



**PLANNING COMMISSION
STAFF REPORT- USE PERMIT RENEWAL**

**NOVEMBER 20, 2025
UR_2024-0004**

PROJECT PLANNER CONTACT

RUSS FORD
860 N Bush St
Ukiah, CA 95482
Phone: 707-234-6650
fordr@mendocinocounty.gov

PROJECT SUMMARY

OWNER: Wildwood Campground, LLC
29700 W. Highway 20
Fort Bragg, CA 95437

APPLICANT: Kay Ekstrom/Element 79, Inc.
29700 W. Highway 20
Fort Bragg, CA 95437

REQUEST: Renewal of Use Permit¹ U 30-72 for Transient Habitation
– Campground to allow 73 campsites, manager's quarters, office, and two restroom and shower facilities with a maximum of 45 campsites featuring septic connections. Grant a new permit expiration date of 10 years from date of approval.

LOCATION: 3.8± miles southeast of the City of Fort Bragg on the north side of State Route 20 (SR 20), 3.6± miles east of its intersection with State Route 1 (SR 1) at 29700 W. Highway 20, Fort Bragg; APN: 020-421-11.

TOTAL ACREAGE: 65± Acres

GENERAL PLAN: Remote Residential- 20 Acre Minimum (RMR 20)
General Plan (Chapter 2 – Development Element)

ZONING: Upland Residential- 20 Acre Minimum (UR 20)
Mendocino County Code Title 20, Division I

CODE REFERENCE: Transient Habitation – Campground
Mendocino County Code (MCC) Section 20.024.135(A)

SUPERVISORIAL DISTRICT: 4 (Norvell)

ENVIRONMENTAL DETERMINATION: Addendum to a Previously adopted Negative Declaration

RECOMMENDATION: By resolution, the Planning Commission grants approval of Use Permit Renewal UR_2024-0004 with a new term concluding on June 1, 2034, based on the facts and findings in the staff report and subject to the recommended conditions of approval.

¹ Ordinance 4538, adopted on September 10, 2024 eliminated the distinction between 'Major' and 'Minor' use permits within the Division I code. This project was previously approved as a Major Use Permit but shall be referred to in this report and associated documents as simply a 'Use Permit' consistent with the revised code.

PROJECT BACKGROUND & INFORMATION

PROJECT DESCRIPTION: The applicant requests approval to continue the use of the campground facility classified as *Transient Habitation – Campground*, which includes 73 campsites, 45 of which have septic connections suitable for recreational vehicle (RV) usage. The original use permit was approved in 1972 (U 30-72), and has since been extended and modified multiple times, in 1993, 2018, and 2020.

WILDWOOD CAMPGROUND & RV RESORT

29700 Highway 20 • Fort Bragg, CA 95437

707-964-8297 • www.wildwood20.com



Figure 1: Campground Site Map

SITE CHARACTERISTICS: The project site is a 65± acre parcel located on a heavily wooded coastal shelf, approximately 3.6 miles east of the Pacific Ocean. The developed portion of the site is limited to approximately 10 acres adjacent to SR 20, which houses the campsites, manager's cabin, and accessory structures and pond. The balance of the parcel is undeveloped woodlands with a few hiking trails. A PG&E utility easement cuts through the northern third of the parcel and significant vegetation clearing has occurred within that easement area.

The property is accessible via SR 20 and is not covered by any water or sanitation districts, but is within the response area of the Fort Bragg Rural Fire District (FBRFD). It's classified as a moderate fire hazard by the State, and is considered a dual responsibility area between FBRFD and CAL FIRE. Local soil units include Singlemill-Gibnax complex, comprised of mostly bishop pine and huckleberry, and Irmulco-Tramway complex, which is primarily redwood and Douglas fir. Mendocino cypress soils are present immediately west of the subject parcel, but none are currently mapped within its boundaries.

Public Services:

Access: State Route 20
Water District: None
Sewer District: None
Fire District: Fort Bragg Rural Fire Protection District & CAL FIRE

RELATED APPLICATIONS: The following applications have occurred on the subject parcel or on the surrounding properties and are relevant to the proposed project. All projects listed below have already been approved, unless otherwise stated.

Subject Parcel Projects:

- U 30-72: Governing Use Permit to establish a travel trailer, recreational vehicle park, and campground. Approved on 6/1/73 for a period of 20 years.
- UM 30-72: Proposed a conversion of the 74 campground sites to 35 park-model mobile home units. Denied on 2/23/1981
- UR 30-72/92: Renewal of governing Use Permit and included a request to implement a two-phase development which would include 73 developed campsites (Phase I), and 101 primitive campsites (Phase II). Approved on 3/18/1993 for a period of 20 years.
- UR_2013-0002: Renewal of governing Use Permit and included additional conditions intended to address lack of compliance with regulations related to sewage treatment, long-term rental usage, and refuse disposal. Approved on 8/2/18 for a period of 5 years.
- UR_2019-0001: Renewal of governing Use Permit and clearance of some previous conditions. Approved on 3/19/20 for a period of 5 years.

Neighboring Projects:

- No relevant projects

AGENCY COMMENTS: On December 19, 2024, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their recommended conditions are discussed in this staff report below and incorporated into the Conditions of Approval as noted. A summary of the submitted agency comments are listed below.

TABLE 1: Referral Agency Responses	
REFERRAL AGENCIES	COMMENT
Mendocino County Environmental Health	No Response
Mendocino County Building Division	No Comment
Caltrans	No Response
CAL FIRE	No Response
CDFW	No Comment
California Highway Patrol	No Response
Regional Water Quality Control Board	No Comment
Mendocino County Sheriff's Office	No Response
Cahto Tribe	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indian	No Comment
Round Valley Tribe	No Response
Fort Bragg Rural Fire Protection District	No Response
Fort Bragg Unified School District	No Response

PROJECT ANALYSIS

GENERAL PLAN CONSISTENCY: The project site is 65+/- acres and classified as Remote Residential, 40-acre minimum (RMR-40) by the Mendocino County General Plan. Policy DE-15 describes the intent of the RMR district as:

“...intended to be applied to lands having constraints for commercial agriculture, timber production or grazing, which are well suited for small scale farming and low density agricultural/residential uses by the absence of such limitations as inadequate access, unacceptable hazard exposure or incompatibility with adjoining resource land uses.”

Most of the site is heavily forested with coast redwood and Douglas fir, but permit history does not show any evidence of logging. The southwest corner adjacent to SR 20 has been developed as a campground since 1973, and is afforded good access via the highway. No additional hazards or hazardous conditions have been identified on site, and the campground has been operating without significant incident for more than 50 years.

The General Plan does not contain many policies related to campgrounds or transient uses, but Goal CP-FB-4 for the community of Fort Bragg strives to:

“Continue to promote tourism and support visitor-serving facilities, but not at the expense of quality of life or coastal resources.”

Allowing the continued operation of the campground facility is consistent with this community specific policy, and its location within the RMR classification is otherwise consistent with the intent of that classification within the General Plan.

ZONING CONSISTENCY: The project site is zoned Upland Residential, 40-acre minimum (UR 40), which is consistent with the governing RMR classification. Mendocino County Code Section 20.056.005 defines the intent of the UR district as:

“...intended to create and enhance farming and low-density agricultural/residential uses. Typically the U-R District would be applied to nonprime production lands which have constraints to commercial agriculture, timber production or grazing, but which are absent of such limitations as inadequate access, unacceptable hazard exposure or incompatibility with adjoining resource lands.”

As noted above, the project site is heavily forested with the exception of the established campground facilities. Use of the property for commercial agriculture would require significant tree clearing and would likely not be economically viable. Use of the property for timber and forest materials is possible, and access would be easily provided by SR 20. However, the site sits near the eastern approach to the community of Fort Bragg and loss of mature trees – particularly coast redwood - could cause negative impacts to tourism in the area. The UR district does not identify *Transient Habitation - Campground* as a primary use of UR lands, but it is allowed upon approval of a Use Permit.

Property setbacks for the UR district are fifty (50) feet on all sides, with a building height limit of thirty-five (35) feet. No lot coverage limitations are identified. The only permanent structures within the campsite are the manager's quarters, an office for check-in and registration, and two bathroom structures. All structures meet the setback and height limitations for the district, and no new structures are proposed as part of this permit renewal.

In addition to the zoning district, Chapter 20.176 provides regulations specifically for RV parks and campgrounds. Section 20.176.015 states that the maximum density for a campground or RV park shall be determined by the Planning Commission, but that the minimum number of initial lots shall be at least ten (10). Wildwood Campground is currently developed with 73 campsites, for a development density of 1.12 units per acre.

USE PERMIT FINDINGS: MCC §20.196.020 requires four findings be made in order for the Planning Commission to approve a use permit:

- 1) *That the proposed use is permitted within the applicable zone and complies with all other applicable provisions of Division I and all other titles of the Mendocino County Code, General Plan, and any applicable Specific Plan. Transient Habitation – Campground is a conditional use within the Upland Residential zoning district, and is consistent with the Remote Residential land use classification. The project site is not within any specific plan or area plan.*
- 2) *The proposed use will not constitute a nuisance or be detrimental to the public health, safety, or general welfare of the persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare*

of the county; provided, that if any proposed building or use is necessary for the public health, safety, or welfare, the finding shall be to that effect. The project site has been in use as a campground for more the 40 years, and was previously granted two 20-year renewals. In 2013, the facility was found to have degraded to a point where there were significant health and safety issues, including buried and abandoned vehicles, burned rubbish, abandoned or unregistered trailers, and a failing septic system. Additional conditions were imposed at that time with the intent to bring the operation back into compliance, and were successful in accomplishing this by the time another renewal was due in 2019. Installation of an expanded leach field to account for existing guest capacity was completed in late 2019 and approved by the Division of Environmental Health in January of 2020. Most of the remedial conditions of the previous renewal were removed or rephrased as a result, and no remedial conditions are recommended as part of this renewal.

- 3) *The proposed use complies with any design or development standards applicable to the zone or the use in question, unless waived or modified pursuant to the provisions of Division I.* All design and development standards specified in MCC Chapter 20.176 have been met and shall continue to be met for the lifetime of the permit. None of the required standards have been previously waived or modified.
- 4) *That adequate utilities, access roads, drainage improvements and other necessary facilities have been or are being provided.* Expansion of the leach field in 2020 resolved the final outstanding issue related to utilities and the project is now fully conforming with utility requirements, including access roads and necessary facilities.

ENVIRONMENTAL DETERMINATION: The Planning Commission adopted a Negative Declaration when approving the original Major Use Permit U 30-72 and again upon renewal of the permit in 1992 (UR 30-72/92). The project has varied in scope and operation in the intervening years, so staff has prepared an Addendum to the previously adopted Negative Declaration in 1992. The project does not propose any modifications, and there would be no change in existing or previously addressed impacts, either in number or intensity. In accordance with California Environmental Quality Act (CEQA) Guidelines §15162, when a Negative Declaration is adopted for a project, no subsequent declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, that (1) there are no substantial changes to the project and the request is to extend the term of the use permit; (2) there are no substantial changes in circumstance which would require revisions to the negative declaration; and (3) there is no new information of substantial importance. Staff has determined that the project does not meet the threshold to require a new Negative Declaration, but has prepared an Addendum to address the time between the previous declaration and the current renewal.

10/27/2025

Russ Ford

DATE

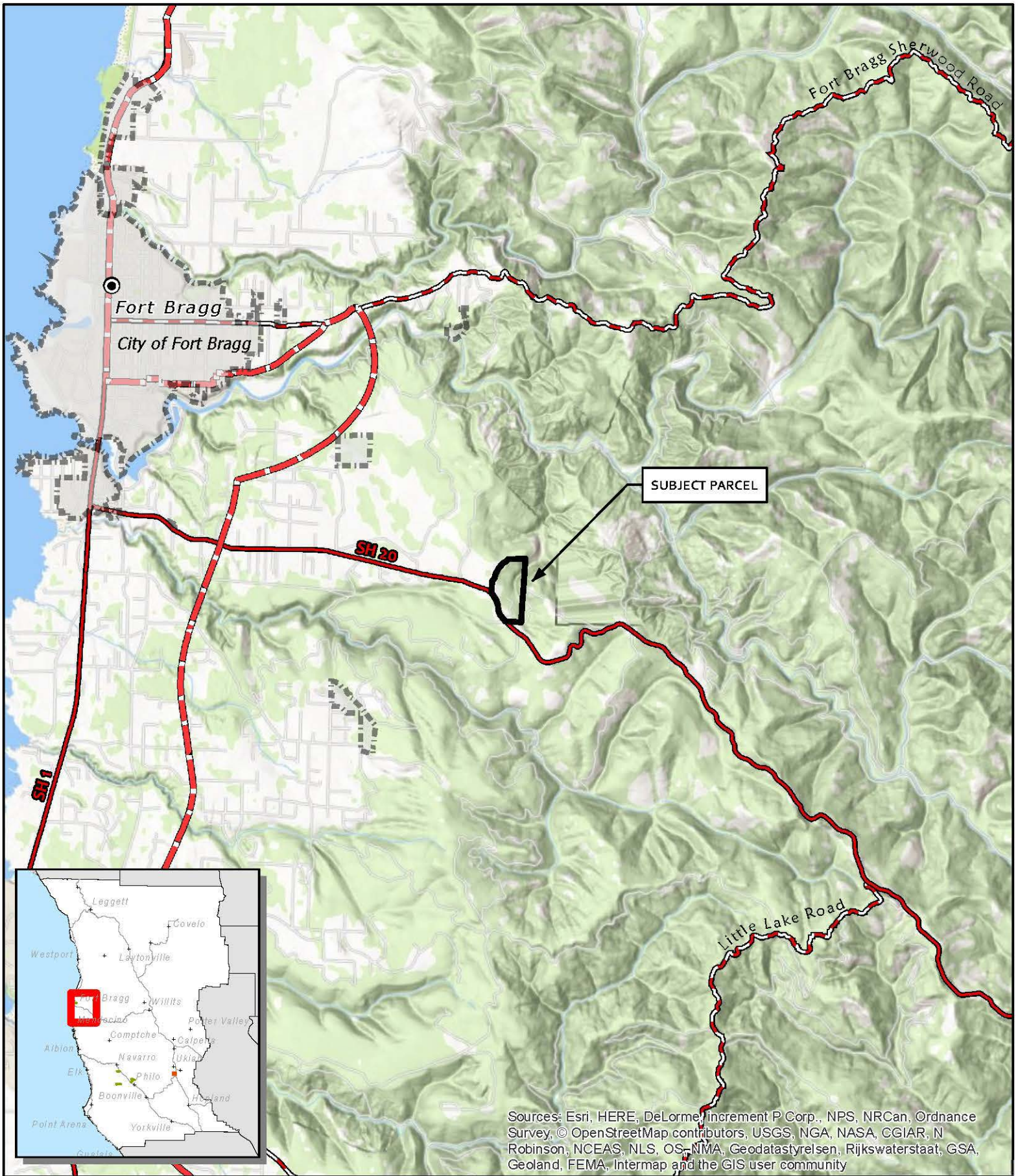
RUSS FORD
SENIOR PLANNER

Appeal Period: 10 Days
Appeal Fee: \$2,354.00

ATTACHMENTS:

- | | |
|--------------------------|-------------------------------|
| A. Location Map | H. Adjacent Owner Map |
| B. Topographic Map | I. Fire Hazards Map |
| C. Aerial Map (vicinity) | J. Ground Water Resource Area |
| D. Aerial Map | K. Mendocino Cypress |
| E. Site Map | L. Pygmy Soils |
| F. General Plan Map | M. Wetlands |
| G. Zoning Map | N. WUI |

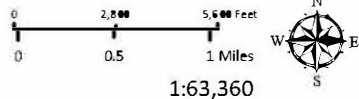
RESOLUTION AND CONDITIONS OF APPROVAL (EXHIBIT A):



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CASE: UR_2024-0004
OWNER: Wildwood Campground LLC
APN: 020-421-11
APLCT: Element 79, Inc
AGENT: Wynn Coastal Planning
ADDRESS: 29700 Hwy 20, Fort Bragg

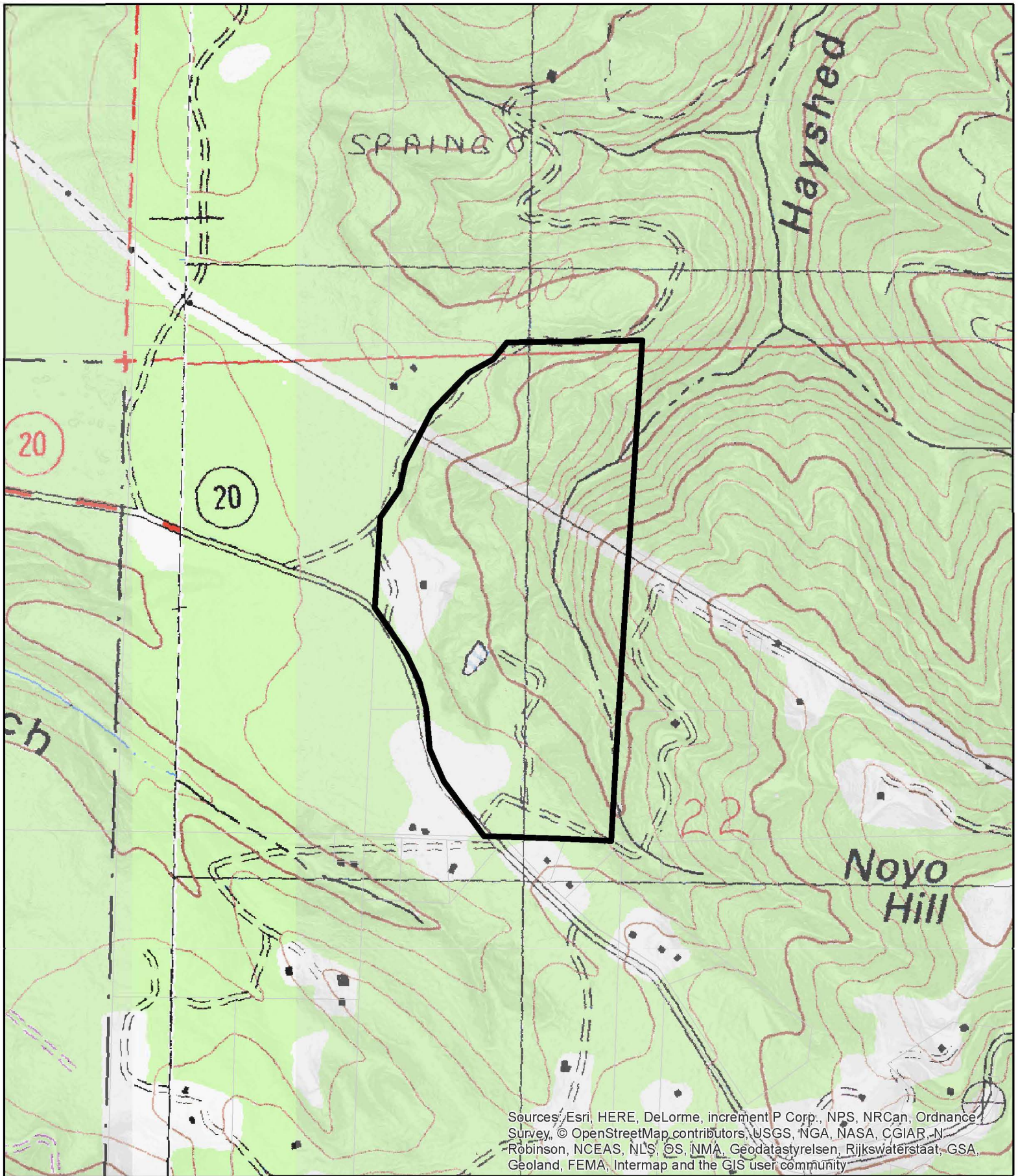
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-  City Limits
-  Coastal Zone Boundary
-  Highways
-  Major Roads



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LOCATION

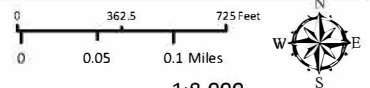
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Assessors Parcels



1:8,000
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

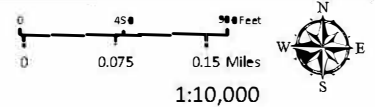
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— Highways (2017) Driveways/Unnamed Roads
== Public Roads
== Private Roads



1:10,000

AERIAL IMAGERY

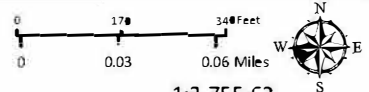
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- Highways (2017)
- Public Roads
- Private Roads
- Driveways/Unnamed Roads



1:3,755.62

AERIAL IMAGERY

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SITE PLAN - Use Permit Renewal Application (APN: 020-421-11-00)

WILDWOOD CAMPGROUND & RV RESORT

29700 Highway 20 • Fort Bragg, CA 95437

707-964-8297 • www.wildwood20.com

FULL HOOK-UP (PSW) 

POWER & WATER 

TENT SITE (DRY) 

GROUP SITES  

**no campsite #45 exists currently*

CAMPSITE COUNT

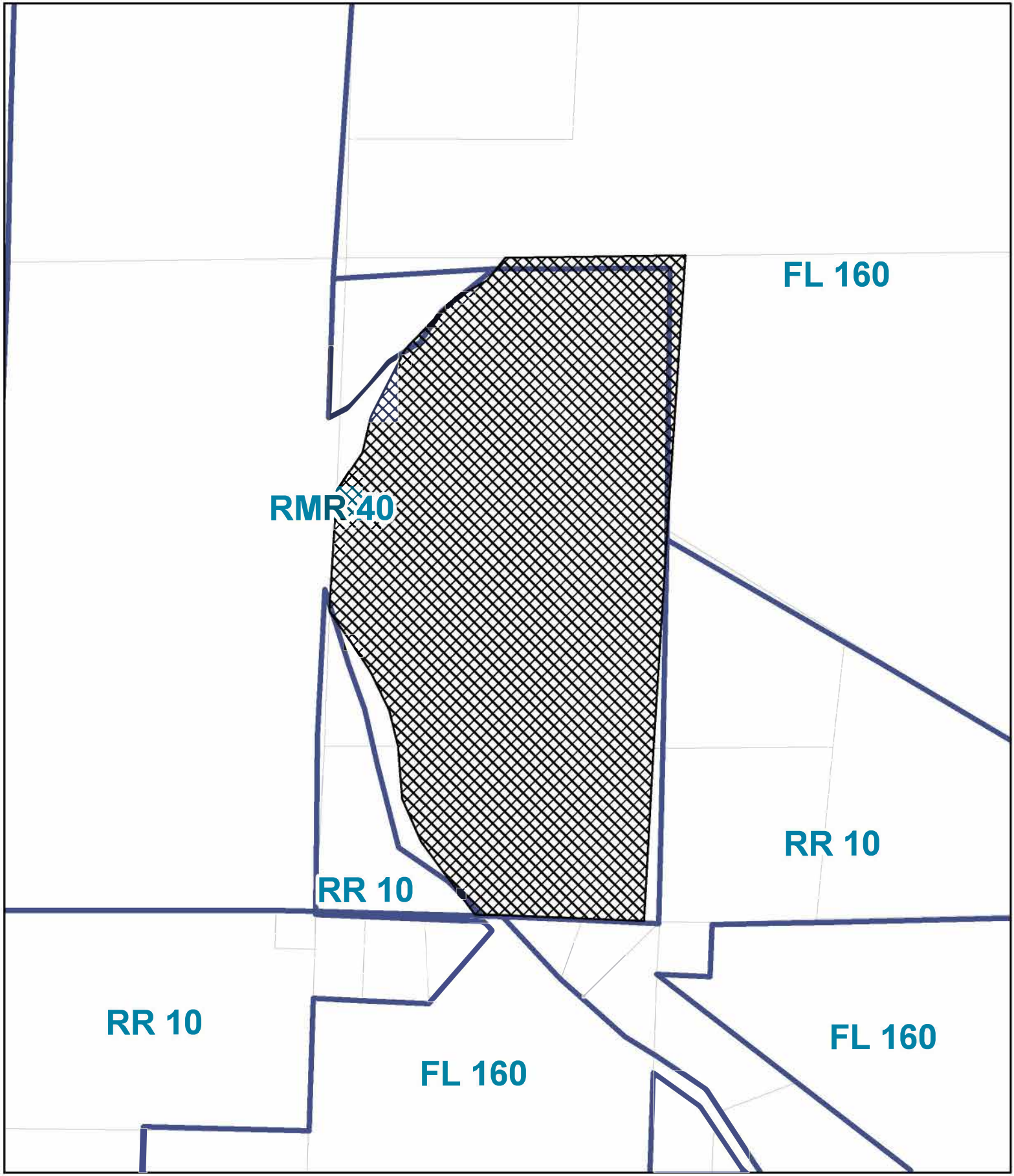
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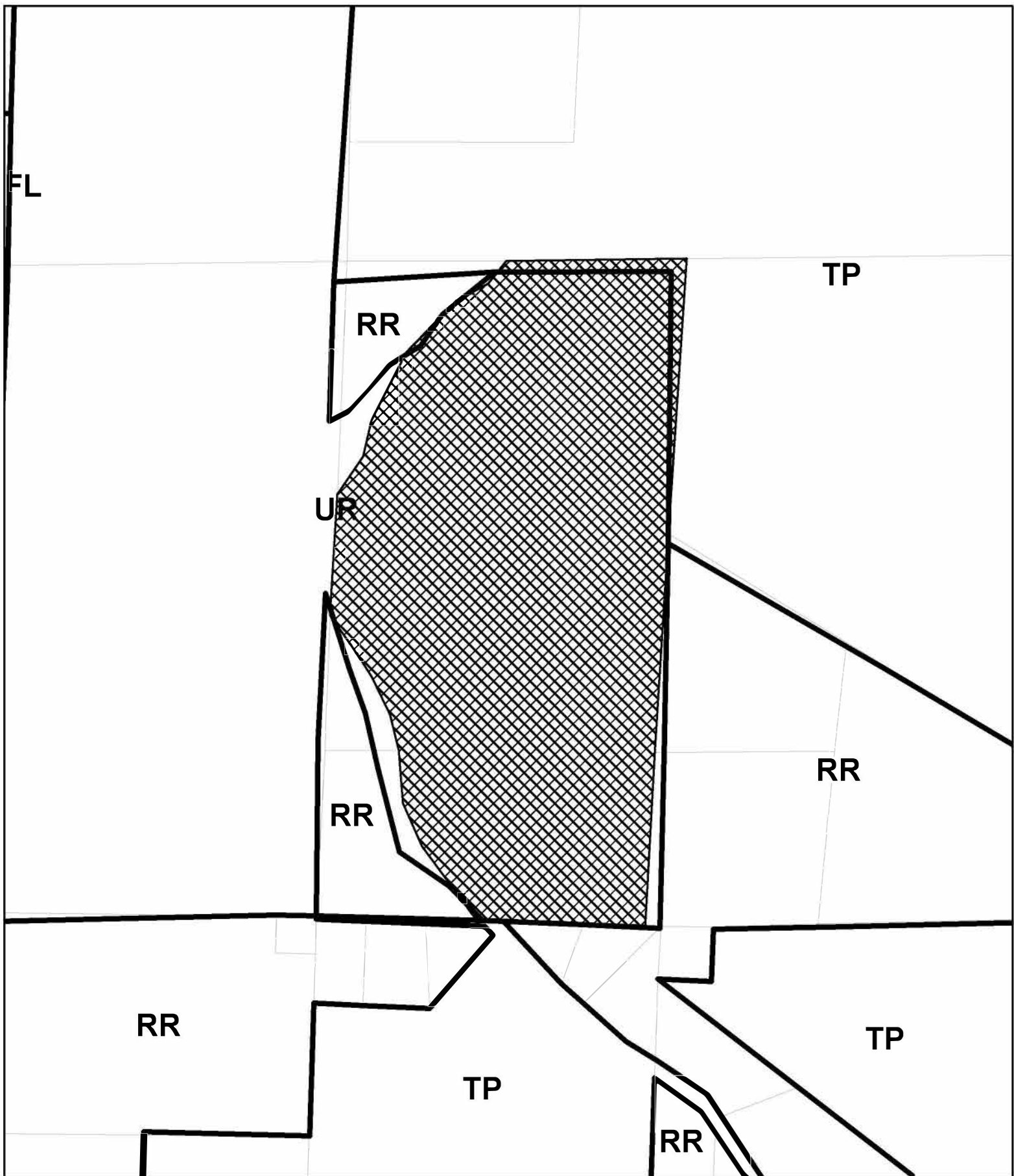
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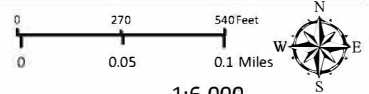
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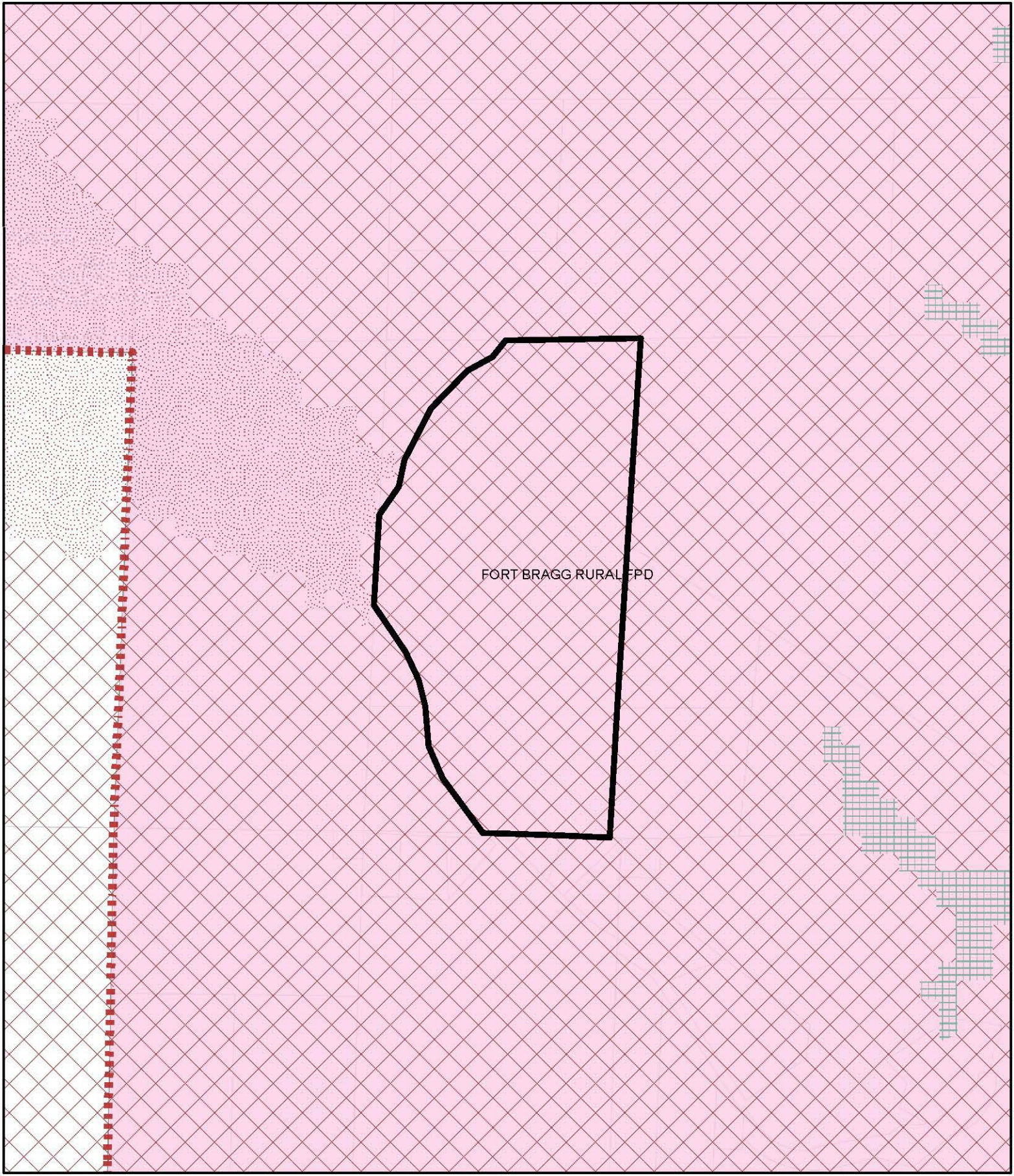
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ZONING

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020-450-37
COUTTEN TTEE HENRY STERLING
6.86 A±

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 Very High Fire Hazard
 High Fire Hazard
 Moderate Fire Hazard

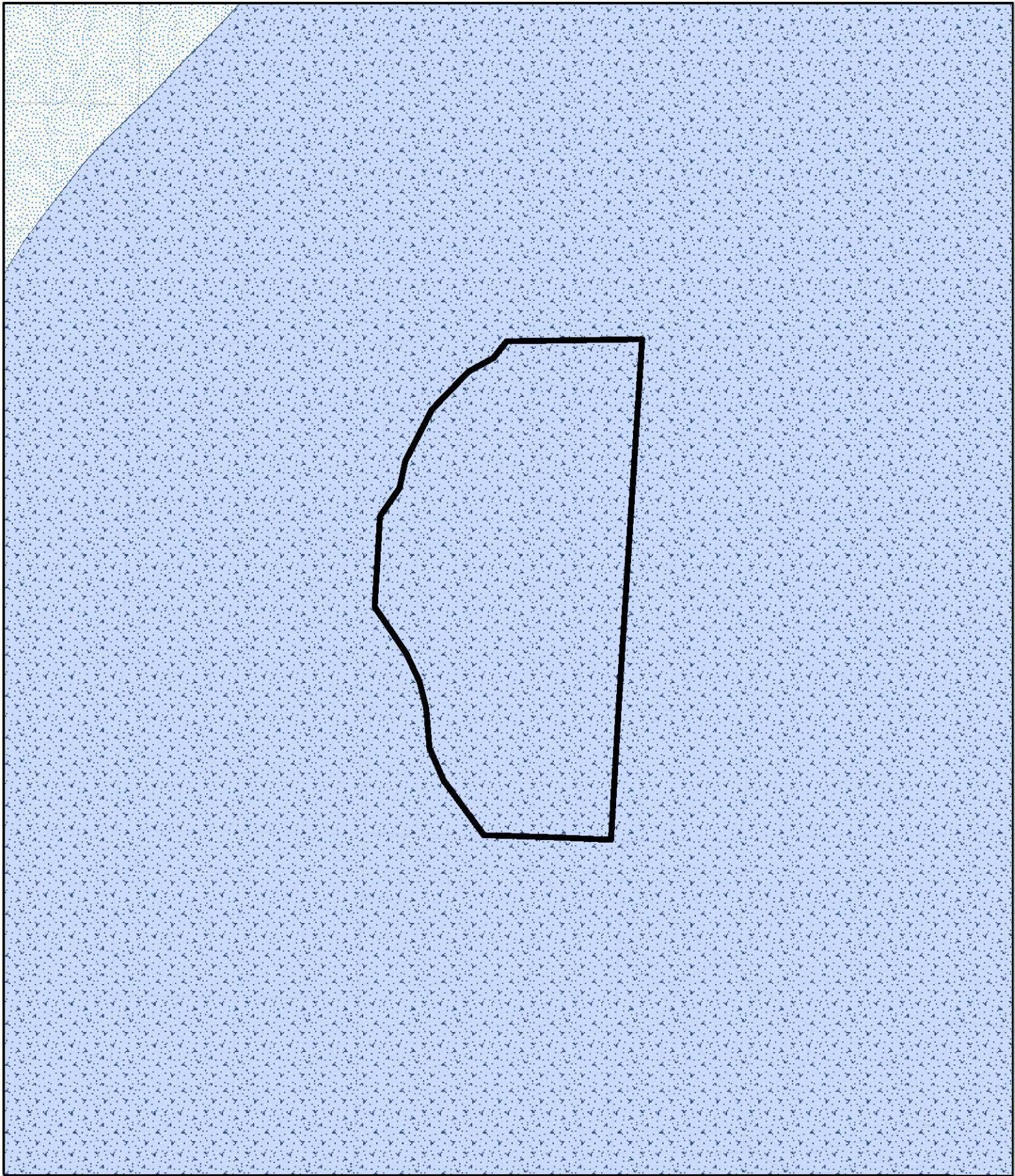
 County Fire Districts
 Assessors Parcels

0 0.05 0.1 Miles
0 362.5 725 Feet

N
W S E

1:8,000
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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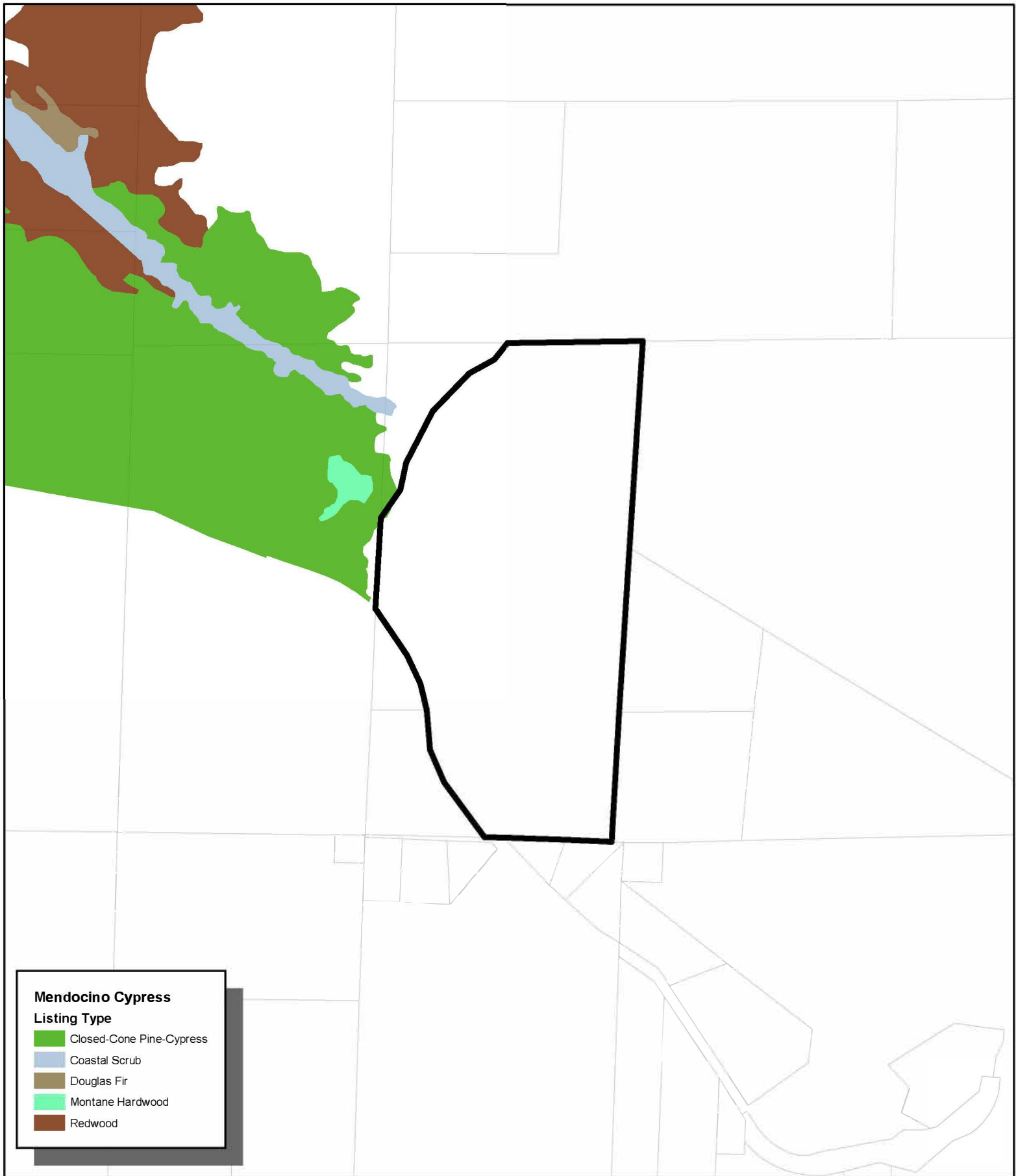
 Critical Water Resources Bedrock
 Sufficient Water Resources
 Assessors Parcels

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0 0.05 0.1 Miles
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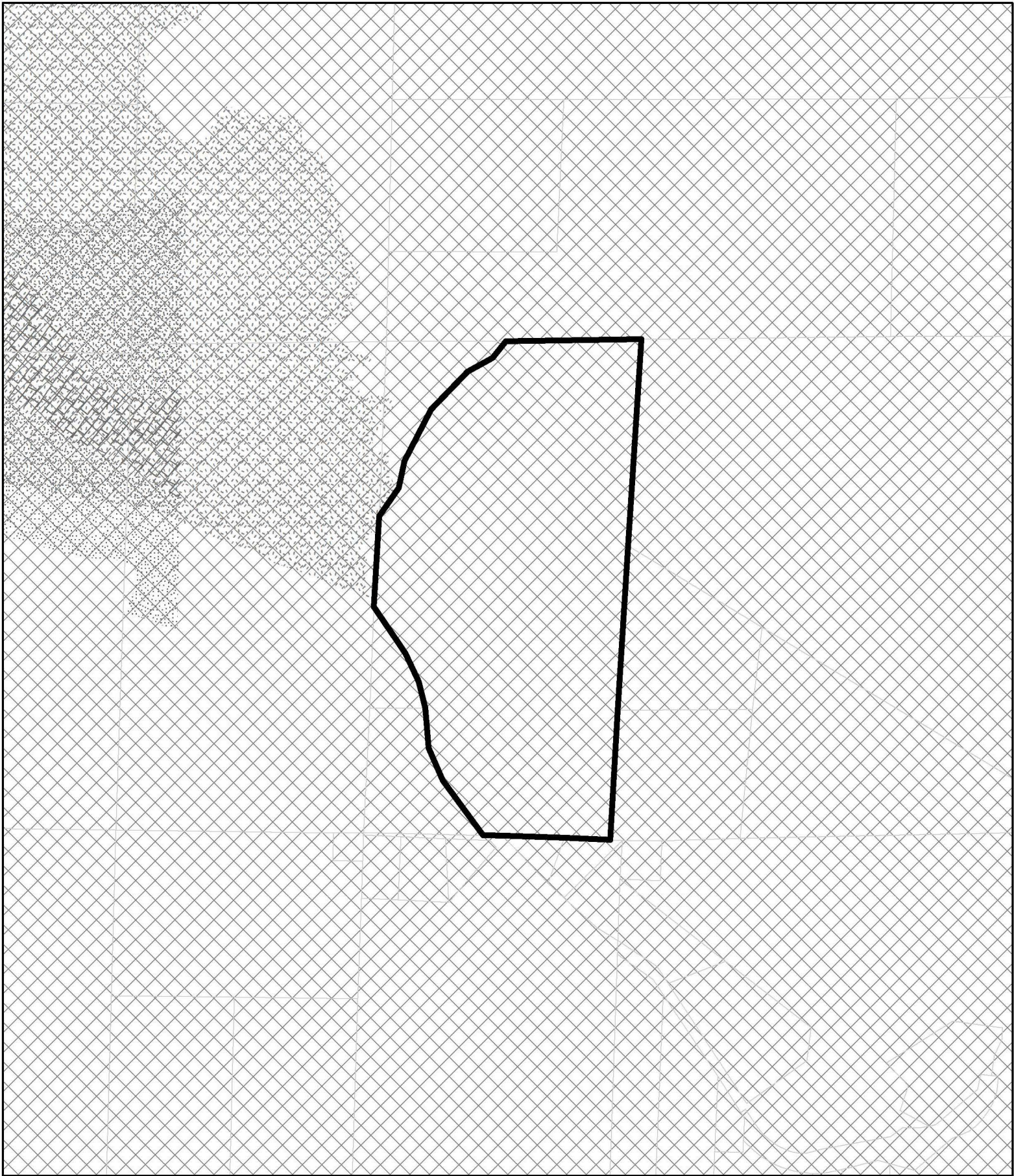
COASTAL GROUND WATER RESOURCES

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	Assessors Parcels		Shinglemill-Gibney Complex
	Mendocino Cypress 110922		Bishop Pine
	Blacklock & Aborigine		

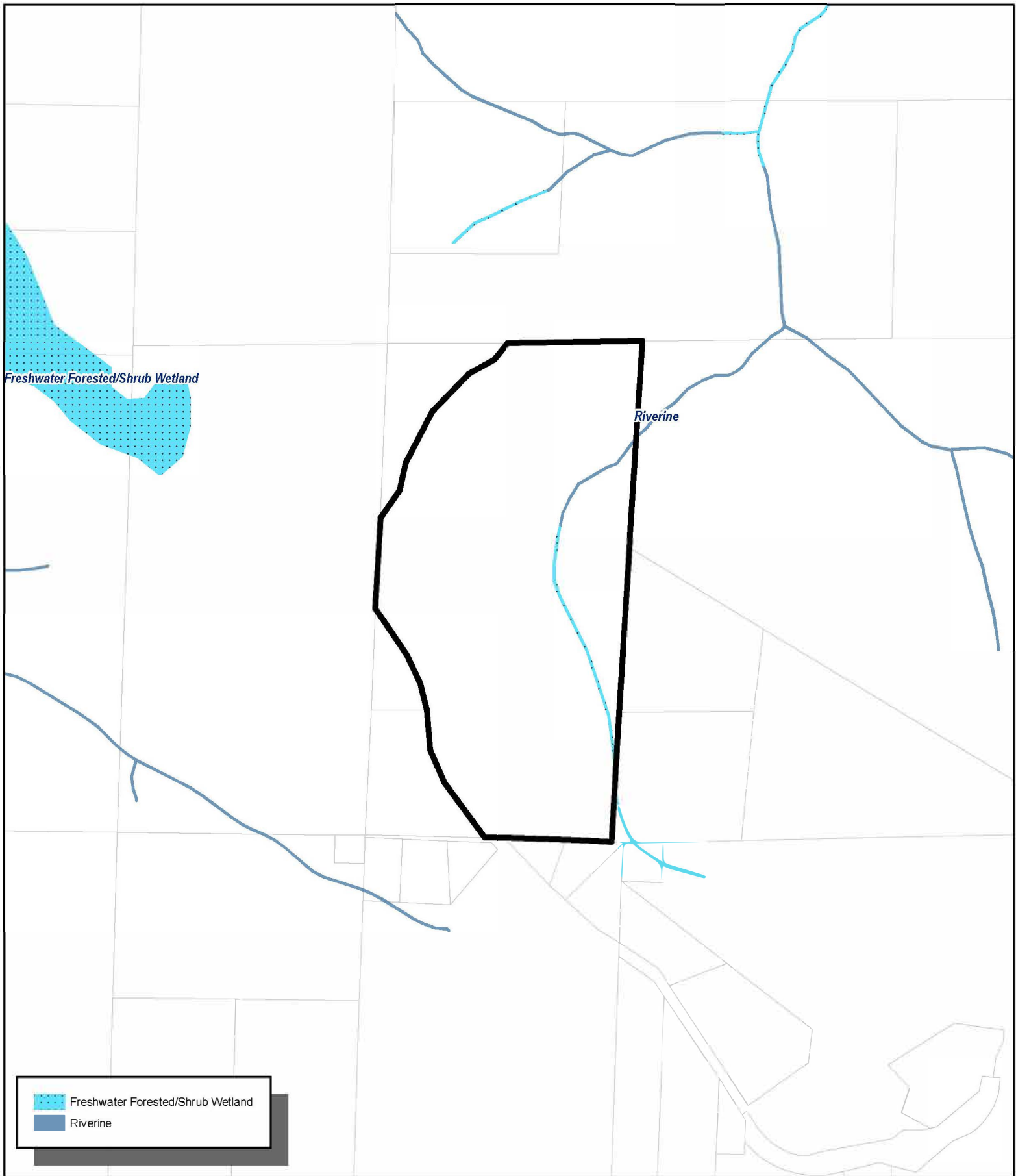
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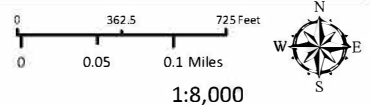
PYGMY SOILS

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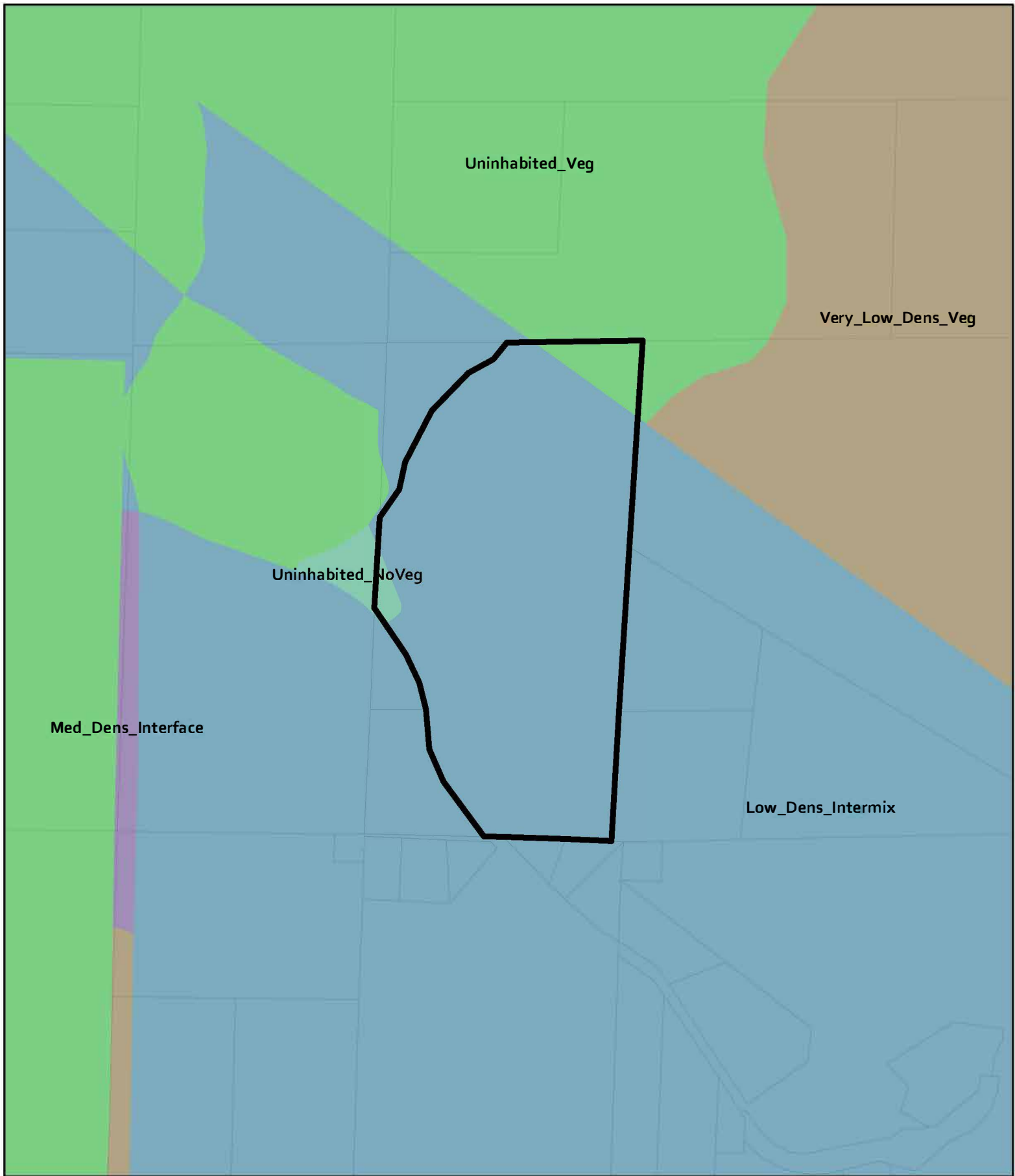
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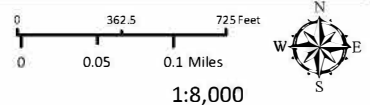
WETLANDS

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1:8,000

WILDLAND-URBAN INTERFACE

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