



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
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April 8, 2022

**PUBLIC NOTICE OF PENDING ACTION**  
**STANDARD COASTAL DEVELOPMENT PERMIT**

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, April 28, 2022, at 11:00 a.m. or as soon thereafter as the item may be heard, will conduct a public hearing on the below described project that is located in the Coastal Zone. This meeting will be conducted virtually and not available for in person public participation in an effort to slow the spread of COVID-19 and pursuant to the recommendations of the Mendocino County Health Officer and the California Department of Industrial Relations. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) and via telecomment. The Telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

The meeting is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

**CASE#:** CDP\_2021-0024

**DATE\FILED:** 4/28/2021

**OWNER/APPLICANT:** MATT ROWLAND

**REQUEST:** Standard Coastal Development Permit to establish a commercial use of property consisting of an event equipment and supply rental business primarily engaged in the rental of equipment and supplies used by event professional and service establishments. Additionally, the rental of commonly used goods and merchandise for personal or household use is also proposed. Two new storage buildings are proposed to be constructed on the property. One is 3,168 square feet in size with an attached loading dock, while the second is 1,280 square feet in size. There is an existing single-family residence with an attached garage and atrium, a separate detached garage and a small barn already on the property. Seven new parking spaces are proposed to be added to the site.

**LOCATION:** In the Coastal Zone, 1.4± miles south of the City of Fort Bragg, on the east side of State Route 1 (SR 1), 470± feet south of its intersection with Ocean Drive (CR 436); located at 18001 N. Highway 1, Fort Bragg; APN: 017-160-67.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** KEITH GRONENDYKE

The staff report and notice will be available 10 days before the hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>.

As you are an adjacent property owner and/or interested party, you are invited to submit comments, at or prior to the hearing; all correspondence should contain reference to the above noted case number. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 120 W Fir Street, Fort Bragg, California, or by e-mail to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) no later than April 27, 2022. Individuals wishing to address the Coastal Permit Administrator during the public hearing under Public Expression are welcome to do so via e-mail, in lieu of personal attendance, at [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org).

All public comment will be made available to the Coastal Permit Administrator, staff, and the general public as they are received and processed by the Clerk, and can be viewed as attachments under its respective case number listed at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>.

The decision of the Coastal Permit Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final unless appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project. If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Coastal Permit Administrator at or prior to, the public hearing.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at (707) 964-5379, Monday through Friday.

JULIA KROG, Director of Planning and Building Services



**SUMMARY**

**OWNER/APPLICANT:** MATT ROWLAND, ROWLAND EVENTS  
PO BOX 146  
MENDOCINO CA 95460

**AGENT:** WYNN COASTAL PLANNING AND BIOLOGY  
AMY WYNN  
703 NORTH MAIN STREET  
FORT BRAGG CA 95437

**REQUEST:** Standard Coastal Development Permit request to establish a commercial use of property consisting of an event equipment and supply rental business primarily engaged in the rental of equipment and supplies used by event professional and service establishments. Additionally, the rental of commonly used goods and merchandise for personal or household use is also proposed. Two new storage buildings are proposed to be constructed on the property. One is 3,168 square feet in size with an attached loading dock, while the second is 1,280 square feet in size. There is an existing single-family residence with an attached garage and atrium, a separate detached garage and a small barn already on the property. Seven new parking spaces are proposed to be added to the site.

**LOCATION:** In the Coastal Zone, 1.4± miles south of the City of Fort Bragg, on the east side of State Route 1 (SR 1), 470± feet south of its intersection with Ocean Drive (CR 436); located at 18001 N. Highway 1, Fort Bragg; APN: 017-160-67 .

**TOTAL ACREAGE:** 4.62± Acres

**GENERAL PLAN:** Commercial: C (40,000 square feet) FP

**ZONING:** Commercial: C (40,000 square feet) FP

**APPEALABLE:** YES

**SUPERVISORIAL DISTRICT:** 4 (Gjerde)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt, Class 3(c), Section 15303 (c) and Class 11 Section 15311.

**RECOMMENDATION:** APPROVE WITH CONDITIONS

**STAFF PLANNER:** KEITH GRONENDYKE

**BACKGROUND**

**PROJECT DESCRIPTION:** A Standard Coastal Development Permit request to establish a commercial use of property consisting of an event equipment and supply rental business primarily engaged in the rental of equipment and supplies used by event professional and service establishments. Additionally, the rental of commonly used goods and merchandise for personal or household use is also proposed. Two new storage buildings are proposed to be constructed on the property. One is 3,168 square feet in size with an attached loading dock, while the second is 1,280 square feet in size. Seven new parking spaces for customer parking also are proposed.

**APPLICANT’S STATEMENT:** *“Request permission to establish commercial use of property (Business equipment sales and services/retail sales general).*

*Business Equipment Sales and Services: Event equipment and supply rental business primarily engaged in the rental of equipment and supplies used by event professional and service establishments. Equipment and supplies for rent range from event tenting, canopies, sound systems, lighting , staging draping and specialty décor, tables, chairs, china, glassware, linens and kitchen equipment. Event industries served range from private weddings, private and public parties and events, festivals and shows.*

*Retail Sales General: Rental of commonly used goods and merchandise for personal or household use, providing the following products or services such as: flowers, plants, handcrafted items, fabrics and like items, household electronic equipment, kitchen utensils, home furnishings and appliances, art framing, and antiques, carpeting and floor covering, interior decorating services.*

*Temporary displays on site to demonstrate sample product selection, including tents and tableaux.*

*Retain existing single-family residence as such. ”*

**SITE CHARACTERISTICS:** The project site is located 1.4 miles south of the community Fort Bragg. The property fronts along the eastern side of State Route 1. Tregoning Drive (CR 412d) is immediately to the south of the subject property and defines the southerly property boundary. The elevation of the property is 99± feet above sea level with a very slight downhill slope from north to south. The southern portion of the property features a small pond, riparian area, wetlands and a creek (Digger Creek). Numerous tree species are located within the aforementioned water features. The project agent prepared a wetland delineation for the project which will be discussed further in this report. The property is currently developed with a single-family residence with an attached garage and atrium, a small barn and another detached garage. Sewage removal is via an existing septic tank and potable water is supplied by a well. A driveway encroachment exists on the State Route 1 frontage, but there are no dedicated turn lanes to the driveway in either direction.

**SURROUNDING LAND USE AND ZONING:**

<b>Table 1. Surrounding Land Use and Zoning</b>				
	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LOT SIZES</b>	<b>USES</b>
<b>NORTH</b>	Commercial (C 40,000 sq. ft.)	Commercial C (40,000 sq. ft.)	.64± Acre	Residential
<b>EAST</b>	Rural Residential (RR 5)(2)	Rural Residential (RR 5)(2)(FP)	3.56± Acres	Accessory use
<b>SOUTH</b>	Commercial (C 40,000 sq. ft.)	Commercial C (40,000 sq. ft.)	.59± Acre	Various commercial and transient occ.
<b>WEST</b>	Commercial (C 40,000 sq. ft.)	Commercial C (40,000 sq. ft.)(FP)	3.65± Acres and .34 ± Acres	Vacant and Residential

**PUBLIC SERVICES:**

Access: State Route 1  
 Fire District: Fort Bragg Rural Fire Protection District  
 Water District: None  
 Sewer District: None

**AGENCY COMMENTS:** On July 17, 2021, referrals were sent to the following responsible or trustee agencies with jurisdiction over the proposed project. A summary of the submitted agency comments are described in the Key Issues section and included with recommended conditions.

REFERRAL AGENCIES	COMMENT
Department of Transportation	Comments
Division of Environmental Health	Comments
Building Inspection	No comment
Assessors	No response
Sonoma State University, Northwest Information Center	Comments
Calif. Department of Transportation	Comments
Calif. Department of Forestry & Fire Prevention	Comments
Calif. Department of Fish & Wildlife	Comments
Calif. Coastal Commission	Comment
Fort Bragg Rural Fire Protection District	No comment
Cloverdale Rancheria	No response
Redwood Valley Rancheria	No response
Sherwood Valley Band of Pomo Indians	No response

**RESPONSE TO SPECIFIC COMMENTS RECEIVED**

California Department of Transportation (Caltrans) Caltrans commented that the applicant shall be required to obtain an encroachment permit for any work within the State right-of-way and that the driveway be improved to Caltrans’ commercial driveway standards. Conditions of Approval #9 and #10 have been added to satisfy these Caltrans requirements.

California Department of Fish and Wildlife (CDFW) Comments received from CDFW recommend that a 100 foot buffer be maintained from new development by the incorporation of fencing and to restrict any development in the open space ESHA and ESHA buffer portions of the property to only resource dependent uses. Staff has added Conditions of Approval #11 and #12 to address these concerns.

California Department of Forestry (CDF) Comments received from CDF require that the project comply with all applicable regulations of State Fire Safety Regulations. Condition of Approval #14 have been added to address these concerns.

**KEY ISSUES**

**LOCAL COASTAL PROGRAM CONSISTENCY:** As proposed, the project would be consistent with the goals and policies of the Local Coastal Program, as detailed below:

**LAND USE:** The subject parcel is classified as *Commercial* (C 40,000 square feet). Coastal Element Section 2.2 describes the intent of the C classification as:

*“To provide suitable locations within or contiguous to developed areas for commercial development appropriately located in and compatible with unincorporated and rural communities. Housing should be encouraged as a conditional use to encourage retention and construction of affordable housing.”*

The property is not designated as a “Highly Scenic Area”

Staff recommends that the proposed project would be consistent with Coastal Element goals and policies and Coastal Element Chapter 4.5 Land Use Planning Area objectives.

**ZONING:** The zoning district for the subject parcel is *Commercial* with a flood plain overlay C (40,000 sq. ft.) FP. The purpose of the Commercial District is to implement Coastal Element Chapter 2.2 policies (see above). Table 2 lists standards for development in the C District and compares them to the proposed project.

MCC Section standard	Standard	Proposed
20.396.030 Minimum Front, Rear and Yards	None <sup>1</sup>	30 feet
20.396.035 Maximum Building Height	35 feet	< 16 feet
20.396.040 Maximum Lot Coverage	50%	9.10 %

As proposed, the commercial project satisfies MCC Chapter 20.396 standards.

**HABITATS AND NATURAL RESOURCES:** Coastal Element Chapter 3.1 and MCC Chapter 20.496 *Environmentally Sensitive Habitat and Other Resource Areas* applies to all development proposed in the Coastal Zone, unless and until it can be demonstrated to the approving authority that the project will not degrade an environmentally sensitive habitat or resource area (ESHA) and shall be compatible with the continuance of such areas. The *LCP Habitats & Resources* map depicts natural resources on the site (Attachment J).

On December 10, 2019, Wynn Coastal Planning and Biology prepared a Wetland Delineation Report describing presumed wetlands and wet features within 100 feet of the proposed project that were identified at the time of the site visit. Three types of wet features within 100 feet of the proposed project were identified at the time of the site visit in the southern half of the parcel: **Coastal Act wetland, riparian zone and a stream ESHA**. No wetlands were present in the northern half of the subject parcel. Proposed development will be located farther than 100 feet from these presumed ESHAs and should therefore be compatible with Coastal Zone regulations.

On July 6, 2021, comments were requested from the California Coastal Commission (Commission), and California Department of Fish and Wildlife (CDFW). No comments have been received from the Coastal Commission and comments from CDFW were that they support the minimum 100 foot setback between new development and any ESHA. Additionally, CDFW recommends that the County require fencing adjacent to the outer edge of the 100-foot ESHA buffer; that the County condition the permit to restrict future development in the open space ESHA and ESHA buffer portions of the property to only resource dependent uses, as allowed under the Local Coastal Program (LCP); and require that a recordation of a map of these areas be completed so that current and future property owners are aware of the restrictions on the use and enjoyment of the property. Conditions of Approval #11 and #12 have been added to address the concerns of CDFW. As the proposal avoids environmentally sensitive habitat and other resource areas by more than 100 feet, staff recommends that the project would be consistent with Coastal Element Chapter 3.1 policies and MCC Chapter 20.496 regulations.

**HAZARDS MANAGEMENT:** Coastal Element Chapter 3.4 and MCC Chapter 20.500 *Hazard Areas* applies to all development proposed in the Coastal Zone unless and until it is determined by the Coastal Permit Administrator that the project is not subject to threat from geologic, fire, flood, or other hazards. Mapping does not associate faults or landslides with the site.

*Fire Hazard:* The site is rated a moderate fire hazard area and is located within the Fort Bragg Rural Fire Protection District (Attachment M). On July 6, 2021, comments were requested from California Department of Forestry and Fire Prevention (CalFire) and Fort Bragg Rural Fire Protection District. While no response has been received from Fort Bragg Rural Fire District, CalFire did file a preliminary clearance (Cal Fire # 77-21) that identified fire safe standards for the property that the applicant will need to follow and adhere to. Condition #14 has been included to address the CalFire regulations. As proposed the project is consistent with MCC Section 20.500.025 Fire Hazard Development Standards.

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<sup>1</sup> None required except that any side or rear yard contiguous to any district other than commercial or industrial shall have a minimum side yard of five feet and a minimum rear yard of twenty feet and buffered from adjoining uses by fencing or plant screening or other appropriate mitigating devices.

Staff recommends as conditioned, the proposed project would be consistent with Coastal Element Chapter 3.4 policies and MCC Chapter 20.500 regulations.

**VISUAL RESOURCE AND SPECIAL TREATMENT AREAS:** The project site is not mapped as a Highly Scenic Area; therefore, Coastal Element Chapter 3.5 visual resource and special treatment area policies and MCC Chapter 20.504 *Visual Resources and Special Treatment Areas* are not applicable.

**ARCHAEOLOGICAL/CULTURAL RESOURCES:** On July 1, 2020, the proposed project was referred to three local tribes for review and comment, including the Cloverdale Rancheria, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Rancheria. None of the tribes responded to the referral request. On July 6, 2021, the project was referred to the Northwest Information Center at Sonoma State University in Rohnert Park. Comments received back indicated that a previous study was completed with no cultural resources being found. As such, a further study was not recommended. Staff notes that Condition #8 advises the property owner of the "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project. As conditioned, the proposed project would be consistent with Coastal Element Chapter 3.5 archaeological resource policies and MCC Chapter 22.12.

**PUBLIC ACCESS:** Coastal Element Chapter 3.6 policies and MCC Chapter 20.528 *Coastal Access Regulations and Open Space Easements* applies to all projects in the coastal zone which fall within the definition of development. Public access to the shore is provided at Hare Creek approximately one mile north of the project site and immediately west of State Route 1, see Attachment A. This coastal access trail is also listed in Coastal Element Appendix 13, line 33. Staff recommends the proposed project would be consistent with Coastal Element Chapter 3.6 policies and satisfies MCC Chapter 20.528 regulations.

**GROUNDWATER RESOURCES, TRANSPORTATION/CIRCULATION, AND OTHER PUBLIC SERVICES:** Coastal Element Chapter 3.8 policies and MCC Chapter 20.516 *Transportation, Utilities and Public Services* applies to all new development. The project location is mapped as a *Marginal Water Resource Area* (Attachment T). The property is located along State Route 1. On July 6, 2021, comments were requested from the Division of Environmental Health (DEH) and California Department of Transportation (CalTrans). DEH staff responded that they did not have a well or septic permit on file for the property. CalTrans commented that an encroachment permit would need to be obtained for work within the State right-of-way along State Route 1 and that the existing driveway would need to be updated to Caltrans' commercial standards. Adding new storage structures that do not include bathrooms or sinks would not affect current water demand or septic system capacity. Conditions of approval #9 and #10 have been added to satisfy the requirements of Caltrans. Staff recommends Coastal Element Chapter 3.8 policies and MCC Chapter 20.516 are not applicable in this instance.

**ENVIRONMENTAL DETERMINATION:** The Secretary for Resources has found that certain classes of projects have been determined not to have a significant effect on the environment; and are therefore exempt from the requirement for the preparation of environmental documents. The proposed construction of two new storage buildings, one being 3,168 square feet in size with an attached loading dock, and the second being 1,280 square feet in size meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Section 15311, which exempts accessory structures that are accessory uses to an existing commercial facility. Also, Section 15303 Class 3(c) applies as well. The proposed size of the office space within the existing residence is listed at 894 square feet, which is below the 2,500 square foot maximum allowed by Section 15303 Class 3 (c) for appurtenant office space associated with a commercial business.

### **RECOMMENDATION**

**PROJECT FINDINGS AND CONDITIONS:** Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Coastal Zoning Code, the Coastal Permit Administrator approves CDP\_2021-0024 and a request to establish a commercial use of property consisting of an event equipment and supply rental business primarily engaged in the rental of equipment and supplies used by event professional and service establishments. Additionally, the rental of commonly used goods and merchandise for personal or household use is also proposed. Two new storage buildings are proposed to be constructed on the property. One is 3,168 square feet in size with an attached loading dock, while the second is 1,280

square feet in size. There is an existing single-family residence with an attached garage and atrium, a separate detached garage and a small barn already on the property. Seven new parking spaces also are proposed to be added to the site. The project site is located at 18001 N Highway 1, Fort Bragg (APN: 017-160-67).

**FINDINGS:**

1. Pursuant with MCC Section 20.532.095(A)(1), the construction of two new storage buildings for an event equipment and supply rental business is permitted in the Commercial classification with approval of a Use Permit; therefore the proposed project conforms to the certified Local Coastal Program, including policies identified in Coastal Element Chapters 3.4 (Hazards), 3.5 (Visual Resources), 3.6 (Coastal Access) and 4.12; and
2. Pursuant with MCC Section 20.532.095(A)(2), proposed new construction of two storage buildings for an event equipment and supply rental business are ancillary uses associated with the Commercial Land Use that currently enjoys access to adequate utilities, access roads, drainage, and other necessary facilities; and
3. Pursuant with MCC Section 20.532.095(A)(3), the construction of two new storage buildings for an event equipment and supply rental business are ancillary uses associated with the existing Commercial Land Use with approval of a Use Permit in the Commercial District; therefore, the proposed project is consistent with the purpose and intent of the Commercial District; and
4. Pursuant with MCC Section 20.532.095(A)(4) the project would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act, as it is exempt; and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed use would not have any adverse impact on any known archaeological or paleontological resources, as Standard Condition 8 is in place if archaeological sites or artifacts are discovered; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services are in place to serve the existing Residential Land Use and are adequate; and
7. Pursuant to MCC Section 20.532.095(B)(1), the proposed development conforms with public access and public recreation policies of Chapter 3 of the California Coastal Act and Coastal Element Chapter 3.6 of Mendocino County General Plan; shoreline access is provided at Hare Creek, approximately one mile north of the project site and immediately west of State Route 1.

**CONDITIONS OF APPROVAL:**

1. This action shall become final on the 11<sup>th</sup> day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Coastal Zoning Code. The permit shall become effective after the ten working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit have been initiated prior to its expiration.
2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division II of Title 20 of the Mendocino County Code.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.



5. The property owners shall secure all required building permits for the proposed project, as required by the Building Inspection Division of the Mendocino County Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
  - a. The permit was obtained or extended by fraud.
  - b. One or more of the conditions upon which the permit was granted have been violated.
  - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
  - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within one hundred (100) feet of the discovery and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. Within two years of the effective date associated with CDP\_2021-0024, the property owner shall execute and record a deed restriction, in a form and content acceptable to the Coastal Permit Administrator and County Counsel. The deed restriction will include the following statements and exhibits:
  - a. The landowner understands that the site may be subject to extraordinary geologic and erosion hazards and the landowner assumes the risk from such hazards; and
  - b. The landowner agrees to indemnify and hold harmless the County of Mendocino, its successors in interest, advisors, officers, agents and employees against any and all claims, demands, damages, costs, and expenses of liability (including without limitation attorneys' fees and costs of the suit) arising out of the design, construction, operation, maintenance, existence or failure of the permitted project, including, without limitation, all claims made by any individual or entity or arising out of any work performed in connection with the permitted project; and
  - c. The landowner agrees that any adverse impacts to the property caused by the permitted project shall be fully the responsibility of the property owner; and
  - d. Development within the mapped wetland ESHA locations and buffer portions of the property shall be restricted to only resource dependent uses; and
  - e. The document shall run with the land, bind all successors and assigns, and shall be recorded free of all prior liens and encumbrances, except for tax liens.
  - f. The adopted findings and conditions approving CDP\_2021-0024 shall be attached as exhibits to the Deed Restriction and the conditions of Permit CDP\_2021-0024 are imposed as covenants, conditions and restrictions on the use and enjoyment of the property.

10. Prior to work commencing in the Caltrans right-of-way along State Route 1, the permit holder shall obtain an Encroachment Permit from Caltrans' District office in Eureka.
11. The existing driveway encroachment from State Route 1 shall be improved to meet Caltrans' standards for a commercial driveway including a minimum throat width of twenty-feet.
12. A six-foot tall fence shall be constructed at the edge of the Environmentally Sensitive Habitat Area (ESHA) consisting of a mapped wetland area adjacent to an existing pond at the southern portion of the parcel. The fence shall be located a minimum of the outer edge of the 100-foot ESHA buffer.
13. Prior to the commencement of activities allowed by this use permit, the permit holder shall record a map of the wetland ESHA locations and buffer portions of the property to restrict future development in these areas to only resource dependent uses.
14. The existing single-family residence shall continue being used as a residence, except for the 894 square feet being utilized as office space. If at any time in the future the residence becomes retail customer space for the commercial use approved by this CDP, all requirements of the Americans with Disabilities Act shall be instituted to retrofit the residence.
15. All requirements of the California State Department of Forestry and Fire Protection (Cal Fire) Standards listed in Public Resources Code 4290 shall be complied with, as detailed in Cal Fire File # 77-21.
16. All storage associated with the event equipment rental and supply business shall be within the two new storage buildings. No storage shall be allowed outdoors.
17. Exterior light fixtures shall be designed or located so that only reflected, non-glaring light is visible from beyond the immediate vicinity of the site.
18. Prior to commencement of operations, all surplus construction materials and debris, including cleared vegetation, shall be removed from the site to a proper disposal facility. Thereafter the site shall be kept free of refuse.
19. Subsequent to project approval, the permit holder shall submit a check to the project planner in the amount of \$50.00 and made out to the Mendocino County Recorder to cover the cost of filing a Notice of Exemption for this project.
20. In compliance with **MCC Section 20.504.035**, exterior lighting shall be kept to the minimum necessary for safety and security purposes and shall be downcast and shielded, and shall be positioned in a manner that will not shine light or allow light glare to extend beyond the boundaries of the parcel. Prior to issuance of a Building Permit, the property owner shall furnish exterior lighting details to the satisfaction of the Coastal Permit Administrator.

3-07-2022

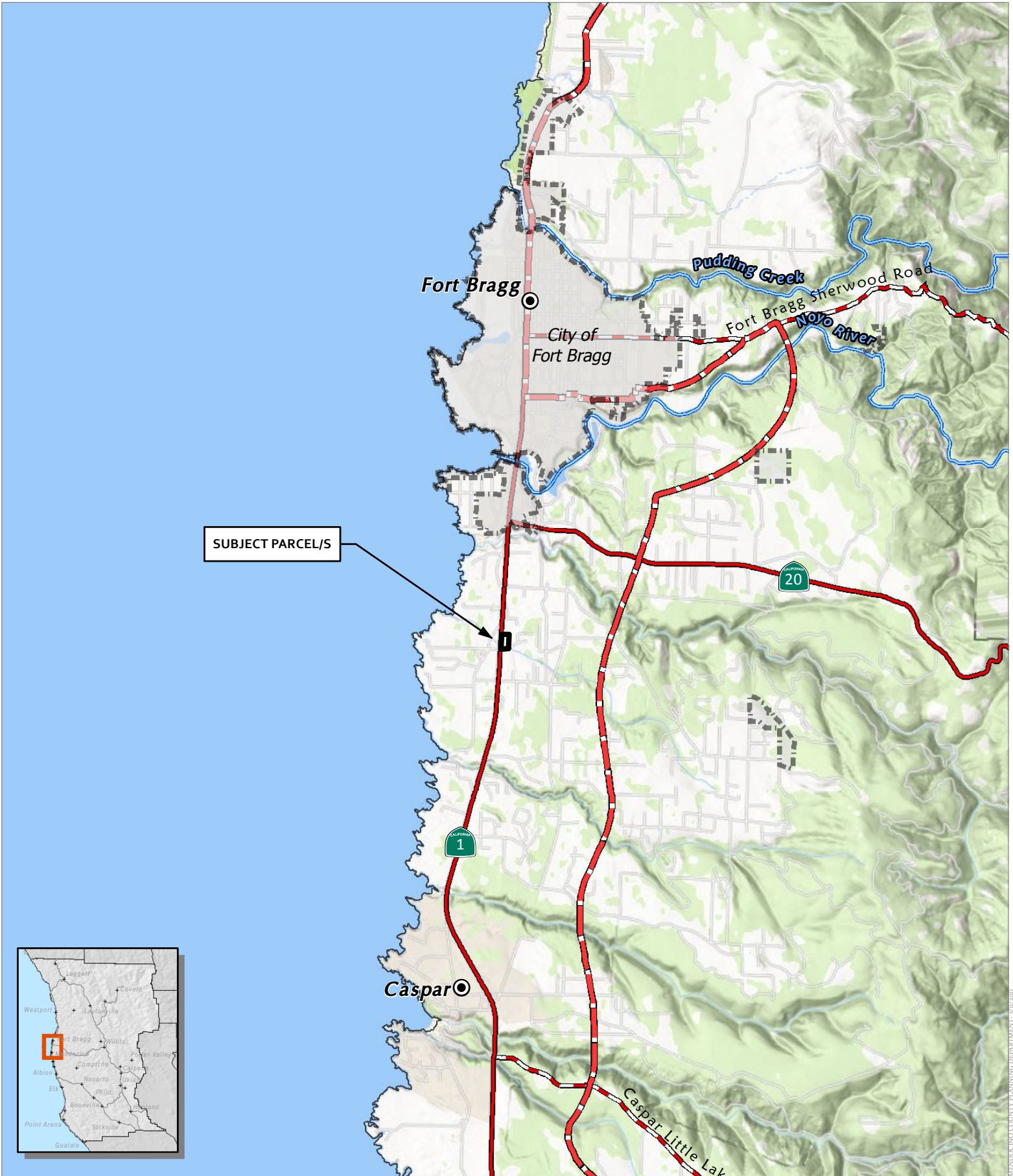
DATE

Keith Gronendyke  
KEITH GRONENDYKE  
PLANNER III

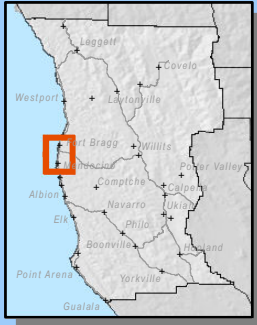
Appeal Period: 10 Days  
Appeal Fee: \$1,616

**ATTACHMENTS:**

- A. Location Map
- B. Aerial Imagery
- C. Aerial Imagery (Vicinity)
- D. Topographic Map
- E. Plan Set
- F. Zoning Display Map
- G. General Plan Classifications
- H. LCP Land Use Map 14, Beaver
- I. LCP Land Capabilities & Natural Hazards
- J. LCP Habitats & Resources
- K. Post LCP Certification and Appeal Jurisdiction
- L. Adjacent Parcels
- M. Fire Hazard Zones & Responsibility Areas
- N. Wildland-Urban Interface Zones
- O. Special Flood Hazard Areas
- P. Wetlands
- Q. Stormwater Permitting Zones
- R. Estimated Slope
- S. Western Soil Classifications
- T. Ground Water Resources
- U. Important Farmland

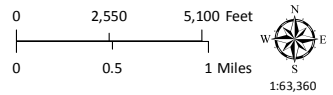


SUBJECT PARCEL/S



CASE: CDP 2021-0024  
 OWNER: ROWLAND, Matthew  
 APN: 017-160-67  
 APLCT: Matt Rowland  
 AGENT: Amy Wynn  
 ADDRESS: 18001 N. Highway 1, Fort Bragg

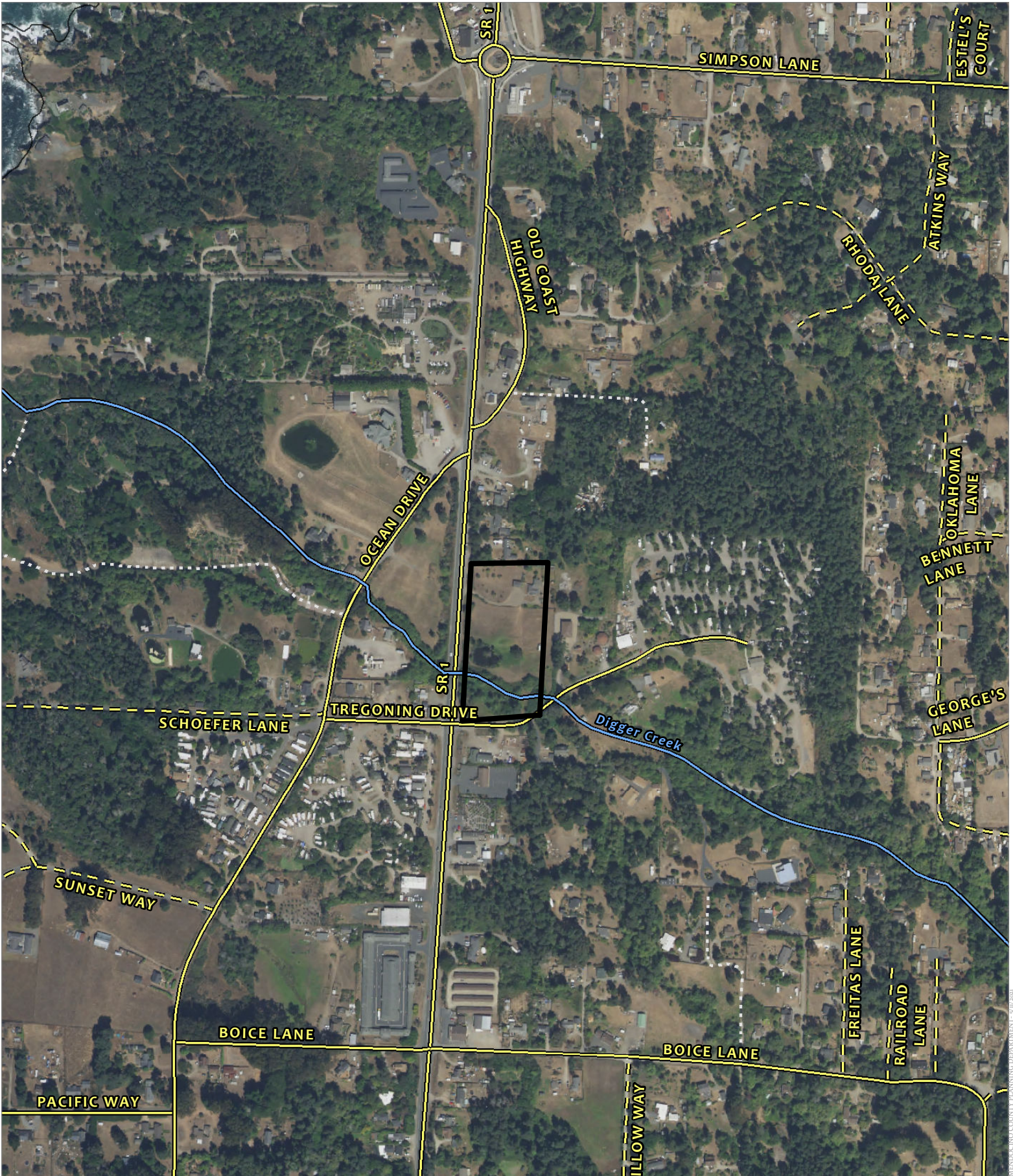
- Major Towns & Places
- City Limits
- Coastal Zone Boundary
- Highways
- Major Roads



LOCATION MAP

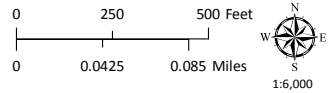
Attachment A

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/17/2021



CASE: CDP 2021-0024  
 OWNER: ROWLAND, Matthew  
 APN: 017-160-67  
 APLCT: Matt Rowland  
 AGENT: Amy Wynn  
 ADDRESS: 18001 N. Highway 1, Fort Bragg



- Named Rivers
- Public Roads
- Private Roads

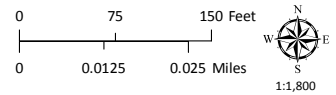


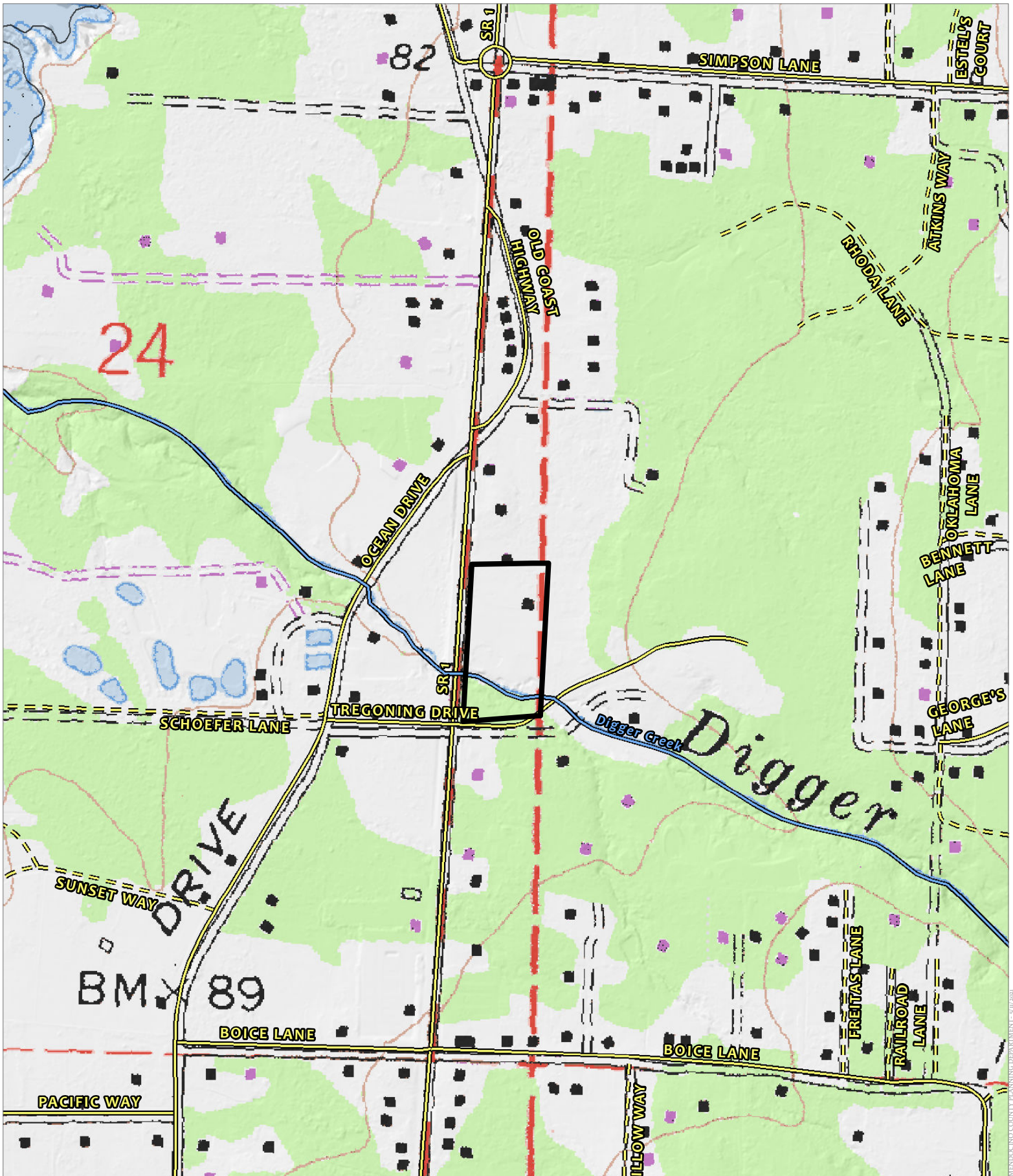
AERIAL IMAGERY






CASE: CDP 2021-0024  
OWNER: ROWLAND, Matthew  
APN: 017-160-67  
APLCT: Matt Rowland  
AGENT: Amy Wynn  
ADDRESS: 18001 N. Highway 1, Fort Bragg

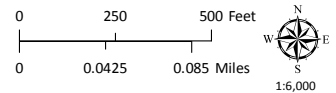
-  Named Rivers
-  Public Roads





CASE: CDP 2021-0024  
 OWNER: ROWLAND, Matthew  
 APN: 017-160-67  
 APLCT: Matt Rowland  
 AGENT: Amy Wynn  
 ADDRESS: 18001 N. Highway 1, Fort Bragg

-  Named Rivers
-  Public Roads
-  Private Roads



TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

Attachment D

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/10/2021

Lands of Rowland  
 Of a portion Lot 3 of Section 19, Township 18 North,  
 Range 17 West, Mount Diablo Meridian  
 Mendocino County, CA

General Notes  
 General Plan Designation: C:U  
 Zoning District: C:40K  
 Urban/Rural: Urban  
 Highly Scenic Area: No  
 Proposed Land Use: Business Equipment Sales & Services  
 Appealeable to Coastal Commission: No  
 Entitlement Permit Type: CDP - to establish Commercial Use  
 Yard Setbacks: 0' front & sides  
 20' rear  
 CalFire Setbacks: 30' all sides  
 Corridor Preservation Setback: 45' to Highway 1  
 Height Limit: 35'  
 Environmental Constraints: Yes  
 Potential Geologic Hazards: No  
 Water Source: On-site well  
 Wastewater Disposal: On-site septic

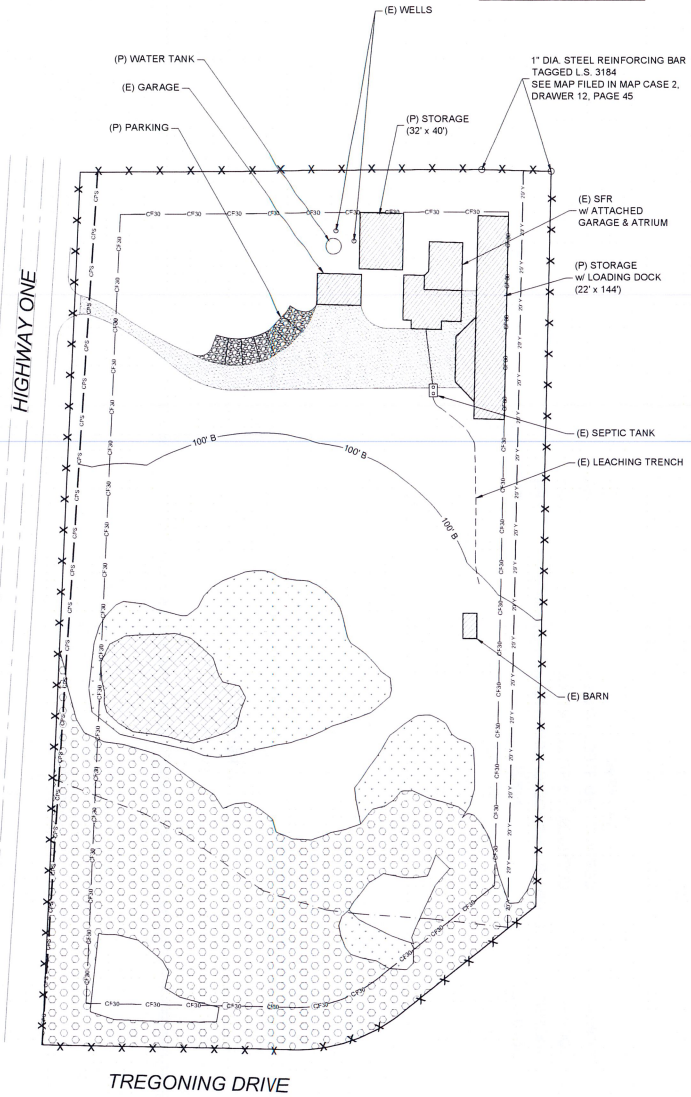
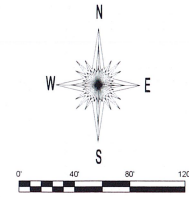
CDP Lot Coverage Tabulation  
 Gross Site Area: 4.62 ac (201,247 sf)  
 Maximum allowable lot coverage: 50% (100,623.50 sf)

Lot Coverage:  
 (E) Footprint - Residence: 894 sf  
 (E) Footprint - Attached Garage: 312 sf  
 (E) Footprint - Covered Porches/Decks: 850 sf  
 (E) Footprint - Garage: 704 sf  
 (E) Footprint - Barn: 180 sf  
 (E) Footprint - Greenhouse: 400 sf  
 (P) Footprint - Storage: 1,280 sf  
 (P) Footprint - Storage w/ Loading Dock: 3,812 sf  
 Total Building Footprint: 8,432 sf

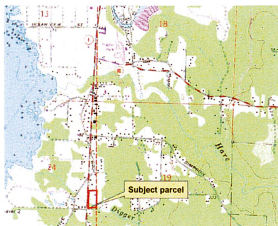
(E) Driveway & Parking: 8,450 sf  
 (P) Driveway & Parking: 1,437 sf  
 Total Driveway & Parking: 9,887 sf

Total Lot Coverage (Footprint): 18,319 sf (9.10%)

Sensitive Resources:		Distance from Development
Legend	Type	
	Pond	170' ±
	Riparian Area	256' ±
	Wetland	109' ±
	Stream	298' ±



SITE PLAN 1:40 1



RECEIVED

APR 23 2021

PLANNING & BUILDING SERV  
 FOR MENDOCINO CO, CA

LEGEND	
	POND
	RIPARIAN AREA
	WETLAND
	STREAM
	(E) GRAVEL DRIVEWAY
	(P) GRAVEL DRIVEWAY
	100' BUFFER
	CORRIDOR PRESERVATION SETBACK
	YARD SETBACK
	CAL FIRE 30' YARD SETBACK
	(E) FENCE

SHEET	REVISION	BY	DATE	APP.
1			017-1-00-67-00	
			DRAWN BY TH	
			DATE: 4/24/2021	
			SCALE: AS SHOWN	
			APPROVED BY	

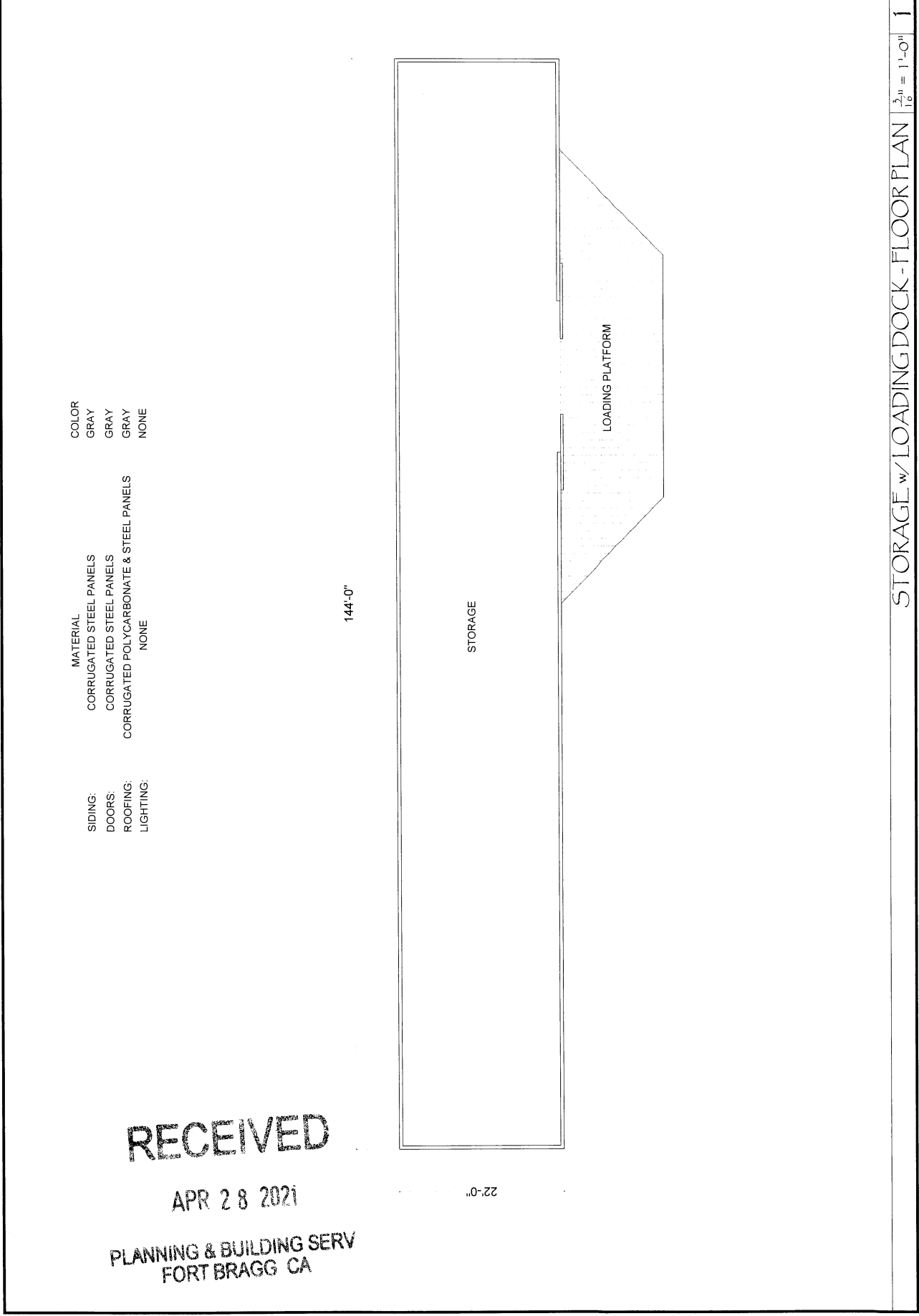
ROWLAND  
 18001 N. Highway 1  
 Fort Bragg, CA 95437

**Wynn**  
 COASTAL PLANNING & BUILDING  
 703 North Main Street, Fort Bragg, CA 95437  
 ph: 707-964-2537 fx: 707-964-2622 www.WCPan.com

Design review, not meant for construction.



AI



STORAGE w/ LOADING DOCK - FLOOR PLAN  $\frac{3}{16}'' = 1'-0''$  1

- SIDING: MATERIAL: CORRUGATED STEEL PANELS
- DOORS: MATERIAL: CORRUGATED STEEL PANELS
- ROOFING: MATERIAL: CORRUGATED POLYCARBONATE & STEEL PANELS
- LIGHTING: MATERIAL: NONE

144'-0"

STORAGE

LOADING PLATFORM

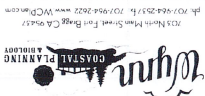
RECEIVED

APR 28 2021

PLANNING & BUILDING SERV  
FORT BRAGG CA

22'-0"

Design review, not meant for construction.

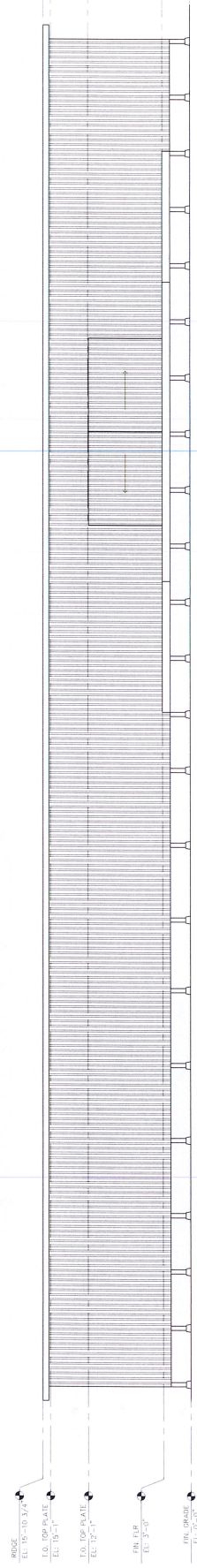


18001 N. Highway 1  
Fort Bragg, CA 95437  
ROWLAND

DATE:	07-16-2020
SCALE:	AS SHOWN
APPROVED BY:	
DATE:	07-16-2020
SCALE:	AS SHOWN
APPROVED BY:	
DATE:	07-16-2020
SCALE:	AS SHOWN
APPROVED BY:	

A2  
SHEET 1 OF 4 SHEETS

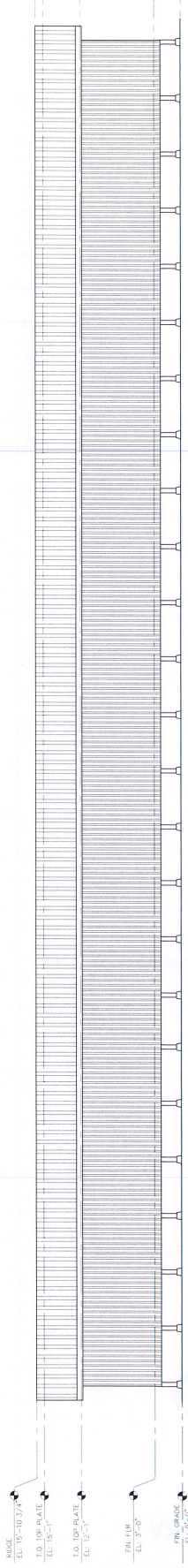
WEST ELEVATION  $\frac{3}{16}'' = 1'-0''$  1



ROOF  
EL. 15'-10 3/4"  
T.O. TOP PLATE  
EL. 15'-1"  
T.O. TOP PLATE  
EL. 15'-1"  
FIN. FLP.  
EL. 3'-0"  
FIN. GRADE  
EL. 0'-0"

ROOF  
EL. 15'-10 3/4"  
T.O. TOP PLATE  
EL. 15'-5"  
T.O. TOP PLATE  
EL. 15'-5"  
FIN. FLP.  
EL. 3'-0"  
FIN. GRADE  
EL. 0'-0"

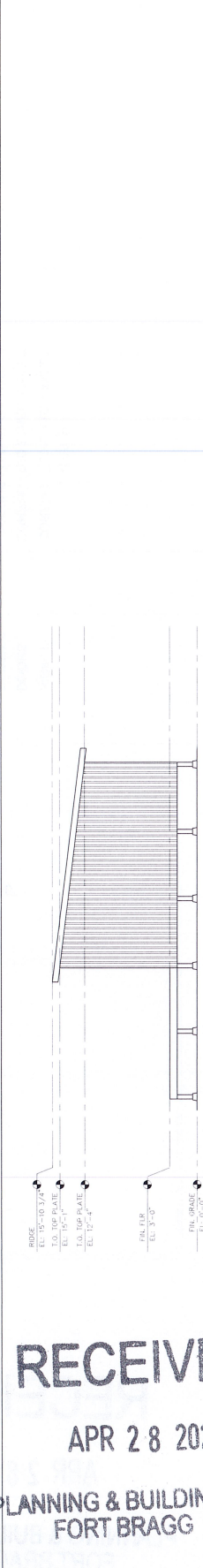
NORTHELEVATION  $\frac{3}{16}'' = 1'-0''$  2



ROOF  
EL. 15'-10 3/4"  
T.O. TOP PLATE  
EL. 15'-1"  
T.O. TOP PLATE  
EL. 15'-1"  
FIN. FLP.  
EL. 3'-0"  
FIN. GRADE  
EL. 0'-0"

ROOF  
EL. 15'-10 3/4"  
T.O. TOP PLATE  
EL. 15'-1"  
T.O. TOP PLATE  
EL. 15'-1"  
FIN. FLP.  
EL. 3'-0"  
FIN. GRADE  
EL. 0'-0"

EAST ELEVATION  $\frac{3}{16}'' = 1'-0''$  3



ROOF  
EL. 15'-10 3/4"  
T.O. TOP PLATE  
EL. 15'-1"  
T.O. TOP PLATE  
EL. 15'-1"  
FIN. FLP.  
EL. 3'-0"  
FIN. GRADE  
EL. 0'-0"

SOUTHELEVATION  $\frac{3}{16}'' = 1'-0''$  4

Design review, not meant for construction.

RECEIVED

APR 28 2021

PLANNING & BUILDING SERV  
FORT BRAGG CA

Design review, not meant for construction

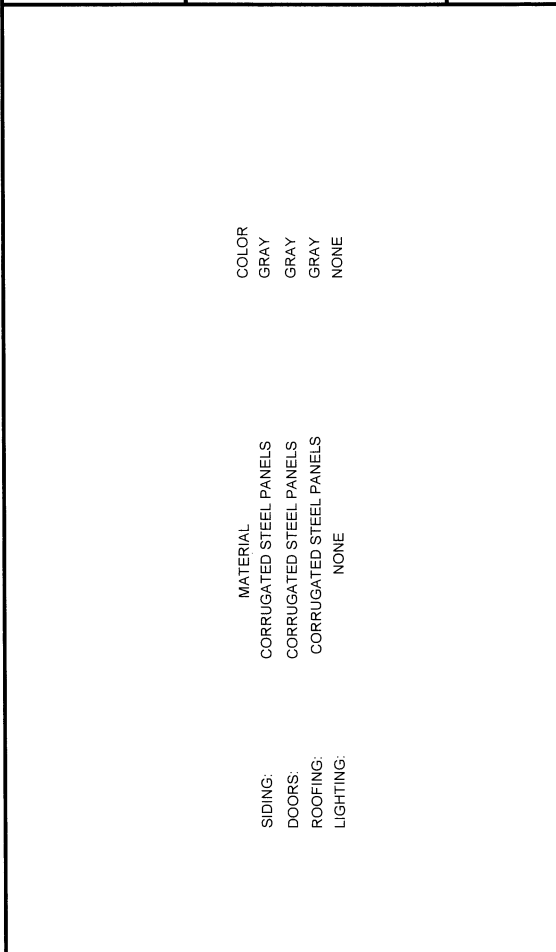
ROWLAND

Wynn Forestal Planning  
18301 N Highway 1  
Fort Bragg, CA 94937

ROWLAND

PROJECT NO. 18301N  
DATE: 04/20/21  
DRAWN BY: JTB  
CHECKED BY: JTB  
SCALE: AS SHOWN

A3  
OF 4 SHEETS



COLOR  
GRAY  
GRAY  
GRAY  
NONE

MATERIAL  
CORRUGATED STEEL PANELS  
CORRUGATED STEEL PANELS  
CORRUGATED STEEL PANELS  
NONE

SIDING:  
DOORS:  
ROOFING:  
LIGHTING:

STORAGE-FLOOR PLAN  $\frac{3/16} = 1'-0"$  1

32'-0"

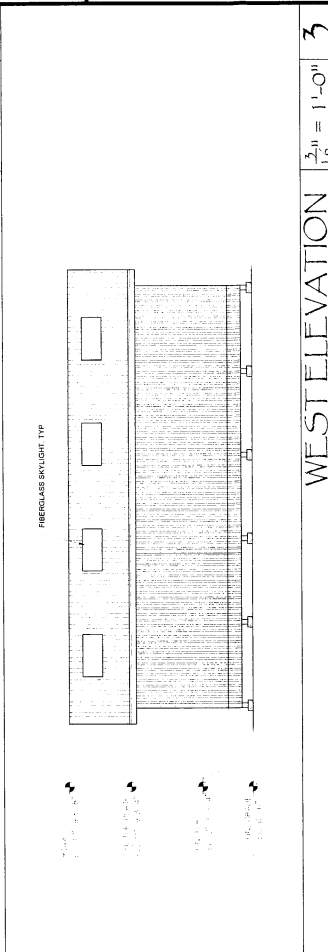
40'-0"

STORAGE

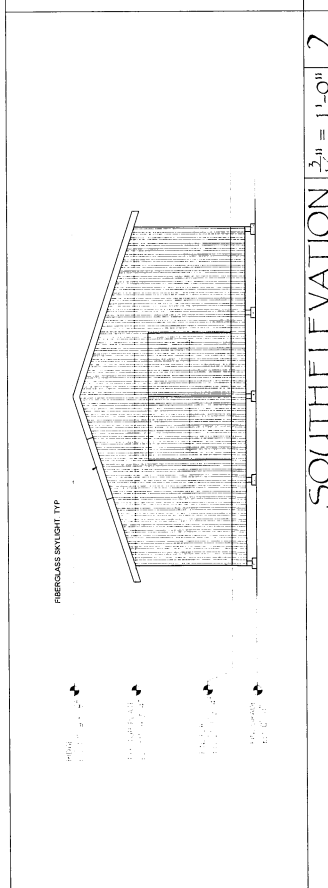
**RECEIVED**

APR 28 2021

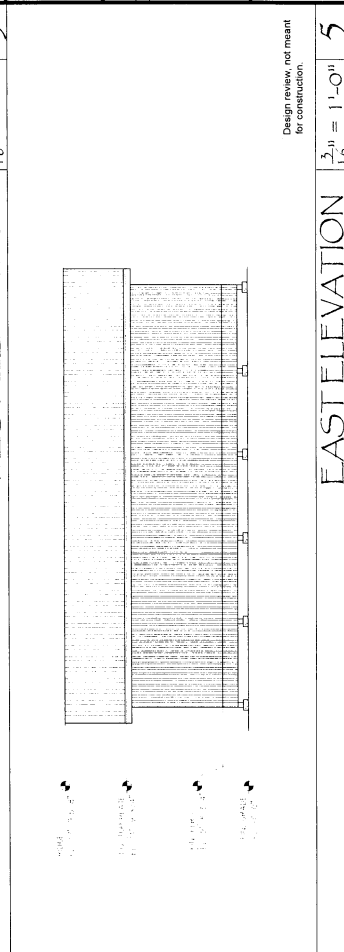
PLANNING & BUILDING SERV  
FORT BRAGG CA



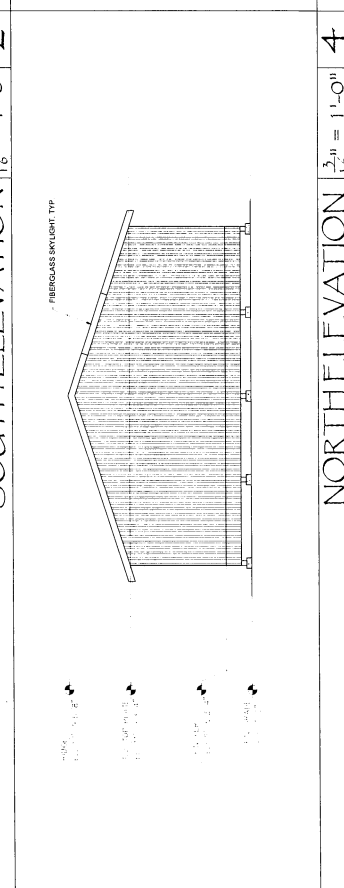
WEST ELEVATION  $\frac{3/16} = 1'-0"$  3



SOUTHELEVATION  $\frac{3/16} = 1'-0"$  2

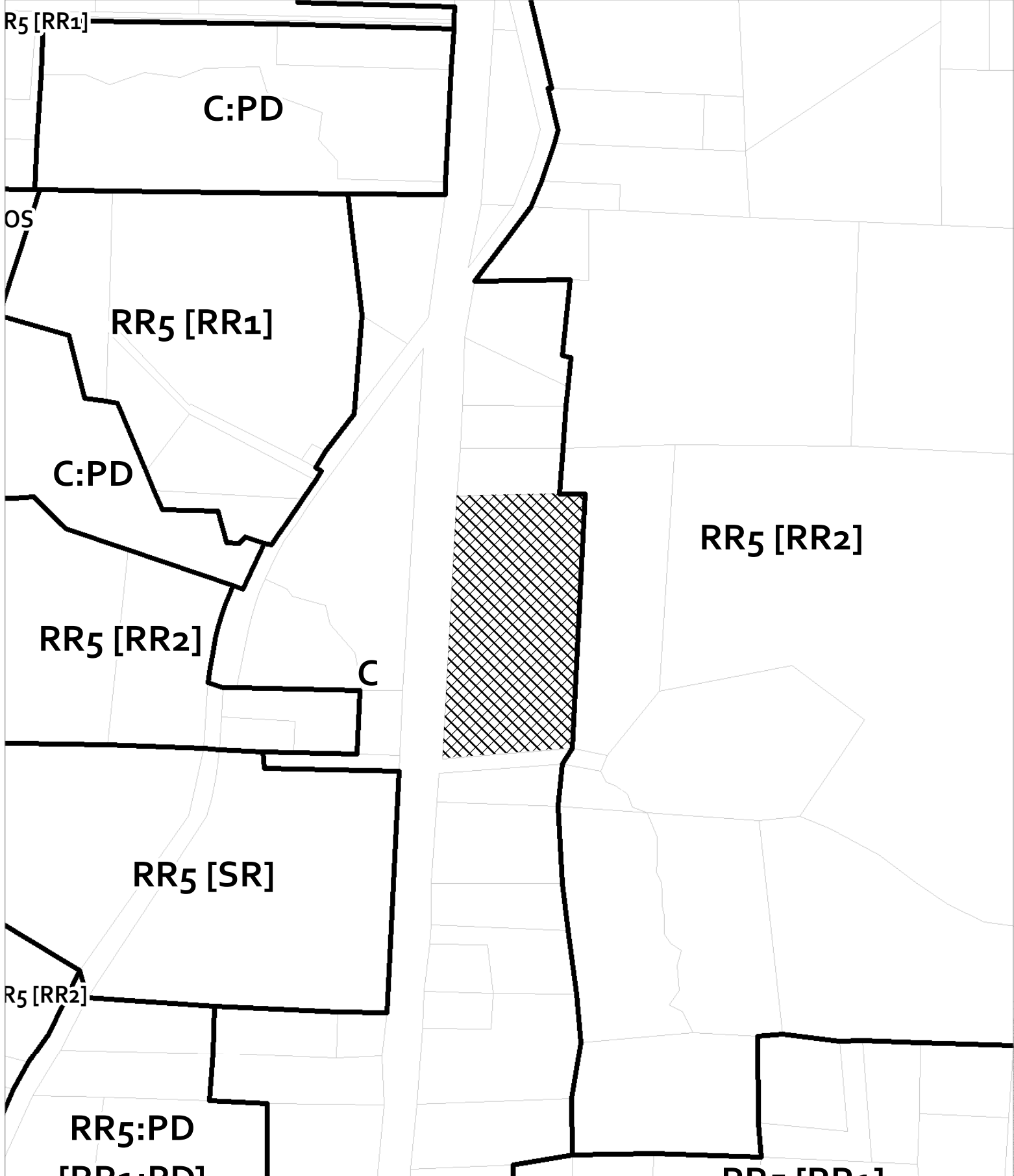


EAST ELEVATION  $\frac{3/16} = 1'-0"$  5




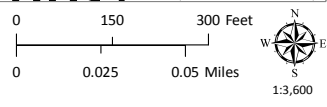
NORTHELEVATION  $\frac{3/16} = 1'-0"$  4

Design review, not meant for construction.



CASE: CDP 2021-0024  
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 Zoning Districts



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/17/2021

5 [RR-1]

C-PD

OS

RR 5 [RR 1]

C-PD

RR 5 [RR 2]

C

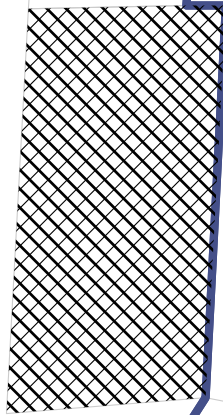
RR 5 [RR 2]


RR 5 [SR]

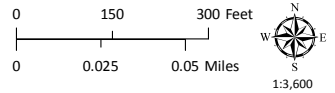
5 [RR-2]

RR 5 [RR 1]

RR 5 [RR 1]



 General Plan Classes

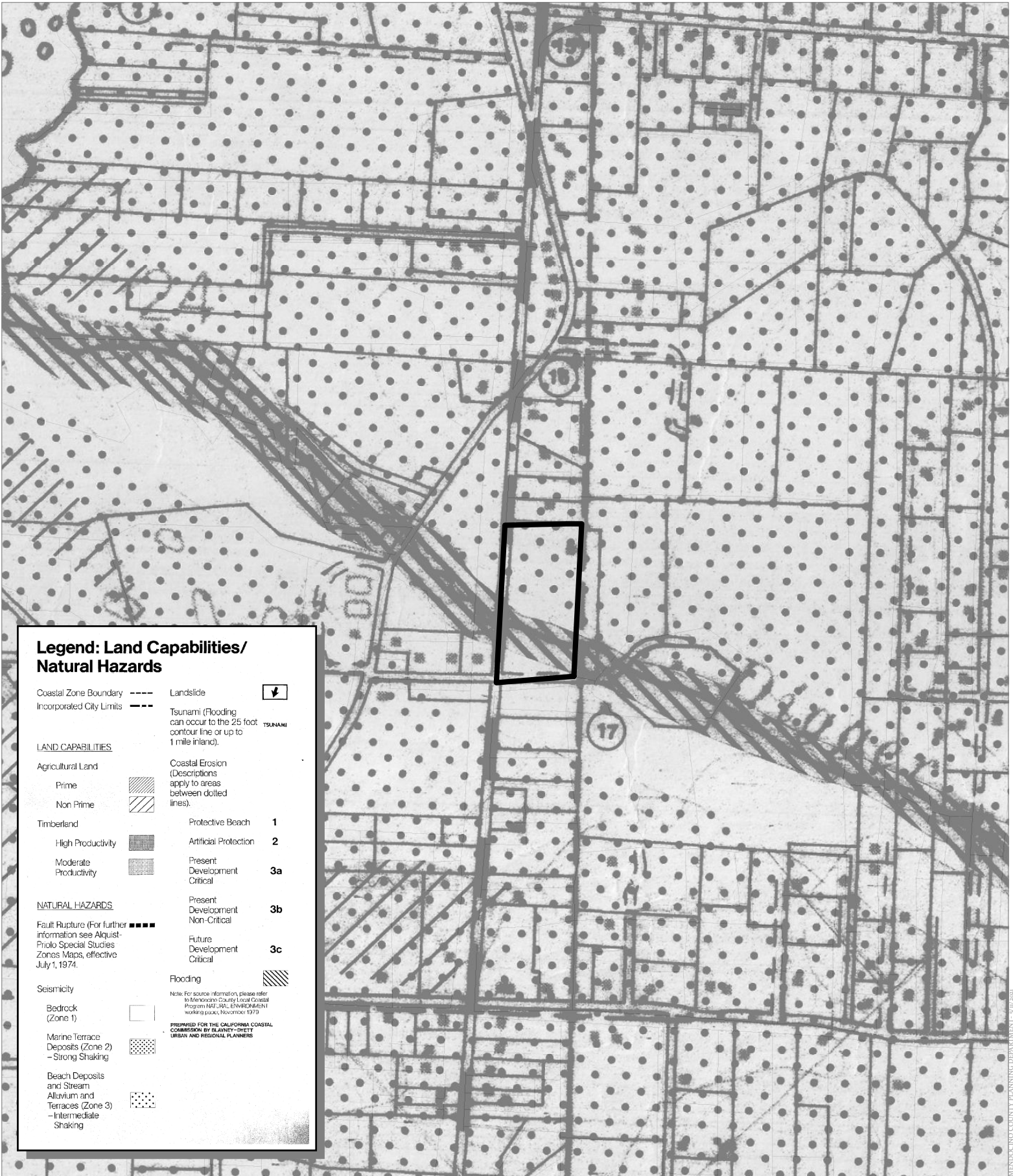


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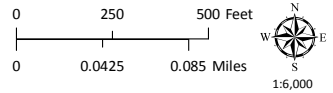
GENERAL PLAN CLASSIFICATIONS

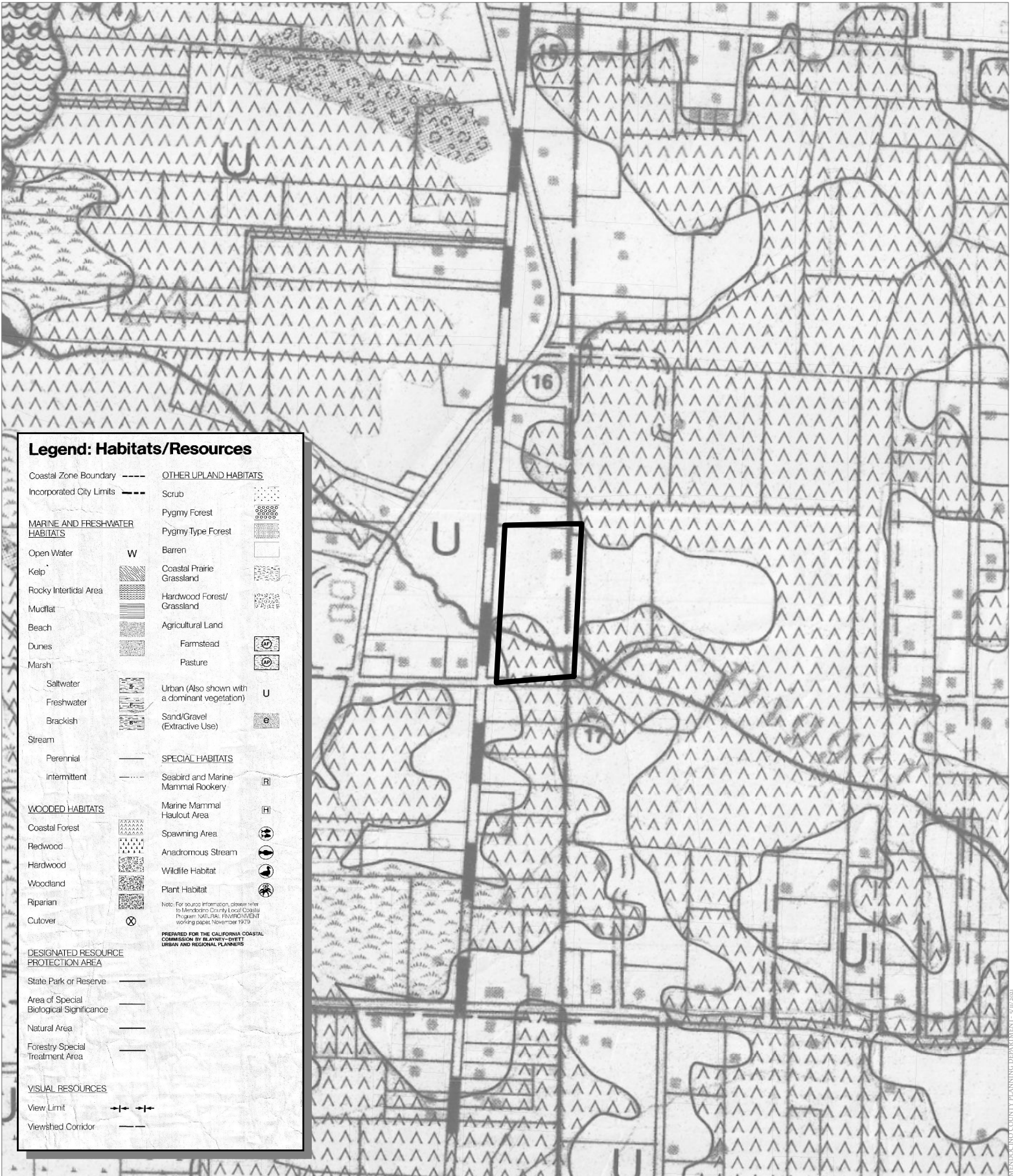
Attachment G



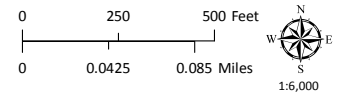


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 AGENT: Amy Wynn  
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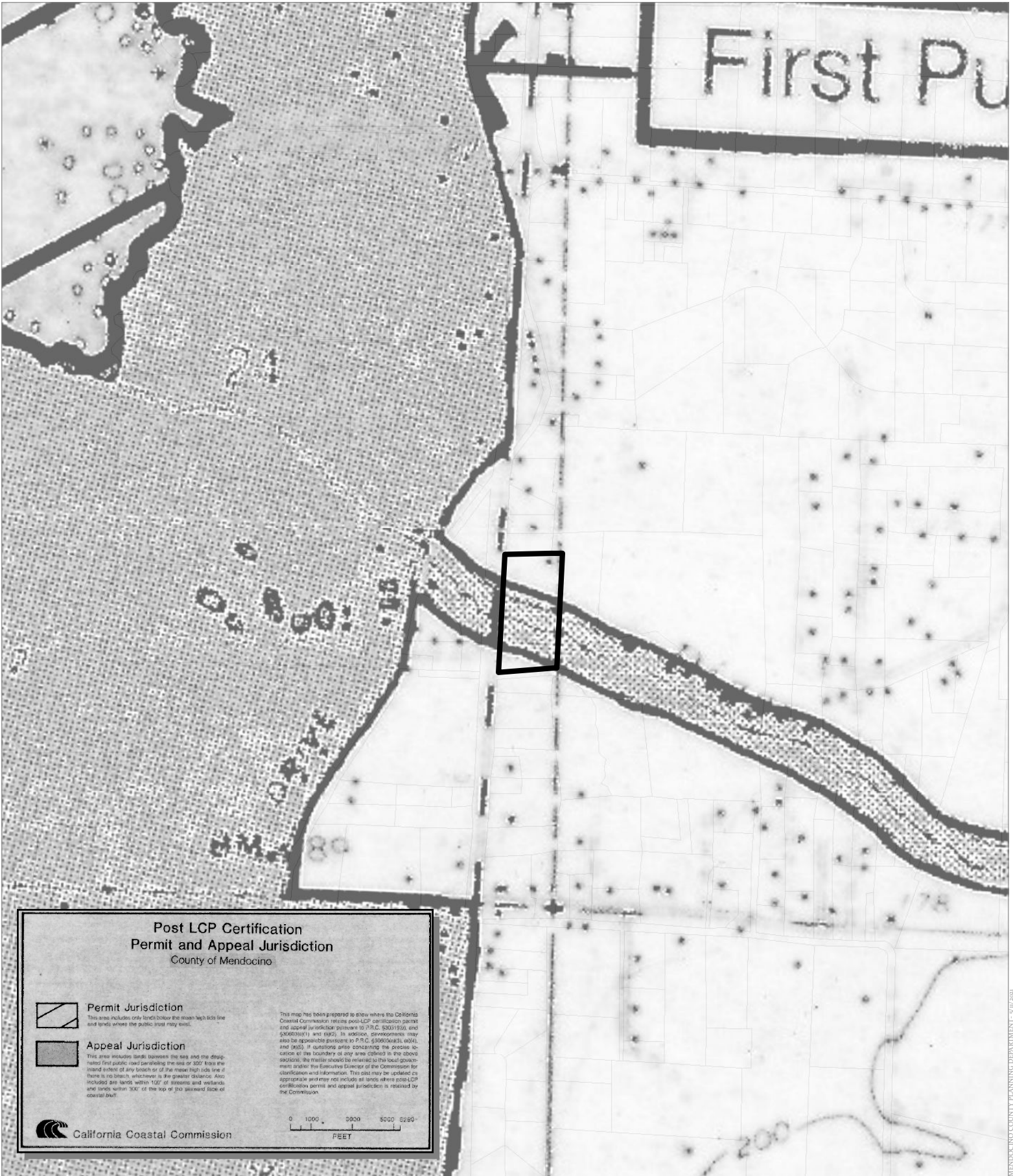




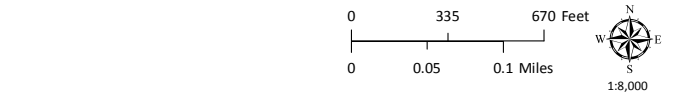
CASE: CDP 2021-0024  
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 ADDRESS: 18001 N. Highway 1, Fort Bragg

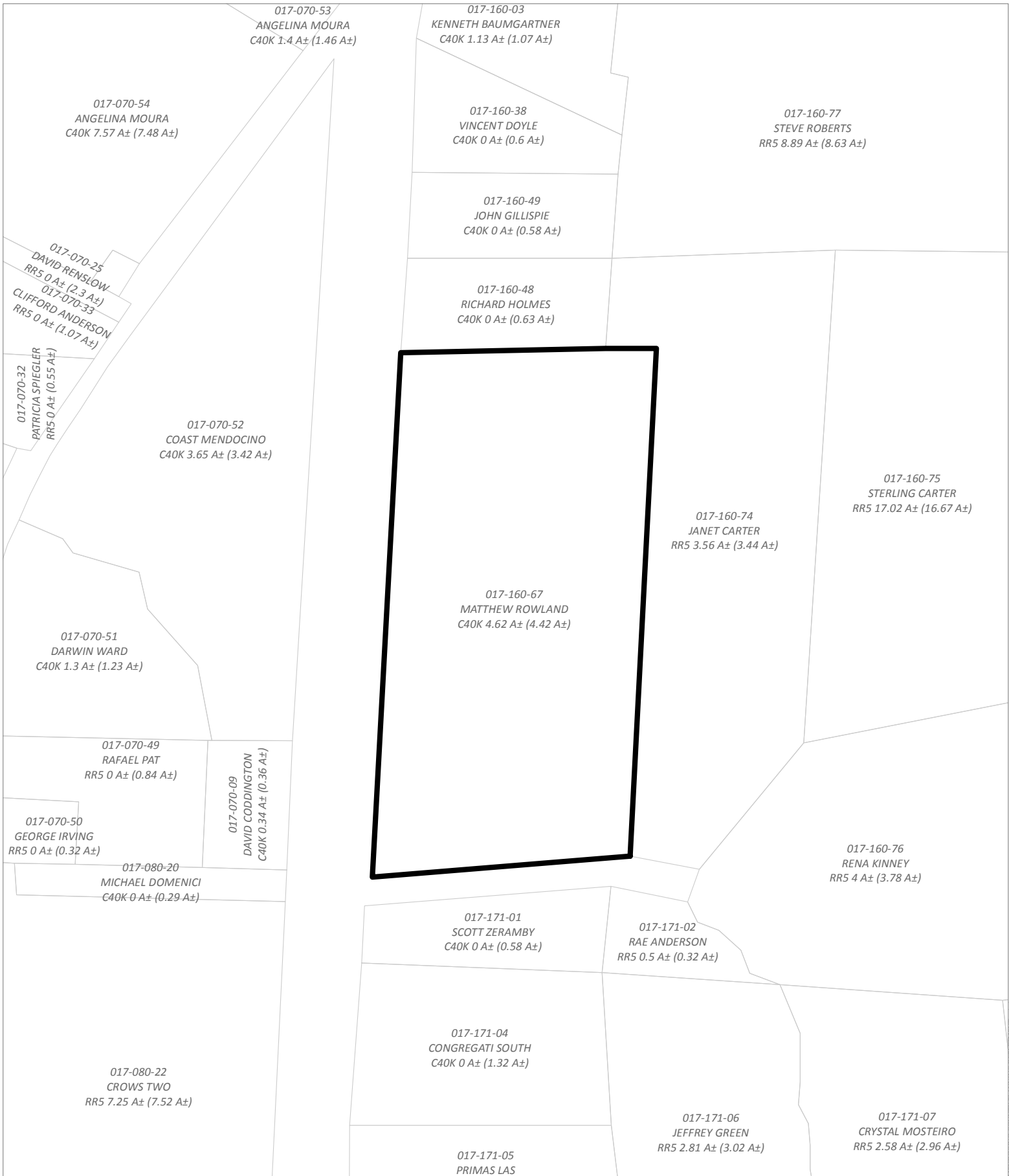




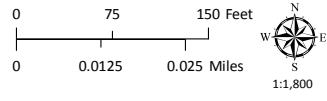


CASE: CDP 2021-0024  
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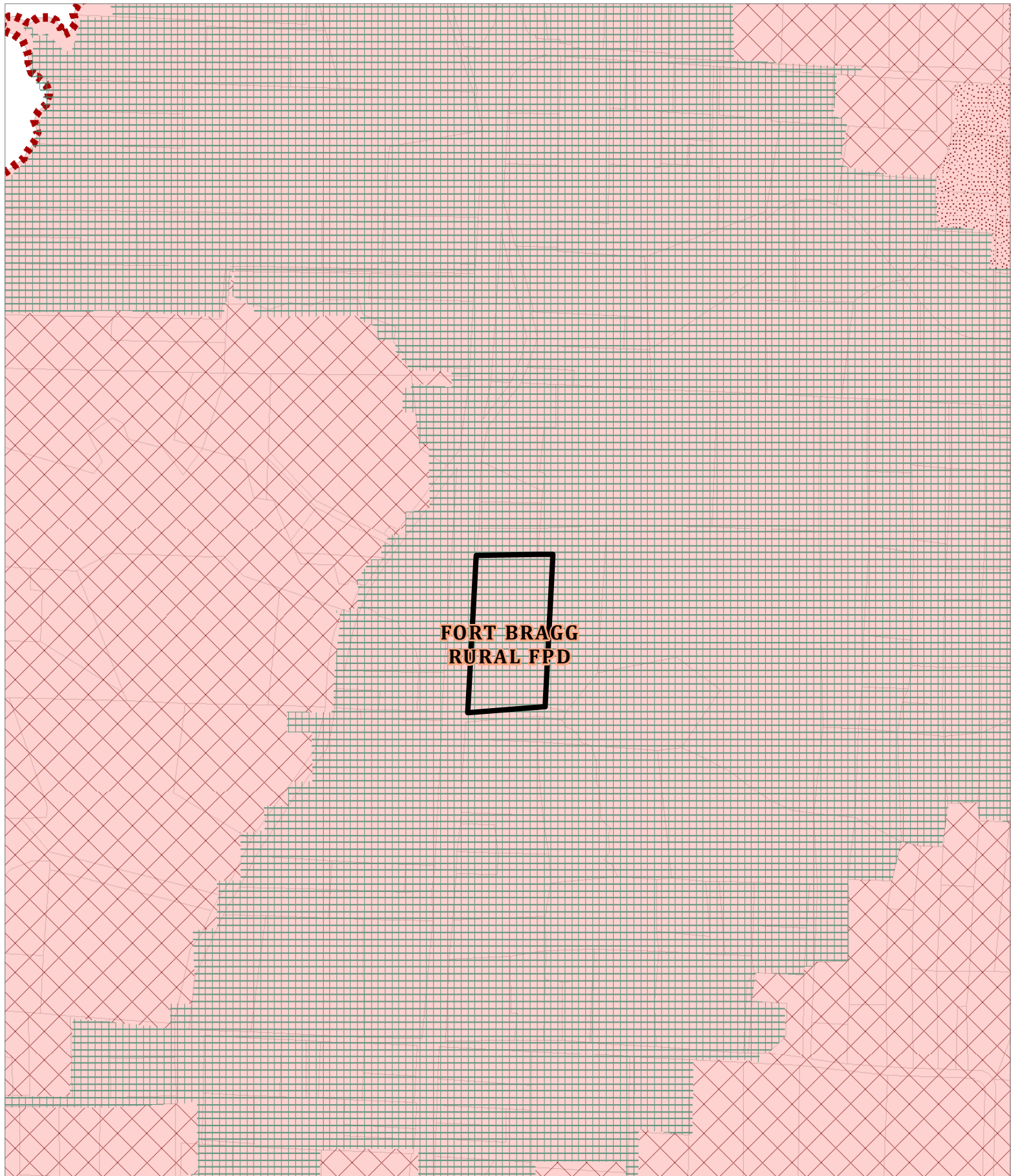




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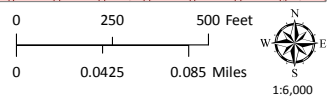
MENDOCINO COUNTY PLANNING DEPARTMENT - 5/17/2023



**FORT BRAGG  
RURAL FPD**

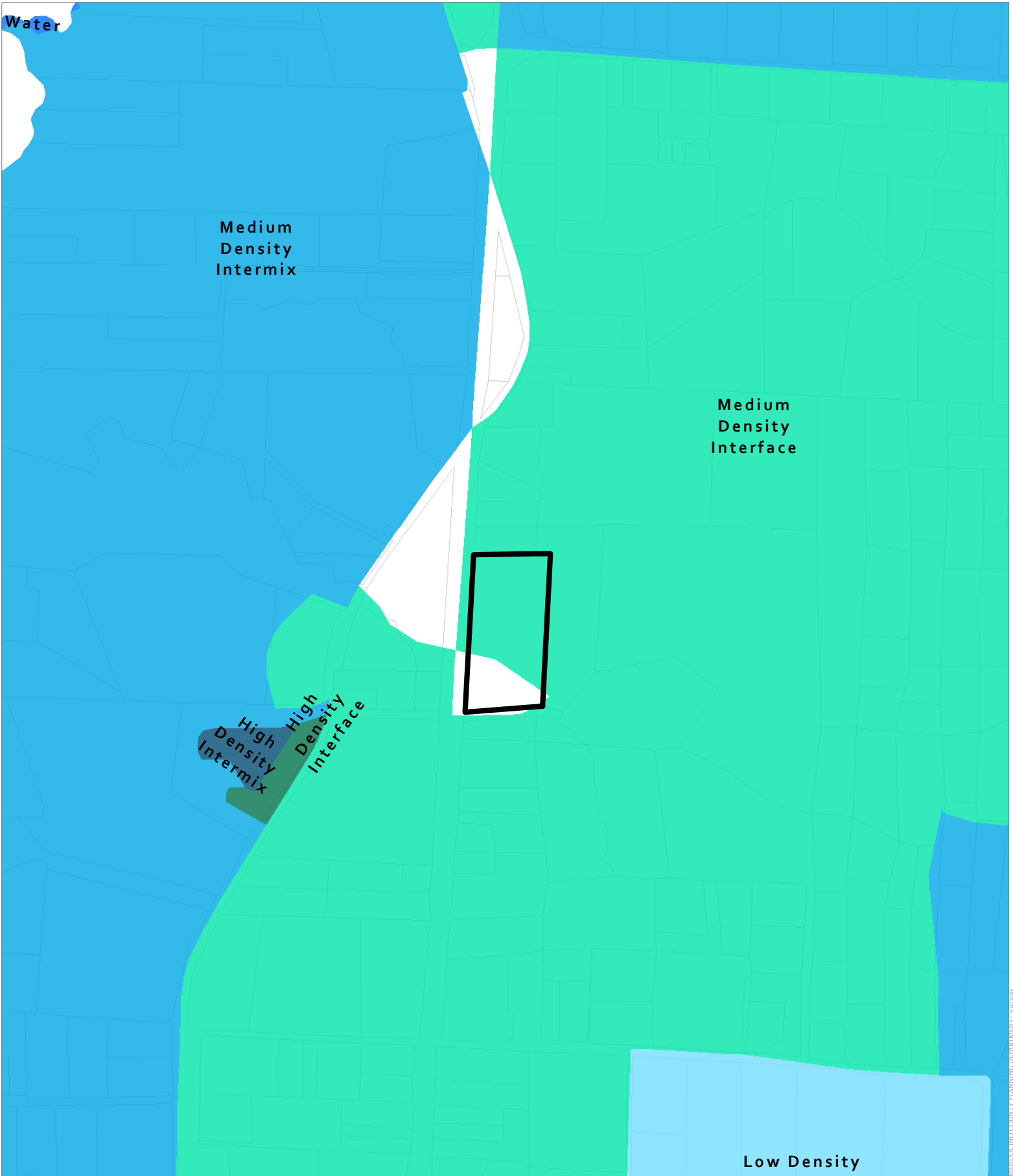
CASE: CDP 2021-0024  
 OWNER: ROWLAND, Matthew  
 APN: 017-160-67  
 APLCT: Matt Rowland  
 AGENT: Amy Wynn  
 ADDRESS: 18001 N. Highway 1, Fort Bragg

-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



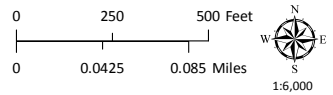
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

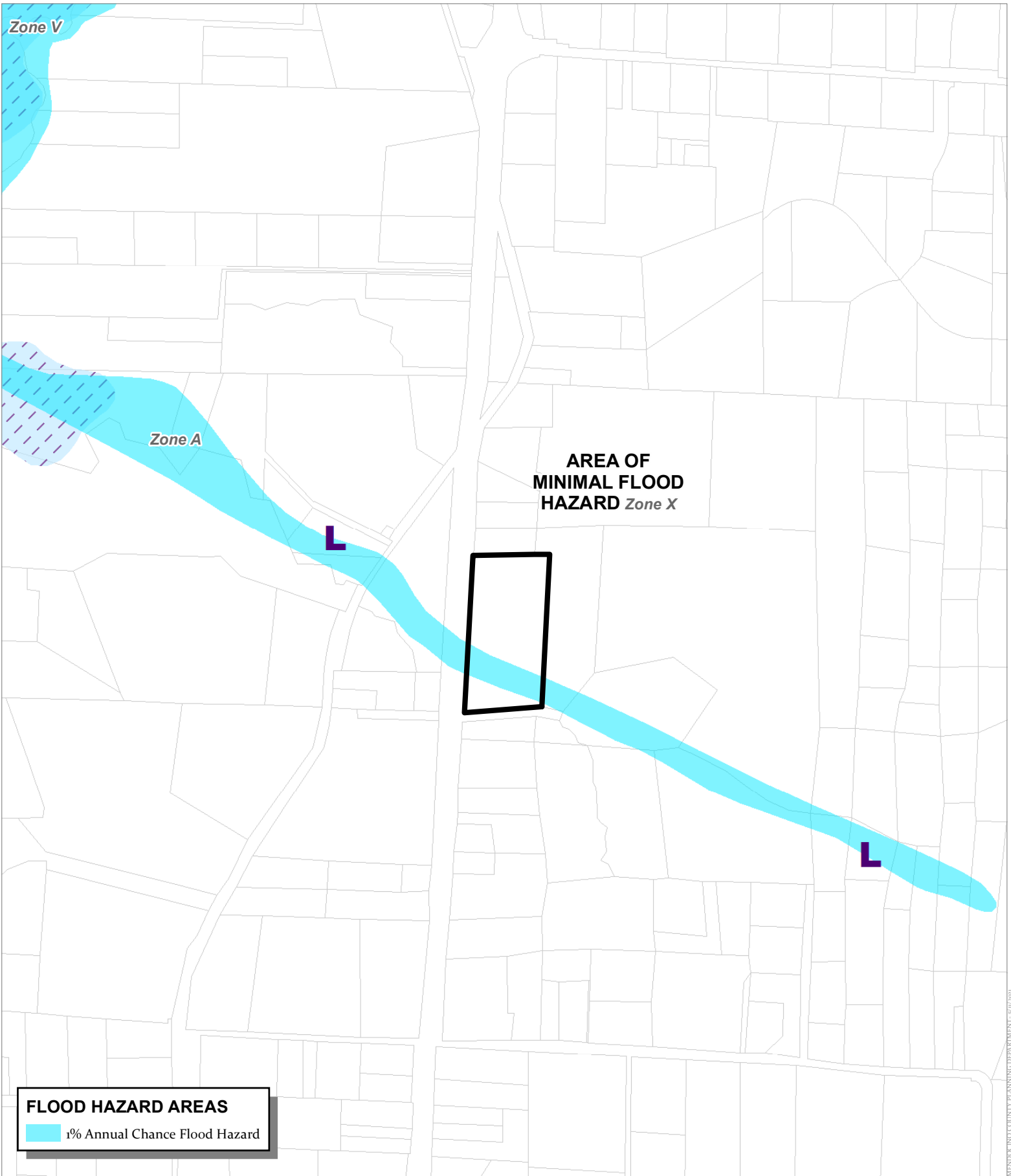
FENDLETT COUNTY PLANNING DEPARTMENT - 9/10/2021





CASE: CDP 2021-0024  
 OWNER: ROWLAND, Matthew  
 APN: 017-160-67  
 APLCT: Matt Rowland  
 AGENT: Amy Wynn  
 ADDRESS: 18001 N. Highway 1, Fort Bragg


 Water





**FLOOD HAZARD AREAS**  
 1% Annual Chance Flood Hazard

 LOMA Letters  
 Tsunami Inundation Zones

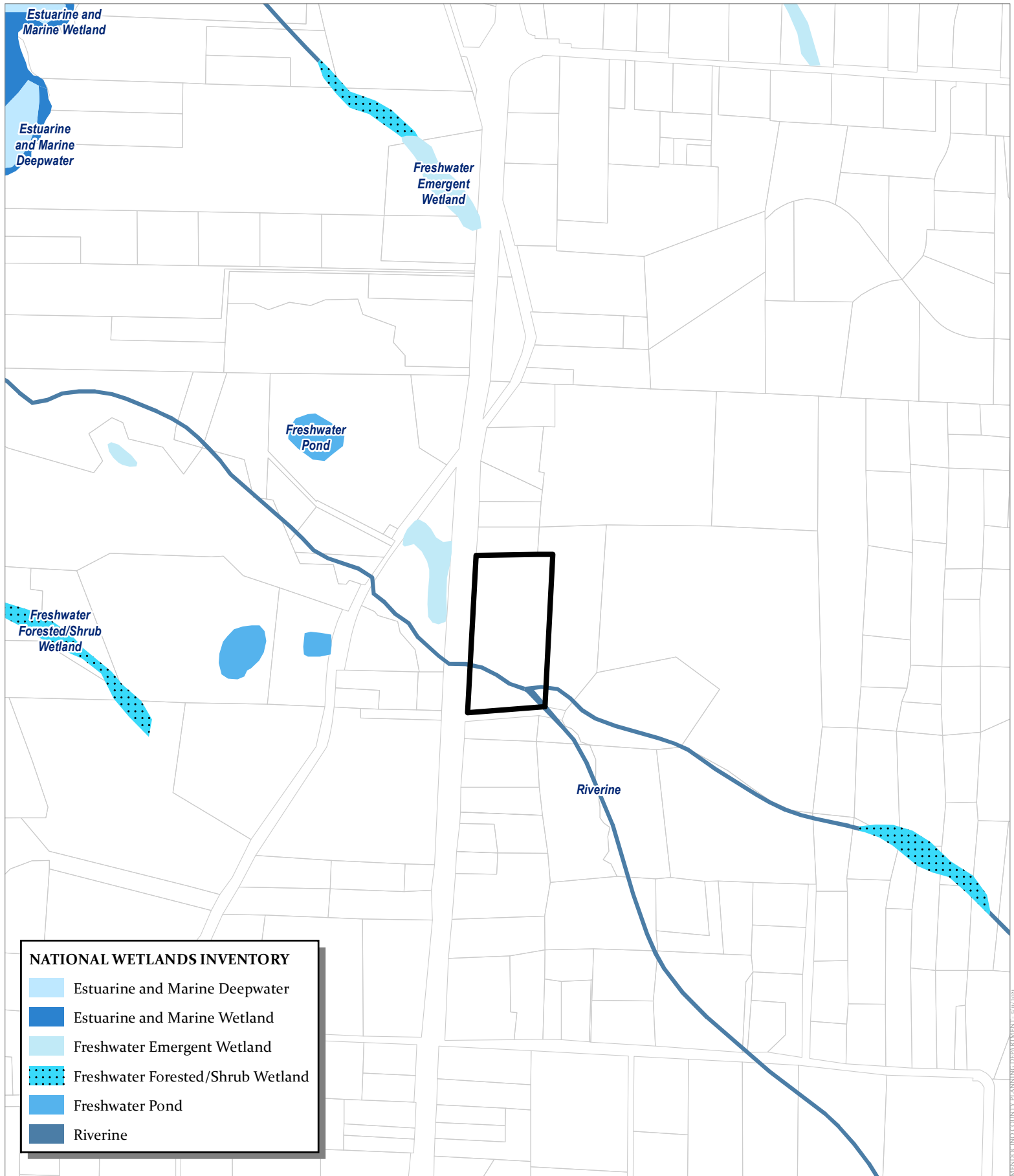
0 250 500 Feet  
 0 0.0425 0.085 Miles  
  
 1:6,000

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SPECIAL FLOOD HAZARD AREAS

Attachment O

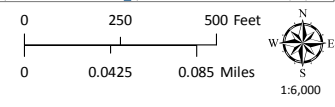
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/17/2021



**NATIONAL WETLANDS INVENTORY**

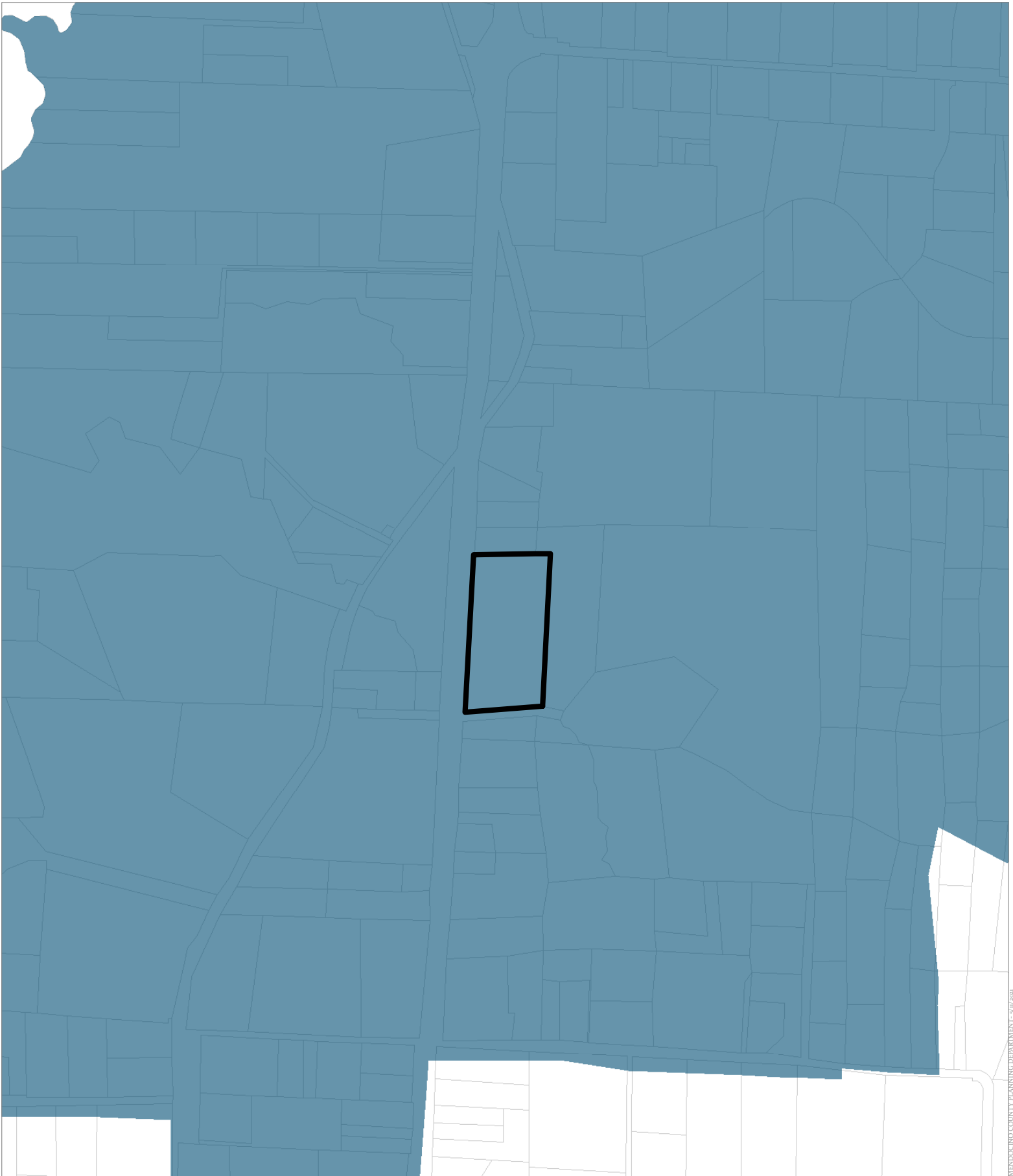
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

CASE: CDP 2021-0024  
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MENDOCINO COUNTY PLANNING DEPARTMENT - 5/17/2023

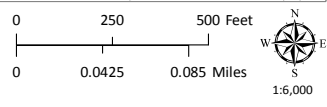
WETLANDS



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/17/2021

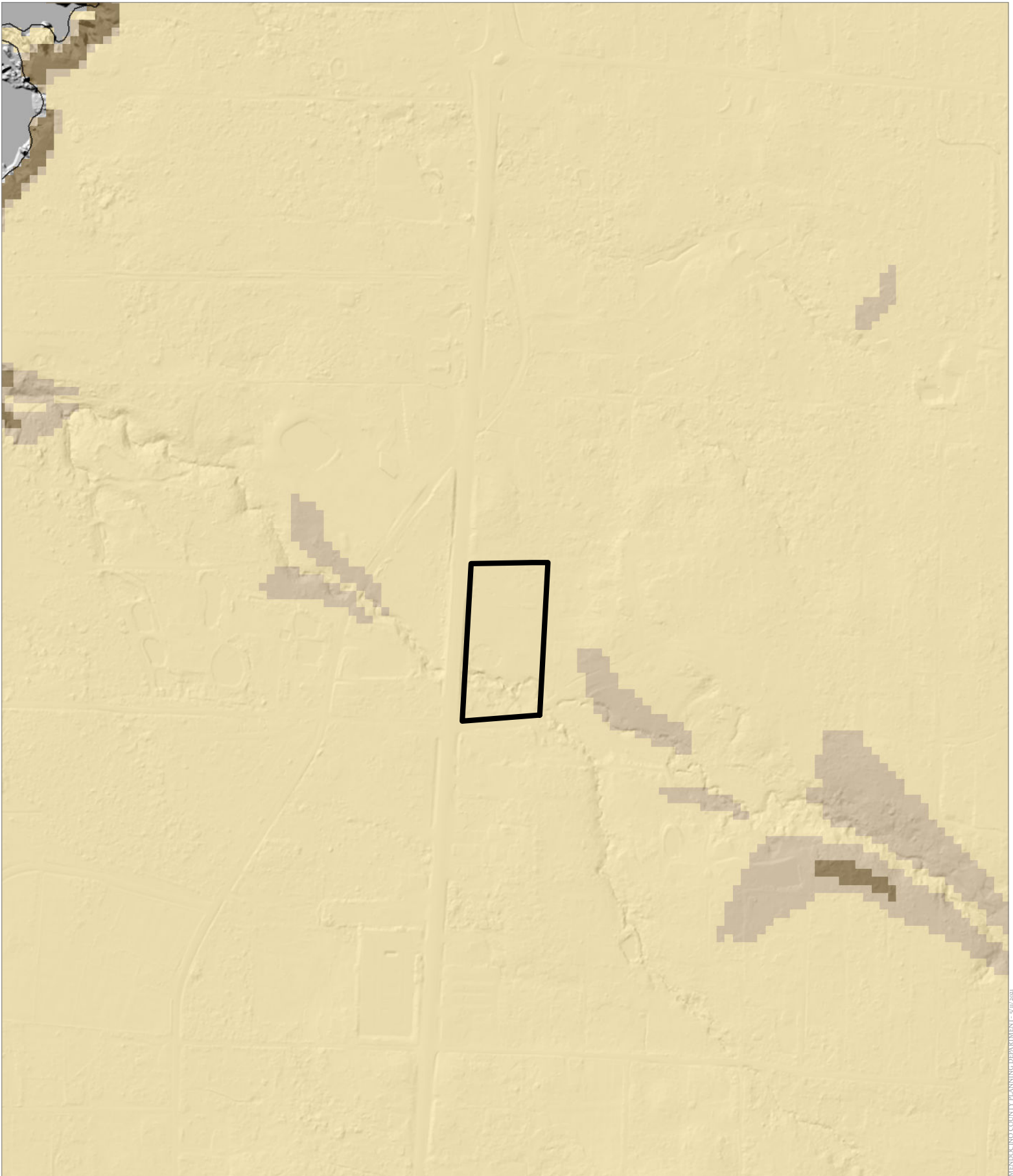
CASE: CDP 2021-0024  
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APLCT: Matt Rowland  
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Fort Bragg Stormwater Areas

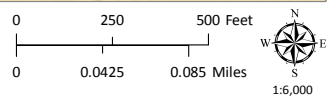
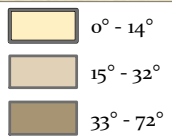


STORMWATER PERMITTING ZONES

Attachment Q



CASE: CDP 2021-0024  
 OWNER: ROWLAND, Matthew  
 APN: 017-160-67  
 APLCT: Matt Rowland  
 AGENT: Amy Wynn  
 ADDRESS: 18001 N. Highway 1, Fort Bragg

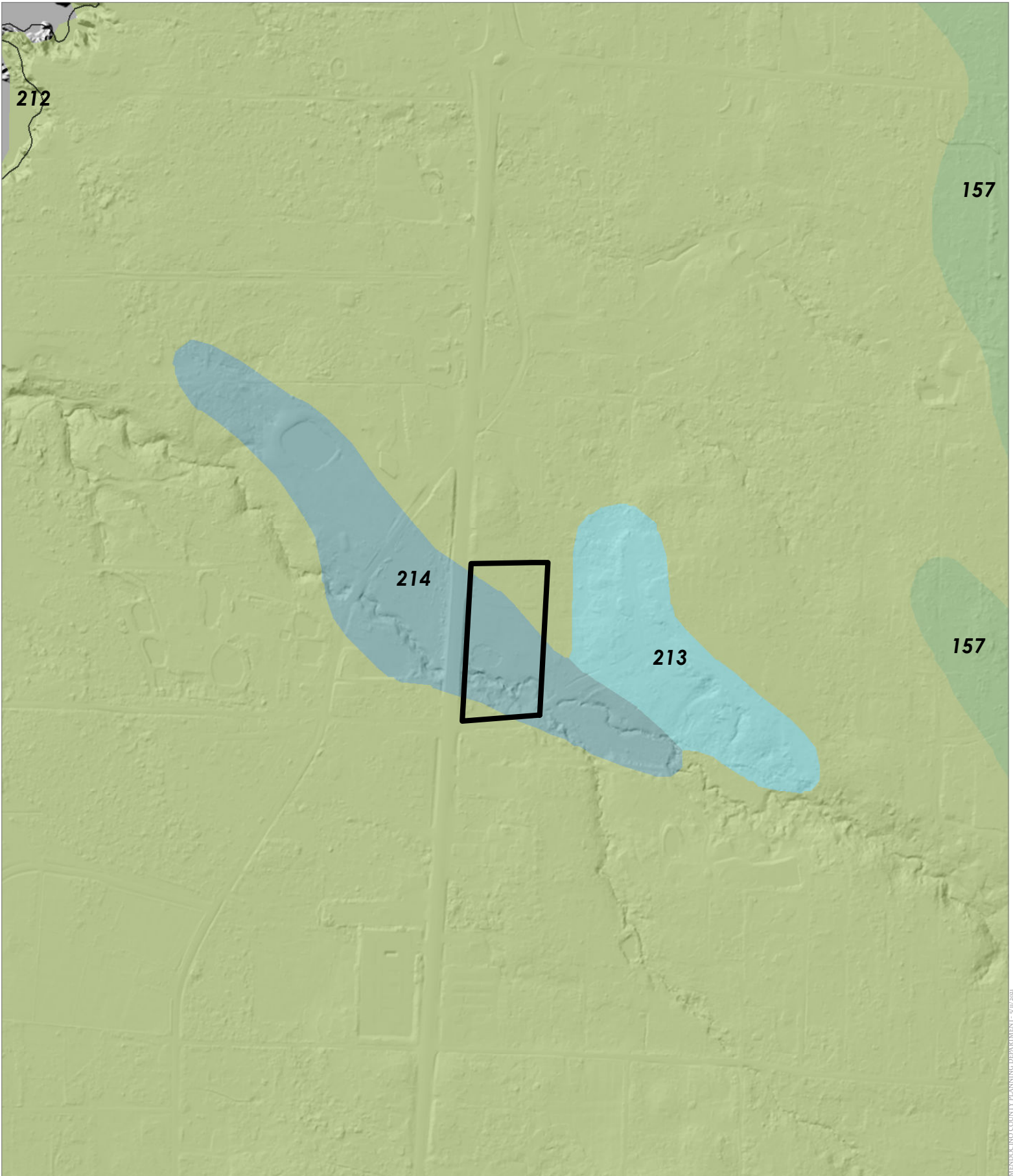


ESTIMATED SLOPE

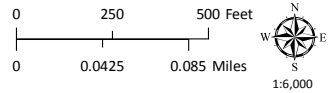
Attachment R

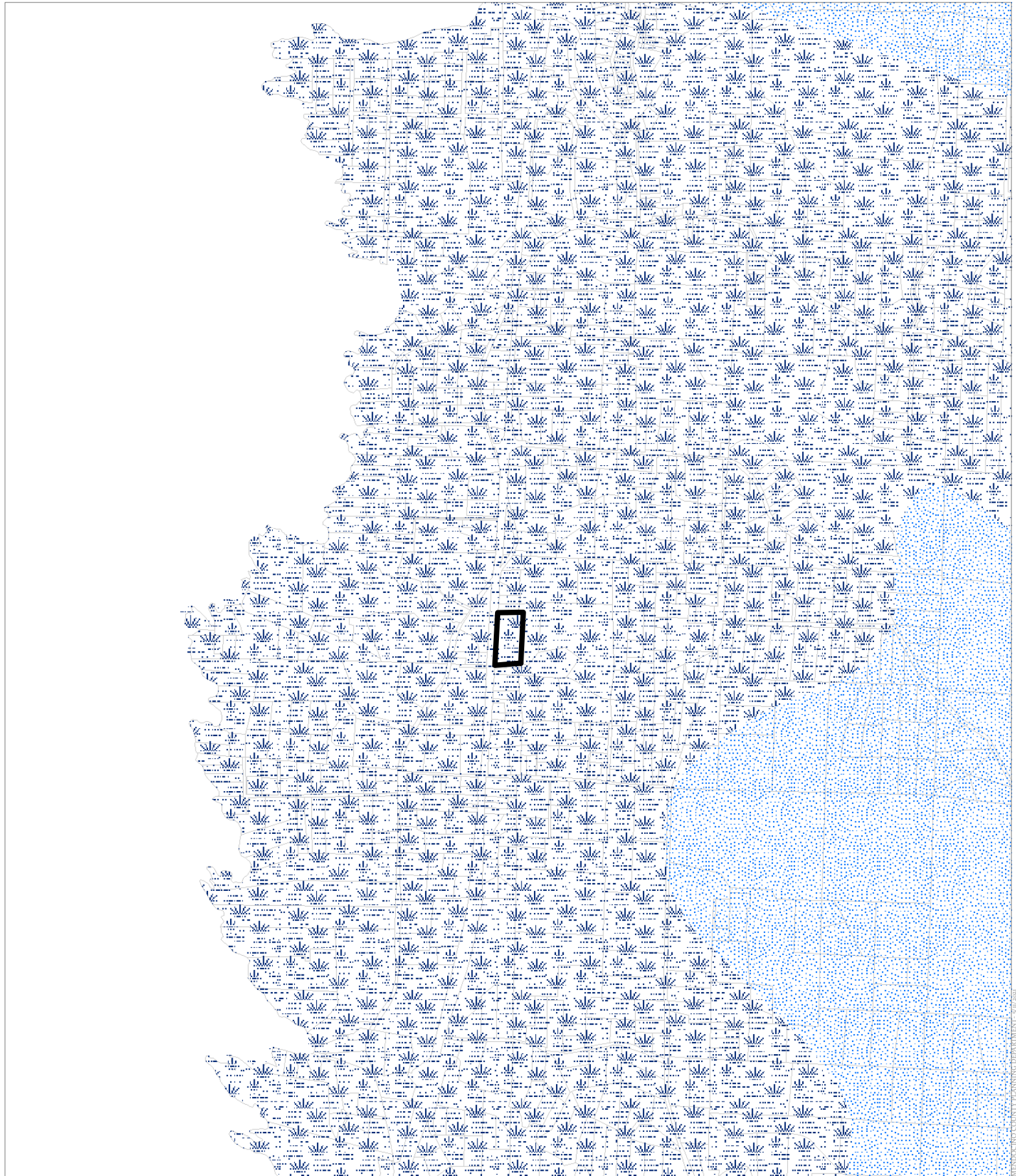
MENDOCINO COUNTY PLANNING DEPARTMENT - 5/17/2021







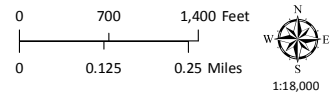
CASE: CDP 2021-0024  
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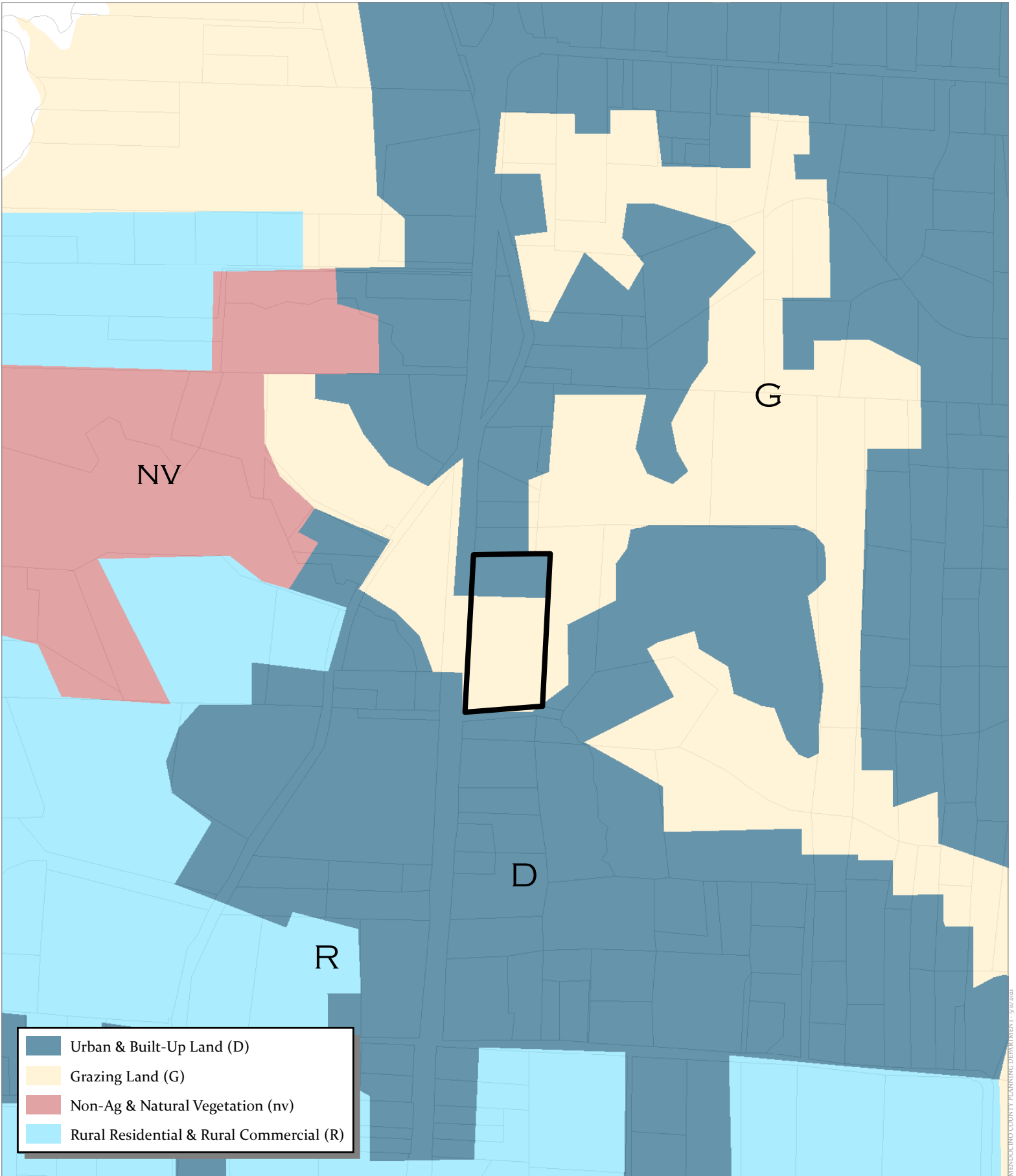
CASE: CDP 2021-0024  
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 APLCT: Matt Rowland  
 AGENT: Amy Wynn  
 ADDRESS: 18001 N. Highway 1, Fort Bragg

 Sufficient Water Resources  
 Marginal Water Resources



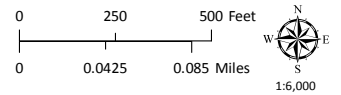
GROUND WATER RESOURCES

Attachment T



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/17/2021

CASE: CDP 2021-0024  
 OWNER: ROWLAND, Matthew  
 APN: 017-160-67  
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 ADDRESS: 18001 N. Highway 1, Fort Bragg



IMPORTANT FARMLAND

Attachment U