



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
 JULIA KROG, ASSISTANT DIRECTOR
 TELEPHONE: 707-234-6650
 FAX: 707-463-5709
 FB PHONE: 707-964-5379
 FB FAX: 707-961-2427
 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

January 20, 2022

Planning – FB
 Department of Transportation
 Environmental Health - Fort Bragg
 Building Inspection - Fort Bragg
 Assessor
 Archaeological Commission

Sonoma State University
 Native Plant Society
 Department of Forestry/ CalFire
 -Land Use
 Department of Fish and Wildlife
 Coastal Commission
 RWQCB

State Clearinghouse
 Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 Mendocino Fire Protection District
 Mendocino Community Services District

CASE#: U_2021-0013

DATE FILED: 9/16/2021

OWNER/APPLICANT: FELICIA RICE

AGENT: KELLY GRIMES

REQUEST: Major Use Permit in the coastal zone to remove existing 135 square foot shed and construct a new 360 square foot shed for use as a Cottage Industry per Mendocino Town Zoning Code, Sec. 20.652.015 (C).

LOCATION: In the Coastal Zone, 1500± feet southeast of Mendocino Town center, lying on the east side of Heeser Street (CR407I) at its intersection with Calpella Street (407B); located at 45320 Calpella Street, Mendocino; APN: 119-213-11.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: STEVEN SWITZER

RESPONSE DUE DATE: February 3, 2022

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 _____

CASE: U_2021-0013

OWNER/APPLICANT: FELICIA RICE

AGENT: KELLY GRIMES

REQUEST: Major Use Permit in the coastal zone to remove existing 135 square foot shed and construct a new 360 square foot shed for use as a Cottage Industry per Mendocino Town Zoning Code, Sec. 20.652.015 (C).

LOCATION: In the Coastal Zone, 1500± feet southeast of Mendocino Town center, lying on the east side of Heeser Street (CR407I) at its intersection with Calpella Street (407B); located at 45320 Calpella Street, Mendocino; APN: 119-213-11.

APN/S: 119-213-11

PARCEL SIZE: 0.27± Acres

GENERAL PLAN: Town Residential (R+)

ZONING: Mendocino Town Residential (MTR)

EXISTING USES: Residential

DISTRICT: 5 (Williams)

RELATED CASES: MHRB_2020-0016 (Rice, Workshop) –*Approved with Conditions*

| | <u>ADJACENT GENERAL PLAN</u> | <u>ADJACENT ZONING</u> | <u>ADJACENT LOT SIZES</u> | <u>ADJACENT USES</u> |
|---------------|------------------------------|----------------------------------|---------------------------|----------------------|
| NORTH: | Town Residential (R+) | Mendocino Town Residential (MTR) | 0.11± Acres | Residential |
| EAST: | Town Residential (R+) | Mendocino Town Residential (MTR) | 0.19± Acres | Residential |
| SOUTH: | Town Residential (R+) | Mendocino Town Residential (MTR) | 0.36± Acres | Residential |
| WEST: | Town Residential (R+) | Mendocino Town Residential (MTR) | 0.11± Acres | Residential |

REFERRAL AGENCIES

LOCAL

- Archaeological Commission
- Assessor's Office
- Building Division (Fort Bragg)
- Department of Transportation (DOT)
- Environmental Health (EH)
- Mendocino City Community Services District

- Mendocino Fire Protection District
- Planning Division (Fort Bragg)
- Sonoma State University

STATE

- CALFIRE (Land Use)
- California Coastal Commission
- California Dept. of Fish & Wildlife

- California Native Plant Society
- California State Clearinghouse
- Regional Water Quality Control Board

TRIBAL

- Cloverdale Rancheria
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians
-

ADDITIONAL INFORMATION: Please submit comments to switzers@mendocinocounty.org

Pursuant with Division III –Mendocino Town Zoning Code, Chapter 20.724 –Variances, Sec. 20.74.010 (A), a reduced side yard is an incidental and necessary concurrent variance to allow replacement structure to be sited where there is an existing shed.

Mendocino Town Plan, Appendix 1 lists the site as a Category I Historic structure, built c1900.

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
Urban and Built-Up Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
Critical Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
Western Soil Classes 219

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
NO

10. TIMBER PRODUCTION ZONE:

GIS
NO

11. WETLANDS CLASSIFICATION:

GIS
NO

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
YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
NO

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
Mendocino Town Plan

21. STATE CLEARINGHOUSE REQUIRED:

Policy
YES

22. OAK WOODLAND AREA:

USDA
NO

23. HARBOR DISTRICT:

Sec. 20.512
NO

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS
Urban

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500
Marine Terrace Deposits (Zone 2) –Strong Shaking

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496
Barren

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
NO

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
NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9
NO

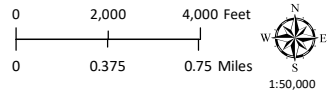
31. BLUFFTOP GEOLOGY:

GIS; 20.500.020
NO



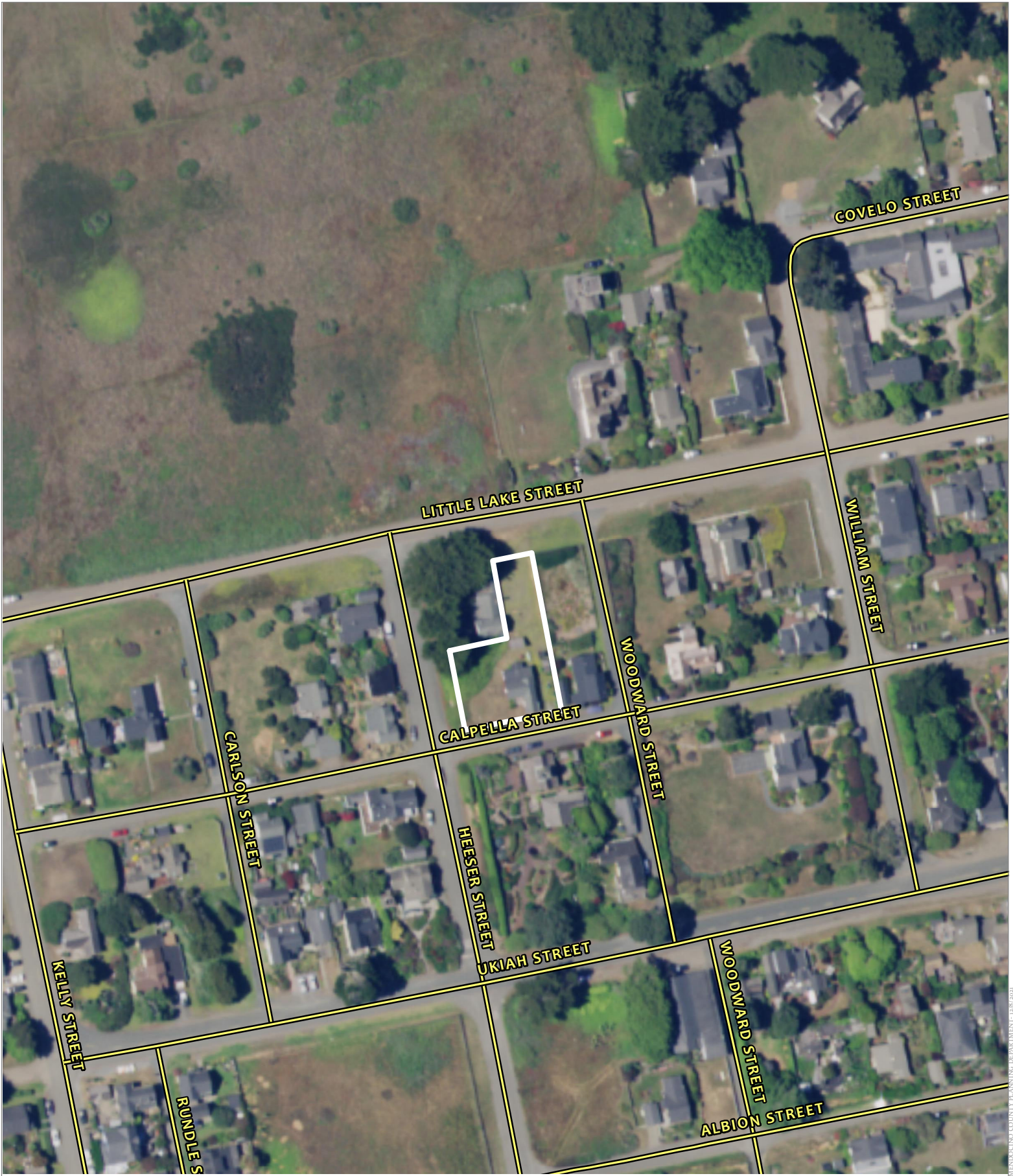
CASE: U 2021-0013
OWNER: Felicia Rice & James Schoonover
APN: 119-213-11
APLCT: Felicia Rice
AGENT: Kelly Grimes
ADDRESS: 45320 Calpella Street, Mendocino

- Major Towns & Places
- Highways
- Major Roads



LOCATION MAP

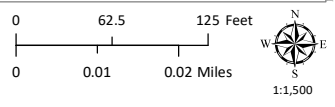
MENDOCINO COUNTY PLANNING DEPARTMENT 12/07/2021



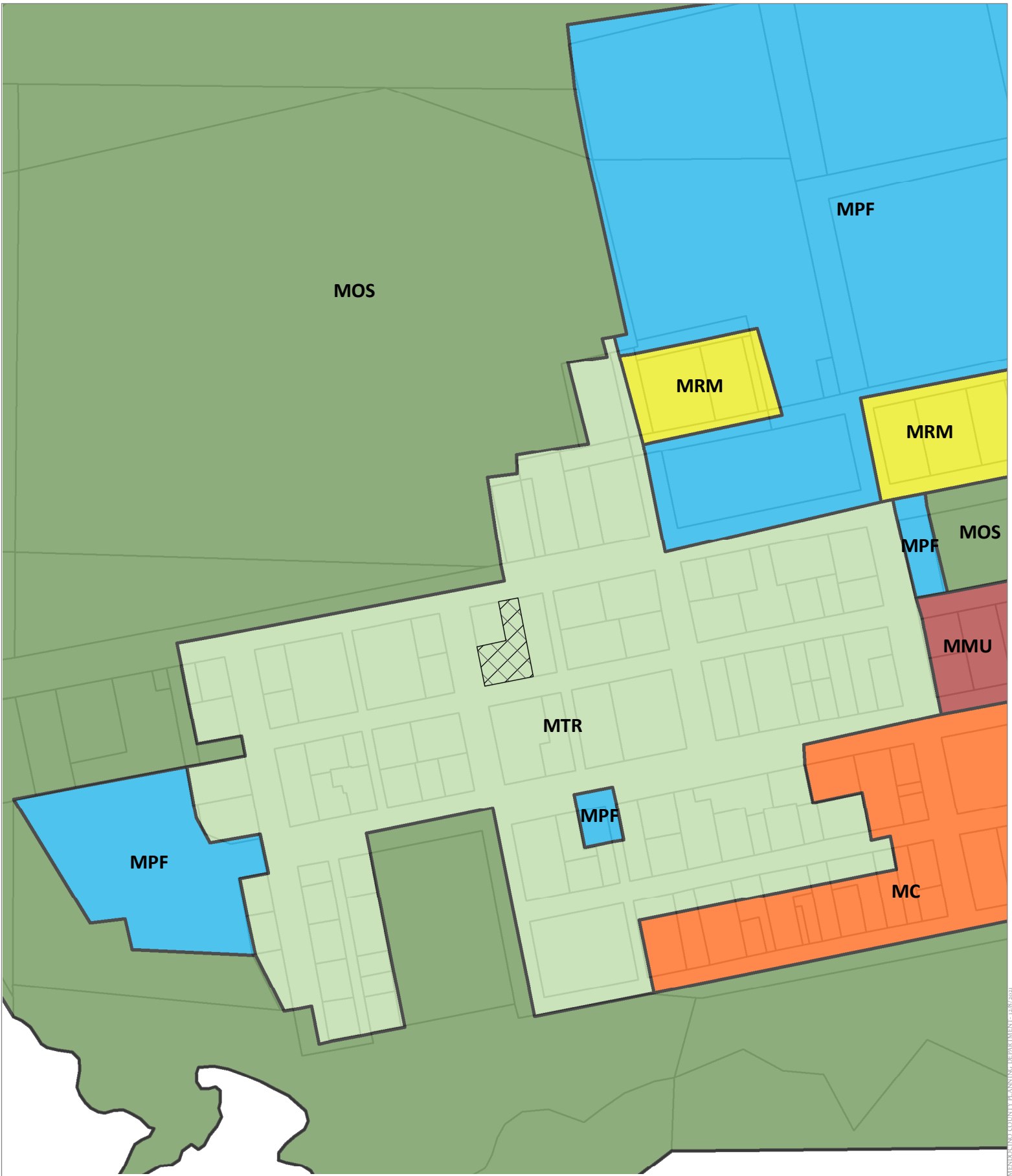
MENDOCINO COUNTY PLANNING DEPARTMENT 12/29/2021

CASE: U 2021-0013
OWNER: Felicia Rice & James Schoonover
APN: 119-213-11
APLCT: Felecia Rice
AGENT: Kelly Grimes
ADDRESS: 45320 Calpella Street, Mendocino

Public Roads

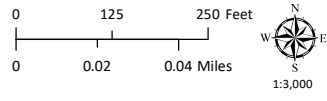


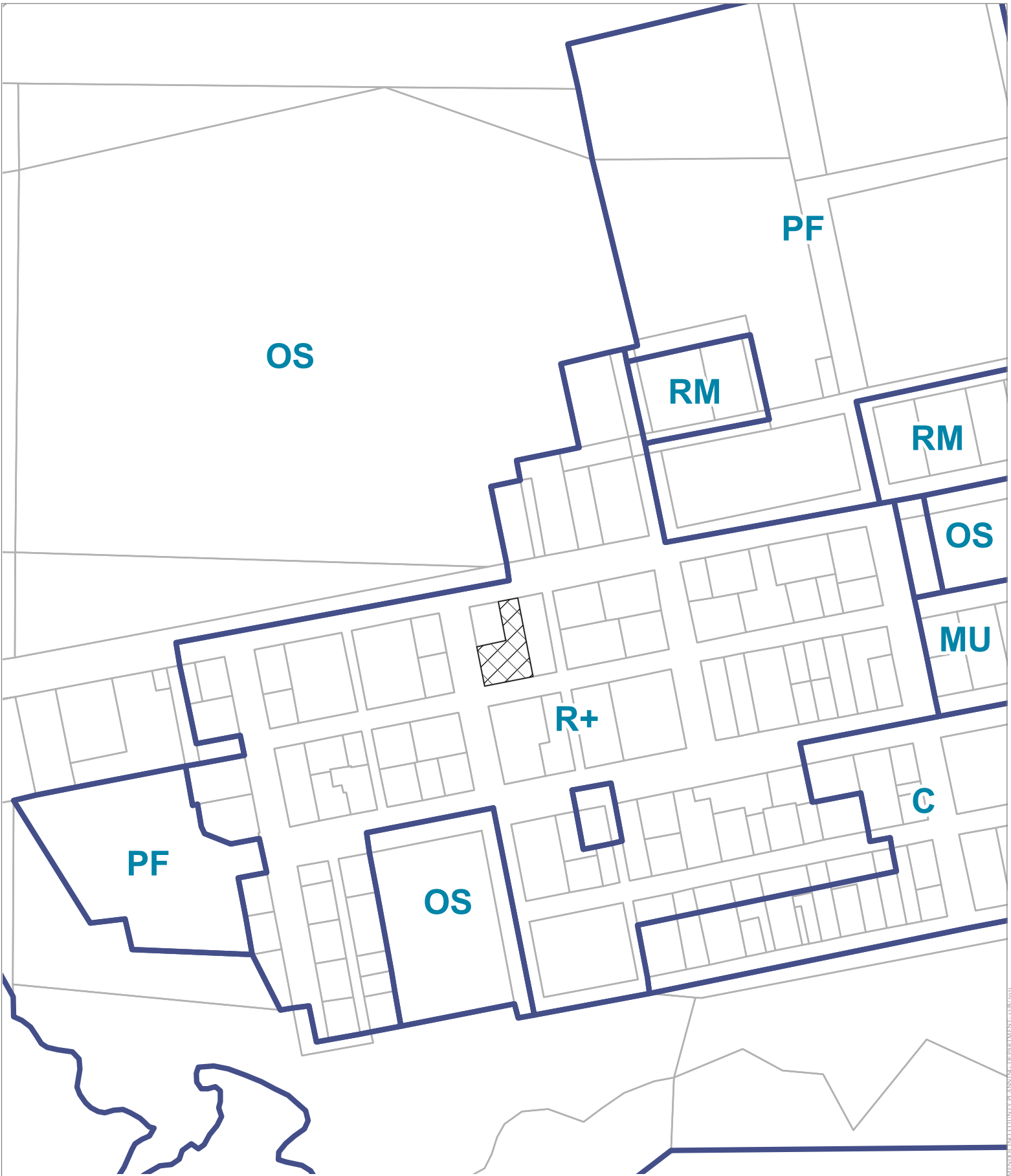
AERIAL IMAGERY



MENDOCINO COUNTY PLANNING DEPARTMENT 12/29/2021


CASE: U 2021-0013
OWNER: Felicia Rice & James Schoonover
APN: 119-213-11
APLCT: Felicia Rice
AGENT: Kelly Grimes
ADDRESS: 45320 Calpella Street, Mendocino

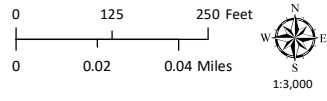




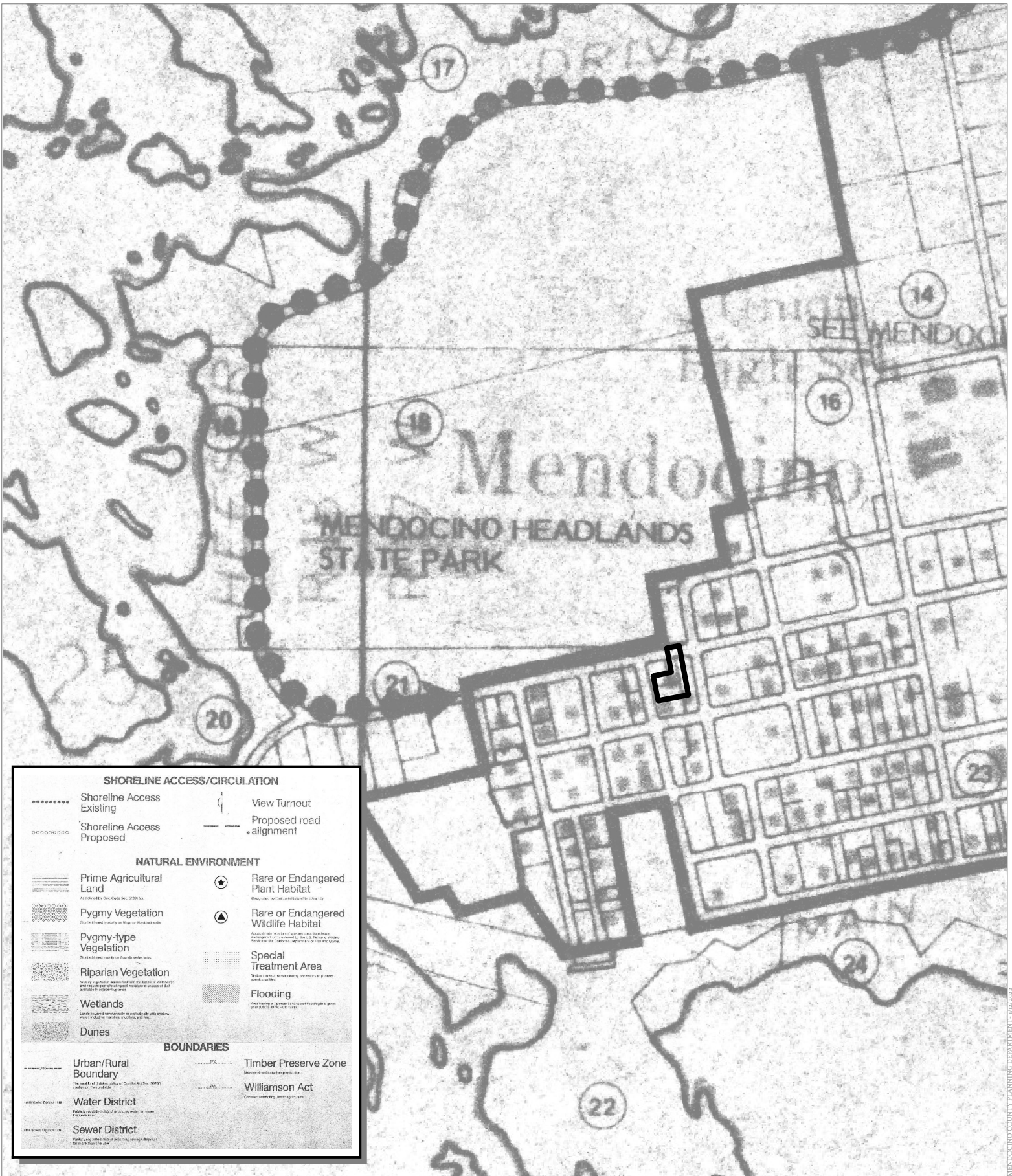
MENDOCINO COUNTY PLANNING DEPARTMENT 12/8/2021

CASE: U 2021-0013
OWNER: Felicia Rice & James Schoonover
APN: 119-213-11
APLCT: Felicia Rice
AGENT: Kelly Grimes
ADDRESS: 45320 Calpella Street, Mendocino

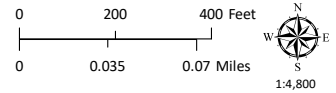
 General Plan Classes

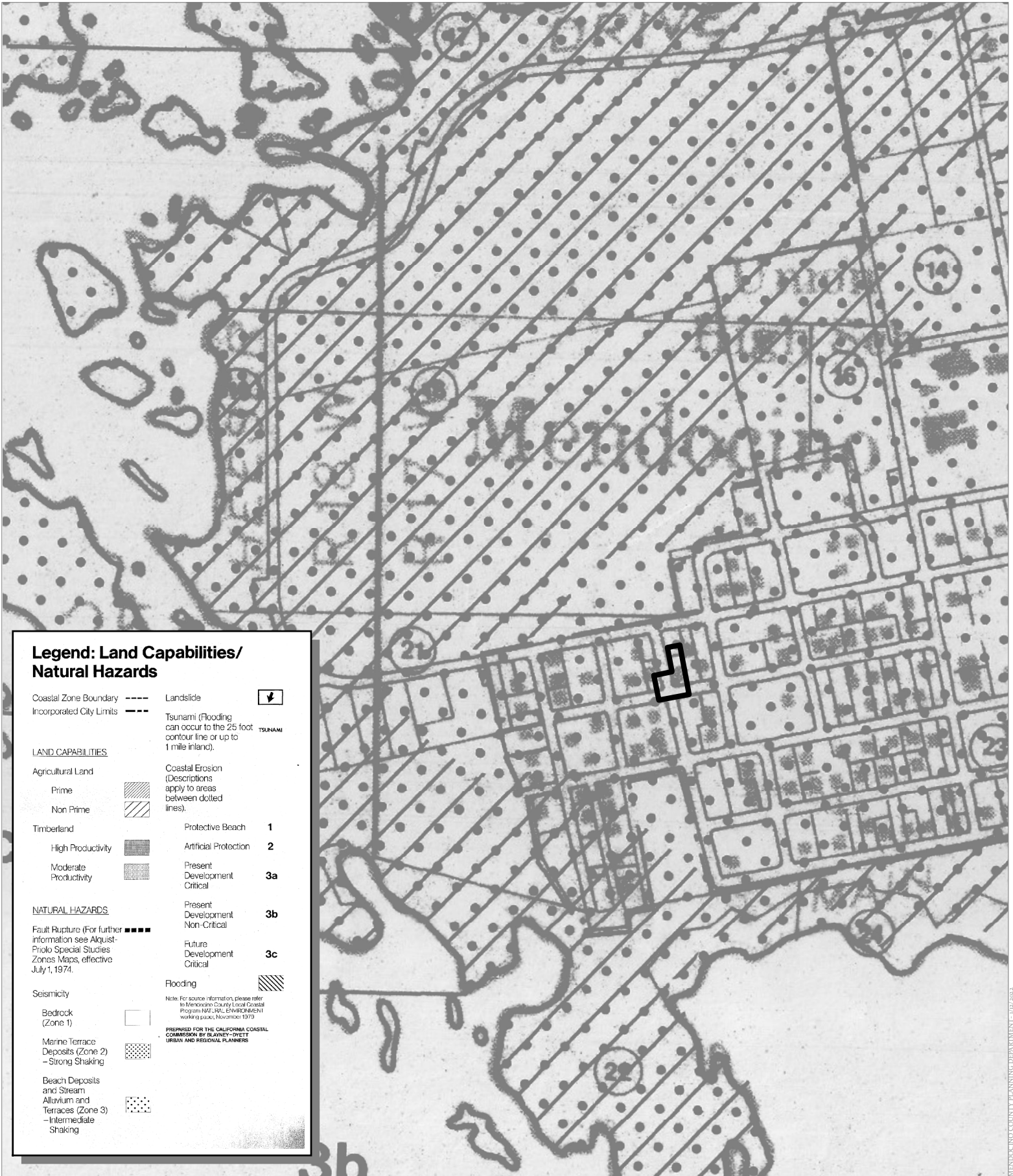


GENERAL PLAN CLASSIFICATIONS



CASE: U 2021-0013
 OWNER: Felicia Rice & James Schoonover
 APN: 119-213-11
 APLCT: Felicia Rice
 AGENT: Kelly Grimes
 ADDRESS: 45320 Calpella Street, Mendocino

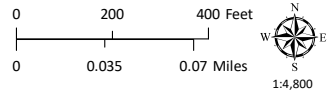




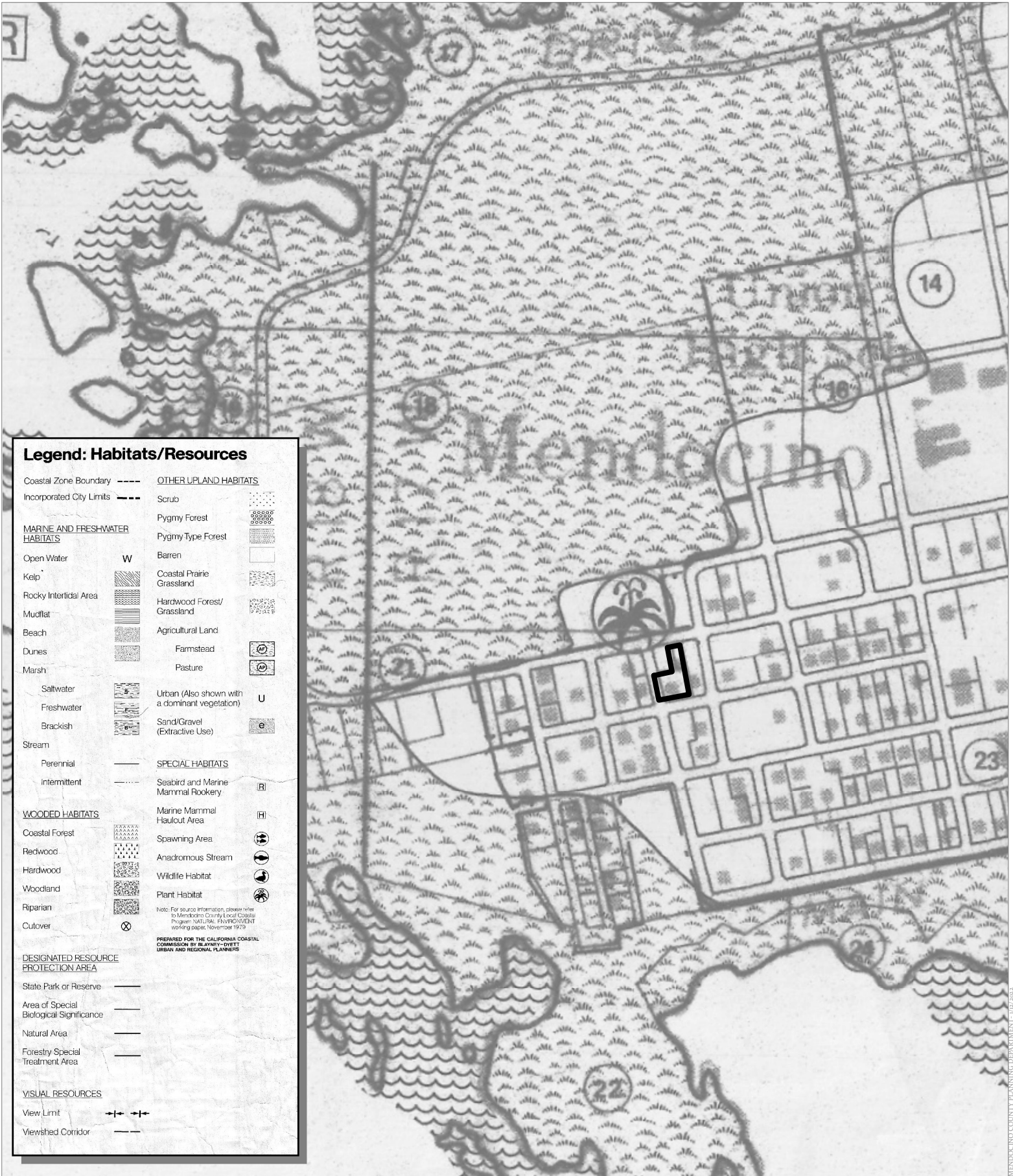
**Legend: Land Capabilities/
Natural Hazards**

| | | | |
|---|------|---|----|
| Coastal Zone Boundary | --- | Landslide | |
| Incorporated City Limits | --- | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). | |
| LAND CAPABILITIES | | | |
| Agricultural Land | | Coastal Erosion (Descriptions apply to areas between dotted lines). | |
| Prime | | Protective Beach | 1 |
| Non Prime | | Artificial Protection | 2 |
| Timberland | | Present Development Critical | 3a |
| High Productivity | | Present Development Non-Critical | 3b |
| Moderate Productivity | | Future Development Critical | 3c |
| NATURAL HAZARDS | | | |
| Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974). | ---- | Flooding | |
| Seismicity | | <small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.</small> <small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY ISLAND-DIRECT URBAN AND REGIONAL PLANNERS</small> | |
| Bedrock (Zone 1) | | | |
| Marine Terrace Deposits (Zone 2) - Strong Shaking | | | |
| Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking | | | |

CASE: U 2021-0013
 OWNER: Felicia Rice & James Schoonover
 APN: 119-213-11
 APLCT: Felicia Rice
 AGENT: Kelly Grimes
 ADDRESS: 45320 Calpella Street, Mendocino



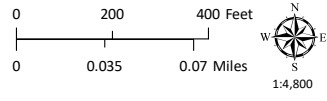
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/27/2023



Legend: Habitats/Resources

| | | | |
|--|-------------|---|----------------------------|
| Coastal Zone Boundary | --- | OTHER UPLAND HABITATS | |
| Incorporated City Limits | --- | Scrub | |
| MARINE AND FRESHWATER HABITATS | | | |
| Open Water | W | Pygmy Forest | |
| Kelp | [Symbol] | Pygmy Type Forest | |
| Rocky Intertidal Area | [Symbol] | Barren | |
| Mudflat | [Symbol] | Coastal Prairie Grassland | |
| Beach | [Symbol] | Hardwood Forest/Grassland | |
| Dunes | [Symbol] | Agricultural Land | |
| Marsh | [Symbol] | Farmstead | |
| Saltwater | [Symbol] | Pasture | |
| Freshwater | [Symbol] | Urban (Also shown with a dominant vegetation) | |
| Brackish | [Symbol] | Sand/Gravel (Extractive Use) | |
| Stream | [Symbol] | U | |
| Perennial | --- | SPECIAL HABITATS | |
| Intermittent | --- | Seabird and Marine Mammal Rookery | RI |
| WOODED HABITATS | | | Marine Mammal Haulout Area |
| Coastal Forest | [Symbol] | Spawning Area | [Symbol] |
| Redwood | [Symbol] | Anadromous Stream | [Symbol] |
| Hardwood | [Symbol] | Wildlife Habitat | [Symbol] |
| Woodland | [Symbol] | Plant Habitat | [Symbol] |
| Riparian | [Symbol] | <small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.</small> | |
| Cutover | [Symbol] | <small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNY-DYETT URBAN AND REGIONAL PLANNERS</small> | |
| DESIGNATED RESOURCE PROTECTION AREA | | | |
| State Park or Reserve | --- | | |
| Area of Special Biological Significance | --- | | |
| Natural Area | --- | | |
| Forestry Special Treatment Area | --- | | |
| VISUAL RESOURCES | | | |
| View Limit | ---+---+--- | | |
| Viewshed Corridor | --- | | |

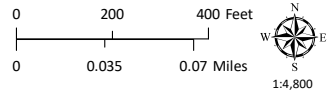
CASE: U 2021-0013
 OWNER: Felicia Rice & James Schoonover
 APN: 119-213-11
 APLCT: Felicia Rice
 AGENT: Kelly Grimes
 ADDRESS: 45320 Calpella Street, Mendocino



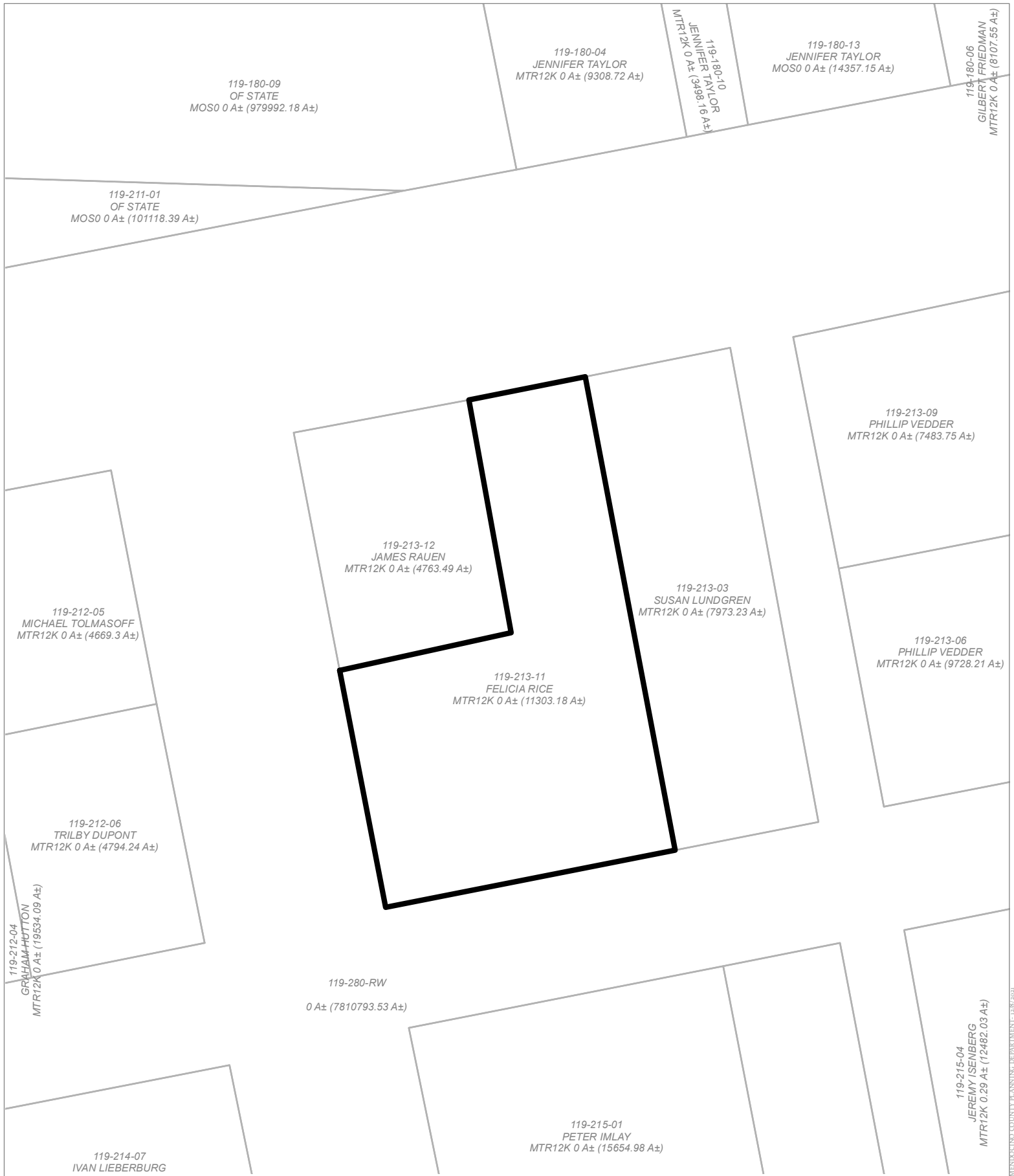
MENDOCINO COUNTY PLANNING DEPARTMENT 1/10/2023



CASE: U 2021-0013
 OWNER: Felicia Rice & James Schoonover
 APN: 119-213-11
 APLCT: Felicia Rice
 AGENT: Kelly Grimes
 ADDRESS: 45320 Calpella Street, Mendocino

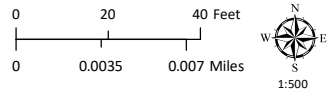


POST LCP CERTIFICATION & APPEAL JURISDICTION



MENDOCINO COUNTY PLANNING DEPARTMENT - 12/8/2021

CASE: U 2021-0013
OWNER: Felicia Rice & James Schoonover
APN: 119-213-11
APLCT: Felicia Rice
AGENT: Kelly Grimes
ADDRESS: 45320 Calpella Street, Mendocino



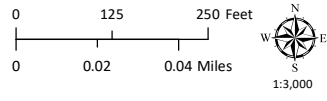
ADJACENT PARCELS



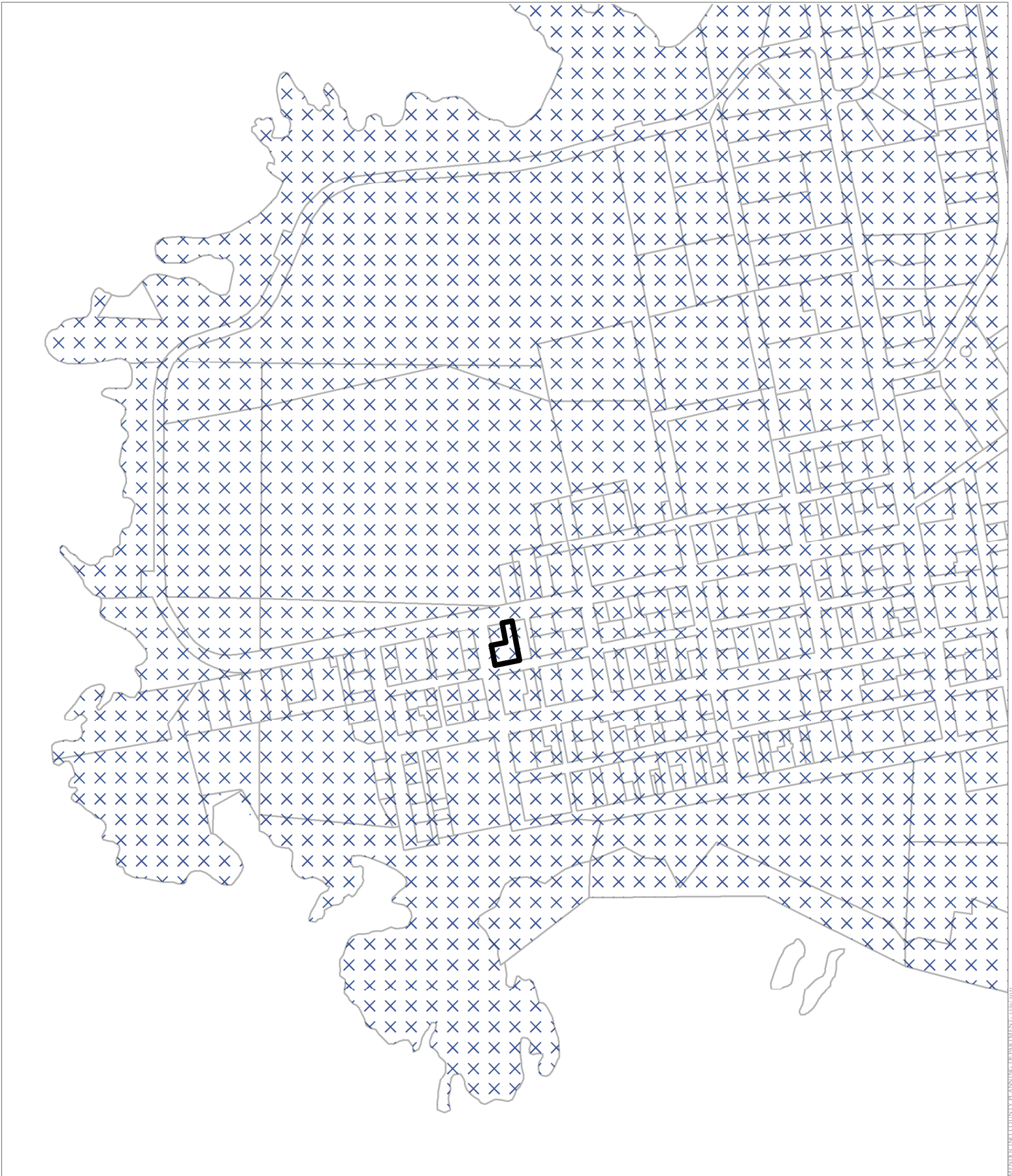
NATIONAL WETLANDS INVENTORY

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Pond

CASE: **U 2021-0013**
 OWNER: **Felicia Rice & James Schoonover**
 APN: **119-213-11**
 APLCT: **Felecia Rice**
 AGENT: **Kelly Grimes**
 ADDRESS: **45320 Calpella Street, Mendocino**




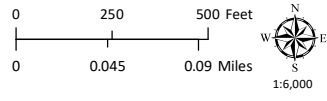
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/8/2021



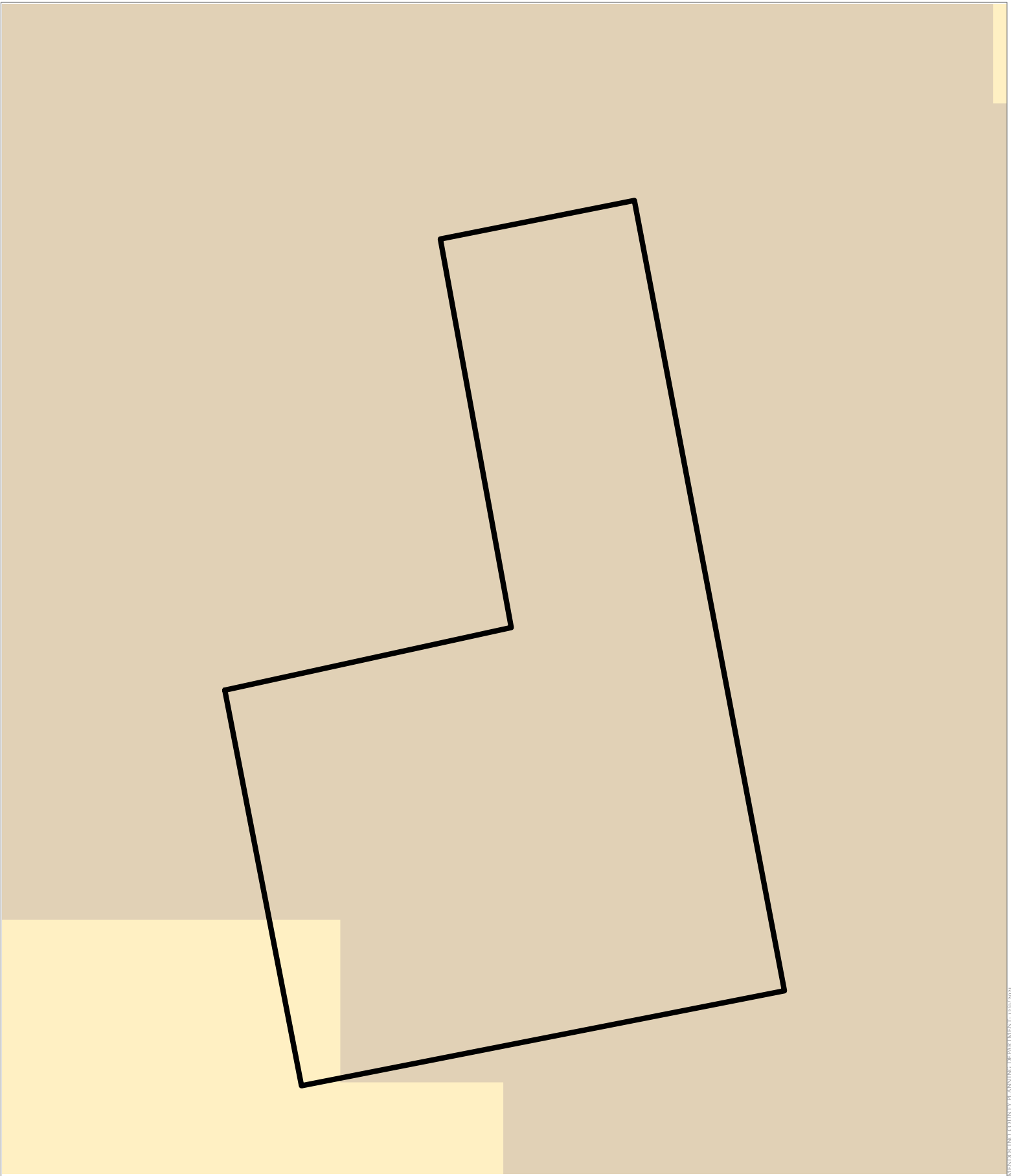
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/29/2024

CASE: U 2021-0013
OWNER: Felicia Rice & James Schoonover
APN: 119-213-11
APLCT: Felicia Rice
AGENT: Kelly Grimes
ADDRESS: 45320 Calpella Street, Mendocino

 Critical Water Areas

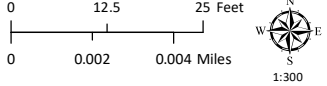
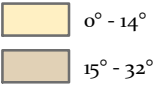


GROUND WATER RESOURCES

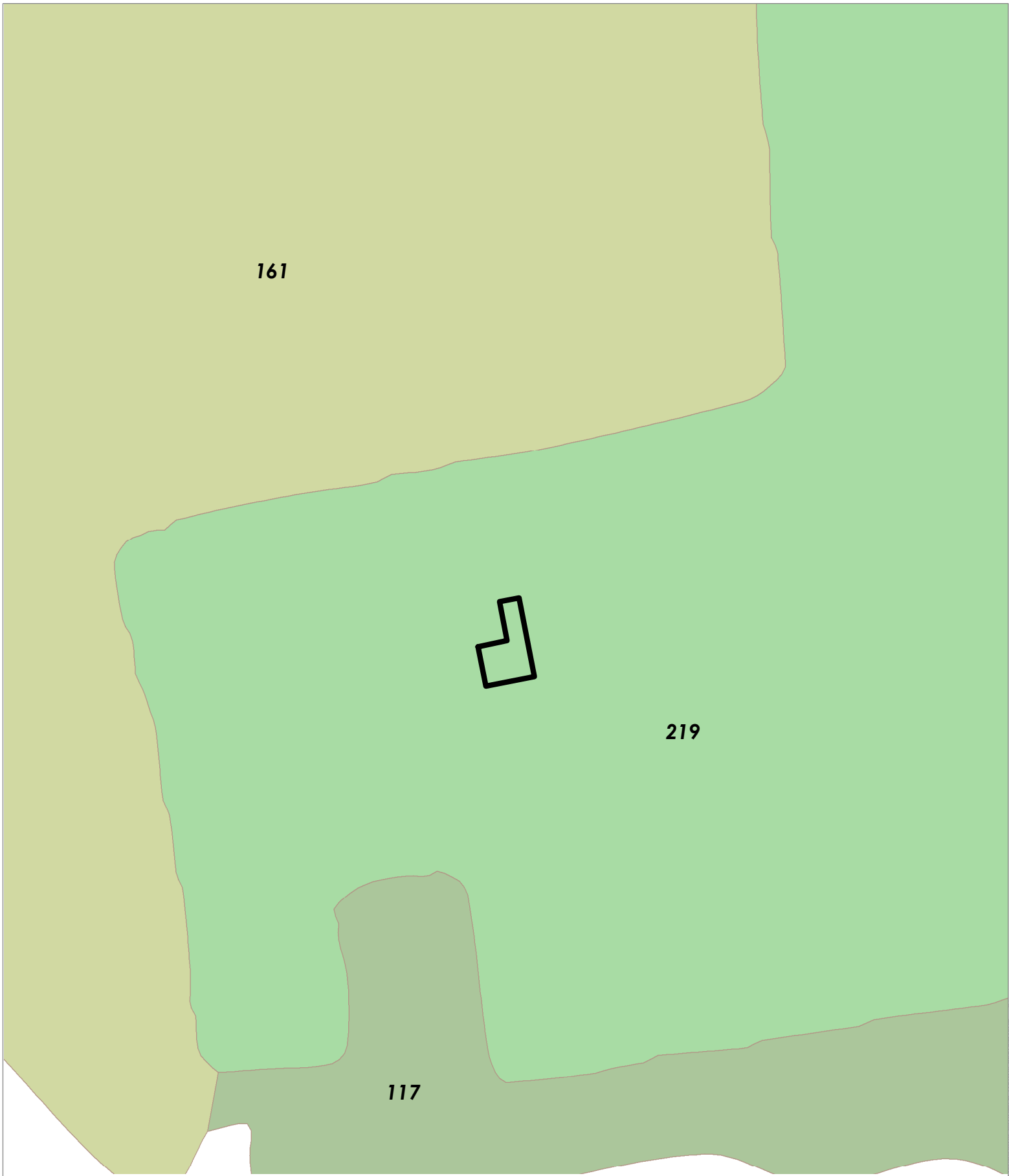


MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2021

CASE: U 2021-0013
OWNER: Felicia Rice & James Schoonover
APN: 119-213-11
APLCT: Felecia Rice
AGENT: Kelly Grimes
ADDRESS: 45320 Calpella Street, Mendocino

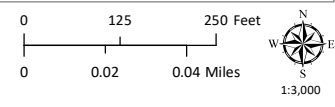


ESTIMATED SLOPE

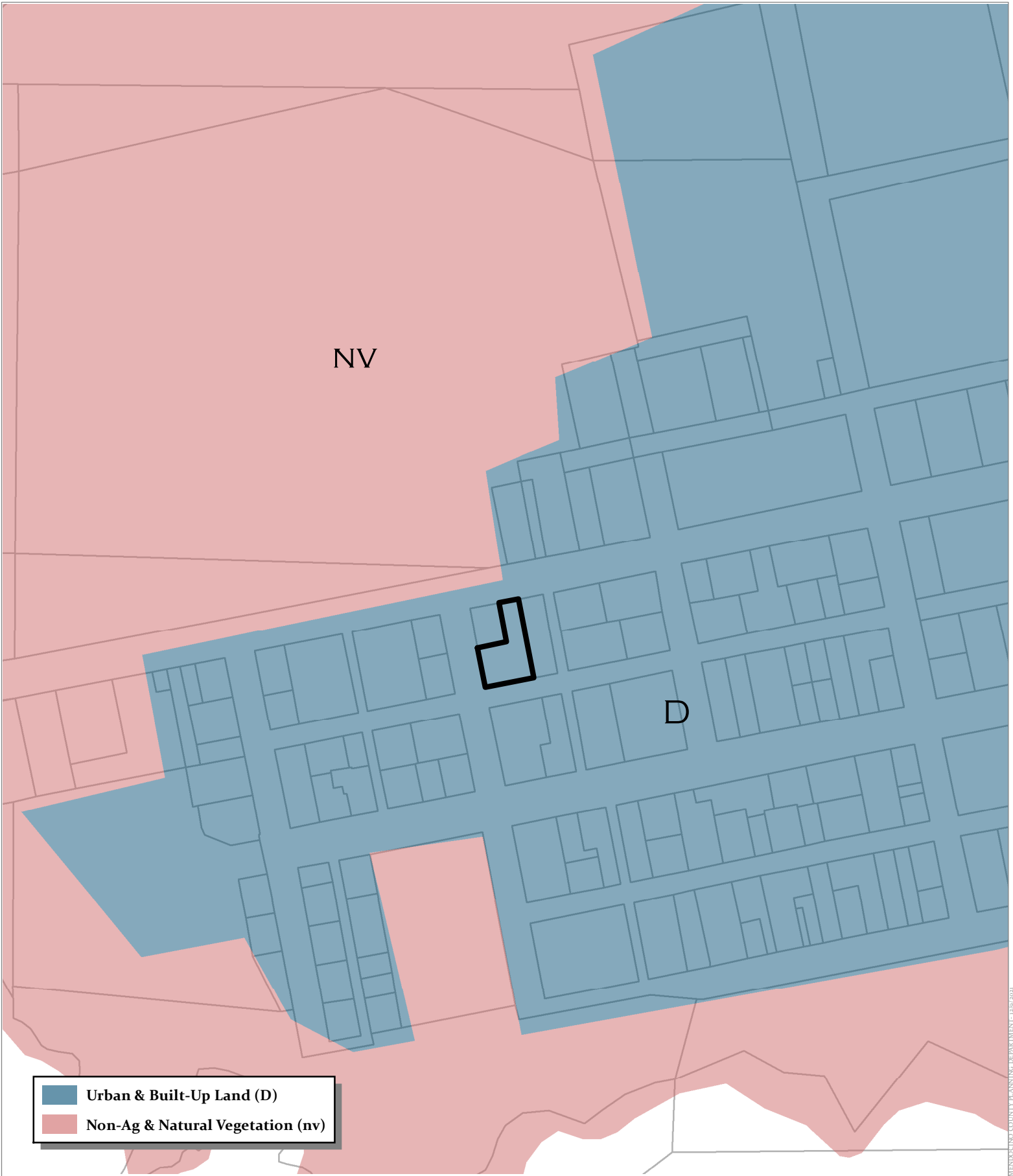


CASE: U 2021-0013
OWNER: Felicia Rice & James Schoonover
APN: 119-213-11
APLCT: Felecia Rice
AGENT: Kelly Grimes
ADDRESS: 45320 Calpella Street, Mendocino

Western Study Soil Types



MENDOCINO COUNTY PLANNING DEPARTMENT - 12/8/2021



MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2021

CASE: U 2021-0013
OWNER: Felicia Rice & James Schoonover
APN: 119-213-11
APLCT: Felicia Rice
AGENT: Kelly Grimes
ADDRESS: 45320 Calpella Street, Mendocino

