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

March 19, 2020

Planning – Fort Bragg	Assessor	Cloverdale Rancheria
Department of Transportation	CalFire - Prevention	Manchester Point Arena Band of Pomo
Environmental Health - Fort Bragg	Department of Fish and Wildlife	Redwood Valley Rancheria
County Addresser	Coastal Commission	Sherwood Valley Band of Pomo Indians

CASE#: B_2019-0054
DATE FILED: 11/21/2019
OWNER: WILLIAM & TONA MOORES
REQUEST: Boundary Line Adjustment to reconfigure the boundaries between three (3) existing parcels and merge a fourth (4th) parcel. Parcel 1 (APN 132-210-37) will merge with Parcel 3 (APN 132-210-39) and increase to 35± acres, Parcel 2 (APN 132-210-38) will increase to 29± acres, and Parcel 4 (APN 132-210-61) will decrease to 16± acres.
LOCATION: In the Coastal Zone, 3.2± miles north of Manchester town center, located 0.8± miles east of State Route 1 (SR 1) on an unnamed access easement. Addressees not yet assigned. (APNs: 132-210-37; 132-210-38; 132-210-39; 132-210-61).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: DIRK LARSON
RESPONSE DUE DATE: April 2, 2020

PROJECT INFORMATION CAN BE FOUND AT:
www.mendocinocounty.org
Select "Government" from the drop-down; then locate Planning and 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@co.mendocino.ca.us. 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: B_2019-0054 (Boundary Line Adjustment)

OWNER/ APPLICANT: WILLIAM & TONA MOORES

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LOCATION: In the Coastal Zone, 3.2± miles north of Manchester town center, located 0.8± miles east of State Route 1 (SR 1) on an unnamed access easement. Addressees not yet assigned. (APNs: 132-210-37; 132-210-38; 132-210-39; 132-210-61).

APN/S: *Parcel 1:* 132-210-37; *Parcel 2:* 132-210-38; *Parcel 3:* 132-210-39; *Parcel 4:* 132-210-61

PARCEL SIZE: *Parcel 1*: 4± Acres; *Parcel 2: 27±* Acres*; Parcel 3: 25±* Acres*; Parcel 4: 24±* Acres

GENERAL PLAN: Costal Element, Rangeland (RL160): R*

ZONING: Coastal Zoning Code, Rangeland (RL:160)

EXISTING USES: Vacant

DISTRICT: 5th (Williams)

RELATED CASES: B_2018-0068; U_2018-0028

TOWNSHIP: 13N **RANGE:** 16W **SECTION:** 6 **USGS QUAD#:** Mallo Pass Creek (56)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Forestland (FL 160)	Forestland (FL 160)	112± Acres	Residential
EAST:	Timberland(TP 160)	Timberland (TP 160)	120± Acres	Vacant
SOUTH:	Rangeland (RL 160)	Rangeland (RL 160)	19± Acres; 16.5 Acres	Vacant
WEST:	Rangeland (RL 160)	Rangeland (RL 160)	2± Acres; 61±Acres; 60± Acres	Vacant; Residential

REFERRAL AGENCIES

LOCAL
- ☒ Assessor's Office
- ☒ County Addresser
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (FB)
- ☒ Planning Division (FB)

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

TRIBES
- ☒ Cloverdale Rancheria
- ☒ Manchester Band of Pomo
- ☒ Redwood Valley Rancheria
- ☒ Sherwood Valley Band of Pomo

ADDITIONAL INFORMATION: A Boundary Line Adjustment (B_2018-0068) recently reconfigured the boundaries of historical APNs 132-210-40 and 132-210-41 to facilitate a Coastal Development Use Permit (U_2018-0028). The aforementioned APNs were retired and became APNs 132-210-60 and 132-210-61 respectively (Revised Parcel Map Enclosed). The Coastal Development Use Permit (U_2018-0028) remains under review.

STAFF PLANNER: DIRK LARSON **DATE:** 3/11/2020

ENVIRONMENTAL DATA

1. MAC:
GIS
No

2. FIRE HAZARD SEVERITY ZONE:
CALFIRE FRAP maps/GIS
High Fire Hazard

3. FIRE RESPONSIBILITY AREA:
CALFIRE FRAP maps/GIS
Redwood Coast Fire Protection District

4. FARMLAND CLASSIFICATION:
GIS
Grazing (G)

5. FLOOD ZONE CLASSIFICATION:
FEMA Flood Insurance Rate Maps (FIRM)
No

6. COASTAL GROUNDWATER RESOURCE AREA:
Coastal Groundwater Study/GIS
Critical Water Resources Bedrock

7. SOIL CLASSIFICATION:
Mendocino County Soils Study Eastern/Western Part
Western Soils

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
Freshwater Forested/Shrub Wetland

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
N/A

19. WILD AND SCENIC RIVER:
www.rivers.gov (Eel Only); GIS
N/A

20. SPECIFIC PLAN/SPECIAL PLAN AREA:
Various Adopted Specific Plan Areas; GIS
N/A

21. STATE CLEARINGHOUSE REQUIRED:
Policy
No

22. OAK WOODLAND AREA:
USDA
No

23. HARBOR DISTRICT:
Sec. 20.512
N/A

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:
LCP Land Use maps/GIS
See Exhibit "LCP Land Use Classification" Map

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:
LCP Land Capabilities maps/GIS; 20.500
See Exhibit "LCP Land Capabilities & Natural Hazards" Map

26. LCP HABITATS & RESOURCES:
LCP Habitat maps/GIS; 20.496
See Exhibit "LCP Habitats & Resources" Map

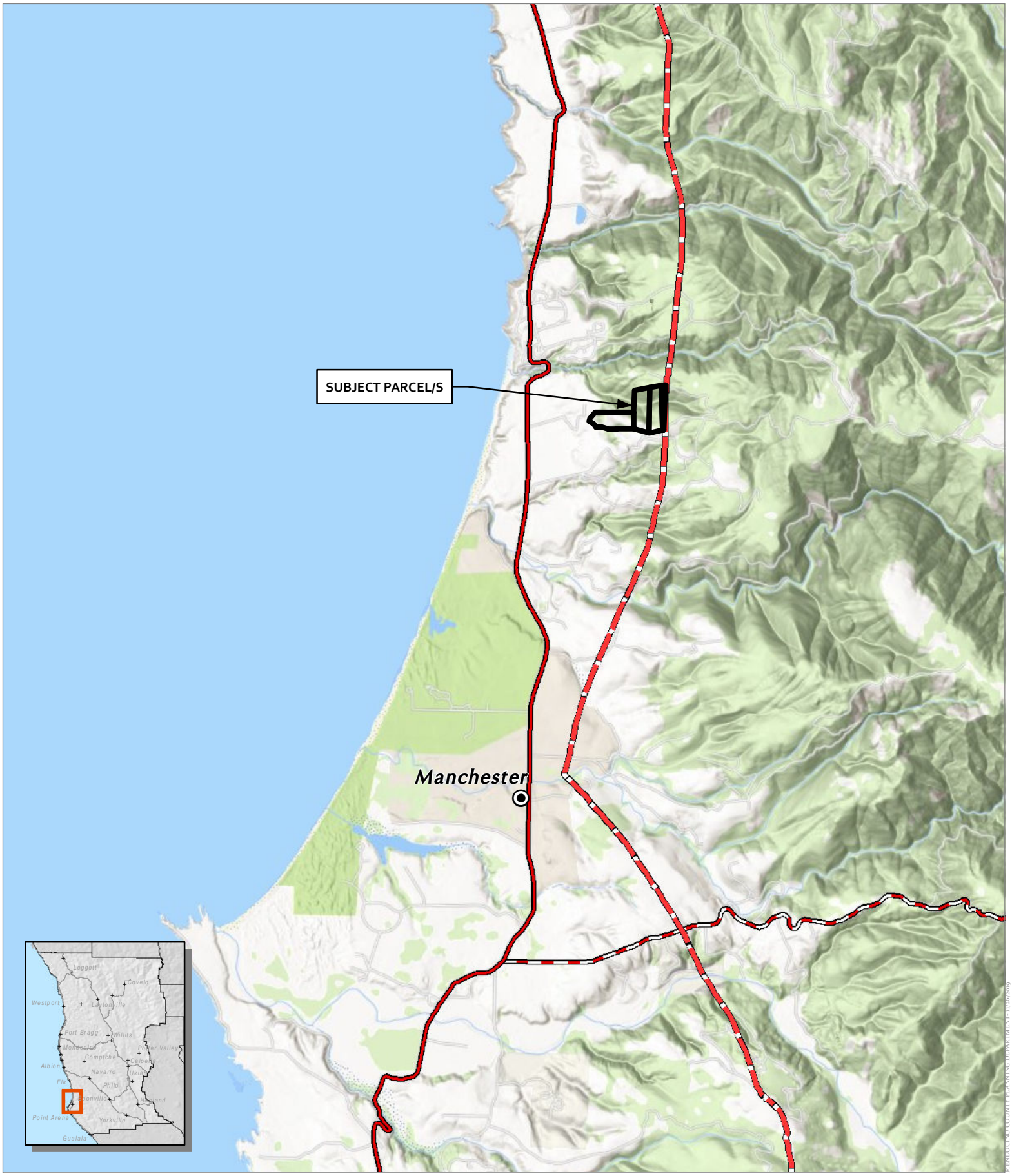
27. COASTAL COMMISSION APPEALABLE AREA:
Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
See Exhibit "Appealable Areas" Map

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
Yes

31. BLUFFTOP GEOLOGY:
GIS; 20.500.020
No



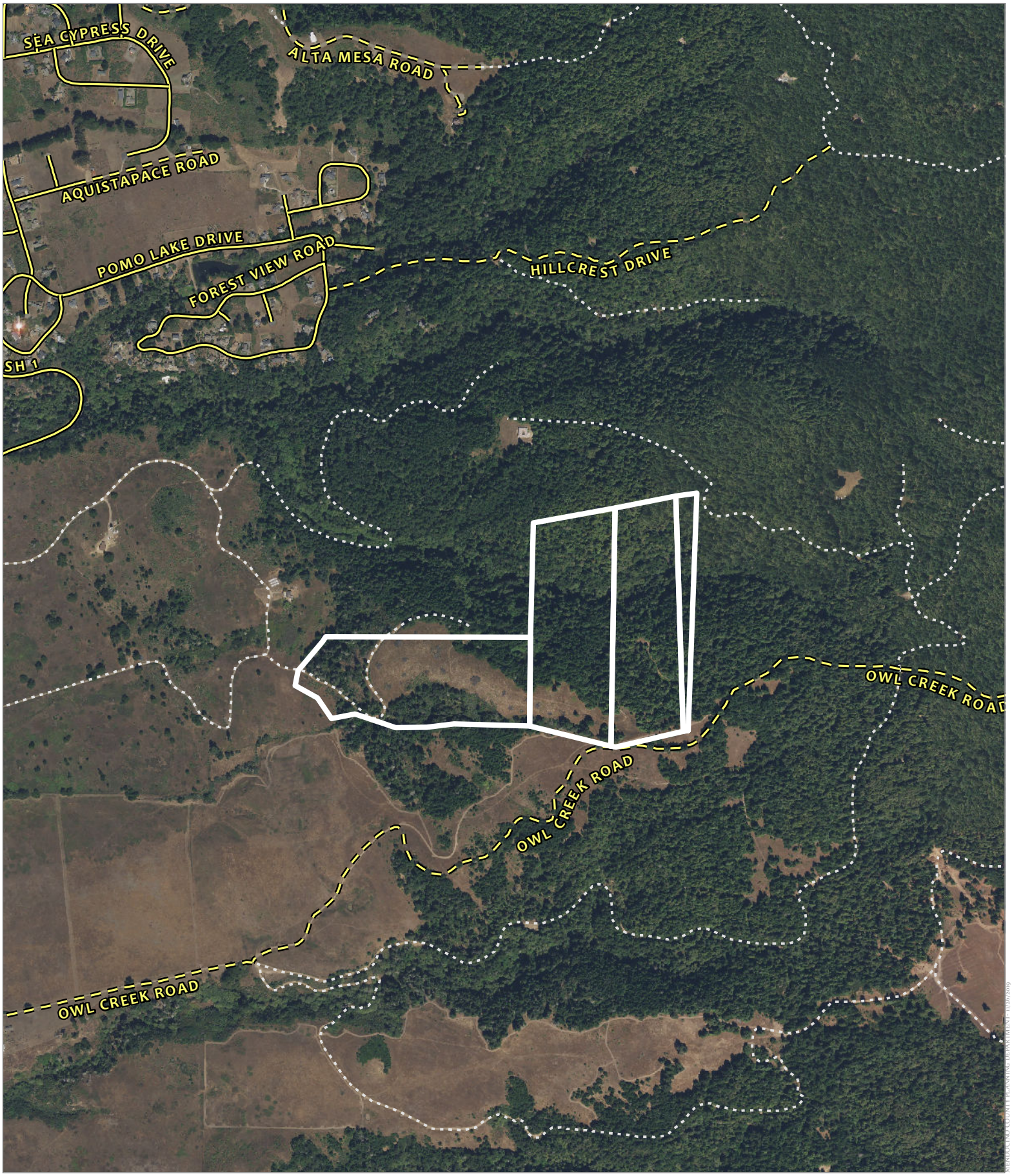
CASE: B 2019-0054
OWNER: MOORES, Bill & Tona
APN: 132-210-37, 38, 40
APLCT: William & Tona Moores
AGENT:
ADDRESS: None Assigned, Manchester

Major Towns & Places
Major Roads
Coastal Zone Boundary
Highways

0 2,550 5,100 Feet
0 0.5 1 Miles
1:63,360

LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/30/2019

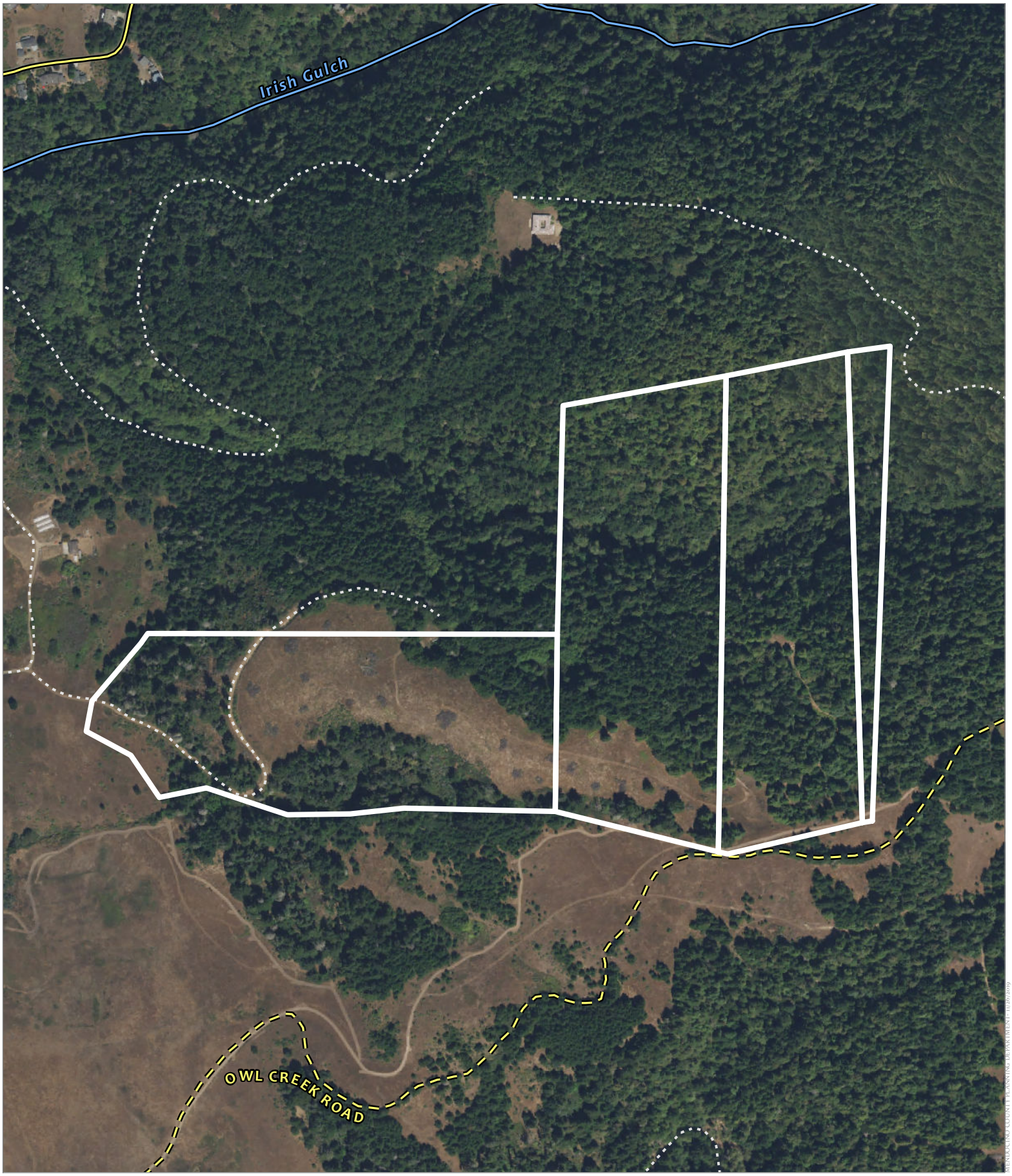


CASE: B 2019-0054
OWNER: MOORES, Bill & Tona
APN: 132-210-37, 38, 40
APLCT: William & Tona Moores
AGENT:
ADDRESS: None Assigned, Manchester

Public Roads
Private Roads
Driveways/Unnamed Roads

0 500 1,000 Feet
0 0.075 0.15 Miles
1:12,000

AERIAL IMAGERY

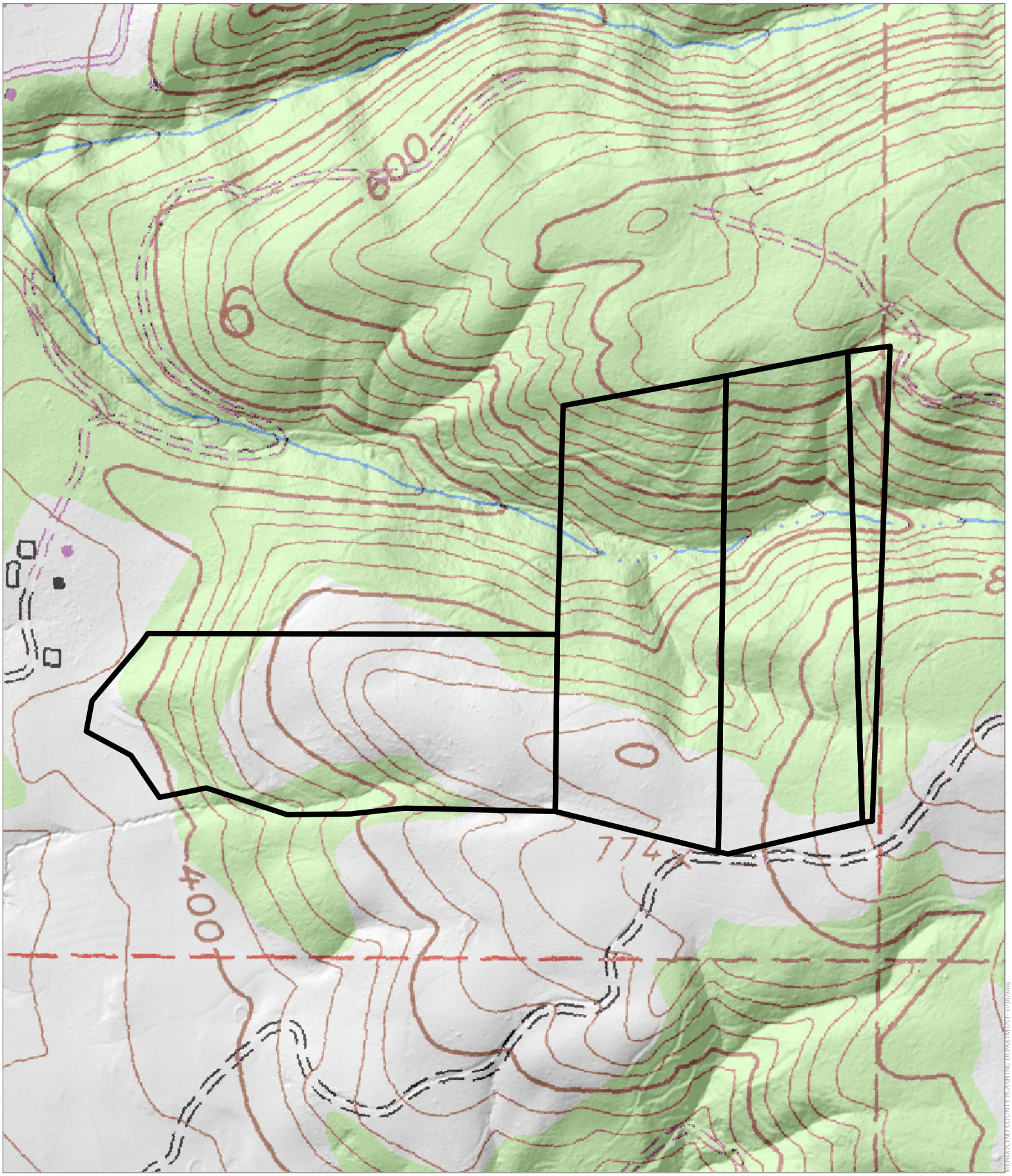


CASE: B 2019-0054
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ADDRESS: None Assigned, Manchester

Named Rivers
Public Roads
Private Roads
Driveways/Unnamed Roads

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

AERIAL IMAGERY



CASE: B 2019-0054
OWNER: MOORES, Bill & Tona
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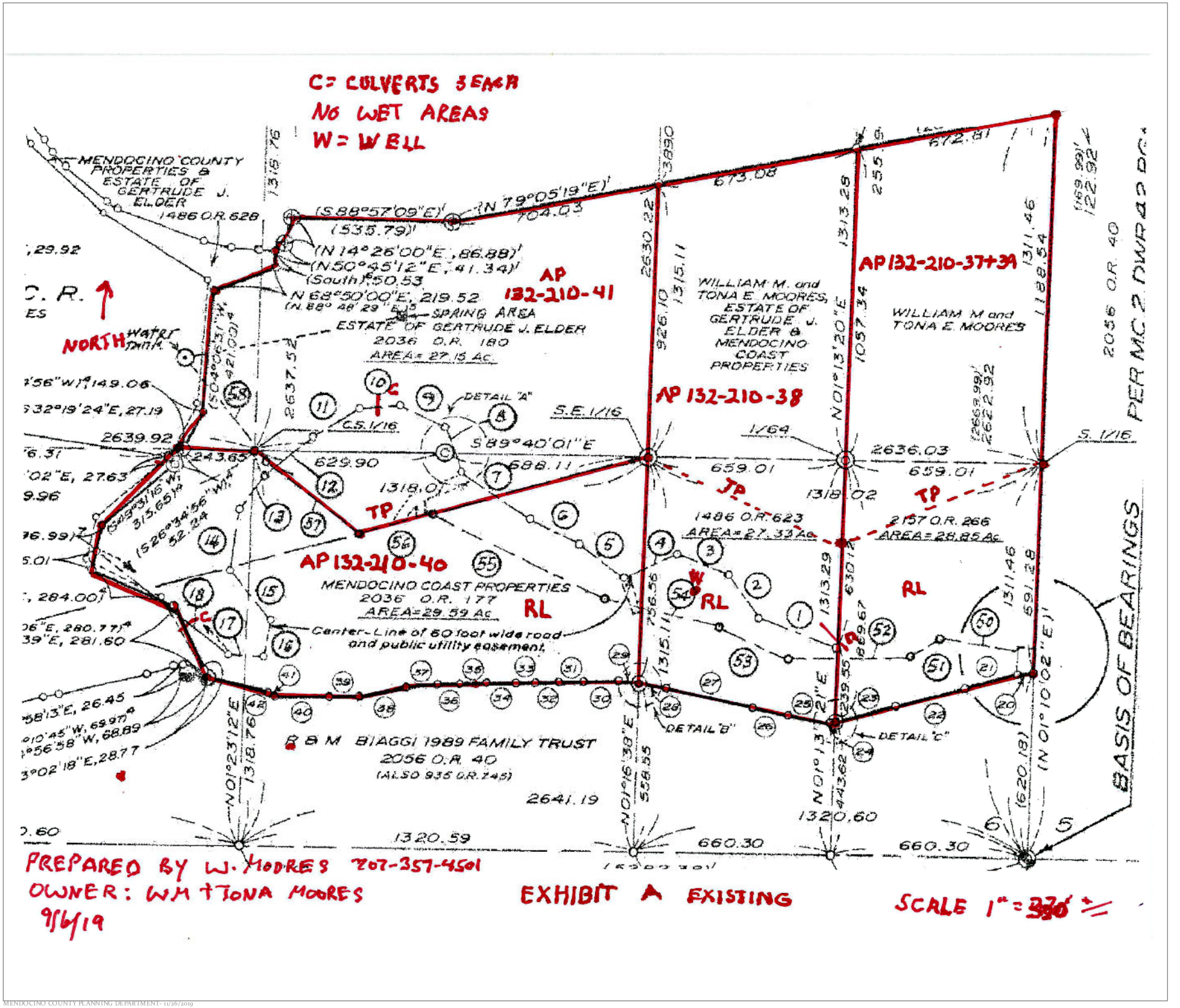
0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

N W E S

TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

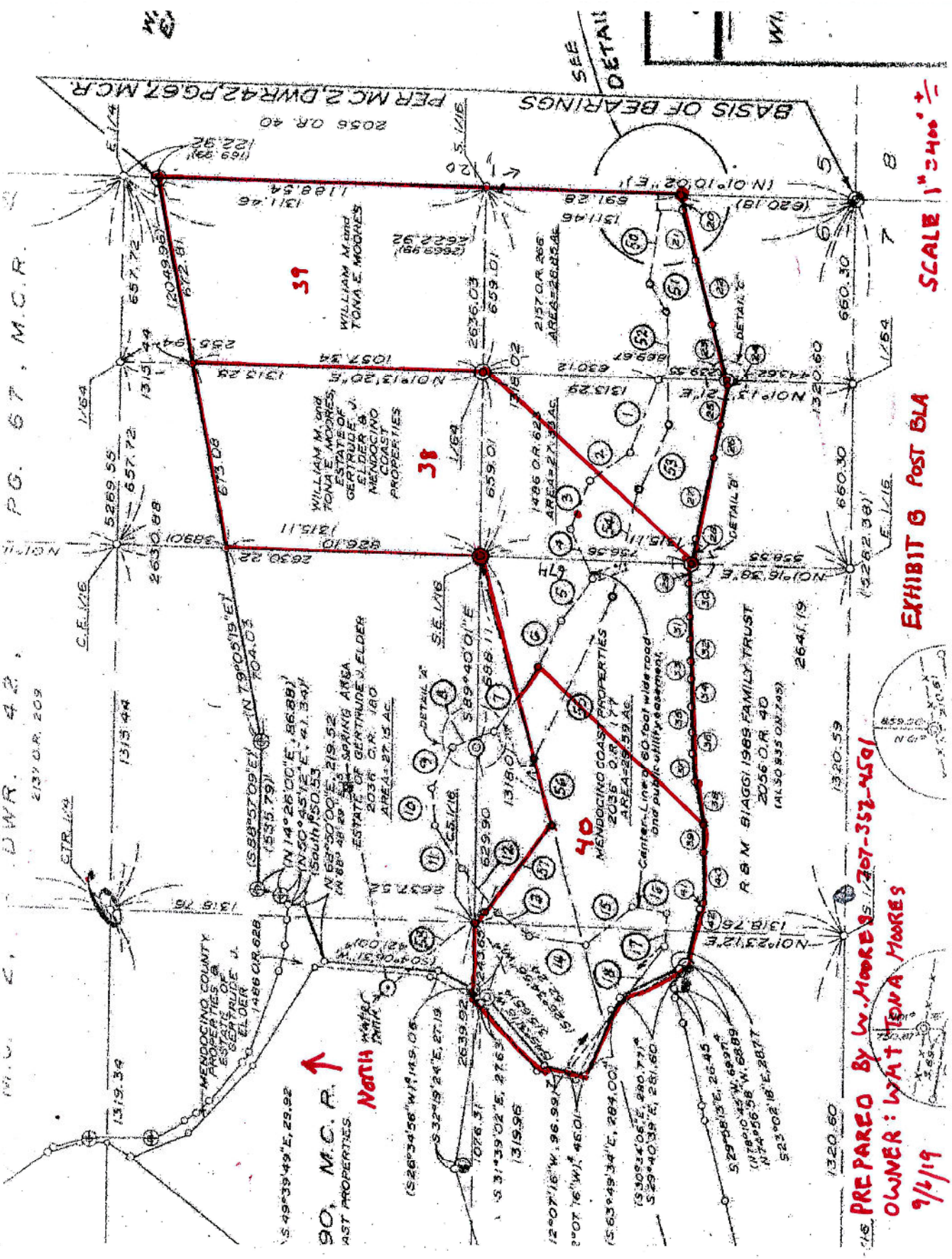
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/30/2019

CASE: B 2019-0054
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ADDRESS: None Assigned, Manchester



NO SCALE

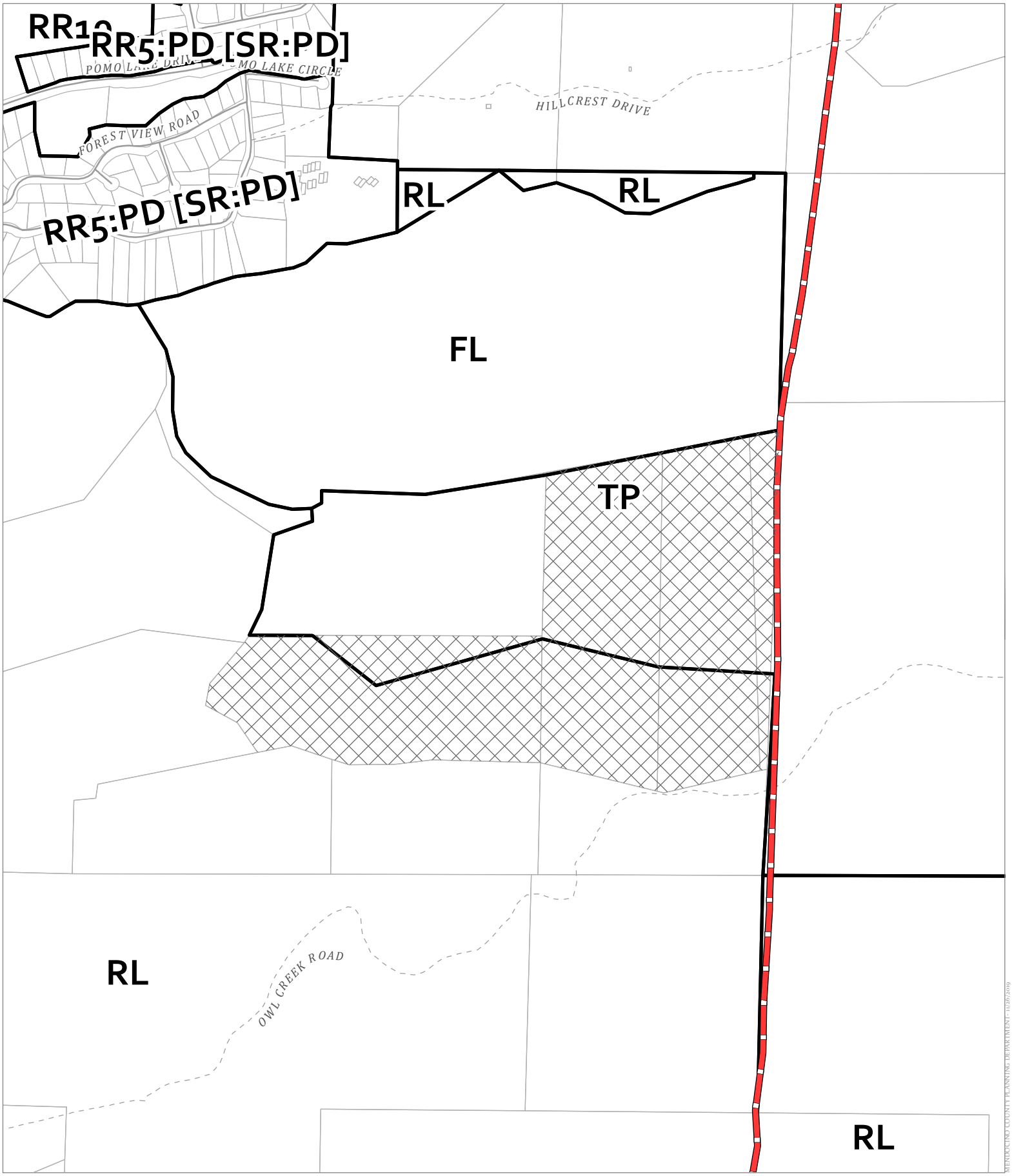
EXISTING LOTS



CASE: B 2019-0054
OWNER: MOORES, Bill & Tona
APN: 132-210-37, 38, 40
APLCT: William & Tona Moores
AGENT:
ADDRESS: None Assigned, Manchester

NO SCALE

PROPOSED LOTS



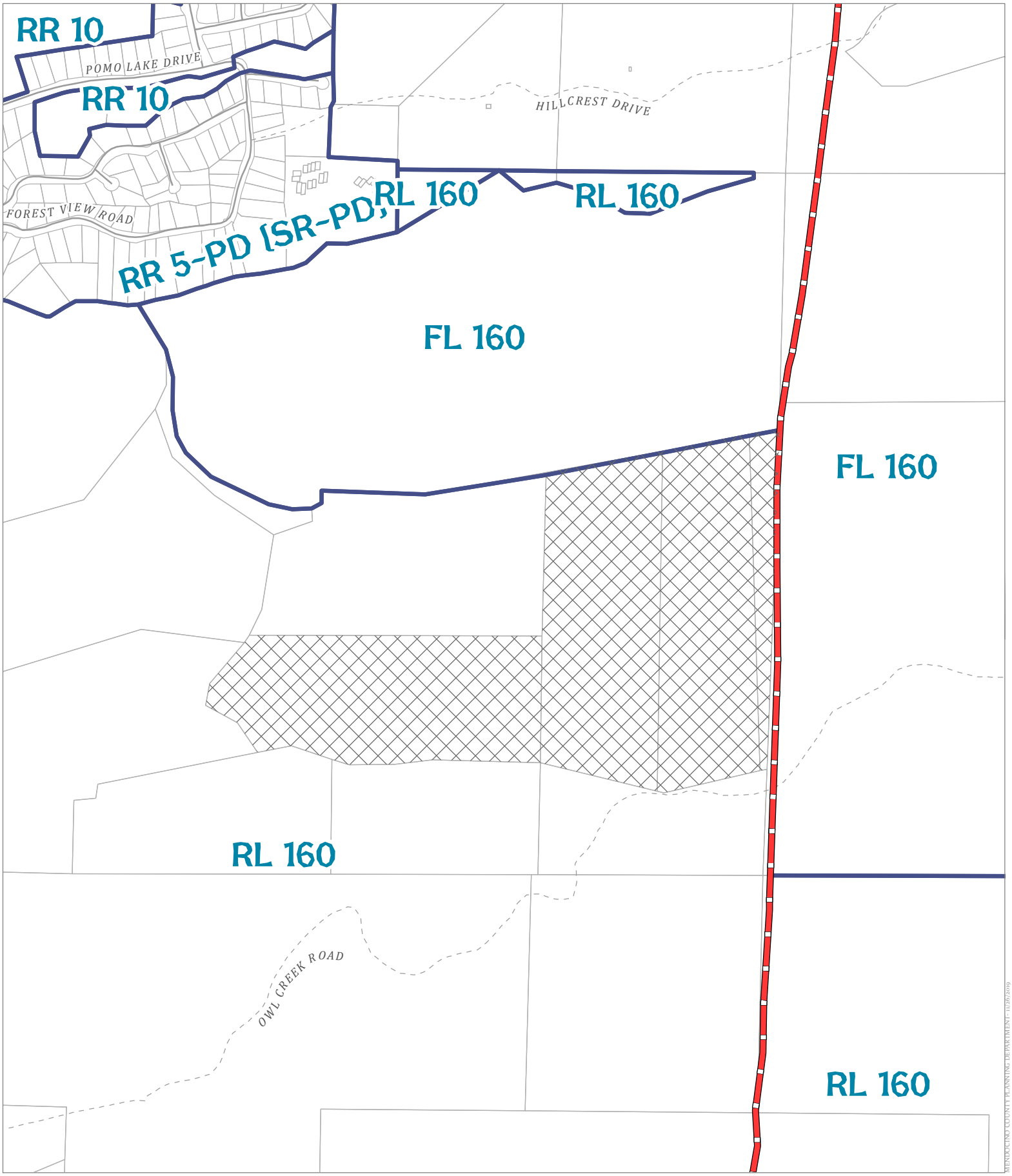
CASE: B 2019-0054
OWNER: MOORES, Bill & Tona
APN: 132-210-37, 38, 40
APLCT: William & Tona Moores
AGENT:
ADDRESS: None Assigned, Manchester

Coastal Zone Boundary
Zoning Districts
Public Roads

0 350 700 Feet
0 0.05 0.1 Miles
1:8,400

ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 11/26/2019



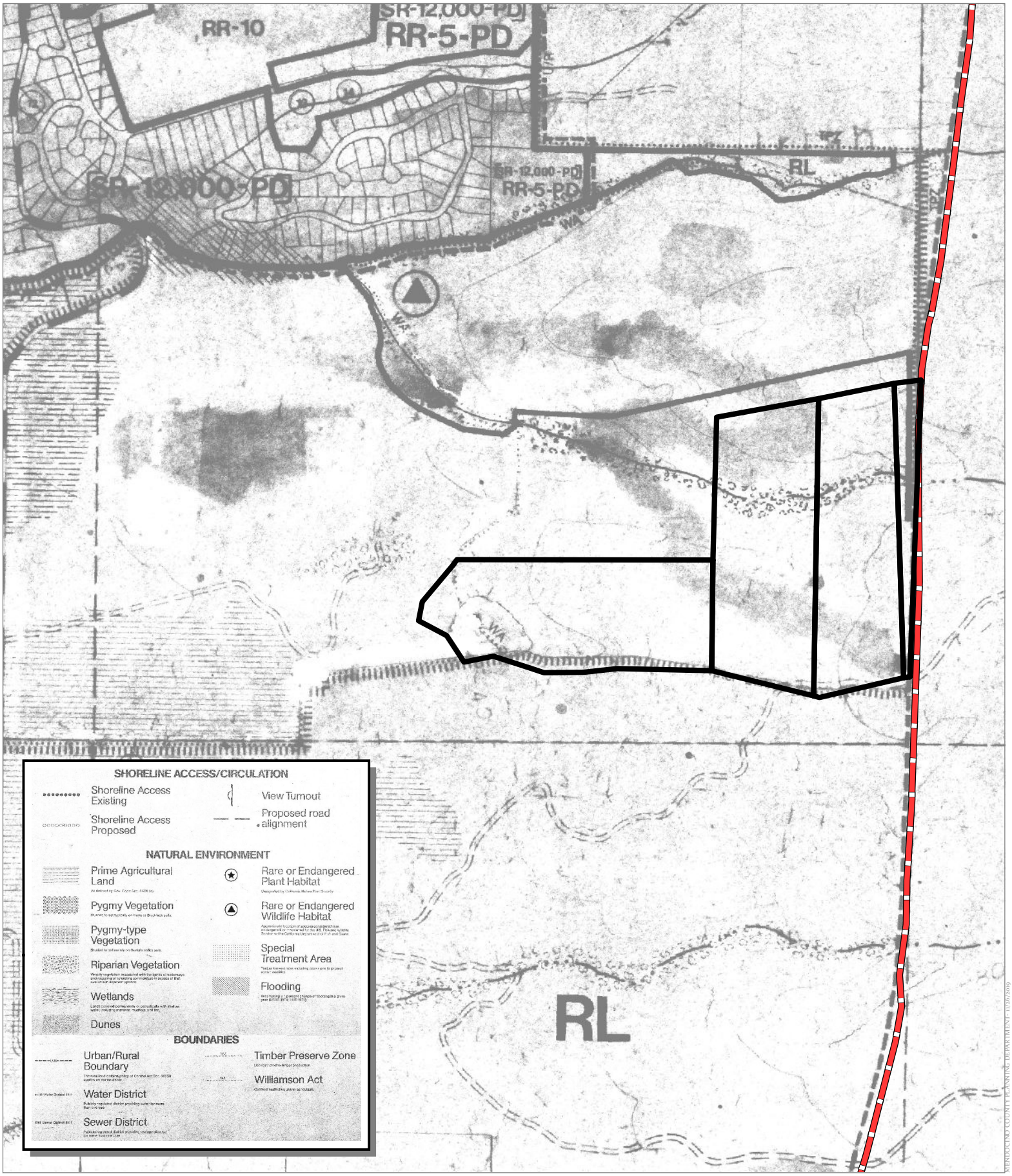
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APLCT: William & Tona Moores
AGENT:
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Coastal Zone Boundary
General Plan Classes
Public Roads

0 350 700 Feet
0 0.05 0.1 Miles
1:8,400

GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 11/26/2019



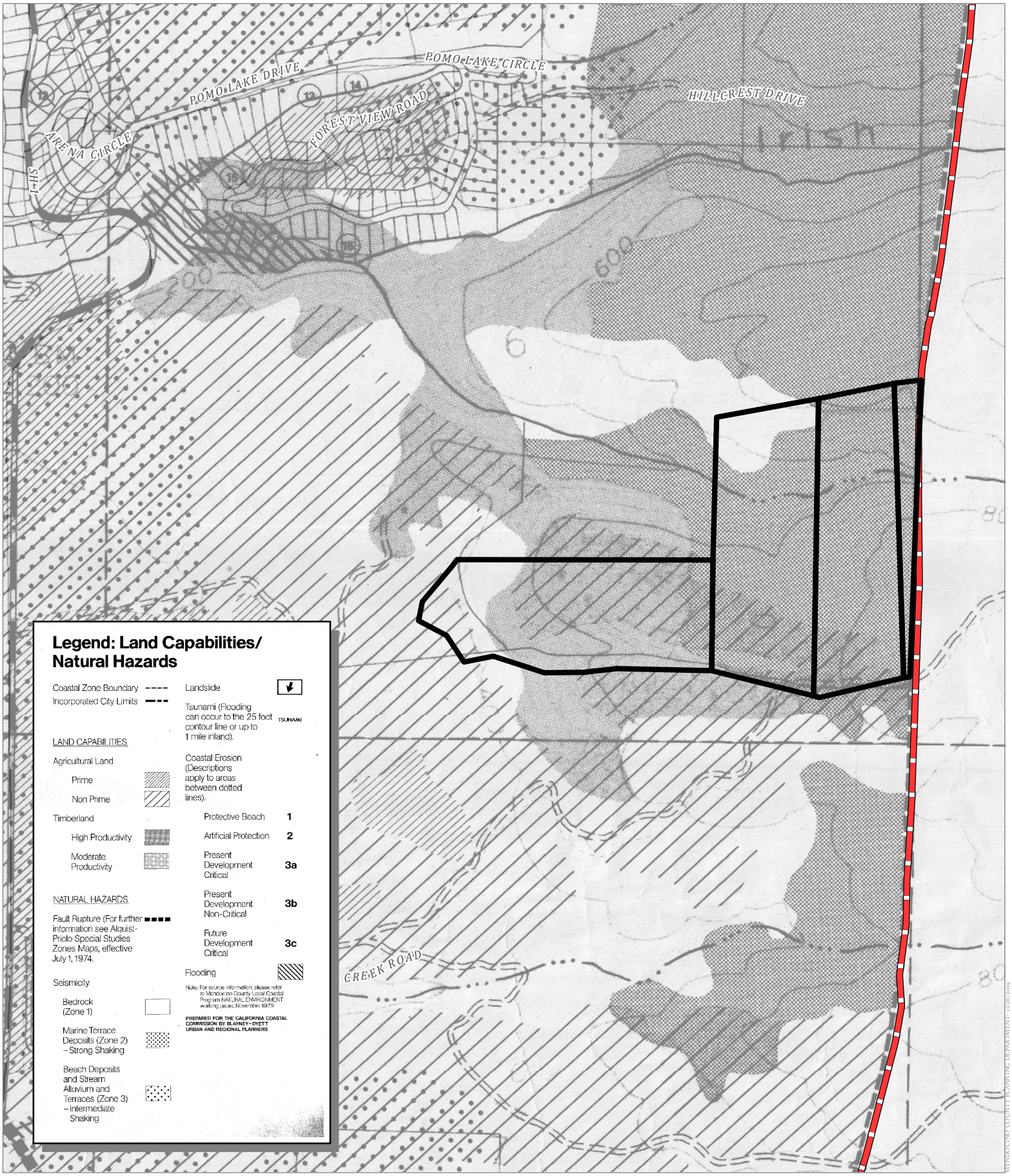
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APLCT: William & Tona Moores
AGENT:
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Coastal Zone Boundary

0 400 800 Feet
0 0.05 0.1 Miles
1:9,600

LCP LAND USE MAP 22: MALLO PASS CREEK

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/30/2019



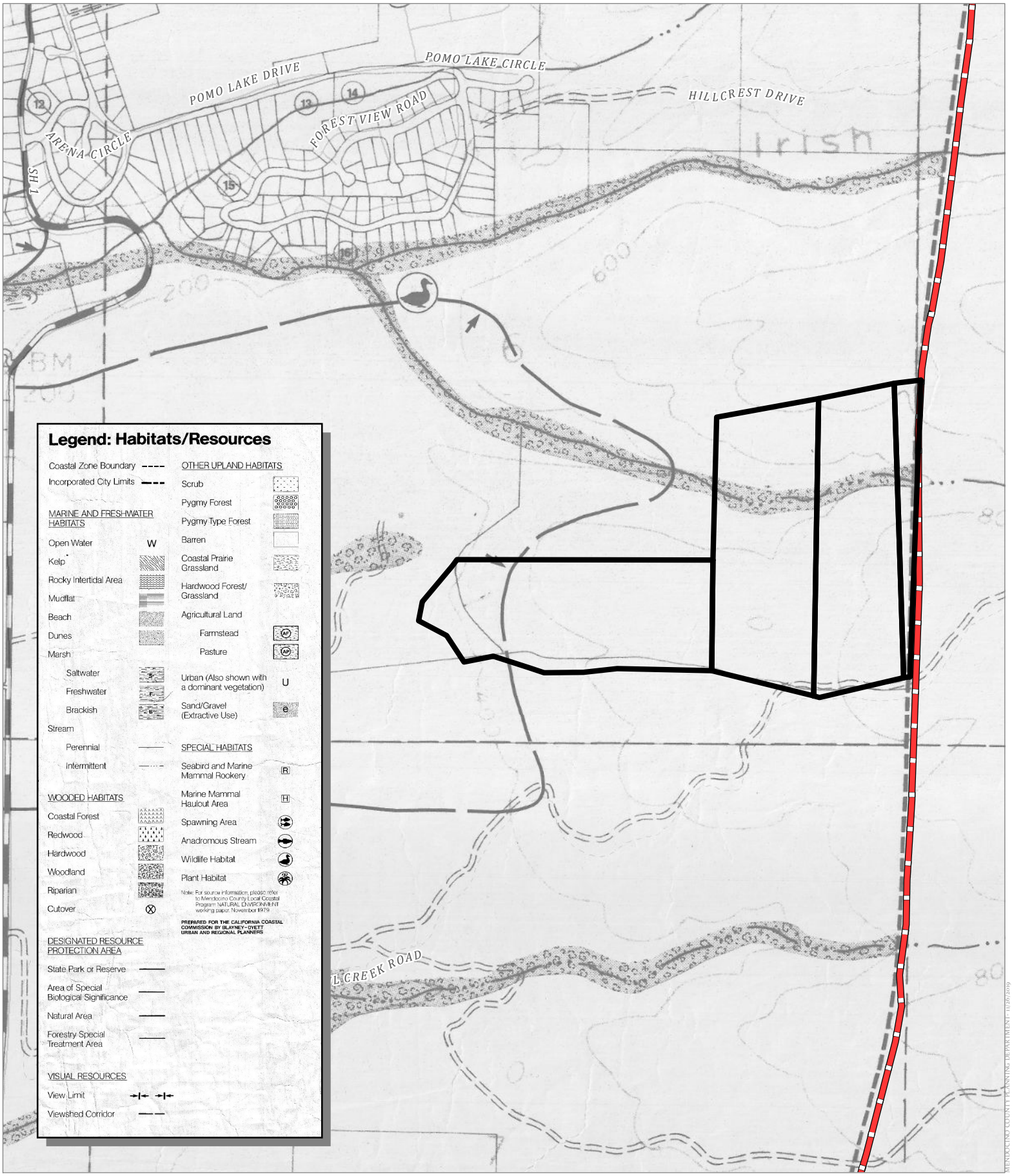
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APLCT: William & Tona Moores
AGENT:
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Coastal Zone Boundary
Public Roads

0 400 800 Feet
0 0.05 0.1 Miles
1:9,600

LCP LAND CAPABILITIES & NATURAL HAZARDS

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/30/2019



Legend: Habitats/Resources

Coastal Zone Boundary
Incorporated City Limits

MARINE AND FRESHWATER HABITATS
Open Water W
Kelp
Rocky Intertidal Area
Mudflat
Beach
Dunes
Marsh
Saltwater
Freshwater
Brackish
Stream
Perennial
Intermittent

WOODED HABITATS
Coastal Forest
Redwood
Hardwood
Woodland
Riparian
Cutover

DESIGNATED RESOURCE PROTECTION AREA
State Park or Reserve
Area of Special Biological Significance
Natural Area
Forestry Special Treatment Area

VISUAL RESOURCES
View Limit
Viewshed Corridor

OTHER UPLAND HABITATS
Scrub
Pygmy Forest
Pygmy Type Forest
Barren
Coastal Prairie Grassland
Hardwood Forest/ Grassland
Agricultural Land
Farmstead AP
Pasture AP
Urban (Also shown with a dominant vegetation) U
Sand/Gravel (Extractive Use) e

SPECIAL HABITATS
Seabird and Marine Mammal Rookery R
Marine Mammal Haulout Area H
Spawning Area
Anadromous Stream
Wildlife Habitat
Plant Habitat

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

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-DYETT URBAN AND REGIONAL PLANNERS

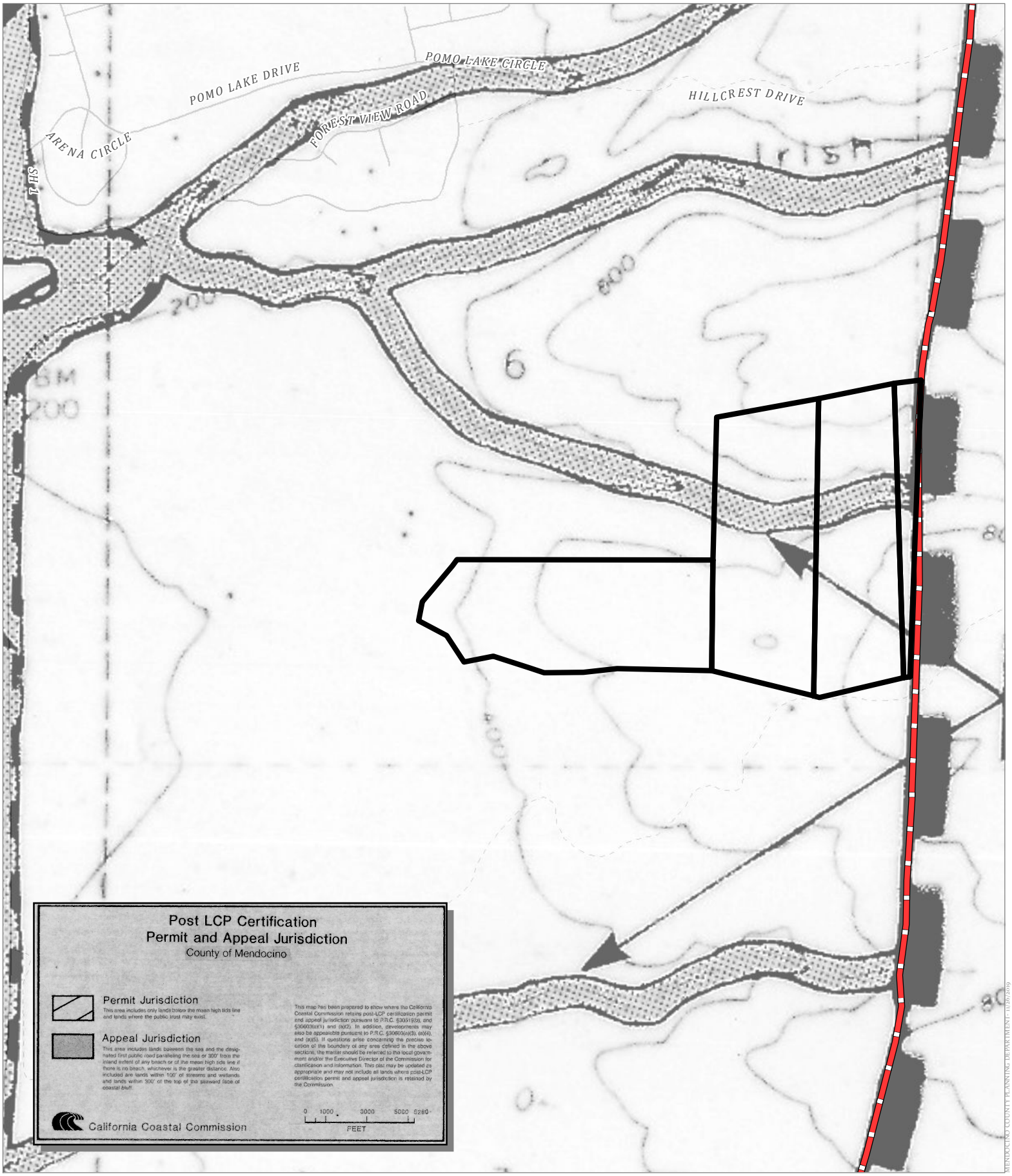
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Coastal Zone Boundary
Public Roads

0 400 800 Feet
0 0.05 0.1 Miles
1:9,600

LCP HABITATS & RESOURCES

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/30/2019



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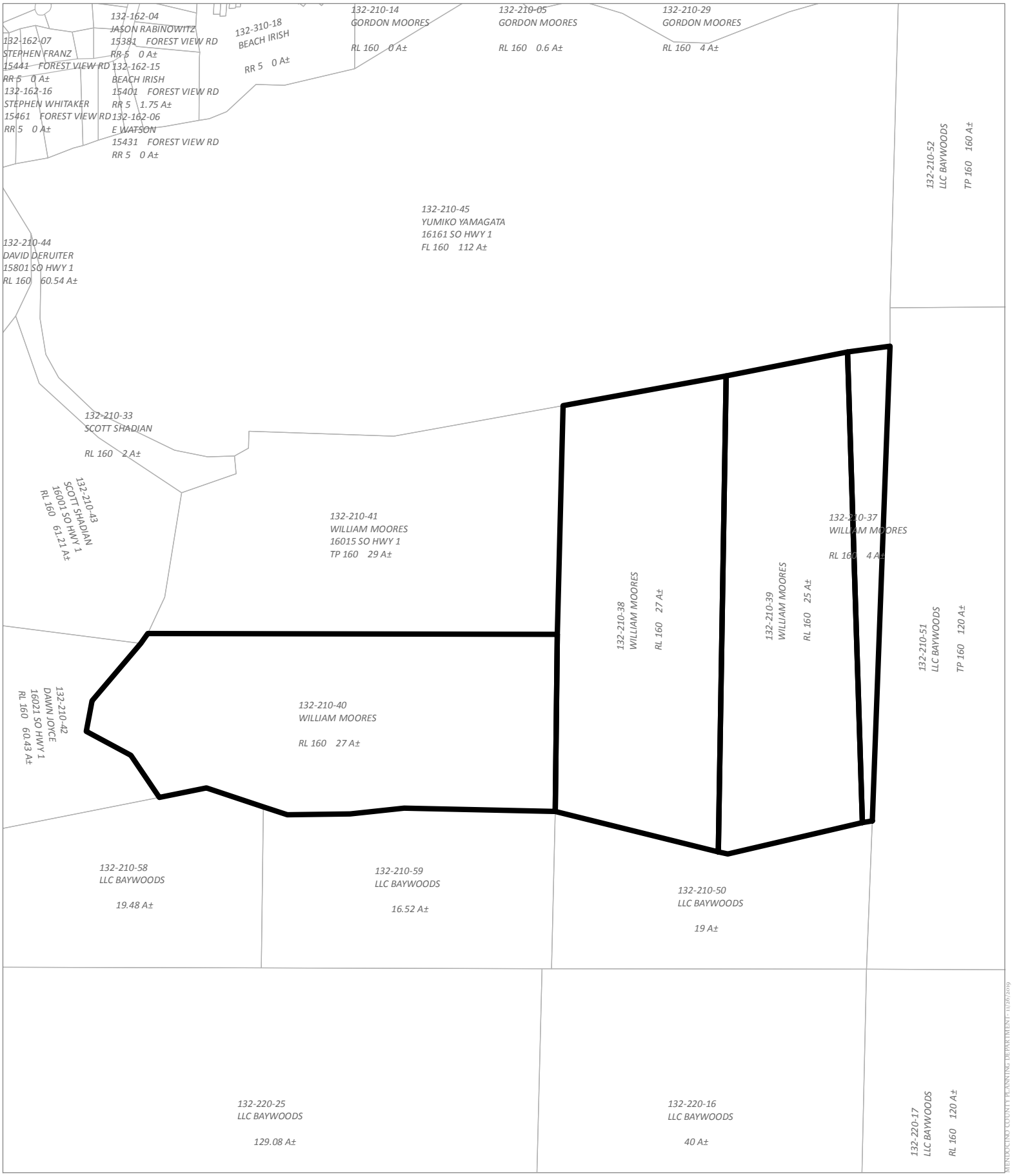
Coastal Zone Boundary

Public Roads

0 400 800 Feet
0 0.05 0.1 Miles
1:9,600

APPEALABLE AREAS

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/30/2019

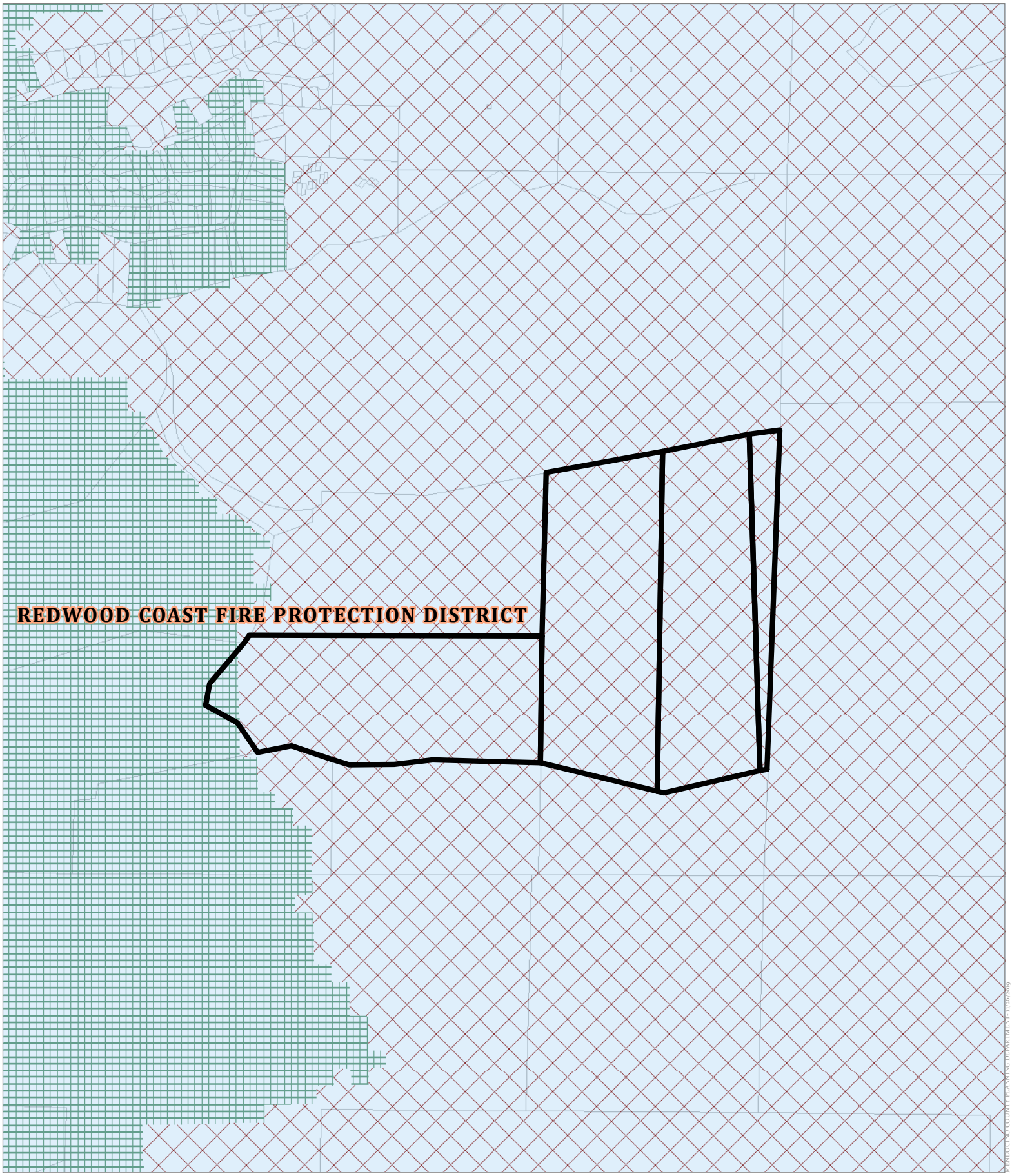


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0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

ADJACENT PARCELS

MENDOCINO COUNTY PLANNING DEPARTMENT - 11/26/2019



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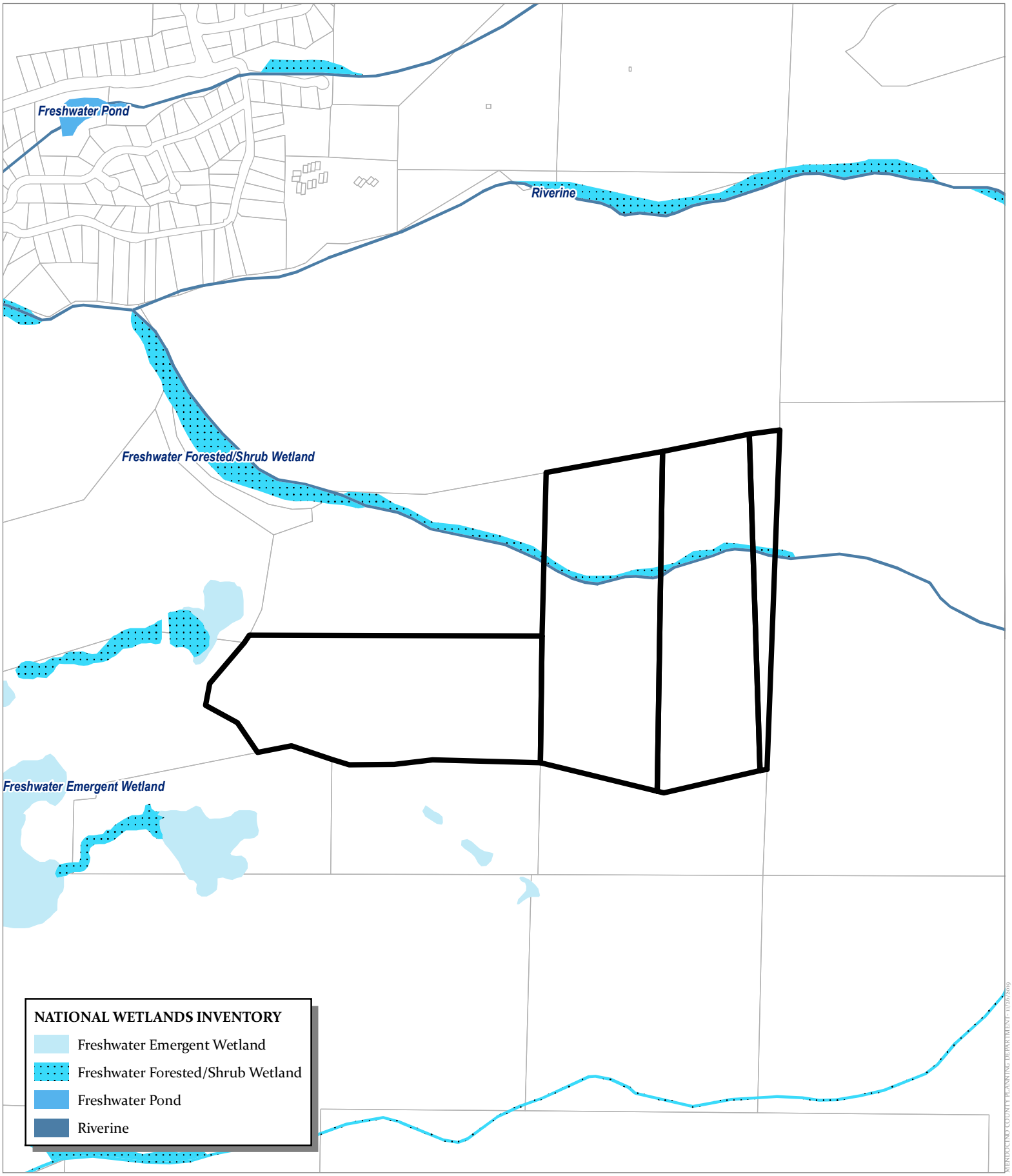
High Fire Hazard
Moderate Fire Hazard
County Fire Districts

0 350 700 Feet
0 0.05 0.1 Miles
1:8,400

N W E S

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT 10/30/2019

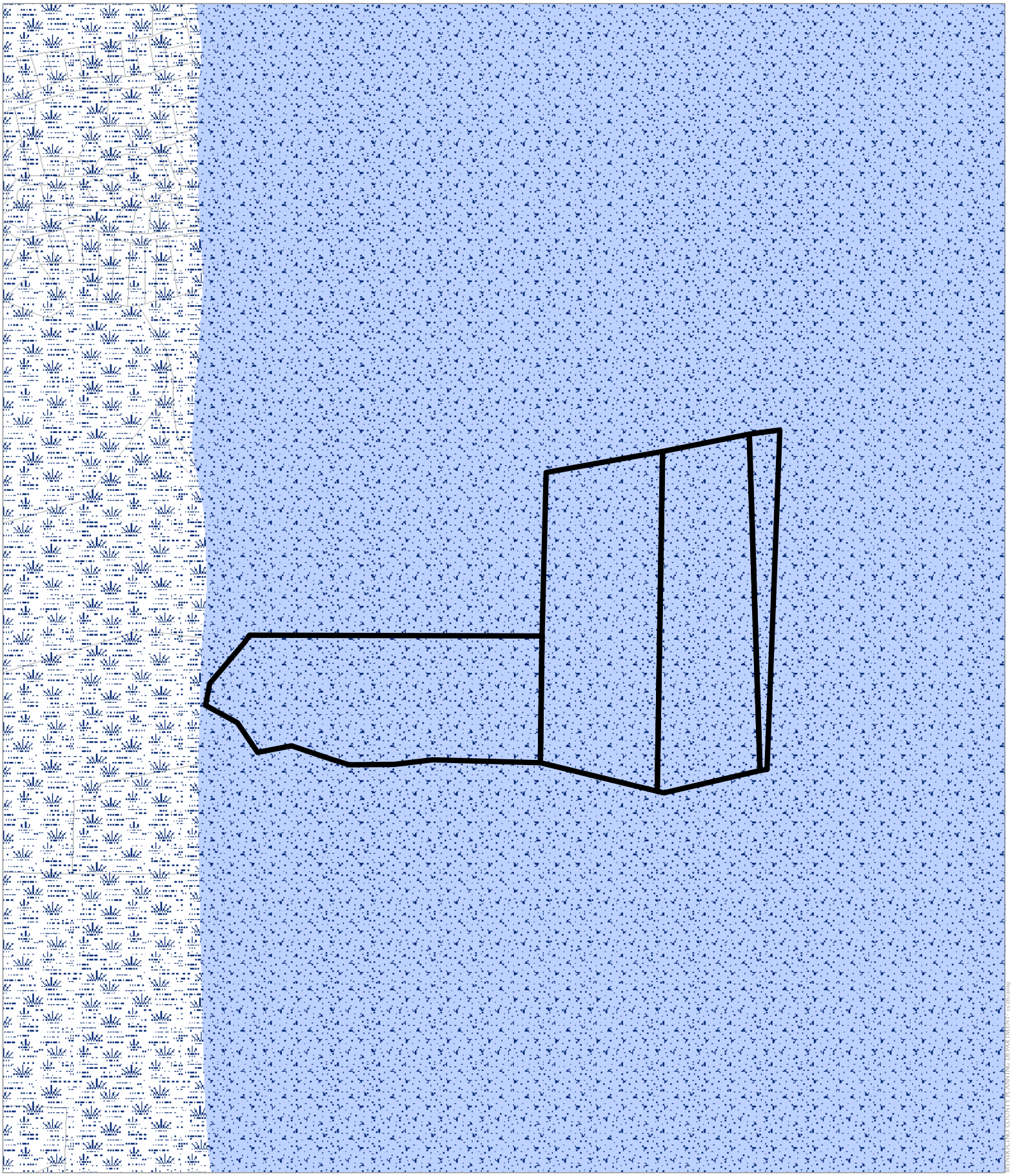


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0 350 700 Feet
0 0.05 0.1 Miles
1:8,400

WETLANDS

MENDOCINO COUNTY PLANNING DEPARTMENT - 11/20/2019



CASE: B 2019-0054
OWNER: MOORES, Bill & Tona
APN: 132-210-37, 38, 40
APLCT: William & Tona Moores
AGENT:
ADDRESS: None Assigned, Manchester

Marginal Water Resources

Critical Water Resources Bedrock

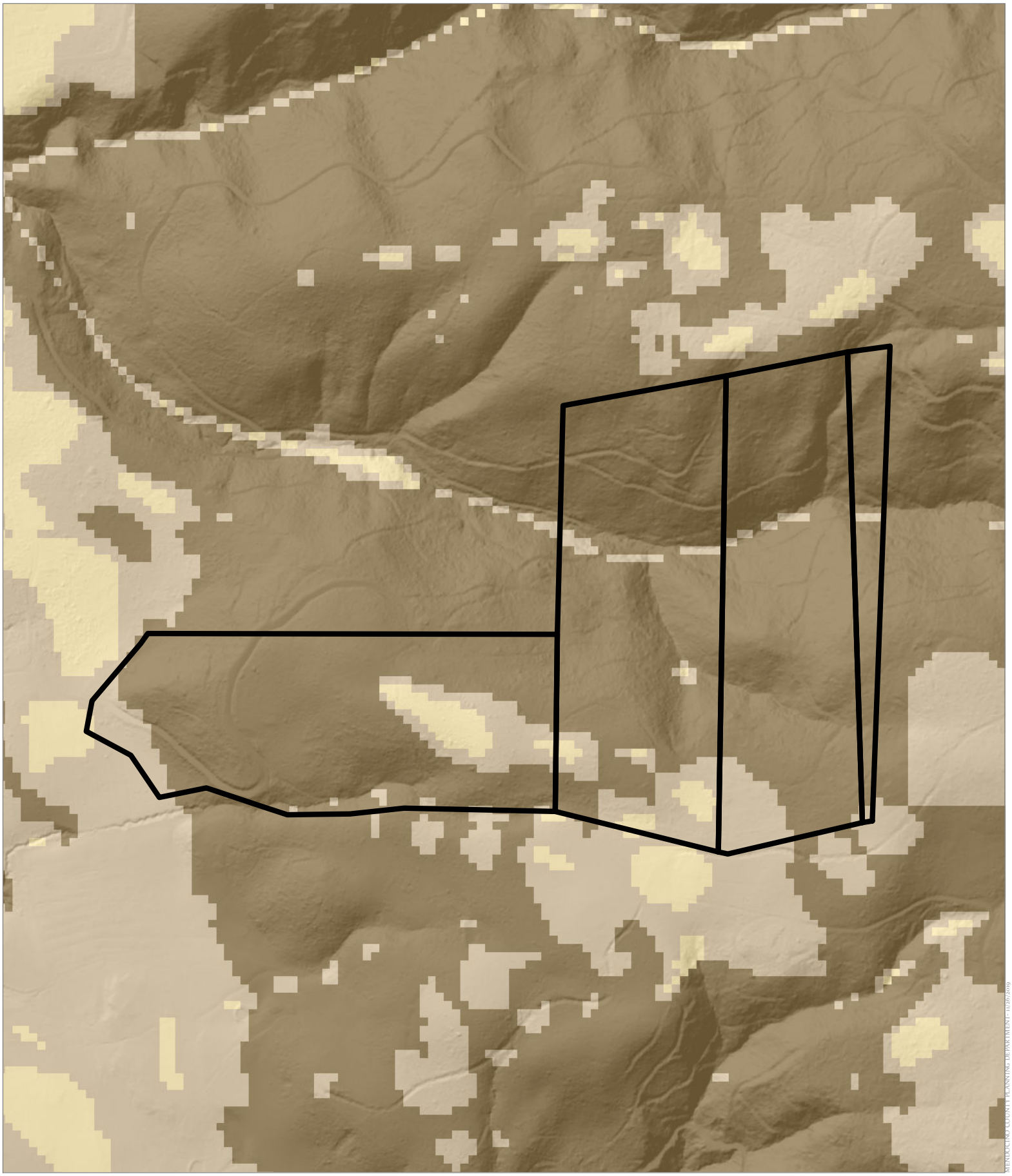
0 350 700 Feet

0 0.05 0.1 Miles

N W E S

1:8,400

GROUND WATER RESOURCES



CASE: B 2019-0054
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AGENT:
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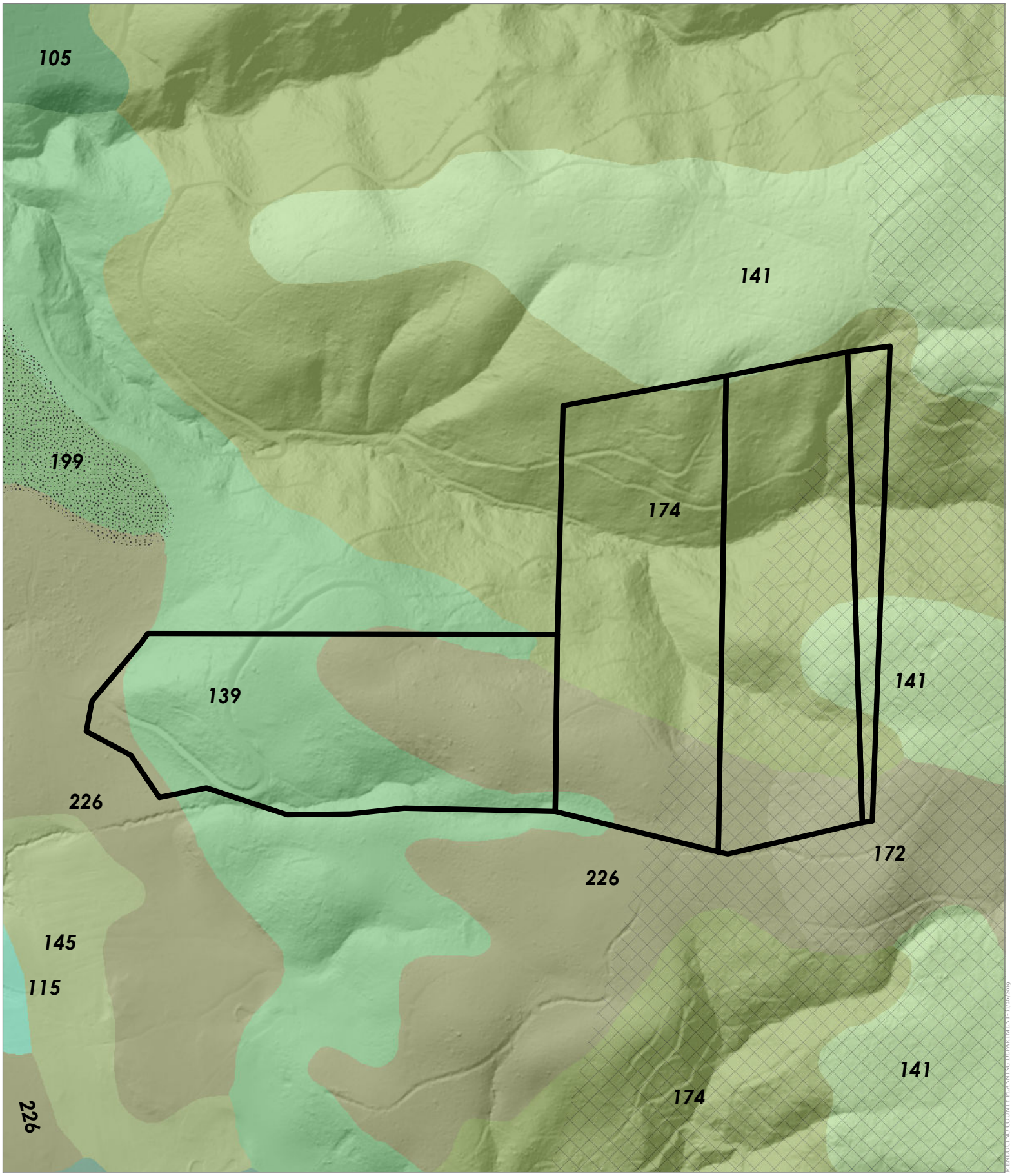
0° - 14°
15° - 32°
33° - 72°

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

N W E S

ESTIMATED SLOPE

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/30/2019



CASE: B 2019-0054
OWNER: MOORES, Bill & Tona
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APLCT: William & Tona Moores
AGENT:
ADDRESS: None Assigned, Manchester

Shinglemill-Gibney Complex

Bishop Pine

0 250 500 Feet

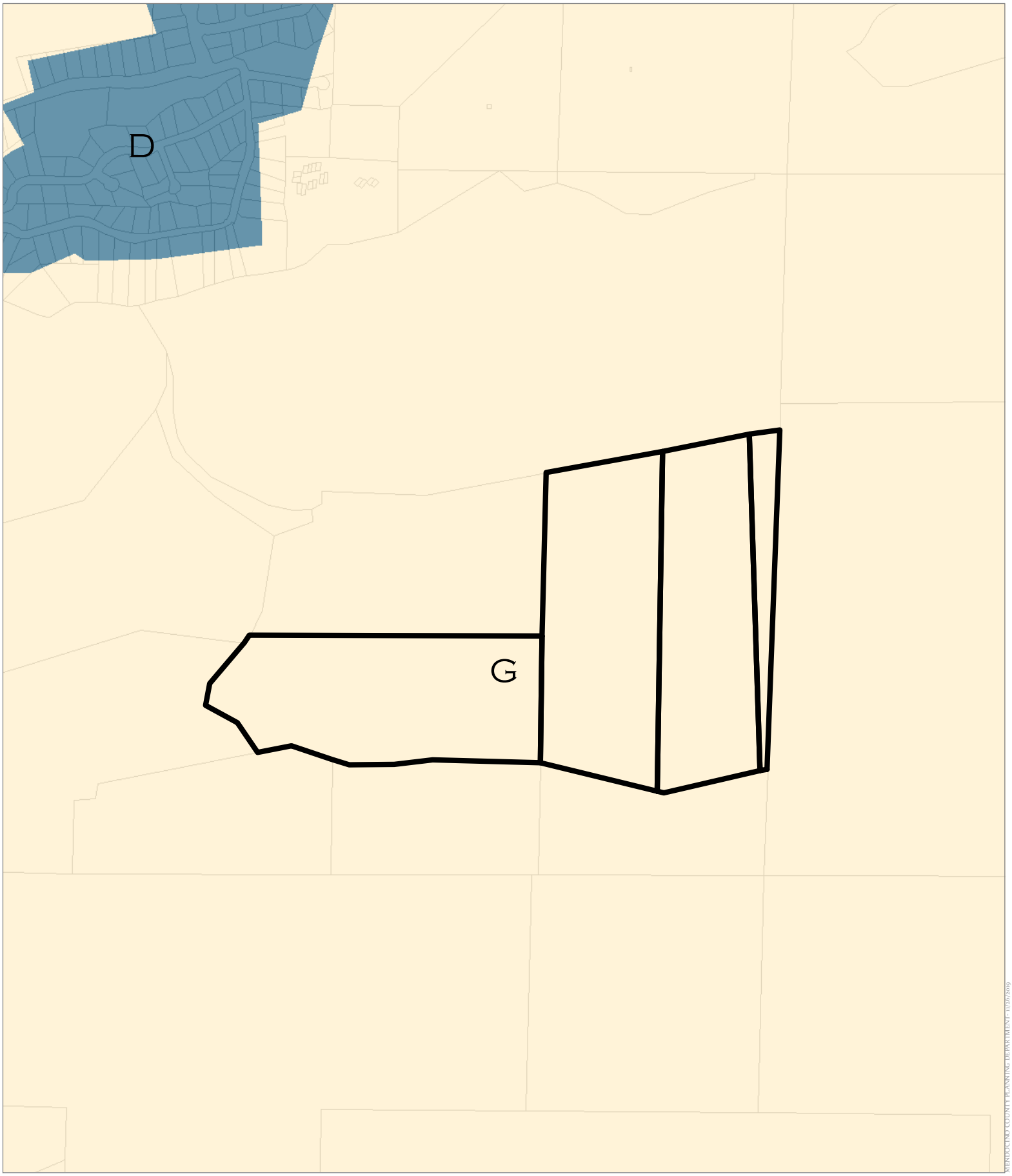
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N W E S

1:6,000

WESTERN SOIL CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 10.10.2019



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APLCT: William & Tona Moores
AGENT:
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0 350 700 Feet
0 0.05 0.1 Miles
N W E S
1:8,400

FARMLAND CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 11/26/2019