



**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  
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pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

June 19, 2023

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

Department of Forestry/ CalFire  
-Land Use  
Cloverdale Rancheria  
Redwood Valley Rancheria  
Potter Valley Tribe

Sherwood Valley Band of Pomo Indians  
Irish Beach Water District  
Redwood Coast Fire District  
Manchester Union School District

**CASE#:** B\_2023-0010

**DATE FILED:** 5/2/2023

**OWNER/APPLICANT:** PAUL ROWSON AND E.A. BLAKE

**REQUEST:** Boundary Line Adjustment to voluntarily merge two (2) existing lots. Lot 1 (APN 132-130-05) being 0.79±acres and Lot 2(APN 132-150-27) being 0.38±acres will merge to become one (1) lot at 1.17±acres total.

**LOCATION:** 3.45± miles north of Manchester community center, lying on the east side of State Route 1 (SR 1), 0.26±miles east of its intersection with Pomo Lake Dr. (CR 551), and then 0.25± miles west of the intersection of Pomo Lake Dr (CR 551) and Forest View Rd (CR 551A) in the Irish Beach Subdivision, located at 15721 & 15731 Forest View Rd, Manchester.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** DIRK LARSON

**RESPONSE DUE DATE:** July 3, 2023

**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: B\_2023-0010

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**APN/S:** 132-130-05, 132-150-27

**PARCEL SIZE:** 1.17± acres

**GENERAL PLAN:** RR5PD(S:U) (Rural Residential-Planned Development; Suburban Residential)

**ZONING:** RR:5 (Rural Residential-5-acre minimums)

**EXISTING USES:** Residential

**DISTRICT:** 5<sup>th</sup> (Williams)

**RELATED CASES:** CDB 94-2003

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Rural Residential	Rural Residential	<1 acre	Residential
<b>EAST:</b>	Rural Residential	Rural Residential	<1 acre	Residential
<b>SOUTH:</b>	Rural Residential	Rural Residential	<1 acre	Residential
<b>WEST:</b>	Rural Residential	Rural Residential	<1 acre	Residential

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## REFERRAL AGENCIES

### LOCAL

- Assessor's Office
- Building Division FB
- Department of Transportation (DOT)
- Environmental Health (EH)F
- Redwood Coast Fire District
- Manchester Union School District

- Irish Beach Water District

- Planning Division FB

### STATE

- CALFIRE (Land Use)

### TRIBAL

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

## **ADDITIONAL INFORMATION:**

**STAFF PLANNER:** DIRK LARSON

**DATE:** 6/16/2023

## ENVIRONMENTAL DATA

### 1. MAC:

GIS

*None*

### 2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

*Moderate*

### 3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

*CalFire*

### 4. FARMLAND CLASSIFICATION:

GIS

*D-Urban and Built-up Lands*

### 5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

*NO*

### 6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

*Marginal*

### 7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

*139-Dystropepts, 30-75% slopes*

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

LCP maps, Pygmy Soils Maps; GIS

*N/A*

### 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

*N/A*

### 18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

*N/A*

### 19. WILD AND SCENIC RIVER:

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

*N/A*

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

Various Adopted Specific Plan Areas; GIS

*N/A*

### 21. STATE CLEARINGHOUSE REQUIRED:

Policy

*NO*

### 22. OAK WOODLAND AREA:

USDA

*NO*

### 23. HARBOR DISTRICT:

Sec. 20.512

*NO*

## FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

### 24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

*Map 14-Beaver*

### 25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

*Marine Terrace*

### 26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

*Barren*

### 27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

*YES*

### 28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

*YES*

### 29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

*NO*

### 30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

*Rhyacotriton variegatus/southern torrent salamander*

### 31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

*N/A*

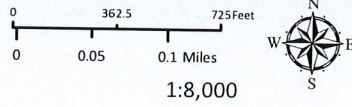




Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

**CASE:** CDP 2023-0010  
**OWNER:** ROWSON, Paul  
**APN:** 132-130-05, 132-150-27  
**APLCT:** Paul Rowson & E.A. Blake  
**AGENT:**  
**ADDRESS:** 15721 Forest View Rd., Manchester

- Hydrology
- Highways (2017)
- Public Roads
- Private Roads
- Driveways/Unnamed Roads





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 AERIAL IMAGERY

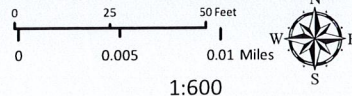
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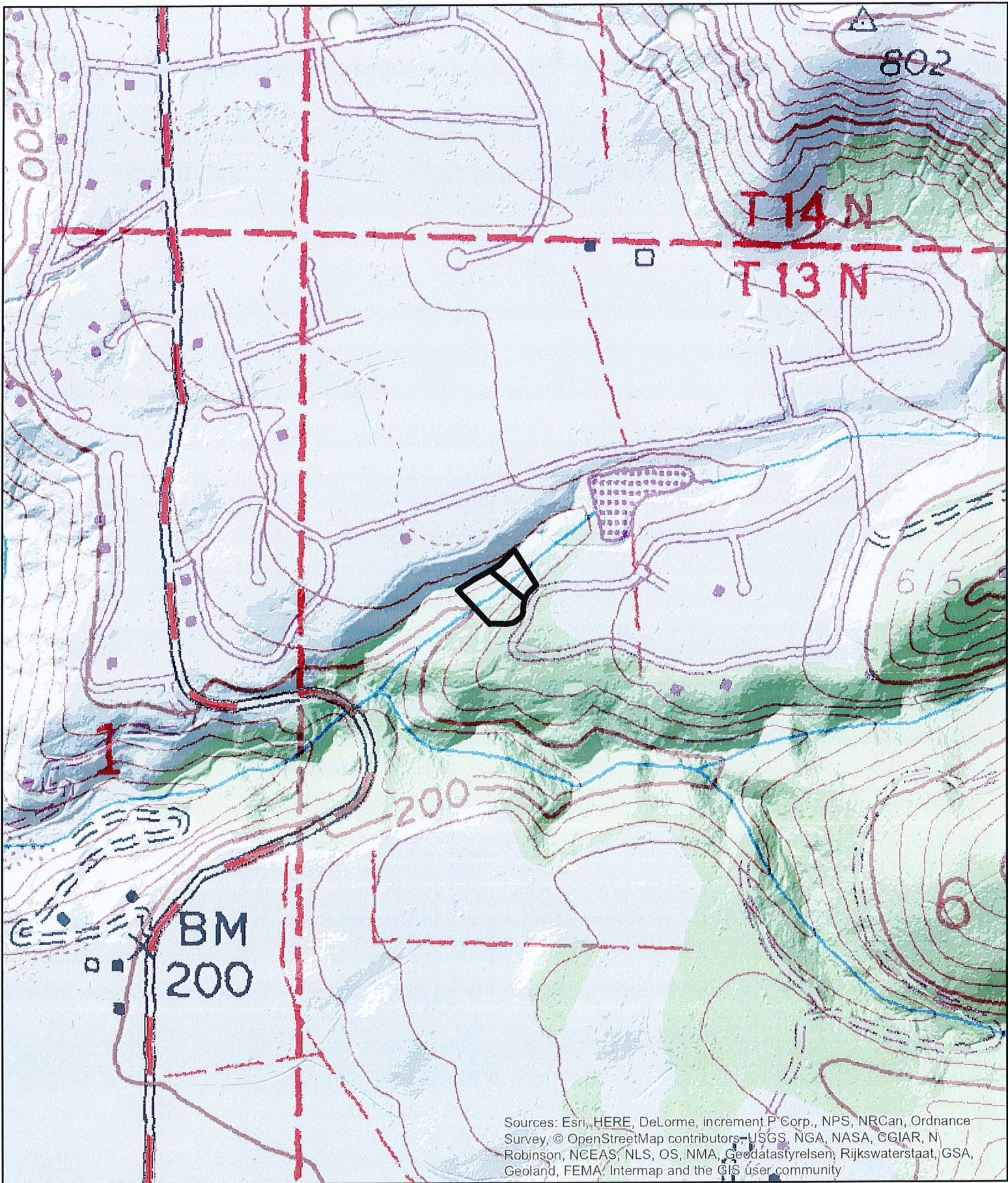
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 Hydrology  
 Public Roads



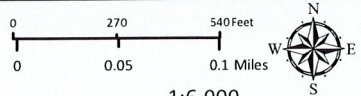
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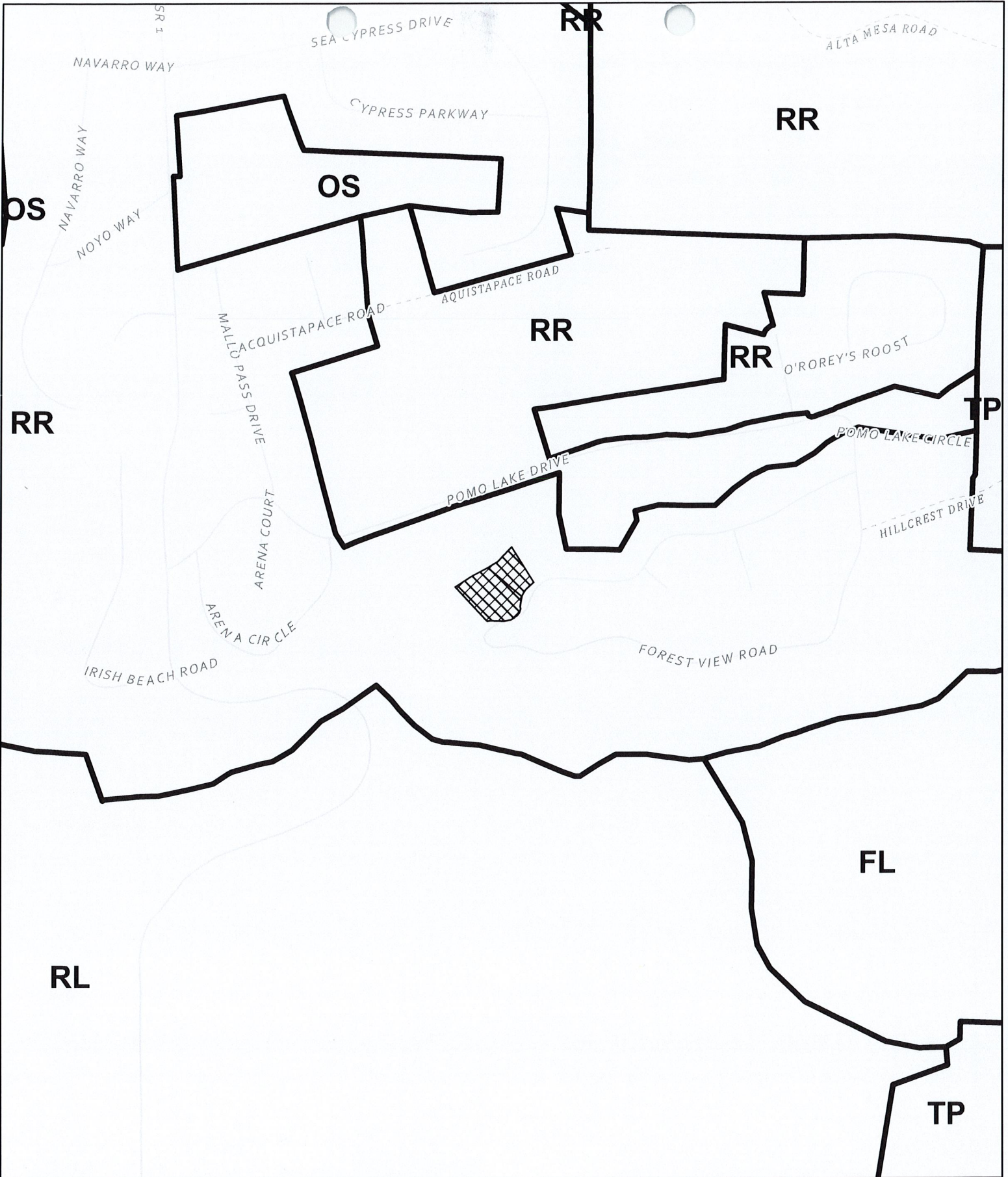


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**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET




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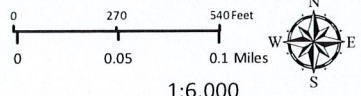






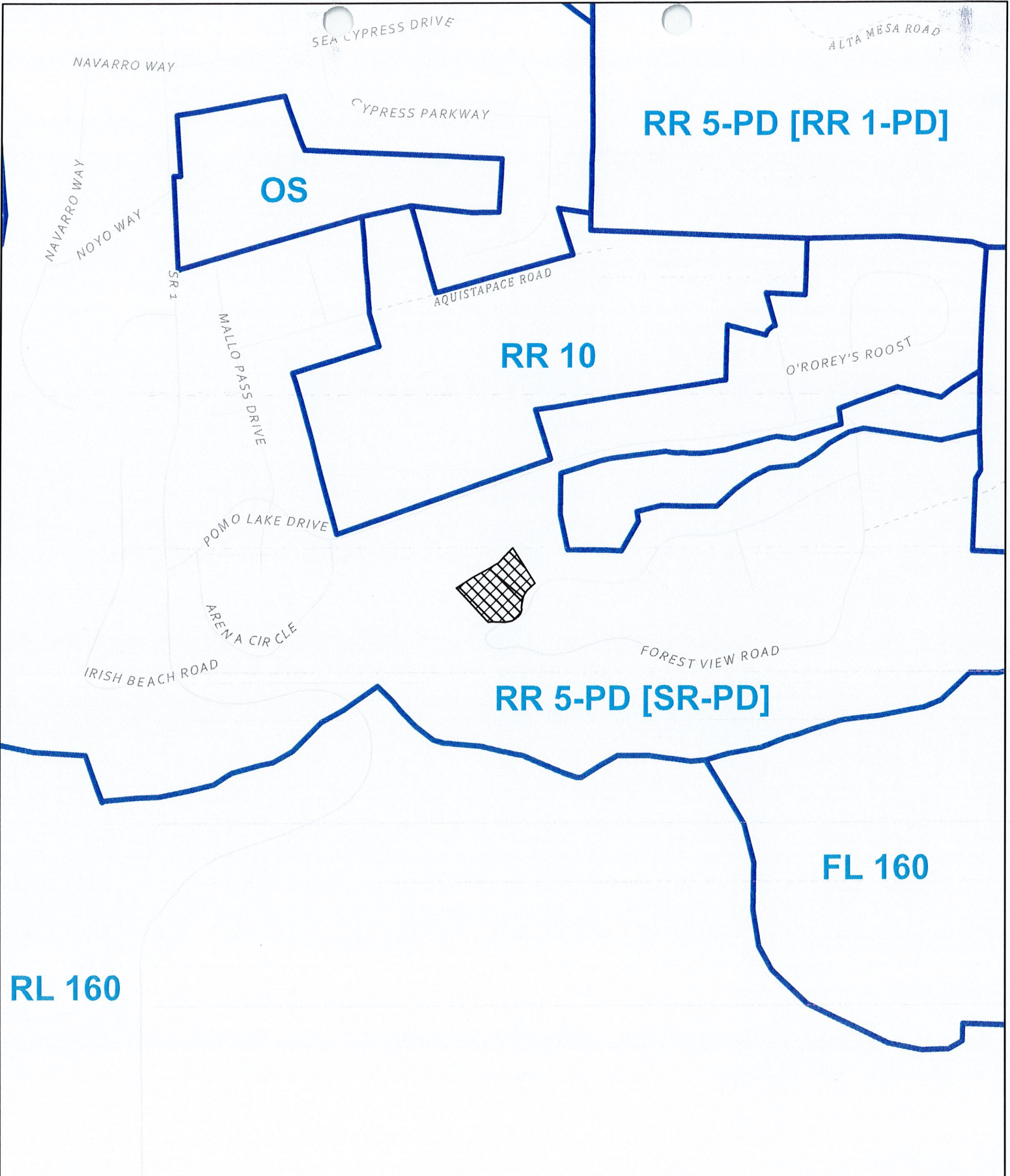
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-  Zoning Districts
-  Public Roads
-  Private Roads



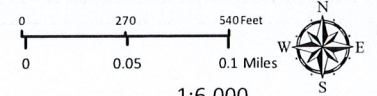
**ZONING**

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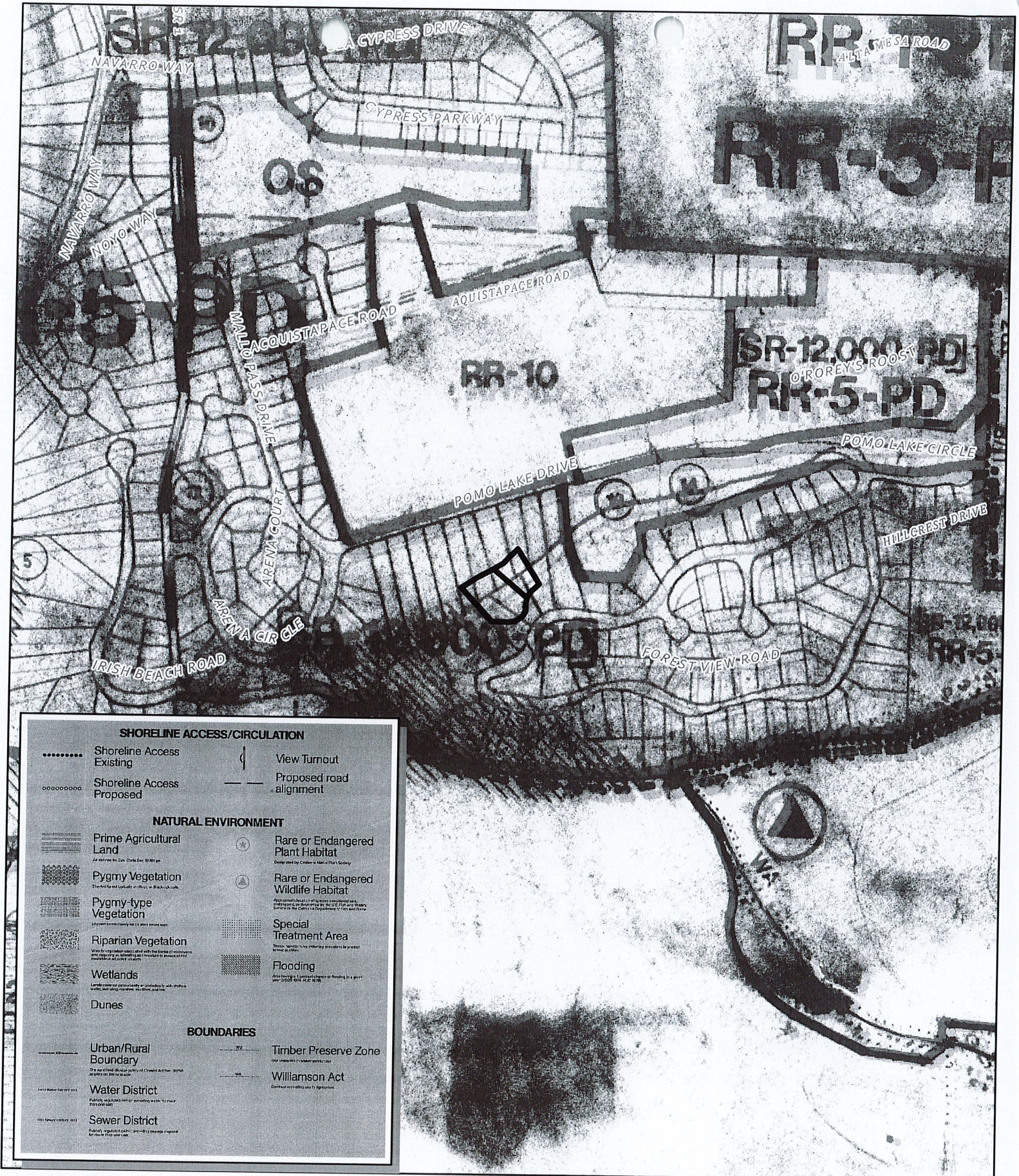
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— Public Roads  
 - - - Private Roads



1:6,000  
**GENERAL PLAN**

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**SHORELINE ACCESS/CIRCULATION**

- Shoreline Access Existing
- Shoreline Access Proposed
- ⌋ View Turnout
- Proposed road alignment

**NATURAL ENVIRONMENT**

- Prime Agricultural Land  
As defined by Civil Code Sec. 50961 et seq.
- Pygmy Vegetation  
Classified forest lands in Riparian, Wetlands, or Dunes.
- Pygmy-type Vegetation  
Classified forest lands in Dunes.
- Riparian Vegetation  
Wetlands riparian associated with the banks of streams, rivers, or creeks, and the adjacent floodplains, and the riparian habitat of any stream.
- Wetlands  
Land covered or saturated with shallow water, and being normally or periodically flooded or saturated by surface or subsurface water.
- Dunes
- Rare or Endangered Plant Habitat  
Designated by California Native Plant Society.
- Rare or Endangered Wildlife Habitat  
Appropriate based on species considered rare, threatened, or endangered by the U.S. Fish and Wildlife Service or the California Department of Fish and Game.
- Special Treatment Area  
Areas identified by the planning agency for special treatment.
- Flooding  
Areas subject to flooding in a given year as shown on the Flood Hazard Map.

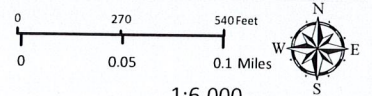
**BOUNDARIES**

- Urban/Rural Boundary  
The boundary between urban and rural areas as defined by the California State Planning Act.
- Water District  
Areas that are subject to special water rights or other special water rights.
- Sewer District  
Areas that are subject to special sewerage disposal or other special sewerage disposal.
- Timber Preserve Zone  
As defined by the California State Planning Act.
- Williamson Act  
Contractual arrangements for agriculture.

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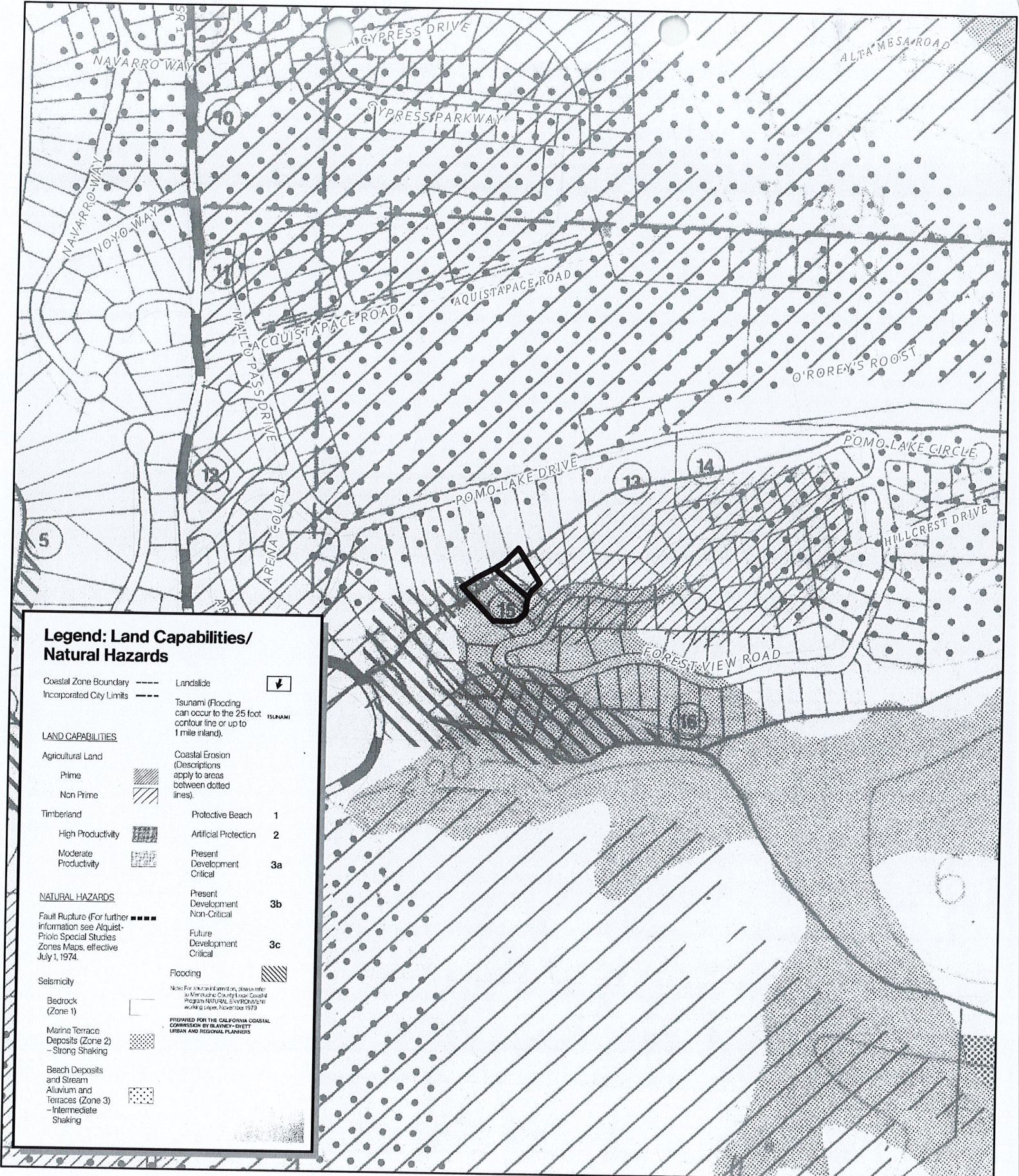
Public Roads  
 Private Roads



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LCP LAND USE MAP 14: BEAVER

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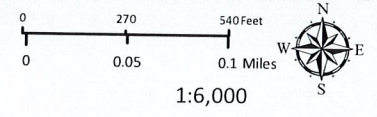


**Legend: Land Capabilities/  
Natural Hazards**

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

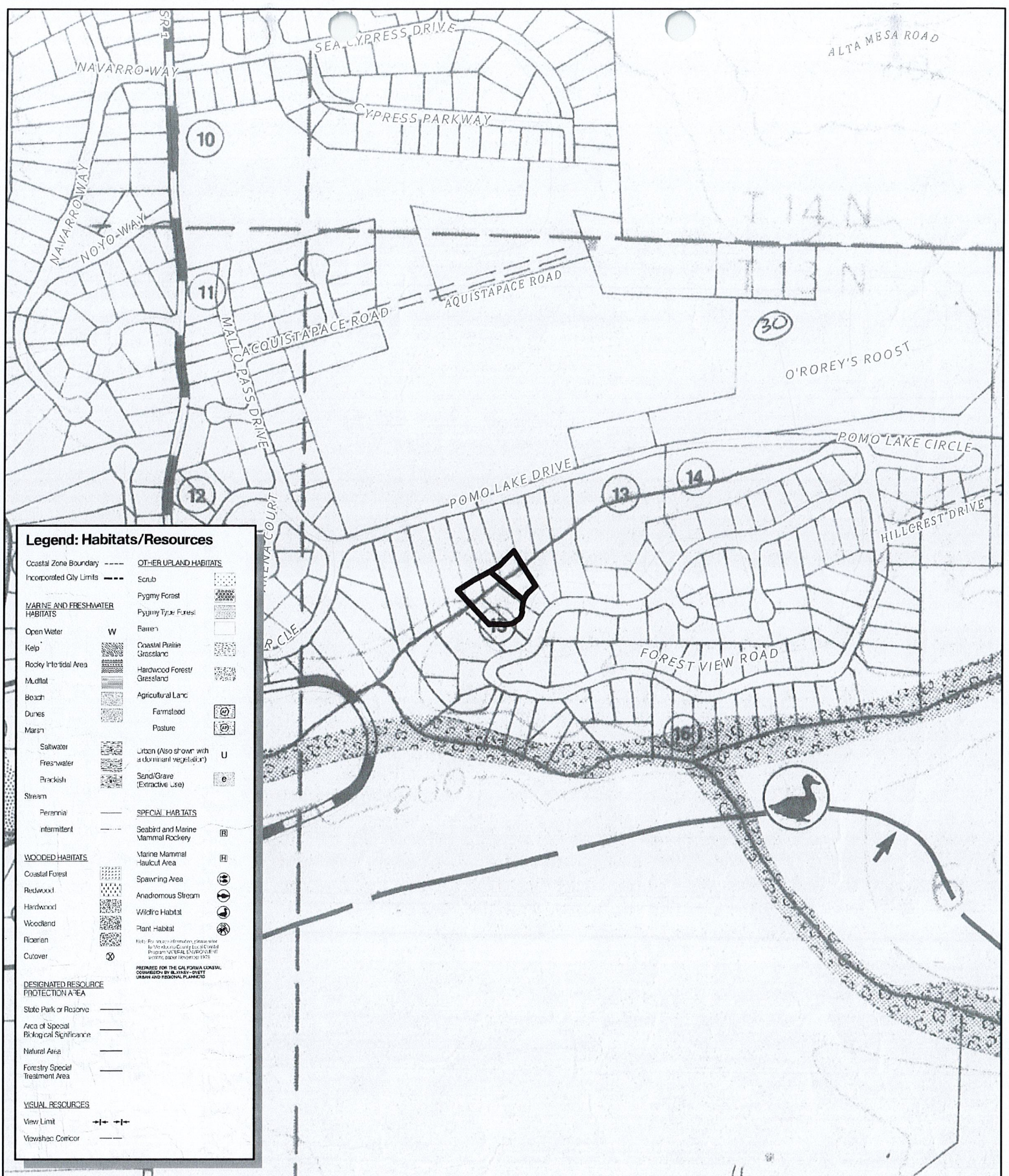
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Public Roads  
 Private Roads



**LCP LAND CAPABILITIES & NATURAL HAZARDS**

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**Legend: Habitats/Resources**

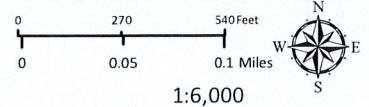
Coastal Zone Boundary	-----	OT-HER UPLAND HABITATS	
Incorporated City Limits	-----	Scrub	
<b>MARINE AND FRESHWATER HABITATS</b>			
Open Water	W	Pygmy Forest	
Kelp	[Pattern]	Pygmy Type Forest	
Rocky Intertidal Area	[Pattern]	Ramen	
Mudflat	[Pattern]	Coastal Prairie Grassland	
Beach	[Pattern]	Hardwood Forest/ Grassland	
Dunes	[Pattern]	Agricultural Land	
Marsh	[Pattern]	Farmstead	
Saltwater	[Pattern]	Pasture	
Freshwater	[Pattern]	Urban (Also shown with a dominant vegetation)	
Brackish	[Pattern]	Sand/Grave (Extractive Use)	
Stream	[Pattern]	<b>SPECIAL HABITATS</b>	
Perennial	[Pattern]	Seabird and Marine Mammal Rockery	[Symbol]
Intermittent	[Pattern]	Marine Mammal Haulout Area	[Symbol]
<b>WOODED HABITATS</b>			
Coastal Forest	[Pattern]	Spawning Area	[Symbol]
Redwood	[Pattern]	Anadromous Stream	[Symbol]
Hardwood	[Pattern]	Wildlife Habitat	[Symbol]
Woodland	[Pattern]	Plant Habitat	[Symbol]
Riparian	[Pattern]		
Cutover	[Symbol]		
<b>DESIGNATED RESOURCE PROTECTION AREA</b>			
State Park or Reserve	-----		
Area of Special Biological Significance	-----		
Natural Area	-----		
Forestry Special Treatment Area	-----		
<b>VISUAL RESOURCES</b>			
View Limit	---+---+---		
Viewshed Corridor	-----		

Note: For more information, please refer to the State of California Coastal Commission's Coastal Resource Inventory (CRI) website, dated November 2015.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANCKENHORN URBAN AND REGIONAL PLANNING

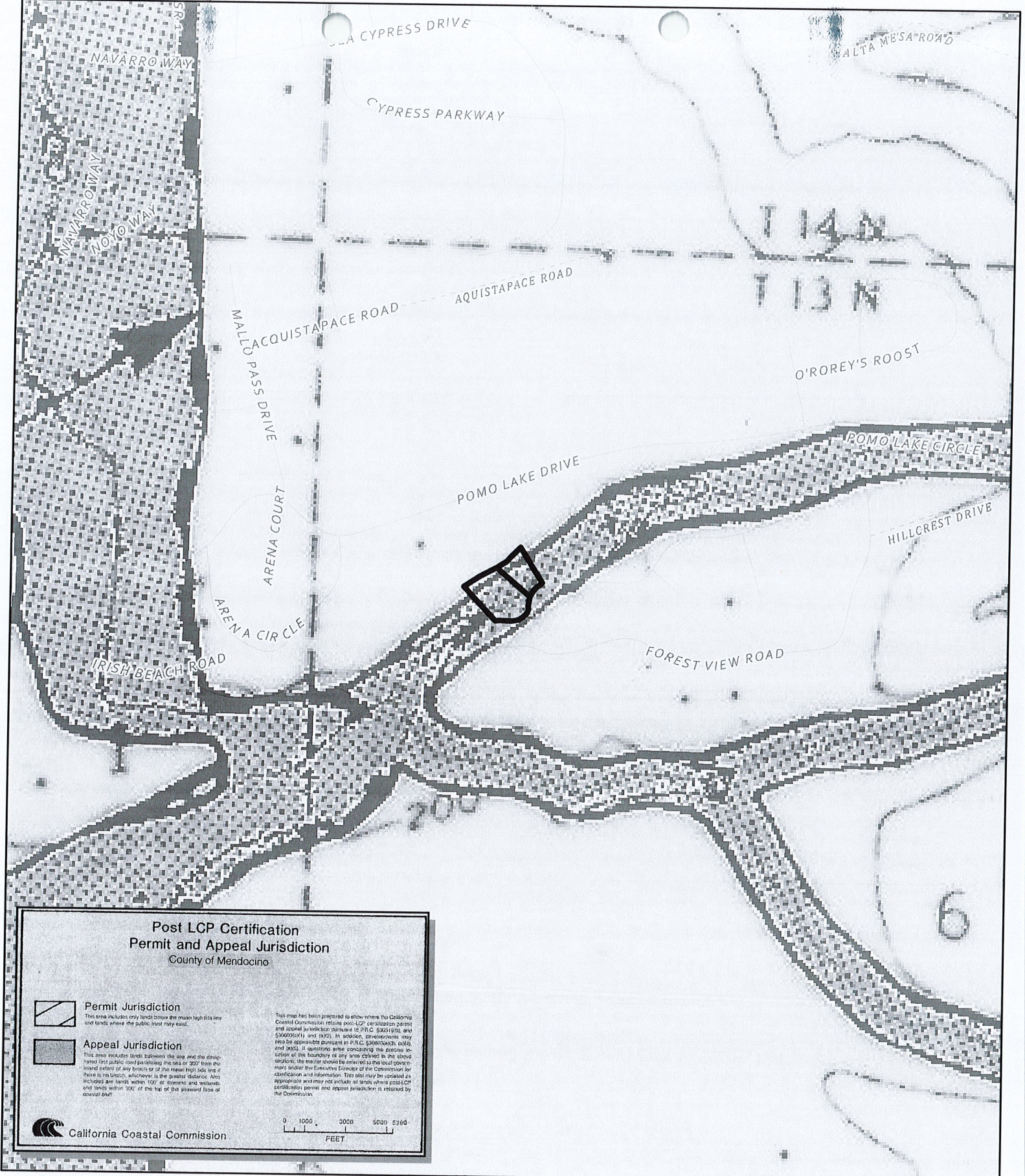
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Public Roads  
 Private Roads





LCP HABITATS & RESOURCES

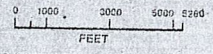
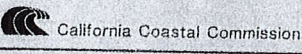
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**Post LCP Certification  
Permit and Appeal Jurisdiction**  
County of Mendocino

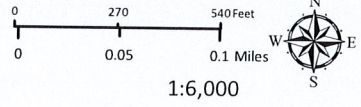
-  **Permit Jurisdiction**  
This area includes only lands below the mean high tide line and lands where the public road may pass.
-  **Appeal Jurisdiction**  
This area includes lands between the area and the designated first public road paralleling the sea or 200' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and swamps, and lands within 300' of the land of the seaward face of coastal dune.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification, permit and appeal jurisdiction pursuant to P.L.C. 53051970, and 53052004, and 1975. In addition, determinations may also be appropriate pursuant to P.L.C. 53050243, 53051, and 1993. If questions arise concerning the precise location of the boundary of any area covered in the above sections, the trailer should be referred to the local government under the Executive Director of the Commission for clarification and elaboration. This map may be updated as appropriate and may not include all lands where post-LCP certification, permit and appeal jurisdiction is retained by the Commission.



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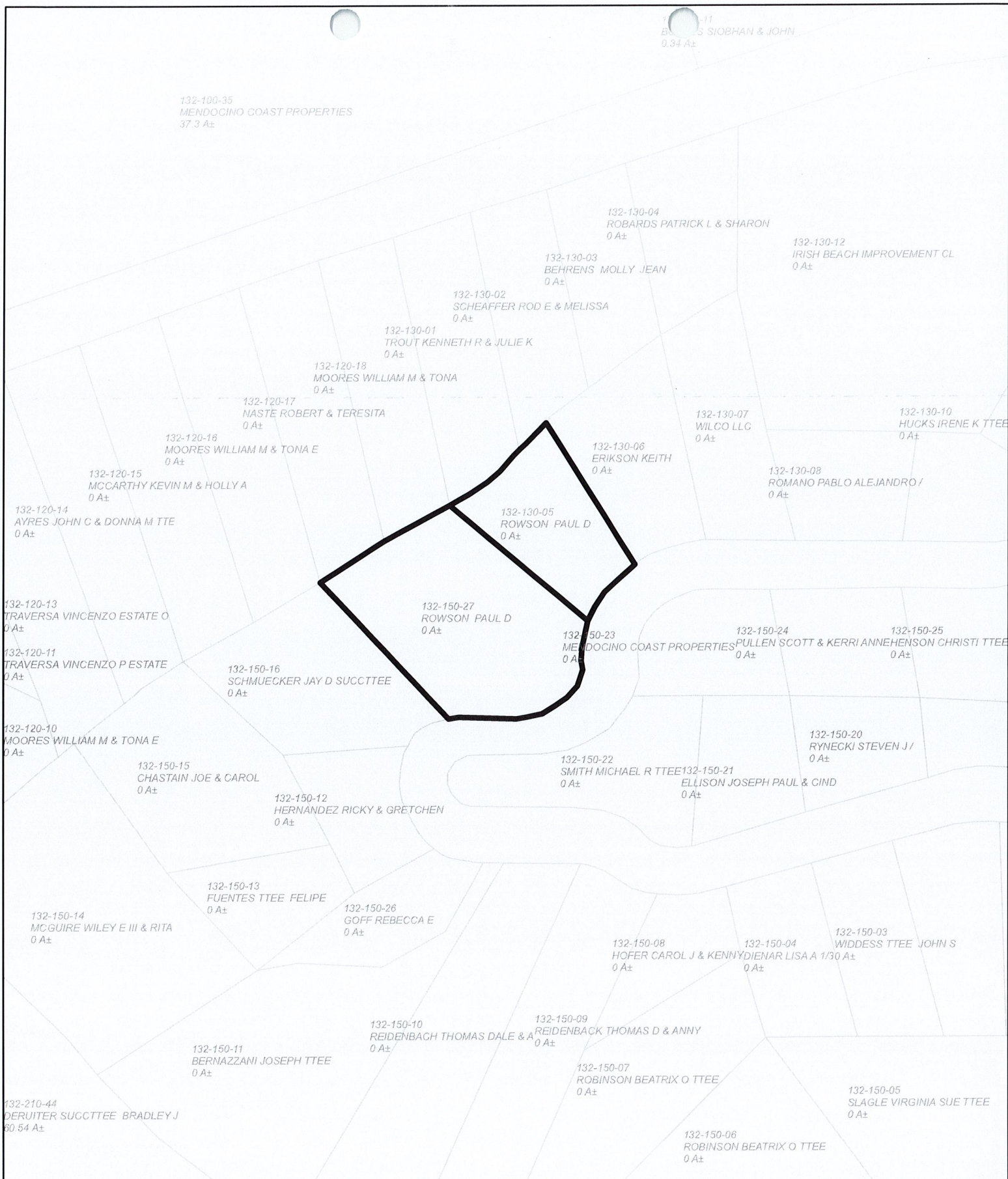
Public Roads  
 Private Roads



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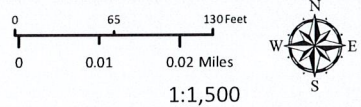
**POST LCP CERTIFICATION & APPEAL JURISDICTION**

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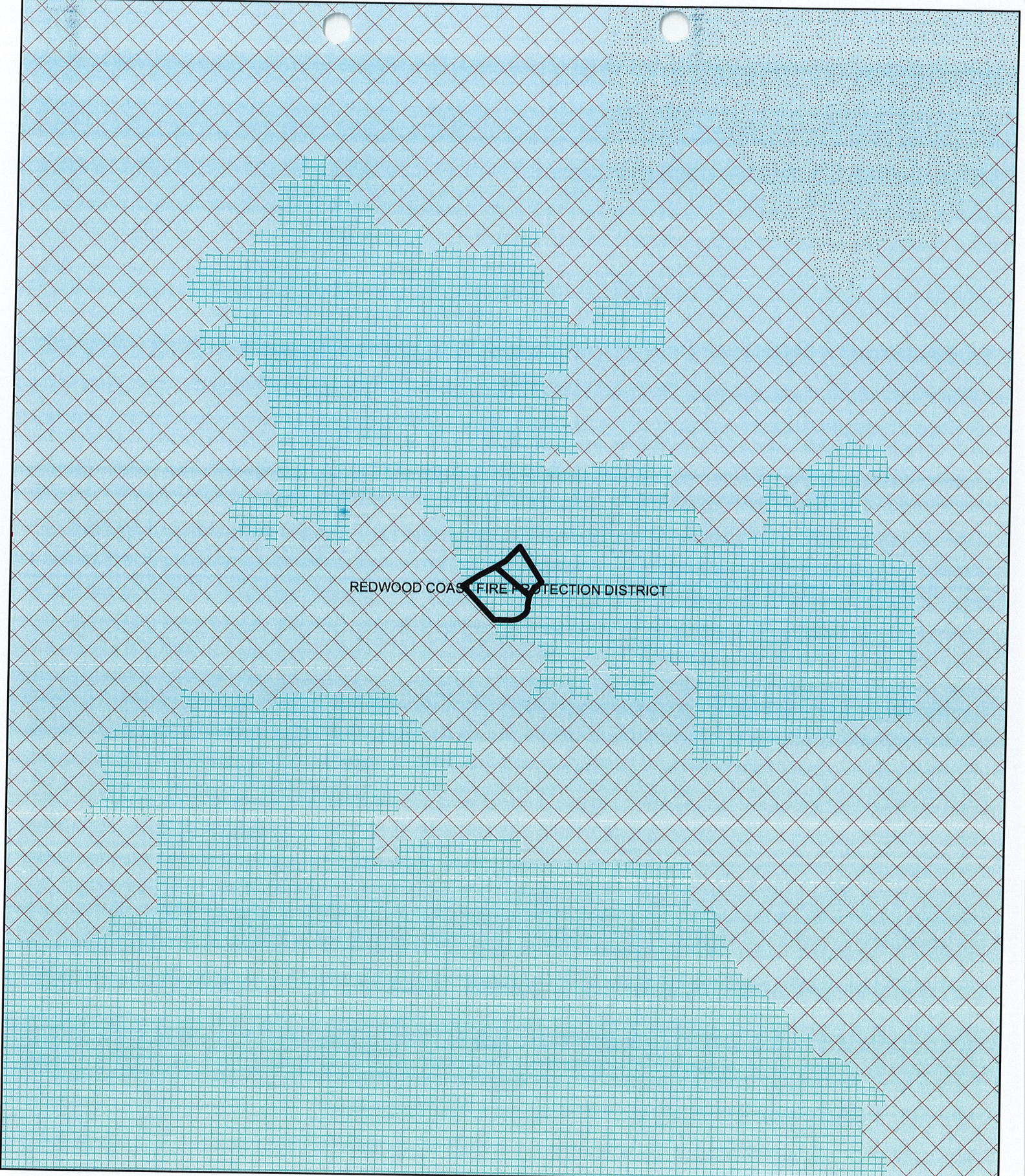
Assessors Parcels



1:1,500




ADJACENT PARCELS

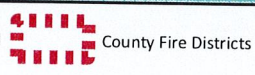
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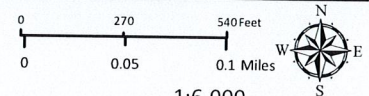
REDWOOD COAST FIRE PROTECTION DISTRICT

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-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard



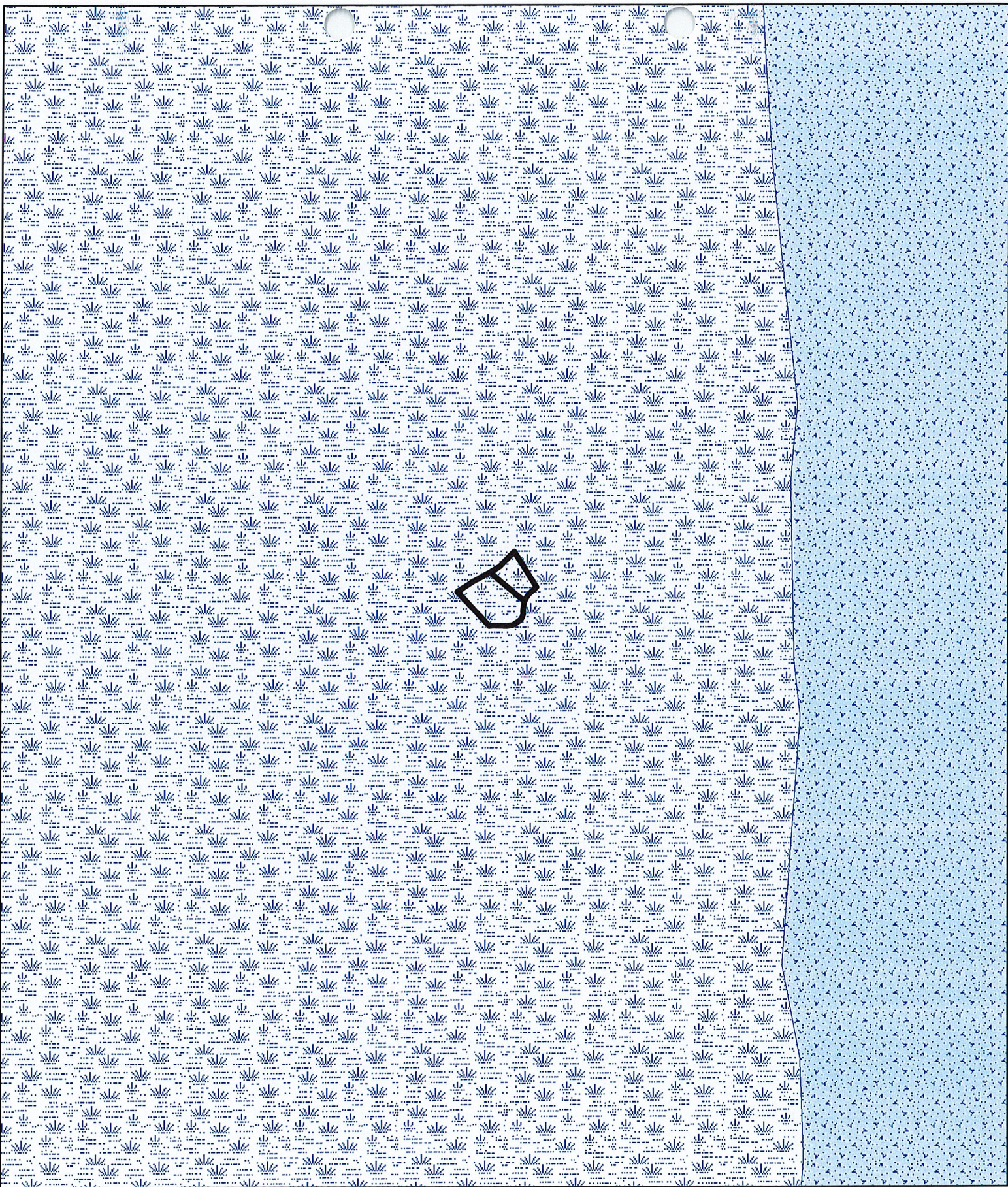
County Fire Districts





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

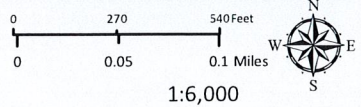
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES





**CASE: CDP 2023-0010**  
**OWNER: ROWSON, Paul**  
**APN: 132-130-05, 132-150-27**  
**APLCT: Paul Rowson & E.A. Blake**  
**AGENT:**  
**ADDRESS: 15721 Forest View Rd., Manchester**

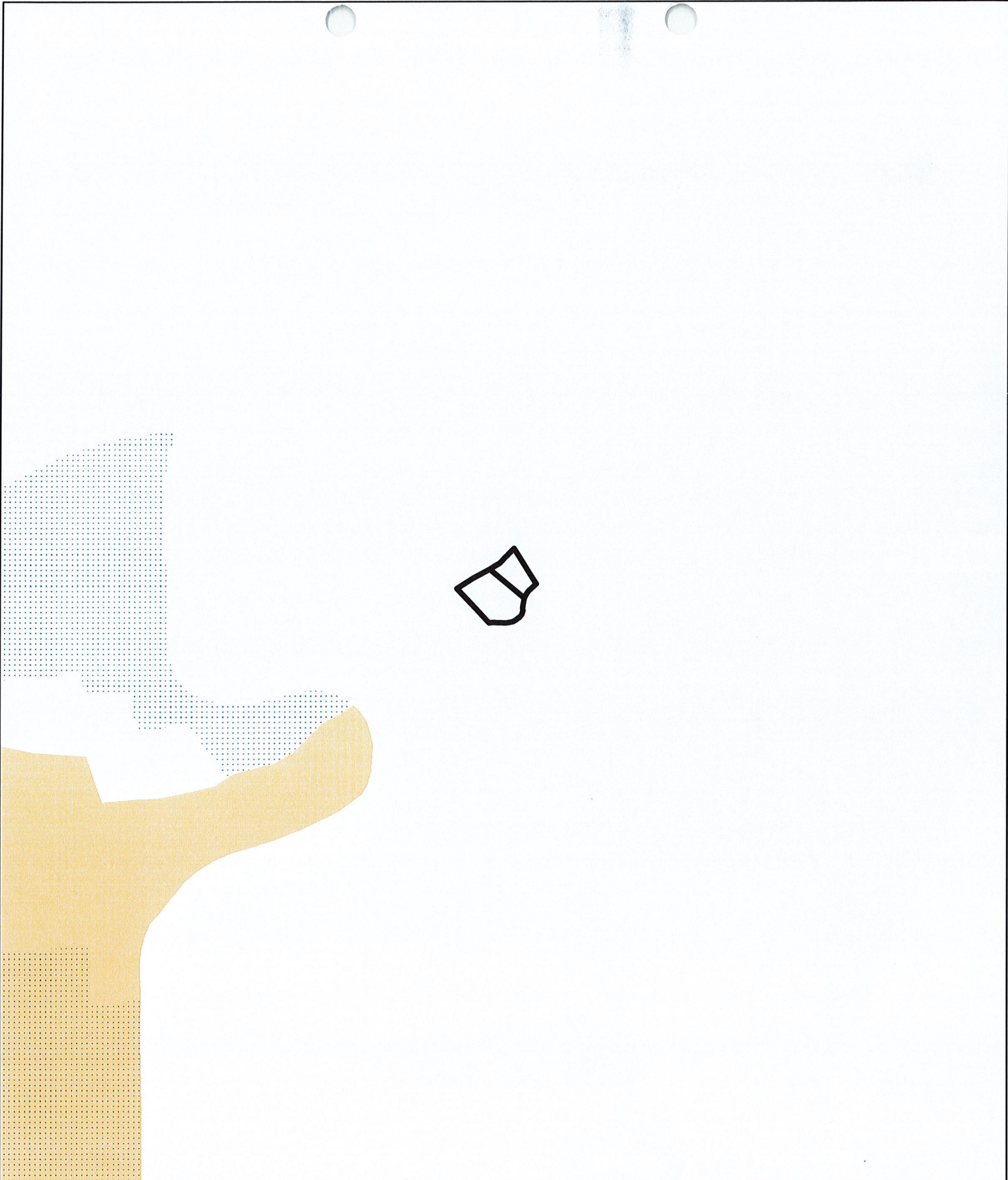
 Critical Water Resources Bedrock  
 Marginal Water Resources



1:6,000

**COASTAL GROUND WATER RESOURCES**

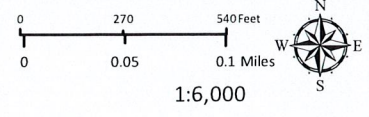
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
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**CASE:** CDP 2023-0010  
**OWNER:** ROWSON, Paul  
**APN:** 132-130-05, 132-150-27  
**APLCT:** Paul Rowson & E.A. Blake  
**AGENT:**

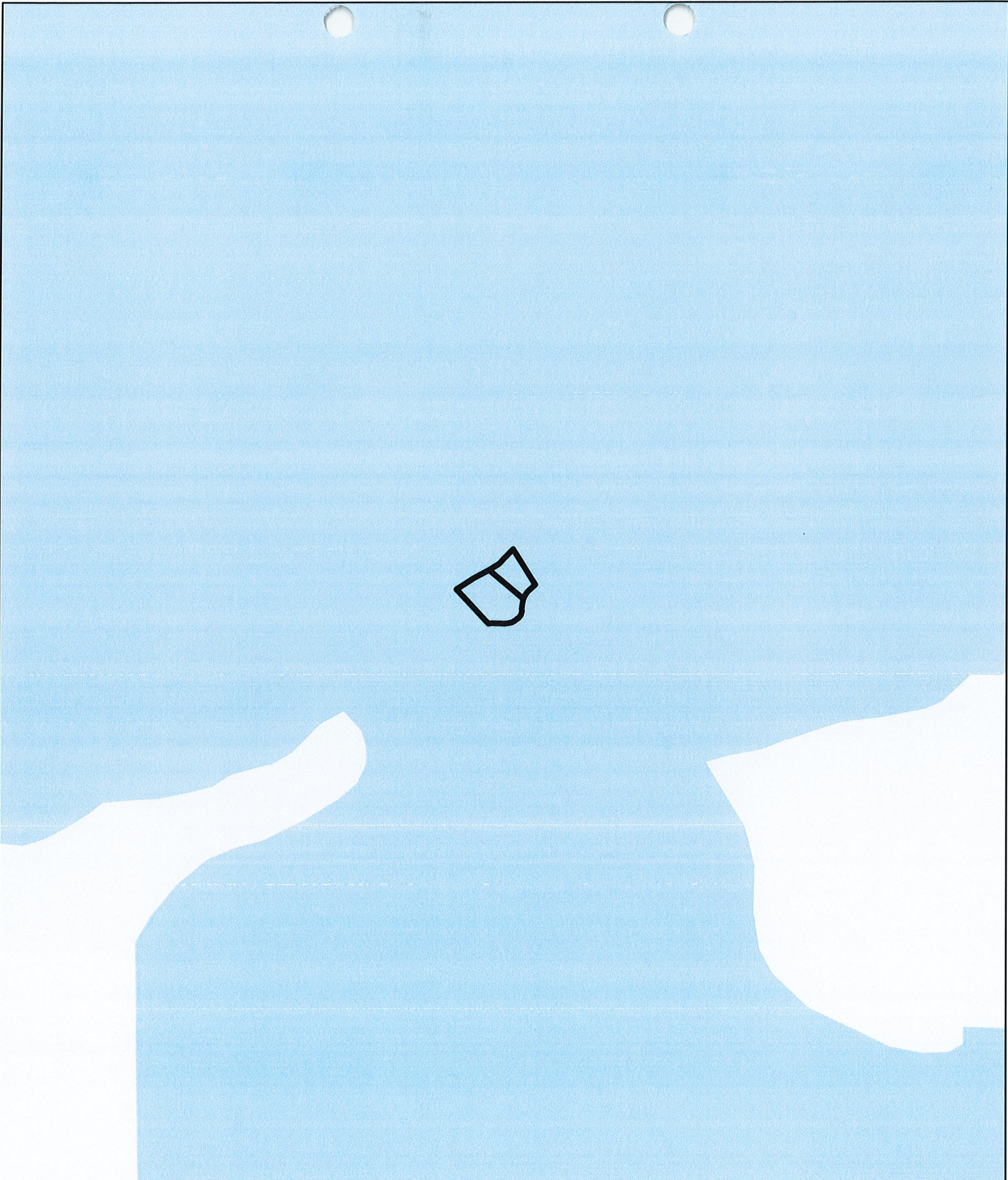
**ADDRESS:** 15721 Forest View Rd., Manchester

 Tree Removal Area  
 Highly Scenic Area




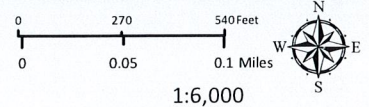
**HIGHLY SCENIC & TREE REMOVAL AREAS**

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**CASE:** CDP 2023-0010  
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 County Water Districts



1:6,000

**WATER DISTRICTS**

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