



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

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

February 21, 2020

Planning – Fort Bragg
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Emergency Services

Assessor
Caltrans
CalFire - Pre
Department of Fish and Wildlife
Fort Bragg Rural Fire District

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: U_2020-0001

DATE FILED: 1/24/2020

OWNER/APPLICANT: PETER SILVESTRI

REQUEST: Use permit for the use of an existing Single Family Residence as a vacation home rental.

LOCATION: 2.7± miles southeast of Fort Bragg City center, lying on the east side of Swithenbank Lane (Private), 0.2± miles east of its intersection with Gravel Pit Road (CR 415C), located at 30691 West Highway 20, Fort Bragg (019-680-30).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: March 6, 2020

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 _____

OWNER: PETER SILVESTRI

APPLICANT: PETER SILVESTRI

AGENT: N/A

REQUEST: Use permit for a vacation home rental in an existing Single Family Residence

LOCATION: 2.7± miles southeast of Fort Bragg City center, lying on the east side of Swithenbank Lane (Private), 0.2± miles east of its intersection with Gravel Pit Road (CR 415C), located at 30691 West Highway 20, Fort Bragg (019-680-30).

APN/S: 019-680-30-00

PARCEL SIZE: 2± acres

GENERAL PLAN: Rural Residential (RR2:)

ZONING: Rural Residential (RR:2)

EXISTING USES: Residential

DISTRICT: Supervisorial District 4 (Gjerde)

RELATED CASES: BF_2017-0475 (Demolish 1440 Sq Ft Mobile Home on Foundation); BF_2018-0019 (New SFR to Replace Demolished 1440 Mobile Home); BL_2019-0311 (Vacation Home Rental Business License)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	RR2	RR:2	4.03± acres	Residential
EAST:	RR2	RR:2	6.05± acres	Residential
SOUTH:	RR2	RR:2	6.05± acres	Residential
WEST:	RR2	RR:2	2.04± acres	Residential

REFERRAL AGENCIES

- LOCAL**

 - ☐ Agricultural Commissioner
 - ☐ Air Quality Management District
 - ☐ Airport Land Use Commission
 - ☐ Archaeological Commission
 - ☒ Assessor’s Office
 - ☒ Building Division Fort Bragg
 - ☐ County Addresser
 - ☒ Department of Transportation (DOT)
 - ☒ Environmental Health (EH)
 - ☐ Farm Advisor
 - ☐ Forestry Advisor
 - ☐ LAFCO
 - ☒ Emergency Services
 - ☐ Community Services District
 - ☒ Fort Bragg Rural Fire Department
 - ☐ MAC
- ☐ Sanitation District
 - ☐ Fort Bragg Unified School District
 - ☐ Water District
 - ☐ Mendocino Transit Authority (MTA)
 - ☒ Planning Division Fort Bragg
 - ☐ Resource Lands Protection Com.
 - ☐ Sonoma State University
 - ☐ Trails Advisory Council

STATE

 - ☒ CALFIRE (Land Use)
 - ☒ CALFIRE (Resource Management)
 - ☐ California Coastal Commission
 - ☐ California Div. of Mine Reclamation
 - ☐ California Dept. of Fish & Wildlife
 - ☐ California Highway Patrol
 - ☐ California Native Plant Society
- ☐ California State Clearinghouse
 - ☒ CALTRANS
 - ☐ Regional Water Quality Control Board
 - ☐ Sierra Club

FEDERAL

 - ☐ Sierra Club
 - ☐ US Department of Fish & Wildlife
 - ☐ US Department of Health Services
 - ☐ US Department of Parks & Recreation
 - ☐ US Natural Resources Conservation

TRIBAL

 - ☒ Cloverdale Rancheria
 - ☐ Potter Valley Tribe
 - ☒ Redwood Valley Rancheria
 - ☒ Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

ENVIRONMENTAL DATA

1. MAC:

GIS

N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

HIGH

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CALFIRE / FORT BRAGG RURAL FPD

4. FARMLAND CLASSIFICATION:

GIS

GRAZING (G) / URBAN & BUILT-UP LAND (D)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

SUFFICIENT WATER RESOURCES

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

WESTERN SOIL CLASSES / BISHOP PINE

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

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

N/A

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

NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

N/A

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:

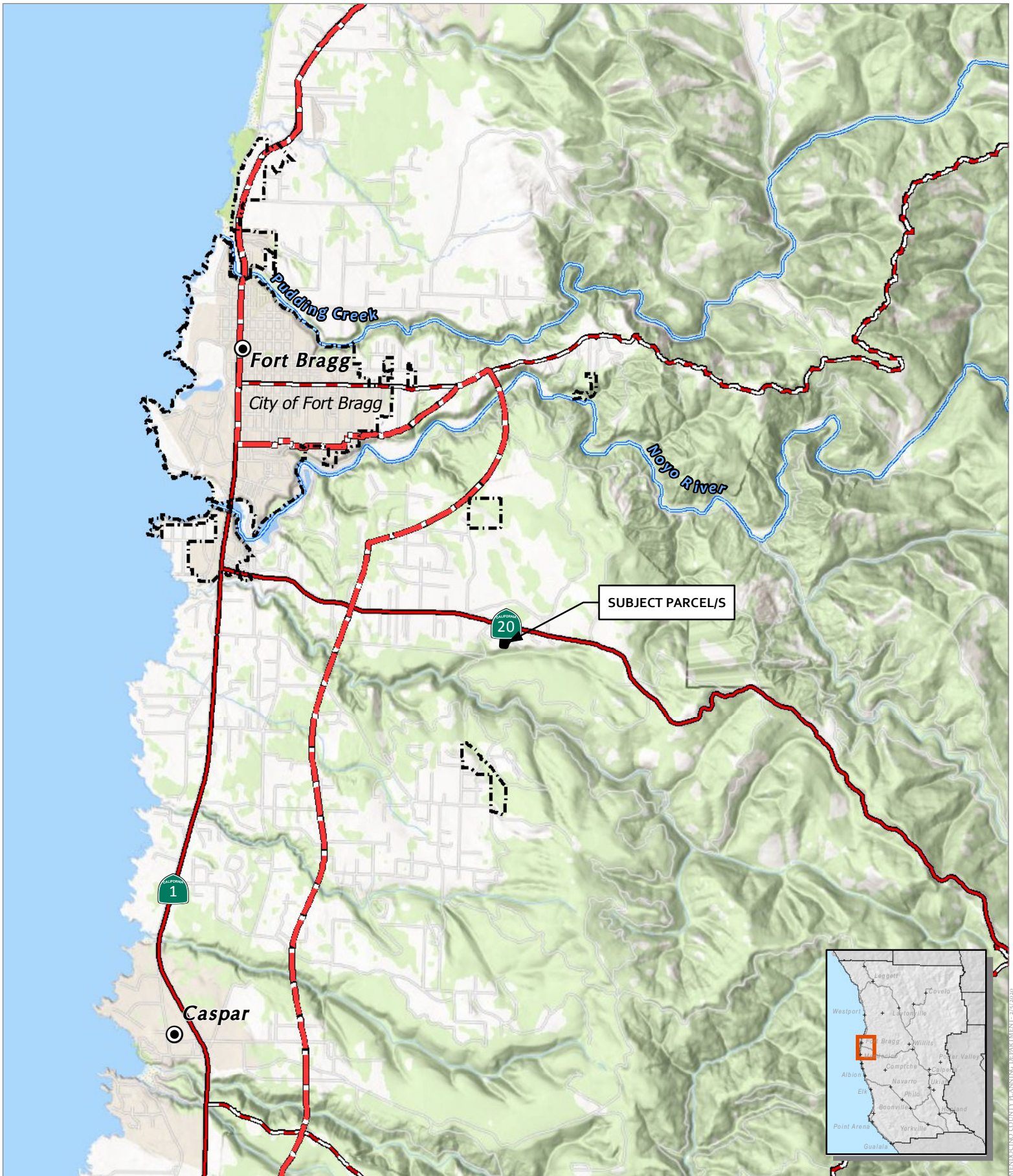
USDA

N/A

23. HARBOR DISTRICT:

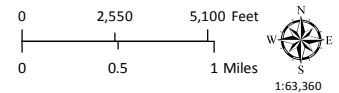
Sec. 20.512

N/A

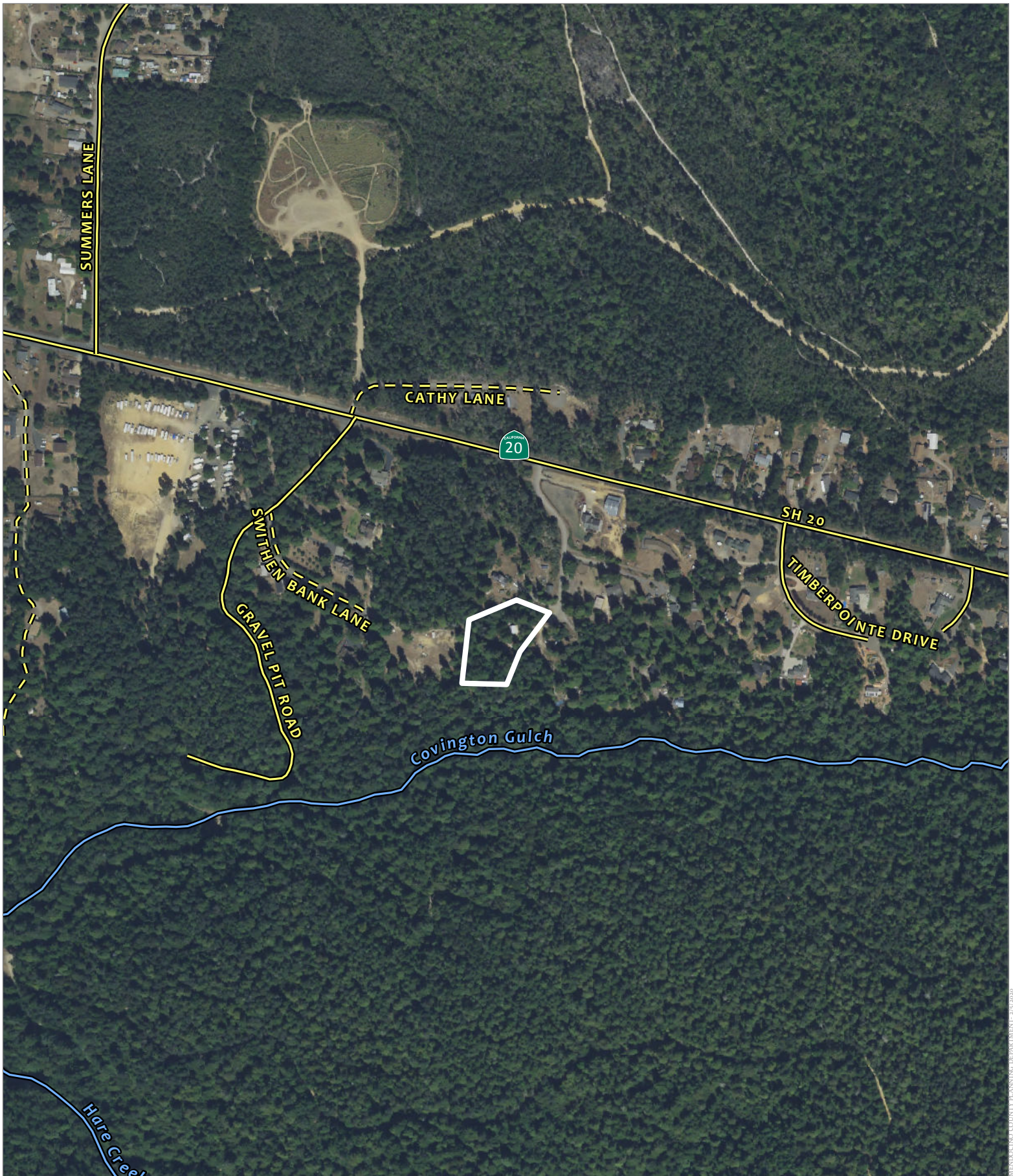


CASE: U 2020-0001
 OWNER: SILVESTRI, Peter
 APN: 019-680-30
 APLCT: Peter Silvestri
 AGENT:
 ADDRESS: 30691 W. Highway 20, Fort Bragg

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

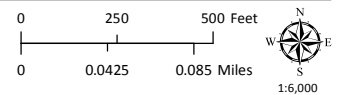


LOCATION MAP



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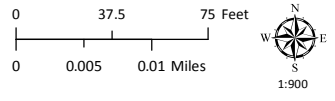
-  Named Rivers
-  Public Roads
-  Private Roads



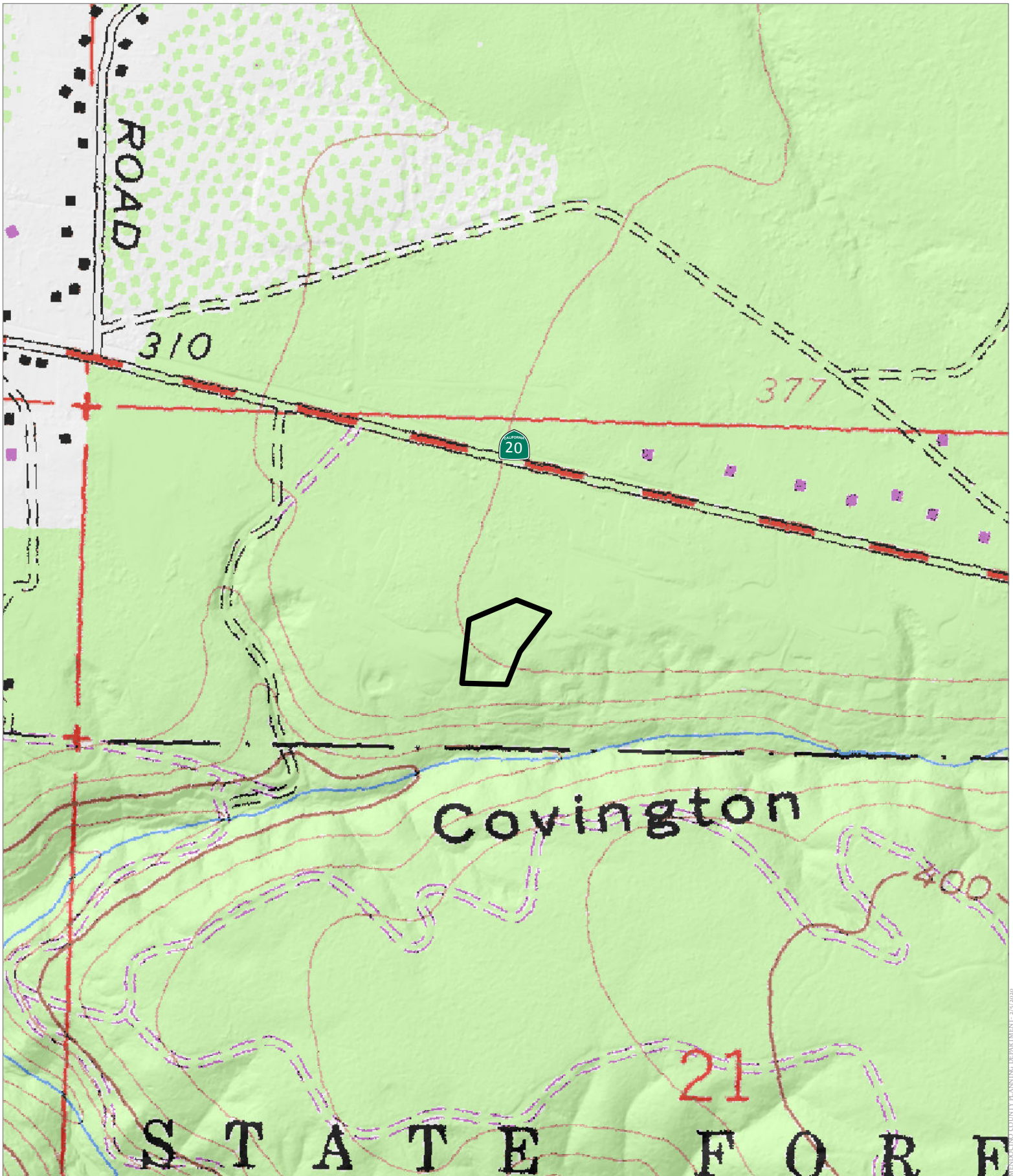
AERIAL IMAGERY



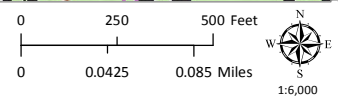
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AERIAL IMAGERY



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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET



Magnified Version

PARCEL SHADU

THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY-PRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED, OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEM.



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NO SCALE

SITE PLAN

RR2

TP

FL

CATHY LANE

20

SH.20

SWITHEN BANK LANE
GRAVEL PIT ROAD

TIMBERPOINTE DRIVE
QUAIL COURT

RR2

TP

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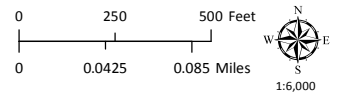
Zoning Districts



Public Roads



Assessors Parcels



ZONING DISPLAY MAP

RR 2

SUMMERS LANE

FL 160

CATHY LANE



SH. 20

SWITHEN BANK LANE
GRAVEL PIT ROAD

TIMBERPOINTE DRIVE
QUAIL COURT

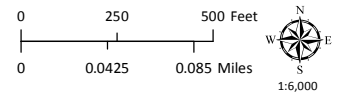
RR 2

PL

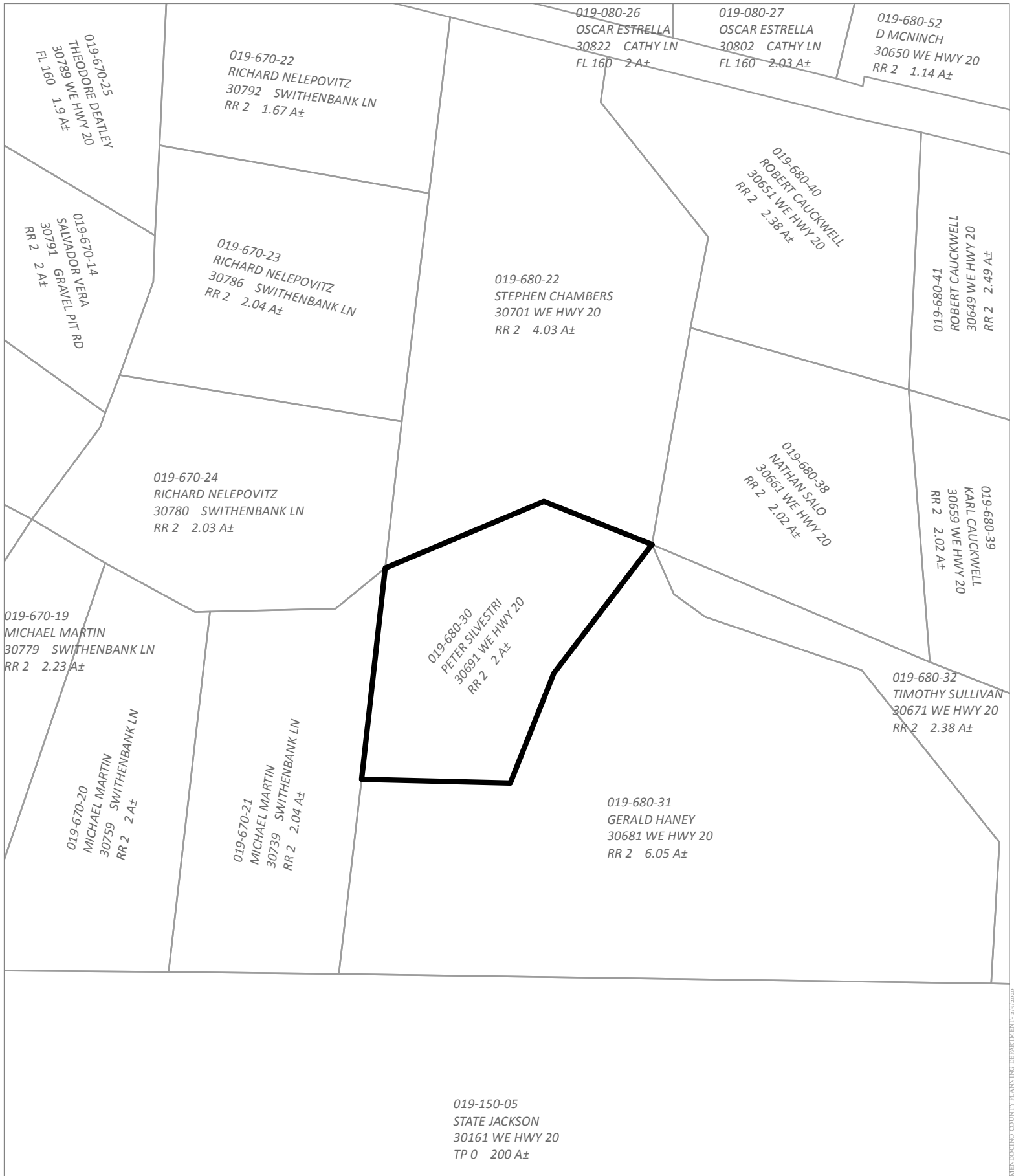
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/5/2020

CASE: U 2020-0001
OWNER: SILVESTRI, Peter
APN: 019-680-30
APLCT: Peter Silvestri
AGENT:
ADDRESS: 30691 W. Highway 20, Fort Bragg

-  General Plan Classes
-  Public Roads
-  Assessors Parcels



GENERAL PLAN CLASSIFICATIONS

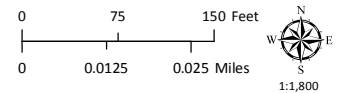


MINNEAPOLIS COUNTY PLANNING DEPARTMENT - 2/5/2020

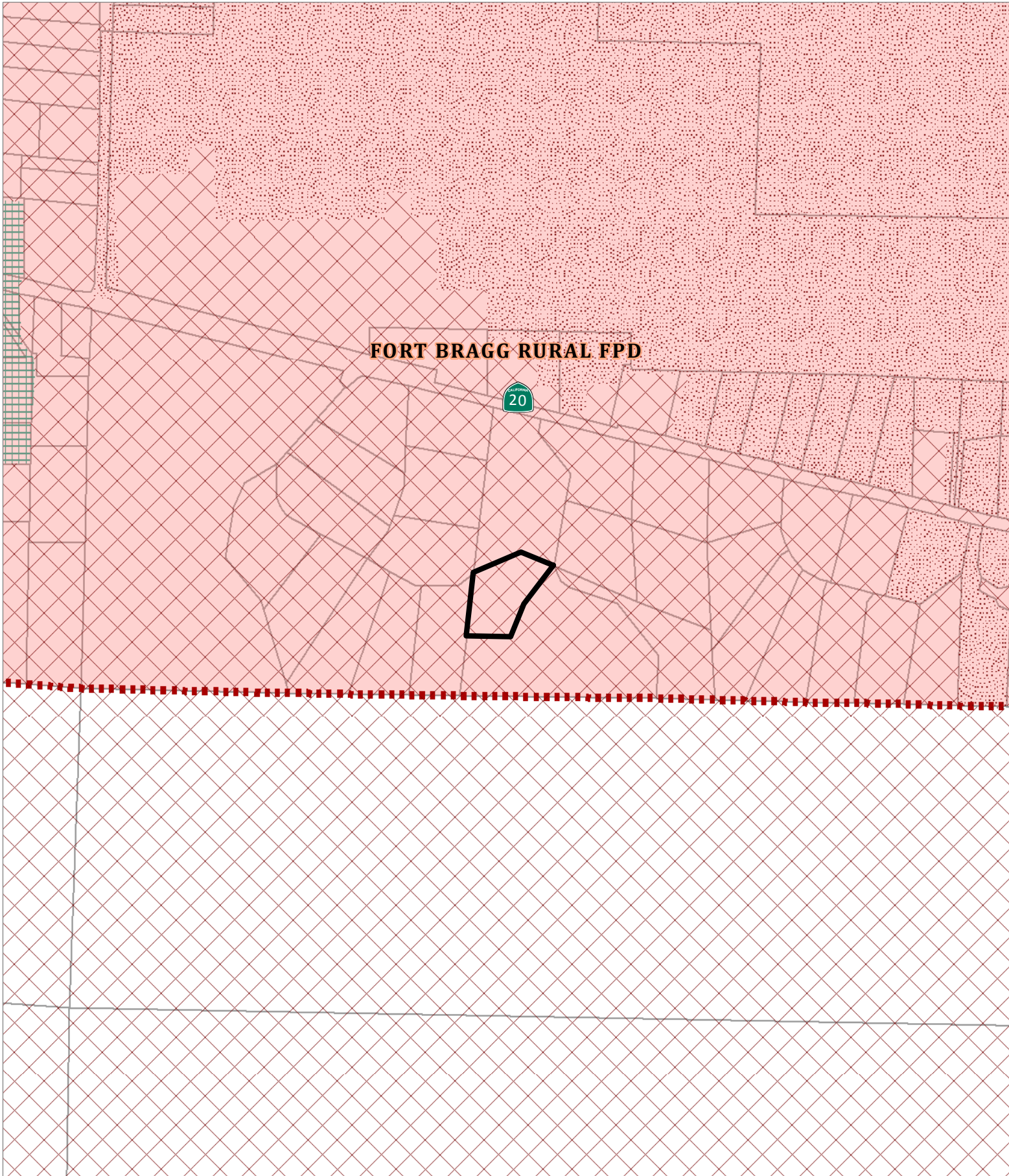
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APLCT: Peter Silvestri
AGENT:

ADDRESS: 30691 W. Highway 20, Fort Bragg

Assessors Parcels



ADJACENT PARCELS



CASE: U 2020-0001
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APLCT: Peter Silvestri
AGENT:
ADDRESS: 30691 W. Highway 20, Fort Bragg

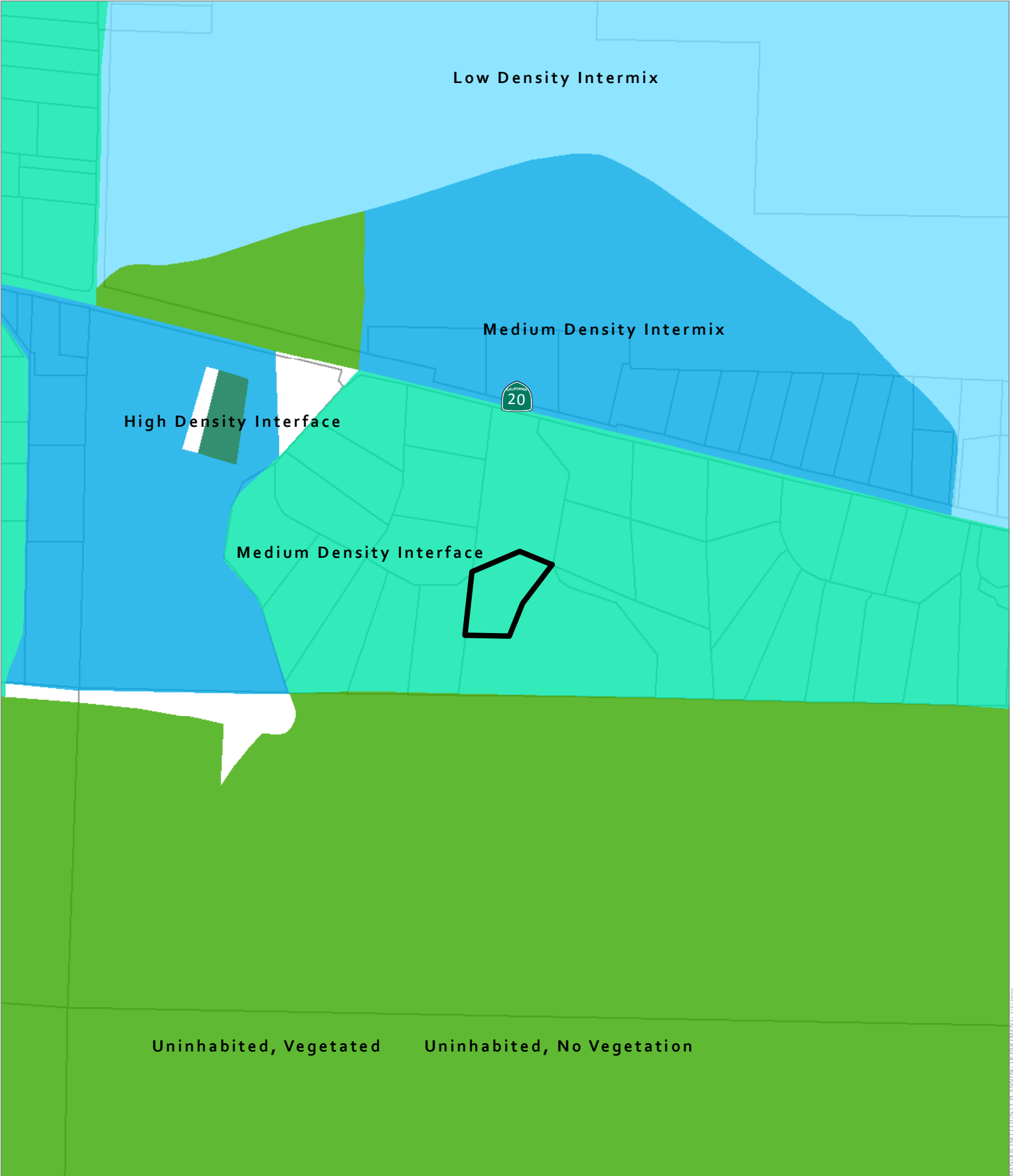
 Very High Fire Hazard
 High Fire Hazard
 Moderate Fire Hazard

 County Fire Districts
 Assessors Parcels

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

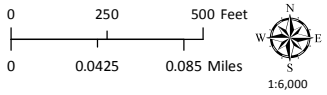
N
W
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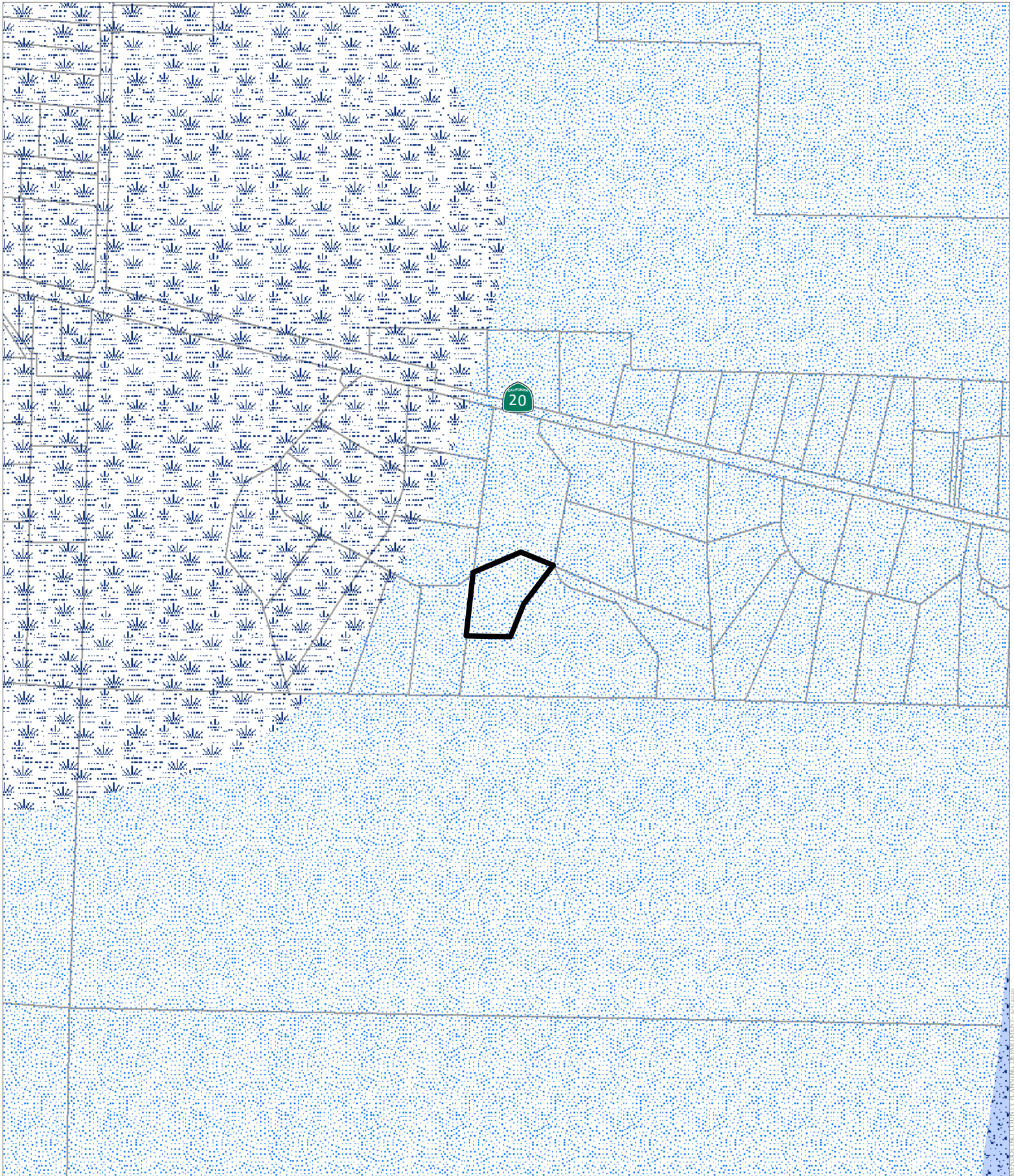
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

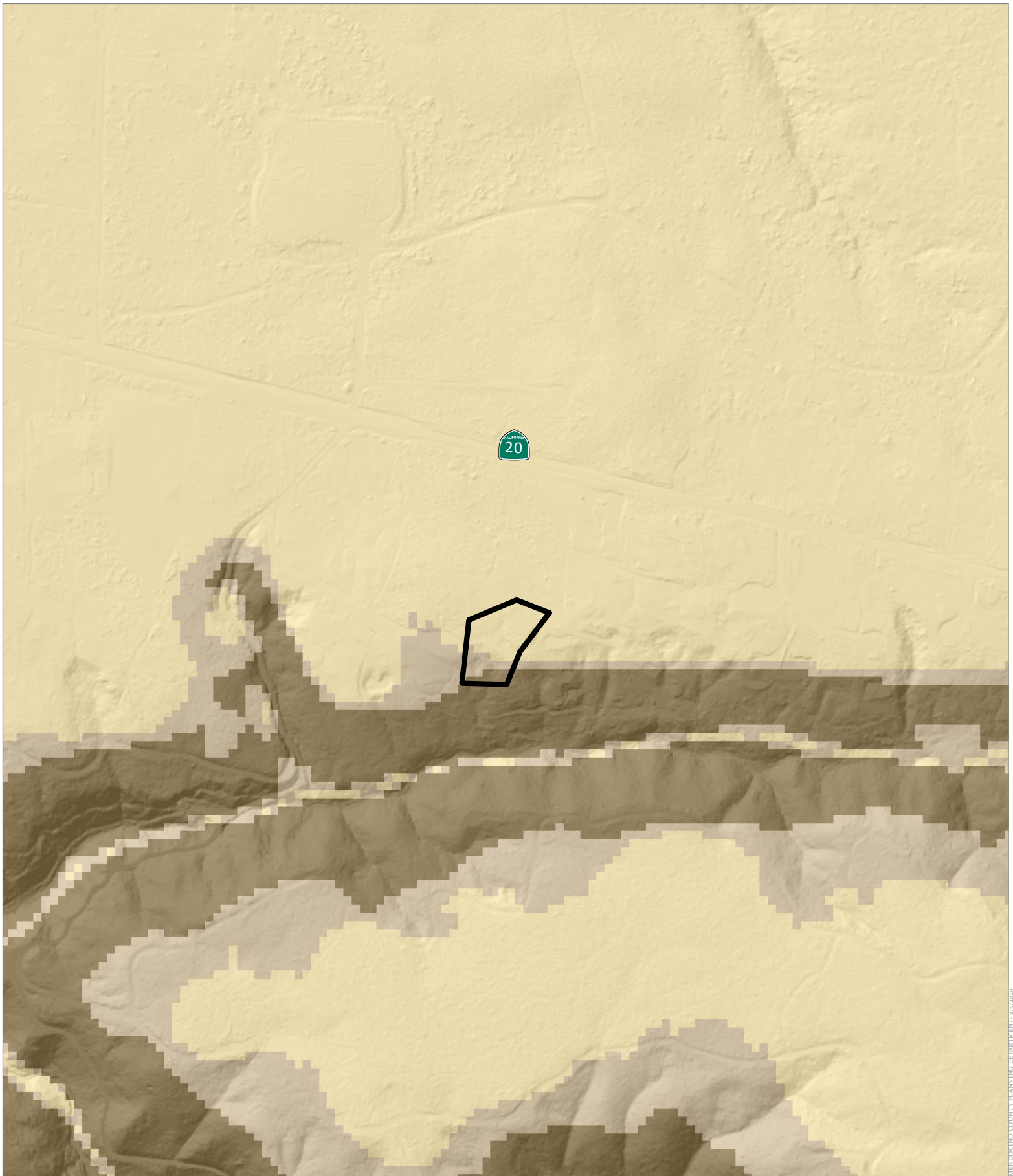


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 Assessor's Parcels



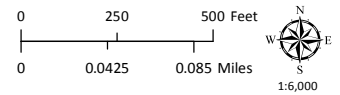
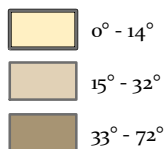




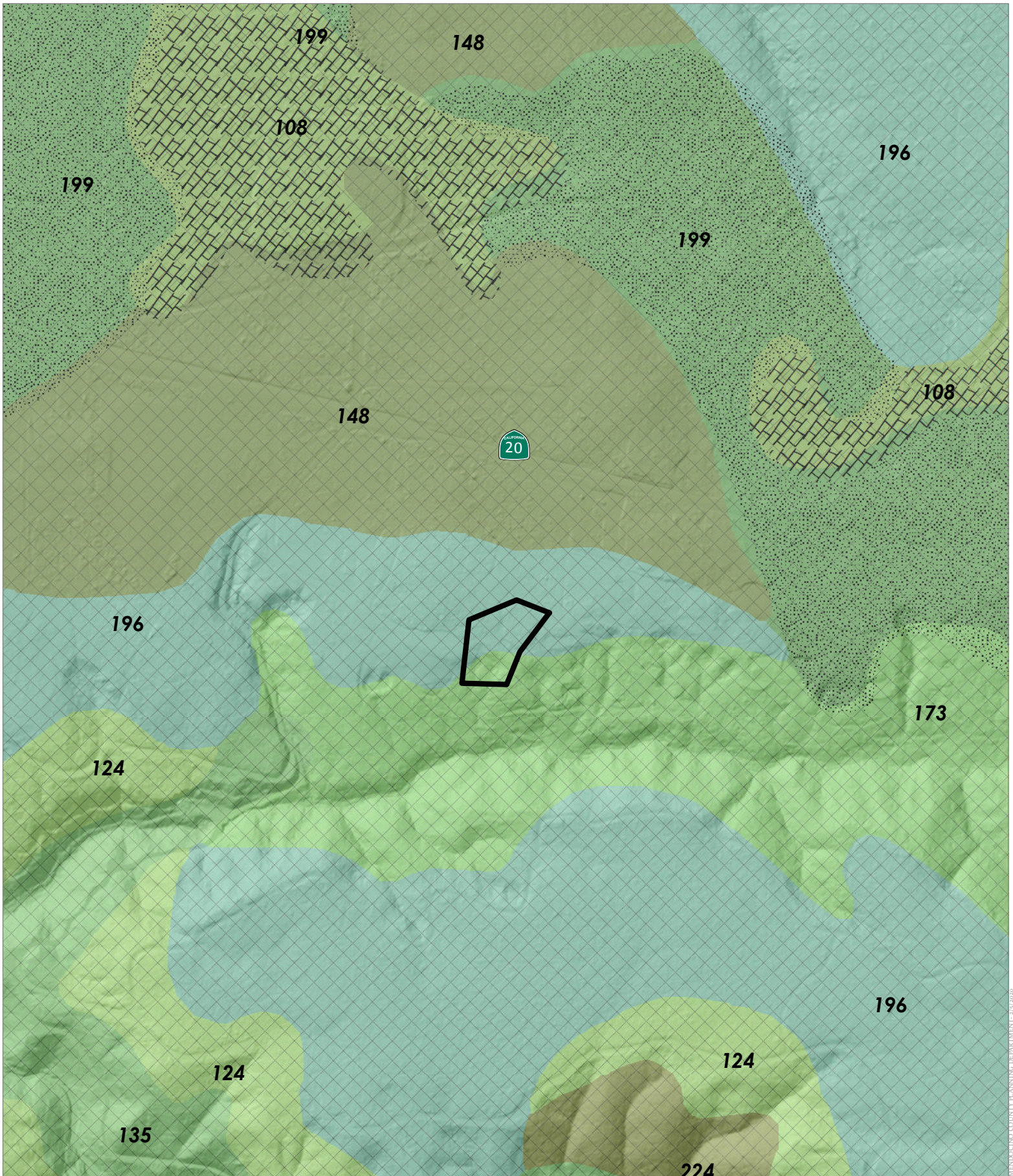
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/5/2020

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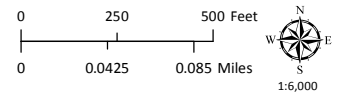
ESTIMATED SLOPE



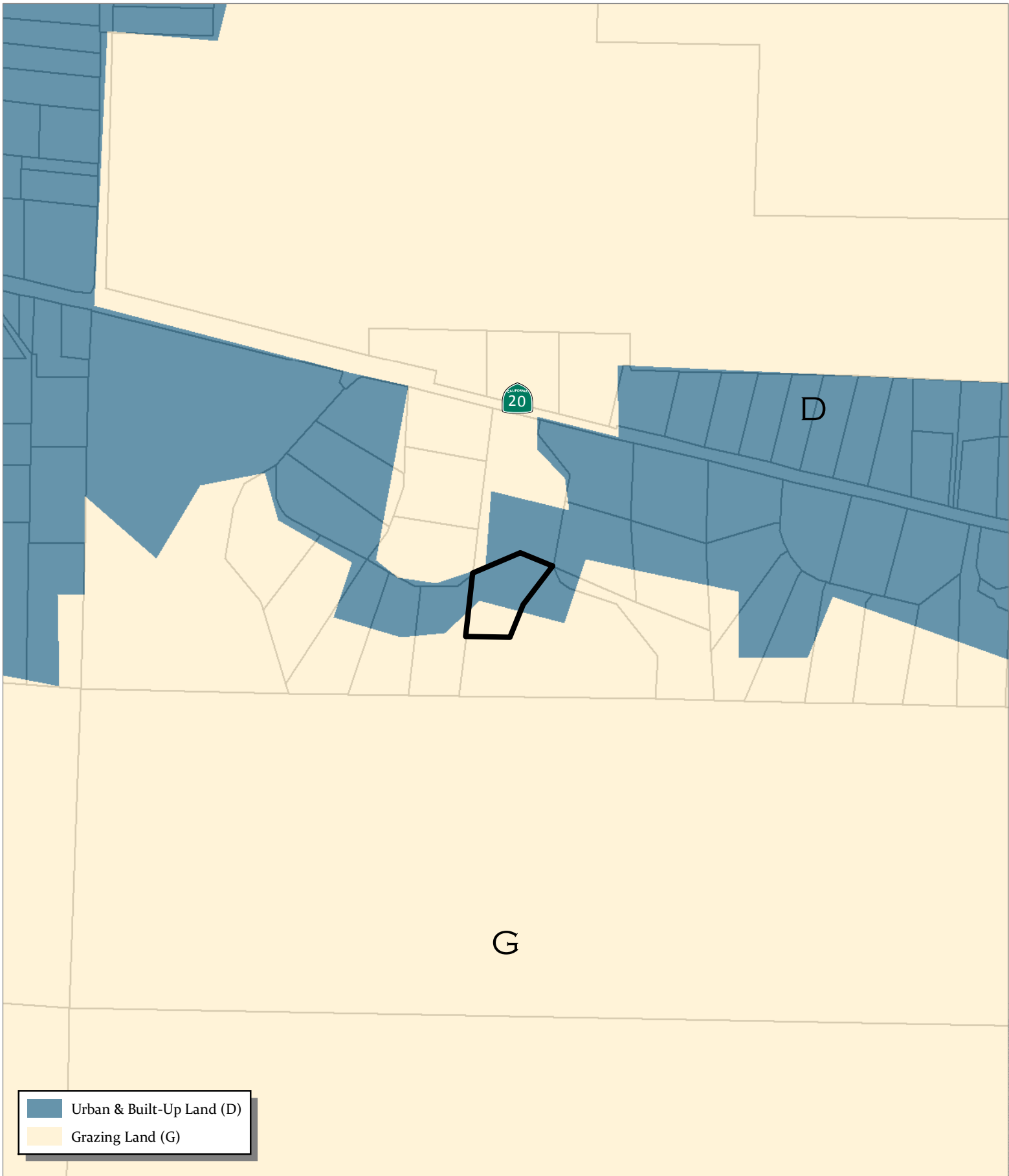
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 AGENT:

ADDRESS: 30691 W. Highway 20, Fort Bragg

-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex
-  Bishop Pine

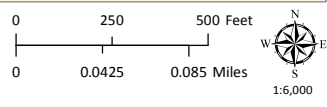


WESTERN SOIL CLASSES



CASE: U 2020-0001
OWNER: SILVESTRI, Peter
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AGENT:
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Assessors Parcels



FARMLAND CLASSIFICATIONS

[illegible]