



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
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

March 27, 2019

Planning – Ukiah
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor

Sonoma State University
CalFire - Prevention
Coastal Commission
State Clearinghouse
Fort Bragg Rural Fire District

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

CASE#: CDP_2019-0001

DATE FILED: 1/4/2019

OWNER/APPLICANT: KATIE M. DORSEY

REQUEST: Standard Coastal Development Permit for the conversion of an existing 640 sq. ft. garage into a family care unit.

LOCATION: In the Coastal Zone, 2.3± miles south of Fort Bragg, on the north side of Bennett Lane (Private), 630± ft. west of its intersection with George's Lane (CR 414C), located at 32530 Bennett Ln., Fort Bragg (APN: 017-160-59).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: JESSIE WALDMAN

RESPONSE DUE DATE: April 10, 2019

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 _____

CASE: CDP_2019-0001

OWNER: KATIE M DORSEY

APPLICANT: KATIE M DORSEY

AGENT: n/a

REQUEST: Standard Coastal Development Permit for the conversion of an existing 640 sq. ft. garage into a family care unit.

LOCATION: In the Coastal Zone, 2.3± miles south of Fort Bragg, on the north side of Bennett Lane (Private), 630± ft. west of its intersection with George's Lane (CR 414C), located at 32530 Bennett Ln., Fort Bragg (APN: 017-160-59).

APN/S: 017-160-59-00

PARCEL SIZE: 0.5± acres

GENERAL PLAN: RR5(1):U

ZONING: RR:5

EXISTING USES: Residential

DISTRICT: 4

RELATED CASES: n/a

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR5(1))	RR5(1)	0.8± acres	Residential
EAST:	Rural Residential (RR5)	RR5	0.6± acres, 0.3± acres	Residential
SOUTH:	Rural Residential (RR5(1))	RR5(1)	1± acres	Residential
WEST:	Rural Residential (RR5(1))	RR5(1)	1.3± acres	Residential

REFERRAL AGENCIES

LOCAL

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

- ☐ Sanitation District
- ☐ School District
- ☐ Water District
- ☐ Mendocino Transit Authority (MTA)
- ☒ Planning Division (Ukiah)
- ☐ Resource Lands Protection Com.
- ☒ Sonoma State University
- ☐ Trails Advisory Council

STATE

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

- ☒ California State Clearinghouse
- ☐ CALTRANS
- ☐ Regional Water Quality Control Board
- ☐ Sierra Club
- FEDERAL
- ☐ Sierra Club
- ☐ US Department of Fish & Wildlife
- ☐ US Department of Health Services
- ☐ US Department of Parks & Recreation
- ☐ US Natural Resources Conservation
- TRIBAL
- ☒ Cloverdale Rancheria
- ☒ Potter Valley Tribe
- ☒ Redwood Valley Rancheria
- ☒ Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: A single family residence was built in 1955. A garage was constructed in 1970. A categorical exclusion permit, CE_1993-0027, was issued for a replacement well for the single family residence.

STAFF PLANNER: JESSIE WALDMAN

DATE: 3/27/2019

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Fort Bragg Rural FPR

4. FARMLAND CLASSIFICATION:

GIS

NO

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Marginal Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

212: Tregoning-Cleone complex, 0 to 5 percent slopes

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

NO

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

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

LCP Land Use MAP 14: BEAVER

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Beach Deposits and Stream Alluvium and Terraces (Zone 3)

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Barren/Redwood

27. COASTAL COMMISSION APPEALABLE AREA:

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

NO

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

YES

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

NO

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

NO

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www.co.mendocino.ca.us/planning



Case No(s)	CDP-2019-0001
CDF No(s)	
Date Filed	01-04-2019
Fee	\$2,459.00
Receipt No.	PRJ-624860
Received by	WALDMAN
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Katie Dorsey
Mailing Address 32530 Bennett Ln
City Fort Bragg State CA Zip Code 95437 Phone 707 355-0091

PROPERTY OWNER

Name Katie Dorsey
Mailing Address 32530 Bennett Ln
City Fort Bragg State CA Zip Code 95437 Phone 707 355-0091

AGENT

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

PARCEL SIZE

.5

☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

32530 Bennett Ln Fort Bragg CA 95437

ASSESSOR'S PARCEL NUMBER(S)

017-160-59

RECEIVED

JAN 04 2019

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

PLANNING & BUILDING SERV
FORT BRAGG CA

Katie Dorsey
Signature of Applicant/Agent

9-30-18
Date

Signature of Owner

Date

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.

I am new owner of this property. Pertaining to the garage that was converted to a studio prior to my ownership. I made repairs & improvements to the structure they include, flooring repaired & replaced, sheetrock was repaired, and paint. I also graded Bennett that is an easement

2. If the project is residential, please complete the following: *Family Care Unit*

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
☐ Single Family	_____	_____
☐ Mobile Home	_____	_____
☐ Duplex	_____	_____
☐ Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

3. If the project is commercial, industrial, or institutional, complete the following: *NO N/A*

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.

The structure existed prior to my purchase

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.

~~The~~ Sisk Family home
Pump house
2 - Storage units

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 12 feet.

8. Lot area (within property lines): 21,780 ☒ square feet ☐ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>640</u> square feet	_____ square feet	_____ square feet
Paved area	_____ square feet	_____ square feet	_____ square feet
Landscaped area	<u>21,780</u> square feet	_____ square feet	_____ square feet
Unimproved area	<u>0</u> square feet	_____ square feet	_____ square feet

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

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

11. Parking will be provided as follows:

Number of Spaces	Existing <u>6</u>	Proposed <u>6</u>	Total <u>6</u>
Number of covered spaces	<u>0</u>		Size _____
Number of uncovered spaces	<u>6</u>		Size <u>540 sq ft</u>
Number of standard spaces	<u>5</u>		Size _____
Number of handicapped spaces	<u>1</u>		Size <u>108 sq ft</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 *N/A*

- ☐ Utility Company/Tank
☐ On Site generation, Specify: _____
☒ None

C. Telephone: ☐ Yes ☒ No

13. Will there be any exterior lighting? ☒ Yes ☐ No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

Light for front door of FCU

14. What will be the method of sewage disposal?

- ☐ Community sewage system, specify supplier _____
☒ Septic Tank
☐ Other, specify _____

15. What will be the domestic water source?

- ☐ Community water system, specify supplier _____
☒ Well
☐ Spring
☐ Other, specify _____

16. Is any grading or road construction planned? ☐ Yes ☒ No

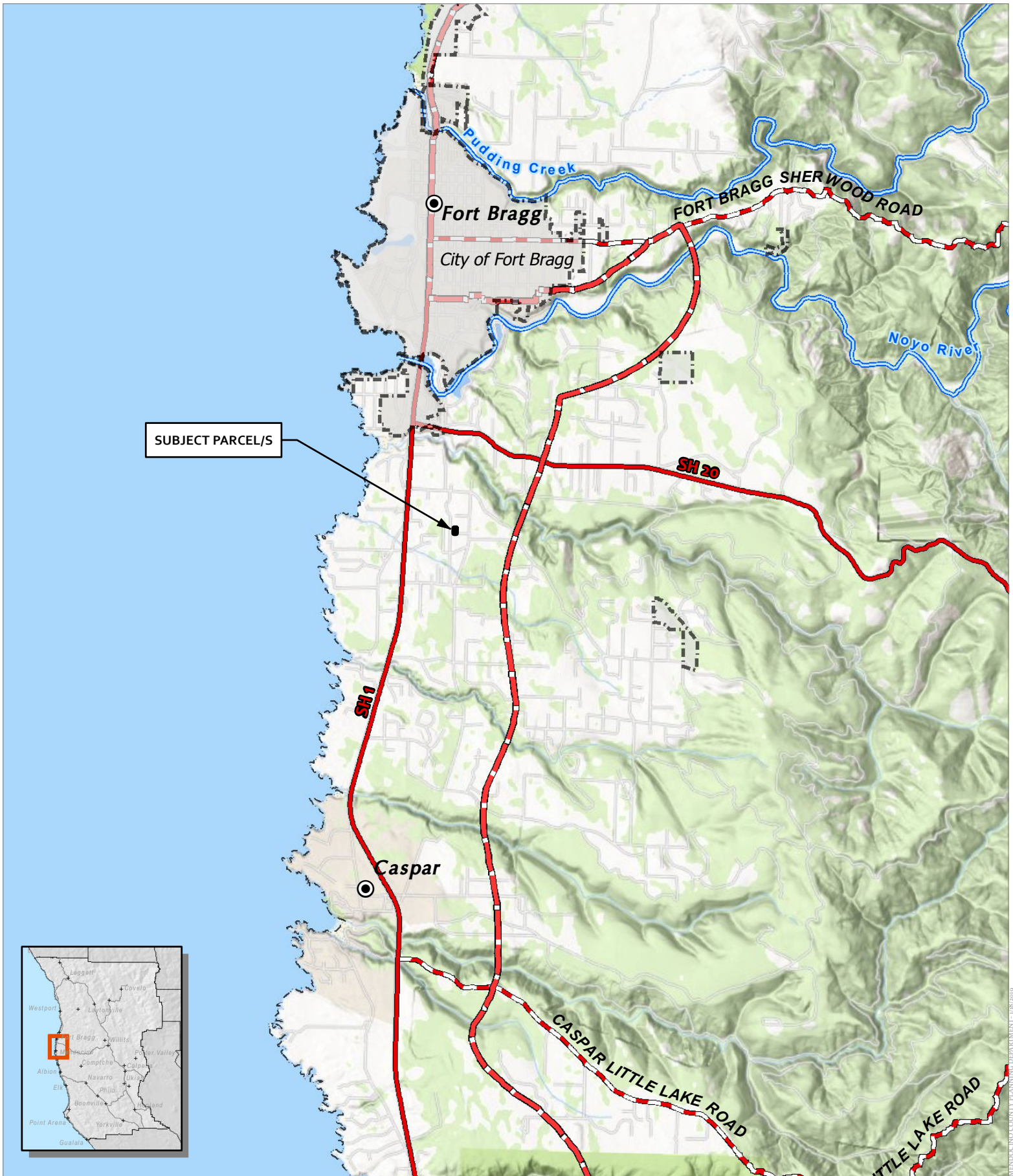
If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following: *N/A*

- 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: _____

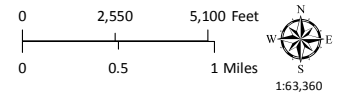
17.	Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No If yes, explain:
18.	Does the project involve sand removal, mining or gravel extraction? ☐ Yes ☒ No If yes, detailed extraction, reclamation and monitoring may be required.
19.	Will the proposed development convert 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? ☐ Yes ☒ No B. Park, beach or recreation area? ☐ Yes ☒ No
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☒ No If yes, explain:
23.	Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes? A. Diking ☐ Yes ☒ No B. Filling ☐ Yes ☒ No C. Dredging ☐ Yes ☒ No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes ☐ Yes ☒ No Amount of material to be dredged or filled? <u>N/A</u> cubic yards. Location of dredged material disposal site: <u>N/A</u> 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.



CASE: CDP 2019-0001
 OWNER: DORSEY, Katie
 APN: 017-160-59
 APLCT: Katie Dorsey
 AGENT:
 ADDRESS: 32530 Bennett Lane, Fort Bragg

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



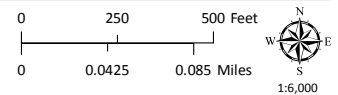
LOCATION MAP

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CASE: CDP 2019-0001
 OWNER: DORSEY, Katie
 APN: 017-160-59
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 AGENT:
 ADDRESS: 32530 Bennett Lane, Fort Bragg

-  Named Rivers
-  Public Roads
-  Private Roads



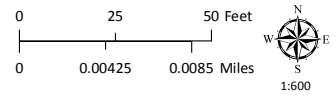
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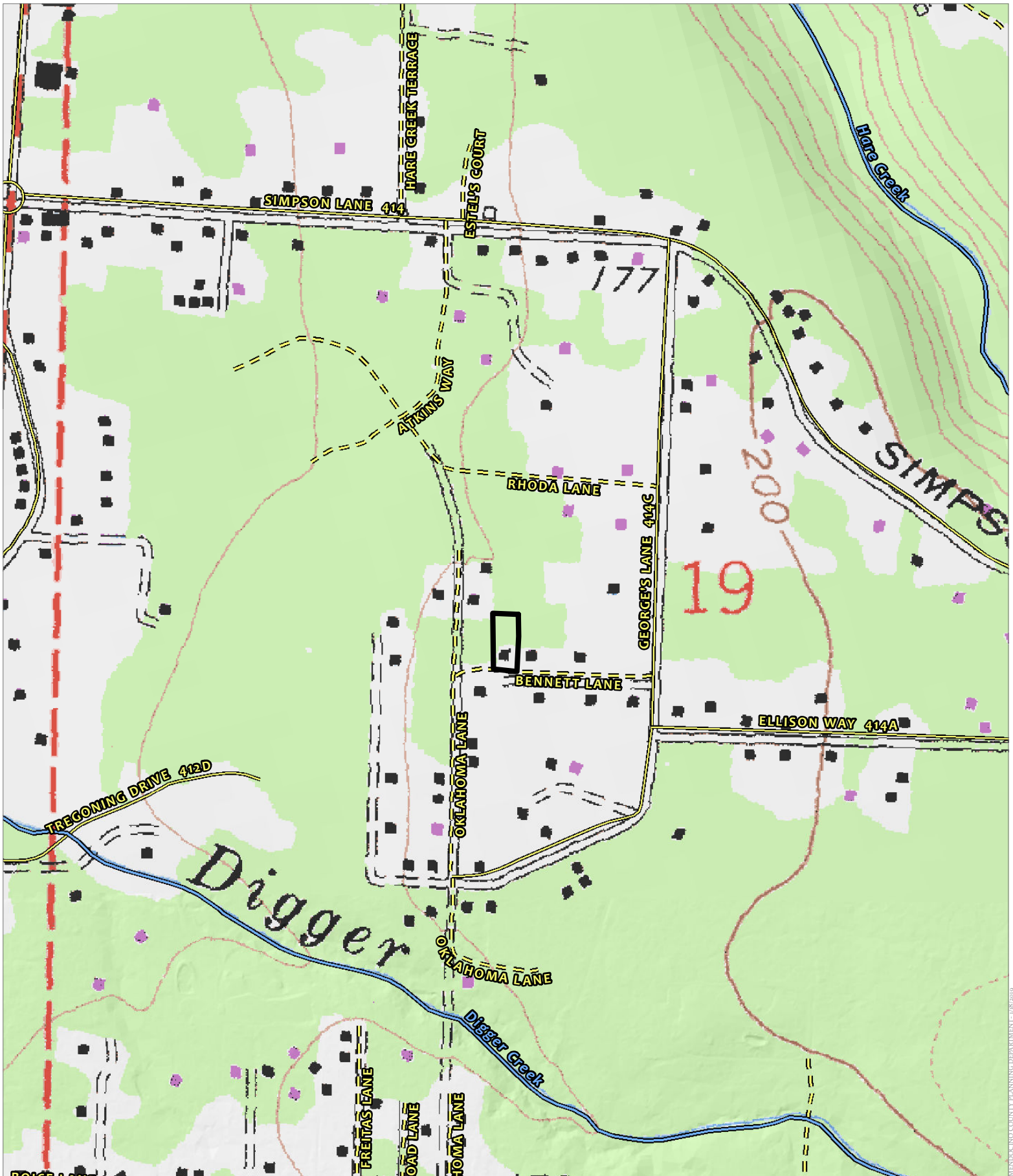
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== Private Roads



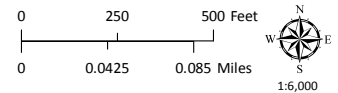
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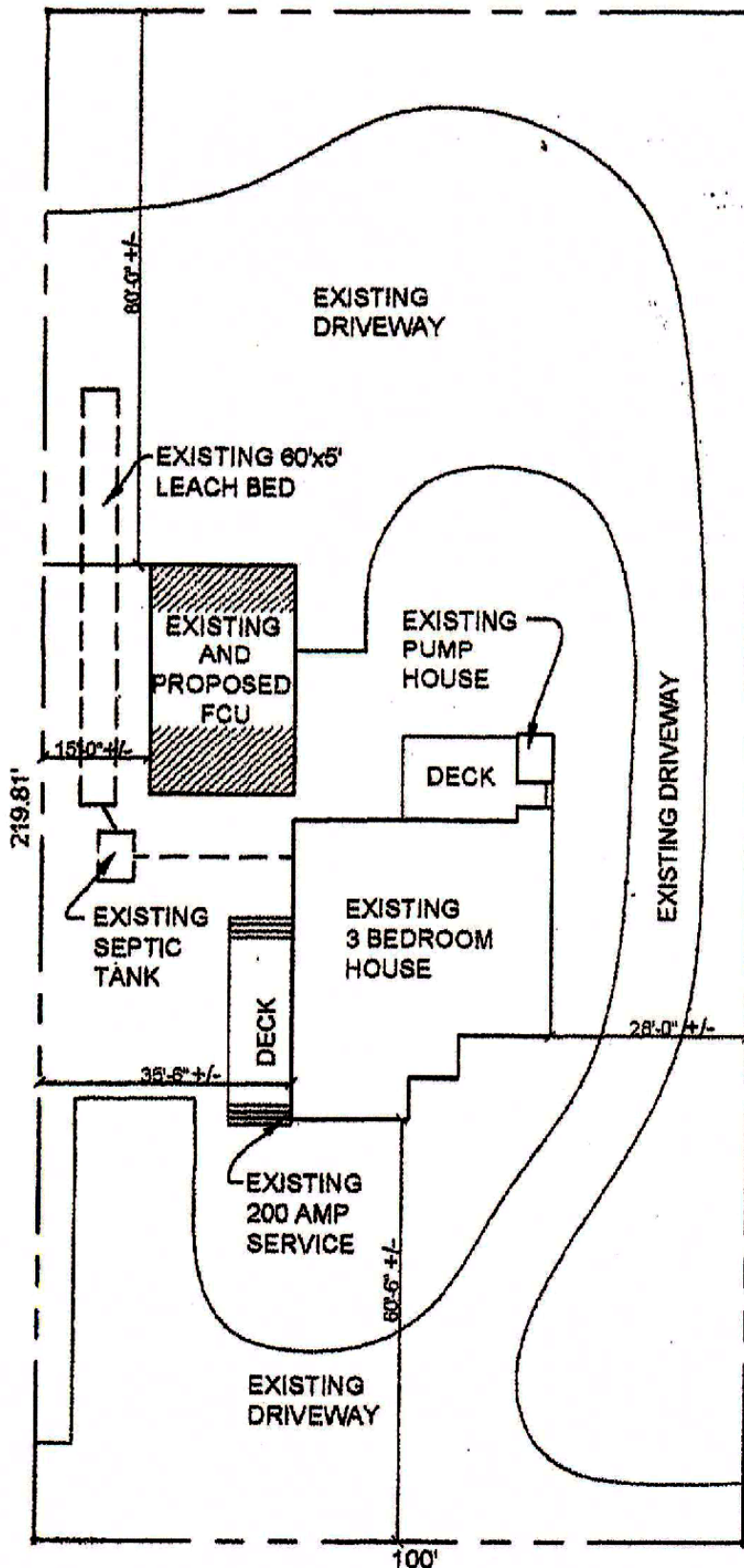
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-  Named Rivers
-  Public Roads
-  Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

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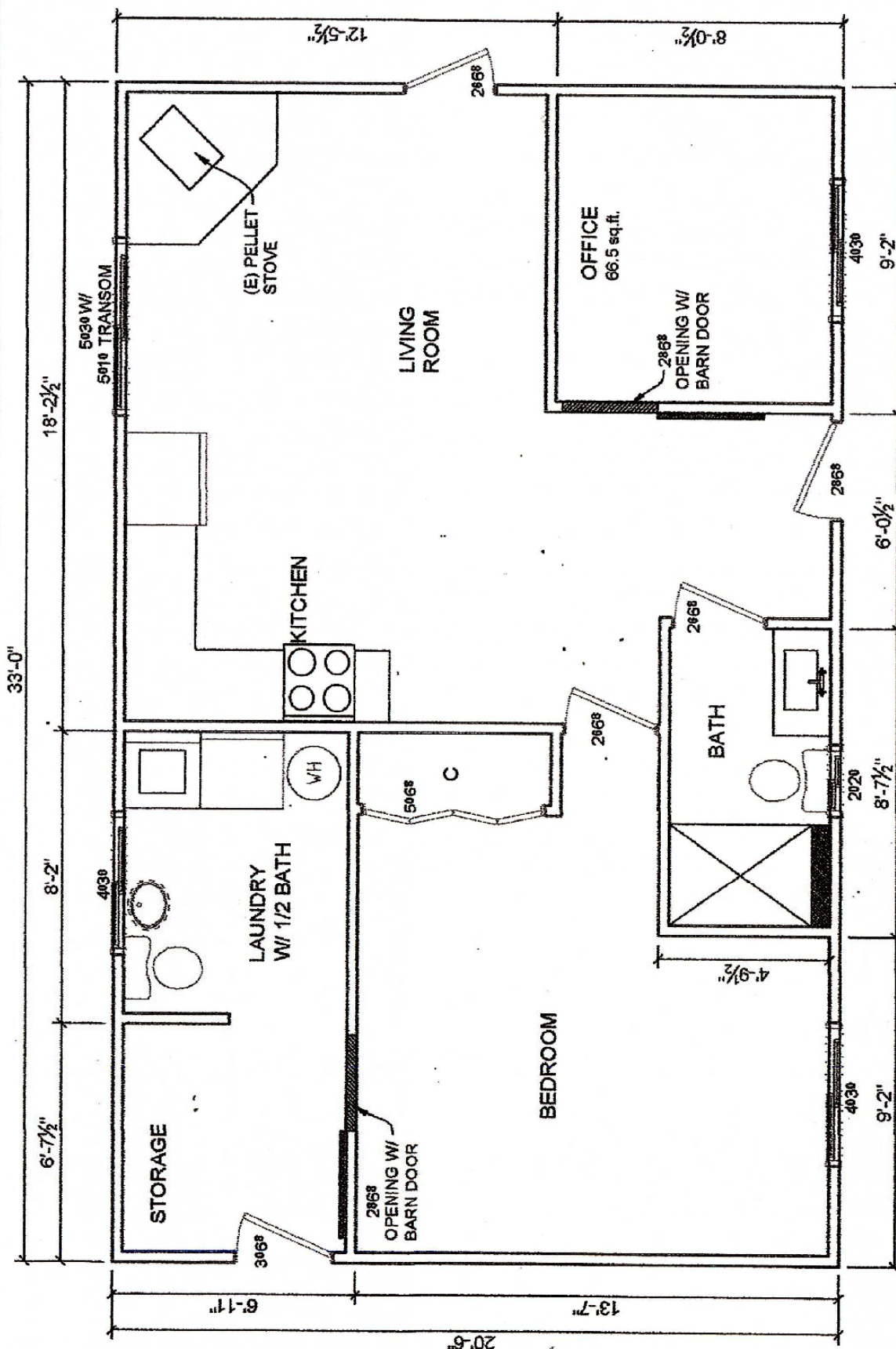
32530 BENNETT LN
APN: 17- 60-59

CASE: CDP 2019-0001
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APLCT: Katie Dorsey
AGENT:
ADDRESS: 32530 Bennett Lane, Fort Bragg

NO SCALE

SITE PLAN

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JAN 04 2019

PLANNING & BUILDING
FORT BRAGG, CA

[Signature]

EXISTING FCU
676.5 sq. ft.



FLOOR PLAN
1/4" = 1'-0"

NOTE:
THIS WAS AN EXISTING GARAGE
CONVERTED TO A FAMILY CARE UNIT
PRIOR TO THE NEW OWNER
PURCHASING THE PROPERTY.

VERIFY EGRESS- 5.7 sq. ft. MIN. OPENING 20"
MIN. WIDTH, 24" MIN. HT., SILL HT. 4" MAX.
ABOVE FINISHED FLOOR (1 WINDOW MIN.)
TYP. @ BEDROOMS

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NO SCALE

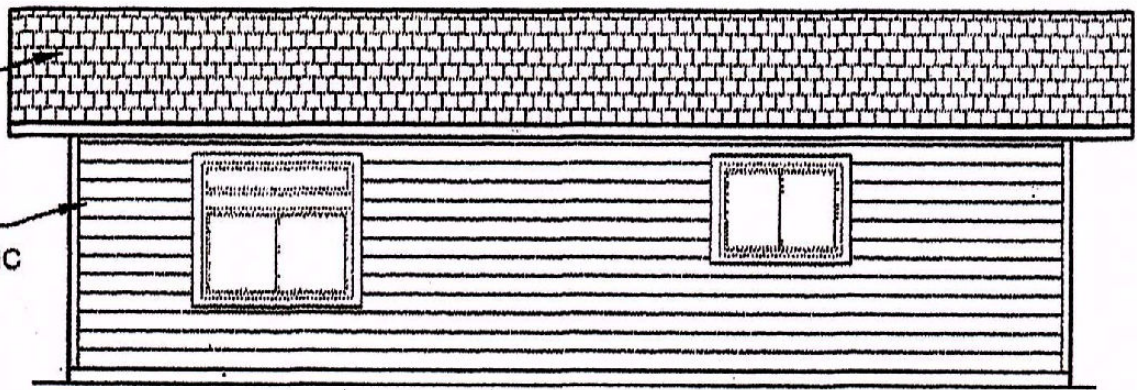
FLOOR PLAN

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MENDOCINO COUNTY PLANNING DEPARTMENT - 7/8/2019

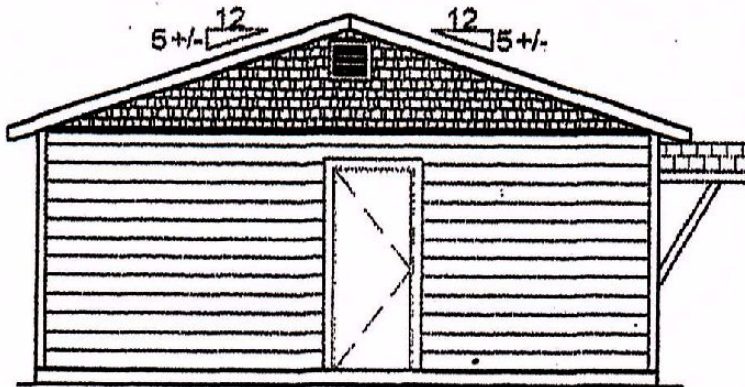
(E) COMP.
SHINGLES

(E) 1x8
V-RUSTIC



WEST ELEVATION

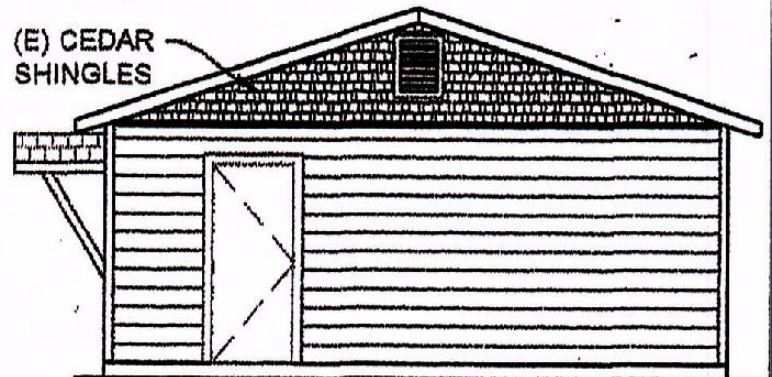
1/8" = 1'-0"



SOUTH ELEVATION

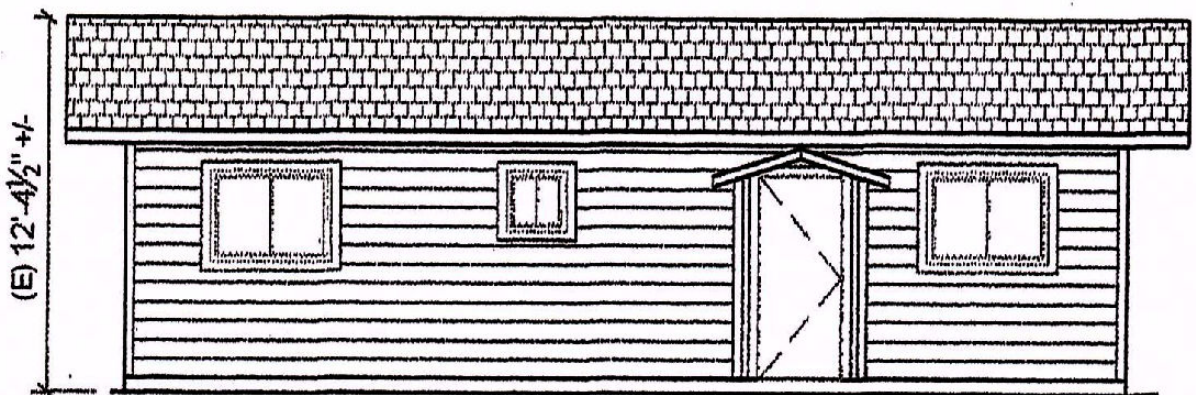
1/8" = 1'-0"

(E) CEDAR
SHINGLES



NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

RECEIVED

JAN 04 2019

INDEX	
ELEVATIONS & PLOT PLAN	A-1
FLOOR PLAN	A-2
ELECTRICAL PLAN	E-1

BUILDING CODE 2016 CBC	
SEISMIC DESIGN CATEGORY	D

PLANNING & BUILDING SERV

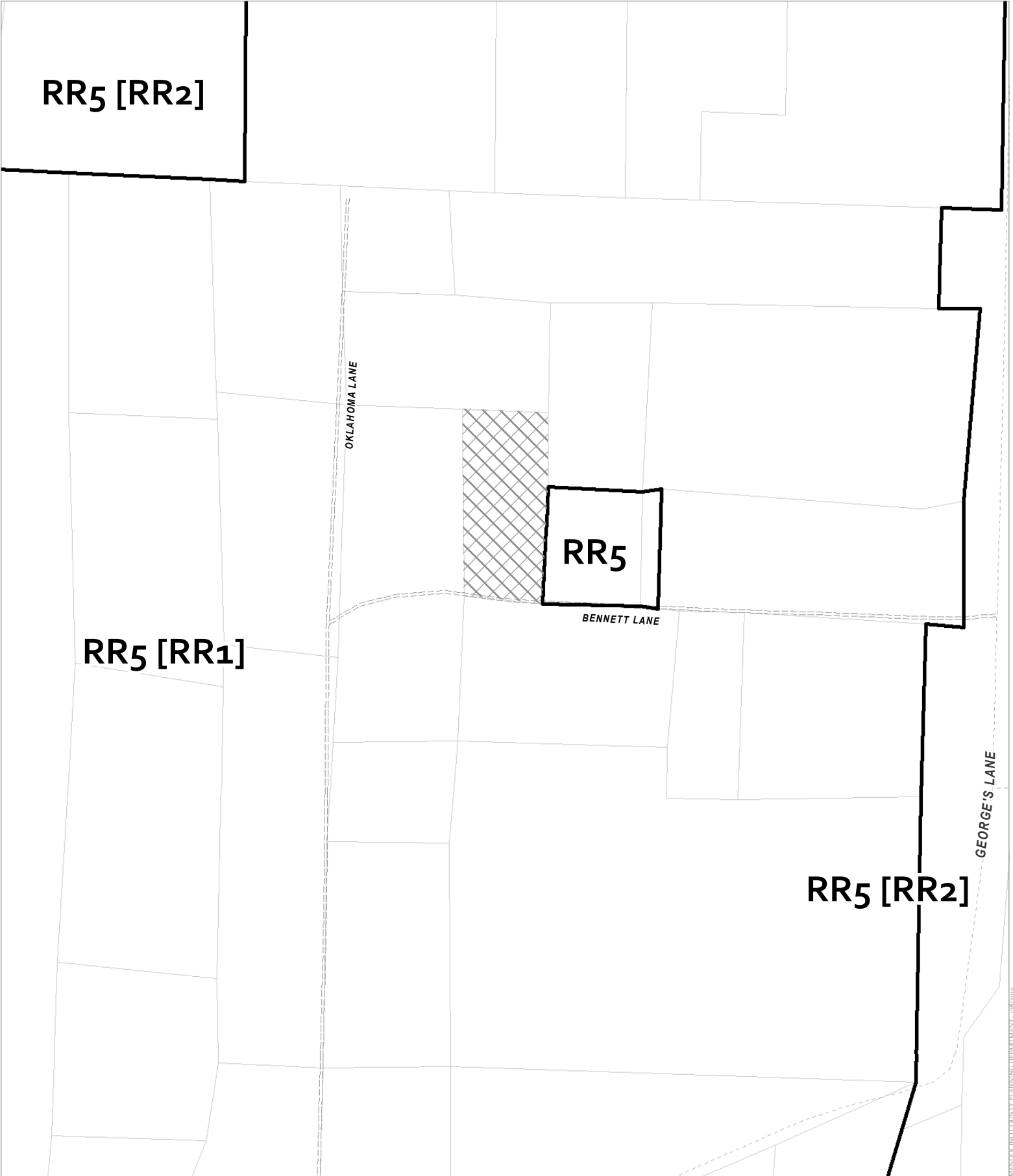
CASE: CDP 2019-0001
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NO SCALE

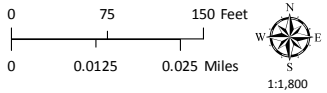
ELEVATIONS

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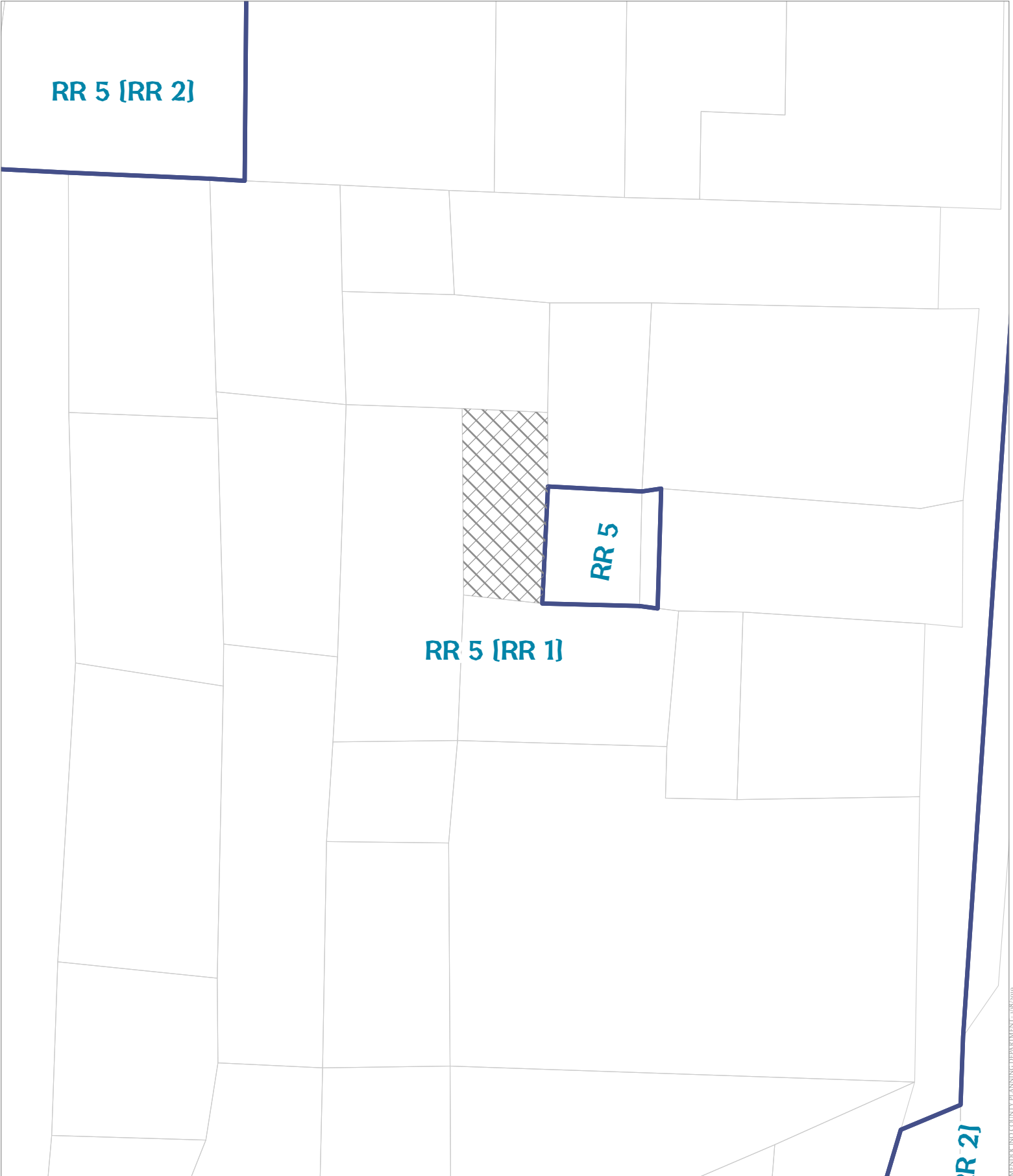
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 Zoning Districts
 Public Roads



ZONING DISPLAY MAP

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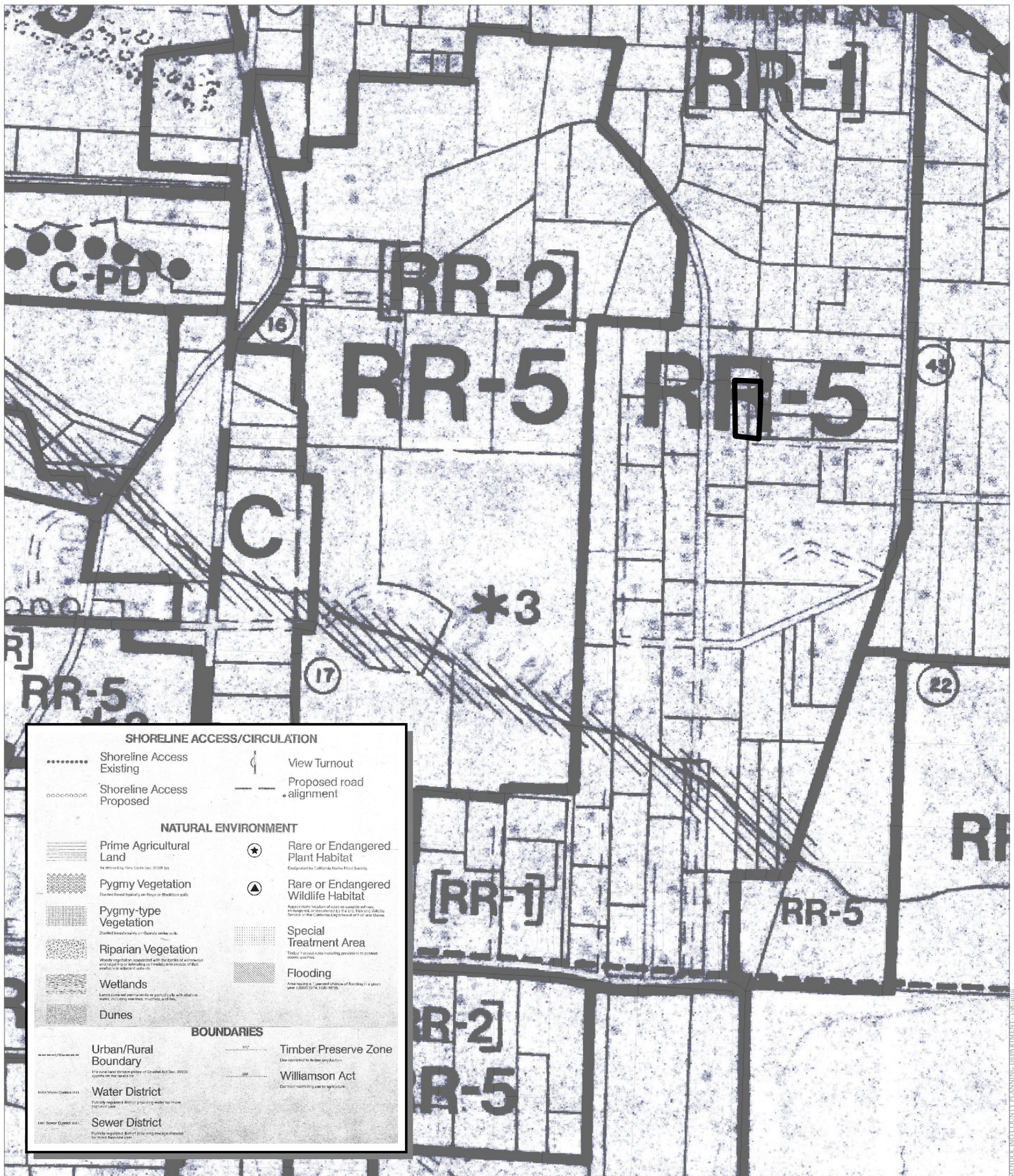


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 General Plan Classes

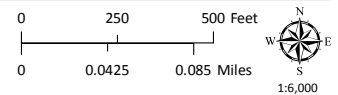
GENERAL PLAN CLASSIFICATIONS

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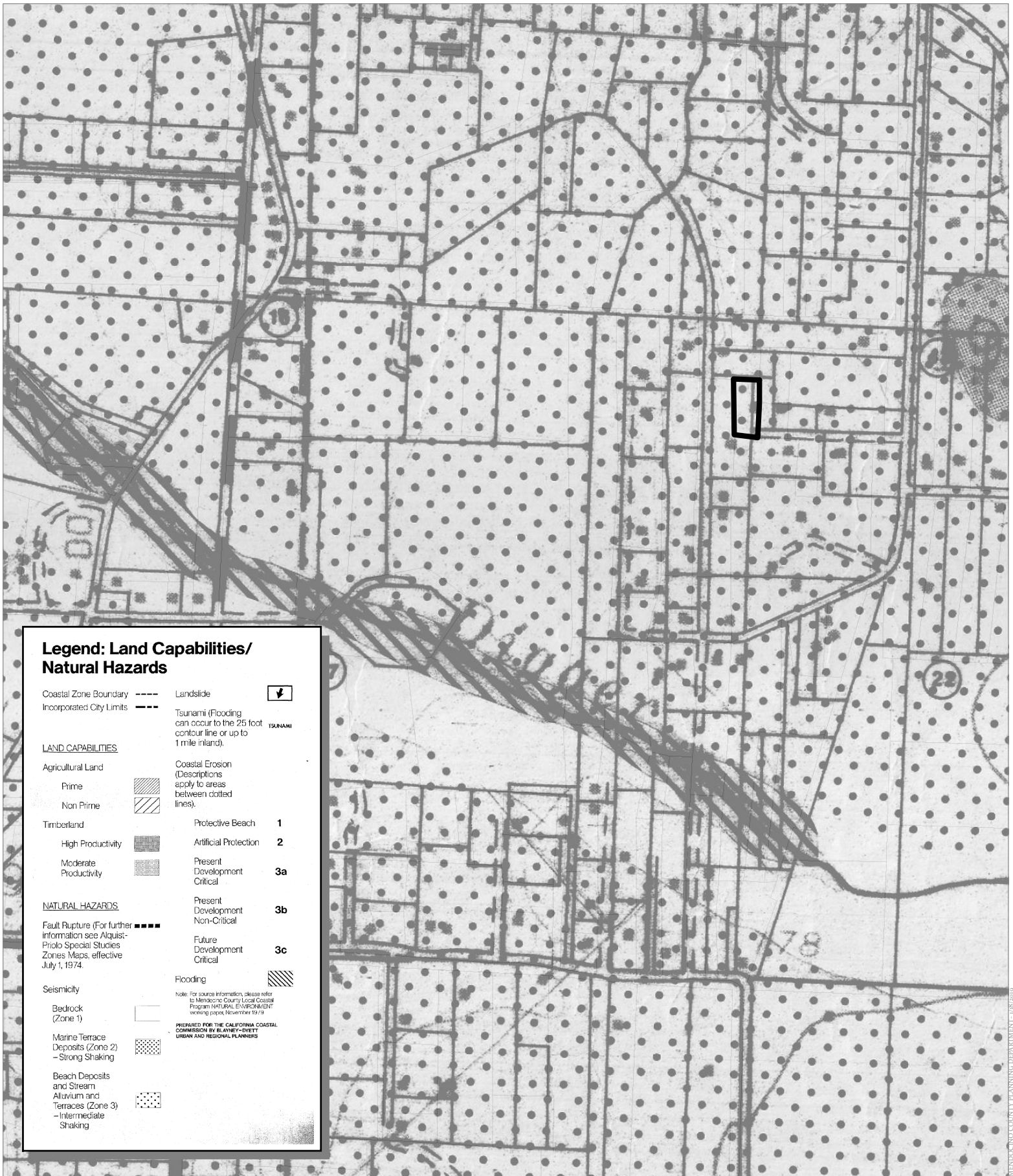
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LCP LAND USE MAP 14: BEAVER

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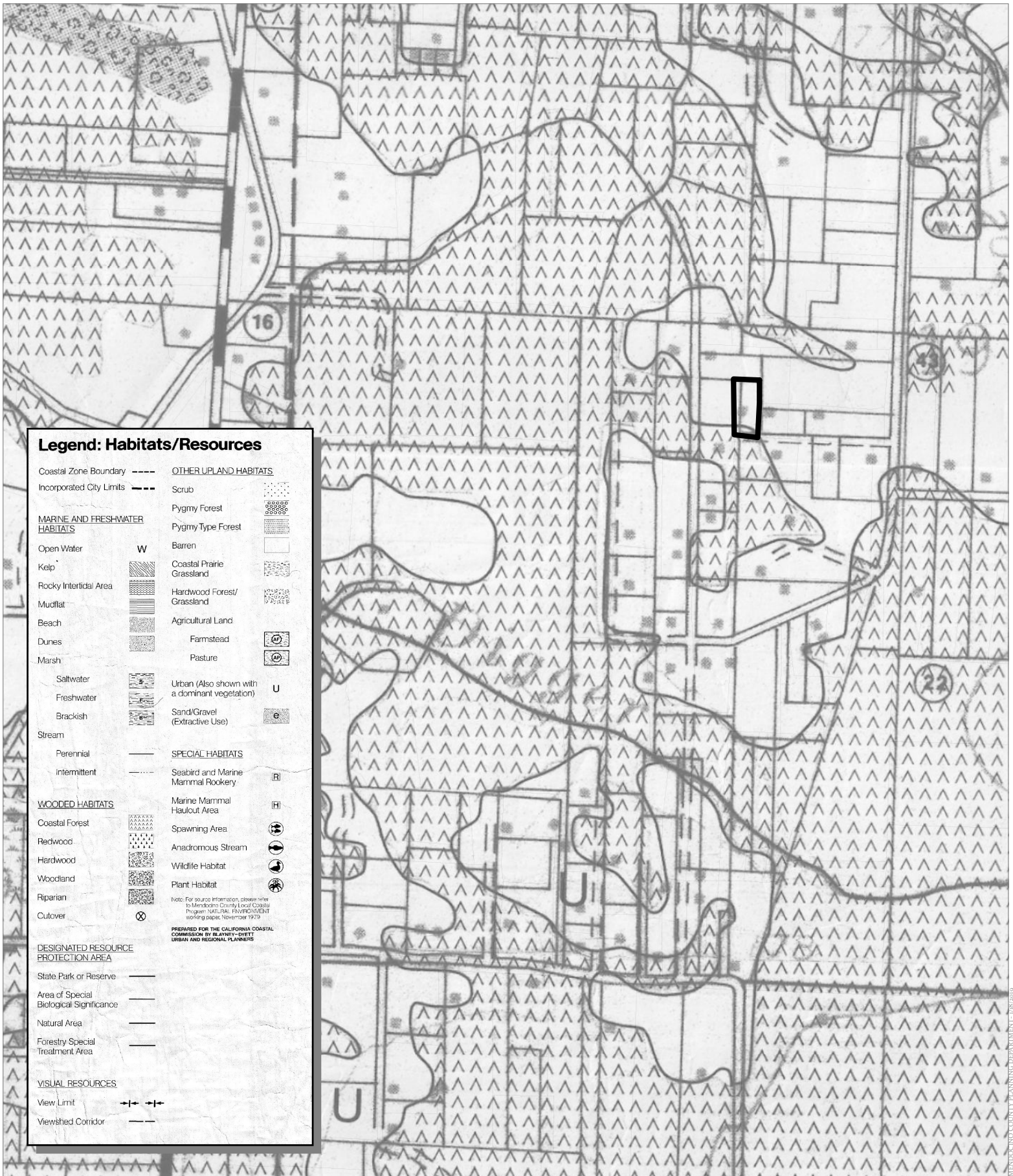


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LCP LAND CAPABILITIES & NATURAL HAZARDS

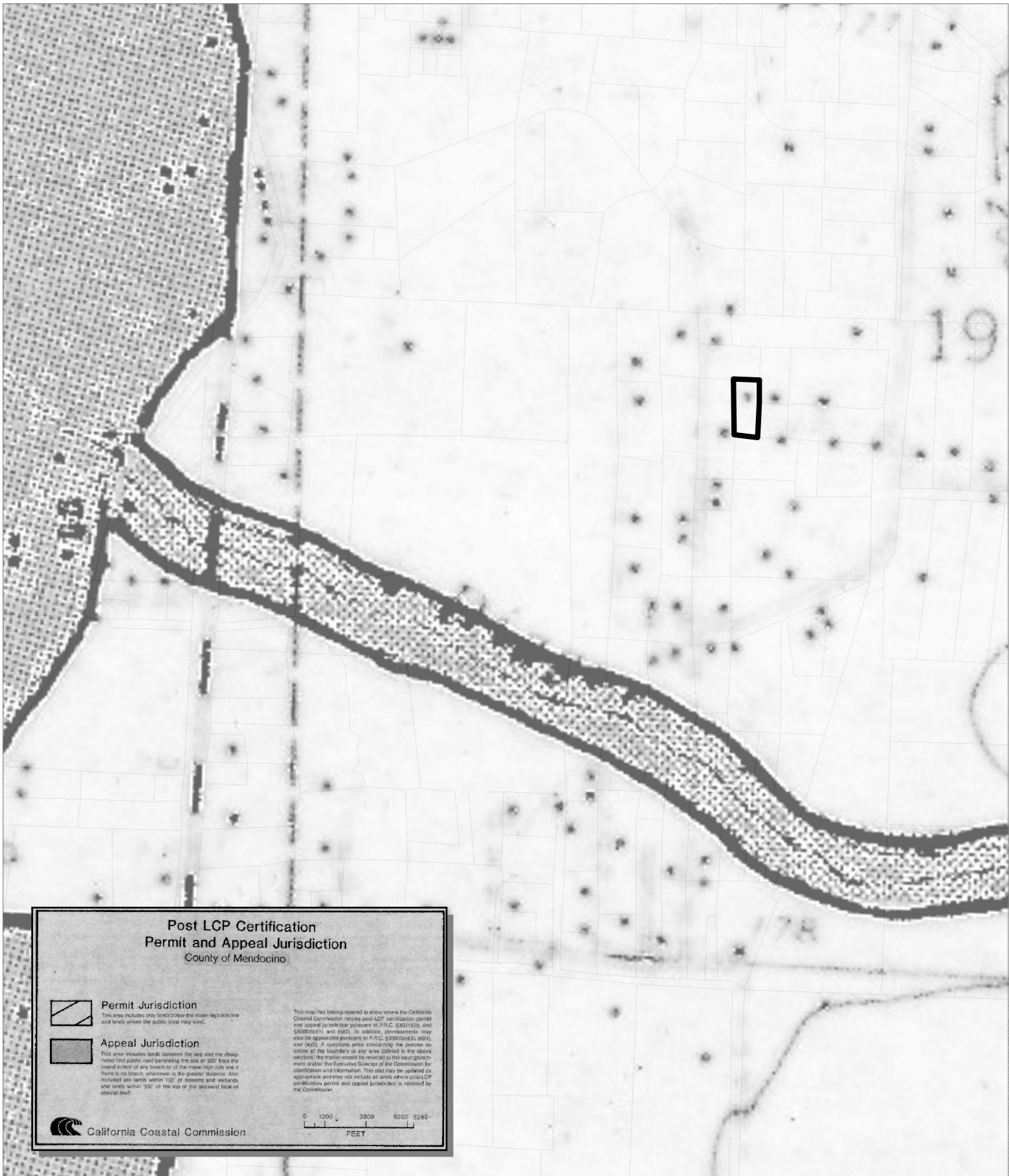
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LCP HABITATS & RESOURCES

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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



Post LCP Certification
Permit and Appeal Jurisdiction
County of Mendocino



Permit Jurisdiction

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



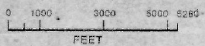
Appeal Jurisdiction

This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the landward 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 bluff.

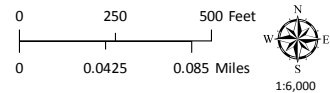
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §301933, and §30600(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.R.C. §30600(a)(2), (a)(3), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government 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 permit and appeal jurisdiction is retained by the Commission.



California Coastal Commission

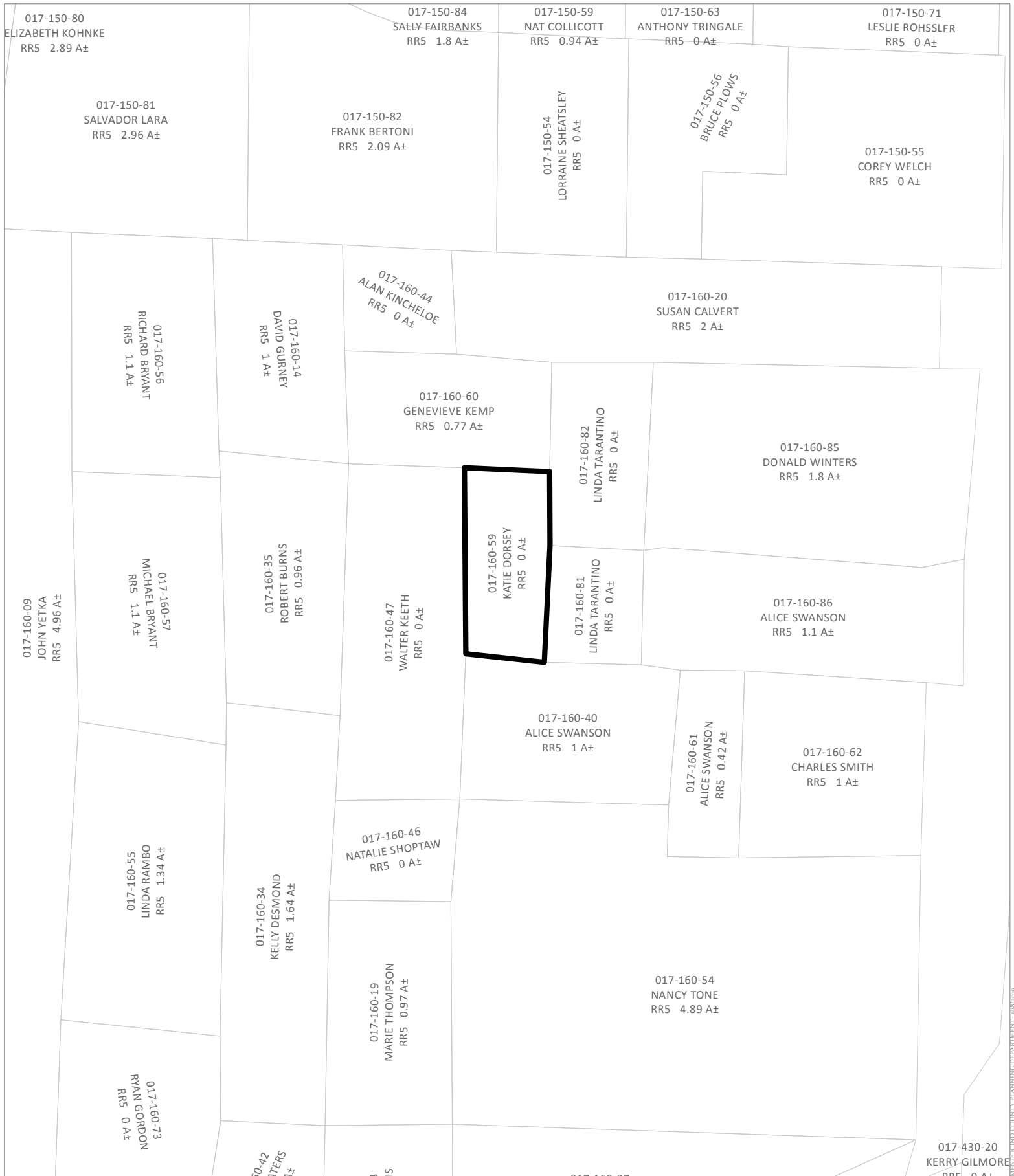


CASE: CDP 2019-0001
OWNER: DORSEY, Katie
APN: 017-160-59
APLCT: Katie Dorsey
AGENT:
ADDRESS: 32530 Bennett Lane, Fort Bragg

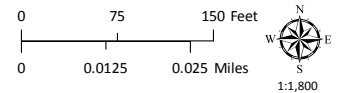


APPEALABLE AREAS

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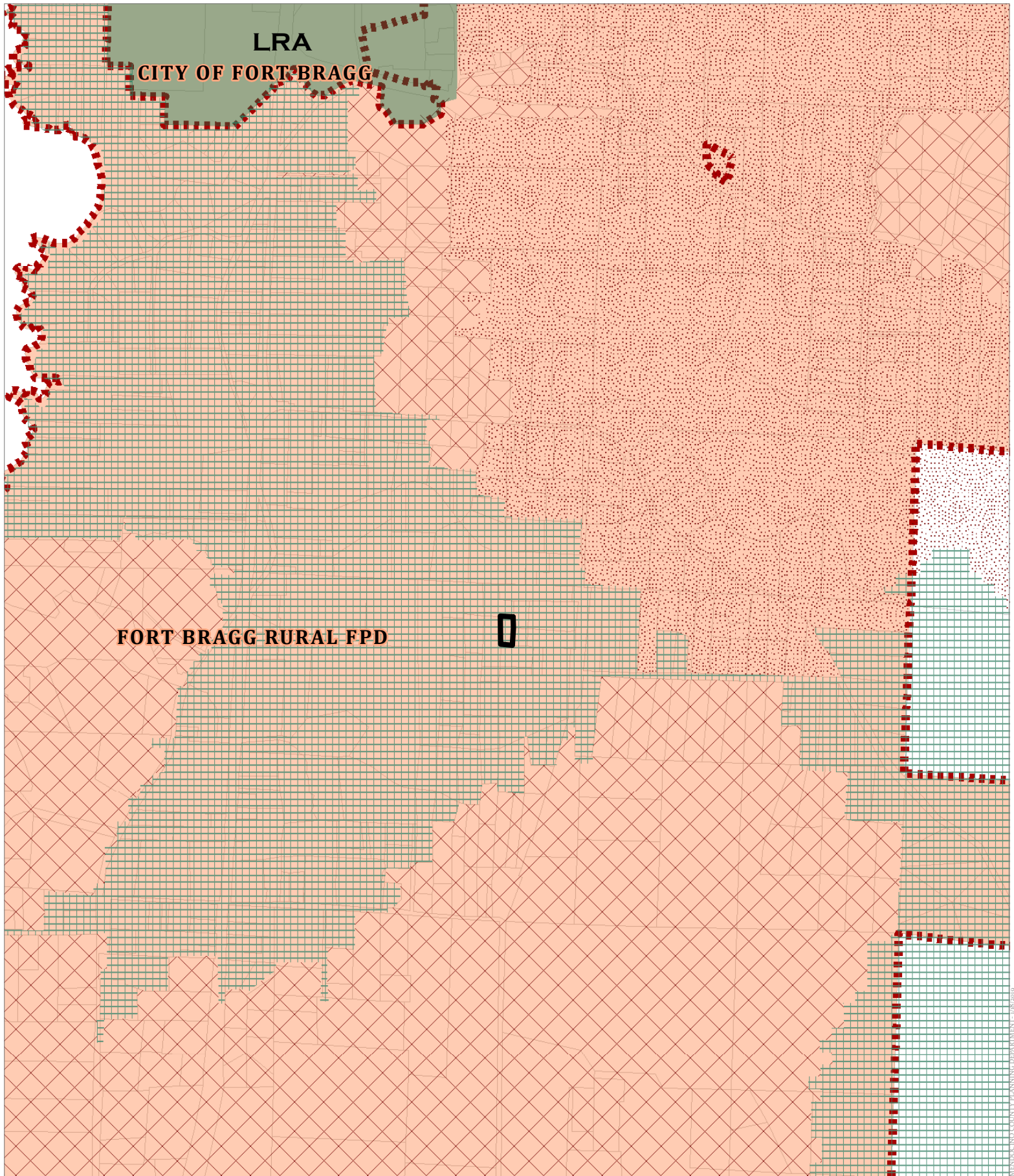


CASE: CDP 2019-0001
 OWNER: DORSEY, Katie
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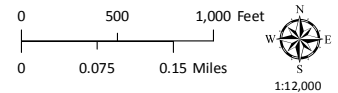
ADJACENT PARCELS

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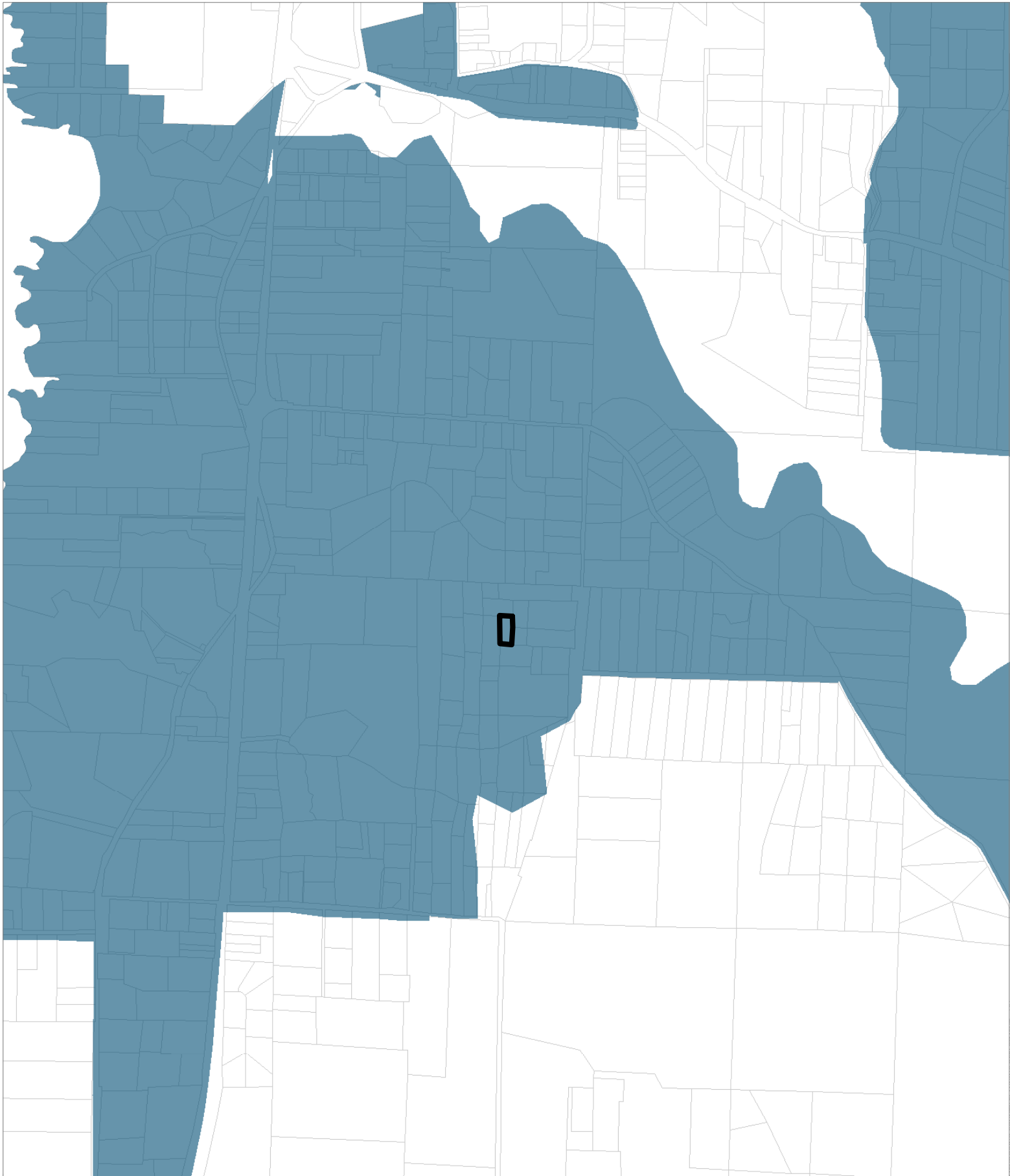
- Local Responsibility Area
- Very High Fire Hazard
- High Fire Hazard
- Moderate Fire Hazard
- County Fire Districts



FIRE HAZARD ZONES & RESPONSIBILITY AREAS

STATE RESPONSIBILITY AREA

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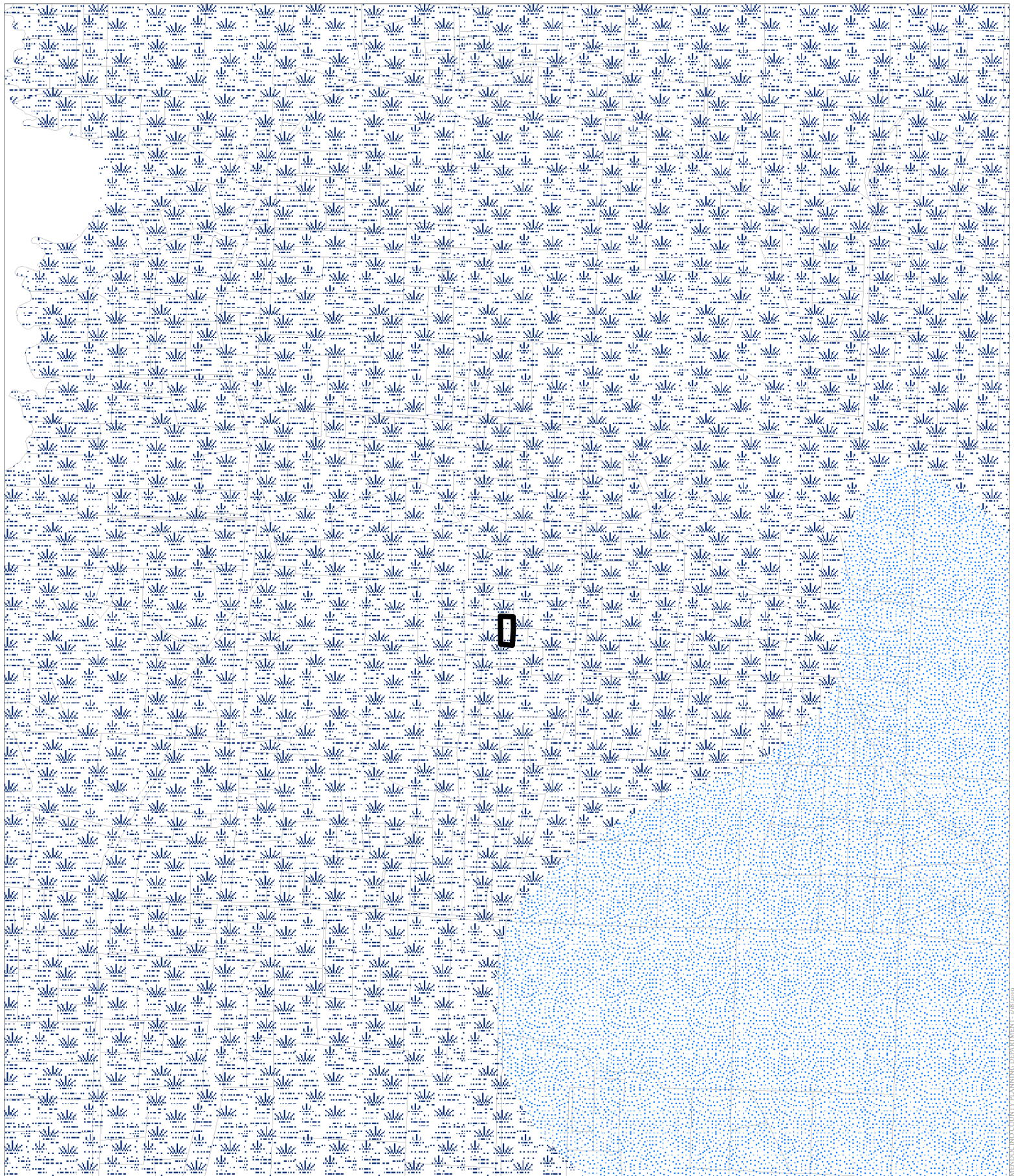
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/8/2019

CASE: CDP 2019-0001
OWNER: DORSEY, Katie
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APLCT: Katie Dorsey
AGENT:
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 Fort Bragg Stormwater Areas

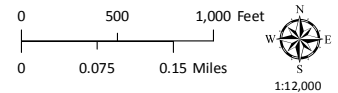
STORMWATER PERMITTING ZONES

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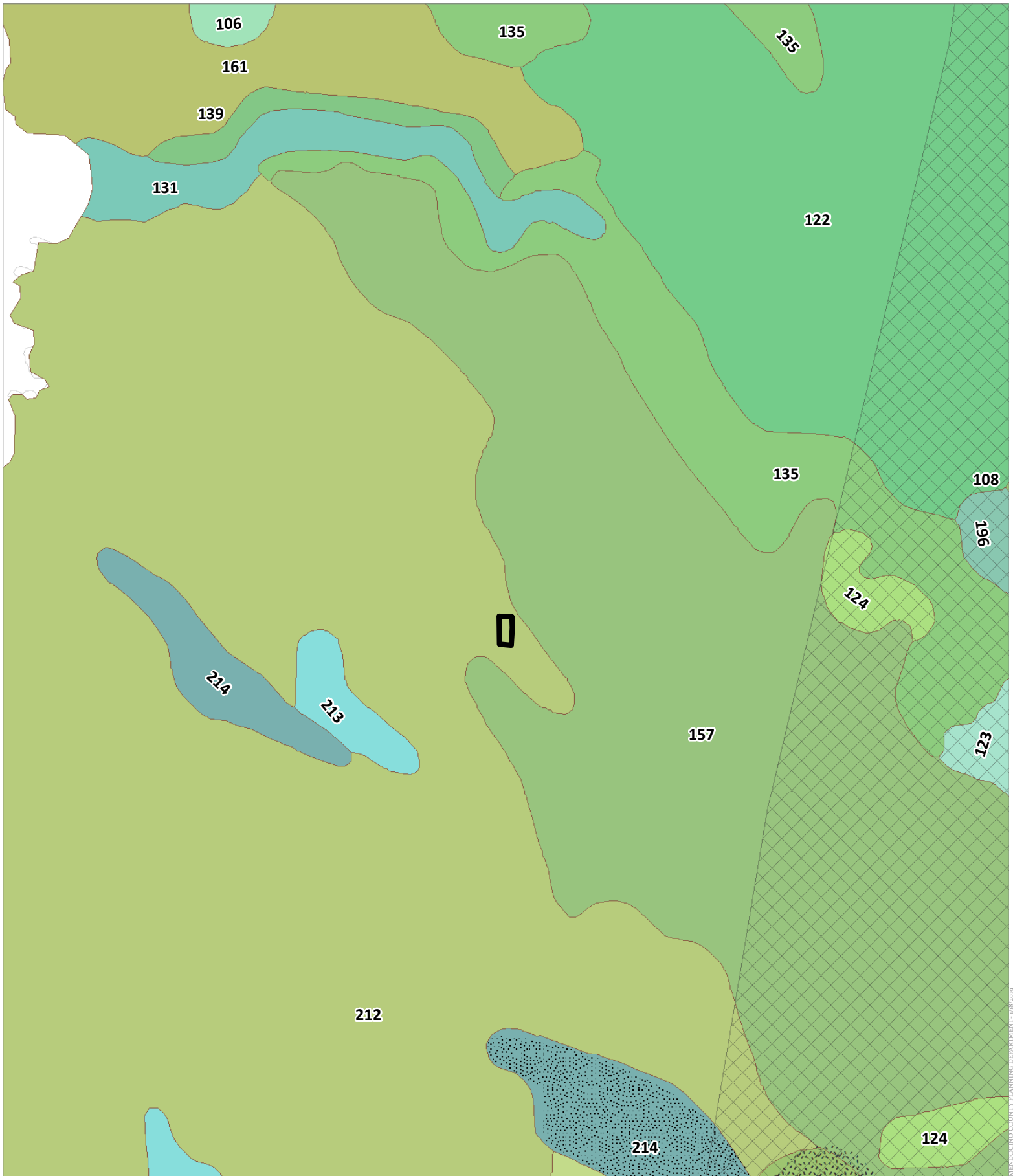
CASE: CDP 2019-0001
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 Sufficient Water Resources
 Marginal Water Resources



GROUND WATER RESOURCES

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Blacklock & Aborigine
 Shinglemill-Gibney Complex
 Bishop Pine
 Western Study Soil Types

0 500 1,000 Feet
 0 0.075 0.15 Miles
 N
 W
 S
 E
 1:12,000

LOCAL SOILS

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