



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

June 13, 2017

Planning - FB  
Department of Transportation

Environmental Health - Fort Bragg  
Building Inspection - Fort Bragg

Coastal Commission  
Albion-Little River Fire District

**CASE#:** B\_2017-0028

**DATE FILED:** 6/2/2017

**OWNER/APPLICANT:** BRITTON JOANNA TTEE

**REQUEST:** Coastal Development Boundary Line Adjustment request to merge 4 lots down to 2, and transfer .07± acres from Lot 2 into Lot 1, creating two lots of .30± acres and .53± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone. Parcels are on the north side of Albion Street (CR 407-D), .25± miles east of the intersection of Albion Ridge Road (CR 402) and State Highway 1 at 33790 Albion Street, Albion. APNs: 123-150-20, 21, 36, 49.

**STAFF PLANNER:** RUSSELL FORD

**RESPONSE DUE DATE:** June 27, 2017

Attached to this form is information describing the above noted project(s). The County Planning and Building Services Department is soliciting your input, which will be used in staff analysis, and will be 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](mailto: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 \_\_\_\_\_

OWNER:

Joanna Britton

APPLICANT:

Joanna Britton

AGENT:

REQUEST:

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LOCATION:

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ACREAGE:

.83±, total

GENERAL PLAN:

RV:U

ZONING:

RV:40K

COASTAL ZONE:

YES

EXISTING USES:

Residential

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

16N

RANGE:

17W

SECTION:

28

USGS QUAD#:

63

RELATED CASES ON SITE: Southern Addition to Albion, CC 27-92

RELATED CASES IN VICINITY: Southern Addition to Albion

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RV	RV	0± (street)	Residential
EAST:	RR5 {RR2}	RR5 {RR2}	4±	Residential
SOUTH:	RV	RV	0± (street)	Residential
WEST:	RV	RV	.10±	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

☒Albion-Little River Fire District

☐Community Svcs

☐City Planning

ADDITIONAL INFORMATION:

ASSESSOR'S PARCEL #: 123-150-20, 21, 36, 49

PROJECT COORDINATOR: RUSSELL FORD    PREPARED BY: RUSSELL FORD    DATE: 6/13/2017

**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
	YES	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 checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input checked="" 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#
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. <small>Soils Class 139: Dystropepts</small>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

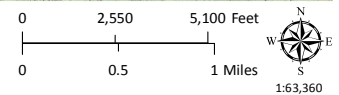
COASTAL ZONE		
Yes	No	
	NO	16. Exclusion Map.
	Critical	17. Coastal Groundwater Study Zone.
	HS	18. Highly Scenic Area/Special Communities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Land Capabilities/Natural Hazards Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>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





CASE: B 2017-0028  
OWNER: BRITTON, Joanna  
APN: 123-150-20, 36, 21, 49  
APLCT: Joanna Britton  
AGENT:  
ADDRESS: 33790 Albion Street, Albion

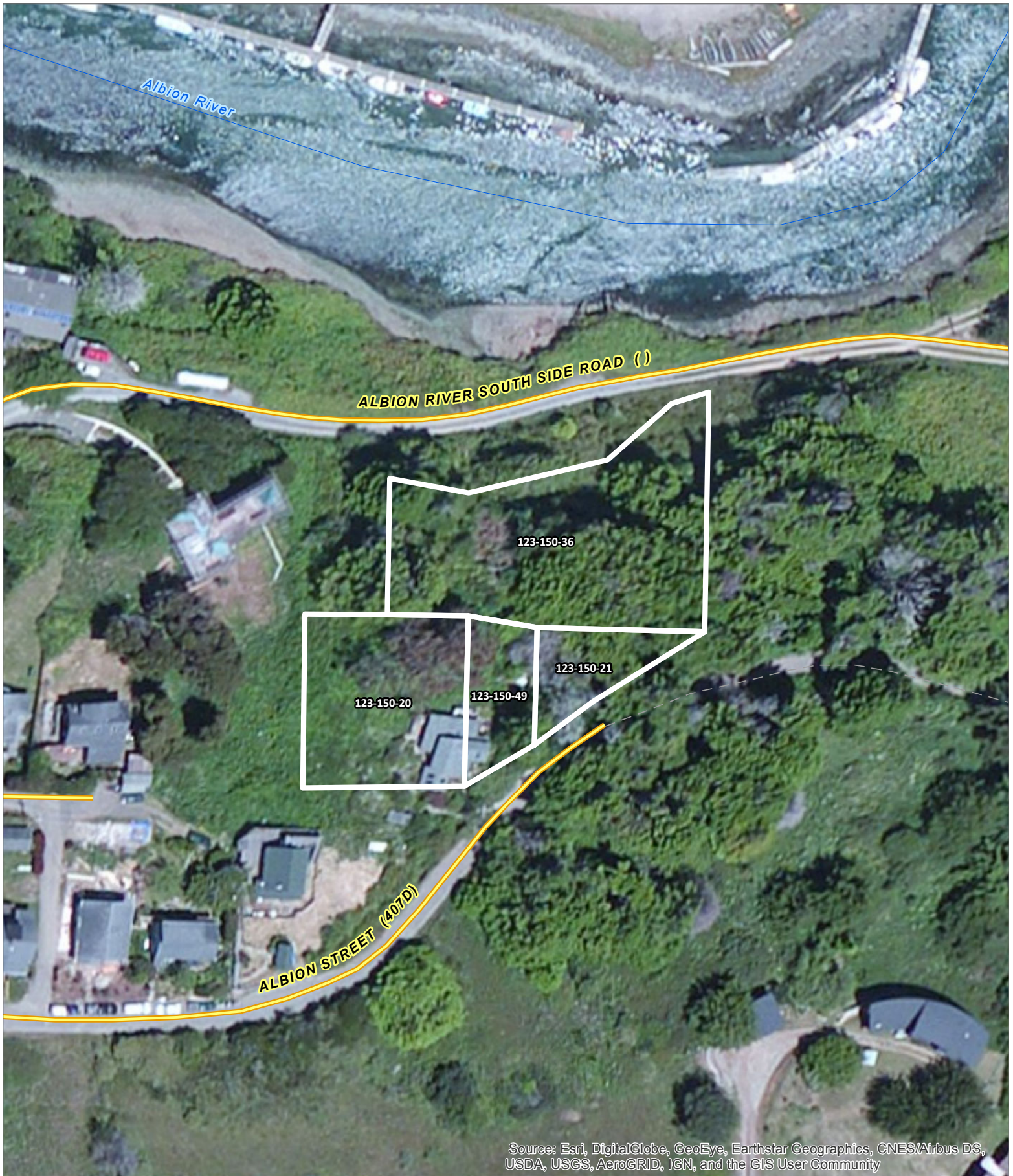
Major Towns & Places  
Major Roads  
Major Rivers  
Highways



LOCATION MAP

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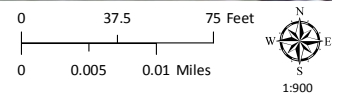




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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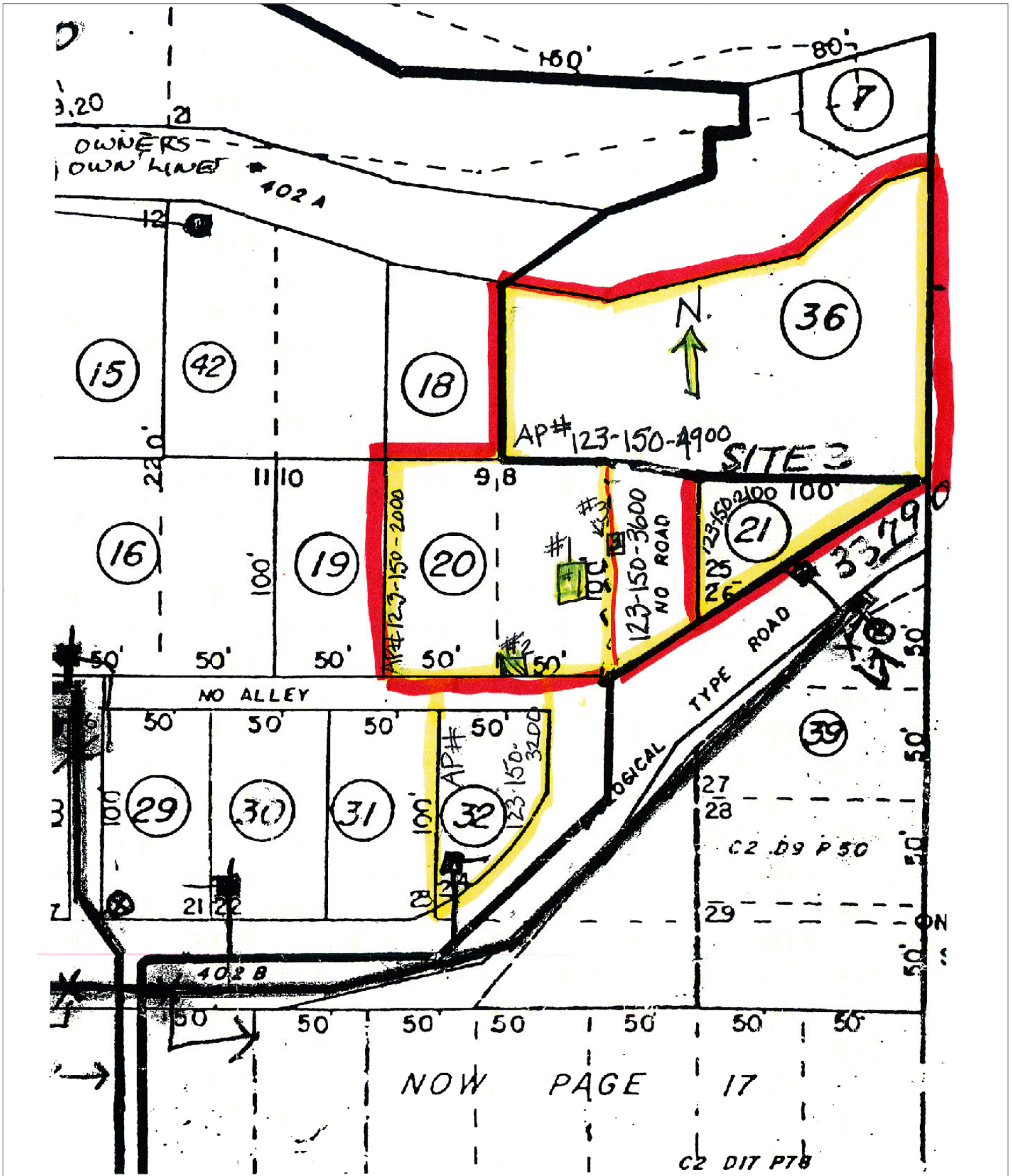
- Named Rivers
- Public Roads
- Driveways/Unnamed Roads



AERIAL IMAGERY

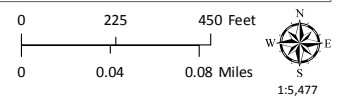
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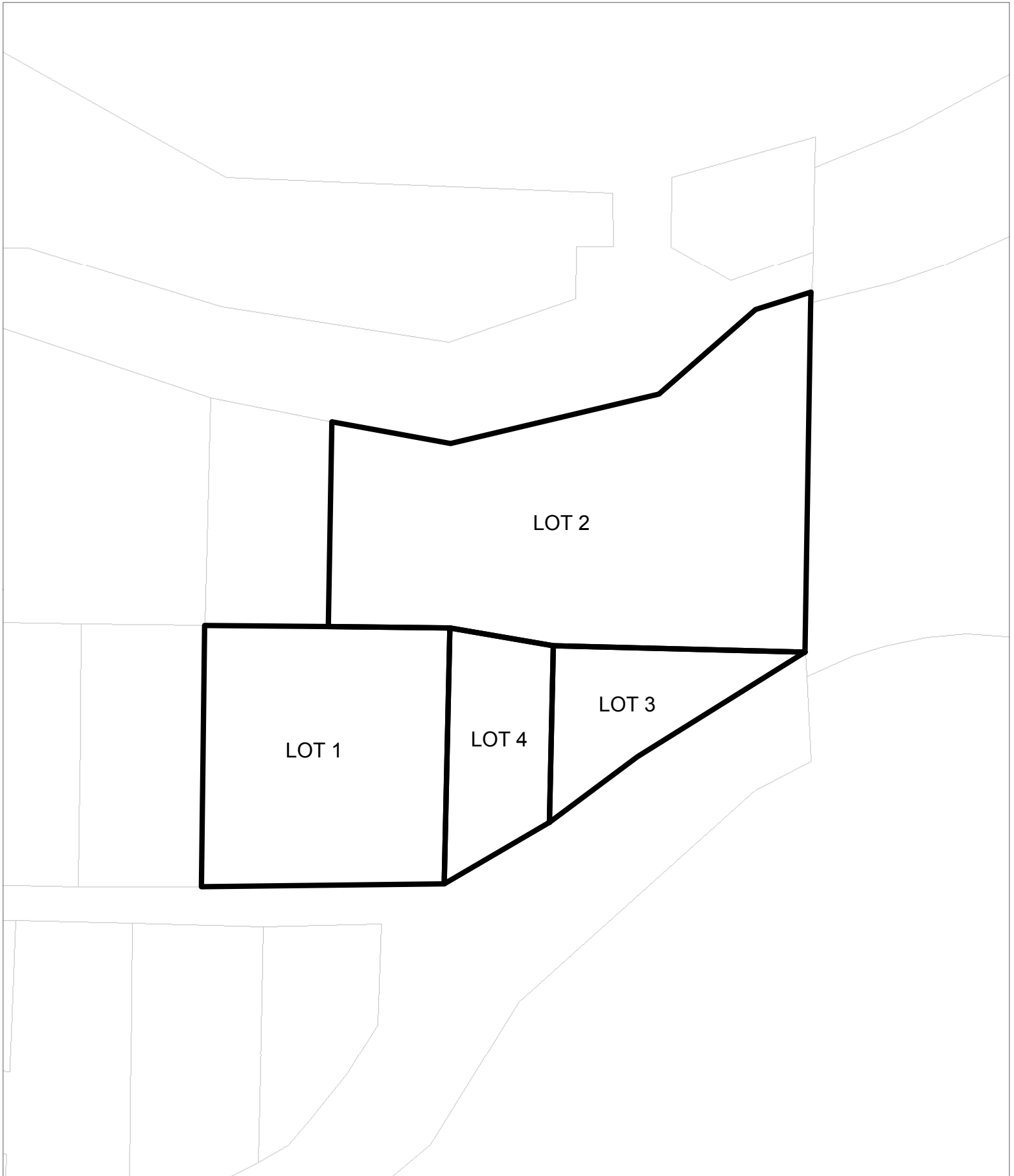
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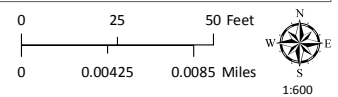
TENTATIVE MAP

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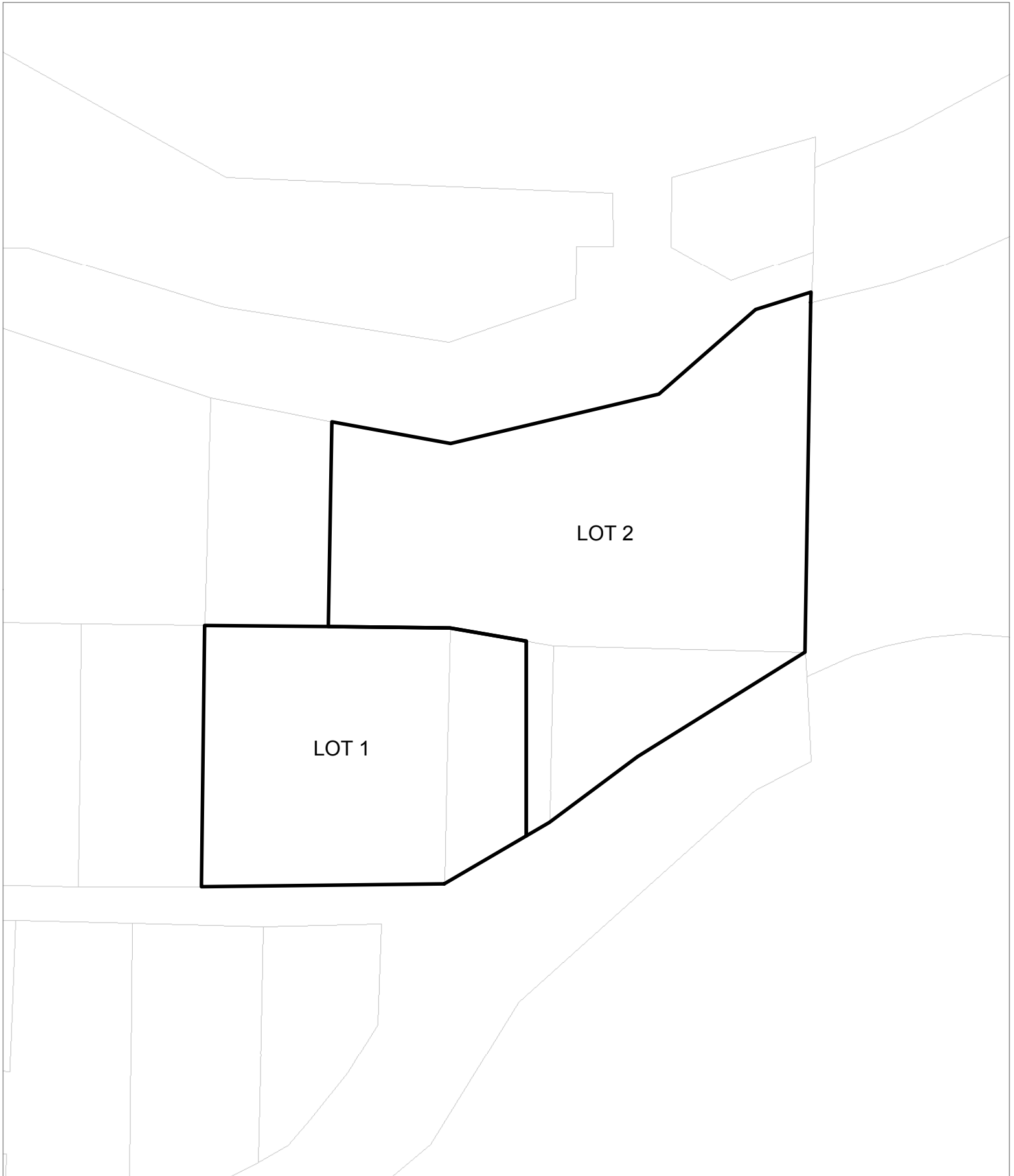
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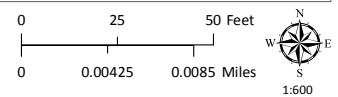
EXISTING

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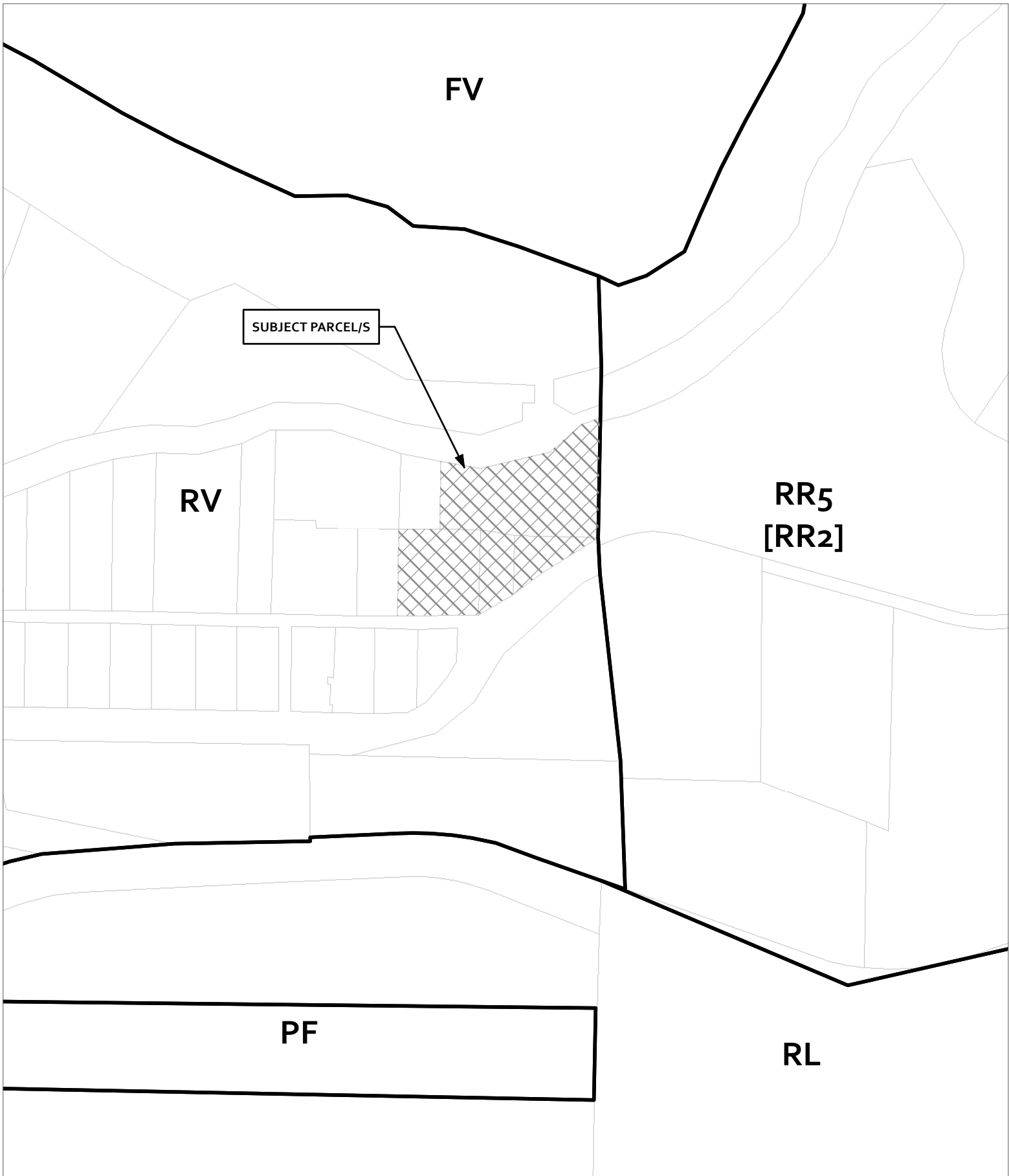
ADDRESS: 33790 Albion Street, Albion



PROPOSED

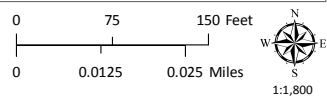
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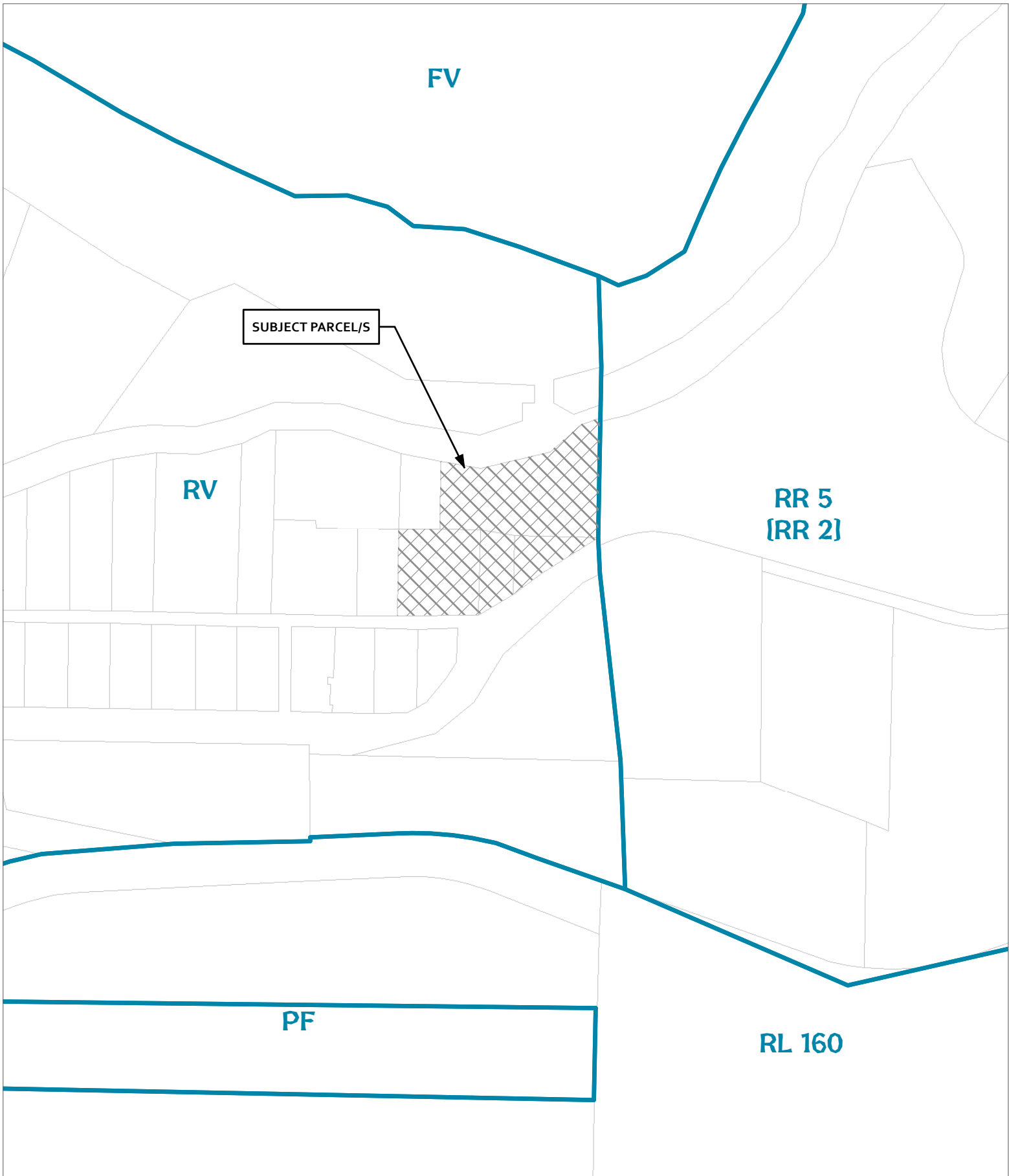
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 Zoning Districts




ZONING DISPLAY MAP

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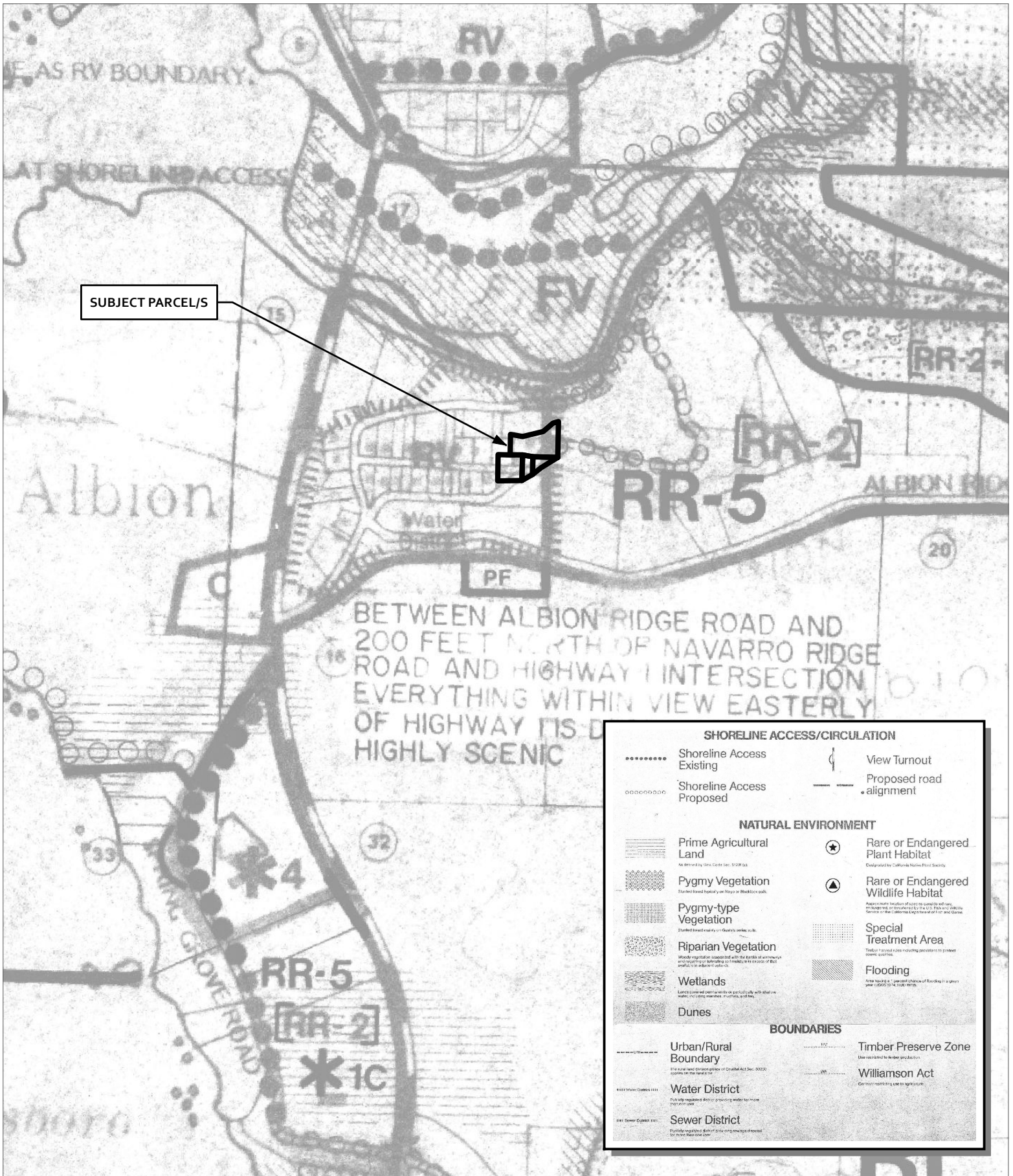
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 General Plan Classes

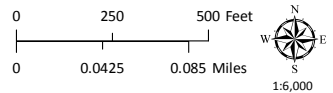
GENERAL PLAN CLASSIFICATIONS

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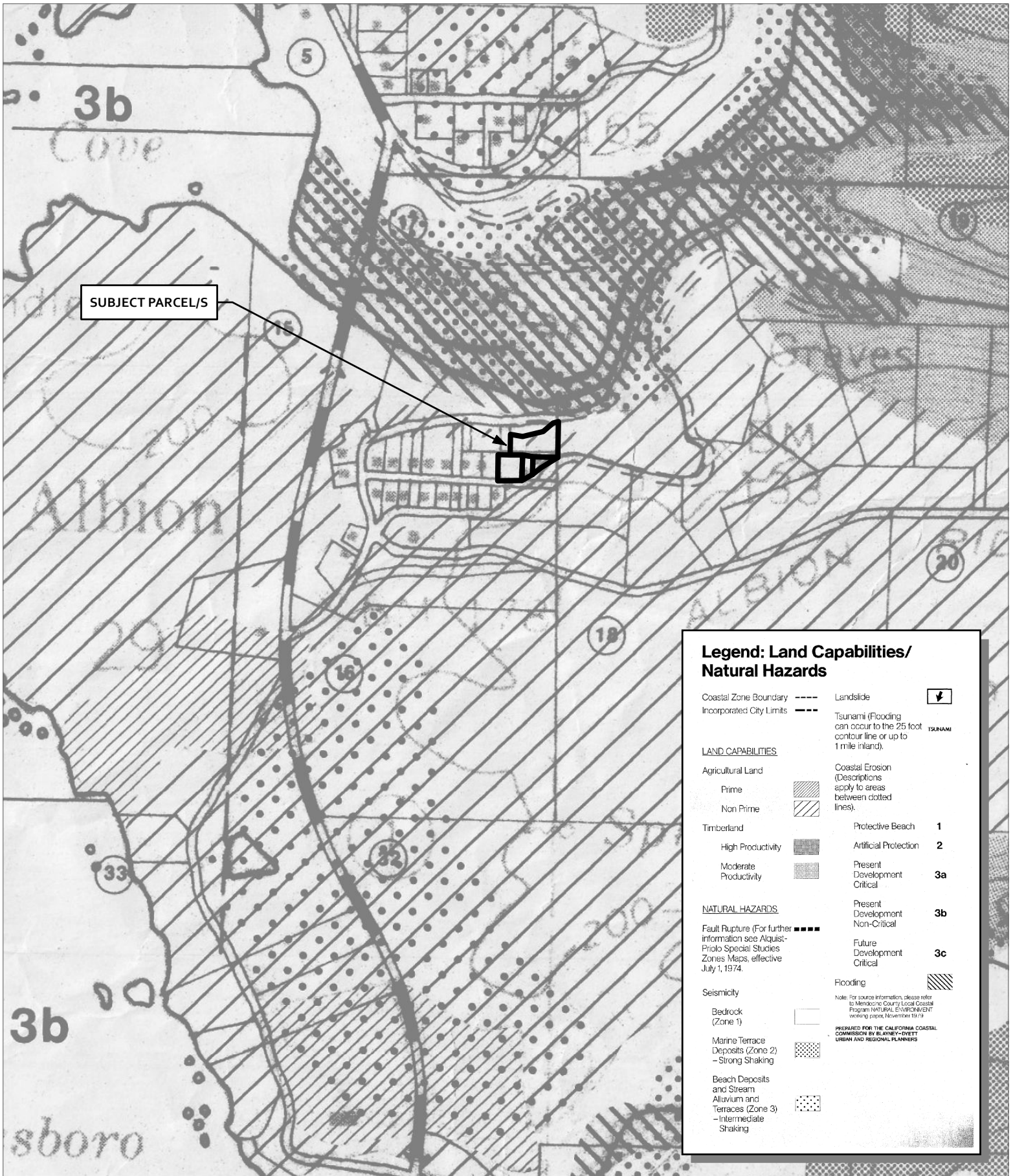
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LCP LAND USE MAP 18: ALBION

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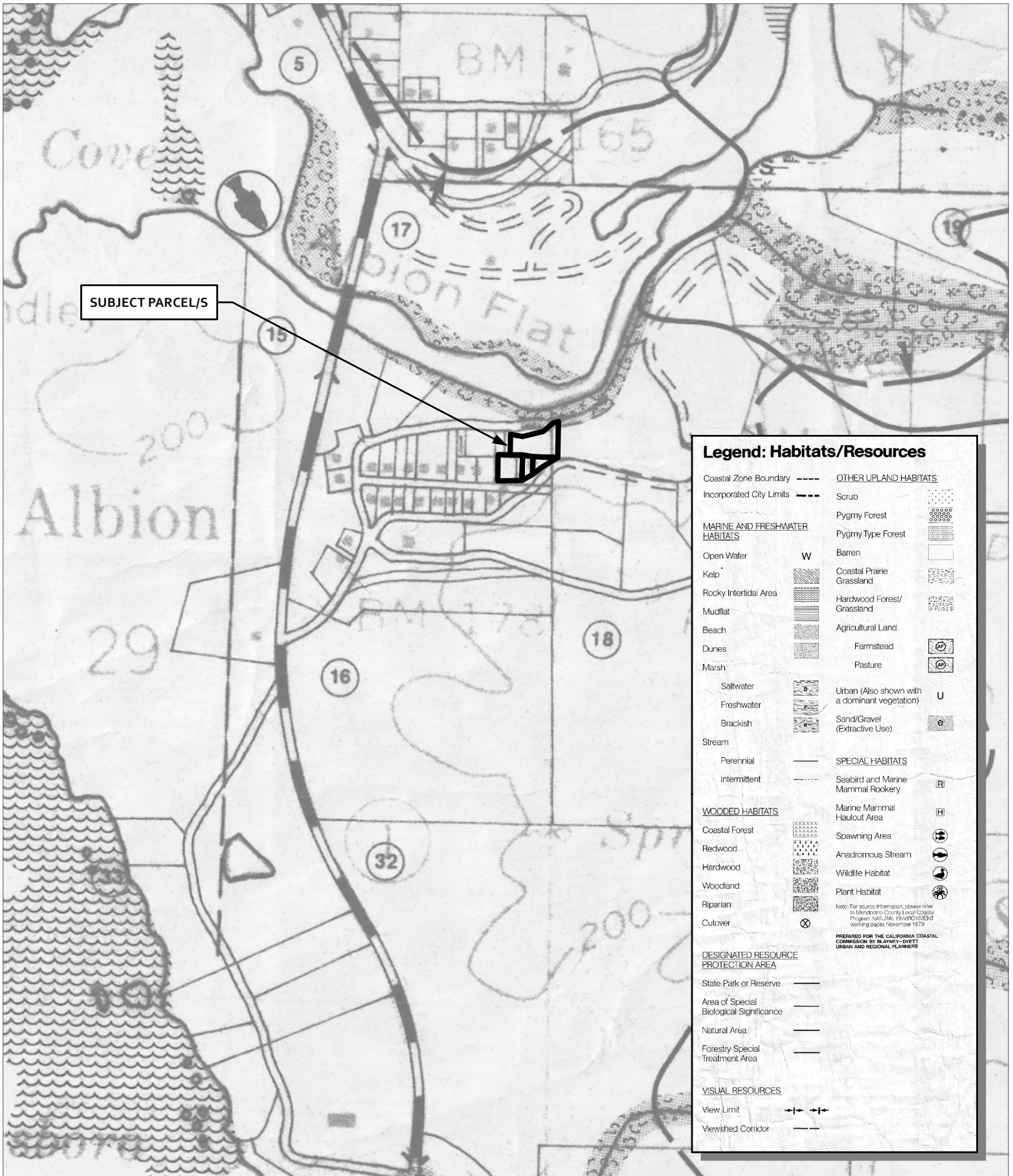
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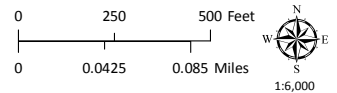
LCP LAND CAPABILITIES & NATURAL HAZARDS

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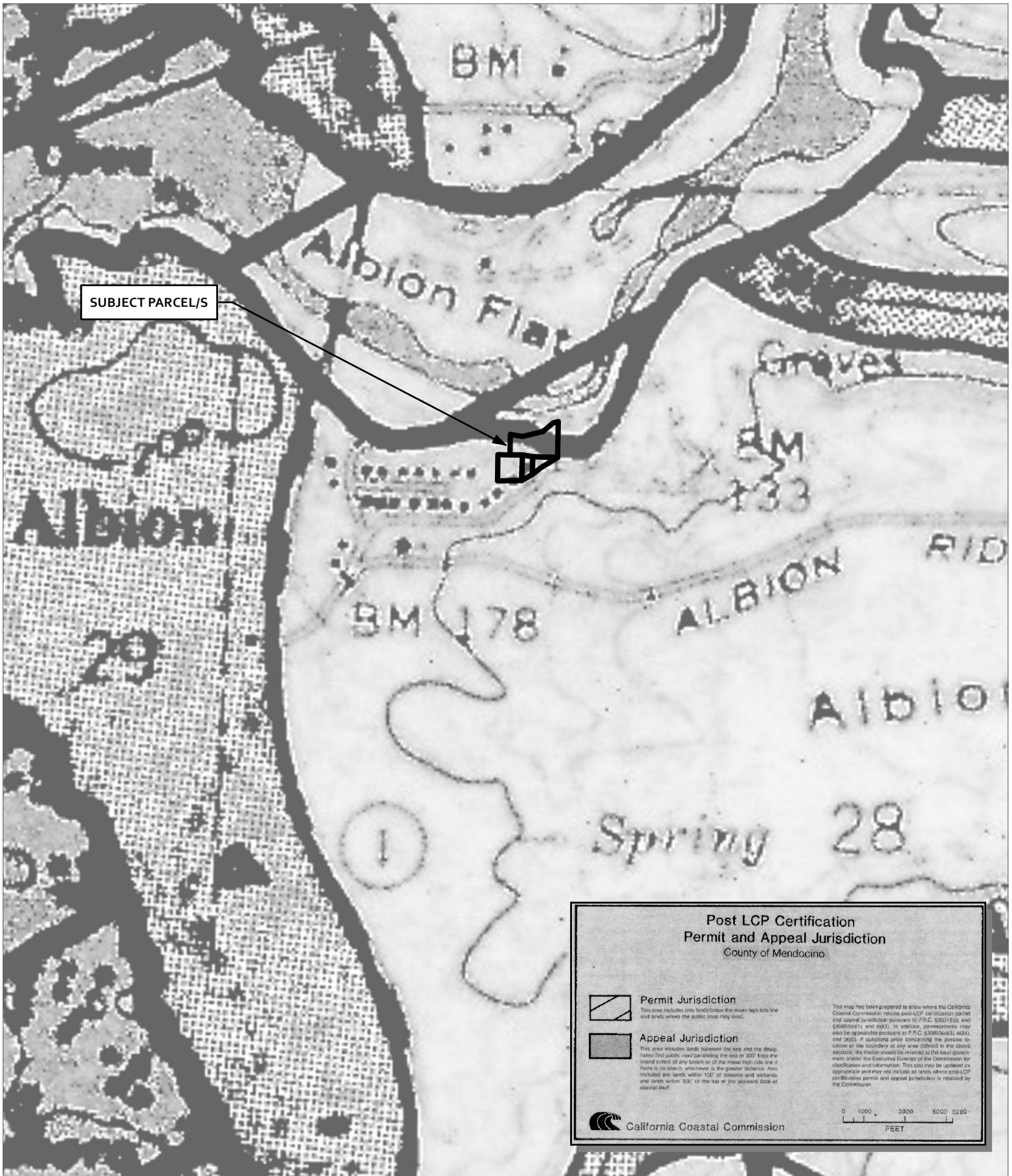
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
LCP HABITATS & RESOURCES


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

 **Permit Jurisdiction**  
This area includes only lands below the mean high tide line and lands where the public trust may exist.

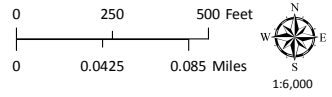
 **Appeal Jurisdiction**  
This area includes lands between the sea and the designated first public use (including the sea or 320' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance). Also included are lands within 120' of streams and wetlands and lands within 300' of the top or 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.S.G. §30315.03, and §30315.04 and 1992. In addition, developments may also be approvable pursuant to P.S.G. §30315.03, 30315.04, and 1992. 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

0 1000 2000 3000 4000  
FEET

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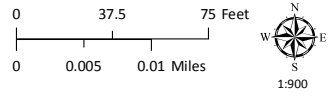
APPEALABLE AREAS

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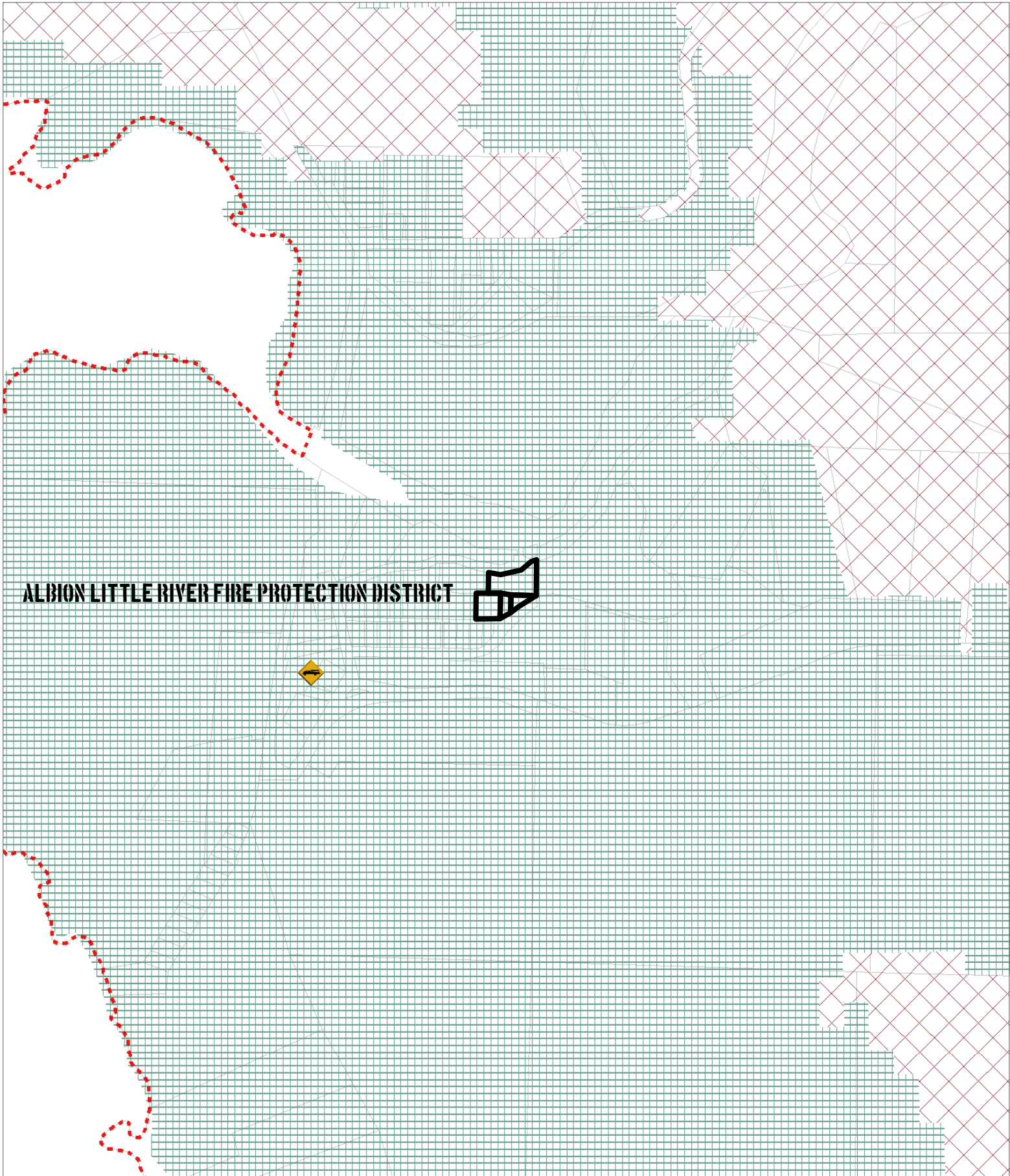


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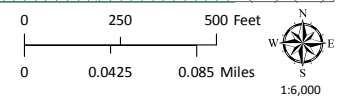
ADJACENT PARCELS

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-  Fire Stations
-  Moderate Fire Hazard
-  County Fire Districts
-  High Fire Hazard

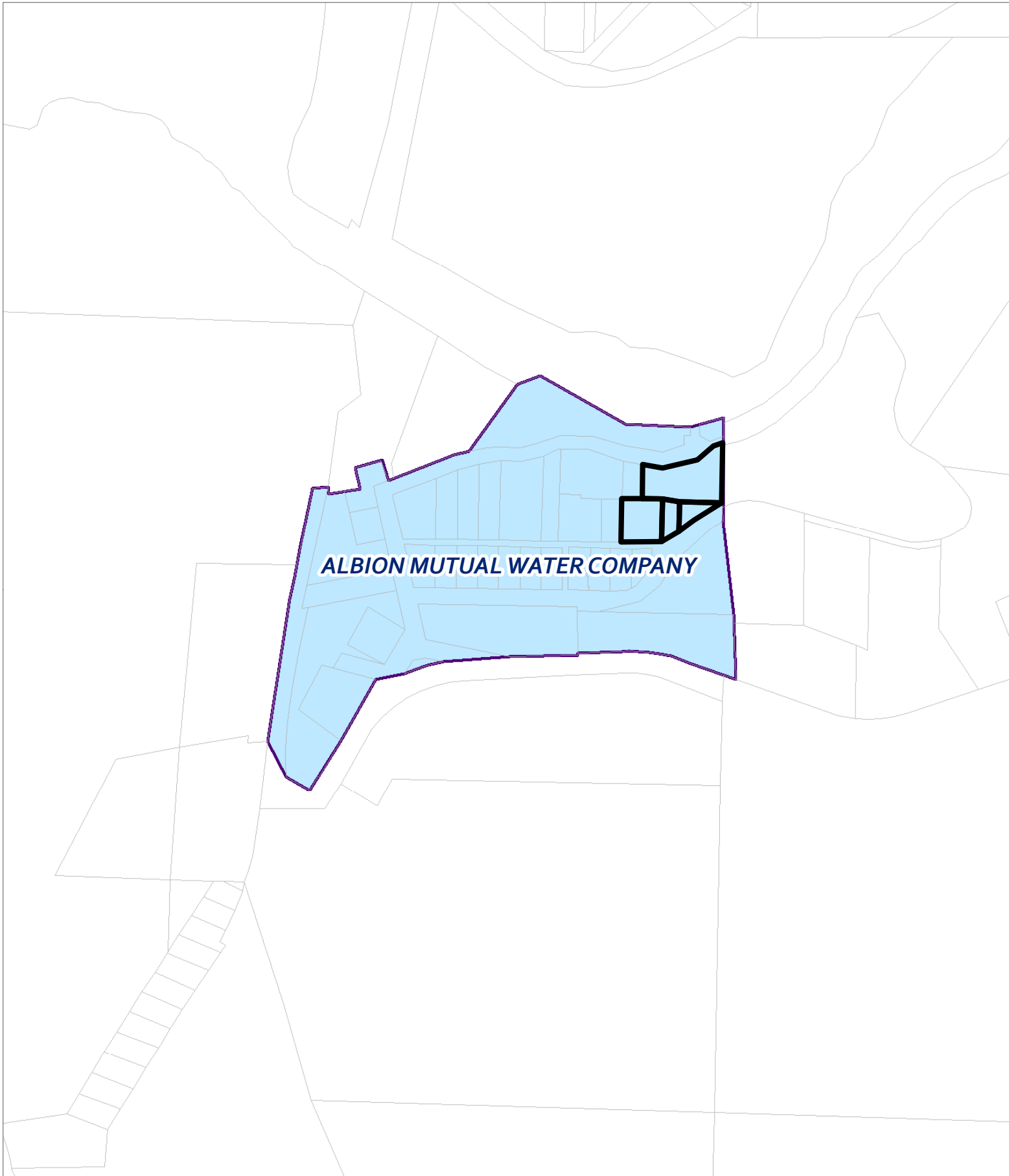


## FIRE HAZARD ZONES & RESPONSIBILITY AREAS


STATE RESPONSIBILITY AREA

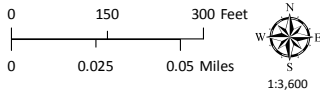
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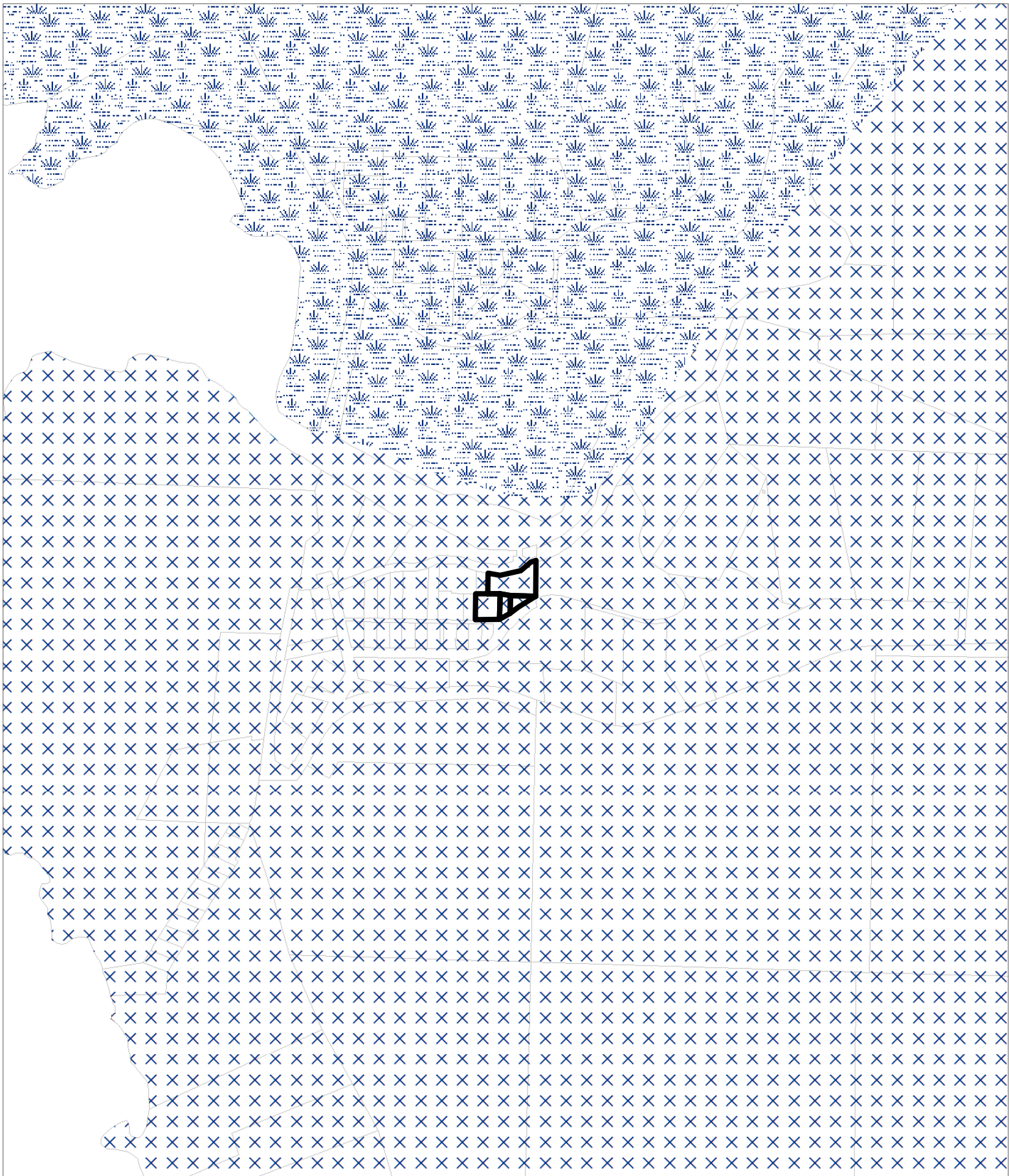
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 County Water Districts



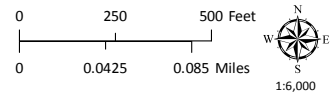
WATER DISTRICTS

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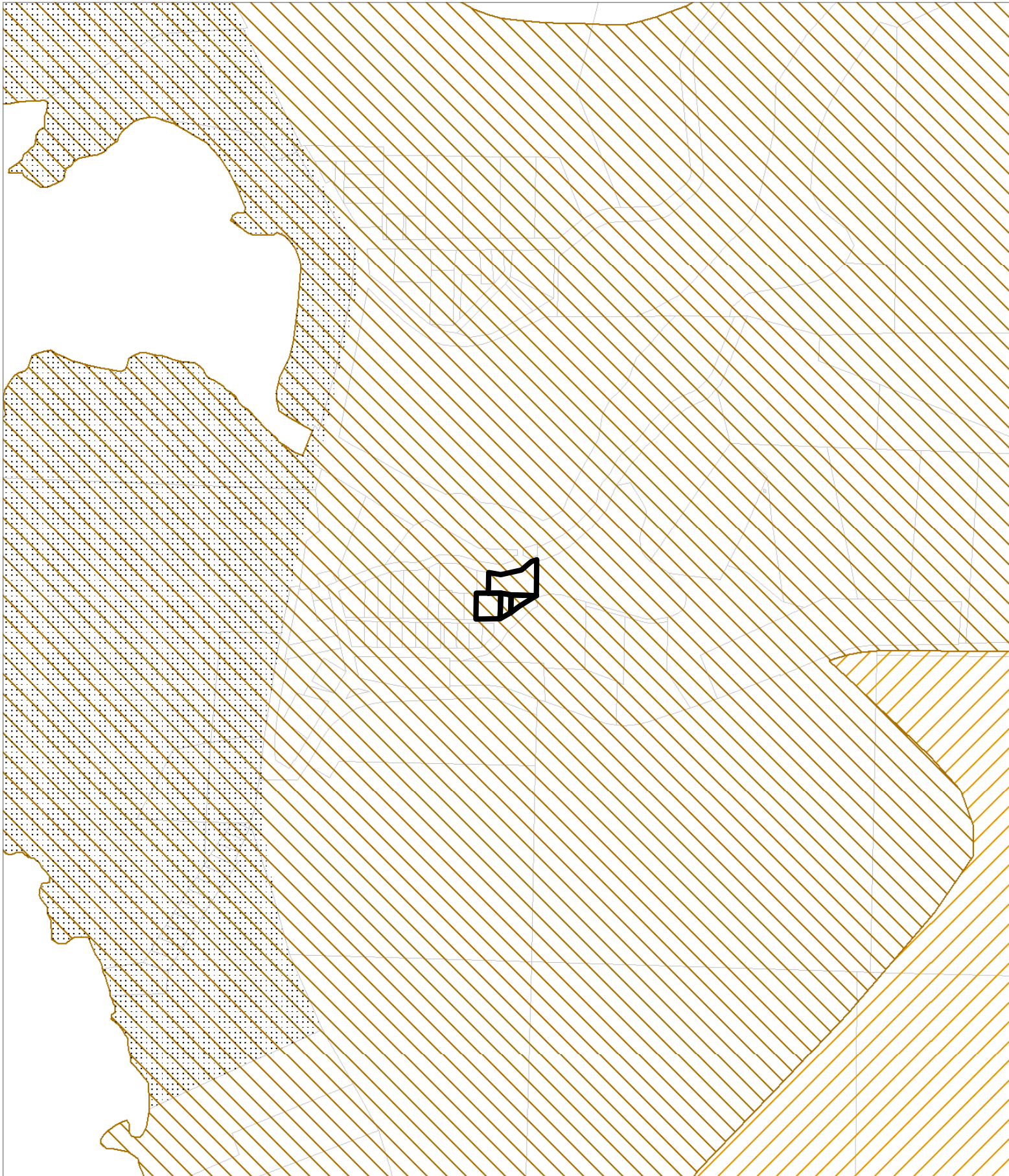
- Critical Water Areas
- Marginal Water Resources






## GROUND WATER RESOURCES

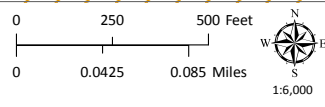
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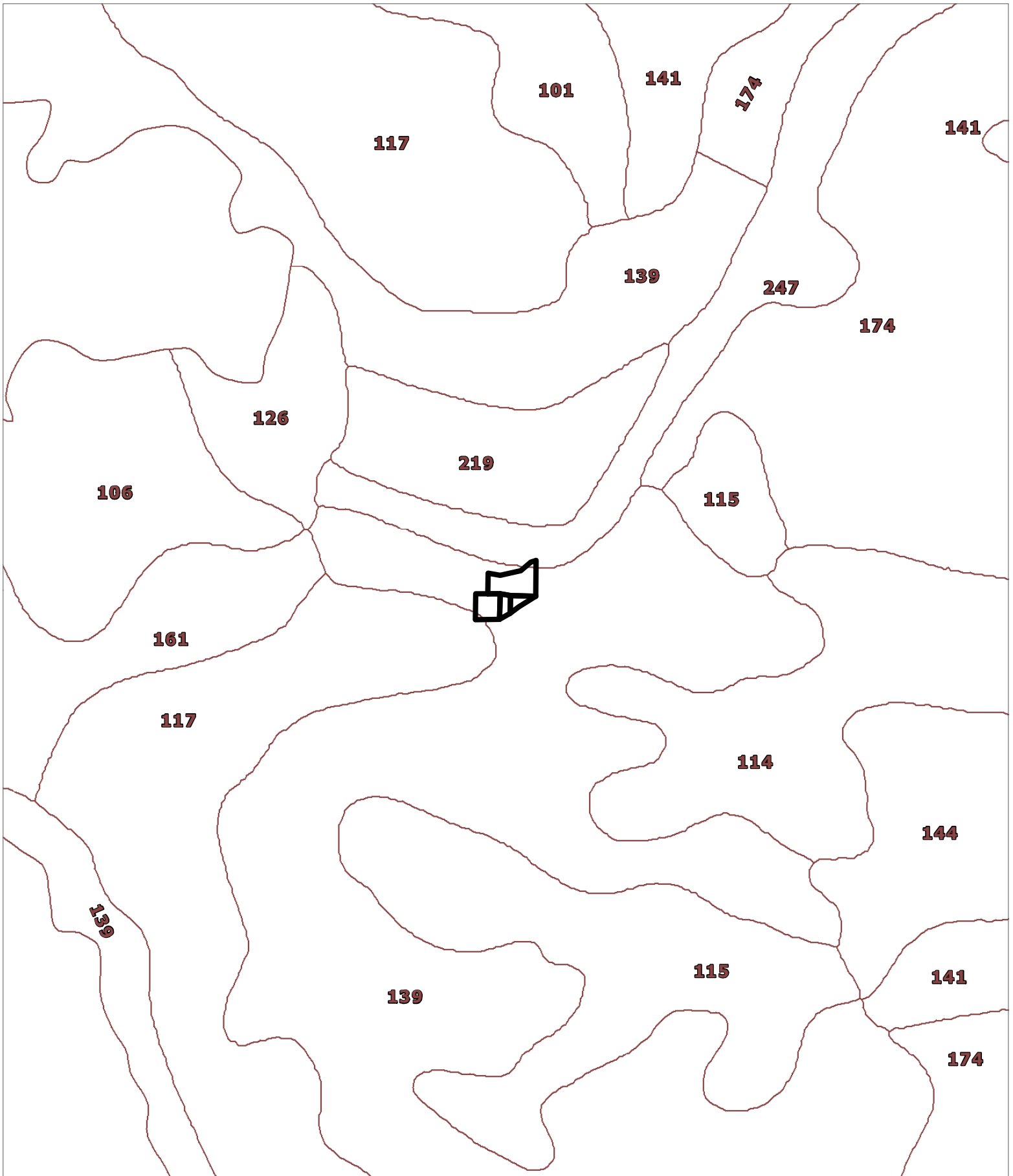
-  Tree Removal Area
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)



## HIGHLY SCENIC & TREE REMOVAL AREAS


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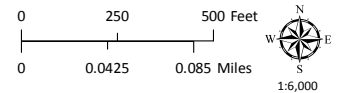




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 Western Soil Classes



LOCAL SOILS

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