



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.gov
www.mendocinocounty.org/pbs

August 28, 2024

Planning – Fort Bragg
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
California Highway Patrol
Caltrans

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
Round Valley Tribe
Fort Bragg Rural Fire District
Fort Bragg Unified School District

CASE#: CDP_2024-0035

DATE FILED: 8/22/2024

OWNER/APPLICANT: CAROL TARZIER RIGA

REQUEST: Application for a change of use to convert a former commercial restaurant into a single-family dwelling. Construct transparent fencing along east and south sides, add landscaping and a pond.

LOCATION: In the Coastal Zone in the community of Cleone on the west side of State Route 1 (SR 1) at its intersection with Mill Creek Drive (CR 425) at 24300 N. Highway 1, Cleone. APN: 069-300-18.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: LIAM CROWLEY

RESPONSE DUE DATE: September 11, 2024

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_2024-0035

OWNER: Carol Tarzier Riga

APPLICANT: Carol Tarzier Riga

REQUEST: Application for a change of use to convert a former commercial restaurant into a single-family dwelling. Construct transparent fencing along east and south sides, add landscaping and a pond.

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APN/S: 069-300-18

PARCEL SIZE: 0.75± Acres

GENERAL PLAN: Rural Village (RV)
ZONING: Rural Village (RV)

EXISTING USES: Commercial (Purple Rose Restaurant)

DISTRICT: 4th (Gjerde)

RELATED CASES: BF_2024-0658 (remodel, occupancy change), IC_2021-0899 (unpermitted remodel) {closed}

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor's Office
- Building Division Fort Bragg
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Forestry Advisor
- LAFCO
- City Planning Department
- Community Services District
- Fort Bragg Rural Fire District
- MAC
- Sanitation District

- Fort Bragg Unified School District
- Water District
- Mendocino Transit Authority (MTA)
- Planning Division Fort Bragg
- Resource Lands Protection Com.
- Sonoma State University
- Trails Advisory Council

STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- California Div. of Land Use Protection
- California Div. of Mine Reclamation
- California Dept. of Fish & Wildlife
- California Highway Patrol
- California Native Plant Society
- California State Clearinghouse

- CALTRANS
- Regional Water Quality Control Board
- Sierra Club

FEDERAL

- Sierra Club
- US Department of Fish & Wildlife
- US Department of Health Services
- US Department of Parks & Recreation
- US Natural Resources Conservation

TRIBAL

- Cloverdale Rancheria
 - Potter Valley Tribe
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians
 - Round Valley Tribe
-

ADDITIONAL INFORMATION: Applicant proposes to convert the existing commercial restaurant into a single family dwelling utilizing two parking spaces. Residence would continue to use existing water and septic connections.

STAFF PLANNER: Liam Crowley

DATE: 8/27/2024

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

4. FARMLAND CLASSIFICATION:

GIS

Urban and Built-up Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

N/A

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Marginal Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

204 (Sirdrak loamy sand)

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

No

10. TIMBER PRODUCTION ZONE:

GIS

No

11. WETLANDS CLASSIFICATION:

GIS

N/A

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

No

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

No

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

No

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

Yes

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

Yes (Mackerricher State Park)

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

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

Rural Village (RV)

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Zone 3 - Intermediate Shaking

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Coastal Fores (por.)

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

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Case No(s)	UDP2024-0035
CDF No(s)	N/A
Date Filed	8/22/24
Fee	\$3,090-
Receipt No.	PPJ
Received by	Sandy Arellano
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name CAROL TARZIER RIGA
 Mailing _____
 Address 21 SNETLAND COURT OAKLAND 94605 Email: carol@tarzier.com
 City _____ State _____ Zip Code _____ Phone 510 652-9000

PROPERTY OWNER

Name CAROL TARZIER RIGA SAME
 Mailing _____
 Address _____ Email: _____
 City _____ State _____ Zip Code _____ Phone _____

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AGENT

Name _____
 Mailing _____
 Address _____ Email: _____
 City _____ State _____ Zip Code _____ Phone _____

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PARCEL SIZE

.75

Square feet
 Acres

STREET ADDRESS OF PROJECT

24300 N. Hwy 1 Fort Bragg

ASSESSOR'S PARCEL NUMBER(S)

069-300-18

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

Carol Tarzier
 Signature of Applicant/Agent

8/19/2024
 Date

SAME
 Signature of Owner

8/22/2024
 Date

← 8

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.

- CONVERT COMMERCIAL (RESTAURANT) INTO RESIDENTIAL SPACE
- ADD PERIMETER TRANSPARENT FENCING ALONG EAST AND SOUTH SIDES OF PARCEL
- ADD LANDSCAPING, POND

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	~ 2500 sq'
<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: N/A

Total square footage of structures: N/A
 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.

-SEPTIC SYSTEM
 -PROPANE TANK

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.

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7. Project Height. Maximum height of structure 11' feet.

8. Lot area (within property lines): .75 square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>2500</u> square feet	_____ square feet	_____ square feet
Paved area	_____ square feet	_____ square feet	_____ square feet
Landscaped area	<u>3/4 ACRES</u> square feet	_____ square feet	_____ square feet
Unimproved area	_____ square feet	_____ square feet	_____ square feet

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

10. Gross floor area: 2500 sq' square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing	Proposed	Total
Number of covered spaces	_____	<u>2</u>	_____
Number of uncovered spaces	_____	_____	_____
Number of standard spaces	_____	_____	_____
Number of handicapped spaces	_____	_____	_____

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: _____ feet _____ miles)
 On Site generation, Specify: _____
 None

B. Gas
 Utility Company/Tank
 On Site generation, Specify: _____
 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.
 ABOVE FRONT ENTRYWAY DOOR ENTRYWAY DOOR
 ABOVE REAR EMERGENCY EXIT EMERGENCY EXIT

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: _____ cubic yards
- B. Amount of fill: _____ 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:

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

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.)

20. Will the development provide public or private recreational opportunities? Yes No
If yes, explain:
CONSIDERING FUTURE AIR B&B (OCCASIONAL)
CONSIDERING PAINTING DEMONSTRATIONS/HOSTING STUDENTS
HOSTING STUDENTS

21. Is the proposed development visible from:
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? N/A 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.



SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

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

Carlaine Yi
 Owner/Authorized Agent

5/20/2024
 Date

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

AUTHORIZATION OF AGENT

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

 Owner

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 to act as my
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 FORT BRAGG, CA

 Date

MAIL DIRECTION

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

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address




Provide one copy only

INDEMNIFICATION AND HOLD HARMLESS

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

INDEMNIFICATION AGREEMENT

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

Date: Carl Hines Ri -  5/20/2024
Applicant



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SVCS.

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482
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ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122 and 19-170)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.

Carl Taylor R.

Applicant Signature

5/20/2024

Date

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 FORT BRAGG, CA

OFFICE USE ONLY:

CDP2024-0035

Project or Permit Number

REVISIONS

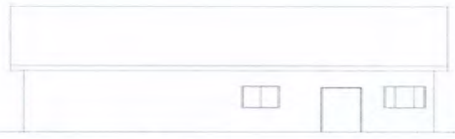


**BATHROOM REMODEL AND
NEW PERIMETER FENCE
TARZIER RESIDENCE
24300 NORTH HIGHWAY #1**

DATE: 6.17.2024
SCALE: VARIOUS
DRAWN BY: LIG
PROJECT NO.: GA
SHEET:

1

1 SHEET OF 1



NORTH FACING BUILDING ELEVATION



WEST FACING BUILDING ELEVATION



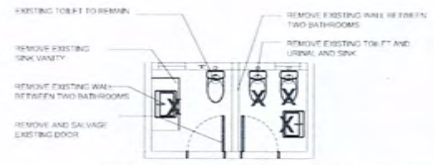
SOUTH FACING BUILDING ELEVATION



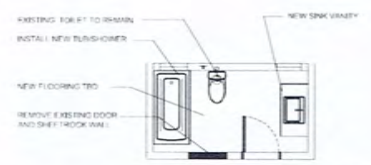
EAST FACING BUILDING ELEVATION



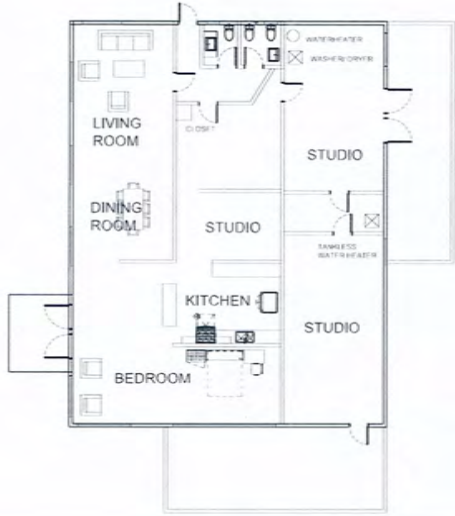
EXISTING EXTERIOR LIGHTS



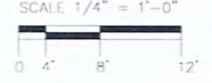
DEMOLITION BATHROOM PLAN



PROPOSED BATHROOM PLAN

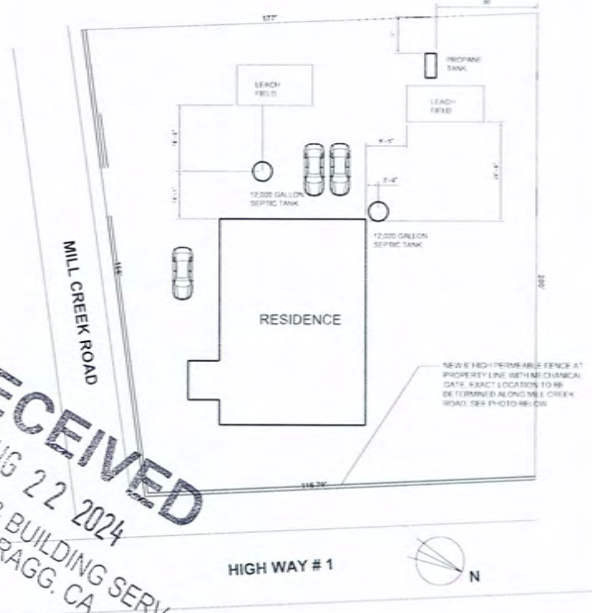


E BUILDING PLAN



SCOPE OF WORK

- 1) BATHROOM REMODEL - DEMOLITION OF THE EXISTING DEDICATED MEN'S BATHROOM TO CREATE ONE LARGER BATHROOM WITH INSTALLATION OF A BATH TUB/SHOWER.
- 2) PERIMETER FENCE - INSTALLATION OF A PERMEABLE 6' HIGH FENCE WITH SLIDING MECHANICAL GATE.
- 3) NO OTHER WORK IS PROPOSED.
- 4) PLAN WAS PREPARED BASED UPON PREVIOUSLY SUBMITTED PLOT PLAN.

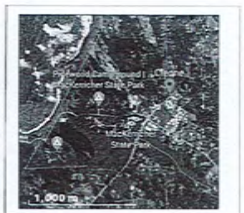


PLOT PLAN

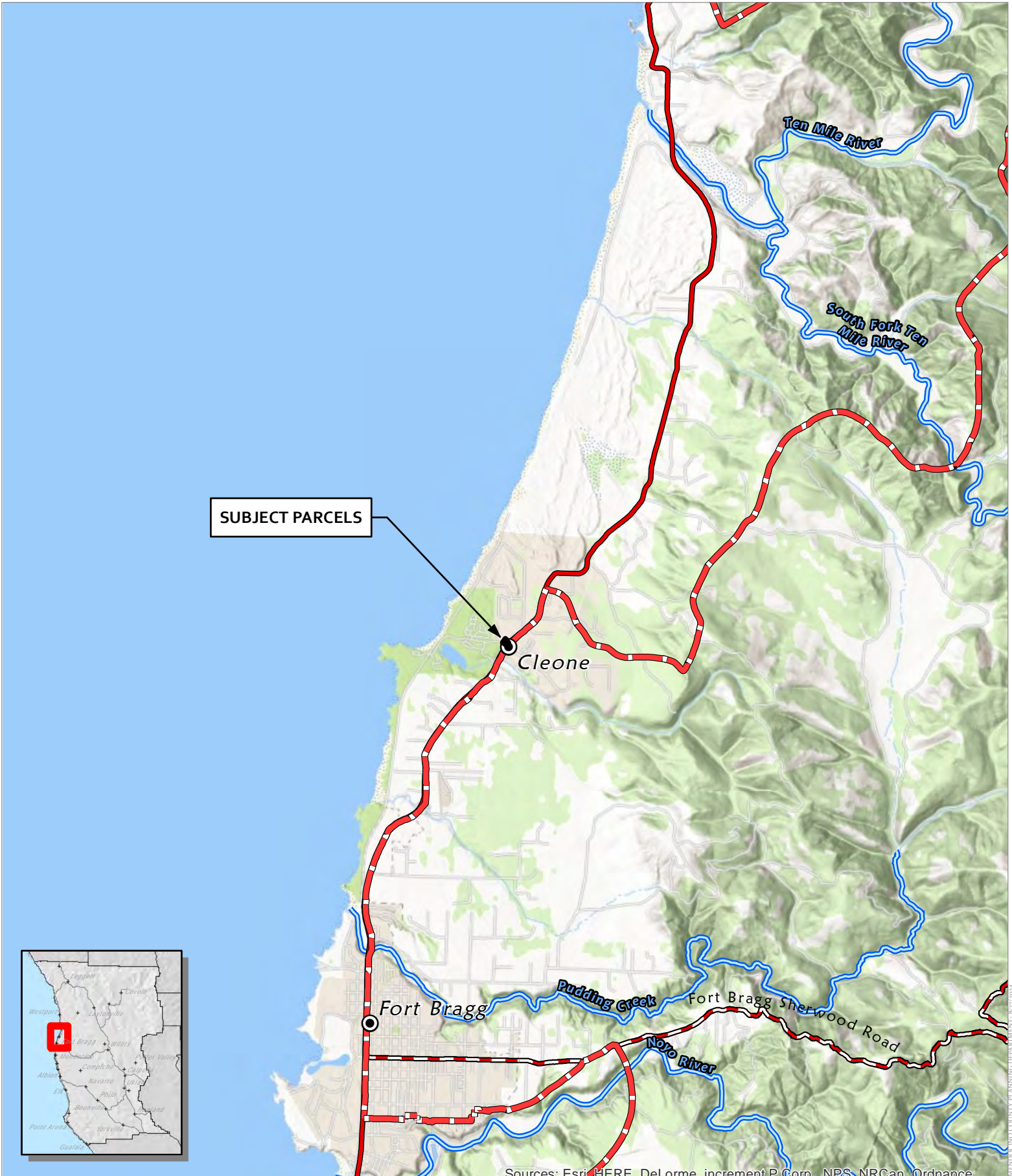
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FENCE 6' HIGH

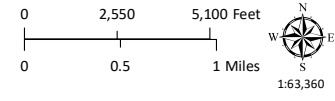


LOCATION MAP



CASE: CDP_2024-0035
OWNER: RIGA, Carol
APN: 069-300-18
APLCT: Carol Tarzier Riga
AGENT: None
ADDRESS: 24300 N. Hwy. 1, Fort Bragg

-  Coastal Zone Boundary
-  Highways
-  Major Roads



LOCATION MAP



Sources: Esri, HERE, DeLorme, increment P, Corp, NPS, NRC, an, Ordnance

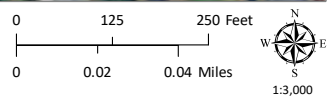
MENDOCINO COUNTY PLANNING DEPARTMENT 8/27/2024



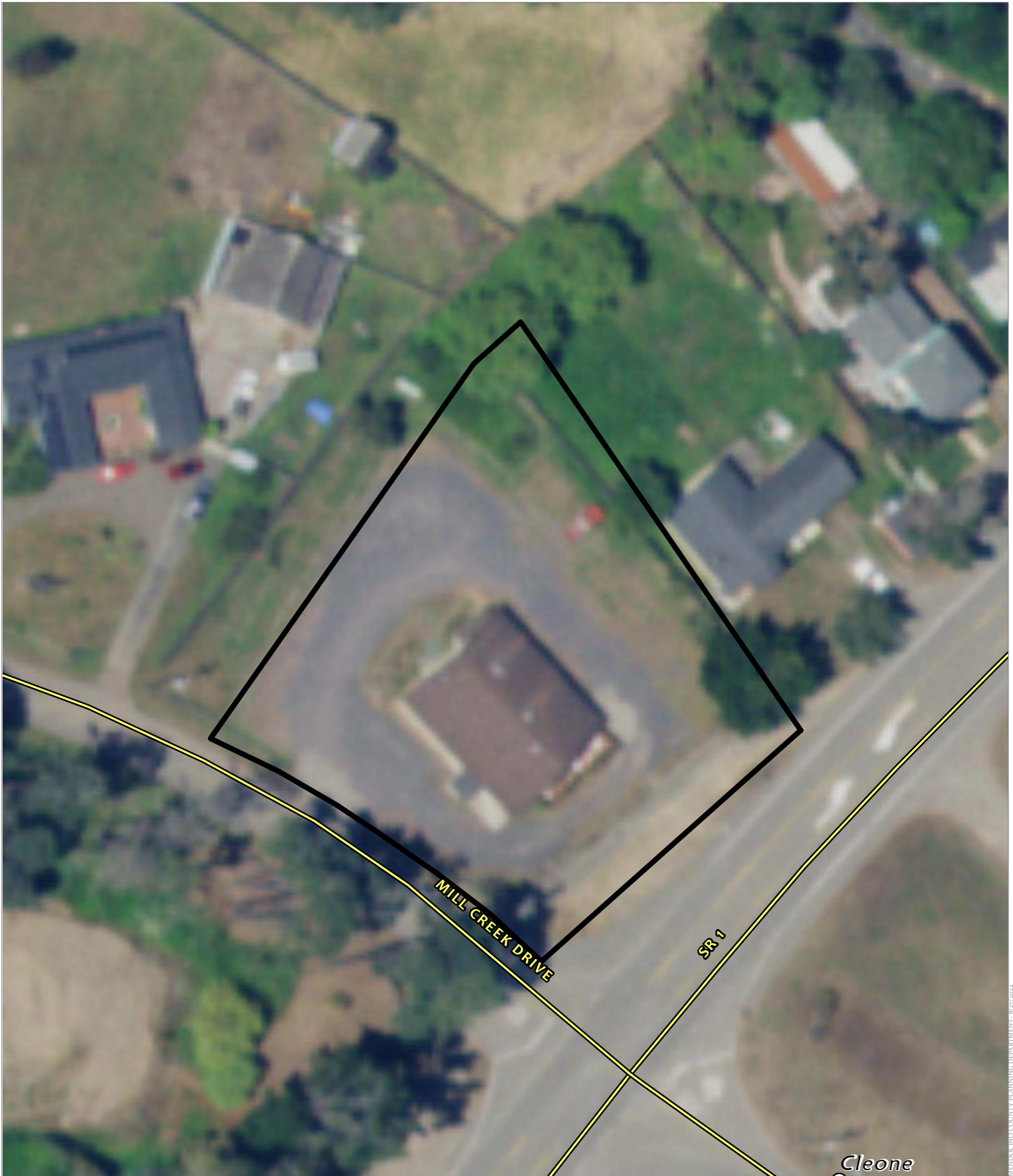
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2024

CASE: **CDP_2024-0035**
OWNER: **RIGA, Carol**
APN: **069-300-18**
APLCT: **Carol Tarzier Riga**
AGENT: **None**
ADDRESS: **24300 N. Hwy. 1, Fort Bragg**


 Public Roads
 Private Roads

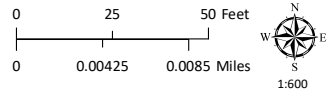


AERIAL IMAGERY



CASE: CDP_2024-0035
OWNER: RIGA, Carol
APN: 069-300-18
APLCT: Carol Tarzier Riga
AGENT: None
ADDRESS: 24300 N. Hwy. 1, Fort Bragg

 Public Roads



Cleone

AERIAL IMAGERY

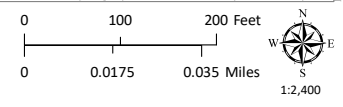
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2024



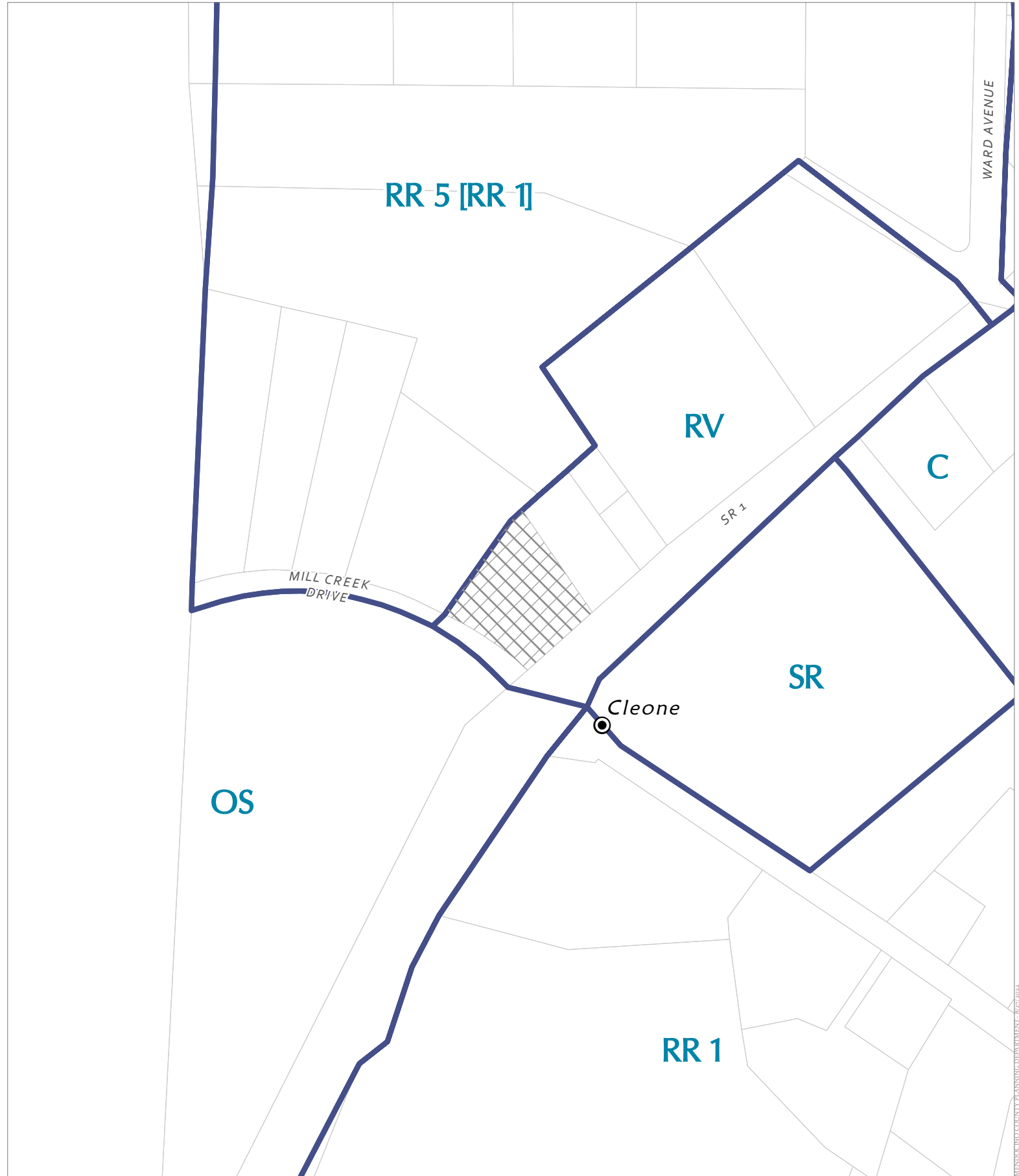
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2024

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 OWNER: **RIGA, Carol**
 APN: **069-300-18**
 APLCT: **Carol Tarzier Riga**
 AGENT: **None**
 ADDRESS: **24300 N. Hwy. 1, Fort Bragg**

 Zoning Districts




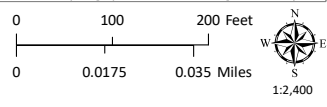
ZONING DISTRICTS



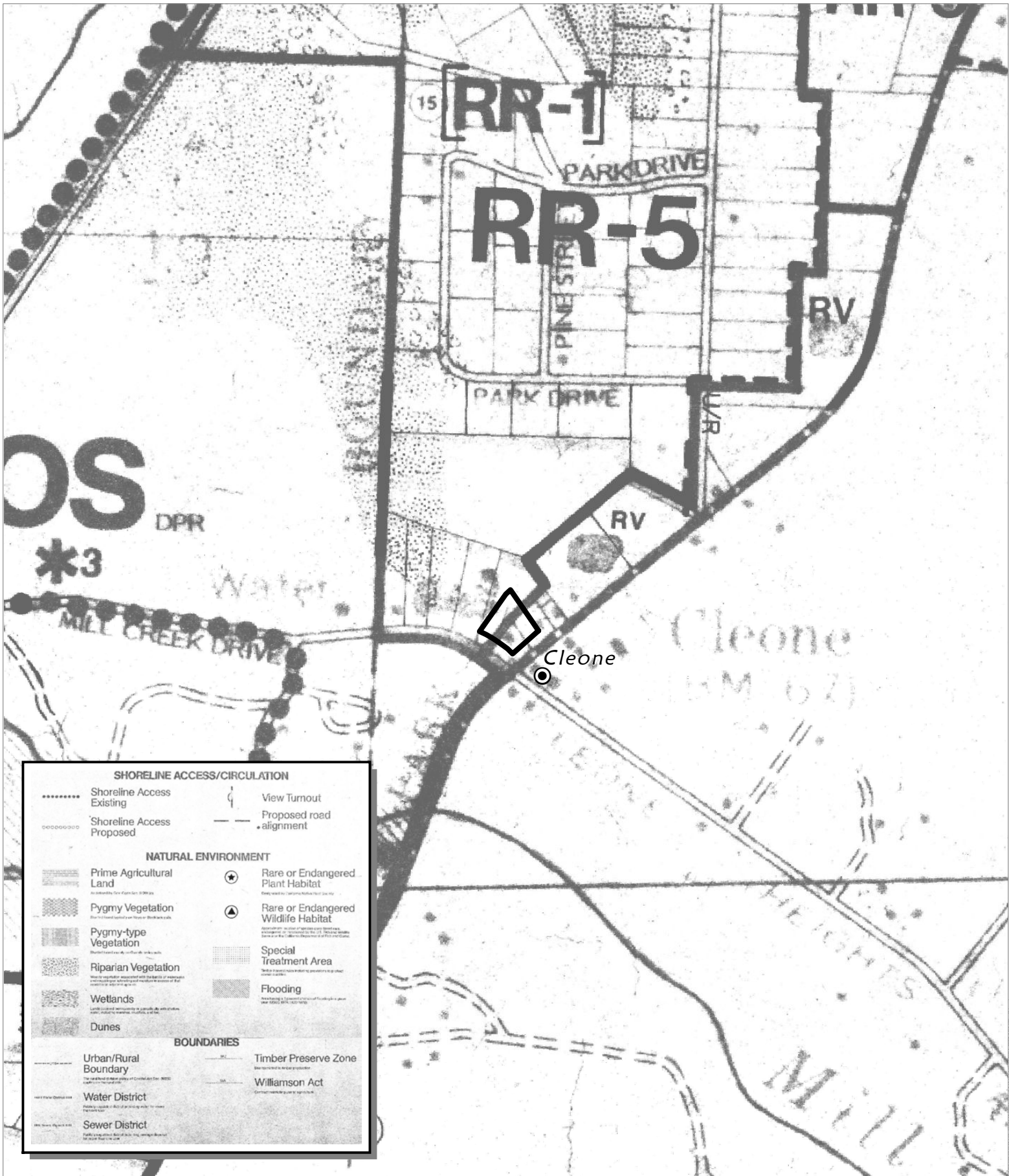
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CASE: CDP_2024-0035
OWNER: RIGA, Carol
APN: 069-300-18
APLCT: Carol Tarzier Riga
AGENT: None
ADDRESS: 24300 N. Hwy. 1, Fort Bragg

 General Plan Classes

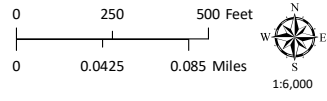


GENERAL PLAN CLASSIFICATIONS



SHORELINE ACCESS/CIRCULATION	
.....	Shoreline Access Existing
.....	Shoreline Access Proposed
⤵	View Turnout
---	Proposed road alignment
NATURAL ENVIRONMENT	
[Pattern]	Prime Agricultural Land <small>As defined by the Farm Use (DU) Map</small>
[Pattern]	Pygmy Vegetation <small>See the legend for the Pygmy Vegetation Map</small>
[Pattern]	Pygmy-type Vegetation <small>See the legend for the Pygmy-type Vegetation Map</small>
[Pattern]	Riparian Vegetation <small>Wetlands vegetation associated with the banks of streams, rivers, and other bodies of water</small>
[Pattern]	Wetlands <small>Land covered with water or saturated soil, which is capable of supporting wetland plants and animals</small>
[Pattern]	Dunes
[Symbol]	Rare or Endangered Plant Habitat <small>See the legend for the Rare or Endangered Plant Habitat Map</small>
[Symbol]	Rare or Endangered Wildlife Habitat <small>See the legend for the Rare or Endangered Wildlife Habitat Map</small>
[Pattern]	Special Treatment Area <small>See the legend for the Special Treatment Area Map</small>
[Pattern]	Flooding <small>See the legend for the Flooding Map</small>
BOUNDARIES	
---	Urban/Rural Boundary <small>See the legend for the Urban/Rural Boundary Map</small>
---	Water District <small>Publicly supplied water service area</small>
---	Sewer District <small>Publicly supplied sewer service area</small>
---	Timber Preserve Zone <small>See the legend for the Timber Preserve Zone Map</small>
---	Williamson Act <small>Contractual agricultural preservation</small>

CASE: CDP_2024-0035
OWNER: RIGA, Carol
APN: 069-300-18
APLCT: Carol Tarzier Riga
AGENT: None
ADDRESS: 24300 N. Hwy. 1, Fort Bragg

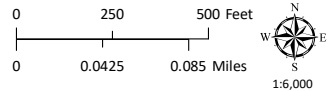


MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2024

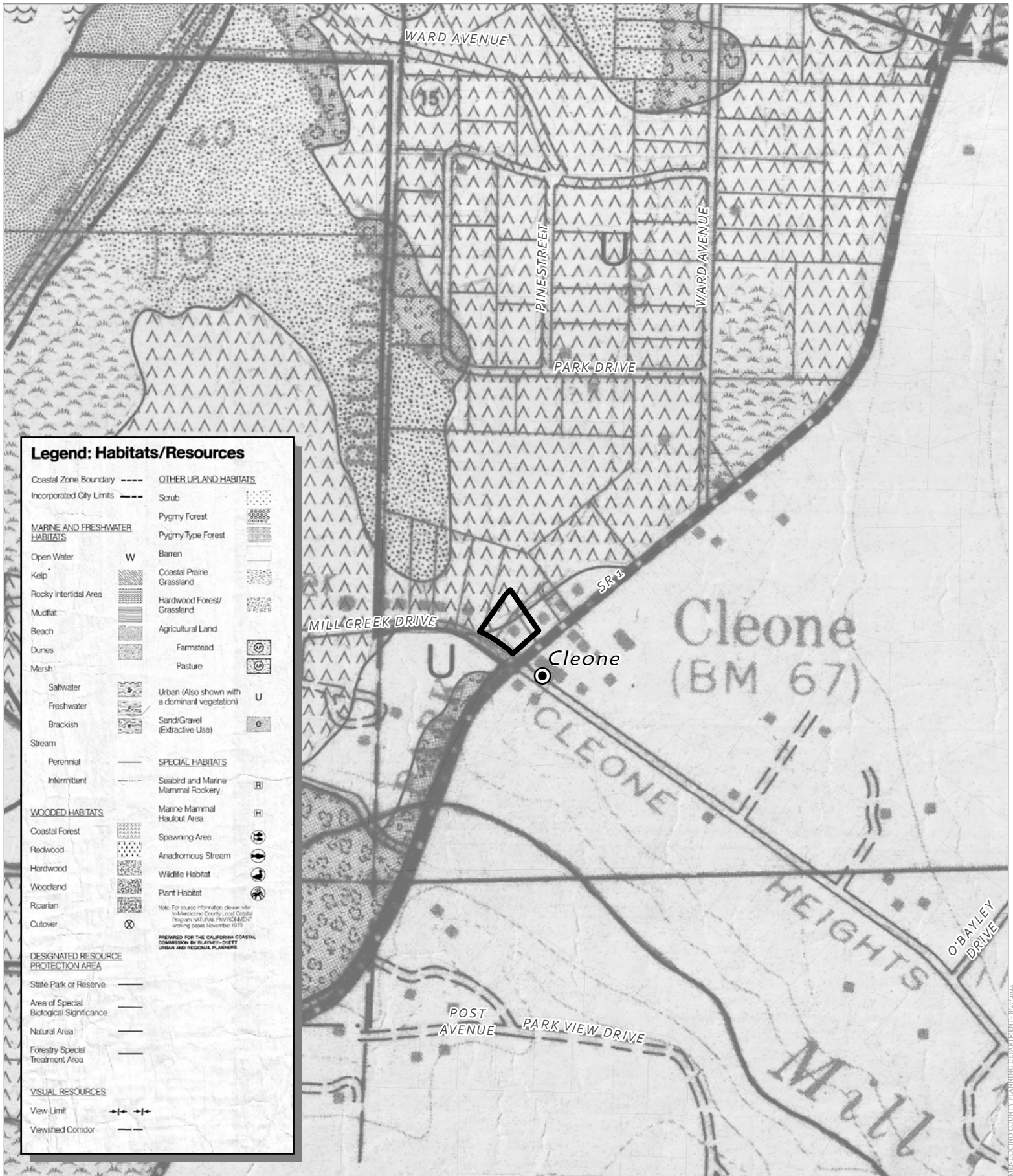


**Legend: Land Capabilities/
Natural Hazards**

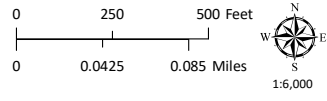
Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
LAND CAPABILITIES			
Agricultural Land		Coastal Erosion (Descriptions apply to areas between dotted lines).	
Prime		Protective Beach	1
Non Prime		Artificial 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 NCLCP ENVIRONMENTAL Working paper, November 1979</small>	
Bedrock (Zone 1)		<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY-CRETT URBAN AND REGIONAL PLANNERS</small>	
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			



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MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2024



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

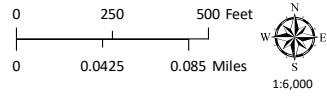
Permit Jurisdiction
This area includes only lands below the mean high tide line and lands where the public trust may exist.

Appeal Jurisdiction
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland side 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 150' of streams and wetlands and lands within 300' of the top of the seaward face of coastal bluffs.

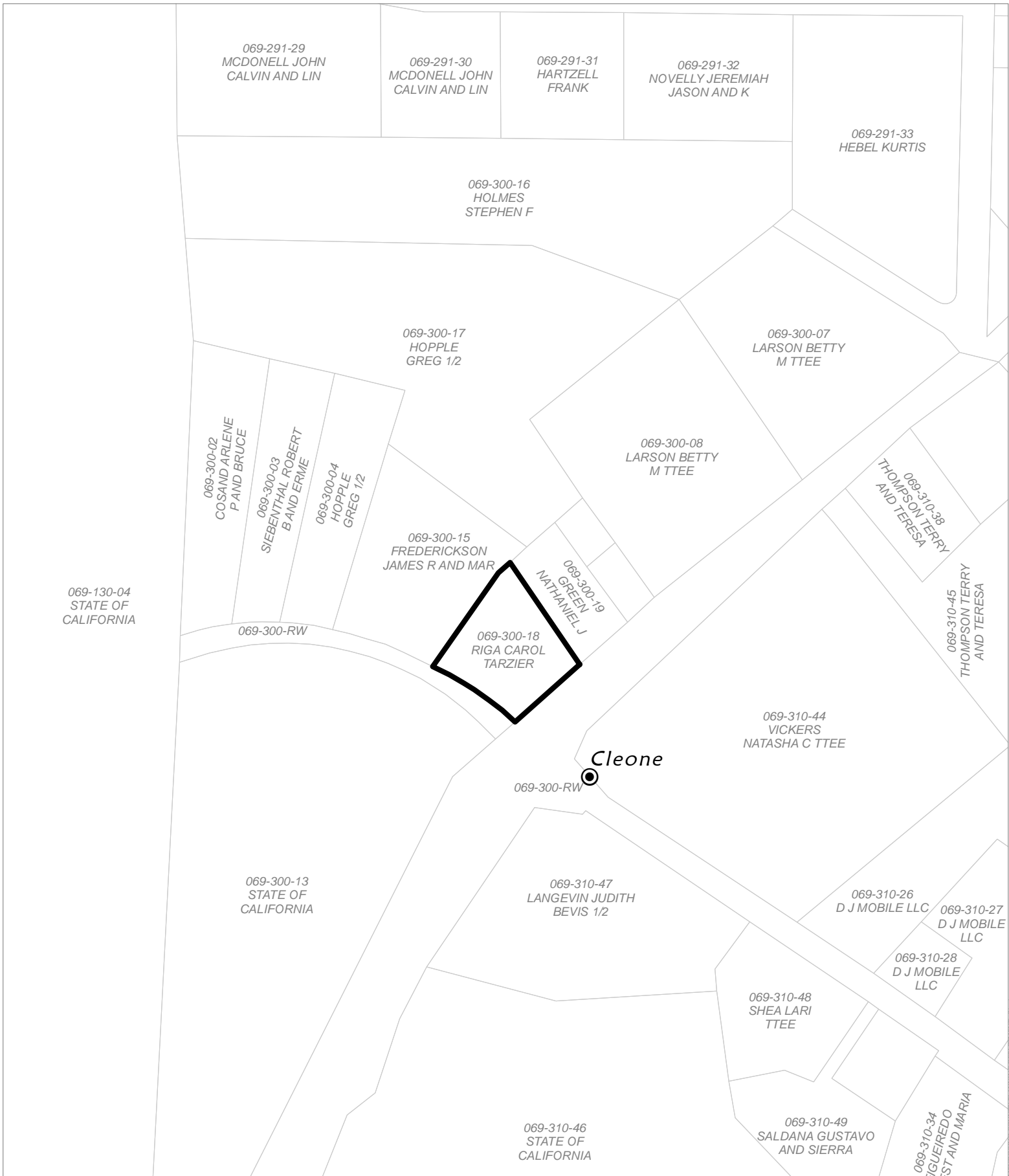
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.C. 63011504 and 63040001 and 63021. In addition, governments may also be responsible pursuant to P.C. 63000403, 63041, and 6305. If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government under the Executive Director of the Commission for clarification and information. This site 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 6250
FEET

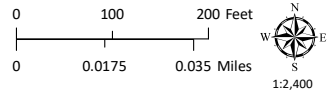
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MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2024

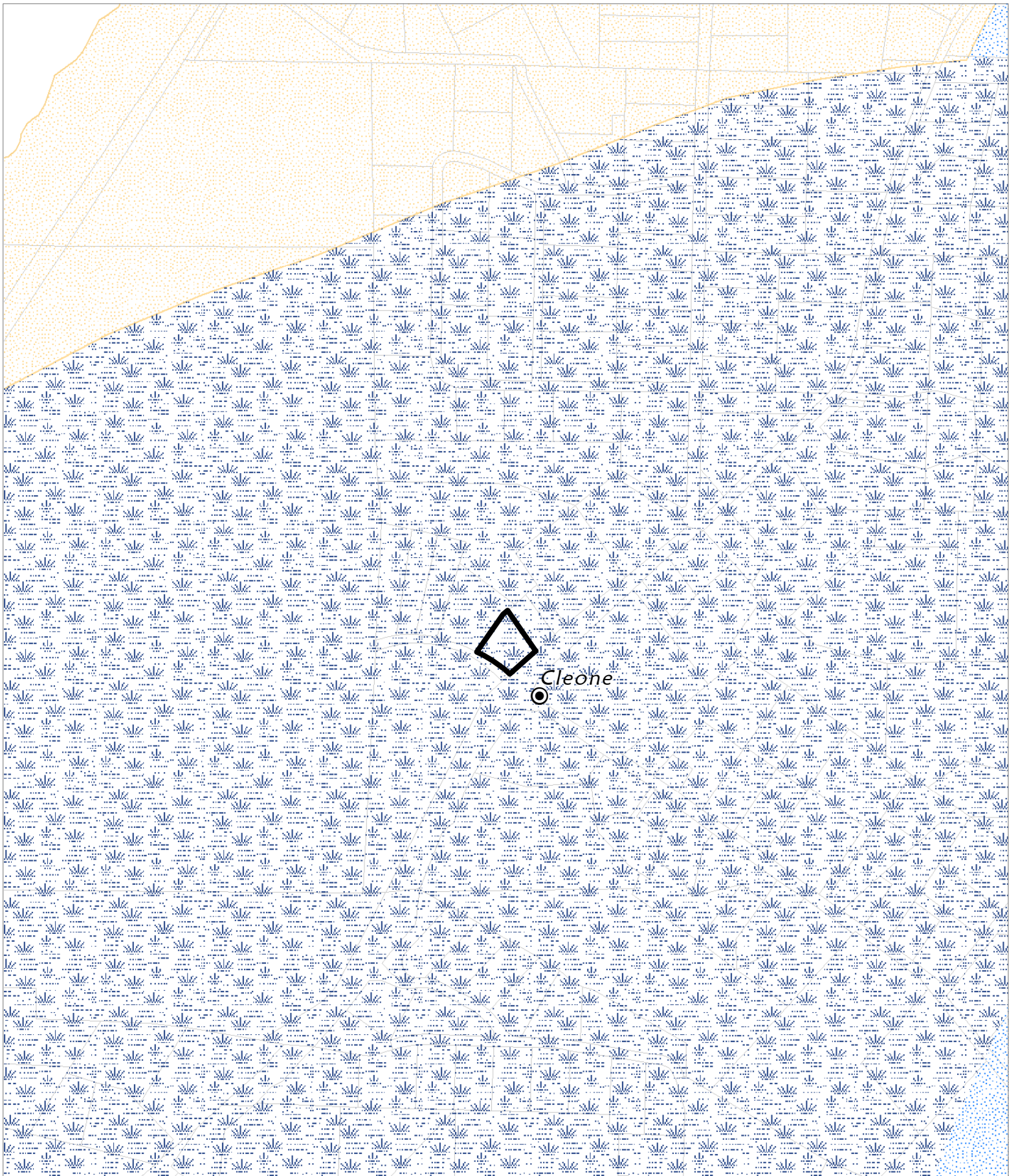


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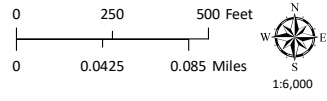
ADJACENT PARCELS

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/27/2024

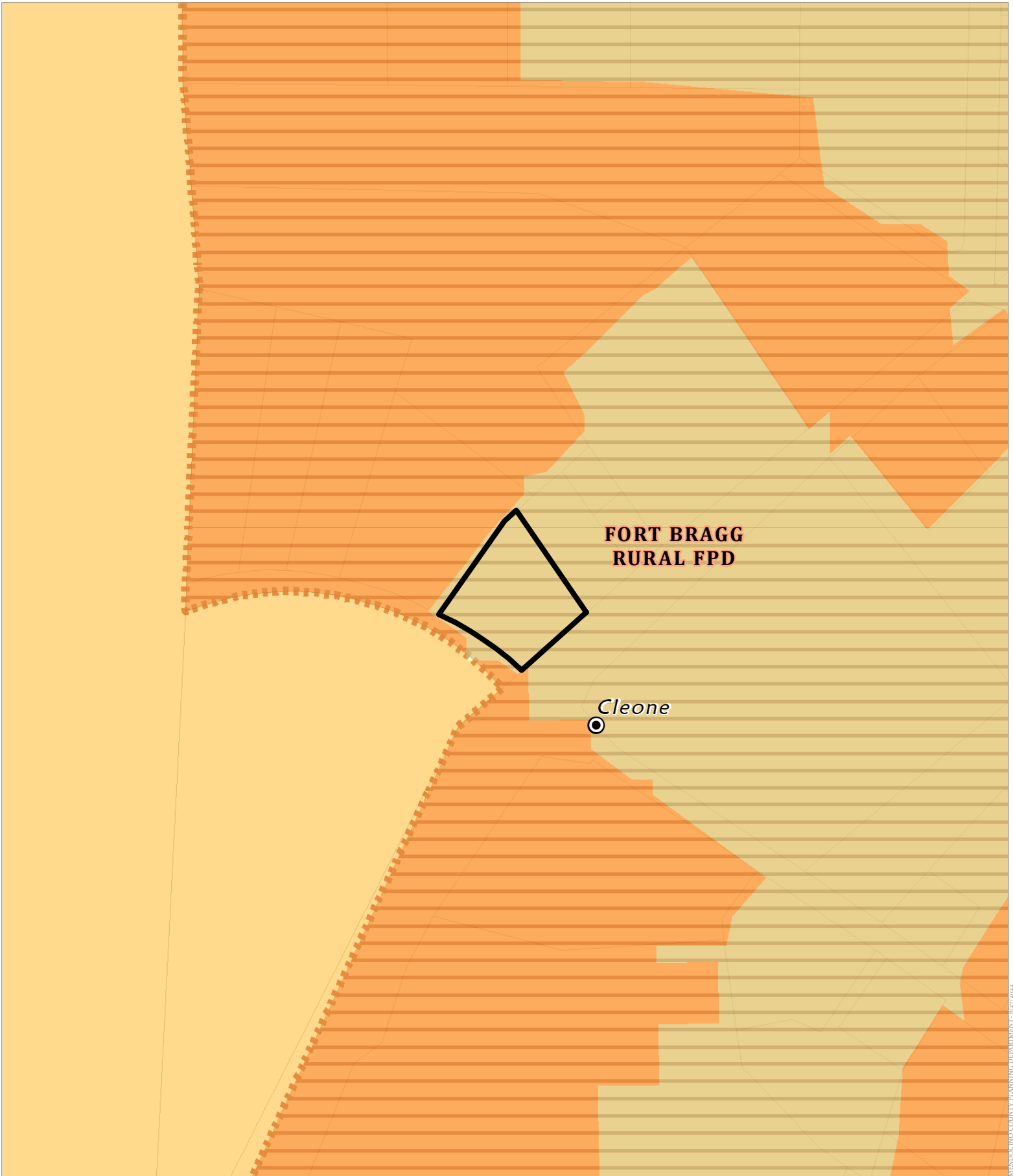


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

-  Sufficient Water Resources
-  Marginal Water Resources
-  Dunes

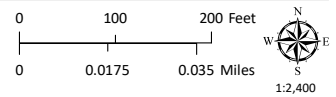


GROUND WATER RESOURCES



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 High
 Moderate
 County Fire Districts



FIRE HAZARD ZONES