



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

September 18, 2017

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

Assessor
Department of Health Services
CA Dept. of Social Services – Rohnert Park
Department of Forestry/ CalFire

Coastal Commission
Ft Bragg Rural Fire District

CASE#: U_2017-0020

DATE FILED: 6/30/2017

OWNER/APPLICANT: CHANNEL WANDA ARDEN

REQUEST: Use Permit to legalize Sprouts Montessori Children's house, a Daycare/Small School pursuant to Section 20.376.015 (B)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.9+ mi. southwest of Fort Bragg town center, on the western side of Harbor Ave., 0.2+ mi. west of the intersection of Hwy 101 and Ocean View Dr. Located at 19201 Del Mar Dr., Fort Bragg (APN: 018-440-47).

STAFF PLANNER: Monique Gil

RESPONSE DUE DATE: October 02, 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:

WANDA ARDEN (CHANNEL) RICCA

APPLICANT:

WANDA ARDEN (CHANNEL) RICCA

AGENT:

N/A

REQUEST:

Use Permit to legalize Sprouts Montessori Children’s House, a Daycare Facility/Small School pursuant to Section 20.376.015 (B)

LOCATION:

1.9 ± mi. southwest of Fort Bragg town center, on the western side of Harbor Avenue (County Road #56), 0.2 ± mi. west of the intersection of Highway 101 and Ocean View Drive (County Road #439). 19201 Del Mar Drive (County Road #440D) (APN 018-440-47)

ACREAGE:

Less than 1 acre (40,000 sq. ft.)

GENERAL PLAN:

Rural Residential 5(1):U

ZONING:

Rural Residential:5

COASTAL ZONE:

YES

EXISTING USES:

Residential

SUPERVISORIAL DISTRICT:

4

TOWNSHIP:

18N

RANGE:

18W

SECTION:

13

USGS QUAD#:

14

RELATED CASES ON SITE:

N/A

RELATED CASES IN VICINITY:

N/A

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RR5(1):U	RR:5	40,000 sq.ft.	Residential
EAST:	RR5(1):U	RR:5	40,000 sq.ft.	Residential
SOUTH:	RR5(1):U	RR:5	40,000 sq.ft.	Residential
WEST:	RR5(1):U	RR:5	40,000 sq.ft.	Residential

REFERRAL AGENCIES:

☒Planning (FB)

☒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

☒California Department of Social Services-Rohnert Park regional office

☐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

☐CHP

☐MTA

☐County Addresser

☐LAFCO

☐Gualala MAC

☐Laytonville MAC

☐Westport MAC

☐Sierra Club

☐School District

☐Sewer District

☐Water District

☒Ft Bragg Rural Fire District

☐Community Svcs

☐City Planning

ADDITIONAL INFORMATION:

ASSESSOR’S PARCEL #: 0184404700

PROJECT COORDINATOR: SUSAN SUMMERFORD

PREPARED BY: SUSAN SUMMERFORD

DATE: 9/15/17

ENVIRONMENTAL DATA
(To be completed by Planner)

COUNTY WIDE		
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
	NO	2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
	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 – ALUC#_____
<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
<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 type="checkbox"/>	<input checked="" type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF#
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. Western Soils
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area.
<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	
	YES	16. Exclusion Map.
	Marginal	17. Coastal Groundwater Study Zone.
	NO	18. Highly Scenic Area/Special Communities.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	19. Land Capabilities/Natural Hazards Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	20. Habitats/ESHA/Resources Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	22. Blayney-Dyett Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	23. Ocean Front Parcel (Blufftop Geology).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Noyo Harbor/Albion Harbor.



Planning and Building
Services

Case No:	U-2017-0020
CalFire No:	N/A
Date Filed:	6/30/2017
Fee:	5,192.00
Receipt No:	16267
Received By:	JA
Office use only	

APPLICATION FORM

APPLICANT

Name: Wanda A Ricca Phone: 707-961-0874

Mailing Address: 19201 Del Mar Dr E

City: Fort Bragg State/Zip: CA 95437 email: dene@mcn.org

PROPERTY OWNER

Name: ~~Wanda A Ricca~~ Wanda A Ricca Phone: 707-961-0874

Mailing Address: 19201 Del Mar Dr.

City: Fort Bragg State/Zip: CA 95437 email: dene@mcn.org

AGENT

Name: _____ Phone: _____

Mailing Address: _____

City: _____ State/Zip: _____ email: _____

Parcel Size: .92 (Sq. feet/Acres) Address of Property: 19201 Del Mar Dr. Fort Bragg

Assessor Parcel Number(s): 01844047

TYPE OF APPLICATION:

- ☐ Administrative Permit
- ☐ Agricultural Preserve
- ☐ Airport Land Use
- ☐ CDP- Admin
- ☐ CDP- Standard
- ☐ Certificate of Compliance
- ☐ Development Review
- ☐ Exception

- ☐ Flood Hazard
- ☐ General Plan Amendment
- ☐ Land Division-Minor
- ☐ Land Division- Major
- ☐ Land Division-Parcel
- ☐ Land Division-Resubdivision
- ☐ Modification of Conditions
- ☐ Reversion to Acreage

- ☐ Rezoning
- ☐ Use Permit-Cottage
- ☐ Use Permit-Minor
- ☒ Use Permit-Major
- ☐ Variance
- ☐ Other

Wanda A Ricca / Channel

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

Wanda A Ricca / Channel
Signature of Applicant/Agent

Date

Wanda A Ricca
Signature of Owner

Date

6/30/17

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

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

THE PROJECT

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

I am requesting to use my existing home for a small school with no changes planned. with 24 students

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: <u>484</u> <input type="checkbox"/> Other: <u>extra room 400</u>	<u>1,716</u>	<u>N/A</u>	<u>NA</u>	<u>NA</u>	<u>1,716 used</u> <u>880 not used</u>
Total Structures Paved					
Area Landscaped Area					
Unimproved Area					
GRAND TOTAL (Equal to gross area of Parcel)					

*OK
per
JA*

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

Estimated employees per shift: 2 or 3

Estimated shifts per day: 2 or 3

Type of loading facilities proposed: _____

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

5. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No Explain:

no changes are needed

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☒ No If yes, explain:

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

	Number	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	_____	<u>9 x 20</u>
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____

Existing Number of Spaces

Proposed Additional Spaces

Total

4 + as many as needed along fence line
20
4 +

8. Is any road construction or grading 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.).

9. For grading or 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	_____	

N/A

<p>10. 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 plans may be required?</p> <p>11. 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.</p> <p>12. Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain below: _____ _____ _____ _____</p>	
<p>13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Diking : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Filling: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Dredging: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> </div> <div style="width: 45%;"> <p>Placement of structures in:</p> <p><input type="checkbox"/> open coastal waters</p> <p><input type="checkbox"/> wetlands</p> <p><input type="checkbox"/> estuaries</p> <p><input type="checkbox"/> lakes</p> </div> </div> <p>If so, amount of material to be dredged or filled? _____ cubic yards.</p> <p>Location of dredged material disposal site? _____</p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>16. Will there be any exterior lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. _____ _____</p>	
<p>17. Utilities will be supplied to the site as follows:</p> <p>A. Electricity:</p> <p><input checked="" type="checkbox"/> Utility Company (service exists to the parcel)</p> <p><input type="checkbox"/> Utility Company (requires extension of service to site: _____ feet _____ miles)</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p>B. Gas:</p> <p><input checked="" type="checkbox"/> Utility Company/Tank</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p><input type="checkbox"/> None</p> <p>C. Telephone: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>18. What will be the method of sewage disposal?</p> <p><input type="checkbox"/> Community sewage system - Specify supplier _____</p> <p><input checked="" type="checkbox"/> Septic Tank</p> <p><input type="checkbox"/> Other - Specify: _____</p>	
<p>19. What will be the domestic water source:</p> <p><input type="checkbox"/> Community water system - Specify supplier _____</p> <p><input checked="" type="checkbox"/> Well</p> <p><input type="checkbox"/> Spring</p> <p><input type="checkbox"/> Other - Specify: _____</p>	

20. Are there any associated projects and/or adjacent properties under your ownership?
☐ Yes ☒ No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:
No

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
19201 Del Mar Dr. Fort Dragg (Todd subdivision)

23. Are there existing structures on the property? ☒ Yes ☐ No
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.
single family home with shed

24. Will any existing structures be demolished or removed? ☐ Yes ☒ No
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. * Project Height. Maximum height of existing structures 19 feet. Maximum height of proposed structures N/A feet.

26. * Gross floor area of existing structures _____ square feet (including covered parking and accessory buildings). Gross floor area of proposed structures N/A square feet (including covered parking and accessory buildings).

27. * Lot area (within property lines): 40,600 ☒ square feet .92 ☐ acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
Single family home has been being used as a daycare changing to a small school

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
Residential

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural	X	X	X	X
Commercial Industrial				
Institutional Timberland				
Other				



2003-04633
Page: 1 of 2

RECORDING REQUESTED BY:

Fidelity National Title Company
Escrow No. 65602-ML
Title Order No. 00420115 **152365**

**When Recorded Mail Document
and Tax Statement To:**

Mrs. Channel
19201 Del Mar Drive
Fort Bragg, Ca 95437

2003-04633
Recorded at the request of
FIDELITY NATL TITLE CO
02/24/2003 10:13A
Fee: 10.00 No of Pages: 2

OFFICIAL RECORDS
Mendocino County, CA
Marsha A Wharff, Clerk-Recorder

APN: 018-440-47

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ City Transfer Tax is \$

- [] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[] Unincorporated Area City of Fort Bragg

	\$20.00 PAID
X	PCO FILED
	Exempt

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Steven Doyle Channel and Wanda Ardena Channel, husband and wife as joint tenants

hereby GRANT(S) to Wanda Ardena Channel, a married woman as her sole and separate property

the following described real property in the City of Fort Bragg,
County of Mendocino, State of California:
SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

DATED: February 11, 2003

STATE OF CALIFORNIA

COUNTY OF mendocino

ON 2/12/03 before me,

Kathleen Rzeplinski personally appeared
Stephen Doyle Channel

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature Kathleen Rzeplinski

Steven Doyle Channel
Steven Doyle Channel

Wanda Ardena Channel
Wanda Ardena Channel



MAIL TAX STATEMENTS AS DIRECTED ABOVE

APN	OWNER	ADDRESS	CITY	STATE	ZIP
✓01844038	HENDERSON LOUIS A & BARBARA J	42839 CHERBOURG LN	LANCASTER	CA	93534
01844039	KING TROY D & JANICE MARIE 2/3	107 SW 4TH ST	BATTLE GROUND	WA	98604 -
01844049	HAUN JUDITH L	180 BOATYARD DR	FORT BRAGG	CA	95437 -
01844043	KELLEY EUGENE M & VERNA L	19301 DEL MAR DR	FORT BRAGG	CA	95437 -
01844033	BURRIS JACK EDWARD /	2928 DE ANZA DR	EL SOBRANTE	CA	94803 -
01844050	HAUN JUDITH L	180 BOATYARD DR	FORT BRAGG	CA	95437 -
01844053	EMERALD DOLPHIN INN THE	1211 S MAIN ST	FORT BRAGG	CA	95437 -
01844036	ZACK CLAUDELLE M /	31300 OCEAN VIEW DR	FORT BRAGG	CA	95437 -
01844055	EMERALD DOLPHIN INN INC	1211 S MAIN ST	FORT BRAGG	CA	95437 -
01845036	REDWOODS COMMUNITY COLLEGE DIS			CA	00000 ?
01845041	CARLSON ALLAN B & LOIS G TTEES	818 GRAYSON RD #100	PLEASANT HILL	CA	94523 -
01844044	CHAMBERLIN KRIS A /	27400 HWY 20	FORT BRAGG	CA	95437 -
01844058	MAYHEW DAVID WAYNE TTEE	6 WILLOTTA DR	FAIRFIELD	CA	94534 -
01844035	HURTADO FRANCISCO H & JUANA B	19250 DELMAR DR	FORT BRAGG	CA	95437 -
01844034	COLOMBI ROBERT E 1/7	32600 BOICE LN	FORT BRAGG	CA	95437 -
- 01844045	NEWMAN BRADFORD M & ELLA A	19251 DEL MAR DR	FORT BRAGG	CA	95437 ?
✓ 01844046	DEBRUYN WILLIAM NORMAN & PAMEL	240 RIVERVIEW DR	FORT BRAGG	CA	95437 -
01844047	CHANNEL WANDA ARDEN	19201 DEL MAR DR	FORT BRAGG	CA	95437 -
01844048	BURNETT GUY R & BELINDA M PETR	19200 HARBOR AVE	FORT BRAGG	CA	95437 -
01844037	HOLDEN BETTY JANICE TTEE	185 LIVINGSTON ST	FORT BRAGG	CA	95437 -
01844060	EMERALD DOLPHIN INN INC	1211 S MAIN ST	FORT BRAGG	CA	95437 -

COMPLETE FOR
PROJECTS LOCATED IN
THE COASTAL ZONE ONLY

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 6/30/17 (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:

Use existing home for small school

(Description of development)

Located at:

19201 Del Mar Drive Fort Bragg

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

19201 Del Mar Dr. on fence set at front of driveway

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

Wanda a channel/River
Owner/Authorized Representative

6/30/17
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.

NOTICE OF PENDING PERMIT

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

PROPOSED DEVELOPMENT: use permit for a small school

LOCATION: 19201 Del Mar Dr Fort Bragg (Tadpoint)

APPLICANT: Wanda Ardena Ricca /chennel

ASSESSOR'S PARCEL NUMBER: _____

DATE NOTICE POSTED: 6/30/17

FURTHER INFORMATION IS AVAILABLE AT:

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SERVICES
www.co.mendocino.ca.us/planning
860 North Bush Street, Ukiah, CA 95482, 707-234-6650
120 West Fir Street, Fort Bragg, CA 95437, 707-964-5379
HOURS: 8:00 - 5:00

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

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.

Wanda a Chandel/Rice
Owner/Authorized Agent

6/30/17
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 1 of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

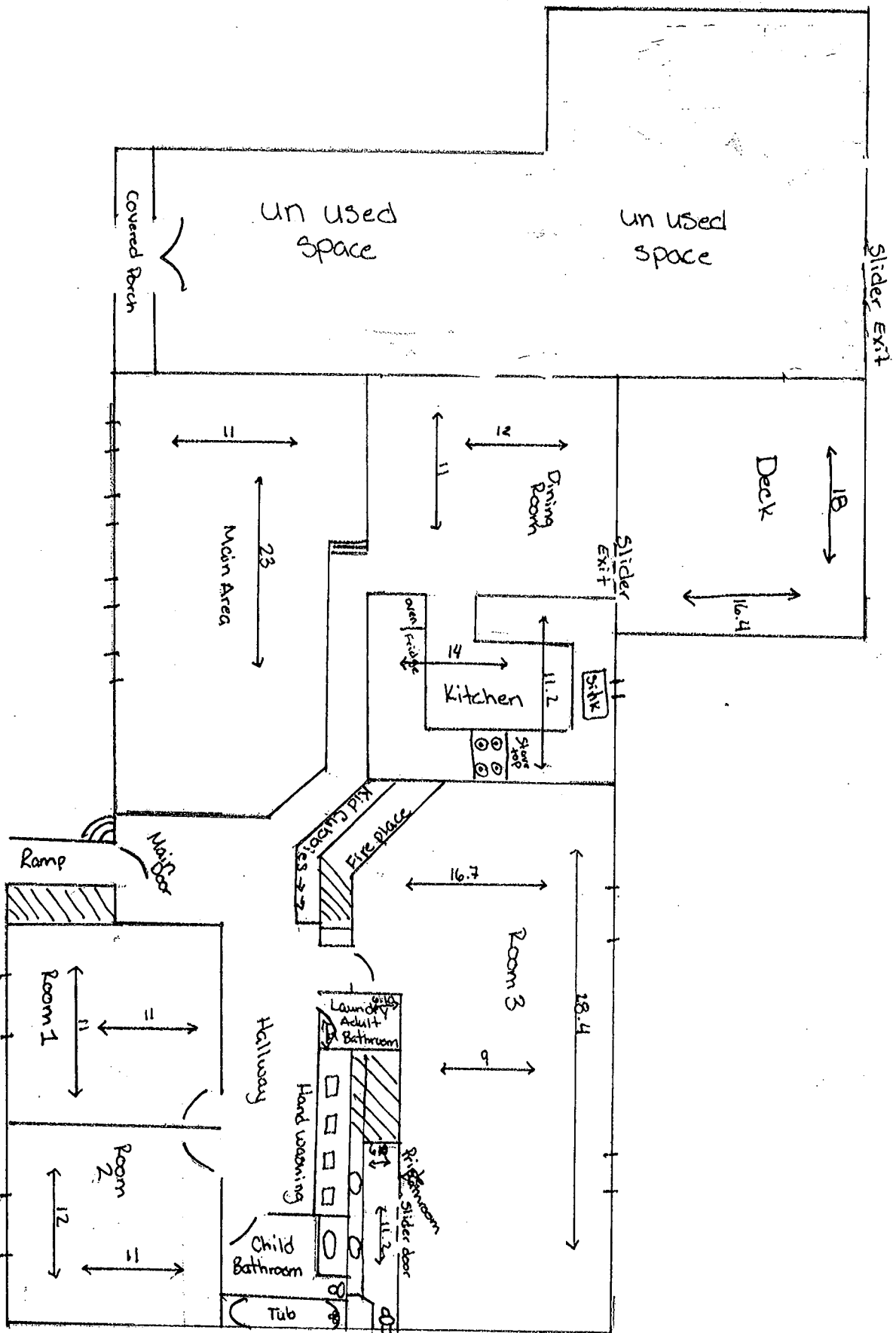
INDEMNIFICATION AND HOLD HARMLESS

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.

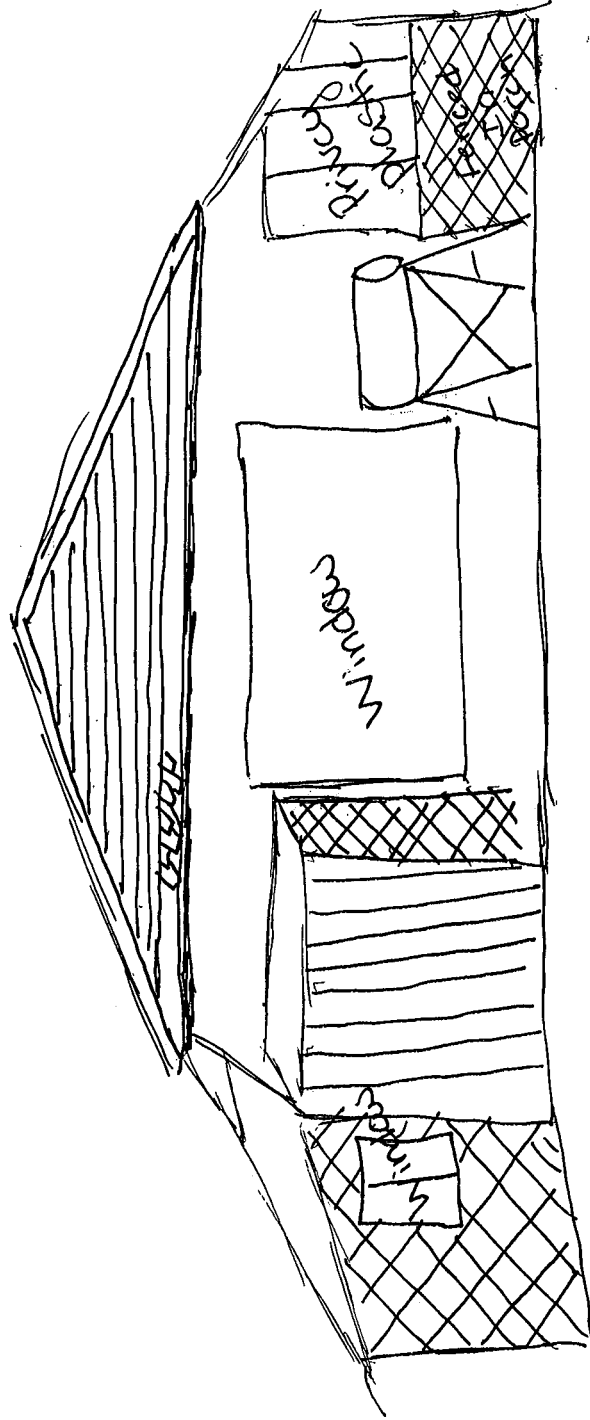
INDEMNIFICATION AGREEMENT

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.

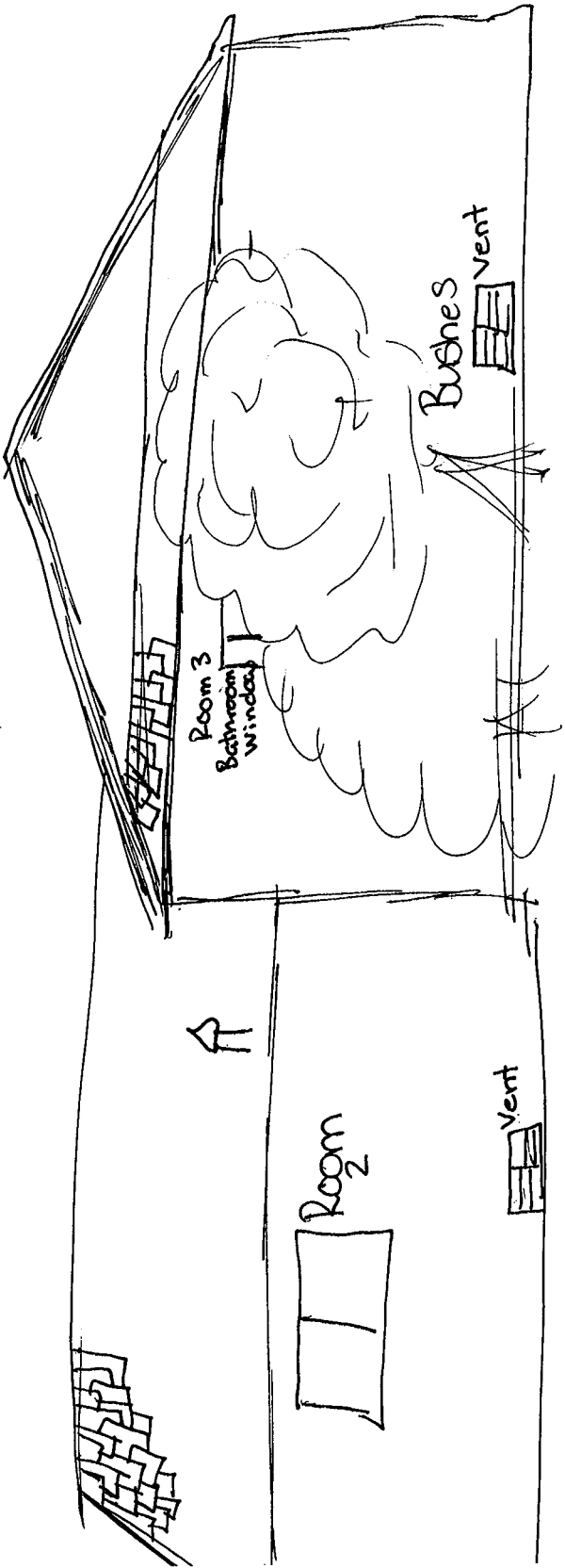
Applicant: Wanda a Chandel/Rice Date: 6/30/17



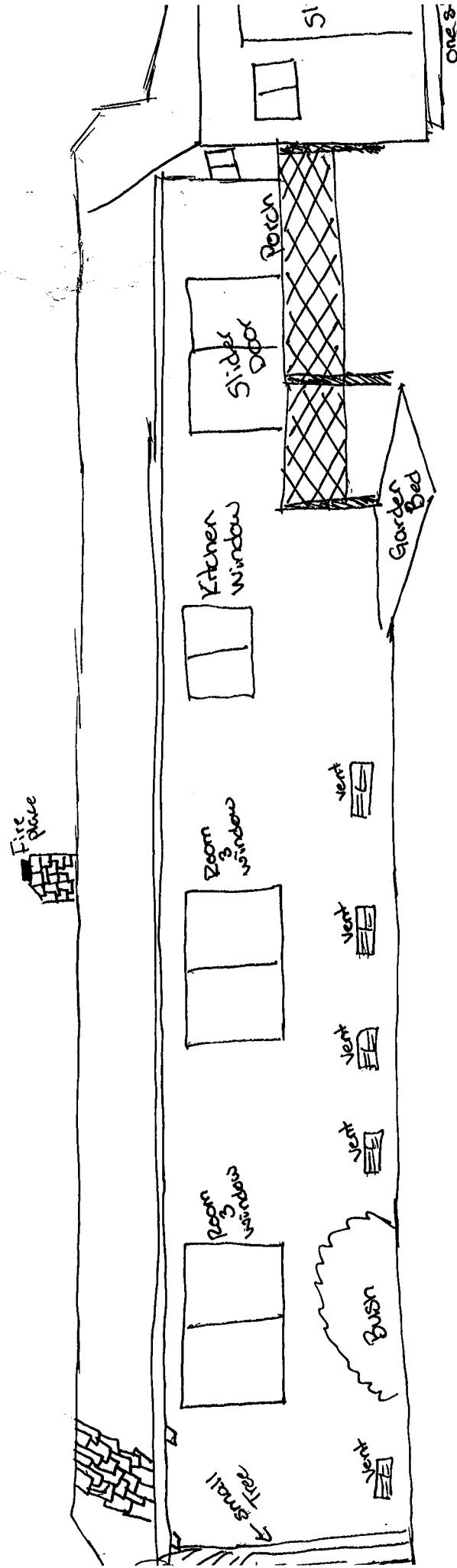
Side North
Face



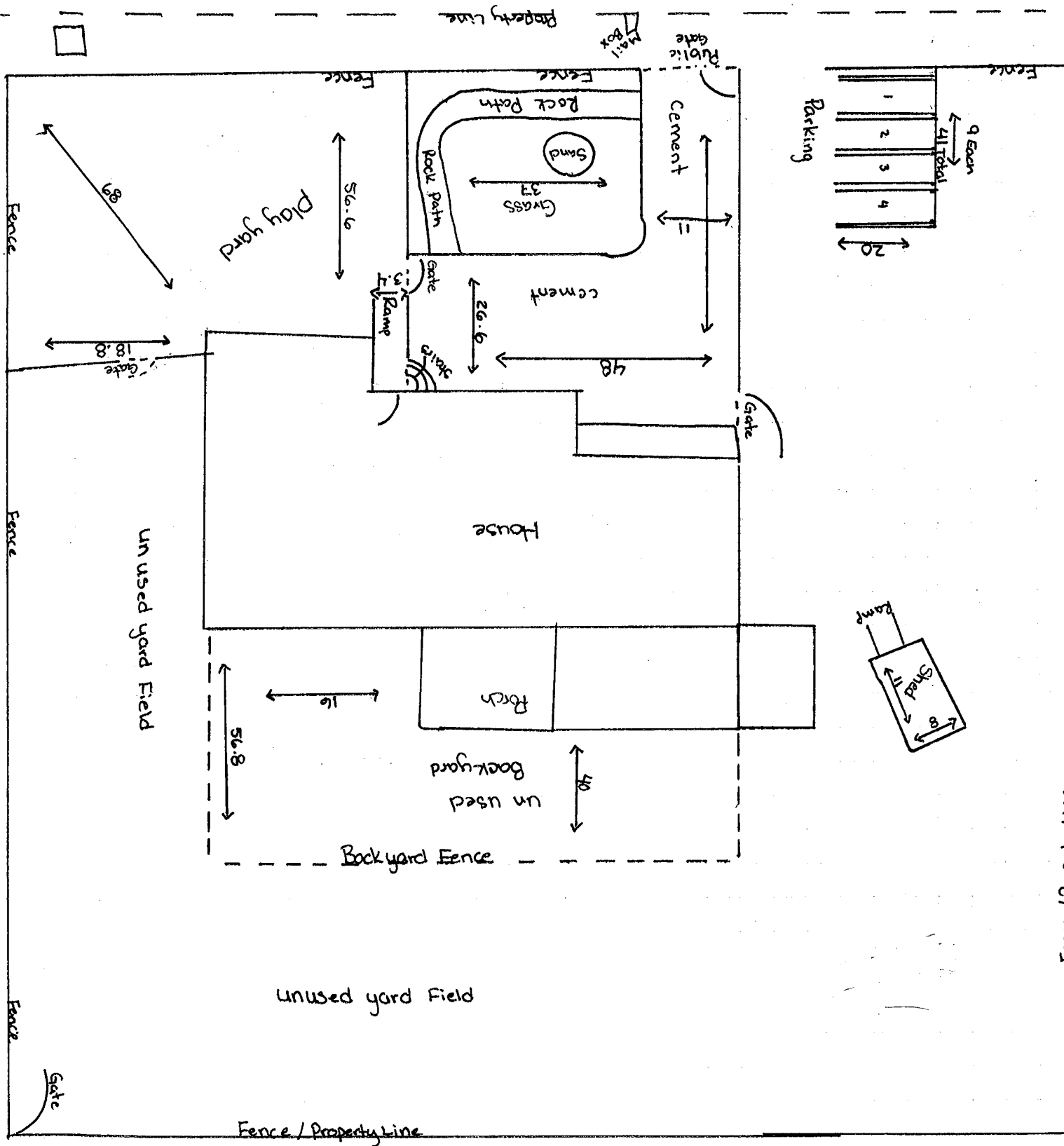
South Face



Back
East Face



Backyard





Google Earth

feet
meters

1000
300





Mendocino County

Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: WANDA RICCA
41221 LITTLE RIVER AIRPORT RD

LITTLE RIVER CA 95456

Project Number: U_2017-0020
Project Description: Ricca, Child Care Facility
Site Address: 19201 DEL MAR DR

U_2017-0020

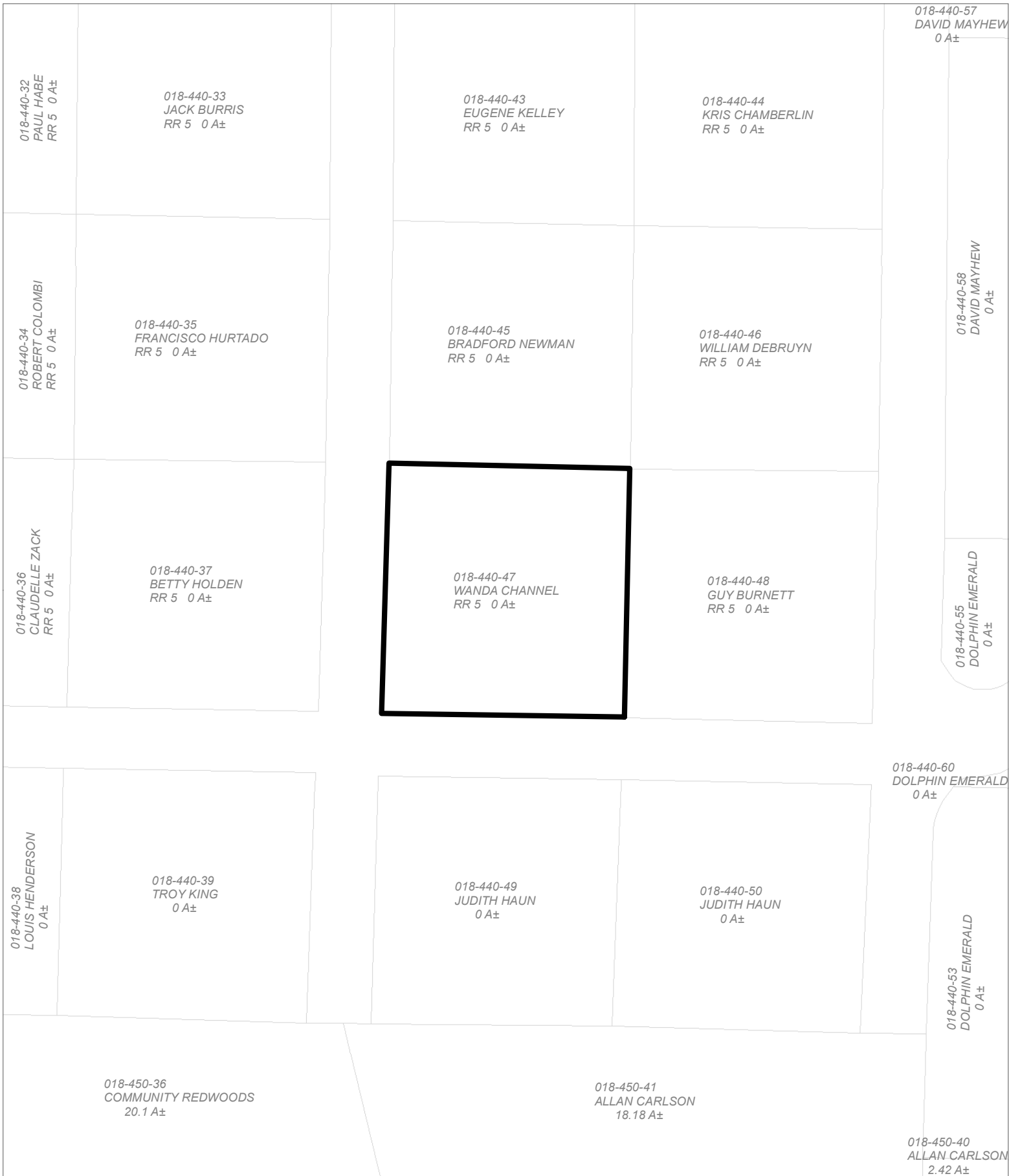
Receipt: PRJ_016267

Date: 6/30/2017

Pay Method: CHECK 1260

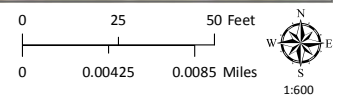
Received By: JULIA ACKER

Fee Description	Account Number	Qty	Fee Amount
BASE FEES	1100-2851-822605		\$3,050.00
UMAJ BASE			\$3,050.00
COASTAL	1100-2851-822609		\$412.00
			\$412.00
DOT FEES	1100-1910-826182		\$800.00
UMIN UMAJ SMARA DOT2C			\$800.00
EH FEES	1100-4011-822606		\$252.00
UMIN OR UMAJ EH			\$252.00
ENVIRONMENTAL REVIEW	1100-2851-822609		\$588.00
			\$588.00
GENERAL PLAN	1100-2851-826188		\$50.00
			\$50.00
RECORDS MANAGEMENT	1222-2852-826260		\$40.00
			\$40.00
Total Fees Paid:			\$5,192.00





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

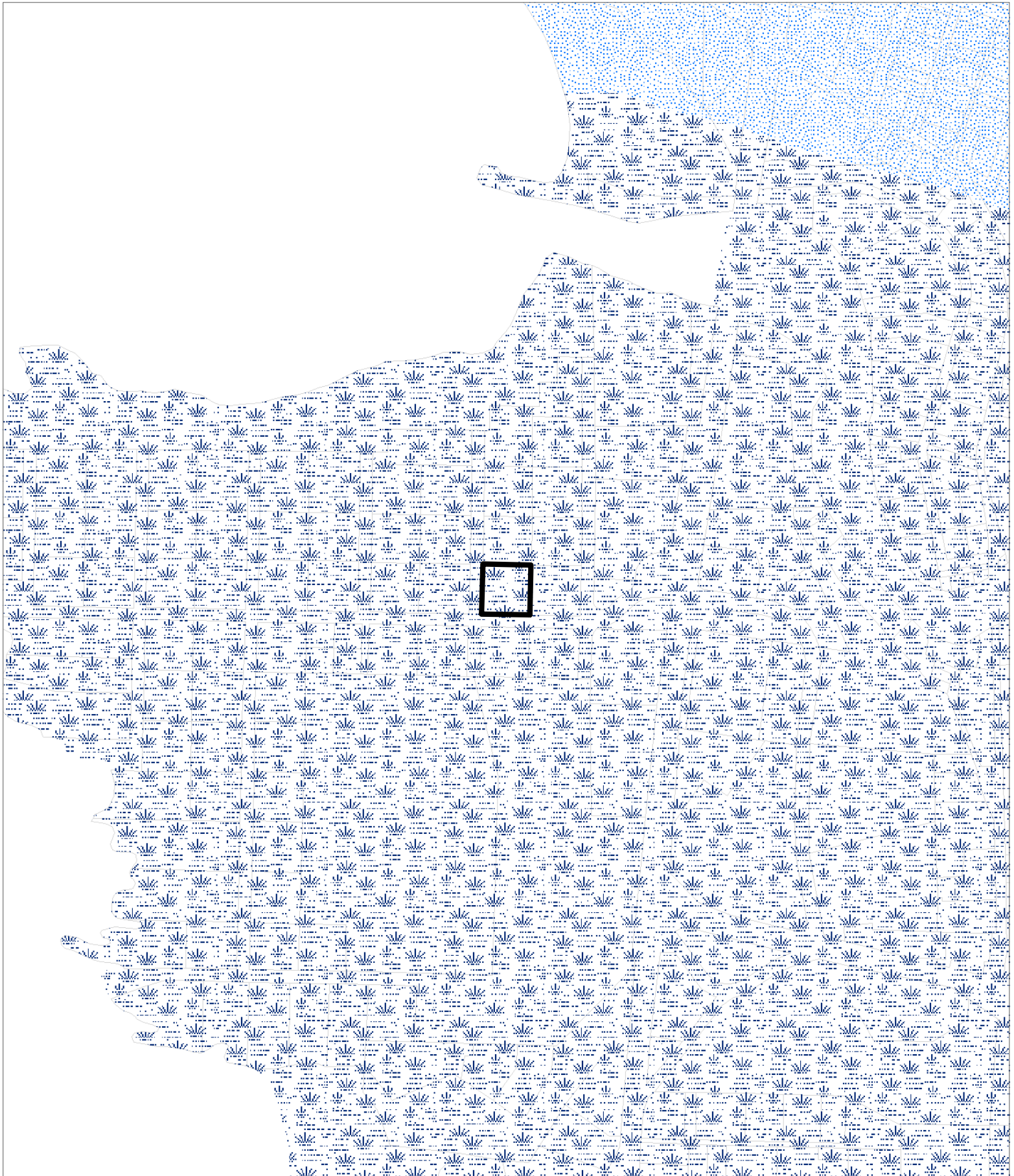


CASE: U 2017-0020
OWNER: RICCA, Wanda
APN: 018-440-47
APLCT: Wanda Ricca
AGENT:
ADDRESS: 19201 Del Mar Drive, Fort Bragg



Public Roads

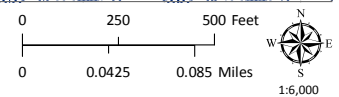
AERIAL IMAGERY

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CASE: U 2017-0020
OWNER: RICCA, Wanda
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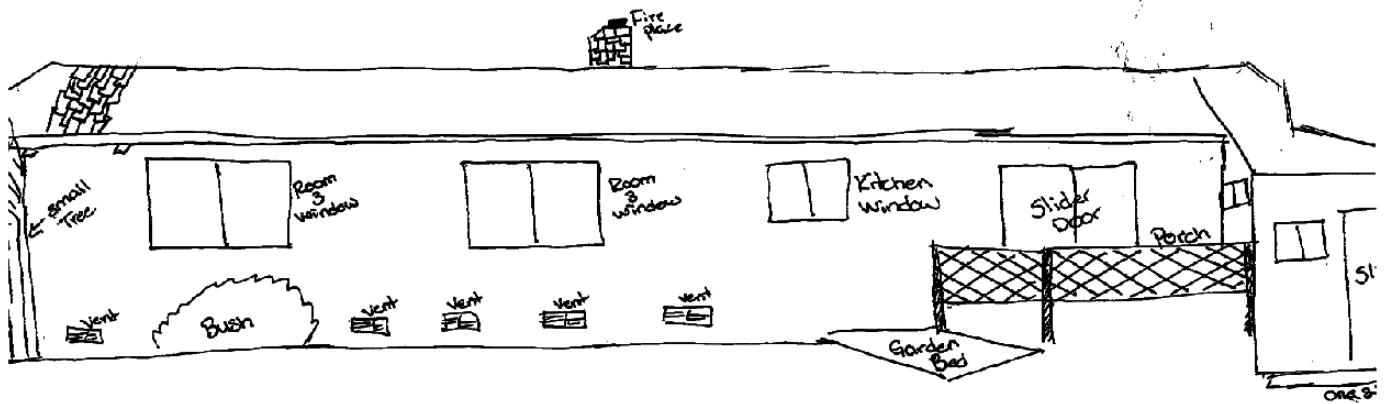
 Sufficient Water Resources
 Marginal Water Resources



GROUND WATER RESOURCES

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Back
East Face



Backyard

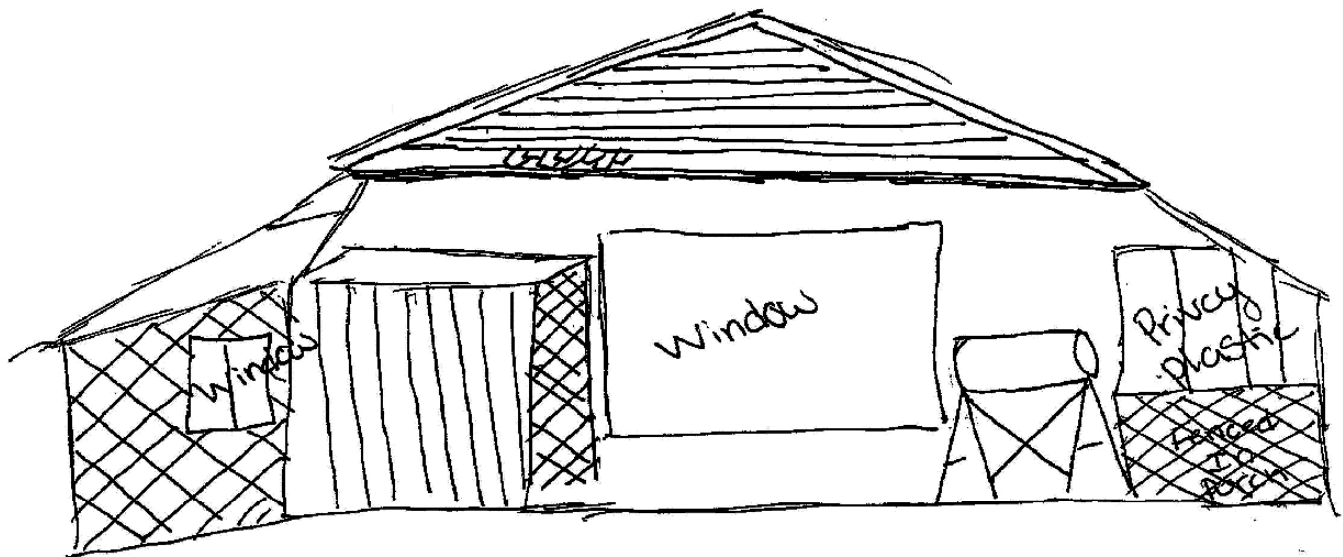
CASE: U 2017-0020
OWNER: RICCA, Wanda
APN: 018-440-47
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AGENT:
ADDRESS: 19201 Del Mar Drive, Fort Bragg

NO SCALE

ELEVATIONS

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Side North
Face



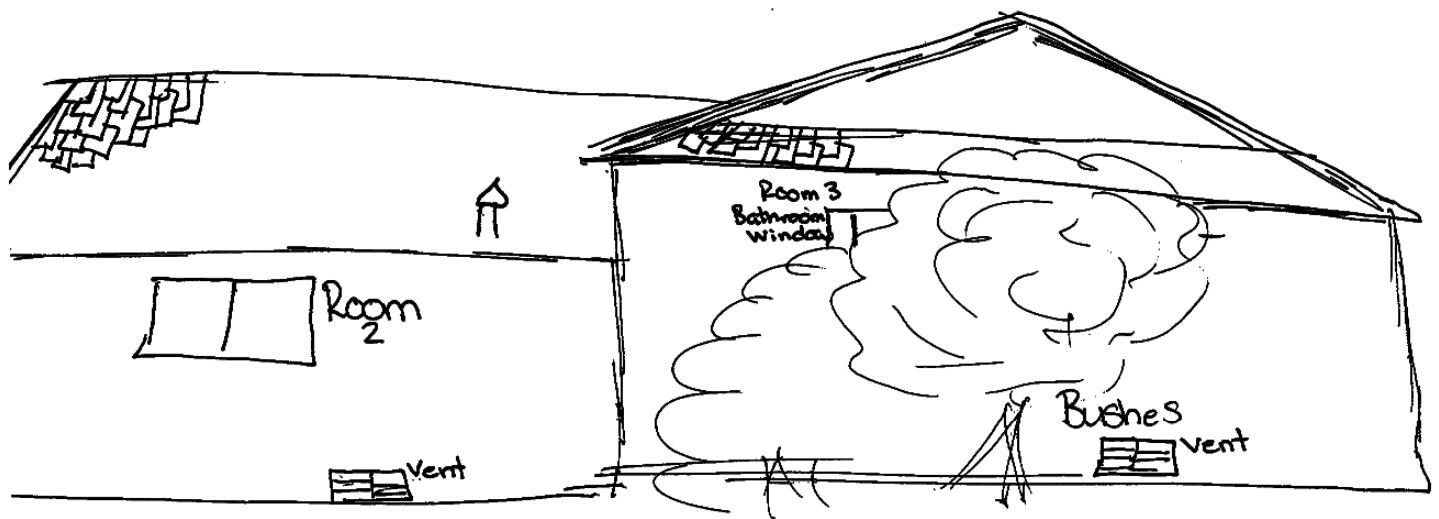
CASE: U 2017-0020
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APN: 018-440-47
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NO SCALE

ELEVATIONS

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South Face



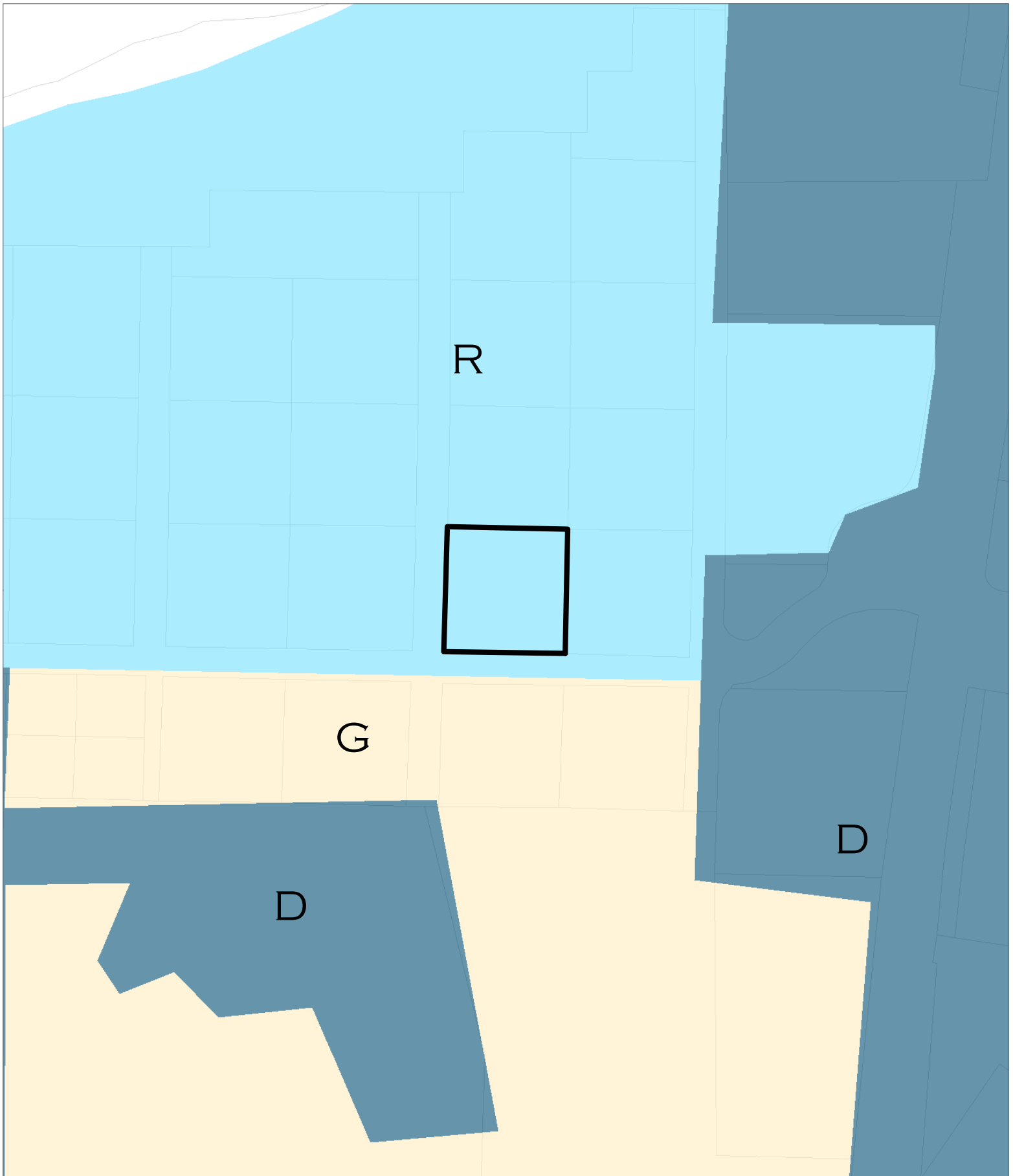
CASE: U 2017-0020
OWNER: RICCA, Wanda
APN: 018-440-47
APLCT: Wanda Ricca
AGENT:

ADDRESS: 19201 Del Mar Drive, Fort Bragg

NO SCALE

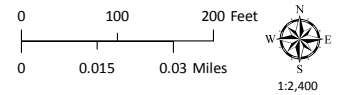
ELEVATIONS

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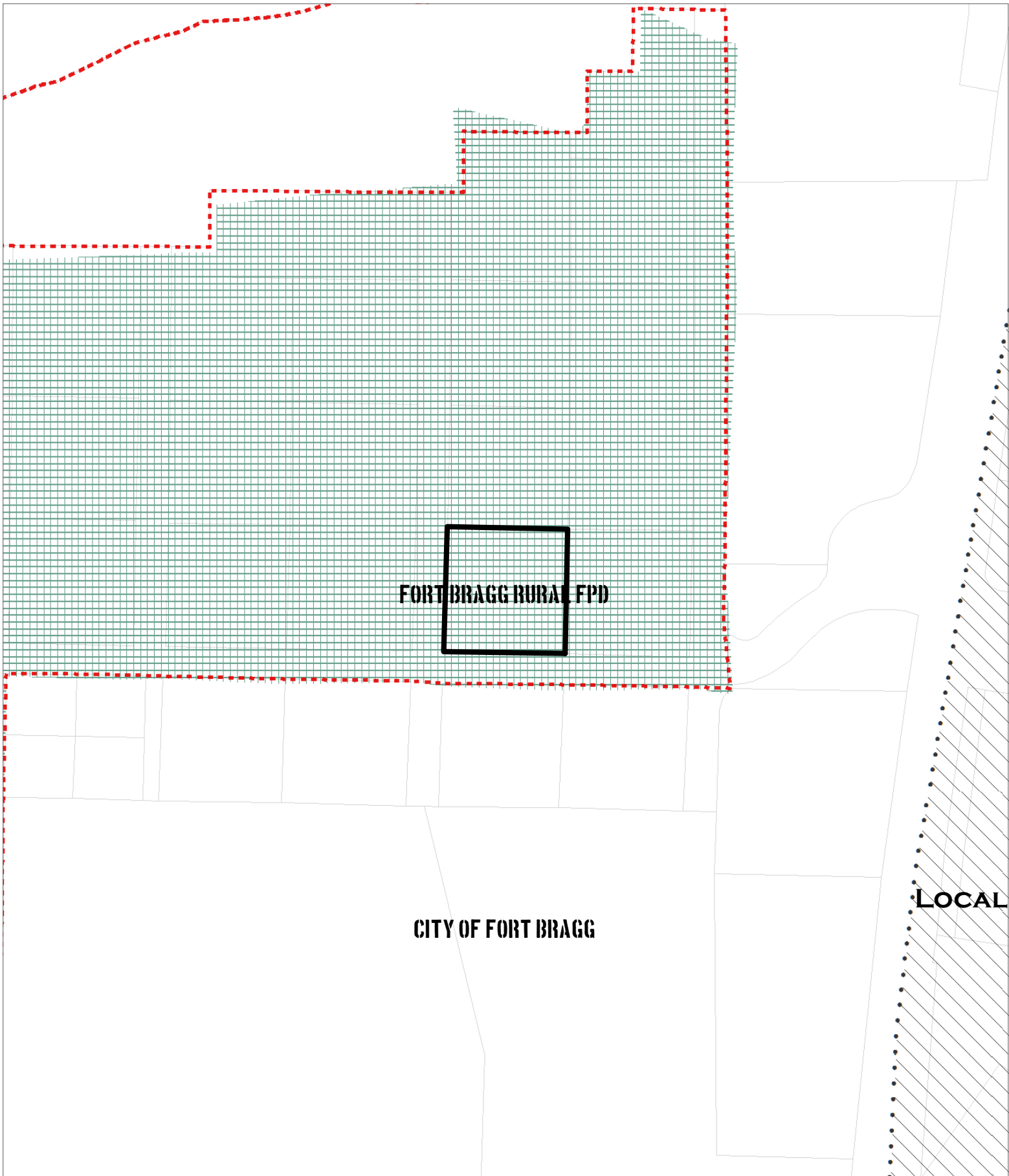
CASE: U 2017-0020
OWNER: RICCA, Wanda
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APLCT: Wanda Ricca
AGENT:
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- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)






IMPORTANT FARMLAND

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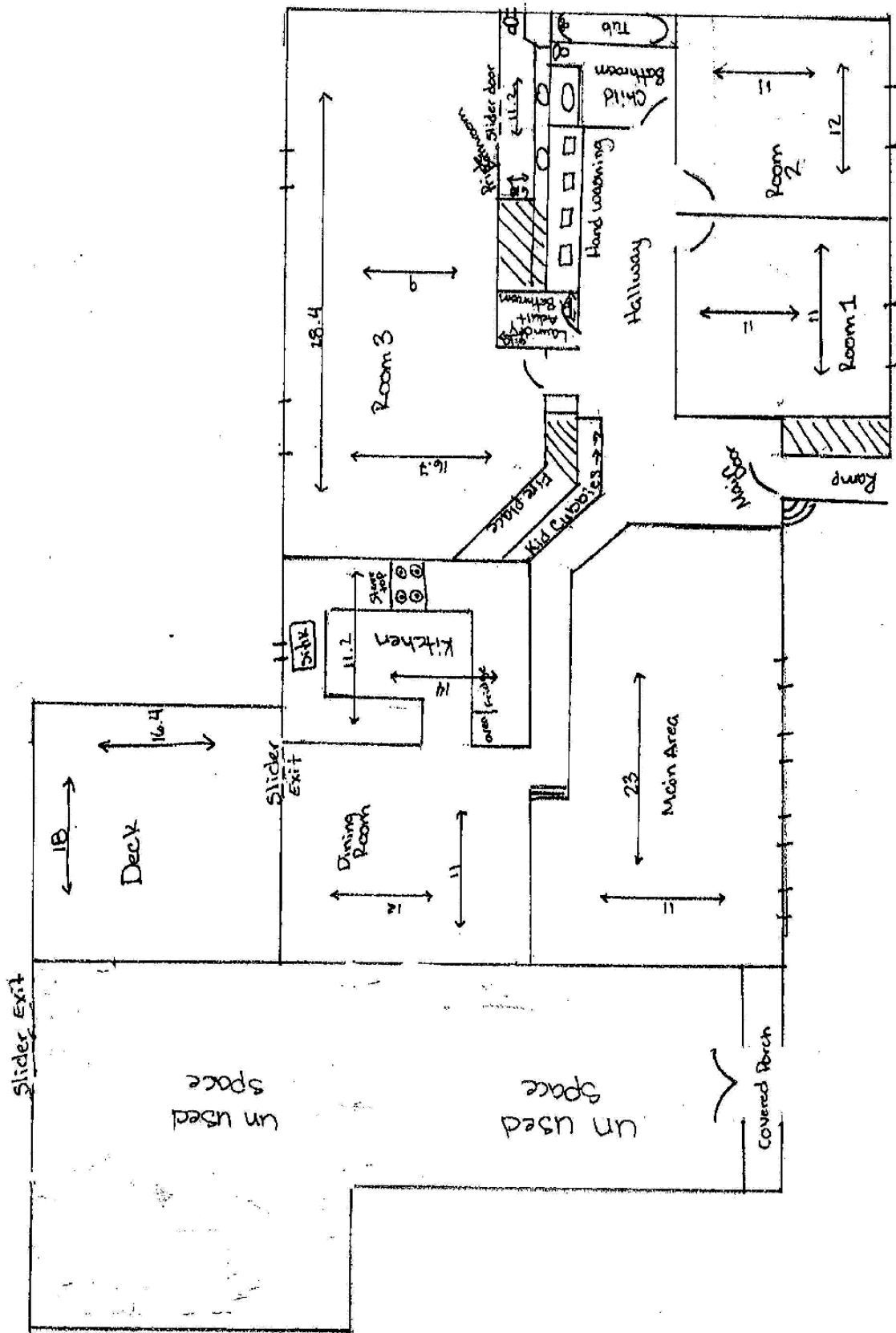
CASE: U 2017-0020
OWNER: RICCA, Wanda
APN: 018-440-47
APLCT: Wanda Ricca
AGENT:
ADDRESS: 19201 Del Mar Drive, Fort Bragg

 County Fire Districts
 Local Responsibility Areas
 Moderate Fire Hazard

0 100 200 Feet
0 0.015 0.03 Miles
N
W E
S
1:2,400

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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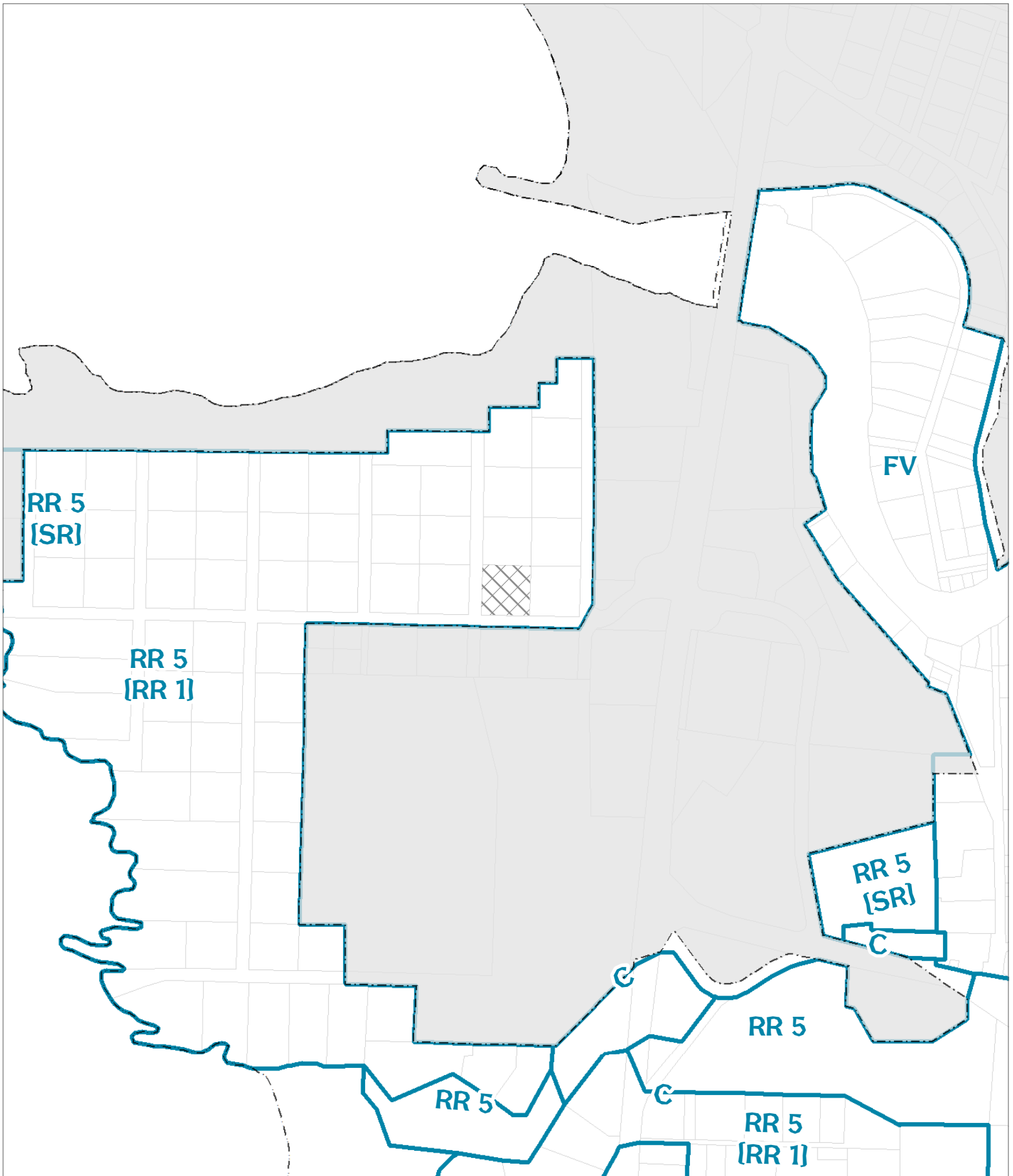


CASE: U 2017-0020
 OWNER: RICCA, Wanda
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 APLCT: Wanda Ricca
 AGENT:
 ADDRESS: 19201 Del Mar Drive, Fort Bragg



NO SCALE

FLOOR PLAN

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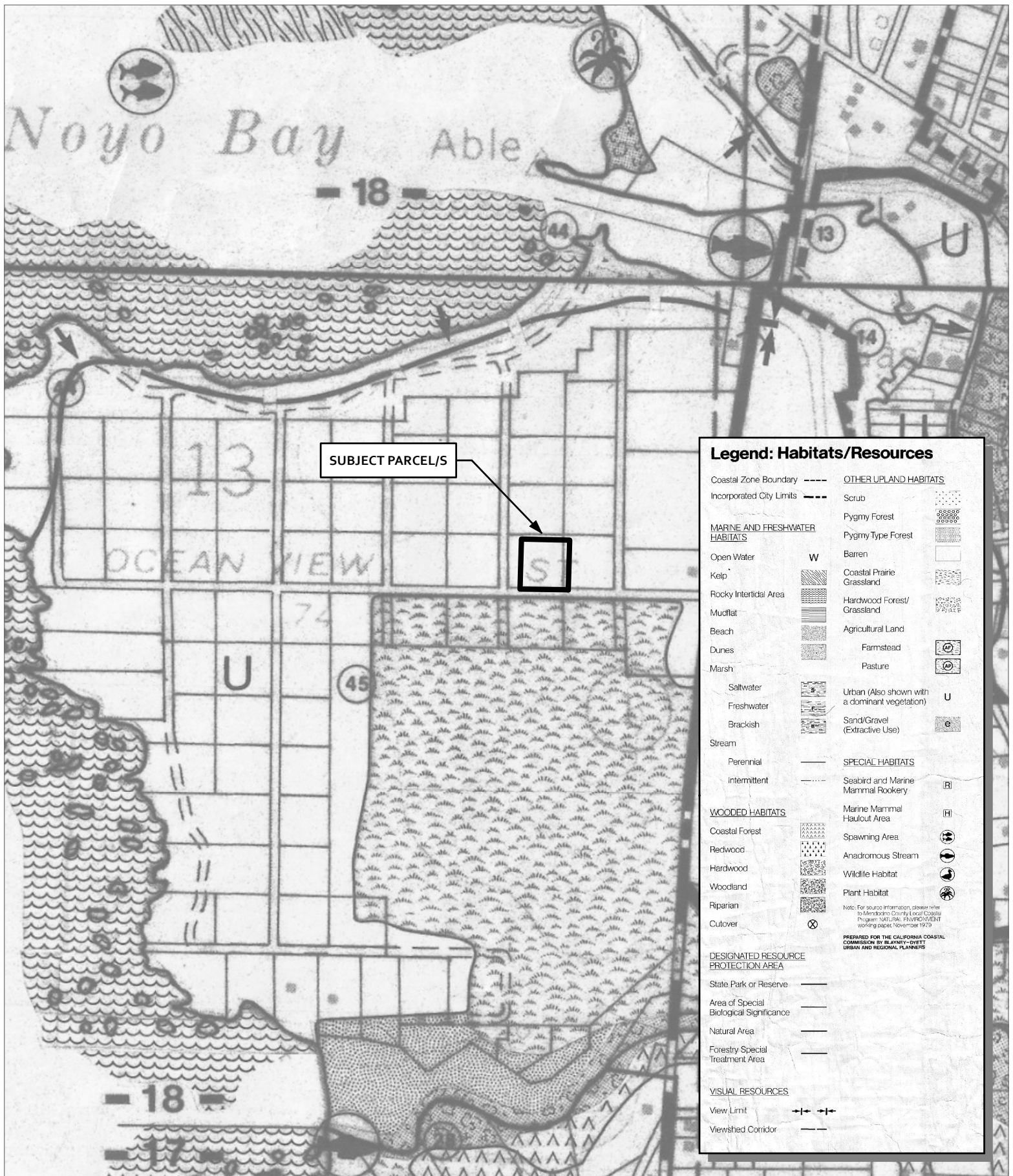
CASE: U 2017-0020
 OWNER: RICCA, Wanda
 APN: 018-440-47
 APLCT: Wanda Ricca
 AGENT:
 ADDRESS: 19201 Del Mar Drive, Fort Bragg

 Incorporated City Limits
 General Plan Classes

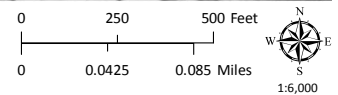
0 250 500 Feet
 0 0.0425 0.085 Miles
 N
 W E
 S
 1:6,000

GENERAL PLAN CLASSIFICATIONS

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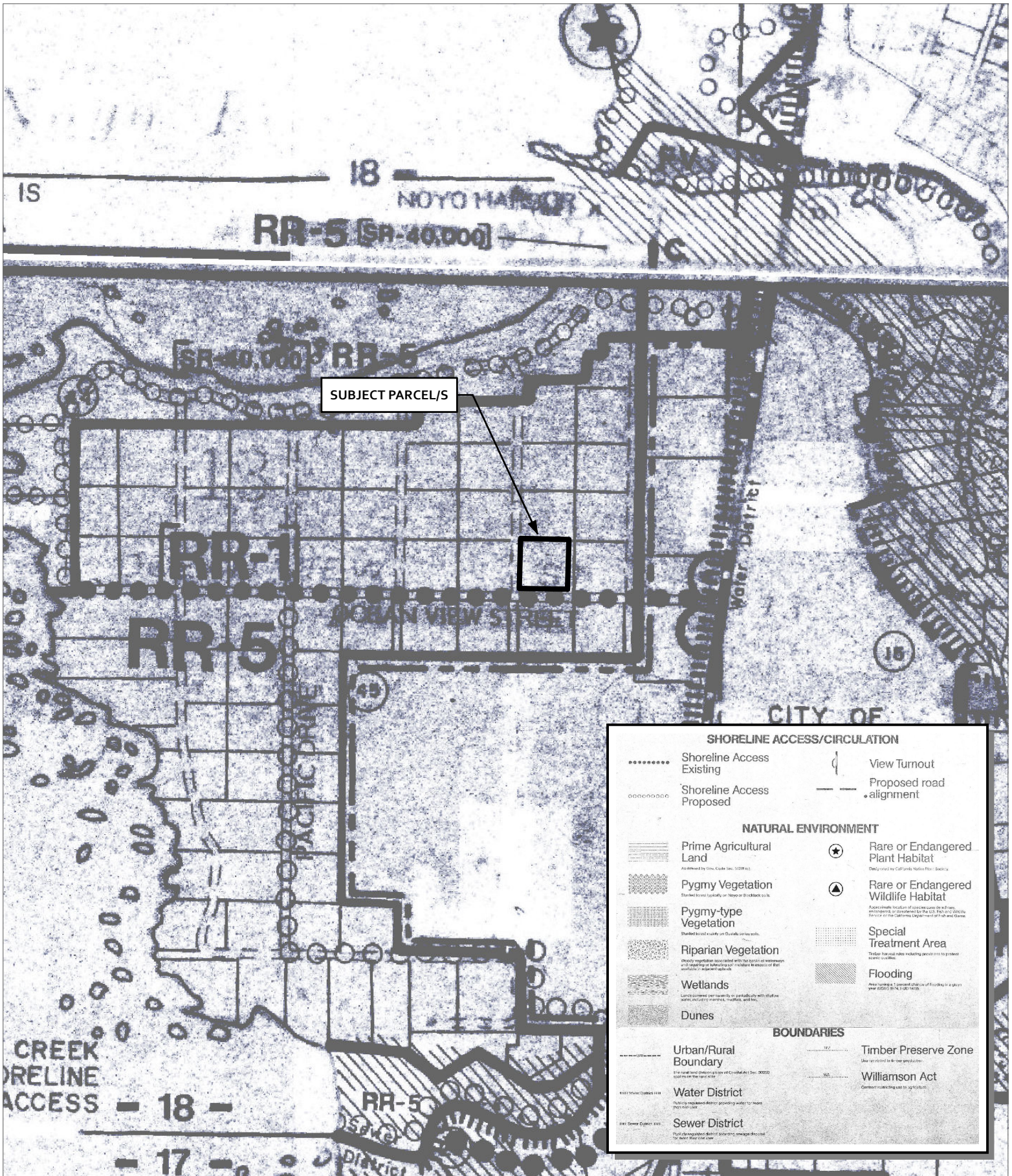


CASE: U 2017-0020
 OWNER: RICCA, Wanda
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 APLCT: Wanda Ricca
 AGENT:
 ADDRESS: 19201 Del Mar Drive, Fort Bragg

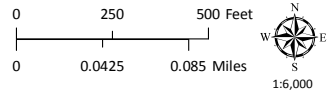


LCP HABITATS & RESOURCES

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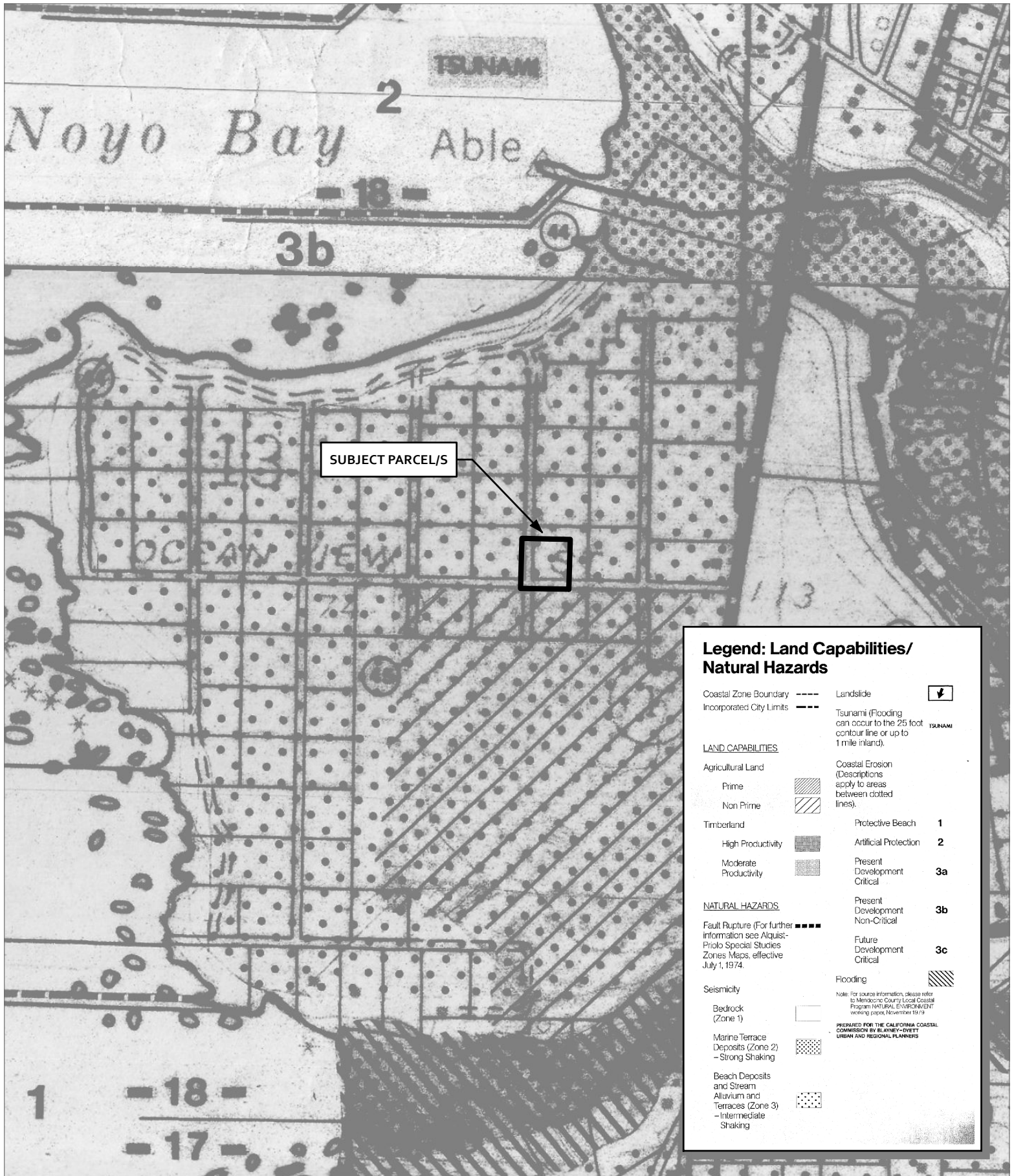


CASE: U 2017-0020
 OWNER: RICCA, Wanda
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 APLCT: Wanda Ricca
 AGENT:
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LCP LAND USE MAP 14: BEAVER

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CASE: U 2017-0020
OWNER: RICCA, Wanda
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APLCT: Wanda Ricca
AGENT:
ADDRESS: 19201 Del Mar Drive, Fort Bragg

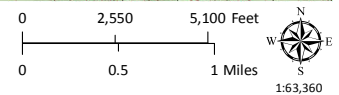
LCP LAND CAPABILITIES & NATURAL HAZARDS

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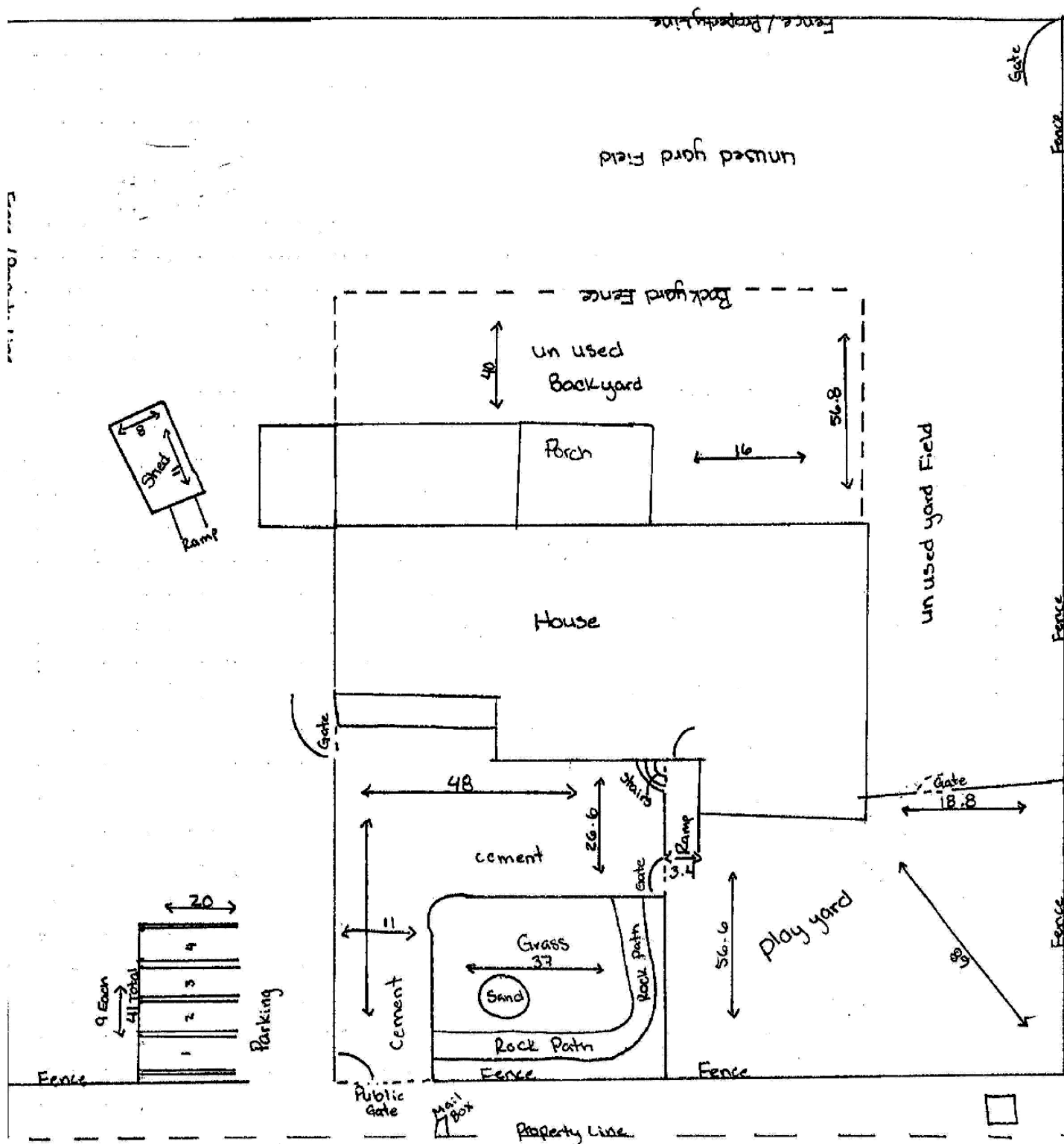
CASE: U 2017-0020
 OWNER: RICCA, Wanda
 APN: 018-440-47
 APLCT: Wanda Ricca
 AGENT:
 ADDRESS: 19201 Del Mar Drive, Fort Bragg

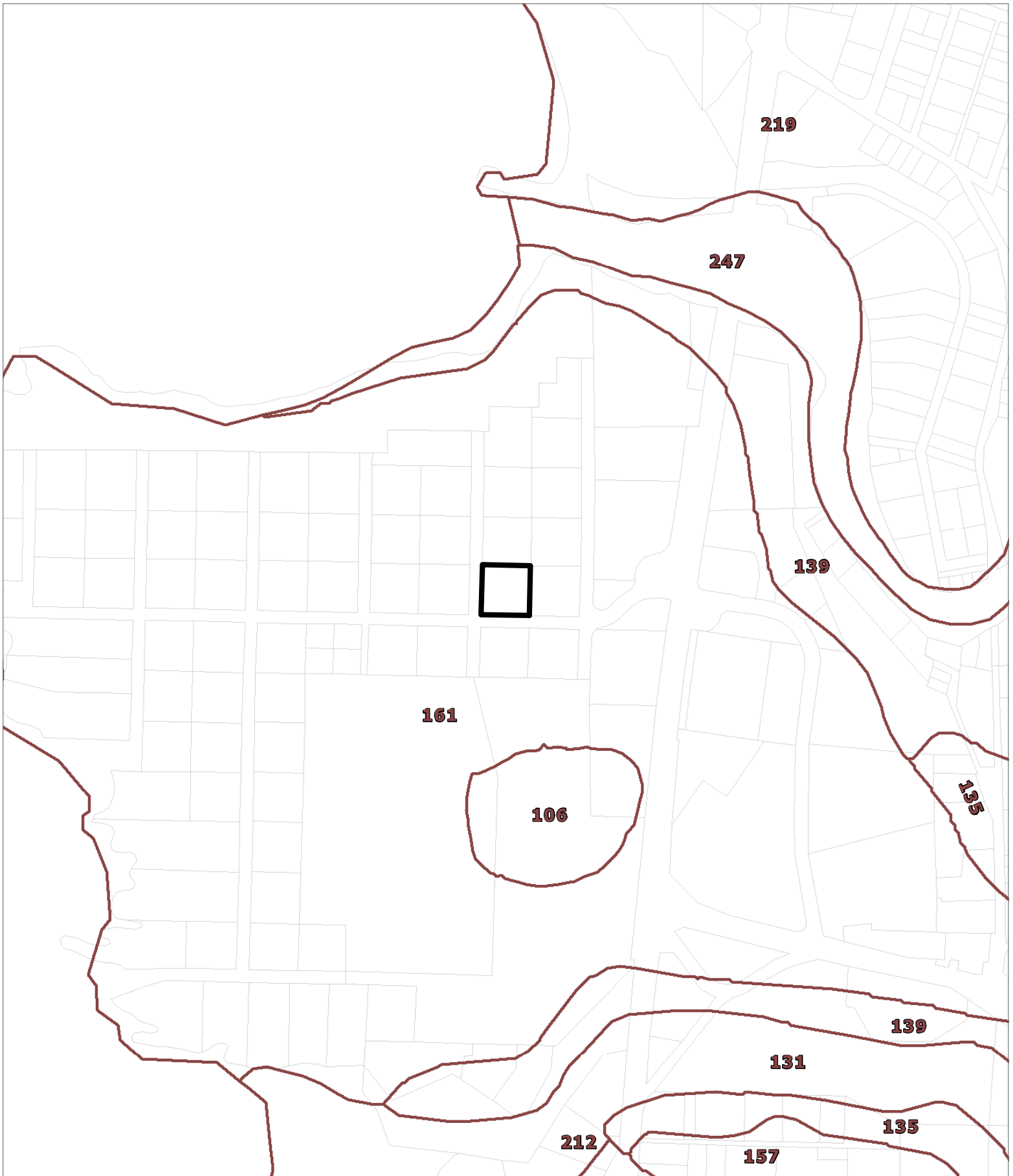
- Coastal Zone Boundary
- Highways
- Major Towns & Places
- Major Roads
- Major Rivers




LOCATION MAP

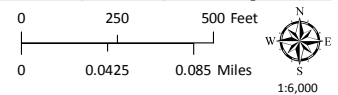
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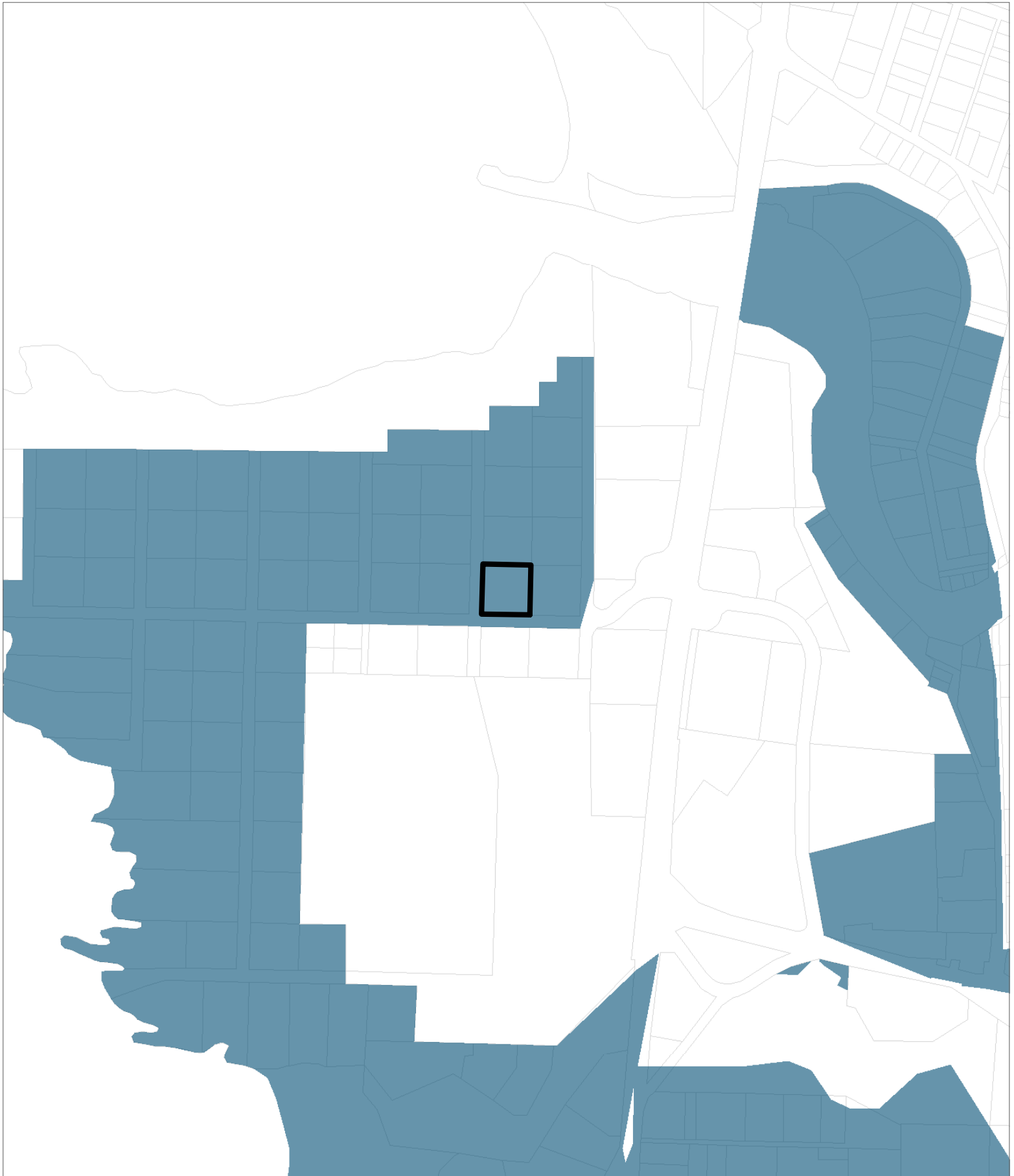
CASE: U 2017-0020
OWNER: RICCA, Wanda
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 Western Soil Classes



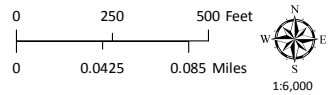
LOCAL SOILS

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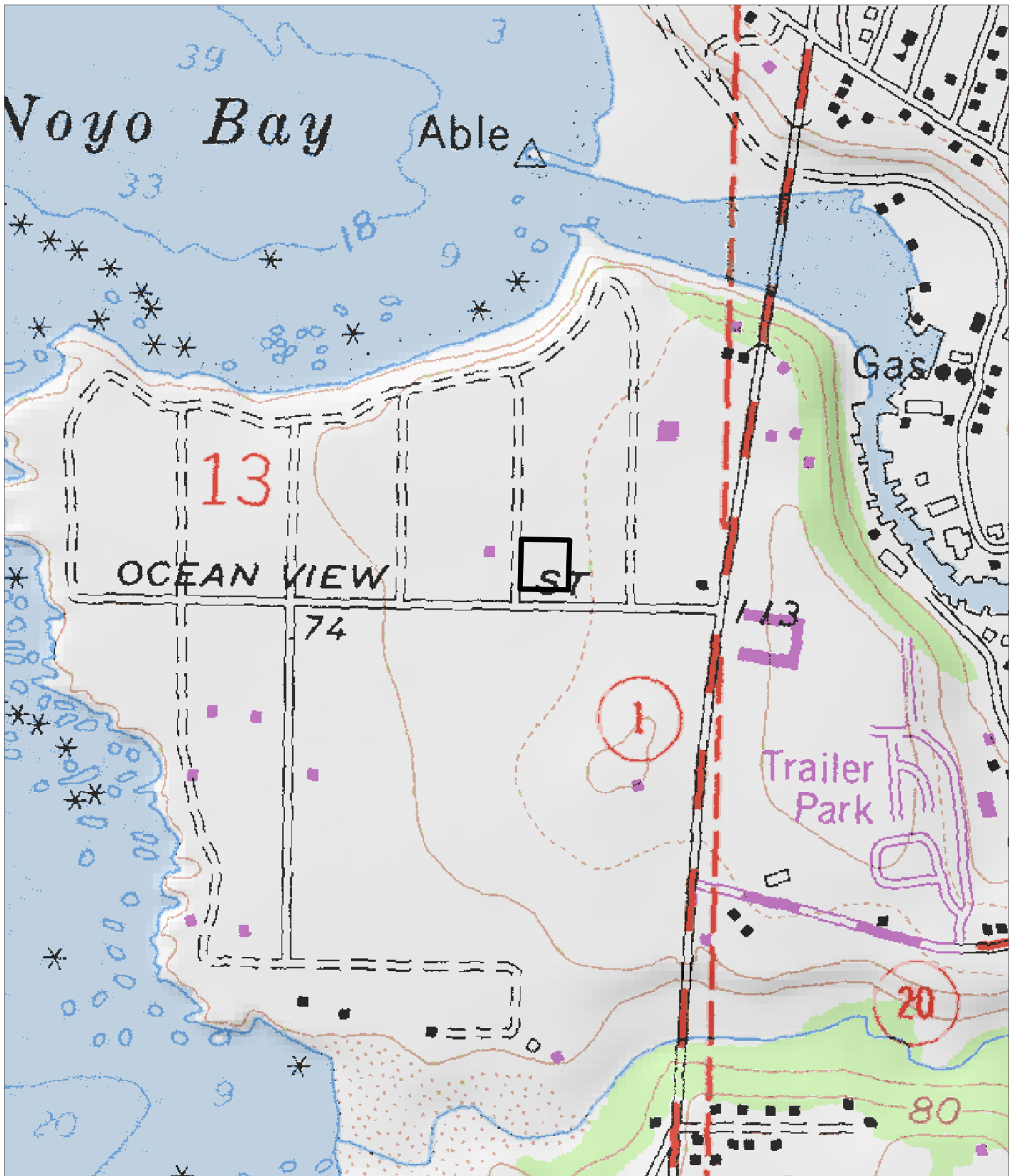
CASE: U 2017-0020
OWNER: RICCA, Wanda
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APLCT: Wanda Ricca
AGENT:
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 Fort Bragg Stormwater Areas

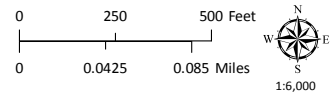


STORMWATER PERMITTING ZONES

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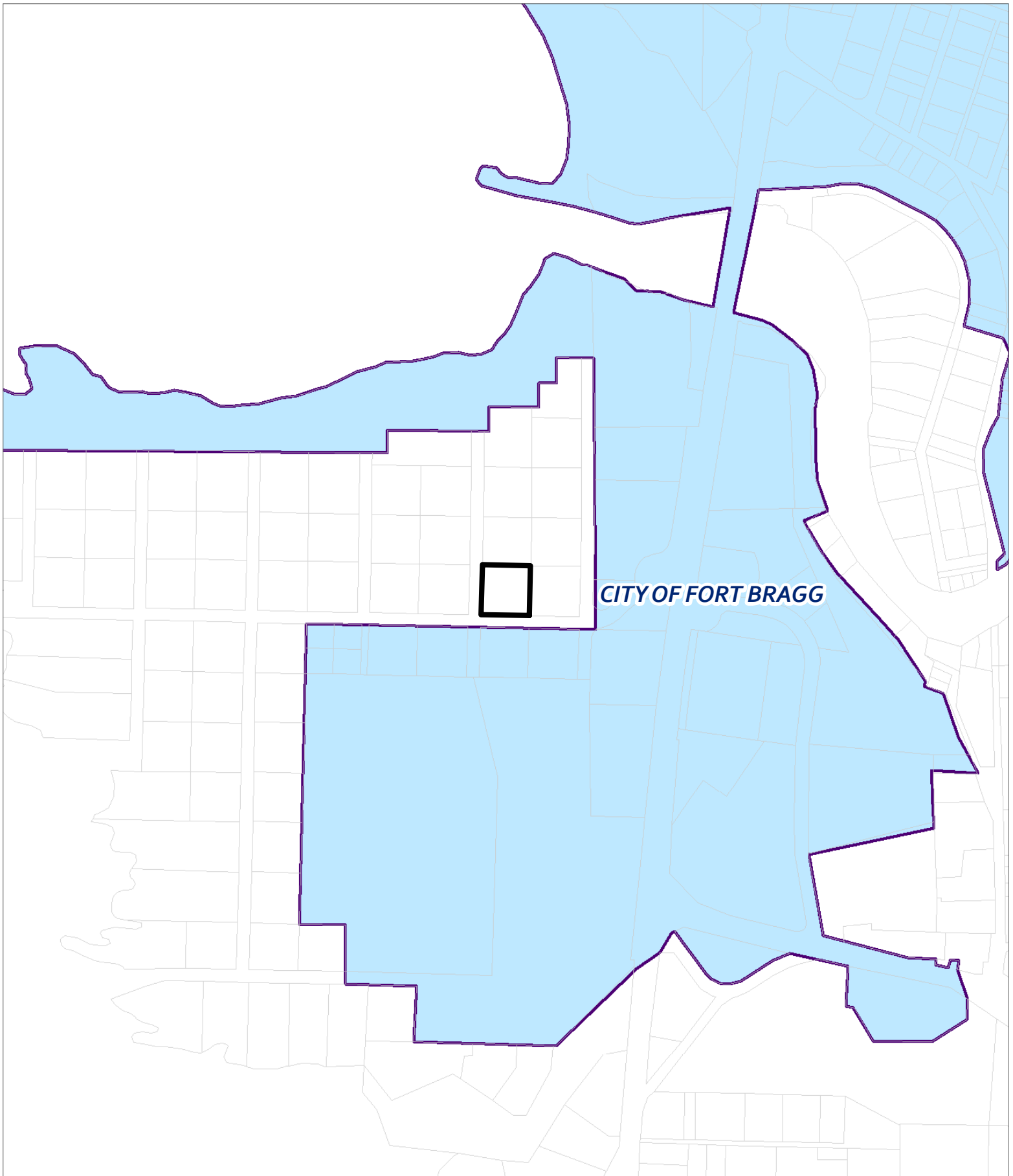


CASE: U 2017-0020
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


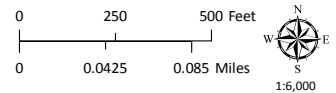
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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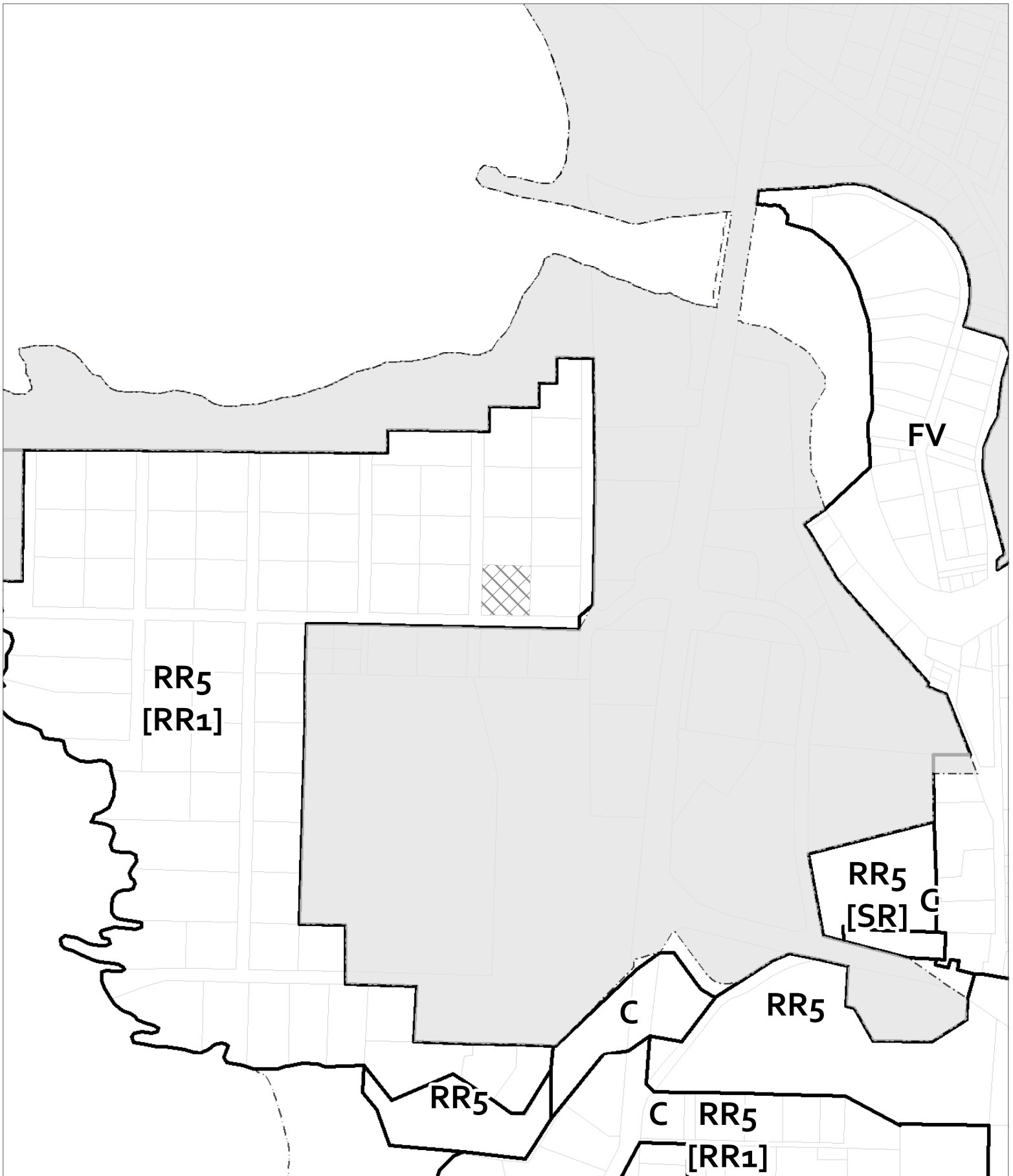
CASE: U 2017-0020
OWNER: RICCA, Wanda
APN: 018-440-47
APLCT: Wanda Ricca
AGENT:
ADDRESS: 19201 Del Mar Drive, Fort Bragg

 County Water Districts





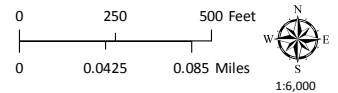
WATER DISTRICTS

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CASE: U 2017-0020
 OWNER: RICCA, Wanda
 APN: 018-440-47
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 Incorporated City Limits
 Zoning Districts



ZONING DISPLAY MAP

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