



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

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

IGNACIO GONZALEZ, INTERIM DIRECTOR  
TELEPHONE: 707-234-6650  
FAX: 707-463-5709  
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FB FAX: 707-961-2427  
pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

May 8, 2018

Planning – FB- MHRB  
Department of Transportation  
Environmental Health - Fort Bragg

Building Inspection - Fort Bragg  
Department of Forestry/ CalFire  
Department of Fish and Wildlife

Fort Bragg Rural Fire District

**CASE#:** B\_2018-0017

**DATE FILED:** 3/13/2018

**OWNER:** MELVIN J & PATRICIA PYORRE

**APPLICANT/AGENT:** CLIFFORD ZIMMERMAN

**REQUEST:** A Coastal Development Boundary Line Adjustment to reconfigure the boundary between two existing parcels. Parcel 1 (APN: 019-600-09) will increase by .45± acres to 1.45± acres. Parcel 2 (APNs: 019-600-21, 65) will decrease by .45± acres to 9.92± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, on the south side of Chestnut Street (City of Fort Bragg) 1.14± miles east of its intersection with State Highway 1, just outside the city limits of Fort Bragg.

**STAFF PLANNER:** Russell Ford

**RESPONSE DUE DATE:** May 22, 2018

**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](mailto: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 \_\_\_\_\_

OWNER:

Melvin & Patricia Pyorre, Trustees

APPLICANT:

Clifford Zimmerman

AGENT:

Clifford Zimmerman

REQUEST:

A Coastal Development Boundary Line Adjustment to reconfigure the boundary between two existing lots. Lot 1 (APN 019-600-09) will increase by .45± acres to 1.45± acres. Lot 2 (APNs 019-600-21, 65) will decrease by .45± acres to 9.92± acres.

LOCATION:

In the Coastal Zone. Parcels are on the south side of Chestnut Street (City of Fort Bragg) 1.14± miles east of its intersection with State Highway 1, just outside the city limits of Fort Bragg.

ACREAGE:

1

GENERAL PLAN:

RR1 / RR2-DL[RR1-DL] / AG60

ZONING:

RR:1 / RR2-DL[RR1-DL] / AG60

COASTAL ZONE:

YES, Partially

EXISTING USES:

Residential and Open Space

SUPERVISORIAL DISTRICT:

4

TOWNSHIP:

18N

RANGE:

17W

SECTION:

8

USGS QUAD#:

41

RELATED CASES ON SITE: None

RELATED CASES IN VICINITY: N/A

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RR-1	RR-1	4±	Residential
EAST:	AG 60-DL / AG 60	AG 60-DL / AG 60	25±	Residential
SOUTH:	AG 60	AG 60	4±	Forestland
WEST:	RR1 / RR2 [RR1] / RR2-DL [RR1-DL]	RR1 / RR2 [RR1] / RR2-DL [RR1-DL]	5±	Residential

REFERRAL AGENCIES:

☒Planning (FB - MHRB)

☒Department of Transportation

☒Environmental Health (Ukiah - FB)

☒Building Inspection (Ukiah - FB)

☐Emergency Services

☐Assessor

☐Farm Advisor

☐Agriculture Commissioner

☐Forestry Advisor

☐Air Quality Management District

☐ALUC

☐County Water Agency

☐Archaeological Commission

☐Sonoma State University

☐US Fish & Wildlife Service

☐

☐Russian River Flood Control/Water Conservation Improvement District

☐Trails Advisory Council

☐Native Plant Society

☐State Clearinghouse

☐Caltrans

☒CalFire

☒Department of Fish & Game

☐Coastal Commission

☐RWQCB

☐Division of Mines & Geology

☐Department of Health Services

☐Department of Parks & Recreation

☐Department of Conservation

☐Soil Conservation Service

☐Army Corps of Engineers

☐CHP

☐MTA

☐County Addresser

☐LAFCO

☐Gualala MAC

☐Laytonville MAC

☐Westport MAC

☐Sierra Club

☐School District

☐Sewer District

☐Water District

☒Fort Bragg Rural Fire District

☐Community Svcs

☐City Planning

ADDITIONAL INFORMATION: Due to errors in both the recorded deeds and the Assessor's Maps, the parcels are not represented accurately on the tax maps. This adjustment will also remedy errors in the legal record and help to correct the maps.

ASSESSOR'S PARCEL #: 019-600-09, 21, 65

PROJECT COORDINATOR: RUSSELL FORD    PREPARED BY: RUSSELL FORD    DATE: 5/3/2018

### ENVIRONMENTAL DATA (To be completed by Planner)

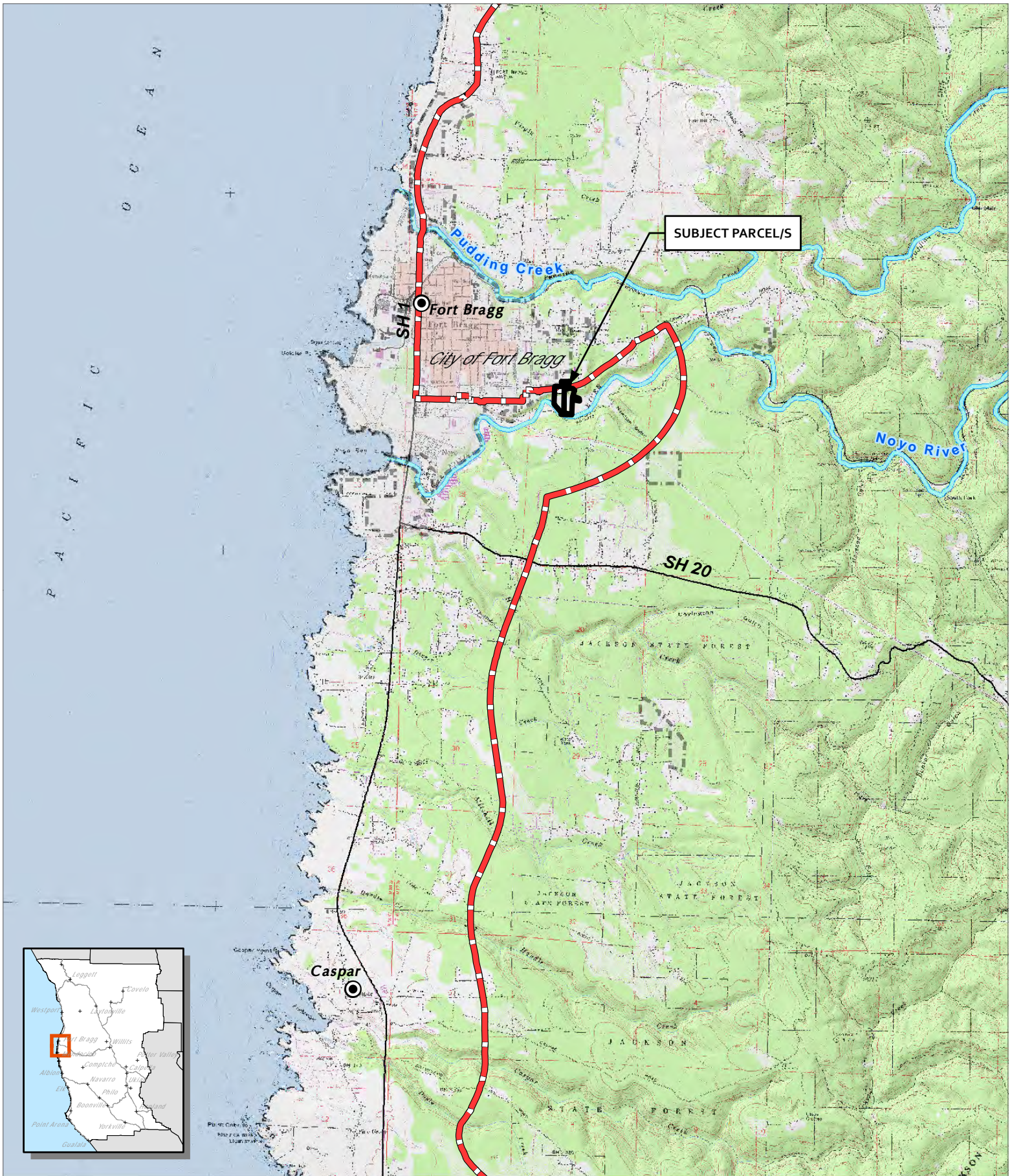
## COUNTY WIDE

Yes	No	
NO		1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
NO		2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
NO / NO		3. Within/Adjacent to Agriculture Preserve / Timberland Production
NO		4. Within/Near Hazardous Waste Site
NO		5. Natural Diversity Data Base
NO		6. Airport CLUP Planning Area – ALUC#_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area.
<input type="checkbox"/>	<input type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input type="checkbox"/>	<input type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# High/Very High
<input type="checkbox"/>	<input type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. Western Classification Types 107, 247, 174, 141, 199. Shinglemill-Gibney Complex present
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input type="checkbox"/>	15. Specific Plan Area.
<input type="checkbox"/>	<input type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input type="checkbox"/>	17. Oak Woodland Area

## COASTAL ZONE

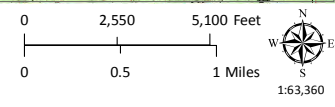
Yes	No	
	NO	16. Exclusion Map.
	Sufficient	17. Coastal Groundwater Study Zone.
	NO	18. Highly Scenic Area/Special Communities.
<input type="checkbox"/>	<input type="checkbox"/>	19. Land Capabilities/Natural Hazards Map.
<input type="checkbox"/>	<input type="checkbox"/>	20. Habitats/ESHA/Resources Map.
<input type="checkbox"/>	<input type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map.
<input type="checkbox"/>	<input type="checkbox"/>	22. Blayney-Dyett Map.
<input type="checkbox"/>	<input type="checkbox"/>	23. Ocean Front Parcel (Blufftop Geology).
<input type="checkbox"/>	<input type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input type="checkbox"/>	25. Noyo Harbor/Albion Harbor.





CASE: B 2018-0017  
 OWNER: PYORRE, Melvin & Patricia  
 APN: 019-600-09, 21, 65x  
 APLCT: Clifford Zimmerman  
 AGENT: Clifford Zimmerman  
 ADDRESS: None Assigned, Fort Bragg

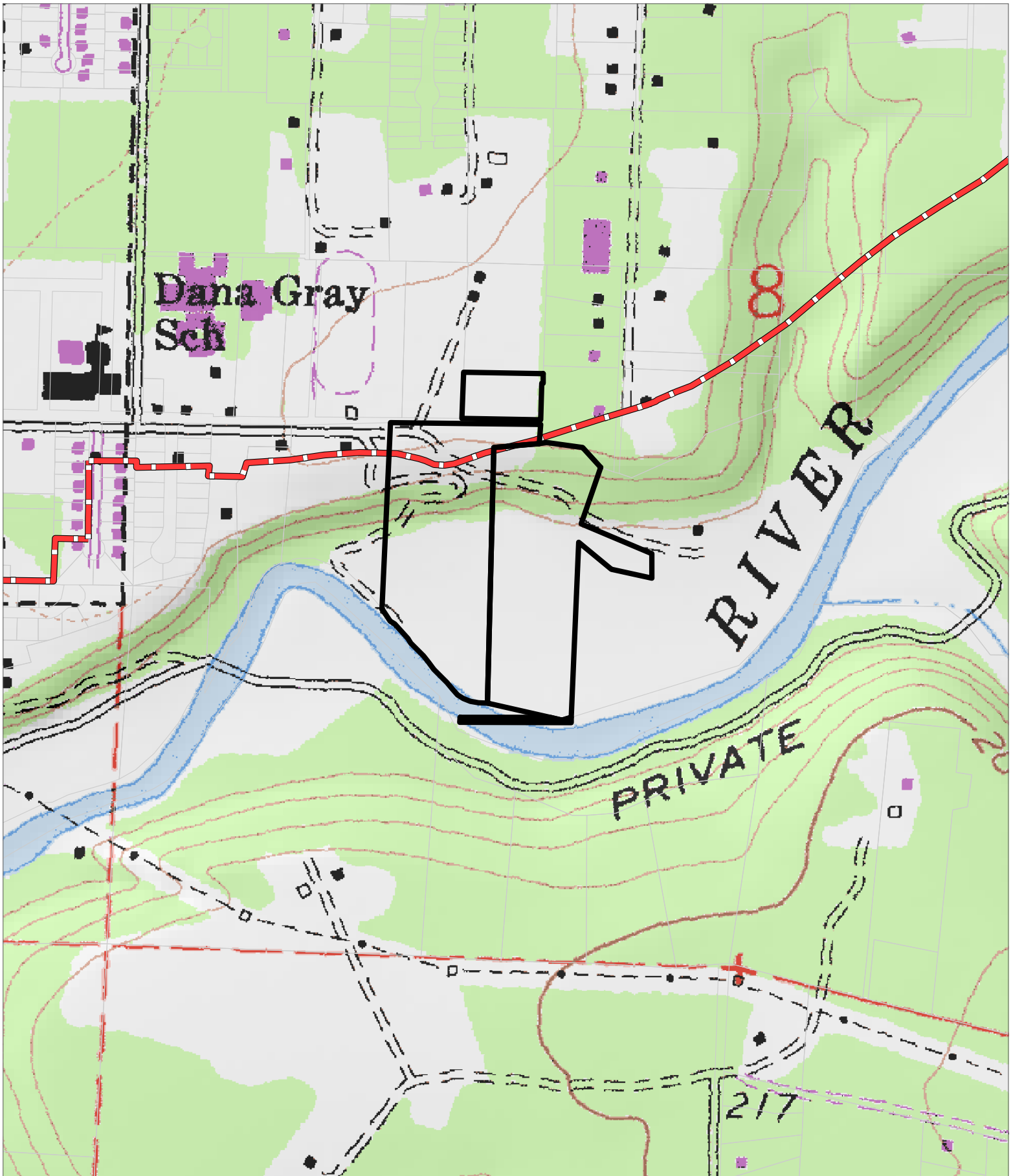
- Major Towns & Places
- Major Rivers
- Coastal Zone Boundary
- City Limits
- Highways
- Railroads



LOCATION MAP

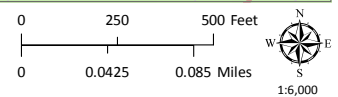
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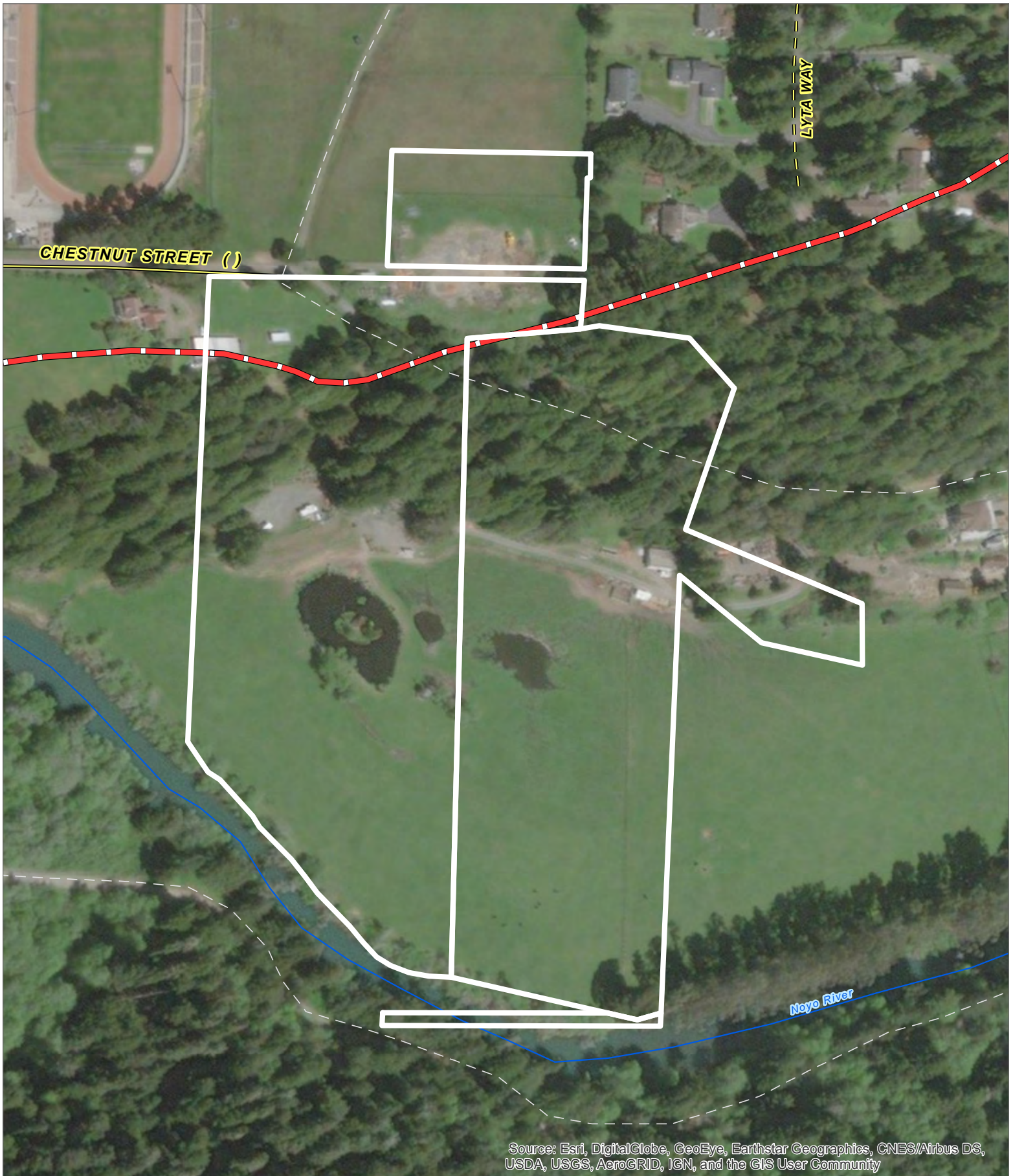
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AGENT: Clifford Zimmerman  
ADDRESS: None Assigned, Fort Bragg

 Coastal Zone Boundary



TOPOGRAPHIC MAP  
CONTOUR INTERVAL IS 40 FEET

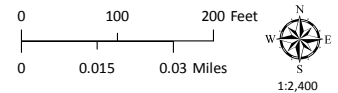
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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- ▬ Coastal Zone Boundary
- ▬ Named Rivers
- ▬ Public Roads
- ▬ Private Roads
- ▬ Driveways/Unnamed Roads



AERIAL IMAGERY

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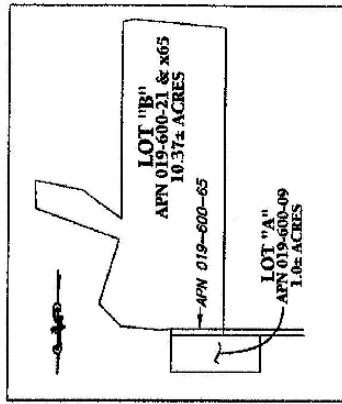
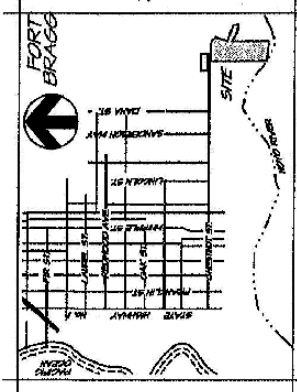
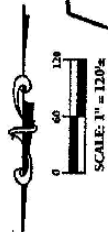
# BOUNDARY LINE ADJUSTMENT EXHIBIT

**LANDS OF PYORRE TRUST  
EAST CHESTNUT STREET  
FORT BRAGG, CA. 95437  
APNs 019-600-09, 21 & X65**

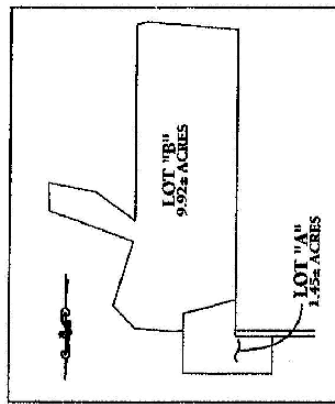
**OWNER:**  
MELVIN / PAT PYORRE,  
519 S. SANDERSON WAY,  
FORT BRAGG, CA. 95437  
(707) 864-4387

## LEGEND

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



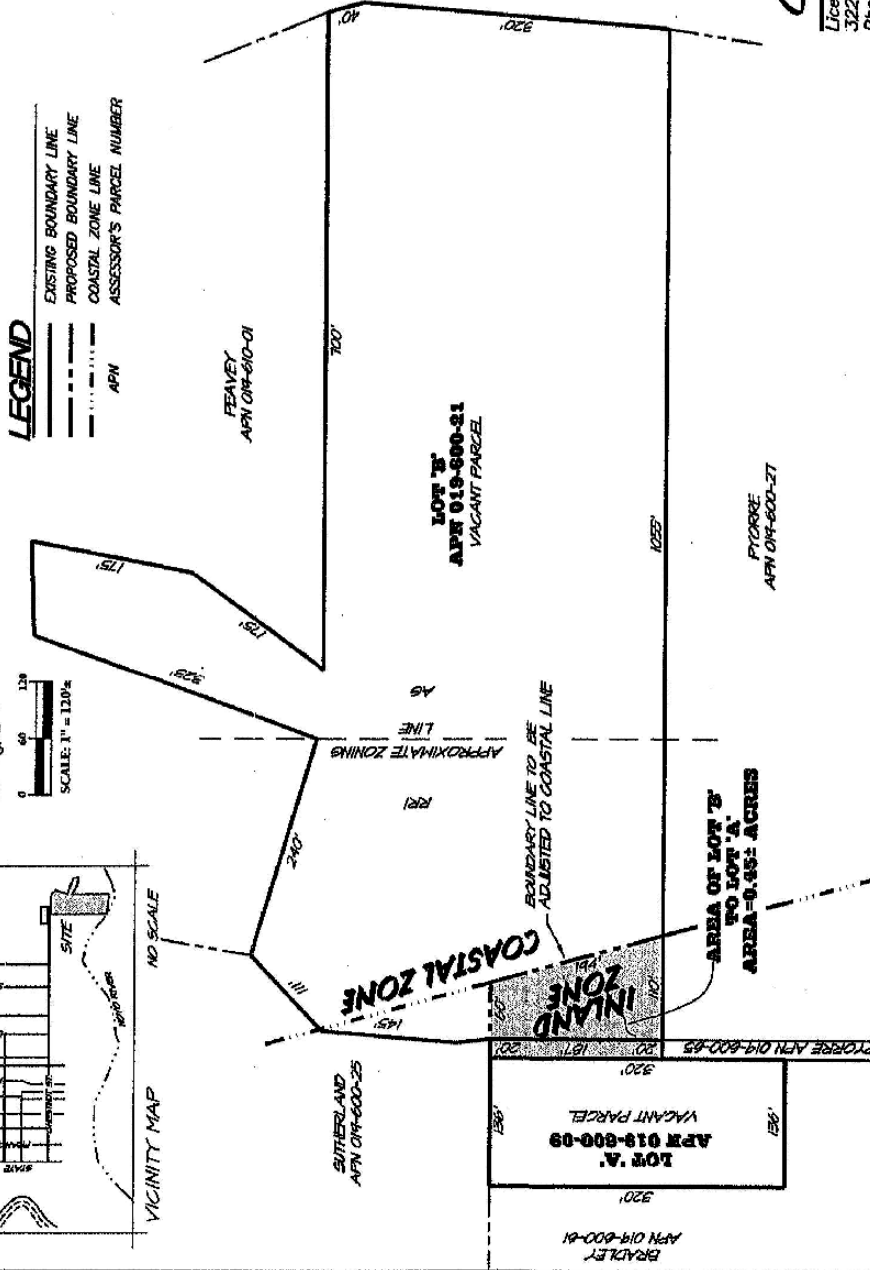
EXISTING CONFIGURATION  
NO SCALE



PROPOSED CONFIGURATION  
NO SCALE

**Clifford M. Zimmerman**

Licensed Land Surveyor, L.S. 4707  
32200 Forest Lane, Fort Bragg, Ca. 95437  
Phone: 707-964-8830



CASE: B 2018-0017

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APN: 019-600-09, 21, 65x

APLCT: Clifford Zimmerman

AGENT: Clifford Zimmerman

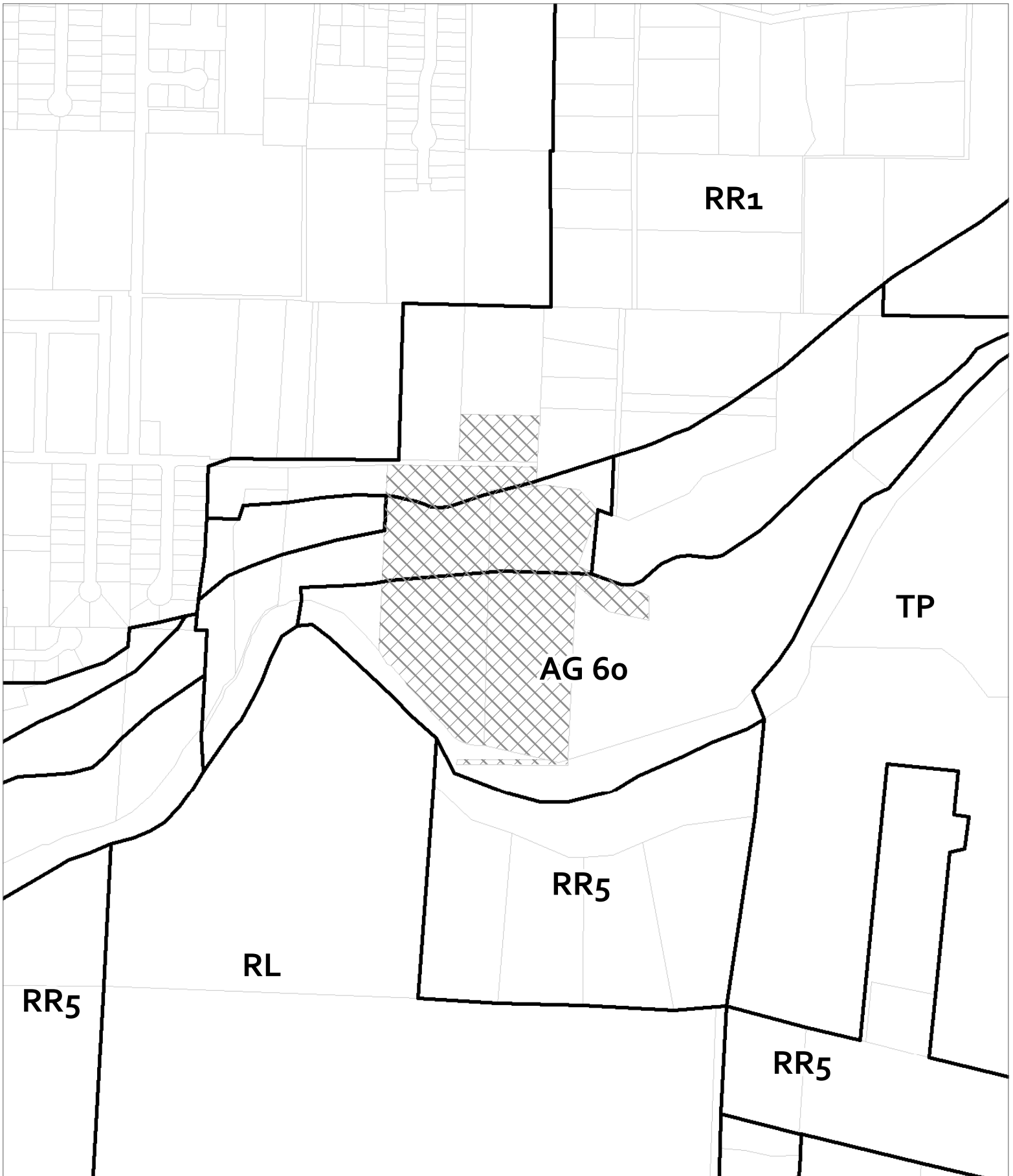
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NO SCALE


TENTATIVE MAP

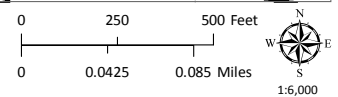
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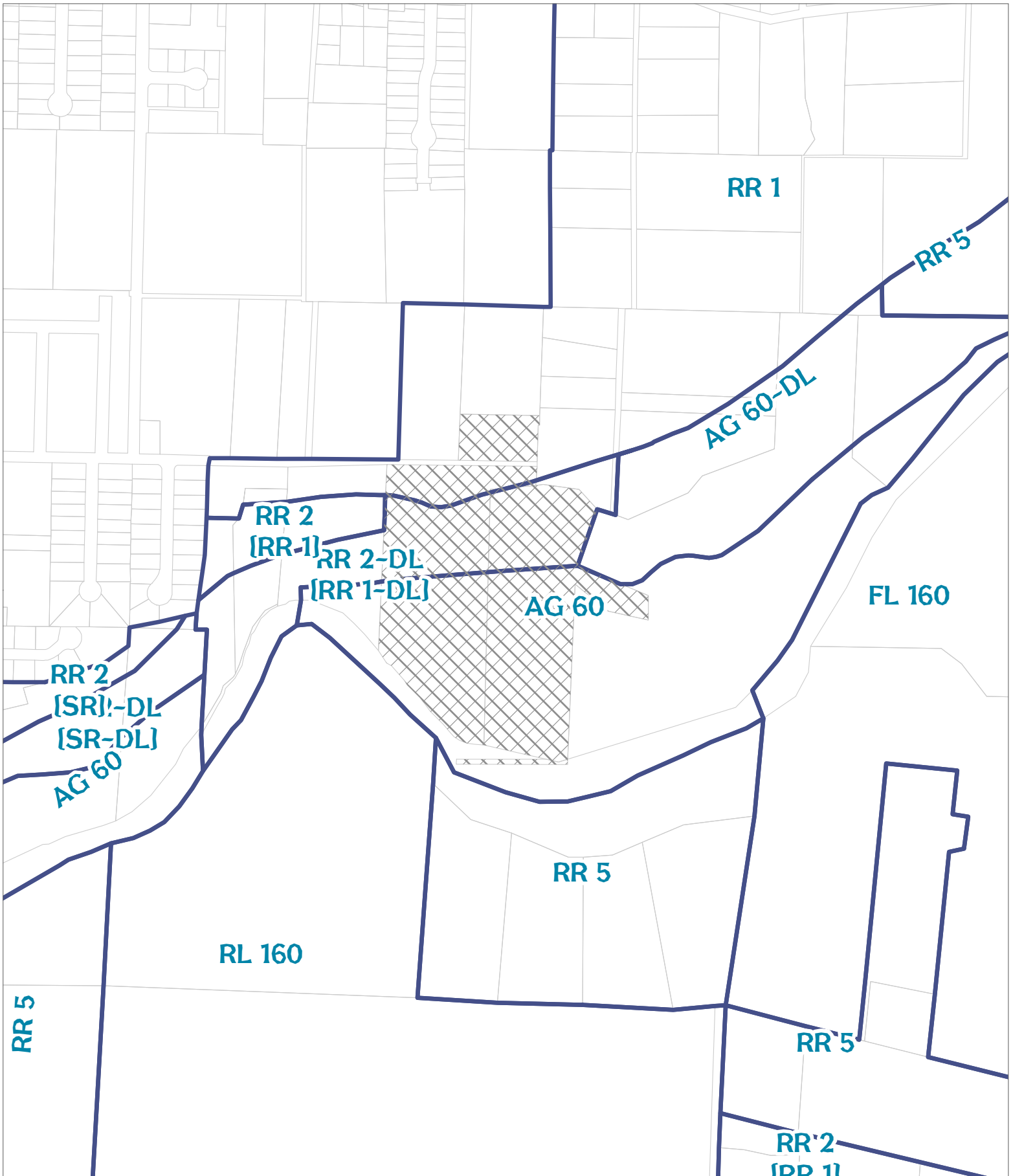
 Zoning Districts




ZONING DISPLAY MAP

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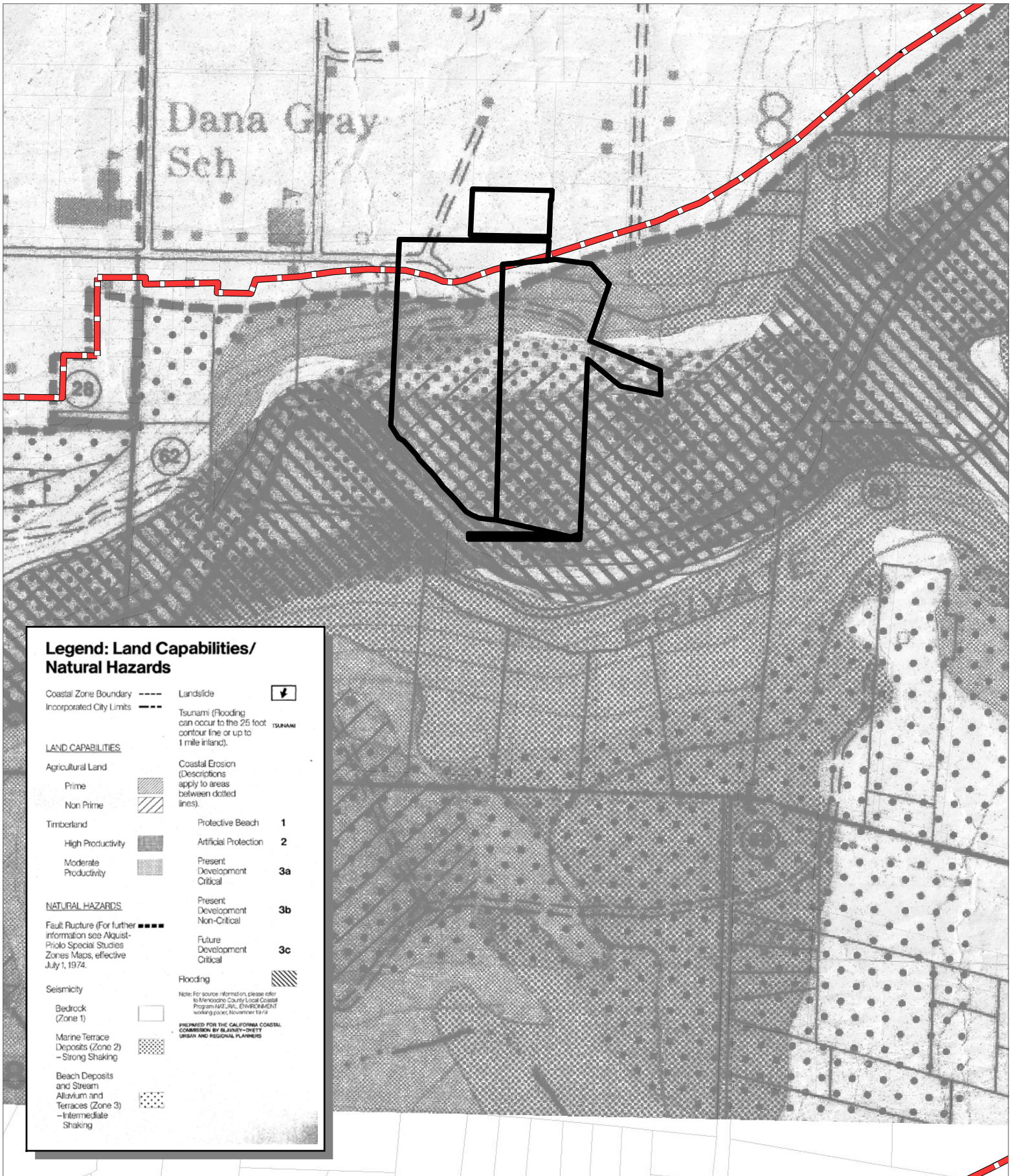


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 General Plan Classes

GENERAL PLAN CLASSIFICATIONS

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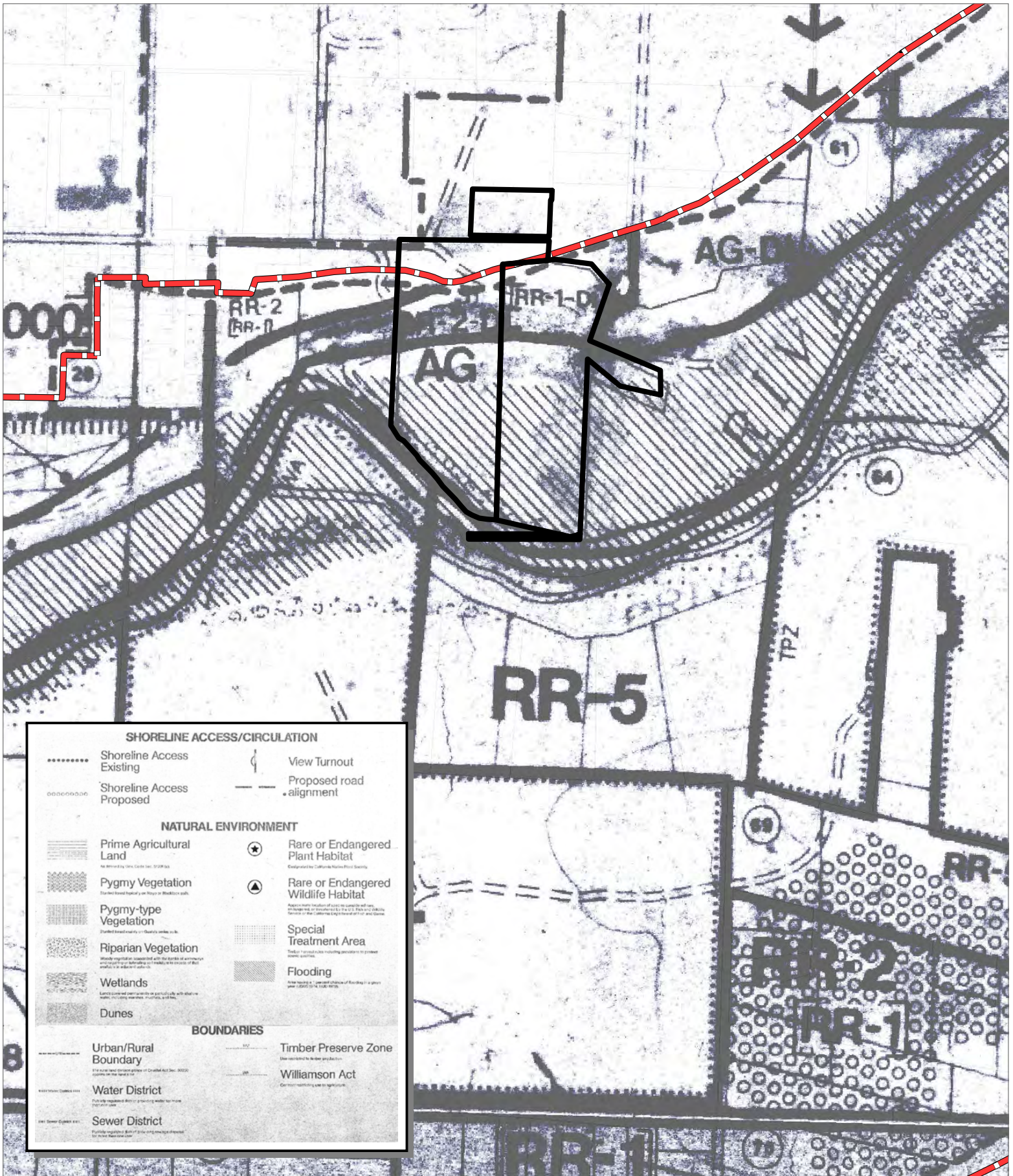
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Coastal Zone Boundary

LCP LAND USE MAP 13: FORT BRAGG

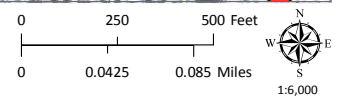
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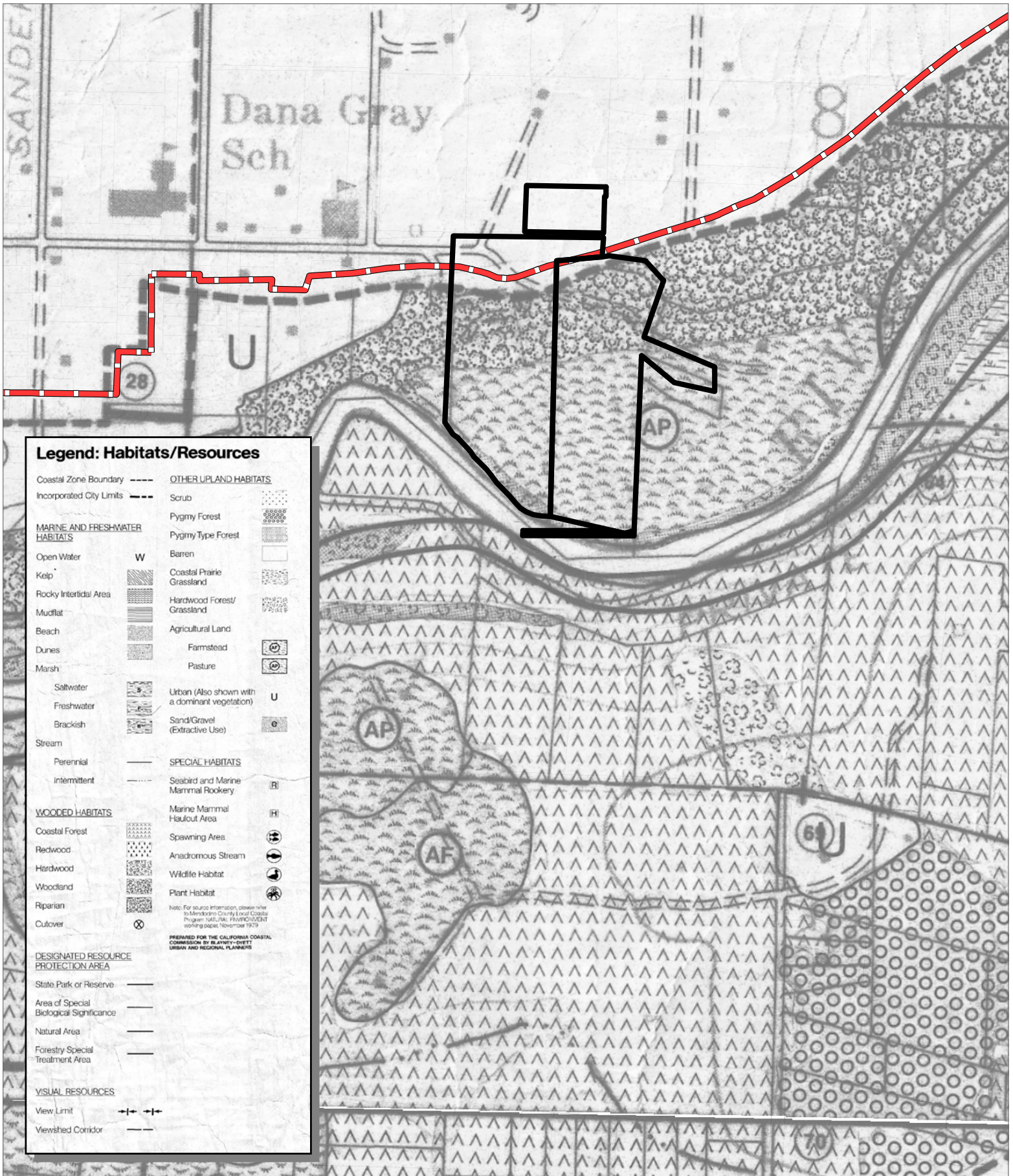
Coastal Zone Boundary



LCP LAND USE MAP 13: FORT BRAGG

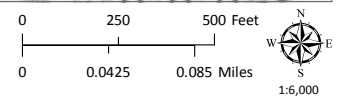
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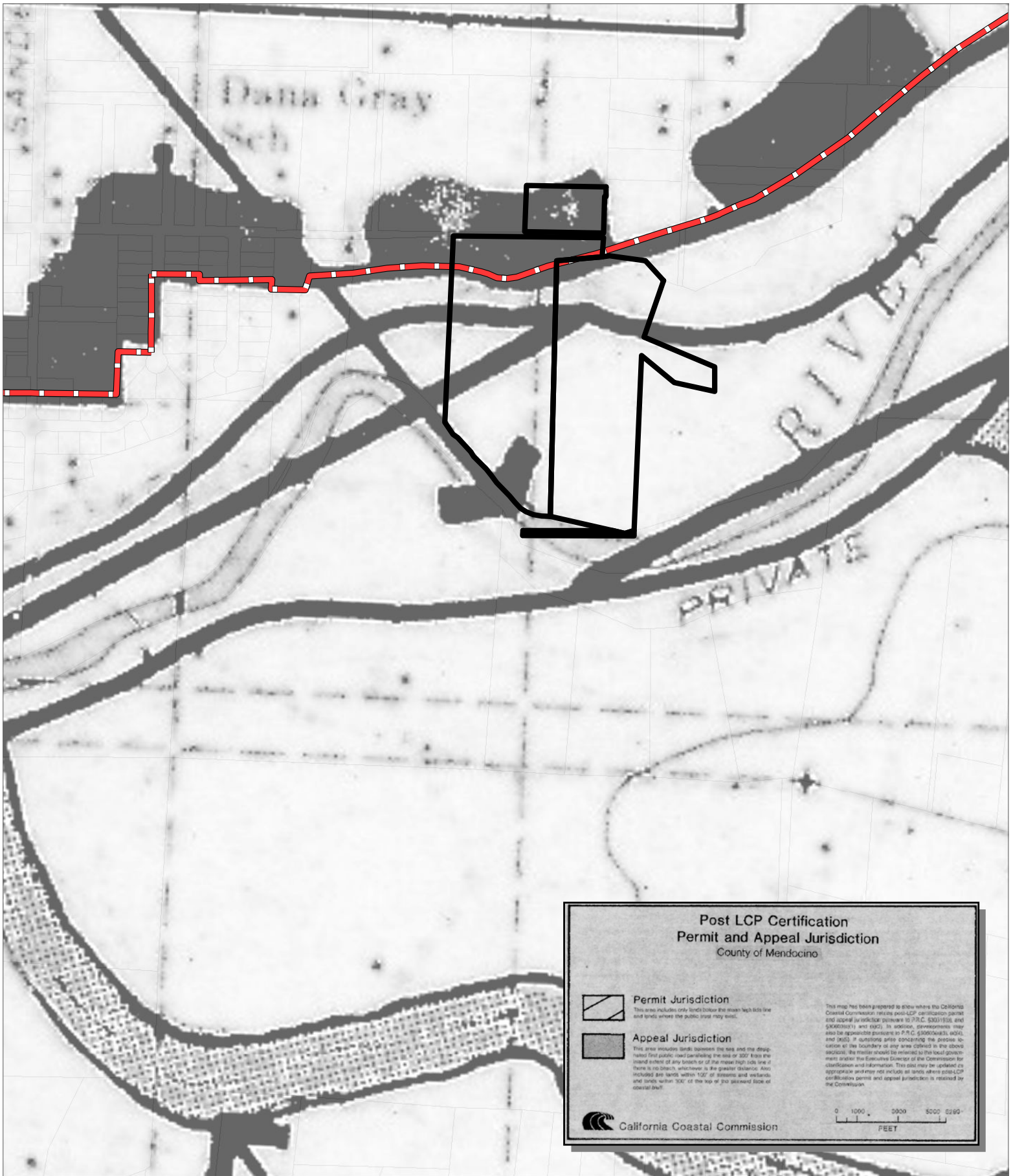
Coastal Zone Boundary



LCP HABITATS & RESOURCES

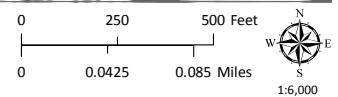
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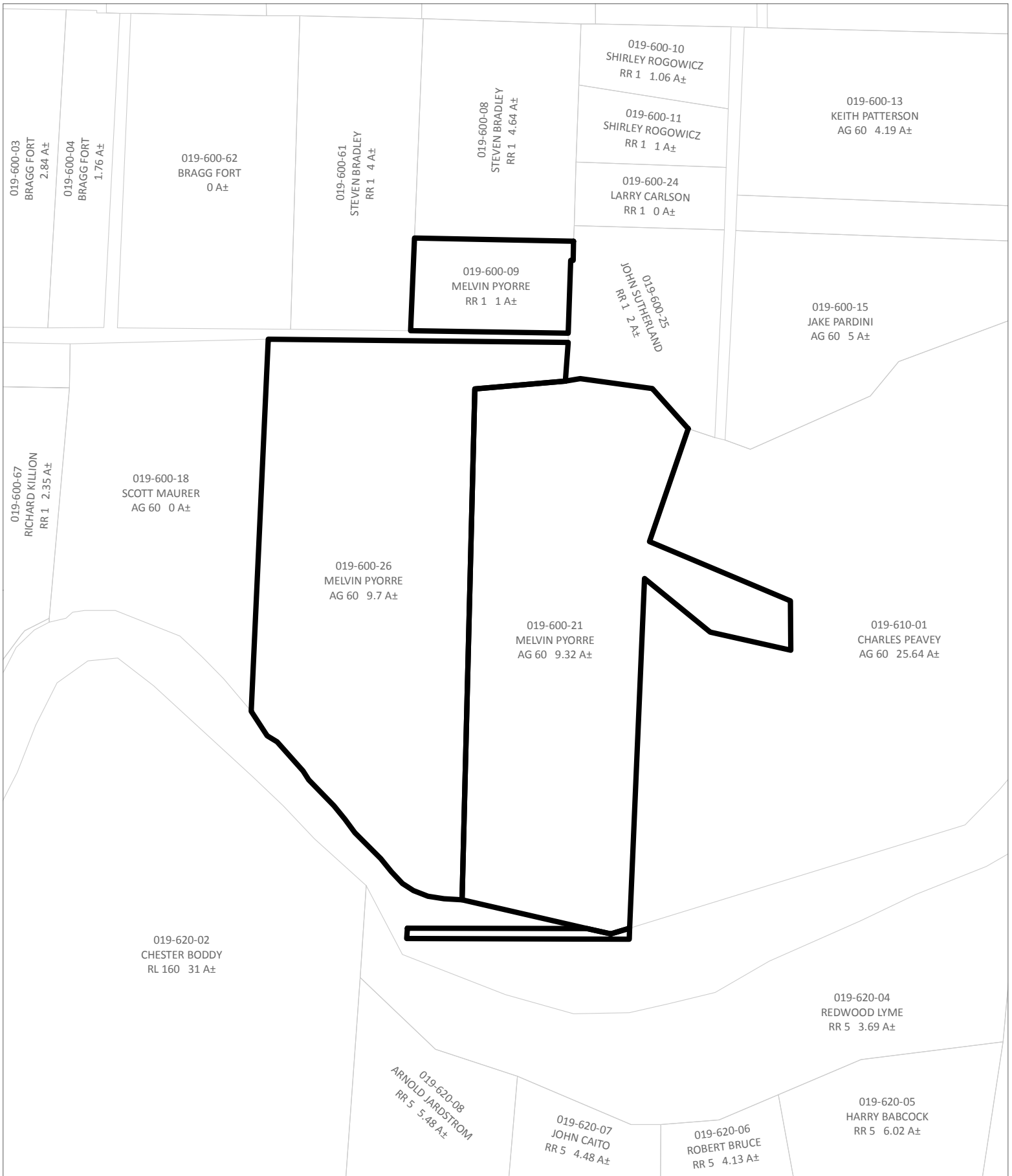
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 Coastal Zone Boundary

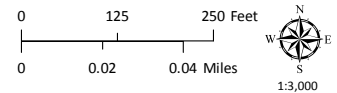


**APPEALABLE AREAS**

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ADJACENT PARCELS




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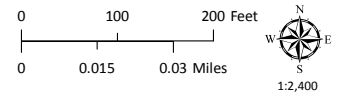


**CITY OF FORT BRAGG**

**FORT BRAGG RURAL FPD**

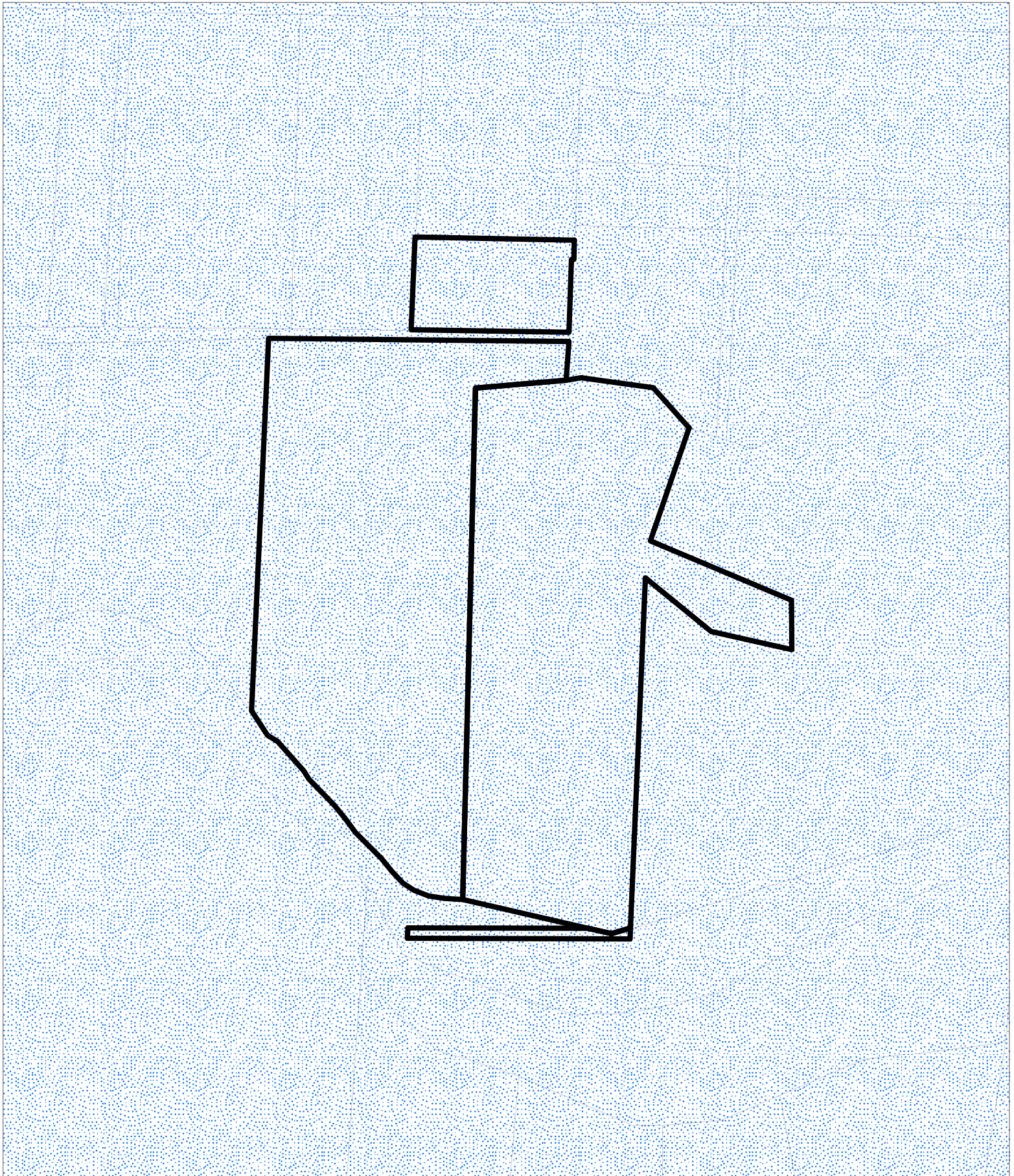
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-  County Fire Districts
-  Very High Fire Hazard
-  High Fire Hazard



**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

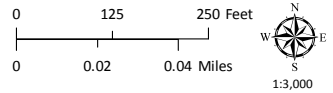
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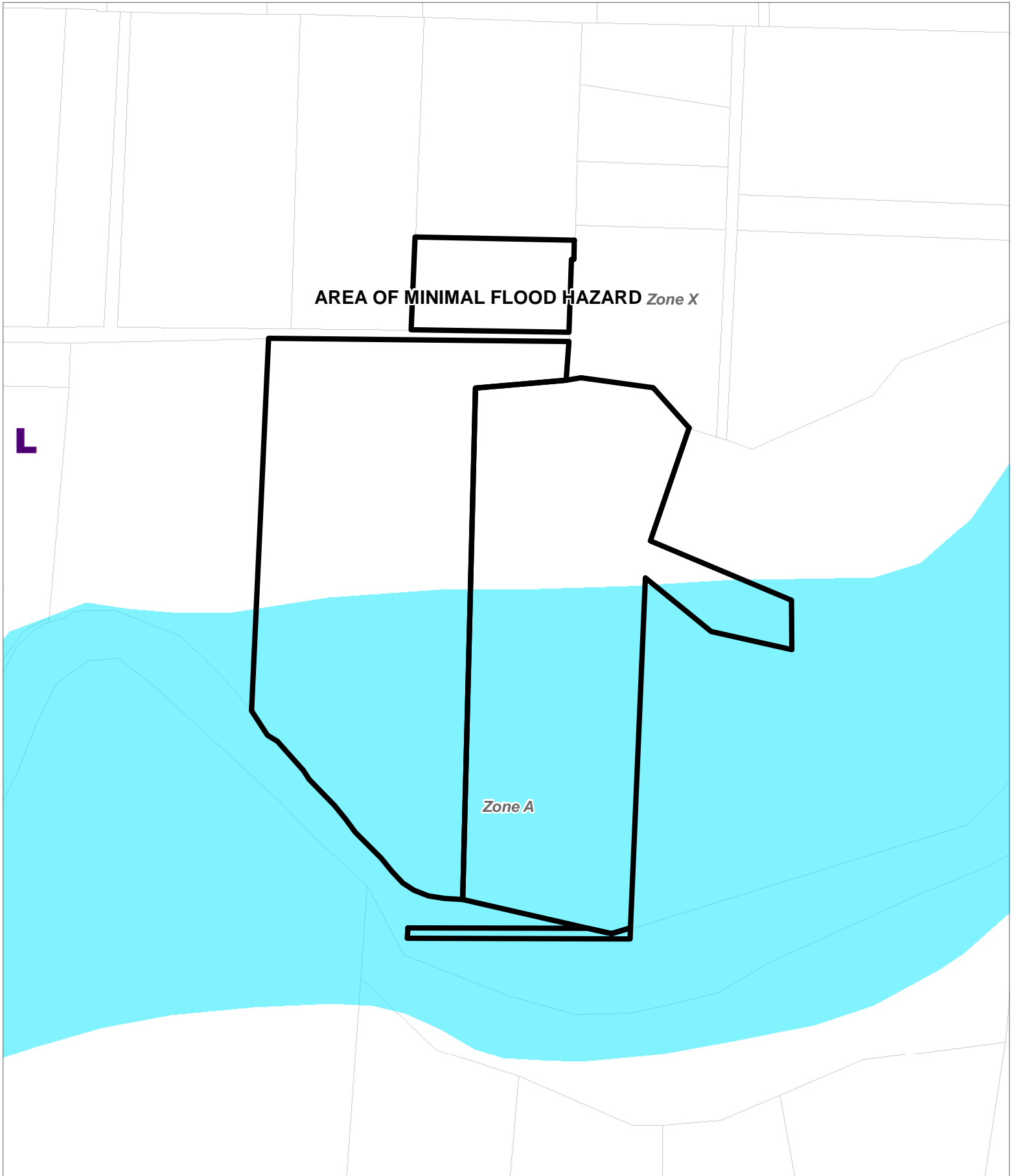


Sufficient Water Resources



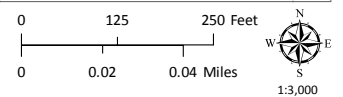
GROUND WATER RESOURCES

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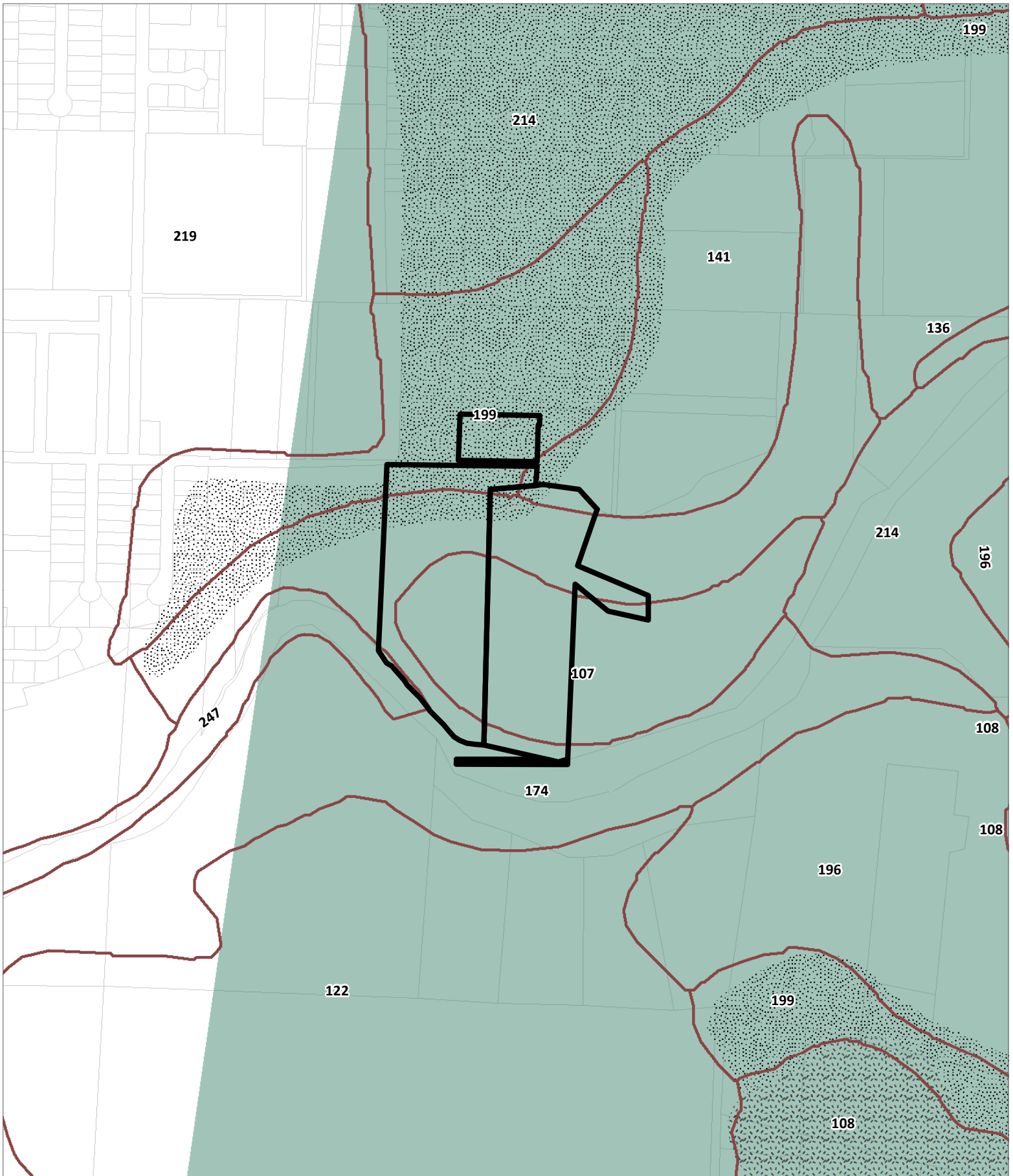
 LOMA Letters







FEMA FLOOD ZONE  
NFIP MAPS, JULY 18th, 2017

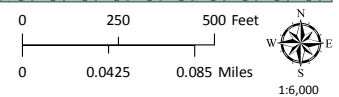
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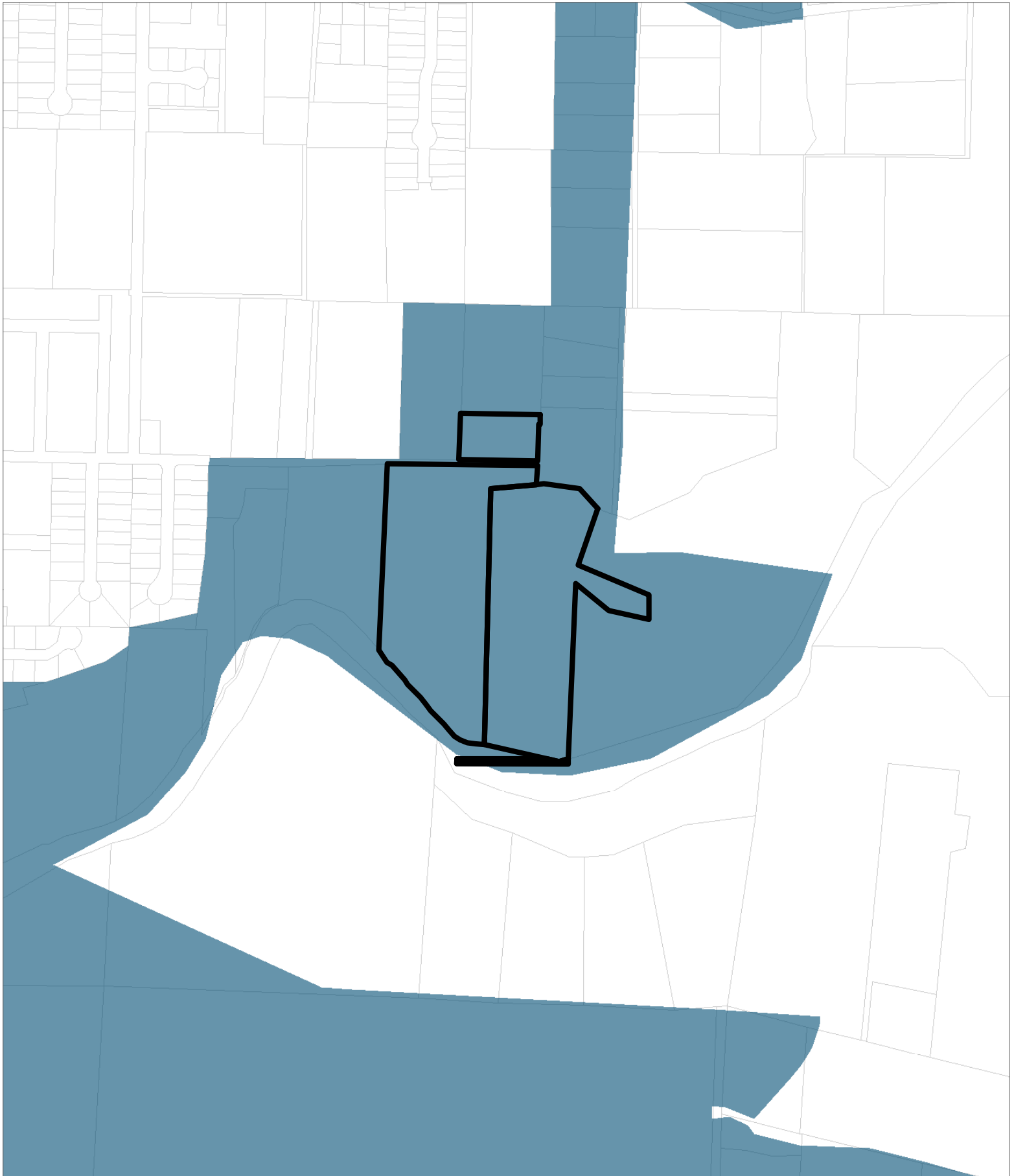
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- |   |                            |   |             |
|---|----------------------------|---|-------------|
|  | Western Soil Classes       |  | Bishop Pine |
|  | Blacklock & Aborigine      |   |             |
|  | Shinglemill-Gibney Complex |   |             |



LOCAL SOILS

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 Fort Bragg Stormwater Areas

STORMWATER PERMITTING ZONES

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