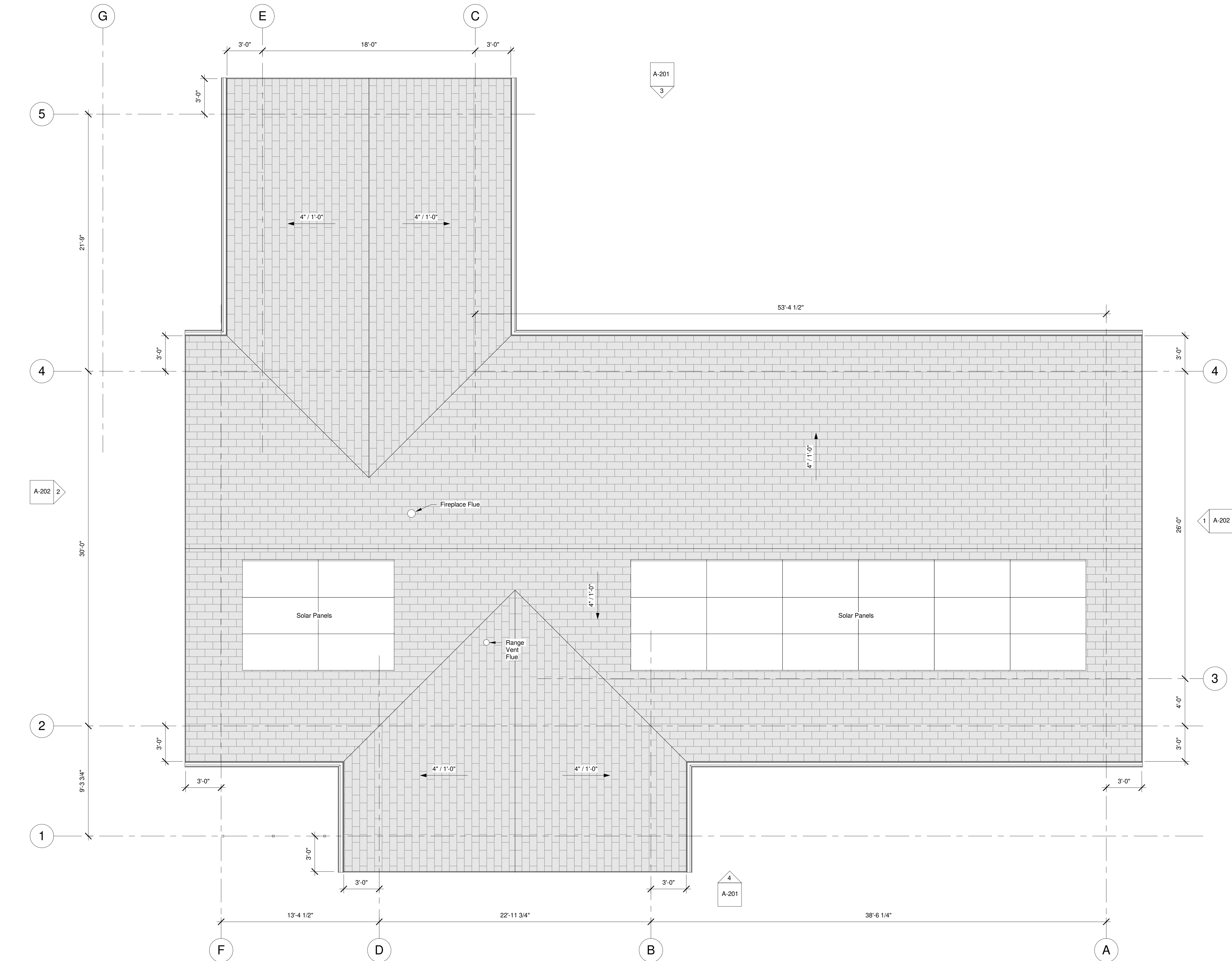
APN # :  
 017-32-051  
 DATE : 01/27/2023  
 DRAWN BY : SLCC

**A-101**

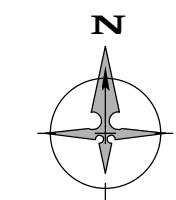
SCALE :  
 1/4" = 1'-0"

Floor Plan





① Roof  
1/4" = 1'-0"



A-201  
3

A-202  
2

1 A-202

4  
A-201

CONTRACTORS:

No.	Description	Date

DeAlba, Jim ad Denise  
New Residence  
33389 Pacific Way, Fort Bragg, CA 95437

APN # :  
017-32-051  
DATE : 01/27/2023  
DRAWN BY : SLLC

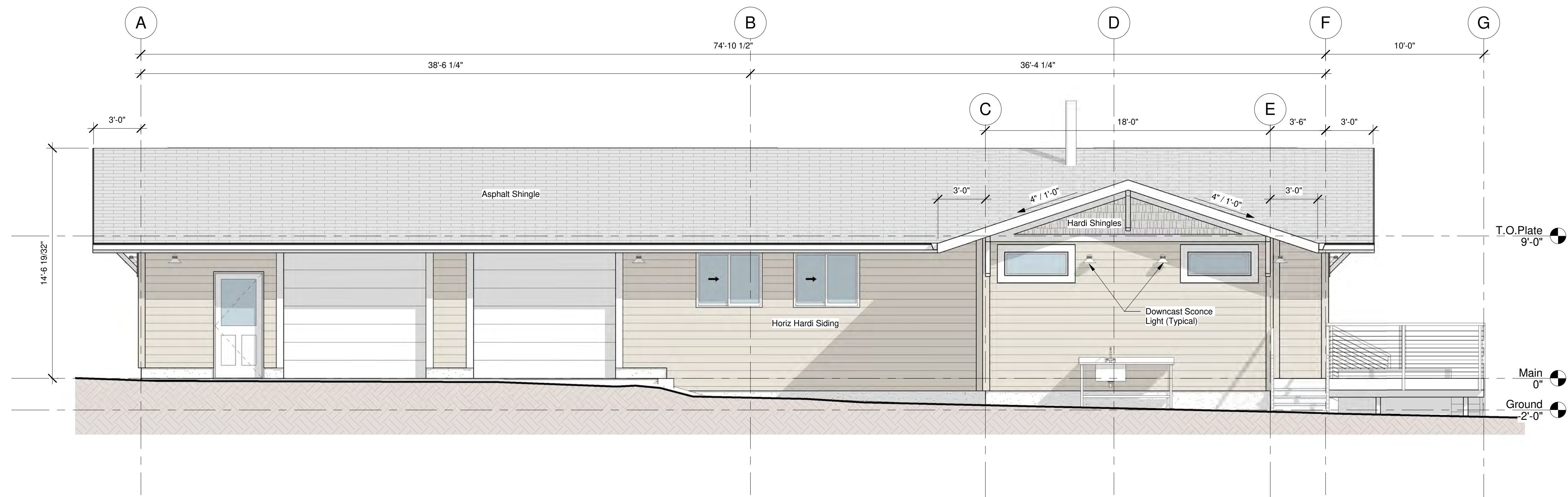
**A-102**

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

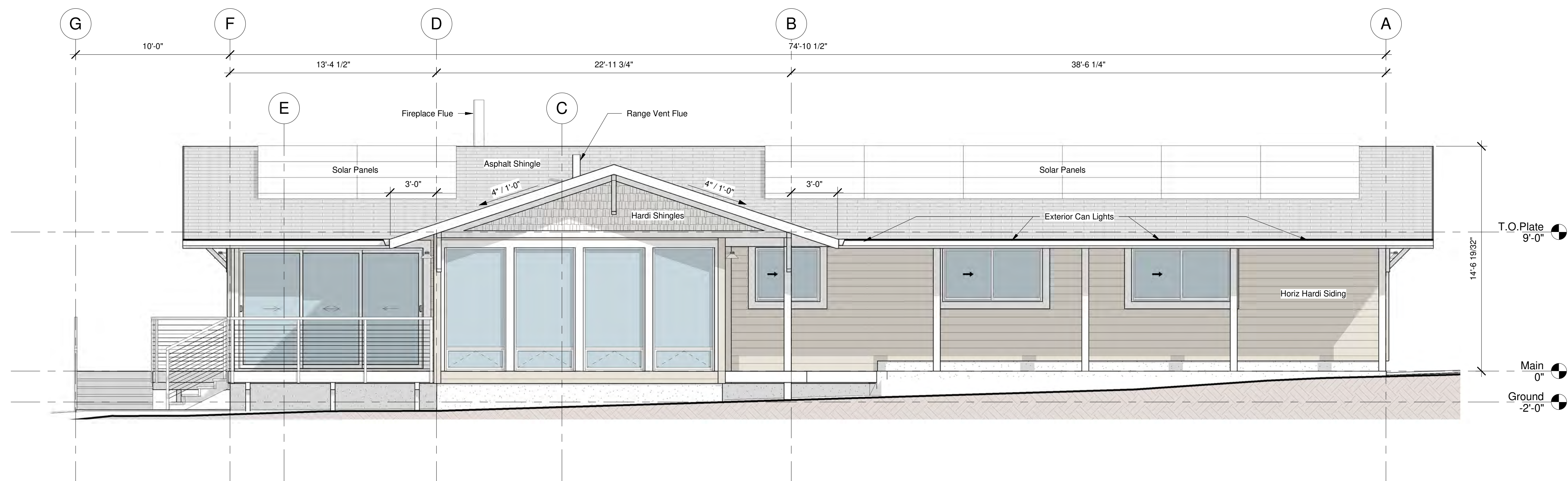
Roof Plan

**AUM CONSTRUCTION INC.**  
General Contractor Lic. # 817115  
www.aumconstruction.com





3 North  
1/4" = 1'-0"



4 South  
1/4" = 1'-0"

CONTRACTORS:

No.	Description	Date

DeAlba, Jim ad Denise  
**New Residence**  
33389 Pacific Way, Fort Bragg, CA 95437

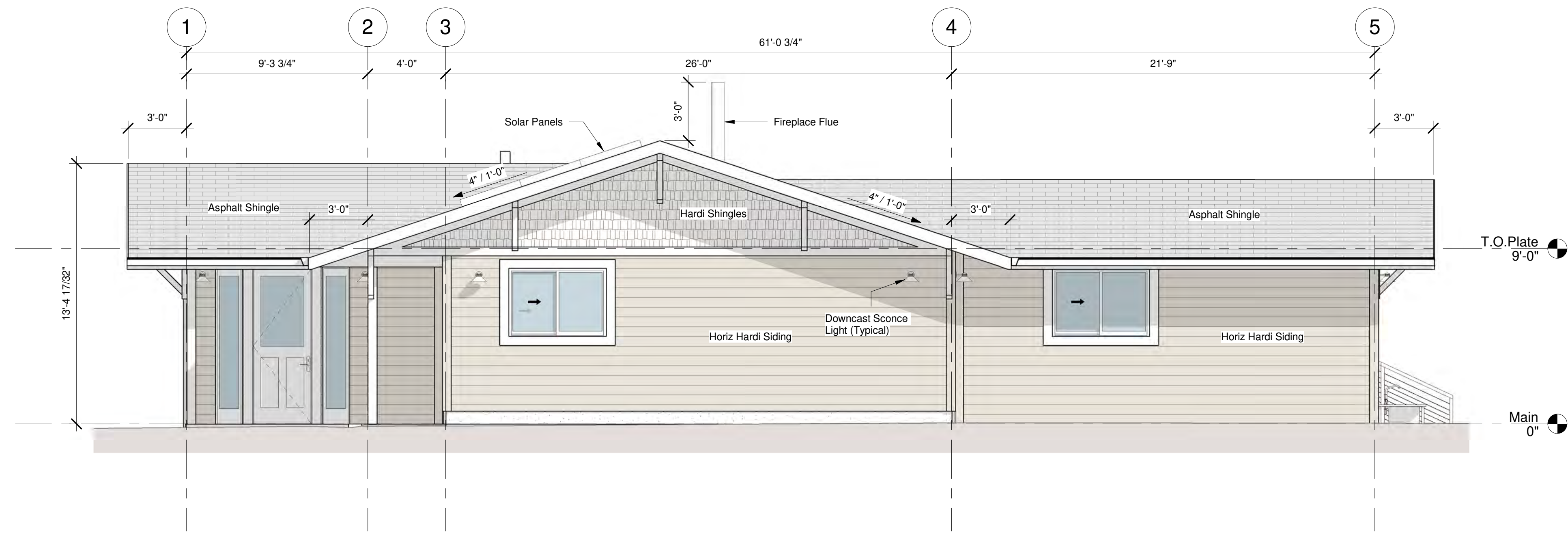
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017-32-051  
DATE : 01/27/2023  
DRAWN BY : SLCC

**A-201**

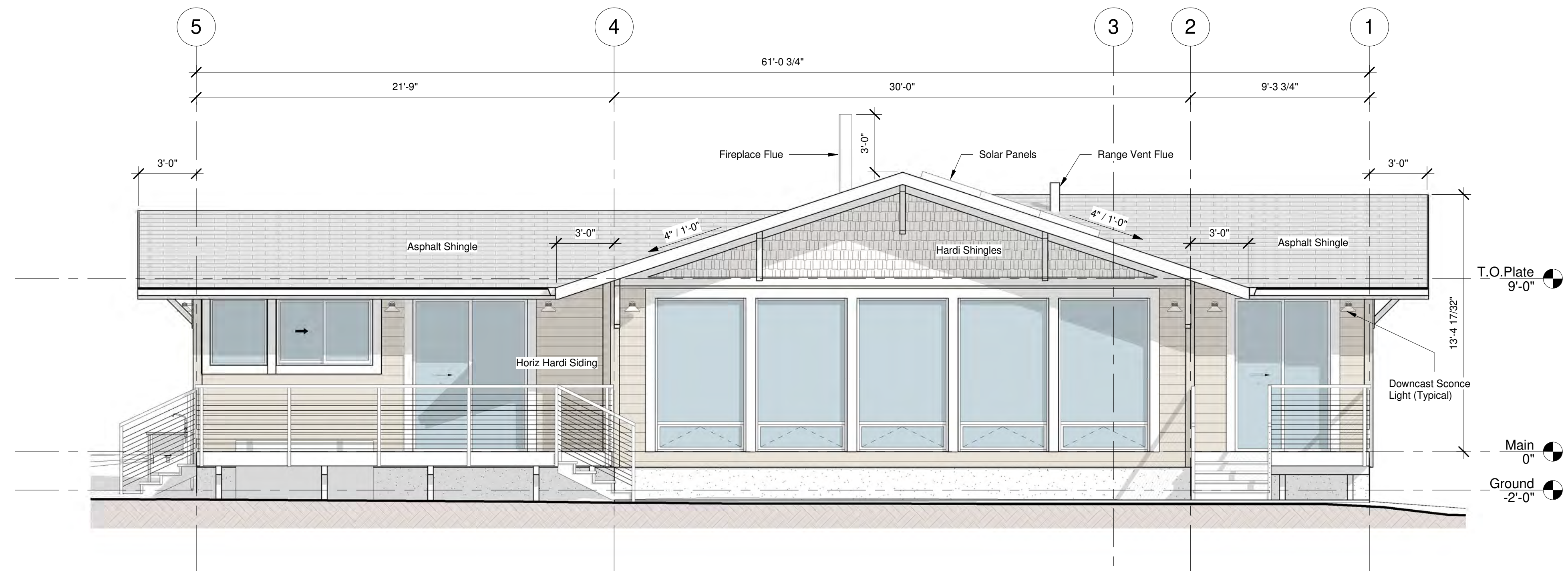
SCALE :  
1/4" = 1'-0"

Elevations

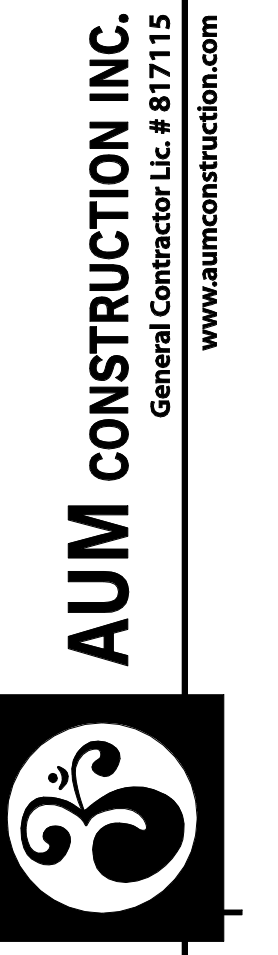




① East  
1/4" = 1'-0"



② West  
1/4" = 1'-0"



**AUM CONSTRUCTION INC.**  
General Contractor Lic. # 817115  
www.aumconstruction.com

CONTRACTORS:

No.	Description	Date

REVISIONS:

DeAlba, Jim and Denise  
**New Residence**  
33389 Pacific Way, Fort Bragg, CA 95437

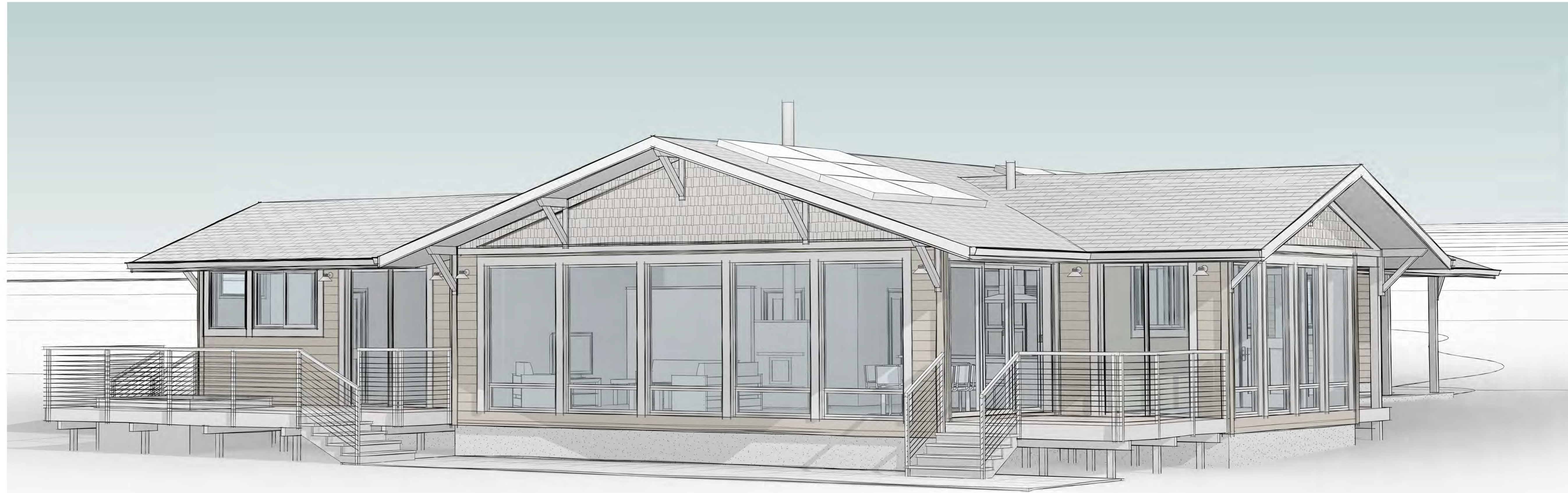
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017-32-051  
DATE : 01/27/2023  
DRAWN BY : SLLC

**A-202**

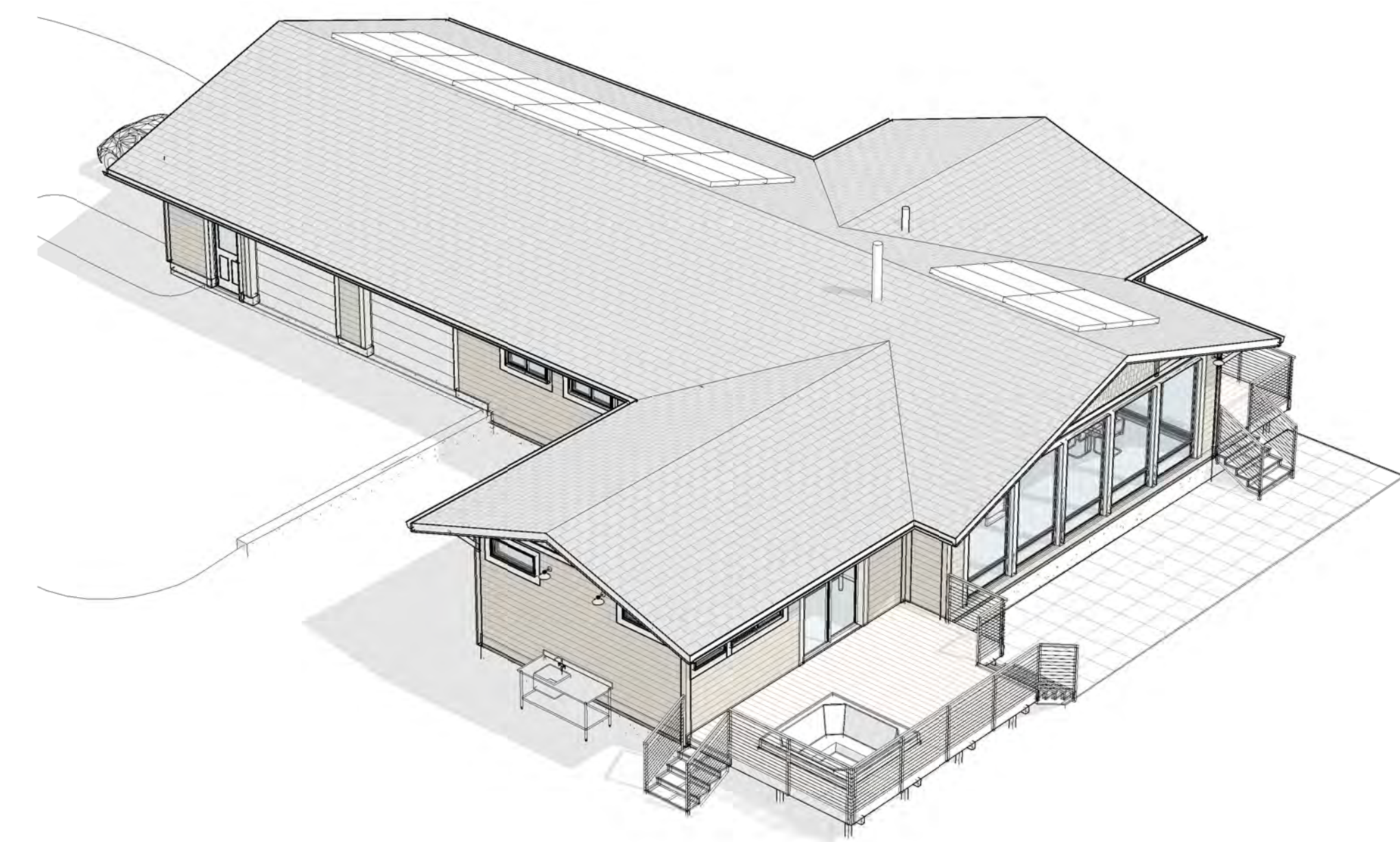
SCALE :  
1/4" = 1'-0"

Elevations

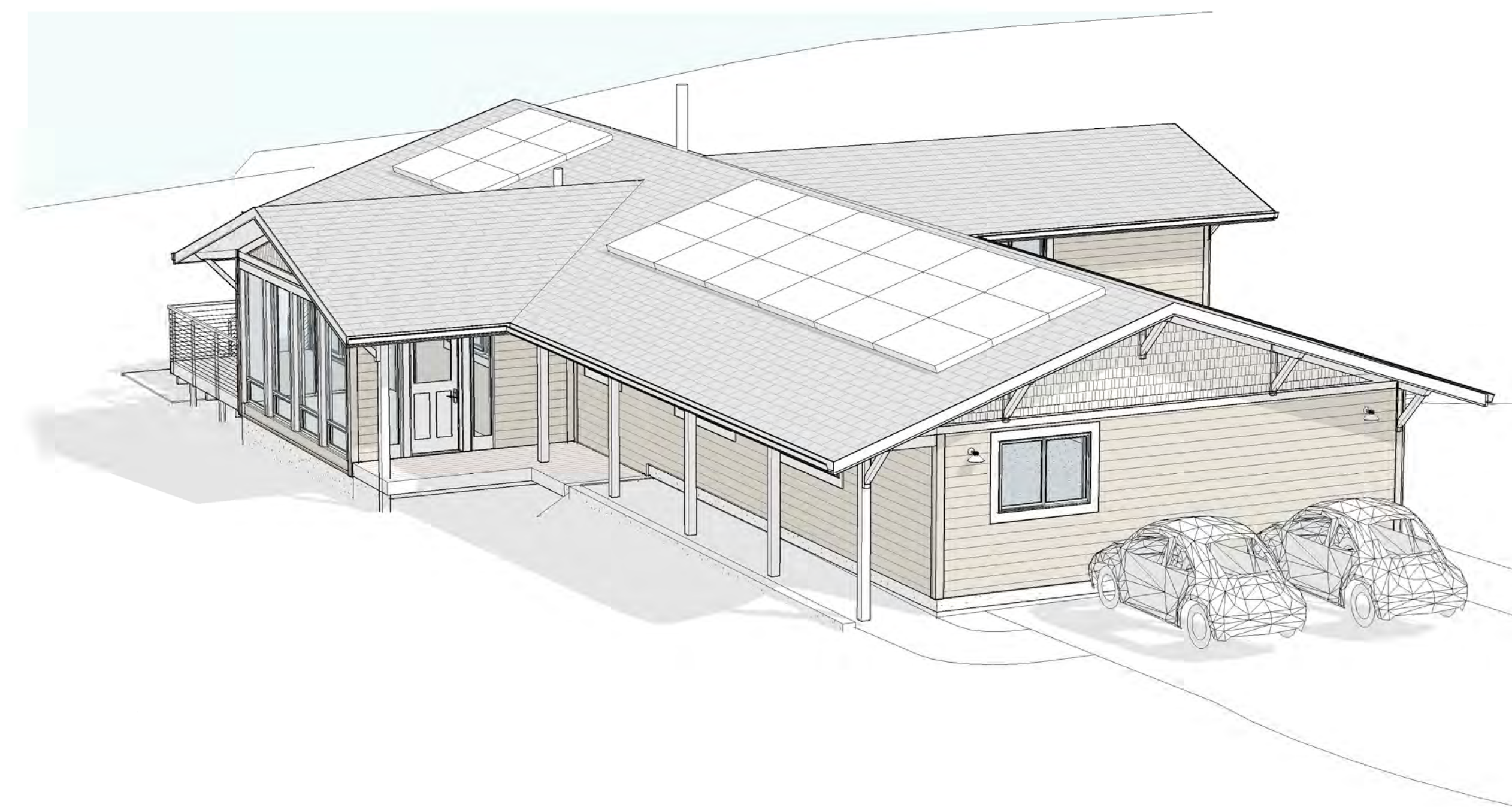




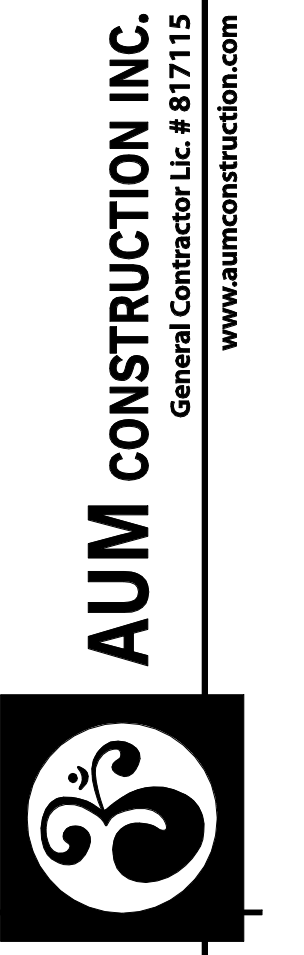
③ 3D View - Main Entry



② 3D View - BirdsEye N/E



① 3D View - BirdsEye S/E



**AUM CONSTRUCTION INC.**  
 General Contractor Lic. # 817115  
 www.aumconstruction.com

CONTRACTORS:

No.	Description	Date

DeAlba, Jim ad Denise  
**New Residence**  
 33389 Pacific Way, Fort Bragg, CA 95437

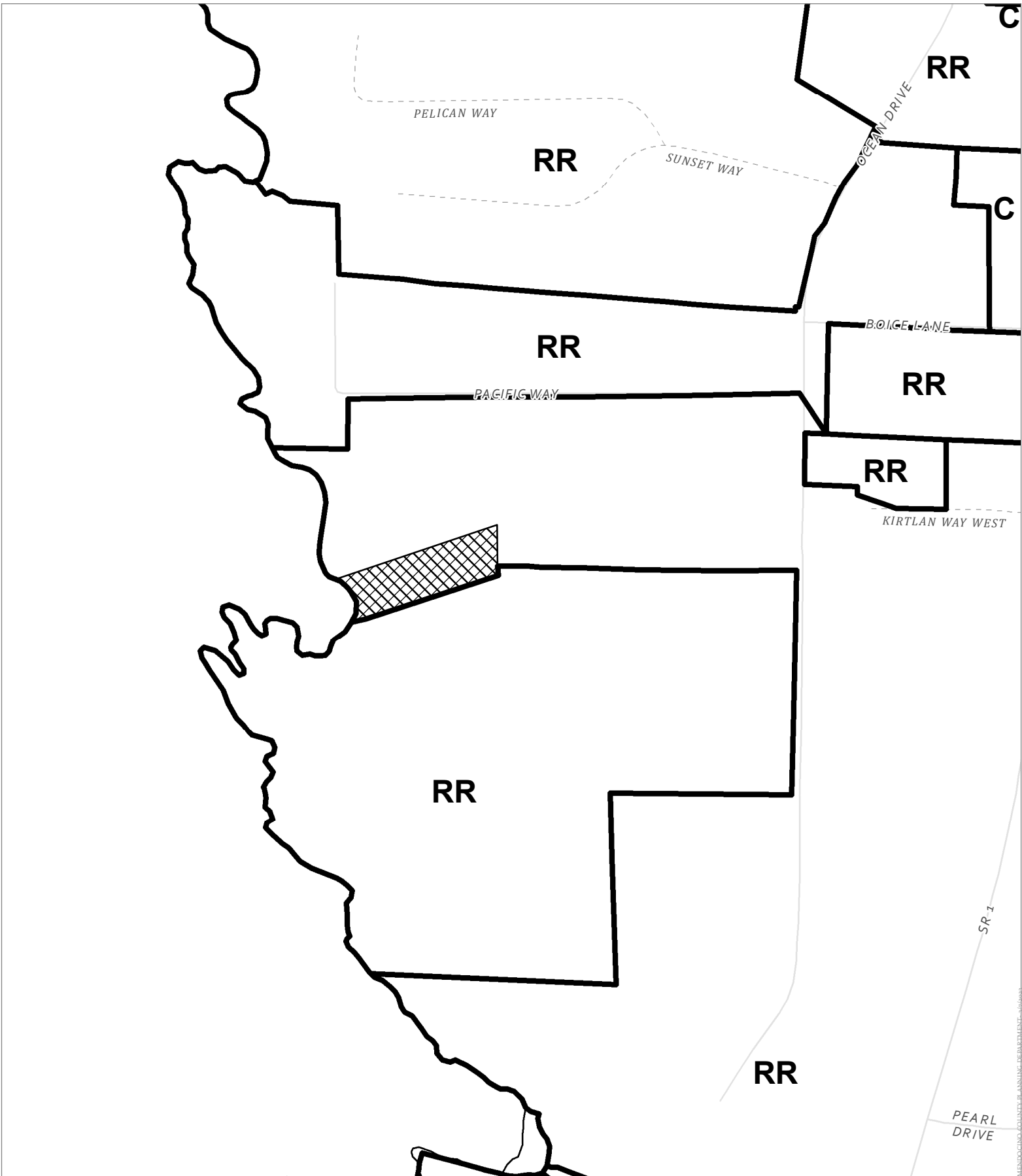
APN # :  
 017-32-051  
 DATE : 01/27/2023  
 DRAWN BY : SLLC

**A-901**

SCALE :

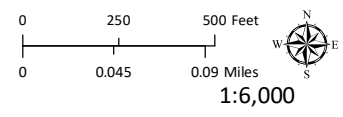
Perspectives





**CASE: CDP 2023-0009**  
**OWNER: DE ALBA, Jim & Denise**  
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**AGENT: Tara Jackson, Wynn Coastal Planning**  
**ADDRESS: 33389 Pacific Way, Fort Bragg**

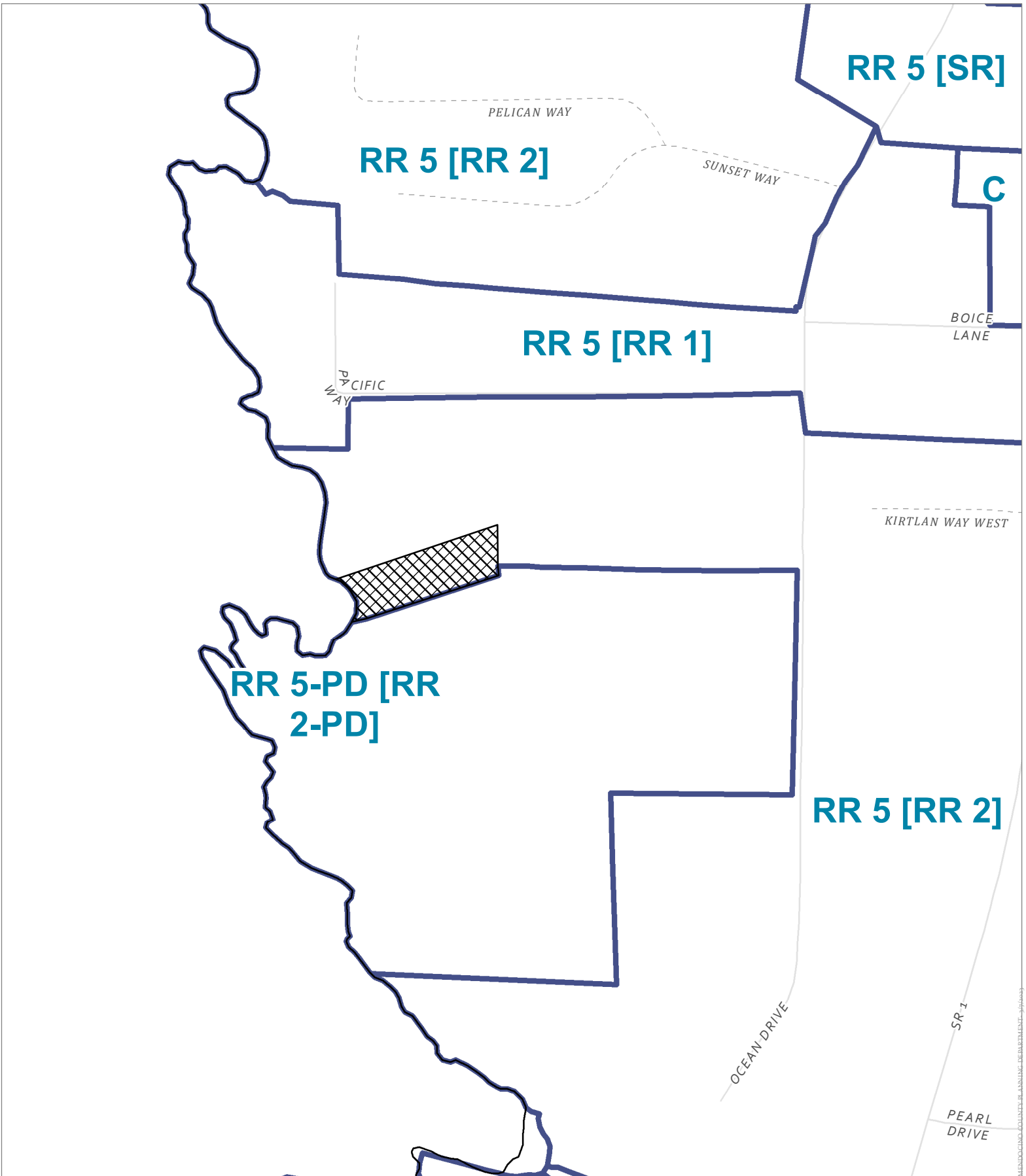
 Zoning Districts  
 Public Roads





**ZONING**

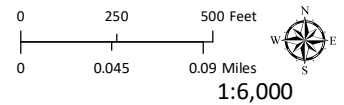
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES





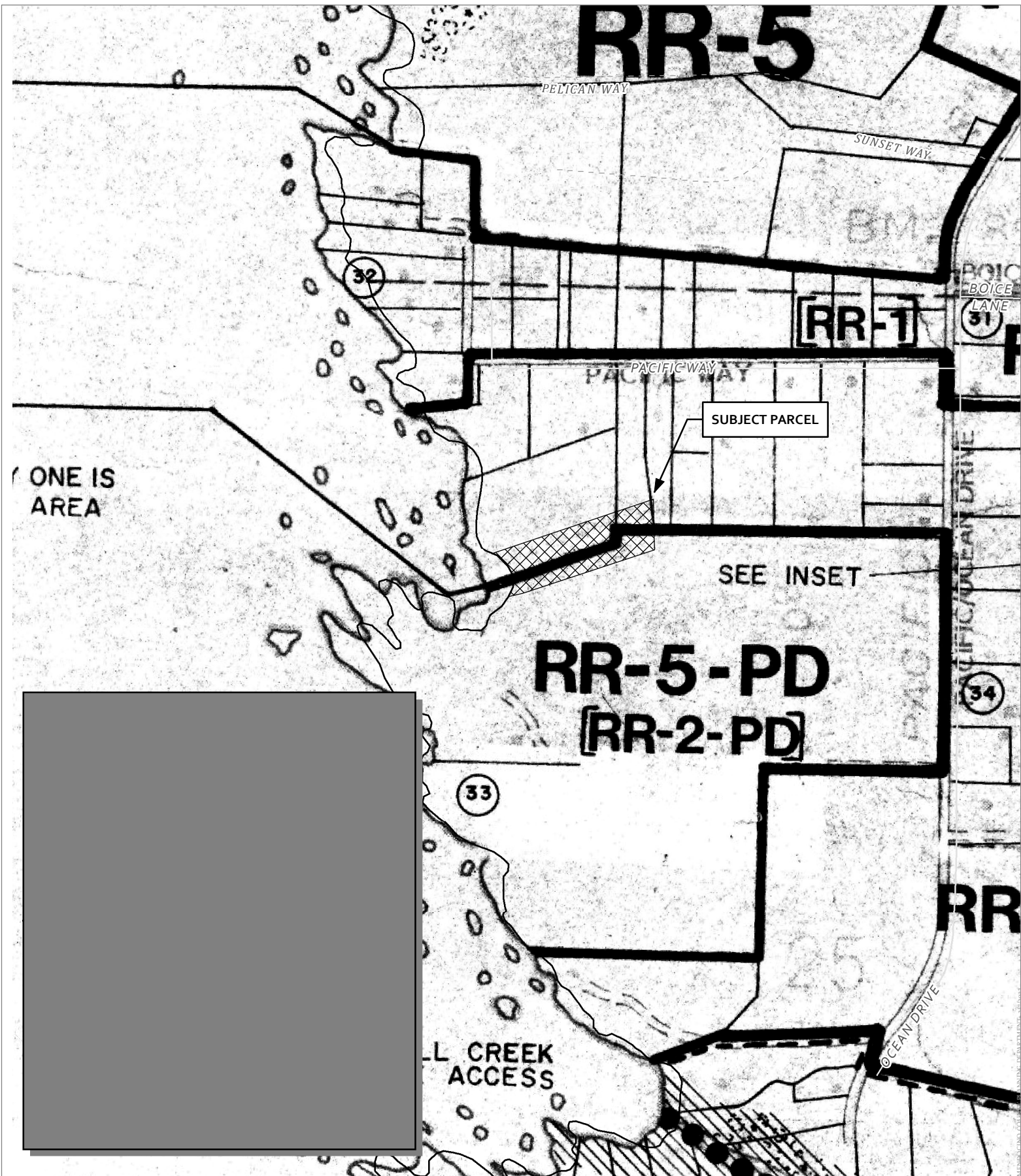
**CASE: CDP 2023-0009**  
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**AGENT: Tara Jackson, Wynn Coastal Planning**  
**ADDRESS: 33389 Pacific Way, Fort Bragg**

 General Plan Classes  
 Public Roads



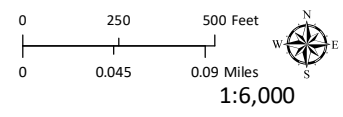
**GENERAL PLAN**

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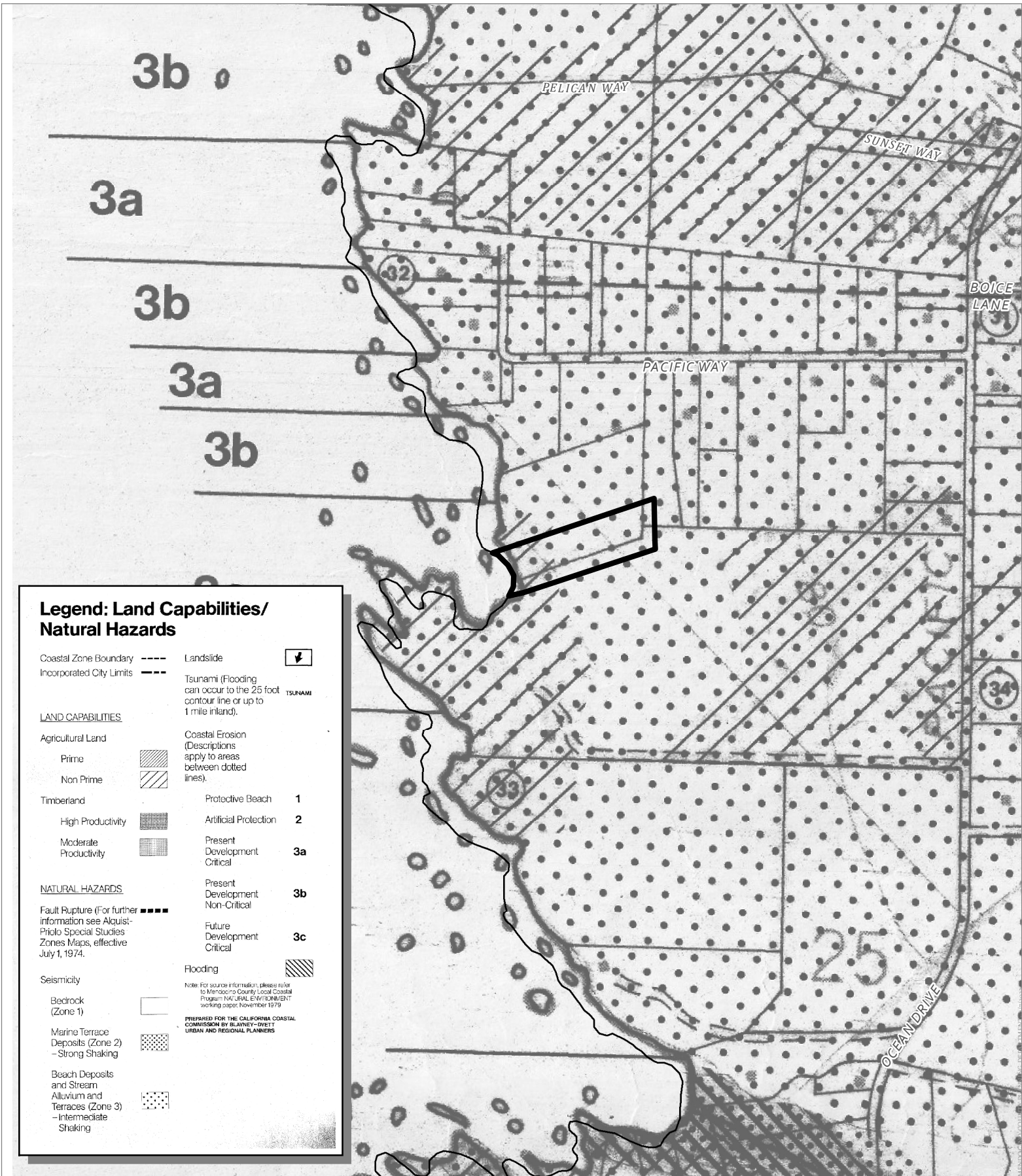
Public Roads



LCP LAND USE MAP 14: BEAVER

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**Legend: Land Capabilities/  
Natural Hazards**

Coastal Zone Boundary ---  
 Incorporated City Limits ---  
 Landslide [Symbol]  
 Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). [Symbol]

**LAND CAPABILITIES**

Agricultural Land  
 Prime [Symbol]  
 Non Prime [Symbol]  
 Timberland  
 High Productivity [Symbol]  
 Moderate Productivity [Symbol]  
 Coastal Erosion (Descriptions apply to areas between dotted lines).  
 Protective Beach 1  
 Artificial Protection 2  
 Present Development Critical 3a  
 Present Development Non-Critical 3b  
 Future Development Critical 3c

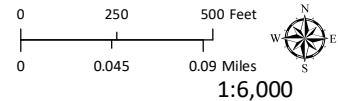
**NATURAL HAZARDS**

Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974). [Symbol]  
 Seismicity  
 Bedrock (Zone 1) [Symbol]  
 Marine Terrace Deposits (Zone 2) - Strong Shaking [Symbol]  
 Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [Symbol]  
 Flooding [Symbol]

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

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY SILVNEY-BRETT URBAN AND REGIONAL PLANNERS

Public Roads

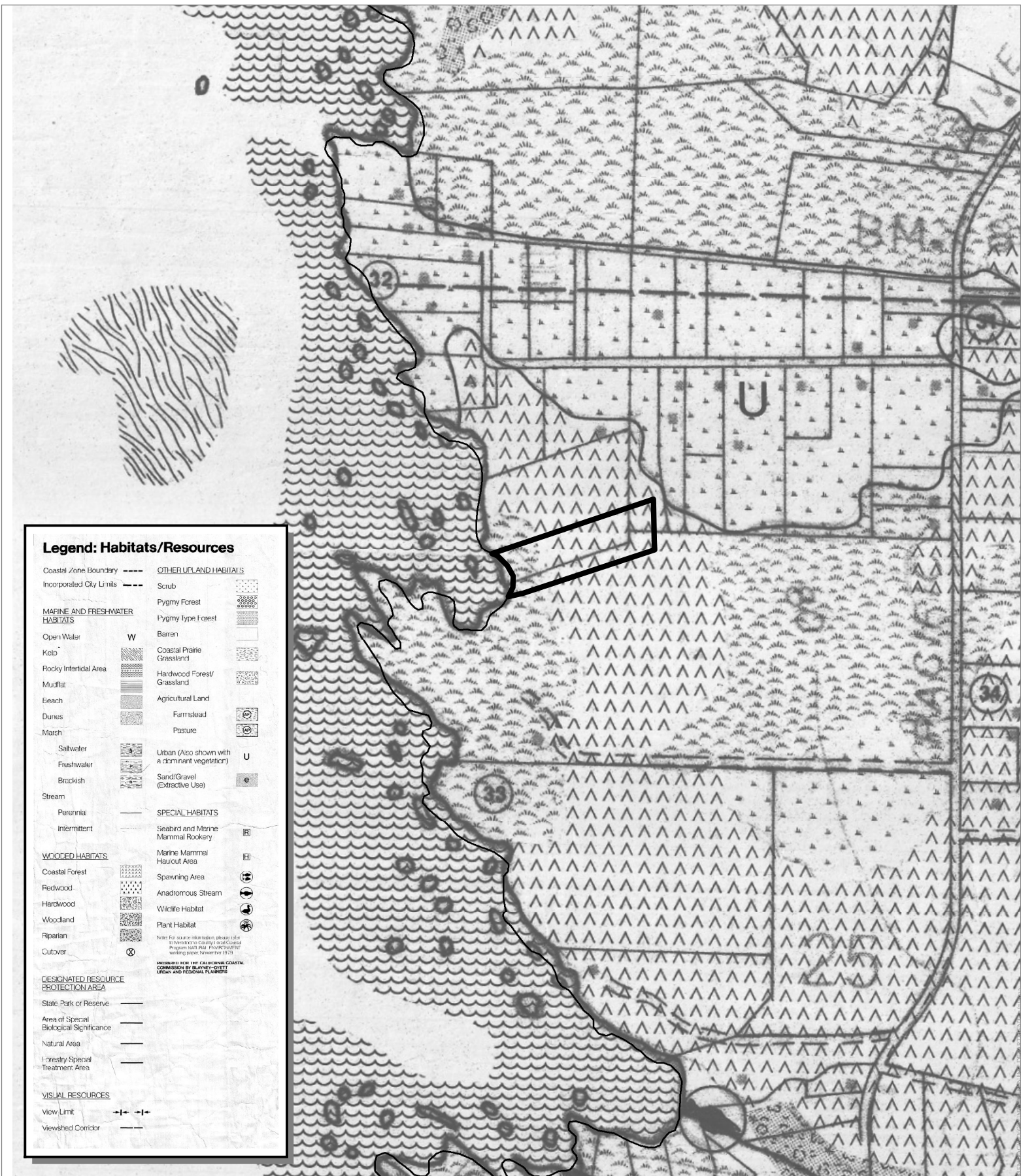


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**LCP LAND CAPABILITIES & NATURAL HAZARDS**

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**Legend: Habitats/Resources**

- Coastal Zone Boundary - - - - -
- Incorporated City Limits - - - - -
- MARINE AND FRESH-WATER HABITATS**
- Open Water W
- Kelp
- Rocky Intertidal Area
- Mudflat
- Seach
- 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

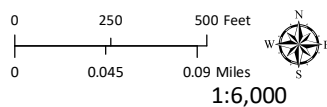
- OTHER UPLAND HABITATS**
- Scrub
- Pygmy Forest
- Pygmy Type Forest
- Barren
- Coastal Prairie Grassland
- Hardwood Forest/Grassland
- Agricultural Land
- Farmstead
- Pasture
- Urban (Also shown with a dominant vegetation) U
- Sand/Gravel (Extractive Use) e

- SPECIAL HABITATS**
- Seabird and Marine Mammal Rookery
- Marine Mammal Haulout Area
- Spawning Area
- Anadromous Stream
- Wildlife Habitat
- Plant Habitat

NOTE: FOR SOURCE INFORMATION, PLEASE REFER TO THE COUNTY'S LOCAL COASTAL PROGRAMS (SMB, PFC, PFCR) OR THE SOURCE PAPER (NUMBER 1071)

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-DEIST URBAN AND REGIONAL PLANNERS

Public Roads

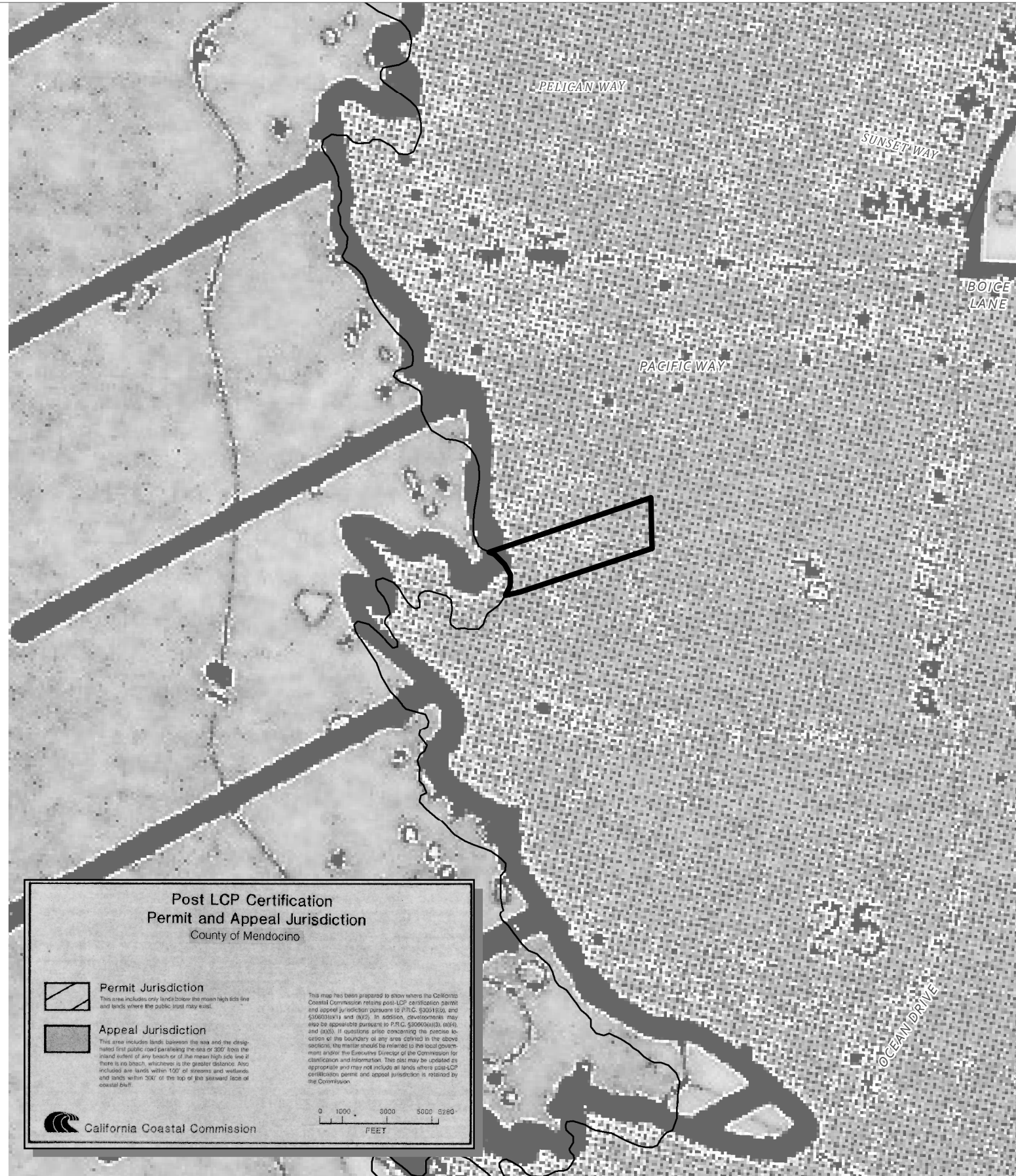


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
LCP HABITATS & RESOURCES


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





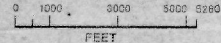
**Post LCP Certification  
Permit and Appeal Jurisdiction**  
County of Mendocino

 **Permit Jurisdiction**  
This area includes only lands below the mean high tide line and lands where the public trust may exist.

 **Appeal Jurisdiction**  
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the 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 dune.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification, permit and appeal jurisdiction pursuant to P.N.C. §30015.01 and §30015.01 and (a)(2). In addition, developments may also be appealable pursuant to P.N.C. §30004(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This map will be updated as appropriate and may not include all lands where post-LCP certification, permit and appeal jurisdiction is retained by the Commission.

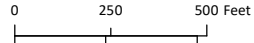
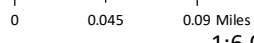





F E E T

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Public Roads

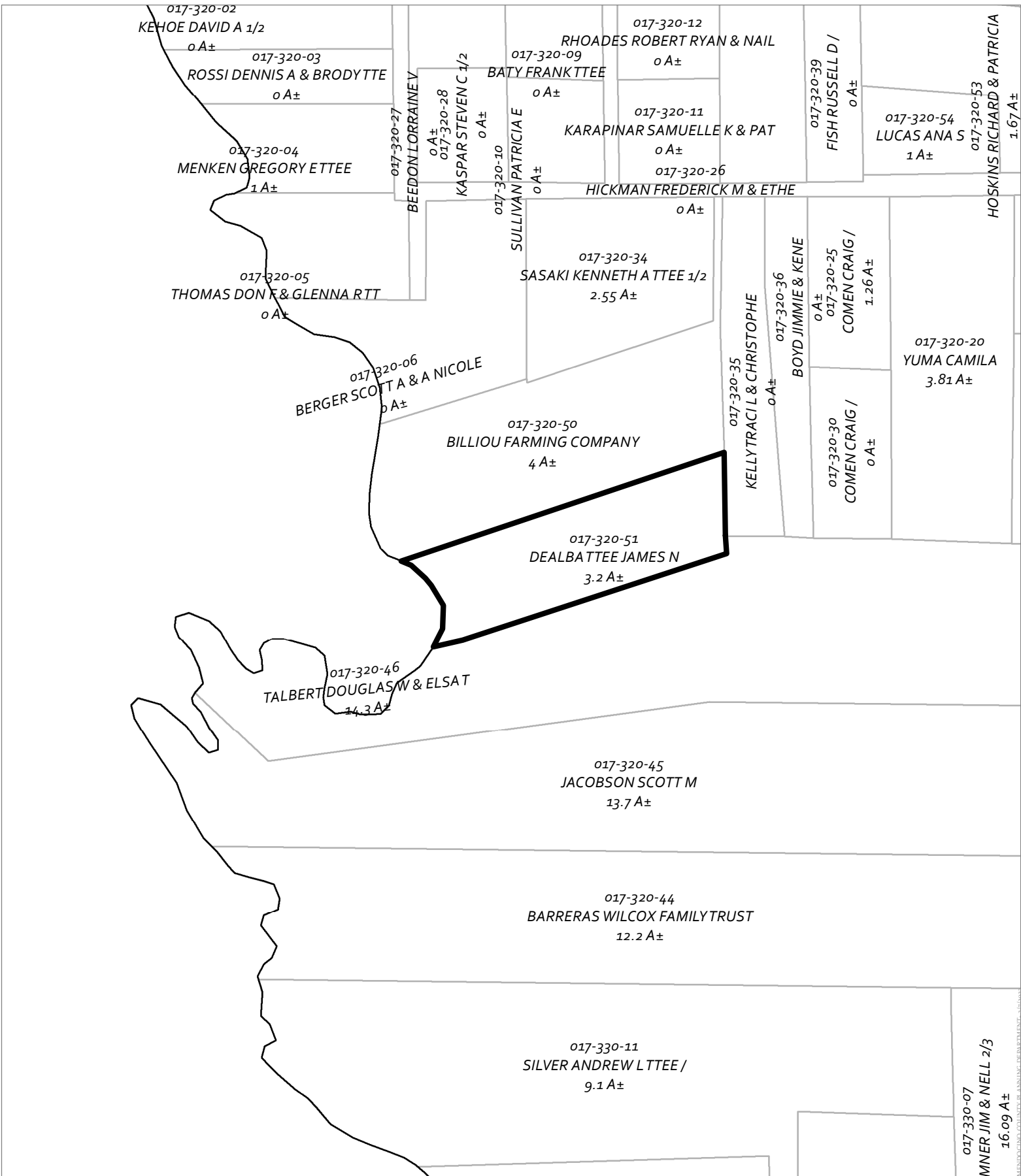




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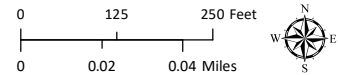
**POST LCP CERTIFICATION & APPEAL JURISDICTION**

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**ADDRESS: 33389 Pacific Way, Fort Bragg**



1:3,000

ADJACENT PARCELS

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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

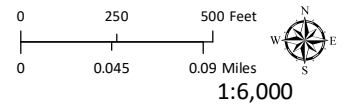
017-330-07  
 MNER JIM & NELL 2/3  
 16.09 A±

MENDOCINO COUNTY PLANNING DEPARTMENT 9/2/2023



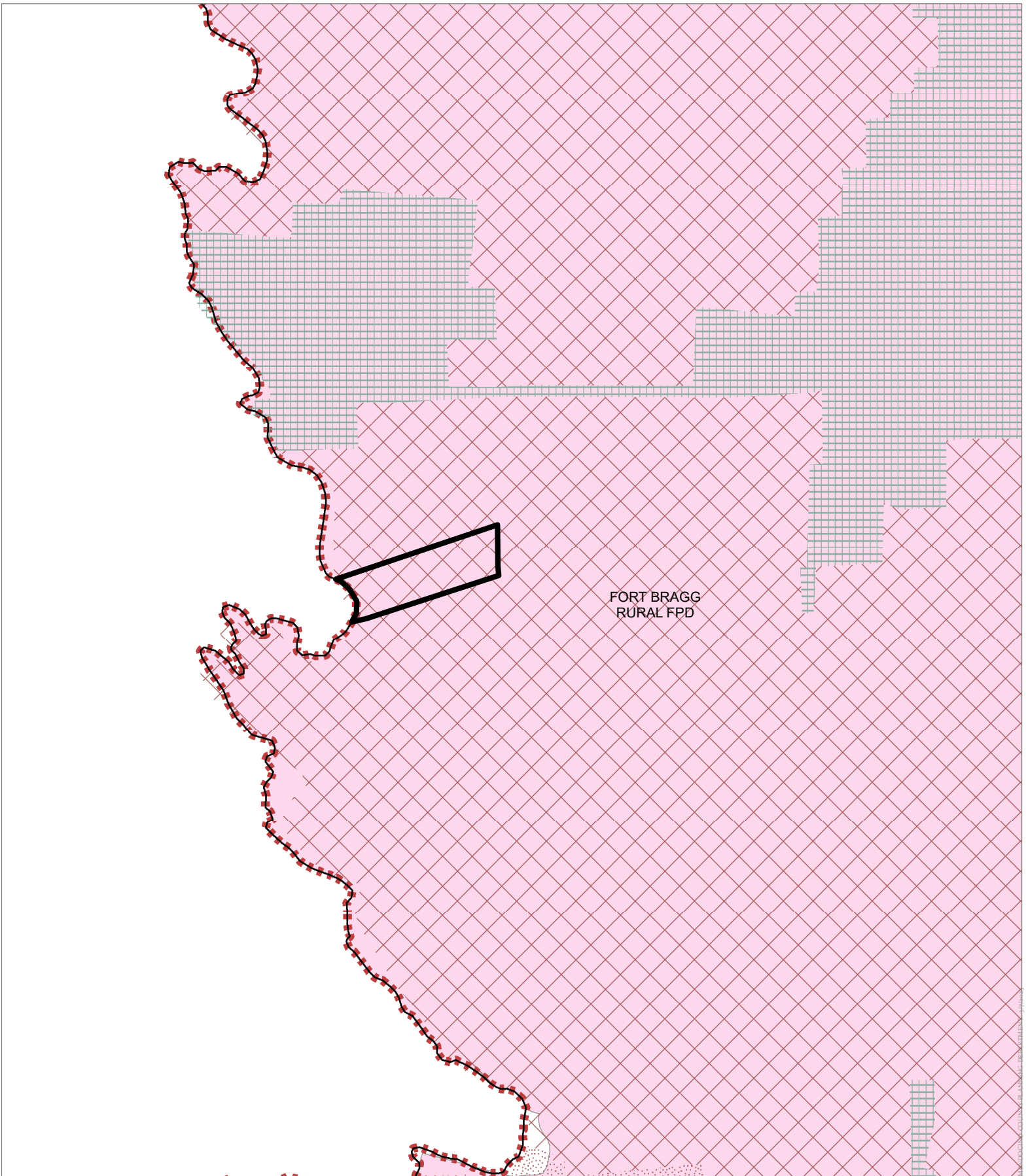


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**WILDLAND-URBAN INTERFACE**

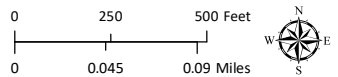
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FORT BRAGG  
RURAL FPD

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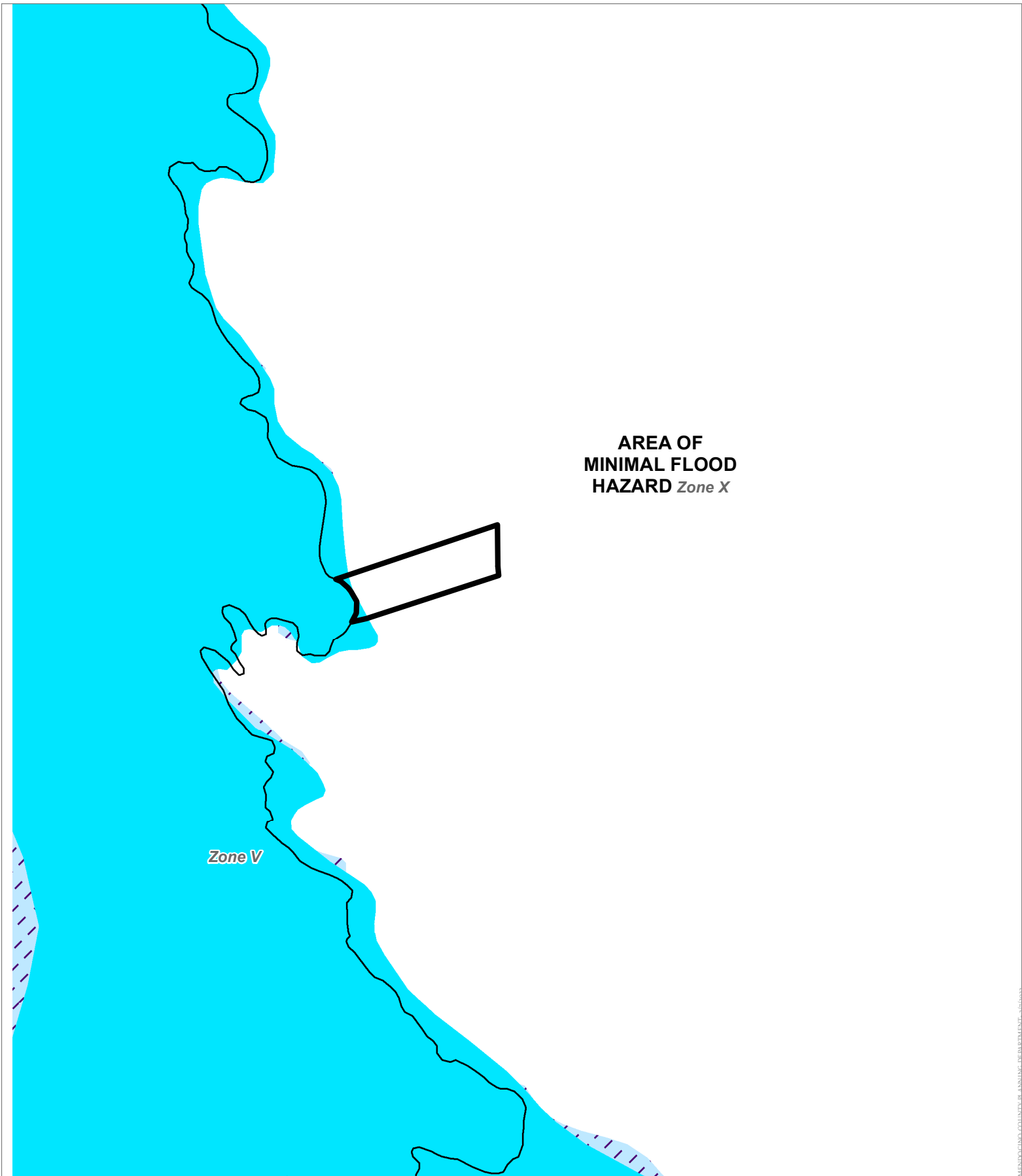
-  Very High Fire Hazard
-  County Fire Districts
-  Moderate Fire Hazard
-  High Fire Hazard



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


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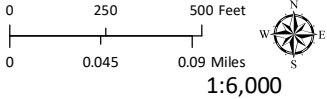




**AREA OF  
MINIMAL FLOOD  
HAZARD *Zone X***

***Zone V***

 Tsunami Inundation Zones

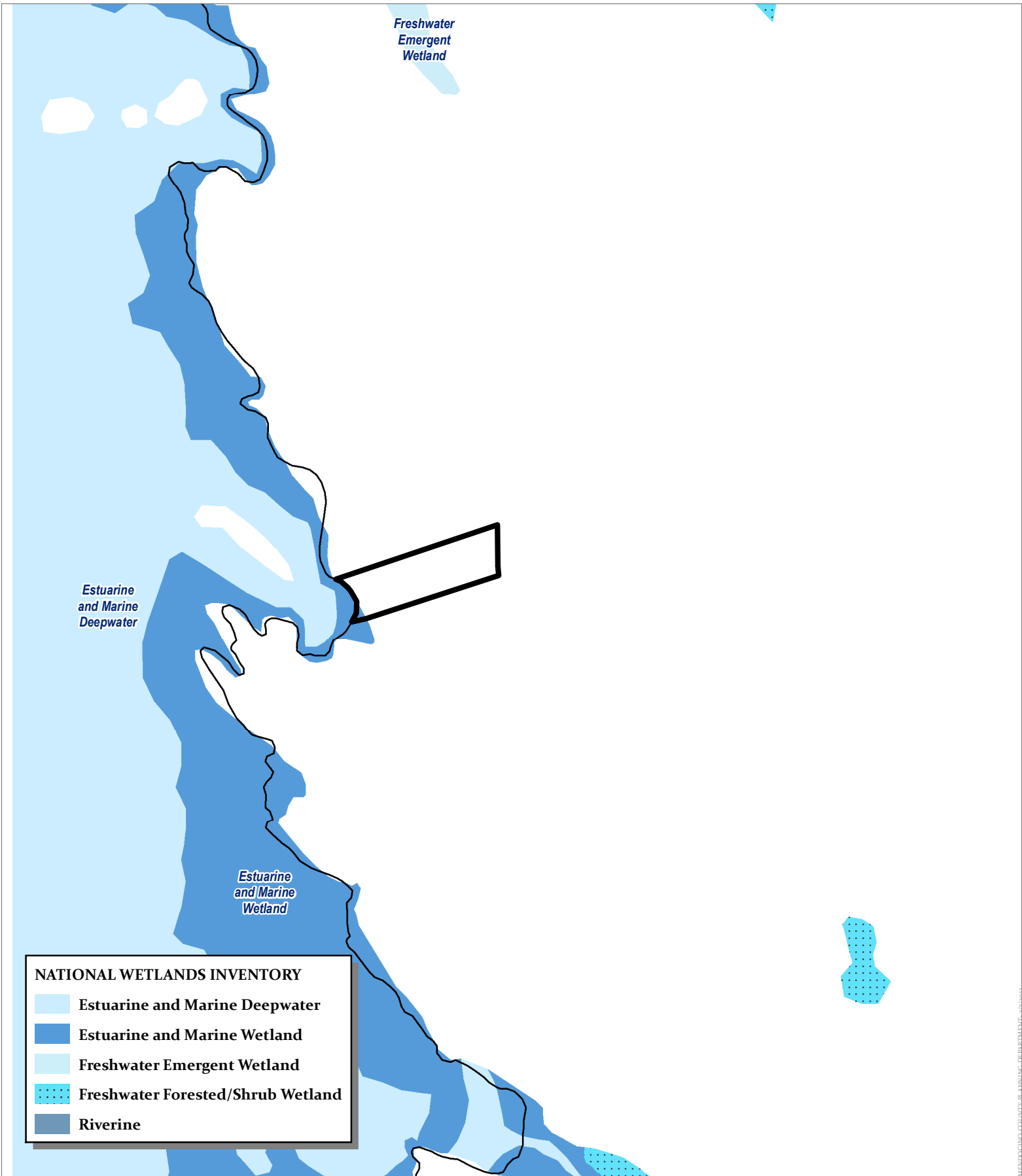


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**FLOOD & TSUNAMI INUNDATION ZONES**

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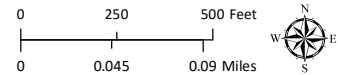
MEMORANDUM TO THE BOARD OF SUPERVISORS, COUNTY OF MENDOCINO, CALIFORNIA



**NATIONAL WETLANDS INVENTORY**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Riverine

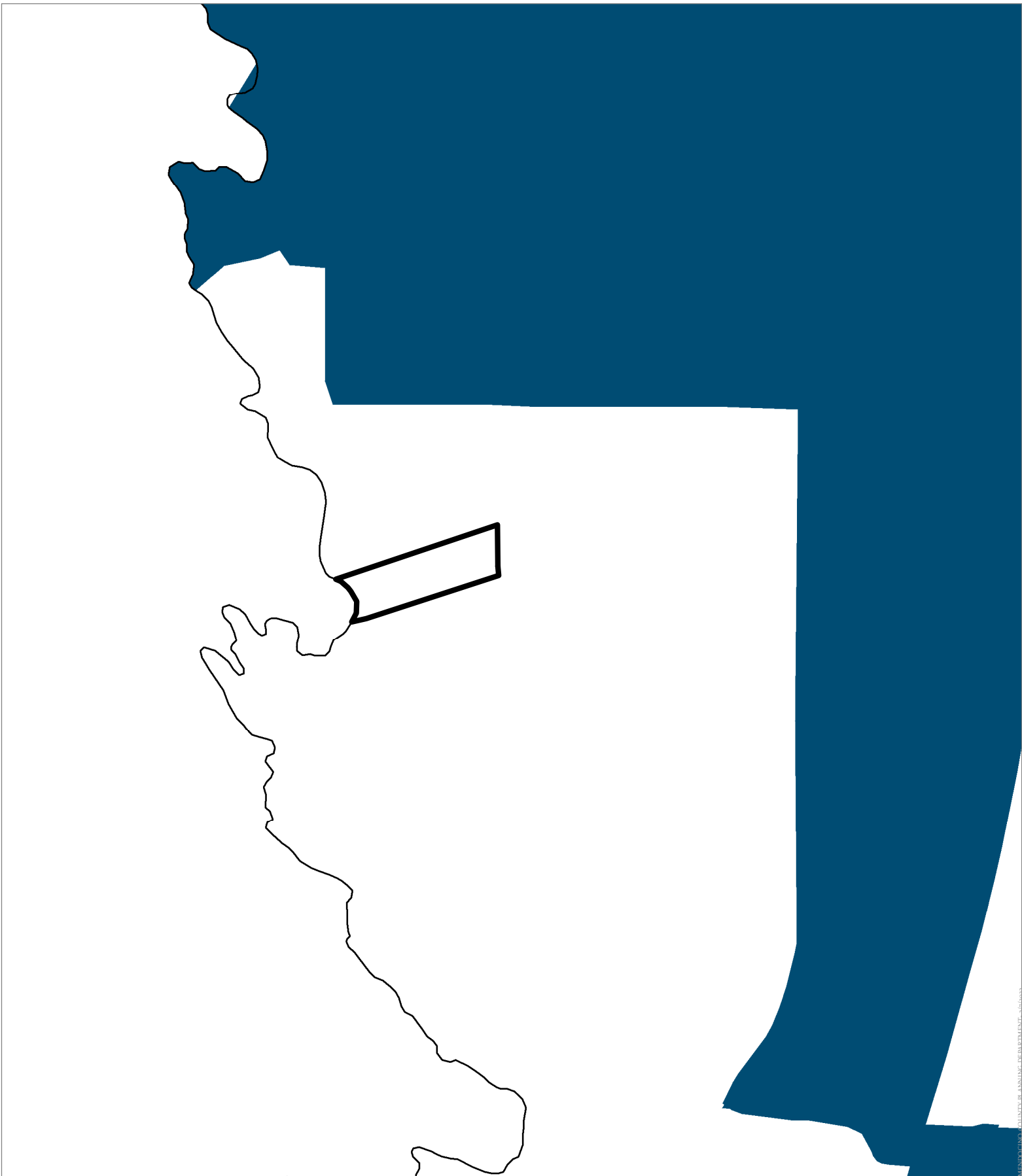
**CASE: CDP 2023-0009**  
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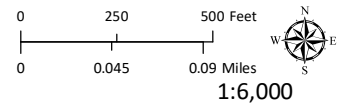
1:6,000  
**WETLANDS**

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 Fort Bragg Stormwater Areas

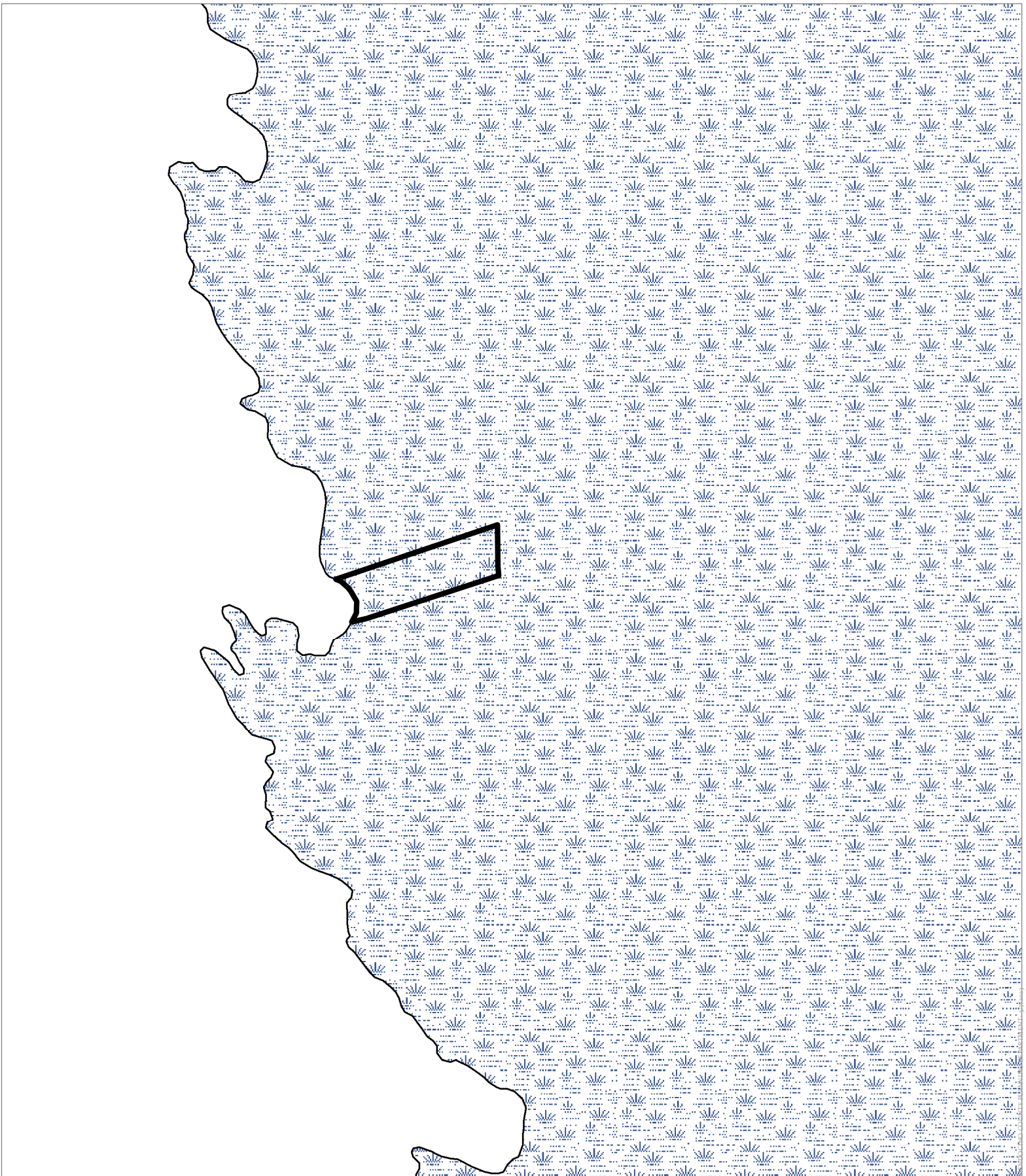



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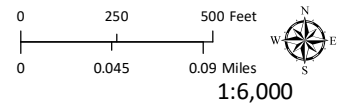
**MS4 STORMWATER AREAS**

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WYNN COASTAL PLANNING DEPARTMENT 4/2/2023



 Marginal Water Resources

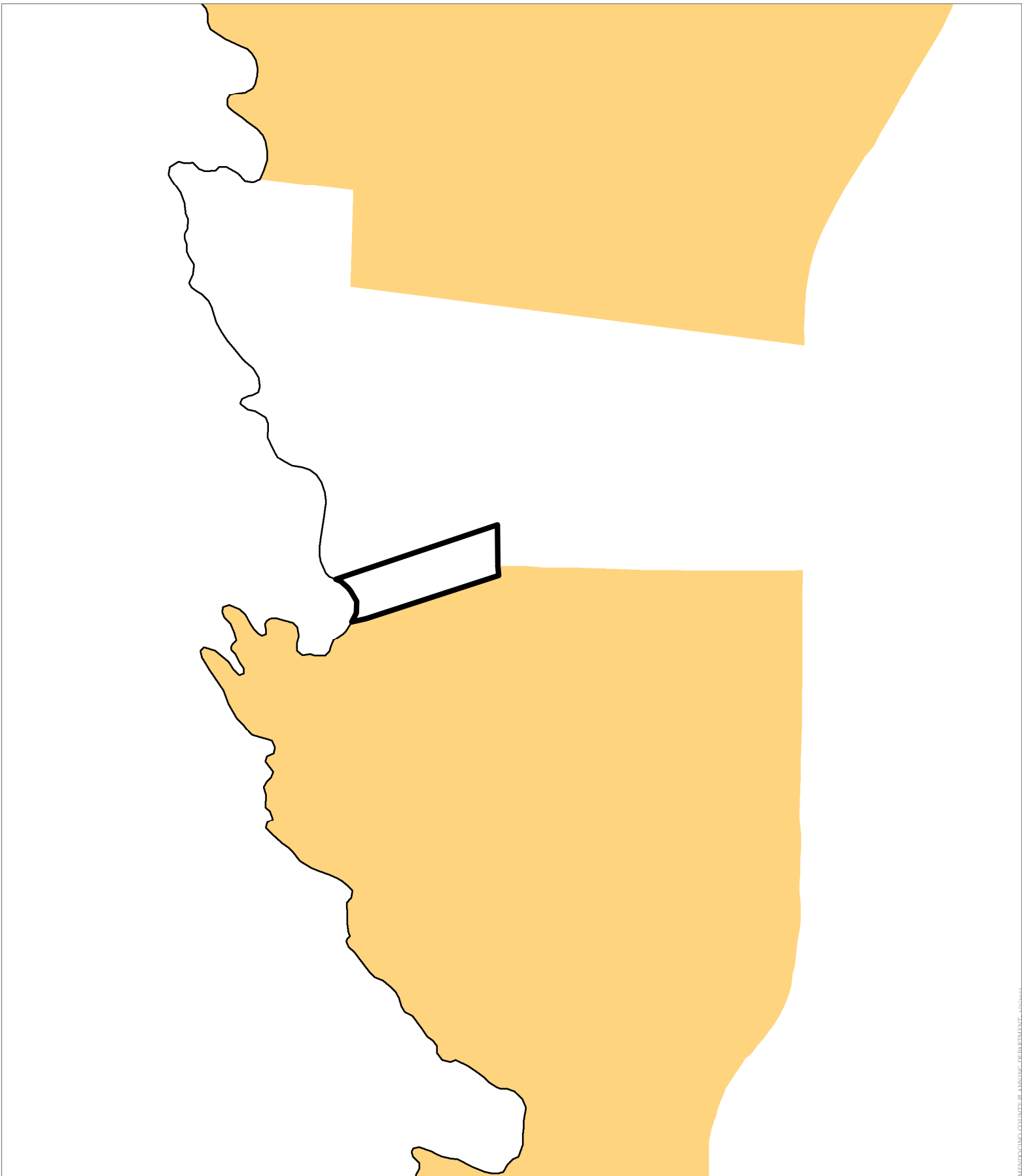


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**COASTAL GROUND WATER RESOURCES**


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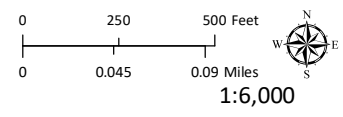




MEMORANDUM TO THE PLANNING DEPARTMENT - 9/7/2023

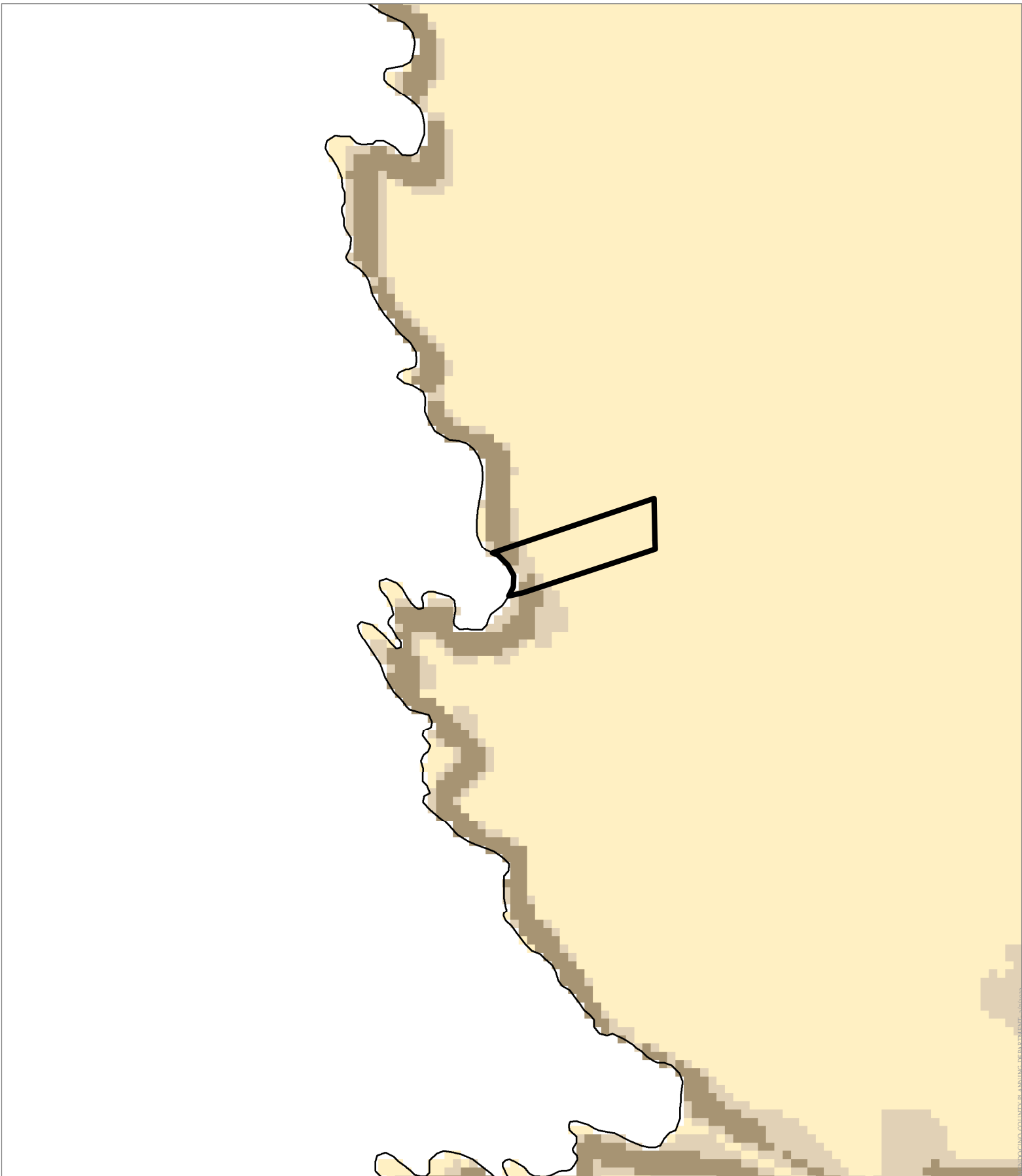
**CASE: CDP 2023-0009**  
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**AGENT: Tara Jackson, Wynn Coastal Planning**  
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 Highly Scenic Area

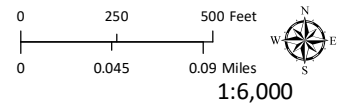
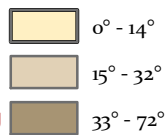


**HIGHLY SCENIC AREAS**

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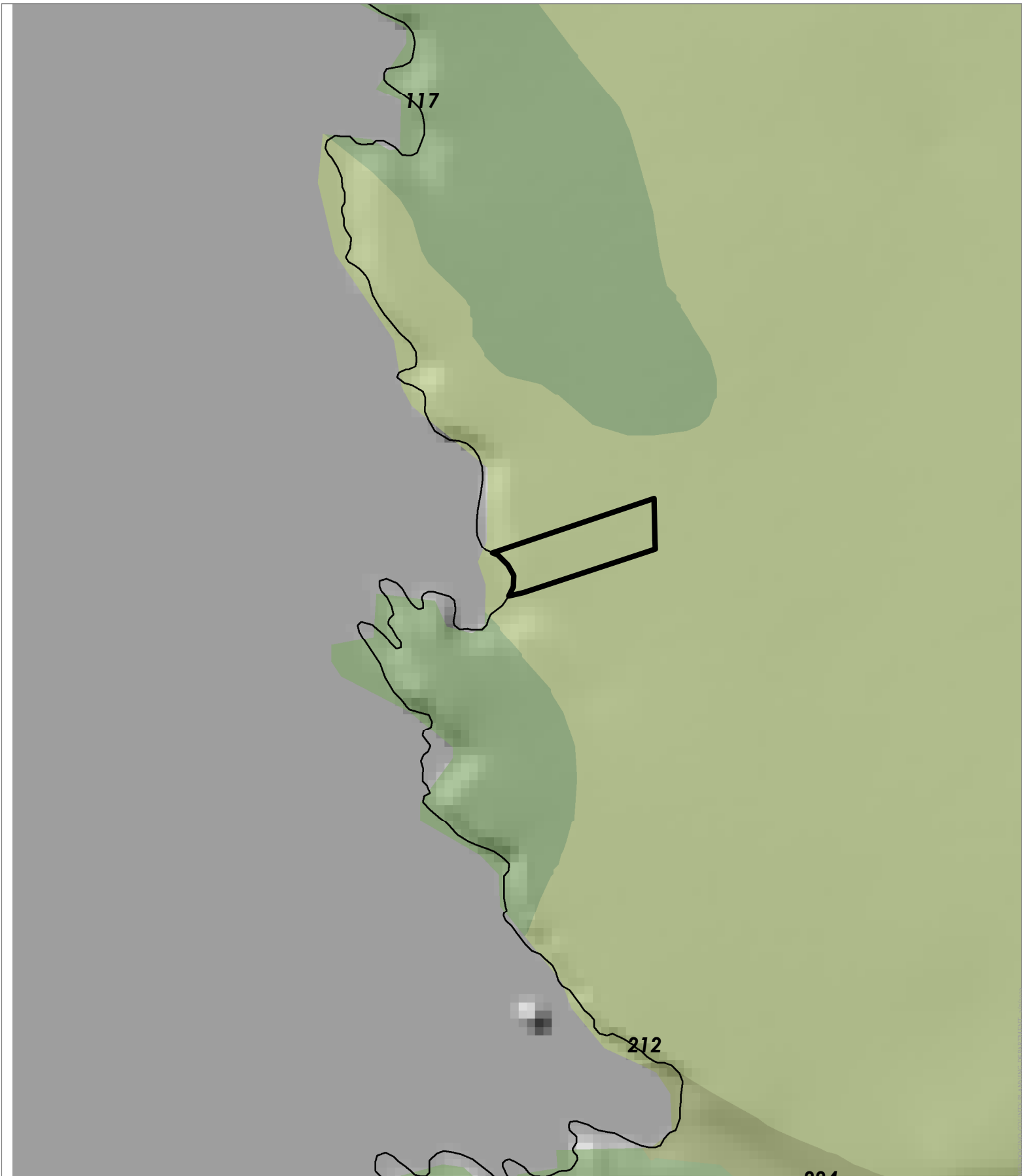
**CASE: CDP 2023-0009**  
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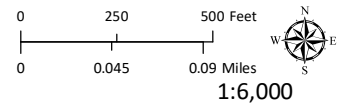
**ESTIMATED SLOPE**

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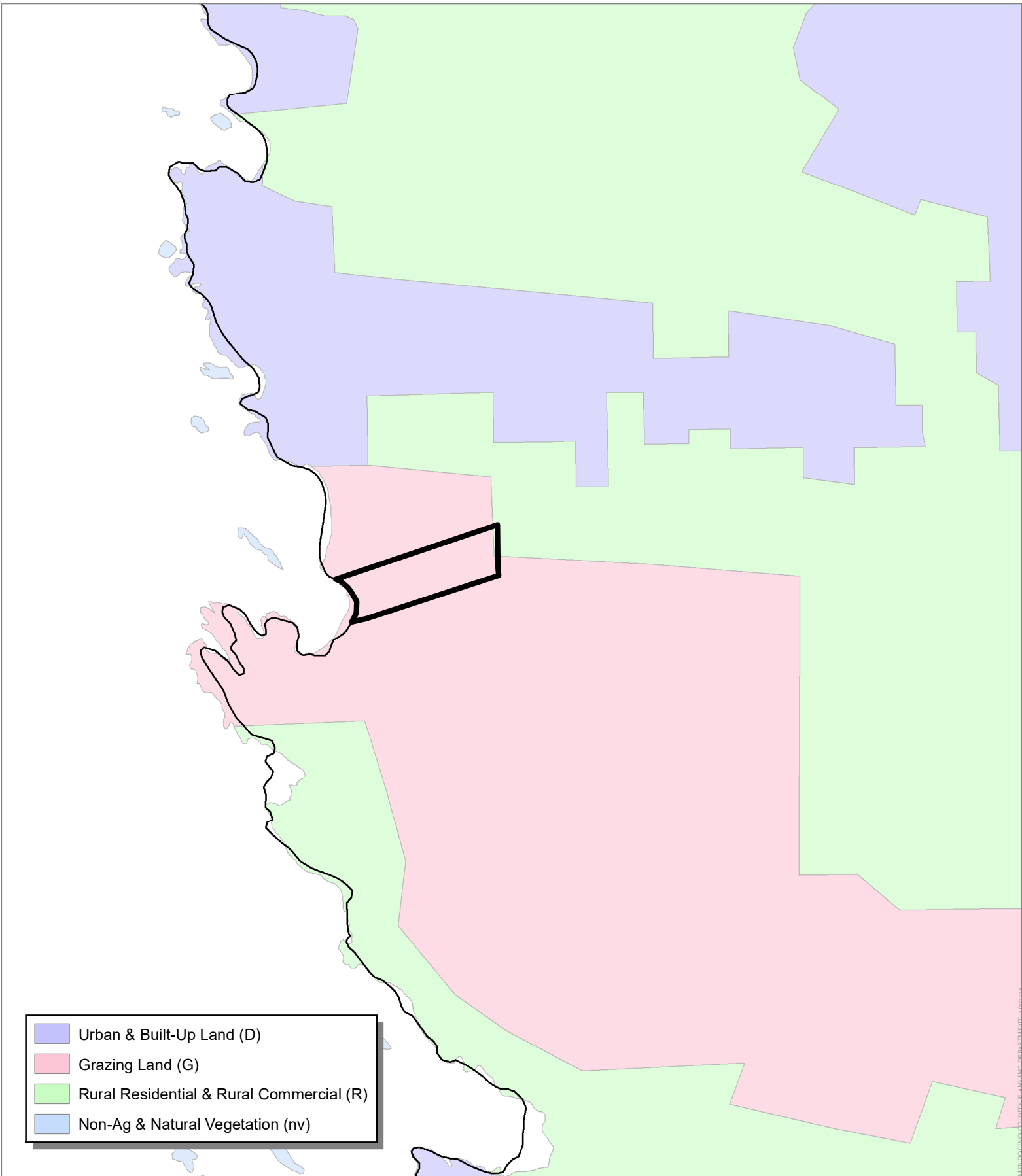


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**AGENT: Tara Jackson, Wynn Coastal Planning**  
**ADDRESS: 33389 Pacific Way, Fort Bragg**



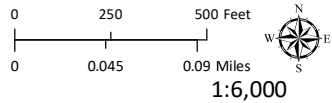
**WESTERN SOIL CLASSIFICATIONS**

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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

**CASE: CDP 2023-0009**  
**OWNER: DE ALBA, Jim & Denise**  
**APN: 017-320-51**  
**APLCT: Jim & Denise De Alba**  
**AGENT: Tara Jackson, Wynn Coastal Planning**  
**ADDRESS: 33389 Pacific Way, Fort Bragg**

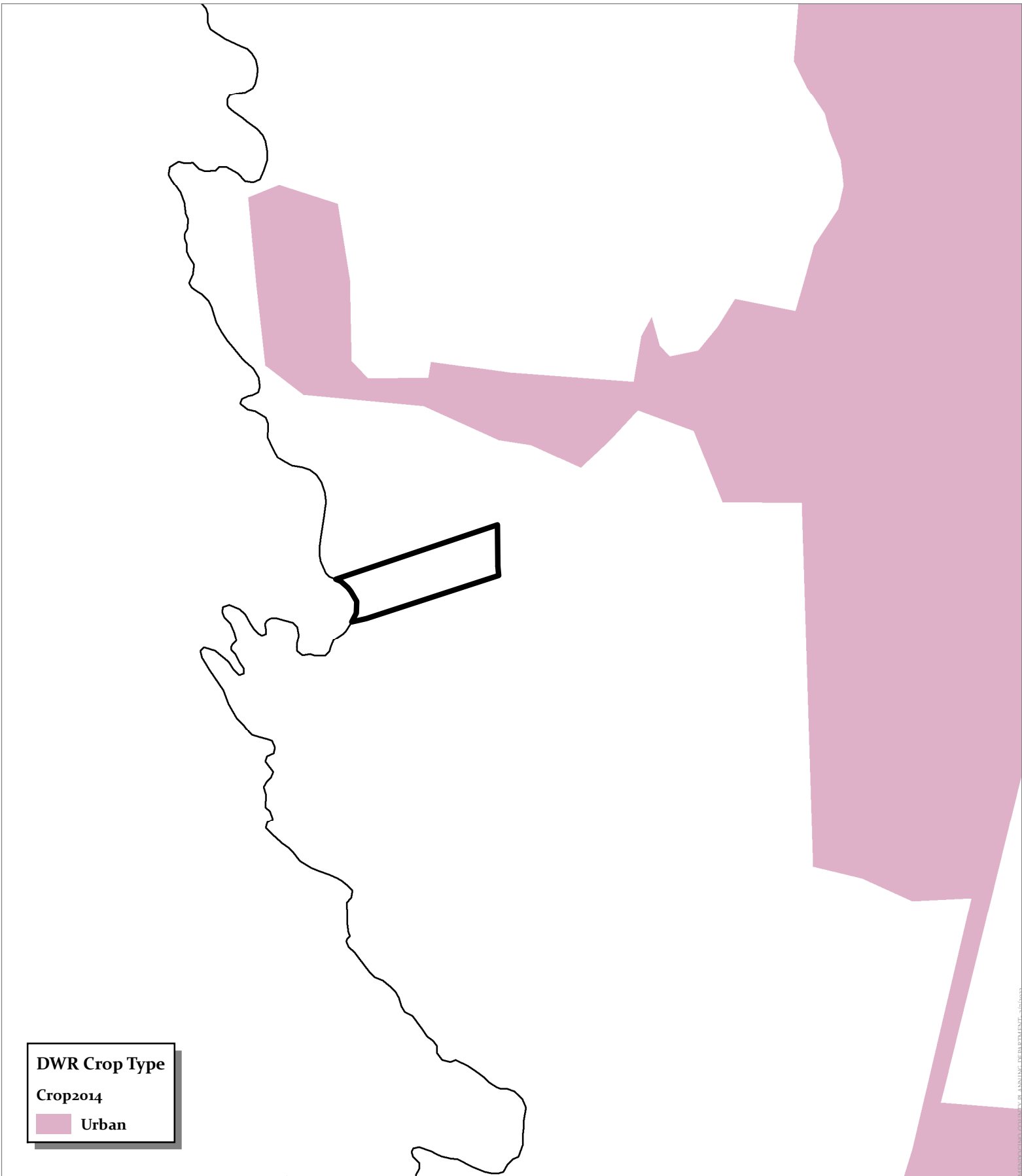


**IMPORTANT FARMLANDS**

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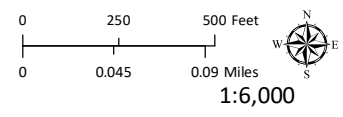
MEMORANDUM TO THE PLANNING DEPARTMENT - 9/7/2023





**DWR Crop Type**  
**Crop2014**  
 Urban

**CASE: CDP 2023-0009**  
**OWNER: DE ALBA, Jim & Denise**  
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**DWR CROP TYPE**

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