



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
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FAX: 707-463-5709
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FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

November 22, 2017

Planning – FB
Department of Transportation
Environmental Health - FB

Building Inspection - Ukiah/Fort Bragg
Department of Forestry/ CalFire
Coastal Commission

Redwood Coast Fire District

CASE#: B_2017-0054

DATE FILED: 10/6/2017

OWNER/APPLICANT: ROMANO PABLO ALEJANDRO

REQUEST: Coastal Development Boundary Line Adjustment request to merge Lot 1 (APN: 132-130-08) and Lot 2 (APN: 132-130-09) to create a single lot of .59± acres.

LOCATION: In the Coastal Zone, within the community of Irish Beach. Parcels are on the north side of Forest View Road (CR 551-A), .20± miles west of its intersection with Pomo Lake Drive (CR 551). Located at 15761 Forest View Rd., Manchester (APNs: 132-130-08 & 09).

STAFF PLANNER: Russell Ford

RESPONSE DUE DATE: December 6, 2017

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@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 _____

REPORT FOR:

CASE #: B 2017-0054

OWNER:

Pablo & Marisa Romano

APPLICANT:

Pablo Romano

AGENT:

REQUEST:

Coastal Development Boundary Line Adjustment request to merge Lot 1 (APN 132-130-08) and Lot 2 (APN 132-130-09) to create a single lot of .59± acres.

LOCATION:

In the Coastal Zone, within the community of Irish Beach. Parcels are on the north side of Forest View Road (CR 551-A), .20± miles west of its intersection with Pomo Lake Drive (CR 551) at 15761 Forest View Road.

ACREAGE:

.59± total

GENERAL PLAN:

RR5-PD [SR-PD]

ZONING:

RR5-PD [SR-PD]

COASTAL ZONE:

YES

EXISTING USES:

Residential

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

13N

RANGE:

16W

SECTION:

6

USGS QUAD#:

56

RELATED CASES ON SITE: Mendocino Coast Subdivision Unit 4

RELATED CASES IN VICINITY: Mendocino Coast Subdivision Unit 4

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RR10	RR10	2.50±	Residential
EAST:	RR5-PD [SR-PD]	RR5-PD [SR-PD]	.30±	Residential
SOUTH:	RR5-PD [SR-PD]	RR5-PD [SR-PD]	.30±	Residential
WEST:	RR5-PD [SR-PD]	RR5-PD [SR-PD]	.30±	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

☐Irish Beach Water District

☒Redwood Coast Fire District

☐Community Svcs

☐City Planning

ADDITIONAL INFORMATION:

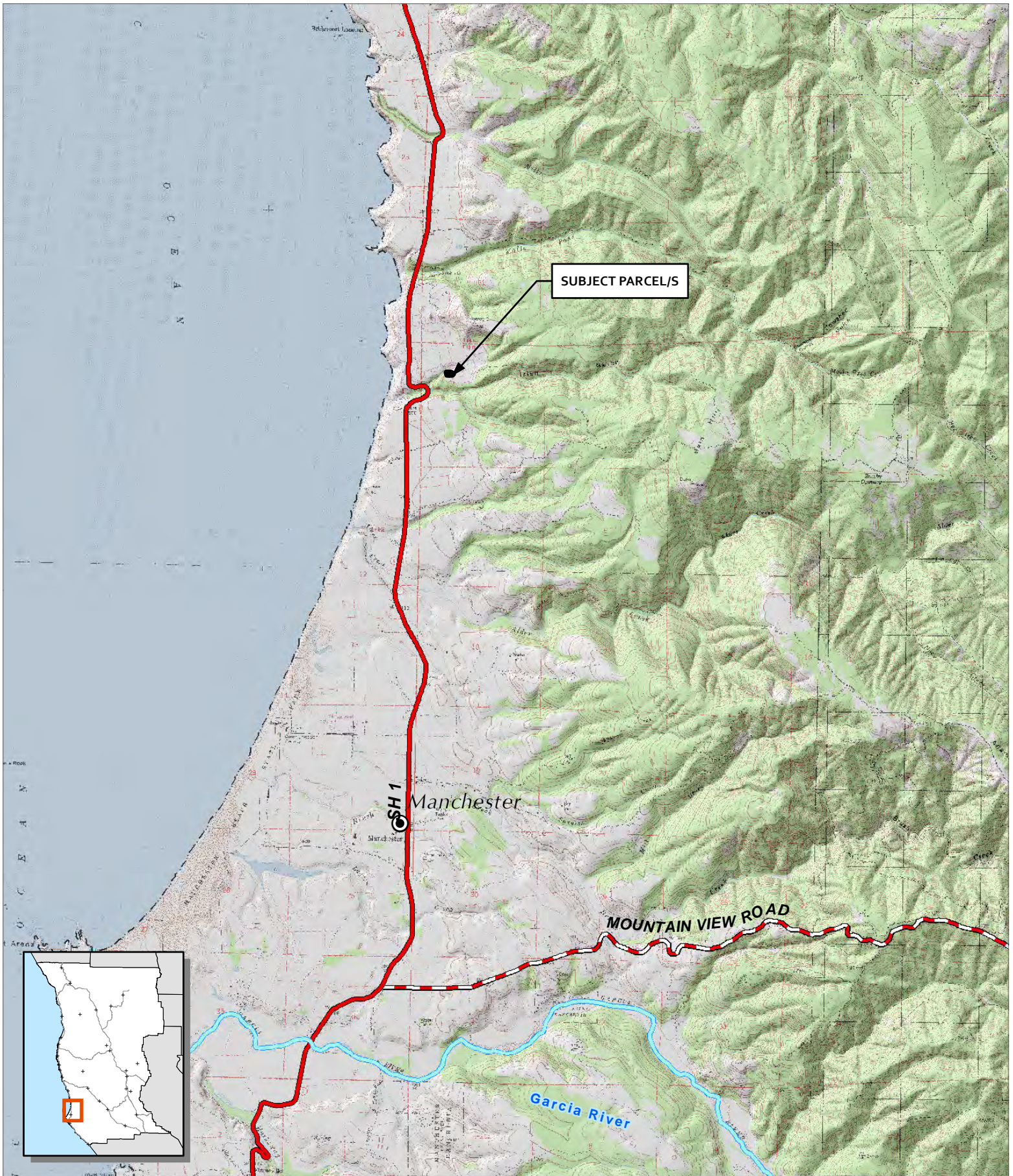
ASSESSOR'S PARCEL #: 132-130-08, 09

PROJECT COORDINATOR: RUSSELL FORD PREPARED BY: RUSSELL FORD DATE: 11/09/2017

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 Southern Torrent Salamander
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# Moderate
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. Soils Classes 105 and 139
<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.
Marginal		17. Coastal Groundwater Study Zone.
NO		18. Highly Scenic Area/Special Communities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Land Capabilities/Natural Hazards Map. Prime Agricultural Land
<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.



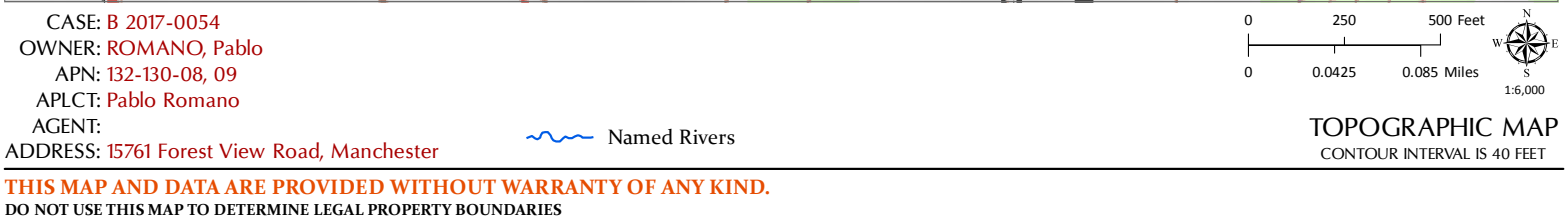
CASE: B 2017-0054
OWNER: ROMANO, Pablo
APN: 132-130-08, 09
APLCT: Pablo Romano
AGENT:
ADDRESS: 15761 Forest View Road, Manchester

Major Towns & Places Major Roads
Major Rivers
Highways

0 2,550 5,100 Feet
0 0.5 1 Miles
N
W
E
S
1:63,360

LOCATION MAP

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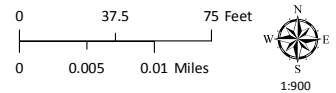




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS,
USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Public Roads



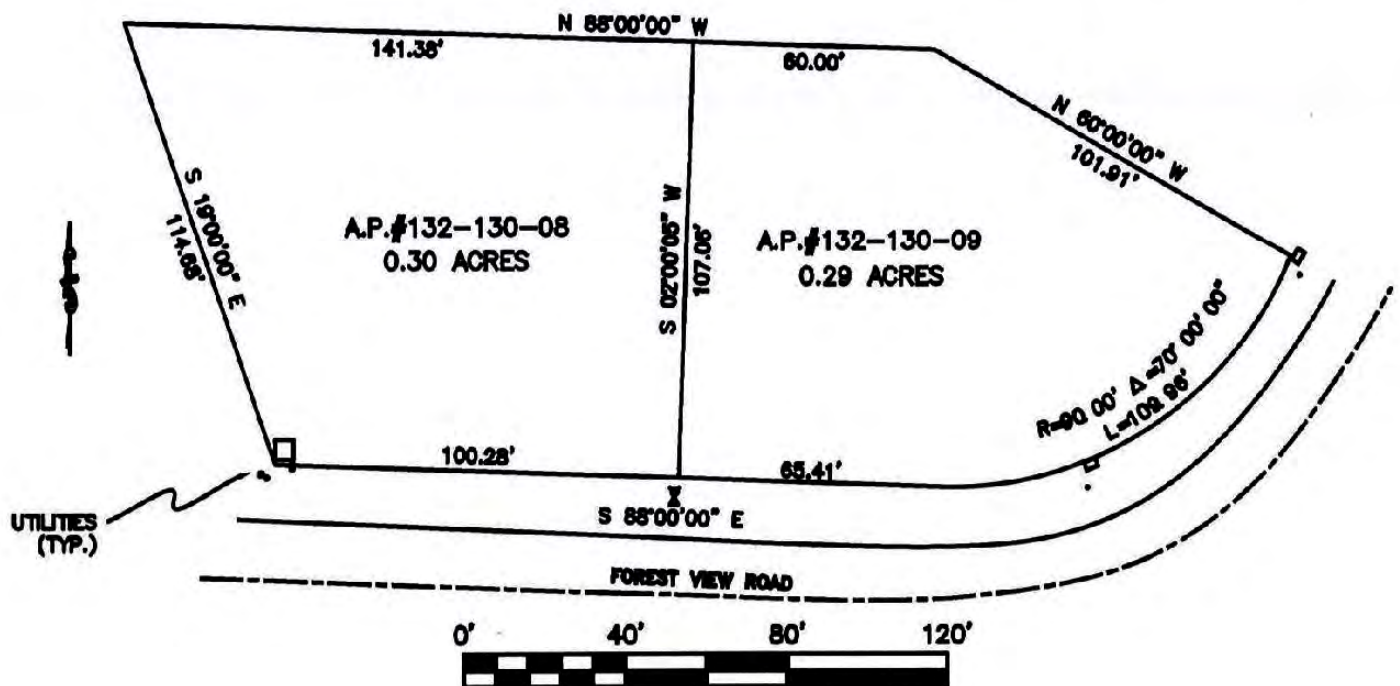
AERIAL IMAGERY

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MENDOCIN



OWNERS

MAP PREPARED BY:

EXISTING

CASE: B 2017-0054
OWNER: ROMANO, Pablo
APN: 132-130-08, 09
APLCT: Pablo Romano
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ADDRESS: 15761 Forest View Road, Manchester

NO SCALE

EXISTING CONFIGURATION

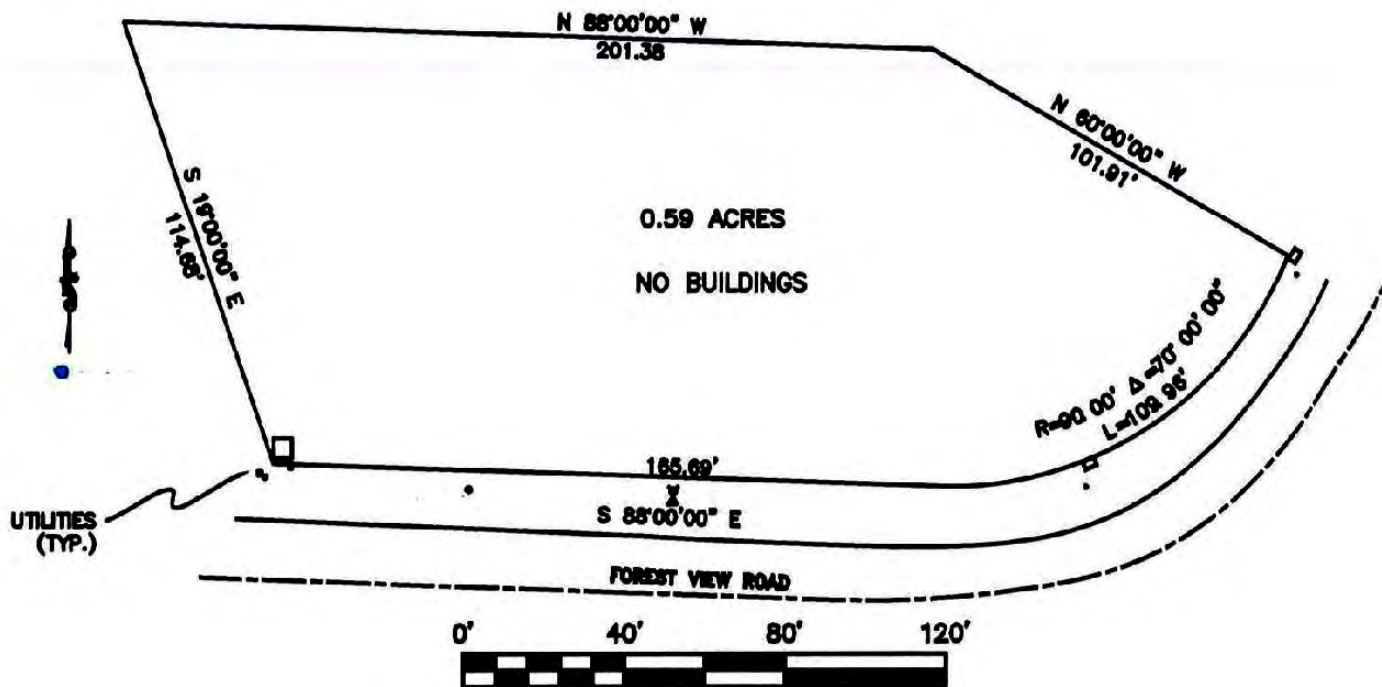
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Map

LINE ADJUSTMENT
0-08 & 09
SECTION 6
ORTH,
M.D.B.&M.

CALIFORNIA

17



MANO

T 4
4114

ID SURVEYOR



PROPOSED

CASE: B 2017-0054

OWNER: ROMANO, Pablo

APN: 132-130-08, 09

APLCT: Pablo Romano

AGENT:

ADDRESS: 15761 Forest View Road, Manchester

NO SCALE


PROPOSED CONFIGURATION

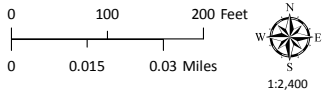
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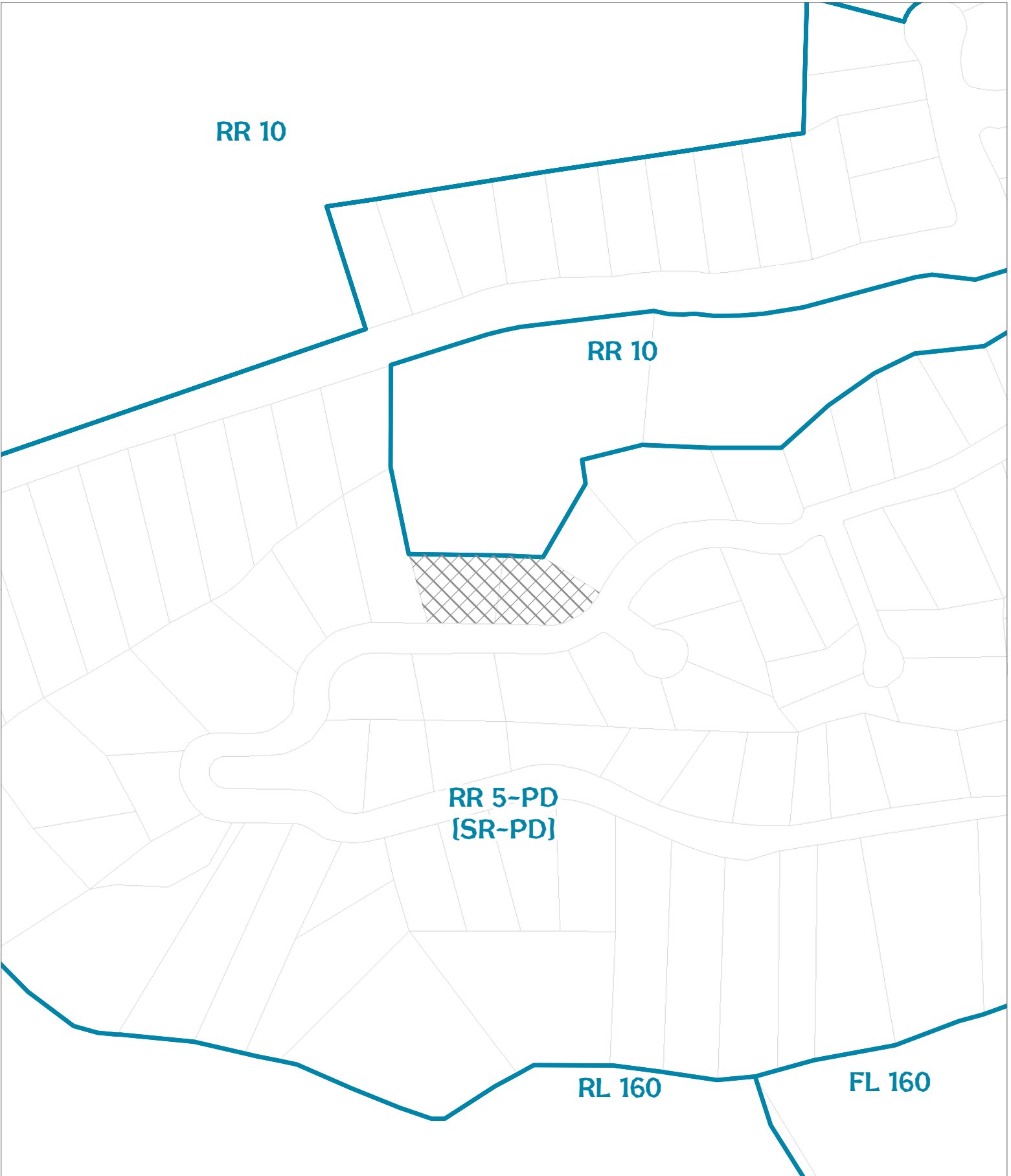
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 Zoning Districts




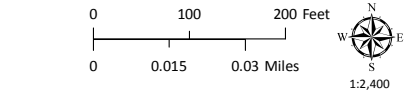
ZONING DISPLAY MAP

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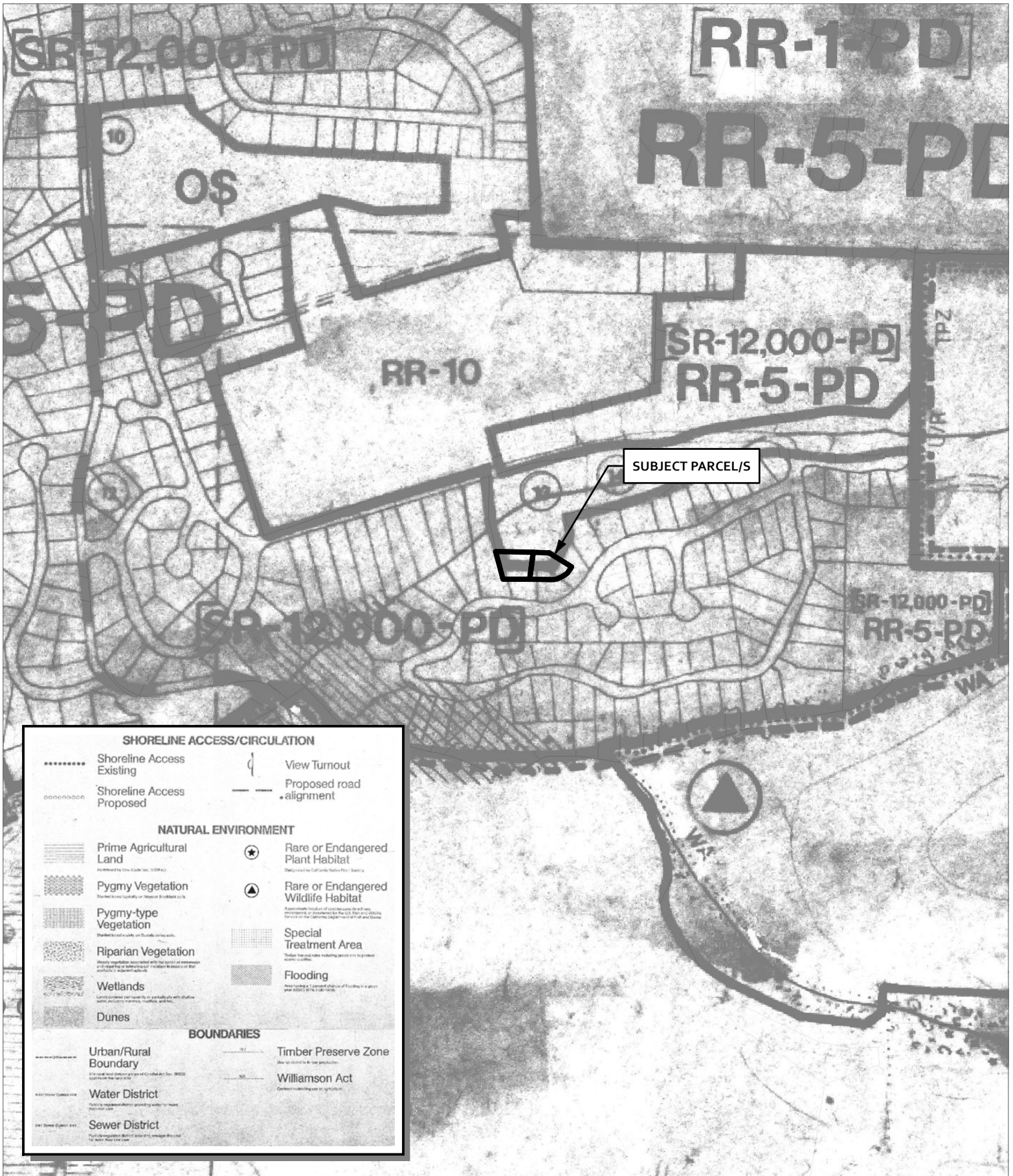
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 General Plan Classes

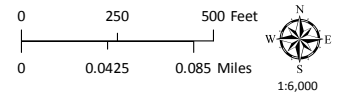


GENERAL PLAN CLASSIFICATIONS

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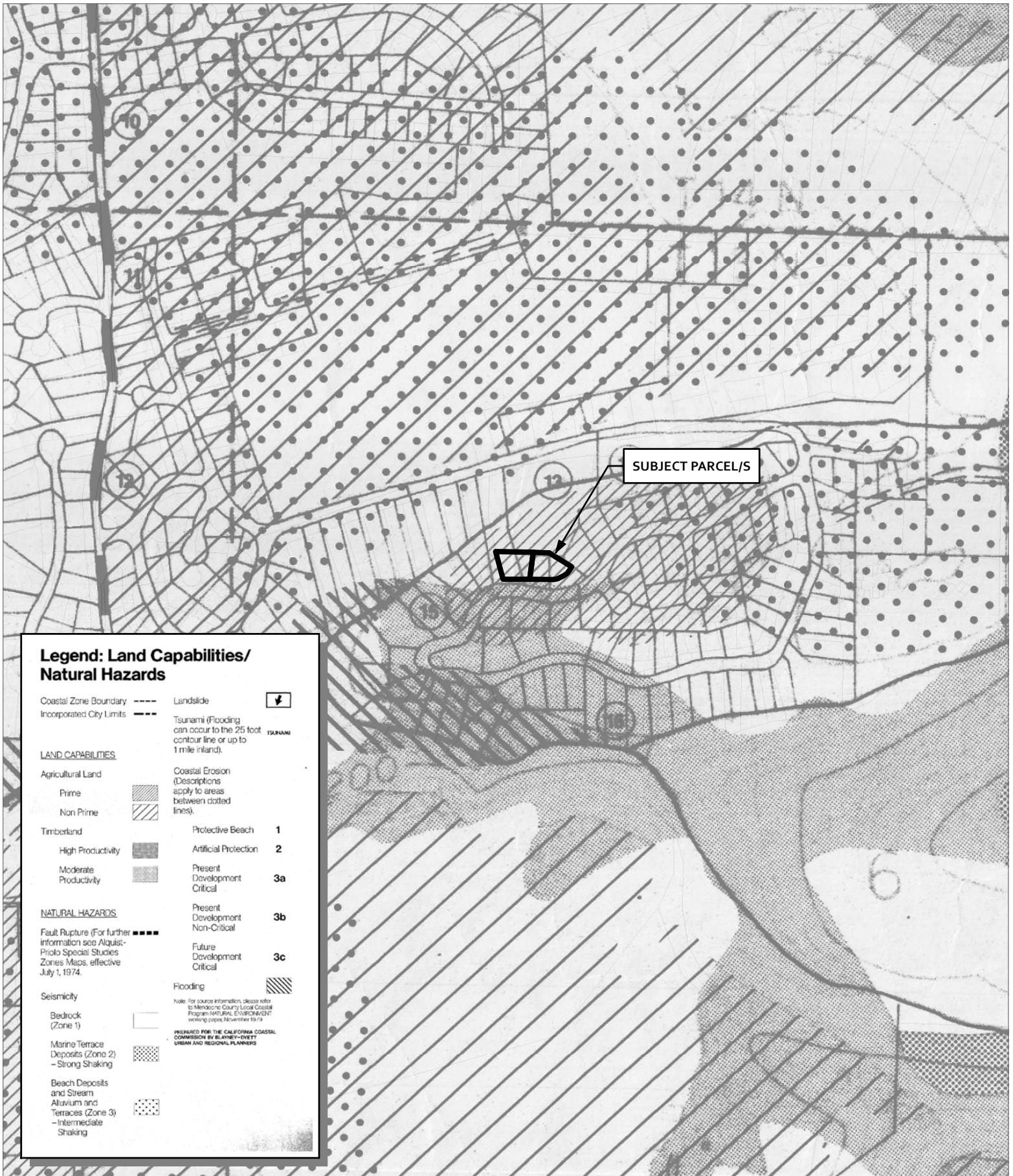


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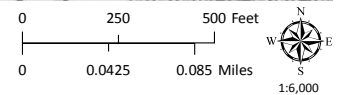


LCP LAND USE MAP 22: MALLO PASS CREEK

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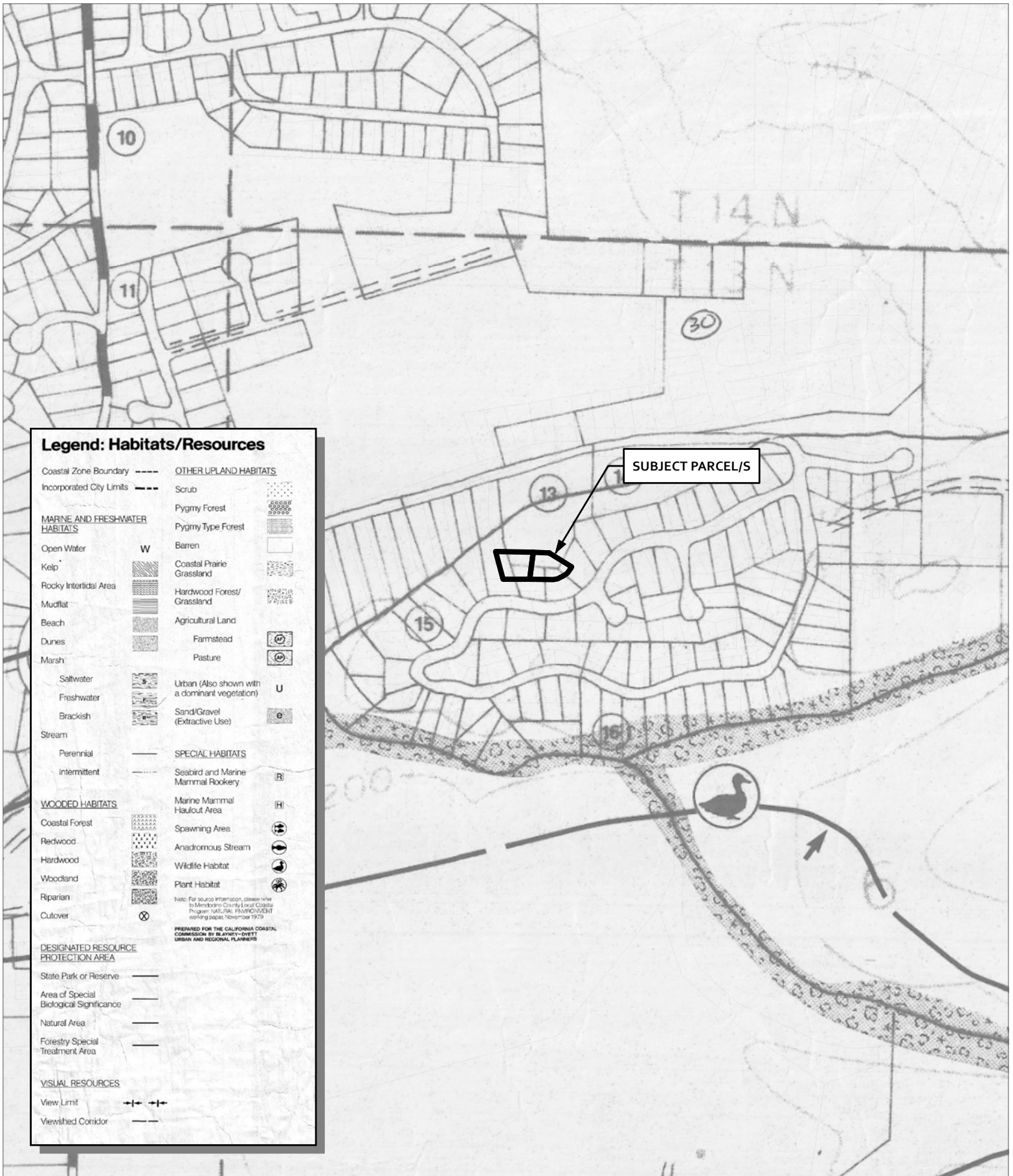


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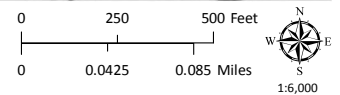


LCP LAND CAPABILITIES & NATURAL HAZARDS

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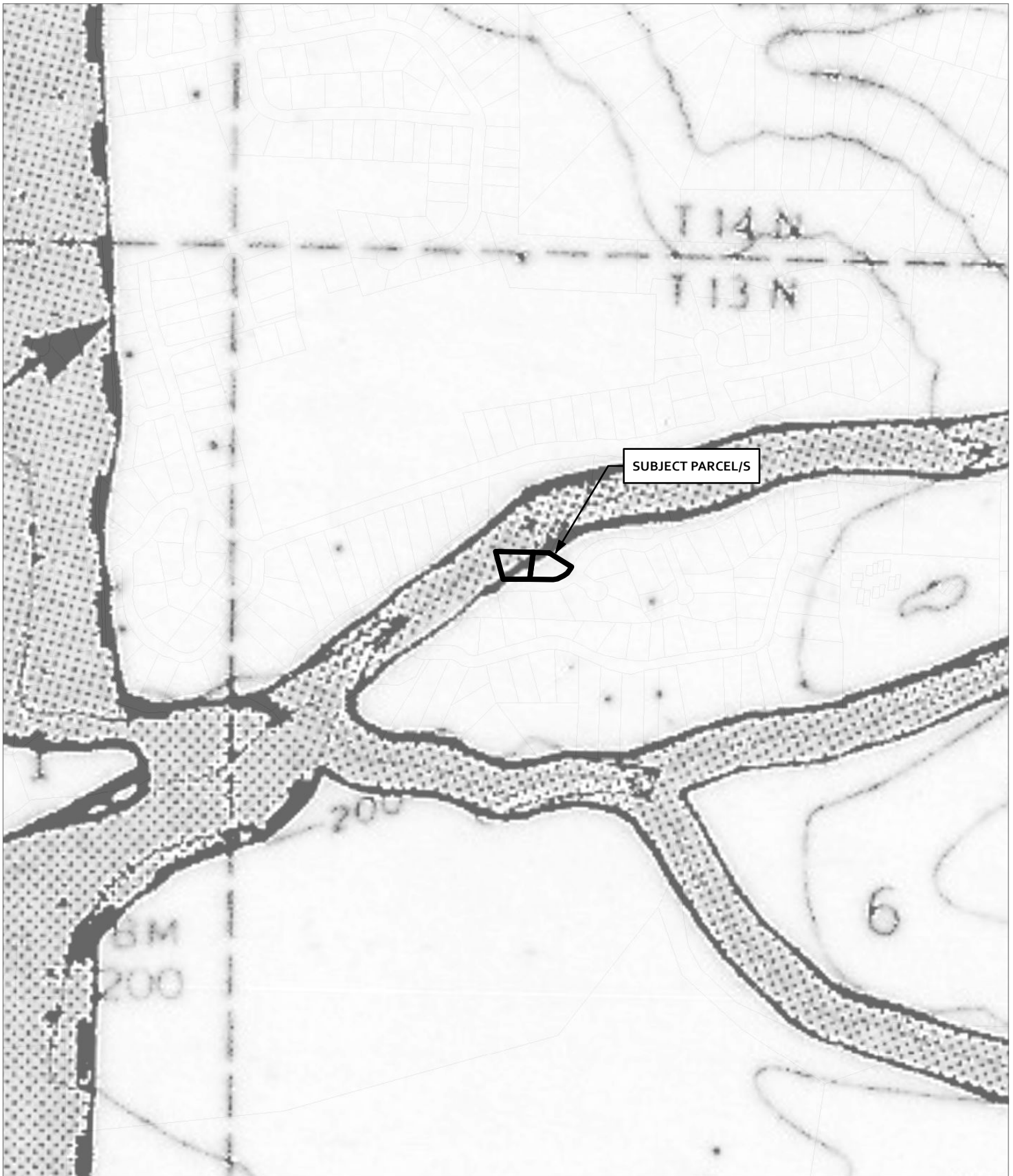


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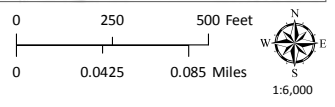


LCP HABITATS & RESOURCES

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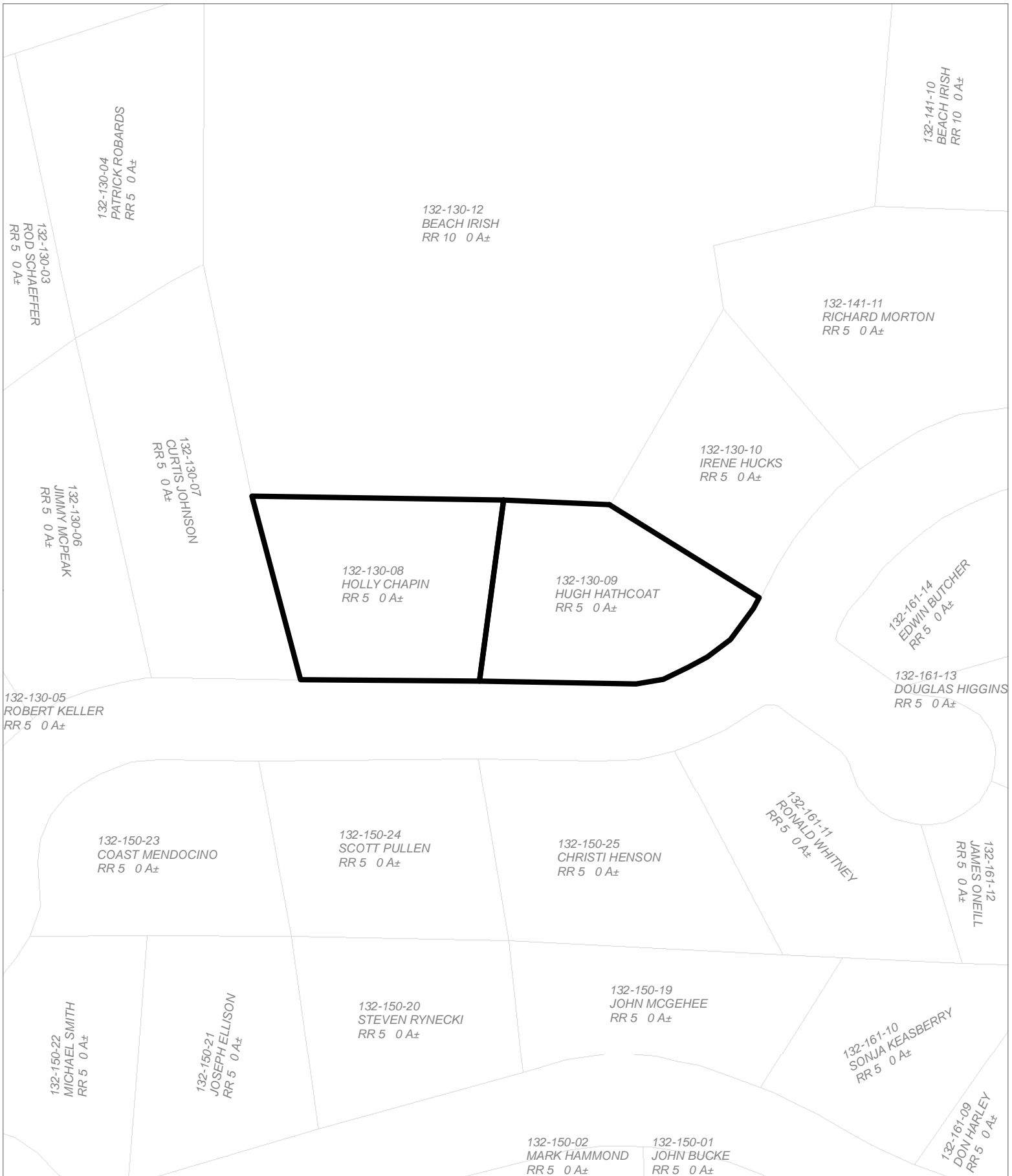


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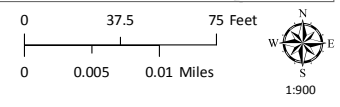


APPEALABLE AREAS

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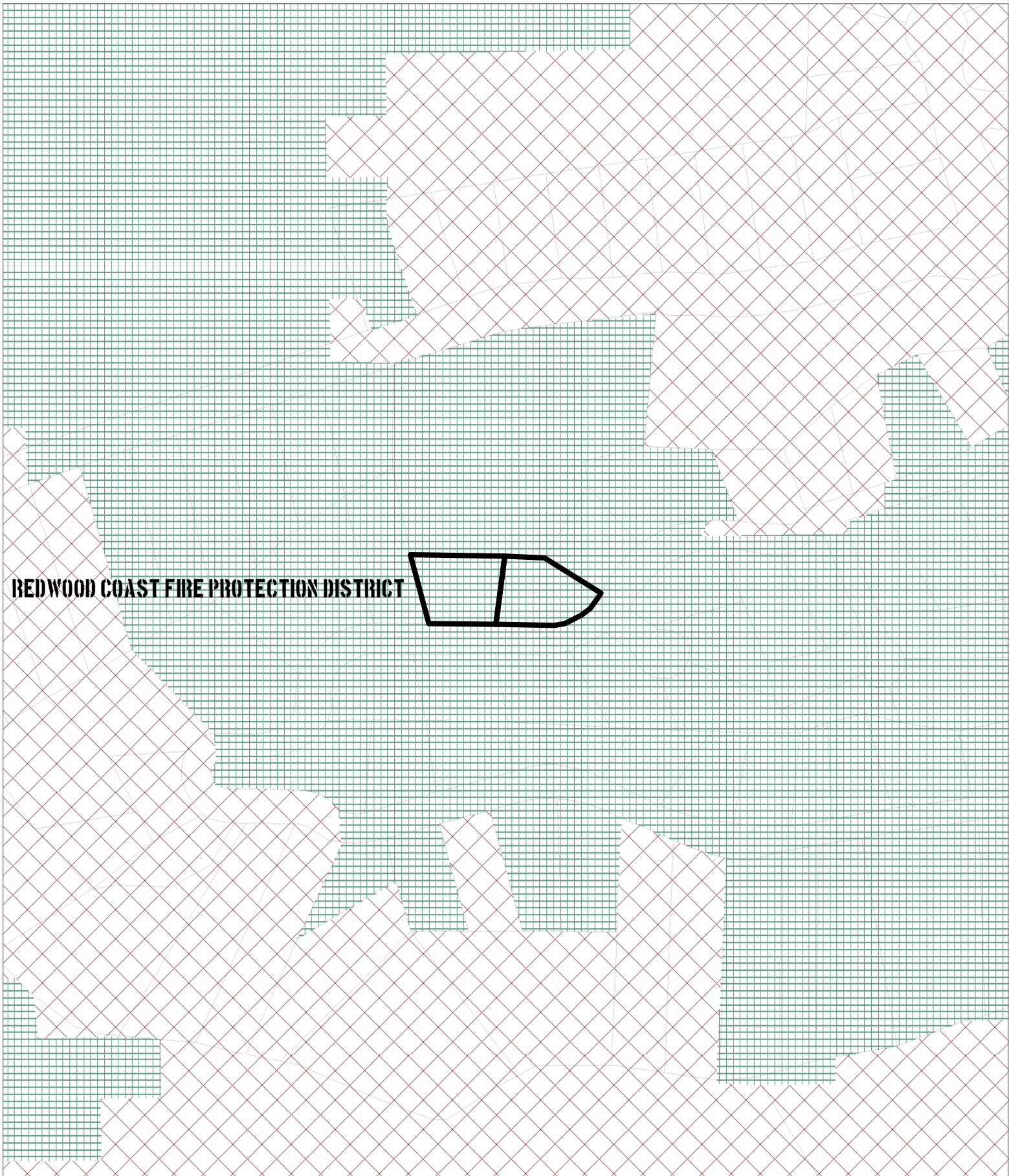


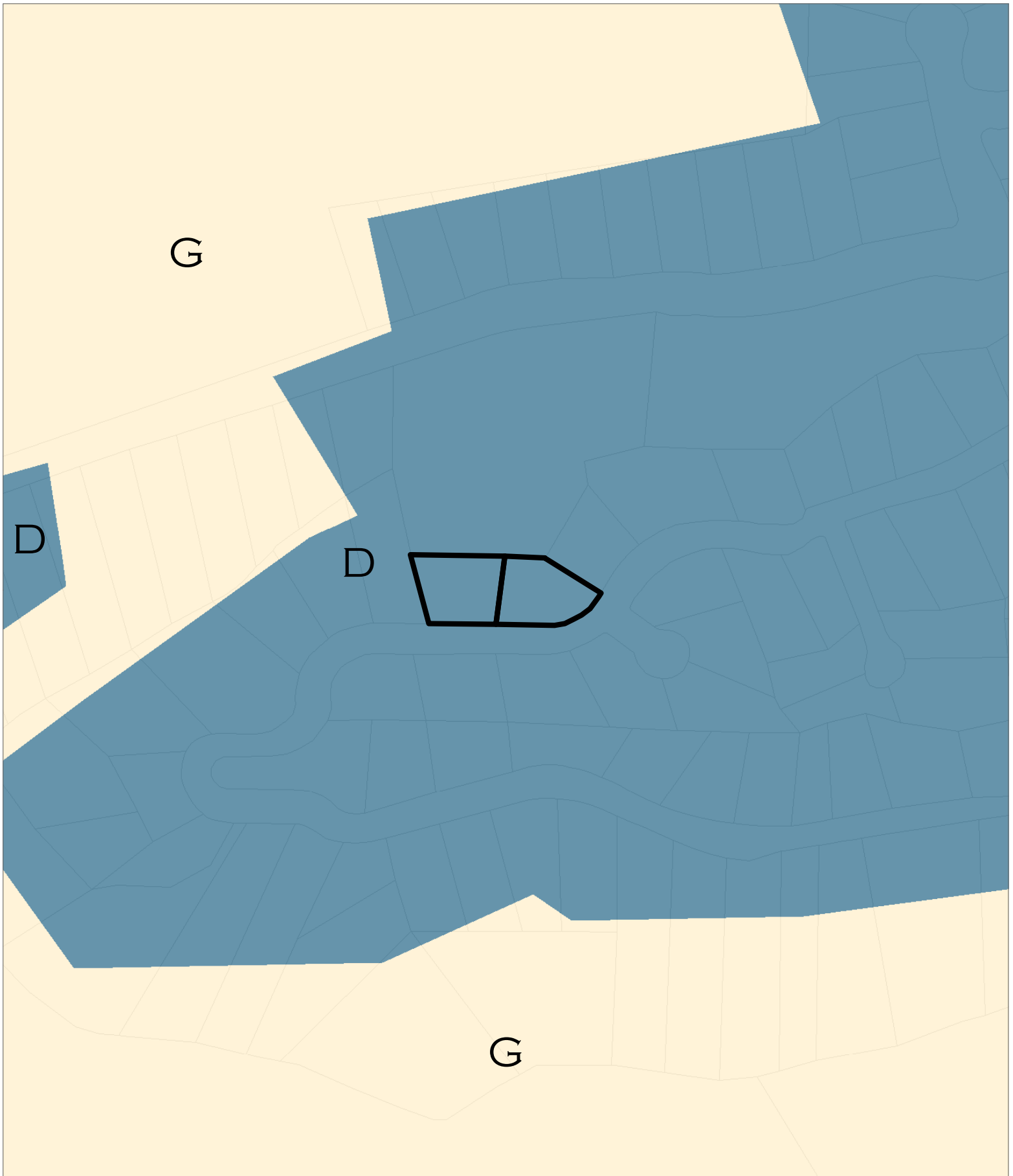
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ADJACENT PARCELS

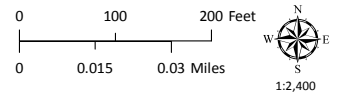
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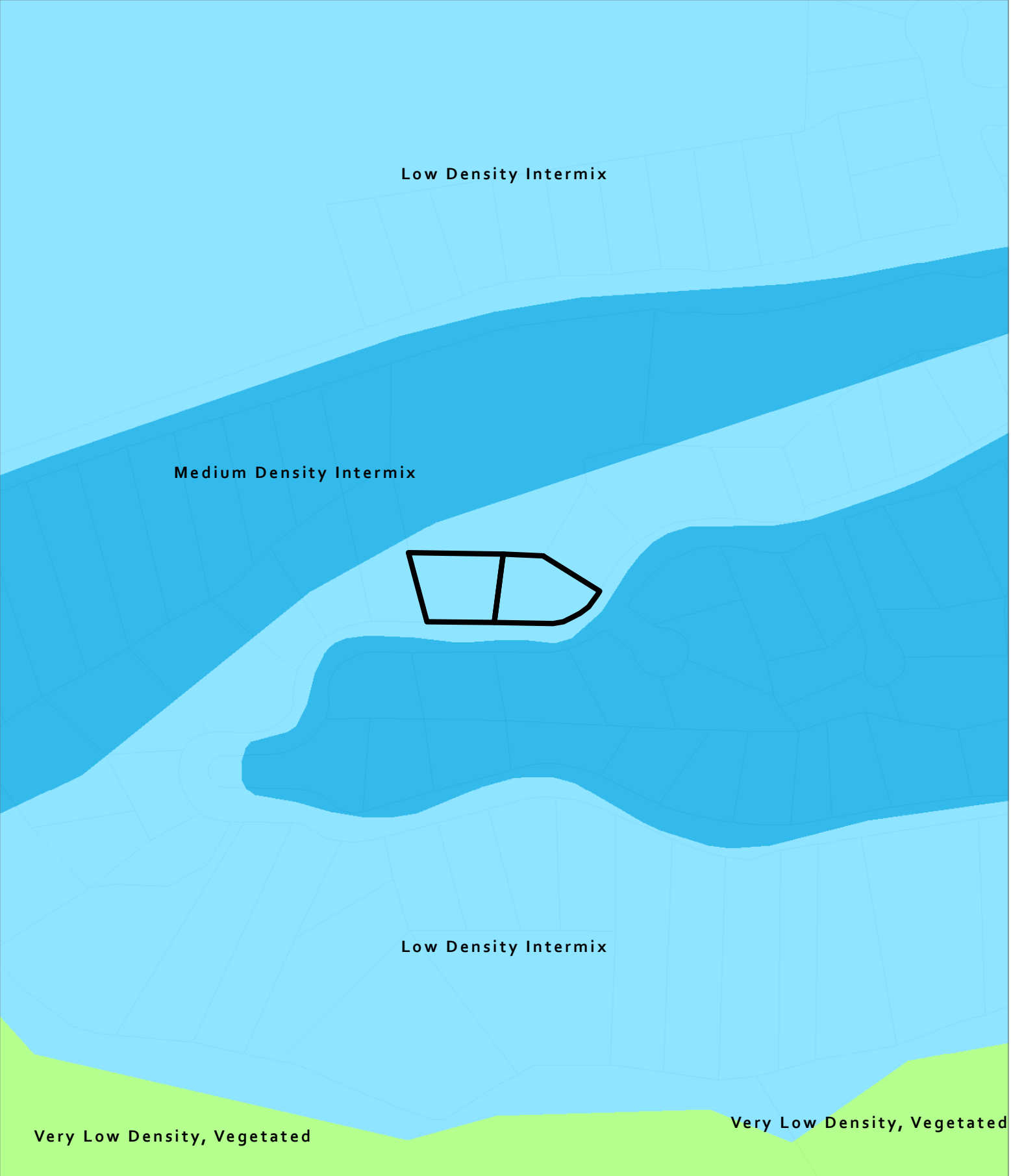
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Urban & Built-Up Land (D)
Grazing Land (G)

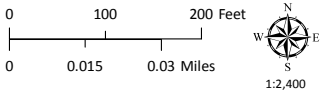


IMPORTANT FARMLAND

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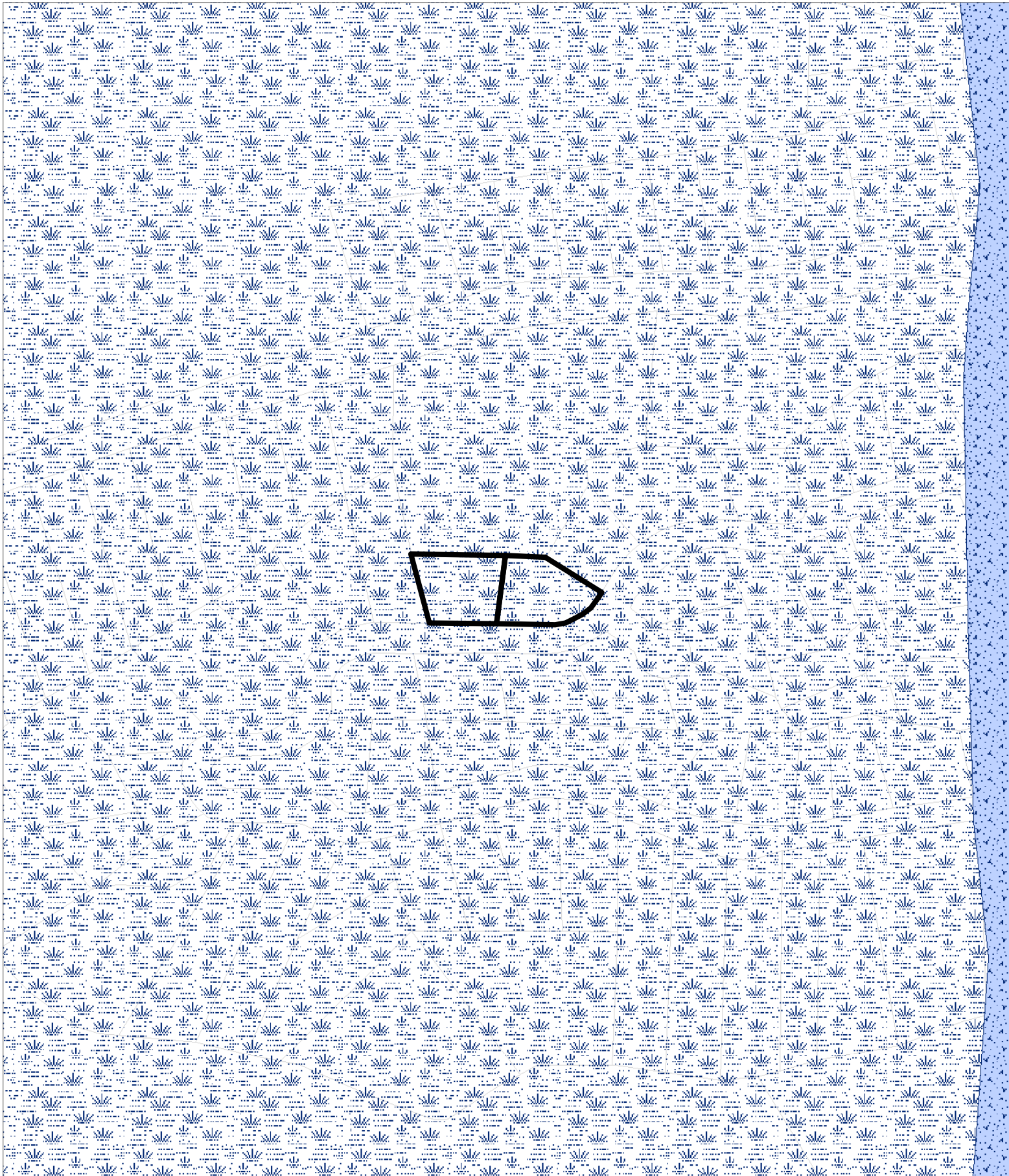


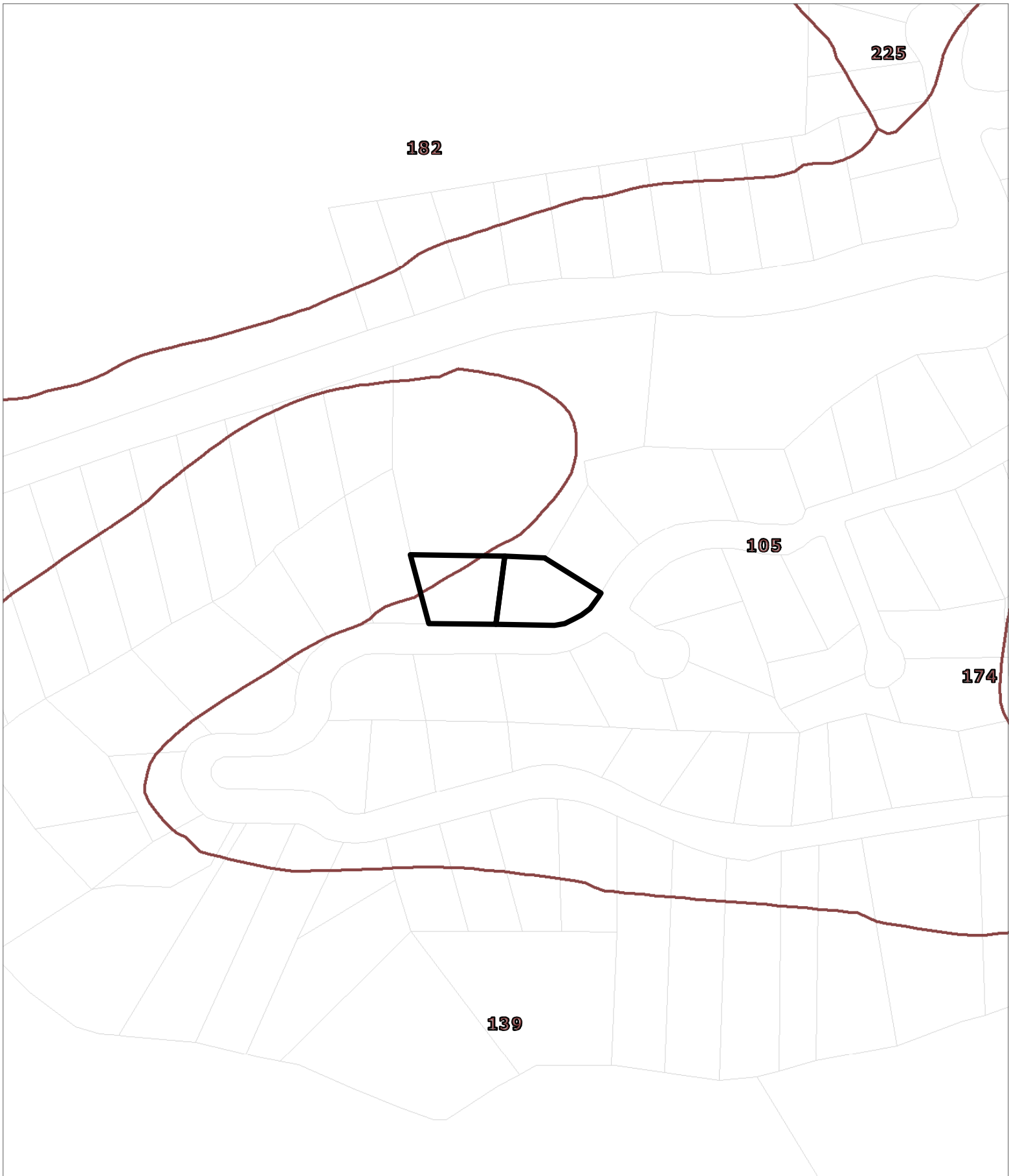
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WILDLAND-URBAN INTERFACE

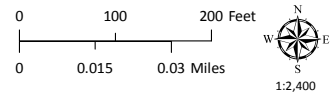
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 Western Soil Classes



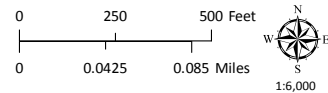
LOCAL SOILS

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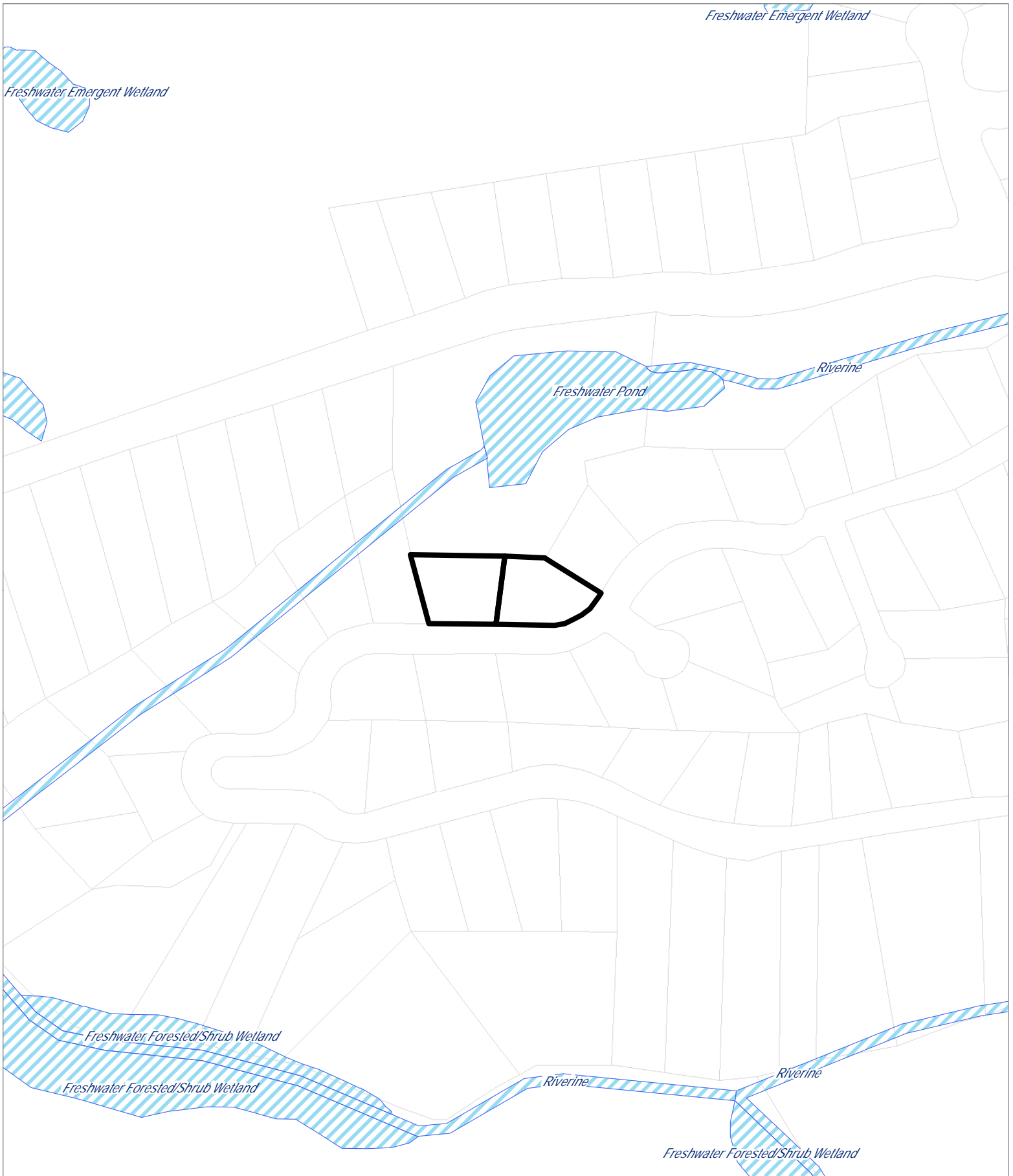
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 County Water Districts



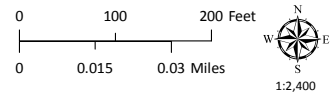
WATER DISTRICTS

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 National Wetlands Inventory



NAT'L WETLANDS INVENTORY

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