



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

July 15, 2019

Planning – Fort Bragg
Department of Transportation
Environmental Health - Fort Bragg

Building Inspection - Fort Bragg
Farm Advisor
Agriculture Commissioner

Resource Lands Protection Committee
CalFire – Resources Management
Coastal Commission

CASE#: B_2019-0019

DATE FILED: 4/15/2019

OWNER: LANCE D & JAMIE C STORNETTA

APPLICANT: LANCE STORNETTA

AGENT: JAMES R. BARRETT

REQUEST: Two lot Boundary Line Adjustment to transfer 39± acres from Lot 1 (APN: 133-020-09) to Lot 2 (APNs: 133-020-06, 133-010-06x). Lot 1 will be reduced to 5± acres and Lot 2 will increase to 225± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 0.35± miles south of Manchester on the west side of State Route 1 (SR 1) at its intersection with Biaggi Road (private), located at 44151 Biaggi Rd., Manchester (APNs: 133-020-09, -06, & 133-010-06x).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

RESPONSE DUE DATE: July 29, 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. 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 2019-0019

OWNER:	Lance & Jamie Stornetta
APPLICANT:	Lance Stornetta
AGENT:	J.R. Barrett
REQUEST:	Two lot Boundary Line Adjustment to transfer 39± acres from Lot 1 (APN 133-020-09) into Lot 2 (APNs 133-020-06, 133-010-06x). Lot 1 will be reduced to 5± acres, and Lot 2 will increase to 225± acres.
LOCATION:	In the Coastal Zone .35± miles south of Manchester on the west side of SR 1 (SR 1) at its intersection with Biaggi Road (private) at 44151 Biaggi Road, Manchester. APNs: 133-020-09, 06, 133-010-06x.
APN/S:	133-020-09, 06, 133-010-06x
PARCEL SIZE:	230± acres, total
GENERAL PLAN:	RL (Rangeland)
ZONING:	RL (Rangeland)
EXISTING USES:	Agriculture, Residential
DISTRICT:	5 th (Williams)
RELATED CASES:	CC 16-93

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rangeland	Rangeland	25±	Agriculture
EAST:	Rural Village	Rural Village	2±	Residential
SOUTH:	Agriculture	Agriculture	192±	Agriculture
WEST:	Agriculture	Agriculture	107±	Agriculture

REFERRAL AGENCIES

LOCAL

- ☒ Agricultural Commissioner
- ☒ Building Division Fort Bragg
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (EH)

- ☒ Farm Advisor
- ☒ Redwood Coast Fire District
- ☒ Planning Division Fort Bragg
- ☒ Resource Lands Protection Com.

STATE

- ☒ CALFIRE (Resource Management)
- ☒ California Coastal Commission

ADDITIONAL INFORMATION:

STAFF PLANNER: Russell Ford

DATE: 7/10/19

ENVIRONMENTAL DATA

1. MAC:

GIS

N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS

Unique/Statewide Importance/Grazing/Semi-Ag

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

Zone A/Tsunami (portions)

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Sufficient Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Flumeville clay loam; Crispin loam; Tropaquepts; Dystropepts

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office

Yes (portion)

10. TIMBER PRODUCTION ZONE:

GIS

N/A

11. WETLANDS CLASSIFICATION:

GIS

Freshwater emergent wetland; Riverine; Shrub wetland

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

N/A

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

N/A

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

N/A

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

Yes, multiple instances

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

Manchester State Beach

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

N/A

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

N/A

22. OAK WOODLAND AREA:

USDA

N/A

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

Agriculture/Rangeland

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Prime Ag Land; Marine Terrace Deposits

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Riparian; Mudflat

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

Yes

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

N/A

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

N/A

SUBJECT PARCEL/S

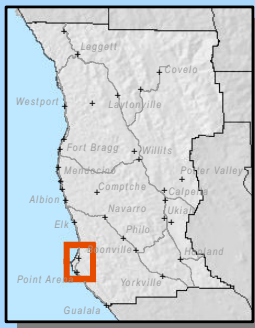
Manchester

MOUNTAIN VIEW ROAD

Garcia River

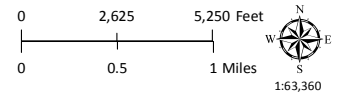
City of Point Arena

Point Arena

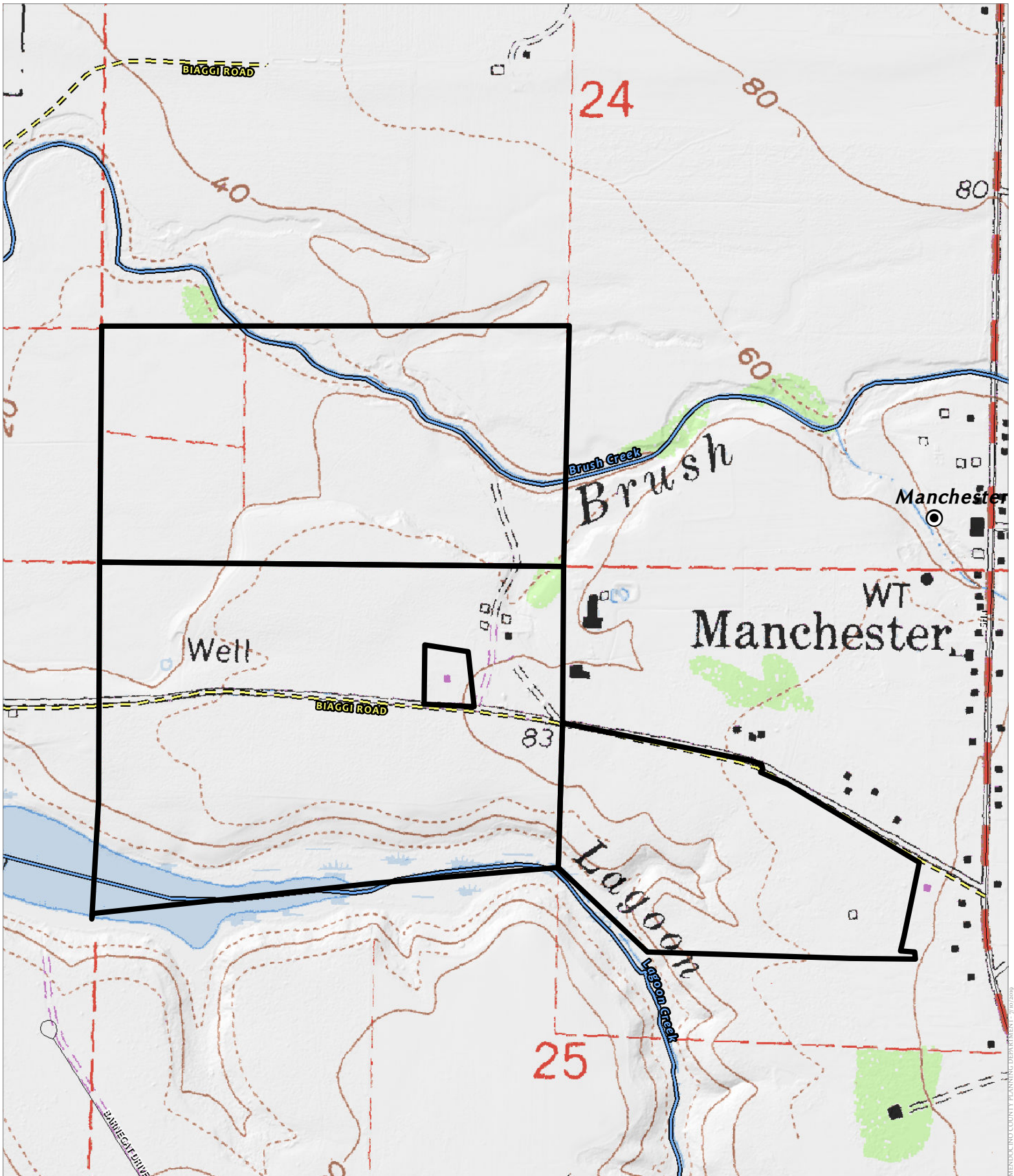


CASE: B 2019-0019
OWNER: STORNETTA, Lance & Jamie
APN: 133-020-09, ET AL
APLCT: Lance Stornetta
AGENT: J.R. Barrett
ADDRESS: 44151 Biaggi Road, Manchester

- Major Towns & Places
- City Limits
- Coastal Zone Boundary
- Major Rivers
- Highways
- Major Roads

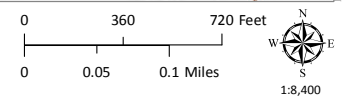


LOCATION MAP

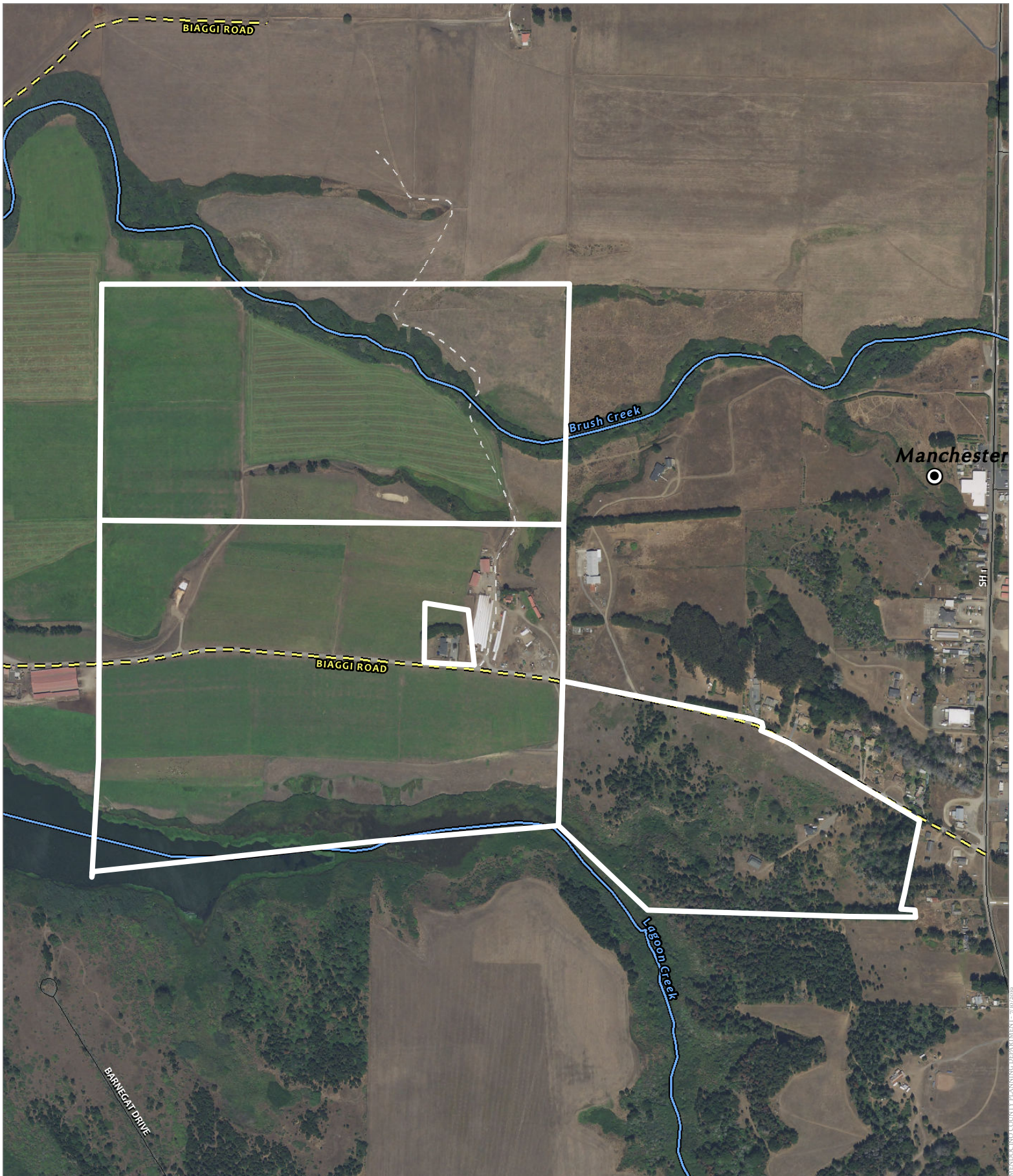


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- Major Towns & Places
- Private Roads
- Named Rivers
- Driveways/Unnamed Roads
- Public Roads

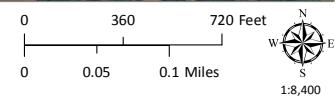


TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

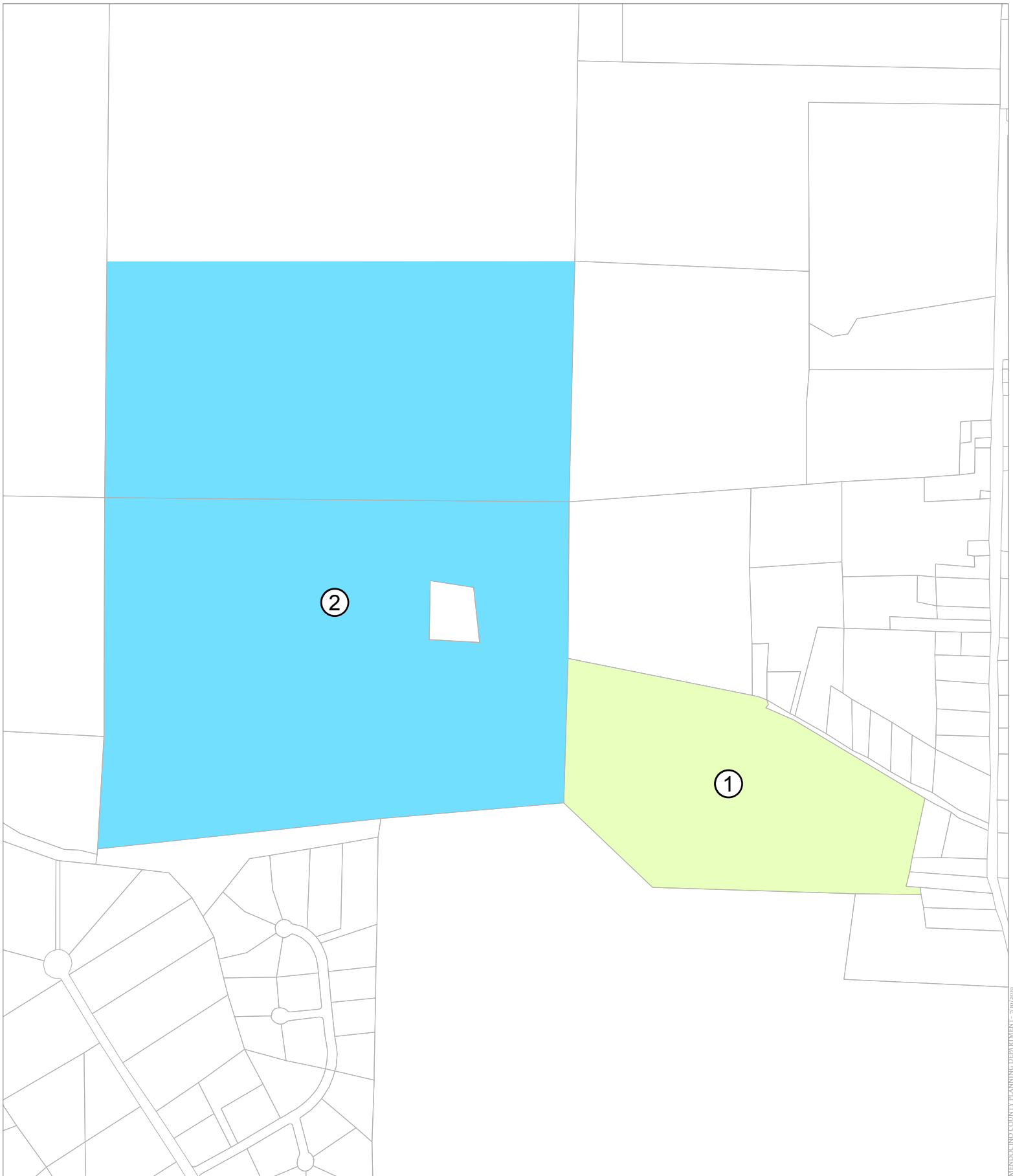


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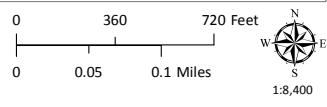


AERIAL IMAGERY

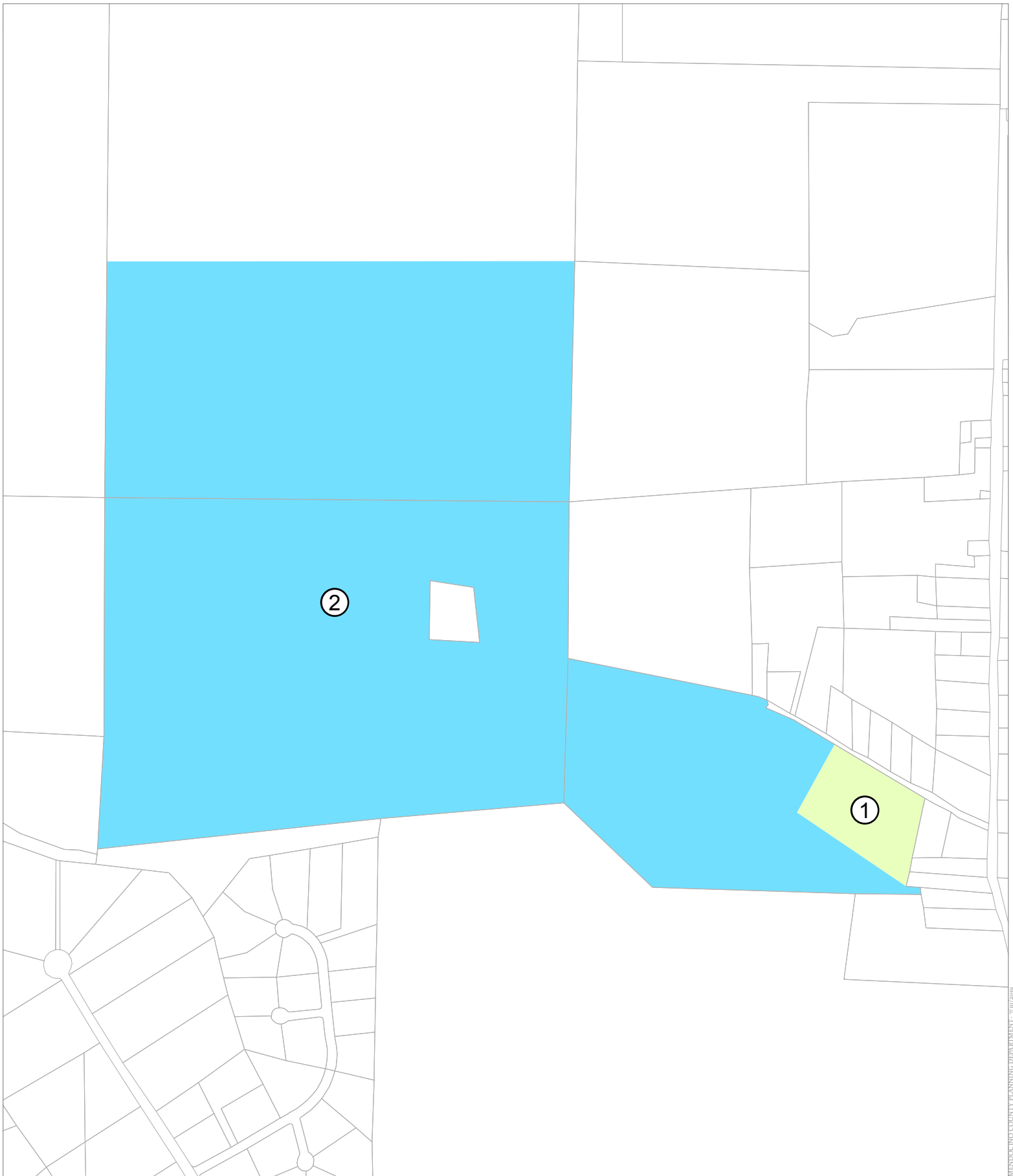


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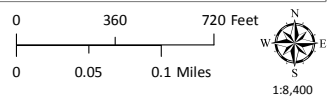


EXISTING LOTS

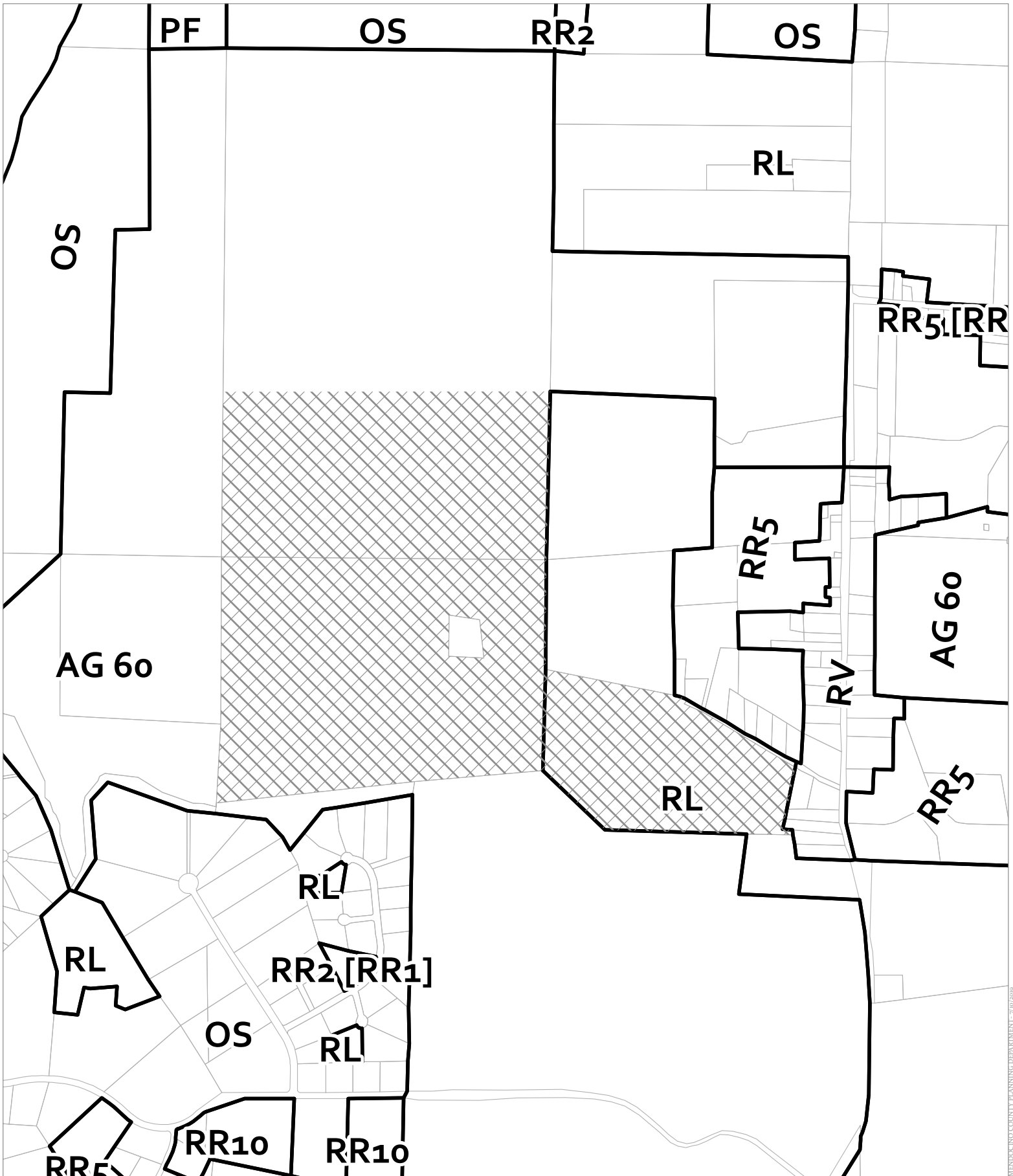


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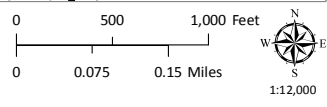


PROPOSED LOTS



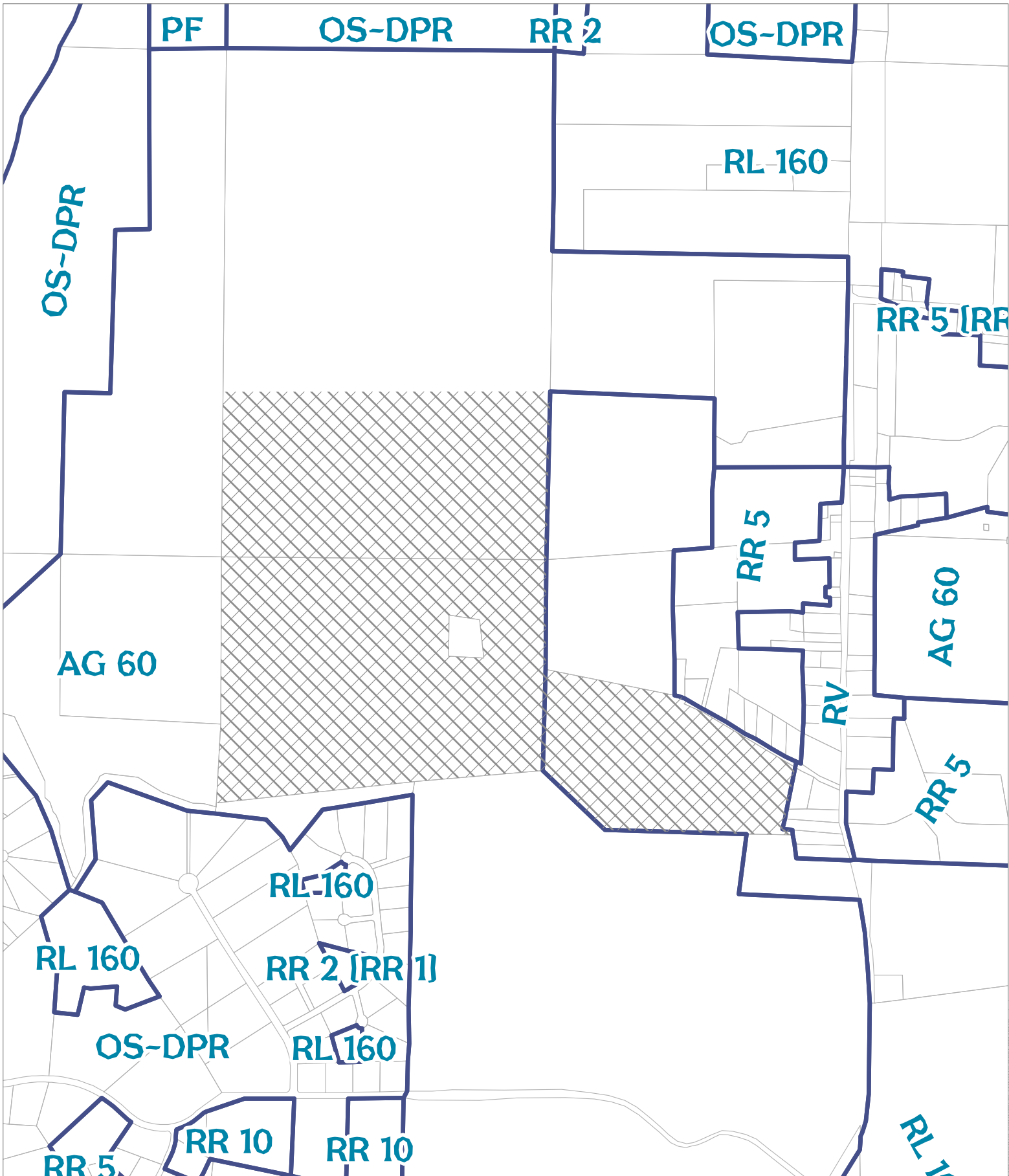
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 Zoning Districts



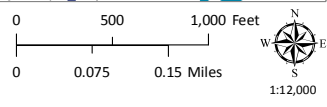
ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/10/2019

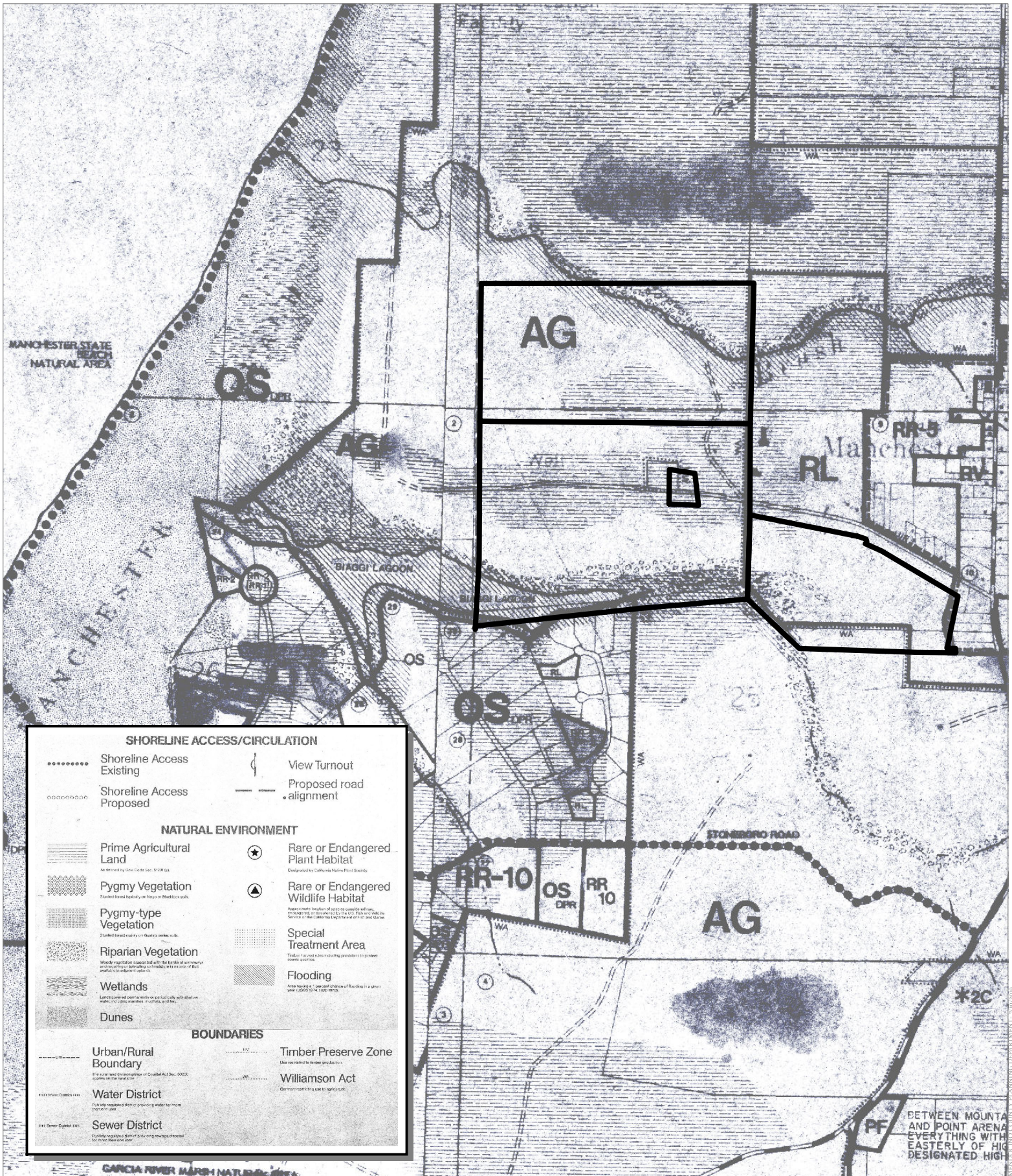


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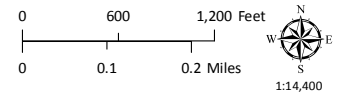
 General Plan Classes

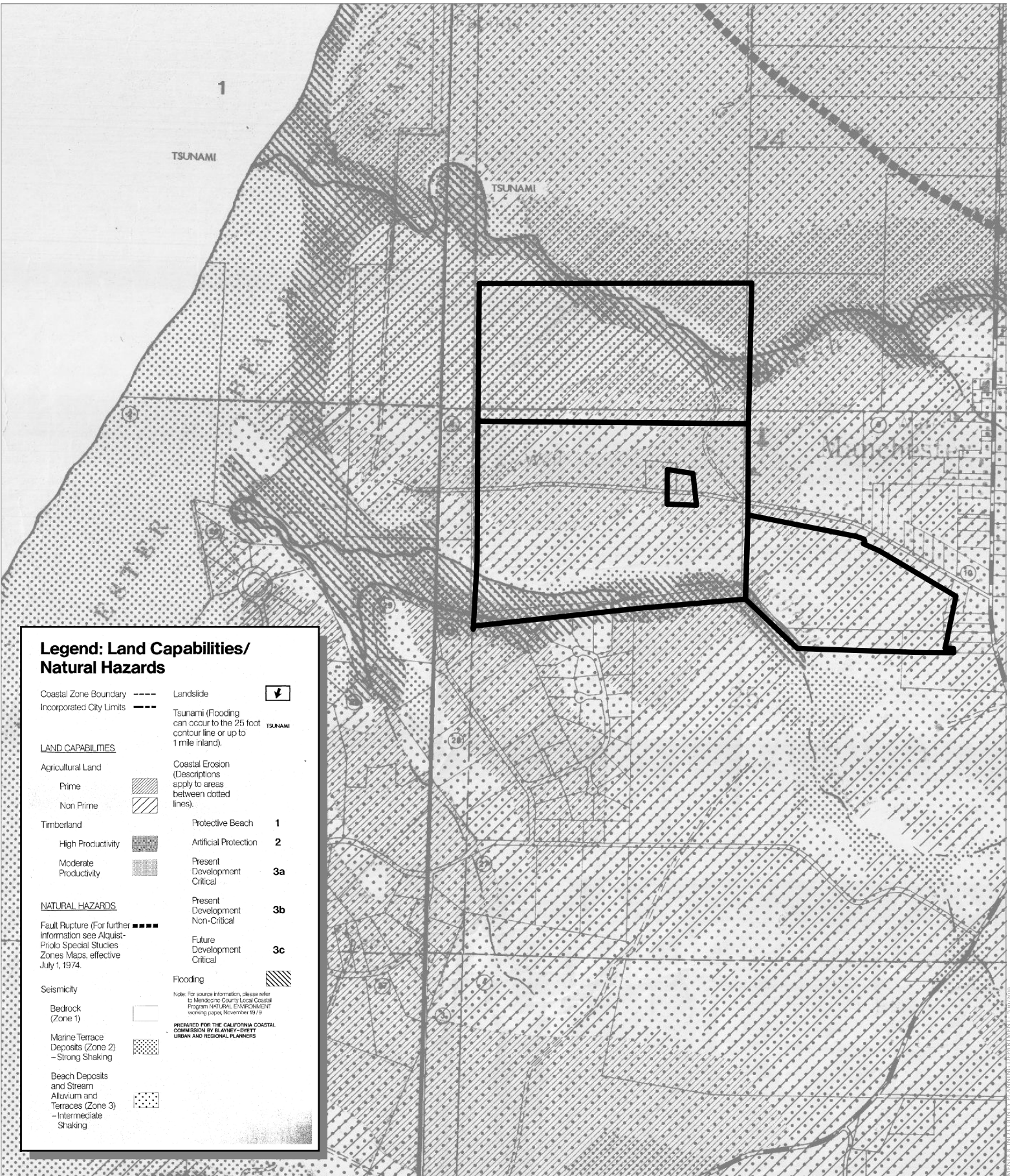


GENERAL PLAN CLASSIFICATIONS



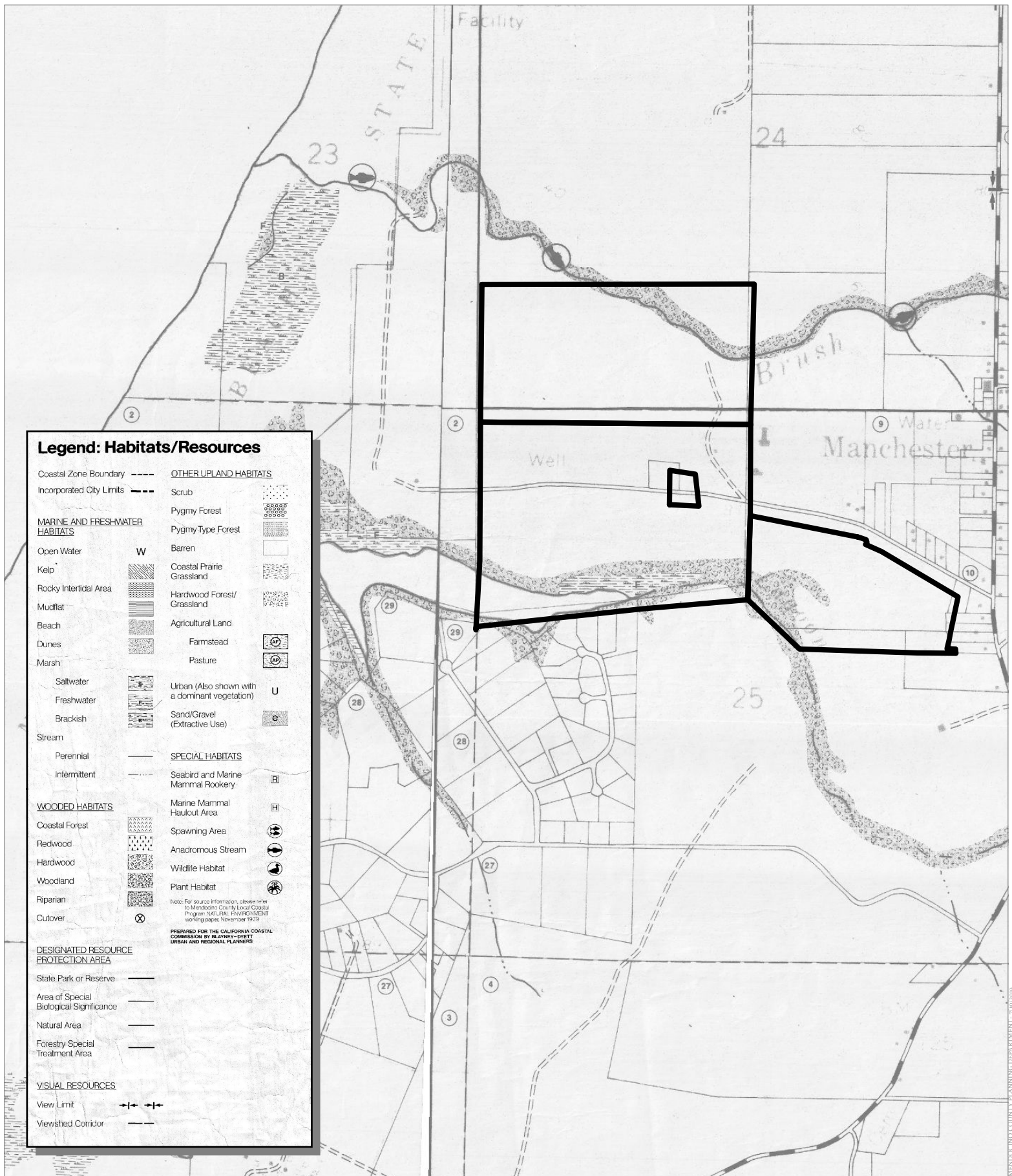
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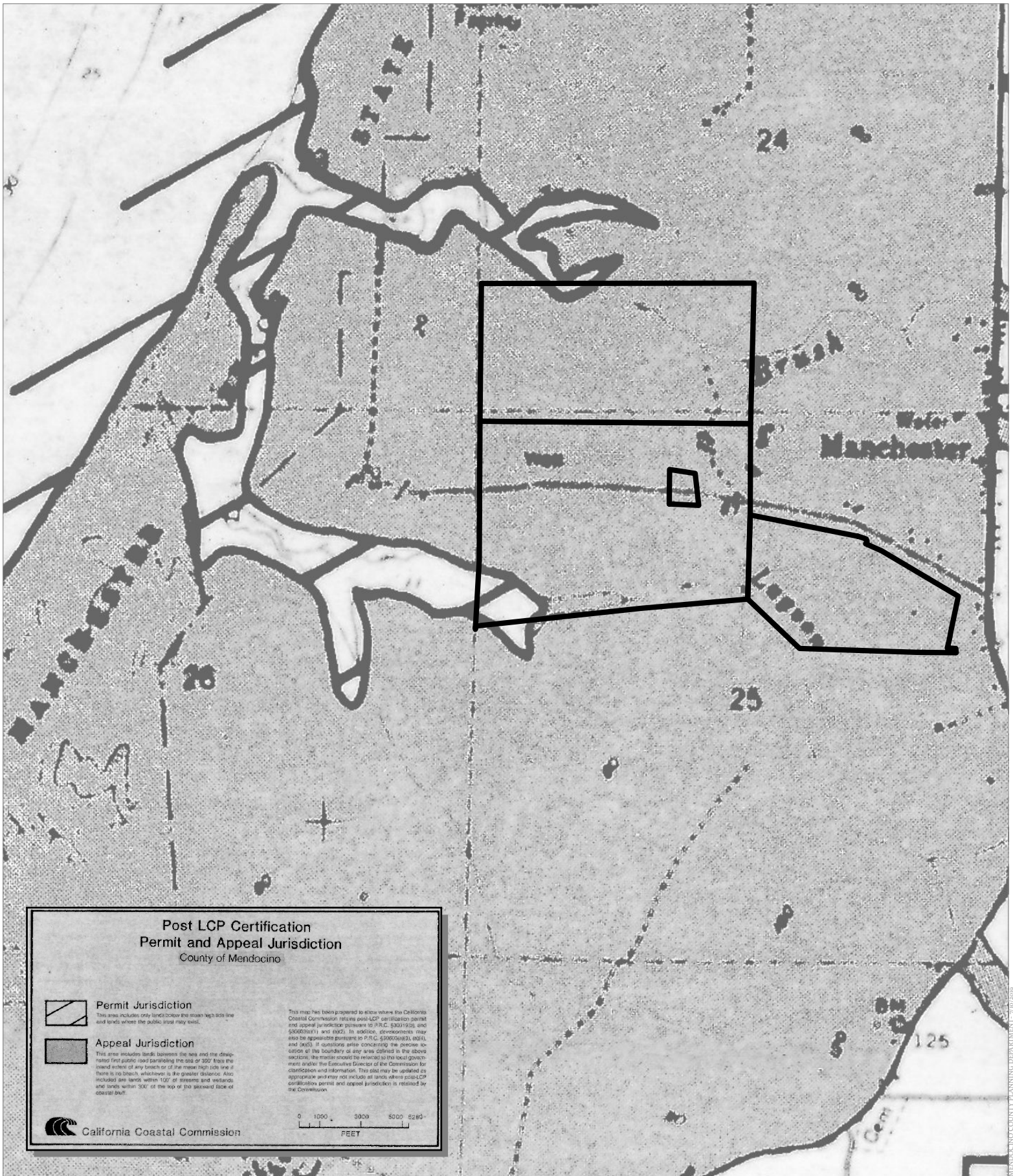


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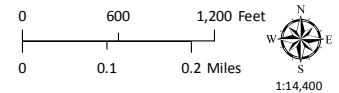
LCP LAND CAPABILITIES & NATURAL HAZARDS



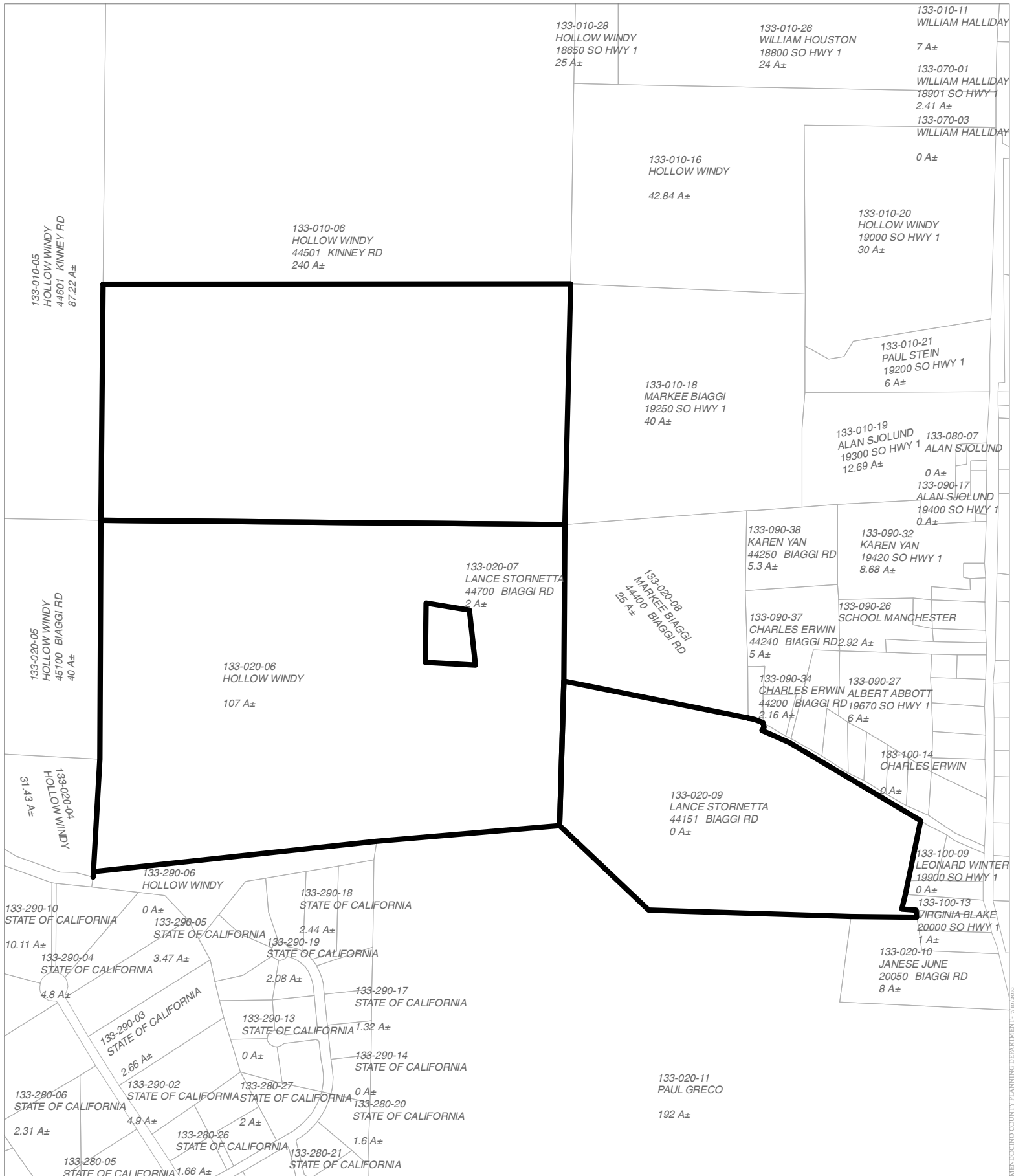
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POST LCP CERTIFICATION



CASE: B 2019-0019

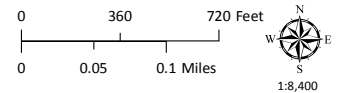
OWNER: STORNETTA, Lance & Jamie

APN: 133-020-09, ET AL

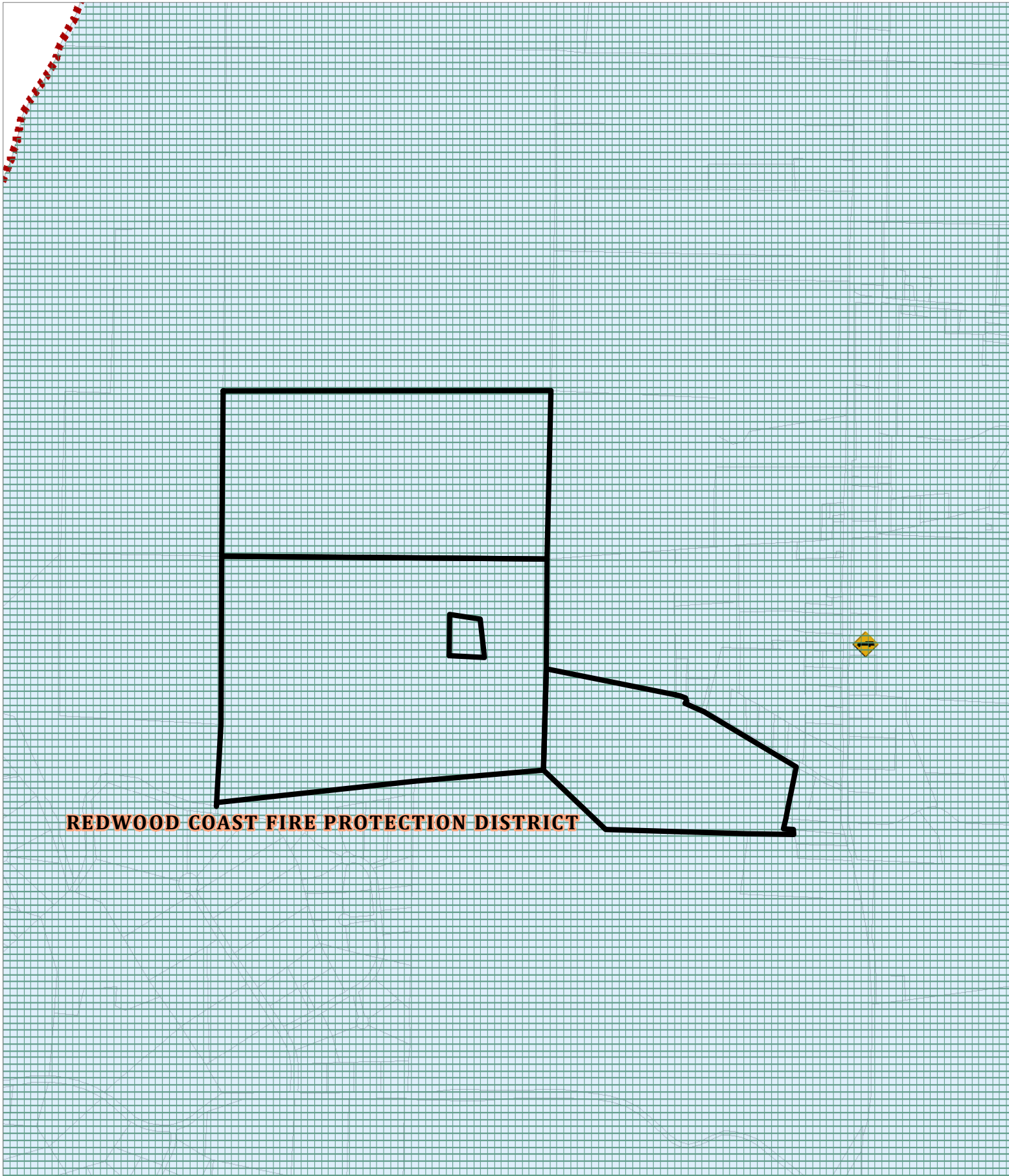
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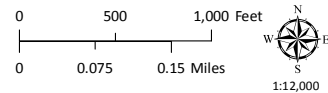
ADJACENT PARCELS



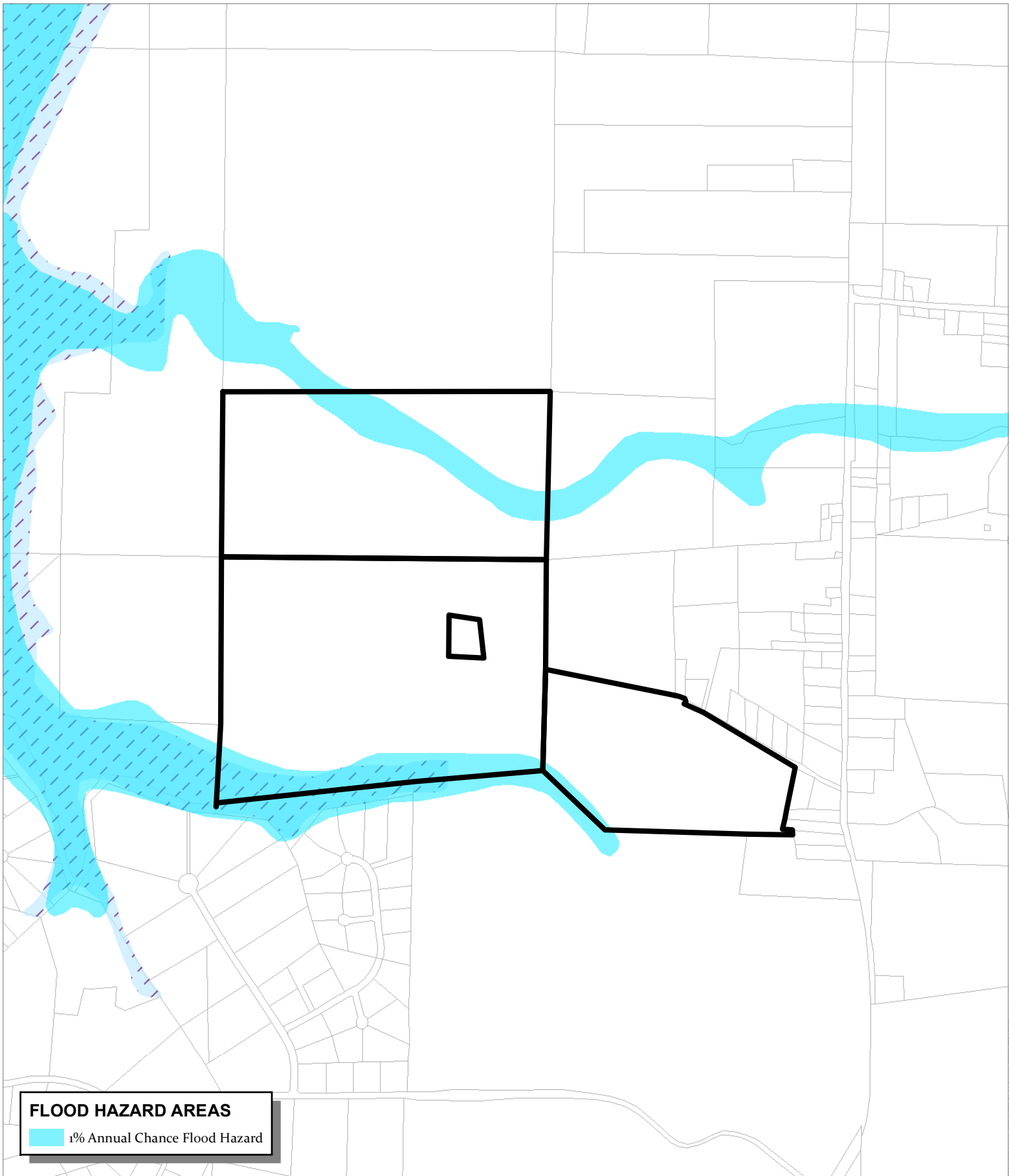
REDWOOD COAST FIRE PROTECTION DISTRICT

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 Moderate Fire Hazard
 Fire Stations
 County Fire Districts



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



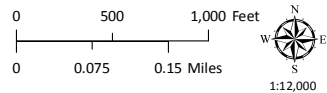
FLOOD HAZARD AREAS

1% Annual Chance Flood Hazard

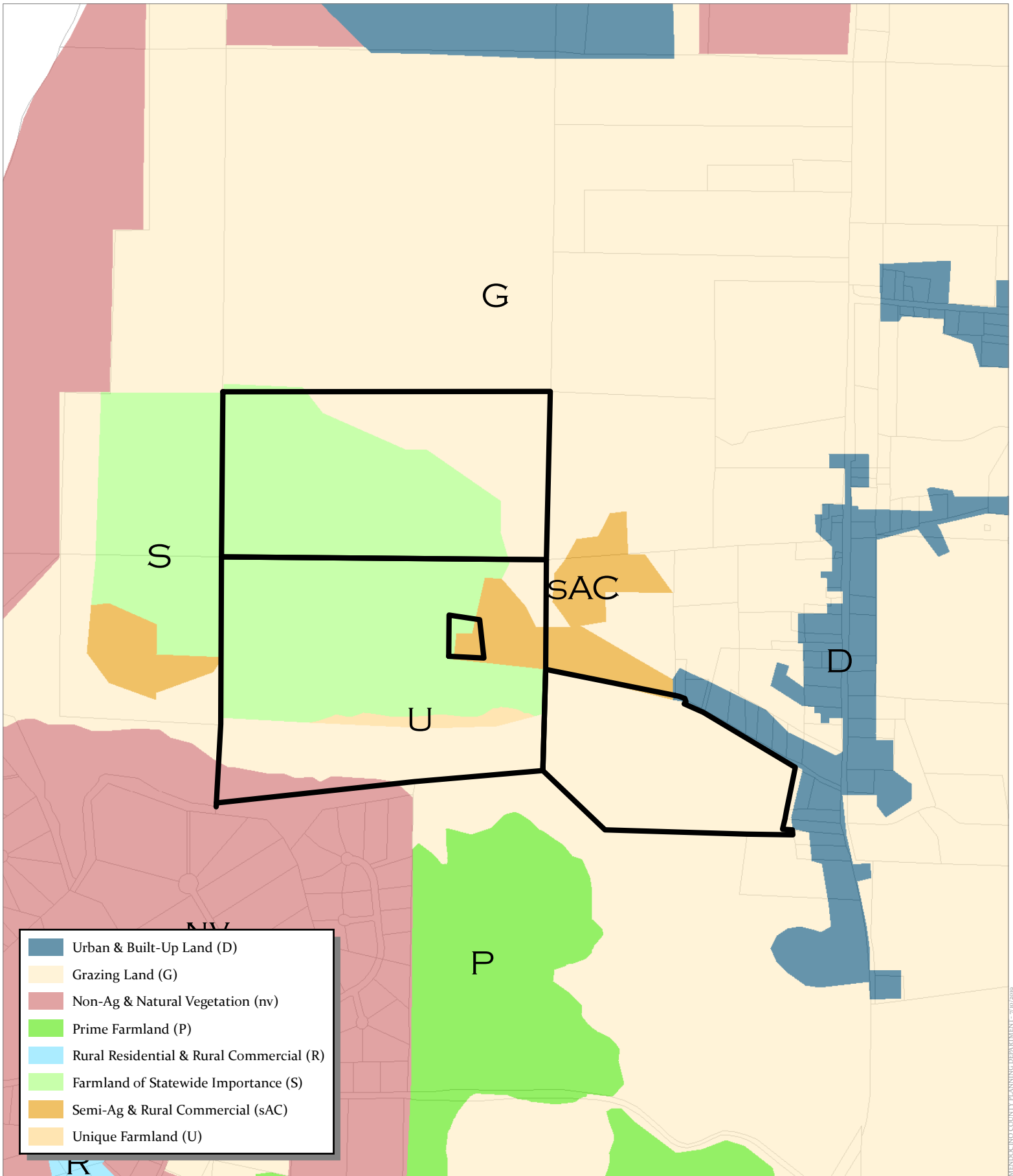


Tsunami Inundation Zones

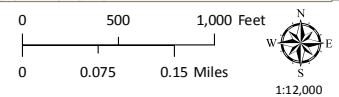
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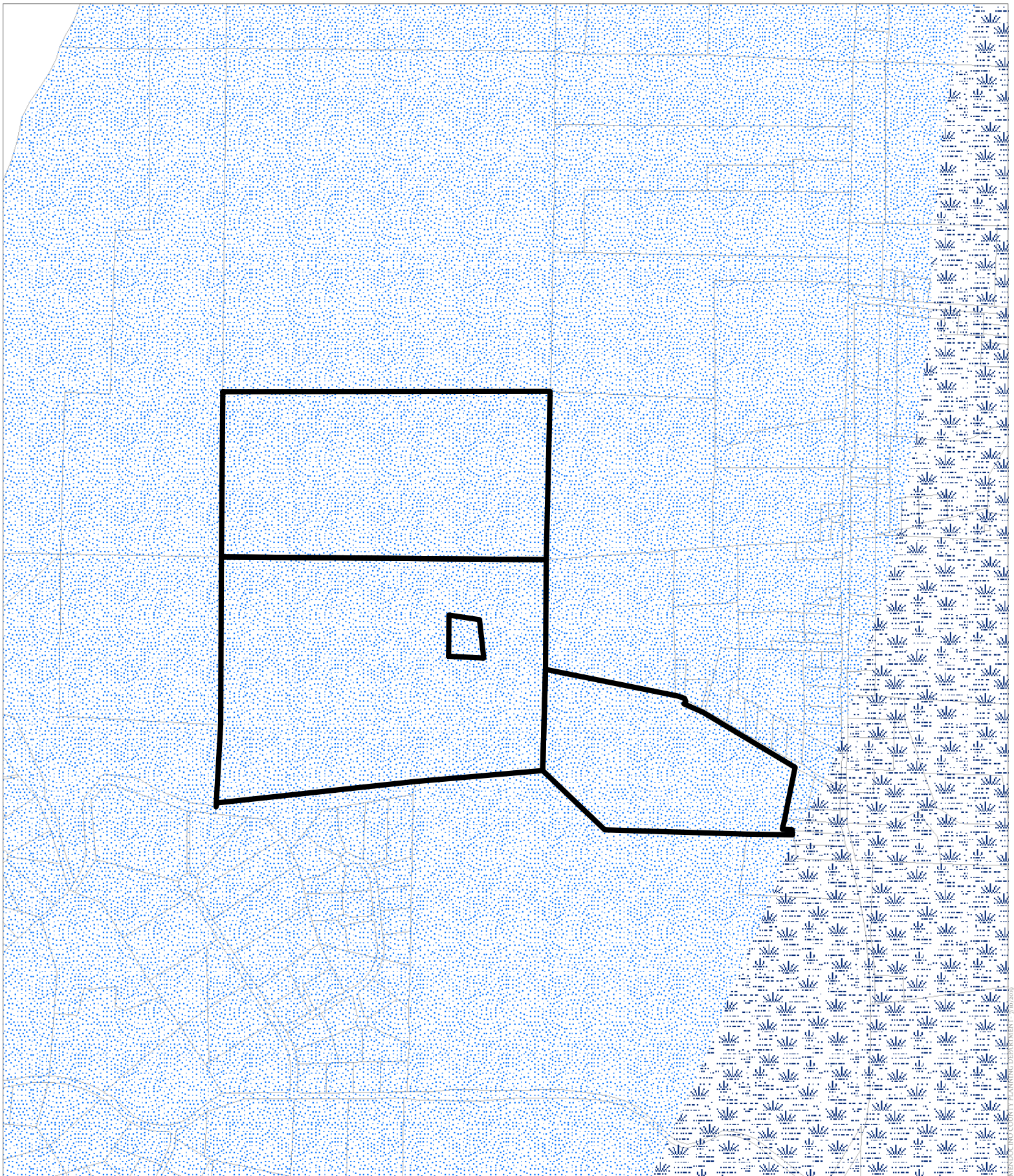
SPECIAL FLOOD HAZARD AREAS



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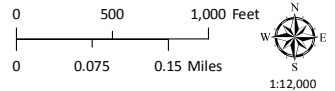


FARMLAND CLASSIFICATIONS

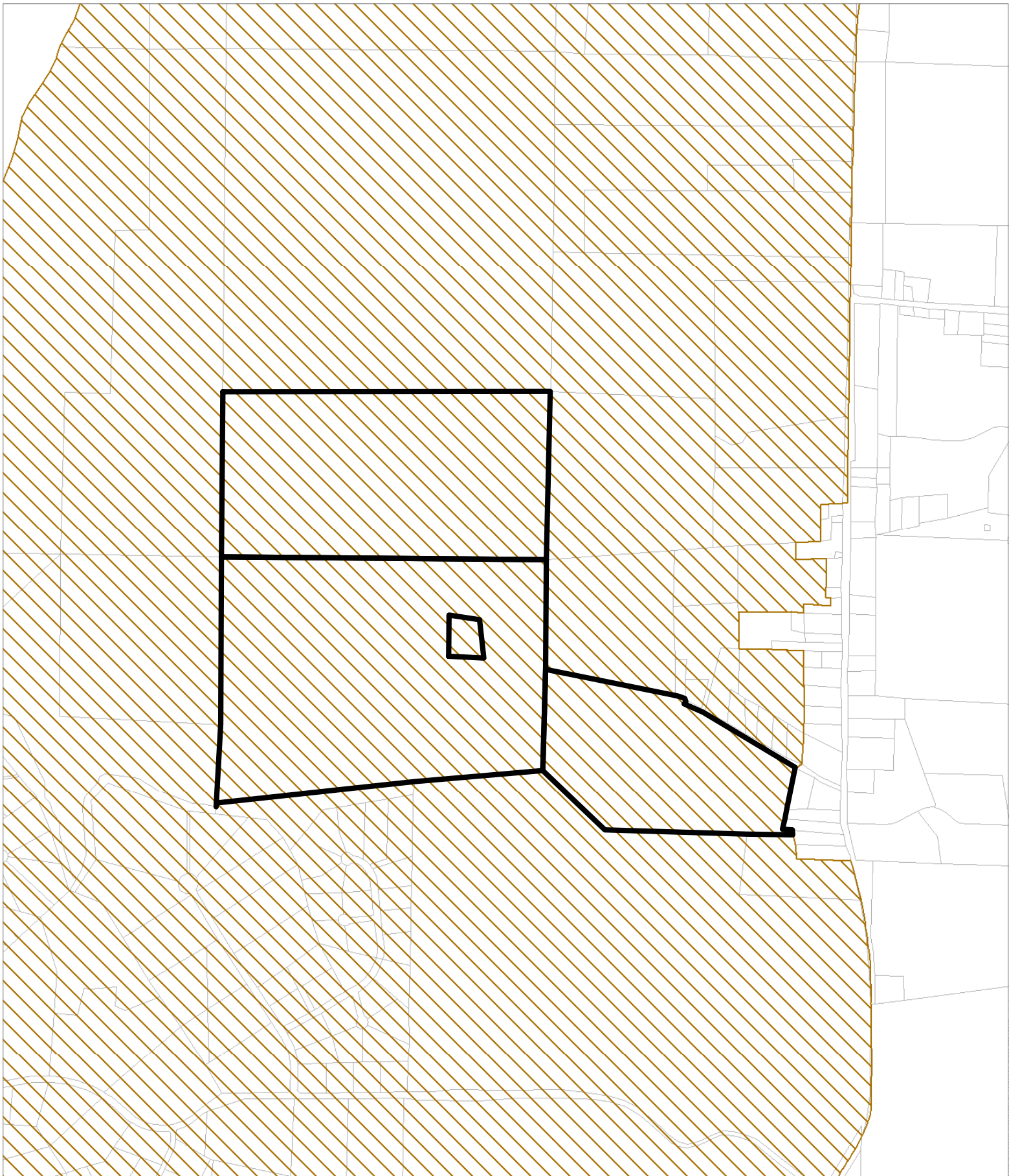


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 Sufficient Water Resources
 Marginal Water Resources



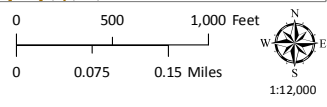
GROUND WATER RESOURCES



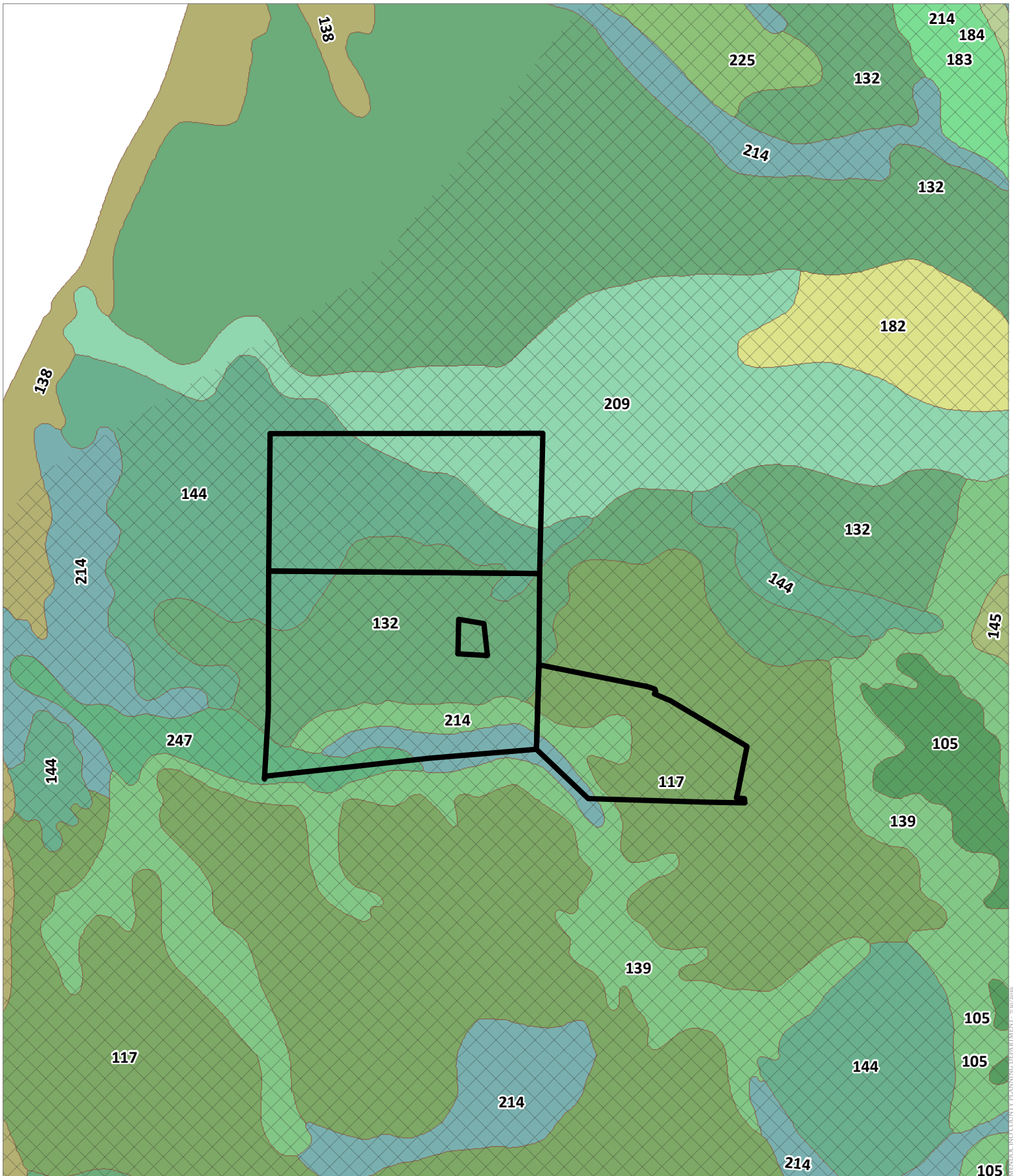
WENDOCKING COUNTY PLANNING DEPARTMENT - 7/10/2019

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 Highly Scenic Area



HIGHLY SCENIC & TREE REMOVAL AREAS

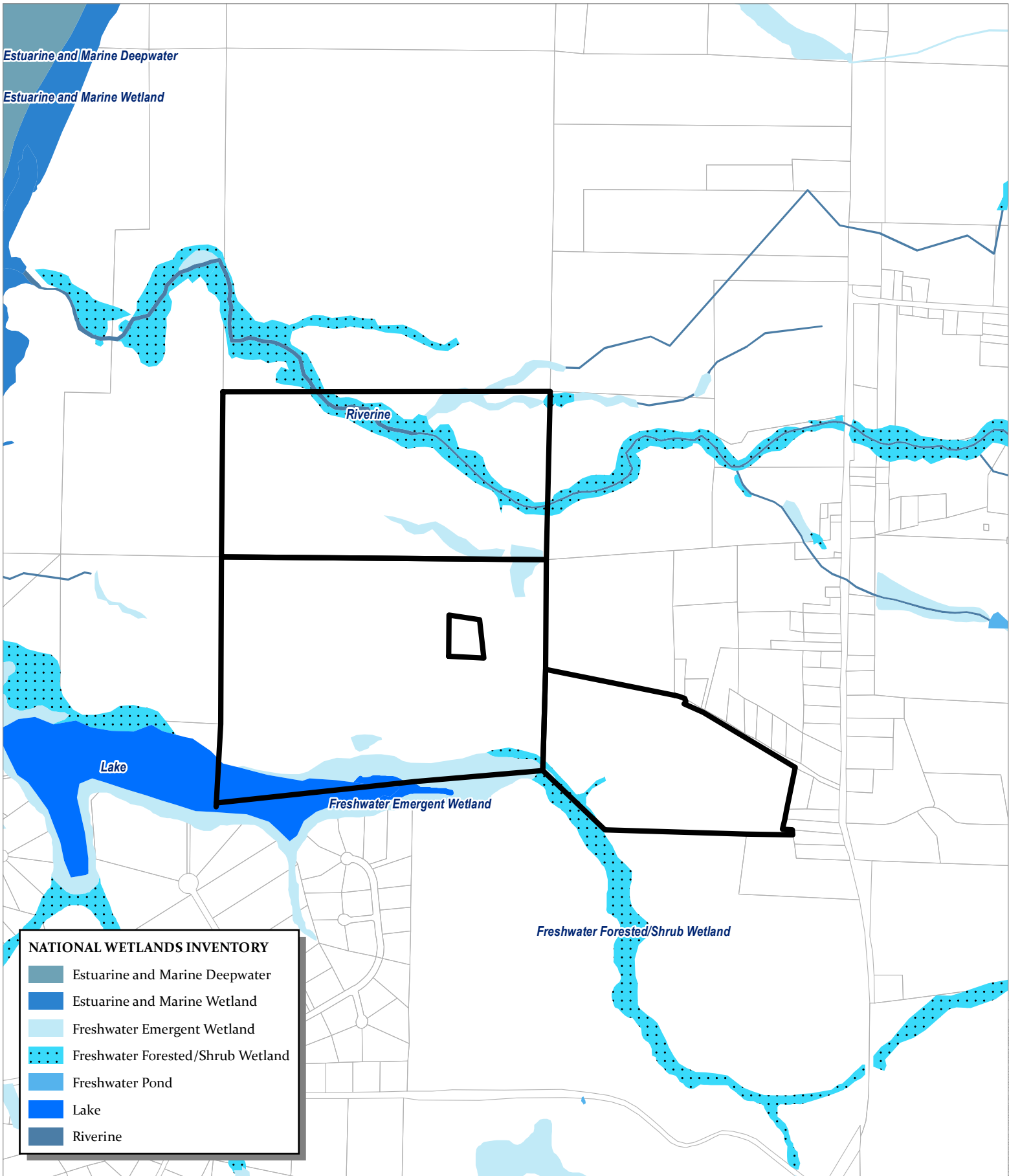


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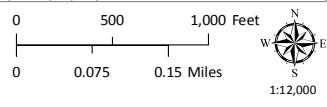
 Bishop Pine
 Western Study Soil Types

0 600 1,200 Feet
 0 0.1 0.2 Miles
 N
 W
 E
 S
 1:14,400

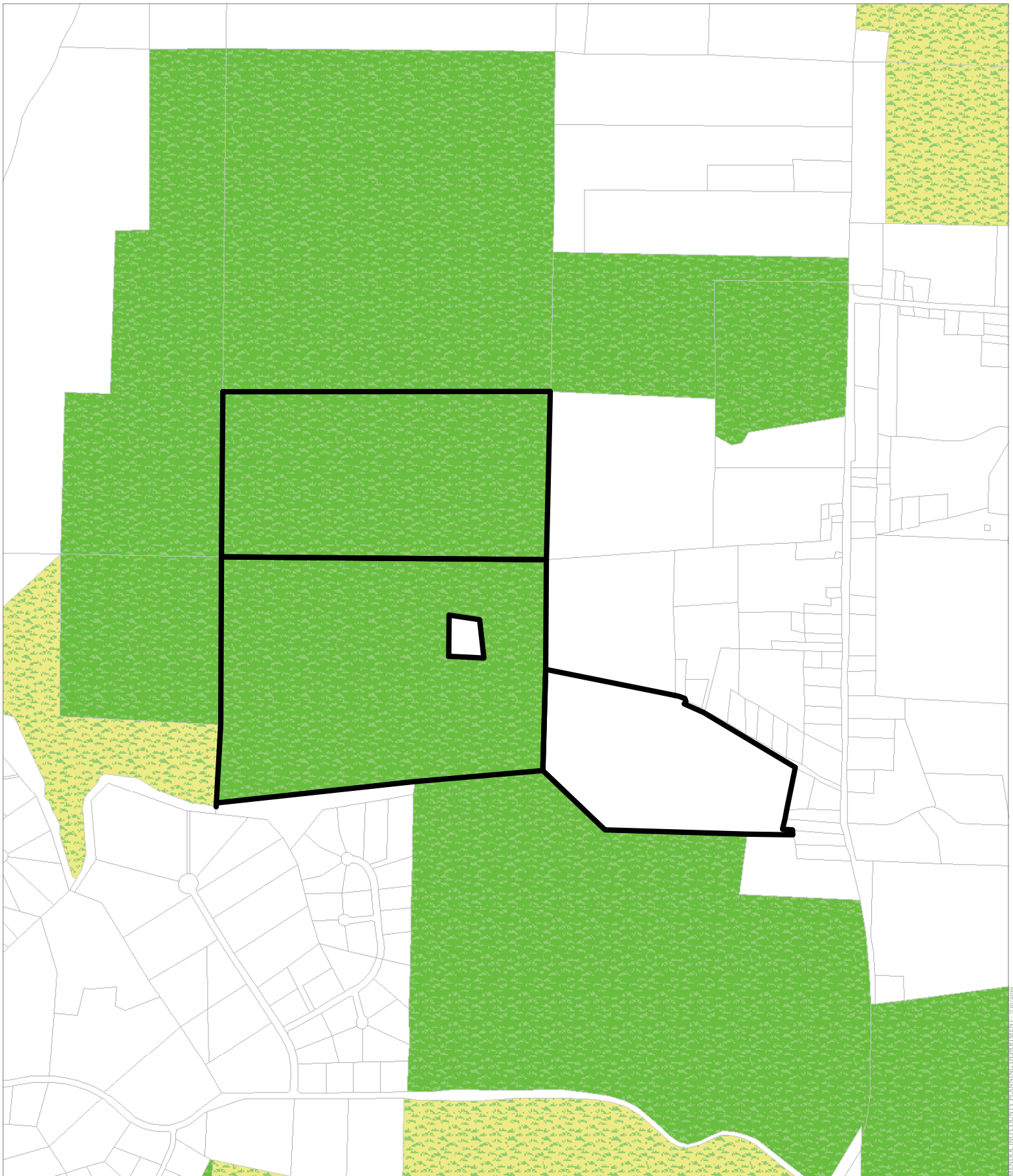
SOIL CLASSIFICATIONS



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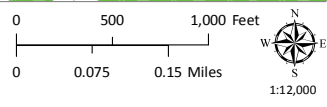


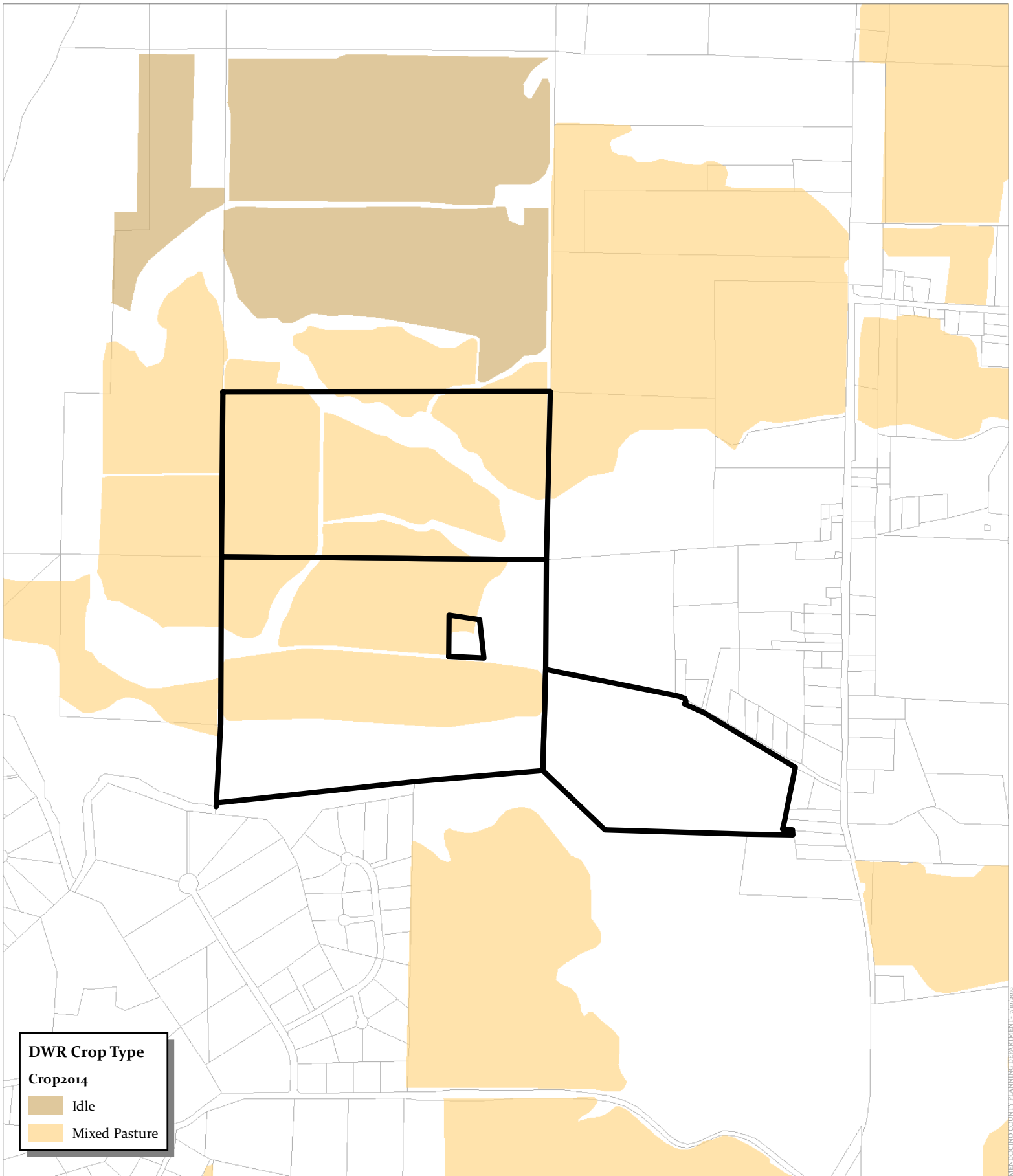
WETLANDS



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-  Williamson Act 2018
-  Prime Ag 2018
-  Non-Prime Ag 2018

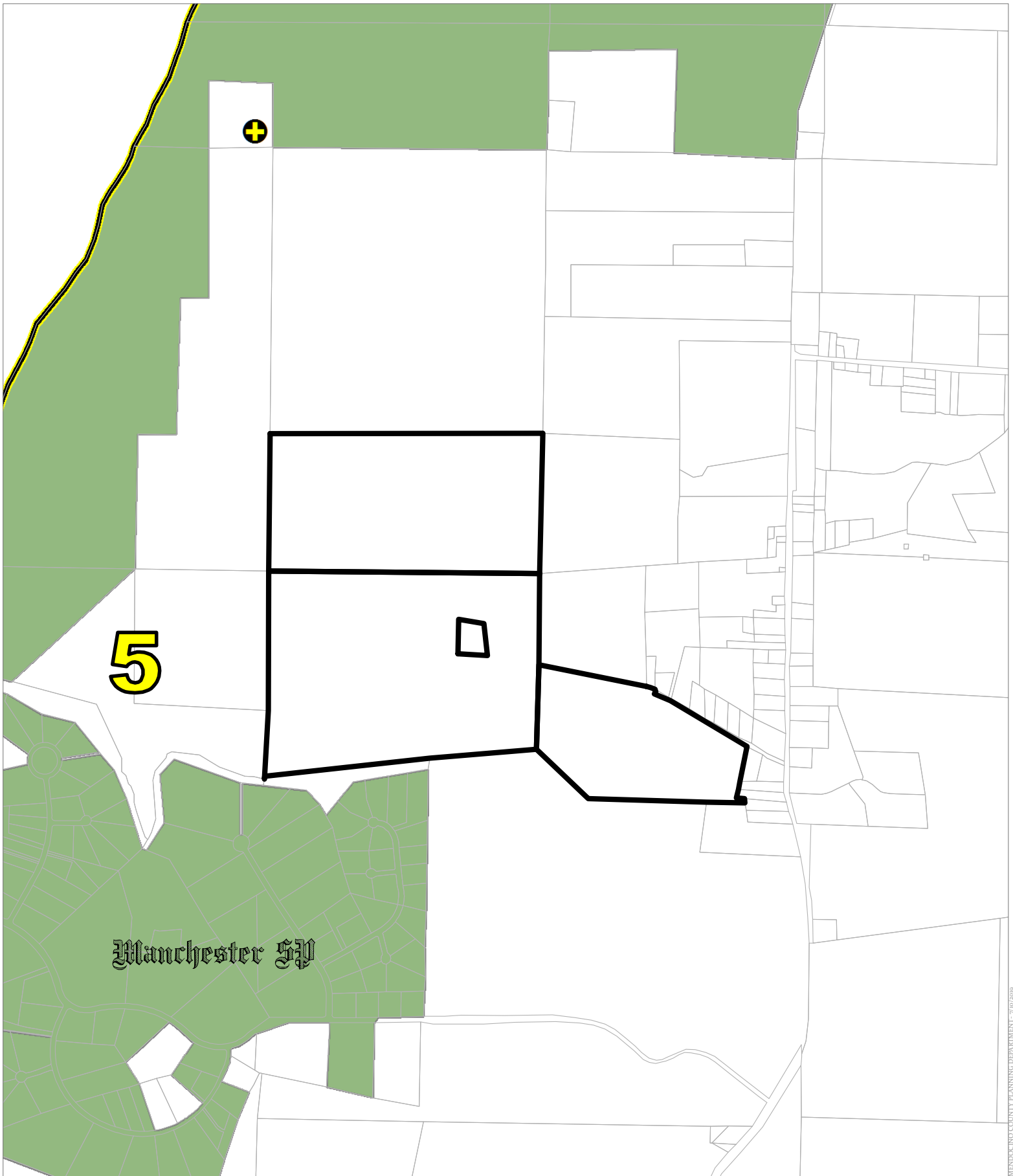




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CROP TYPES

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/10/2019



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-  Cemetery Lots
-  Supervisorial Districts 2010
-  Existing Wireless Sites

 State Parks

