



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT- BLACOASTAL**

**SEPTEMBER 8, 2016
B 2016-0023**

SUMMARY

OWNER: BRUCE R. & BETH K. BELL
PO BOX 669
MENDOCINO, CA 95460

CHARLES & LYDIA RAND
TATYANA RAND
PO BOX 484
MENDOCINO, CA 95460

APPLICANT: BRUCE BELL
PO BOX 669
MENDOCINO, CA 95460

AGENT: N/A

APN/S: 118-340-44, 45, 119-380-49

REQUEST: Coastal Development Boundary Line Adjustment to transfer .10± acres between 118-340-44 and 118-340-45 (Bell) and 119-380-49 (Rand) to create three parcels of 2.84± acres, 5.27± acres and 20.10± acres, respectively.

LOCATION: In the Coastal Zone, approximately 1.00± mile northeast of the town of Mendocino. Parcels are east off Jack Peters Creek Road (Private), approximately .53± miles from its intersection with Larkin Road (CR 443).

TOTAL ACREAGE: 28.21±

GENERAL PLAN: RMR 20 / RMR 20-DL / RR 5[RR 2] / RR 5-DL[RR 2-DL]

ZONING: RMR 20 / RMR 20-DL / RR 5[RR 2] / RR 5-DL[RR 2-DL]

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Categorically Exempt

RECOMMENDATION: Approve Coastal Development Boundary Line Adjustment B 2016-0023 with recommended conditions.

STAFF PLANNER: RUSSELL FORD

BACKGROUND

PROJECT DESCRIPTION:

Coastal Development Boundary Line Adjustment to transfer .10± acres between 118-340-44 and 118-340-45 (Bell) and 119-380-49 (Rand) to create three parcels of 2.84± acres, 5.27± acres and 20.10± acres, respectively.

APPLICANT'S STATEMENT:

.10 A from 119-380-49, added .10 A to 118-380-44
.10 A from 118-340-45, added .10 A to 119-380-49

119-380-49 remains a 20.10 acre parcel.
118-340-45 remains over 5 A (@ 5.27 A)
118-340-44 becomes 2.84 A

(statement based on revised tentative map)

RELATED APPLICATIONS:

On-Site

- CDB 40-2005
- CDB 71-2000
- CDB 24-98
- B 75-91
- MS 42-76
- Mendocino Village Estates P 11-73

Neighboring Property

- Mendocino Village Estates P 11-73

SITE CHARACTERISTICS:

The site is located along the east side of State Highway 1 just north of the town of Mendocino in the Surfwood Subdivision area, as part of the Mendocino Village Estates subdivision. All parcels are on a flat marine terrace, less than a mile from the Pacific Ocean and heavily forested.

APN 118-340-44 is accessed by Jack Peters Creek Road (private), and is improved with a 2200 square foot single family residence and pump house, water well and septic.

APN 118-340-45 is accessed by Jack Peters Creek Road and is currently unimproved but heavily forested.

APN 119-380-49 is accessed by Surfwood Drive (private), and is improved with a 1800 square foot single family residence, a 1600 square foot barn/studio and several outbuildings, water well and septic.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	RMR 20	RMR 20	19.75±	Residential
EAST	RMR 20 / RMR 20-DL	RMR 20 / RMR 20-DL	25.05±	Residential
SOUTH	RR5 [RR2]	RR5 [RR2]	1.83±	Residential
WEST	RR5 [RR2] / RR5-DL [RR2-DL]	RR5 [RR2] / RR5-DL [RR2-DL]	~2±	Residential

PUBLIC SERVICES:

Access: Jack Peters Creek Road (private) and Surfwood Drive (private)
 Fire District: Mendocino Fire Protection District
 Water District: None
 Sewer District: None
 School District: Mendocino Unified

AGENCY COMMENTS:

On July 8th, project referrals were sent to responsible or trustee agencies with jurisdiction over the Project. Their required related permits, if any, are listed below. Their submitted recommended conditions of approval are contained in Exhibit A of the attached resolution. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial is discussed in full as key issues in the following section.

REFERRAL AGENCIES	RELATED PERMIT	COMMENT	DATE
CALFIRE		Comments	7/20/16
<i>Adhere to 4290 road standards</i>			
Division of Environmental Health		No Comment	7/15/16
Planning Division – Fort Bragg	CDB 71-00 LCP 88-12	No Comment	7/14/16

KEY ISSUES

1. General Plan and Zoning Consistency:

APN 119-380-49 is classified RMR 20 (Remote Residential, 20 acre minimum), and APNs 118-340-44 and 45 are classified RR5 [RR2] (Rural Residential, 5 acre minimum, variable density), with a section of DL (development limitation) that buffers Jack Peters Gulch running through the center of the parcels.

The RR-5 [RR-2] zoning of the parcels is consistent with the General Plan Land Use Designation. Mendocino County Coastal Zoning Code Section 20.048.005 establishes the intent of the RR zoning to “create and enhance residential areas where agricultural use compatible with a permanent residential use is desired. Typically the “R-R” District would be applied to rural or semi-rural areas where urban levels of

service are not available and where urban levels of services are not available and where large lots are desired.” The proposed adjustment would create RR5 [RR2] parcels of 2.84± and 5.27± acres each. The lot being reduced would remain above the 5 acre minimum, and the smaller non-conforming lot will be slightly enlarged.

The RMR 20 zoning of APN 119-380-49 is consistent with the General Plan Land Use Designation. Mendocino County Coastal Zoning Code Section 20.380.005 established the intent of the RMR zoning to *“be applied to lands within the Coastal Zone which are well suited for low density residential uses, or where land has already been divided and substantial development has occurred.”* The proposed adjustment will create a split-zoned parcel, removing .10 acres from the RMR 20 zone and adding .10 into the RR5 [RR2] zone. The proposed adjustment will leave 20 acres within the RMR 20 classification to keep the parcel in conformance.

There is no conflict with the Land Use Designation and the project.

2. Division of Land Regulations:

This project is scheduled to be reviewed by the County Subdivision Committee on September 8th, 2016, at which time the Subdivision Committee will make recommendations concerning approval to the Coastal Permit Administrator per the required findings in Section 17-17.5 of the Mendocino County Code. No conflicts with the County Division of Land Regulations were identified.

3. Environmental Protection:

APN 119-380-49 is bisected by Jack Peters Gulch, identified on the LCP Habitats and Resources map as having extant hardwood vegetation. As Jack Peters Gulch serves as a property boundary between two of the parcels, a portion of the proposed line adjustment on APN 118-340-45 will occur within the 100 foot stream buffer. The degree of encroachment will remain nominally the same and should not impact the project. There is currently no development on the encroaching parcel and none is currently proposed. No other ESHAs or sensitive habitat areas were identified by staff.

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 change of density;
2. The boundary line adjustment will not create any new parcels;
3. No substandard lot will result from the adjustment; the two conforming lots will both remain so, and the non-conforming lot will slightly increase;
4. The property subject to the adjustment is in an area designated CWR (Critical Water Resources) identified in the Mendocino County Groundwater Study, which states in part:

“Areas designated CWR (Critical Water Resources) shall have a minimum lot size of 5 ac; “proof of water” not required. All lots less than 5 ac shall be required to demonstrate “proof of water”

The single lot that is less than five acres is already developed with a single family residence.
5. The project is not located on property containing pygmy vegetation.
6. The project is not located within a designated “Highly Scenic” area.
7. The parcels are located within an appealable area, specifically the 100 foot buffer zone on either side of Jack Peters Gulch.

ENVIRONMENTAL RECOMMENDATION: The application is Categorically Exempt – Class 5a. Therefore, no further environmental review is required.

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

RECOMMENDED MOTION: The Coastal Permit Administrator approves Boundary Line Adjustment B 2016-0023, 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. The proposed boundary line adjustment is in conformance with the Coastal Element; and,
2. The proposed development will be provided with adequate utilities, access roads, drainage, and other necessary facilities;
3. The proposed boundary line adjustment is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of the Coastal Zoning Code and preserves the integrity of the zoning district; and,
4. The proposed boundary line adjustment will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA);
5. The proposed boundary line adjustment will not have any adverse impacts on any known archaeological or paleontological resource;
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 development;
7. The proposed development 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.
8. The proposed use is compatible with the long-term protection of 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 provides 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 quit claim 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 2016-0023 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 receipt 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. All structures must maintain thirty (30) foot setbacks (for RR5) and fifty (50) foot setbacks (for RMR 20) from property lines as required by Mendocino County Code Sections 20.376.035(b) and 20.380.035.
10. Verification by a licensed civil engineer or surveyor that APN 119-380-49 maintain the minimum 20 acre lot size required by the zoning district. A statement of parcel size shall be incorporated into the legal description and recorded as part of the new deed.

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).

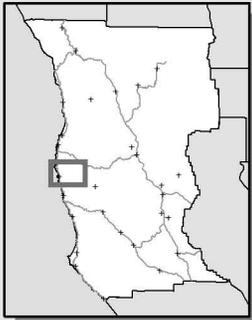
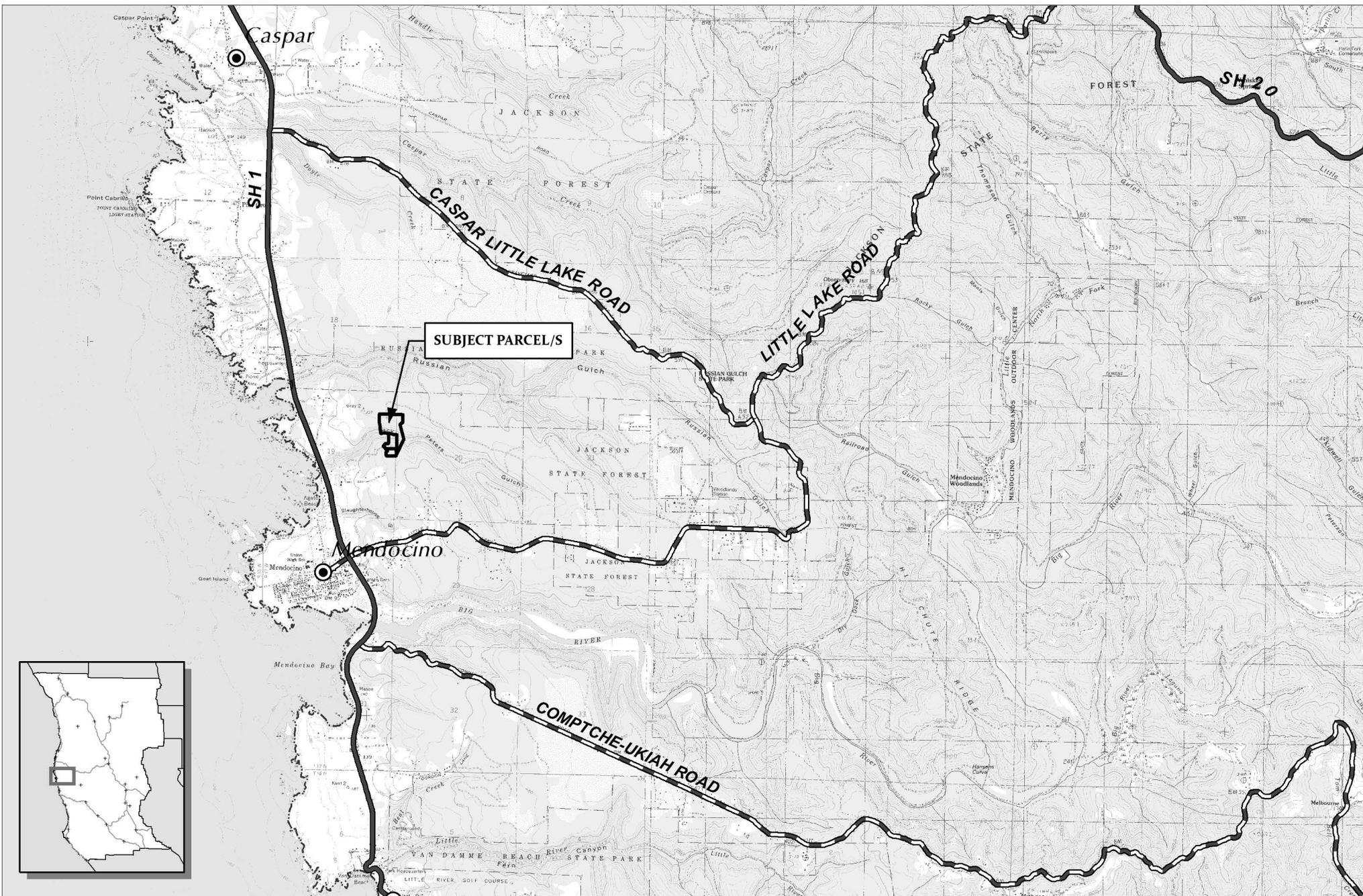
NOTE: APPLICANTS OR OTHER PERSONS WHO ARE DISSATISFIED WITH A DECISION OF THE COASTAL PERMIT ADMINISTRATOR FOR A COASTAL DEVELOPMENT PERMIT FOR A BOUNDARY LINE ADJUSTMENT MAY APPEAL THE ACTION TO THE BOARD OF SUPERVISORS. AN APPEAL MUST BE MADE IN WRITING ALONG WITH THE APPLICABLE FEE TO THE CLERK OF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

_____ DATE	_____ Signature on file RUSSELL FORD
Appeal Period: 10 Days Appeal Fee: \$910.00	

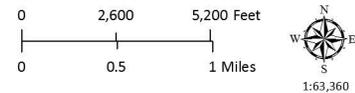
ATTACHMENTS:

- A. Location Map
- B. Vicinity Map
- C. Topo Map
- D. Aerial Map
- E. Revised Tentative Map
- F. Zoning Map
- G. General Plan Classifications
- H. LCP Land Use
- I. LCP Land Capabilities & Natural Hazards
- J. LCP Habitats & Resources
- K. Appealable Areas
- L. Adjacent Parcels
- M. Fire Hazard Zones
- N. Coastal Groundwater Resources
- O. Soils
- P. Wetlands
- Q. Misc



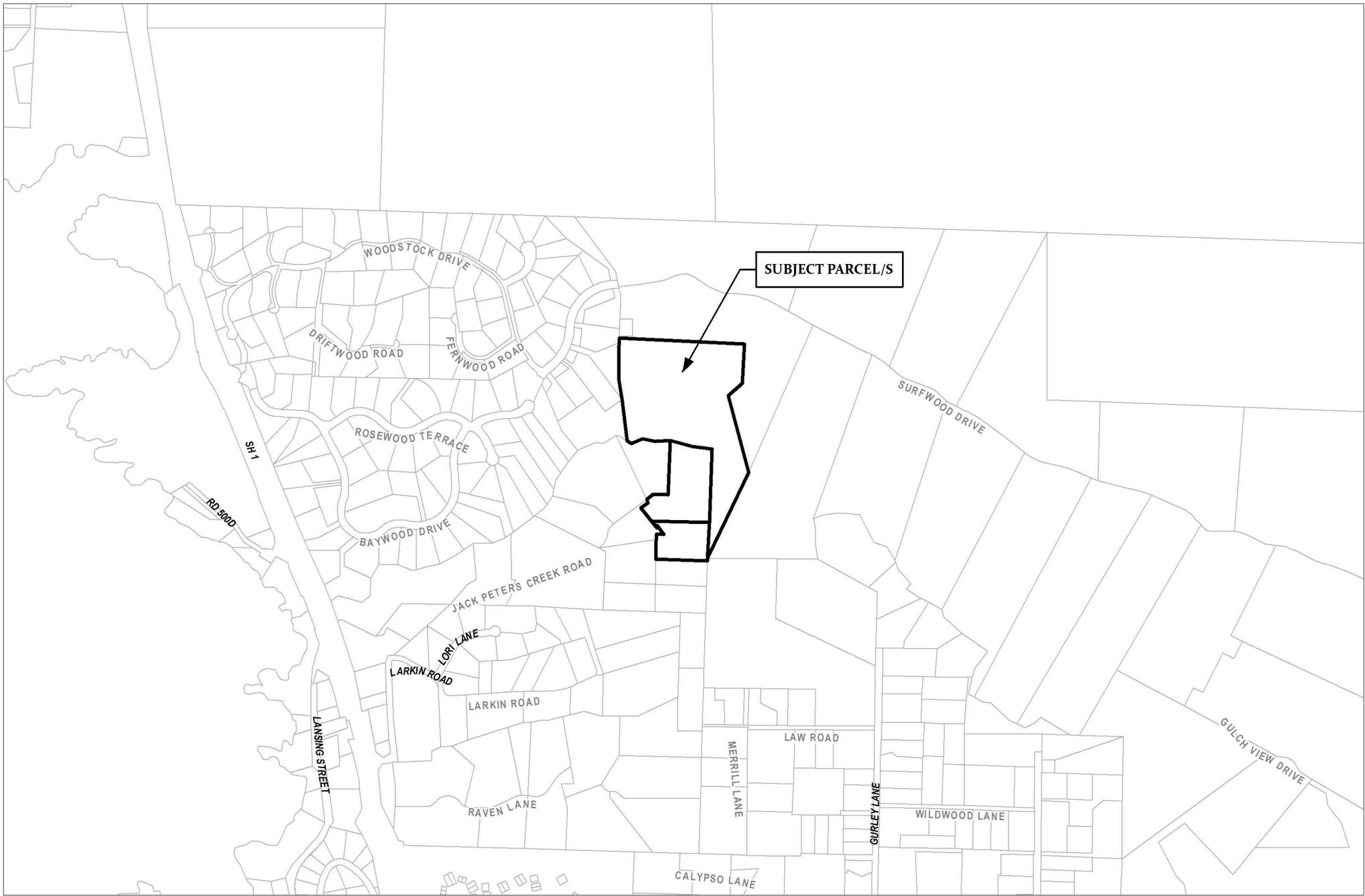
CASE: B 2016-0023
 OWNER: BELL, Bruce & Beth
 APN: 118-340-44, 45, 119-380-49
 APLCT: Bruce Bell
 AGENT:
 ADDRESS: 44750 Jack Peters Creek Road, Mendocino

-  Major Towns & Places
-  Highways
-  Major Roads



LOCATION MAP

Map produced by the Mendocino County Planning & Building Services, July, 2016
 All spatial data is approximate. Map provided without warranty of any kind.



CASE: B 2016-0023

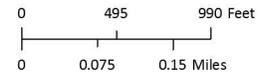
OWNER: BELL, Bruce & Beth

APN: 118-340-44, 45, 119-380-49

APLCT: Bruce Bell

AGENT:

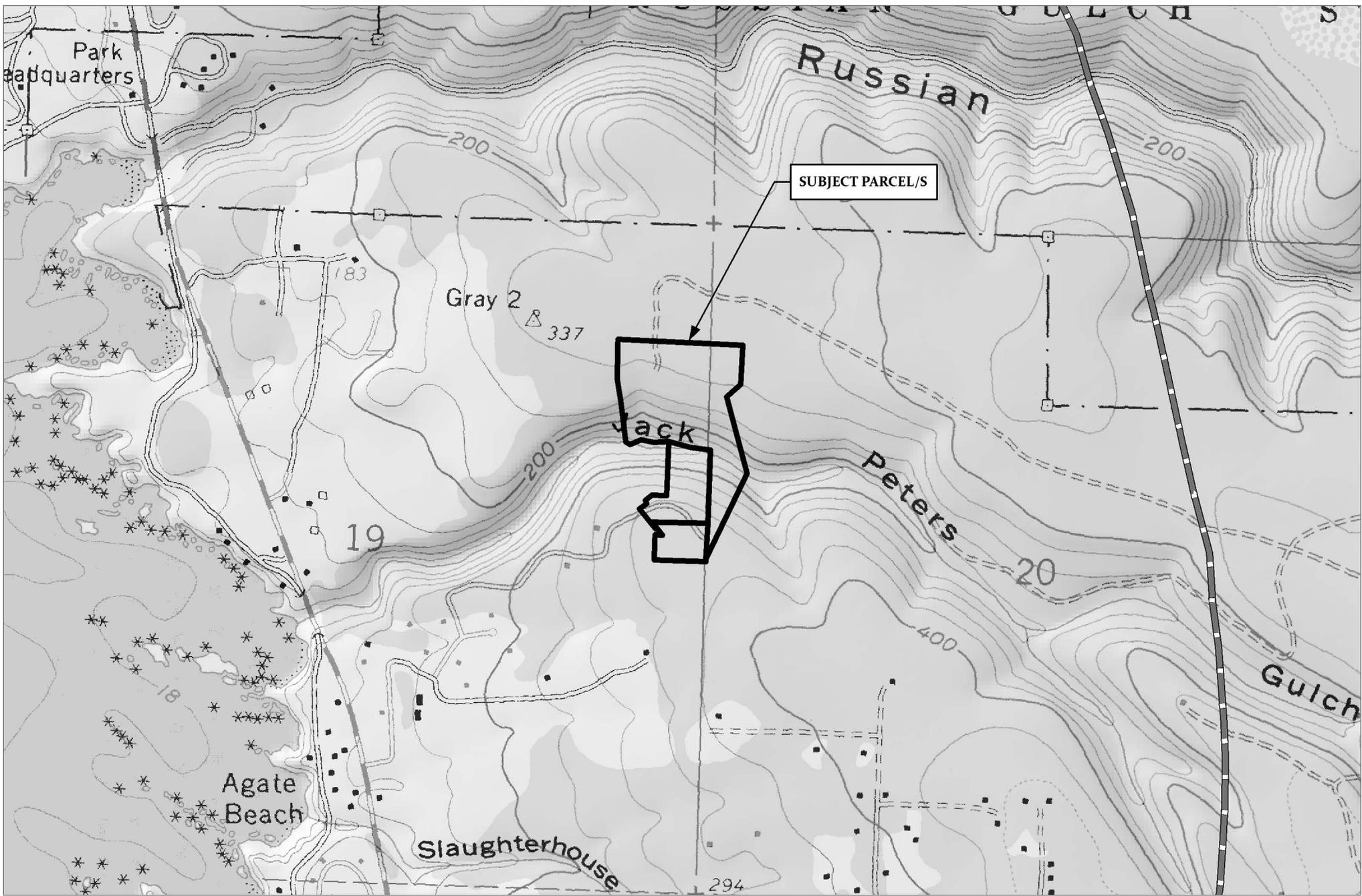
ADDRESS: 44750 Jack Peters Creek Road, Mendocino



1:12,000

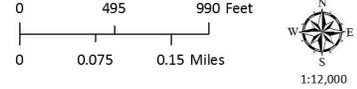
VICINITY MAP

Map produced by the Mendocino County Planning & Building Services, July, 2016
 All spatial data is approximate. Map provided without warranty of any kind.



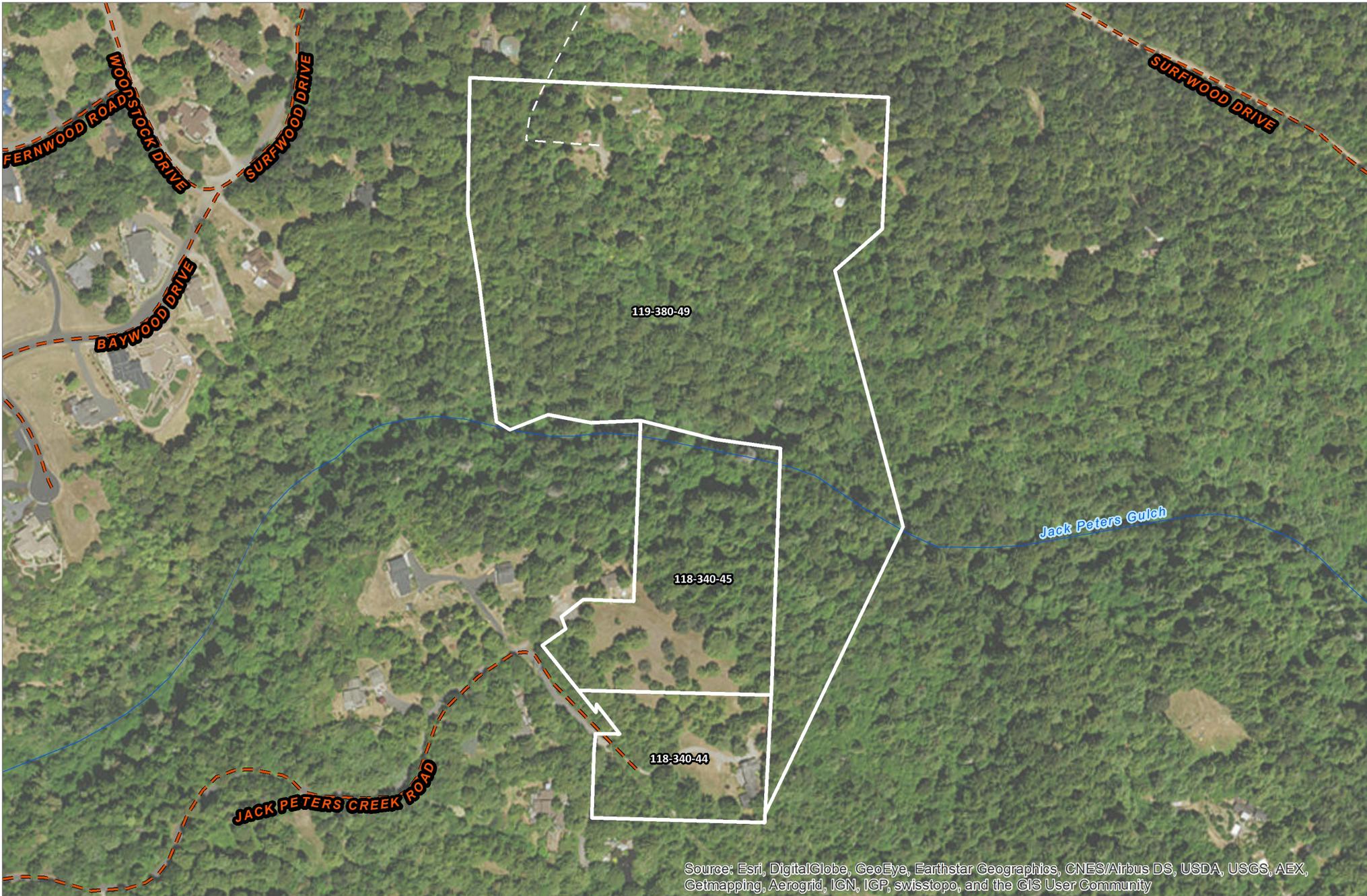
CASE: B 2016-0023
 OWNER: BELL, Bruce & Beth
 APN: 118-340-44, 45, 119-380-49
 APLCT: Bruce Bell
 AGENT:
 ADDRESS: 44750 Jack Peters Creek Road, Mendocino

 Coastal Zone Boundary



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

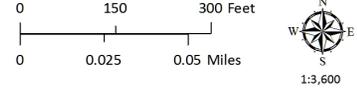
Map produced by the Mendocino County Planning & Building Services, July, 2016
 All spatial data is approximate. Map provided without warranty of any kind.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

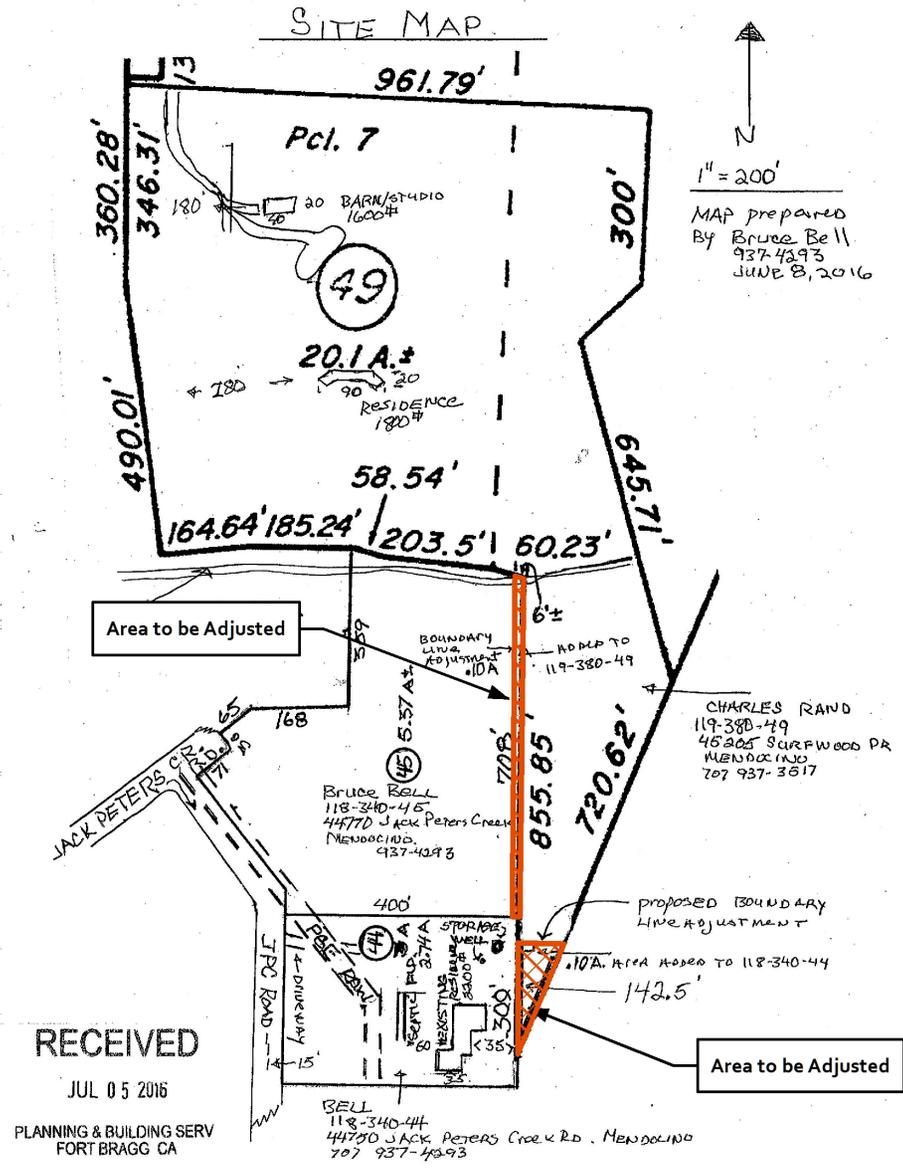
CASE: B 2016-0023
 OWNER: BELL, Bruce & Beth
 APN: 118-340-44, 45, 119-380-49
 APLCT: Bruce Bell
 AGENT:
 ADDRESS: 44750 Jack Peters Creek Road, Mendocino

-  Named Rivers
-  Private Roads
-  Driveways/Unnamed Roads



AERIAL IMAGERY

Map produced by the Mendocino County Planning & Building Services, July, 2016
 All spatial data is approximate. Map provided without warranty of any kind.

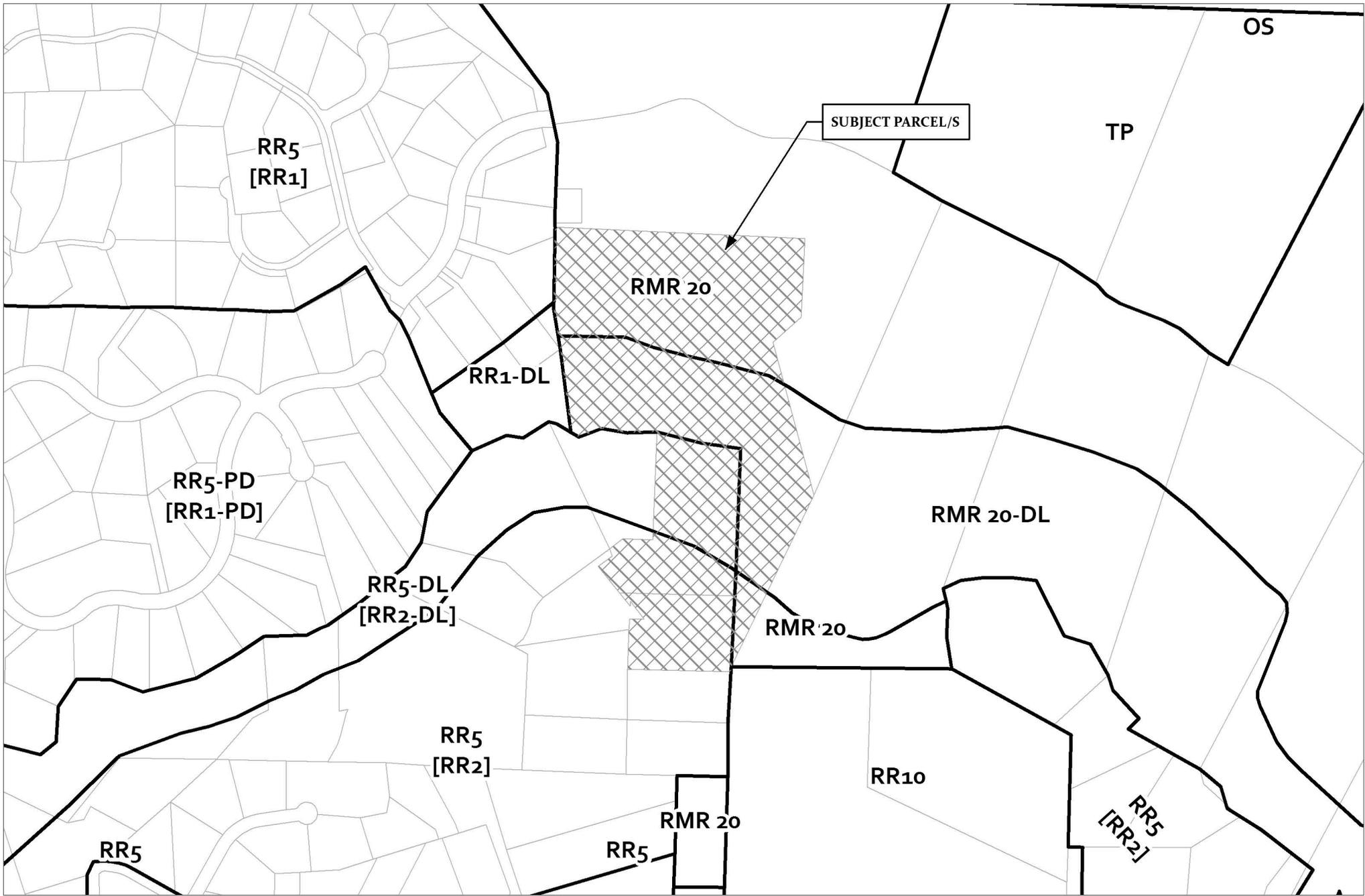


CASE: B 2016-0023
 OWNER: BELL, Bruce & Beth
 APN: 118-340-44, 45, 119-380-49
 APLCT: Bruce Bell
 AGENT:
 ADDRESS: 44750 Jack Peters Creek Road, Mendocino

NO SCALE

REVISED TENTATIVE MAP

Map produced by the Mendocino County Planning & Building Services, July, 2016
 All spatial data is approximate. Map provided without warranty of any kind.



CASE: B 2016-0023

OWNER: BELL, Bruce & Beth

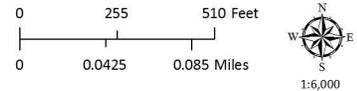
APN: 118-340-44, 45, 119-380-49

APLCT: Bruce Bell

AGENT:

ADDRESS: 44750 Jack Peters Creek Road, Mendocino

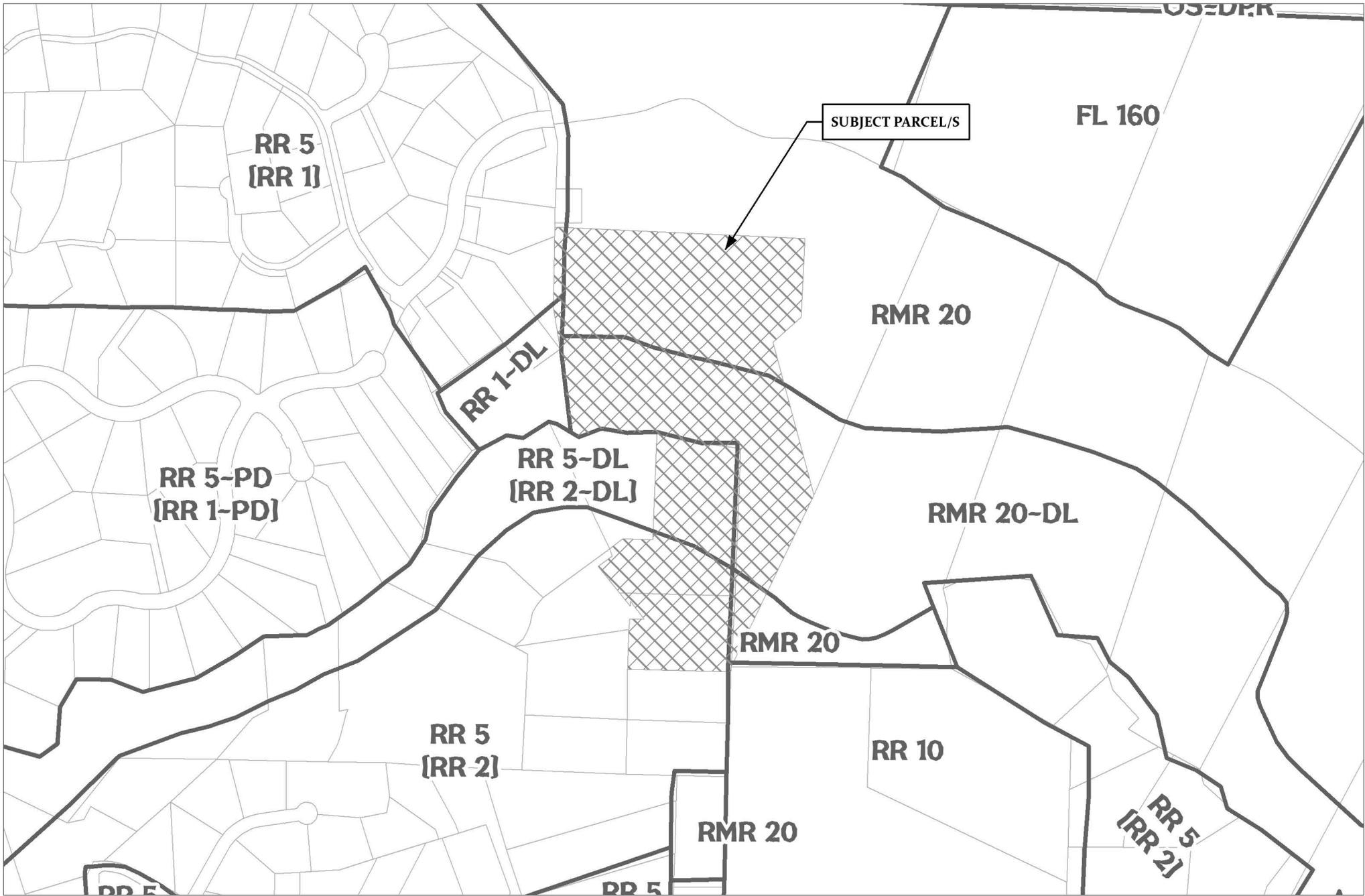
 Zoning Districts



ZONING DISPLAY MAP

Map produced by the Mendocino County Planning & Building Services, July, 2016
All spatial data is approximate. Map provided without warranty of any kind.

Attachment F



CASE: B 2016-0023

OWNER: BELL, Bruce & Beth

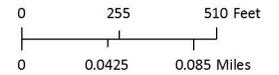
APN: 118-340-44, 45, 119-380-49

APLCT: Bruce Bell

AGENT:

ADDRESS: 44750 Jack Peters Creek Road, Mendocino

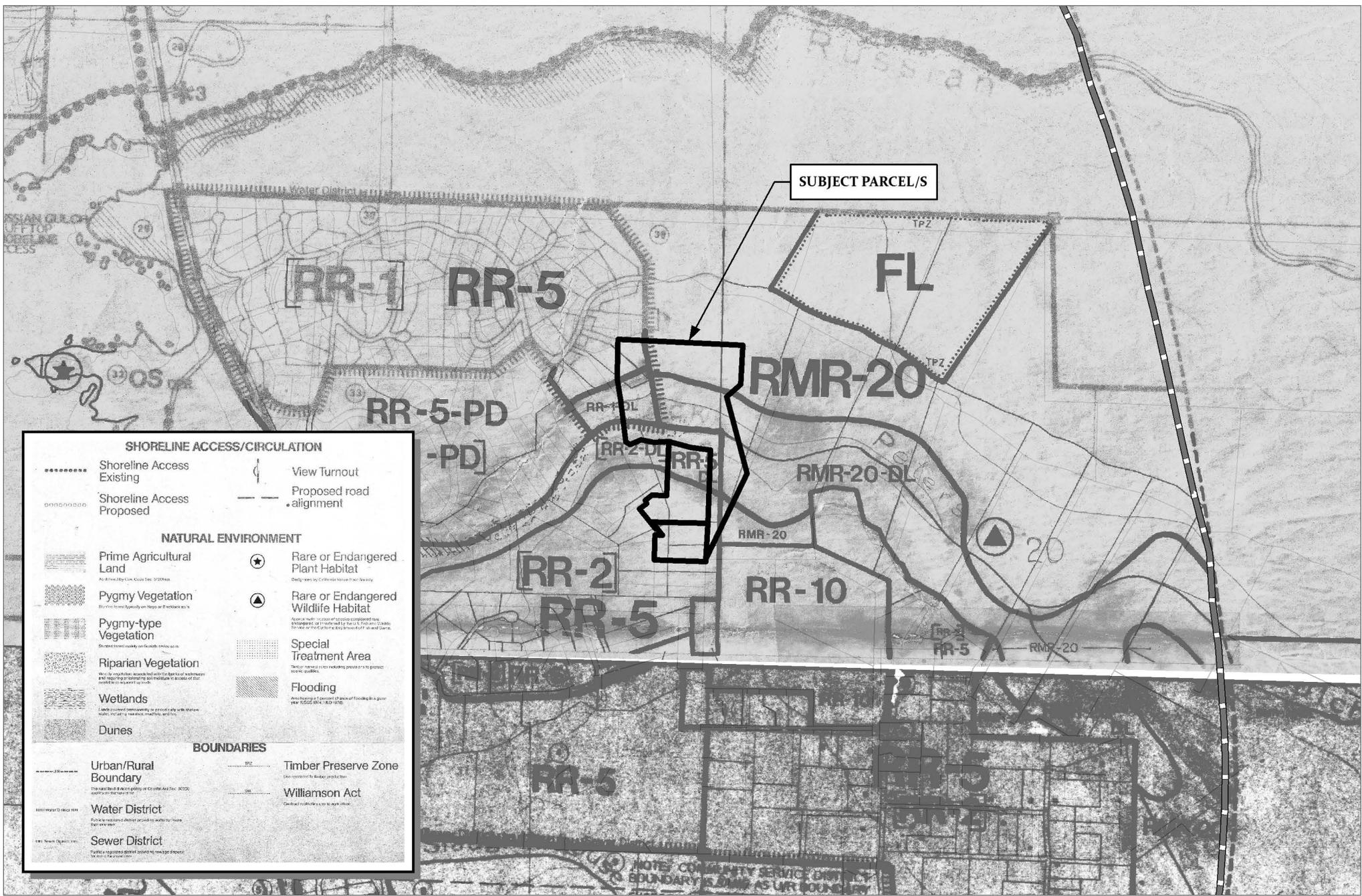
 General Plan Classes



1:6,000

GENERAL PLAN CLASSIFICATIONS

Map produced by the Mendocino County Planning & Building Services, July, 2016
 All spatial data is approximate. Map provided without warranty of any kind.



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

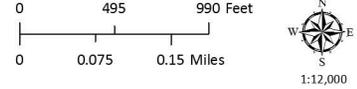
BOUNDARIES

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

SUBJECT PARCEL/S

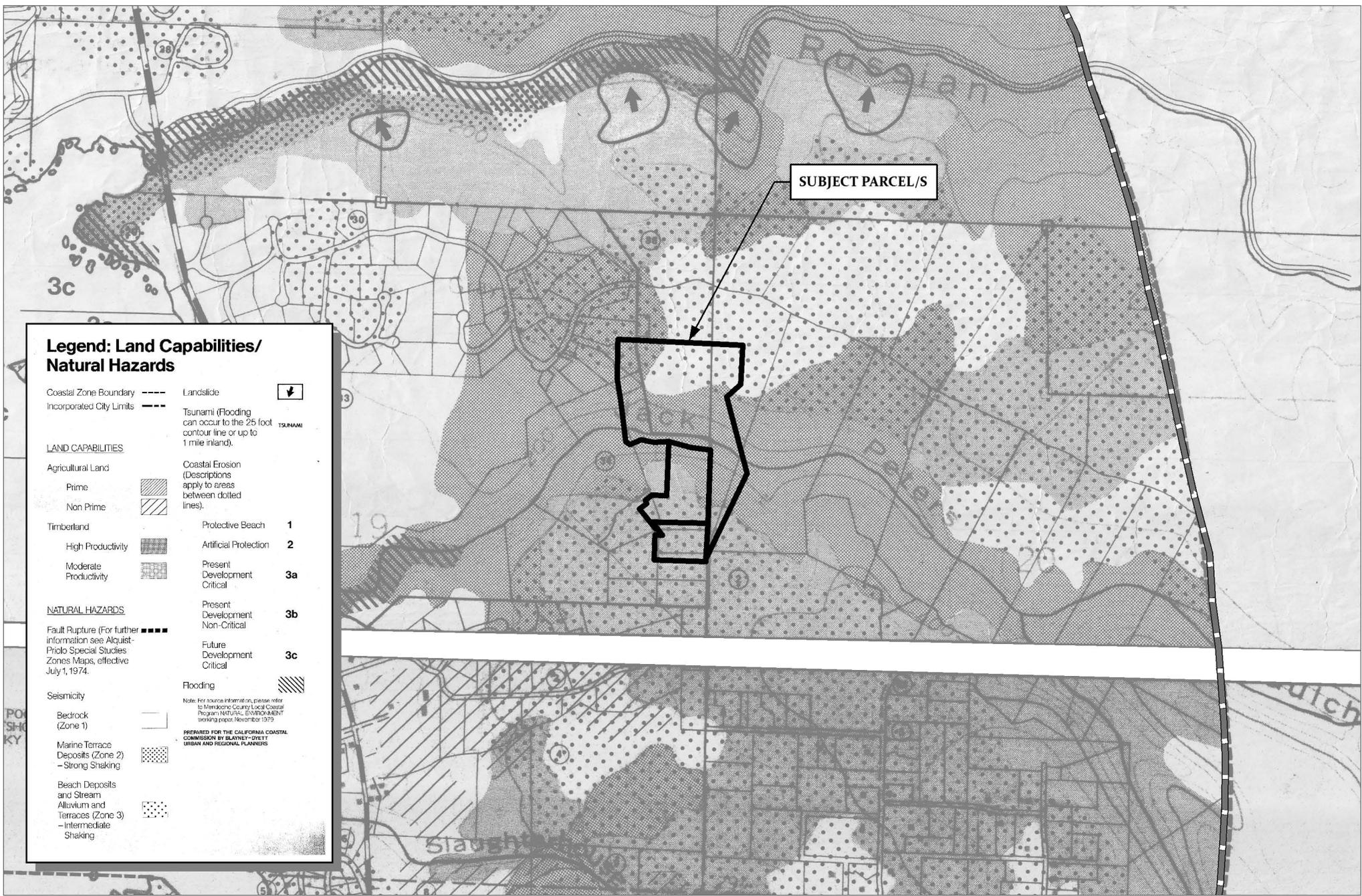
CASE: B 2016-0023
 OWNER: BELL, Bruce & Beth
 APN: 118-340-44, 45, 119-380-49
 APLCT: Bruce Bell
 AGENT:
 ADDRESS: 44750 Jack Peters Creek Road, Mendocino

Coastal Zone Boundary



LCP LAND USE MAP 15: CASPAR

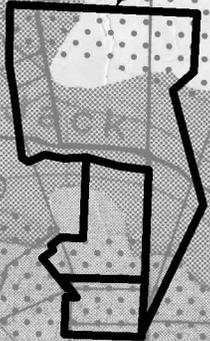
Map produced by the Mendocino County Planning & Building Services, July, 2016
 All spatial data is approximate. Map provided without warranty of any kind.



**Legend: Land Capabilities/
Natural Hazards**

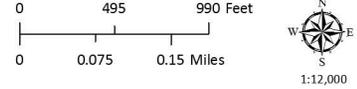
- | | | | |
|---------------------------------------------------------------------------------------------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 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 | | | |
| Prime | | Coastal Erosion (Descriptions apply to areas between dotted lines). | |
| Non Prime | | Protective Beach | 1 |
| Timberland | | Artificial Protection | 2 |
| High Productivity | | Present Development Critical | 3a |
| Moderate Productivity | | Present Development Non-Critical | 3b |
| NATURAL HAZARDS | | | |
| Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974. | | Future Development Critical | 3c |
| Seismicity | | Flooding | |
| Bedrock (Zone 1) | | <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 BLANNEY+STRETT URBAN AND REGIONAL PLANNERS</small> | |
| Marine Terrace Deposits (Zone 2) - Strong Shaking | | | |
| Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking | | | |

SUBJECT PARCEL/S



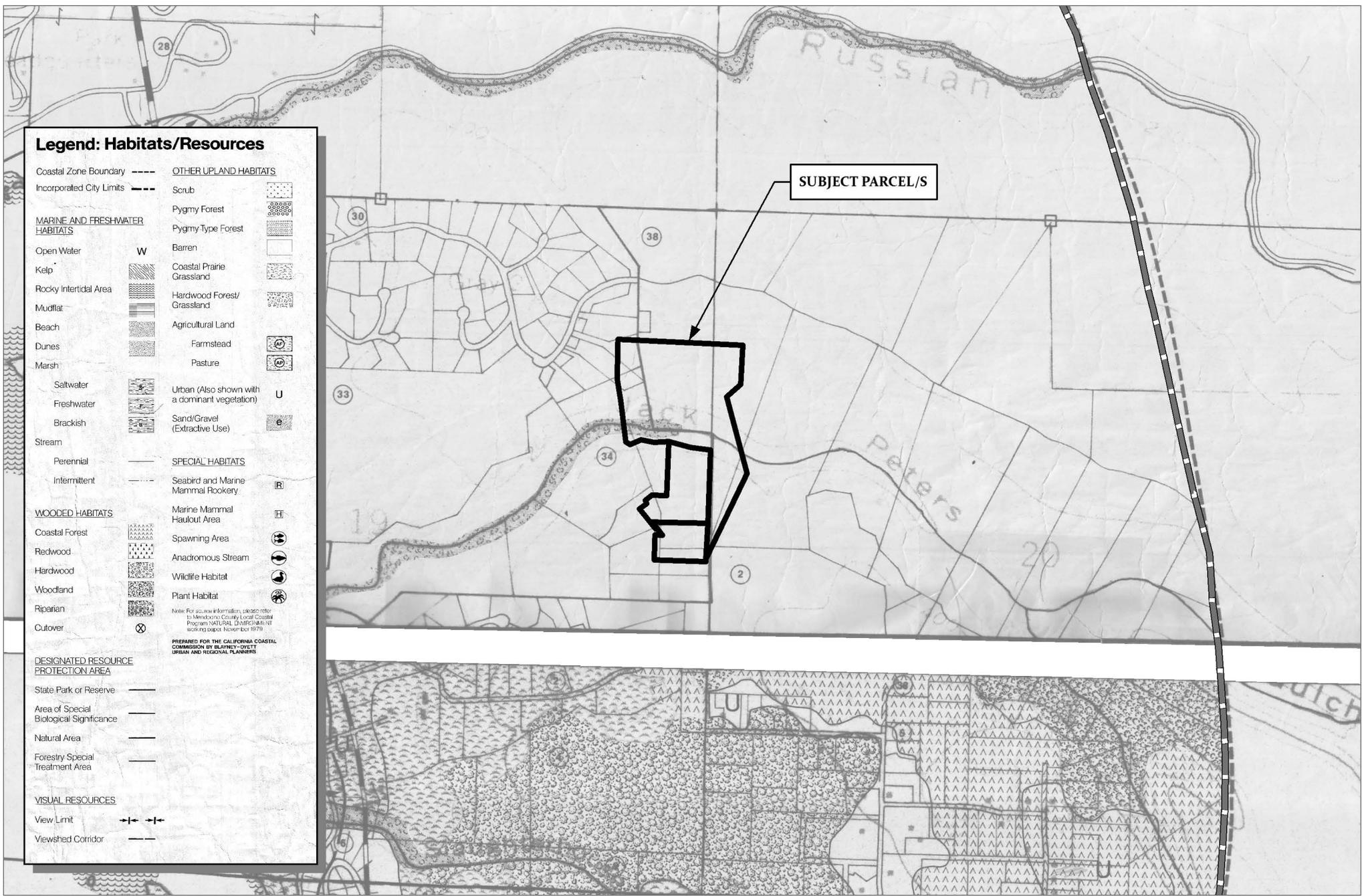
CASE: B 2016-0023
 OWNER: BELL, Bruce & Beth
 APN: 118-340-44, 45, 119-380-49
 APLCT: Bruce Bell
 AGENT:
 ADDRESS: 44750 Jack Peters Creek Road, Mendocino

Coastal Zone Boundary



LCP LAND CAPABILITIES & NATURAL HAZARDS

Map produced by the Mendocino County Planning & Building Services, July, 2016
 All spatial data is approximate. Map provided without warranty of any kind.



Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	---	Scrub
MARINE AND FRESHWATER HABITATS		Pygmy Forest
Open Water	W	Pygmy-Type Forest
Kelp	[Symbol]	Barren
Rocky Intertidal Area	[Symbol]	Coastal Prairie Grassland
Mudflat	[Symbol]	Hardwood Forest/Grassland
Beach	[Symbol]	Agricultural Land
Dunes	[Symbol]	Farmstead
Marsh	[Symbol]	Pasture
Saltwater	[Symbol]	Urban (Also shown with a dominant vegetation)
Freshwater	[Symbol]	Sand/Gravel (Extractive Use)
Brackish	[Symbol]	
Stream		SPECIAL HABITATS
Perennial	—	Seabird and Marine Mammal Rookery
Intermittent	---	Marine Mammal Haulout Area
WOODED HABITATS		Spawning Area
Coastal Forest	[Symbol]	Anadromous Stream
Redwood	[Symbol]	Wildlife Habitat
Hardwood	[Symbol]	Plant Habitat
Woodland	[Symbol]	
Riparian	[Symbol]	
Cutover	[Symbol]	
DESIGNATED RESOURCE PROTECTION AREA		
State Park or Reserve	---	
Area of Special Biological Significance	---	
Natural Area	---	
Forestry Special Treatment Area	---	
VISUAL RESOURCES		
View Limit	[Symbol]	
Viewshed Corridor	---	

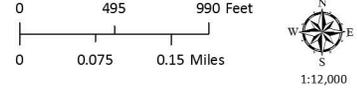
Note: For accurate information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVNEY-OVETT URBAN AND REGIONAL PLANNERS

SUBJECT PARCEL/S

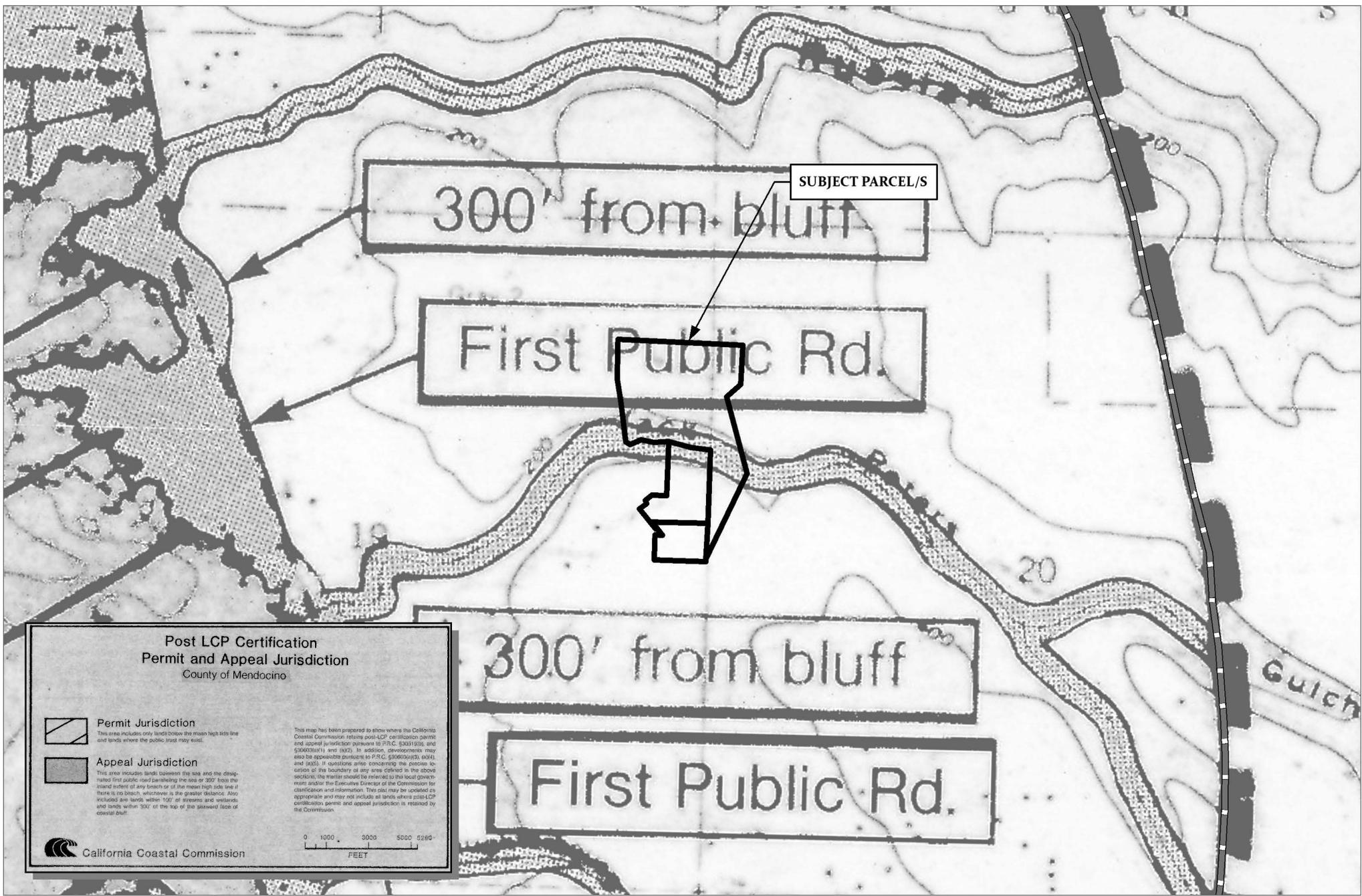
CASE: B 2016-0023
 OWNER: BELL, Bruce & Beth
 APN: 118-340-44, 45, 119-380-49
 APLCT: Bruce Bell
 AGENT:
 ADDRESS: 44750 Jack Peters Creek Road, Mendocino

Coastal Zone Boundary



LCP HABITATS & RESOURCES

Map produced by the Mendocino County Planning & Building Services, July, 2016
 All spatial data is approximate. Map provided without warranty of any kind.

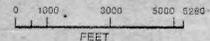


**Post LCP Certification
Permit and Appeal Jurisdiction
County of Mendocino**

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 view paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of coastal dunes.

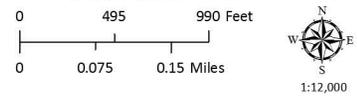
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30312.05, and §36002(a)(1) and 1002. In addition, coverages may also be appealable pursuant to P.R.C. §30602(a)(3), 6041, and 6055. If questions arise concerning the precise location of the boundary of any area depicted in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permits and appeal jurisdiction is retained by the Commission.



California Coastal Commission

CASE: B 2016-0023
 OWNER: BELL, Bruce & Beth
 APN: 118-340-44, 45, 119-380-49
 APLCT: Bruce Bell
 AGENT:
 ADDRESS: 44750 Jack Peters Creek Road, Mendocino

Coastal Zone Boundary

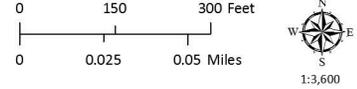


APPEALABLE AREAS

Map produced by the Mendocino County Planning & Building Services, July, 2016
 All spatial data is approximate. Map provided without warranty of any kind.

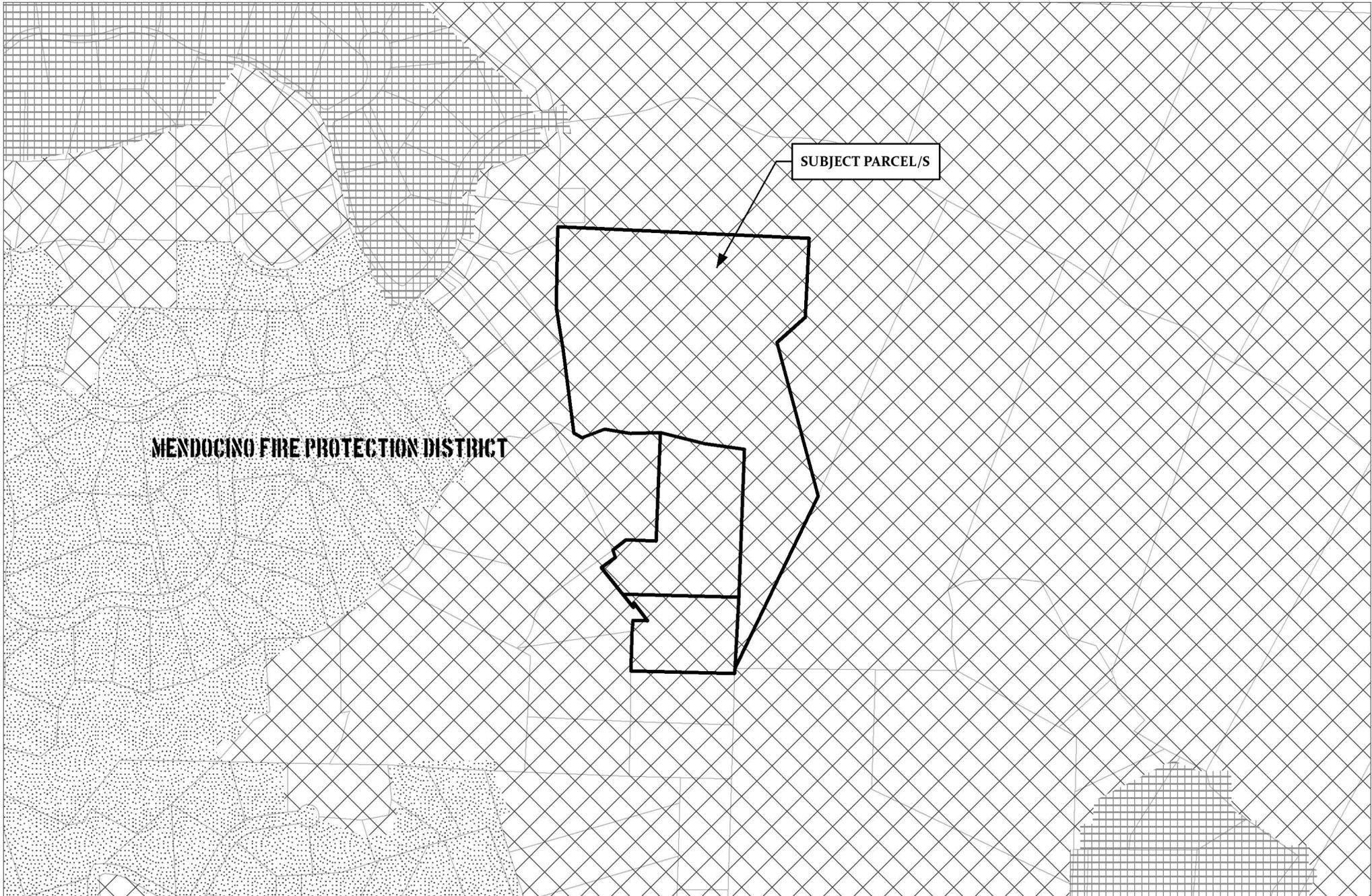


CASE: B 2016-0023
 OWNER: BELL, Bruce & Beth
 APN: 118-340-44, 45, 119-380-49
 APLCT: Bruce Bell
 AGENT:
 ADDRESS: 44750 Jack Peters Creek Road, Mendocino



ADJACENT PARCELS

Map produced by the Mendocino County Planning & Building Services, July, 2016
 All spatial data is approximate. Map provided without warranty of any kind.

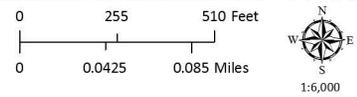


MENDOCINO FIRE PROTECTION DISTRICT

SUBJECT PARCEL/S

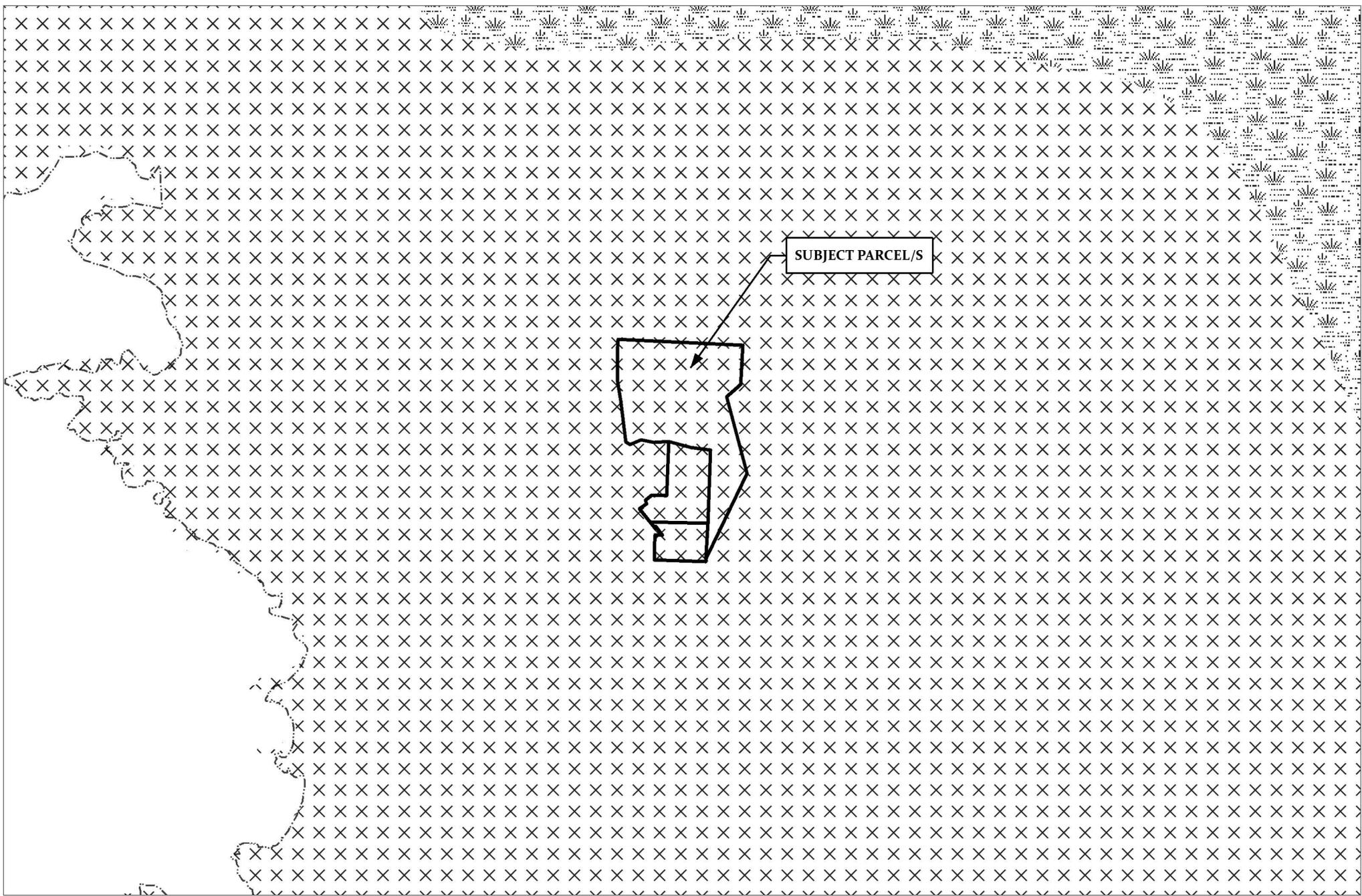
CASE: B 2016-0023
 OWNER: BELL, Bruce & Beth
 APN: 118-340-44, 45, 119-380-49
 APLCT: Bruce Bell
 AGENT:
 ADDRESS: 44750 Jack Peters Creek Road, Mendocino

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



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

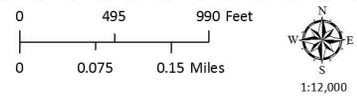
Map produced by the Mendocino County Planning & Building Services, July, 2016
 All spatial data is approximate. Map provided without warranty of any kind.



SUBJECT PARCEL/S

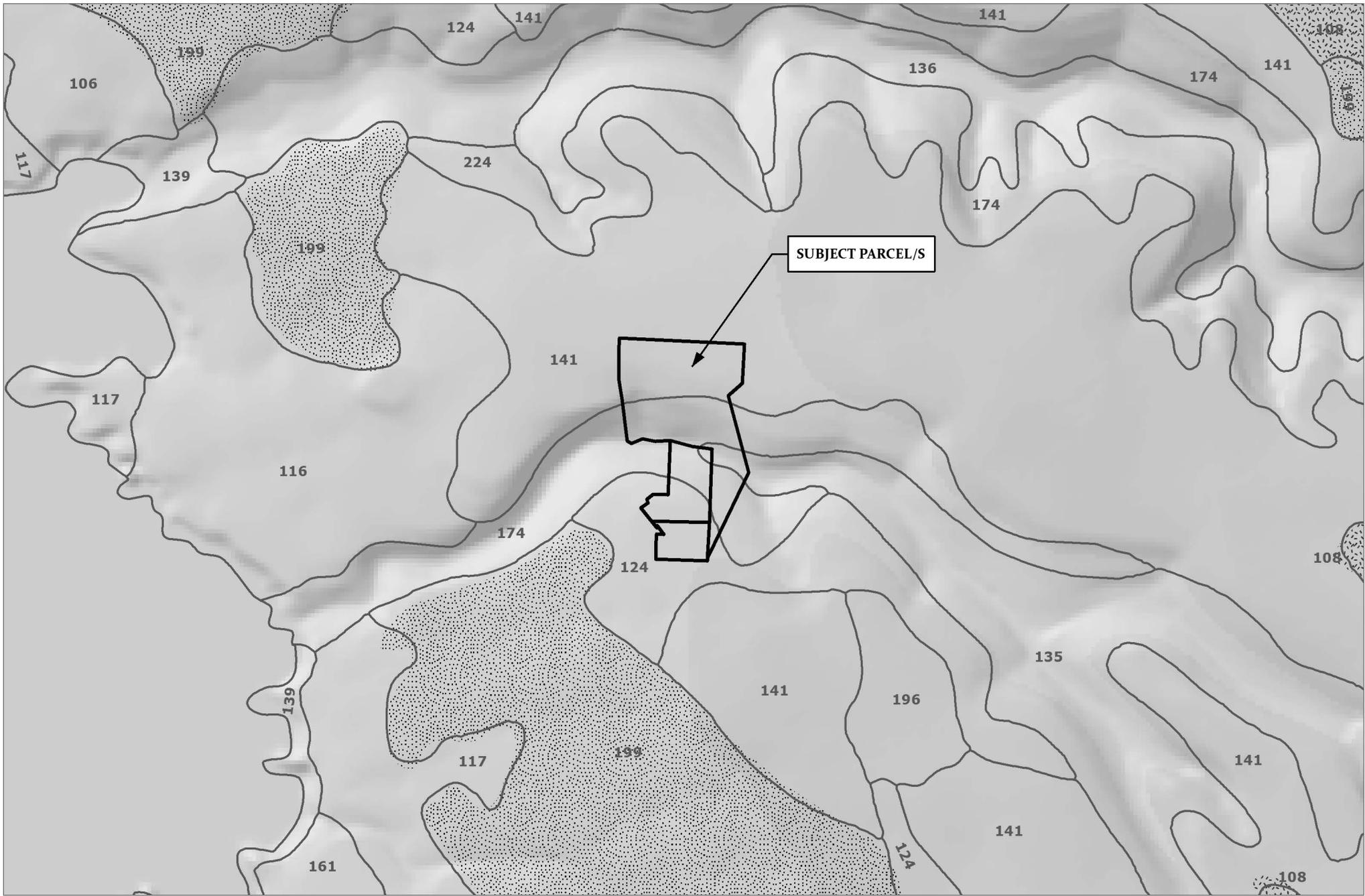
CASE: B 2016-0023
 OWNER: BELL, Bruce & Beth
 APN: 118-340-44, 45, 119-380-49
 APLCT: Bruce Bell
 AGENT:
 ADDRESS: 44750 Jack Peters Creek Road, Mendocino

- ✕ ✕ Critical Water Areas
- ∨ ∨ Marginal Water Resources



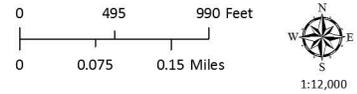
GROUND WATER RESOURCES

Map produced by the Mendocino County Planning & Building Services, July, 2016
 All spatial data is approximate. Map provided without warranty of any kind.



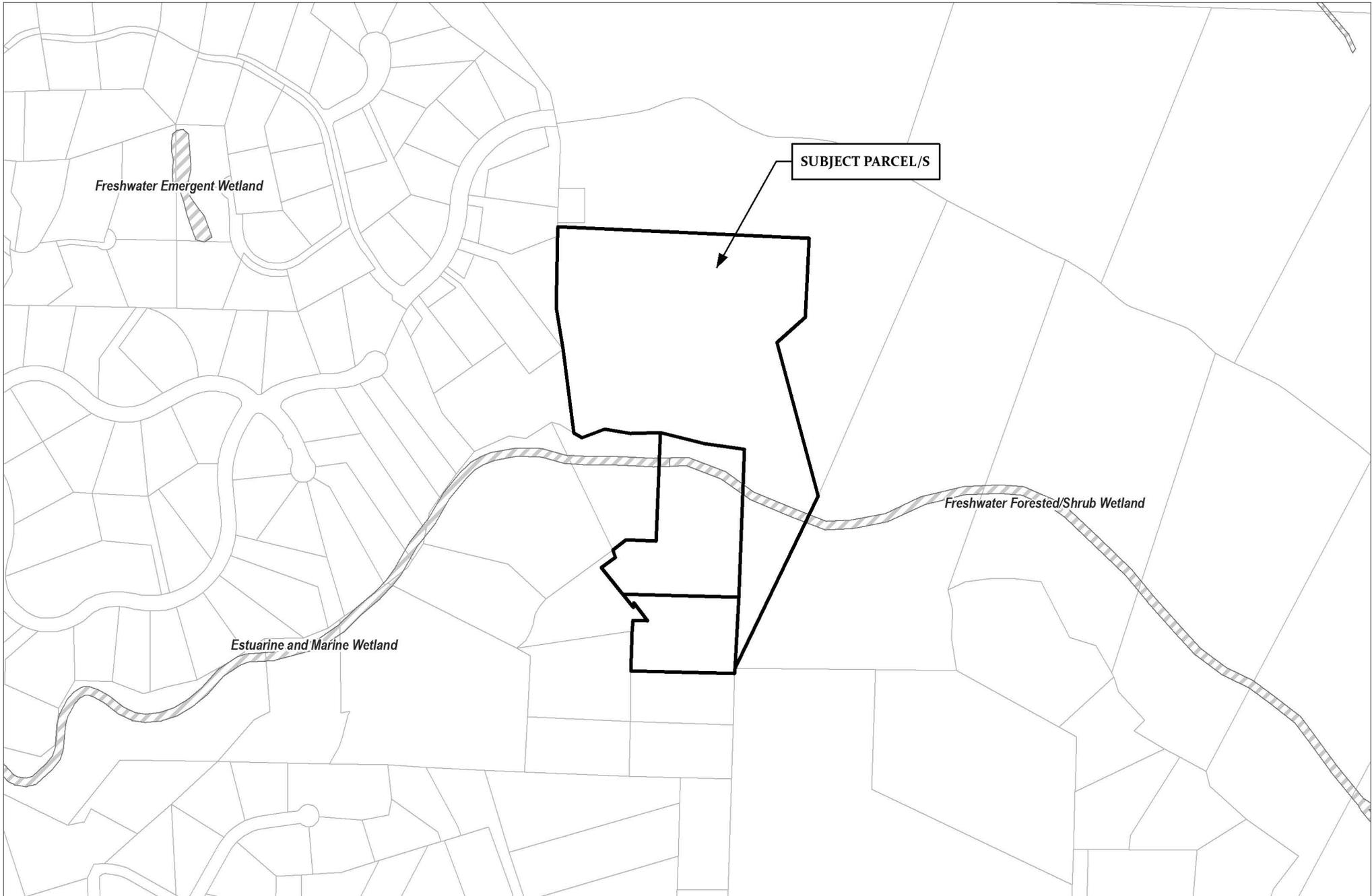
CASE: B 2016-0023
 OWNER: BELL, Bruce & Beth
 APN: 118-340-44, 45, 119-380-49
 APLCT: Bruce Bell
 AGENT:
 ADDRESS: 44750 Jack Peters Creek Road, Mendocino

-  Western Soils
-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex



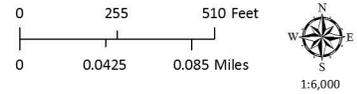
LOCAL SOILS

Map produced by the Mendocino County Planning & Building Services, July, 2016
 All spatial data is approximate. Map provided without warranty of any kind.



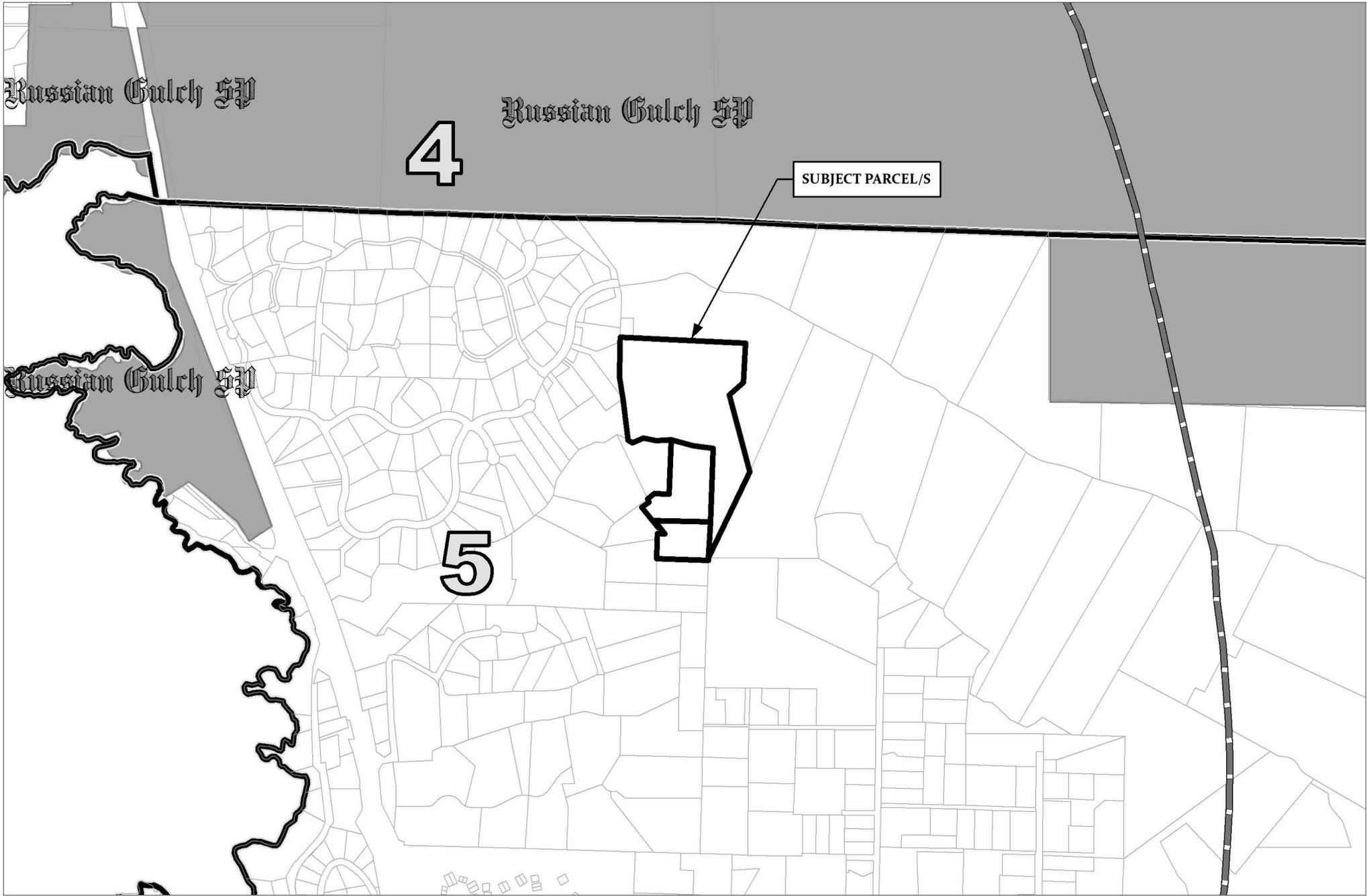
CASE: B 2016-0023
 OWNER: BELL, Bruce & Beth
 APN: 118-340-44, 45, 119-380-49
 APLCT: Bruce Bell
 AGENT:
 ADDRESS: 44750 Jack Peters Creek Road, Mendocino

 Wetlands



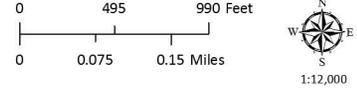
CLASSIFIED WETLANDS

Map produced by the Mendocino County Planning & Building Services, July, 2016
 All spatial data is approximate. Map provided without warranty of any kind.



CASE: B 2016-0023
 OWNER: BELL, Bruce & Beth
 APN: 118-340-44, 45, 119-380-49
 APLCT: Bruce Bell
 AGENT:
 ADDRESS: 44750 Jack Peters Creek Road, Mendocino

-  Coastal Zone Boundary
-  Supervisorial Districts 2010
-  State Parks



MISC DISTRICTS

Map produced by the Mendocino County Planning & Building Services, July, 2016
 All spatial data is approximate. Map provided without warranty of any kind.