



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

July 1, 2020

Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor
Air Quality Management

Caltrans
CalFire - Prevention
Department of Fish and Wildlife
California Coastal Commission
US Fish & Wildlife Service

Gualala Municipal Advisory Council
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDP_2020-0017

DATE FILED: 5/29/2020

OWNER/APPLICANT: KATHLEEN & LLOYD CHASEY

REQUEST: Standard Coastal Development Permit to install a wood fire pizza oven, expand an existing upper deck (560 sq. ft. to 1294 sq. ft.), construct a new 536 sq. ft. lower deck, and install downcast sconce lighting.

ENVIRONMENTAL DETERMINATION: Class 1(e), Section 15301 Categorical Exempt

LOCATION: In the Coastal Zone, 4.5± miles north of Anchor Bay, on the west side of State Route 1 (SR 1), located at 30230 S. Hwy 1, Gualala (APN: 142-031-10).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: TIA SAR

RESPONSE DUE DATE: July 15, 2020

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-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 _____

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APPLICANT: KATHLEEN & LLOYD CHASEY

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APN/S: 142-031-10

PARCEL SIZE: 1.39± Acres

GENERAL PLAN: RR5(2):R

ZONING: Division II: Rural Residential, minimum parcel size five acres, (RR:5(2));

EXISTING USES: Residential

DISTRICT: 5th Supervisorial District (Williams)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential RR5(2)	RR5(2)	2.0 Acre	Residential
EAST:	Rural Residential RR5(2)	RR5(2)	2.5 Acre	Residential
SOUTH:	Rural Residential RR5(2)	RR5(2)	2.33 Acre	Residential
WEST:	Rural Residential RR5(2)	RR5(2)	2.33 Acre	Residential

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Assessor's Office
- Building Division (FB)
- Department of Transportation (DOT)
- Environmental Health (EH)
- GMAC

STATE

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

FEDERAL

- US Department of Fish & Wildlife

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: TIA SAR

DATE: 6/19/2020

ENVIRONMENTAL DATA

1. MAC:

GIS

GMAC

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CALFIRE (State Responsibility Area)

4. FARMLAND CLASSIFICATION:

GIS

Grazing Land, Urban & Built-up Land (D)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Areas

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

117 Western Soil Classes

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NO

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

NO

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NO

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

None (Shoreline Access Proposed along the west parcel)

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Beach Deposits and Stream Alluvium and Terraces (Zone 3)

Intermediate Shaking; Non Prime

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Barren

27. COASTAL COMMISSION APPEALABLE AREA:

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

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

YES

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

YES

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

YES

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

120 WEST FIR STREET
FORT BRAGG, CA 95437
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pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning



Case No(s)	CDP-2020-0017
CDF No(s)	
Date Filed	5/29/2020
Fee	\$ 2584.00
Receipt No.	PPJ-035081
Received by	M WALDMAN J
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Kathleen & Lloyd Chasey
Mailing Address 30230 S Highway 1
City Gulalala State CA Zip Code 95445 Phone 707-884-1094

PROPERTY OWNER

Name Same as Applicant
Mailing Address
City State Zip Code Phone

AGENT

Name N/A
Mailing Address
City State Zip Code Phone

PARCEL SIZE

1.40 Square feet
 Acres

STREET ADDRESS OF PROJECT

30230 S Highway 1, Gualala, CA 95445

ASSESSOR'S PARCEL NUMBER(S)

142-031-10-05

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

Signature of Applicant/Agent _____ Date _____
Signature of Owner *Kathleen Chasey* Date May 13, 2020

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.

Two level redwood deck expansion including:
 - Expand current deck from 560 sq ft to 1,294 sq ft
 - Add new lower deck of 536 sq ft
 - Add Forno Bravo woodfire pizza oven
 - Install new down lights around deck

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 single family residence	1,344 sq ft
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

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

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

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

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

	Footprint	Sq Ft
Existing Single Family Residence	28 x 24 Ft	672
Existing One Car Garage	20 x 14 Ft	280
Existing Well Pump House	8 x 8 Ft	64
Total		1,016

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.

7. Project Height. Maximum height of structure - Existing single family residence - 25 feet.

8. Lot area (within property lines): 60,984 square feet 1.40 acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>1,016</u> square feet	<u>-</u> square feet	<u>1,016</u> square feet
Paved area	<u>-</u> square feet	<u>-</u> square feet	<u>-</u> square feet
Landscaped area	<u>59,408</u> square feet	<u>(1,270)</u> square feet	<u>58,138</u> square feet
Unimproved area - Deck	<u>560</u> square feet	<u>1,270</u> square feet	<u>1,830</u> square feet
GRAND TOTAL:			<u>60,984</u> square feet

(Should equal gross area of parcel)

10. Gross floor area: 1,016 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>6</u>	Proposed <u>0</u>	Total <u>6</u>
Number of covered spaces	<u> </u>	Size <u> </u>	
Number of uncovered spaces	<u> 6 </u>	Size <u>1,600 Sq Ft</u>	
Number of standard spaces	<u> </u>	Size <u> </u>	
Number of handicapped spaces	<u> </u>	Size <u> </u>	

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

A. Electricity

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

B. Gas

- Utility Company/Tank - Existing Propane 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.

Seven new downlights - See Catalog Page Poseidon Bronze Tube Downlight

1 - Front Door, 4 - South & West Corners of House, 1 - Kitchen Door, 1 - Mid House, existing South Deck

14. What will be the method of sewage disposal?

- Community sewage system, specify supplier _____
 Septic Tank - Existing
 Other, specify _____

15. What will be the domestic water source?

- Community water system, specify supplier _____
 Well - Existing
 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.).

Existing level lot

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:

21. Is the proposed development visible from:

A.	State Highway 1 or other scenic route?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Current Single Family Residence and proposed deck not visible from Highway 1 - See Photos included
B.	Park, beach or recreation area?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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:

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

A.	Diking	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
B.	Filling	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
C.	Dredging	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
D.	Placement of structures in open coastal waters, wetlands, estuaries or lakes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

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

Location of dredged material disposal site: _____

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

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

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.

 Owner/Authorized Agent
 May 13, 2020 Date

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

AUTHORIZATION OF AGENT

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

 Owner

 Date

MAIL DIRECTION

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

Name	Mailing Address	Mailing Address
N/A	N/A	N/A
Name	Mailing Address	Mailing Address

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

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

INDEMNIFICATION AGREEMENT

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

Date: May 13, 2020

Kathleen Chasey
Applicant

DECLARATION OF POSTING

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

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

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on 5/13/20 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

Two Level Deck Expansion
(Description of development)

Located at: 30230 S Highway 1
Gualala, CA 95445

(Address of development and Assessor's Parcel Number)

The public notice was posted at: APN 142-031-10-05
30230 S Highway 1
Gualala, CA 95445

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

Kathleen Chassey
Owner/Authorized Representative

May 13, 2020
Date

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

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

COMPLETE FOR PROJECTS
LOCATED WITHIN THE
COASTAL ZONE ONLY

NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE
IS PENDING BEFORE THE COUNTY OF MENDOCINO:

PROPOSED DEVELOPMENT :

Two level redwood deck expansion, including:

- Expand current deck from 560 sq ft to 1,294 sq ft

- Add new lower deck of 536 sq ft

- Add Forno Bravo woodfire pizza oven

LOCATION:

30230 S Highway 1, Gualala, CA 95445

*Posted
5/13/20*

APPLICANT : Kathleen & Lloyd Chasey 707-884-1094

ASSESSOR'S PARCEL NUMBER(S): 142-031-10-05

DATE NOTICE POSTED:

May 13, 2020

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
860 NORTH BUSH STREET
UKIAH, CA 95482
707-234-6650



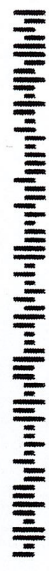
SHARI L. SCHAPMIRE
 TREASURER-TAX COLLECTOR
 501 Low Gap Road, Room #1060
 Ukiah, CA 95482
 www.mendocinocounty.org/ttc

MENDOCINO COUNTY SECURED TAX STATEMENT
 FOR FISCAL YEAR JULY 1, 2019 TO JUNE 30, 2020

2019 - 2020

PROPERTY INFORMATION		SEE REVERSE FOR IMPORTANT INFORMATION	
ASSESSMENT NUMBER: 47712	TAX RATE AREA: 062-002	This is an Informational Statement Only - Your Tax Bill Has Been Requested by the Agency Listed Below.	
PARCEL NUMBER: 142-031-1005	ACRES:		
LOCATION: 30230 SO HWY 1 GU			
LIEN DATE OWNER: CHASEY LLOYD P TTEE /			

See reverse for electronic payment information



0000006660
 CHASEY LLOYD P TTEE /
 30230 S HWY 1
 GUALALA CA 95445-8582

TELEPHONE NUMBERS	COUNTY VALUES AND EXEMPTIONS	VALUE
Tax Collection (707) 234-6875	LAND	581,785
Address Change (707) 234-6800	IMPROVEMENTS	129,286
Exemptions (707) 234-6801	PERSONAL PROPERTY	
Assessed Values (707) 234-6800	HOMEOWNER'S EXEMPTION	
Tax Rates (707) 234-6859	OTHER EXEMPTION	
Personal Property (707) 234-6815	NET ASSESSED VALUE	711,071

VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS		AGENCY TAXES/CHARGES
TELEPHONE NUMBERS	DESCRIPTION	TAX RATE PERCENT
(707)234-6860	COUNTY WIDE BASE TAX	1.000
(707)234-6871	SONOMA JC 2002 BOND	.013
(707)234-6871	SONOMA JC 2014 BOND	.024
(707)882-2803	PT ARENA JT HIGH BOND	.014
(707)882-2803	ARENA UNION BOND	.018
(707)884-4700	SOUTH COAST FIRE	
(800)676-7516	COAST LIFE AMBULANCE	
(800)676-7516	COAST LIFE URGNT CARE	
	DIRECT CHARGE	127.98
	DIRECT CHARGE	100.00
	DIRECT CHARGE	132.00
		148.00
		7,110.70

DUE AND PAYABLE ON 11/1/2019	DUE AND PAYABLE ON 2/1/2020
1ST INSTALLMENT \$ 3,990.64	2ND INSTALLMENT \$ 3,990.64
DELINQUENT AFTER 12/10/2019	DELINQUENT AFTER 4/10/2020
	TOTAL TAXES \$ 7,981.28

COASTAL ZONE DEVELOPMENT
 COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

AP# 000-000-00 LASTNAME, FIRSTNAME STREET ADDRESS CITY, STATE ZIP	AP #142-033-04-05 Nyborg, Russell & Anne 6201 Old River Rd Ukiah, CA 95482	
AP #142-031-08-05 DeWolfe, Vickie 30150 S Highway 1 Gualala, CA 95445	AP #142-033-16-05 Buschbacher, Michael 30151 S Highway 1 Gualala, CA 95445	
AP #142-031-09-05 ICE Homeowner Assoc PO Box 741 Point Arena, CA 95468		
AP #142-031-11-05 Phelps, Charles & Dale 30250 S Highway 1 Gualala, CA 95445		
AP #142-031-12-05 Booth, Paul & Janis 440 Chimney Hill Dr College Station, TX 77840		
AP #142-031-13-05 Arena, Anna 50 Corte Morada Greenbrae, CA 94904		
AP #142-031-14-05 Tweedie, John & Janet 30330 S Highway 1 Gualala, CA 95445		
AP #142-033-09-05 Escajeda, Mark & Carol 859 Santa Maria Way Lafayette, CA 94549		
AP #142-033-10-05 Christensen, Dennis PO Box 1898 Redlands, CA 92373		



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

ACKNOWLEDGMENT 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 in 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

Kathleen Chasing

5/27/20

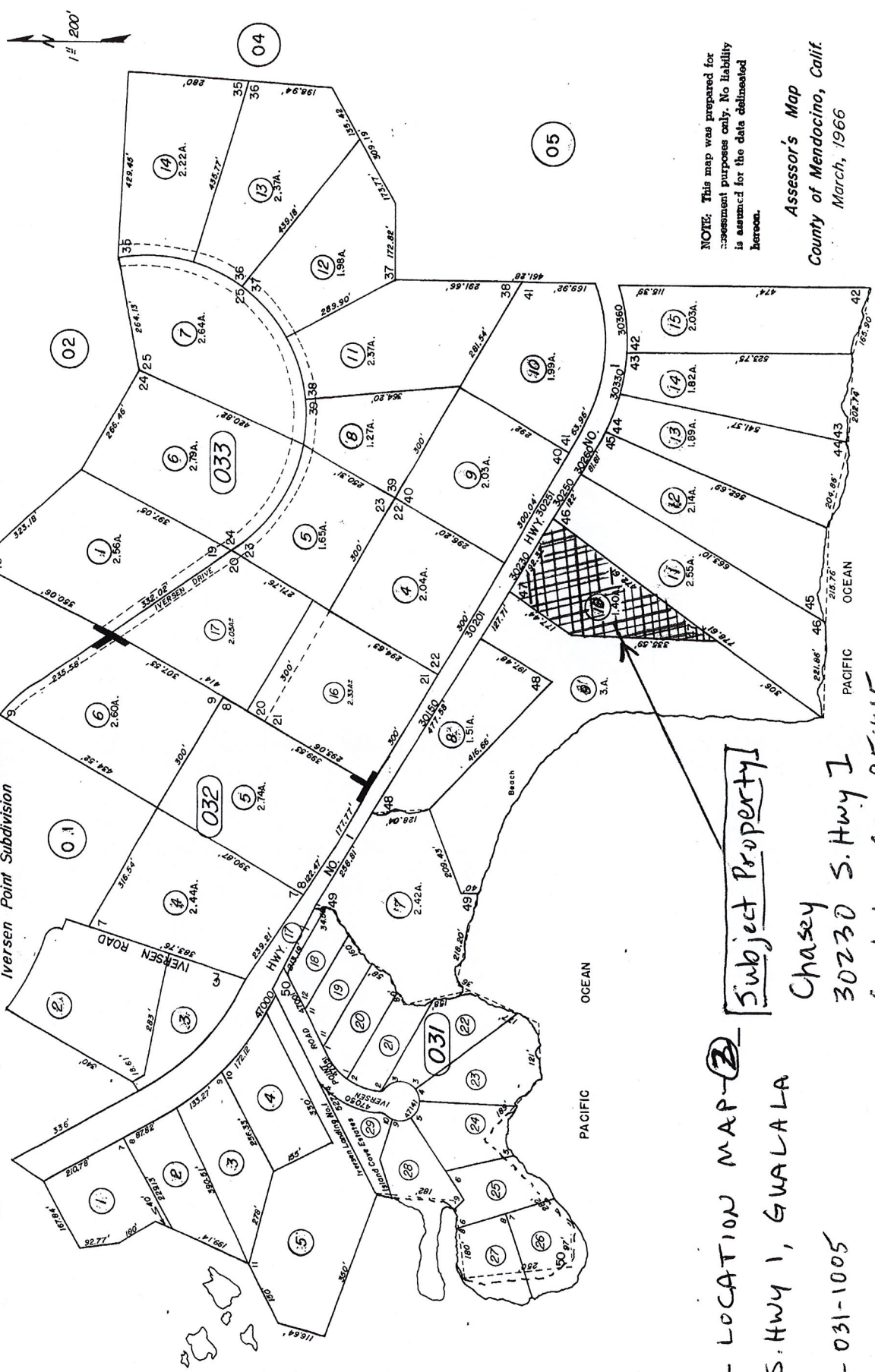
Applicant Signature

Date

OFFICE USE ONLY:

Project or Permit Number

Iversen Landing No. 11
Island Cove Estates
Iversen Point Subdivision



NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map
County of Mendocino, Calif.
March, 1966

Subject Property

Chasey
30230 S. Hwy 1
Gualala, CA. 95445

- CHASEY - LOCATION MAP - 2 -
30230 S. Hwy 1, GUALALA

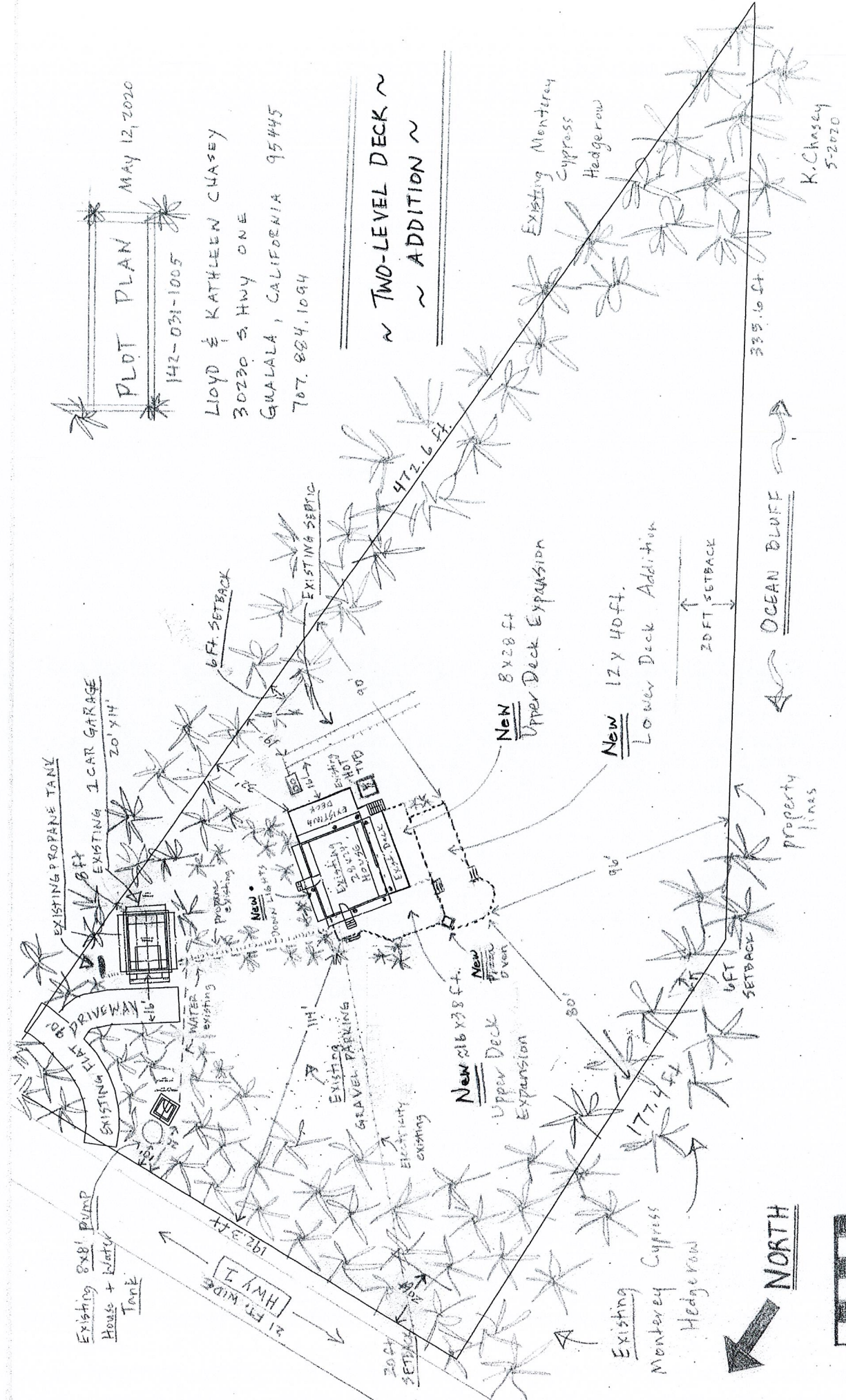
APN 142-031-1005

PLDT PLAN
 142-031-1005
 MAY 12, 2020

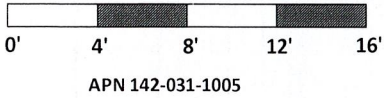
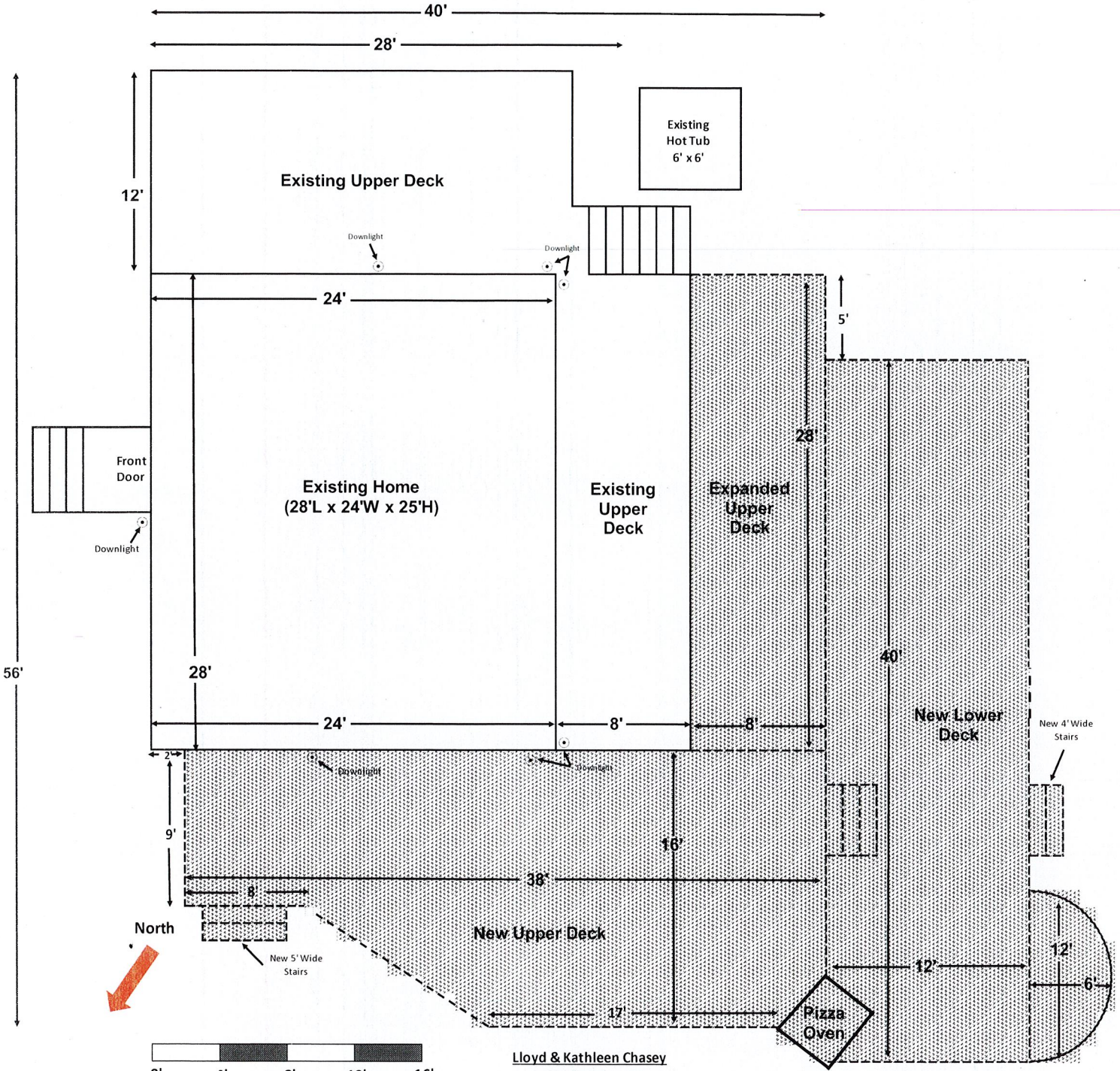
LLOYD & KATHLEEN CHASEY
 30230 S. HWY ONE
 GUALALA, CALIFORNIA 95445
 707.804.1094

~ TWO-LEVEL DECK ~
 ~ ADDITION ~

K. Chasey
 5-2020



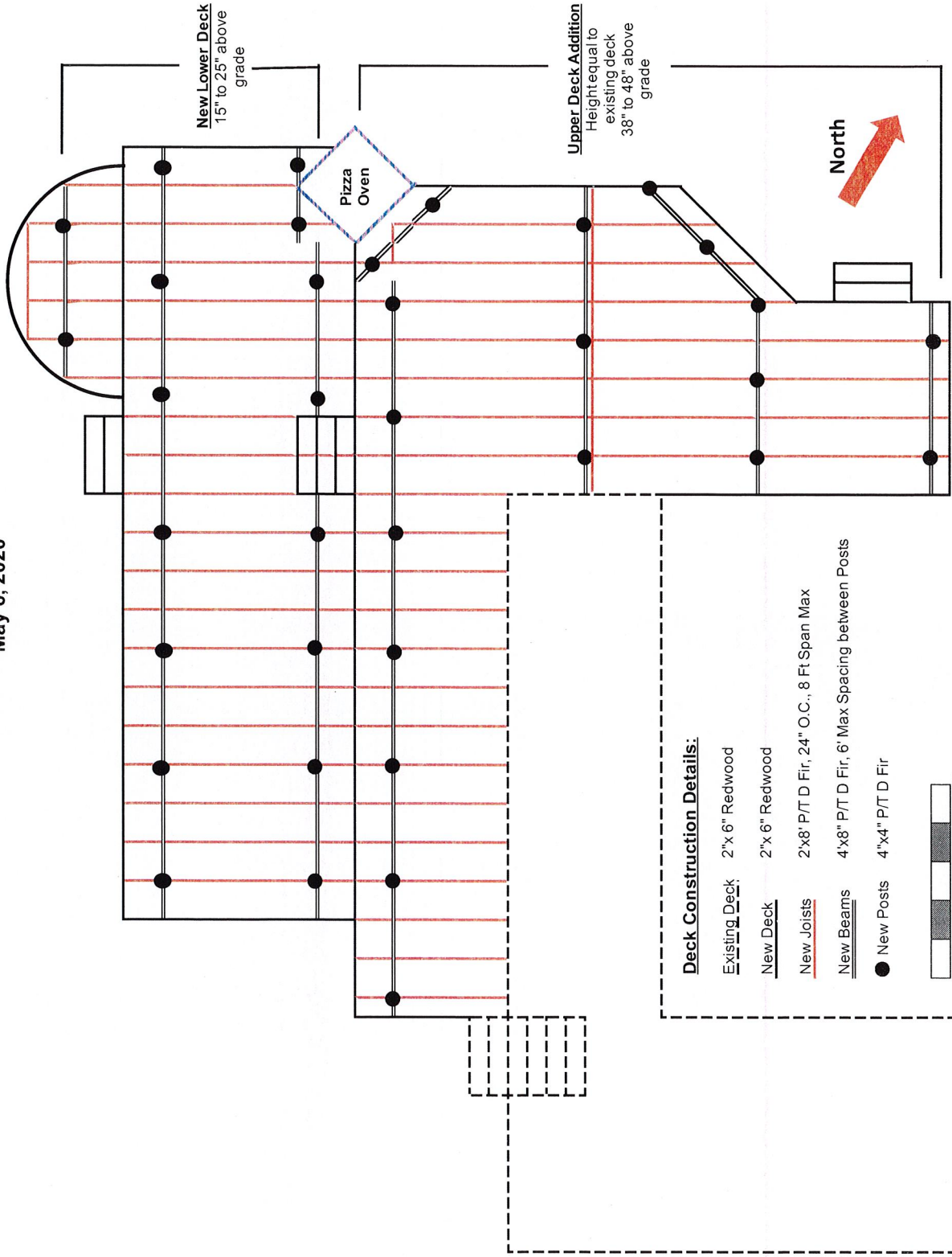
Chasey Single Family Residence
TWO LEVEL DECK ADDITION - PLAN VIEW
 As of 5-12-20



Lloyd & Kathleen Chasey
 30230 S Highway 1
 Gualala, CA 95445
 707-884-1094

Chasey Single Family Residence
 TWO LEVEL DECK ADDITION - PLAN DETAIL VIEW

May 6, 2020



New Lower Deck
 15" to 25" above
 grade

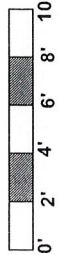
Upper Deck Addition
 Height equal to
 existing deck
 38" to 48" above
 grade

Pizza
 Oven



Deck Construction Details:

- Existing Deck: 2"x 6" Redwood
- New Deck: 2"x 6" Redwood
- New Joists: 2"x8' P/T D Fir, 24" O.C., 8 Ft Span Max
- New Beams: 4"x8" P/T D Fir, 6' Max Spacing between Posts
- New Posts: 4"x4" P/T D Fir

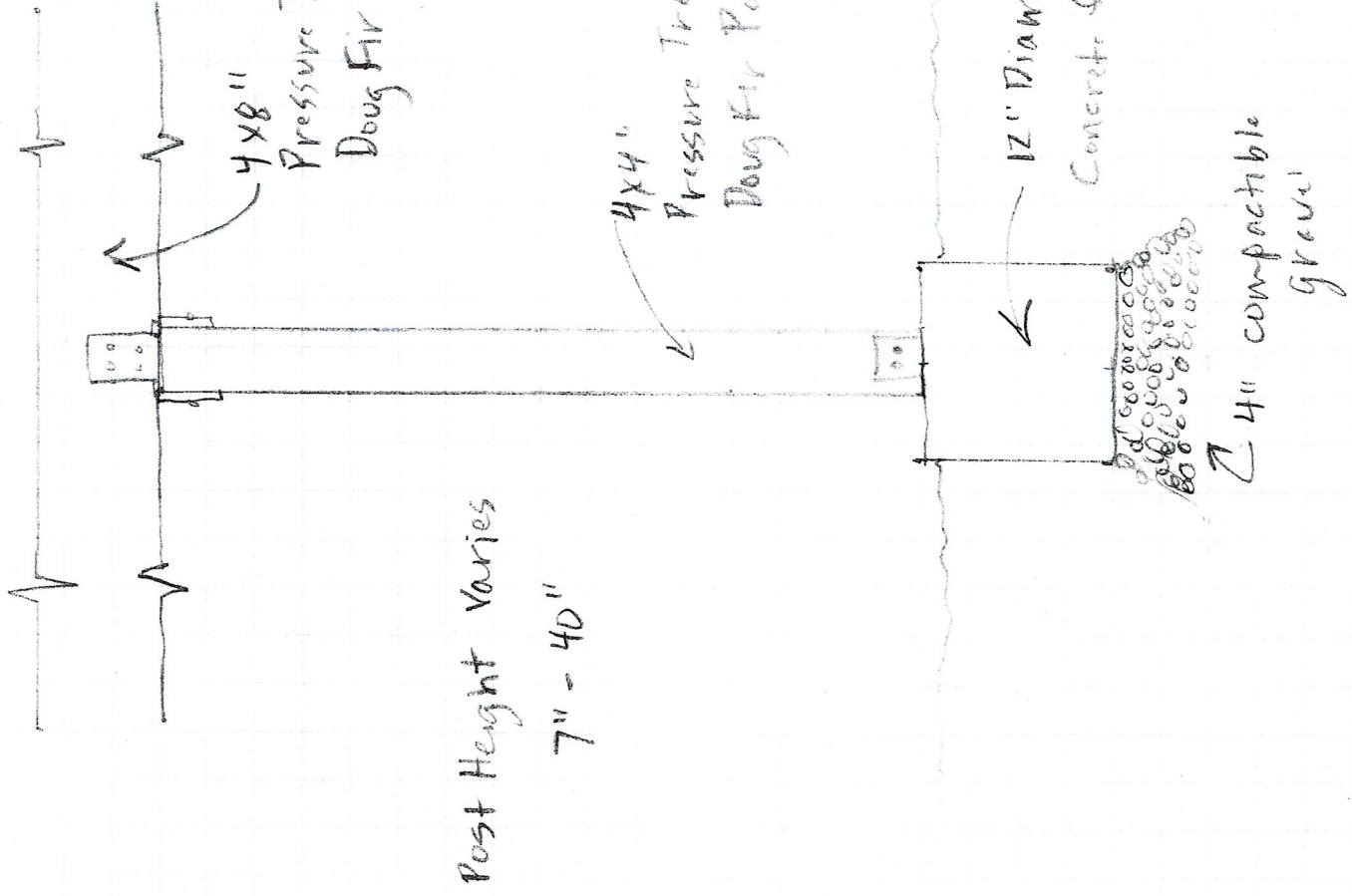
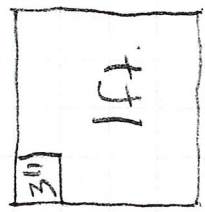


CHASEY

2-LEVEL DECK ADDITION

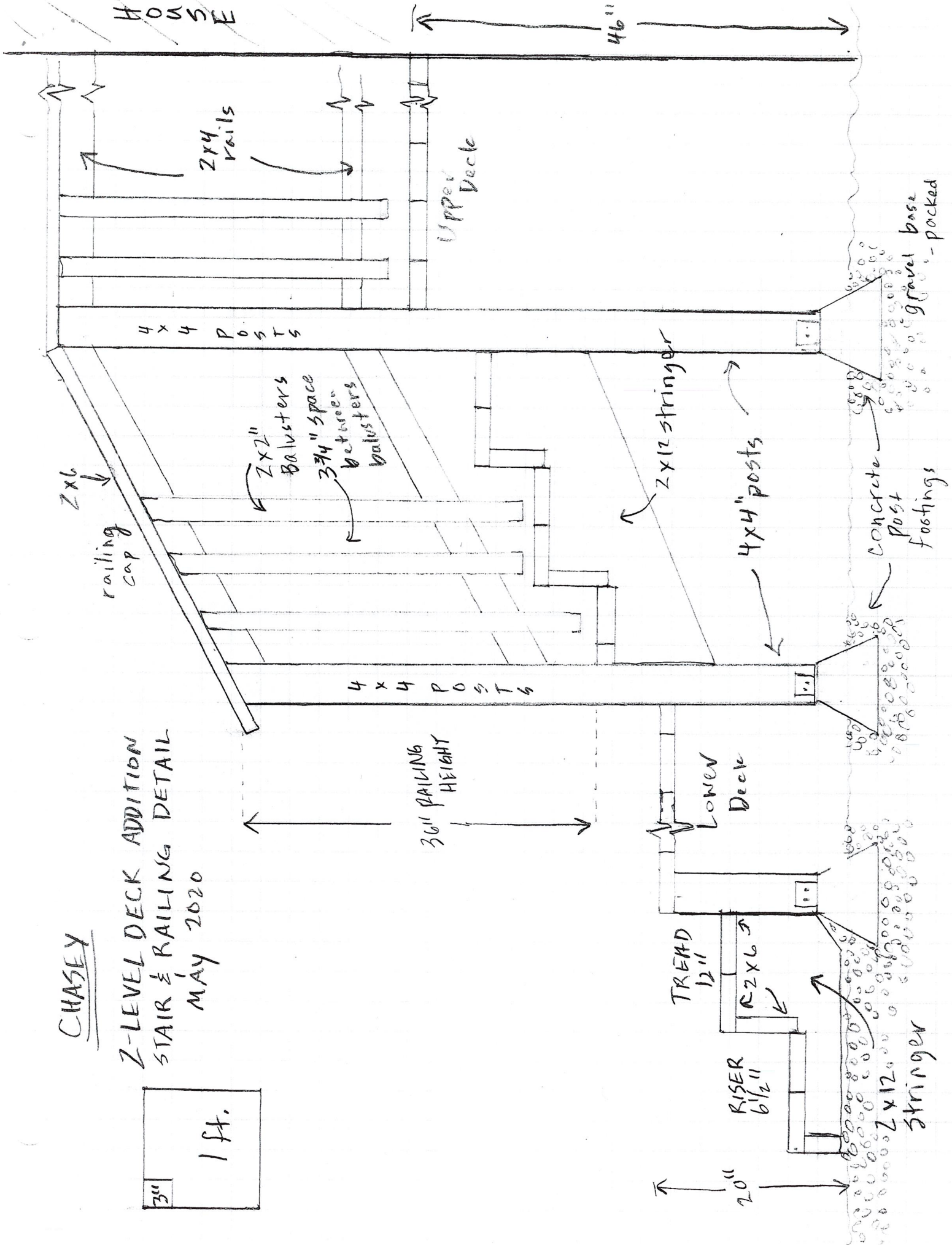
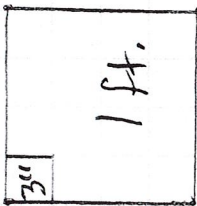
POST & FOOTING DETAIL

MAY 2020



CHASEY

Z-LEVEL DECK ADDITION
STAIR & RAILING DETAIL
MAY 2020



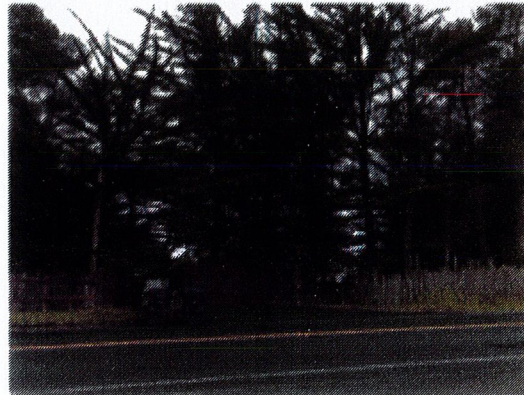
From: **Lloyd Chasey** lloydchasey@yahoo.com
Subject: Exterior Photos
Date: May 12, 2020 at 11:12 AM
To: Kathleen Chasey kathleen.chasey@gmail.com



Chasey Family Single Residence
EXTERIOR PHOTOS
30230 S Highway 1, Gualala, CA



Approaching property from North on S Hwy 1



Approaching property driveway from South on Hwy 1



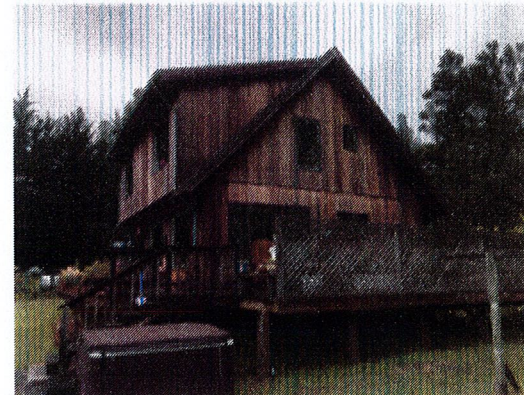
View of East side of Home



View of North side of Home



View of West side of Home



View of South side of Home

Search

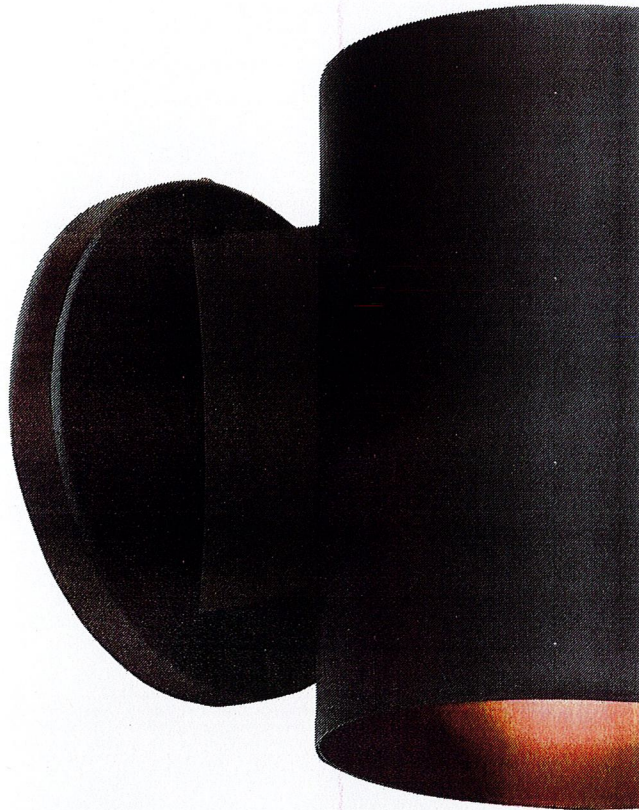


INSPIRATION

SAVED

CART 0

Home / Outdoor Wall Downlight / Poseidon Bronze Tube Downlight 6" High Outdoor Sconce



Poseidon Bronze Tube Downlight 6" High Outdoor Sconce

- Style # K6234

SALE

\$49.60

~~\$62.00~~ | Save \$12.00 | Ends 5/27/20

FREE SHIPPING & FREE RETURNS* | [Low Price Guarantee](#)

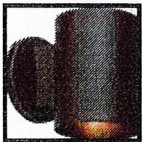
IN STOCK - [Ships in 1 to 2 Days](#)

1

ADD TO CART

SAVE

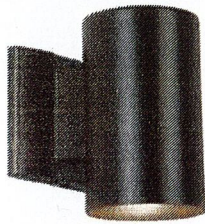
[Check Store Availability](#) | [Questions? Ask a Store Associate](#)



CHAT

VIEW IN YOUR ROOM

MORE YOU MAY LIKE



\$66.95



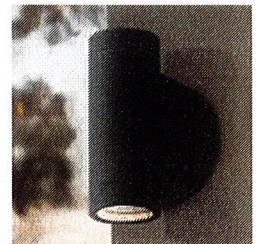
\$60.80



\$49.99



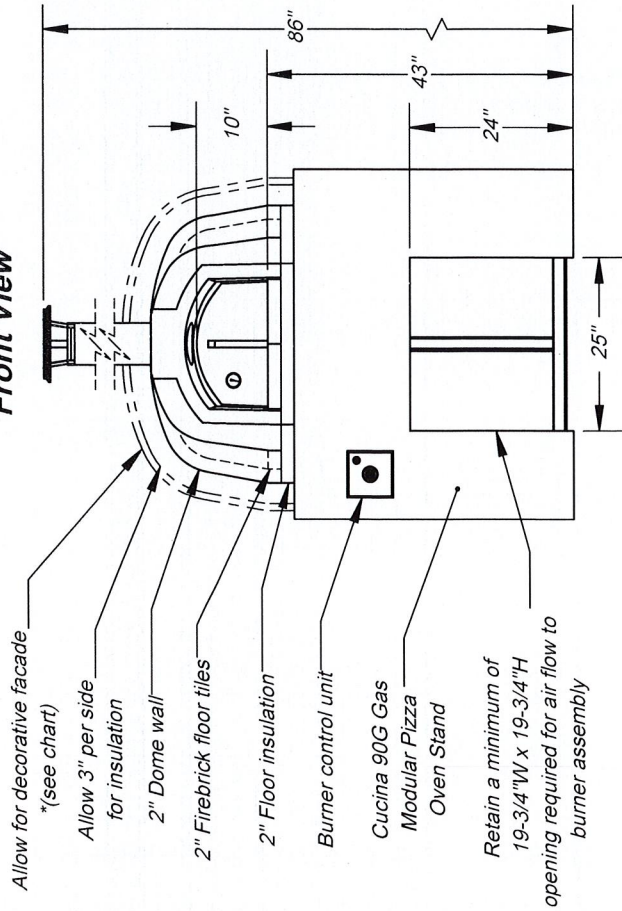
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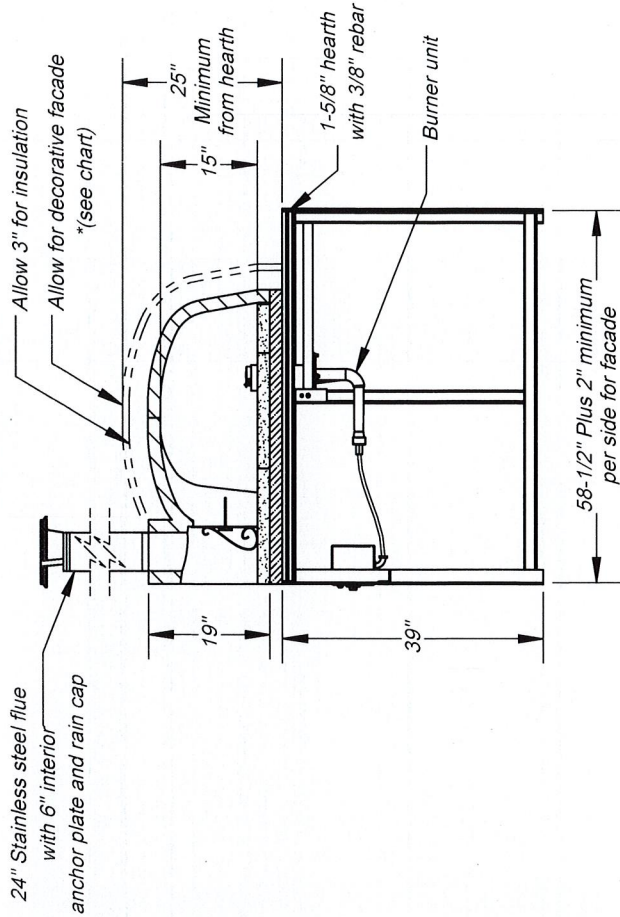
\$49.99

PRODUCT DETAILS

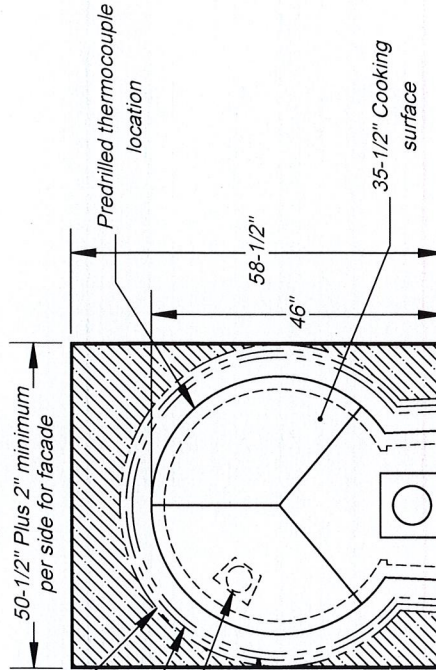
Front View



Side Elevation



Top View



Shown with Forno Bravo Cucina 90G oven stand with non-combustible hearth

CHASEY

*No Gas Burner Unit
Wood Fire Oven Only*

- Allow for decorative facade *(see chart)
- Allow 3" per side for insulation
- 2" Dome wall
- 2" Firebrick floor tiles
- 2" Floor insulation
- Burner control unit
- Cucina 90G Gas Modular Pizza Oven Stand
- Retain a minimum of 19-3/4"W x 19-3/4"H opening required for air flow to burner assembly

Gas Requirements:

Refer to Gas Burner Drawing for air and access requirements

Clearance to combustibles:

- 1" clearance all the way around side walls;
- 14" above completed dome assembly;
- 30" Side clearance from door opening;
- 36" from front of oven landing to combustibles.
- Non-combustible hearth.

Specifications:

- Wood, liquid gas or propane fuel;
- 24" Stainless steel flue with 6" interior, rain cap and anchor plate comes standard.
- Crate ships 54"W x 62"L x 49"H;
- Oven and stand weight: 1510 lbs..

WARNING:

READ ALL INSTRUCTIONS IN INSTALLATION MANUAL BEFORE INSTALLING AND USING APPLIANCE. FAILURE TO FOLLOW INSTRUCTIONS MAY RESULT IN PROPERTY DAMAGE, BODILY INJURY OR EVEN DEATH.

Decorative Facade Allowances	Depth	Width
Brick Arch	Usually 5"	N/A
Brick Landing	Usually 8"	Preference
Stucco	Approx 1"	N/A
Tile	Approx 1"	Approx 2"
Stone/Brick Veneer	Approx 1"	N/A
Brick or Masonry non veneer	Check Material Spec	N/A
UL737, UL2162, NSF-4, CAN/CGA-1.8 Dual, ANSI-z83.11 Dual, ANSI Z21.58, CSA 1.6-2007 Listed		
For more information: www.fornobravo.com		
Installation guide: www.fornobravo.com/PDF/residential_install.pdf		



Made in the U.S.A.
Residential Gas Fired Pizza Oven

FORNO BRAVO®
THE WORLD'S FINEST PIZZA OVENS

Casa2G 90G

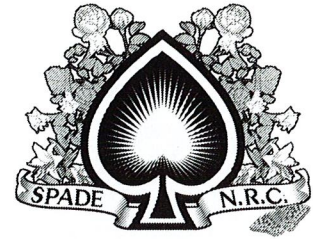
Gas Fired Pizza Oven w/ Stand

Architect Drawings SKU: FC2G90-SS-LP/NG

Revision 6/13/2016

Sheet: 1 of 7

Teresa R Spade, AICP
Spade Natural Resources Consulting
PO Box 1503
Mendocino, CA 95460
phone: 707.397.1802
spadenrc@gmail.com



To: County of Mendocino
Planning Division
120 West Fir Street
Fort Bragg, Ca 95437

Date: May 21, 2020

Dear County Planner:

Spade Natural Resources Consulting performed biological scoping and botanical surveys in 2015 at 30230 South Highway One (APN 142-031-10). A survey report was provided, indicating that no rare plants, rare plant communities, or evidence of special status wildlife was found at that time. Potential wildlife habitat was noted for bird and bat species of concern, Sonoma tree vole, and a low potential for presence of migrating California red-legged frog.

In order to update the survey effort, additional surveys occurred in April and May of 2020. During survey update efforts in 2020, no special status plants, special status plant communities, or special status wildlife habitat was observed in the project area, which consists of a deck to be built at the residence.

On April 15 and May 15, 2020, Spade Natural Resource Consulting visited the property and performed surveys within 100 feet of the residence and proposed deck addition. Prior to survey visits, a California Native Plant Society 9-Quad search was performed, listing all special status plants that occur within the subject and surrounding quads. The CNPS 9-Quad Search results are included as Appendix A. The surveys occurred at a time when most of the plants that were on the 9 Quad search list would have been evident and identifiable.

The following species on the 9-Quad search list would not have been in bloom during the survey efforts:

- **Pink sand verbena (*Abronia unbellata* var. *breviflora*)** – this species blooms from June-October and is a species that occurs in dune habitat. No dune habitat was present in the project area.
- **Swamp harebell (*Campanula californica*)** – this species blooms from June-October, and is a wetland species. No wetlands are present in the project area.
- **Mendocino dodder (*Cuscuta pacifica* var. *papilata*)** – this is a dune species that blooms from July-October. No dune habitat occurs on the property. Additionally, any species of dodder would have been obvious, and none was present.
- **Streamside daisy (*Erigeron biolettii*)** – this species blooms from June-October, and is present in wet forested areas. Habitat is not present as the site is too dry for this species.
- **American manna grass (*Glyceria grandis*)** – this species blooms from June -August, and occurs in wetlands. No habitat is present on the site for this species.
- **Running-pine (*Lycopodium clavatum*)** – this species blooms from June-August, and occurs in wet forests and wetlands. It would have been apparent even if not in bloom, and none was noted.
- **Gairdner's yampah (*Perideridia gairdneri* ssp. *gairdneri*)** – this species blooms from June -October. Habitat is present on the site for this species, however it is only a watch list species (CRPR 4.2) so not special status.

- **Nuttall's ribbon-leaved pondweed (*Potamogeton epihydrus*)** – this species blooms from July-September, and is present in aquatic habitat. No aquatic habitat is present in the project area.
- **Fringed false-hellebore (*Veratrum fimbriatum*)** – this species blooms from July-September and is present in damp, mesic areas. No habitat is present for this species, it is apparent even when not in bloom, and was not observed, and it is a watch list species (CRPR 4.3) so not special status.

The site is a blufftop property that is developed with a residence. The properties adjacent are also developed residentially. The proposed deck addition would occur in an area where a mowed non-native grassland is present.



Figure 1. Proposed deck location.

Dominant species within the grassland include rattlesnake grass (*Briza maxima*), hairy cat's ear (*Hypochaeris radicata*), sweet vernal grass (*Anthoxanthum odoratum*), and plantain (*Plantago lanceolata*). Site conditions have not significantly changed.

One item of note is that glory brush (*Ceanothus gloriosus*), which is used for landscaping and is also considered a CRPR 4.3 watch list species, was planted near the driveway since my last visit to the site in 2015. This is not considered special status, so does not have any impact on the project, however watch list species are generally noted in survey reports.

No evidence of wildlife species of concern was noted during survey efforts.

The surveys occurred during a time when early blue violet (*Viola adunca*), was found in bloom at a nearby site. No early blue violet was found at the subject property. Early blue violet is a larval food plant for the Federally Endangered Behren's silverspot butterfly. No blue butterflies were noted at the site. Common ringlet, a light colored butterfly, was observed during survey efforts.

Bumblebees were observed during survey efforts. These bumblebees were identified as yellow-faced bumblebee (*Bombus vosnesenskii*), which is a common species.

Birds were present which were feeding at a bird feeder at the site. It is likely that birds are currently nesting in vegetation at or near the property.

In addition to plant species listed in the 2015 study, the following species (not including landscaping) were also observed during 2020 survey efforts:

Hawkbit (*Leontodon saxatilis*)

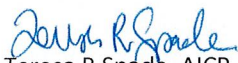
Smooth cat's ear (*Hypochaeris glabra*)

California poppy (*Eschscholzia californica*)

Bracken (*Pteridium aquilinum*)

The 2015 study lists recommended avoidance measures. Those measures are sufficient to assure protection of natural resources during the construction of the proposed deck. Since no tree removal or removal of brushy vegetation is proposed, and the proposed deck is to be located where the vegetation is kept mowed, there is no warrant for bird, bat, or tree vole surveys.

If you have questions, please contact me at any time.



Teresa R Spade, AICP

Spade Natural Resources Consulting

*The database used to provide updates to the Online Inventory is under construction. [View updates and changes made since May 2019 here.](#)

Inventory of Rare and Endangered Plants

Plant List

48 matches found. [Click on scientific name for details](#)

Search Criteria

California Rare Plant Rank is one of [1A, 1B, 2A, 2B, 3, 4], Found in Quads 3812386, 3812385 3812376 and 3812375;

[Q Modify Search Criteria](#)
 [Export to Excel](#)
 [Modify Columns](#)
 [Modify Sort](#)
 [Display Photos](#)

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
Abronia umbellata var. breviflora	pink sand-verbena	Nyctaginaceae	perennial herb	Jun-Oct	1B.1	S2	G4G5T2
Agrostis blasdalei	Blasdale's bent grass	Poaceae	perennial rhizomatous herb	May-Jul	1B.2	S2	G2
Astragalus agnicidus	Humboldt County milk-vetch	Fabaceae	perennial herb	Apr-Sep	1B.1	S2	G2
Astragalus rattanii var. rattanii	Rattan's milk-vetch	Fabaceae	perennial herb	Apr-Jul	4.3	S4	G4T4
Bryoria pseudocapillaris	false gray horsehair lichen	Parmeliaceae	fruticose lichen (epiphytic)		3.2	S2	G3
Calamagrostis bolanderi	Bolander's reed grass	Poaceae	perennial rhizomatous herb	May-Aug	4.2	S4	G4
Calystegia purpurata ssp. saxicola	coastal bluff morning-glory	Convolvulaceae	perennial herb	(Mar)Apr-Sep	1B.2	S2S3	G4T2T3
Campanula californica	swamp harebell	Campanulaceae	perennial rhizomatous herb	Jun-Oct	1B.2	S3	G3
Carex californica	California sedge	Cyperaceae	perennial rhizomatous herb	May-Aug	2B.3	S2	G5
Carex lyngbyei	Lyngbye's sedge	Cyperaceae	perennial rhizomatous herb	Apr-Aug	2B.2	S3	G5
Carex saliniformis	deceiving sedge	Cyperaceae	perennial rhizomatous herb	May-Jun(Jul)	1B.2	S2	G2
Castilleja ambigua var. ambigua	johnny-nip	Orobanchaceae	annual herb (hemiparasitic)	Mar-Aug	4.2	S3S4	G4T4
Castilleja ambigua var. humboldtiensis	Humboldt Bay owl's-clover	Orobanchaceae	annual herb (hemiparasitic)	Apr-Aug	1B.2	S2	G4T2

<u>Castilleja mendocinensis</u>	Mendocino Coast paintbrush	Orobanchaceae	perennial herb (hemiparasitic)	Apr-Aug	1B.2	S2	G2
<u>Ceanothus gloriosus var. exaltatus</u>	glory brush	Rhamnaceae	perennial evergreen shrub	Mar-Jun(Aug)	4.3	S4	G4T4
<u>Ceanothus gloriosus var. gloriosus</u>	Point Reyes ceanothus	Rhamnaceae	perennial evergreen shrub	Mar-May	4.3	S4	G4T4
<u>Coptis laciniata</u>	Oregon goldthread	Ranunculaceae	perennial rhizomatous herb	(Feb)Mar-May(Sep-Nov)	4.2	S3?	G4?
<u>Cuscuta pacifica var. papillata</u>	Mendocino dodder	Convolvulaceae	annual vine (parasitic)	(Jun)Jul-Oct	1B.2	S1	G5T1
<u>Erigeron biolettii</u>	streamside daisy	Asteraceae	perennial herb	Jun-Oct	3	S3?	G3?
<u>Erigeron supplex</u>	supple daisy	Asteraceae	perennial herb	May-Jul	1B.2	S2	G2
<u>Erysimum concinnum</u>	bluff wallflower	Brassicaceae	annual / perennial herb	Feb-Jul	1B.2	S2	G3
<u>Fritillaria roderickii</u>	Roderick's fritillary	Liliaceae	perennial bulbiferous herb	Mar-May	1B.1	S1	G1Q
<u>Gilia capitata ssp. pacifica</u>	Pacific gilia	Polemoniaceae	annual herb	Apr-Aug	1B.2	S2	G5T3
<u>Glehnia littoralis ssp. leiocarpa</u>	American glehnia	Apiaceae	perennial herb	May-Aug	4.2	S2S3	G5T5
<u>Glyceria grandis</u>	American manna grass	Poaceae	perennial rhizomatous herb	Jun-Aug	2B.3	S3	G5
<u>Hesperervax sparsiflora var. brevifolia</u>	short-leaved evax	Asteraceae	annual herb	Mar-Jun	1B.2	S2	G4T3
<u>Hesperocyparis pygmaea</u>	pygmy cypress	Cupressaceae	perennial evergreen tree		1B.2	S1	G1
<u>Horkelia marinensis</u>	Point Reyes horkelia	Rosaceae	perennial herb	May-Sep	1B.2	S2	G2
<u>Horkelia tenuiloba</u>	thin-lobed horkelia	Rosaceae	perennial herb	May-Jul(Aug)	1B.2	S2	G2
<u>Hosackia gracilis</u>	harlequin lotus	Fabaceae	perennial rhizomatous herb	Mar-Jul	4.2	S3	G3G4
<u>Hypogymnia schizidiata</u>	island rock lichen	Parmeliaceae	foliose lichen (null)		1B.3	S1	G2
<u>Kopsiopsis hookeri</u>	small groundcone	Orobanchaceae	perennial rhizomatous herb (parasitic)	Apr-Aug	2B.3	S1S2	G4?
<u>Lasthenia californica ssp. bakeri</u>	Baker's goldfields	Asteraceae	perennial herb	Apr-Oct	1B.2	S1	G3T1
<u>Lasthenia californica ssp. macrantha</u>	perennial goldfields	Asteraceae	perennial herb	Jan-Nov	1B.2	S2	G3T2
<u>Lasthenia conjugens</u>	Contra Costa goldfields	Asteraceae	annual herb	Mar-Jun	1B.1	S1	G1
<u>Lathyrus palustris</u>	marsh pea	Fabaceae	perennial herb	Mar-Aug	2B.2	S2	G5
<u>Lilium maritimum</u>	coast lily	Liliaceae	perennial bulbiferous herb	May-Aug	1B.1	S2	G2
<u>Lycopodium clavatum</u>	running-pine	Lycopodiaceae	perennial rhizomatous herb	Jun-Aug(Sep)	4.1	S3	G5
<u>Microseris paludosa</u>	marsh microseris	Asteraceae	perennial herb	Apr-Jun(Jul)	1B.2	S2	G2

<u>Oenothera wolfii</u>	Wolf's evening-primrose	Onagraceae	perennial herb	May-Oct	1B.1	S1	G2
<u>Perideridia gairdneri ssp. gairdneri</u>	Gairdner's yampah	Apiaceae	perennial herb	Jun-Oct	4.2	S3S4	G5T3T4
<u>Potamogeton epihydrus</u>	Nuttall's ribbon-leaved pondweed	Potamogetonaceae	perennial rhizomatous herb (aquatic)	(Jun)Jul-Sep	2B.2	S2S3	G5
<u>Sidalcea calycosa ssp. rhizomata</u>	Point Reyes checkerbloom	Malvaceae	perennial rhizomatous herb	Apr-Sep	1B.2	S2	G5T2
<u>Sidalcea malachroides</u>	maple-leaved checkerbloom	Malvaceae	perennial herb	(Mar)Apr-Aug	4.2	S3	G3
<u>Sidalcea malviflora ssp. purpurea</u>	purple-stemmed checkerbloom	Malvaceae	perennial rhizomatous herb	May-Jun	1B.2	S1	G5T1
<u>Trifolium buckwestiorum</u>	Santa Cruz clover	Fabaceae	annual herb	Apr-Oct	1B.1	S2	G2
<u>Trifolium trichocalyx</u>	Monterey clover	Fabaceae	annual herb	Apr-Jun	1B.1	S1	G1
<u>Veratrum fimbriatum</u>	fringed false-hellebore	Melanthiaceae	perennial herb	Jul-Sep	4.3	S3	G3

Suggested Citation

California Native Plant Society, Rare Plant Program. 2020. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Website <http://www.rareplants.cnps.org> [accessed 15 April 2020].

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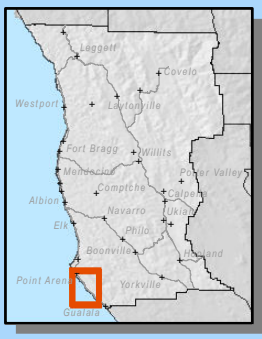
[CalPhotos](#)

Questions and Comments

rareplants@cnps.org

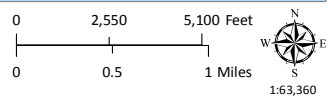


SUBJECT PARCEL/S



CASE: CDP 2020-0017
 OWNER: CHASEY, LLOYD
 APN: 142-031-10-05
 APLCT: Kathleen & Lloyd Chasey
 AGENT:
 ADDRESS: 30230 S. Highway 1, Gualala

- Major Towns & Places
- ⬭ City Limits
- ▬ Coastal Zone Boundary
- 〰 Major Rivers
- ▬ Highways
- ▬ Major Roads






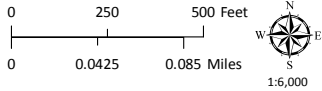
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 07/27/2023



CASE: CDP 2020-0017
 OWNER: CHASEY, LLOYD
 APN: 142-031-10-05
 APLCT: Kathleen & Lloyd Chasey
 AGENT:
 ADDRESS: 30230 S. Highway 1, Gualala


-  Named Rivers
-  Public Roads
-  Private Roads

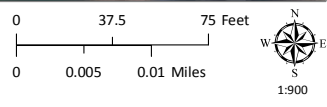


AERIAL IMAGERY



CASE: CDP 2020-0017
OWNER: CHASEY, LLOYD
APN: 142-031-10-05
APLCT: Kathleen & Lloyd Chasey
AGENT:
ADDRESS: 30230 S. Highway 1, Gualala

 Public Roads






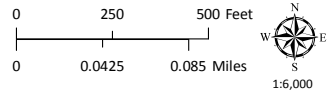
AERIAL IMAGERY

VENTURA COUNTY PLANNING DEPARTMENT 02/27/2024



CASE: CDP 2020-0017
 OWNER: CHASEY, LLOYD
 APN: 142-031-10-05
 APLCT: Kathleen & Lloyd Chasey
 AGENT:
 ADDRESS: 30230 S. Highway 1, Gualala

-  Named Rivers
-  Public Roads
-  Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

HENOCK COUNTY PLANNING DEPARTMENT - 6/20/20



RR5 [RR1]

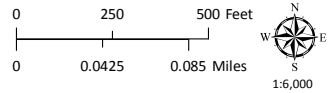
RR5 [RR2]

RMR 20

RR5
TP

CASE: CDP 2020-0017
OWNER: CHASEY, LLOYD
APN: 142-031-10-05
APLCT: Kathleen & Lloyd Chasey
AGENT:
ADDRESS: 30230 S. Highway 1, Gualala

-  Zoning Districts
-  Assessors Parcels





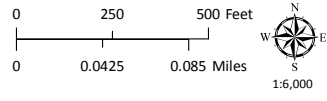
ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT 6/27/2020



CASE: CDP 2020-0017
 OWNER: CHASEY, LLOYD
 APN: 142-031-10-05
 APLCT: Kathleen & Lloyd Chasey
 AGENT:
 ADDRESS: 30230 S. Highway 1, Gualala

-  General Plan Classes
-  Assessor's Parcels



GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT 6/27/2020



SHORELINE ACCESS/CIRCULATION

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

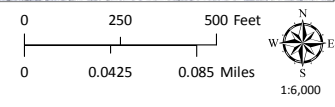
NATURAL ENVIRONMENT

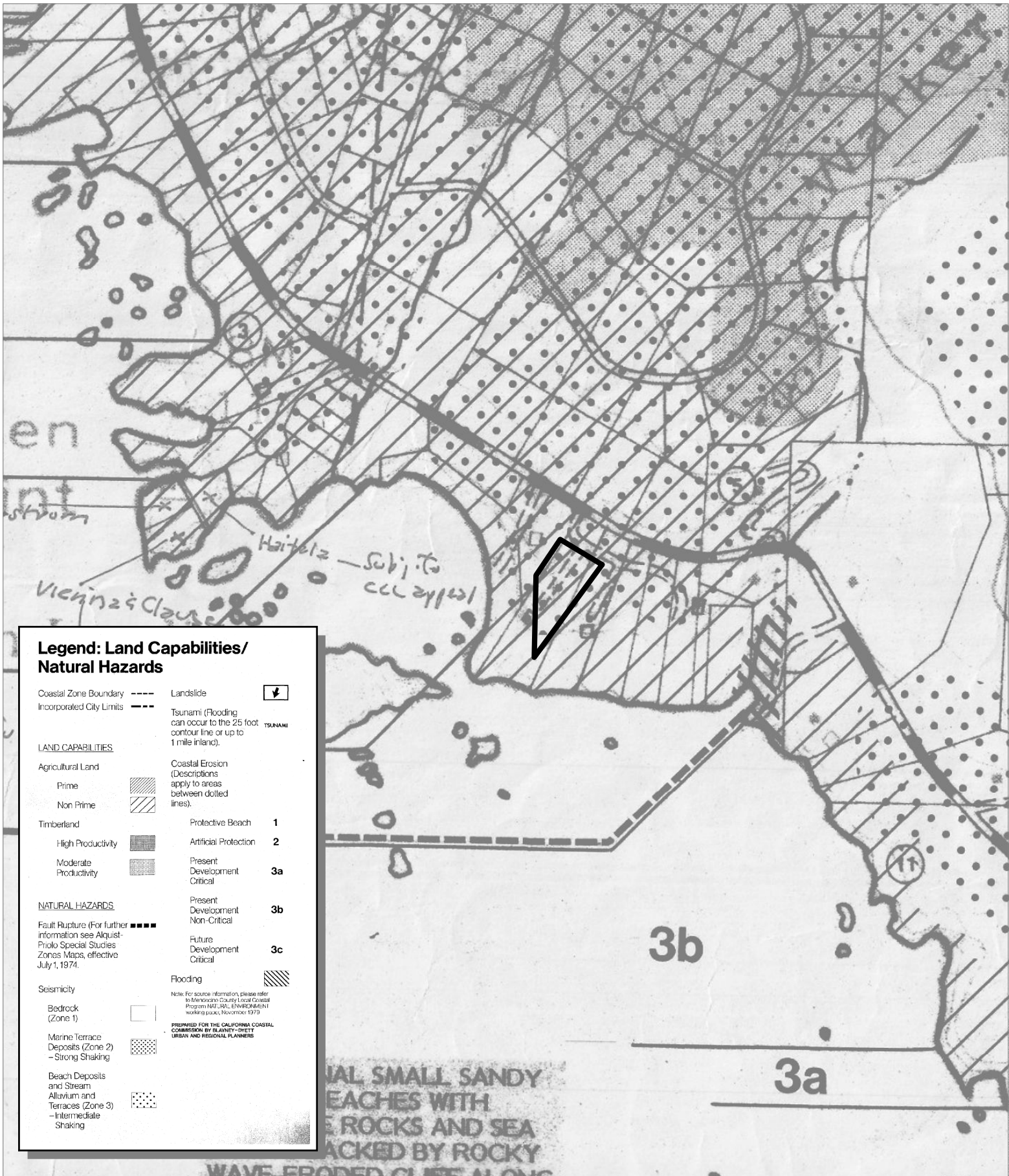
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

BOUNDARIES

- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

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Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary - - - - -
 Incorporated City Limits - - - - -

LAND CAPABILITIES

Agricultural Land
 Prime [diagonal lines] Non Prime [cross-hatch]

Timberland
 High Productivity [stippled] Moderate Productivity [dotted]

NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974) [thick dashed line]

Seismicity
 Bedrock (Zone 1) [white box]
 Marine Terrace Deposits (Zone 2) - Strong Shaking [dotted box]
 Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [stippled box]

Landslide [arrow pointing down to slope]
 Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). [wavy line]

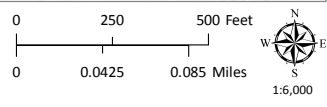
Coastal Erosion (Descriptions apply to areas between dotted lines).
 Protective Beach 1 [diagonal lines]
 Artificial Protection 2 [cross-hatch]
 Present Development Critical 3a [stippled]
 Present Development Non-Critical 3b [dotted]
 Future Development Critical 3c [diagonal lines]

Flooding [wavy line]

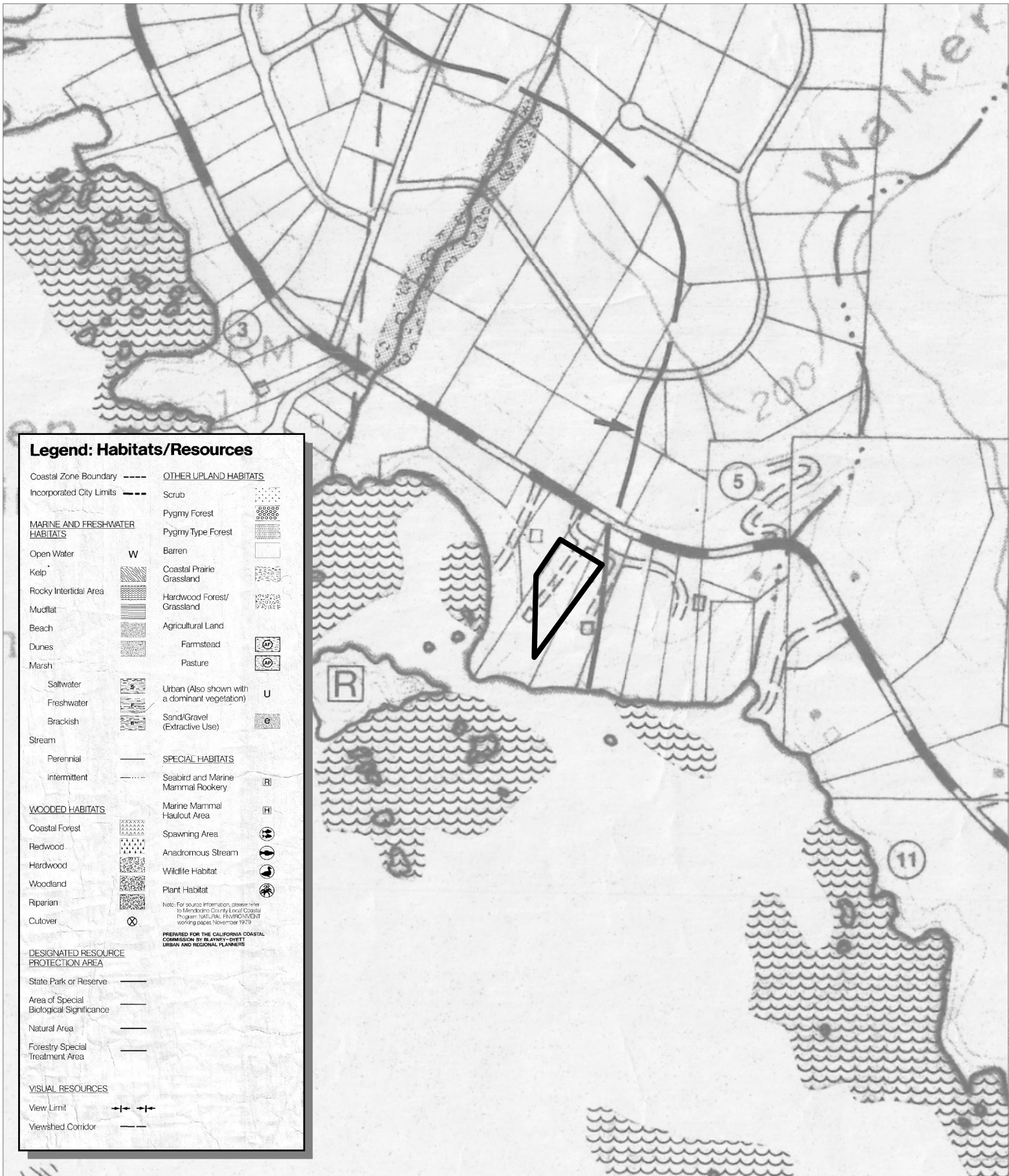
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working plan, November 1975.

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

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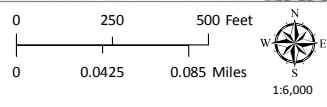


MENDOCINO COUNTY PLANNING DEPARTMENT - 6/27/2020



Legend: Habitats/Resources

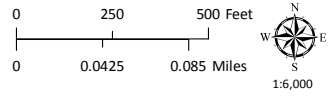
Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	---	Scrub
MARINE AND FRESHWATER HABITATS		
Open Water	W	Pygmy Forest
Kelp	[Pattern]	Pygmy Type Forest
Rocky Intertidal Area	[Pattern]	Barren
Mudflat	[Pattern]	Coastal Prairie
Beach	[Pattern]	Grassland
Dunes	[Pattern]	Hardwood Forest/
Marsh	[Pattern]	Grassland
Saltwater	[Pattern]	Agricultural Land
Freshwater	[Pattern]	Farmstead
Brackish	[Pattern]	Pasture
Stream	[Pattern]	Urban (Also shown with a dominant vegetation)
Perennial	—	Sand/Gravel (Extractive Use)
Intermittent	---	
WOODED HABITATS		
Coastal Forest	[Pattern]	SPECIAL HABITATS
Redwood	[Pattern]	Seabird and Marine Mammal Rookery
Hardwood	[Pattern]	Marine Mammal Haulout Area
Woodland	[Pattern]	Spawning Area
Riparian	[Pattern]	Anadromous Stream
Cutover	[Pattern]	Wildlife Habitat
		Plant Habitat
<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979</small>		
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY, STEITZ URBAN AND REGIONAL PLANNERS</small>		
DESIGNATED RESOURCE PROTECTION AREA		
State Park or Reserve	—	
Area of Special Biological Significance	—	
Natural Area	—	
Forestry Special Treatment Area	—	
VISUAL RESOURCES		
View Limit	--- --- ---	
Viewshed Corridor	---	



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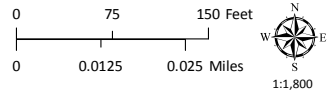




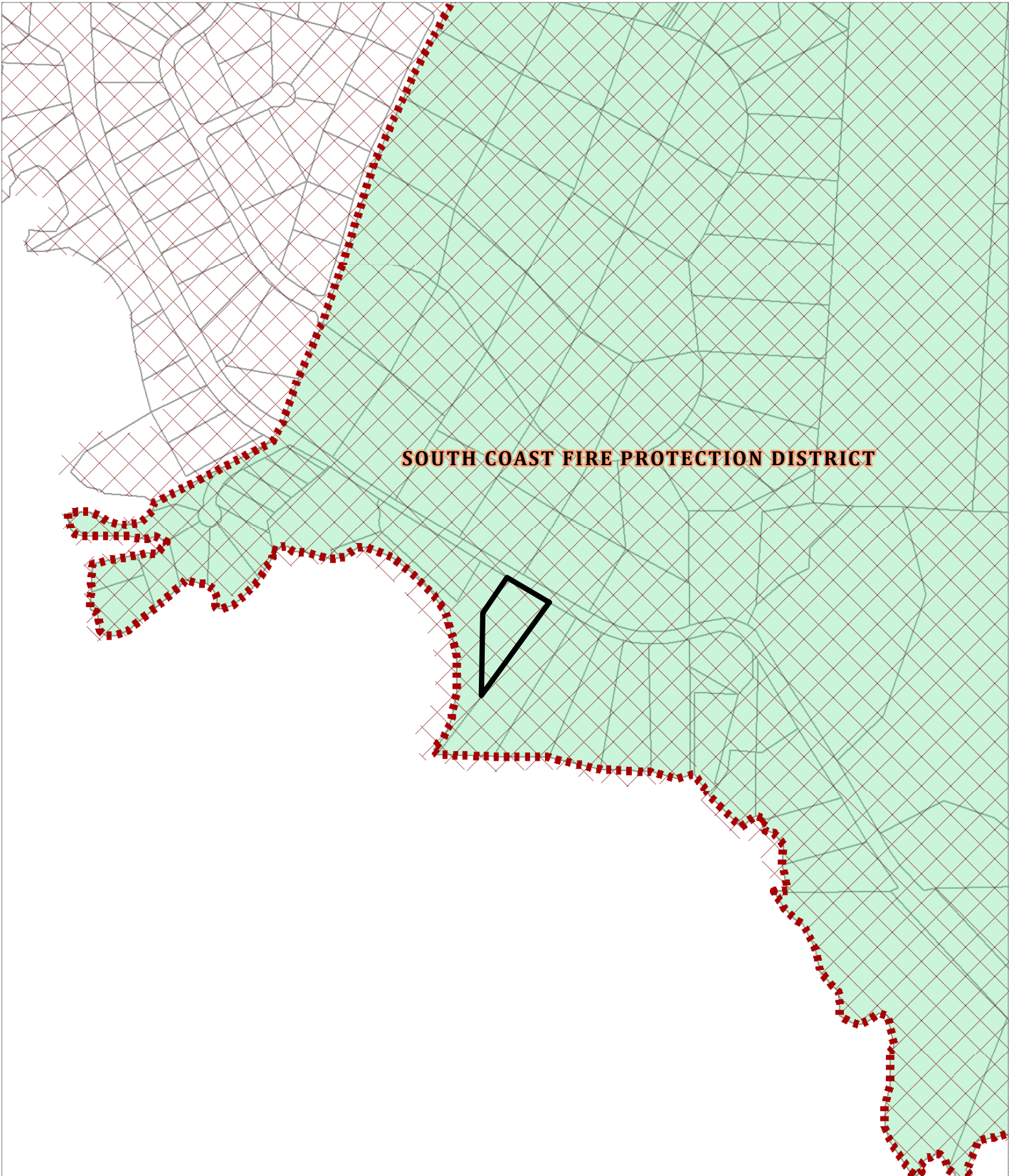
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 Assessor's Parcels

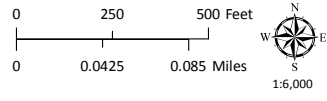


ADJACENT PARCELS



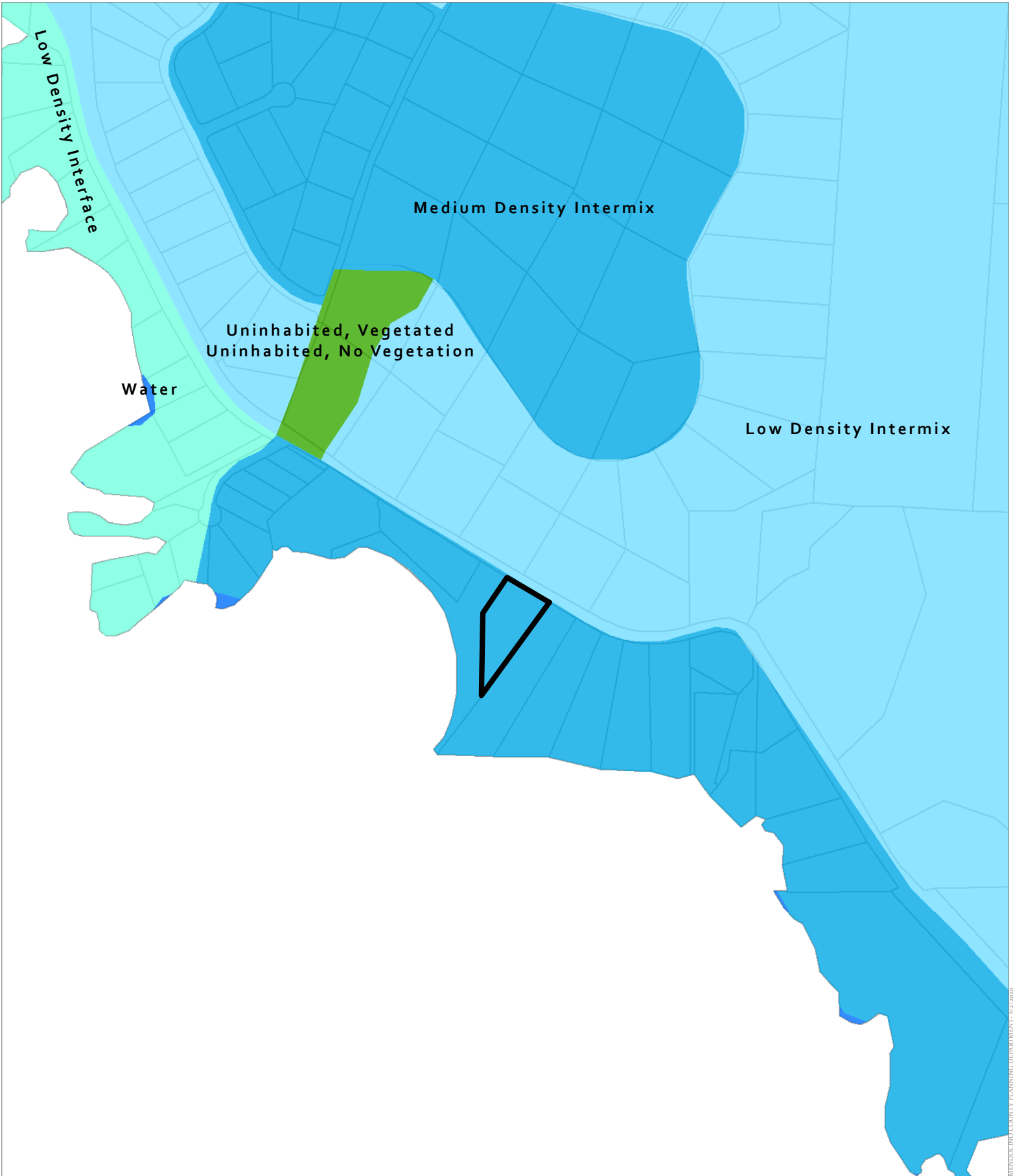
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-  High Fire Hazard
-  County Fire Districts
-  Assessors Parcels



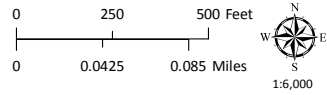
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 6/27/2024

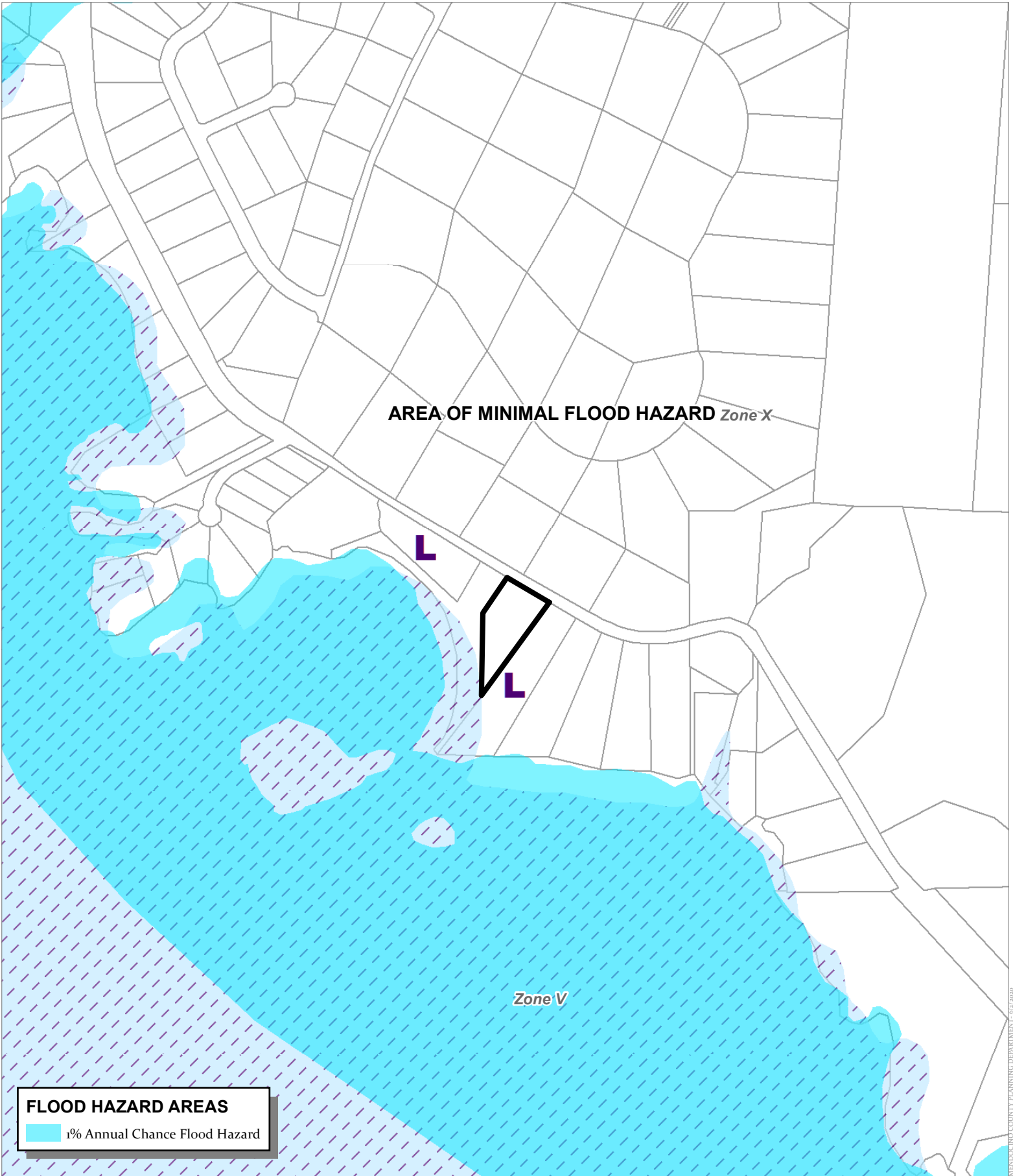


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- Water
- Assessors Parcels






MENDOCINO COUNTY PLANNING DEPARTMENT - 06/27/2020

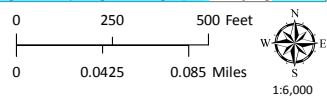


AREA OF MINIMAL FLOOD HAZARD Zone X

Zone V

FLOOD HAZARD AREAS
 1% Annual Chance Flood Hazard

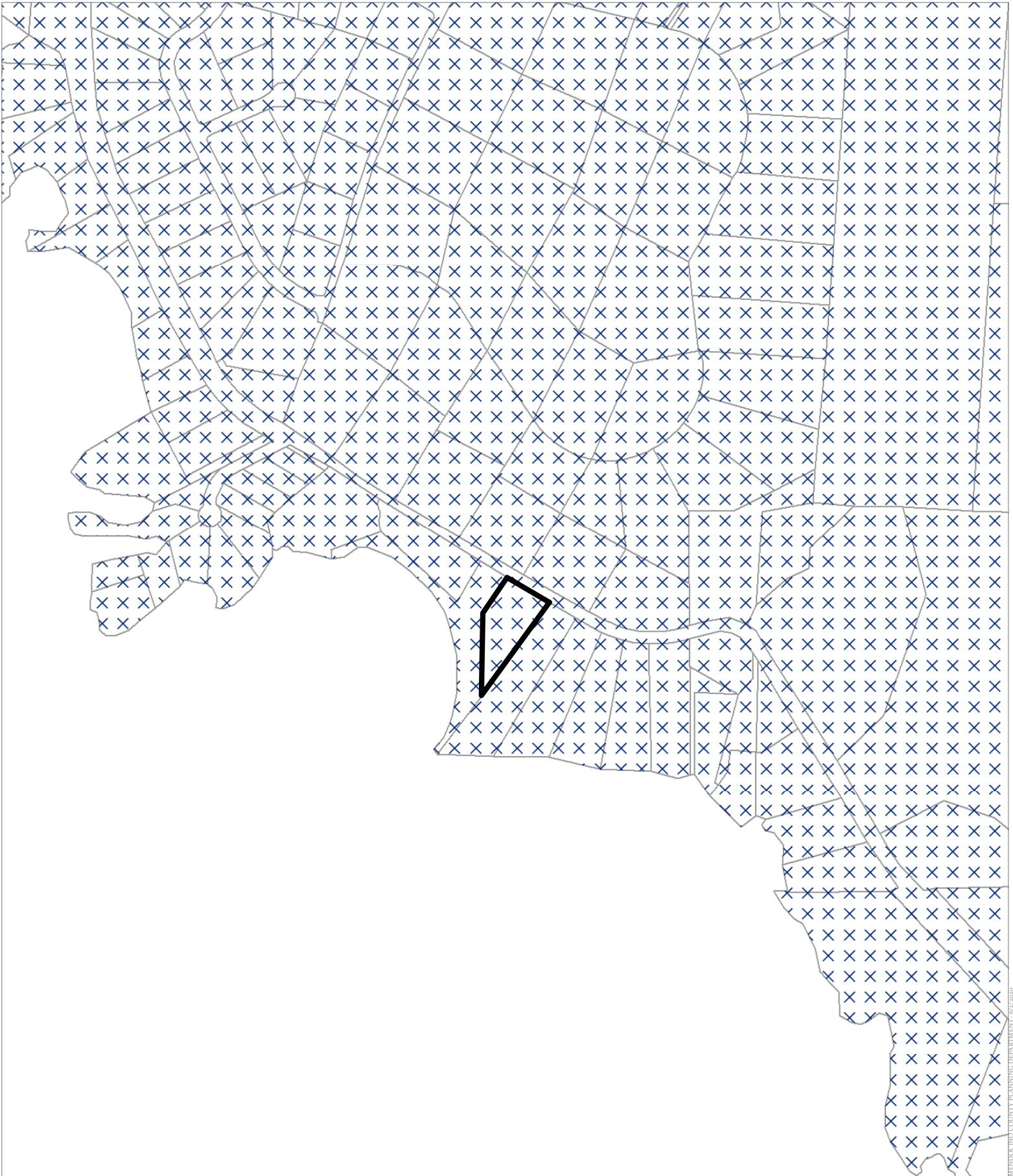
-  LOMA Letters
-  Tsunami Inundation Zones
-  Assessors Parcels



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SPECIAL FLOOD HAZARD AREAS

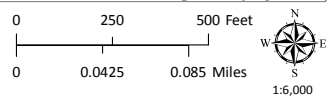
MENDOCINO COUNTY PLANNING DEPARTMENT 6/27/2020



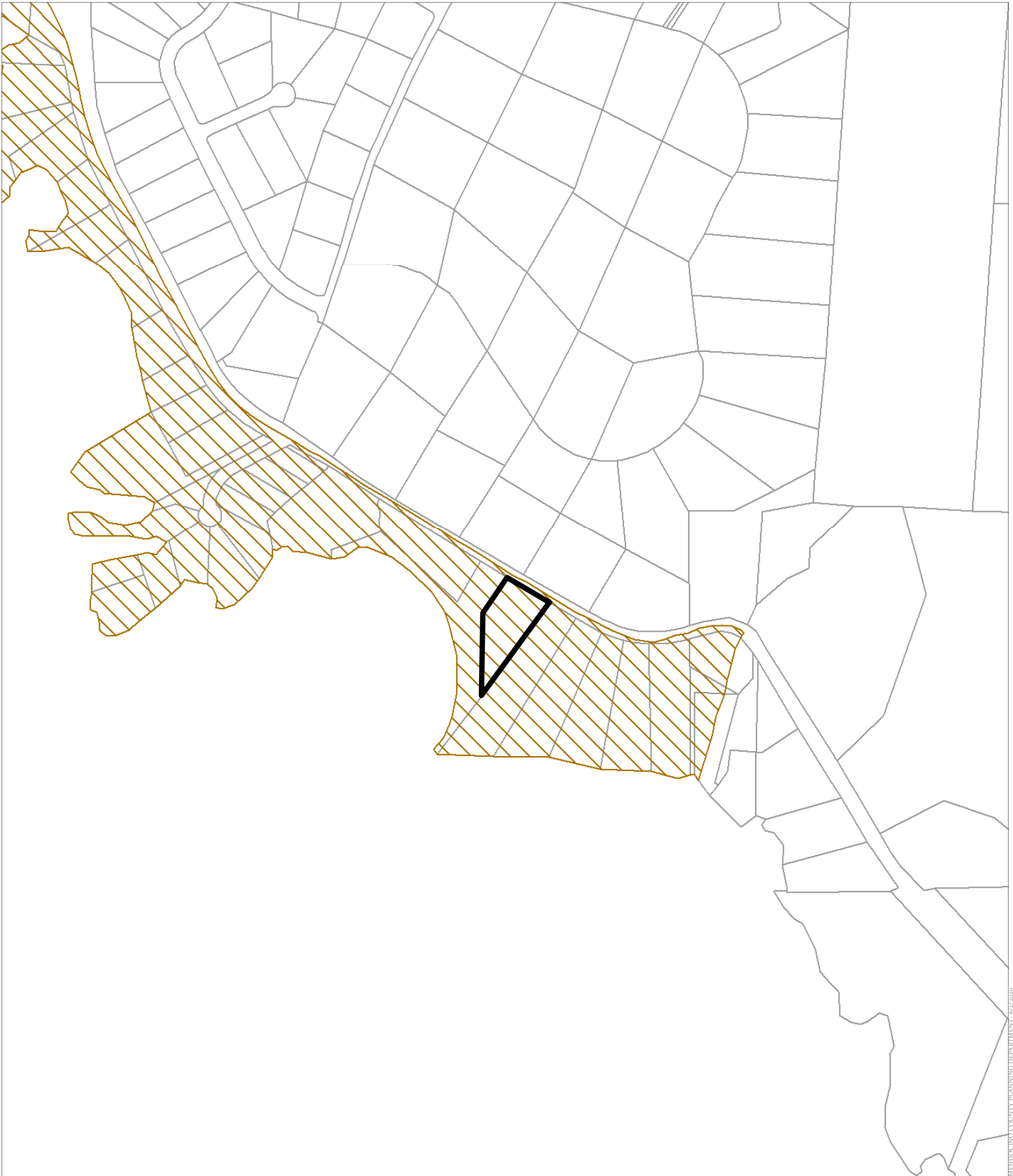
MENDOCINO COUNTY PLANNING DEPARTMENT 6/27/2020

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- Critical Water Areas
- Assessors Parcels





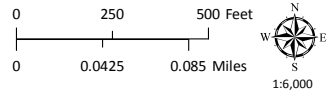
GROUND WATER RESOURCES



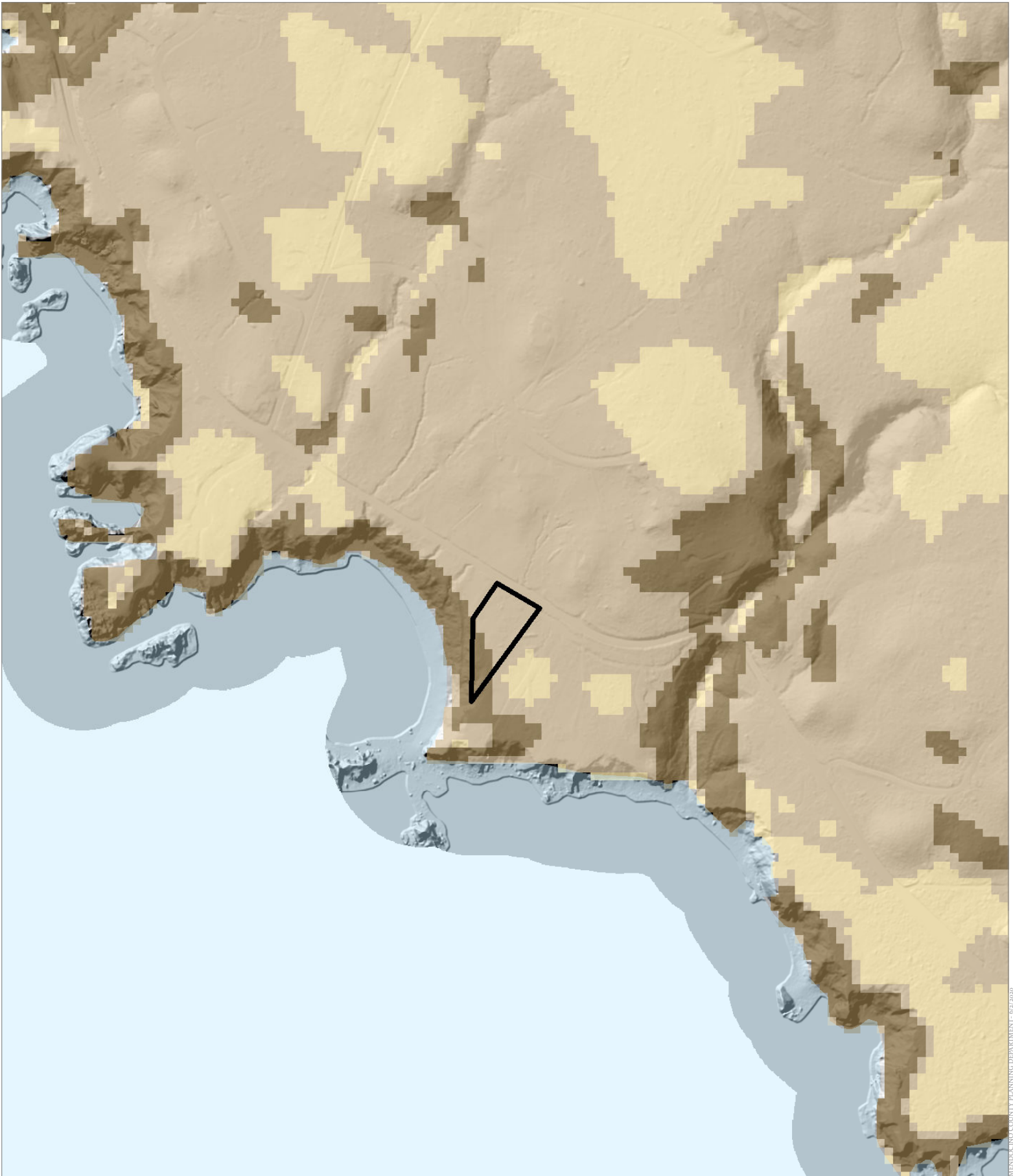
MENDOCINO COUNTY PLANNING DEPARTMENT 6/27/2020

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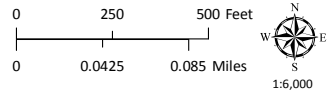
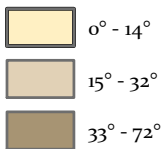
 Highly Scenic Area
 Assessors Parcels



HIGHLY SCENIC & TREE REMOVAL AREAS

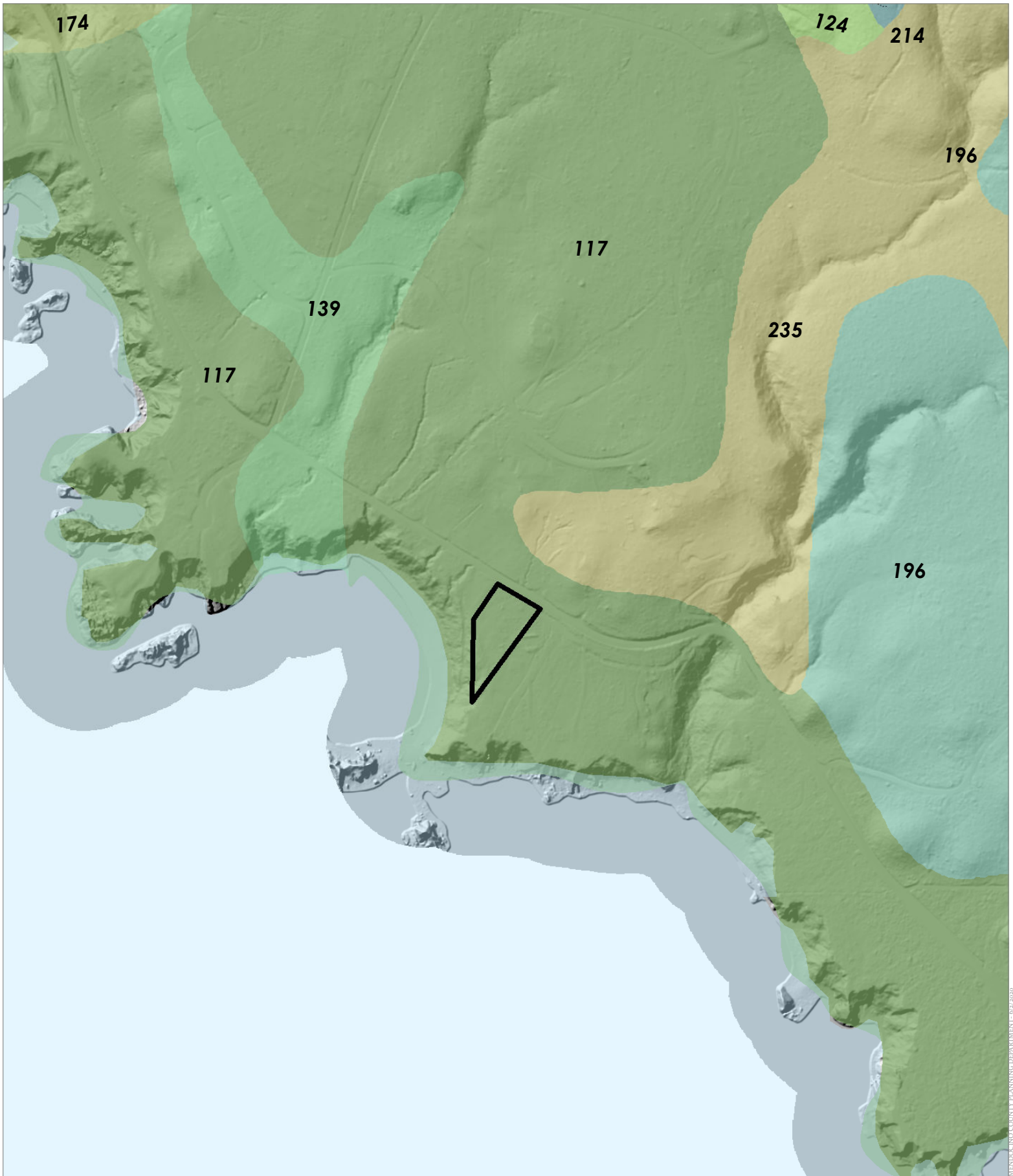


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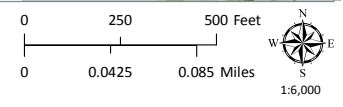
ESTIMATED SLOPE

MENDOCINO COUNTY PLANNING DEPARTMENT - 6/27/2020



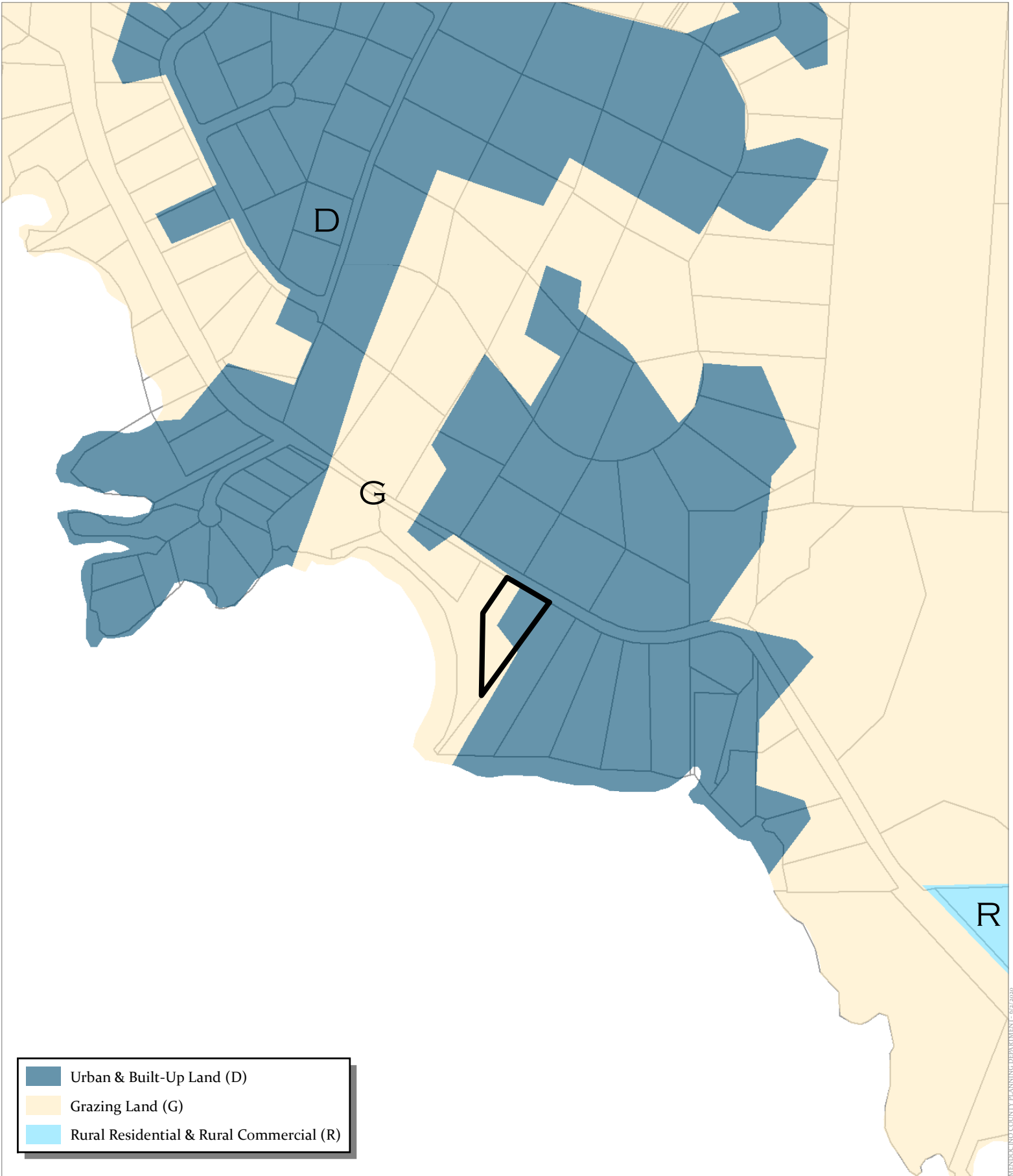
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
 Shinglemill-Gibney Complex




WESTERN SOIL CLASSES

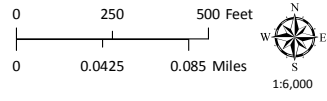
MENDOCINO COUNTY PLANNING DEPARTMENT - 07/27/2020



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

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FARMLAND CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 6/27/2020