



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

IGNACIO GONZALEZ, INTERIM 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

August 3, 2017

Planning – Ukiah
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor
Air Quality Management

Native Plant Society
Department of Forestry/ CalFire
Department of Fish and Wildlife
Coastal Commission
State Clearinghouse
County Addresser- Russ Ford

MCC Sewer District
Mendocino Fire PD
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDP_2017-0034

DATE FILED: 6/28/2017

OWNER/APPLICANT: ØDEGAARD JOE 7/8

REQUEST: A Coastal Development Standard Permit request to convert an existing shop building into a family care unit (FCU) living space and constructing one off-street parking space.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Mendocino Town area, 0.1 mile south of Little Lake Rd (CR# 408), lying on the northeast corner of Hills Rd. (CR# 407T) and Road 407X. Located at 10471 Hills Rd., Mendocino, CA, 95460; APN: 119-120-66-00.

STAFF PLANNER: Juliana Cherry

RESPONSE DUE DATE: August 17, 2017

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 _____

OWNER:

Joseph S. Ødegaard and Annette Jarvie

APPLICANT:

Joseph S. Ødegaard

REQUEST:

A Coastal Development Standard Permit request to convert an existing shop building into a family care unit (FCU) living space and constructing one off-street parking space.

LOCATION:

In the Mendocino Town area, 0.1 mile south of Little Lake Rd (CR# 408), lying on the northeast corner of Hills Rd (CR# 407T) and Road 407X. Located at 10471 Hills Rd (APN: 119-120-66-00).

ACREAGE:

0.41-acre

GENERAL PLAN:

Rural Residential (RR2:U)

ZONING:

Mendocino Rural Residential (MRR:2)

EXISTING USES:

Residential

SUPERVISORIAL DISTRICT:

5

COASTAL ZONE:

YES

TOWNSHIP:

17N

RANGE:

17W

SECTION:

30

USGS QUAD#:

42

RELATED CASES ON SITE: N/A
RELATED CASES IN VICINITY: N/A

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Rural Residential (RR-2)	Mendocino Rural Residential (MRR-2)	0.62 A±	Residential
EAST:	RR-2	MRR-2	0.32 A±	Residential
SOUTH:	RR-2	MRR-2	0.94 A±	Residential
WEST:	RR-2	MRR-2	0.53 A± & 0.99 A±	Residential

REFERRAL AGENCIES:

- ☒ Planning (Ukiah)

☒ Department of Transportation

☒ Environmental Health (FB)

☒ Building Inspection (FB)

☐ Emergency Services

☒ Assessor

☐ Farm Advisor

☐ Agriculture Commissioner

☐ Forestry Advisor

☒ Air Quality Management District

☐ ALUC

☐ County Water Agency

☐ Archaeological Commission

☐ Sonoma State University

☐ US Fish & Wildlife Service

☒ Redwood Valley Rancheria

☐ Russian River Flood Control/Water Conservation Improvement District
- ☐ Trails Advisory Council

☒ Native Plant Society

☒ State Clearinghouse

☐ Caltrans

☒ CalFire

☒ Department of Fish & Game

☒ Coastal Commission

☐ RWQCB

☐ Division of Mines & Geology

☐ Department of Health Services

☐ Department of Parks & Recreation

☐ Department of Conservation

☐ Soil Conservation Service

☐ Army Corps of Engineers

☒ Cloverdale Rancheria

☒ Sherwood Valley Band of Pomo Indians

☐ CHP

☐ MTA

☒ County Addresser

☐ LAFCO

☐ Gualala MAC

☐ Laytonville MAC

☐ Westport MAC

☐ Sierra Club

☐ School District

☒ MCC Sewer District

☐ Water District

☒ Mendocino Fire PD

☐ Community Services

☐ City Planning

☐ Potter Valley Tribe

ADDITIONAL INFORMATION:

There is currently one single family residence (built around 1910) which has undergo different remodels over the years, there is also a well, and connections to other local utility services.
The project building is currently a 180 sq. ft. shop to be converted to a 445 sq. ft. family care unit.

ASSESSOR'S PARCEL #: 119-120-66-00

PROJECT COORDINATOR: JULIANA CHERRY PREPARED BY: E HERNANDEZ DATE: 07/28/2017

ENVIRONMENTAL DATA

		COUNTY WIDE
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone
	NO	2. Floodplain/Floodway Map
	NO / NO	3. Within/Adjacent to Agriculture Preserve / Timberland Production
	NO	4. Within/Near Hazardous Waste Site
	NO	5. Natural Diversity Data Base
	NO	6. Airport CLUP Planning Area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map Low Landslide Hazard (0 to 14 degrees slope)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input checked="" type="checkbox"/> Mendocino FPD (LRA) <input checked="" type="checkbox"/> SRA-CDF# 321-17 Moderate Fire Hazard
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Soil Type(s)/Pygmy Soils 199 - Shinglemill-Gibney Complex (2% to 9% slopes)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Specific Plan Area Mendocino Town Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

		COASTAL ZONE
Yes	No	
	NO	18. Exclusion Map
	Critical	19. Coastal Groundwater Study Zone
	NO	20. Highly Scenic Area/Special Communities
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Land Capabilities/Natural Hazards Map Intermediate Shaking
<input type="checkbox"/>	<input checked="" type="checkbox"/>	22. Habitats/ESHA/Resources Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	23. Appealable Area/Original Jurisdiction Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. LCP Map Mendocino available via http://www.co.mendocino.ca.us/planning/pdf/Mendocino_Town_Zoning.pdf
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Ocean Front Parcel (Blufftop Geology)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	26. Adjacent to beach/tidelands/submerged land/Public Trust Land
<input type="checkbox"/>	<input checked="" type="checkbox"/>	27. Noyo Harbor/Albion Harbor

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning



Case No(s)	CDP 2017 0034
CDF No(s)	
Date Filed	6-28-2017
Fee	\$2578
Receipt No.	PRJ 016150
Received by	Julia Acker
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name JOSEPH S. ØDEGAARD
Mailing Address POST OFFICE BOX 984
City MENDOCINO State CALIFORNIA Zip Code 95460 Phone 707 937-5774

PROPERTY OWNER

Name JOSEPH S. ØDEGAARD AND ANNETTE JARVIE
Mailing Address POST OFFICE BOX 984
City MENDOCINO State CALIFORNIA Zip Code 95460 Phone 707 937-5774

AGENT

Name JOSEPH S. ØDEGAARD
Mailing Address POST OFFICE BOX 984
City MENDOCINO State CALIFORNIA Zip Code 95460 Phone 707 937-5774

PARCEL SIZE

.41

☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

10471 HILLS ROAD, MENDOCINO, CA. 95460

ASSESSOR'S PARCEL NUMBER(S)

119-120-66

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

Joseph S. Ødegaard June 28 2017
Signature of Applicant/Agent Date

Joseph S. Ødegaard June 28 2017
Signature of Owner Date

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department 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 and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

ADD BEDROOM AND HANDICAP BATHROOM TO EXISTING BUILDING FOR TEMPORARY FAMILY CARE UNIT (FCU). PROVIDE ONE OFF-STREET GRAVEL PARKING SPACE.

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> FAMILY CARE UNIT	ONE	300 SQ. FT.
<input type="checkbox"/> Single Family	_____	_____
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

3. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of structures: _____
Estimated employees per shift: _____
Estimated shifts per day: _____
Type of loading facilities proposed: _____

4. Will the proposed project be phased? ☐ Yes ☒ No
If Yes, explain your plans for phasing.

5. Are there existing structures on the property? ☒ Yes ☐ No
 If yes, describe below and identify the use of each structure on the plot plan.

- 1910 HOUSE
- WORKSHOP (BECOMES PART OF FCU)

6. Will any existing structures be demolished? ☐ Yes ☒ No
 Will any existing structures be removed? ☐ Yes ☒ No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure 14 feet.

8. Lot area (within property lines): 0.41 ☐ square feet ☒ acres

9. Lot Coverage:

	EXISTING		NEW PROPOSED		TOTAL
Building coverage	<u>1573</u> square feet		<u>265</u> square feet		<u>1838</u> square feet
Paved area	<u>0</u> square feet		<u>0</u> square feet		<u>0</u> square feet
Landscaped area	<u>0</u> square feet		<u>0</u> square feet		<u>0</u> square feet
Unimproved area	<u>15,751</u> square feet		_____ square feet		<u>15751</u> square feet
GRAND TOTAL: <u>17589</u> square feet					
(Should equal gross area of parcel)					

10. Gross floor area: 1838 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing _____	Proposed <u>1</u>	Total <u>1</u>
Number of covered spaces	_____	Size _____	
Number of uncovered spaces	<u>1</u>	Size <u>200</u> <u>ft</u>	
Number of standard spaces	_____	Size _____	
Number of handicapped spaces	_____	Size _____	

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

A. Electricity

- ☒ Utility Company (service exists to the parcel).
☐ Utility Company (requires extension of services to site: _____ feet _____ miles)
☐ On Site generation, Specify: _____
☐ None

B. Gas

- ☒ Utility Company/Tank
☐ On Site generation, Specify: _____
☐ None

C. Telephone: ☒ Yes ☐ No

13. Will there be any exterior lighting? ☒ Yes ☐ No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

THERE ARE EXISTING EXTERIOR LIGHTS.

14. What will be the method of sewage disposal?

- ☒ Community sewage system, specify supplier MCCSD
☐ Septic Tank
☐ Other, specify _____

15. What will be the domestic water source?

- ☐ Community water system, specify supplier _____
☒ Well
☐ Spring
☐ Other, specify _____

16. Is any grading or road construction planned? ☐ Yes ☒ No

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

- A. Amount of cut: _____ cubic yards
B. Amount of fill: _____ cubic yards
C. Maximum height of fill slope: _____ feet
D. Maximum height of cut slope: _____ feet
E. Amount of import or export: _____ cubic yards
F. Location of borrow or disposal site: _____

17.	Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
18.	Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring may be required.
19.	Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)
20.	Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
21.	Is the proposed development visible from: A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
23.	Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes? A. Diking <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Amount of material to be dredged or filled? _____ cubic yards. Location of dredged material disposal site: _____ Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If you need additional room to answer any question, attach additional sheets.

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Joseph S. Deyard
Owner/Authorized Agent

June 28, 2017
Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

Owner

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

COASTAL ZONE DEVELOPMENT
COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

AP# 000-000-00 LASTNAME, FIRSTNAME STREET ADDRESS CITY, STATE ZIP	119-120-41 Rebecca & Jason Morse 10390 Blair St Mendocino CA 95460	119-120-61 119-120-65 Bill & Julie Brazill PO Box 1439 Mendocino CA 95460
119-120-06 Thomas Tetzlaff PO Box 1642 Mendocino CA 95460	119-120-45 Sally Koch PO Box 468 Mendocino CA 95460	119-120-62 Caroline Wheeler PO box 2531 Mendocino CA 95460
119-120-07 Charles & Vivian Duncan PO Box 1471 Mendocino CA 95460	119-120-46 Darryl & Debra Rodgers 1163 Napa Way Napa CA 94556	119-120-63 George Buckle 44 Indian Rock Ct San Anselmo CA 94960
119-120-10 Susan & Manuel Rojas 44501 Little Lake Rd Mendocino CA 95460	119-120-48 Joann & Kevin Grant PO Box 22 Mendocino CA 95460	119-120-67 Lynne & James Sullivan 1967 Stannhope St Carmel, CA 46032
119-120-12 Ann Brewer Fischer PO Box 2401 Mendocino CA 95460	119-120-49 John J. Jelic PO Box 363 Mendocino CA 95460	119-120-68 Shelley & Alex Fields 44551 Little Lake Rd Mendocino CA 95460
119-120-23 Willm & Loretta Neisius 7761 Happy Valley Rd Somerset CA 95684	119-120-50 Janice Bures PO Box 562 Mendocino CA 95460	119-120-69 Claire & James Armstrong 3885 Boise Ave Boise ID 83706
119-120-25 Shawnee Jones 10425 Hills Rd Mendocino CA 95460	119-120-51 Otto Paskal Rice 44475 Flores St Mendocino CA 95460	119-120-70 Florence & Henry Feng 44521 Little Lake Rd Mendocino CA 95460
119-120-28/119-120-29 Patricia & Alvin Hautala 27100 Hwy 20 Fort Bragg, CA 95437	119-120-59 Liz Helenchild PO Box 1276 Mendocino CA 95460	XXXXXX# 119-130-04 Stephen & Rachelle Dedola 218 Electric Avenue Seal Beach, CA 90740
119-120-30 Matt Leach 10391 A Blair Street Mendocino CA 95460	119-120-60 Lee & Sally Welty 703 N Main St Fort Bragg CA 95437	

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on 6-28-2017 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

Add bedroom & handicap bathroom to existing building facing
407X Street for FCU (Family Care Unit)
(Description of development)

Located at:

Parcel 119-120-66, 10471 Hills Road, Mendocino
CA; south side of parcel
(Address of development and Assessor's Parcel Number)

The public notice was posted at:

Fence bordering 407X Street at Intersection with
Hills Road
(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

Joseph S. Odegard
Owner/Authorized Representative

June 28, 2017
Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

COMPLETE FOR PROJECTS
LOCATED WITHIN THE
COASTAL ZONE ONLY

NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE
IS PENDING BEFORE THE COUNTY OF MENDOCINO:

PROPOSED DEVELOPMENT : Add bedroom and handicap bathroom to
north side of existing building facing 407X Street for temporary
Family Care Unit (FCU).

LOCATION: South side of Parcel 119-120-66 facing 407X Street

APPLICANT : Joe Odegaard & Annette Jarvie

ASSESSOR'S PARCEL NUMBER(S): 119-120-66

DATE NOTICE POSTED: June 28, 2017

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
860 NORTH BUSH STREET
UKIAH, CA 95482
707-234-6650

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: June 28, 2017

Joey S. Delgado
Applicant

COMPLETE FOR PROJECTS
LOCATED WITHIN THE
COASTAL ZONE ONLY

NOTICE OF PENDING PERMIT

**A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE
IS PENDING BEFORE THE COUNTY OF MENDOCINO:**

PROPOSED DEVELOPMENT : _____

LOCATION: _____

APPLICANT : _____

ASSESSOR'S PARCEL NUMBER(S): _____

DATE NOTICE POSTED: _____

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
860 NORTH BUSH STREET
UKIAH, CA 95482
707-234-6650

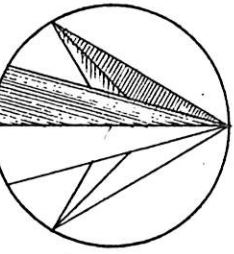
Family Care Unit Statement

The proposed family care unit is to provide housing for (check one):

- ☒ Not more than 2 adult persons who are 60 years of age or older.
- ☐ An immediate family member or members who require(s) daily supervision and care.
- ☐ A person or persons providing necessary daily supervision and care for the person or persons residing in the main residence.

Under penalty of perjury I attest that the above statement is true and correct.

Signed Joselyn S. Odey Date June 28, 2017

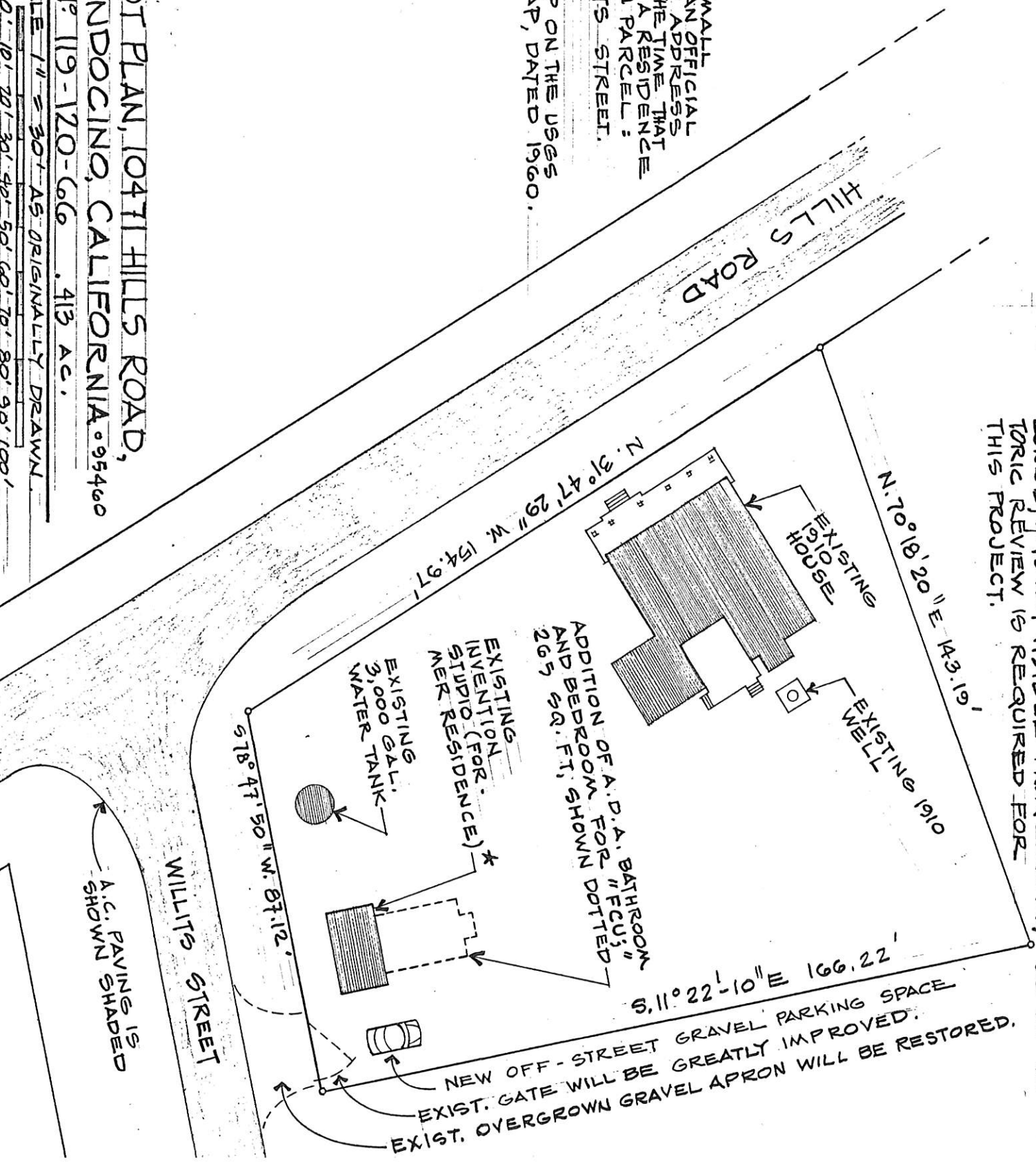


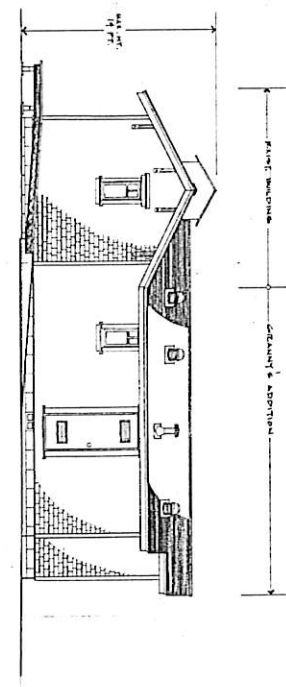
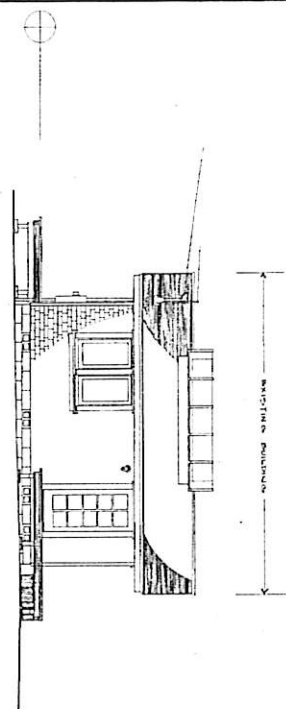
PLOT PLAN, 10471 HILLS ROAD,
MENDOCINO, CALIFORNIA 95460
A.P.N. 119-120-000 . 413 AC.
SCALE 1" = 30' AS ORIGINALLY DRAWN
0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

* THE EXISTING SMALL BUILDING HAS AN OFFICIAL COUNTY STREET ADDRESS DATING FROM THE TIME THAT IT WAS USED AS A RESIDENCE AND HAD ITS OWN PARCEL: 44570 WILLITS STREET.

IT ALSO SHOWS UP ON THE USES TOPOGRAPHIC MAP, DATED 1960.

NOTE: THIS PARCEL IS IN THE MENDOCINO HISTORIC DISTRICT ZONE B, & IS NOT VISIBLE FROM ZONE A, SO NO HISTORIC REVIEW IS REQUIRED FOR THIS PROJECT.



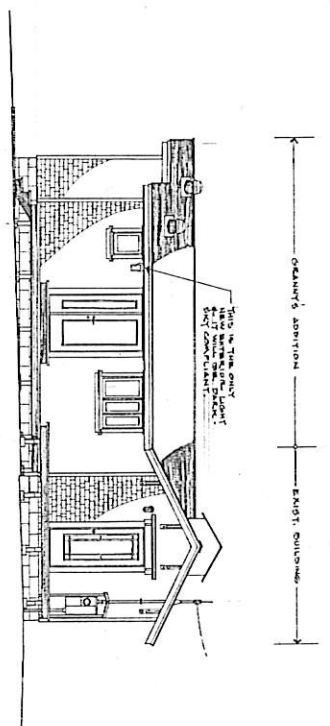
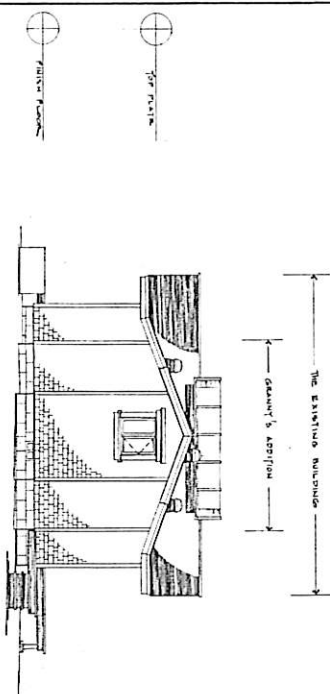


SOUTH EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"

EAST EXTERIOR ELEVATION

EXTERIOR MATERIALS:

STAIN WITH: CONCRETE BLOCK
DRAIN: WOOD
DEFLECTION: TWIN: PAINTED WOOD
DOORS AND WINDOWS: PAINTED WOOD
WALLS: PAINTED FIBER - CEMENT CHINA-
GLASS, COMPOSITION CHINAWARE IN A SQUARE PATTERN
EXTENSION LIGHT (ONE TOTAL): "SUNLAMP 4 DOWNCAST"



NORTH EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"

WEST EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"

[illegible][illegible]

JOE DOBNER, ARCHITECT
POST OFFICE BOX 504
10471 HILLS ROAD
MERCED, CALIFORNIA
108460
707-937-5774
JOE@E.C.M.N.ORG

Product Title:

A GRANNY UNIT FOR GRANDMA NAOMI JARVIE • 2017
10471 HILLS ROAD, MENDOCINO, CALIFORNIA • 95460

10471 HILLS ROAD, MENDOCINO, CALIFORNIA • 95460

SECRET TITLE

• EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0" DO NOT SCALE THE DRAWINGS

SHEET NUMBER

2

OF 2 SHEETS

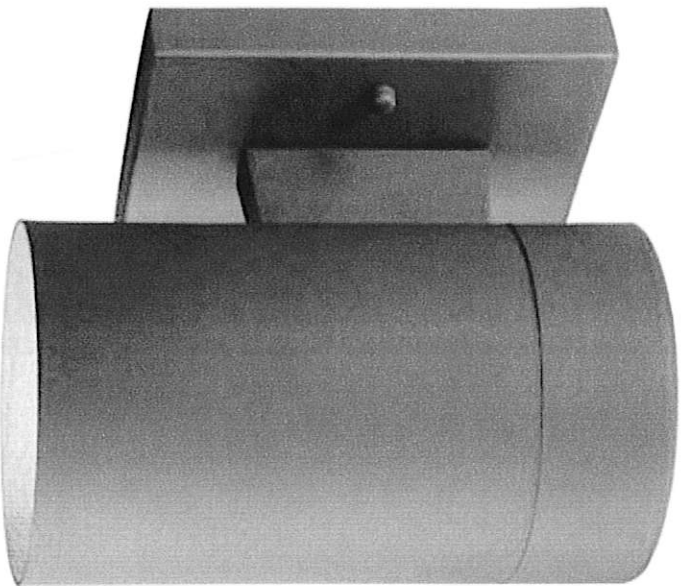


Canarm IOL211

Finish: *Black*

Canarm IOL211 Night Sky Single Light 7-11/32"
High Outdoor Wall Sconce

DARK SKY COMPLIANT PORCH LIGHT

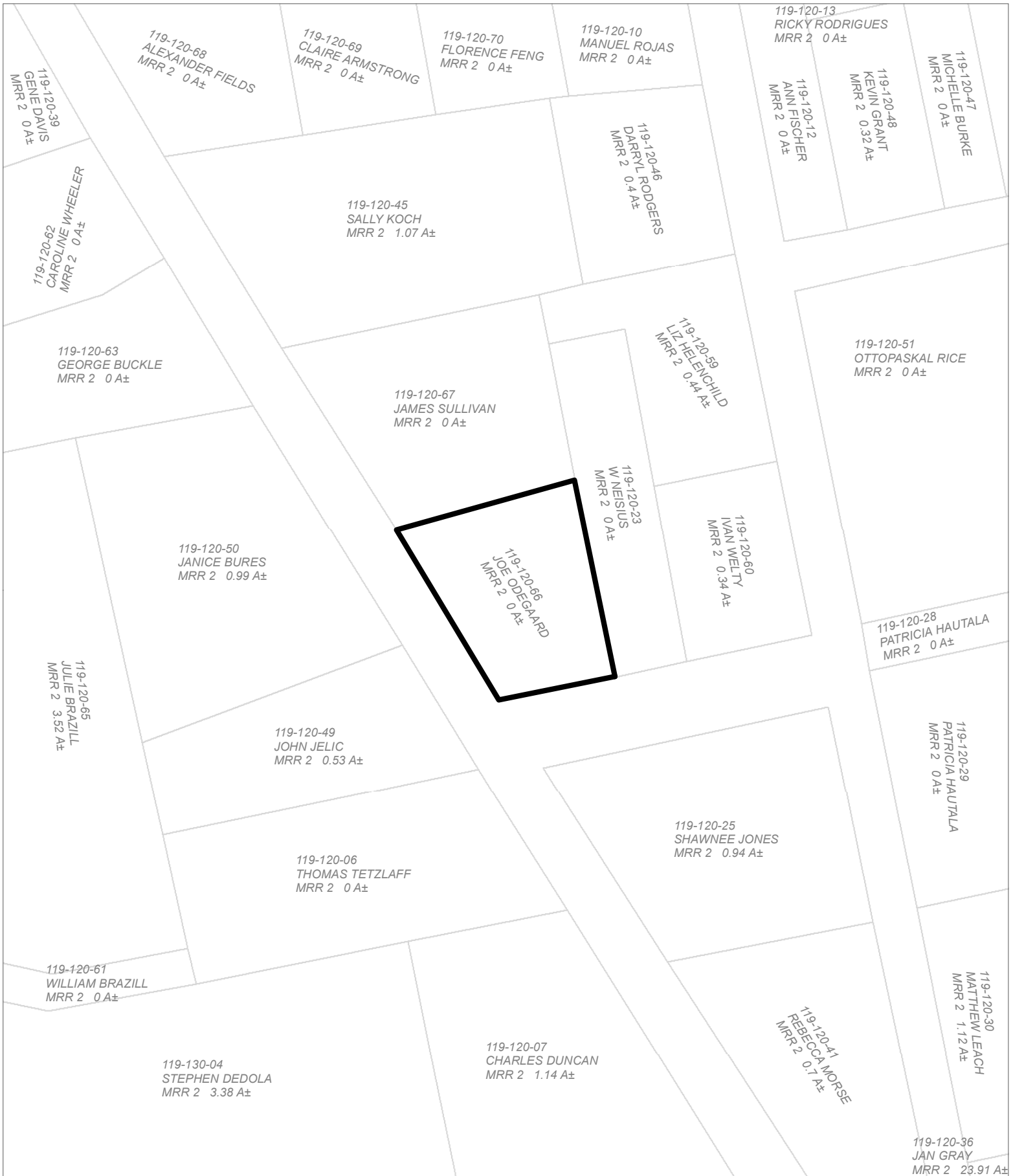


FOR GRANNY UNIT.

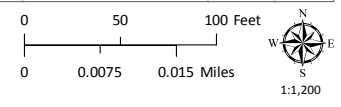
CHILD.

FOR GRAMMAR

BOBCH TIGHI.
COWBIVH.
DARK SKY



CASE: CDP 2017-0034
OWNER: ØDEGAARD, Joe, ET AL
APN: 119-120-66
APLCT: Joseph Ødegaard
AGENT: Joseph Ødegaard
ADDRESS: 10471 Hills Road, Mendocino



ADJACENT PARCELS

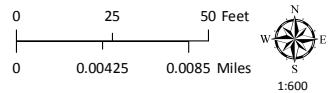
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

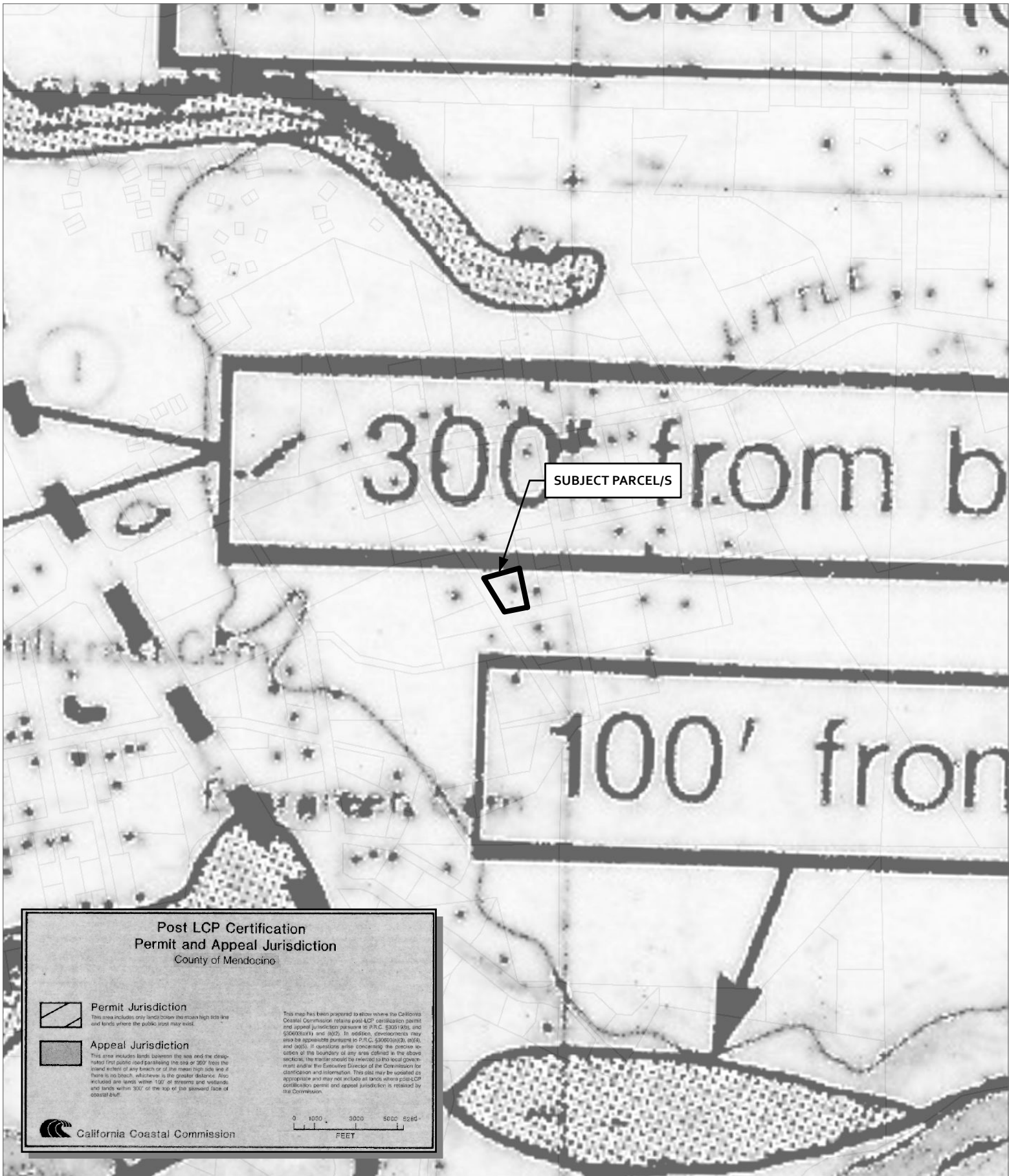
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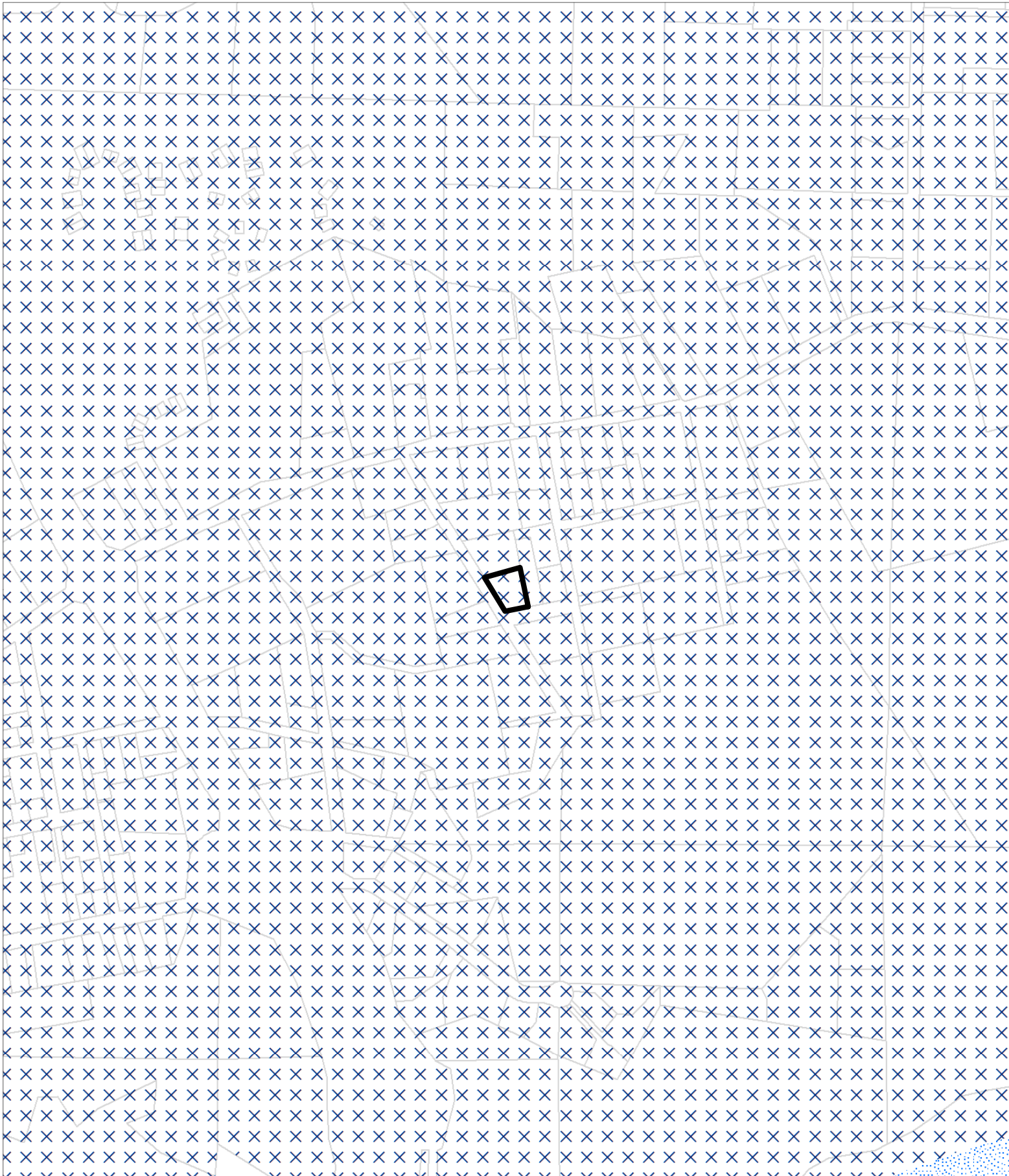
Public Roads



AERIAL IMAGERY

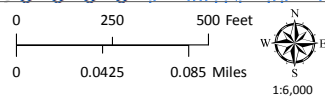
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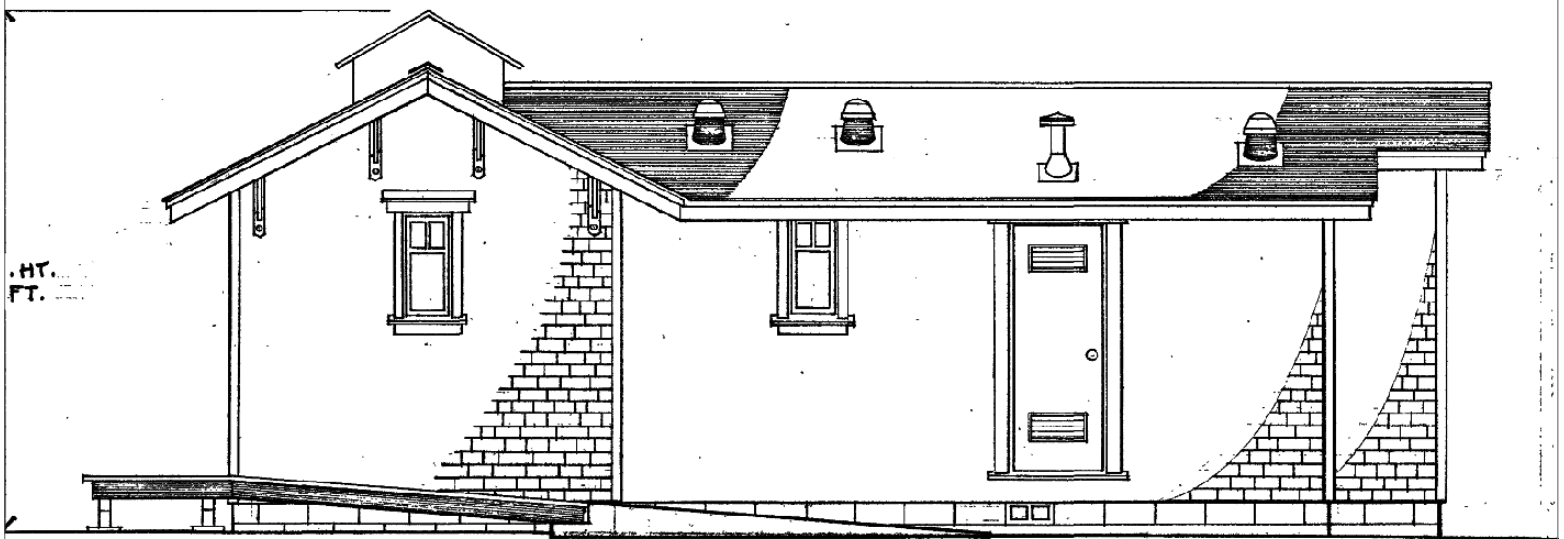
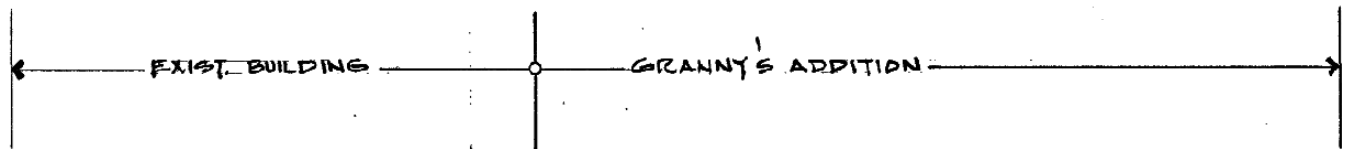
CASE: CDP 2017-0034
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- × × × Critical Water Areas
- × × × Sufficient Water Resources



GROUND WATER RESOURCES

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EAST EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

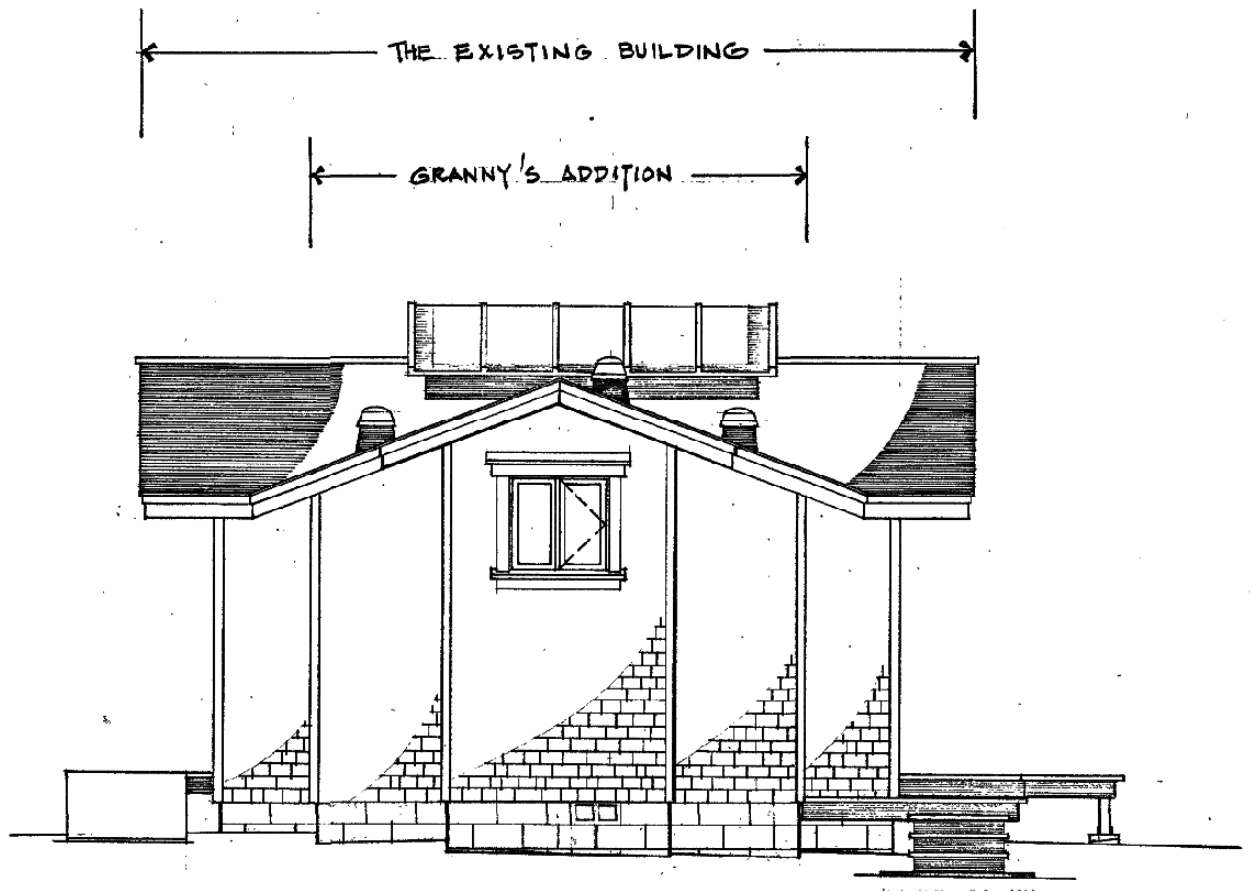
PLE PATTERN

CASE: CDP 2017-0034
 OWNER: ØDEGAARD, Joe, ET AL
 APN: 119-120-66
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 AGENT: Joseph Ødegaard
 ADDRESS: 10471 Hills Road, Mendocino

NO SCALE

ELEVATIONS

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NORTH EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"

LOG

PRINT LOG

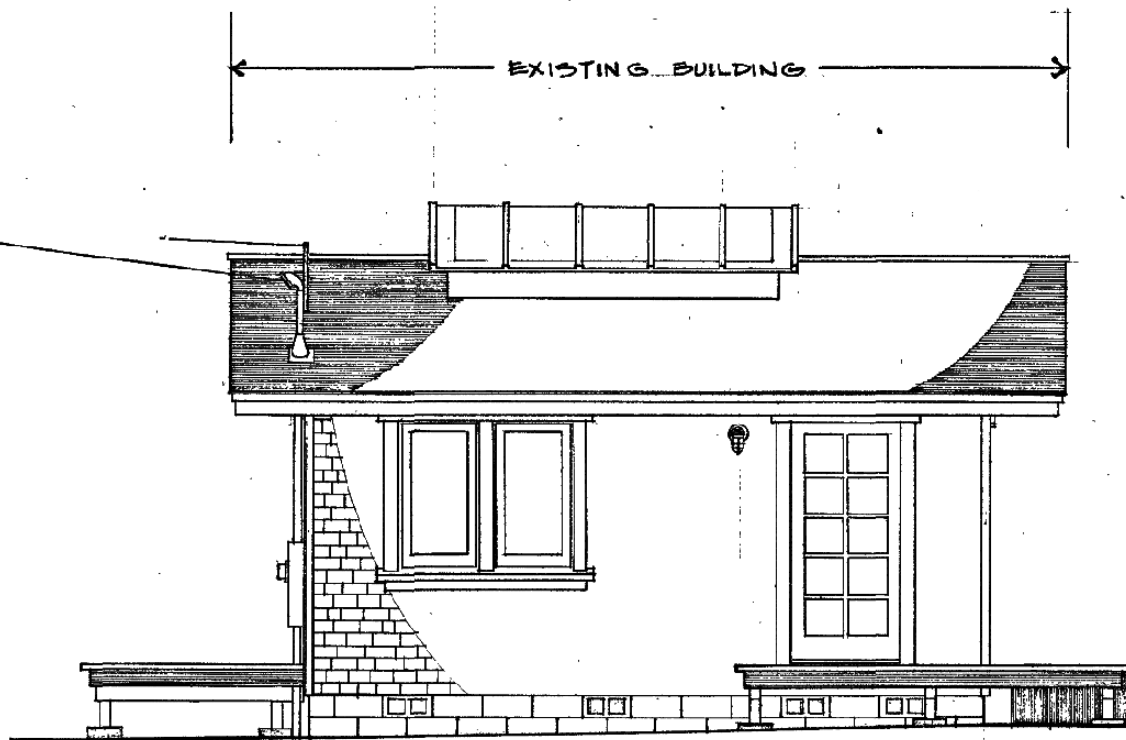
Joe Ø

CASE: CDP 2017-0034
 OWNER: ØDEGAARD, Joe, ET AL
 APN: 119-120-66
 APLCT: Joseph Ødegaard
 AGENT: Joseph Ødegaard
 ADDRESS: 10471 Hills Road, Mendocino

NO SCALE

ELEVATIONS

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SOUTH EXTERIOR ELEVATION

SCALE $\frac{1}{4}" = 1'-0"$

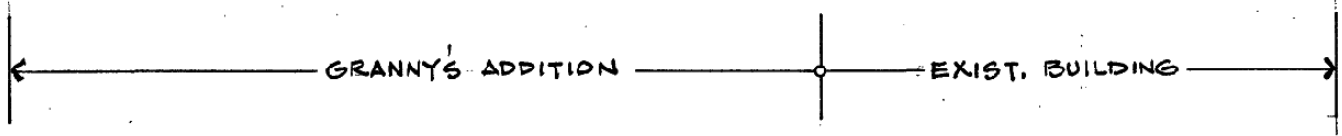
CASE: CDP 2017-0034
 OWNER: ØDEGAARD, Joe, ET AL
 APN: 119-120-66
 APLCT: Joseph Ødegaard
 AGENT: Joseph Ødegaard
 ADDRESS: 10471 Hills Road, Mendocino

NO SCALE

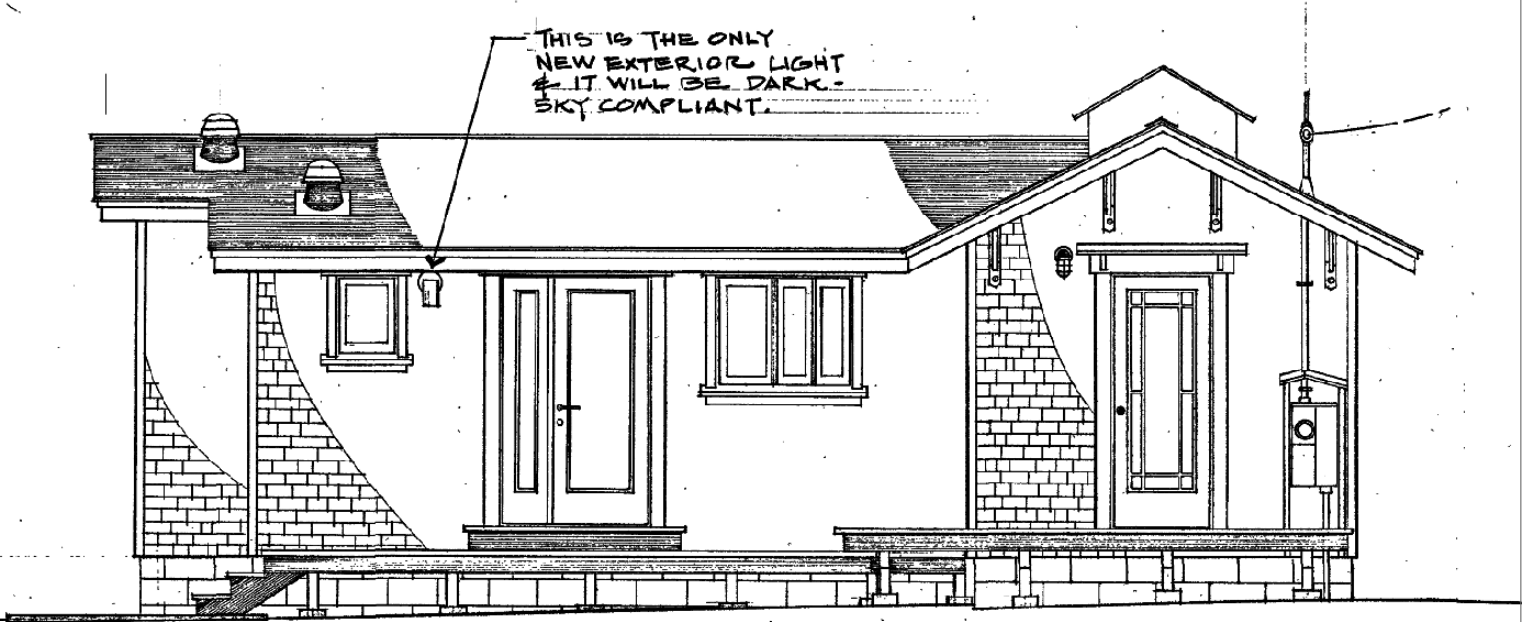
ELEVATIONS

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S
E PATTERN
WNCAS.T."



THIS IS THE ONLY
NEW EXTERIOR LIGHT
& IT WILL BE DARK-
SKY COMPLIANT.



WEST EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

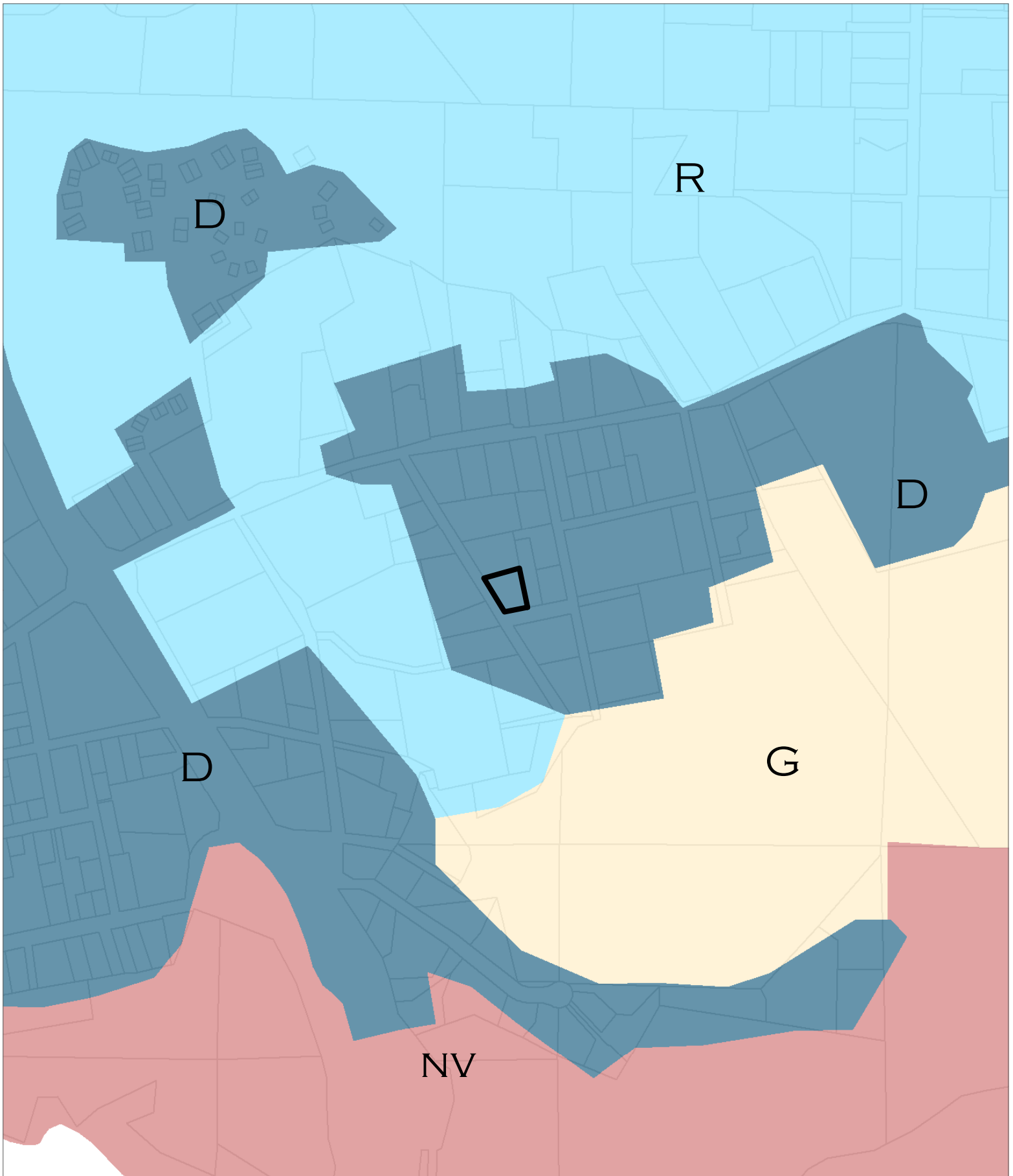
SHEET TITLE

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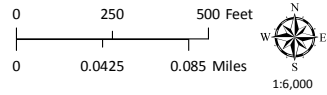
NO SCALE

ELEVATIONS

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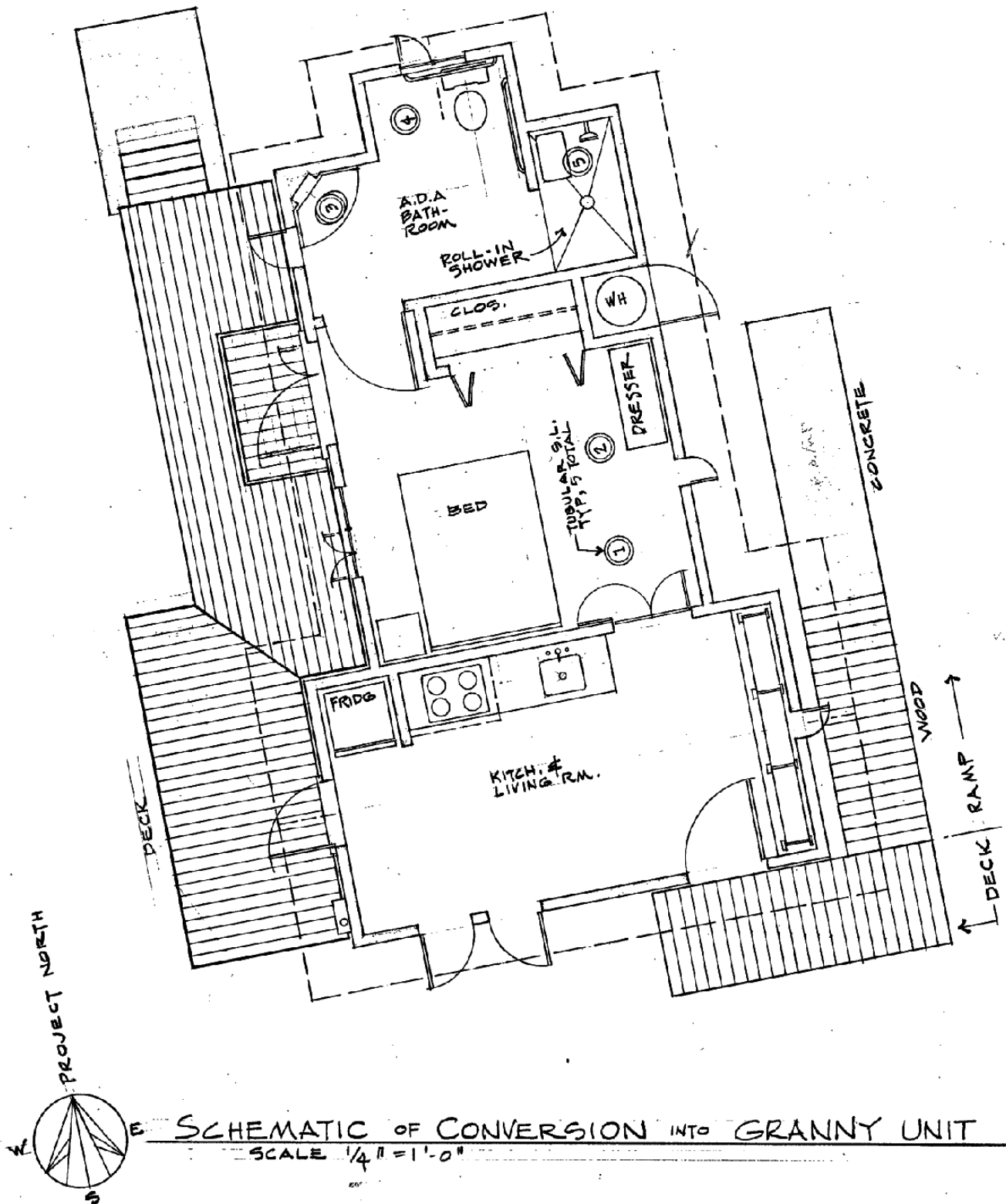


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IMPORTANT FARMLAND

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NO SCALE

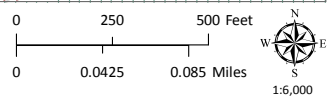
FCU FLOOR PLAN

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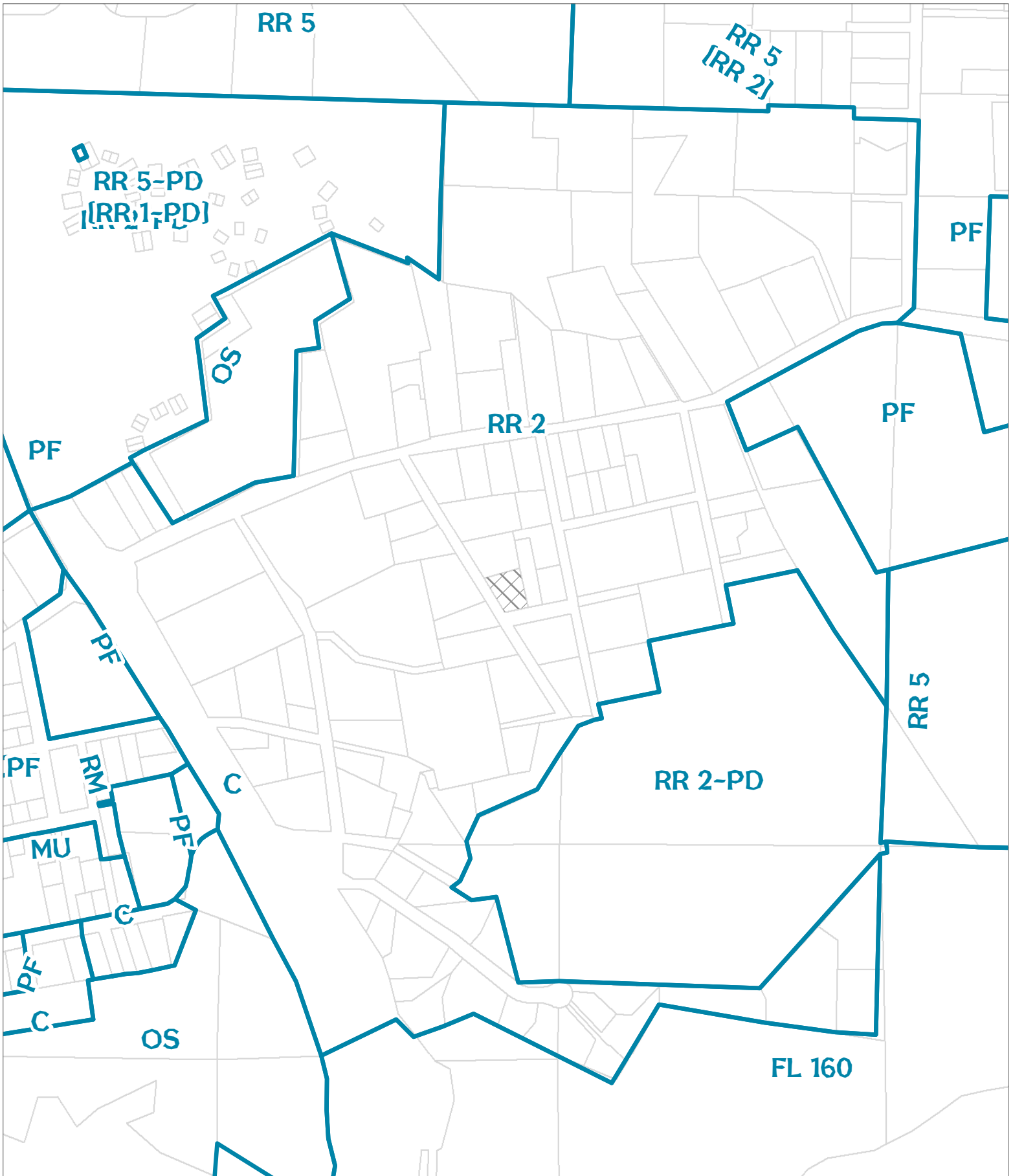
-  Fire Stations
-  Moderate Fire Hazard
-  County Fire Districts
-  High Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS


STATE RESPONSIBILITY AREA

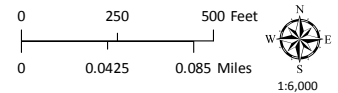
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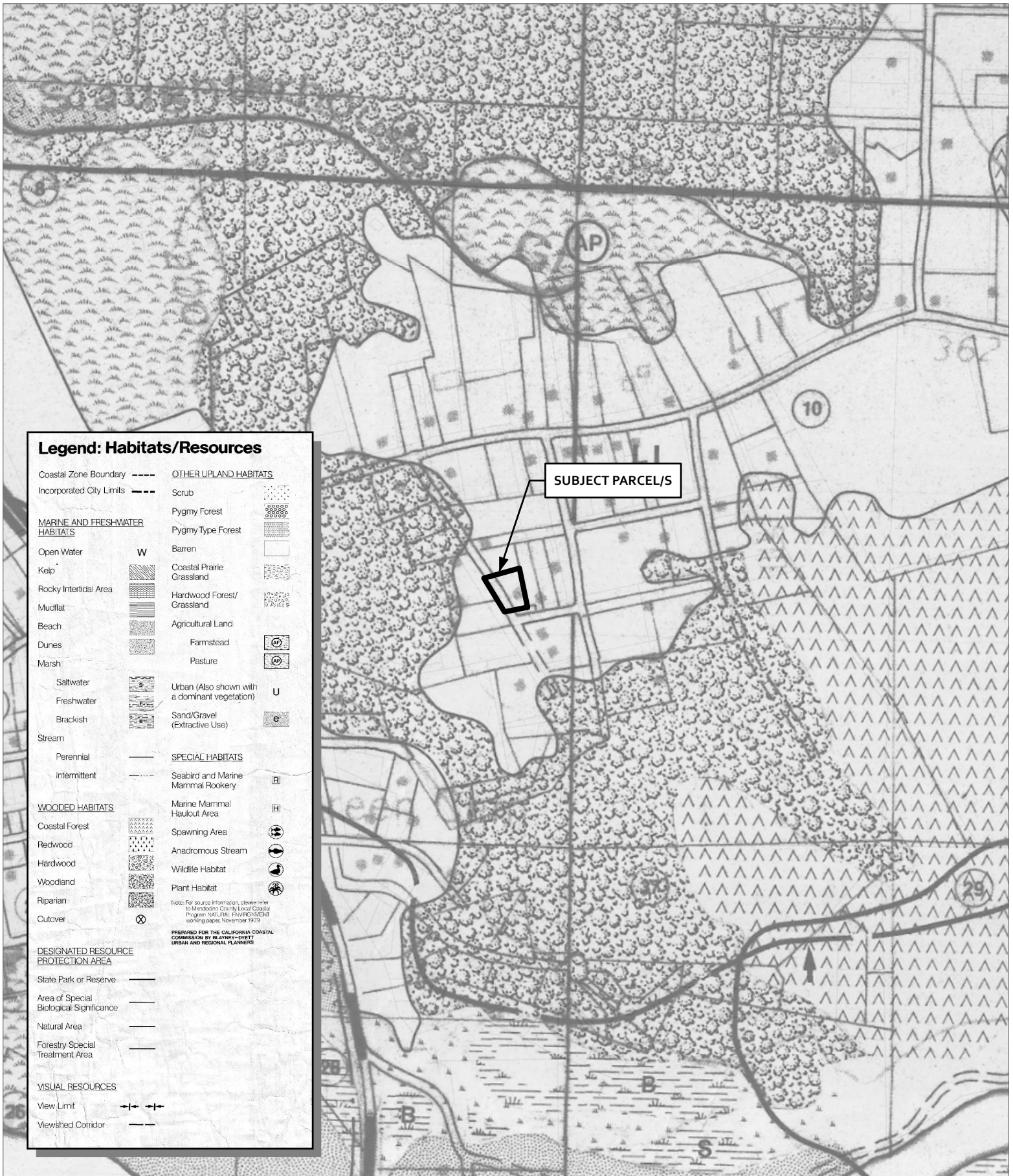
APLCT: Joseph Ødegaard
AGENT: Joseph Ødegaard
ADDRESS: 10471 Hills Road, Mendocino

 General Plan Classes

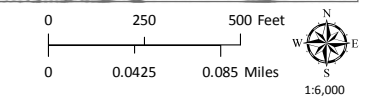


GENERAL PLAN CLASSIFICATIONS

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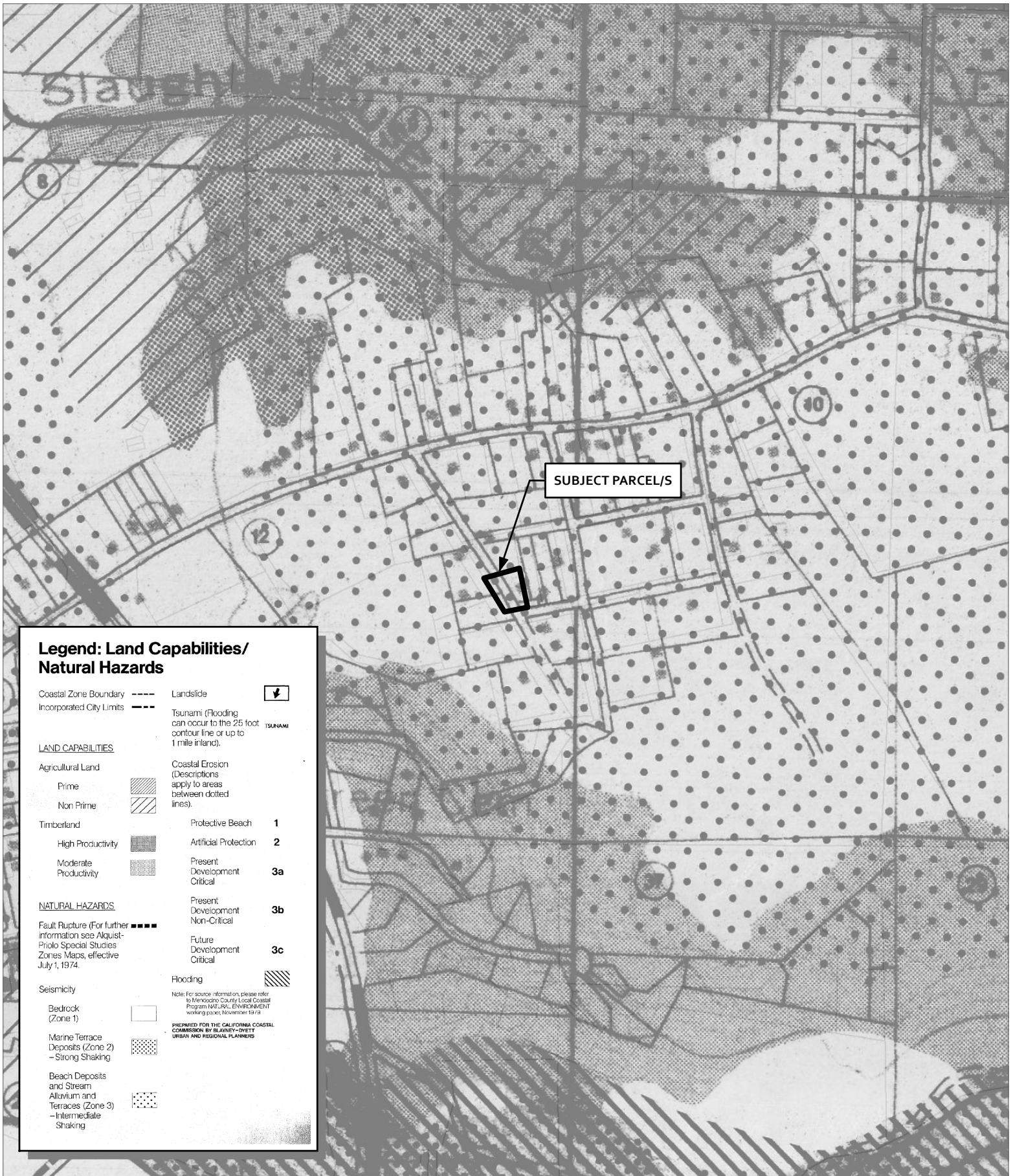


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LCP HABITATS & RESOURCES

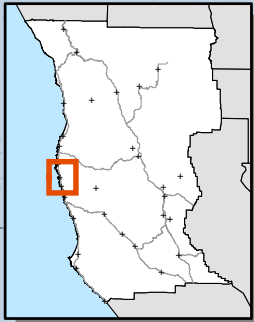
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LCP LAND CAPABILITIES & NATURAL HAZARDS

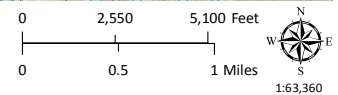
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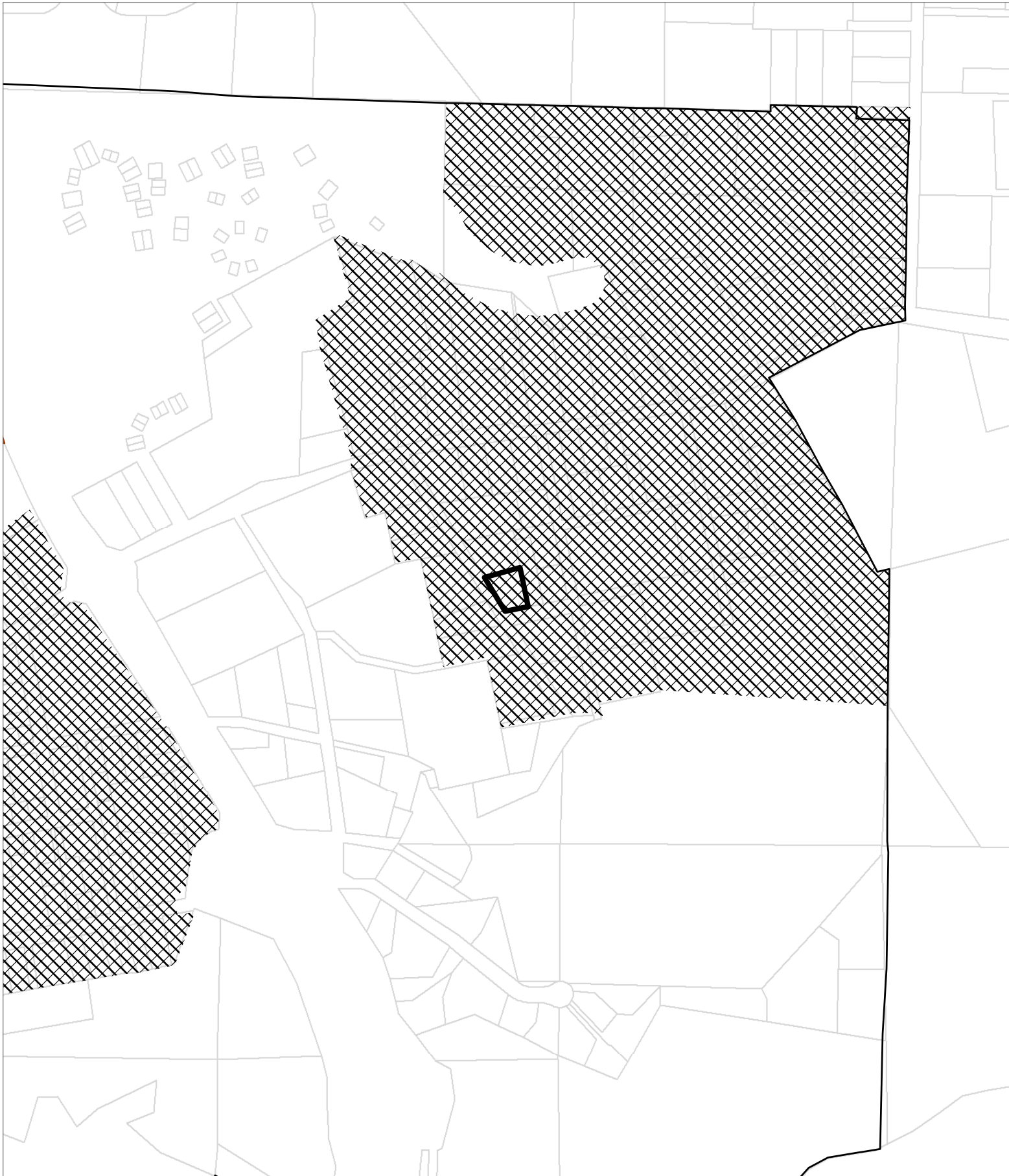
 Major Towns & Places
  Highways

 Major Rivers
  Major Roads




 Named Rivers

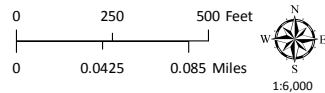


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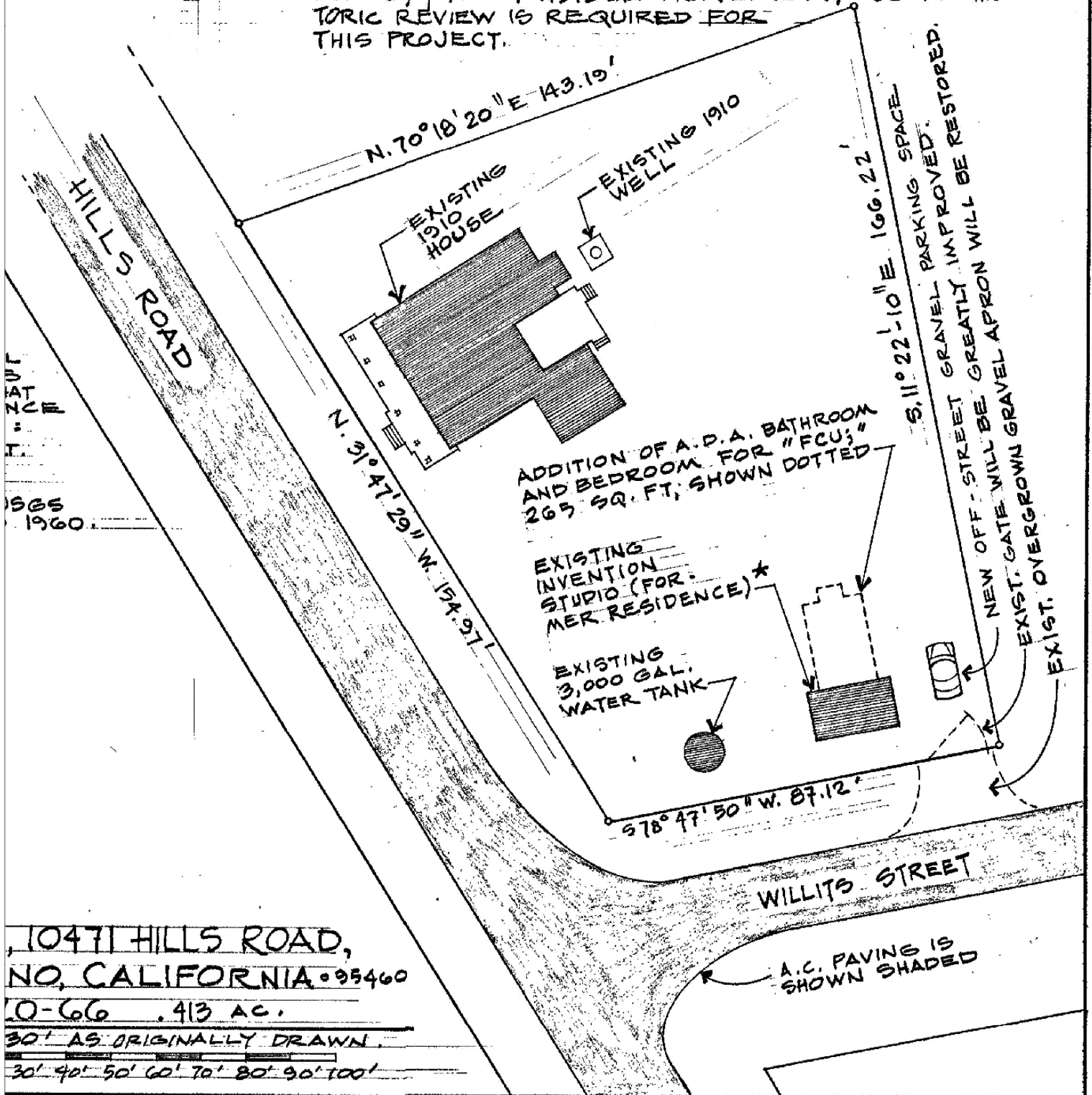
-  Categorical Exclusion Zones
-  Point of View Estates Exclusion Zone
-  Mendocino Town Boundary



MENDOCINO EXCLUSION ZONES

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NOTE: THIS PARCEL IS IN THE MENDOCINO HISTORIC DISTRICT ZONE B, & IS NOT VISIBLE FROM ZONE A, SO NO HISTORIC REVIEW IS REQUIRED FOR THIS PROJECT.

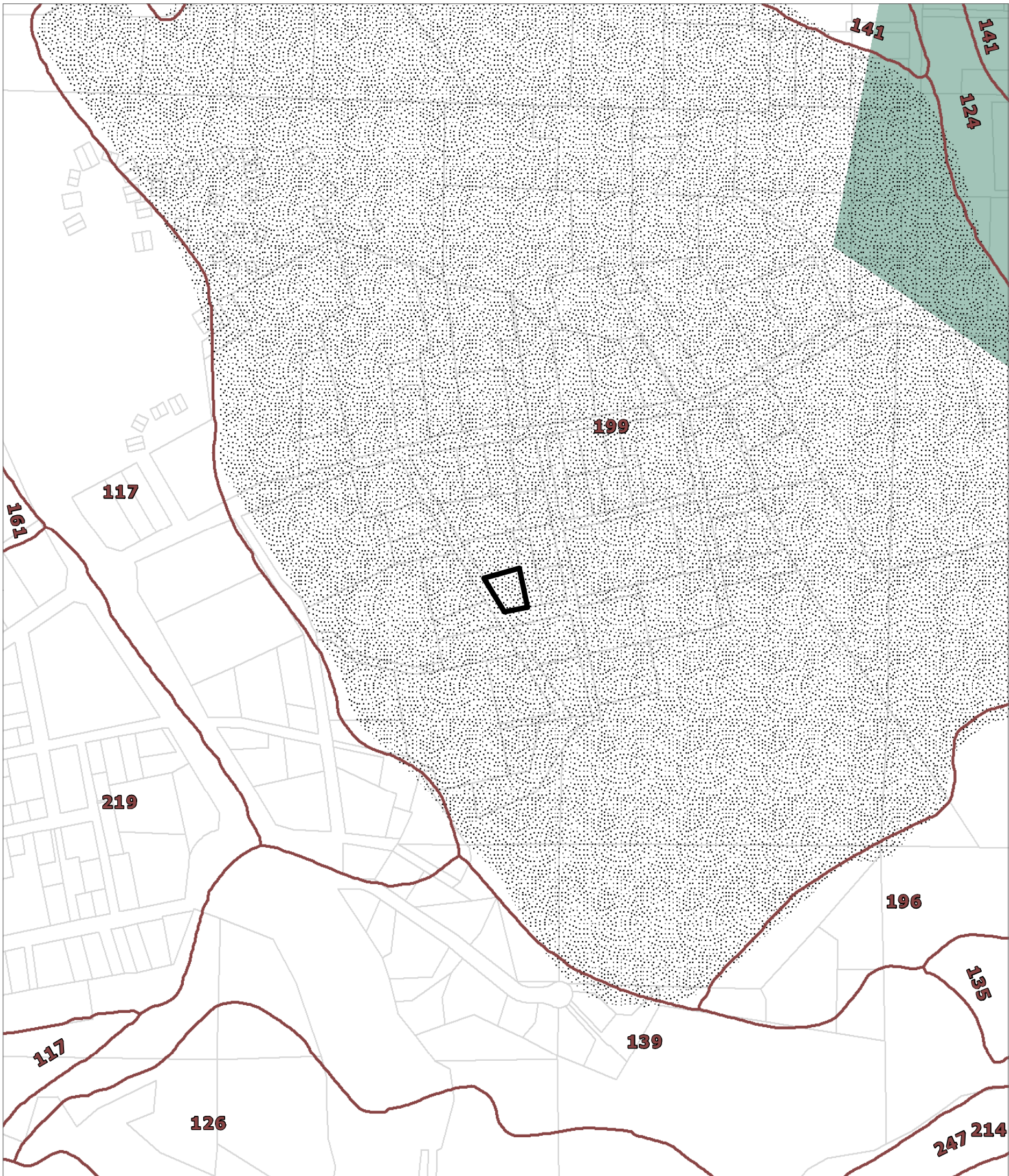


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NO SCALE

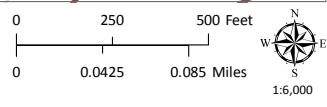
SITE PLAN

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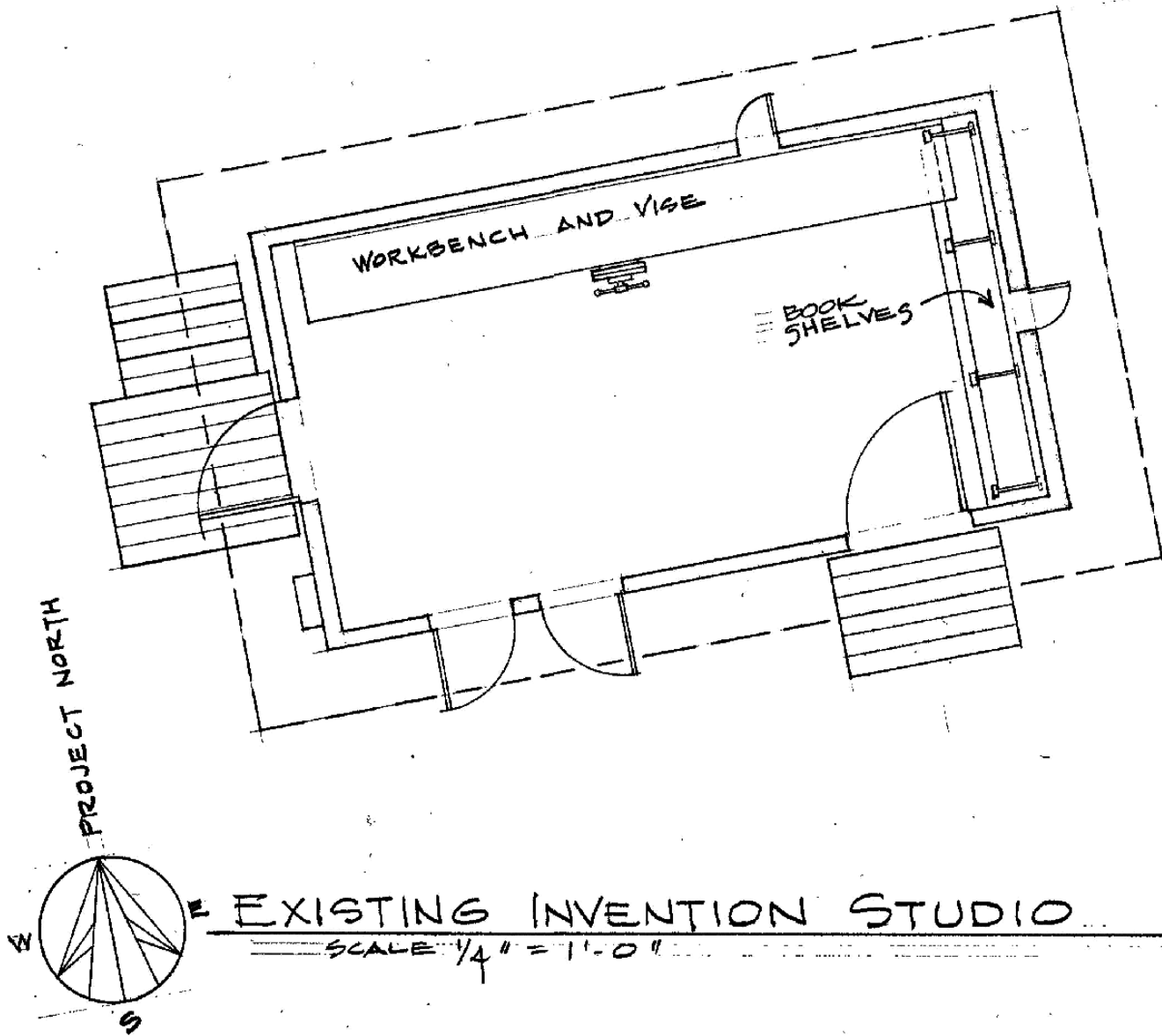
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-  Western Soil Classes
-  Shinglemill-Gibney Complex
-  Bishop Pine



LOCAL SOILS

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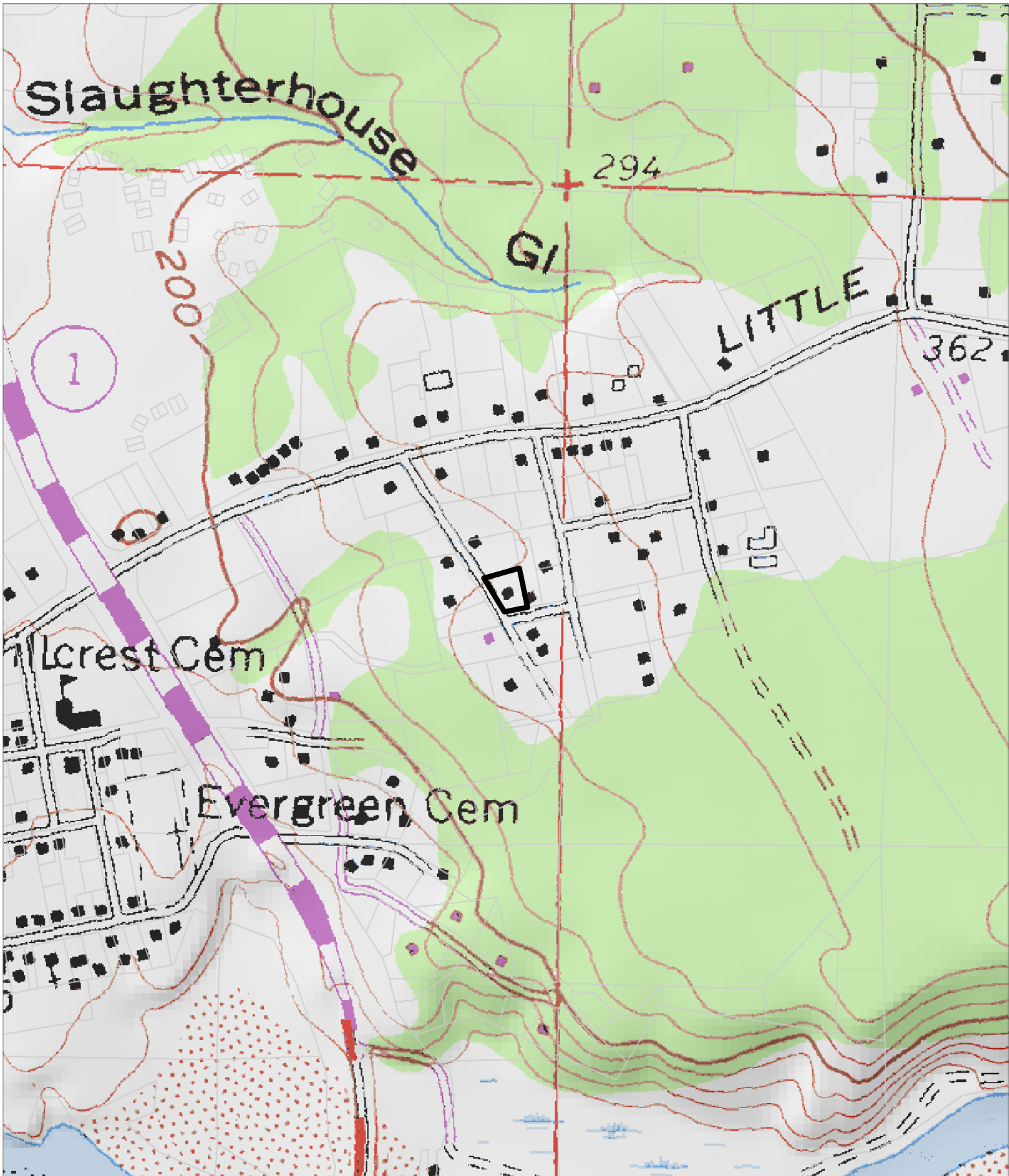


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NO SCALE

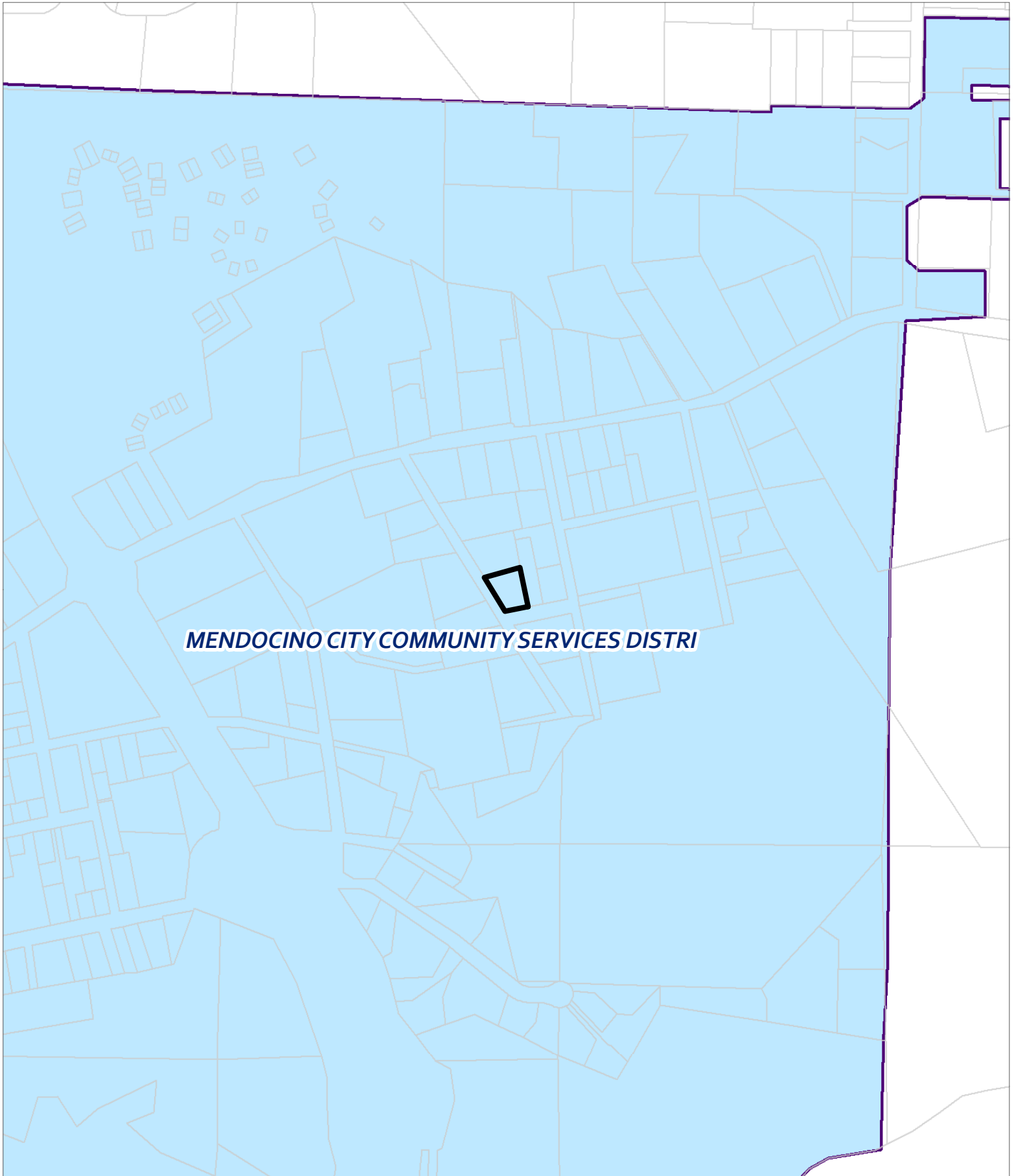
STUDIO FLOOR PLAN

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
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

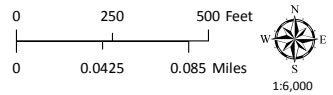
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MENDOCINO CITY COMMUNITY SERVICES DISTRI

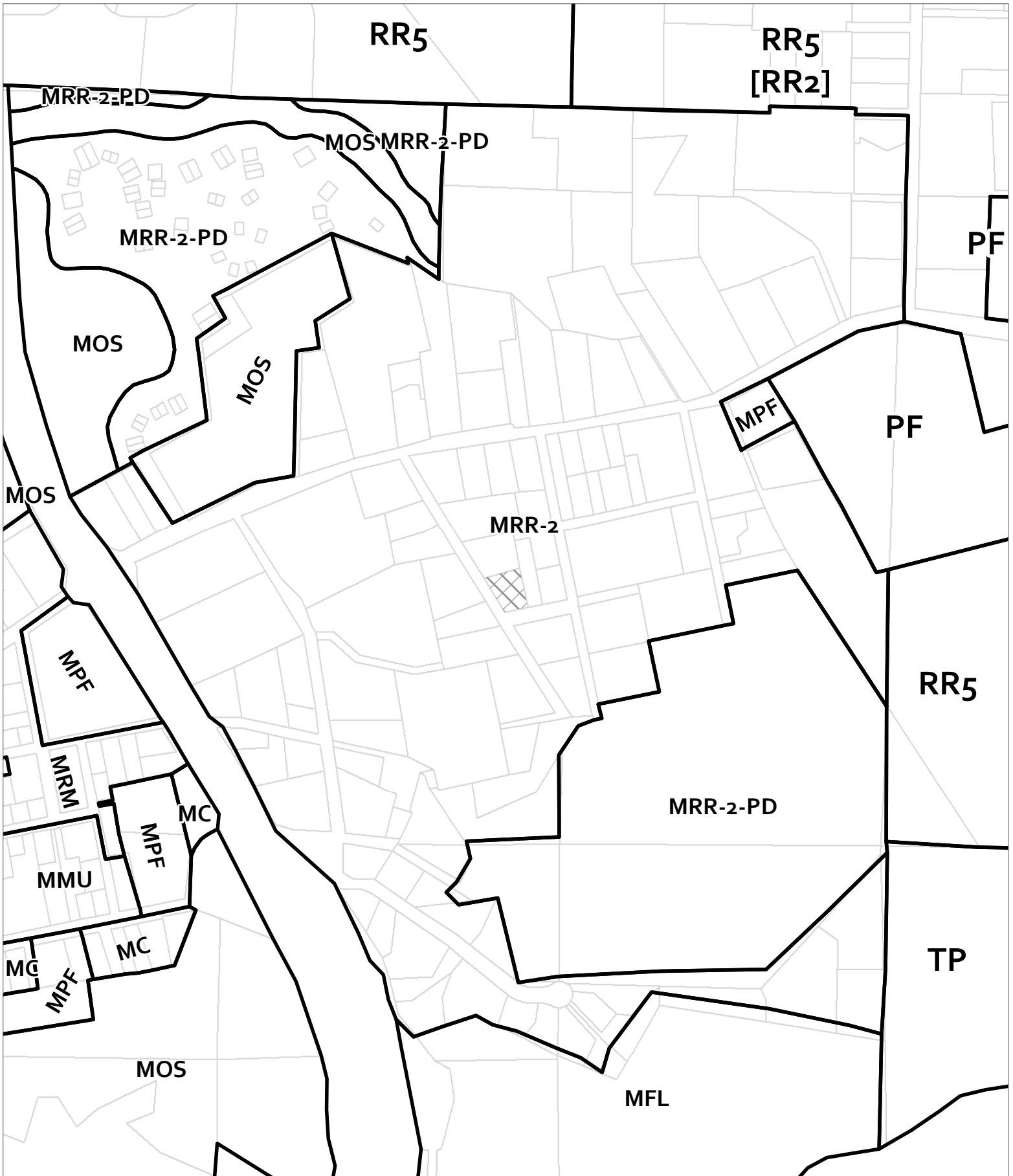
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 County Water Districts




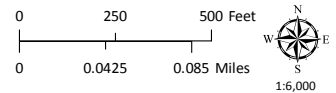
WATER DISTRICTS

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 Zoning Districts



ZONING DISPLAY MAP

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