



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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

JULIA KROG, 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

July 8, 2022

Planning – Fort Bragg  
Environmental Health - Fort Bragg  
Building Inspection - Fort Bragg  
Assessor

Department of Forestry/ CalFire  
-Land Use  
Cloverdale Rancheria

Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians  
Fort Bragg Rural Fire District

**CASE#:** U\_2022-0006

**DATE FILED:** 6/6/2022

**OWNER/APPLICANT:** MARCOS ABAN

**REQUEST:** Use of an existing single family residence as a short-term rental per Mendocino County Code Section 20.164.015 (L): Room and Board.

**LOCATION:** 4± miles southeast of Fort Bragg City center, lying on the south side of Shangri-La Drive (Private), 0.1± miles west of its intersection with State Route 20 (SR 20), located at 29605 Shangri-La Drive, Fort Bragg (APN: 020-450-40).

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** MARK CLISER

**RESPONSE DUE DATE:** July 22, 2022

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://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](mailto: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\_2022-0006**

---

**OWNER:** MARCOS ABAN

**APPLICANT:** MARCOS ABAN

**AGENT:** NA

**REQUEST:** Use of an existing single-family residence as a short-term rental per Mendocino County Code Section 20.164.015 (L): Room and Board.

**LOCATION:** 4± miles southeast of Fort Bragg City center, lying on the south side of Shangri-La Drive (Private), 0.1± miles west of its intersection with State Route 20 (SR 20), located at 29605 Shangri-La Drive, Fort Bragg (APN: 020-450-40).

**APN/S:** 020-450-40-00

**PARCEL SIZE:** 1.9± acres

**GENERAL PLAN:** RR10:

**ZONING:** RR:10

**EXISTING USES:** Residential

**DISTRICT:** Supervisorial District 4 (Gjerde)

**RELATED CASES:** BF\_2021-0432 (ADDITION OF 85SQFT LIVING SPACE TO ADU AND 85SQFT DECK); BF 2021-0253 (1140 SQFT ADU); BF 2019-0188 (NEW CLASS K (1) STORY SFR W/ATTCHED GARAGE)

---

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	RR10	RR:10	6± acres	Residential
<b>EAST:</b>	RR10	RR:10	1.2± acres	Residential
<b>SOUTH:</b>	FL160	TP:160	69.5± acres	Timber
<b>WEST:</b>	RR10	RR:10	1.5± 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
- City Planning Department
- Community Services District
- Fort Bragg Rural Fire District
- MAC

- Sanitation District
- 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:** Soils capable of supporting Bishop Pine present

**STAFF PLANNER:** MARK CLISER

**DATE:** 7/7/2022

## ENVIRONMENTAL DATA

**1. MAC:**

GIS

NA

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

High

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

Fort Bragg Rural Fire Protection District

**4. FARMLAND CLASSIFICATION:**

GIS

Grazing Land / Rural Residential & Rural Commercial

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)

NO

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS

NA

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part

Western

**8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:**

LCP maps, Pygmy Soils Maps; GIS

Yes

**9. WILLIAMSON ACT CONTRACT:**

GIS/Mendocino County Assessor's Office

NO

**10. TIMBER PRODUCTION ZONE:**

GIS

NO

**11. WETLANDS CLASSIFICATION:**

GIS

NA

**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

NA

**17. LANDSLIDE HAZARD:**

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

NA

**18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34

Yes

**19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

NA

**20. SPECIFIC PLAN/SPECIAL PLAN AREA:**

Various Adopted Specific Plan Areas; GIS

NA

**21. STATE CLEARINGHOUSE REQUIRED:**

Policy

NA

**22. OAK WOODLAND AREA:**

USDA

NA

**23. HARBOR DISTRICT:**

Sec. 20.512

NA



PLANNING & BUILDING SERVICES

CASE NO: U-2022-0006
DATE FILED: 6/6/2022
FEE: \$3885.00
RECEIPT NO: PRJ-049940
RECEIVED BY: Tia Sar
Office Use Only

APPLICATION FORM

APPLICANT:

Name: Marcos A Aban Phone: (707) 972-8790
Mailing Address: P.O Box 1573
City: Fort Bragg State/Zip: CA 95437 Email: marcos.aban@hotmail.com

PROPERTY OWNER:

Name: Marcos A Aban Phone: (707) 972-8790
Mailing Address: P.O Box 1573
City: Fort Bragg State/Zip: CA 95437 Email: marcos.aban@hotmail.com

AGENT:

Name: Phone:
Mailing Address:
City: State/Zip: Email:

ASSESSOR'S PARCEL NUMBER/S: 020-450-4000

TYPE OF APPLICATION:

- Administrative Permit
Agricultural Preserve: New Contract
Agricultural Preserve: Cancellation
Agricultural Preserve: Rescind & ReEnter
Airport Land Use
Development Review
Exception
Flood Hazard Development Permit
General Plan Amendment
Land Division - Minor
Land Division - Major
Land Division - Parcel
Land Division - Re-Subdivision
Modification of Conditions
Reversion to Acreage
Rezoning
Use Permit - Cottage
Use Permit - Minor
Use Permit - Major
Use Permit - Modification
Variance
Other

RECEIVED

JUN 06 2022

I certify that the information submitted with this application is true and accurate.

PLANNING & BUILDING SERV
FORT BRAGG CA

Marcos A Aban 6-05-22 Marcos A. Aban 6-05-22
Signature of Applicant/Agent Date Signature of Owner Date

**SITE AND PROJECT DESCRIPTION QUESTIONNAIRE**

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

**THE PROJECT**

**1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.**

*Hello, my project is a 1200 sq/ft house containing two bedrooms and two bathrooms. I am well aware that there is a shortage in long-term rentals state-wide, a primary concern for many. However, I have three kids in college, and my job as a fisherman has declined 60% in the last four years. The project is four miles east on highway 20. The physical address of the house is 29609 Shangri-La Dr. Fort Bragg Ca, 95437. The house is fully furnished and everything is fully functional. The project contains a well, as well as a septic system. There is no grading or vegetation removal required. CalFire recently inspected me to finalize the project. Three neighbors share the road on the east and west sides of the project.*

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: <input type="checkbox"/> Other:	2	6	SFR 1616 ABU 1200	0	2816sq/ft
GRAND TOTAL (Equal to gross area of Parcel):					

**3. If the project is commercial, industrial or institutional, complete the following:** *N/A*

Estimated No. of Employees per shift:           
 Estimated No. of shifts per day:           
 Type of loading facilities proposed:

4. Will the project be phased?

YES  NO If yes, explain your plans for phasing:

N/A

5. Will vegetation be removed on areas other than the building sites and roads?

YES  NO If no, explain:

only hedge trimming brush to maintain roadway.

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?

YES  NO If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
No. of covered spaces:	1	14' x 23'
No. of uncovered spaces:	2	30' x 30'
No. of standard spaces:		
No. of accessible spaces:		
Existing no. of spaces:		
Proposed additional spaces:		
Total:		

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

YES  NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

9. For grading or road construction, complete the following:

Amount of cut: N/A cubic yards  
 Amount of fill: N/A cubic yards  
 Max. height of fill slope: N/A feet  
 Max. height of cut slope: N/A feet  
 Amount of import/export: N/A cubic yards  
 Location of borrow or disposal site: N/A

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

YES  NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

YES  NO

12. Will the development provide public or private recreation opportunities?

YES  NO If yes, explain how:

---

---

---

---

13. Is the proposed development visible from State Highway 1 or other scenic route?

YES  NO

14. Is the proposed development visible from a park, beach or other recreational area?

YES  NO

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking:  YES  NO

Filling:  YES  NO

Dredging:  YES  NO

Structures:  Open Coastal Waters  Wetlands  Estuaries  Lakes

If so, what is the amount of material to be dredged/filled?: NA cubic yards

Location of dredged material disposal site?: NA

Has a U.S. Army Corps of Engineers permit been applied for?  YES  NO

16. Will there be any exterior lighting?

YES  NO If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

Above main entrance gate; North, East, South & West sides of Structure.

17. Utilities will be supplied to the site as follows:

Electricity:  Utility Company (service exists to parcel)

Utility Company (requires extension of service to site): \_\_\_\_\_ feet \_\_\_\_\_ miles

On Site Generation – Specify:

Gas:  Utility Company/Tank

On Site Generation – Specify:

None

Telephone:  YES  NO

**18. What will be the method of sewage disposal?**

- Community Sewage System (specify supplier): \_\_\_\_\_
- Septic Tank
- Other (specify): \_\_\_\_\_

**19. What will be the domestic water source:**

- Community Water System (specify supplier): \_\_\_\_\_
- Well
- Spring
- Other (specify): \_\_\_\_\_

**20. Are there any associated projects and/or adjacent properties under your ownership?**

- YES       NO      If yes, explain: (e.g., Assessor's Parcel Number, address, etc.)

My personal residence 29605 Shangri-La Drive Fort Bragg CA 95437.

**21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, State and Federal agencies:**

BF-2019-0188      BF 2021-0253

**22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)**

BF-2019-0188      BF 2021-0253

**23. Are there existing structures on the property? If yes, describe below and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.**

- YES       NO

29605 Shangri-La Drive is my personal residence, and 29609 is the proposed short term rental I am filing for.

**24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.**

- YES       NO

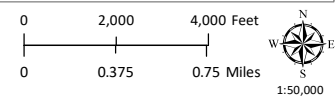






**CASE: U 2022-0006**  
**OWNER: Marcos Aban**  
**APN: 020-450-40**  
**APLCT: Marcos Aban**  
**AGENT: N/A**  
**ADDRESS: 29605 Sangri-La Drive, Fort Bragg**

- Major Towns & Places
- Major Roads
- City Limits
- Highways

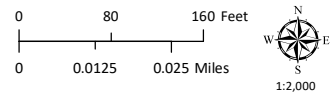


**LOCATION MAP**

MENDOCINO COUNTY PLANNING DEPARTMENT - 06/14/2023



**CASE:** U 2022-0006  
**OWNER:** Marcos Aban  
**APN:** 020-450-40  
**APLCT:** Marcos Aban  
**AGENT:** N/A  
**ADDRESS:** 29605 Sangri-La Drive, Fort Bragg

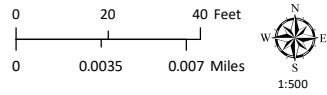


AERIAL IMAGERY

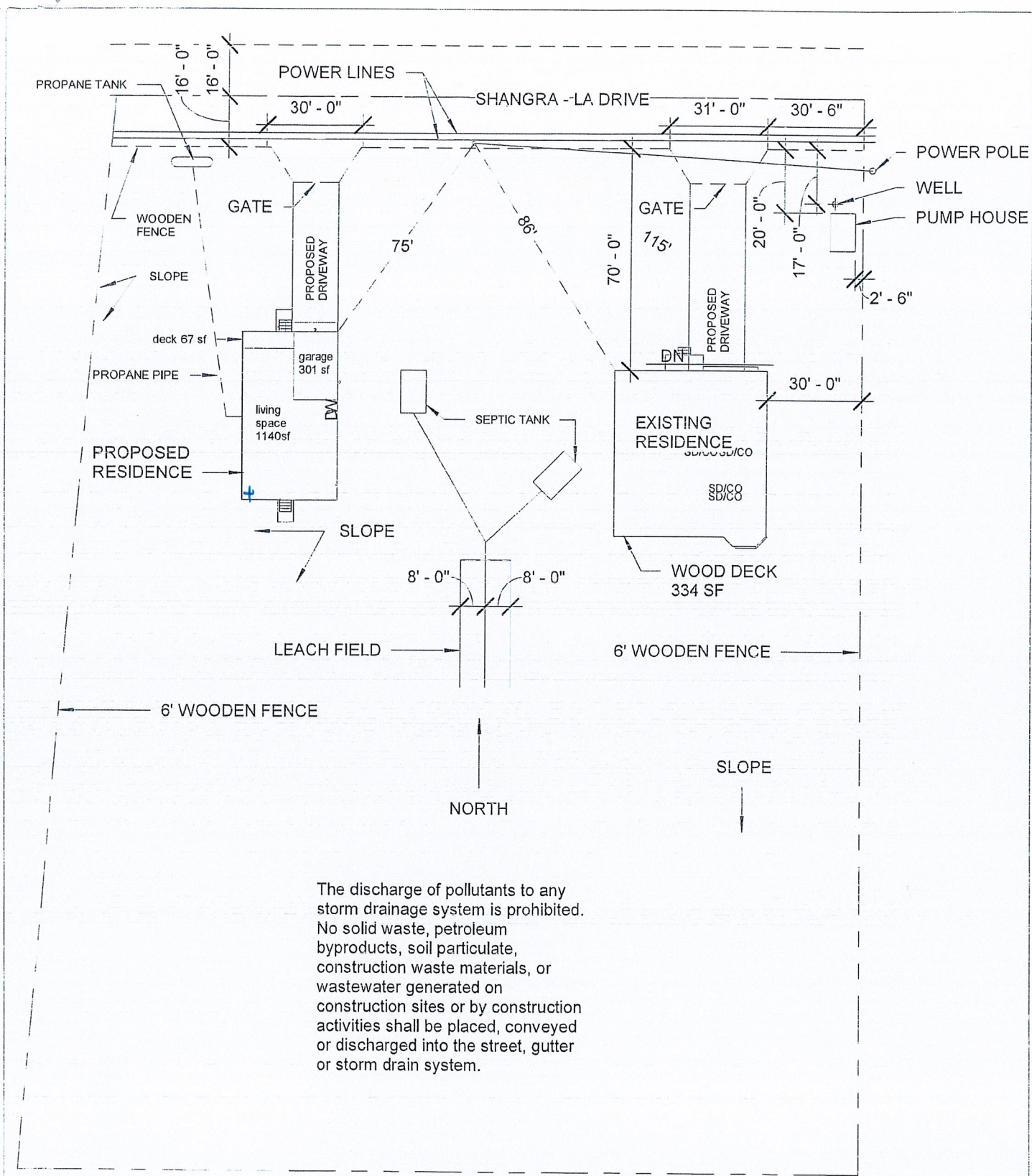


YREKA COUNTY PLANNING DEPARTMENT - 01/19/2022

**CASE:** U 2022-0006  
**OWNER:** Marcos Aban  
**APN:** 020-450-40  
**APLCT:** Marcos Aban  
**AGENT:** N/A  
**ADDRESS:** 29605 Sangri-La Drive, Fort Bragg



**AERIAL IMAGERY**



The discharge of pollutants to any storm drainage system is prohibited. No solid waste, petroleum byproducts, 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.

	<b>MARCOS AND CARMEN ABAN</b>		<b>SITE PLAN</b> 8.5x11	
	29605 SHANGRI-LA DRIVE			<b>A100</b>
	FORT BRAGG CA 95437			
	LOT NUM. 020-450-40			
		Proj. Num. 1901	Scale 1" = 40'-0"	
		Date Issue Date		
		Drawn by wr		
		Chk by Checker		

2/28/2021 11:54:38 AM

UR 40

UR 40

RR10

SR 20


SHANGRI LA DRIVE

RR10

RR10

TPZ

 Zoning Districts  
 Public Roads



0 80 160 Feet  
 0 0.0125 0.025 Miles  
  
 1:2,000

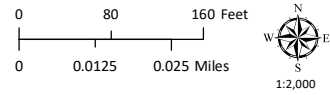
CASE: U 2022-0006  
 OWNER: Marcos Aban  
 APN: 020-450-40  
 APLCT: Marcos Aban  
 AGENT: N/A  
 ADDRESS: 29605 Sangri-La Drive, Fort Bragg

ZONING DISPLAY MAP

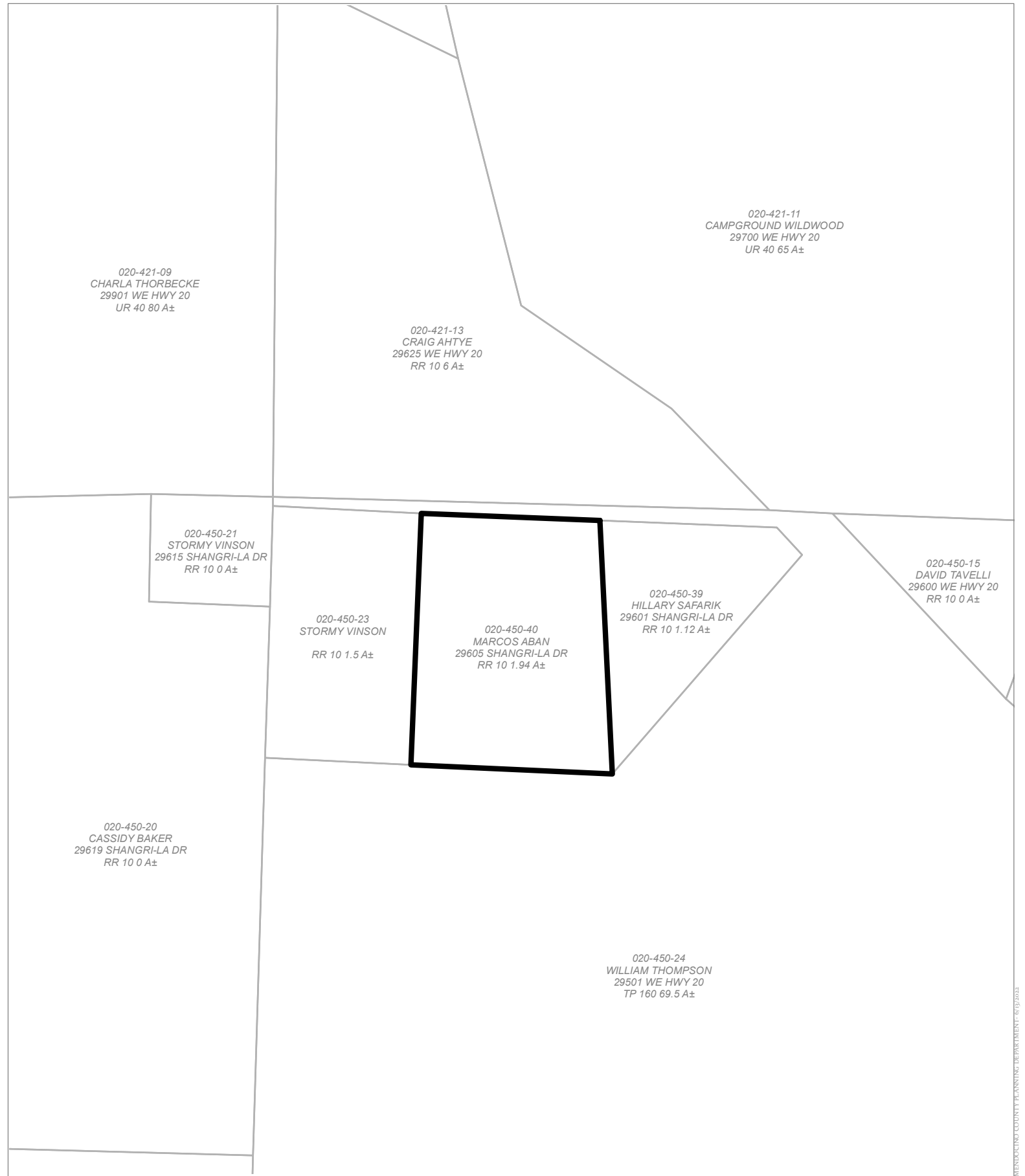


**CASE: U 2022-0006**  
**OWNER: Marcos Aban**  
**APN: 020-450-40**  
**APLCT: Marcos Aban**  
**AGENT: N/A**  
**ADDRESS: 29605 Sangri-La Drive, Fort Bragg**

 General Plan Classes  
 Public Roads

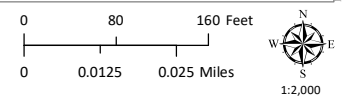


**GENERAL PLAN CLASSIFICATIONS**



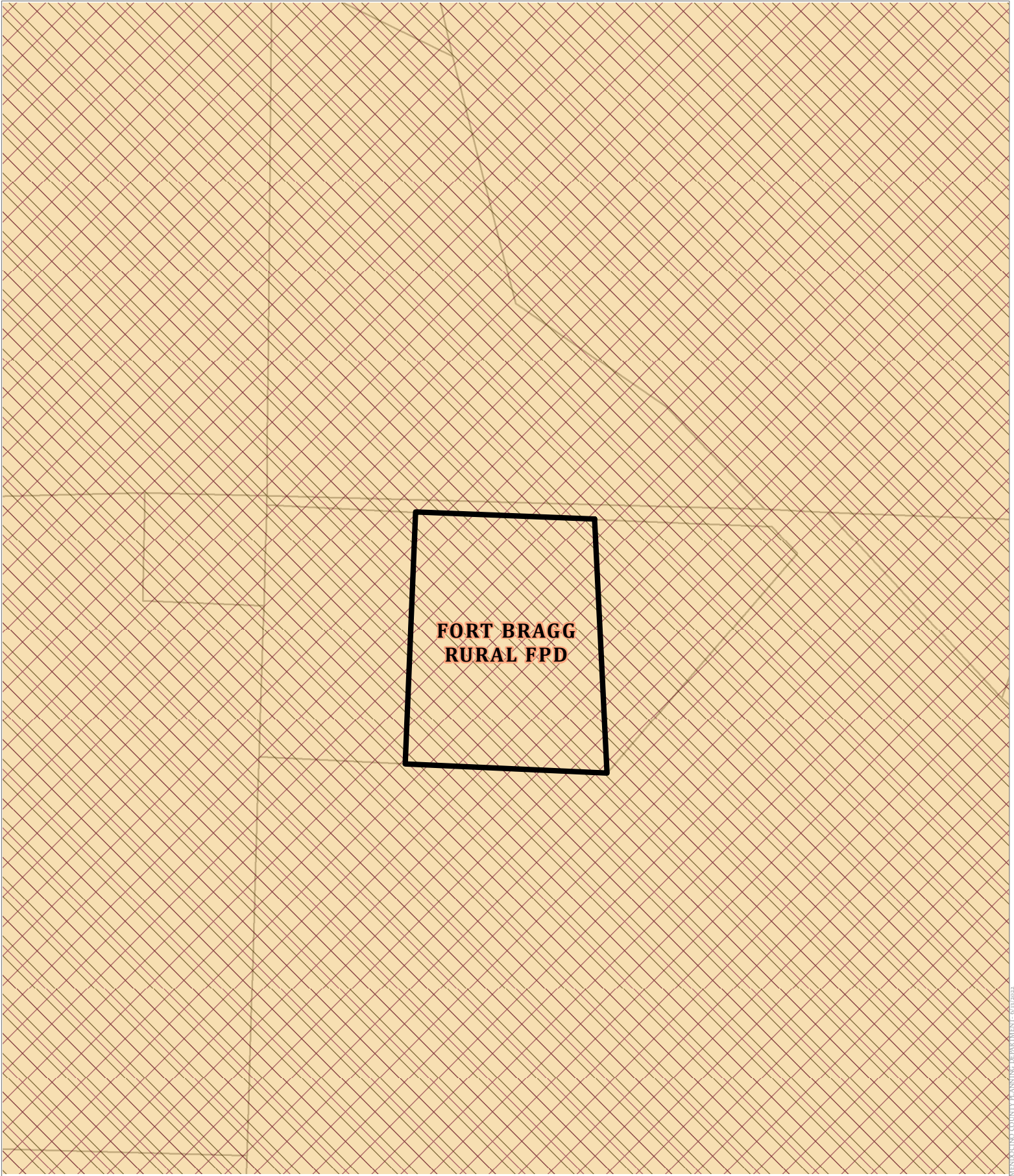
MENDOCINO COUNTY PLANNING DEPARTMENT - 6/19/2022

**CASE: U 2022-0006**  
**OWNER: Marcos Aban**  
**APN: 020-450-40**  
**APLCT: Marcos Aban**  
**AGENT: N/A**  
**ADDRESS: 29605 Sangri-La Drive, Fort Bragg**



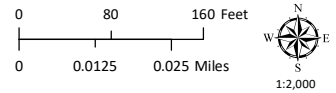
**ADJACENT PARCELS**



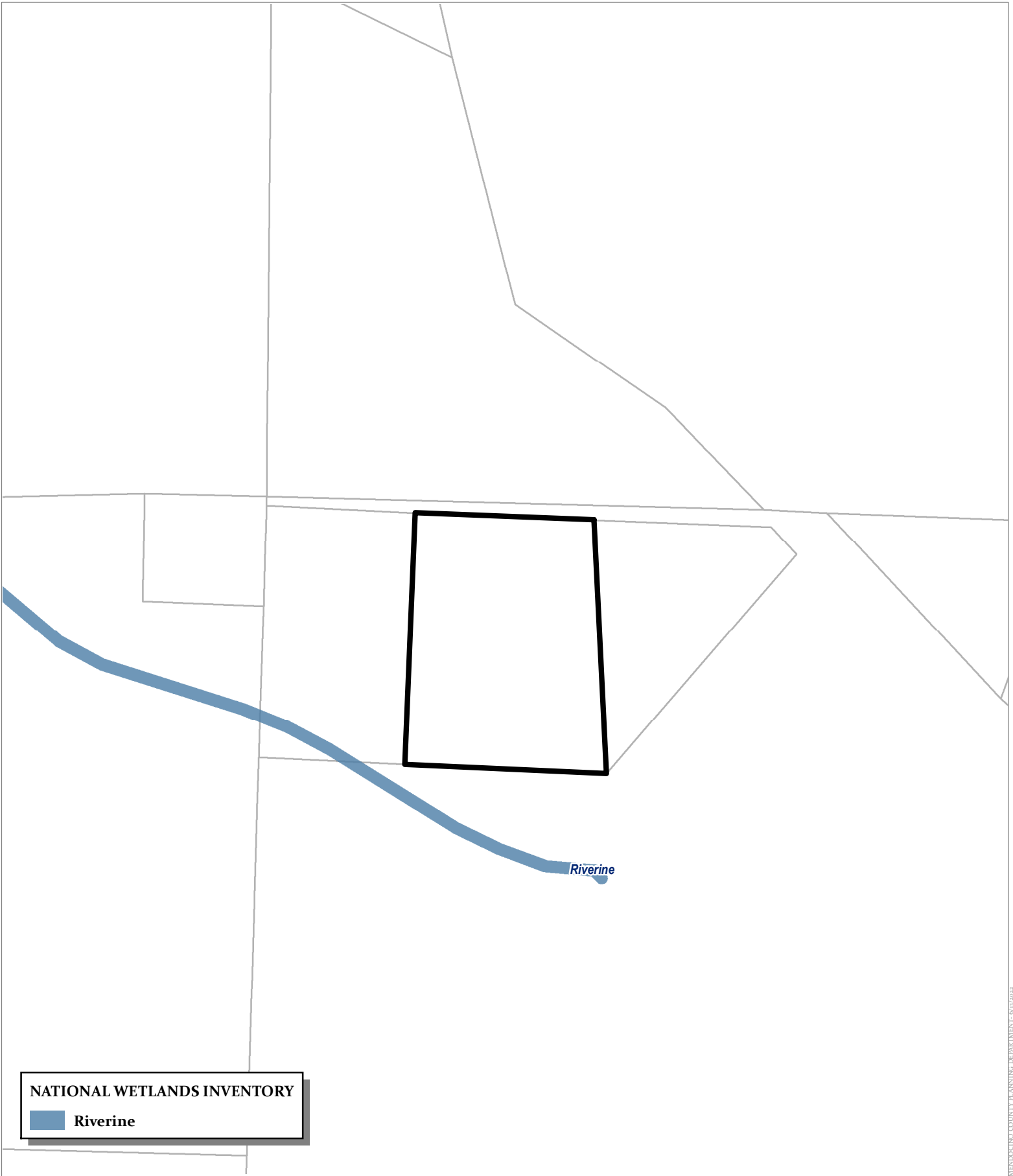


**CASE: U 2022-0006**  
**OWNER: Marcos Aban**  
**APN: 020-450-40**  
**APLCT: Marcos Aban**  
**AGENT: N/A**  
**ADDRESS: 29605 Sangri-La Drive, Fort Bragg**

-  High Fire Hazard
-  High Fire Hazard
-  County Fire Districts



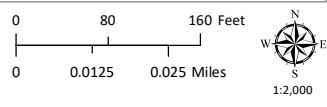
HUMBOLDT COUNTY PLANNING DEPARTMENT - 01/24/2022



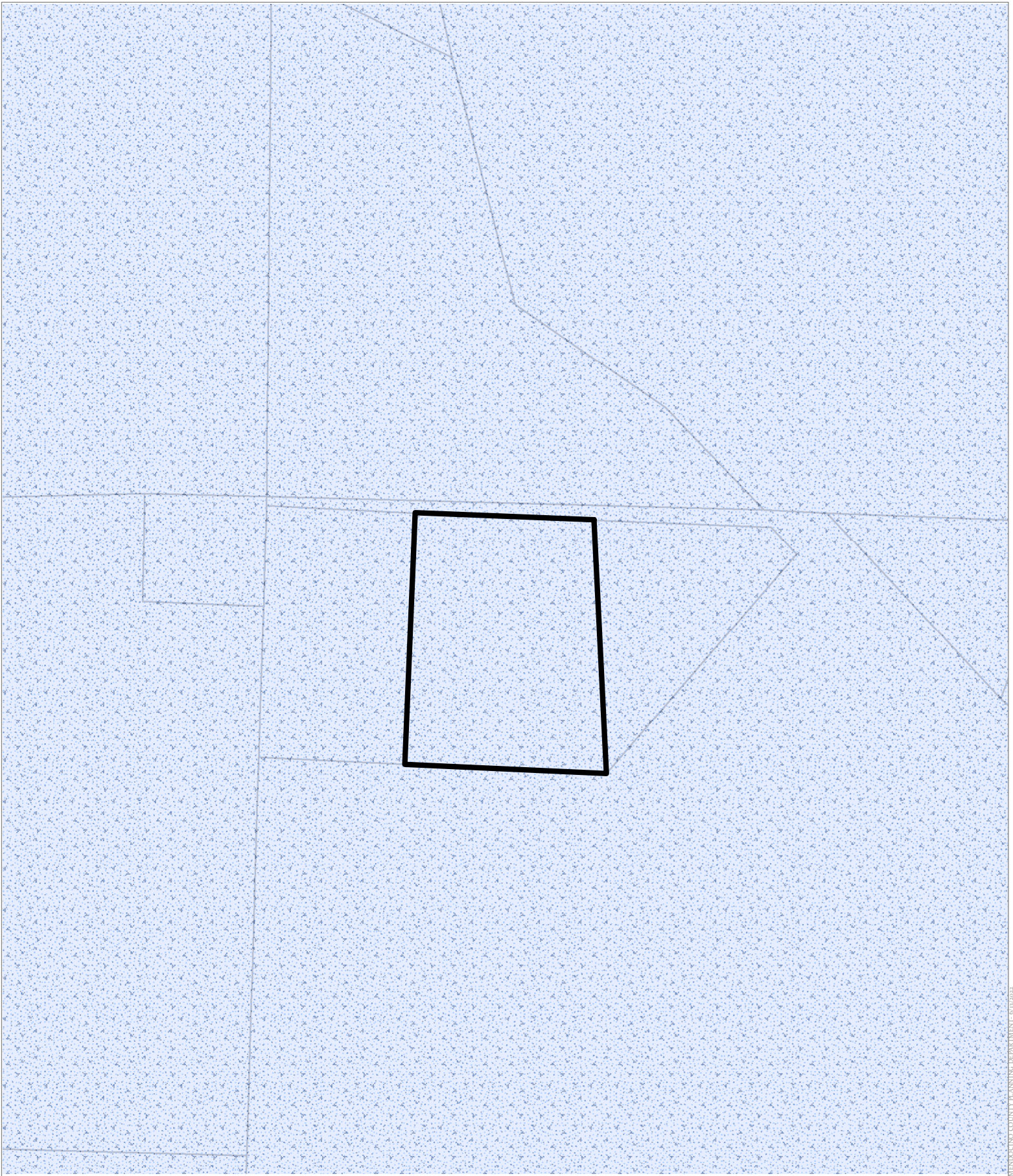
**NATIONAL WETLANDS INVENTORY**

■ Riverine

**CASE: U 2022-0006**  
**OWNER: Marcos Aban**  
**APN: 020-450-40**  
**APLCT: Marcos Aban**  
**AGENT: N/A**  
**ADDRESS: 29605 Sangri-La Drive, Fort Bragg**





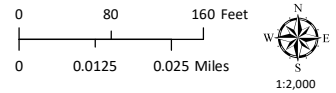
MENDOCINO COUNTY PLANNING DEPARTMENT - 6/19/2022



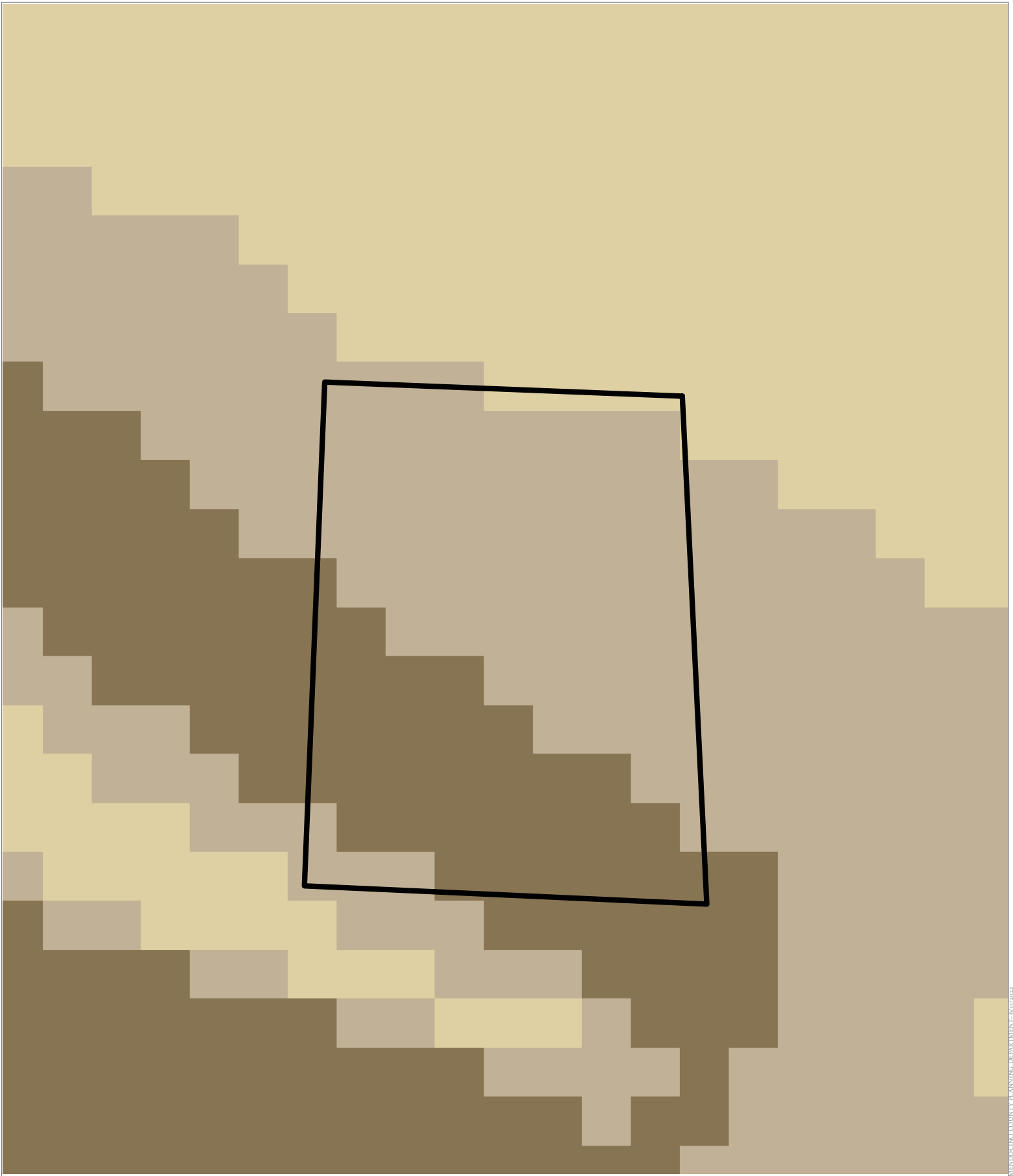
MENDOCINO COUNTY PLANNING DEPARTMENT - 6/19/2023

**CASE: U 2022-0006**  
**OWNER: Marcos Aban**  
**APN: 020-450-40**  
**APLCT: Marcos Aban**  
**AGENT: N/A**  
**ADDRESS: 29605 Sangri-La Drive, Fort Bragg**

-  Critical Water Resources Bedrock
-  Coastal Ground Water Resource Areas



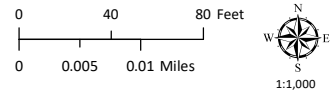
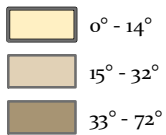
**WATER RESOURCES**



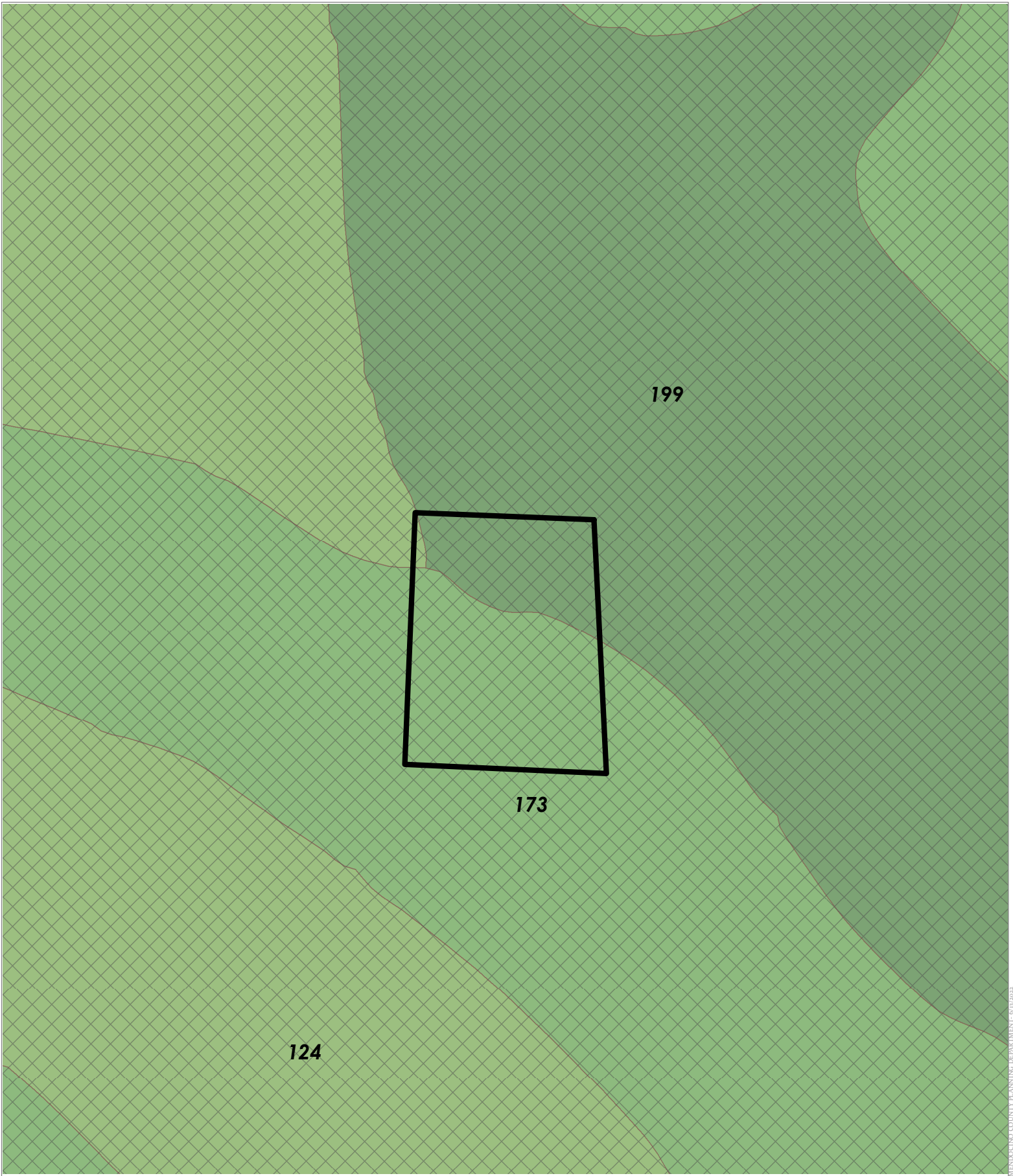
MENDOCINO COUNTY PLANNING DEPARTMENT - 6/12/2022

**CASE: U 2022-0006**  
**OWNER: Marcos Aban**  
**APN: 020-450-40**  
**APLCT: Marcos Aban**  
**AGENT: N/A**



**ADDRESS: 29605 Sangri-La Drive, Fort Bragg**

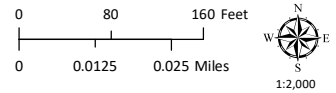


**ESTIMATED SLOPE**



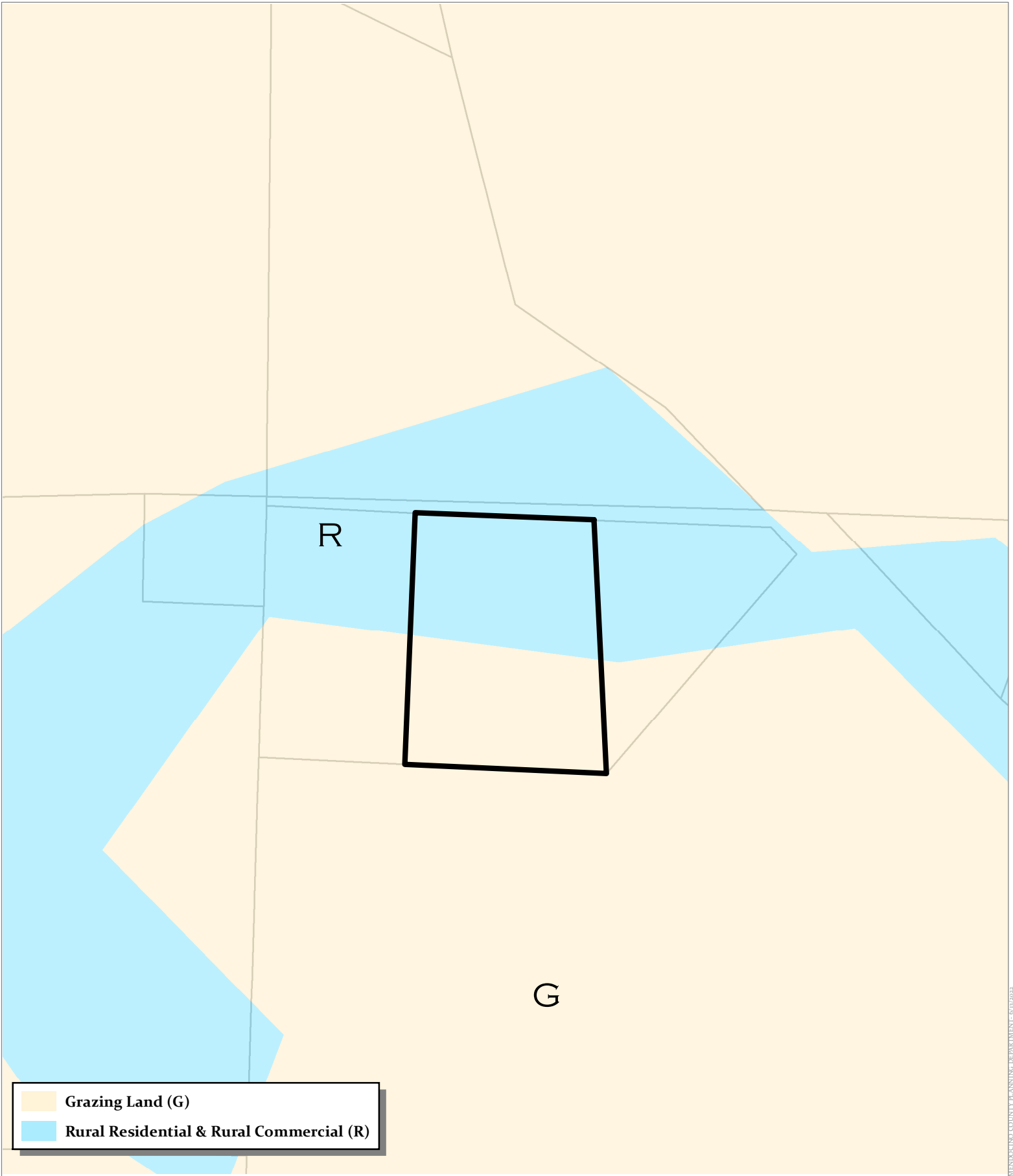
**CASE: U 2022-0006**  
**OWNER: Marcos Aban**  
**APN: 020-450-40**  
**APLCT: Marcos Aban**  
**AGENT: N/A**  
**ADDRESS: 29605 Sangri-La Drive, Fort Bragg**

 Bishop Pine  
 Western Study Soil Types



**WESTERN SOILS**

MENDOCINO COUNTY PLANNING DEPARTMENT - 01/25/2022



Grazing Land (G)  
 Rural Residential & Rural Commercial (R)

**CASE:** U 2022-0006  
**OWNER:** Marcos Aban  
**APN:** 020-450-40  
**APLCT:** Marcos Aban  
**AGENT:** N/A  
**ADDRESS:** 29605 Sangri-La Drive, Fort Bragg

