



**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

June 14, 2019

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

CalFire - Prevention  
Department of Fish and Wildlife  
California Native Plant Society  
Coastal Commission  
Elk Community Services District

Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

**CASE#:** CDP\_2019-0015

**DATE FILED:** 4/19/2019

**OWNER/APPLICANT:** RAYMOND R CLEONE, JR.

**REQUEST:** Standard Coastal Development Permit for the construction of a replacement septic system.

**LOCATION:** In the Coastal Zone, 3± miles south of Albion town center, on the west side of Navarro Bluff Road (CR 517A) and State Route 1 (SR 1), 260± feet south of its intersection with State Route 1 (SR 1), located at 1470 Navarro Bluff Road, Albion (APN: 126-140-11).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JESSIE WALDMAN

**RESPONSE DUE DATE:** June 28, 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](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 \_\_\_\_\_

CASE: CDP\_2019-0015

**OWNER:** RAYMOND R CLEONE JR

**APPLICANT:** RAYMOND R CLEONE JR

**AGENT:** N/A

**REQUEST:** Standard Coastal Development Permit for the construction of a replacement septic system.

**LOCATION:** In the Coastal Zone, 3± miles south of Albion town center, on the west side of Navarro Bluff Road (CR 517A) and State Route 1 (SR 1), 260 ± feet south of its intersection with State Route 1 (SR 1), located at 1470 Navarro Bluff Road, Albion (APN: 126-140-11).

**APN/S:** 126-140-11

**PARCEL SIZE:** 0.3 ± Acres

**GENERAL PLAN:** Rural Residential (RR5(1)DL)  
**ZONING:** Rural Residential (RR5(1))

**EXISTING USES:** Residential

**DISTRICT:** 5<sup>th</sup> Supervisorial District (Williams)

**RELATED CASES:** N/A

|               | <u>ADJACENT GENERAL PLAN</u> | <u>ADJACENT ZONING</u>       | <u>ADJACENT LOT SIZES</u> | <u>ADJACENT USES</u> |
|---------------|------------------------------|------------------------------|---------------------------|----------------------|
| <b>NORTH:</b> | Rural Residential (RR5(1))   | Rural Residential (RR5(1)DL) | 0.3 ± acres               | Residential          |
| <b>EAST:</b>  | Range Land (RL160)           | Range Land (RL160)           | 153.5 ± acres             | Residential          |
| <b>SOUTH:</b> | Rural Residential (RR5(1))   | Rural Residential (RR5(1)DL) | 0.1 ± acres               | Residential          |
| <b>WEST:</b>  | Pacific Ocean                | Pacific Ocean                | Pacific Ocean             | Residential          |

REFERRAL AGENCIES

|                                                                        |                                                                         |                                                                          |
|------------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <u>LOCAL</u>                                                           |                                                                         |                                                                          |
| <input checked="" type="checkbox"/> Assessor’s Office                  | <input checked="" type="checkbox"/> Planning Division (Ukiah)           | <input checked="" type="checkbox"/> California Native Plant Society      |
| <input checked="" type="checkbox"/> Building Division (FB)             | <u>STATE</u>                                                            | <u>TRIBAL</u>                                                            |
| <input checked="" type="checkbox"/> Department of Transportation (DOT) | <input checked="" type="checkbox"/> CALFIRE (Land Use)                  | <input checked="" type="checkbox"/> Cloverdale Rancheria                 |
| <input checked="" type="checkbox"/> Environmental Health (EH)          | <input checked="" type="checkbox"/> California Coastal Commission       | <input checked="" type="checkbox"/> Redwood Valley Rancheria             |
| <input checked="" type="checkbox"/> Elk Community Services District    | <input checked="" type="checkbox"/> California Dept. of Fish & Wildlife | <input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians |

**ADDITIONAL INFORMATION:** The parcel was originally developed in 1946, with a single family residence and garage.

**STAFF PLANNER:** JESSIE WALDMAN **DATE:** 6/14/2019

ENVIRONMENTAL DATA

1. MAC:

GIS  
NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS  
MODERATE

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS  
ELK COMMUNITY SERVICES DISTRICT

4. FARMLAND CLASSIFICATION:

GIS  
URBAN & BUILT-UP LAND (D)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)  
MINIMAL (ZONE X)

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS  
CRITICAL WATER AREA

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part  
144—FLUMEVILLE CLAY LOAM, 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  
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](http://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  
LCP LAND USE MAP 19: NAVARRO

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

27. COASTAL COMMISSION APPEALABLE AREA:

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

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS  
NO

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020  
NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9  
NO

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  
Telephone: 707-964-5379  
FAX: 707-961-2427  
pbs@co.mendocino.ca.us  
www.co.mendocino.ca.us/planning



|                 |               |
|-----------------|---------------|
| Case No(s)      | CDP-2019-0015 |
| CDF No(s)       | -             |
| Date Filed      | 4-19-2019     |
| Fee             | \$ 2709.00    |
| Receipt No.     | PRJ-026915    |
| Received by     | OWALDMANJ     |
| Office Use Only |               |

## COASTAL ZONE APPLICATION FORM

### APPLICANT

Name RAYMOND R. CLEONE, JR. TRUSTEE  
Mailing Address 1518 LAFAYETTE STREET  
City ALAMEDA State CA Zip Code 94501-2627 Phone (510) 521-1644

### PROPERTY OWNER

Name SAME AS ABOVE  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_

### AGENT

Name N/A  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_

### PARCEL SIZE

0.29 ☐ Square feet  
☒ Acres

### STREET ADDRESS OF PROJECT

1470 NAVARRO BLUFF ROAD, ALBION CA 95410

### ASSESSOR'S PARCEL NUMBER(S)

126-140-11

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

Raymond R. Cleone, Jr.  
Signature of Applicant/Agent

Date

Raymond R. Cleone, Jr.  
Signature of Owner

Date

04/11/2019

# 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.

THE PROJECT IS INSTALLATION OF A REPLACEMENT SEPTIC SYSTEM FOR AN EXISTING ONE-ROOM VACATION RESIDENCE.

THE PROJECT DOES NOT REQUIRE GRADING, VEGETATION REMOVAL (OTHER THAN MOWING), OR CONSTRUCTION OF A ROAD, OR OTHER IMPROVEMENTS.

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 | <u>ONE</u>           | <u>311 SQUARE FEET</u>        |
| <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: NOT APPLICABLE.

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.

A SINGLE ROOM RESIDENCE WITH AN ATTACHED GARAGE EXISTS ON THE PROPERTY. THE RESIDENCE (311 SQ. FT.) IS USED AS A VACATION HOME AND THE GARAGE (245 SQ. FT.) IS USED FOR STORAGE. THE STRUCTURE IS SHOWN ON THE PLOT PLAN.

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 3" ABOVE FINISHED GRADE feet. ~~WORKING SYSTEM TO BE UNDERGROUND. ACCESS POINTS ARE TO BE 3" ABOVE FINISHED GRADE.~~

8. Lot area (within property lines): 0.29 ☐ square feet ☒ acres

9. Lot Coverage: NOT APPLICABLE

|                   | EXISTING          | NEW PROPOSED      | TOTAL             |
|-------------------|-------------------|-------------------|-------------------|
| Building coverage | _____ square feet | _____ square feet | _____ square feet |
| Paved area        | _____ square feet | _____ square feet | _____ square feet |
| Landscaped area   | _____ square feet | _____ square feet | _____ square feet |
| Unimproved area   | _____ square feet | _____ square feet | _____ square feet |

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

10. Gross floor area: NOT APPLICABLE square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows: NOT APPLICABLE

| Number of Spaces | Existing | Proposed | Total |
|------------------|----------|----------|-------|
|------------------|----------|----------|-------|

|                              |       |      |       |
|------------------------------|-------|------|-------|
| Number of covered spaces     | _____ | Size | _____ |
| Number of uncovered spaces   | _____ | Size | _____ |
| Number of standard spaces    | _____ | Size | _____ |
| Number of handicapped spaces | _____ | Size | _____ |

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

A. Electricity

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

B. Gas

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

C. Telephone: ☐ Yes ☒ No

13. Will there be any exterior lighting? ☐ Yes ☒ No  
If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

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 UNWARD WATER PROJECT  
☐ Well  
☐ Spring  
☐ Other, specify \_\_\_\_\_

16. Is any grading or road construction planned? ☐ Yes ☒ No  
If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

- A. Amount of cut: \_\_\_\_\_ cubic yards  
B. Amount of fill: \_\_\_\_\_ cubic yards  
C. Maximum height of fill slope: \_\_\_\_\_ feet  
D. Maximum height of cut slope: \_\_\_\_\_ feet  
E. Amount of import or export: \_\_\_\_\_ cubic yards  
F. Location of borrow or disposal site: \_\_\_\_\_  
\_\_\_\_\_

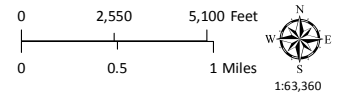
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 17. | Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If yes, explain:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 18. | Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If yes, explain:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 21. | Is the proposed development visible from:<br><br>A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If yes, explain:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 23. | Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?<br><div style="text-align: right; color: blue; font-weight: bold; margin-right: 100px;">NOT APPLICABLE.</div><br>A. Diking <input type="checkbox"/> Yes <input type="checkbox"/> No<br>B. Filling <input type="checkbox"/> Yes <input type="checkbox"/> No<br>C. Dredging <input type="checkbox"/> Yes <input type="checkbox"/> No<br>D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input type="checkbox"/> No<br><br>Amount of material to be dredged or filled? _____ cubic yards.<br><br>Location of dredged material disposal site: _____<br>_____<br><br>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input type="checkbox"/> No |

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



CASE: CDP 2019-0015  
 OWNER: CLEONE, Raymond Jr, ET AL  
 APN: 126-140-11  
 APLCT: Raymond R. Cleone, Jr.  
 AGENT:  
 ADDRESS: 1470 Navarro Bluff Road, Albion

-  Major Towns & Places
  Major Roads
-  Major Rivers
-  Highways

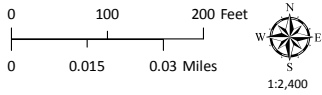


LOCATION MAP



CASE: CDP 2019-0015  
OWNER: CLEONE, Raymond Jr, ET AL  
APN: 126-140-11  
APLCT: Raymond R. Cleone, Jr.  
AGENT:  
ADDRESS: 1470 Navarro Bluff Road, Albion

Public Roads

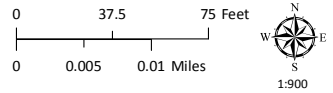


AERIAL IMAGERY

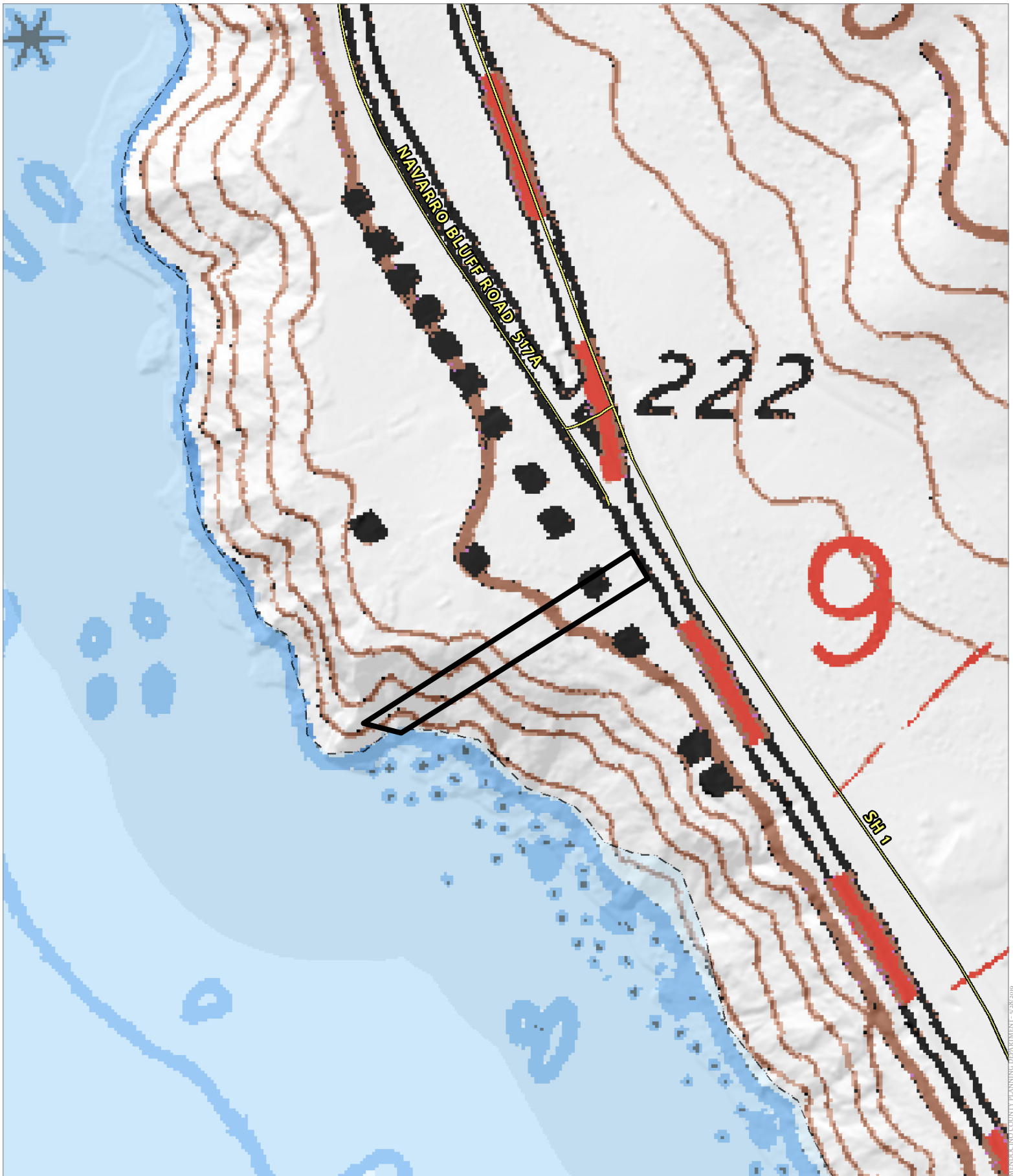


CASE: CDP 2019-0015  
OWNER: CLEONE, Raymond Jr, ET AL  
APN: 126-140-11  
APLCT: Raymond R. Cleone, Jr.  
AGENT:  
ADDRESS: 1470 Navarro Bluff Road, Albion

Public Roads

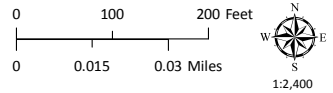


AERIAL IMAGERY



CASE: CDP 2019-0015  
OWNER: CLEONE, Raymond Jr, ET AL  
APN: 126-140-11  
APLCT: Raymond R. Cleone, Jr.  
AGENT:  
ADDRESS: 1470 Navarro Bluff Road, Albion

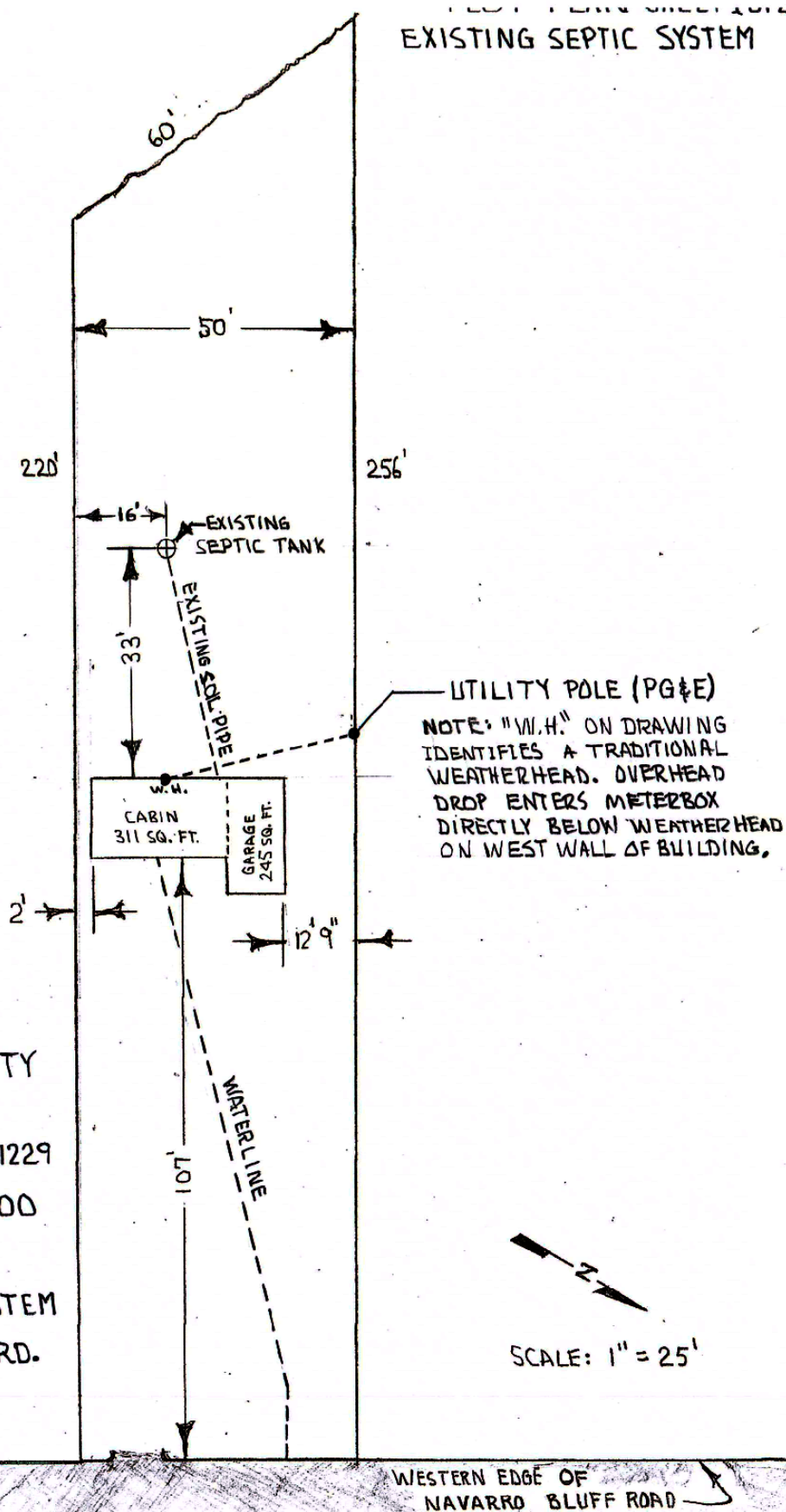
Public Roads



TOPOGRAPHIC MAP  
CONTOUR INTERVAL IS 40 FEET

# EXISTING SEPTIC SYSTEM

PLOT PLAN  
MENDOCINO COUNTY  
SEPTIC PERMIT  
APPLICATION NO: ST27229  
PARCEL 126-140-1100  
SHEET 1 OF 2  
EXISTING SEPTIC SYSTEM  
1470 NAVARRO BLUFF RD.



SCALE: 1" = 25'

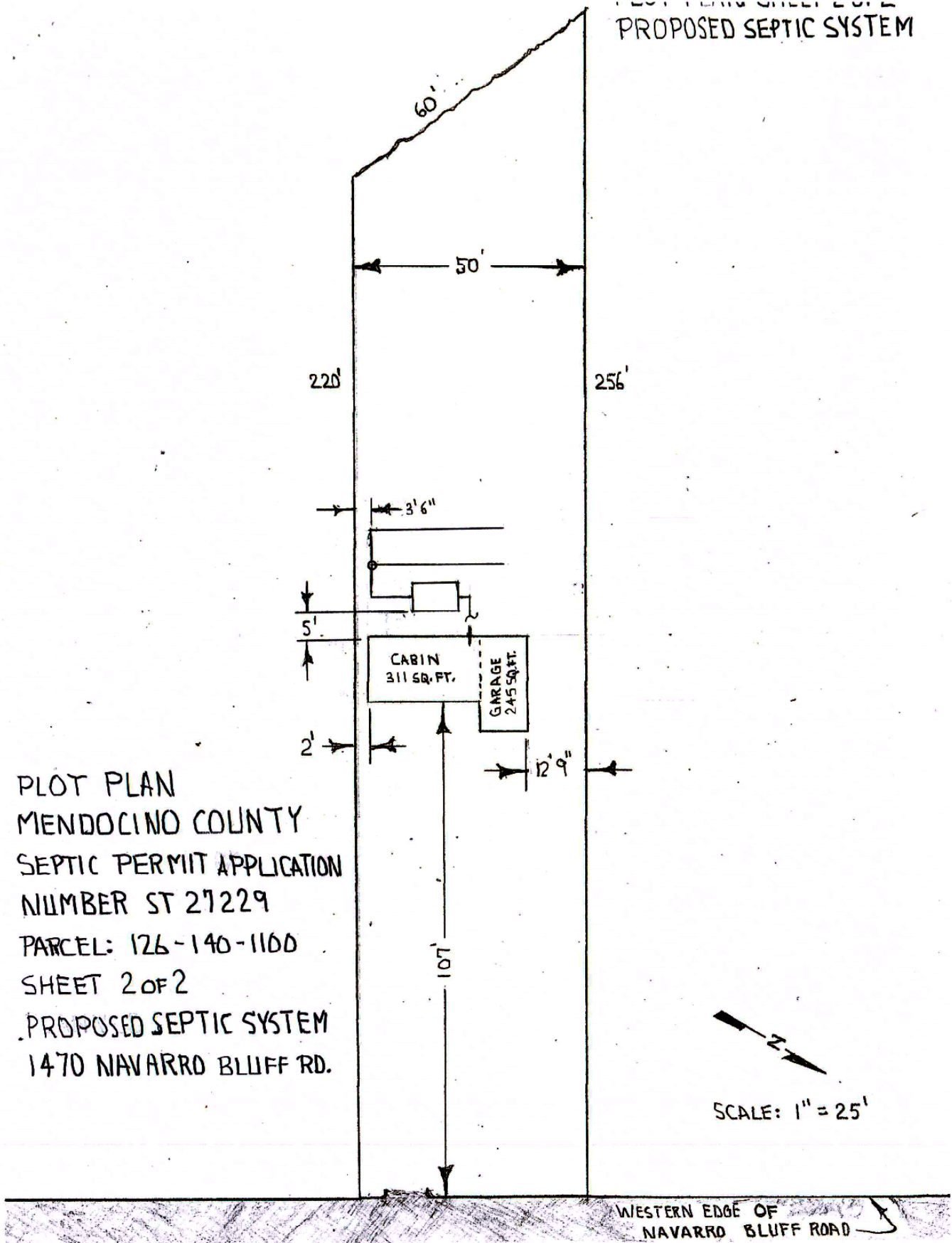
WESTERN EDGE OF  
NAVARRO BLUFF ROAD

CASE: CDP 2019-0015  
OWNER: CLEONE, Raymond Jr, ET AL  
APN: 126-140-11  
APLCT: Raymond R. Cleone, Jr.  
AGENT:  
ADDRESS: 1470 Navarro Bluff Road, Albion

NO SCALE

EXISTING SEPTIC

PROPOSED SEPTIC SYSTEM



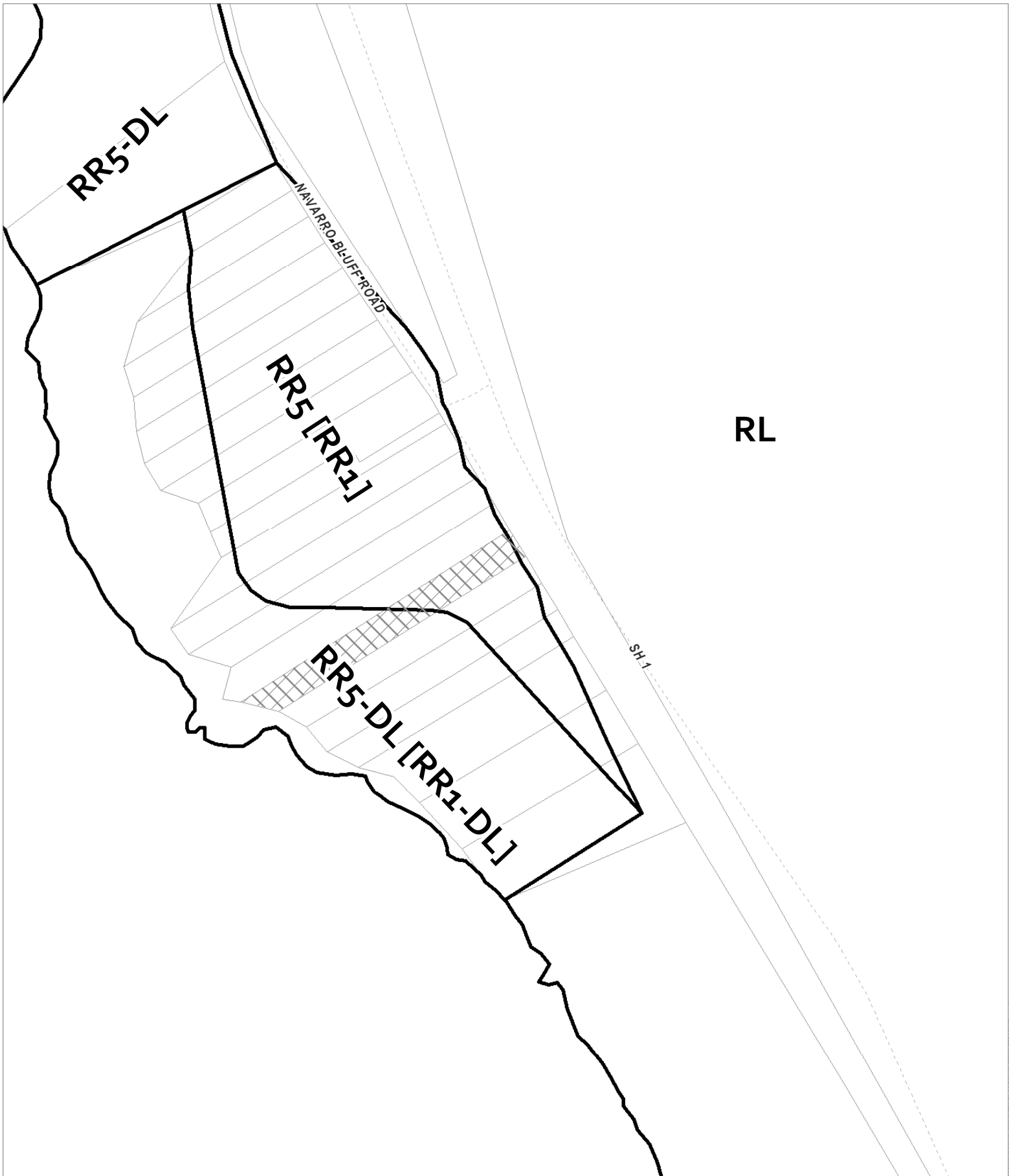
PLOT PLAN  
MENDOCINO COUNTY  
SEPTIC PERMIT APPLICATION  
NUMBER ST 27229  
PARCEL: 126-140-1100  
SHEET 2 OF 2  
PROPOSED SEPTIC SYSTEM  
1470 NAVARRO BLUFF RD.

SCALE: 1" = 25'

CASE: CDP 2019-0015  
OWNER: CLEONE, Raymond Jr, ET AL  
APN: 126-140-11  
APLCT: Raymond R. Cleone, Jr.  
AGENT:  
ADDRESS: 1470 Navarro Bluff Road, Albion

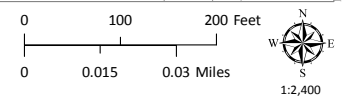
NO SCALE

REPLACEMENT SEPTIC



CASE: CDP 2019-0015  
OWNER: CLEONE, Raymond Jr, ET AL  
APN: 126-140-11  
APLCT: Raymond R. Cleone, Jr.  
AGENT:  
ADDRESS: 1470 Navarro Bluff Road, Albion

 Zoning Districts  
 Public Roads

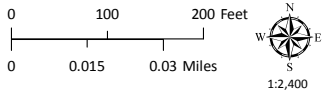


ZONING DISPLAY MAP

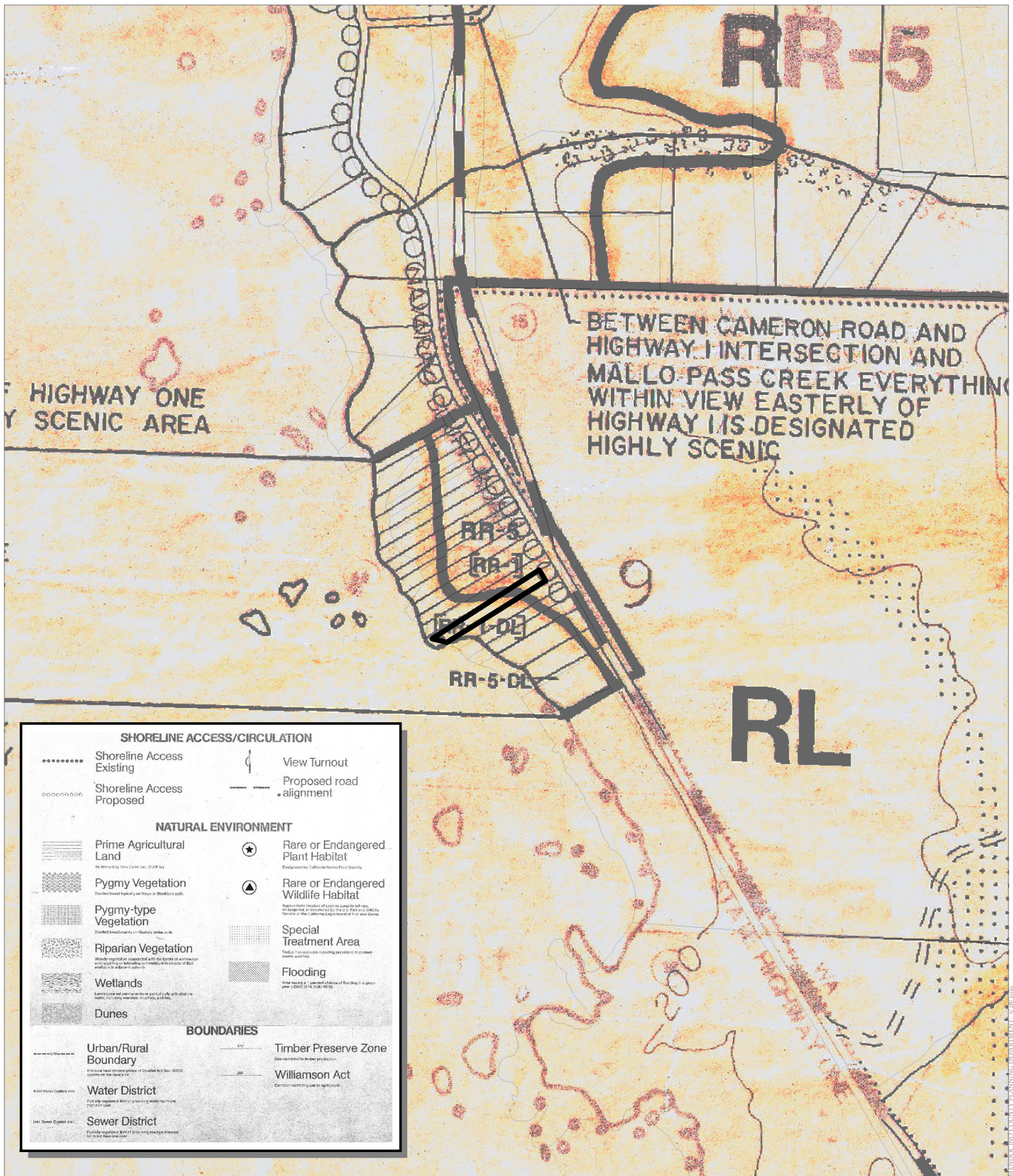


CASE: CDP 2019-0015  
OWNER: CLEONE, Raymond Jr., ET AL  
APN: 126-140-11  
APLCT: Raymond R. Cleone, Jr.  
AGENT:  
ADDRESS: 1470 Navarro Bluff Road, Albion

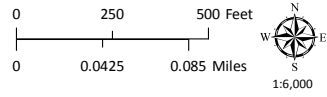
 General Plan Classes

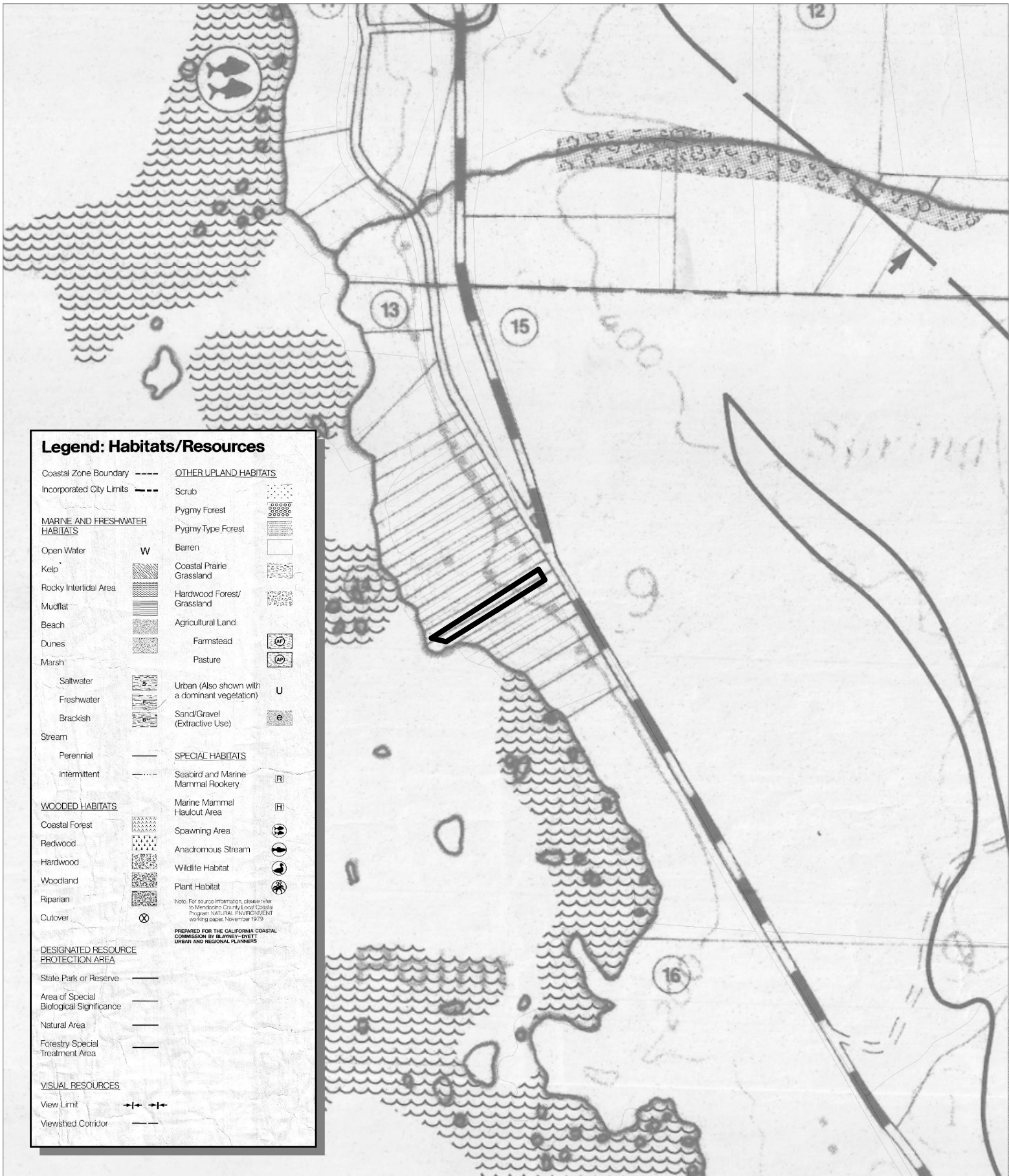


GENERAL PLAN CLASSIFICATIONS

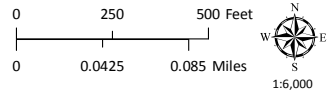


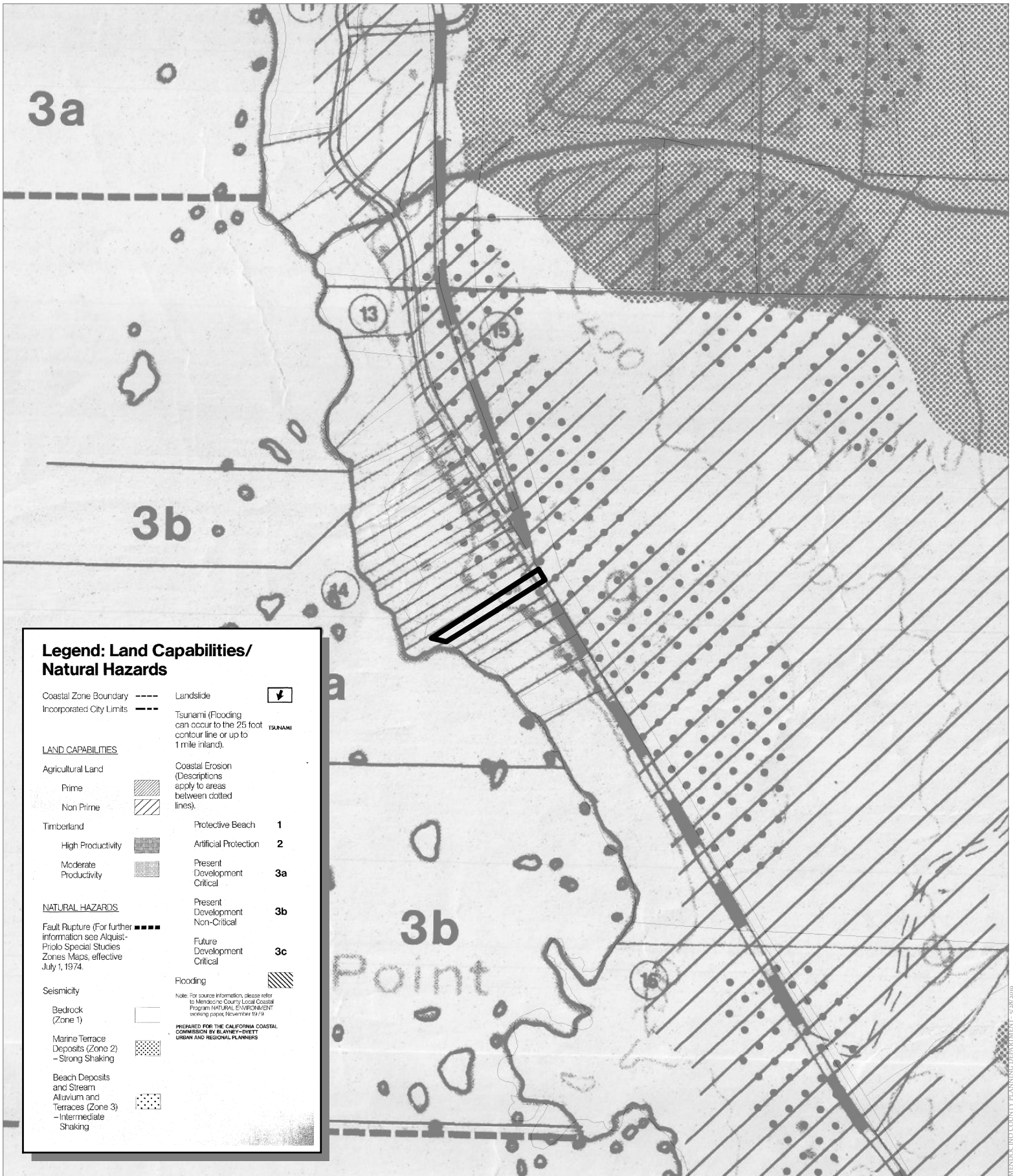
CASE: CDP 2019-0015  
 OWNER: CLEONE, Raymond Jr, ET AL  
 APN: 126-140-11  
 APLCT: Raymond R. Cleone, Jr.  
 AGENT:  
 ADDRESS: 1470 Navarro Bluff Road, Albion





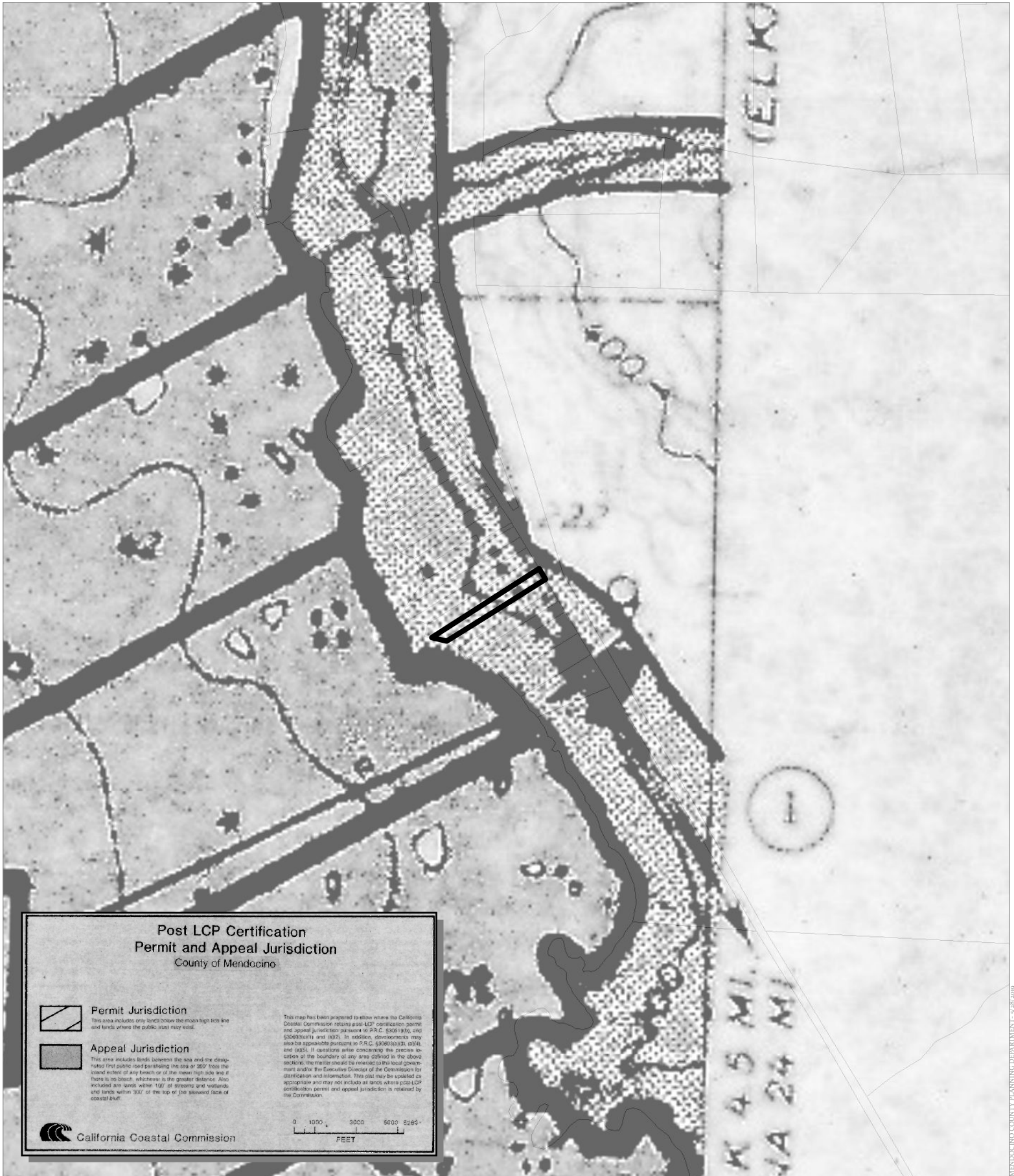
CASE: CDP 2019-0015  
 OWNER: CLEONE, Raymond Jr, ET AL  
 APN: 126-140-11  
 APLCT: Raymond R. Cleone, Jr.  
 AGENT:  
 ADDRESS: 1470 Navarro Bluff Road, Albion





CASE: CDP 2019-0015  
OWNER: CLEONE, Raymond Jr, ET AL  
APN: 126-140-11  
APLCT: Raymond R. Cleone, Jr.  
AGENT:  
ADDRESS: 1470 Navarro Bluff Road, Albion

LCP LAND CAPABILITIES & NATURAL HAZARDS



CASE: CDP 2019-0015  
 OWNER: CLEONE, Raymond Jr, ET AL  
 APN: 126-140-11  
 APLCT: Raymond R. Cleone, Jr.  
 AGENT:  
 ADDRESS: 1470 Navarro Bluff Road, Albion

APPEALABLE AREAS

126-140-02  
ECATERINA KABAI  
RR5 0.32 A±

126-140-03  
ANNE GEBB  
RR5 0.42 A±

126-140-04  
CLIFFORD HAMMOND  
RR5 0.48 A±

126-140-05  
MADISON TODD  
RR5 0 A±

126-150-02  
KRISTATE OFFER KRISTOFERSON  
RL160 153.54 A±

126-140-06  
BYRON SCHATZ  
RR5 0 A±

126-140-07  
DORISTRUCCO  
RR5 0.49 A±

126-140-08  
MAUREEN PLUNKETT  
RR5 0 A±

126-140-09  
JEFFREY WOODFIELD  
RR5 0.35 A±

126-140-10  
HOUSE ALBION  
RR5 0.32 A±

126-140-11  
RAYMOND CLEONE  
RR5 0.29 A±

126-140-12  
LARRIAN GILLESPIE  
RR5 0.08 A±

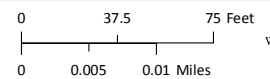
126-140-13  
E HALL  
RR5 0.23 A±

126-140-14  
CINDY KUNG  
RR5 0.22 A±

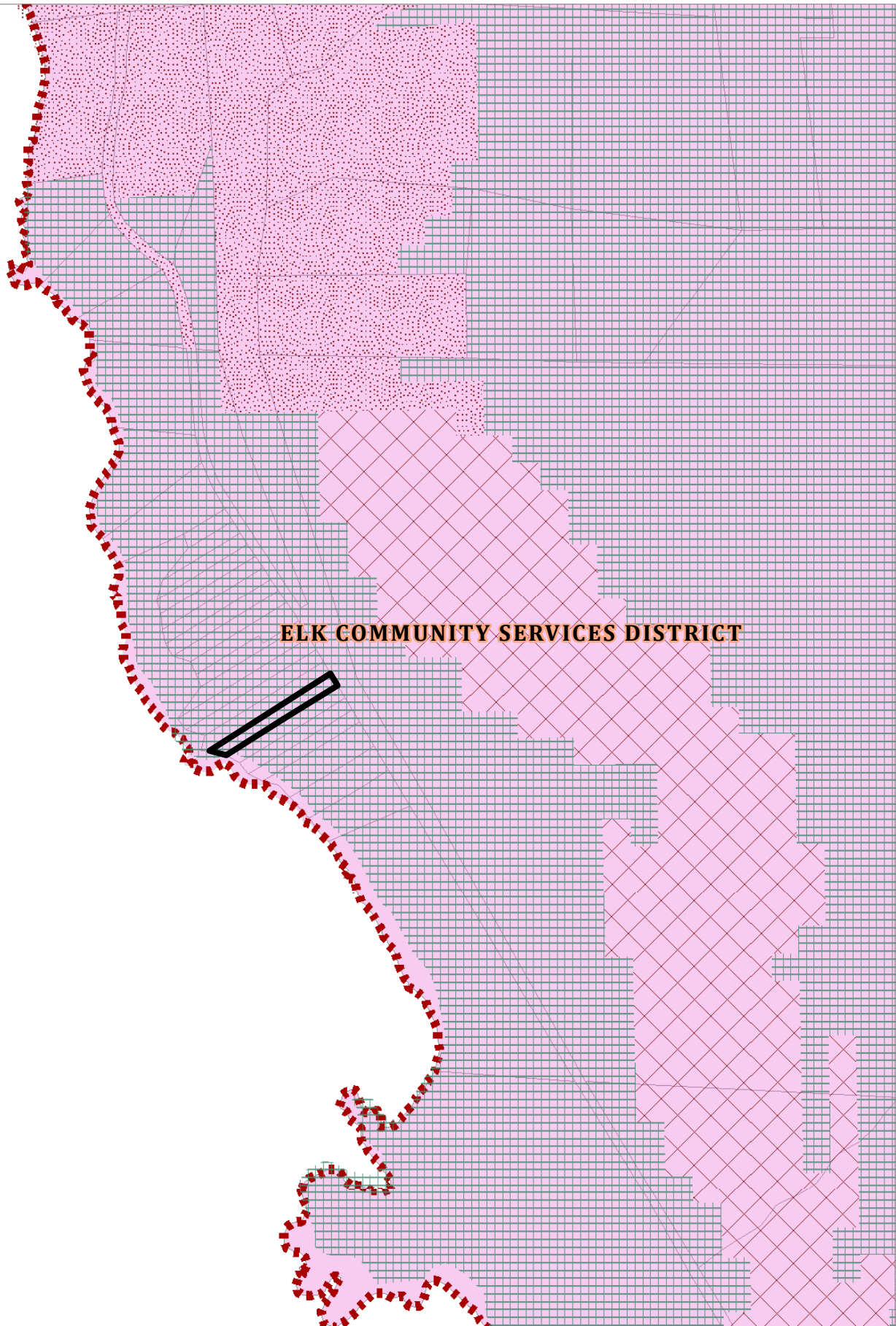
126-140-15  
RUAIRI OSULLIVAN  
RR5 0.41 A±

126-140-16  
GARY GILLEY  
RR5 0 A±

CASE: CDP 2019-0015  
OWNER: CLEONE, Raymond Jr, ET AL  
APN: 126-140-11  
APLCT: Raymond R. Cleone, Jr.  
AGENT:  
ADDRESS: 1470 Navarro Bluff Road, Albion

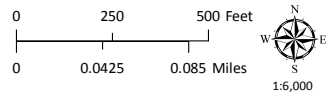


ADJACENT PARCELS



CASE: CDP 2019-0015  
OWNER: CLEONE, Raymond Jr., ET AL  
APN: 126-140-11  
APLCT: Raymond R. Cleone, Jr.  
AGENT:  
ADDRESS: 1470 Navarro Bluff Road, Albion

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

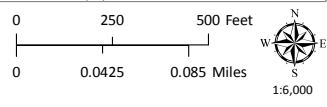


**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA



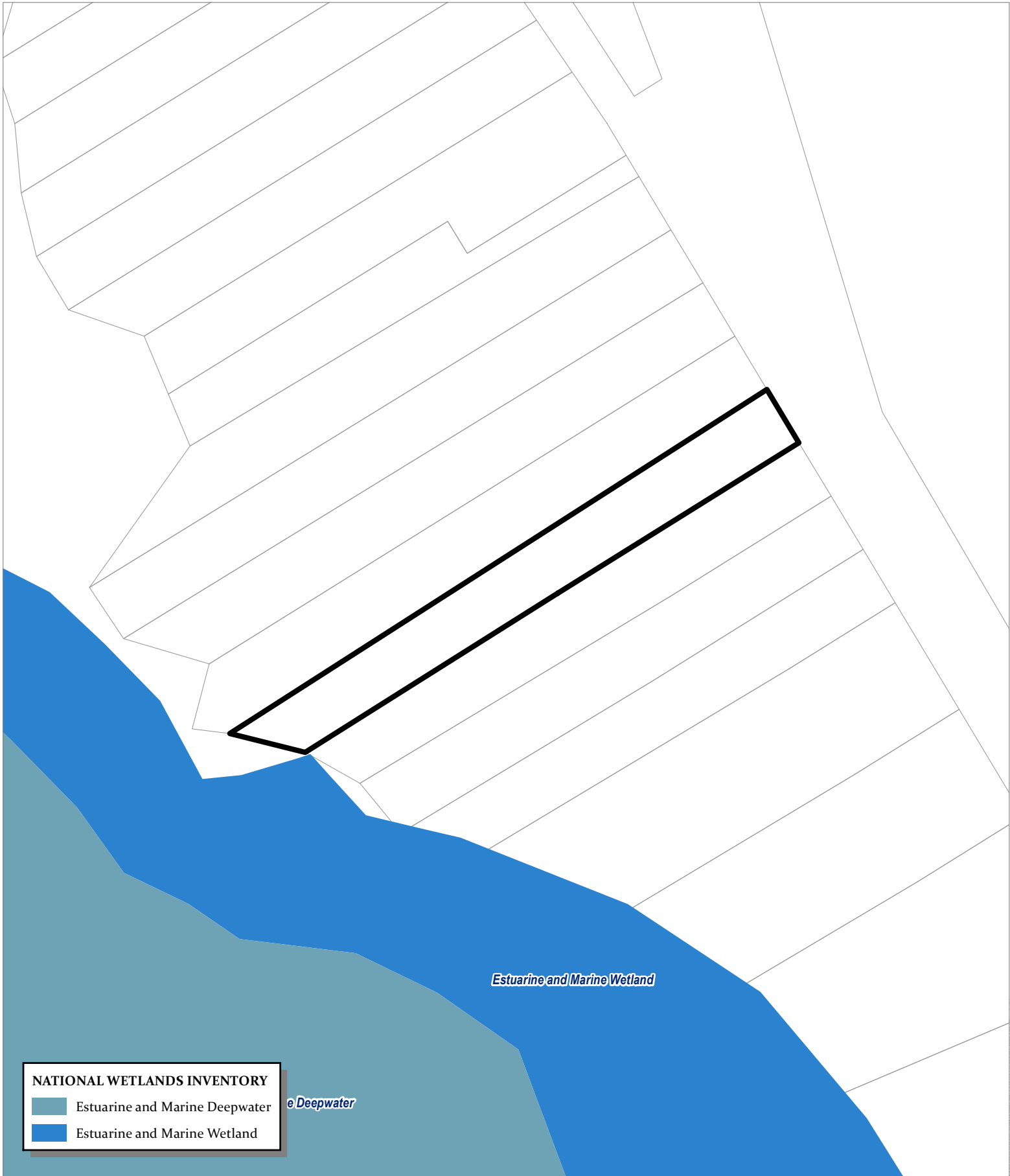
CASE: CDP 2019-0015  
OWNER: CLEONE, Raymond Jr., ET AL  
APN: 126-140-11  
APLCT: Raymond R. Cleone, Jr.  
AGENT:  
ADDRESS: 1470 Navarro Bluff Road, Albion

 Tsunami Inundation Zones



FEMA FLOOD ZONE  
NFIP MAPS, JULY 18th, 2017

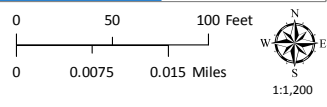
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/28/2019



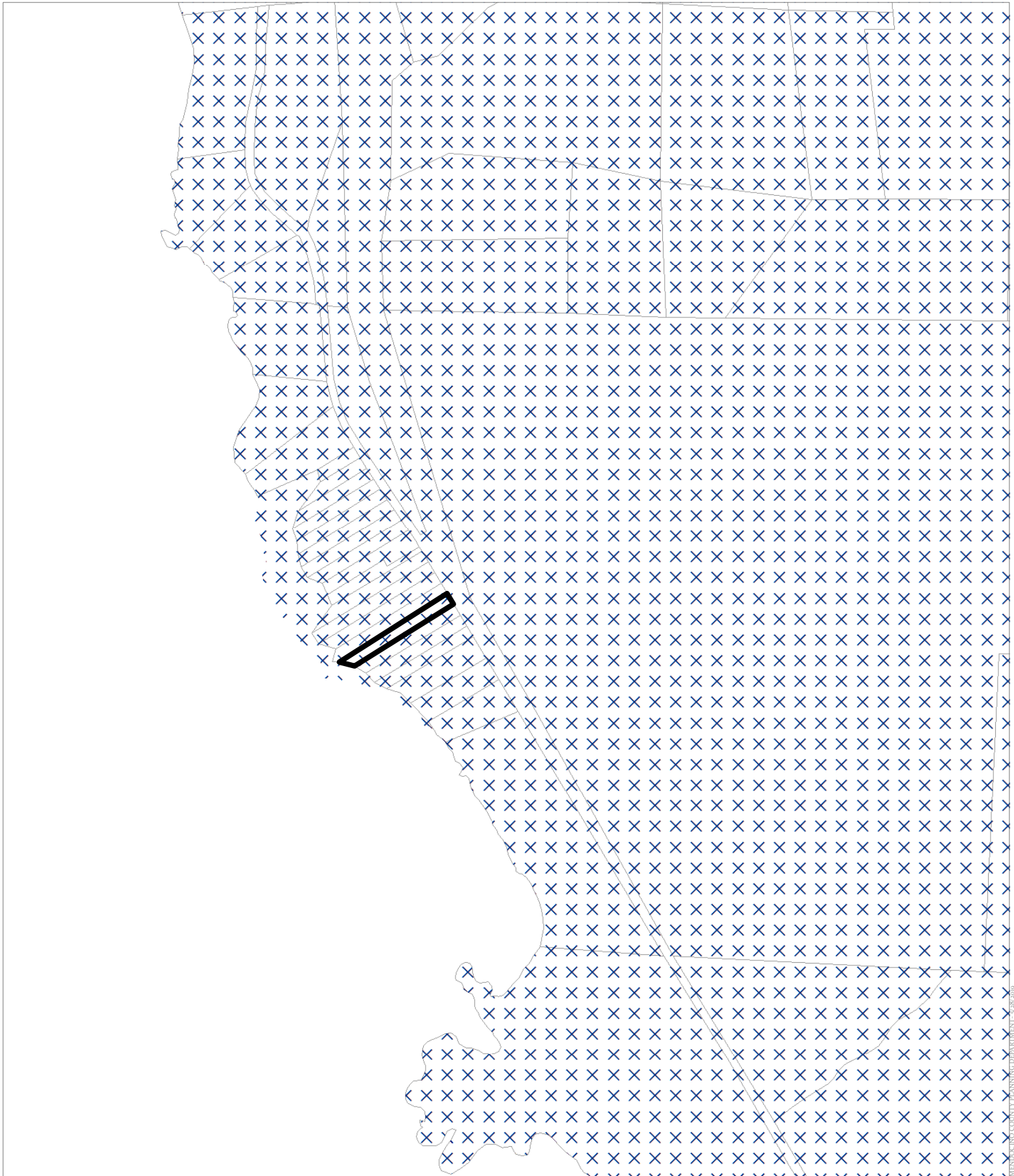
**NATIONAL WETLANDS INVENTORY**

|                                                                                    |                                |
|------------------------------------------------------------------------------------|--------------------------------|
|  | Estuarine and Marine Deepwater |
|  | Estuarine and Marine Wetland   |

CASE: CDP 2019-0015  
OWNER: CLEONE, Raymond Jr., ET AL  
APN: 126-140-11  
APLCT: Raymond R. Cleone, Jr.  
AGENT:  
ADDRESS: 1470 Navarro Bluff Road, Albion

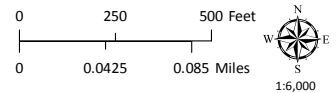


WETLANDS

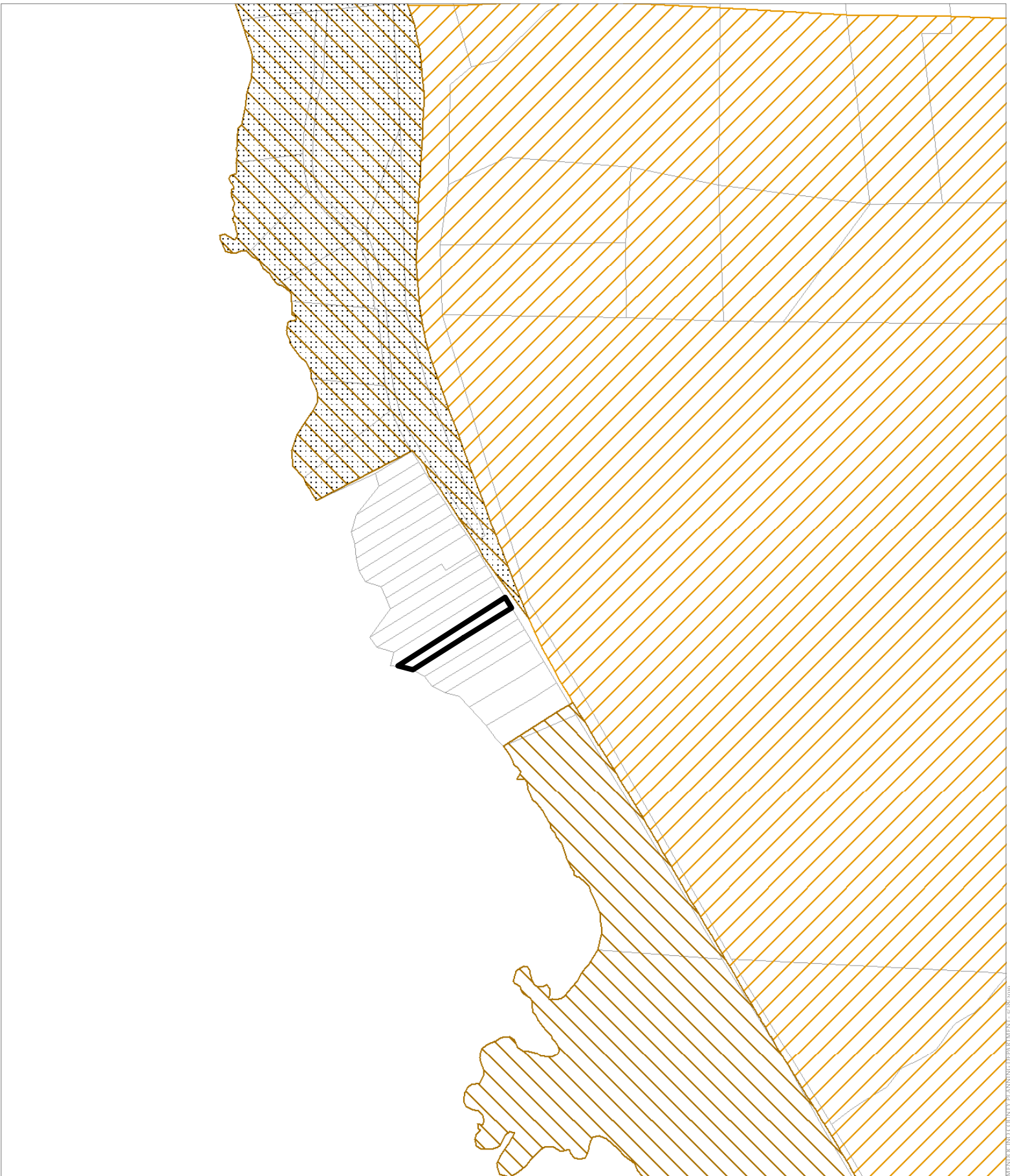


CASE: CDP 2019-0015  
OWNER: CLEONE, Raymond Jr, ET AL  
APN: 126-140-11  
APLCT: Raymond R. Cleone, Jr.  
AGENT:  
ADDRESS: 1470 Navarro Bluff Road, Albion

✕ ✕ Critical Water Areas

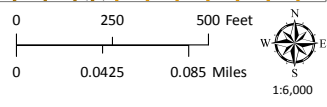


GROUND WATER RESOURCES

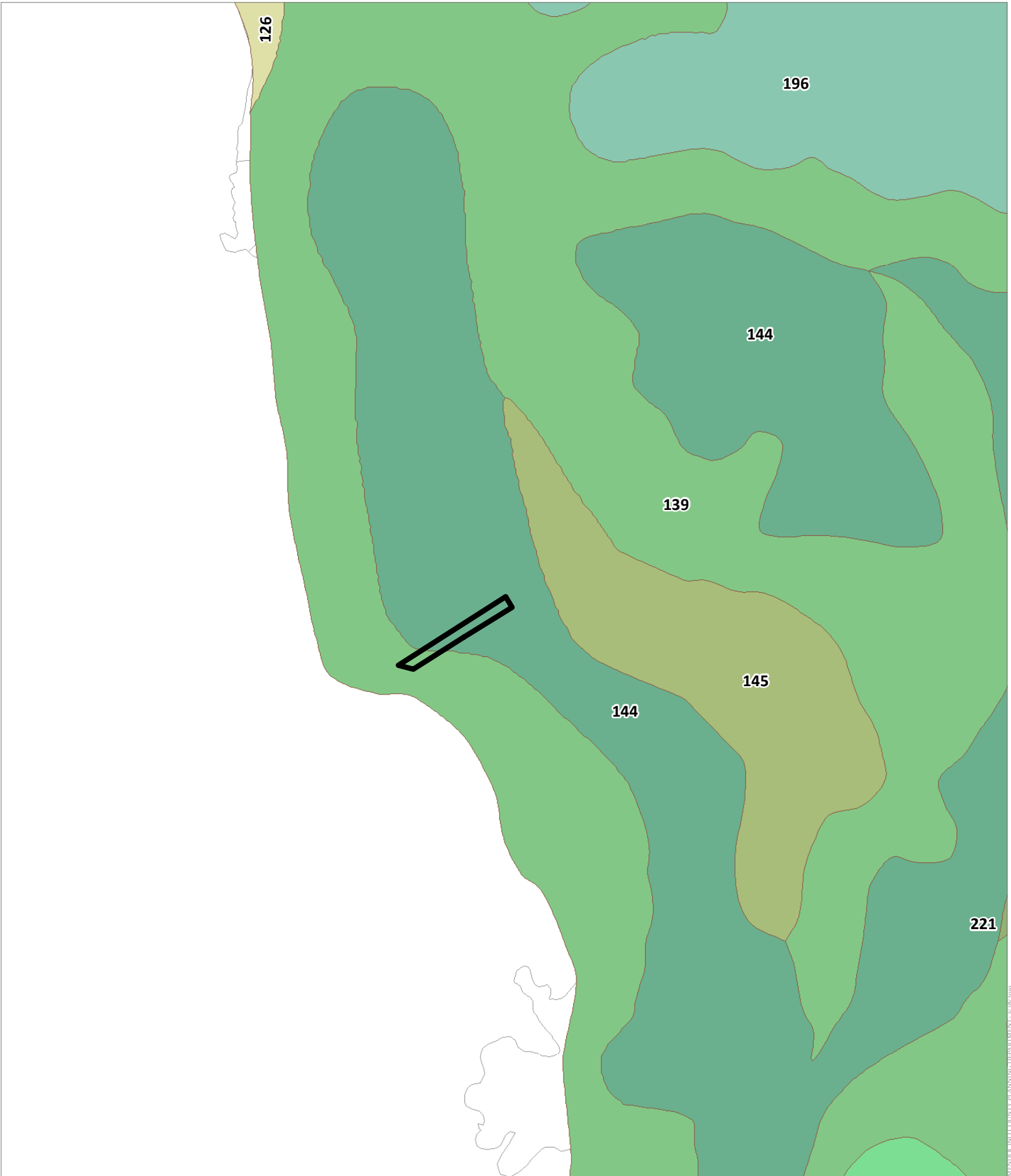


CASE: CDP 2019-0015  
OWNER: CLEONE, Raymond Jr., ET AL  
APN: 126-140-11  
APLCT: Raymond R. Cleone, Jr.  
AGENT:  
ADDRESS: 1470 Navarro Bluff Road, Albion

-  Tree Removal Area
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)

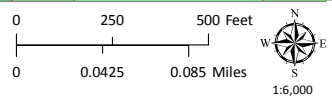


HIGHLY SCENIC & TREE REMOVAL AREAS

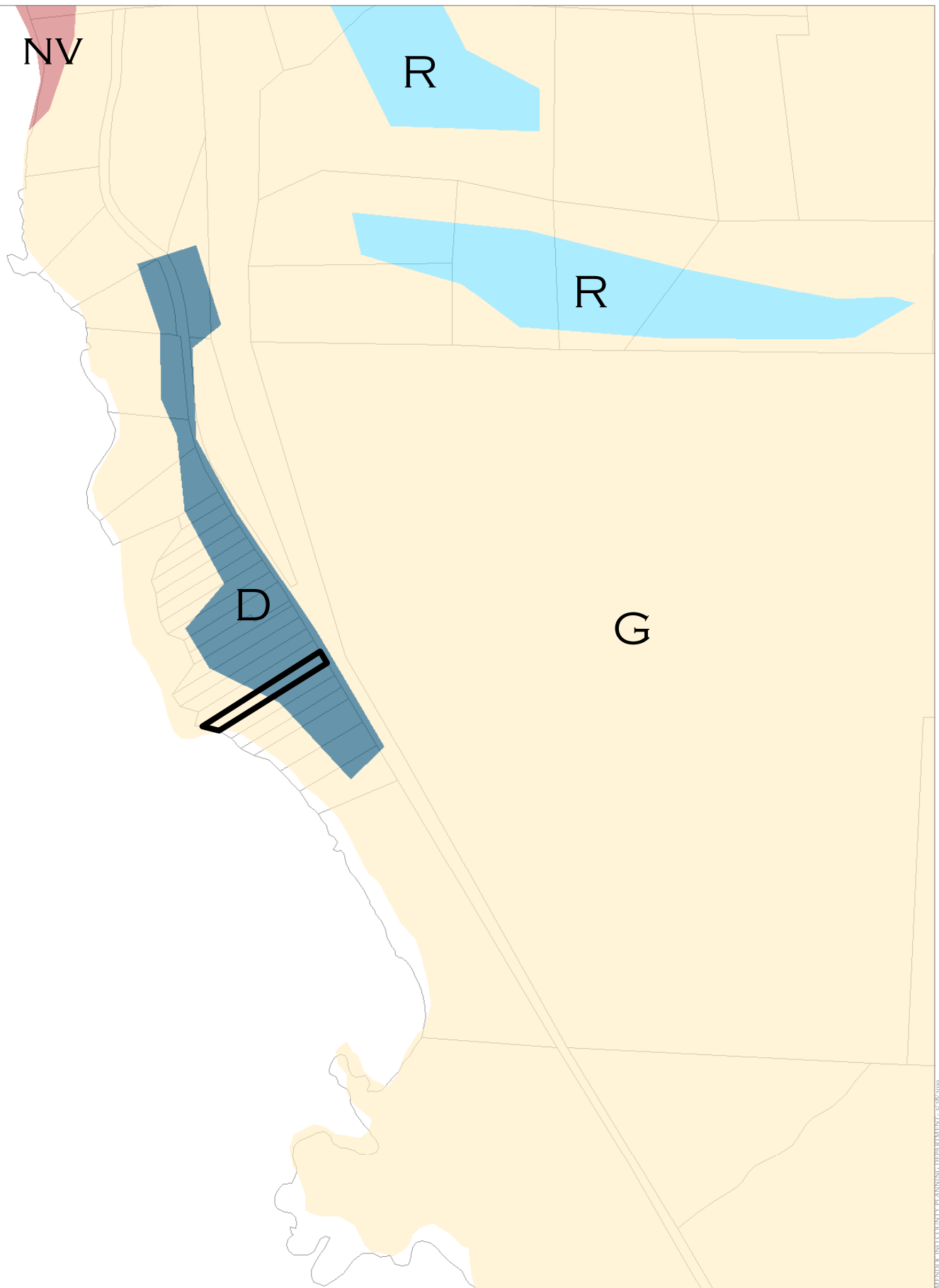


CASE: CDP 2019-0015  
OWNER: CLEONE, Raymond Jr., ET AL  
APN: 126-140-11  
APLCT: Raymond R. Cleone, Jr.  
AGENT:  
ADDRESS: 1470 Navarro Bluff Road, Albion

 Western Study Soil Types



LOCAL SOILS



CASE: CDP 2019-0015  
 OWNER: CLEONE, Raymond Jr., ET AL  
 APN: 126-140-11  
 APLCT: Raymond R. Cleone, Jr.  
 AGENT:  
 ADDRESS: 1470 Navarro Bluff Road, Albion

- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)



IMPORTANT FARMLAND