



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

September 12, 2022

Planning – Ukiah
 Department of Transportation
 Environmental Health - Ukiah
 Building Inspection - Ukiah
 Assessor
 Archaeological Commission

Sonoma State University
 Caltrans
 Department of Forestry/ CalFire
 -Land Use
 California Department of Fish and Wildlife

Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 Fort Bragg Rural Fire District
 Fort Bragg City Planning Department

CASE#: MS_2022-0002

DATE FILED: 5/19/2022

OWNER/APPLICANT: MICHAEL & MARIBELLE ANDERSON

AGENT: WYNN COASTAL PLANNING & BIOLOGY, INC, AMY WYNN

REQUEST: Minor Subdivision of a 14.07± acre parcel into two (2) parcels. Parcel One would be 4.77± acres, while Parcel Two would be 9.27± acres.

LOCATION: Inland, 2.0± miles north of the City of Fort Bragg town center, lying east of State Route 1 (SR 1), 0.5± miles north from its intersection with Airport Road (CR 424); located at 22601 N Hwy 1, Fort Bragg (APN: 069-231-39).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: JESSIE WALDMAN

RESPONSE DUE DATE: September 26, 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 _____

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APN/S: 069-231-39

PARCEL SIZE: 14.0± Acres

GENERAL PLAN: LIMITED INDUSTRIAL (I)

ZONING: LIMITED INDUSTRIAL (I1)

EXISTING USES: Commercial & Industrial

DISTRICT: 4 (Gjerde)

RELATED CASES: N/A

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR5)	Rural Residential (RR5)	1.7± Acres	Residential
EAST:	Remote Residential (RMR20)	Rural Residential (RR5)	36.6± Acres	Residential
SOUTH:	Rural Residential (RR2)	Rural Residential (RR2)	1.2± Acres	Commercial
WEST:	Rural Residential (RR5(2)) & Commercial (City of Fort Bragg)	Rural Residential (RR5(2)) & Commercial (City of Fort Bragg)	7.8± 2.5± & 3.2± Acres	Residential

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor's Office
- Building Division (Ukiah)
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)(Ukiah)
- Farm Advisor
- Forestry Advisor
- LAFCO
- Fort Bragg City Planning Department
- Community Services District
- Fort Bragg Rural Fire District
- MAC

- Sanitation District
- School District
- Water District
- Mendocino Transit Authority (MTA)
- Planning Division (Ukiah)
- 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: As provided by the applicant, existing development on the parcel includes a commercial rental property used as construction sales and services (Matson's Building Materials) and an established logging storage facility (Anderson Logging, Inc.), complementary to the logging business administration located on the adjacent lots towards the south, within the City of Fort Bragg incorporated area (APN's: 069-231-17 and -34).

The parcel is located within Division I (Inland), where the western parcel boundary line runs parallel to the Coastal Boundary Line and Division II (Coastal) of Mendocino County.

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

HIGH FIRE HAZARD

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CalFire (State Responsible Agency)

Fort Bragg Rural Fire Protection District (FBFD) (Local Responsible Agency)

4. FARMLAND CLASSIFICATION:

GIS

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

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

MARGINAL WATER RESOURCES

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

204—Sirdrak loamy sand; 212—Tregoning-Cleone complex;

214—Tropaquepts; 117—Cabrillo-Heeser complex

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

RIVERINE

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

NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NO

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO



PLANNING & BUILDING SERVICES

CASE NO: MS-2022-0002
DATE FILED: 5/19/2022 -> REV 8/19/2022
FEE: \$10,866.00
RECEIPT NO: PRJ-049635
RECEIVED BY: @MUTAMAUJ
Office Use Only

MINOR SUBDIVISION APPLICATION FORM

APPLICANT:

Name: Michael and Maribelle Anderson Phone: (707) 964-2770
Mailing Address: P.O. Box 1266
City: Fort Bragg State/Zip: 95437 Email: Mike@AndersonLogging.com

PROPERTY OWNER:

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

AGENT:

Name: Amy Wynn, Wynn Coastal Planning & Biology Phone: (707) 964-2537
Mailing Address: 703 North Main Street
City: Fort Bragg State/Zip: CA Email: Amy@WCPlan.com

ASSESSOR'S PARCEL NUMBER/S: 069-231-39-00

NUMBER OF PARCELS REQUESTED: 2

Table with 4 columns: Parcel Number, Proposed Size, Proposed Land Use, Existing Buildings. Rows include Parcel 1 (4.77 acres, Inland Limited Industrial, Yes), Parcel 2 (9.27 acres, Inland Limited Industrial, Yes), Parcel 3, Parcel 4, and Remainder Parcel.

REVISED RECEIVED

AUG 19 2022

IS A WAIVER OF SURVEY REQUESTED?

- No, a survey is going to be performed and a Parcel Map recorded.
- Yes, a waiver of survey is requested.

HOW WILL WATER BE PROVIDED?

- Individual wells on each lot
- Water Company
- Spring

(E) Well Parcel 1

HOW WILL SEWAGE DISPOSAL BE PROVIDED?

- Public system
- Private system

IS AN EXCEPTION REQUESTED OF ANY OF THE MINOR SUBDIVISION REGULATIONS? Yes No
(If yes, an application for Exception must accompany this application.)

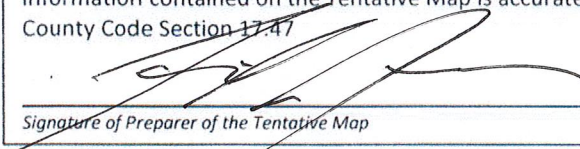
DISCLAIMER: I (and each of us for ourselves) as owner(s) of the subject property, do hereby declare under penalty of perjury that the tentative map, exhibits and documents submitted herewith reflect the contiguous properties of which I/we had, or do presently hold any ownership interest in, subsequent to September 20, 1963. I/we authorize the below individual/firm to represent me/us in the matter of the minor subdivision of land application.

 _____ 5/5/22 _____ Marikella Anderson 5-5-22
 Signature of Owner Date Signature of Owner Date

I, the undersigned, state that I am the recorded owner of the property being divided or his duly authorized agent and that all data and evidence herewith submitted are in all respects to the best of my knowledge true and accurate.

Tara Jackson 5-12-2022 _____ Tara Jackson
 Applicant/Agent's Signature Date Print Name

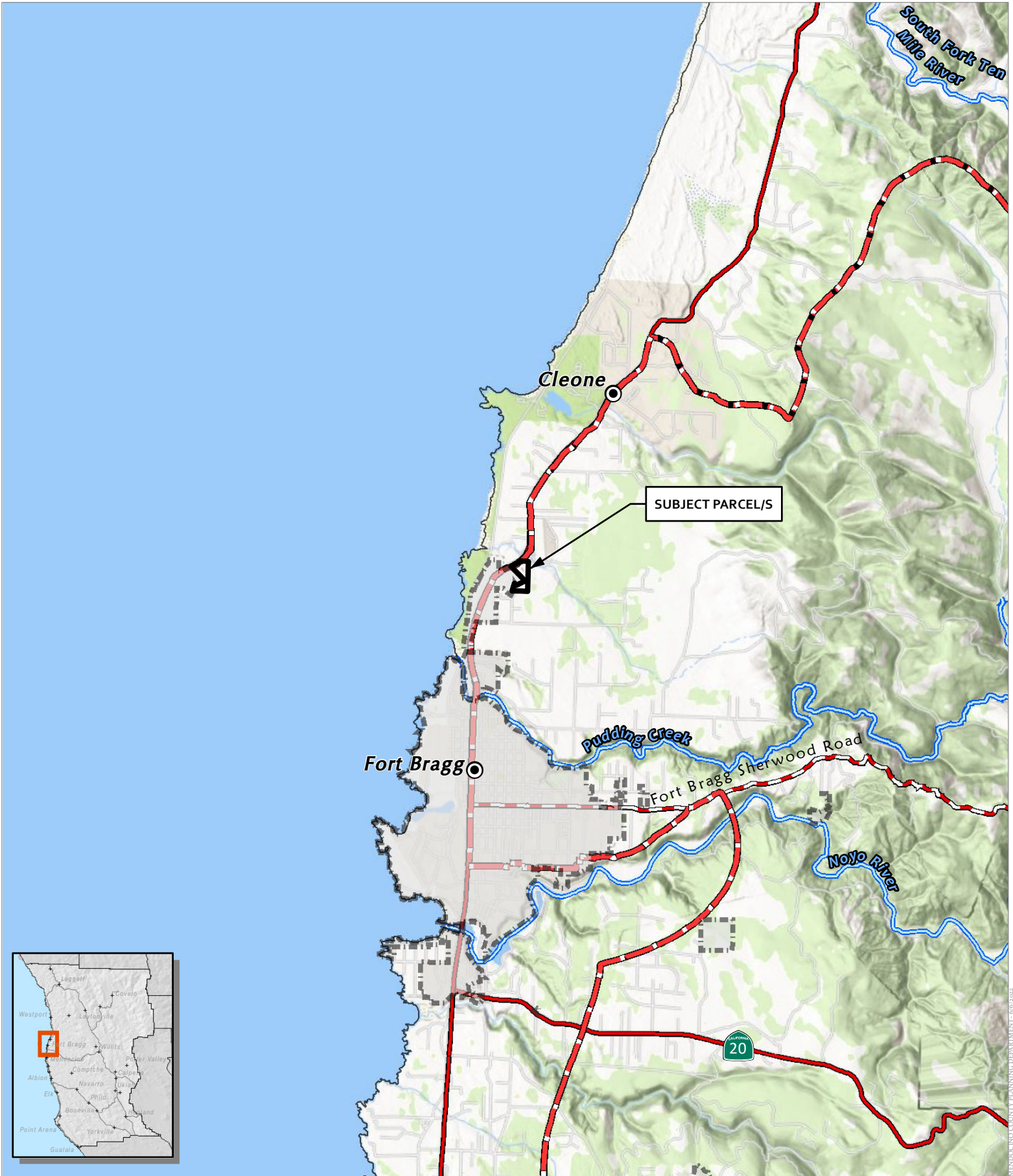
CERTIFICATION: As the person who prepared the Tentative Map, I hereby certify that, to the best of my knowledge, the information contained on the Tentative Map is accurate and complete in containing information required by Mendocino County Code Section 17.47

 _____ 5/23/22
 Signature of Preparer of the Tentative Map Date

REVISED
RECEIVED

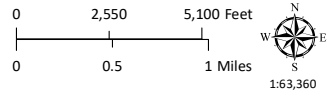
AUG 19 2022

PLANNING & BUILDING SERV
FORT BRAGG CA



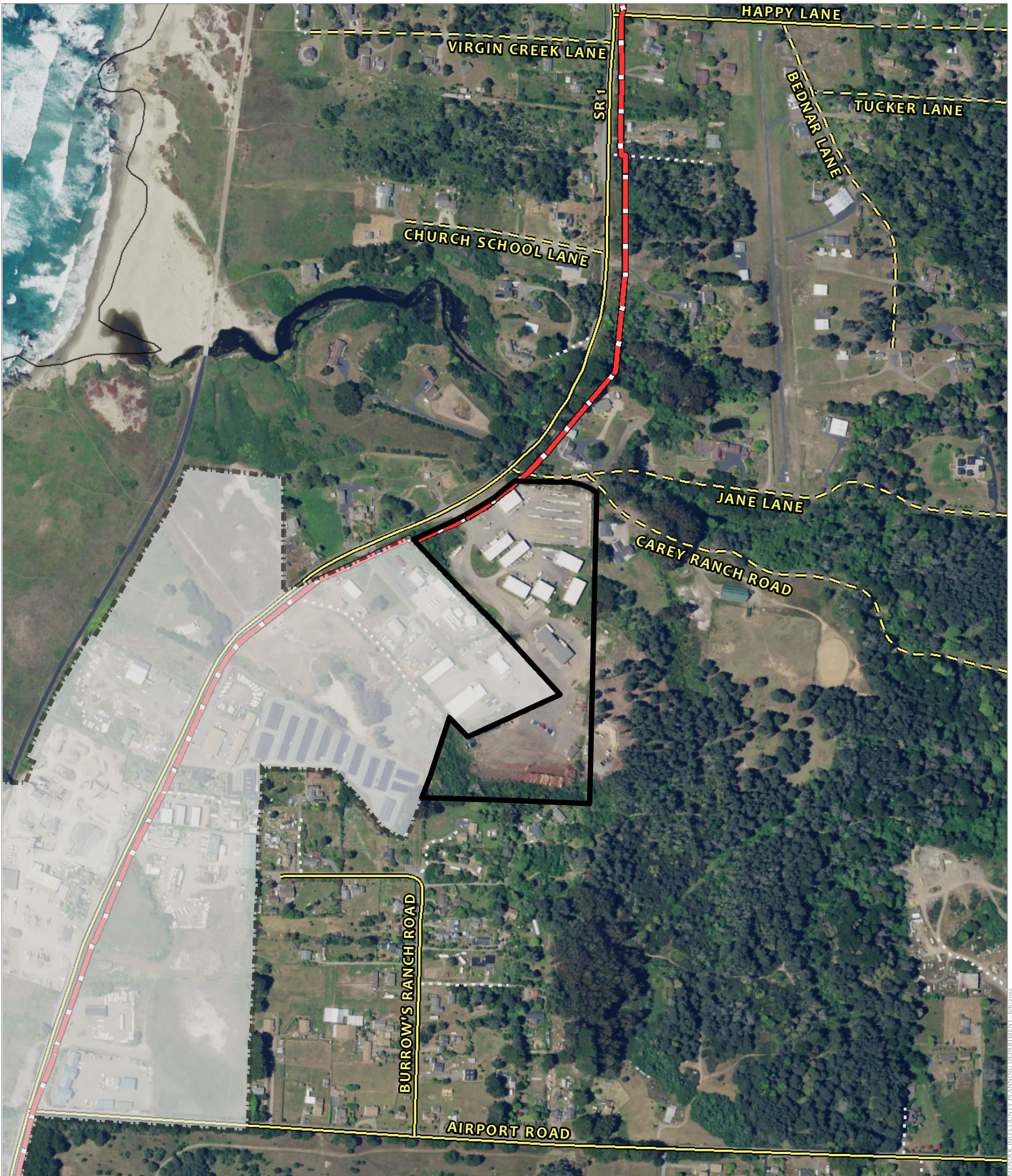
CASE: MS 2022-0002
 OWNER: ANDERSON, Michael & Maribelle
 APN: 069-231-39
 APLCT: Michael & Maribelle Anderson
 AGENT: Amy Wynn
 ADDRESS: 22601 N. Hwy. 1, Fort Bragg

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







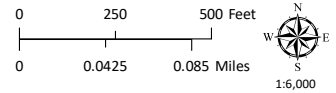
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 6/16/2023



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-  City Limits
-  Coastal Zone Boundary
-  Public Roads
-  Private Roads

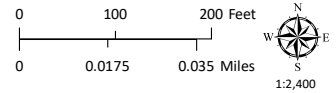


AERIAL IMAGERY



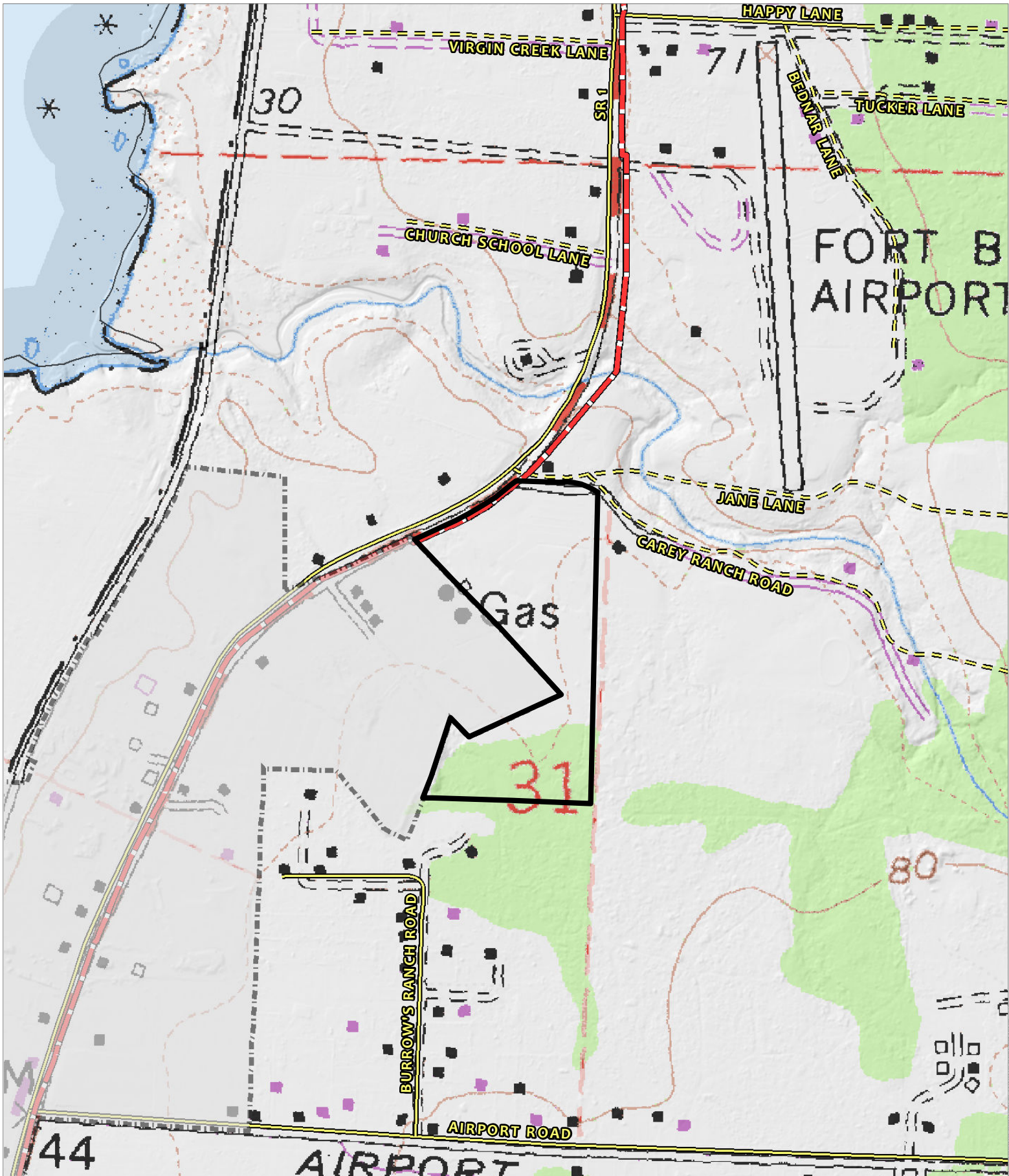
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-  City Limits
-  Private Roads
-  Coastal Zone Boundary
-  Public Roads



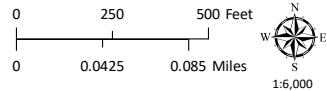
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MENDOCINO COUNTY PLANNING DEPARTMENT - 4/10/2023



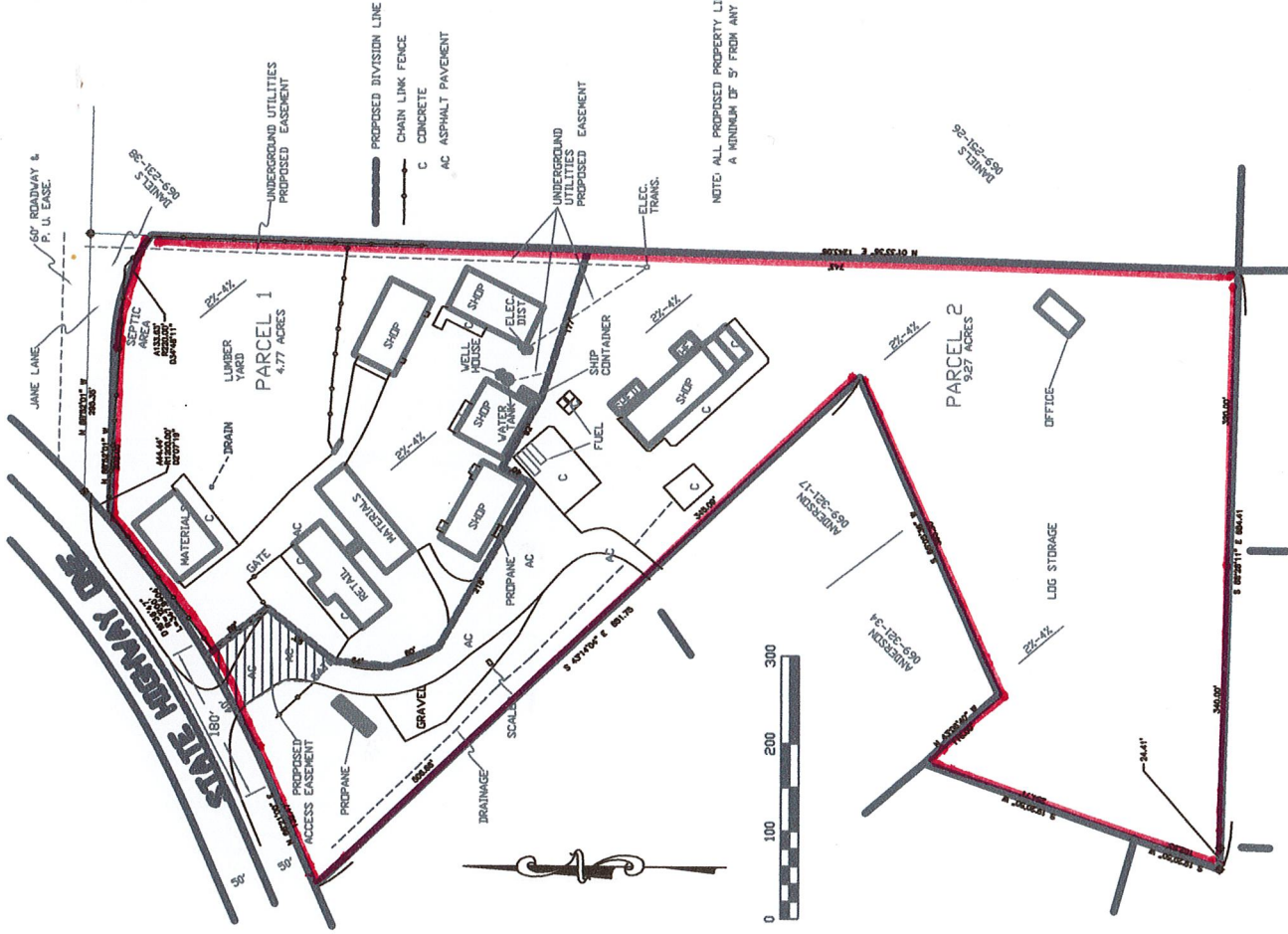
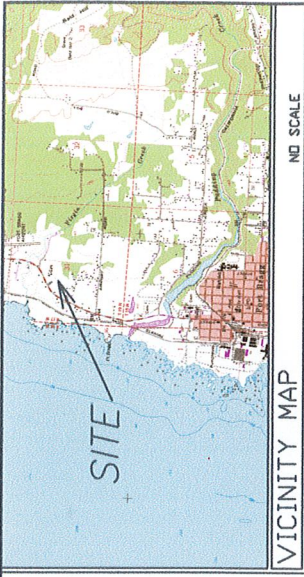
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- City Limits
- Coastal Zone Boundary
- Public Roads
- Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

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MAP PREPARED BY MENDOCINO SURVEYORS
 P.O. BOX 1162
 MENDOCINO, CALIFORNIA 95460
 (707) 937-9900

FORREST NEAL FRANKS Lic. 5121

AGENTS: WYNN COASTAL PLANNING
 AMY WYNN
 703 NORTH MAIN ST.
 FORT BRAGG, CA 95437
 PHONE: (707) 964-2537

OWNERS: AP#069-231-39
 MICHAEL AND MARIBELLE ANDERSON
 P. O. BOX 1266
 FORT BRAGG, CA 95437
 PHONE: (707) 489-0837

NOTE: ALL PROPOSED PROPERTY LINES ARE
 A MINIMUM OF 5' FROM ANY BUILDINGS

Tentative Map

OF PROPOSED MINDR SUBDIVISION
 OF A.P. NO. 069-231-39
 BEING A PORTION OF SECTION 31
 TOWNSHIP 19 NORTH,
 RANGE 17 WEST, M.D.B.&M.

MENDOCINO COUNTY, CALIFORNIA
 APRIL, 2022

NOTE:
ALL PROPOSED PROPERTY LINES
ARE A MINIMUM OF 5' FROM ALL BUILDINGS

RECEIVED

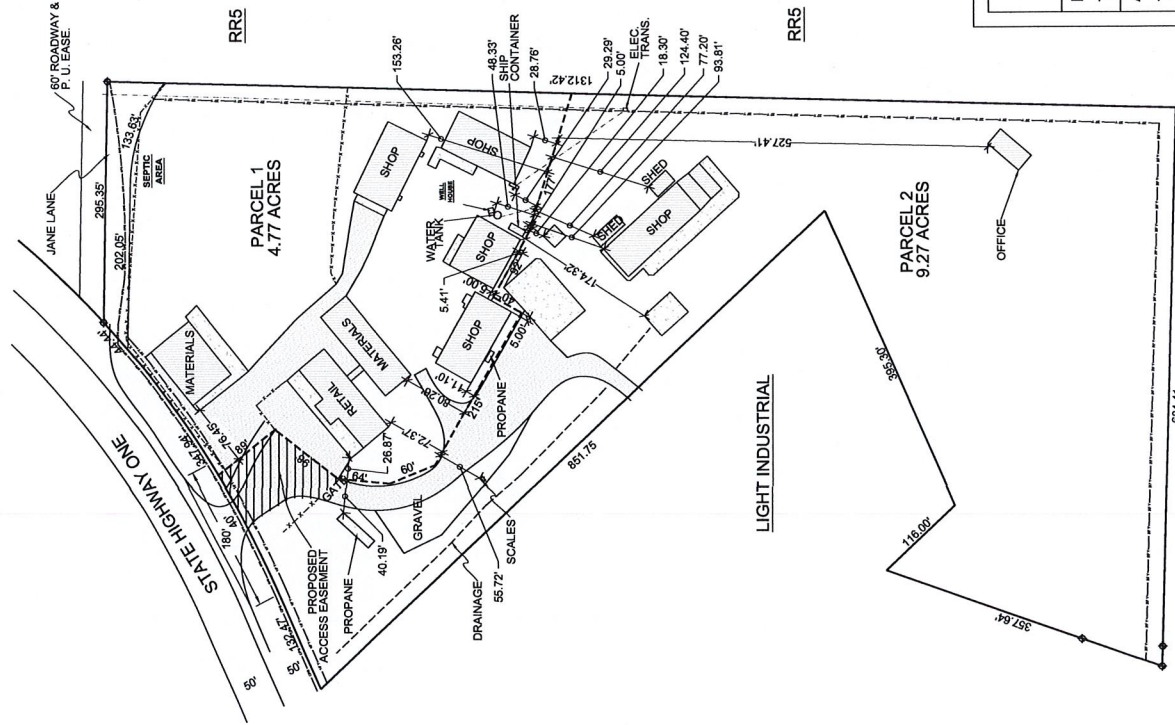
AUG 19 2022

PLANNING & BUILDING SERV
FORT BRAGG, CA

PREPARED BY:
WYNN COASTAL PLANNING & BIOLOGY
703 N. MAIN STREET
FORT BRAGG, CA 95437

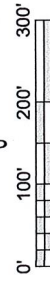
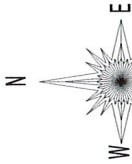
EXHIBIT MAP

DRAWN	DATE	LANDS OF ANDERSON
TH	8/22	22601 N. HIGHWAY ONE
APPROVED	DATE	FORT BRAGG, CA 95437
TJ	8/22	AP #069-231-39
SCALE	SHEET	PROJECT NO.
AS SHOWN	1 OF 1	MS_2022-0002



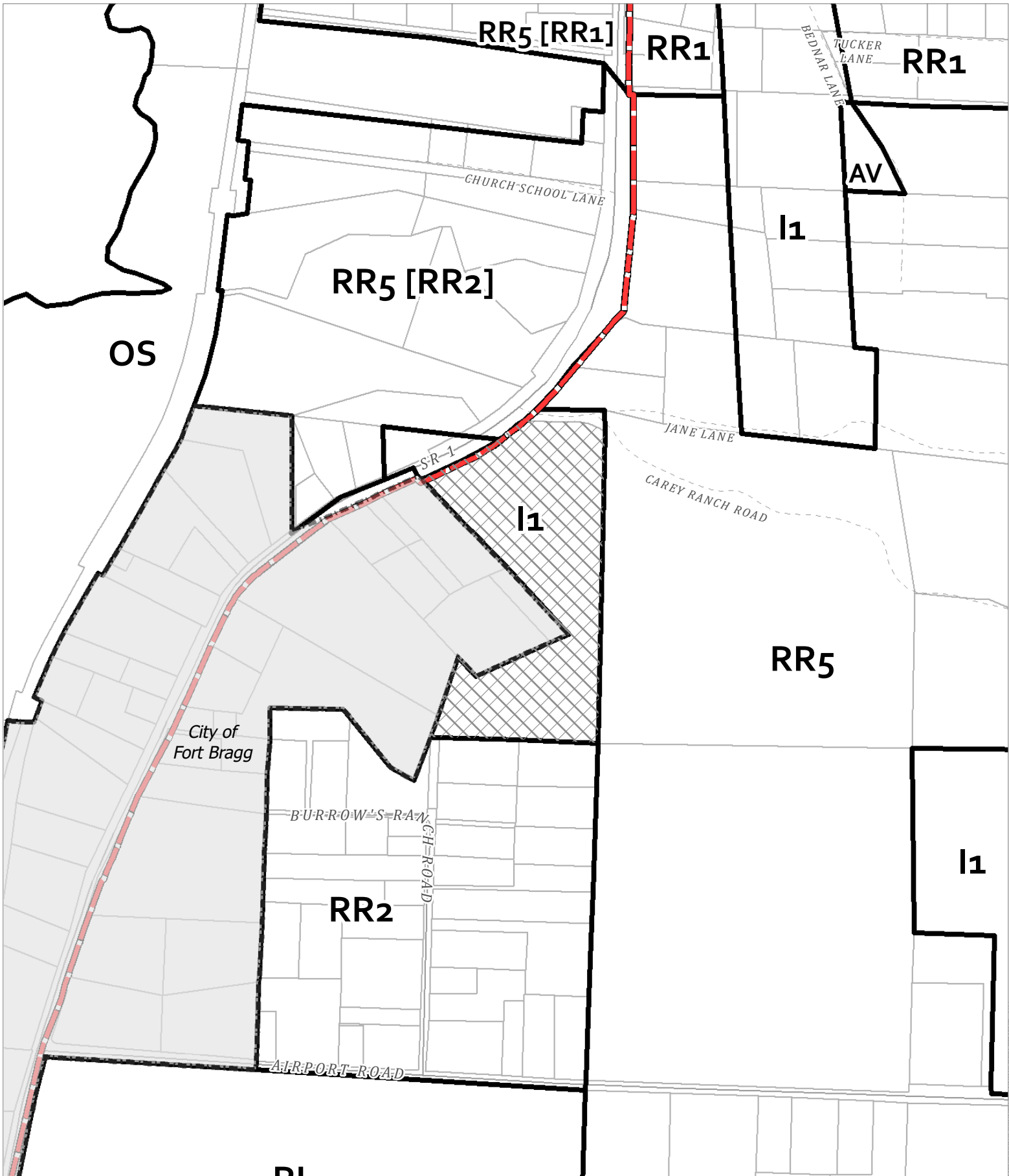
Parcel 1:
Zoning: Limited Industrial
Proposed Land Use: Inland Minor Subdivision
Gross Site Area: 4.79 ac (208,766.83 sf)

Parcel 2:
Zoning: Limited Industrial
Proposed Land Use: Inland Minor Subdivision
Gross Site Area: 9.27 ac (403,604.41 sf)






- LEGEND:
- PROPOSED DIVISION LINE
 - - - CHAIN LINK FENCE
 - - - YARD SETBACK
 - - - CORRIDOR PRESERVATION SETBACK
 - - - UNDERGROUND UTILITIES / PROPOSED EASEMENT
 - ▭ CONCRETE
 - ▭ ASPHALT DRIVEWAY

RR2




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-  City Limits
-  Coastal Zone Boundary
-  Zoning Districts

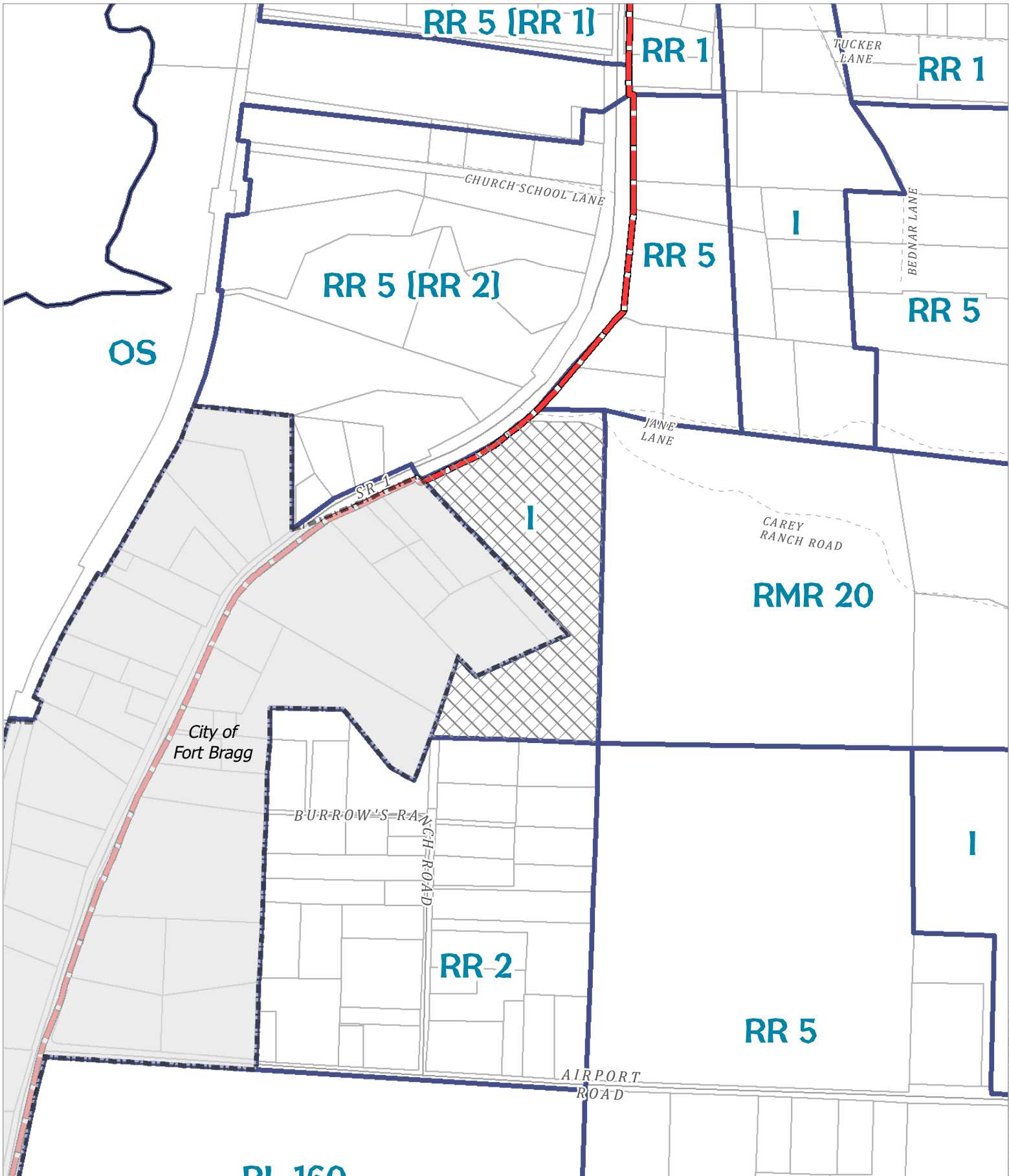
Public Roads

0 250 500 Feet
 0 0.0425 0.085 Miles







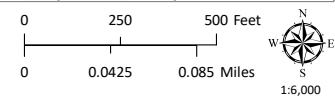
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MENDOCINO COUNTY PLANNING DEPARTMENT - 6/6/2023



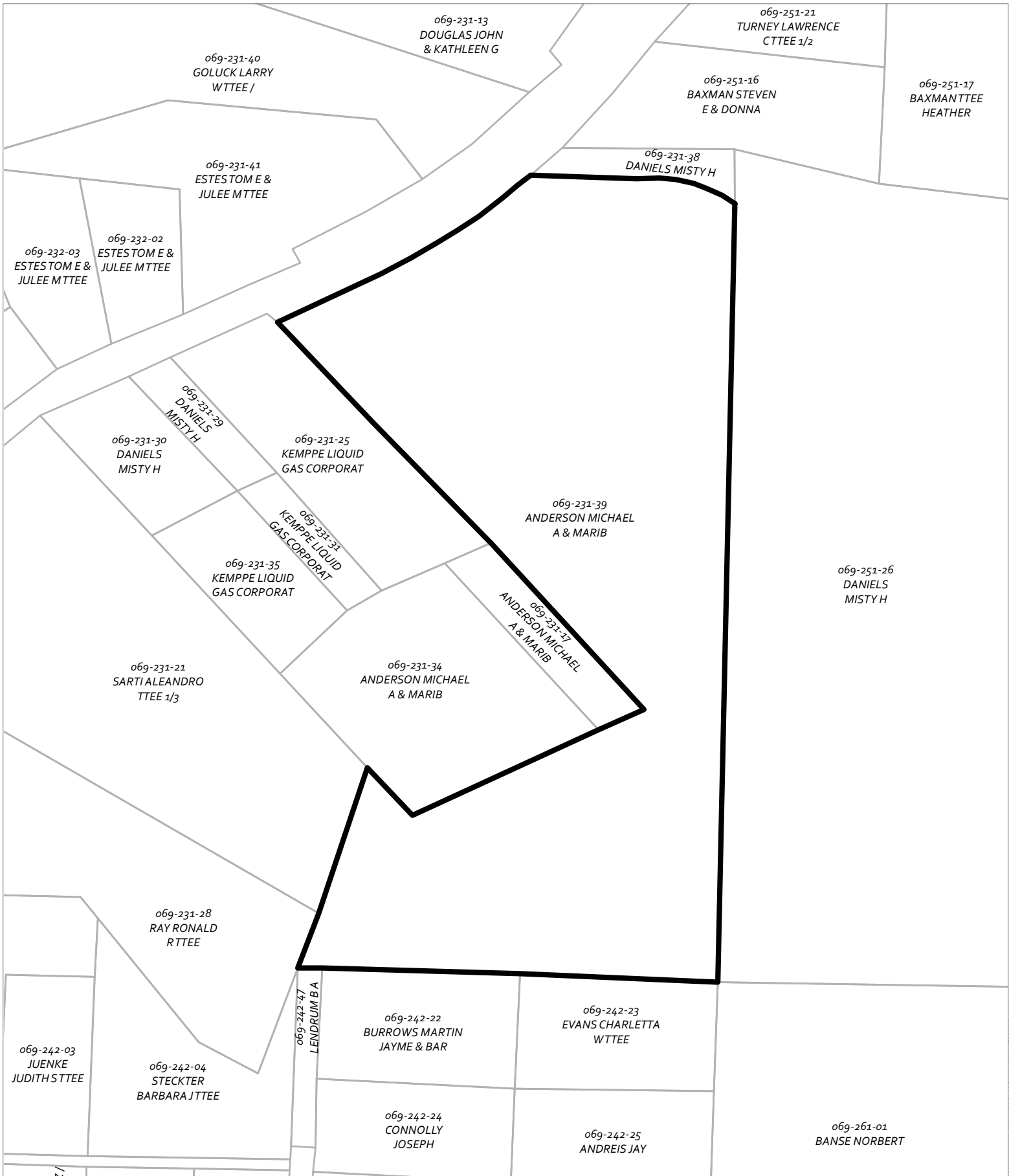
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-  City Limits
-  Coastal Zone Boundary
-  General Plan Classes
-  Public Roads

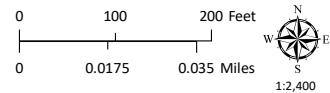


GENERAL PLAN CLASSIFICATIONS

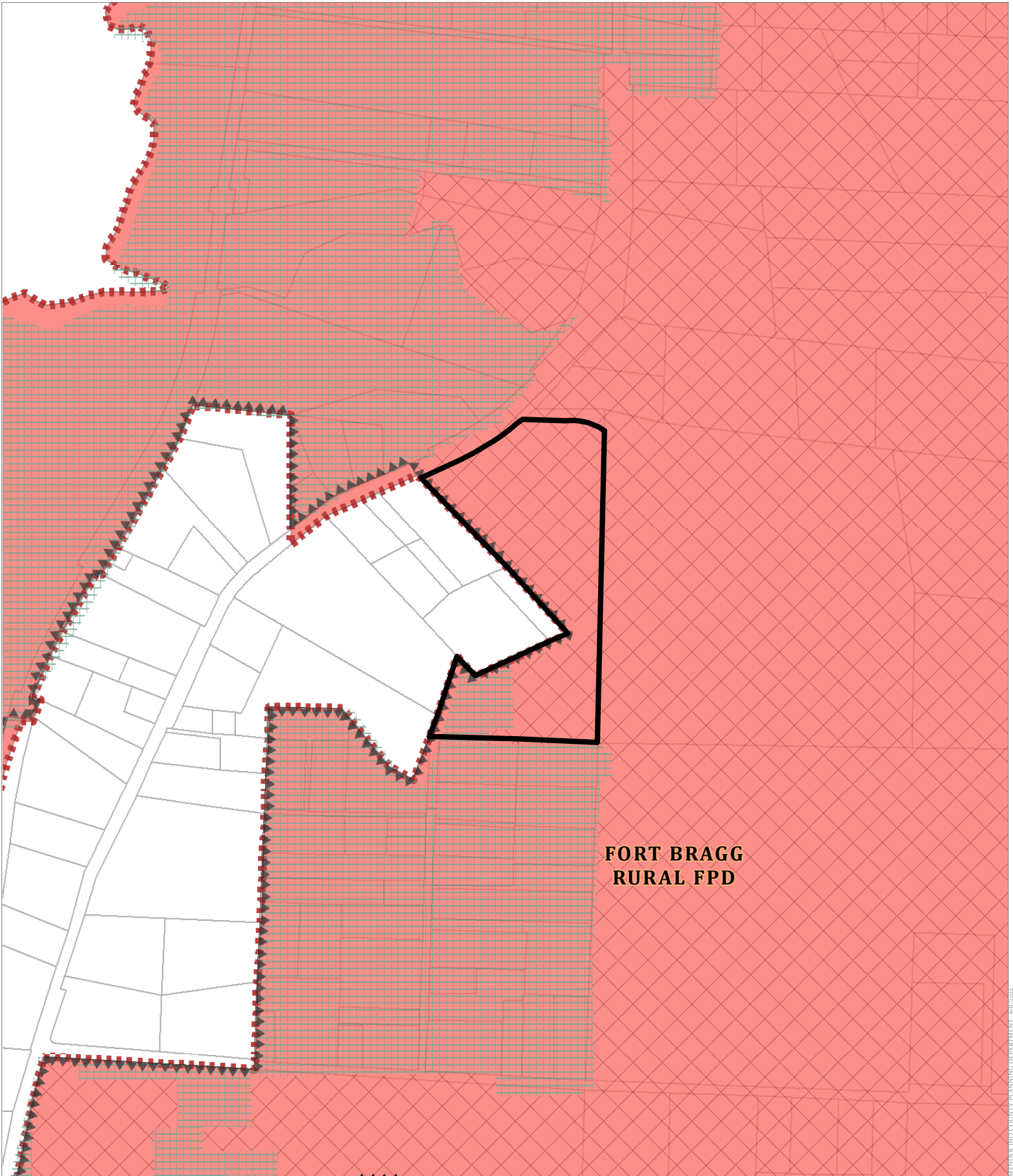
MENDOCINO COUNTY PLANNING DEPARTMENT - 6/6/2023



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ADJACENT PARCELS

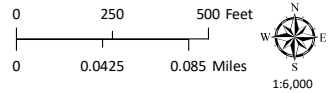


**FORT BRAGG
RURAL FPD**

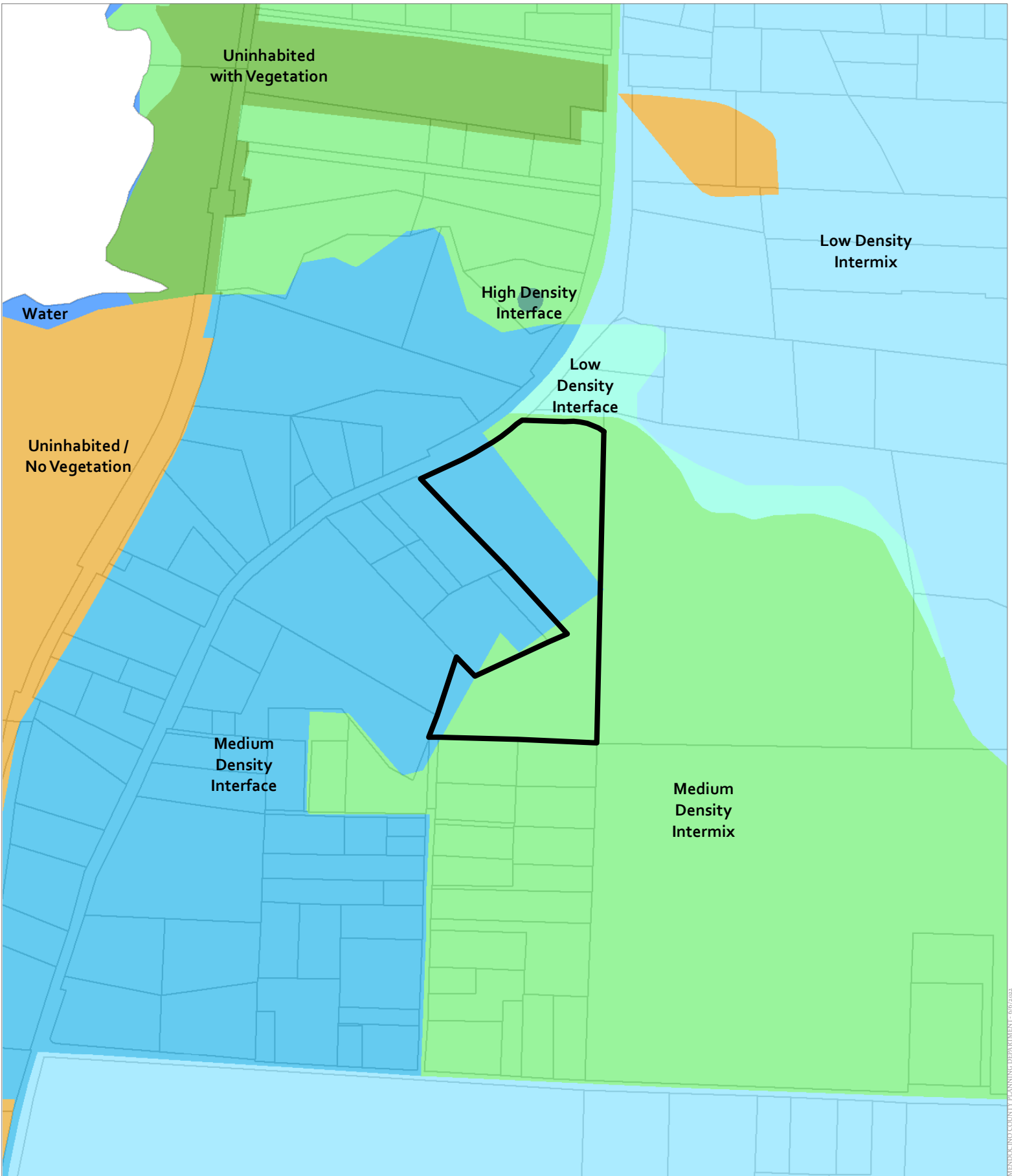
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 ADDRESS: 22601 N. Hwy. 1, Fort Bragg

-  LRA
-  High Fire Hazard
-  Moderate Fire Hazard

 County Fire Districts

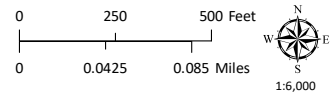


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

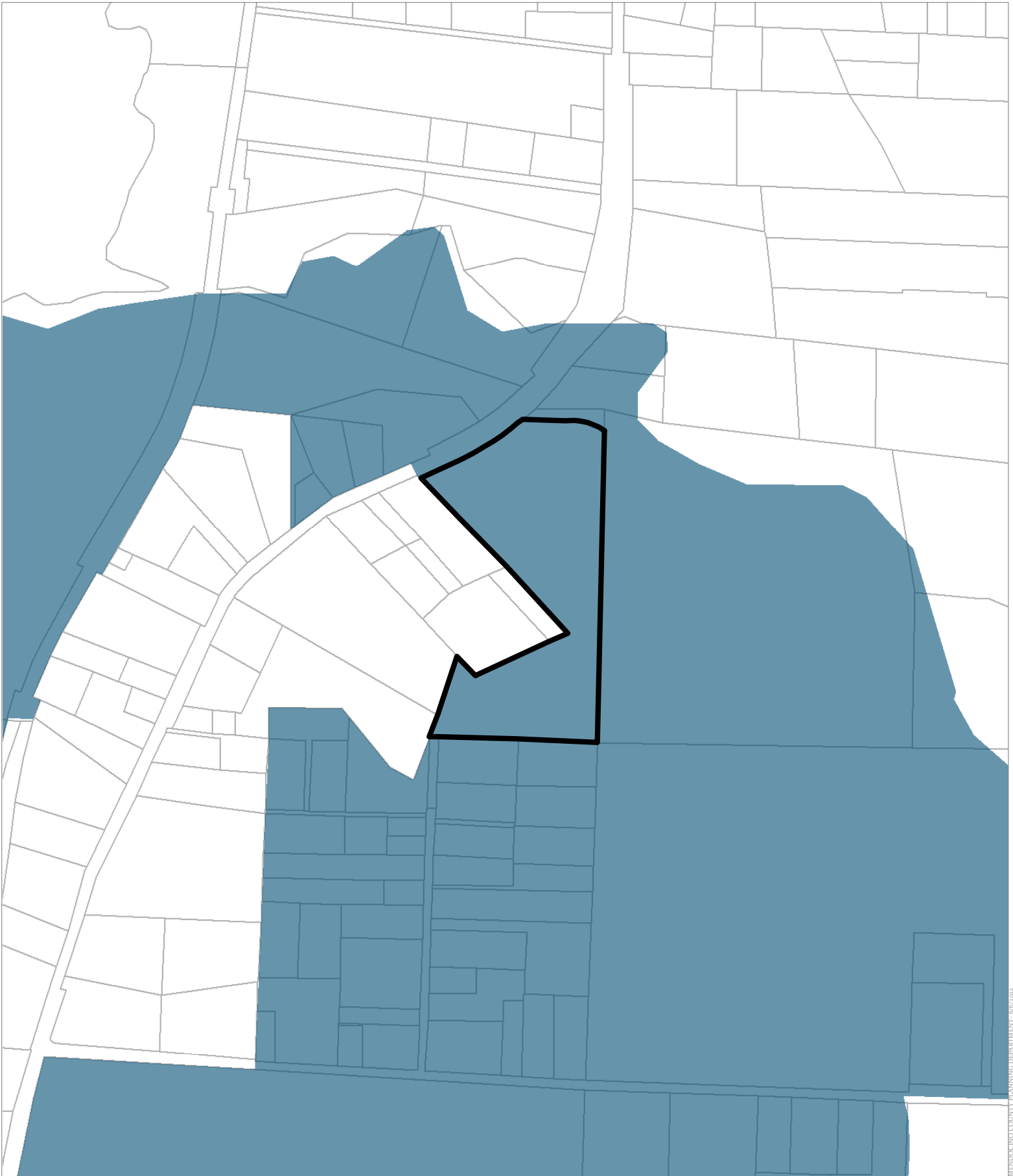


MENDOCINO COUNTY PLANNING DEPARTMENT - 6/17/2023

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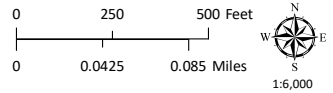
WILDLAND-URBAN INTERFACE ZONES



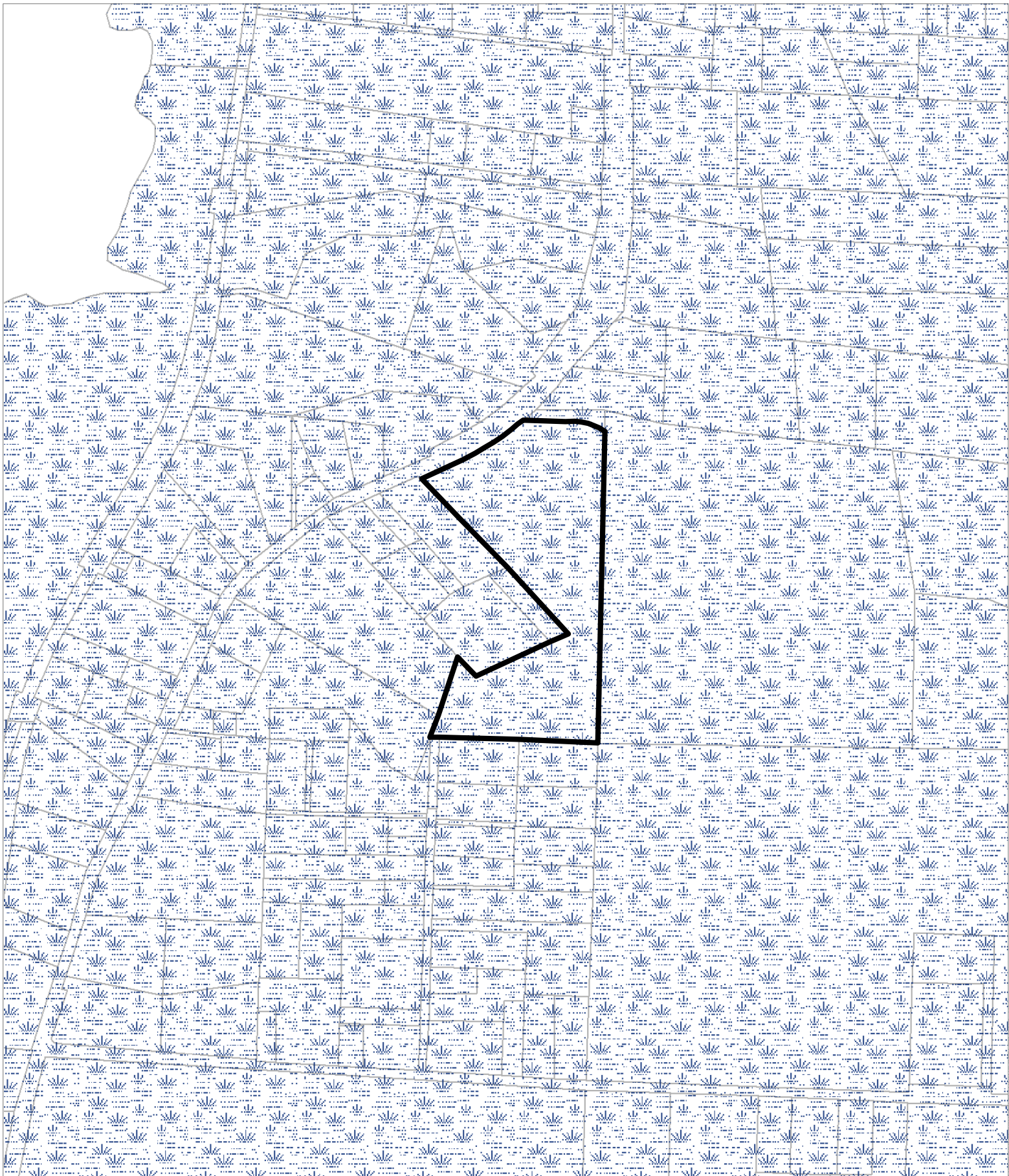
MENDOCINO COUNTY PLANNING DEPARTMENT - 4/6/23

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Fort Bragg Stormwater Areas

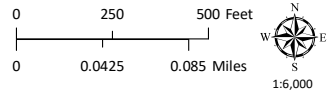


STORMWATER PERMITTING ZONES

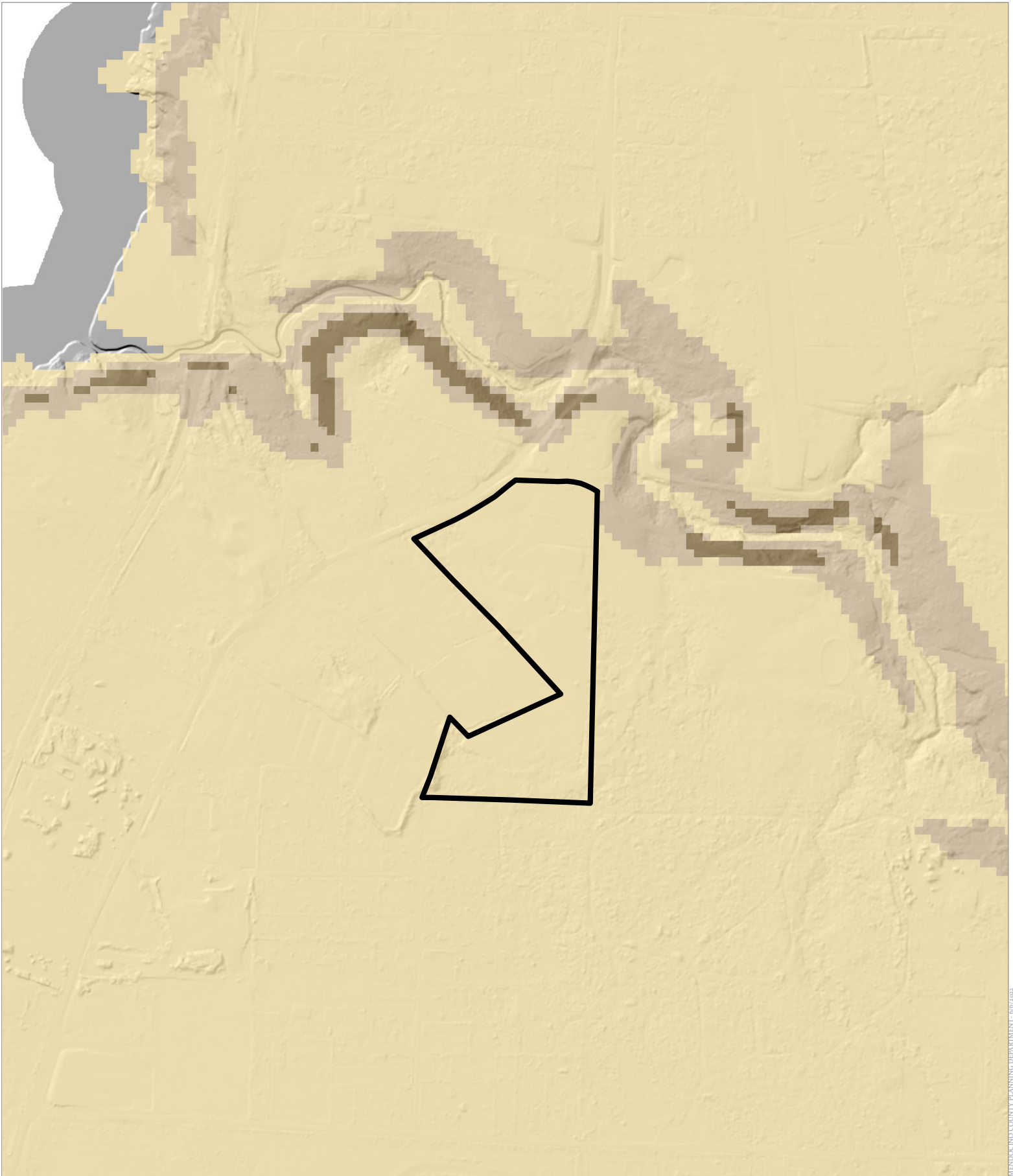


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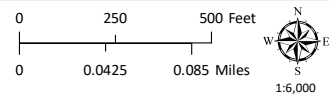
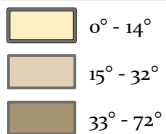
 Marginal Water Resources



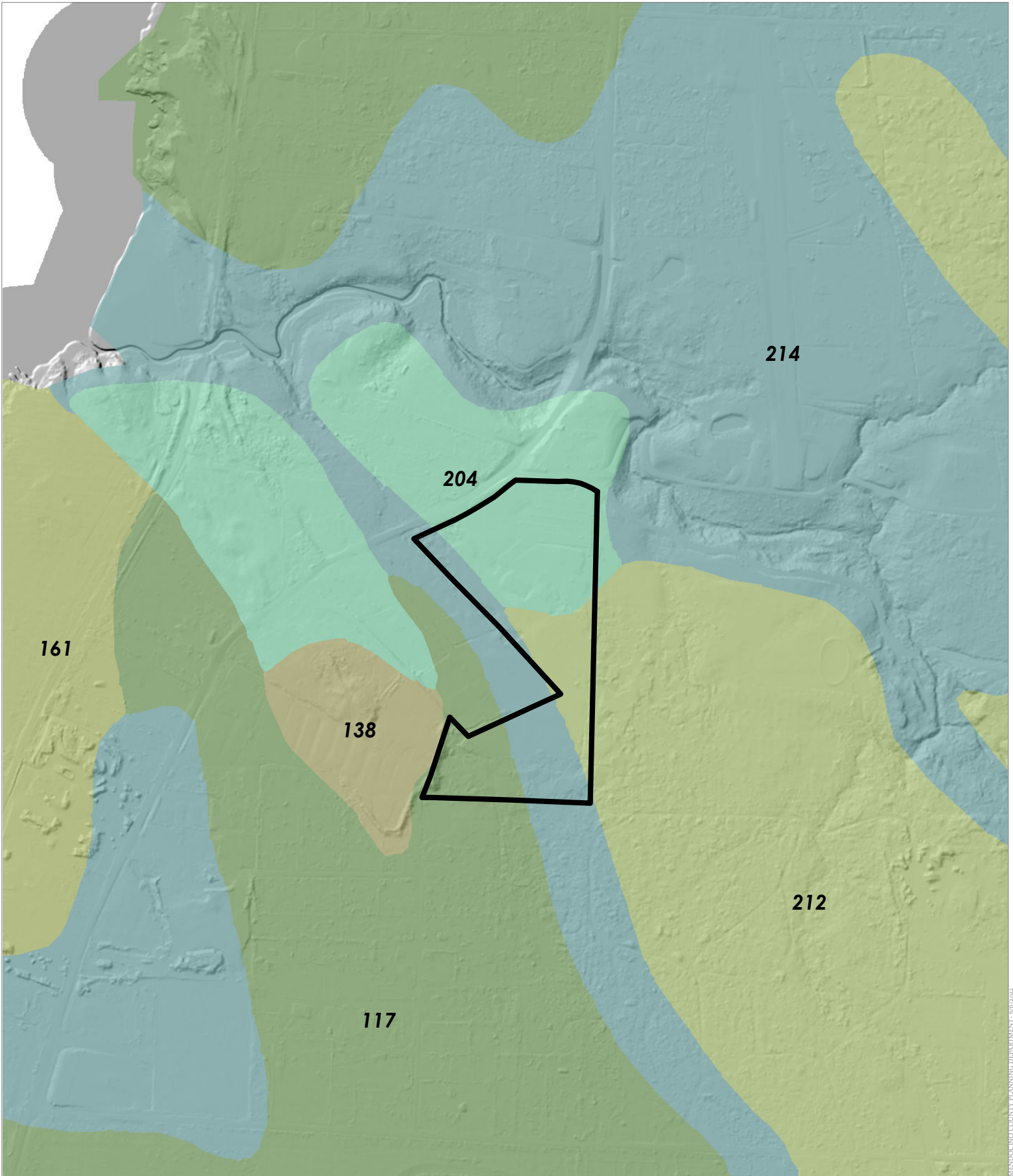
GROUND WATER RESOURCES



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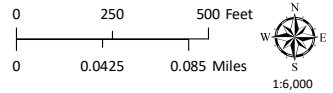
ESTIMATED SLOPE



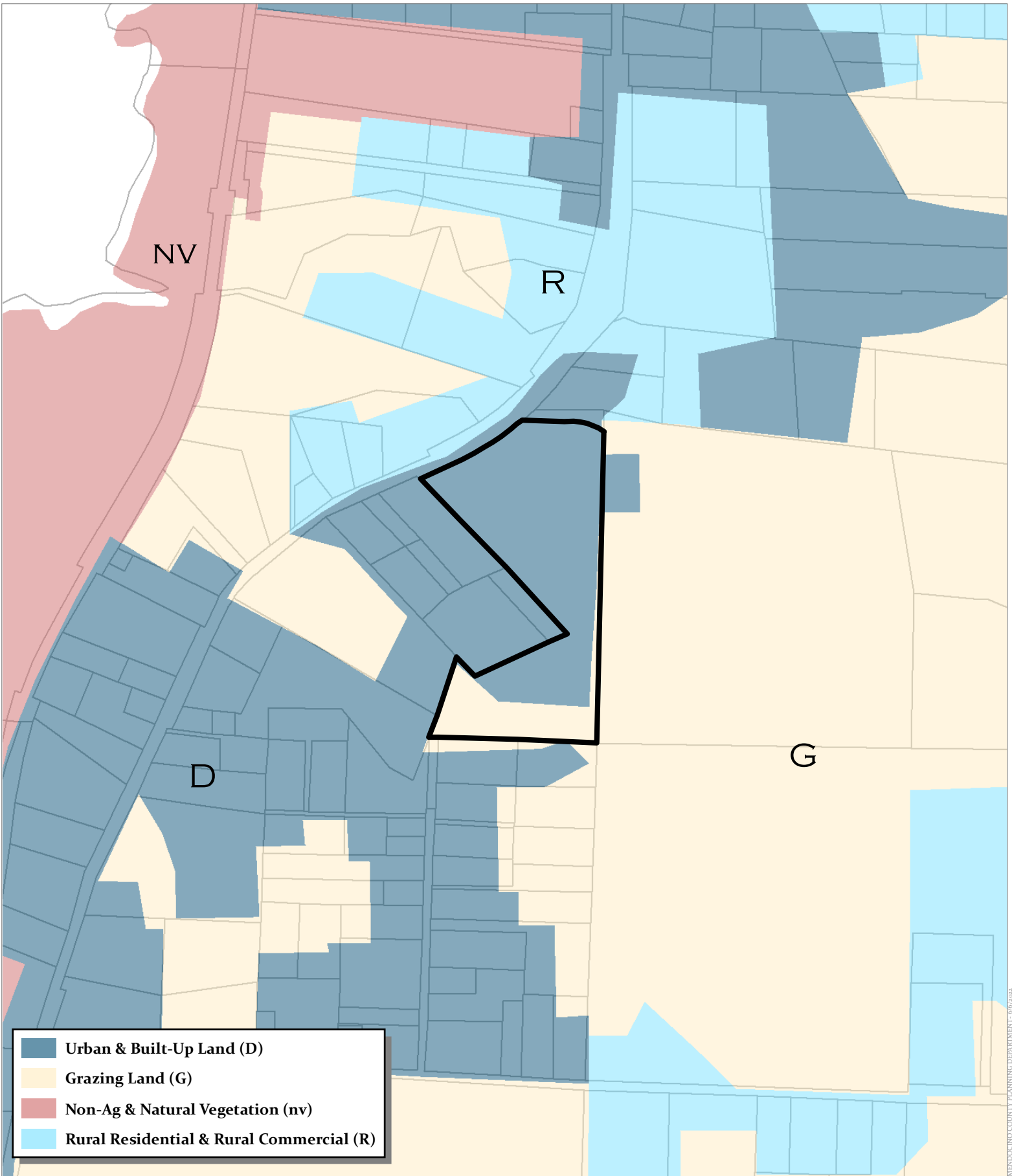
MENDOCINO COUNTY PLANNING DEPARTMENT - 6/17/2023





CASE: MS 2022-0002
 OWNER: ANDERSON, Michael & Maribelle
 APN: 069-231-39
 APLCT: Michael & Maribelle Anderson
 AGENT: Amy Wynn
 ADDRESS: 22601 N. Hwy. 1, Fort Bragg

 Shinglemill-Gibney Complex

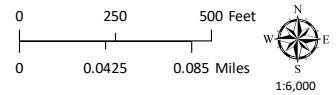


WESTERN SOIL CLASSES



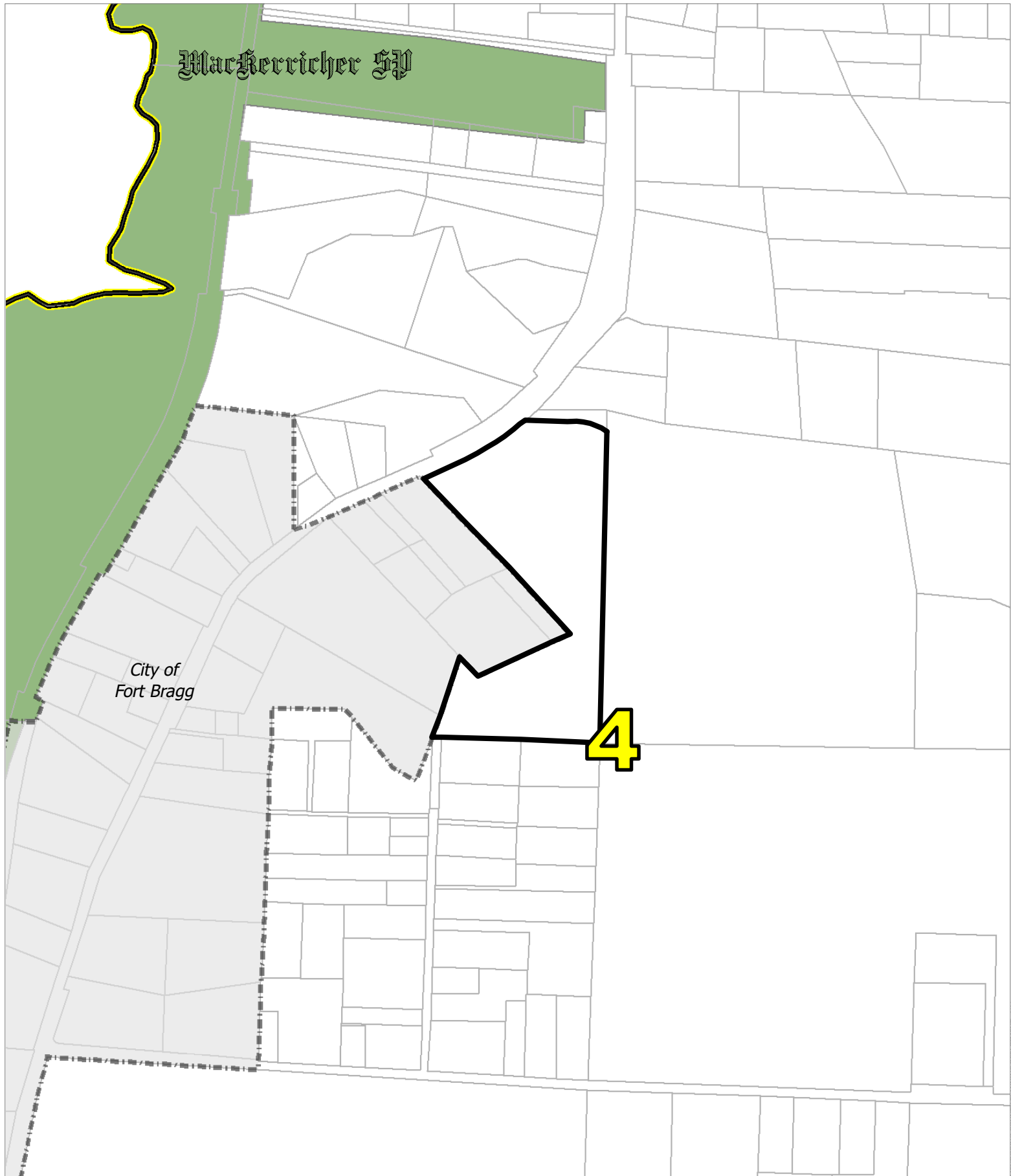
	Urban & Built-Up Land (D)
	Grazing Land (G)
	Non-Ag & Natural Vegetation (nv)
	Rural Residential & Rural Commercial (R)

CASE: MS 2022-0002
 OWNER: ANDERSON, Michael & Maribelle
 APN: 069-231-39
 APLCT: Michael & Maribelle Anderson
 AGENT: Amy Wynn
 ADDRESS: 22601 N. Hwy. 1, Fort Bragg






IMPORTANT FARMLAND

MENDOCINO COUNTY PLANNING DEPARTMENT - 6/7/2023



CASE: MS 2022-0002
 OWNER: ANDERSON, Michael & Maribelle
 APN: 069-231-39
 APLCT: Michael & Maribelle Anderson
 AGENT: Amy Wynn
 ADDRESS: 22601 N. Hwy. 1, Fort Bragg

-  City Limits
-  Supervisorial Districts 2010
-  State Parks

