



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

August 2, 2023

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

Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife
California Coastal Commission
Cloverdale Rancheria

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

CASE#: B_2023-0016

DATE FILED: 6/20/2023

OWNER: MELVIN J & PATRICIA PYORRE AND STEVEN KLECKNER

APPLICANT: MELVIN J & PATRICIA PYORRE

AGENT: CLIFFORD ZIMMERMAN

REQUEST: Boundary Line Adjustment to reconfigure boundary lines between Lot 1, 1.45± acres (APN: 019-600-70) and Lot 2, 8.78± acres (APN: 019-600-26, -72), resulting in a final acreage for Lot 1 at 1.79± acres and Lot 2 at 8.44± acres. 0.34± acres would be transferred from Lot 1 to Lot 2.

LOCATION: 1.3± miles southeast of Fort Bragg center, at the terminus of Chestnut Street (City of Fort Bragg), 1.2± miles east of its intersection with State Route 1, located at 31100 and 31501 Chestnut Street, Fort Bragg; (APN 019-600-70, -72, and -26).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: LIAM CROWLEY

RESPONSE DUE DATE: August 16, 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: B_2023-0016

OWNERS: MELVIN & PATRICIA PYORRE, STEVEN KLECKNER

APPLICANT: MELVIN & PATRICIA PYORRE

AGENT: CLIFFORD ZIMMERMAN

REQUEST: Boundary Line Adjustment to reconfigure boundary lines between Lot 1, 1.45± acres (APN: 019-600-70) and Lot 2, 8.78± acres (APN: 019-600-26, -72), resulting in a final acreage for Lot 1 at 1.79± acres and Lot 2 at 8.44± acres. 0.34± acres would be transferred from Lot 1 to Lot 2.

LOCATION: 1.3± miles southeast of Fort Bragg center, at the terminus of Chestnut Street (City of Fort Bragg), 1.2± miles east of its intersection with State Route 1, located at 31100 and 31501 Chestnut Street, Fort Bragg; (APN 019-600-70, -72, and -26).

APN/S: 019-600-26, -70, & -72.

PARCEL SIZE: 1.45± and 8.78± Acres.

GENERAL PLAN: Rural Residential 1-acre minimum (RR-1), Rural Residential 2-acre minimum (RR-2), and Agricultural 60-acre minimum (AG-60).

ZONING: Rural Residential 1-acre minimum (RR-1), Rural Residential 2-acre minimum [Rural Residential, 1-acre minimum] (Development Limitation) (RR-2:DL [RR-1:DL]), and Agricultural (AG-60).

EXISTING USES: Residential, Agricultural

DISTRICT: 4 (Gjerde)

RELATED CASES: B_2018-0017

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR-1)	Rural Residential (RR-1)	3.45± Acres	Vacant/Agricultural
EAST:	Rural Residential (RR-1)	Rural Residential (RR-1)	2.42± Acres	Residential
SOUTH:	Multiple (see <i>General Plan</i> map)	Multiple (see <i>Zoning</i> map)	9.26± Acres	Agricultural
WEST:	Multiple (see <i>General Plan</i> map)	Multiple (see <i>Zoning</i> map)	5.54± Acres	Residential

REFERRAL AGENCIES

LOCAL

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

- Planning Division (Fort Bragg)

STATE

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

TRIBAL

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

ADDITIONAL INFORMATION: Boundary Line Adjustment B_2018-0017 between APN 019-600-65 (now known as 019-600-72), 019-600-09 (now known as 019-600-70), and 016-600-21 (now known as 016-600-71) was finalized August 21, 2018, creating the current configuration between 019-600-70 and 019-600-72.

STAFF PLANNER: LIAM CROWLEY

DATE: 7/25/2023

ENVIRONMENTAL DATA

1. MAC:

GIS

None

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

Grazing Land (G); Urban and Built-Up Land (D)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

Yes, southern portion of APN 019-600-26

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Sufficient Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soil Unit No. 199 & 174

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

None

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

No

10. TIMBER PRODUCTION ZONE:

GIS

No

11. WETLANDS CLASSIFICATION:

GIS

Riverine along southern boundary of 019-600-26

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

No

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

No

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

No

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

None within proposed adjustment, yes along adjacent property to west and wetland south of APN 019-600-26

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

None within proposed adjustment, Flooding along southern portion of 019-600-26

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

None within proposed adjustment, High Productivity Timberland immediately south of adjustment, Marine Terrace Deposits and Non Prime Agricultural Land further south

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

None within proposed adjustment, Hardwood Forest and Coastal Prairie Grassland further south

27. COASTAL COMMISSION APPEALABLE AREA:

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

Yes

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

No

29. HIGHLY SCENIC AREA:

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

No

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

N/A

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

No



Planning and Building Services

CASE NO:	B 2023-16
DATE FILED:	6/20/23
FEE:	\$3,691-
RECEIPT NO:	57028/57029
RECEIVED BY:	ROF
Office Use Only	

BOUNDARY LINE ADJUSTMENT APPLICATION FORM

APPLICANT/OWNER

Name: MELVIN & PATRICIA PYORRE Phone: 707 964-4387
 Mailing Address: 519 S. Sanderson
 City: FORT BRAGG State/Zip: CA 95437 Email: PPYORRE@MCN.ORG

PROPERTY OWNER

Name: STEVEN KLECKNER Phone: 209-992-0085
 Mailing Address: 31100 E. CHESTNUT STREET
 City: FORT BRAGG State/Zip: CA 95437 Email: STEVE@HAYDAUBER.COM

AGENT

Name: CLIFFORD ZIMMERMAN LS4707 Phone: 707-489-1194
 Mailing Address: 32200 FOREST LN.
 City: FORT BRAGG State/Zip: CA 95437 Email: CMZIMMER@COMCAST.NET

LOT NO.	ASSESSOR'S PARCEL NUMBERS	PARCEL OWNER/S	STREET ADDRESS	LOT ACREAGE BEFORE / AFTER	
1	019-600-70	STEVEN KLECKNER	31100 E. CHESTNUT	1.45	1.79
2	019-600-26	PYORRE TRUST	31501 E. CHESTNUT	8.78	8.44
	(019-600-65) PORTION →			0	0

BRIEFLY DESCRIBE THE PROPOSED PARCEL ADJUSTMENTS: (ACREAGE TO BE ADJUSTED FROM ASSESSOR'S PARCEL NUMBER INTO ASSESSOR'S PARCEL NUMBER, ETC.)

0.34 AC. FROM AP# 019-600-26 (PYORRE) AND ADDED TO AP# 019-600-70 (KLECKNER)

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

Christina Jimenez 6/15/23 Steven Pyorre X
 Signature of Applicant/Agent Date Signature of Owner Date

Project Description Questionnaire for Boundary Line Adjustments Located In the Coastal Zone

The purpose of this questionnaire is to provide additional information related to the Coastal Zone concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer the 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.

PRESENT USE OF PROPERTY

1) Are there existing structures on the property? Yes No

If yes, describe below, and identify the use of each structure on the map to be submitted with your application.

AP# 019-600-70 (Kleckner) HAS A RESIDENTIAL HOUSE, BARN, AG BLDG, AND PUMP house

AP# 019-600-26 (PYORRE) HAS A HAY bldg shed, tool shed and caretaker TRAILER.

2) 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.

3) Lot area (within property lines): 8.8 acres square feet

4) Lot Coverage:

019-600-26 PYORRE (AG Prop)

019-600-70 (Kleckner (residential))

	EXISTING	PROPOSED
Building Coverage	<u>1000</u> SF	<u>1000</u> SF
Paved Area	<u>0</u> SF	<u>0</u> SF
Landscaped Area	<u>1000</u> SF	<u>1000</u> SF
Unimproved Area	<u>380457</u> SF	<u>365646</u> SF
TOTAL:	<u>382457</u> SF	<u>367,646</u> SF

	EXISTING	PROPOSED
Building Coverage	<u>4630</u> SF	<u>4630</u> SF
Paved Area	<u>0</u> SF	<u>0</u> SF
Landscaped Area	<u>2000</u> SF	<u>3000</u> SF
Unimproved Area	<u>56532</u> SF	<u>70342</u> SF
TOTAL:	<u>63,162</u> SF	<u>77972</u> SF

	EXISTING	PROPOSED
Building Coverage	_____ SF	_____ SF
Paved Area	_____ SF	_____ SF
Landscaped Area	_____ SF	_____ SF
Unimproved Area	_____ SF	_____ SF
TOTAL:	_____ SF	_____ SF

	EXISTING	PROPOSED
Building Coverage	_____ SF	_____ SF
Paved Area	_____ SF	_____ SF
Landscaped Area	_____ SF	_____ SF
Unimproved Area	_____ SF	_____ SF
TOTAL:	_____ SF	_____ SF

5) Parking will be provided as follows:

LOT	Existing Spaces:	Proposed Spaces:
LOT 1	<u>4</u>	<u>4</u>
LOT 2	<u>4</u>	<u>4</u>
LOT 3	<u>_____</u>	<u>_____</u>
LOT 4	<u>_____</u>	<u>_____</u>

6) Will the alteration of parcel boundaries create any new building sites which are visible from State Highway 1 or another scenic route? Yes No

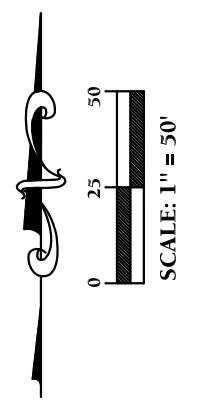
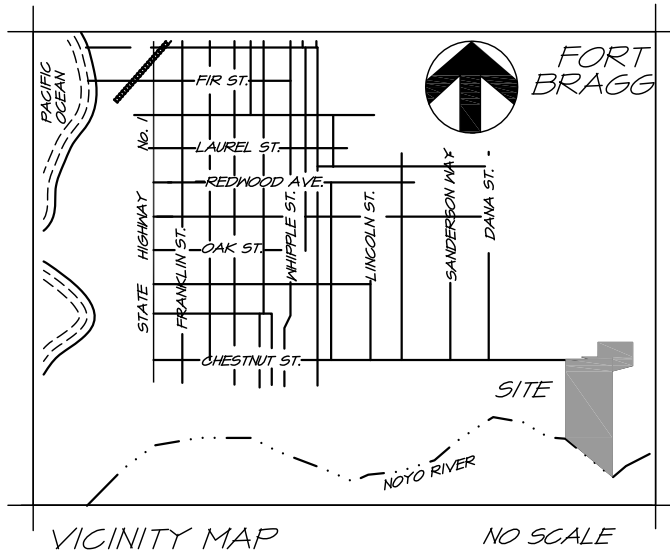
7) Will the alteration of parcel boundaries create any new building sites which are visible from a park, beach or other recreational area? Yes No

ANY ADDITIONAL DEVELOPMENT INCLUDING, BUT NOT LIMITED TO, BUILDING CONSTRUCTION, GRADING OR TREE REMOVAL IS NOT REVIEWED AS PART OF A BOUNDARY LINE ADJUSTMENT AND REQUIRES A SEPARATE COASTAL DEVELOPMENT PERMIT.

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

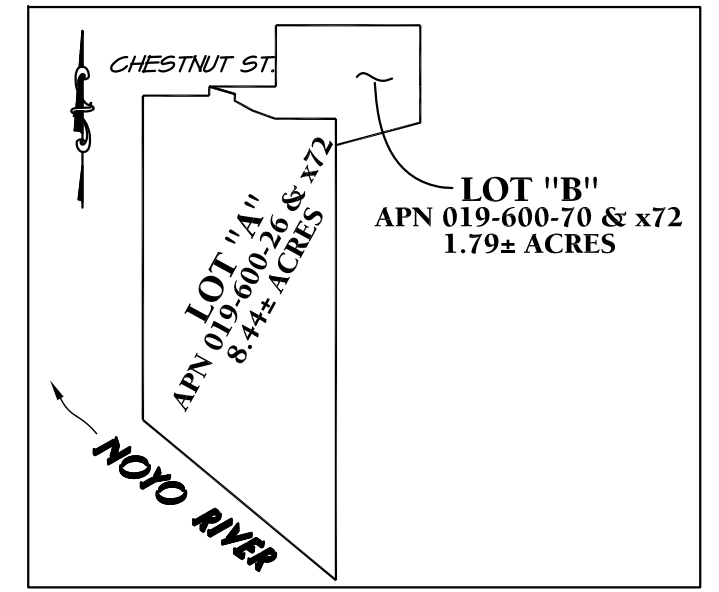
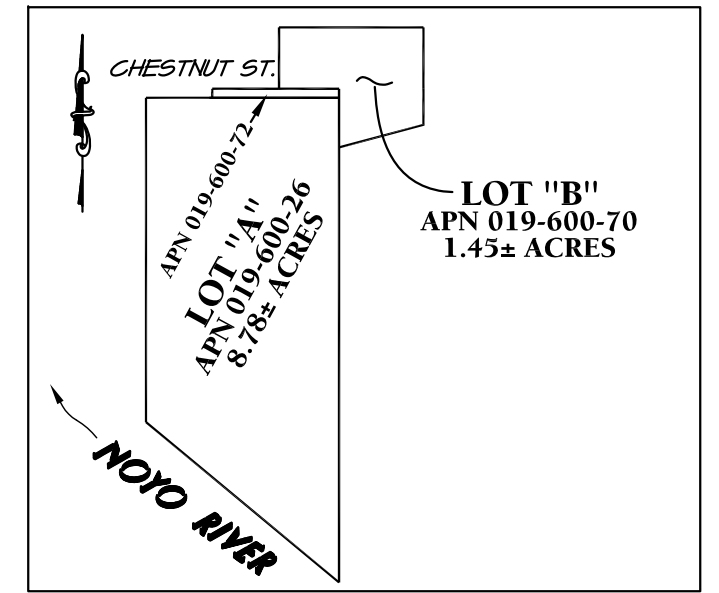
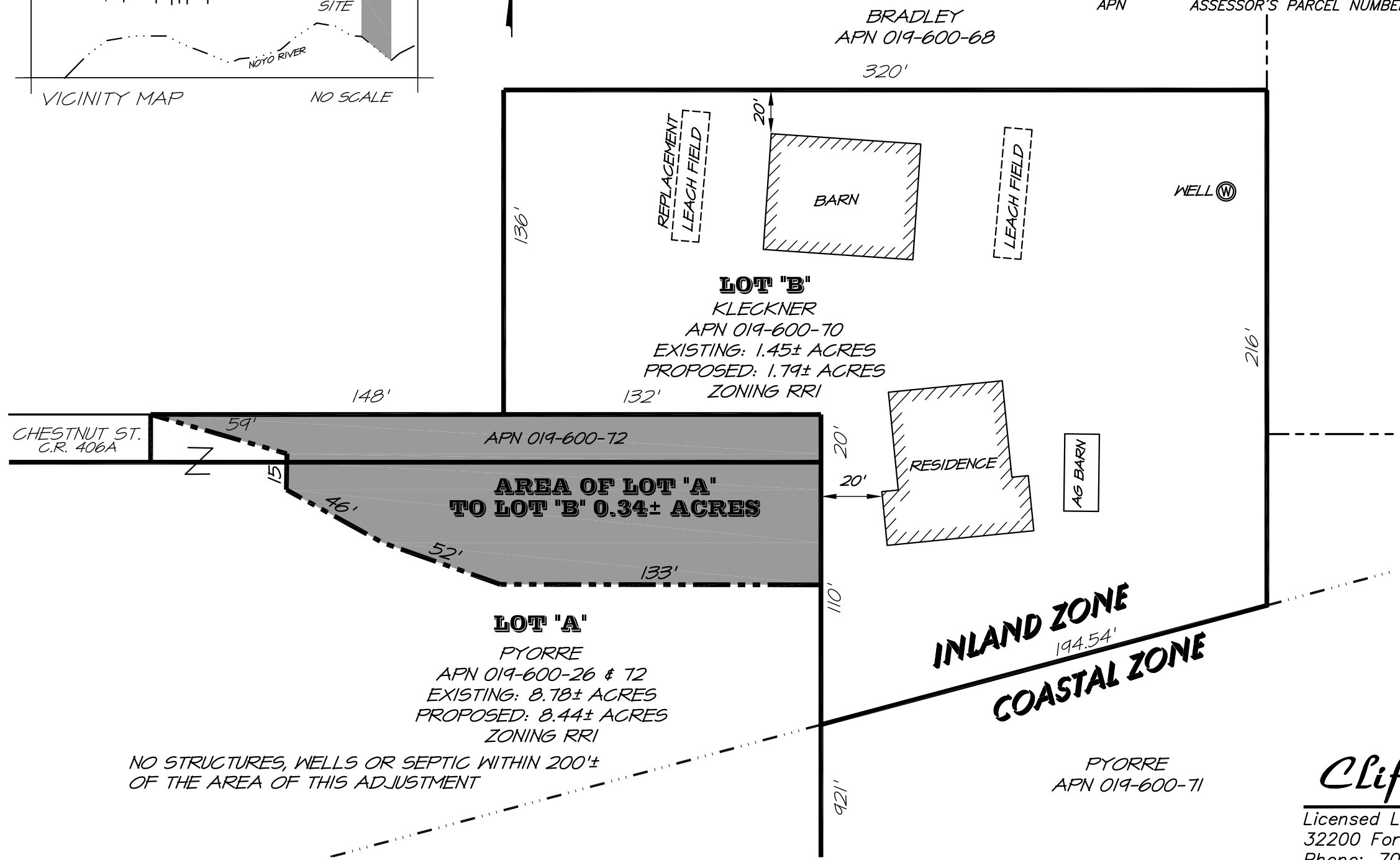
BOUNDARY LINE ADJUSTMENT EXHIBIT

Lands of PYORRE TRUST & KLECKNER
 EAST CHESTNUT STREET
 FORT BRAGG, CA. 95437
 APNs 019-600-26, 70 & 72



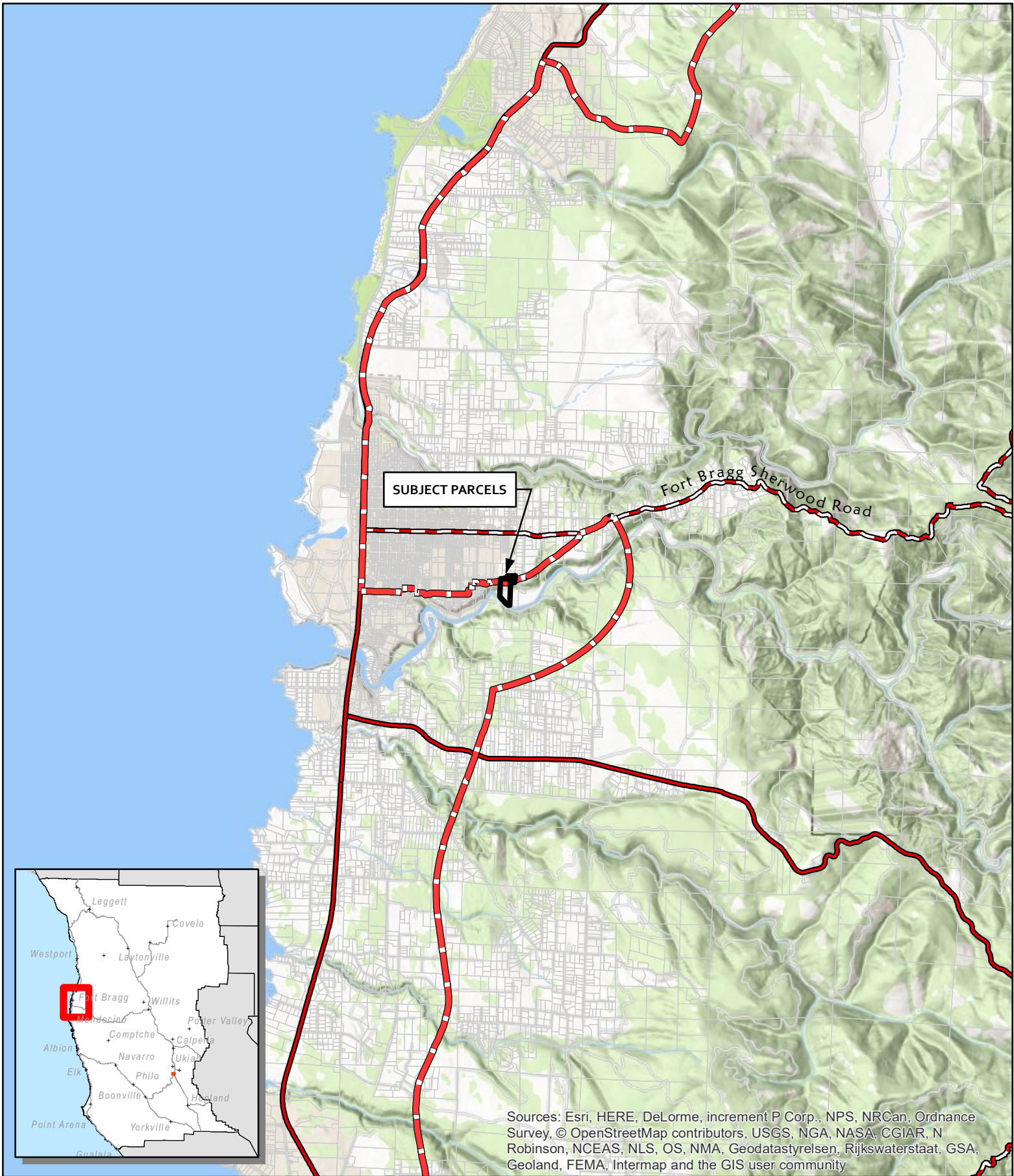
LEGEND

- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- COASTAL ZONE LINE
- APN ASSESSOR'S PARCEL NUMBER



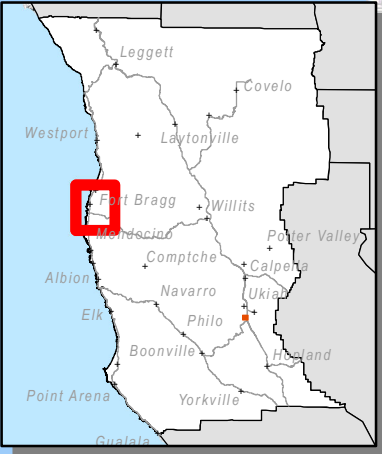
Clifford M. Zimmerman

Licensed Land Surveyor, L.S. 4707
 32200 Forest Lane, Fort Bragg, Ca. 95437
 Phone: 707-489-1194



SUBJECT PARCELS

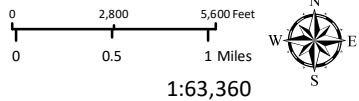
Fort Bragg Sherwood Road



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

CASE: B 2023-0016
OWNER: Steven Kleckner
APN: 019-600, 26, 65 & 70
APLCT: Melvin & Patricia Pyorre
AGENT: Clifford Zimmerman
ADDRESS: 31100 & 31501 E Chestnut St

- Coastal Zone Boundary
- Highways
- Major Roads
- Assessors Parcels



1:63,360


LOCATION

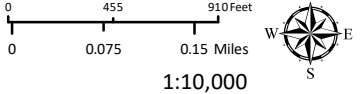
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community,
Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

CASE: B 2023-0016
OWNER: Steven Kleckner
APN: 019-600, 26, 65 & 70
APLCT: Melvin & Patricia Pyorre
AGENT: Clifford Zimmerman
ADDRESS: 31100 & 31501 E Chestnut St

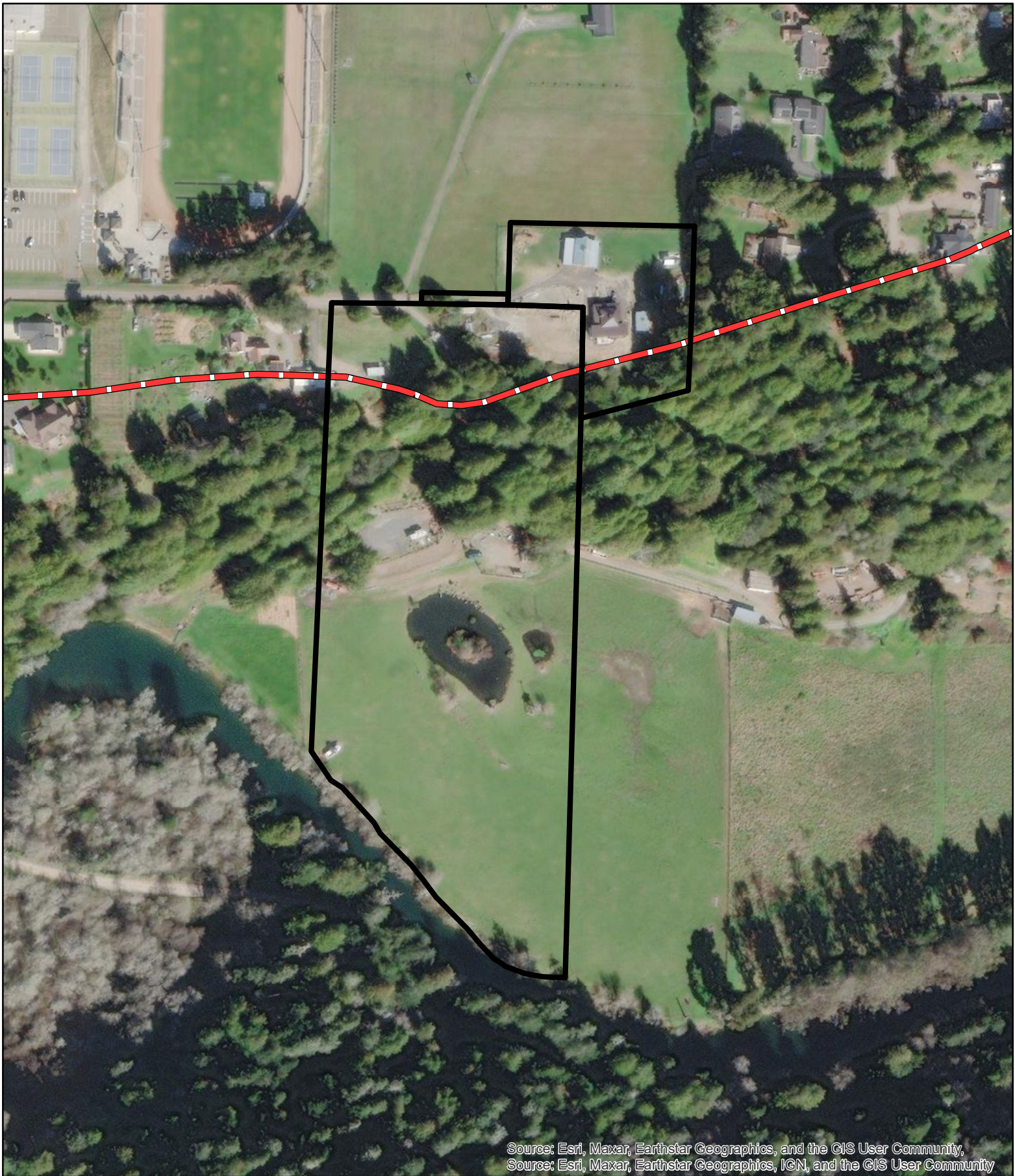
 Coastal Zone Boundary



1:10,000

AERIAL IMAGERY

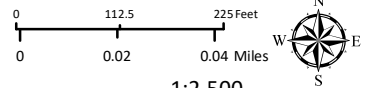
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community,
Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

CASE: B 2023-0016
OWNER: Steven Kleckner
APN: 019-600, 26, 65 & 70
APLCT: Melvin & Patricia Pyorre
AGENT: Clifford Zimmerman
ADDRESS: 31100 & 31501 E Chestnut St

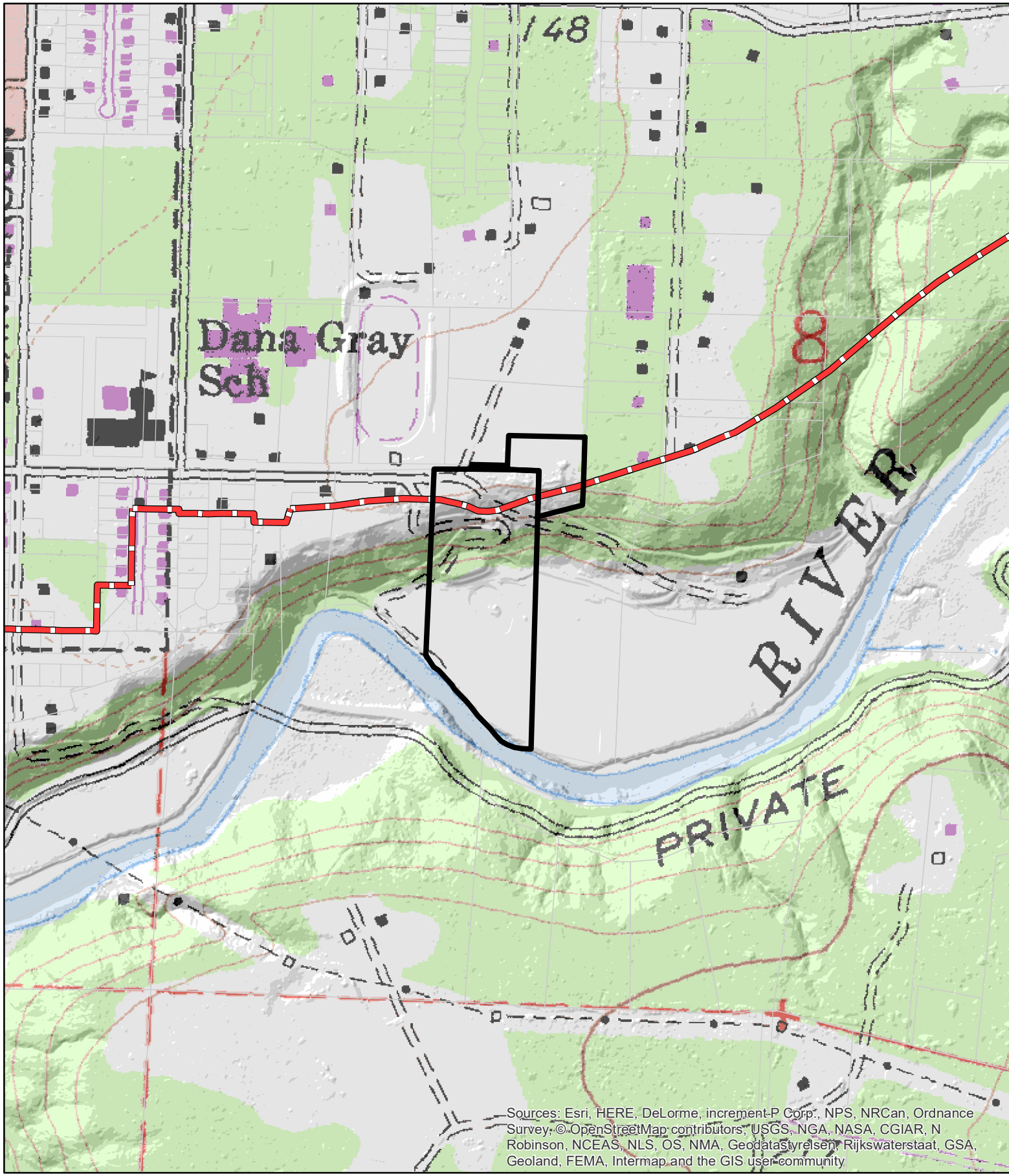
 Coastal Zone Boundary



1:2,500



AERIAL IMAGERY

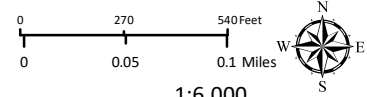
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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

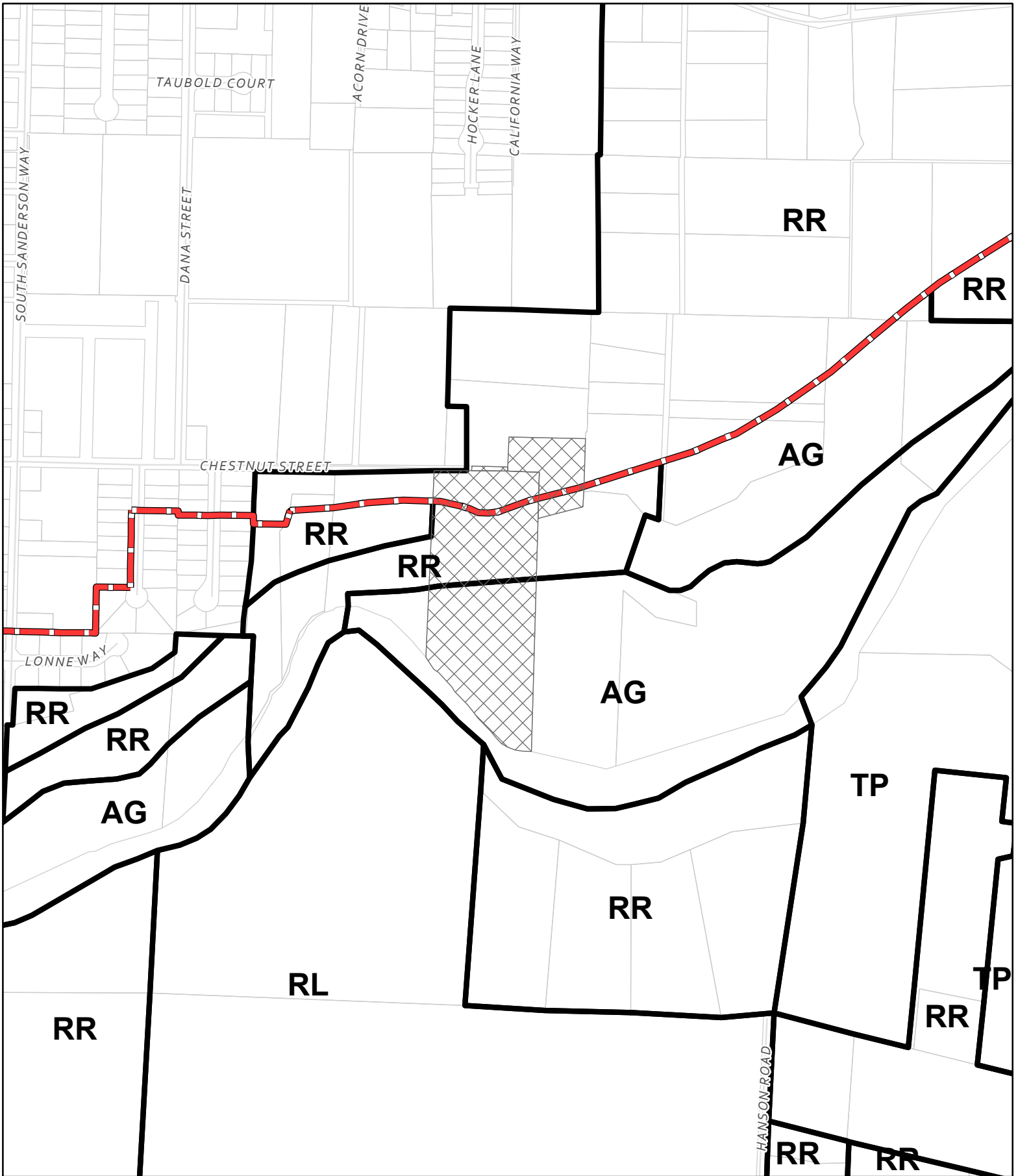
CASE: B 2023-0016
OWNER: Steven Kleckner
APN: 019-600, 26, 65 & 70
APLCT: Melvin & Patricia Pyorre
AGENT: Clifford Zimmerman
ADDRESS: 31100 & 31501 E Chestnut St

 Coastal Zone Boundary
 Assessors Parcels



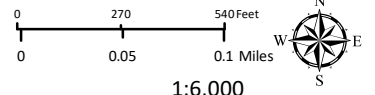
1:6,000
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

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



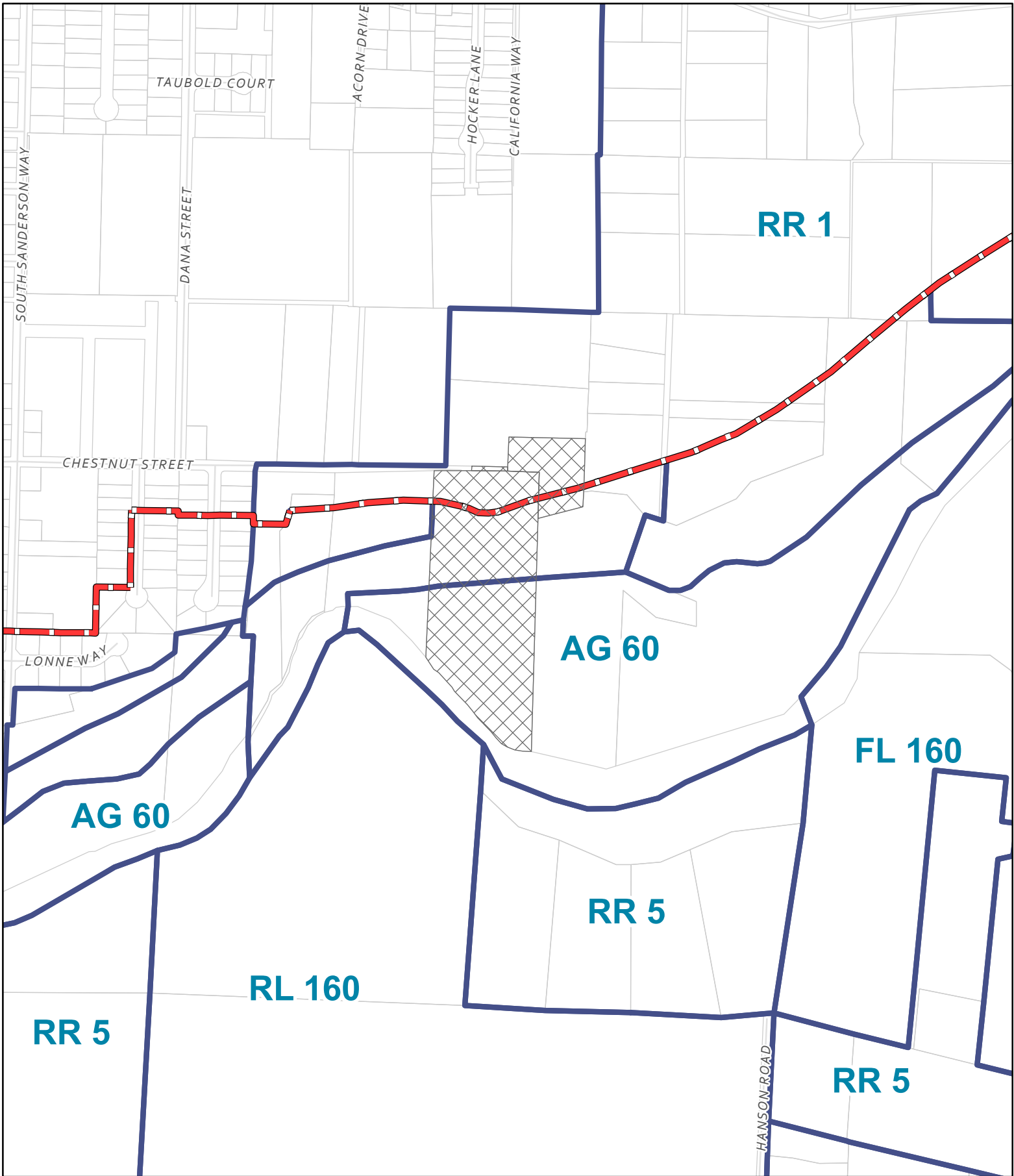
CASE: B 2023-0016
OWNER: Steven Kleckner
APN: 019-600, 26, 65 & 70
APLCT: Melvin & Patricia Pyorre
AGENT: Clifford Zimmerman
ADDRESS: 31100 & 31501 E Chestnut St

- Coastal Zone Boundary
- Zoning Districts
- Public Roads
- Assessors Parcels






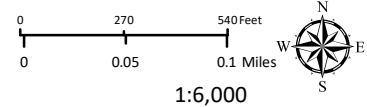
1:6,000
ZONING

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



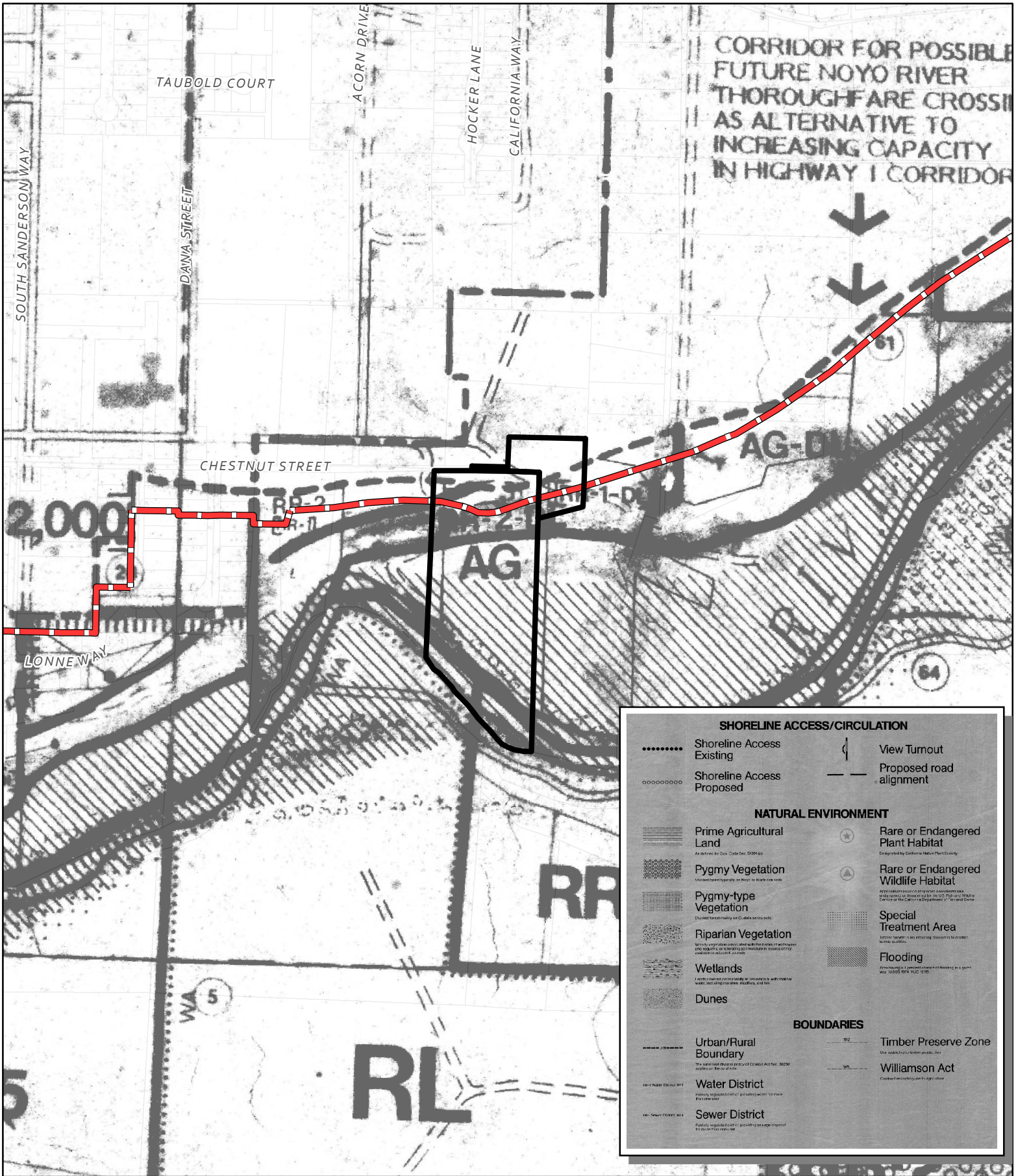
CASE: B 2023-0016
OWNER: Steven Kleckner
APN: 019-600, 26, 65 & 70
APLCT: Melvin & Patricia Pyorre
AGENT: Clifford Zimmerman
ADDRESS: 31100 & 31501 E Chestnut St

-  Coastal Zone Boundary
-  Public Roads
-  Assessors Parcels



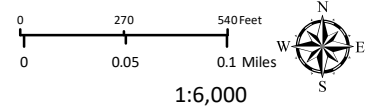
1:6,000
GENERAL PLAN

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



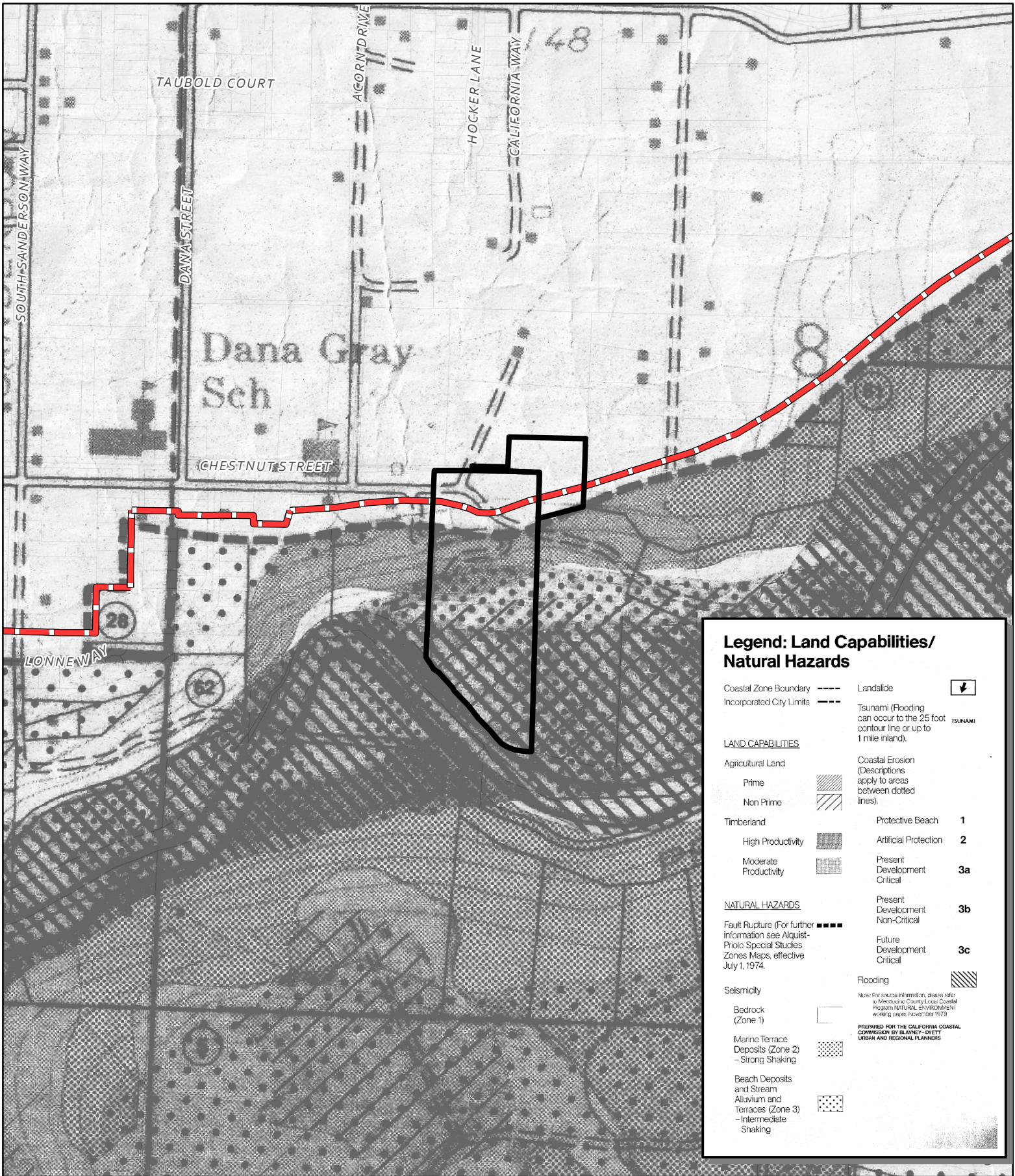
CASE: B 2023-0016
OWNER: Steven Kleckner
APN: 019-600, 26, 65 & 70
APLCT: Melvin & Patricia Pyorre
AGENT: Clifford Zimmerman
ADDRESS: 31100 & 31501 E Chestnut St

Coastal Zone Boundary
 Public Roads
 Assessors Parcels



LCP LAND USE MAP 13: FORT BRAGG

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

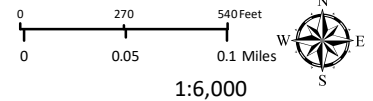


Legend: Land Capabilities/ Natural Hazards

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-Priolo Special Studies Zones Maps, effective July 1, 1974.	---	Flooding	
Seismicity		<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENTAL working paper, November 1979.</small>	
Bedrock (Zone 1)		<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-DYETT URBAN AND REGIONAL PLANNERS</small>	
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

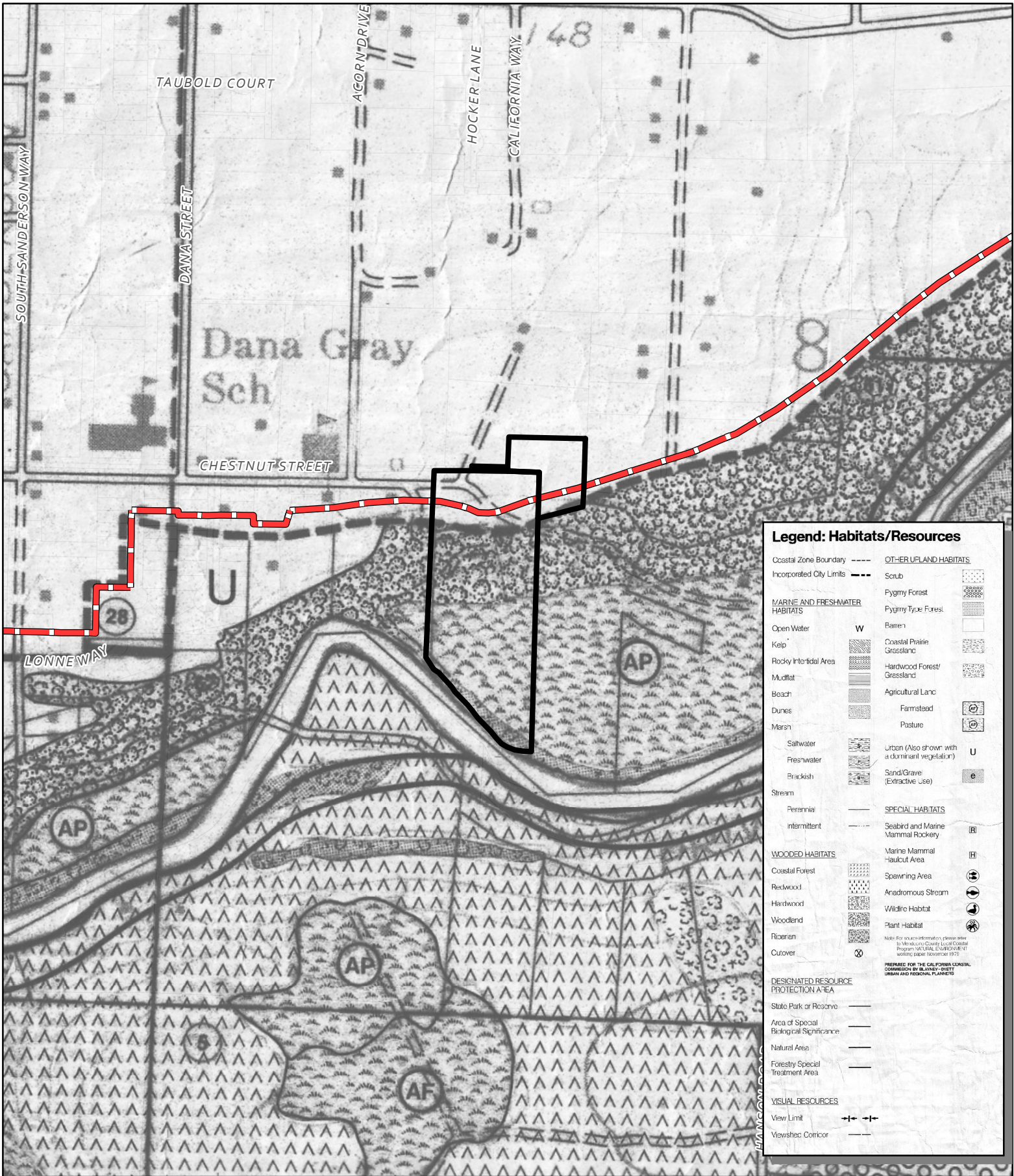
CASE: B 2023-0016
OWNER: Steven Kleckner
APN: 019-600, 26, 65 & 70
APLCT: Melvin & Patricia Pyorae
AGENT: Clifford Zimmerman
ADDRESS: 31100 & 31501 E Chestnut St

Coastal Zone Boundary
 Public Roads
 Assessors Parcels



LCP LAND CAPABILITIES & NATURAL HAZARDS

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

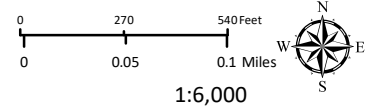


Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	---	Scrub
MARINE AND FRESHWATER HABITATS		Pygmy Forest
Open Water	W	Pygmy Tree Forest
Kelp	▨	Barren
Rocky Intertidal Area	▨	Coastal Prairie
Mudflat	▨	Grossland
Beach	▨	Hardwood Forest/
Dunes	▨	Grossland
Marsh	▨	Agricultural Land
Saltwater	▨	Farmstead
Freshwater	▨	Pasture
Brackish	▨	Urban (Also shown with
Stream	▨	a dominant vegetation)
Perennial	▨	Sand/Grave
Intermittent	▨	(Extractive Use)
WOODED HABITATS		e
Coastal Forest	▨	SPECIAL HABITATS
Redwood	▨	Seabird and Marine
Hardwood	▨	Mammal Rockery
Woodland	▨	Marine Mammal
Roan	▨	Haulcut Area
Cuover	⊗	Spawning Area
DESIGNATED RESOURCE PROTECTION AREA		Anadromous Stream
State Park or Reserve	▬	Wildfire Habitat
Area of Special Biological Significance	▬	Plant Habitat
Natural Area	▬	<small>Note: For more information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper November 1992.</small>
Forestry Special Treatment Area	▬	<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-O'LETT URBAN AND REGIONAL PLANNERS</small>
VISUAL RESOURCES		
View Limit	▬	
Viewshed Corridor	▬	

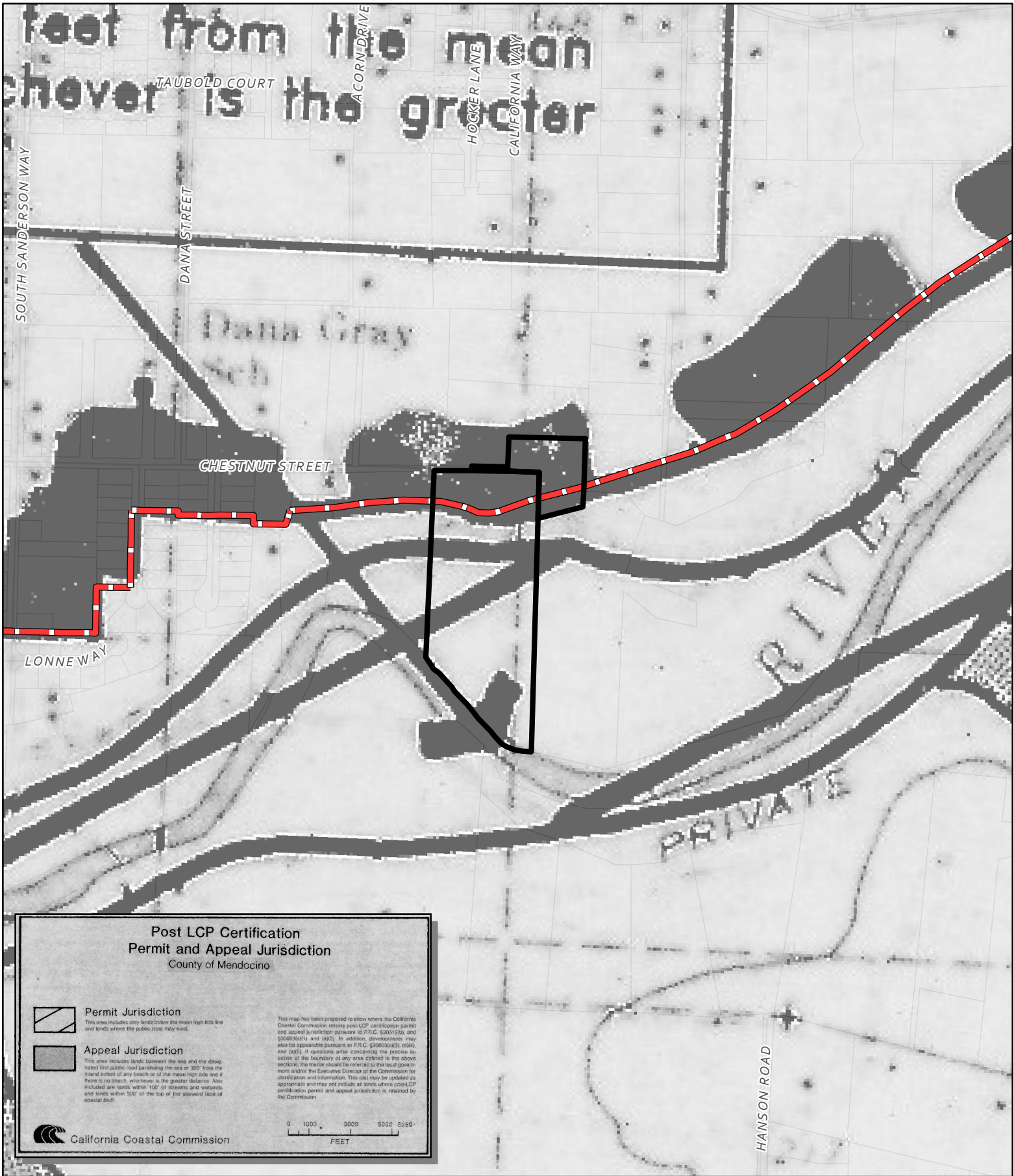
CASE: B 2023-0016
OWNER: Steven Kleckner
APN: 019-600, 26, 65 & 70
APLCT: Melvin & Patricia Pyor
AGENT: Clifford Zimmerman
ADDRESS: 31100 & 31501 E Chestnut St

Coastal Zone Boundary
 Public Roads
 Assessors Parcels



1:6,000
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 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 dunes.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30519(b), and §30602(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.R.C. §30605(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

0 1000 3000 5000 5260

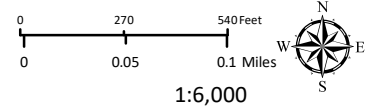
FEET

CASE: B 2023-0016
OWNER: Steven Kleckner
APN: 019-600, 26, 65 & 70
APLCT: Melvin & Patricia Pyorae
AGENT: Clifford Zimmerman
ADDRESS: 31100 & 31501 E Chestnut St

Coastal Zone Boundary

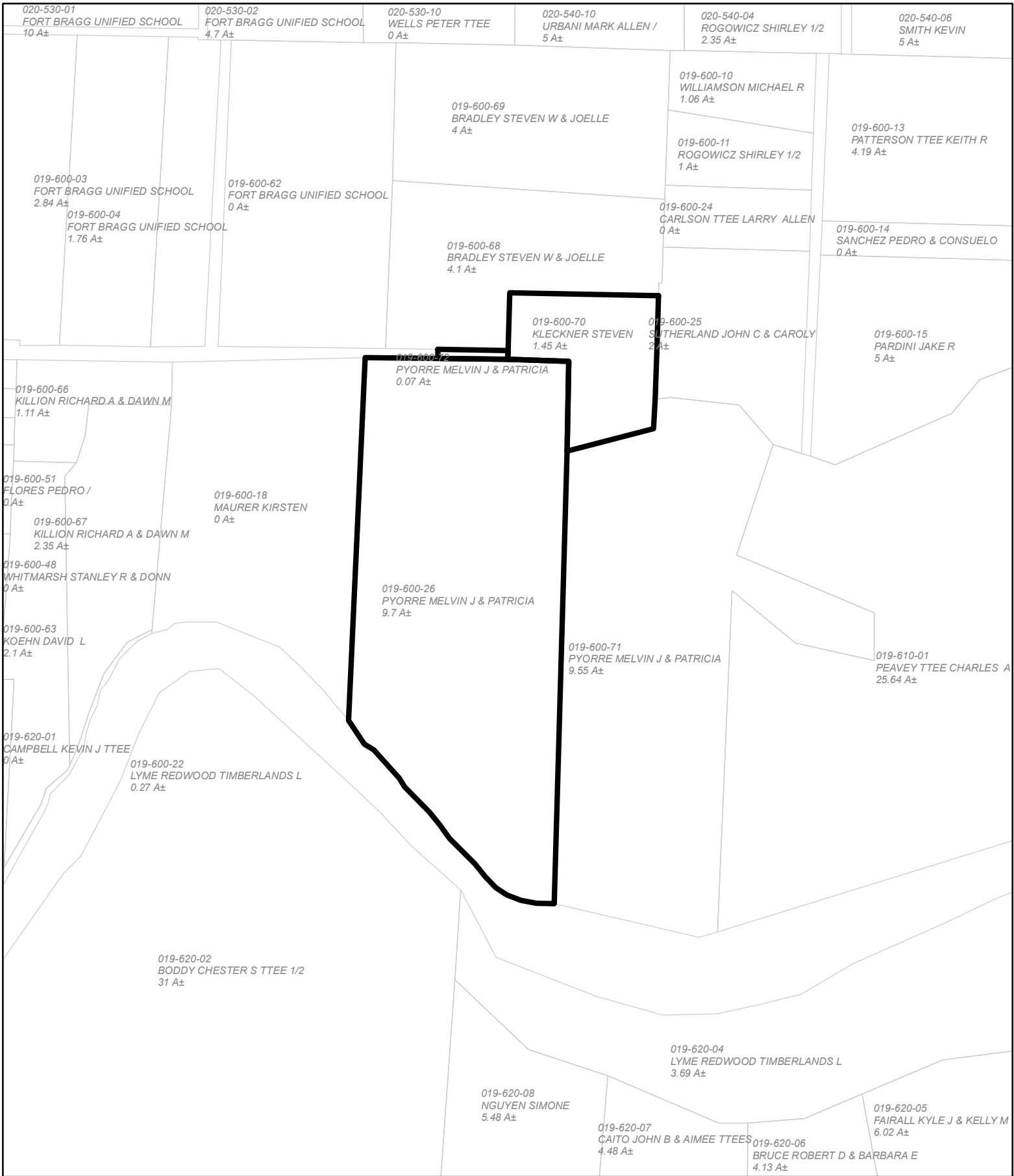
Public Roads

Assessor's Parcels



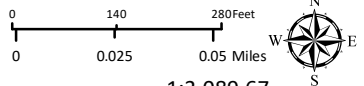
1:6,000
POST LCP CERTIFICATION & APPEAL JURISDICTION

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



CASE: B 2023-0016
OWNER: Steven Kleckner
APN: 019-600, 26, 65 & 70
APLCT: Melvin & Patricia Pyorre
AGENT: Clifford Zimmerman
ADDRESS: 31100 & 31501 E Chestnut St

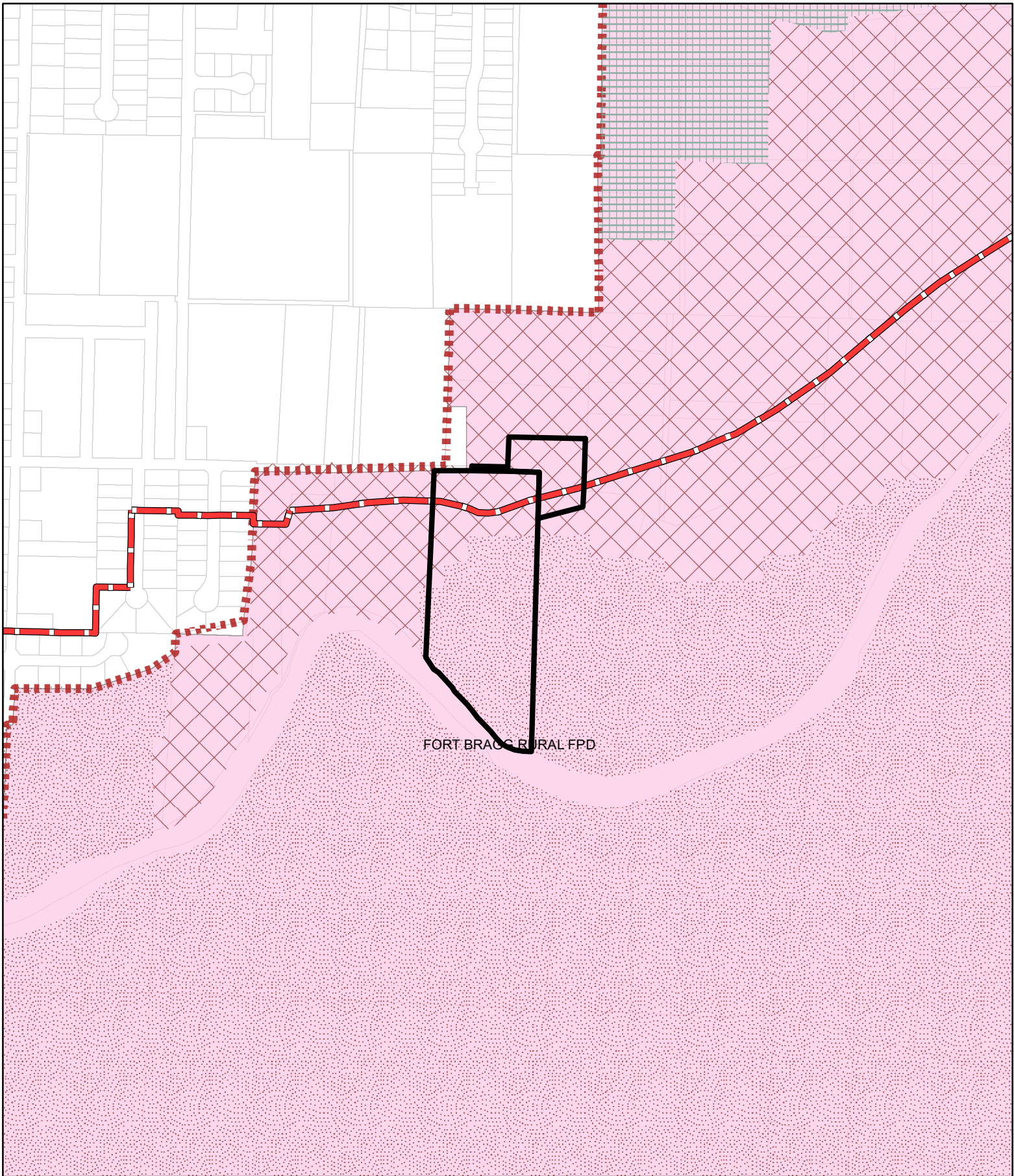
Assessors Parcels




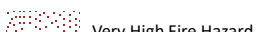


1:3,089.67

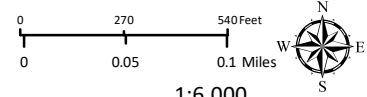
ADJACENT PARCELS

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



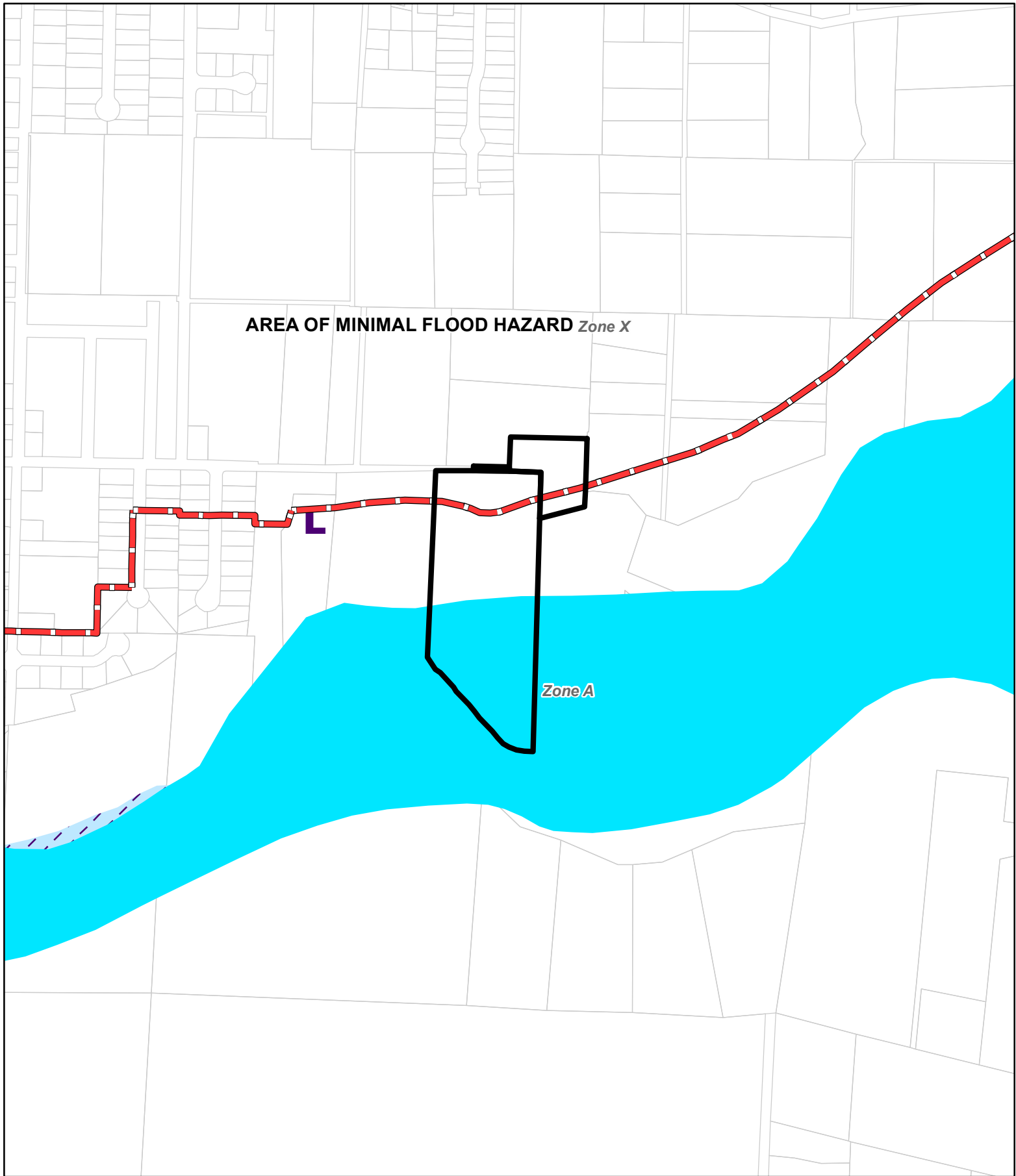
CASE: B 2023-0016
OWNER: Steven Kleckner
APN: 019-600, 26, 65 & 70
APLCT: Melvin & Patricia Pyorre
AGENT: Clifford Zimmerman
ADDRESS: 31100 & 31501 E Chestnut St

-  Coastal Zone Boundary
-  Moderate Fire Hazard
-  Very High Fire Hazard
-  County Fire Districts
-  High Fire Hazard
-  Assessors Parcels



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA






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

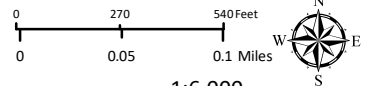


AREA OF MINIMAL FLOOD HAZARD *Zone X*

Zone A

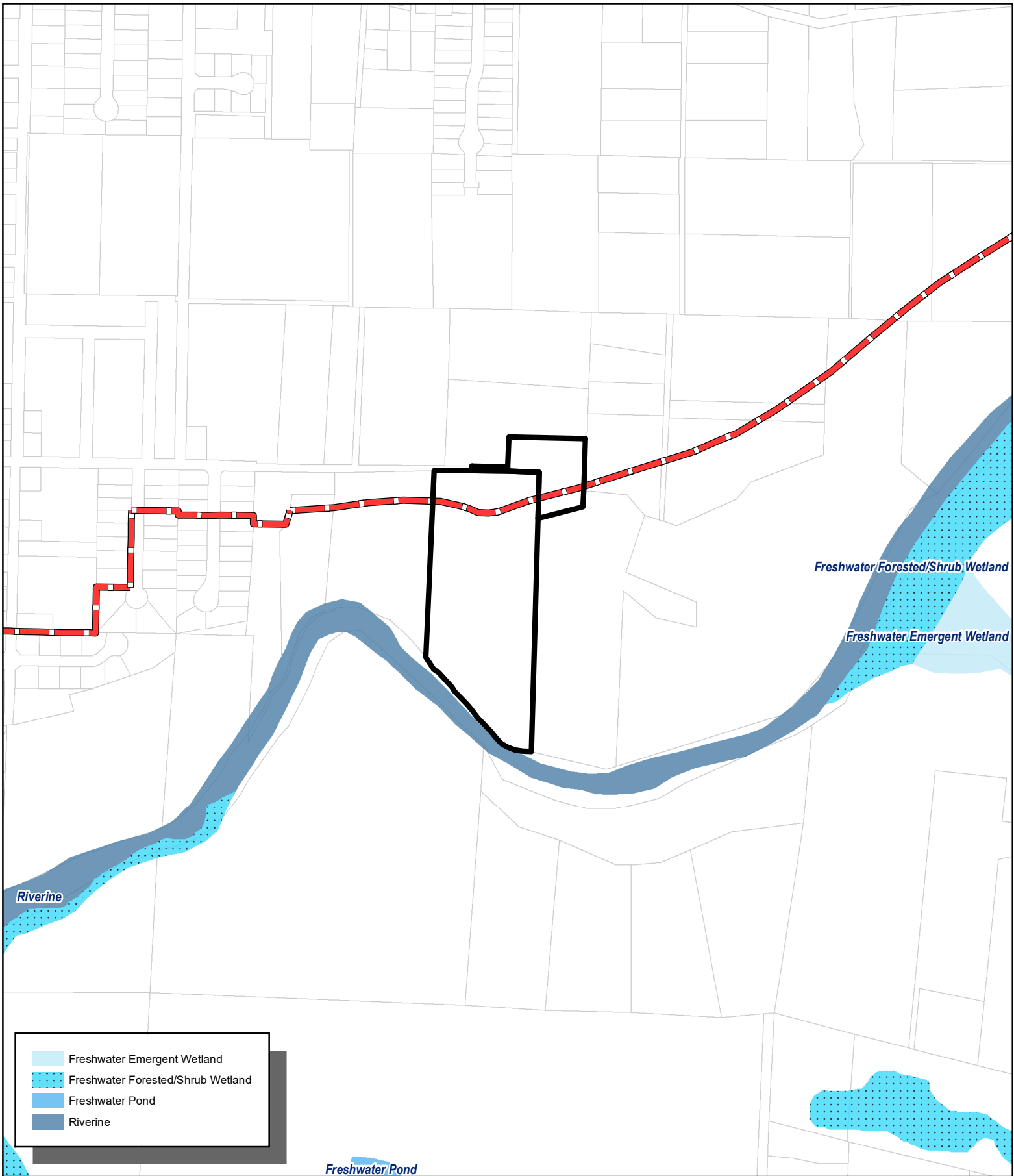
CASE: B 2023-0016
OWNER: Steven Kleckner
APN: 019-600, 26, 65 & 70
APLCT: Melvin & Patricia Pyorre
AGENT: Clifford Zimmerman
ADDRESS: 31100 & 31501 E Chestnut St

-  Coastal Zone Boundary
-  1% Annual Chance Flood Hazard
-  LOMA Letters
-  Tsunami Inundation Zones
-  Assessor's Parcels





1:6,000
FLOOD ZONES

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



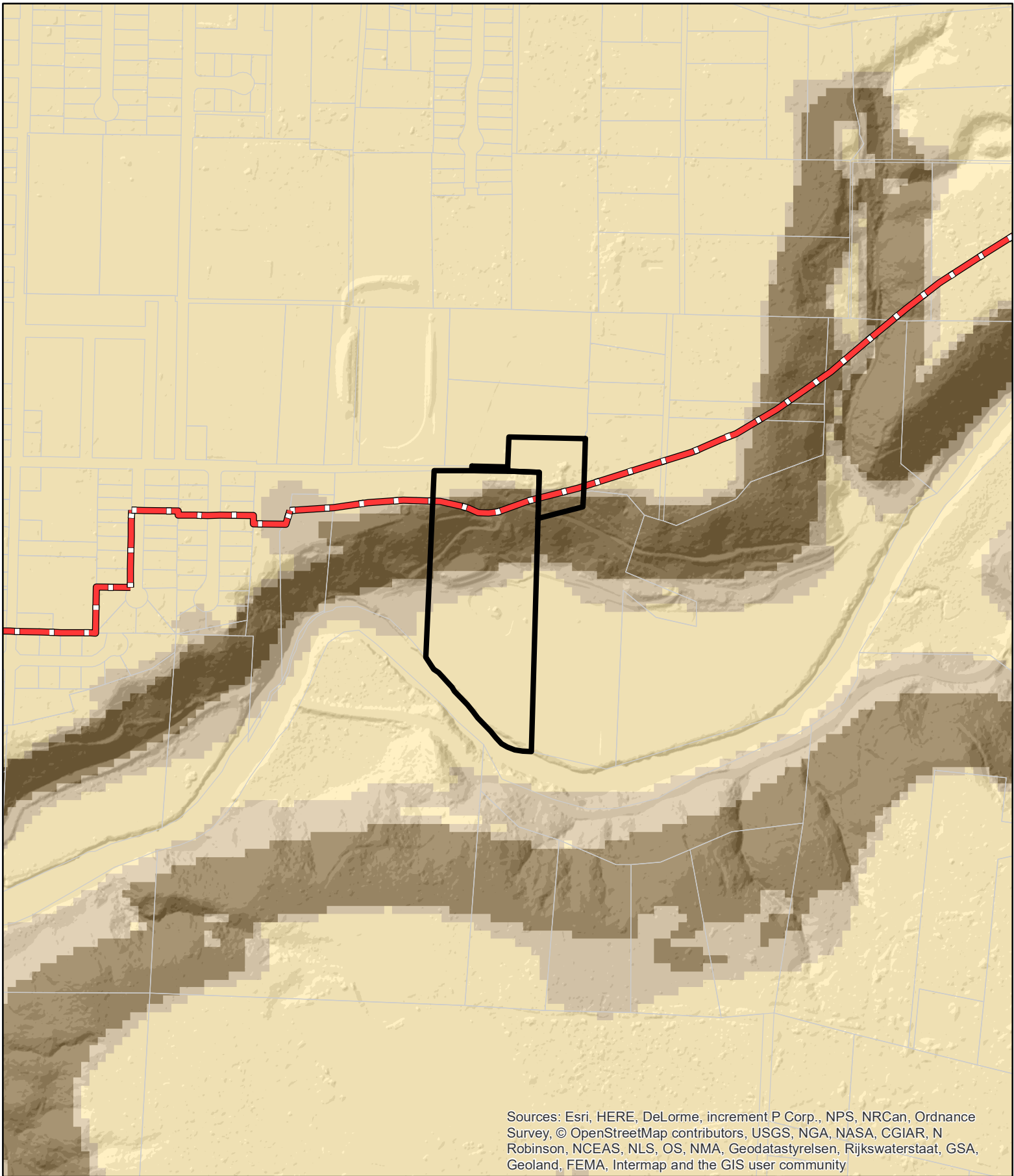
CASE: B 2023-0016
OWNER: Steven Kleckner
APN: 019-600, 26, 65 & 70
APLCT: Melvin & Patricia Pyorre
AGENT: Clifford Zimmerman
ADDRESS: 31100 & 31501 E Chestnut St

 Coastal Zone Boundary
 Assessors Parcels

0 270 540 Feet
 0 0.05 0.1 Miles
 N
 W E
 S
 1:6,000






WETLANDS

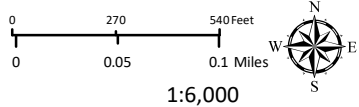
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



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

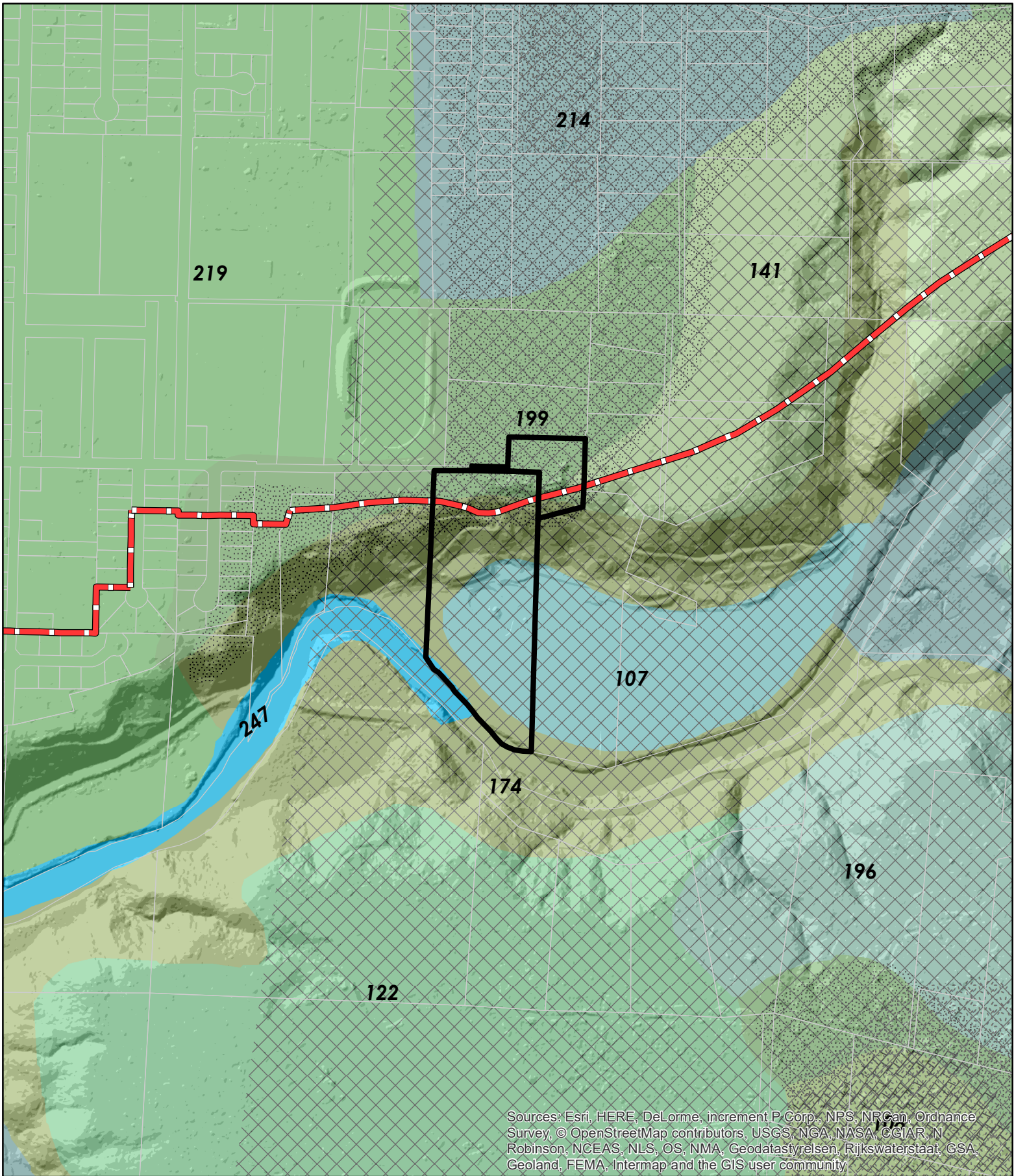
CASE: B 2023-0016
OWNER: Steven Kleckner
APN: 019-600, 26, 65 & 70
APLCT: Melvin & Patricia Pyorre
AGENT: Clifford Zimmerman
ADDRESS: 31100 & 31501 E Chestnut St

 Coastal Zone Boundary	 15° - 32°
 Assessor's Parcels	 33° - 72°
 0° - 14°	









1:6,000
ESTIMATED SLOPE

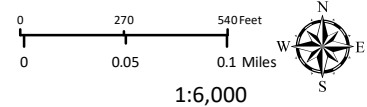
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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

CASE: B 2023-0016
OWNER: Steven Kleckner
APN: 019-600, 26, 65 & 70
APLCT: Melvin & Patricia Pyorre
AGENT: Clifford Zimmerman
ADDRESS: 31100 & 31501 E Chestnut St

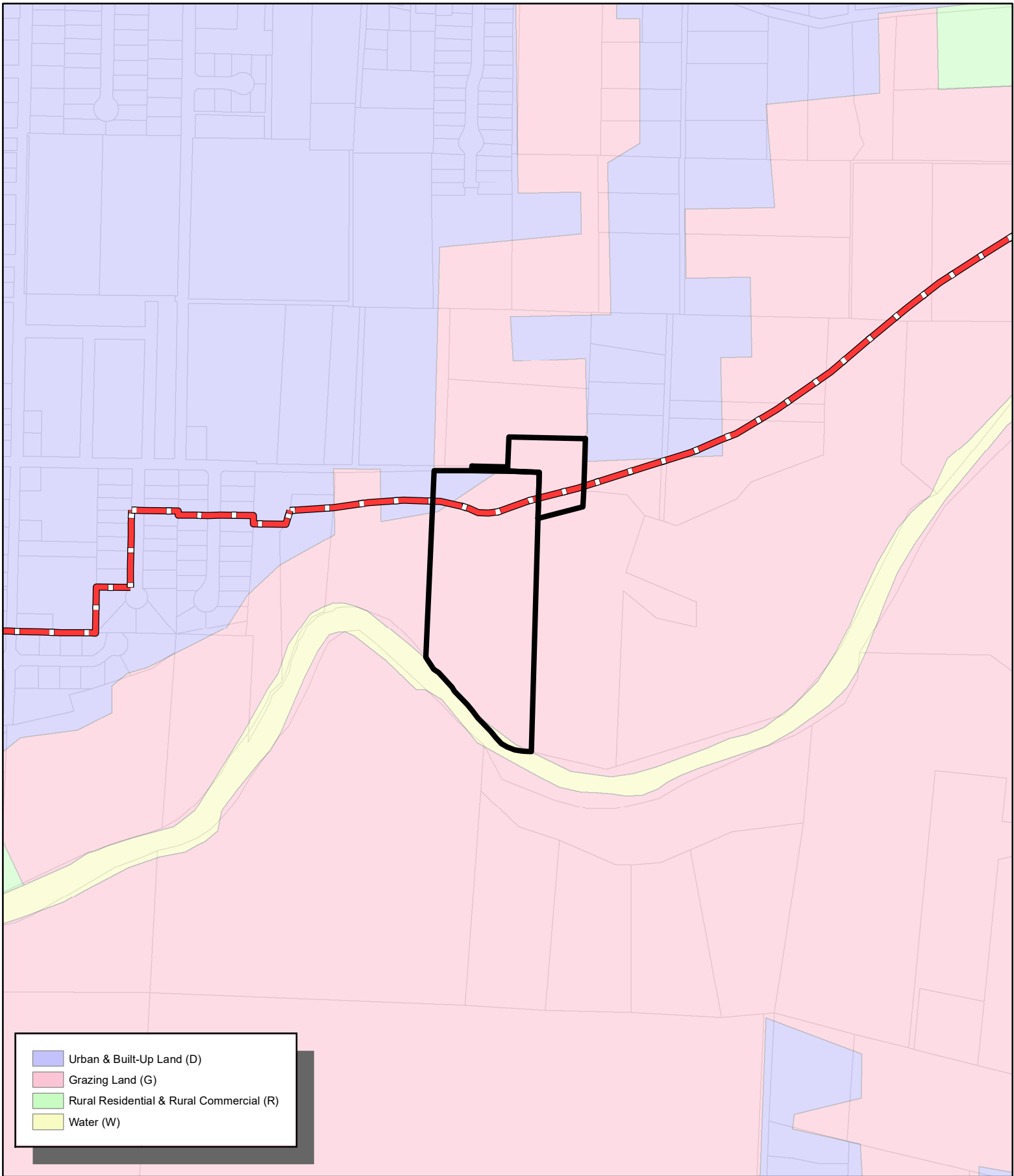
-  Coastal Zone Boundary
-  Blacklock & Aborigine
-  Assessors Parcels
-  Shinglemill-Gibney Complex
-  Mendocino Cypress 110922
-  Bishop Pine



1:6,000



WESTERN SOIL CLASSIFICATIONS

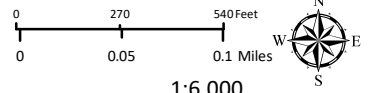
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



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

CASE: B 2023-0016
OWNER: Steven Kleckner
APN: 019-600, 26, 65 & 70
APLCT: Melvin & Patricia Pyorre
AGENT: Clifford Zimmerman
ADDRESS: 31100 & 31501 E Chestnut St

	Coastal Zone Boundary
	Assessor's Parcels



1:6,000
IMPORTANT FARMLANDS

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