



COUNTY OF MENDOCINO  
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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**MEMORANDUM**

**DATE:** May 27, 2020  
**TO:** Coastal Permit Administrator  
**FROM:** Jessie Waldman, Planner I  
**SUBJECT:** CDP\_2019-0045 (Herrmann) - Clarification to adjacent agricultural activities and preservation setback

**Additions to Staff Report sections Zoning (page 3, paragraph 4) & Natural Resources (page 5, paragraph 2):**

The adjacent property to the north and west is classified Range Land (RL-160) and is within a Type II Agricultural Preserve.

Mendocino Coastal Element Policy 3.2-13 states in part that:

*“If parcels adjacent to Type II Ag Preserve are designated Clustering (:CL) or Planned Development (:PD), the density will be dictated by the General Plan Land Use classification provided that the residential development is located not closer than 200 feet from the property line(s) of the protected agricultural resource or at the farthest feasible point from said property line(s)...”*

Mendocino County Code (MCC) Section 20.508.020(C) states:

*“New parcels created adjacent to Type II Agricultural Preserve shall be a minimum of ten (10) acres, however, parcels designated Clustering Development Combining District (CL) or Planned Unit Development Combining District (PD) may be developed at a density specified by the base zone provided that no dwelling is closer than two hundred (200) feet from the property line of the Preserve or at the furthest feasible point from said property line.”*

The previous Coastal Development Minor Subdivision #CDMS 10-63, which created the subject parcel, established a 200 feet setback for the adjacent agricultural preserve which remains in effect for the proposed minor subdivision and use permit modification.

The proposed development will be consistent with both Mendocino Coastal Element Policy 3.2-13 and MCC Section 20.508.020(C) to protect agricultural activities and reduce impacts to residential land which are adjacent to agricultural land, as the proposed development will be located within the recorded building envelopes, as shown on the *Site Plan*.