

STAFF REPORT FOR: COASTAL DEVELOPMENT MINOR SUBDIVISION CASE #: CDMS 20-2008

OWNER/APPLICANT: JAN W. & JOHLEEN HAAGEN-SMIT/WILLIAM CLAYTON

AGENT: AMY WYNN

REQUEST: Minor Subdivision of a 161.62± acre parcel to create 2 parcels of approximately 81 acres.

LOCATION: Within the Coastal Zone, 4± mi N of Fort Bragg, lying on the N side of Camp 2 Ten Mile Rd (Pvt), 2± E of its intersection with Hwy 1.

STREET ADDRESS: 29000 Camp 2- Ten Mile Rd, Fort Bragg      ACREAGE: 161.62± acres

GENERAL PLAN: AG60      ZONING: AG 60:FP      COASTAL ZONE: Yes

EXISTING USES: Agricultural, Residential      SUPERVISORIAL DISTRICT: 4

TOWNSHIP: 20 N      RANGE: 17 W      SECTION: 34      USGS QUAD#: 28D

RELATED CASES: U 54-78, U 42-82, CC 22-81, B 34-90, CC 33-01, CDU 22-04

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RL160	RL 160 & TP 160	119.5 & 200± ac	Timberland, Ag Pres
EAST:	FL160	TP 160	37± ac	Timberland
SOUTH:	RL160	RL 160	38.6 & 127.5± ac	Timberland
WEST:	RL160	RL 160:FP	82.1± ac	Timberland

- REFERRAL AGENCIES:
- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Planning (FB)  | <input type="checkbox"/> Lands Program Committee              | <input type="checkbox"/> US Fish & Wildlife Service             |
| <input checked="" type="checkbox"/> Department of Transportation                             | <input type="checkbox"/> Trails Advisory Council              | <input type="checkbox"/> Army Corps of Engineers                |
| <input checked="" type="checkbox"/> Environmental Health (Ukiah)                             | <input checked="" type="checkbox"/> Native Plant Society      | <input type="checkbox"/> Soil Conservation Service              |
| <input checked="" type="checkbox"/> Building Inspection (FB)                                 | <input type="checkbox"/> ALUC                                 | <input type="checkbox"/> LAFCO                                  |
| <input type="checkbox"/> Emergency Services  | <input checked="" type="checkbox"/> Caltrans                  | <input type="checkbox"/> MTA                                    |
| <input checked="" type="checkbox"/> Assessor   | <input checked="" type="checkbox"/> Department of Forestry    | <input type="checkbox"/> GMAC                                   |
| <input checked="" type="checkbox"/> Farm Advisor   | <input checked="" type="checkbox"/> Department of Fish & Game | <input type="checkbox"/> CHP                                    |
| <input checked="" type="checkbox"/> Agriculture Commissioner                                 | <input type="checkbox"/> Division of Mines & Geology          | <input type="checkbox"/> Addresser                              |
| <input checked="" type="checkbox"/> Forestry Advisor   | <input checked="" type="checkbox"/> Coastal Commission        | <input type="checkbox"/> NRCS                                   |
| <input checked="" type="checkbox"/> Air Quality Management District                          | <input type="checkbox"/> RWQCB                                | <input type="checkbox"/> State Int Waste Mgmt                   |
| <input type="checkbox"/> Fish & Game Advisory  | <input type="checkbox"/> Department of Health Services        | <input checked="" type="checkbox"/> Fort Bragg Rural FD         |
| <input checked="" type="checkbox"/> County Water Agency                                      | <input type="checkbox"/> Department of Conservation           | <input type="checkbox"/> South Coast FD                         |
| <input checked="" type="checkbox"/> Archaeological Commission                                | <input type="checkbox"/> Department of Parks & Recreation     | <input checked="" type="checkbox"/> Fort Bragg Unified Sch Dist |
| <input checked="" type="checkbox"/> Sonoma State University                                  | <input type="checkbox"/> State Clearinghouse                  | <input type="checkbox"/> Arena Union Elem Sch Dist              |
| <input type="checkbox"/> Russian River Flood Control/Water Conservation Improvement District |   | <input type="checkbox"/> County Solid Waste Mgmt                |

WESTPORT MAC

ADDITIONAL INFORMATION: Market Area #1 has recently reached the 50% build out threshold.

ASSESSOR'S PARCEL #: 015-140-57

PROJECT COORDINATOR: John Speka    PREPARED BY: JS    DATE: 10/3/08

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

		<b>COUNTY WIDE</b>
Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Alquist-Priolo Earthquake Fault Zone.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Hazard/Landslides Map. Fault, Floodplain
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Floodplain/Floodway Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Within/Adjacent to Agriculture Preserve or Timberland Production.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# 235-07 Very High Fire Hazard
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Wild and Scenic River.
<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. Within/Near Hazardous Waste Site.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Biological Resources/Natural Area Map. Coho, Steelhead and Rainbow Trout
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Natural Diversity Data Base.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Airport CLUP Planning Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area.

		<b>COASTAL ZONE</b>
Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Exclusion Map.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	17. Appealable Area/Original Jurisdiction Map. Map 29
<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. Blayney-Dyett Map. Agricultural, Riparian Vegetation, Flooding, Special Treatment Area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Land Capabilities/Natural Hazards Map. Flooding, Marine Terrace Deposits (Zn 2)- Strong Shaking, Non-prime Ag Land, High and Moderate Productivity Timberlands
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Habitats/ESHA/Resources Map. Riparian, Hardwood and Woodland Habitat, Coastal Prairie Grassland, Scrub, Anadromous Stream
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Coastal Groundwater Study Zone. CWRbr
<input type="checkbox"/>	<input checked="" type="checkbox"/>	22. Highly Scenic Area/Special Communities.
<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.

## SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services 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".

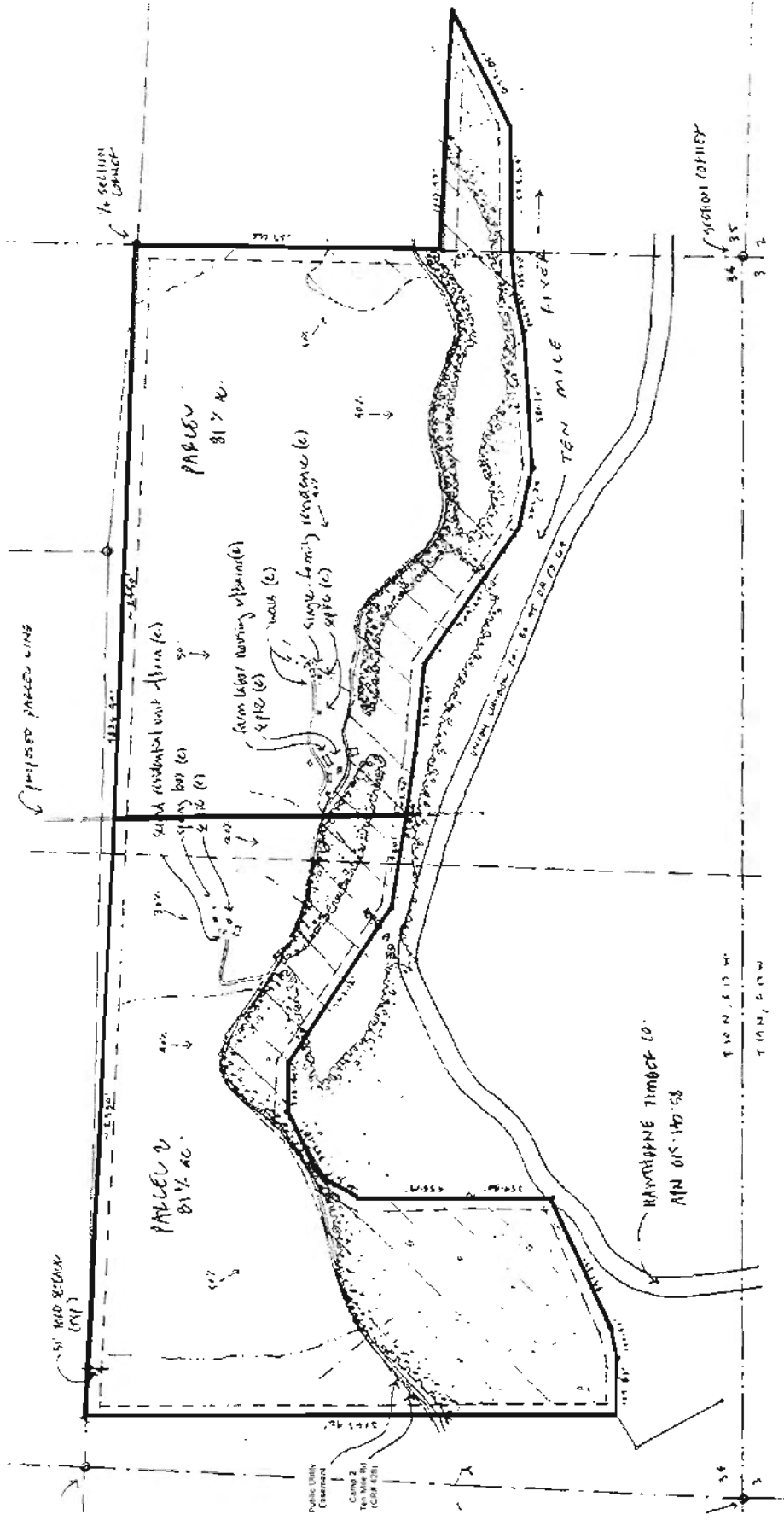
### THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Minor land division to divide a 161.62 +/- acre parcel into two parcels of 81 +/- acres each.

Proposed Parcel 1 is developed with a single-family residence (SFR) and a Farm Labor Housing residence (CDU #22-2004) with typical appurtenances, including a barn, wells, septic systems with replacement fields and 10' wide gravel driveway.

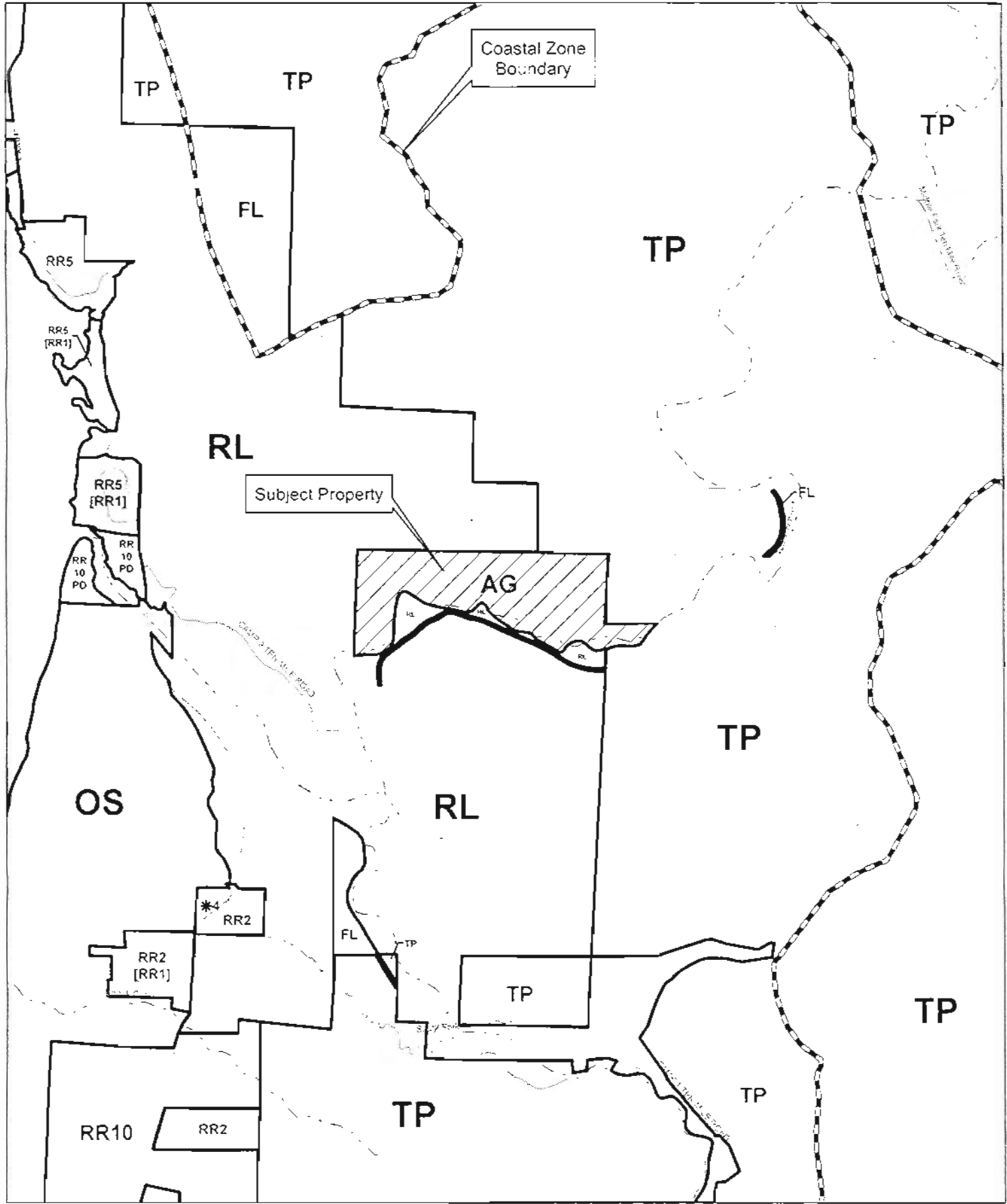
Proposed Parcel 2 is developed with a second residential unit (SRU; U #54-1978, expires 6.21.2028) with typical appurtenances, including a barn, spring box, septic system with replacement field and 10' wide gravel driveway.



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 APPLICANT: JAN & JOHLEEN HAAGEN-SMIT  
 AGENT: ANY WYNN  
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TENTATIVE MAP

Not To Scale

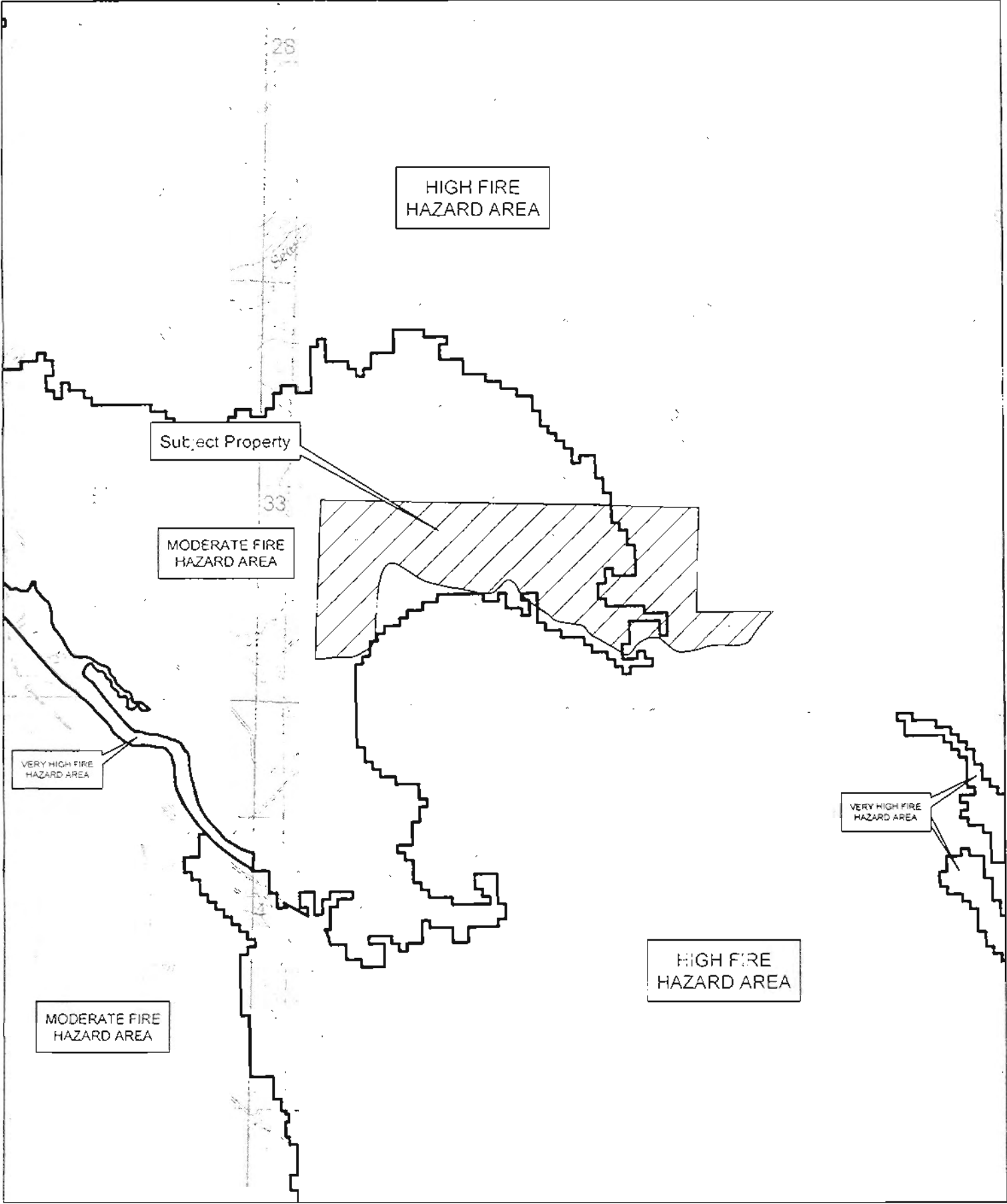


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**ZONING DISPLAY MAP**

Parcel lines are approximate. Parcel lines on this map are NOT SURVEY LINES, they are for viewing purposes only and should not be used to determine legal boundary lines. Parcel line can be over 200 feet off. (Parcel lines are as of September 2007)



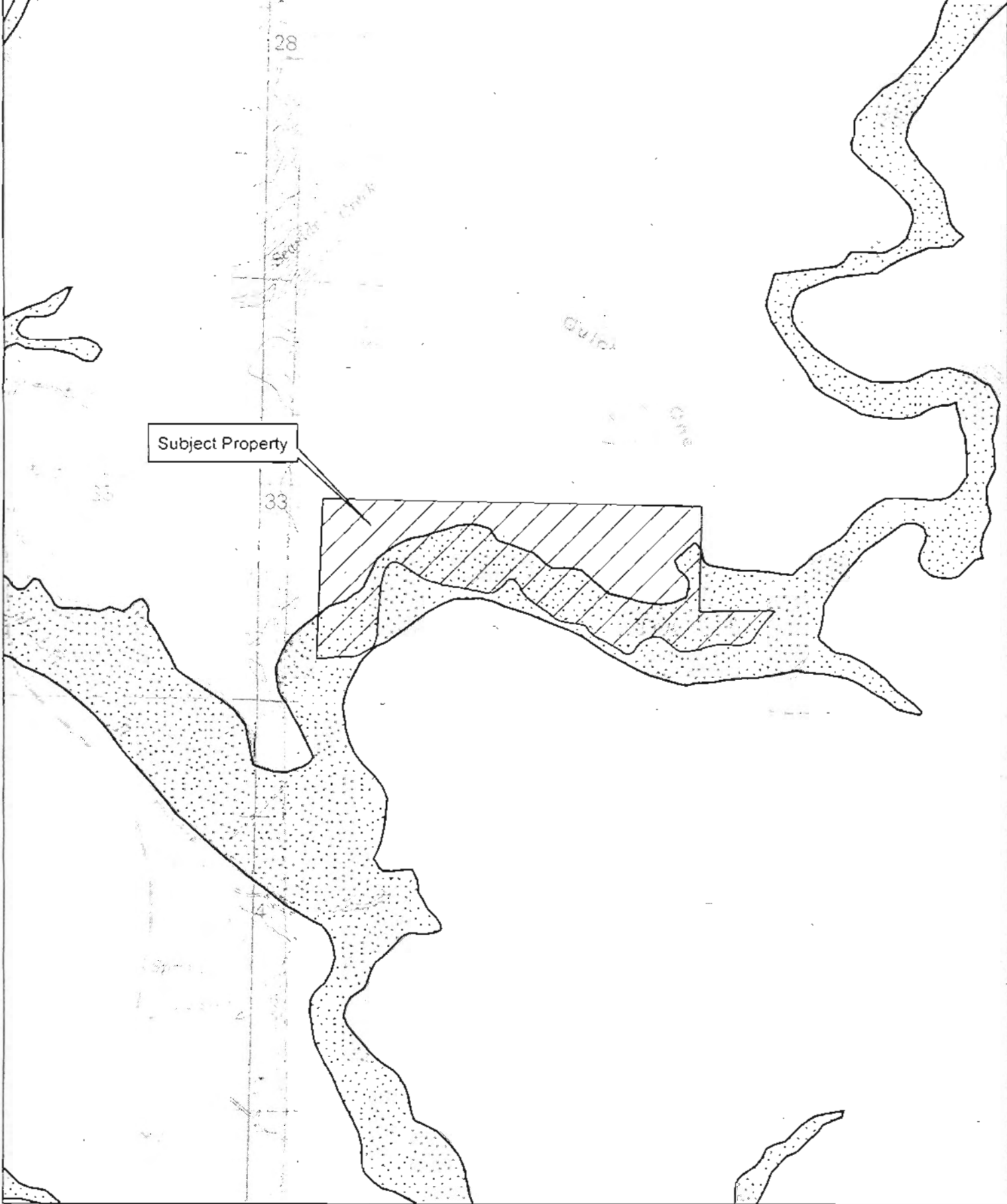


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**FIRE HAZARD SEVERITY ZONES**  
 CALIF FIRE PROTECTION AREA

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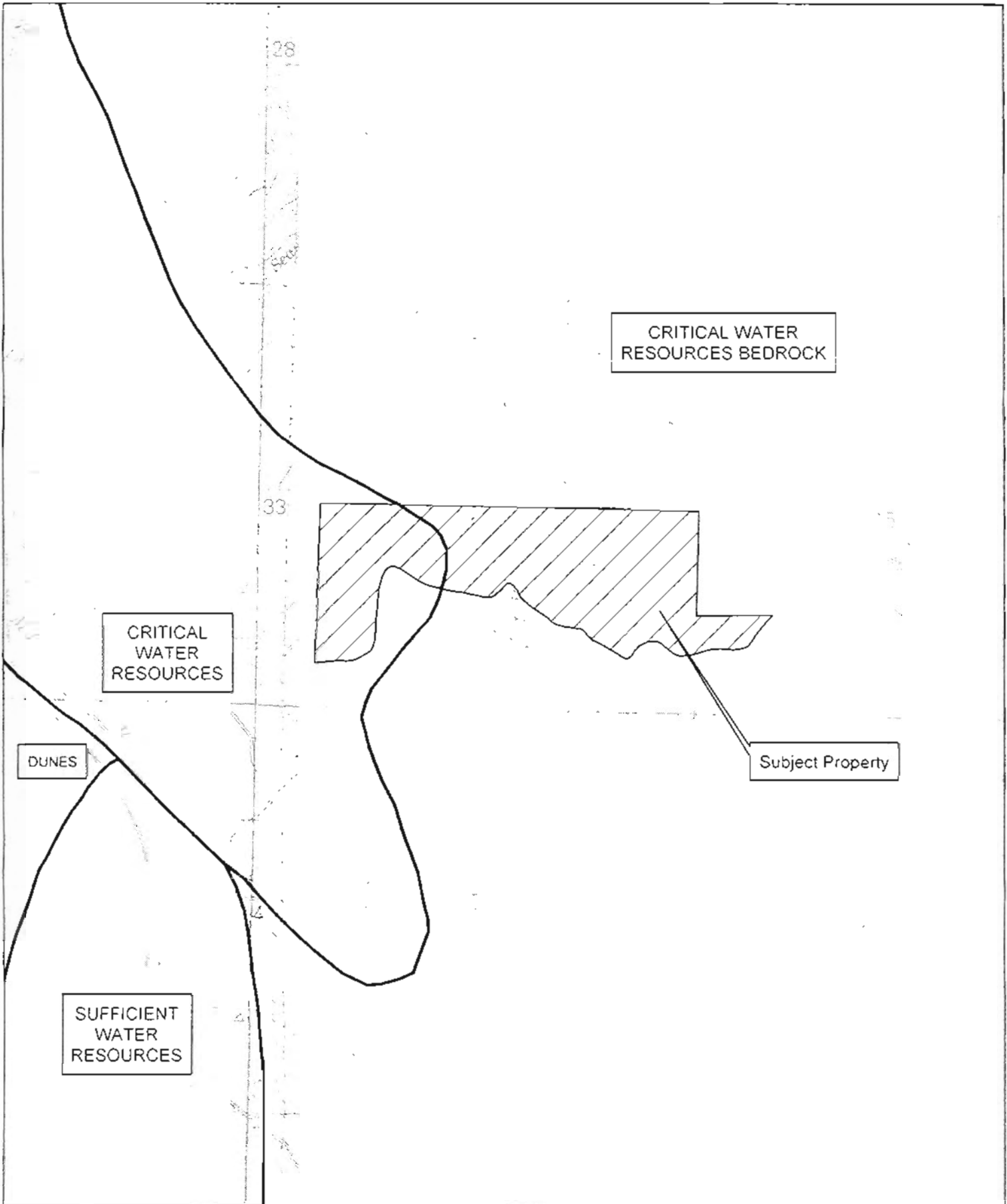


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 100 YEAR FLOOD ZONE

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**COASTAL GROUND  
 WATER RESOURCES**

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