February 21, 2020

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 ______________
REPORT FOR: USE PERMIT

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

GENERAL PLAN: Rural Residential (RR2)
ZONING: Rural Residential (RR:2)
EXISTING USES: Residential

DISTRIBUTION: 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)

ADJACENT USES:

- NORTH: RR2
- EAST: RR2
- SOUTH: RR2
- WEST: RR2

- ADJACENT GENERAL PLAN: RR2
- ADJACENT ZONING: RR:2
- ADJACENT LOT SIZES: 4.03± acres
- ADJACENT USES: Residential

- ADJACENT GENERAL PLAN: RR2
- ADJACENT ZONING: RR:2
- ADJACENT LOT SIZES: 6.05± acres
- ADJACENT USES: Residential

- ADJACENT GENERAL PLAN: RR2
- ADJACENT ZONING: RR:2
- ADJACENT LOT SIZES: 6.05± acres
- ADJACENT USES: Residential

- ADJACENT GENERAL PLAN: RR2
- ADJACENT ZONING: RR:2
- ADJACENT LOT SIZES: 2.04± acres
- ADJACENT USES: Residential

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
- 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
- Sierra Club
- US Department of Fish & Wildlife
- US Department of Health Services
- US Department of Parks & Recreation
- US Natural Resources Conservation
- Cloverdale Rancheria
- Potter Valley Tribe
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

STAFF PLANNER: MARK CLISER
DATE: 2/24/2020
<table>
<thead>
<tr>
<th><strong>ENVIRONMENTAL DATA</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. MAC:</strong></td>
</tr>
<tr>
<td>GIS</td>
</tr>
<tr>
<td>N/A</td>
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<tr>
<td><strong>2. FIRE HAZARD SEVERITY ZONE:</strong></td>
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<tr>
<td>CALFIRE FRAP maps/GIS</td>
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<tr>
<td>HIGH</td>
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<td><strong>3. FIRE RESPONSIBILITY AREA:</strong></td>
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<tr>
<td>CALFIRE / FORT BRAGG RURAL FPD</td>
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<tr>
<td><strong>GRAZING (G) / URBAN &amp; BUILT-UP LAND (D)</strong></td>
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<td><strong>4. FARMLAND CLASSIFICATION:</strong></td>
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<tr>
<td>GIS</td>
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<tr>
<td><strong>5. FLOOD ZONE CLASSIFICATION:</strong></td>
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<tr>
<td>FEMA Flood Insurance Rate Maps (FIRM)</td>
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<tr>
<td>NO</td>
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<td><strong>6. COASTAL GROUNDWATER RESOURCE AREA:</strong></td>
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<tr>
<td>Coastal Groundwater Study/GIS</td>
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<tr>
<td><strong>SUFFICIENT WATER RESOURCES</strong></td>
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<td><strong>7. SOIL CLASSIFICATION:</strong></td>
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<tr>
<td>Mendocino County Soils Study/Eastern/Western Part</td>
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<td>WESTERN SOIL CLASSES / BISHOP PINE</td>
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<td><strong>8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:</strong></td>
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<tr>
<td>GIS maps; Pygmy Soil Maps; GIS</td>
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<tr>
<td>N/A</td>
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<td><strong>9. WILLIAMSON ACT CONTRACT:</strong></td>
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<tr>
<td>GIS; Mendocino County Assessor’s Office</td>
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<tr>
<td>NO</td>
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<td><strong>10. TIMBER PRODUCTION ZONE:</strong></td>
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<td>NO</td>
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<tr>
<td><strong>11. WETLANDS CLASSIFICATION:</strong></td>
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<tr>
<td>GIS</td>
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<tr>
<td>N/A</td>
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<tr>
<td><strong>12. EARTHQUAKE FAULT ZONE:</strong></td>
</tr>
<tr>
<td>Earthquake Fault Zone Maps; GIS</td>
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</tbody>
</table>
CASE: U 2020-0001
OWNER: SILVESTRI, Peter
APN: 019-680-30
APLCT: Peter Silvestri
AGENT:
ADDRESS: 30691 W. Highway 20, Fort Bragg
CASE: U 2020-0001
OWNER: SILVESTRI, Peter
APN: 019-680-30
APLCT: Peter Silvestri
AGENT:
ADDRESS: 30691 W. Highway 20, Fort Bragg

ESTIMATED SLOPE

- 0° - 14°
- 15° - 32°
- 33° - 72°
CASE: U 2020-0001
OWNER: SILVESTRI, Peter
APN: 019-680-30
APLCT: Peter Silvestri
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
APN: 019-680-30
APLCT: Peter Silvestri
AGENT:
ADDRESS: 30691 W. Highway 20, Fort Bragg

FARMLAND CLASSIFICATIONS

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