



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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September 1, 2023

PUBLIC HEARING NOTICE OF PENDING ACTION
STANDARD COASTAL DEVELOPMENT PERMIT

NOTICE IS HEREBY GIVEN THAT the Mendocino County Subdivision Committee and Coastal Permit Administrator will consider the following project on Thursday September 14, 2023. The Subdivision Committee will consider the boundary line adjustment at 9:00 a.m., or soon thereafter. The Coastal Permit Administrator will conduct a public hearing at 11:00 a.m., or soon thereafter to consider issuance of a coastal development permit on the boundary line adjustment, commencing immediately following the Subdivision Committee meeting. The public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org or via telecomment. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>. The meeting is available for viewing on the Mendocino County YouTube page at, <https://www.youtube.com/MendocinoCountyVideo>.

CASE#: B_2023-0003

DATE FILED: 2/14/2023

OWNER: SHERYL CHARBONEAU

APPLICANT/AGENT: VANCE RICKS

REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN: 015-370-08) will decrease to 2.8± acres, Lot 2 (APN: 015-370-14) will increase to 8.7± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 3.3± miles south of Westport community center lying on the west side of State Route 1 (SR 1), 1.15± miles south of its intersection with Bruhel Point Road (private), located at 32800 N. Highway 1, and 32900 N. Highway 1, Westport.

STAFF PLANNER: DIRK LARSON

The staff report and notice will be available for public review 10 days prior to the public hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>.

Your comments regarding the above project(s) are invited; all correspondence should contain reference to the above noted case number. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 120 W. Fir Street, Fort Bragg, California. The public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org by September 13, 2023 or orally via telecomment in lieu of personal attendance. A request form to provide telecomment is available at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

Action by the Subdivision Committee and Coastal Permit Administrator shall be final unless appealed to the Board of Supervisors. The appeal must be filed in writing with a filing fee with the Clerk of the Board within 10 calendar days after such action. If appealed, the decision of the Board of Supervisors shall be final except that an approved project may be appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services, the Subdivision Committee or Coastal Permit Administrator, at or prior to, the public hearings.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m.

JULIA KROG, Director of Planning and Building Services

site. Lot 1 consists primarily of open grasses and slopes gently west down towards the ocean. Lot 2 is also mostly gentle open grasses but is bordered by Kibesillah Creek on its northern boundary and contains riparian vegetation along its edge. Both parcels are mapped within a 'Moderate' severity fire zone and located within the State Responsibility Area with CAL FIRE as the responsible agency. Lot 1 is developed with an approved well and septic system and there is an active building permit to construct a Class K Single Family Dwelling with Attached Garage/Shop, and decks. The building permit is under the California Coastal Commission's jurisdiction and is still under construction. Lot 2 is currently devoid of any structures but has an approved well but no septic system.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Agricultural (AG60)	Agricultural (AG:60)	14.29± Acres	Ag & Residential
EAST	Rangeland (RL160)	Rangeland (RL:160)	156.89± Acres	Agricultural/Vacant
SOUTH	Agricultural (AG60)	Agricultural (AG:60)	4.54± to 22.10± Acres	Residential
WEST	Agricultural (AG60)	Agricultural (AG:60)	14.29± to 22.10± Acres	Ag & Residential

PUBLIC SERVICES:

Access: State Route 1 (SR 1)
 Fire District: None (CAL FIRE)
 Water District: Well on site
 Sewer District: Septic on site
 School District: Fort Bragg Unified

AGENCY COMMENTS: On April 21, 2023 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT
Department of Transportation	No Comment
Fort Bragg Planning	Comments
Environmental Health-FB	No Response
Resource Lands (RLPC)	No Comment
Farm Advisor	No Comment
California Coastal Commission	No Response
California Dept of Fish & Wildlife	No Comment
CalFire	No Response
Agriculture Commissioner	No Response
Cloverdale Rancheria	No Response
Potter Valley Tribe	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

KEY ISSUES

- 1. General Plan and Zoning Consistency:** Lot 1 and Lot 2 are classified in the General Plan as Agricultural 60-Acre Minimum (AG60) and both lie within the Agricultural 60-Acre Minimum (AG:60) Zoning District. Neither lot conforms to the minimum parcel size requirement of the district and are currently 4.5± acres and 7± acres in size respectively. Lot 2 is currently vacant and has a Wetland along the northern boundary of the parcel. The adjustment being proposed

would transfer 1.7± acres from Lot 1 into Lot 2 which would increase the potential for a building envelope on the parcel by further expanding the buffer beyond the 100 ft setback requirement from a wetland or riparian area. Lot 1 is already being developed with a Single-Family Residence approved by the California Coastal Commission and still under construction.

Per MCC Sec. 20.484.005-Purpose *“To allow for the development of legally created lots made nonconforming by the adoption of the Coastal Element of the Mendocino County General Plan and this Division.”* Lot 1 is already developed with a home site, no other homesites or other development are being proposed with this project. Any future development on either lot may require a Coastal Development Permit.

The project site contains both residential and agricultural uses and is consistent with the intent of both the General Plan and the Zoning District. The uses adjacent to this proposed project are also made up of a mix of both agricultural and residential uses so this proposal would be consistent with the character and uses present in the surrounding areas. This project would have no adverse impacts on the surrounding area and agricultural uses in place. This project is consistent with the intent of the AG60 General Plan Classification and the AG:60 Zoning District and conforms to the uses permitted and encouraged under this designation.

- 2. Habitats and Natural Resources:** The LCP Land Capabilities and Natural Hazards Map designates both parcels as containing prime agricultural soils made up of Coastal Prairie Grassland. No resources or Environmentally Sensitive Habitat Areas (ESHA) are impacted by this proposal as no development is associated with the project. There is a riparian or wetland area, Kibesillah Creek, located along the northern boundary of Lot 2. Staff has determined that this proposed adjustment will expand the distance between the sensitive wetland or riparian habitat and any future potential building envelope and assure development would be located outside the 100 ft. buffer area. This project was referred out to California Department of Fish & Wildlife (CDFW) for review and comment and no issues or concerns were raised by CDFW staff. If future development is proposed on either subject parcel, further investigation may be required to determine adequate buffers to assure no habitats or resources would be negatively impacted.
- 3. Division of Land Regulations:** The project was reviewed by the Mendocino County Subdivision Committee on September 14, 2023, at which time the Subdivision Committee made recommendations concerning approval to the Coastal Permit Administrator per the required findings of Mendocino County Code Section Chapter 17-17.5. No conflicts with the County Division of Land Regulations were identified at the meeting.

COASTAL POLICY CONSISTENCY REVIEW: Staff reviewed the project relative to coastal issues and determined the following:

1. The boundary line adjustment will not result in a net loss of density; transferring 1.7± acres from Lot 1 to Lot 2 will not affect the number of units that may be constructed; and
2. The boundary line adjustment will not create any new parcels; and
3. The parcels subject to the adjustment are not located within an environmentally sensitive habitat area, and no fully impacted parcel will be created because of this adjustment; and
4. Both lots are considered 'legal, non-conforming' and the adjustment of 1.7± acres from Lot 1 to Lot 2 will have no effect on their status as legal, non-conforming lots under the AG:60 Zoning District and,
5. The property subject to the adjustment is in an area designated Critical Water Resources identified in the Mendocino County Groundwater Study and is consistent with the study; and
6. No pygmy vegetation or pygmy-capable soils were identified on the project site; and

7. The project is located within a designated Highly Scenic area. Any future development would be subject to the development criteria for property within 'Highly Scenic Areas' as set forth in Section 20.504.015(C) of the Coastal Zoning Code however, there is no physical development proposed as part of the project, so there will be no scenic impacts; and
8. The project is an appealable project, as it is a boundary line adjustment and therefore is required to be processed as a Standard Coastal Development Permit.
9. The boundary line adjustment would not adversely affect environmental resources or agricultural use of either lot

ENVIRONMENTAL RECOMMENDATION: The California Natural Resources Secretary has found that certain classes of projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents. The project involves a lot line adjustment. Staff recommends that the proposed project be found Categorical Exempt per 14 CCR §15305 titled *Minor Alterations in Land Use Limitations*. This section includes "minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel." No physical development is proposed, and no new parcels would be created.

COASTAL ELEMENT CONSISTENCY RECOMMENDATION: The proposed project is consistent with applicable goals and policies of the General Plan and Coastal Element.

Policy 3.1-32 discusses the prohibition of a boundary line adjustment if it is located within an ESHA and (1) creates a parcel entirely within an ESHA, or (2) would result in a parcel that does not have adequate building site locations. The proposed boundary line adjustment is consistent with the policy as the resulting parcel would not be located entirely within an ESHA nor would the resulting parcel provide inadequate building site locations.

Policy 3.5-3 discusses the necessity of visual resource impact analysis for development in areas designated as "Highly Scenic". The adjusting of boundary lines will not change ocean or coastal views from public areas, as there are no structures or any other physical change to the land proposed as part of the project.

Policy 3.8-7 states that "proposed development, including lot line adjustments" shall be approved only where a community sewage disposal system with available capacity exists and is obligated to provide service. The subject parcels are currently not served by any existing district. No district is obligated to provide service in the event of future development. The adjustment would not eliminate the possibility for a satisfactory sewage site on either parcel in the event of future development. There are no proposed new sewage sites or expansion of sewage systems as part of the project. There is an approved septic system on Lot 1 to serve the residence currently under construction on site. Therefore, the project is consistent with this policy

RECOMMENDATION

The Coastal Permit Administrator approves Coastal Development Boundary Line Adjustment B_2023-0003, subject to the following Conditions of Approval, finding that the application and supporting documents and exhibits contain sufficient information and conditions to establish, as required by the Coastal Zoning Code, that:

1. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(1), the proposed project is in conformance with the Coastal Element and its policies discussed in this report. The proposed boundary line adjustment is consistent with all applicable policies that discuss boundary line adjustments; and
2. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(2), the proposed project will be provided with adequate utilities, access roads, drainage and other necessary facilities. Each lot that is subject to the boundary line adjustment has adequate access from State

Route 1, and the boundary line adjustment request does not require the use of any utilities or facilities, therefore it is consistent with this finding; and

3. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(3), the proposed project is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of the Mendocino County Coastal Zoning Code and preserves the integrity of the zoning district. The proposed boundary line adjustment will change the property line between two parcels within the AG zoning district and will not result in the creation of any new nonconforming lot; and
4. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(4), the proposed project would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA). The proposed boundary line adjustment was found to be Categorically Exempt from the provisions of CEQA under a Class 5(a) exemption; and
5. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(5), the proposed boundary line adjustment will not have any adverse impacts on any known archaeological or paleontological resource. The proposed boundary line adjustment does not include any ground disturbing activities that would impact archaeological or paleontological resources. Additionally, as the project is categorically exempt from CEQA, the proposed boundary line adjustment is not subject to additional archaeological survey requirements per Mendocino County Code Section 22.12.050(A); and
6. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(6), other public services including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed adjustment. The proposed adjustment will not result in additional parcels beyond what exist today; therefore, public services remain sufficient; and
7. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(B)(1), the proposed project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan. The project area is not identified in the Coastal Element Land Use Maps as an area where Shoreline Access or visitor serving facilities are proposed.
8. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.100(A)(1), the proposed project will not impact any environmentally sensitive habitat areas. Furthermore, the proposed boundary line adjustment does not create parcels that are undevelopable due to ESHA buffers or other environmental setbacks.
9. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.100(A)(2), the proposed project is compatible with the long-term protection of resource lands. The proposed boundary line adjustment would not change the current use of the land, and the adjustment would not alter the future capability of the land to be retained as resource lands.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. This application is valid for 24 months from the effective date. No extensions can be granted.
2. That for each proposed adjusted parcel provide one perimeter description of each parcel. The new deed description submitted shall be prepared by, and bear the seal of, a Licensed Land Surveyor.

3. That each transfer of real property be by means of a Quitclaim Deed containing the following wording to be contained within the legal description:

"Any and all lands and any and all interest thereto lying within the following described real property (perimeter description of the adjusted parcel(s))."

And,

"This deed is given pursuant to Mendocino County Coastal Development Boundary Line Adjustment B_2023-0003 and is intended to create no new parcel."

4. Per Mendocino County Code Section 17-17.5(I) (2):

"That the Treasurer-Tax Collector certifies that all taxes and assessments due on each parcel affected by the adjustment have been paid or cleared, and that a deposit to secure payment of the taxes and assessments which are due but not yet payable have been made."

The enclosed **Certificate of the Official Redeeming Officer form** must be certified by the Treasurer-Tax Collector and a copy returned to the Department of Planning and Building Services.

5. After you have been given clearance to record the new documents, you must send a **copy** of the recorded deed(s) to the Department of Planning and Building Services. Upon review and approval of this information, you will receive a Completion Certificate.
6. In the event that archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.
7. A note shall be placed on the deeds and/or legal descriptions stating that *"Future development may require additional studies and/or may be subject to restrictions"* and that *"Future development shall be in conformance with the criteria for development within the Environmentally Sensitive Habitat and Special Treatment Areas as set forth in the Coastal Plan and Coastal Zoning Code."*
8. A note shall be placed on the deeds and/or legal descriptions stating, *"The Boundary Line Adjustment shall not relinquish, remise, release or terminate any prior right, interest in rights-of-way, easements, or other rights which may be appurtenant to and/or an encumbrance to the subject properties."*
9. Approval of this Coastal Development Boundary Line Adjustment does not authorize any tree removal activities on either parcel. Such activities would need to be reviewed under a separate request and may require a Coastal Development Permit.

Once the deed(s) and/or instrument(s) have been prepared, please send a copy to the Department of Planning and Building Services. After we have reviewed the documents and accepted them as correct and all conditions of approval have been met, we will notify you. **DO NOT RECORD ANY DOCUMENTS UNTIL YOU HAVE RECEIVED APPROVAL OF THE DEED(S).**

PLEASE NOTE: Title must be transferred identical to the title now being held (all owners with their exact names).

NOTE: APPLICANTS OR OTHER PERSONS WHO ARE DISSATISFIED WITH A DECISION OF THE COASTAL PERMIT ADMINISTRATOR FOR A COASTAL DEVELOPMENT PERMIT FOR A BOUNDARY LINE ADJUSTMENT MAY APPEAL THE ACTION TO THE BOARD OF SUPERVISORS. AN APPEAL MUST BE MADE IN WRITING ALONG WITH THE APPLICABLE FEE TO THE CLERK OF THE BOARD

**COASTAL PERMIT ADMINISTRATOR STAFF REPORT
FOR COASTAL BOUNDARY LINE ADJUSTMENT**

**B_2023-0003
PAGE CPA- 7**

OF SUPERVISORS WITHIN TEN (10) DAYS OF THE COASTAL PERMIT ADMINISTRATOR'S DECISION. THE APPEAL ISSUE WILL BE PLACED ON THE NEXT AVAILABLE BOARD OF SUPERVISOR'S AGENDA FOR CONSIDERATION, AND THE APPELLANT WILL BE NOTIFIED OF THE TIME AND DATE. APPEALS TO THE BOARD OF SUPERVISORS DO NOT NECESSARILY GUARANTEE THAT THE COASTAL PERMIT ADMINISTRATOR'S DECISION WILL BE OVERTURNED. IN SOME CASES, THE BOARD OF SUPERVISORS MAY NOT HAVE THE LEGAL AUTHORITY TO OVERTURN THE DECISION OF THE ADMINISTRATOR.

8/11/23

DATE



DIRK LARSON
PLANNER II

Appeal Period: 10 Days
Appeal Fee: \$2,674.00

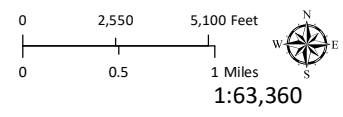
ATTACHMENTS:

- A. Location Map
- B. Aerial Map
- C. Aerial Detail Map
- D. Topographic Map
- E. Site/Tentative Map
- F. Zoning Map
- G. General Plan Map
- H. LCP Land Use Map
- I. LCP Land Capabilities & Natural Hazards Map
- J. LCP Habitats and Resources Map
- K. Post LCP Certification & Appeal Map
- L. Adjacent Parcels Map
- M. Fire Hazards Map
- N. Wildland-Urban Interface Map
- O. Flood Zone Map
- P. Wetlands
- Q. Coastal Ground Water Resources
- R. Highly Scenic & Tree Removal
- S. Slope
- T. Soils
- U. Williamson Act
- V. Important Farmlands
- W. Crops
- X. Westport MAC



CASE: B 2023-0003
OWNER: CHARBONEAU, Sheryl
APN: 015-370-08 & 14
APLCT: Vance Ricks
AGENT:
ADDRESS: 32800 N. Hwy 1, Westport

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




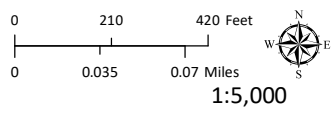
LOCATION

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



CASE: B 2023-0003
OWNER: CHARBONEAU, Sheryl
APN: 015-370-08 & 14
APLCT: Vance Ricks
AGENT:
ADDRESS: 32800 N. Hwy 1, Westport

 Public Roads




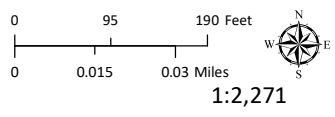
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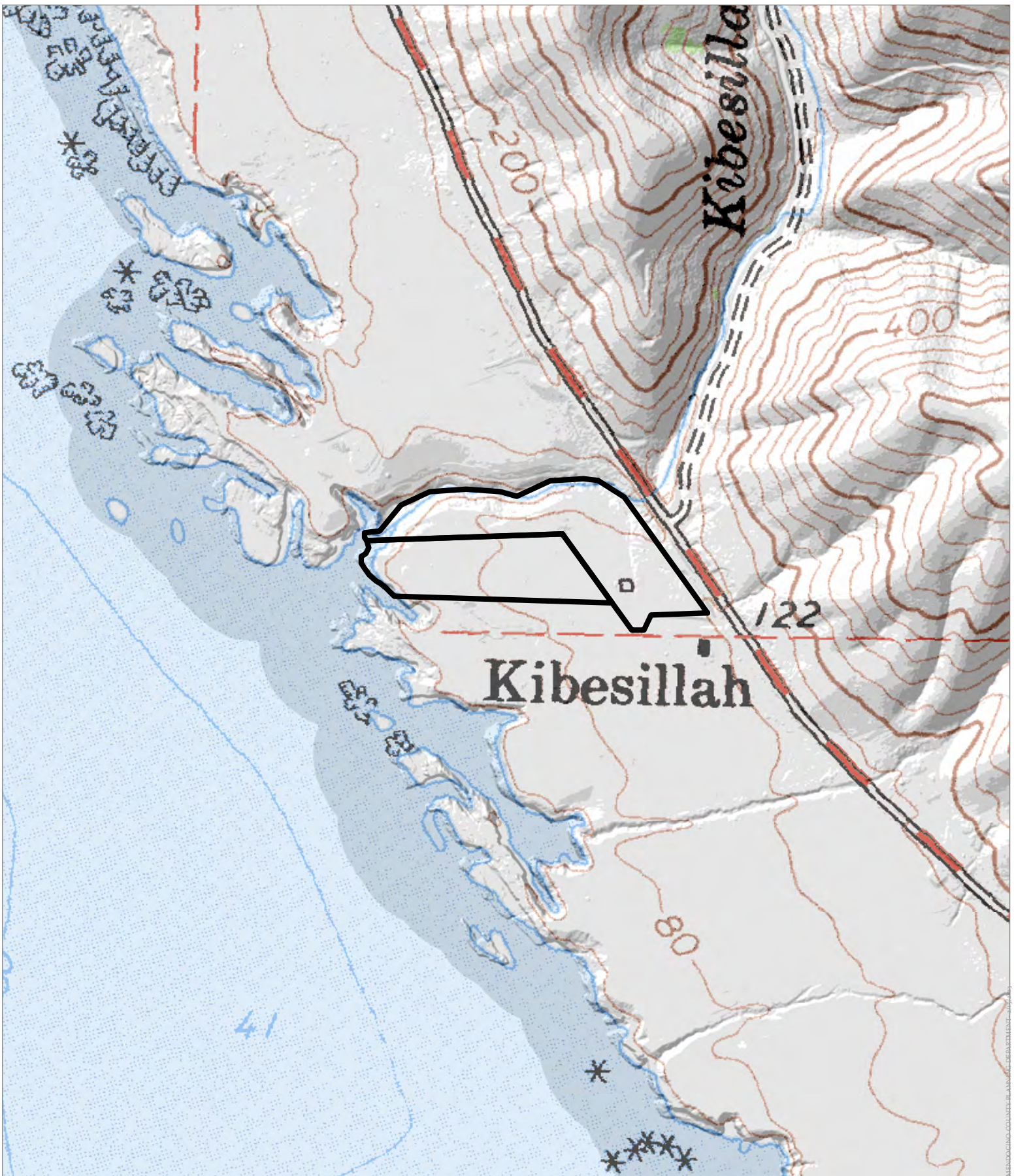
CASE: B 2023-0003
OWNER: CHARBONEAU, Sheryl
APN: 015-370-08 & 14
APLCT: Vance Ricks
AGENT:
ADDRESS: 32800 N. Hwy 1, Westport

 Public Roads

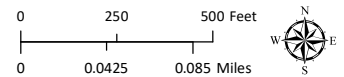


AERIAL IMAGERY

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CASE: **B 2023-0003**
OWNER: **CHARBONEAU, Sheryl**
APN: **015-370-08 & 14**
APLCT: **Vance Ricks**
AGENT:
ADDRESS: **32800 N. Hwy 1, Westport**



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

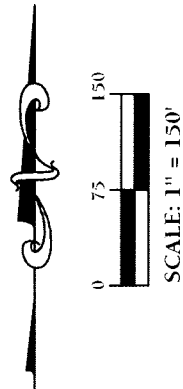
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COASTAL BOUNDARY LINE ADJUSTMENT EXHIBIT

Lands of SEAVIEW 2019 TRUST
 32800 & 32900 No. HIGHWAY 1
 WESTPORT, CA.

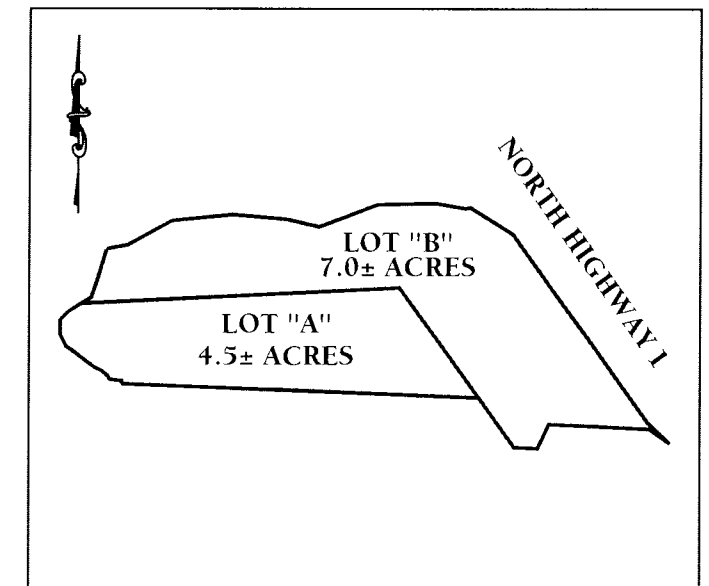
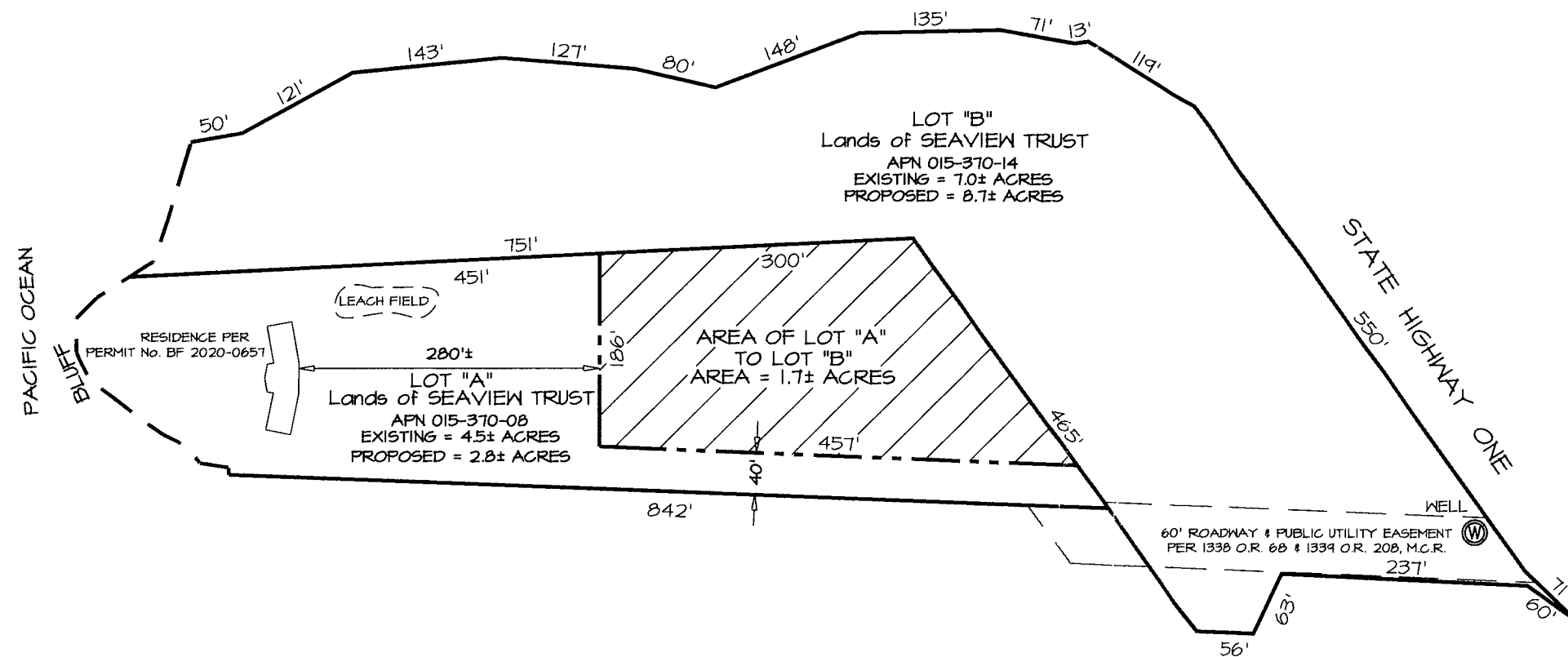
APNs 015-370-08 & 14

LYING WITHIN THE SOUTHWEST QUARTER (1/4) OF SECTION 17
 TOWNSHIP 20 NORTH, RANGE 17 WEST, M.D.B&M

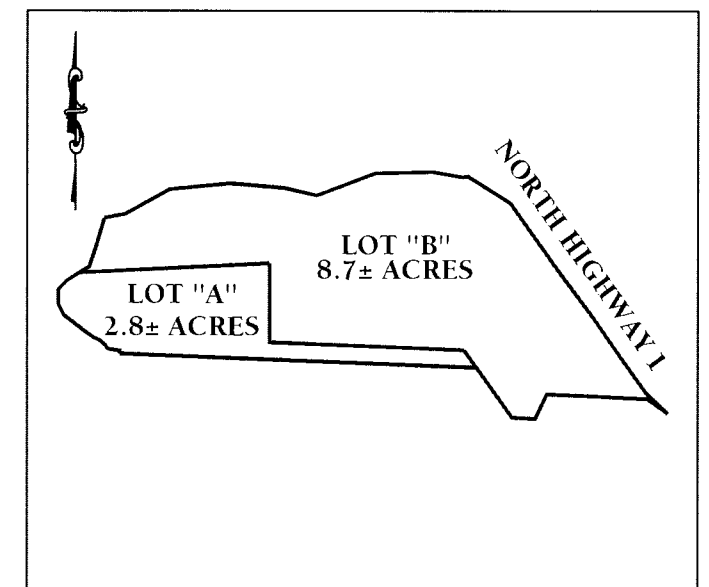


LEGEND

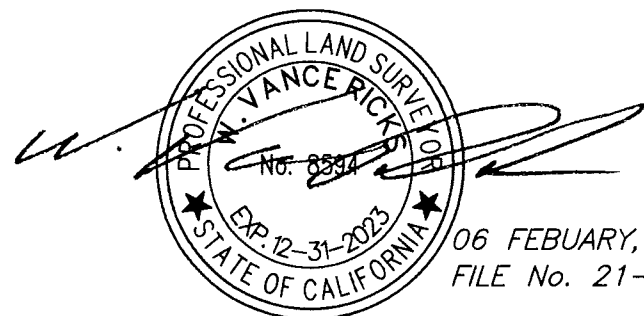
	EXISTING BOUNDARY LINE
	PROPOSED BOUNDARY LINE
	ASSESSOR'S PARCEL NUMBER



EXISTING CONFIGURATION
 NO SCALE

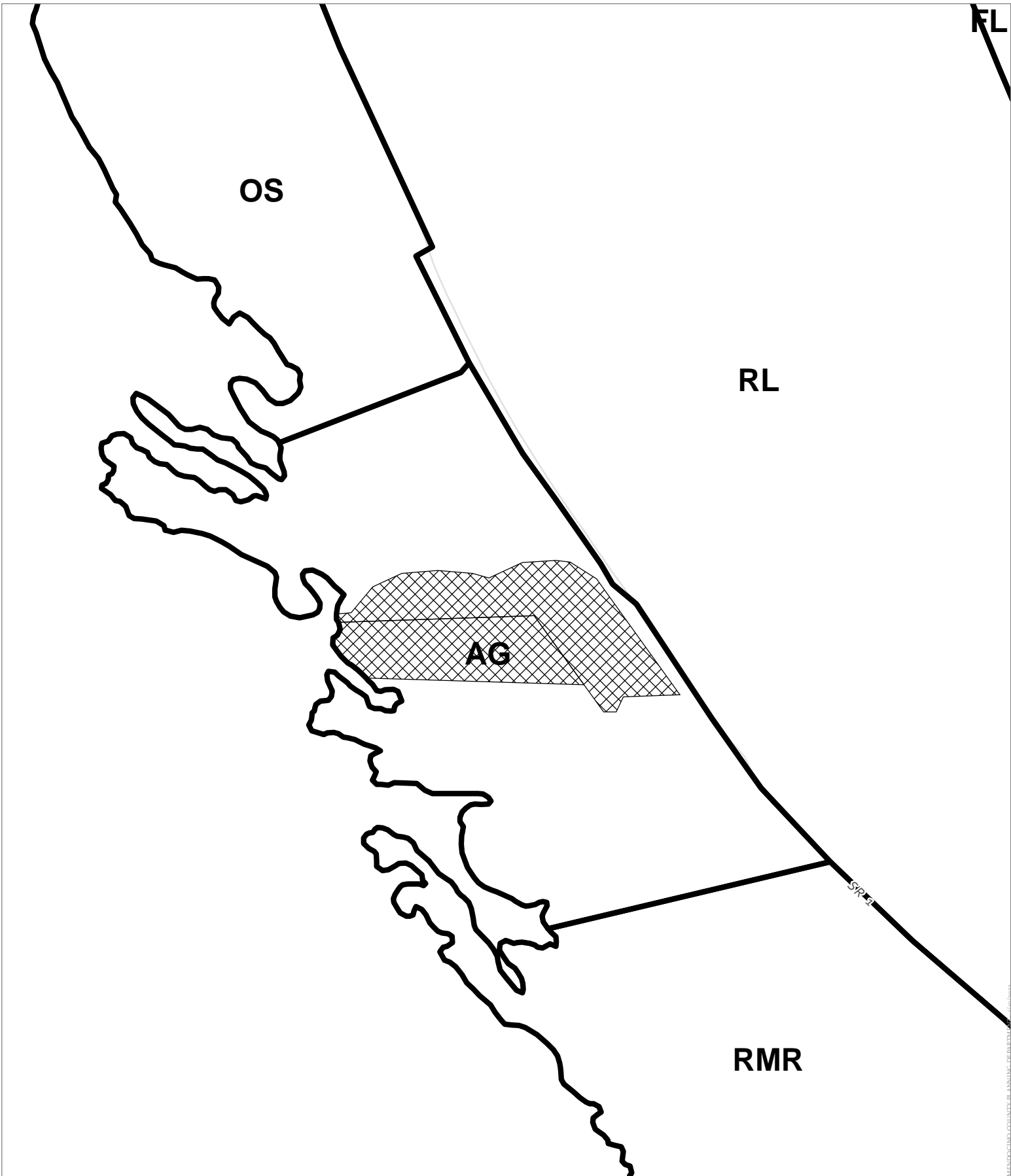


PROPOSED CONFIGURATION
 NO SCALE




06 FEBRUARY, 2023
 FILE No. 21-05

VANCE
LAND SURVEYING
 10580 WEST ROAD REDWOOD VALLEY, CA. (707) 891-3414



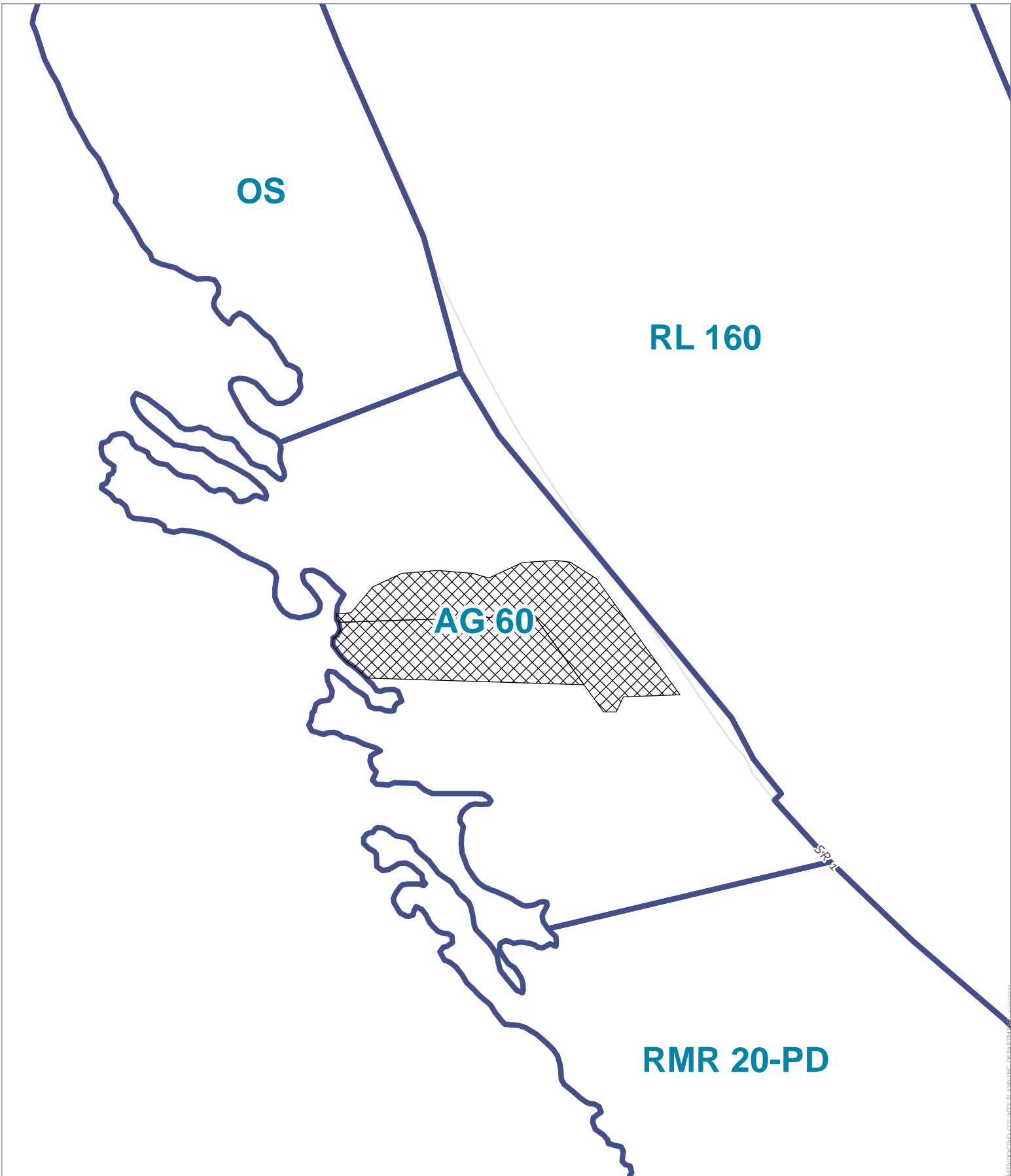
CASE: B 2023-0003
OWNER: CHARBONEAU, Sheryl
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ADDRESS: 32800 N. Hwy 1, Westport

 Zoning Districts
 Public Roads



0 250 500 Feet
 0 0.045 0.09 Miles
 1:6,000


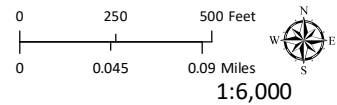
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ZONING



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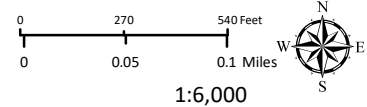
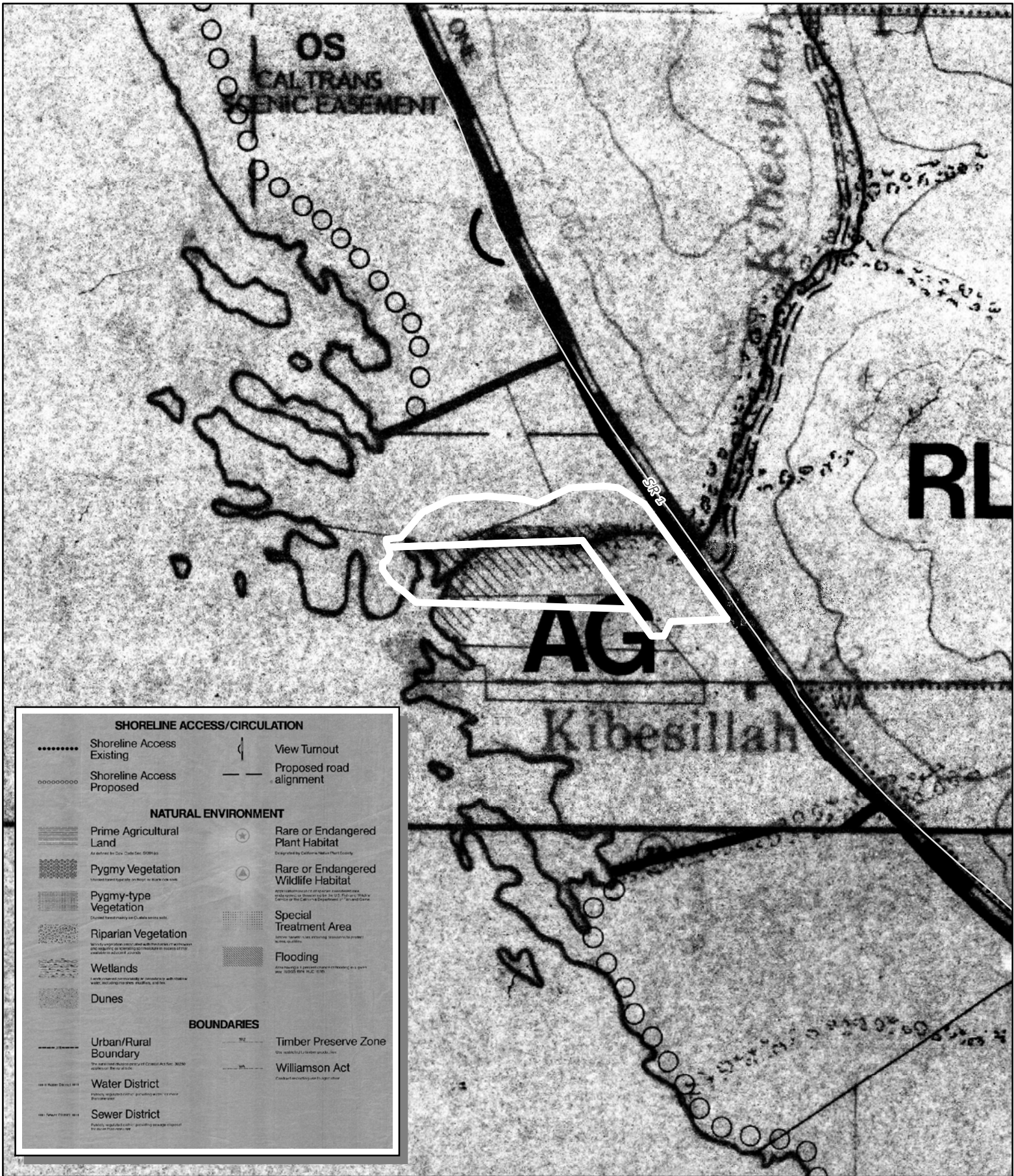
 General Plan Classes
 Public Roads



GENERAL PLAN

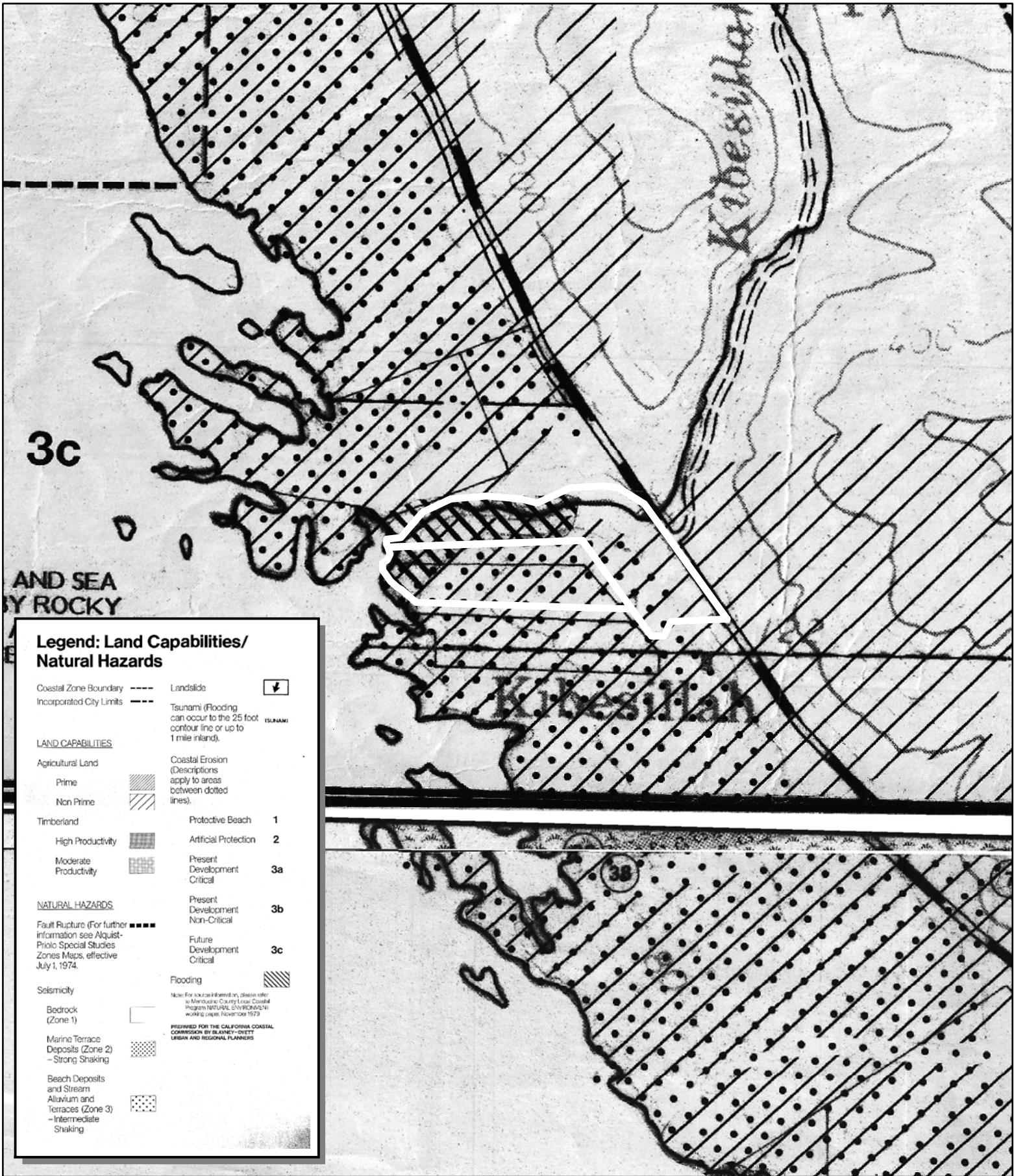
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MEMORANDUM COUNTY OF SAN LUIS OBISPO 1/14/2023



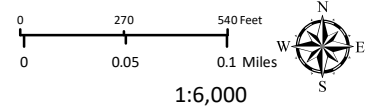
LCP LAND USE MAP 8: WESTPORT

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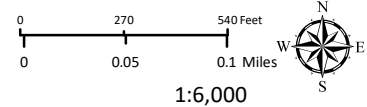
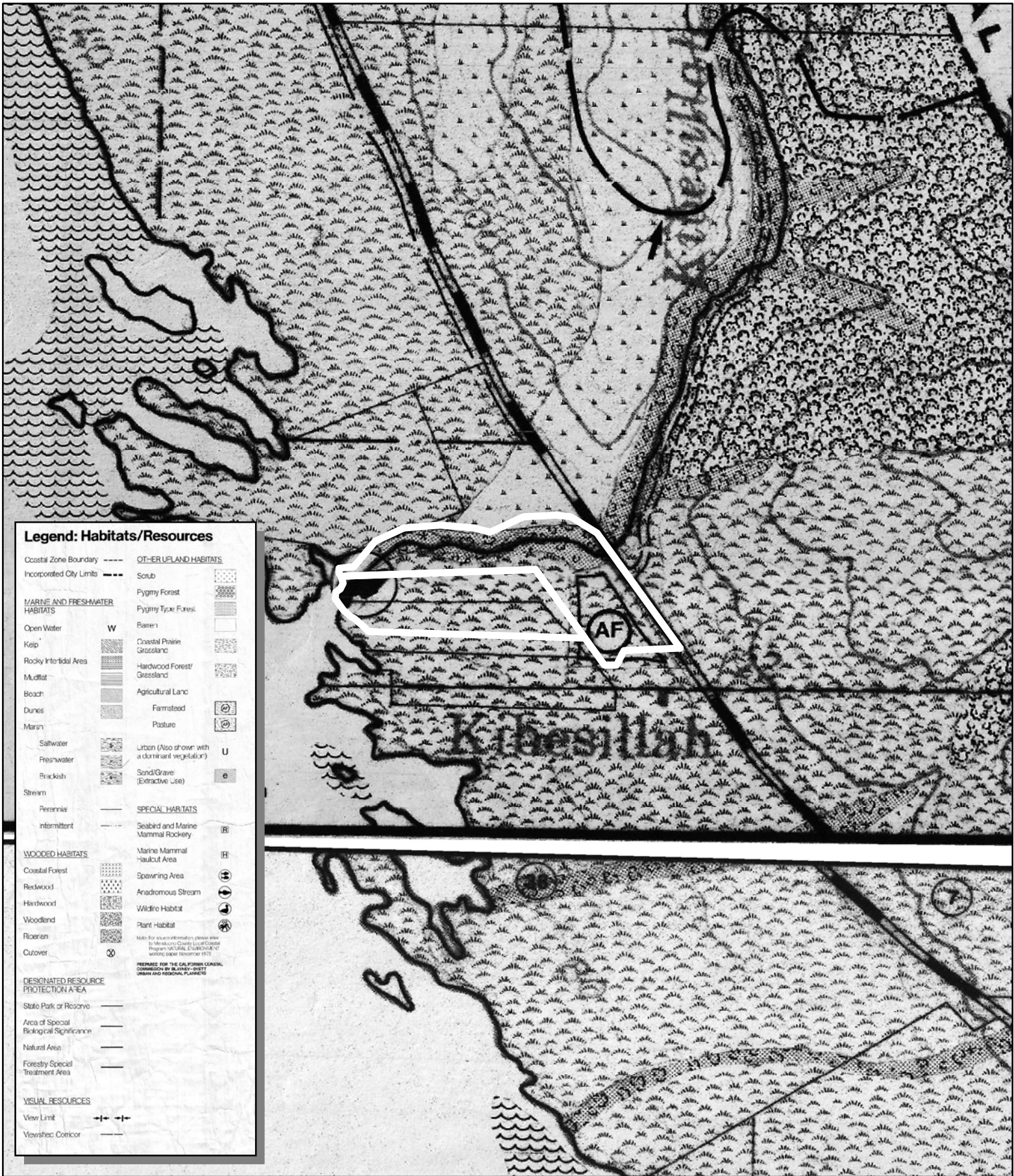
**Legend: Land Capabilities/
Natural Hazards**

Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	- - -	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
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> <small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-DRETT LINDEN AND REGIONAL PLANNERS</small>	
Bedrock (Zone 1)			
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			



1:6,000
LCP LAND CAPABILITIES & NATURAL HAZARDS

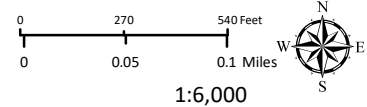
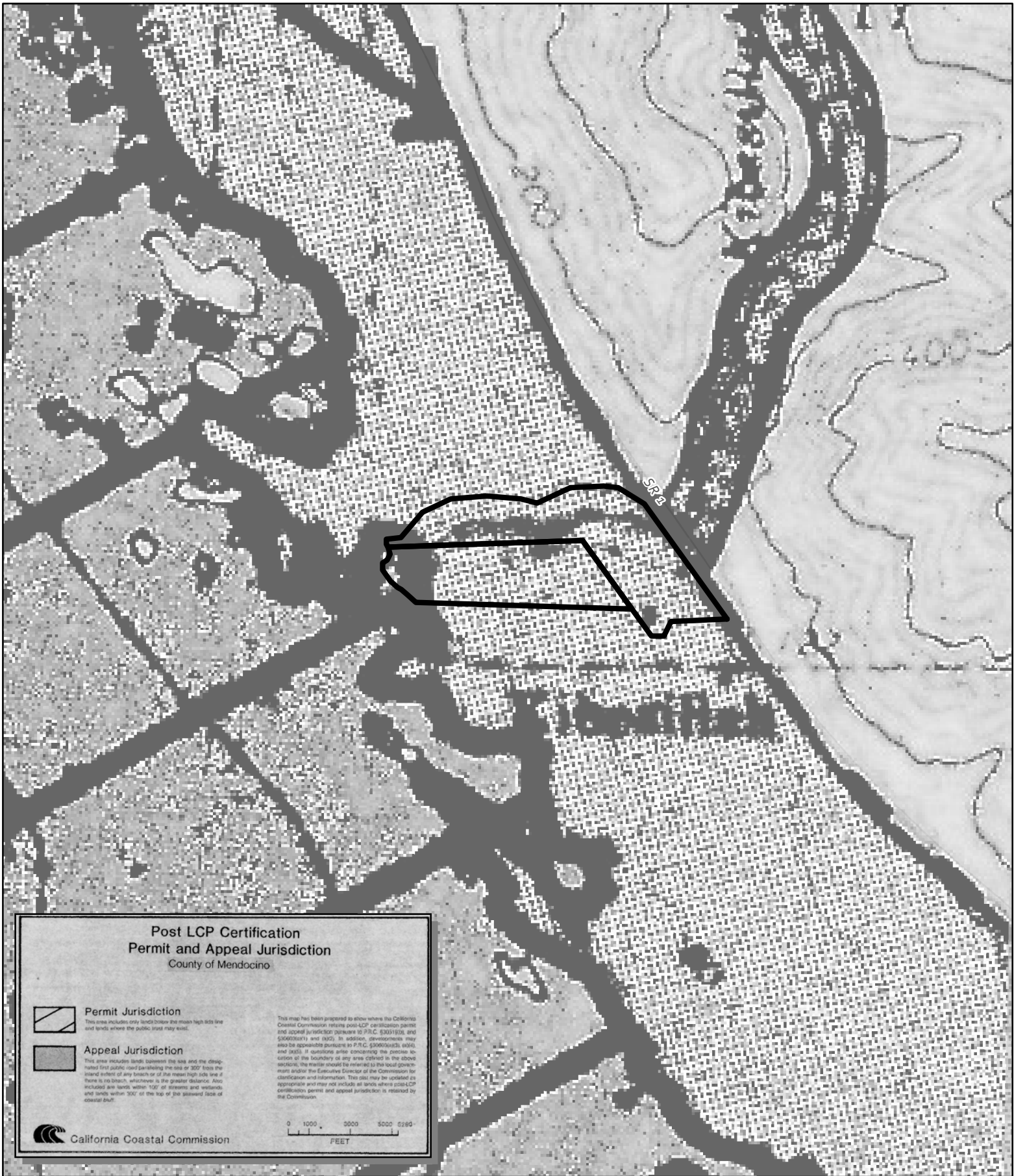
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LCP HABITATS & RESOURCES

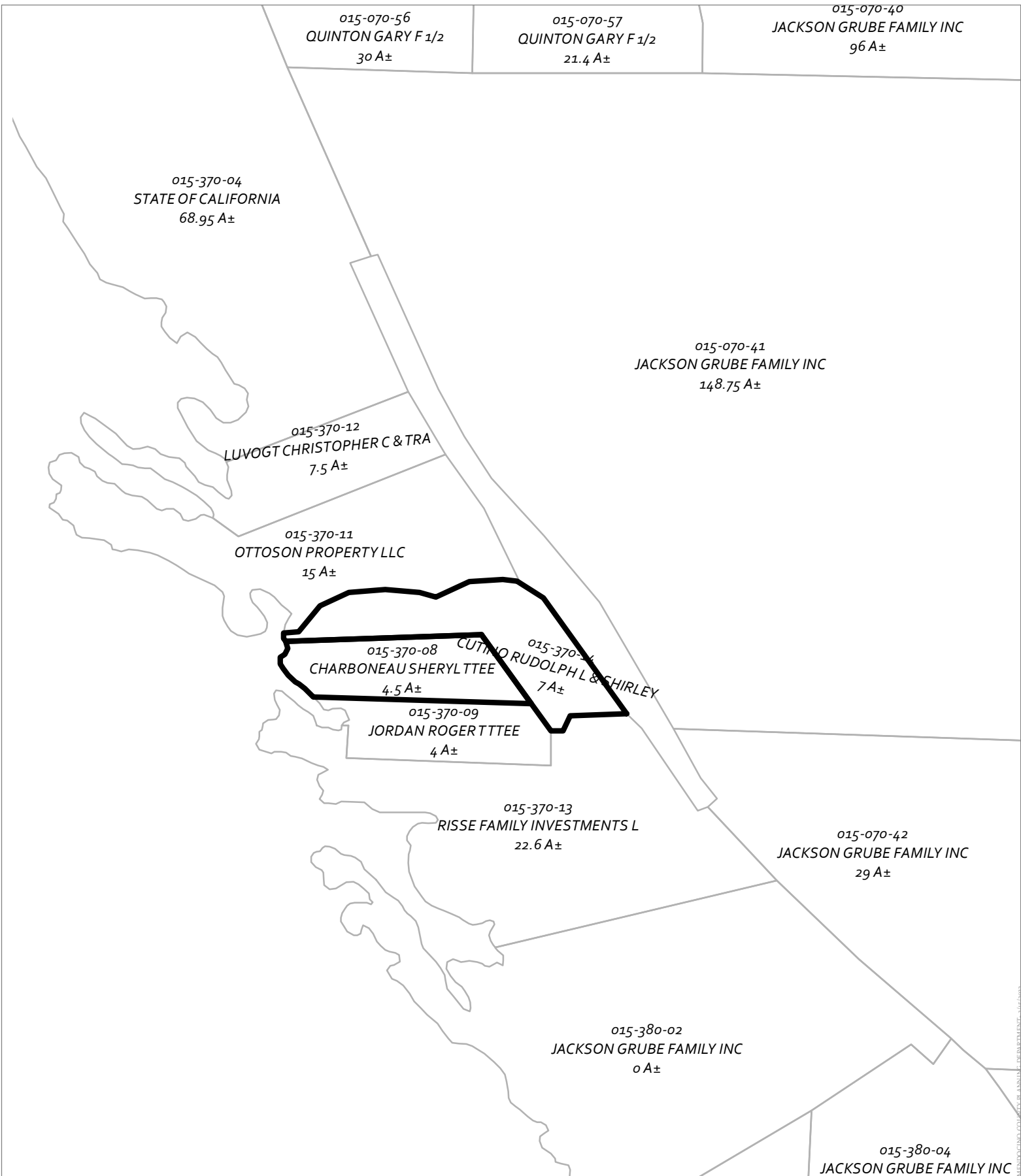
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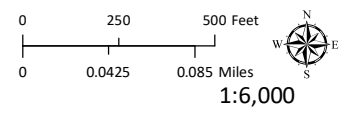
Public Roads

POST LCP CERTIFICATION & APPEAL JURISDICTION

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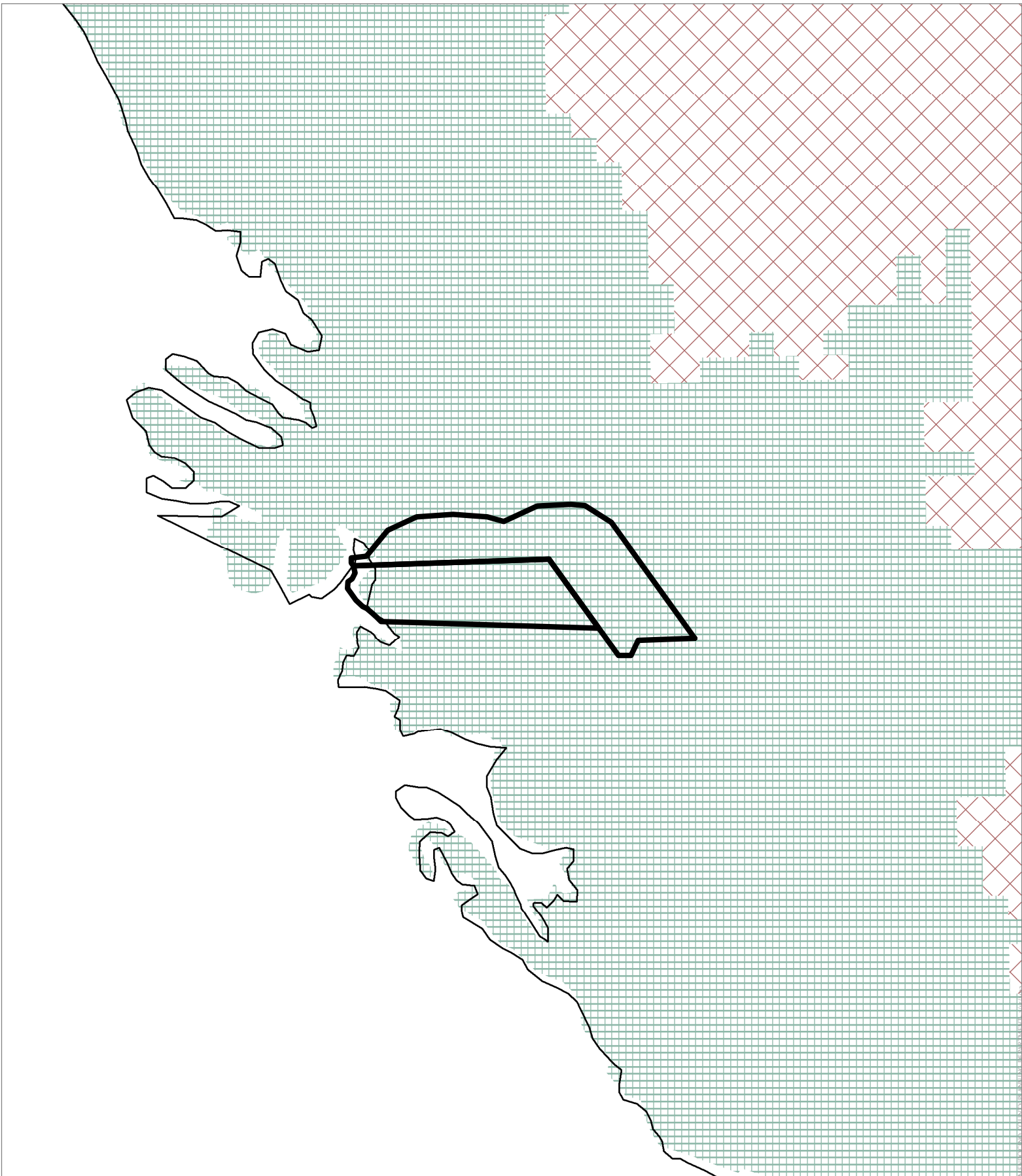


CASE: B 2023-0003
OWNER: CHARBONEAU, Sheryl
APN: 015-370-08 & 14
APLCT: Vance Ricks
AGENT:
ADDRESS: 32800 N. Hwy 1, Westport





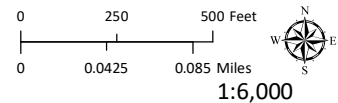
ADJACENT PARCELS

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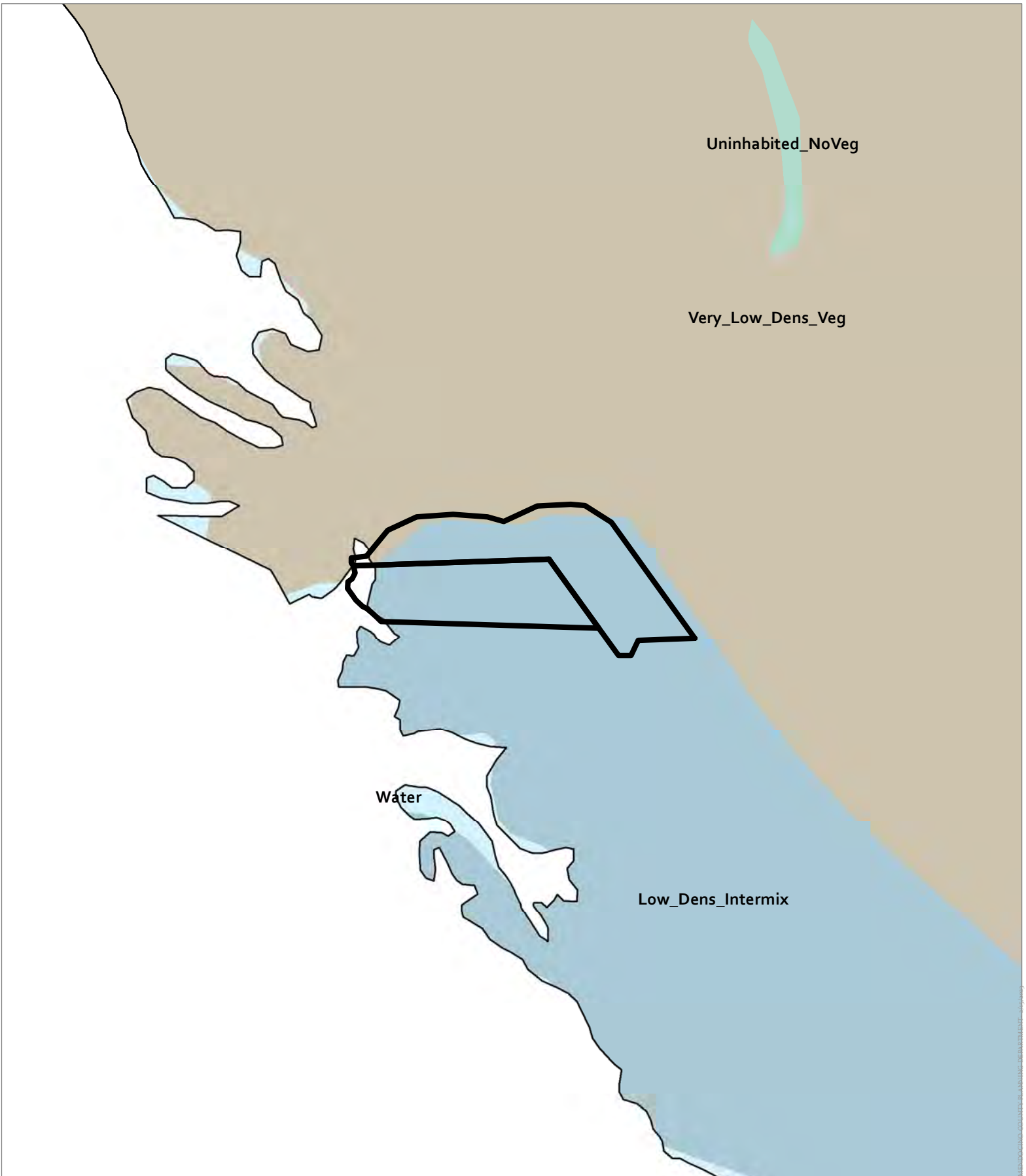
CASE: B 2023-0003
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 High Fire Hazard
 Moderate Fire Hazard

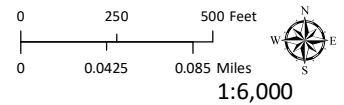


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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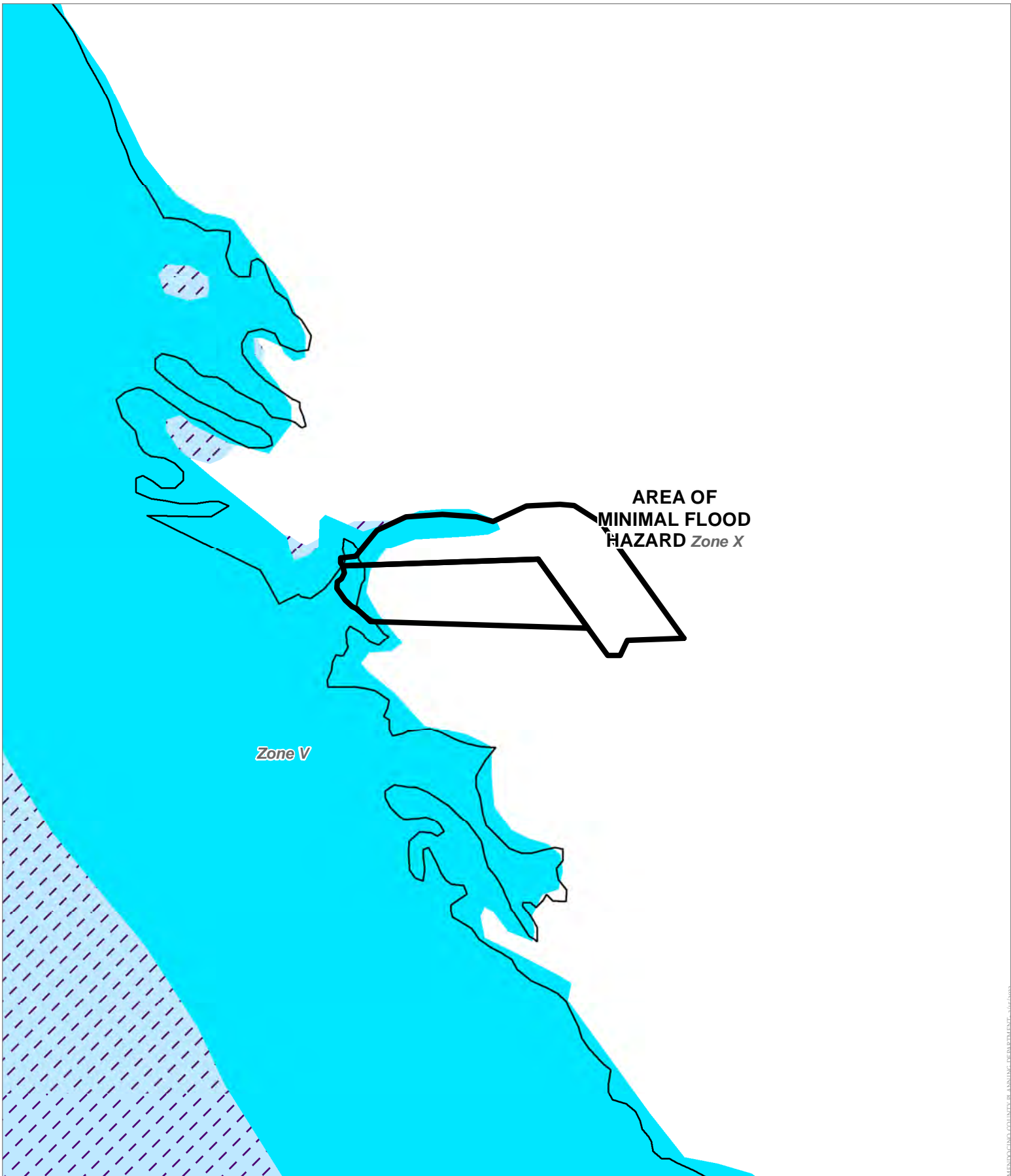


CASE: **B 2023-0003**
OWNER: **CHARBONEAU, Sheryl**
APN: **015-370-08 & 14**
APLCT: **Vance Ricks**
AGENT:
ADDRESS: **32800 N. Hwy 1, Westport**



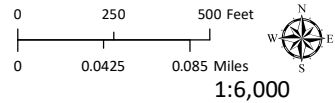
WILDLAND-URBAN INTERFACE

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APLCT: Vance Ricks
AGENT:
ADDRESS: 32800 N. Hwy 1, Westport

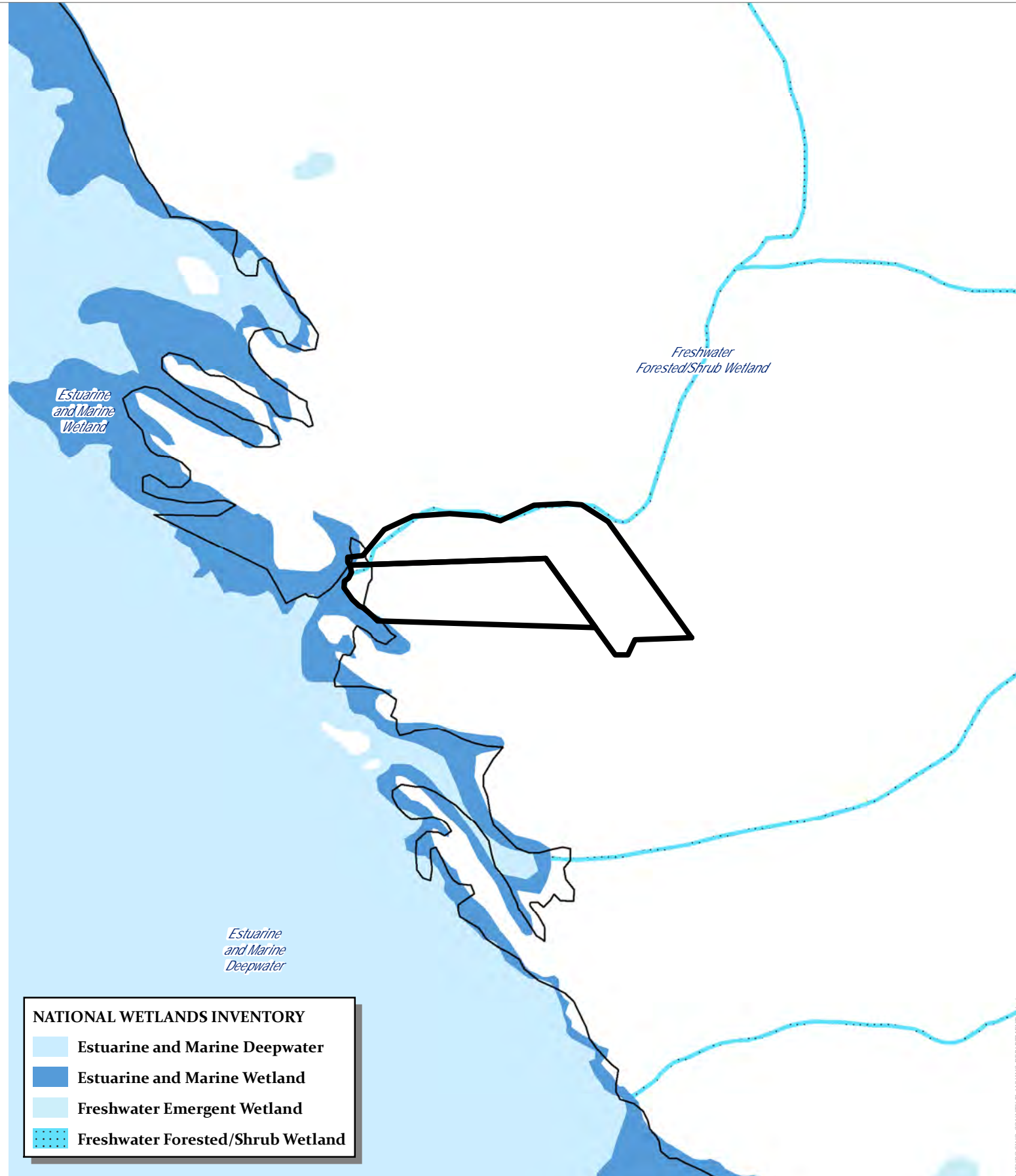
 Tsunami Inundation Zones



FLOOD ZONES

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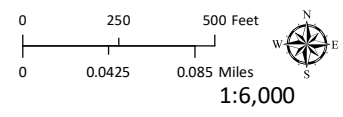
MEMPHIS COUNTY PLANNING DEPARTMENT - 3/14/2023



NATIONAL WETLANDS INVENTORY

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

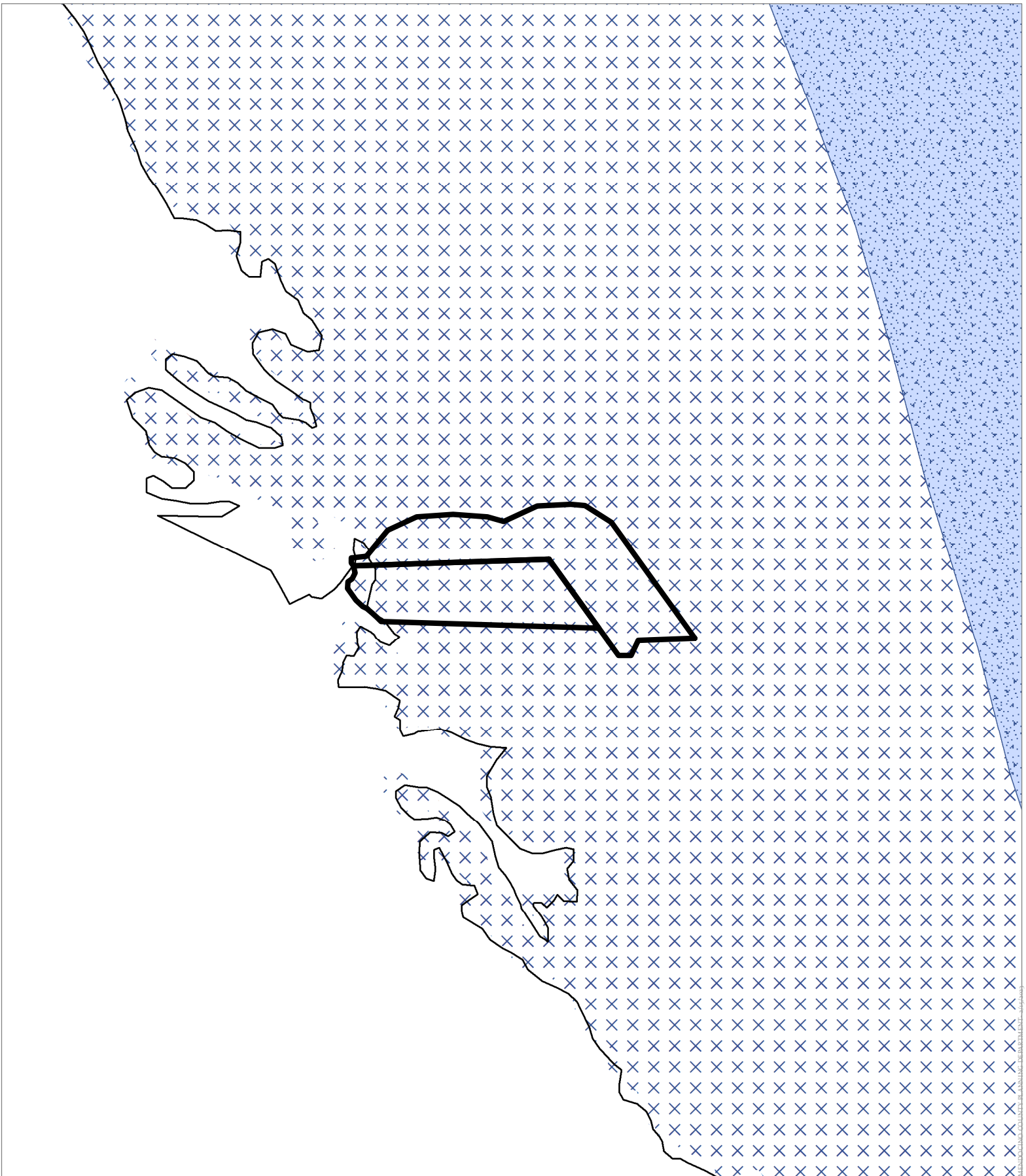
CASE: B 2023-0003
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WETLANDS

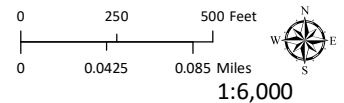
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MEMPHIS COUNTY HEALTH DEPARTMENT 10/2023



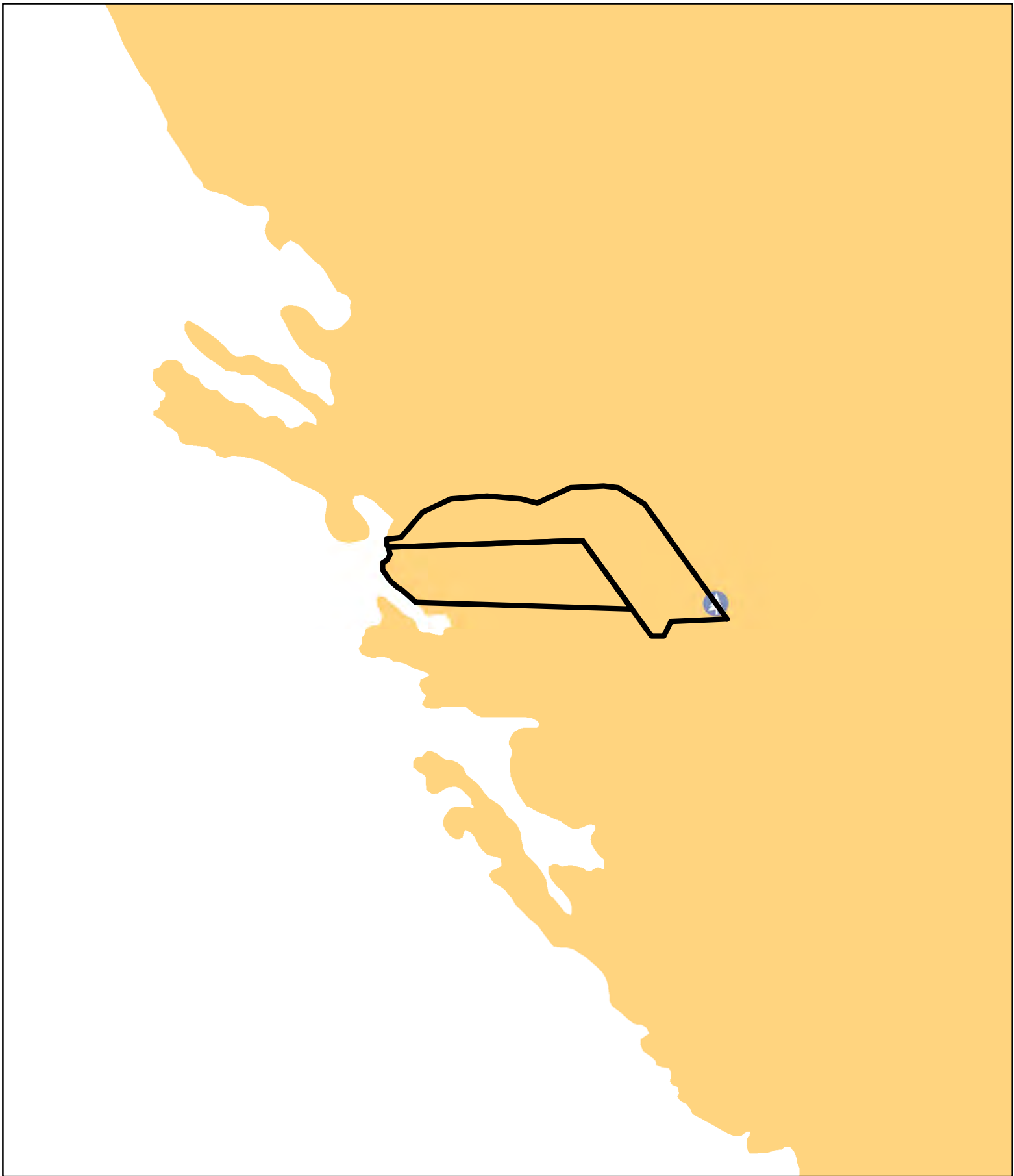
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< X X Critical Water Resources
 Critical Water Resources Bedrock

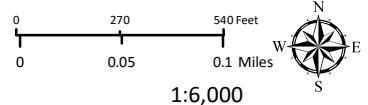


COASTAL GROUND WATER RESOURCES

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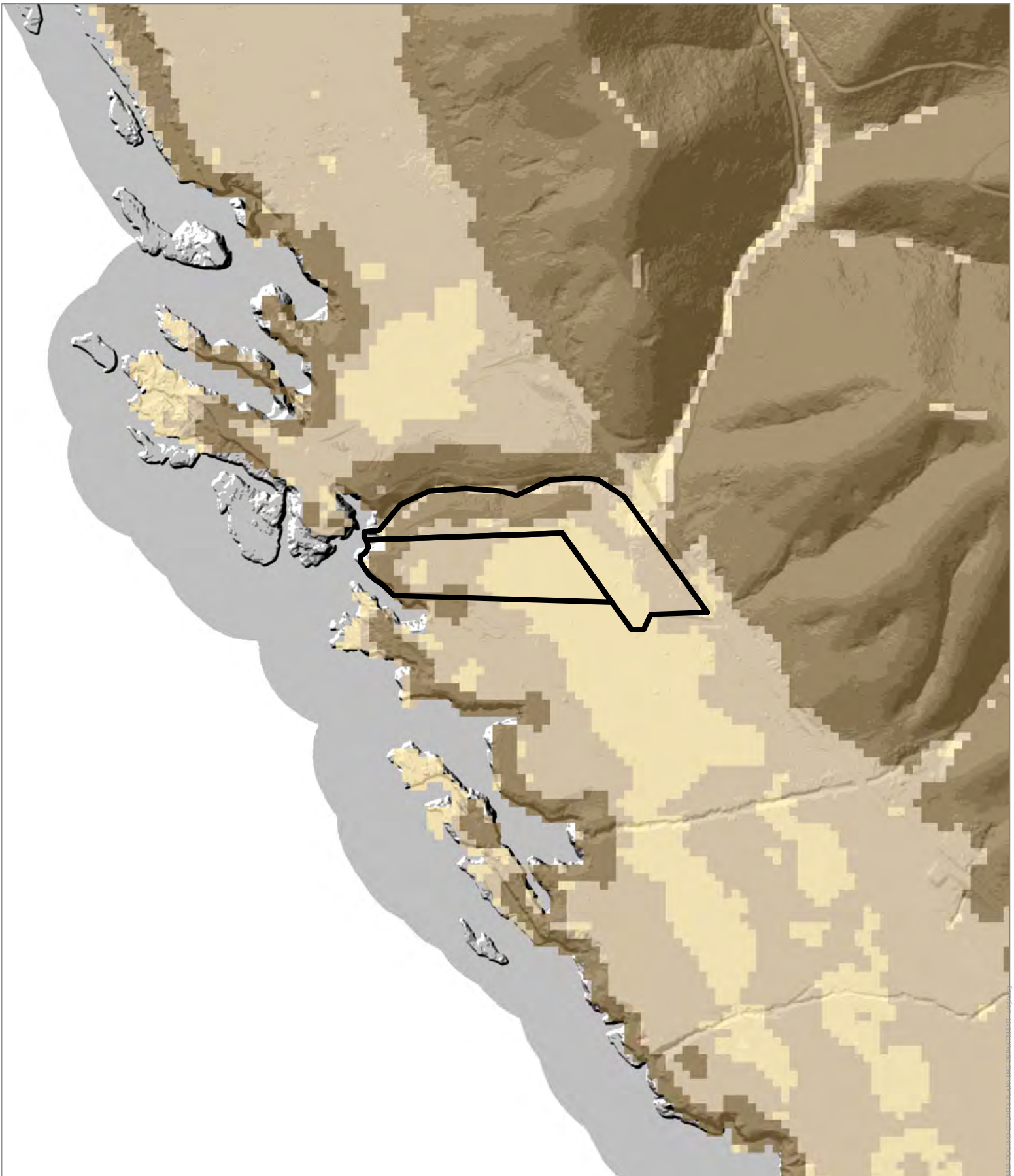
-  Tree Removal Locations
-  Highly Scenic Area



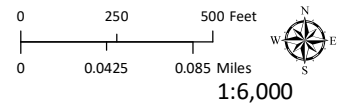
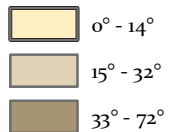
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HIGHLY SCENIC & TREE REMOVAL AREAS

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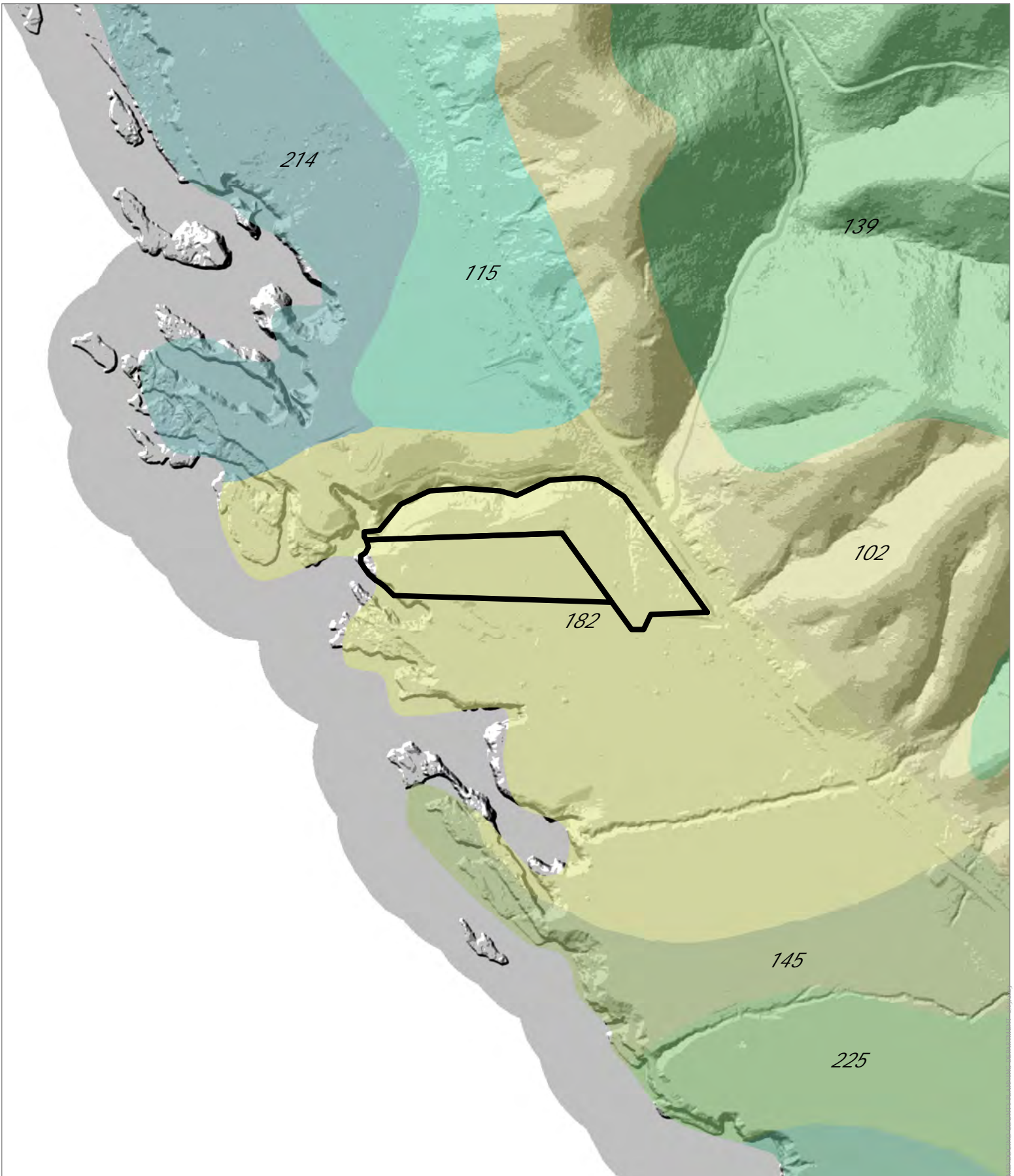


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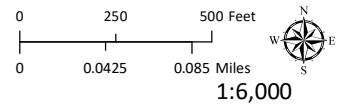


ESTIMATED SLOPE

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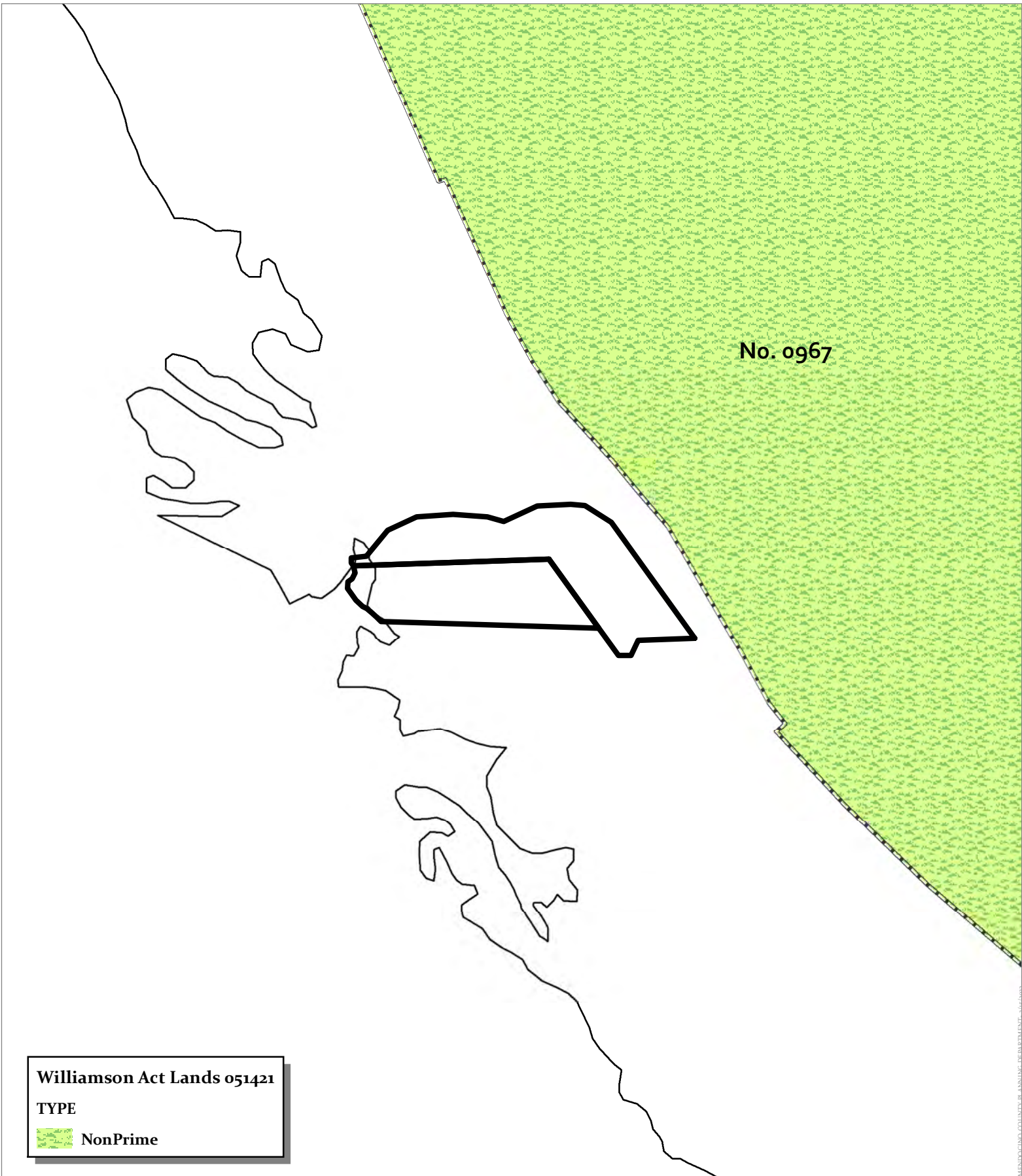


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WESTERN SOIL CLASSIFICATIONS

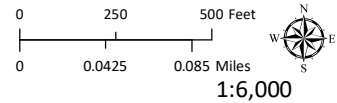
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Williamson Act Lands 051421
TYPE
 **NonPrime**

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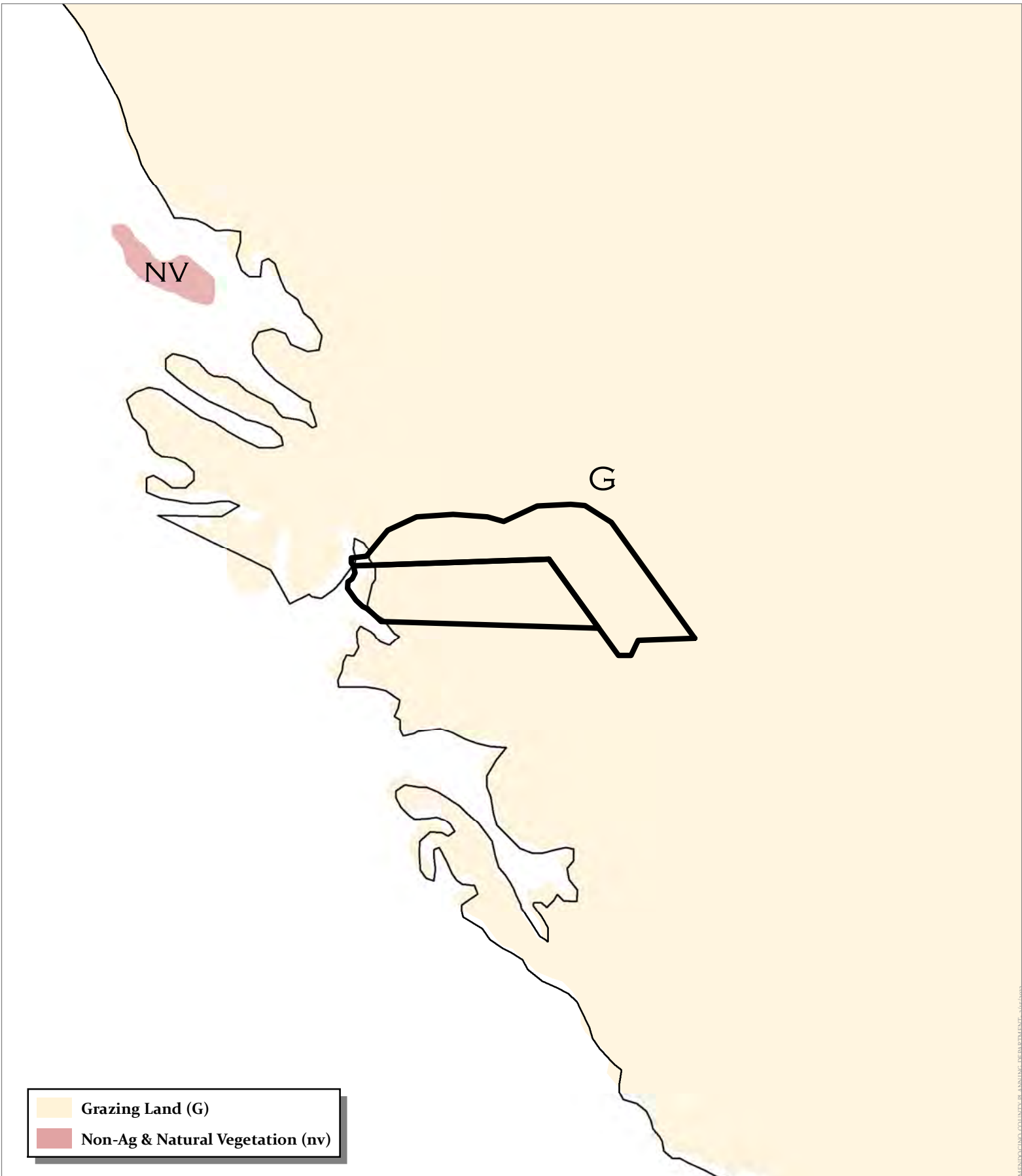
 Contract Boundaries



WILLIAMSON ACT

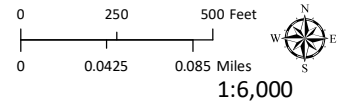
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MEMORANDUM TO THE ASSISTANT ATTORNEY GENERAL



Grazing Land (G)
 Non-Ag & Natural Vegetation (nv)

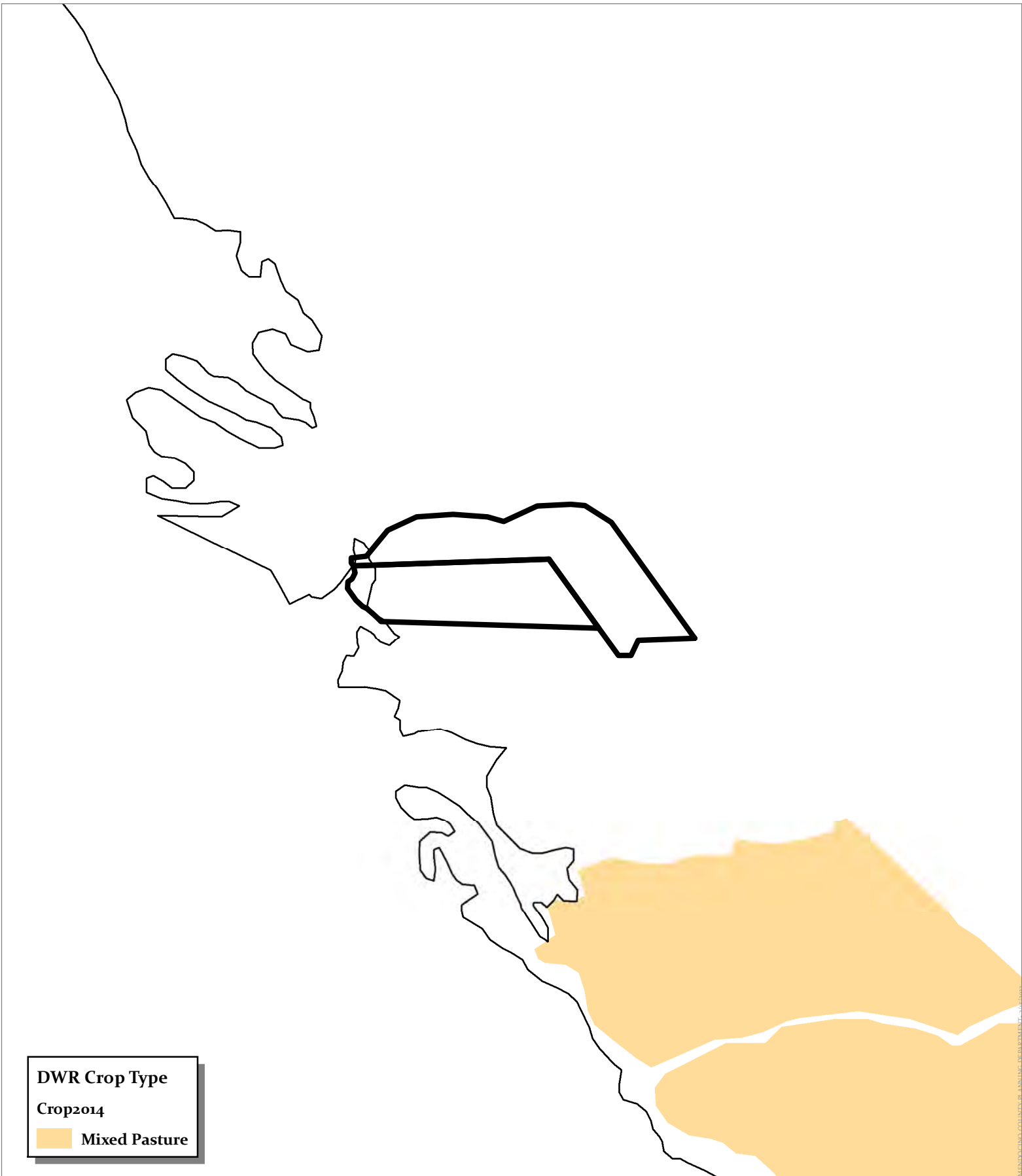
CASE: B 2023-0003
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IMPORTANT FARMLANDS

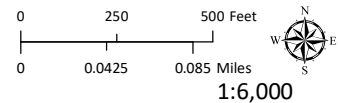
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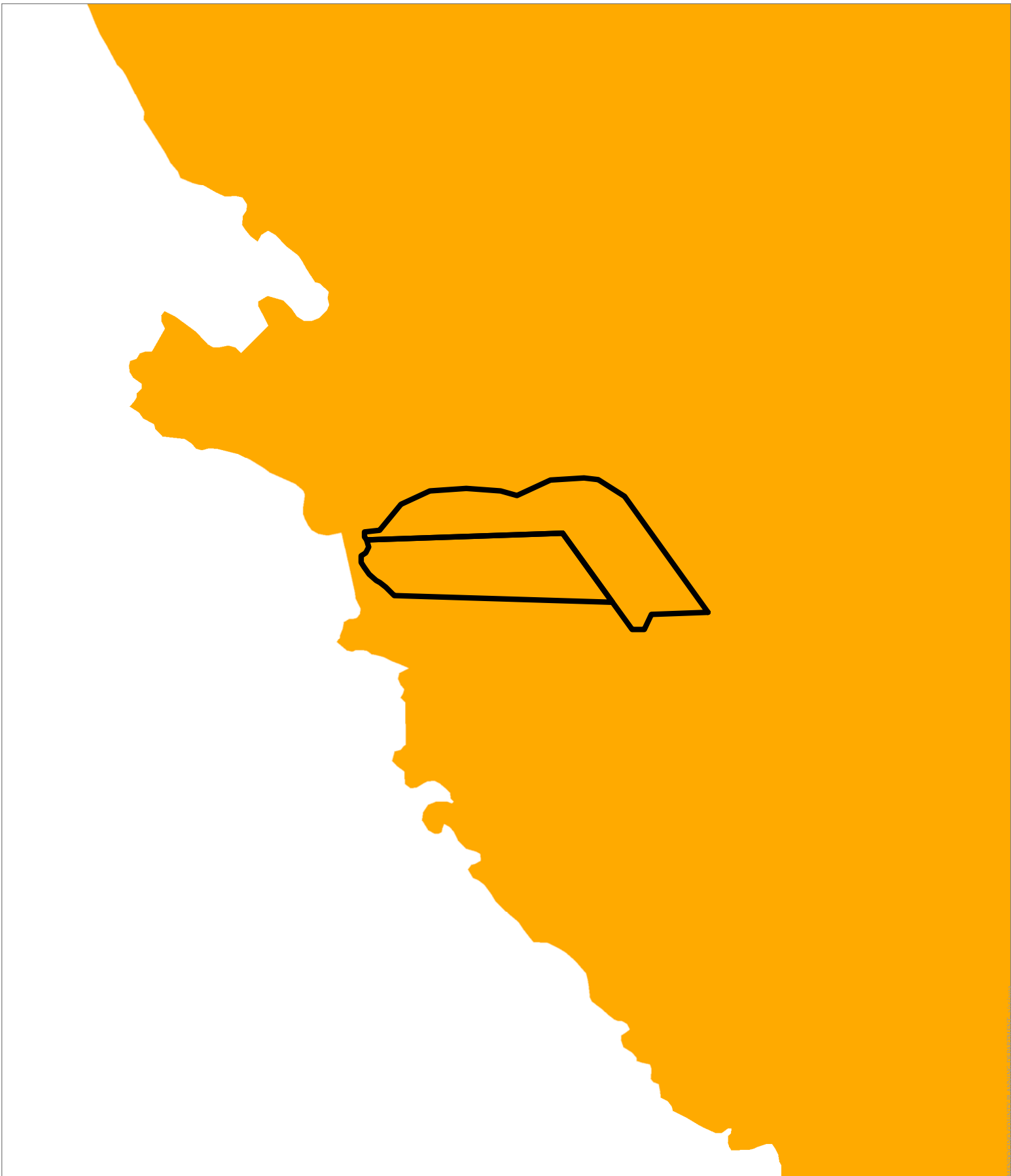
DWR Crop Type
Crop2014
Mixed Pasture

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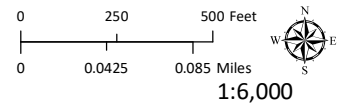
DWR CROP TYPE

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 Westport MAC



WESTPORT MUNICIPAL ADVISORY COUNCIL

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