



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

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November 1, 2017

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

Sherwood Valley Band of Pomo Indians  
State Clearinghouse  
Caltrans  
Coastal Commission  
Redwood Valley Rancheria

Cloverdale Rancheria  
Westport MAC

**CASE#:** CDP\_2017-0035

**DATE FILED:** 6/29/2017

**OWNER:** SAVE THE REDWOODS LEAGUE

**REQUEST:** A Coastal Development Permit request to demolish and remove five existing structures. The structures are a 1,512 sq. ft. residence, a 550 sq. ft. shed, a 100 sq. ft. pump house, and two decks. Vegetation removal will be limited to a 620 sq. ft. area. Following the demolition phase, a re-vegetation and re-seeding plan will be implemented to restore the project area.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt. Class 1 (I) Demolition and removal of individual small structures and Class 33 (d)(1) Revegetation of disturbed areas with native plant species.

**LOCATION:** The site is 10± miles north of Westport, west of Hwy 1, located at 44000 N. Hwy 1, Westport (APN: 013-410-29).

**STAFF PLANNER:** Juliana Cherry

**RESPONSE DUE DATE:** November 15, 2017

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://www.mendocinocounty.org)

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to [pbs@mendocinocounty.org/pbs](mailto:pbs@mendocinocounty.org/pbs). 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 \_\_\_\_\_

REPORT FOR: STANDARD COASTAL DEVELOPMENT – DEMOLITION AND RESTORATION  
CASE #: CDP\_2017-0035

OWNER AND APPLICANT: SAVE THE REDWOODS LEAGUE

AGENT: STEPHANIE MARTIN, NCRM, INC.

REQUEST: A Coastal Development Permit request to demolish and remove five existing structures. The structures are a 1,512-square-foot residence, a 550-square-foot shed, a 100-square-foot pump-house, and two decks. Vegetation removal will be limited to a 620 square foot area. Following the demolition phase, a re-vegetation and re-seeding plan will be implemented to restore the project area.

LOCATION: The site is approximately 10 miles north of Westport, located west of Highway 1 at 44000 North Highway 1, Westport (APN: 013-410-29).

ACREAGE: 128.56

GENERAL PLAN: Range Lands160 acre minimum parcel size [RL160]

ZONING: Range Lands160 acre minimum parcel size [RL160] COASTAL ZONE: YES

EXISTING USES: Residential SUPERVISORIAL DISTRICT: 4

TOWNSHIP: 22N RANGE: 18W SECTION: 35 USGS QUAD#: 26

RELATED CASES ON SITE: N/A  
RELATED CASES IN VICINITY: Save the Redwoods League: CC 14-2006 (3 parcels); CE 36-2008 well; CE 22-2008 monitor wells (adjacent parcels to the north and west)  
989-878 grading (adjacent parcel to the east)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	FL 160	TP 160	51 acres	Vacant
EAST:	FL 160	TP 160	18 acres	Residential
SOUTH:	RL 160	RL 160	48 acres	Vacant
WEST:	RL 160	RL 160	64 acres	Vacant

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

☒Sherwood Valley Band of Pomo Indians

☐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

☒Redwood Valley Rancheria

☒Cloverdale Rancheria

☐CHP

☐MTA

☐County Addresser

☐LAFCO

☐Gualala MAC

☐Laytonville MAC

☒Westport MAC

☐Sierra Club

☐School District

☐Sewer District

☐Water District

☐Fire District

☐Community Svcs

☐City Planning

ADDITIONAL INFORMATION: The applicant proposes the following project activities:  
-The parking area would be used as the designated staging area once demolition commences.  
-A qualified biologist (DFW) has verified that the staging area is appropriate for the demolition phase and confirmed that native plant species will be used on the project site for the restoration phase.  
-California Natural Diversity Database indicates the potential habitat of the Obscure Bubble Bee is on the subject property.  
-Preliminary clearance from CalFire has been filed (CDF 395-17).  
-Applicant has stated they would complete archeological and hazardous material surveys, and possible air quality and environmental assessment, if necessary.

ASSESSOR’S PARCEL #: 013-410-29-00

PROJECT COORDINATOR: JULIANA CHERRY PREPARED BY: JULIANA CHERRY DATE: 8/10/2017

ENVIRONMENTAL DATA  
(To be completed by Planner)

		COUNTY WIDE
Yes	No	
NO		1. <b>Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____</b>
YES		2. <b>Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____</b> Freshwater Forested/Shrub Wetland
YES / NO		3. <b>Within/Adjacent to Agriculture Preserve / Timberland Production</b>
NO		4. <b>Within/Near Hazardous Waste Site</b>
YES		5. <b>Natural Diversity Data Base</b> Obscure Bumble Bee
NO		6. <b>Airport CLUP Planning Area – ALUC#_____</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. <b>Adjacent to State Forest/Park/Recreation Area.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. <b>Adjacent to Equestrian/Hiking Trail.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. <b>Hazard/Landslides Map</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. <b>Require Water Efficient Landscape Plan.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. <b>Biological Resources/Natural Area Map.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. <b>Fire Hazard Severity Classification:</b> <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# 395-17 High Fire Hazard
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. <b>Soil Type(s)/Pygmy Soils.</b> Irmulco-Tramway complex, Vandamme loam, Abalobadiah-Bruhel-Vizcaino and Dystropepts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. <b>Wild and Scenic River.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. <b>Specific Plan Area.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. <b>State Permitting Required/State Clearinghouse Review</b> Caltrans. Coastal Commission.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. <b>Oak Woodland Area</b>

		COASTAL ZONE
Yes	No	
NO		16. <b>Exclusion Map.</b>
Critical Bedrock NO		17. <b>Coastal Groundwater Study Zone.</b>
		18. <b>Highly Scenic Area/Special Communities.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. <b>Land Capabilities/Natural Hazards Map.</b> Timberland: High Productivity; Agricultural Land: Non Prime; Special Treatment Area: Timber Harvest Rules
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. <b>Habitats/ESHA/Resources Map.</b> Coastal Prairie Grassland; Hardwood Forest/Grassland; Redwood
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. <b>Appealable Area/Original Jurisdiction Map.</b> Appealable Jurisdiction west of public road and on bluff top.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. <b>Blayney-Dyett Map.</b> Map 6: Rockport
<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. <b>Ocean Front Parcel (Blufftop Geology).</b> Project is more than 300 feet away of the bluff edge.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. <b>Adjacent to beach/tidelands/submerged land/Public Trust Land.</b> Project is more than 300 feet away of the bluff edge.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. <b>Noyo Harbor/Albion Harbor.</b>

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-2017-0035
CDF No(s)	
Date Filed	6/29/17
Fee	\$ 1576.00
Receipt No.	PRS 016180
Received by	Vandy
Office Use Only	

## COASTAL ZONE APPLICATION FORM

### APPLICANT

Name Save the Redwoods League  
Mailing Address 111 Sutter Street, 11th Floor, ATTN: Anthony Castanos  
City San Francisco State CA Zip Code 94104 Phone (415) 362-2352

### PROPERTY OWNER

Name Save the Redwoods League  
Mailing Address 111 Sutter Street, 11th Floor, ATTN: Anthony Castanos  
City San Francisco State CA Zip Code 94104 Phone (415) 362-2352

### AGENT

Name Stephanie Martin, NCRM, Inc.  
Mailing Address P.O. Box 435  
City Calpella State CA Zip Code 95418 Phone (707) 485-7211 ext. 219

### PARCEL SIZE

128.56

☐ Square feet  
☒ Acres

### STREET ADDRESS OF PROJECT

44,000 N Hwy 1, Westport CA 95488


### ASSESSOR'S PARCEL NUMBER(S)

01341029

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

  
Signature of Applicant/Agent

06/29/2017  
Date

  
Signature of Owner

6/28/17  
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.

Demolition and complete removal of three structures and surrounding improvements including an existing septic tank. Vegetation removal will be limited to the project site, including the removal of surrounding landscaping. Following the demolition phase, a re-vegetation and re-seeding plan will be implemented to restore project area.

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"/> Single Family	3	1,520
<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:	N/A
Estimated employees per shift:	N/A
Estimated shifts per day:	N/A
Type of loading facilities proposed:	N/A

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

- I) Complete archeological and hazardous material surveys, and possible air quality and environmental assessments (if necessary).
- II) Removal of salvageable material from residence.
- III) Demolition of structure.
- IV) Restoration of project area and building footprints, including a re-vegetation and re-seeding plan.

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.  
 There are 3 existing structures:  
 Residence (1,512 sq. ft.)  
 Shed (550 sq. ft.)  
 Pump House (100 sq. ft.)

---

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.  
 All structures are to be completely removed from the site, including the removal of the existing septic tank.

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7. Project Height. Maximum height of structure Residence 12', Shed 20' feet.

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8. Lot area (within property lines): approx. 32,400 ☒ square feet ☐ acres

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9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>2,200</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Paved area	<u>0</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Landscaped area	<u>620</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Unimproved area	<u>N/A</u> square feet	<u>N/A</u> square feet	<u>N/A</u> square feet

GRAND TOTAL: 0 square feet  
 (Should equal gross area of parcel)

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10. Gross floor area: 2,200 square feet (including covered parking and accessory buildings).

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11. Parking will be provided as follows:

Number of Spaces	Existing <u>N/A</u>	Proposed <u>N/A</u>	Total <u>N/A</u>
Number of covered spaces	<u>N/A</u>		Size <u>N/A</u>
Number of uncovered spaces	<u>N/A</u>		Size <u>N/A</u>
Number of standard spaces	<u>N/A</u>		Size <u>N/A</u>
Number of handicapped spaces	<u>N/A</u>		Size <u>N/A</u>

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.

14. What will be the method of sewage disposal?

- ☐ Community sewage system, specify supplier \_\_\_\_\_  
☐ Septic Tank  
☒ Other, specify N/A

15. What will be the domestic water source?

- ☐ Community water system, specify supplier \_\_\_\_\_  
☐ Well  
☐ Spring  
☒ Other, specify Cistern under "Pump House" will remain in ground

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: 620 sq. ft of landscaping within the project area is to be removed.
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.

# Plot Plan Map

8/10/17

APN # 013-410-29  
Section 36  
22N 18W MDB&M

RECEIVED

SEP 27 2017

PLANNING & BUILDING SERV  
FORT BRAGG CA

To Hwy 1

===== permanent road

----- access road

structures

landscaping

staging area

project area

septic tank

deck



0 10 20 40 60 80 Feet

400 ft to property line

Pump House (to be removed)

Landscaping (to be removed)

Deck (to be removed)

Staging Area

Residence (to be removed)

Deck (to be removed)

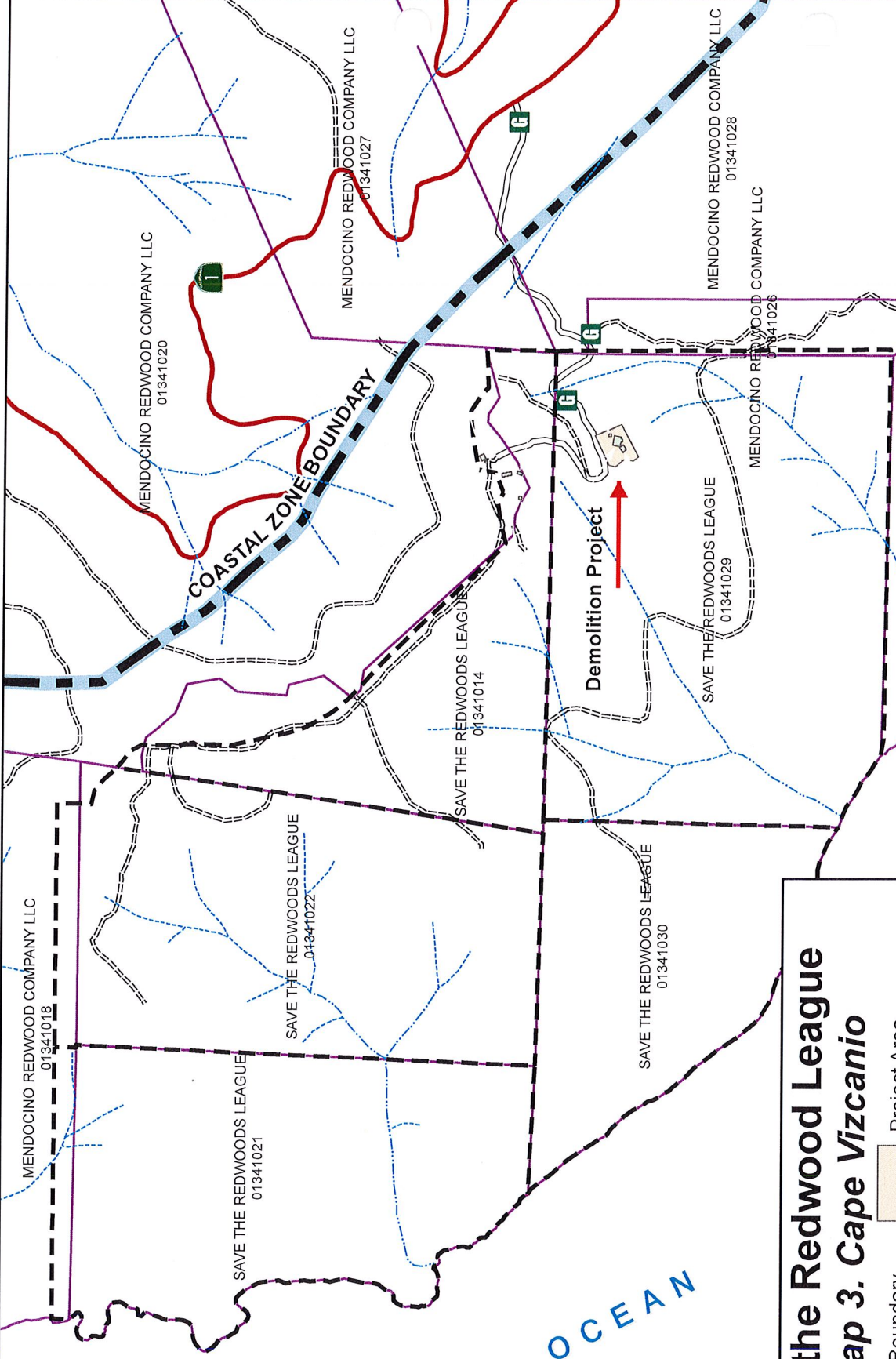
Shed (to be removed)

Septic Tank (to be removed)

\* All features are approximate size and location



PACIFIC OCEAN



# Save the Redwood League Map 3. Cape Vizcanio

- Assessor Boundary
- Coastal Zone Boundary
- Structures
- Project Area
- Parcels
- Gate



Exterior parcel boundaries were compiled by Mendocino Redwood Company, using data believed to be accurate; however, a degree of error is inherent in all maps. The map is intended as a graphical representation of field conditions. This map is based upon the best available data, and the actual location of features in the field may differ from the depiction on the map.

APN	ACREAGE
01341014	51.19
01341021	78.26
01341022	80
01341029	128.56
01341030	64.28

RECEIVED

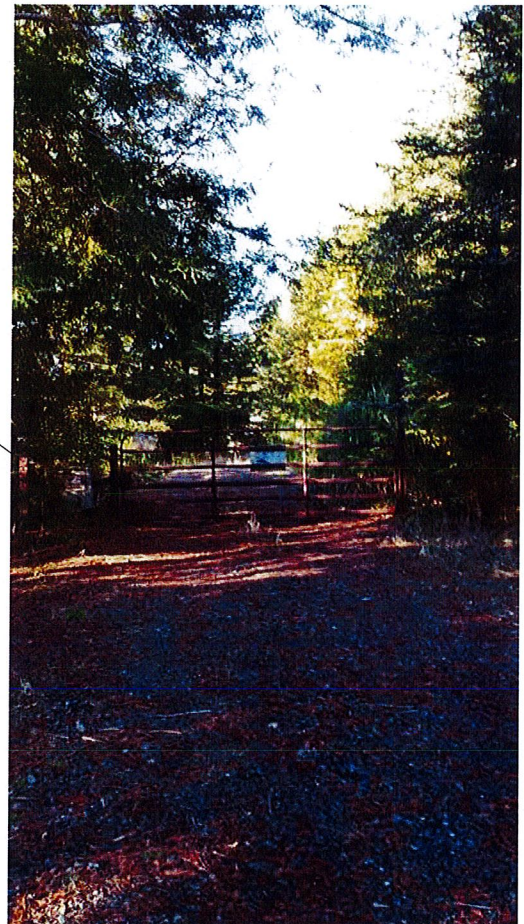
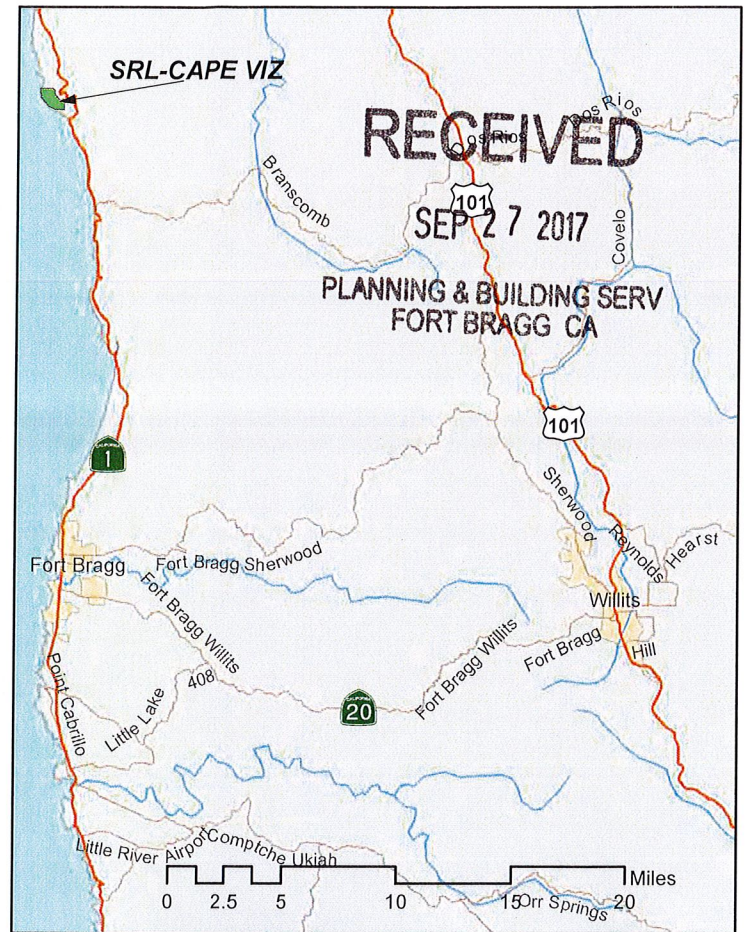
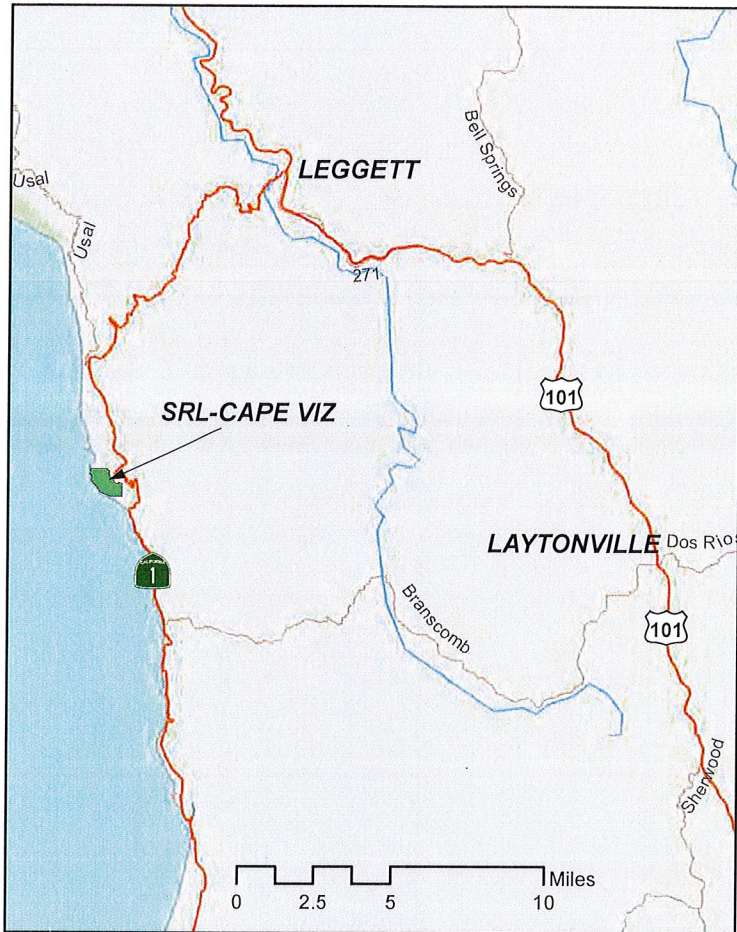
SEP 27 2017

PLANNING & BUILDING SERV  
FORT BRAGG CA



OLSON NOEL IVAR & JOAN B  
01341008









State of California – Natural Resources Agency  
**DEPARTMENT OF FISH AND WILDLIFE**  
Northern Region – Timberland Conservation Program  
601 Locust Street  
Redding, CA 96001  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

EDMUND G. BROWN JR., Governor  
CHARLTON H. BONHAM, Director



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SEP 27 2017

PLANNING & BUILDING SERV  
FORT BRAGG CA

March 7, 2016

**Mr. Mike Stephens**  
Mike Stephens Wildlife Consulting  
PO Box 751  
Fort Bragg, CA 95437

Re: **14-R1-CTP-04-MAMU** Consultation: post survey consultation, for Save the Redwood League's Cape Vizcaino property, Mendocino County

Dear Mr. Stephens,

This letter is in response to your request for a post-survey consultation, on behalf of the North Coast Resource Management (NCRM) and Save the Redwoods League, received on November 7, 2015. The marbled murrelet (*Brachyramphus marmoratus* - MAMU) is listed as State endangered pursuant to Fish and Game Code Section 2050 *et seq.*, Federally threatened pursuant to Section 1531, Title 16, United States Code *et seq.*, and is a sensitive species as defined by Title 14, California Code of Regulations (14 CCR) Section 895.1. This consultation is being conducted pursuant to 14 CCR 919.11, which requires consultation with DFW.

The Cape Vizcaino property contains numerous scattered locations of low quality<sup>1</sup> habitat which was surveyed 5 times in 2014 and 2015 (10 surveys total for the habitat area) with no MAMU detections. CDFW has determined these surveys were appropriately conducted<sup>2,3</sup> and concludes "probable absence" of MAMU for a period of 10 years under the present marbled murrelet population conditions. If Save the Redwoods League plans a project that may impact potential suitable habitat on the

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<sup>1</sup> Habitat quality assessment based on CDFW evaluation of the potential habitat on March 20, 2014. CDFW identified scattered potential suitable habitat; however, low abundance of platforms, proximity to the coast and coastal winds degraded potential suitability.

<sup>2</sup> Evans Mack, D., W. P. Ritchie, S. K. Nelson, E. Kuo-Harrison, P. Harrison, and T. E. Hamer. 2003. Methods for surveying Marbled Murrelets in forests: a revised protocol for land management and research. Pacific Seabird Group unpublished document available at <http://www.pacificseabirdgroup.org>.

<sup>3</sup> Marbled murrelet survey protocol guidelines to be used in conjunction with the Pacific Seabird Group Survey Protocol. 2003. California Department of Fish and Game. Unpublished document available at <http://www.pacificseabirdgroup.org/mamuforms/CA.pdf>.

Adam Hutchins  
Post-survey Consultation 14-R1-CTP-04-MAMU for Marbled Murrelet  
March 7, 2016  
Page 2

Cape Vizcaino property after the start of the 2025 breeding season, Save the Redwoods League shall seek re-consultation with CDFW.

In the event habitat conditions are significantly altered in known occupied habitats of Mendocino, Sonoma or Humboldt counties (Recovery Zone 5), or if major advances in detection or survey protocols occur, then CDFW may seek re-consultation with Save the Redwoods League. CDFW concurs with the survey results, including "no detection" of marbled murrelets under consultation **14-R1-CTP-04-MAMU**. In responding to 14 CCR 919.11, CDFW determines the proposed activities will not likely result in "take" or adversely affect the marbled murrelet for the next 10 years during roadwork, recreational use, and/or restoration forestry activities within or adjacent to the Cape Vizcaino property.

Please direct questions or comments regarding this memorandum to Mr. Adam Hutchins (707) 964-1980, email [adam.hutchins@wildlife.ca.gov](mailto:adam.hutchins@wildlife.ca.gov).

Sincerely,



Adam Hutchins, Environmental Scientist  
Northern Region, California Department of Fish and Wildlife

ec: Mike Stephens Wildlife Consulting  
Mike Stephens  
[strix@mcn.org](mailto:strix@mcn.org)

North Coast Resource Management  
Todd McMahon  
[toddmcmahon@nrdm.com](mailto:toddmcmahon@nrdm.com)

Department of Fish and Wildlife  
Joe Croteau, Jon Hendrix, Adam Hutchins, Sharon Birkes, Danielle Castle,  
Virginia O'Rourke, and Angela Liebenberg  
[joe.croteau@wildlife.ca.gov](mailto:joe.croteau@wildlife.ca.gov), [daniellecastle@wildlife.ca.gov](mailto:daniellecastle@wildlife.ca.gov),  
[jon.hendrix@wildlife.ca.gov](mailto:jon.hendrix@wildlife.ca.gov), [adam.hutchins@wildlife.ca.gov](mailto:adam.hutchins@wildlife.ca.gov),  
[sharon.birkes@wildlife.ca.gov](mailto:sharon.birkes@wildlife.ca.gov), [virginia.o'rourke@wildlife.ca.gov](mailto:virginia.o'rourke@wildlife.ca.gov),  
[angela.liebenberg@wildlife.ca.gov](mailto:angela.liebenberg@wildlife.ca.gov)

# WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: CapViz Building Demo City/County: Mendocino Sampling Date: 9-13-17  
 Applicant/Owner: SAL State: CA Sampling Point: DPI  
 Investigator(s): Estelle P. Clifton Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): none Slope (%): 2  
 Subregion (LRR): \_\_\_\_\_ Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: \_\_\_\_\_ NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation no, Soil yes, or Hydrology yes significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Are Vegetation n, Soil n, or Hydrology n naturally problematic? (If needed, explain any answers in Remarks.)

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes _____ No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes _____ No <input checked="" type="checkbox"/>	
Remarks: <u>The seep is near an old well house that drains towards a road, the road fill has spring water seeping out, Soil showed past grading</u>		

## VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
= Total Cover				<b>Hydrophytic Vegetation Indicators:</b> ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 <sup>1</sup> ___ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) ___ 5 - Wetland Non-Vascular Plants <sup>1</sup> ___ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Sapling/Shrub Stratum (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
= Total Cover				
Herb Stratum (Plot size: _____)				
1. <u>Cyperus eragrostis</u>	<u>90</u>	<u>y</u>	<u>FACW</u>	
2. <u>Holcus lanatus</u>	<u>30</u>	<u>n</u>	<u>FAC</u>	
3. <u>Fragaria vesca</u>	<u>10</u>	<u>n</u>	<u>FACU</u>	
4. <u>Rumex acetosella</u>	<u>10</u>	<u>n</u>	<u>FACU</u>	
5. <u>Anthoxanthum odoratum</u>	<u>1</u>	<u>n</u>	<u>FACU</u>	
6. <u>Juncus sp.</u>	<u>20</u>	<u>n</u>	<u>FACW</u>	
7. <u>Stachys adnigrifolia</u>	<u>2</u>	<u>n</u>	<u>OBL</u>	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
= Total Cover				
Woody Vine Stratum (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
= Total Cover				
% Bare Ground in Herb Stratum _____				
<div style="text-align: center;"> <b>RECEIVED</b>  <b>SEP 27 2017</b>  <b>PLANNING &amp; BUILDING SERV</b>  <b>FORT BRAGG CA</b> </div>				
Remarks:				

## SOIL

Sampling Point: DP 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-2"	10YR 3/3	100					sandy clay	
2-8"	10YR 4/4	10	5YR 4/6	5	C			
			10YR 4/4	1	D			
8-16"	10YR 4/2	94	5YR 4/6	5	C			
			10YR 4/4	1	D			

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**

Type: \_\_\_\_\_

Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes \_\_\_\_\_ No ☒

Remarks: *Not all coloration included as redox features. Some coloration determined to be post site disturbance - none-native soil materials.*

## HYDROLOGY

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

**Field Observations:**

Surface Water Present?	Yes _____ No _____	Depth (inches): _____
Water Table Present?	Yes _____ No _____	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____ No _____	Depth (inches): _____

Wetland Hydrology Present? Yes \_\_\_\_\_ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:





## DEPARTMENT OF FORESTRY AND FIRE PROTECTION

17501 N. Hwy 101  
Willits, CA 95490  
(707) 459-7414  
Website: [www.fire.ca.gov](http://www.fire.ca.gov)



September 5, 2017

Save the Redwoods League  
114 Sansome Street, Suite 1200  
San Francisco, CA 94104

Re: CDF#: 395-17

Save the Redwoods League,

CAL FIRE has reviewed your State Fire Safe Regulation Application received on September 1, 2017. The demolition of the structures listed is not required to meet State Fire Safe Regulations (PRC 4290) due to no building construction is taking place.

If you have any questions please contact me at 707-459-7425.

Sincerely,

Patricia Austin, Fire Prevention Specialist  
CAL FIRE Prevention Bureau

RECEIVED

SEP 27 2017

PLANNING & BUILDING SERV  
FORT BRAGG CA

RECEIVED  
By: NCRM, INC.

SEP 07 REC'D

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## DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Mendocino Unit  
 17501 North Highway 101  
 Willits, CA 95490  
 (707) 459-7414  
 Website: [www.fire.ca.gov](http://www.fire.ca.gov)

RECEIVED

SEP 01 2017

MENDOCINO UNIT

CAL FIRE File #	395-17
To be completed by CAL FIRE	

-OFFICE USE ONLY-

**STATE FIRE SAFE REGULATIONS APPLICATIONS FORM**

Please complete the following and submit to the California Department of Forestry and Fire Protection (CAL FIRE). **See the attached Homeowner's Summary of Fire Prevention and Loss Reductions Laws to ensure your plans will meet the requirements.** *If not, you will be required to propose and submit an exemption (Detailed in Item #19) for the Department's review. Failure to submit a proposed exemption when required will result in delays. CAL FIRE will strive to work with landowners who require an exemption, however, submitting an exemption in itself, does not guarantee it will be accepted by CAL FIRE.*

1. Name, Mailing Address and Phone Number of Property Owner:

Save the Redwoods League

114 Sansome St. Suite 1200, San Francisco, CA 94104

Phone: (415) 362-2352

2. Name, Mailing Address and Phone Number of Agent representing the Property Owner:

Alex Herr, NCRM, Inc.

P.O. Box 435 Calpella, CA 95418

Phone: (707) 485-7211 ext. 221

***Mail correspondence to:***

☐ Owner    OR    ☒ Agent    OR    ☐ Pick-up at Howard Forest

3. Address/Location of proposed building site:

44,000 N Hwy 1, Westport CA 95488

APN: 01341029

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## DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Mendocino Unit  
17501 North Highway 101  
Willits, CA 95490  
(707) 459-7414  
Website: [www.fire.ca.gov](http://www.fire.ca.gov)



**FIRE SAFETY REGULATIONS APPLICATION PACKAGE**  
**INSTRUCTIONS FOR COMPLETION**

To ensure that the California Department of Forestry and Fire Protection (CAL FIRE) can adequately identify which regulations apply to your project and/or respond to your inquiry we ask that you do the following;

- 1) Print neatly IN PEN or type application. Fill in ALL application information.
- 2) Be as thorough as possible within the space provided.
- 3) **Answer all questions-Failure to do so may result in your application being returned.**
- 4) Use the example in helping prepare your site plan on the provided 8-1/2 x 11" graph paper.
- 5) For residential dwellings, garages, and accessory buildings, do not supply architectural drawings, unless the size of the project requires it.
- 6) Subdivisions and parcel splits should include tentative parcel maps.
- 7) Show all existing and proposed roads, driveways, bridges, gates, setbacks, property lines and water systems and indicate distances between all buildings and property lines. Show widths, lengths, and steepness (in % grade) of proposed roads and driveways.
- 8) Make sure you have signed the application and mail or deliver to the address on the front page. Office hours are 8:00 A.M. to 5:00 P.M., Monday through Friday.
- 9) Your application will be held at the Howard Forest CAL FIRE Headquarters Office for pickup or mailed to: (1) The applicant/owner, or (2) Your agent, **PLEASE INDICATE WHICH YOU WOULD PREFER.** *Because of CAL FIRE's response to emergency incidents and other routine responsibilities, please allow up to two weeks for processing your application.*
- 10) *Please make a copy of the completed application (with the attached "Conditions of Approval") for your files before submitting to Mendocino County Planning & Building Services. Contact the CAL FIRE Headquarters Office to Request a Final Inspection when you have **COMPLETED** the criteria outlined in your Conditions of Approval.*

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*Is it accessible, gate, locked? If so, gate combination or instructions to access:*

2 Gates, both Combo 1415

**4. Type of Project – CHECK ONE**

☐ Subdivision

Current acreage before split: \_\_\_\_\_

Number of new parcels to be created: \_\_\_\_\_

Acreage of newly created parcels: \_\_\_\_\_

☐ Use Permit

Describe your project, include dates, times, number of people, roads used or required, etc.

Demolition and removal of three structures, including 1 residence, 1 shed/storage building / 1 pump house. Once permits are issued project will occur in 2018. There is a rocky access road off Hwy 1 through MRC property to access project area.

Following demolition site will be mulched and revegetated to restore project area. No new buildings will replace current structures.

☒ Building Permit

☐ New building, ☐ Remodel, ☐ Class K, ☐ Replacement, ☒ Other

\_\_\_\_\_ Size in square feet of Single Family dwelling, if applicable.

\_\_\_\_\_ Size in square feet of attached garage, if applicable.

\_\_\_\_\_ Size in square feet of proposed detached garage, if applicable.

\_\_\_\_\_ Size in square feet of proposed accessory building(s), if applicable.

\_\_\_\_\_ Size in square feet of other proposed structure, if applicable.

\_\_\_\_\_ **TOTAL SQUARE FOOTAGE**

Briefly describe the type of structure you will be building:

No new construction, buildings are to be removed.

5. ☒ Yes ☐ No -- Is project location map attached showing access to the site?

6. ☒ Yes ☐ No -- Was the subject parcel created PRIOR to January 1, 1992?

**If NO please answer a & b below:**

a. ☐ Yes ☐ No -- Is the structure within ½-mile driving distance of a working fire hydrant?

b. ☐ Yes ☐ No -- Is the structure within a 5-mile driving distance of a year round fire station?

**Set Back Standard-** If YES to # 7 and NO to # 8, an exemption will be required.

7. ☒ Yes ☐ No -- Is the subject parcel 1 acre or larger?

N/A 8. ☐ Yes ☐ No -- Will the proposed structure(s) be 30 ft. or more from ALL property lines? N/A

**Road and Driveway Standards -Roads or driveways deviating from the Standards will require an exemption.**

9. ☐ Yes ☒ No -- Will your project require construction of a new road?

If so, how long in feet or miles? \_\_\_\_\_

If so, what is the maximum grade(%)? \_\_\_\_\_

10. ☐ Yes ☒ No -- Will your project require the extension of an existing road?

If so, how long in feet or miles? \_\_\_\_\_

If so, what is the maximum grade(%)? \_\_\_\_\_

11. ☐ Yes ☒ No -- Will your project require construction of a new driveway?

If so, how long in feet or miles? \_\_\_\_\_

If so, what is the maximum grade(%)? \_\_\_\_\_

12. ☐ Yes ☒ No -- Will your project require the extension of an existing driveway?

If so, how long in feet or miles? \_\_\_\_\_

If so, what is the maximum grade(%)? \_\_\_\_\_

13. If NO to 9-12 above, Describe the existing road/driveway:

Existing road is rocky road from highway. Road Grade on the MRC access road do not exceed 15%. Road slopes within the project area do not exceed 10%. There is a large pull out / turn around next to project area that is flat.

14. Describe the turnout locations, their spacing, and the turnaround or hammerhead "T" related to your project and the standards ensure it meets the required standard or an exemption will be needed.

Large staging area and turn around located at project area site. There is also a access road the goes around the perimeter of project area. All road grades in area are at or below 10%. See attached "Plot Plan" map.

15. ☐ Yes ☒ No -- Are there existing bridges en route to the proposed project located on your property?

16. ☐ Yes ☒ No -- Will this project require any bridges to be constructed/installed?

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**Timber and Land Conversion Activities— FOR TIMBER RELATED QUESTIONS, PLEASE CALL 707-459-7440.**

17. ☐ Yes ☒ No -- Will trees be cut and timber products sold, bartered, traded or exchanged?

If YES, may require a harvest permit from CAL FIRE Resource Management.

18. ☐ Yes ☒ No -- Will timberland be converted to non-timber growing use?

If YES, may require a harvest permit from CAL FIRE Resource Management.

**Exemption Request**

19. ☐ Yes ☒ No -- Are you requesting any exemptions to the Fire Safe Regulations?

*If YES, attach a separate page identifying the applicable section of State Law pertinent to your request, material facts supporting the request, the details of the exemption or mitigation measures proposed, and a map showing the proposed location of the exemption or mitigation measure.*

*An exemption may be granted only if it is "necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions such as recorded historical sites" and if it "provides the same overall practical effect as these [fire safe] regulations towards providing defensible space." (Cal. Code Regs., tit. 14, §§ 1270.07, 1271.00.) An exemption may not allow avoidance of the standards. An exemption is an "alternative...that provides mitigation of the problem."*

I hereby agree to maintain the property in compliance with the Fire Safe Requirements established in the Public Resources Code Section 4290.

**SIGNATURE OF PROPERTY OWNER OR AGENT**



Alex Herr, NCRM, Inc.

Print Name

# HOMEOWNER'S SUMMARY OF FIRE PREVENTION AND LOSS REDUCTION LAWS

## CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CAL FIRE)



References to "department" means CAL FIRE  
"director" means the Director of CAL FIRE

### Summary of Fire Safe Regulations

Title 14 Code of California Regulations: Division 1.5, Chapter 7, Subchapter 2, Articles 1-5

These regulations have been prepared and adopted for the purpose of establishing minimum wildfire protection standards in conjunction with building, construction and development in SRA. These regulations shall become effective September 1, 1991. The future design and construction of structures, subdivisions and developments in State Responsibility Area (SRA) shall provide for basic emergency access and perimeter wildfire protection measures as specified in the following articles. These measures shall provide for emergency access; signing and building numbering; private water supply reserves for emergency fire use; and vegetation modification. *The intent statements that follow are a summary and are provided for information only. Specific requirements should be obtained from the local planning and building departments.*

#### Article 2. Emergency Access Standards

Road and street networks, whether public or private, unless exempted under section 1270.02(e), shall provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with sections 1273.00 through 1273.11.

#### Article 3. Signing and Addressing Standards

To facilitate locating a fire and to avoid delays in response, all newly constructed or approved roads, street, and buildings shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. This section shall not restrict the size of letters or numbers appearing on street signs for other purposes.

#### Article 4. Emergency Water Supply Standards

Emergency water for wildfire protection shall be available and accessible in quantities and locations specified in the statute and these

regulations, in order to attack a wildfire or defend property from a wildfire. Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or manmade containment structure, as long as the specified quantity is immediately available.

#### Article 5. Fuel Modification and Defensible Space Standards

To reduce the intensity of a wildfire by reducing the volume and density of flammable vegetation, the strategic siting of fuel modification and greenbelts shall provide

1. increased safety for emergency fire equipment and evacuating civilians; and
2. a point of attack or defense from a wildfire.

\*\*\*\*\*

These regulations apply to new construction and development in State Responsibility Area (SRA) in California. These regulations are not retroactive to existing structures and facilities, unless a new use or occupancy is applied for. CDR offices and fire stations, as well as, County Planning and Building Departments can assist in modifying specific SRA boundaries. The following is a summary only for the purpose of information. Reference to the specific adopted language should be made before construction or development plans are prepared.

#### Application of Standards (Article 1)

The following activities trigger or initiate the application of specific standards within the regulations.

Creation of NEW PARCELS (except for lot line adjustments)

- o Road Standards (Article 2)
- o Gate Standards (Article 2)
- o Emergency Water Standards (Article 4)
- o Fuel Modification and Defensible Space Standards (Article 5)

#### Building Permit for New Construction

- o Road Standards (Article 2)
- o Gate Standards (Article 2)
- o Driveway Standards (Article 2)
- o Address Signs (Article 3)
- o Fuel Modification and Defensible Space Standards (Article 5)

#### Application for a Use Permit

All or part of these regulations may apply depending upon the specific use being permitted.

#### Siting of Mobile Homes and Manufactured Homes

- o Road Standards (Article 2)
- o Gate Standards (Article 2)
- o Driveway Standards (Article 2)

- o Address Signs (Article 3)
- o Fuel Modification and Defensible Space Standards (Article 5)

#### Road Construction (except for existing roads)

Roads for agricultural or mining use on one ownership, roads used solely for managing or harvesting wood products, or roads required as a condition of a parcel map approved prior to the effective date of these regulations are exempted.

- o Road Standards (Article 2)
- o Gate Standards (Article 2)
- o Signing and Addressing Standard (Article 3)
- o Fuel Modification & Defensible Space Standards (Article 5)

#### Inspection Authority (Article 1)

The inspection authority may be either the CAL FIRE or the local jurisdiction.

#### Requests for Exceptions (Article 1)

Requests for exception from a specified requirement shall be submitted by the applicant in writing to the inspection authority, listing the applicable code section, stating the material facts supporting the exception request, listing the proposed mitigation measure and providing a map of the requested change.

#### Appeals (Article 1)

Any applicant may appeal the denial of an exception to the local jurisdiction who shall provide written findings to the local CAL FIRE office if the appeal is granted.

#### Maintenance Requirements (Article 1)

The maintenance of all requirements shall be secured as a condition of the approved permit or map.

#### Road Standards (Article 2)

- o Two nine foot traffic lanes (18 foot wide road surface)
- o A minimum 40,000 pound load capacity (California Vehicle Code)
- o A maximum grade of 16%
- o A minimum curve radius of 50 feet

#### Dead-end roads shall not exceed the following lengths:

- o 800 feet for parcels zoned for less than 1 acre
- o 1,320 feet for parcels zoned for 1 acre to 499 acres
- o 2,640 feet for parcels zoned 5 to 19.99 acres
- o 5,280 feet for parcels zoned for 20 acres or larger

#### Gate Standard (Article 2)

Gate openings shall be at least 2 feet wider than the road surface and shall be located at least 30 feet from the intersecting roadway.





PACIFIC OCEAN

# Save the Redwood League

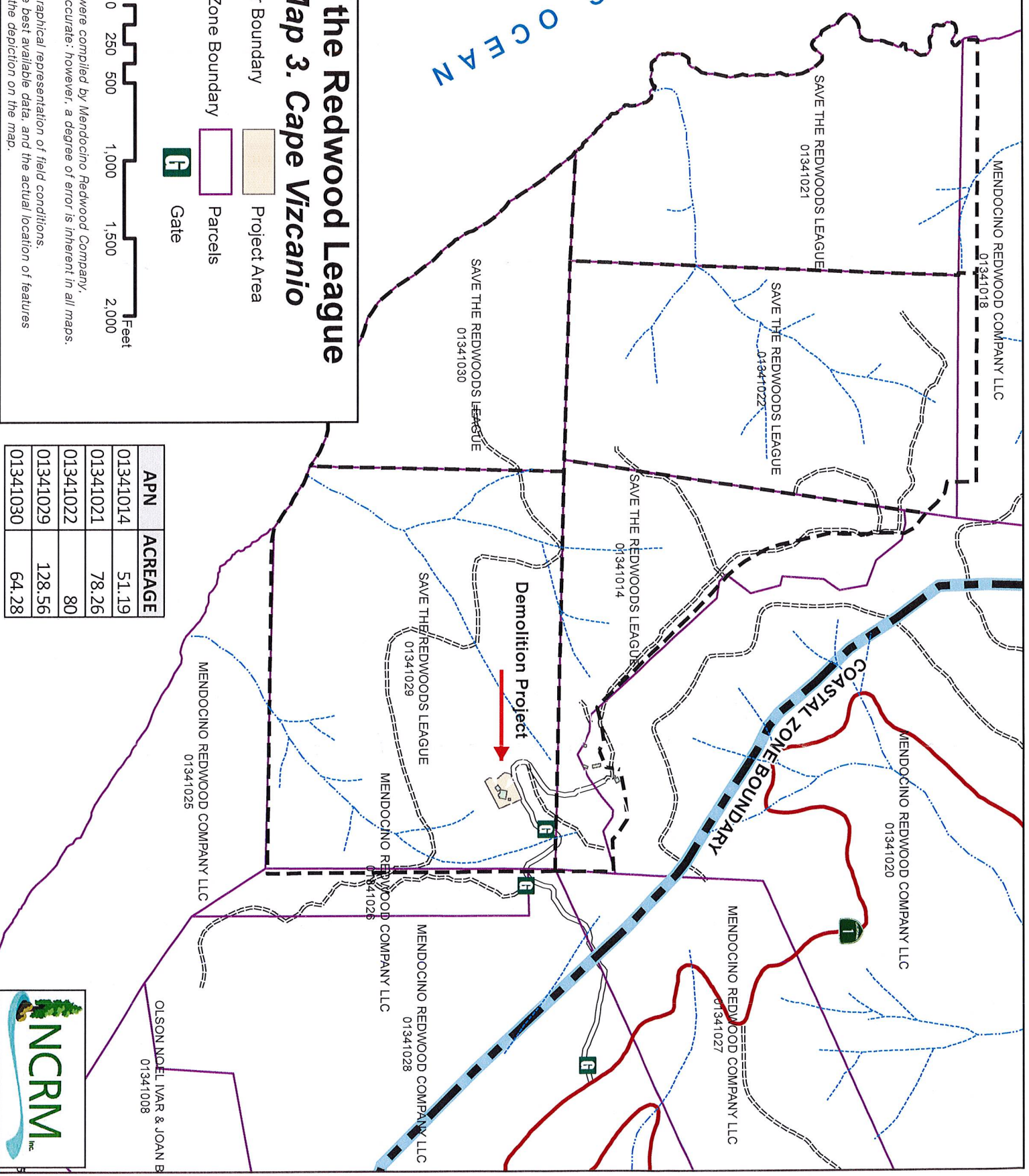
## Map 3. Cape Vizcaino

- Assessor Boundary
- Coastal Zone Boundary
- Structures
- Project Area
- Parcels
- Gate



Exterior parcel boundaries were compiled by Mendocino Redwood Company, using data believed to be accurate; however, a degree of error is inherent in all maps. This map is intended as a graphical representation of field conditions. The map is based upon the best available data, and the actual location of features in the field may differ from the depiction on the map.

APN	ACREAGE
01341014	51.19
01341021	78.26
01341022	80
01341029	128.56
01341030	64.28



# Plot Plan Map

8/10/17

APN # 013-410-29  
Section 36  
22N 18W MDB&M

===== permanent road

----- access road

structures

landscaping

staging area

project area

septic tank

deck

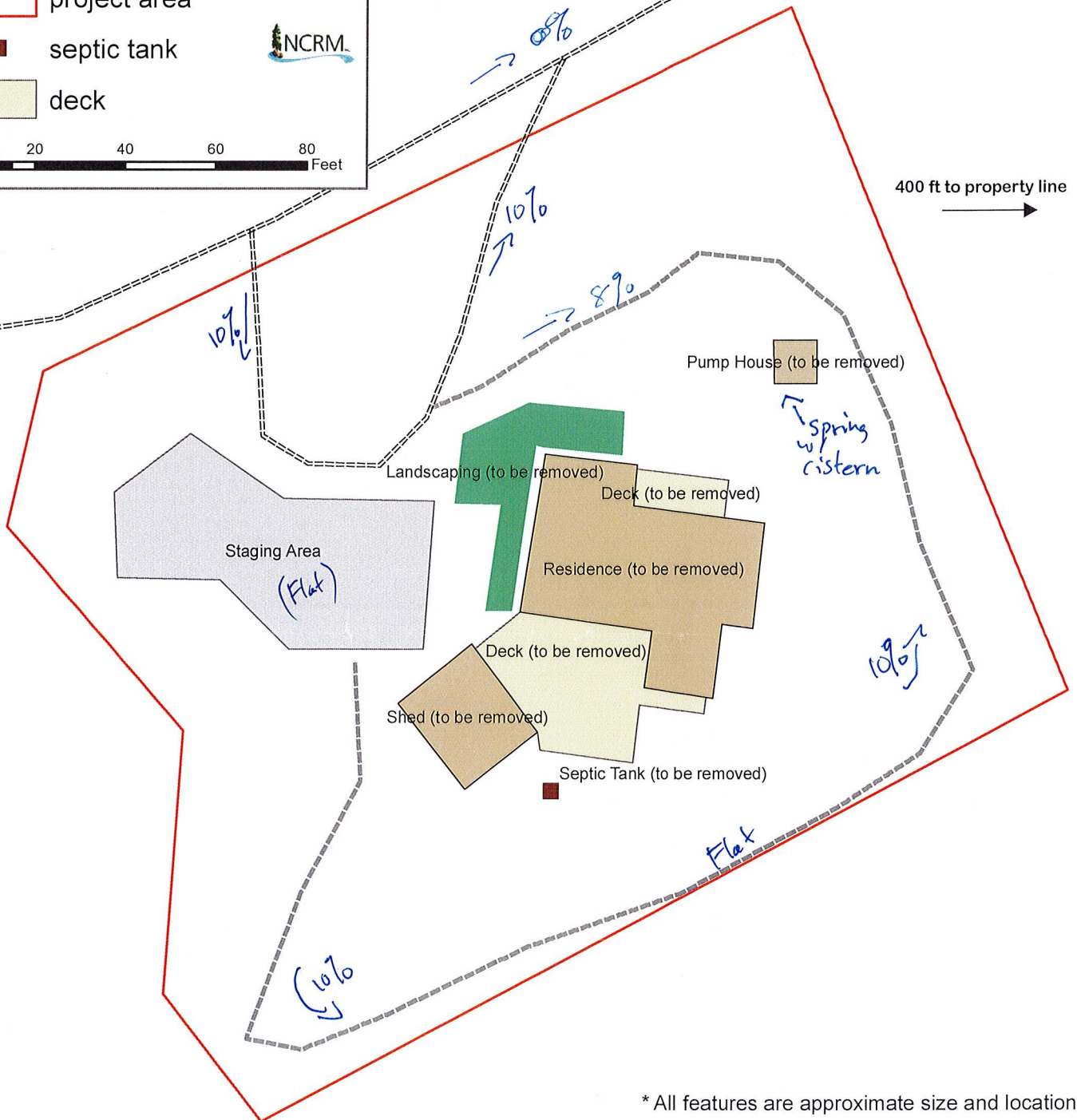


0 10 20 40 60 80 Feet



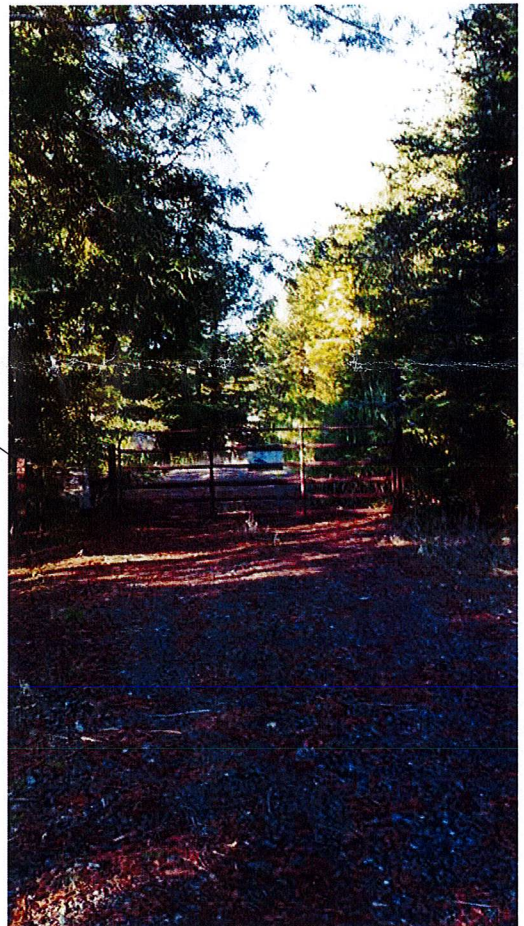
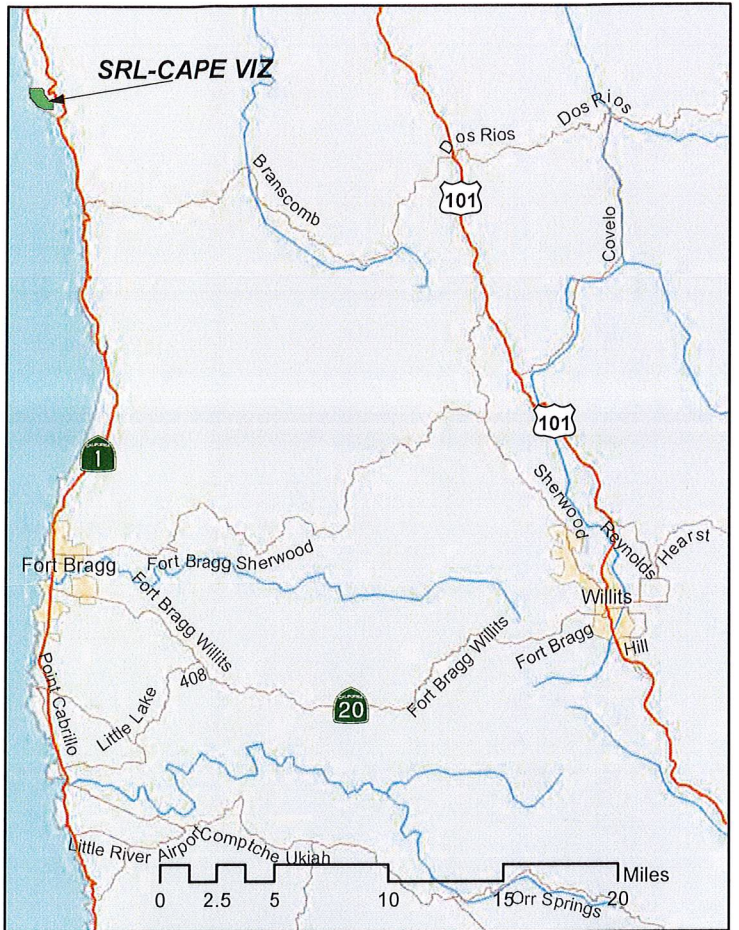
To Hwy 1

400 ft to property line



\* All features are approximate size and location







#### Driveway Standards (Article 2)

- o Minimum 10 feet wide
- o A minimum of 15 feet vertical clearance
- o A maximum grade of 16%
- o A minimum inside curve radius of 50 feet
- o Turnarounds are required at building sites for driveways longer than 300 feet.
- o Turnarounds shall be a minimum of 40 foot radius or a hammerhead/ 60 feet long
- o Turnouts shall be constructed every 400 feet.
- o Turnouts shall be a minimum 10 feet wide and 30 feet long with a 25 foot taper at each end

#### Address Signs (Article 3)

Roads shall be named or sequentially numbered (non-duplicating in a county) with approved signs posted at each intersection:

- o A minimum 3 inch letter height, 3/8 inch stroke
- o ReflectORIZED and contrasting with the background color
- o Visible for 100 feet from both directions of travel

Addresses shall be posted at driveway entrances and shall be visible from both directions of travel. Addresses shall be sequentially numbered.

Multiple addresses shall be on a single post.

#### Emergency Water Supply Standards (Article 4)

Water storage and supply systems shall be approved by the inspection authority and shall meet or exceed either:

PUC Revised General Order #103, Section VII and other applicable fire flow sections, or NFPA 1231, or ISO Rural Class 8 Standard.

#### Fire Hydrants shall:

- o Be at least 18 inches above grade
- o Be a minimum of 8- feet from flammable vegetation
- o Be installed between 4 and 12- feet from the roadway
- o Be located between 50-feet and 1/2 mile from the building it serves
- o Have a 2-1/2 or 4-1/2 inch N.H. male fitting
- o Be suitable crash protected if required by a local jurisdiction
- o Be identified with a 3-inch reflectORIZED blue dot on the driveway address sign, or placed on a post within 3-feet of the hydrant, or identified as described in the State Fire Marshal's Highway Marker Guidelines.

#### Fuel Modification and Defensible Space Standards (Art. 5)

Structures on parcels 1 acre and larger shall be set back from the property line at least 30 feet. Smaller parcels shall provide for comparable mitigation.

Flammable waste generated by construction or development must be lawfully disposed of before final approval of a project.

Greenbelts that are proposed as a part of a development or project shall be strategically located to separate wildland fields and structures.

#### DISCLOSURE RESPONSIBILITY OF SELLERS OF REAL PROPERTY

Each seller of real property in State Responsibility Areas (SRA) is required to disclose to any prospective purchaser that the property is in a wildland area which poses a wildfire risk and/or hazard. Each seller shall also disclose that the property is required to meet the flammable vegetation clearance requirements of PRC 4291. The seller must also disclose to any prospective buyer that it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the state has entered into an agreement with local government to provide structure fire protection.(PRC4125)

#### FIRE RESISTIVE ROOFING

Roofs on all new buildings in State Responsibility Areas (SRA) must have at least a Class C fire resistive or non-combustible roof covering. A Class C or non-combustible roof covering is also required when 50% or more of the roof area is reroofed. A local jurisdiction may apply more stringent standards. The installer of the roof covering shall provide certification of the roof covering classification to the building owner and, when requested, to the inspection authority.(UBC, California Amendments, Section 3203)

#### PERMITS FOR BURNING

A person shall not burn any brush, stumps, logs, fallen timber, fallows, slash, grass-covered land, brush-covered land, forest-covered land, or other flammable material, in any state responsibility area, area receiving fire protection by the department by contract, or upon federal lands administered by the United States Department of Agriculture or Department of the Interior, unless the person has a written permit from the department or its duly authorized representative or the authorized federal officer on federal lands administered by the United States Department of Agriculture or of the Interior and in strict accordance with the terms of the permit. (PRC4423)

#### DEFENSIBLE SPACE AROUND STRUCTURES

A person that owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, shall at all times do all of the following:

- (a) Maintain around and adjacent to the building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side of the

building or structure or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This subdivision does not apply to single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to any building or structure.

(b) Maintain around and adjacent to the building or structure additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet from the building or structure or to the property line or at a greater distance if required by state law, or local ordinance, rule, or regulation. This section does not prevent an insurance company that insures a building or structure from requiring the owner of the building or structure to maintain a firebreak of more than 100 feet around the building or structure. Grass and other vegetation located more than 30 feet from the building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion. This subdivision does not apply to single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a dwelling or structure.

(c) Remove that portion of any tree that extends within 10-feet of the outlet of a chimney or stovepipe.

(d) Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

(e) Maintain the roof of a structure free of leaves, needles, or other dead vegetative growth.

(f) Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than one-half inch in size. (PRC4291)

#### SPARK ARRESTERS

No person shall use, operate, or allow to be used or operated, any internal combustion engine which uses hydrocarbon fuels on any forest-covered land, brush-covered land, or grass-covered land unless the engine is equipped with a spark arrester, as defined in subdivision (c), maintained in effective working order or the engine is constructed, equipped, and maintained for the prevention of fire. Motor vehicles must be equipped with an approved muffler. No person shall offer for sale, lease or rent any internal combustion engine unless he provides written notice of this requirement and violation penalties. (PRC4442)

#### NOTE

*Counties are allowed to develop their own fire safe regulations. Many counties have enhanced the requirements stated in this summary. You should check with the County Planning Section or the fire authority in your county to verify the requirements you will have to meet.*

013-410-22  
THE SAVE  
TP 160 80 A±

013-410-14  
THE SAVE  
TP 160 51.19 A±

013-410-20  
REDWOOD MENDOCINO  
TP 160 388.81 A±

013-410-27  
REDWOOD MENDOCINO  
TP 160 79.9 A±

013-410-30  
THE SAVE  
RL 160 64.28 A±

013-410-29  
THE SAVE  
RL 160 128.56 A±

013-410-26  
REDWOOD MENDOCINO  
TP 160 18 A±

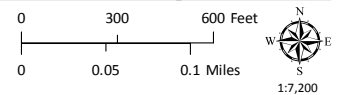
013-410-28  
REDWOOD MENDOCINO  
TP 160 189 A±

013-410-25  
REDWOOD MENDOCINO  
RL 160 47.82 A±

013-410-08  
NOEL OLSON  
TP 160 40 A±

013-410-11  
JOSEPH HEISER  
RL 160 21.26 A±

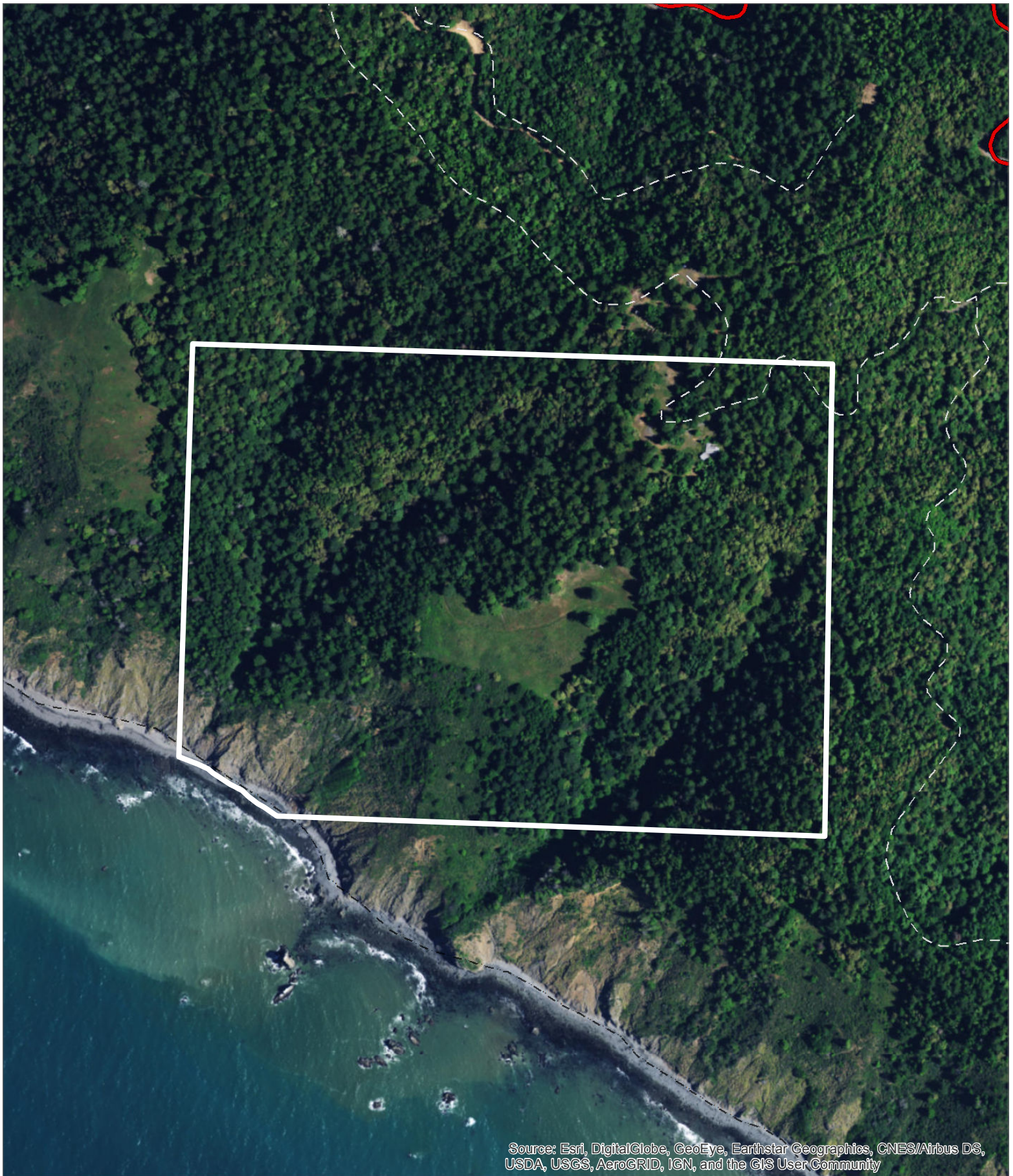
CASE: CDP 2017-0035  
OWNER: Save the Redwoods League  
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ADDRESS: 44000 N. Highway 1, Westport



ADJACENT PARCELS




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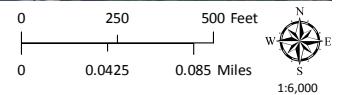




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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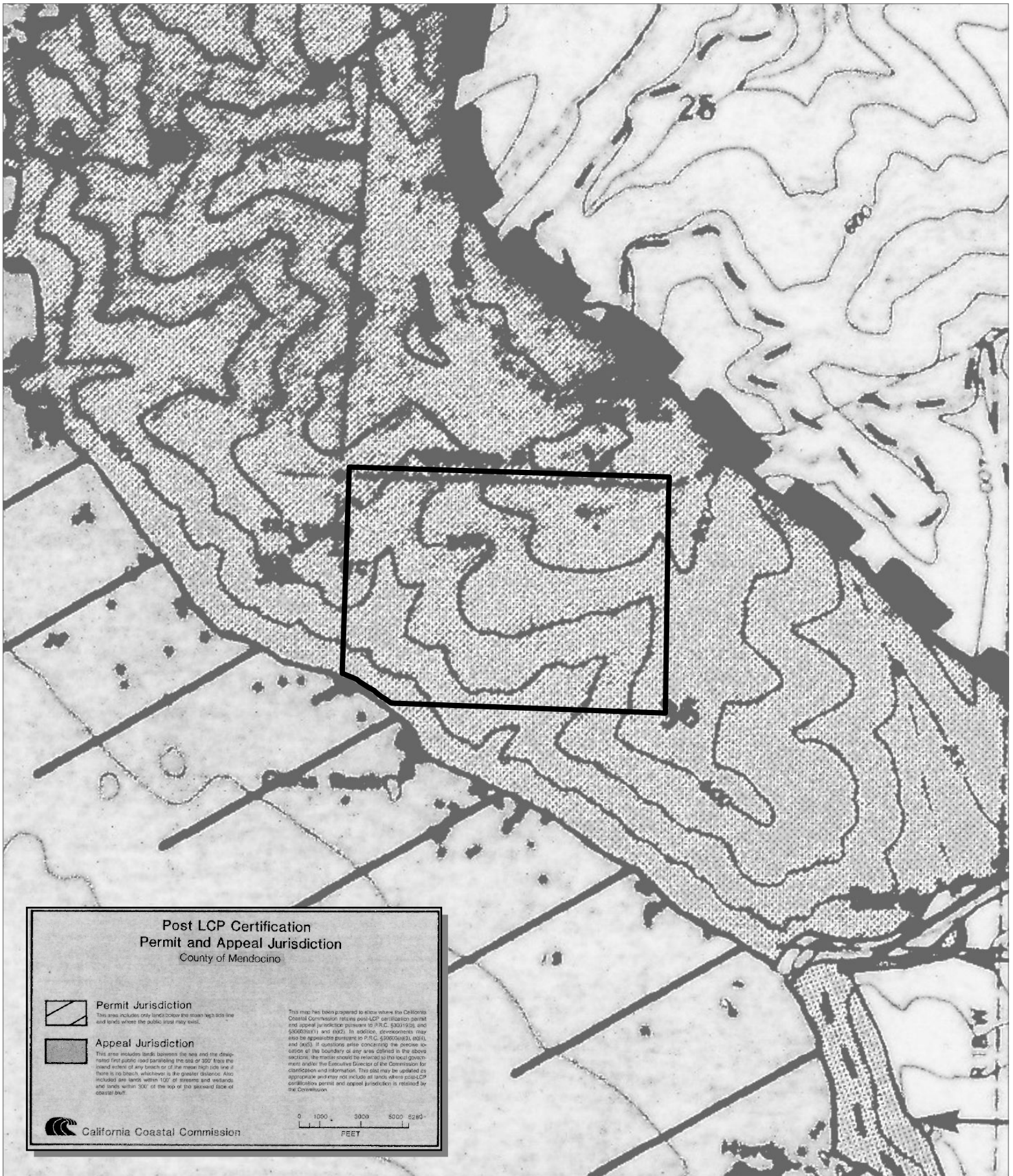
-  Highways
-  Public Roads
-  Driveways/Unnamed Roads



AERIAL IMAGERY

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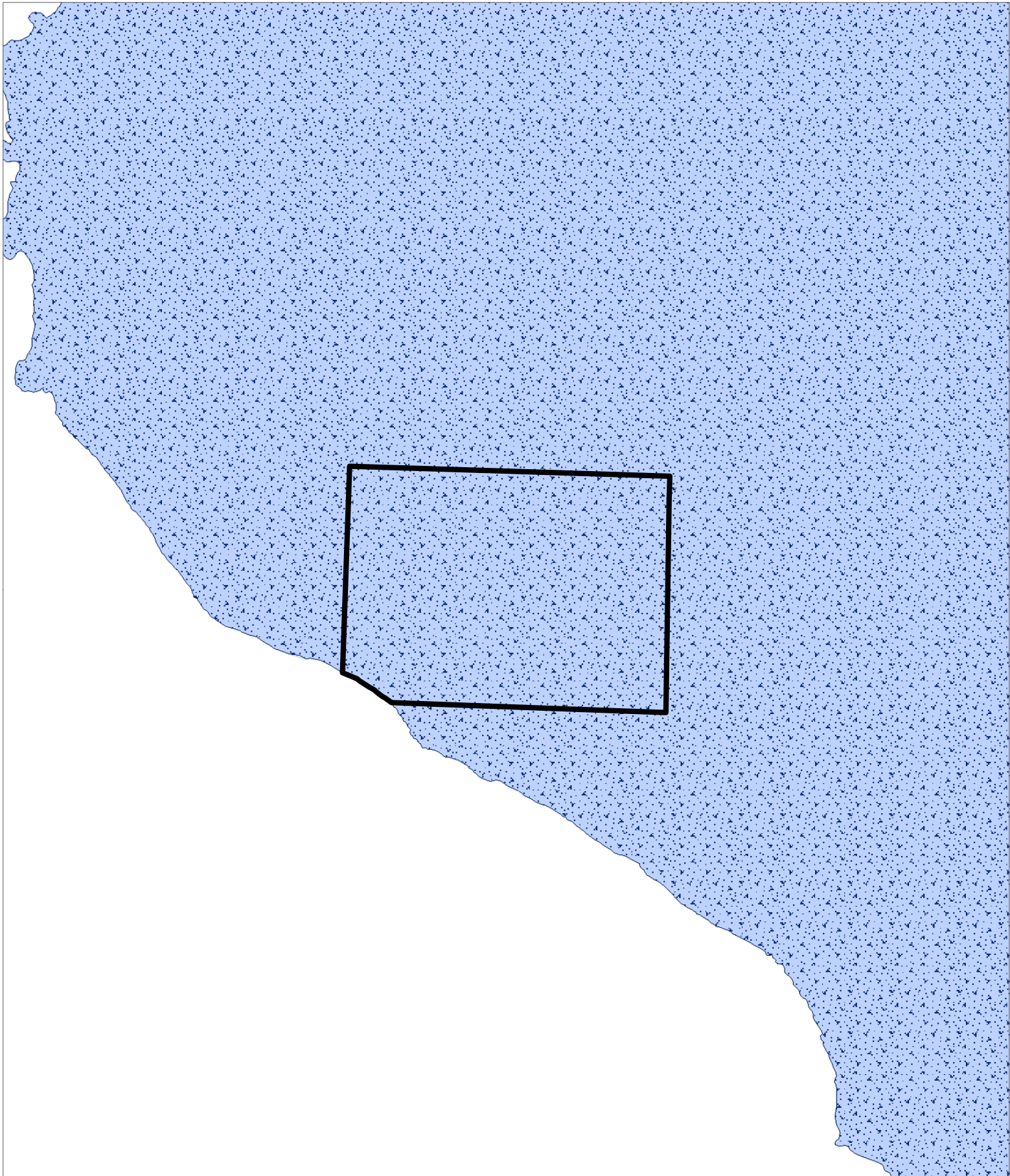


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APPEALABLE AREAS

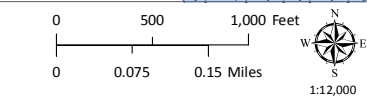
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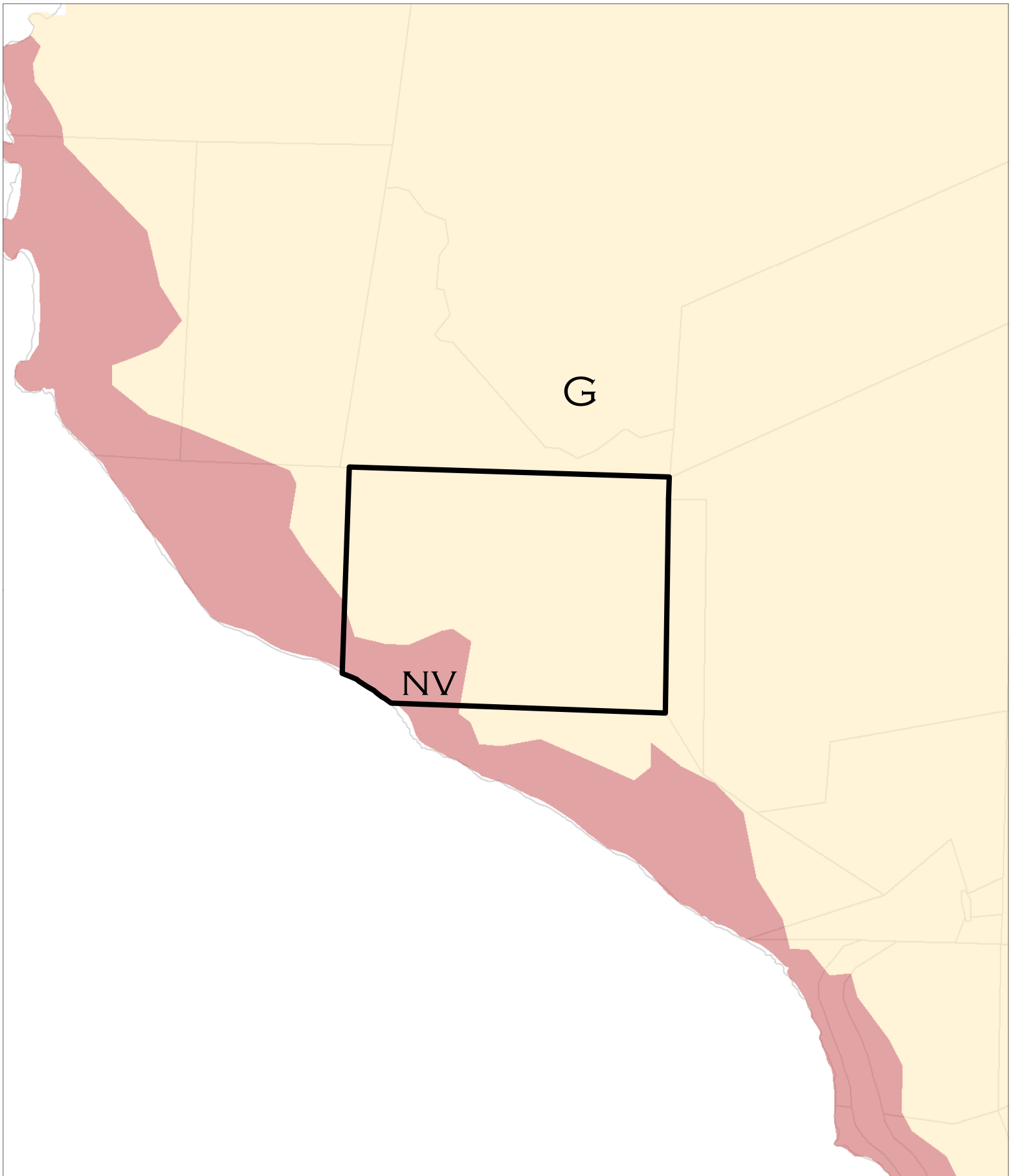
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 Critical Water Resources Bedrock



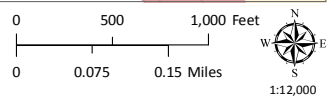
GROUND WATER RESOURCES

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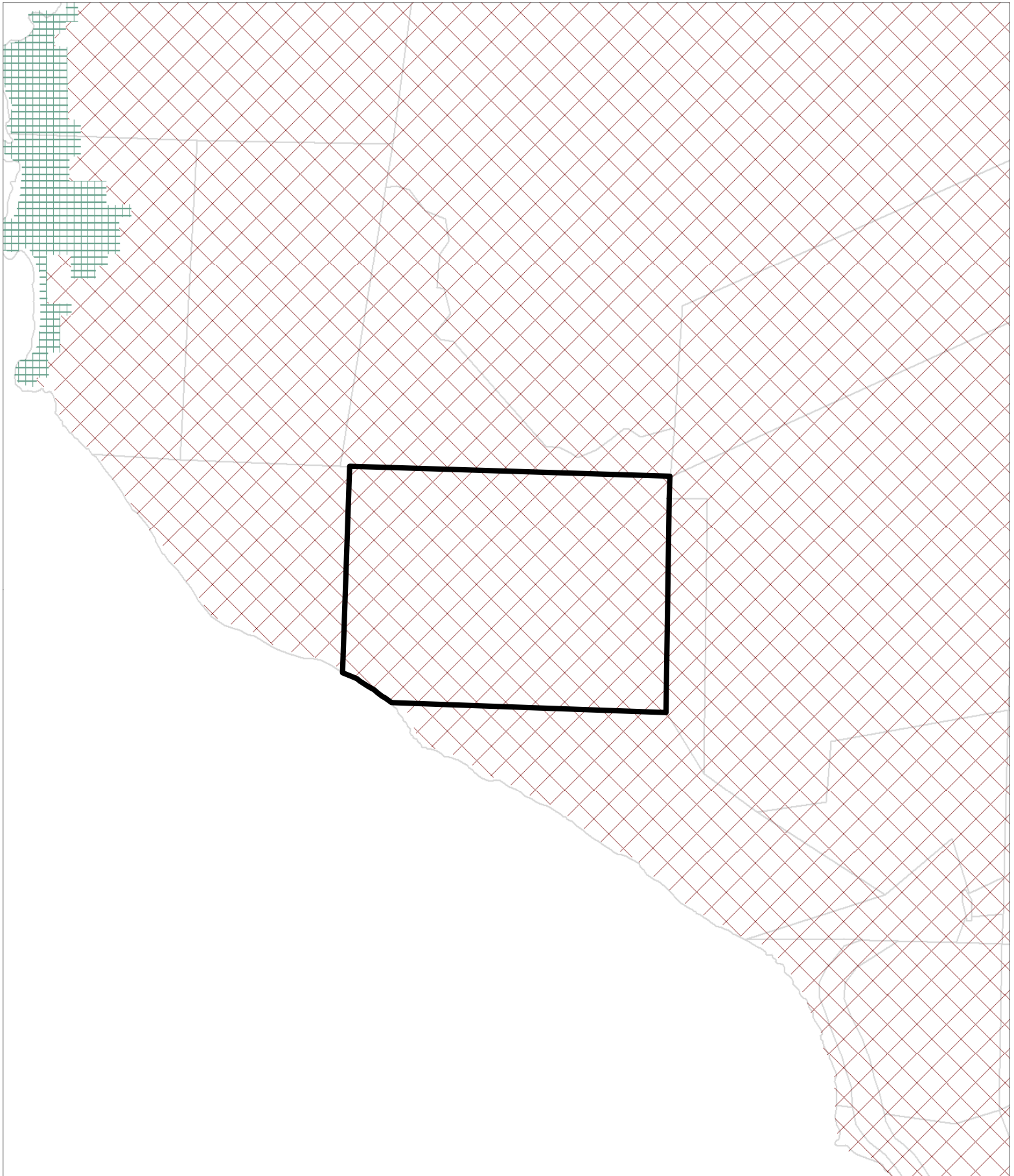
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Grazing Land (G)  
Non-Ag & Natural Vegetation (nv)





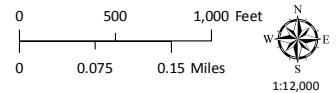
IMPORTANT FARMLAND

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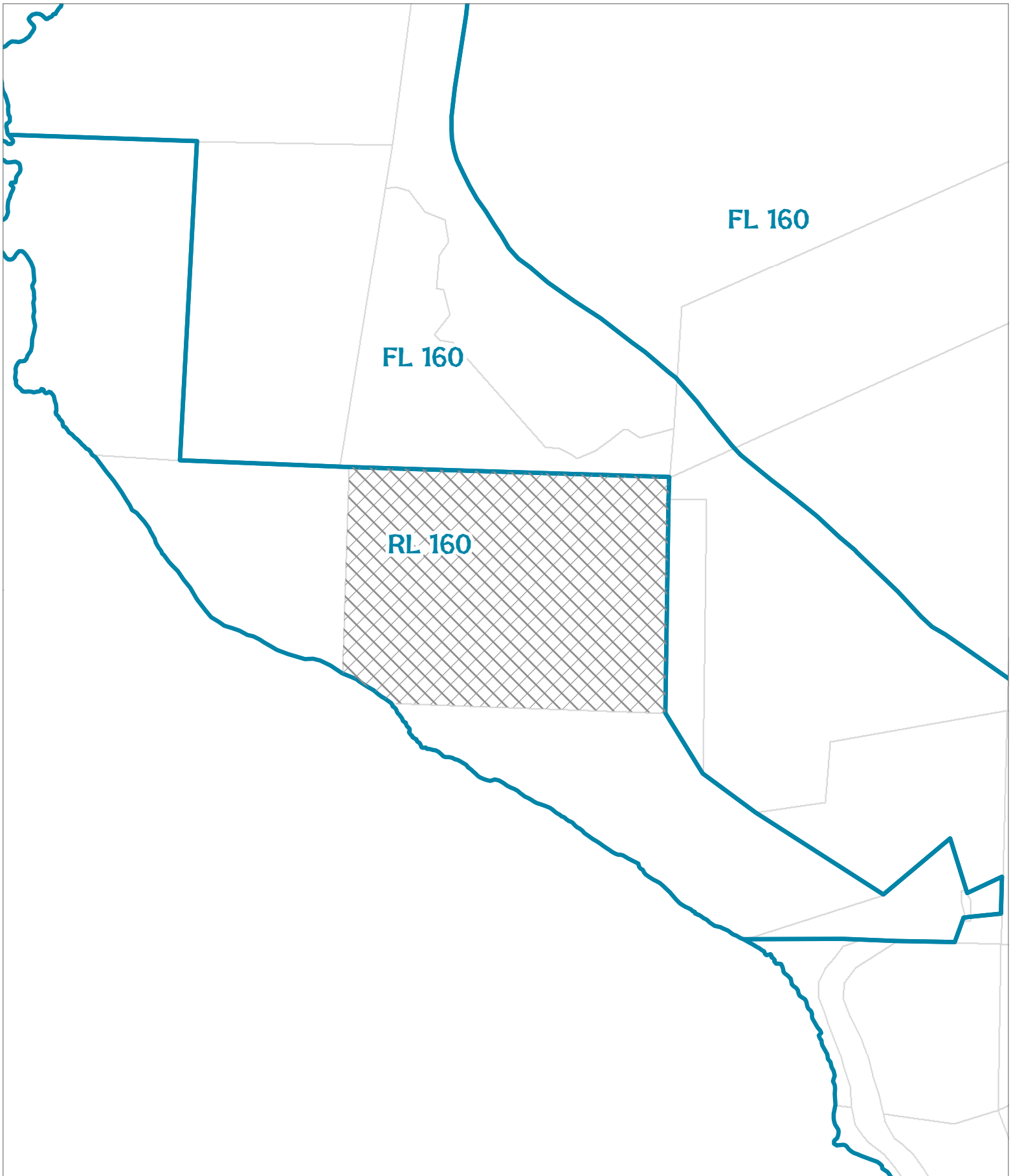
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 High Fire Hazard  
 Moderate Fire Hazard




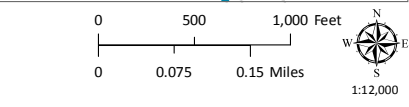
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

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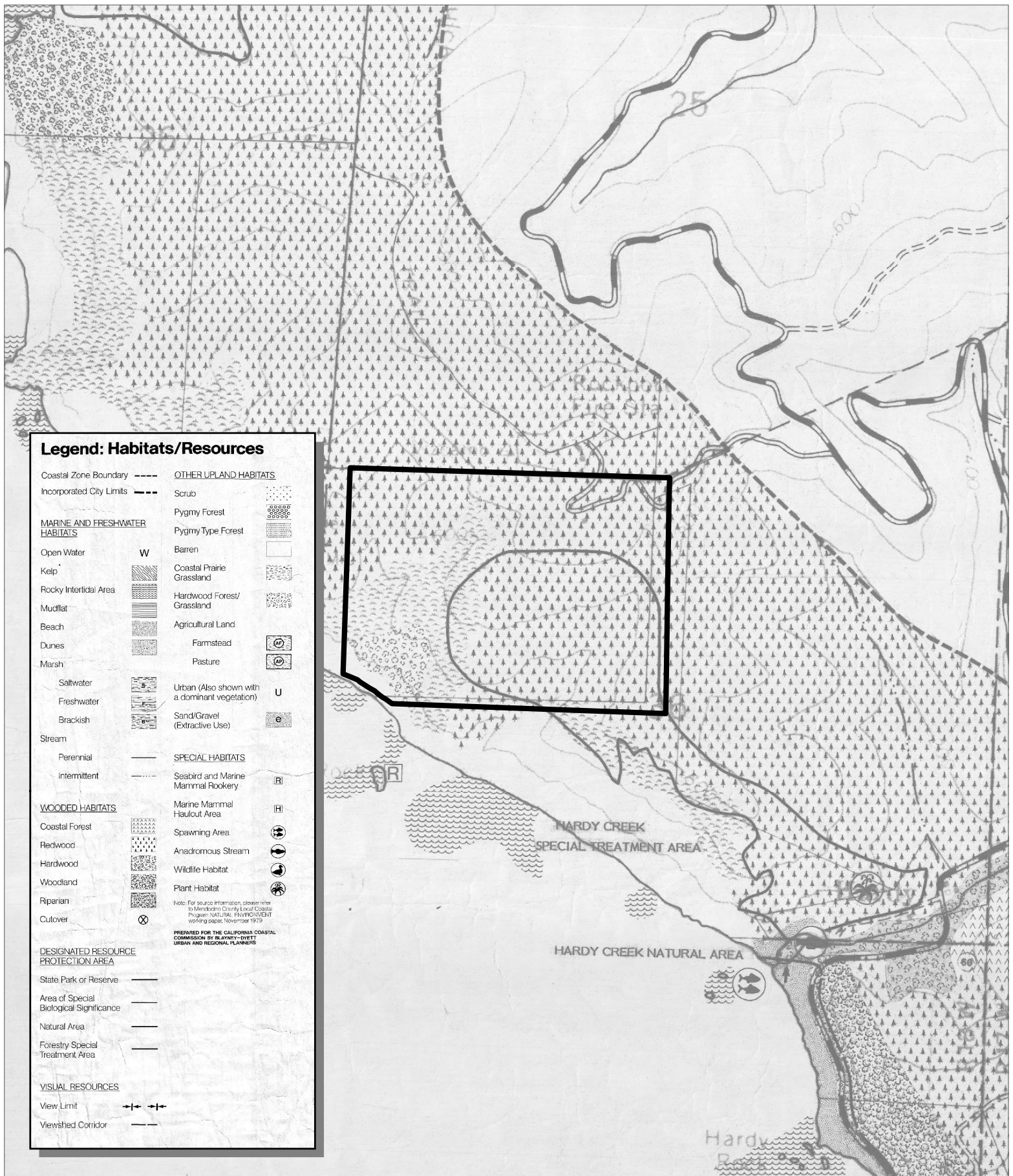
 General Plan Classes



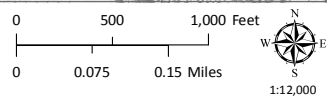
GENERAL PLAN CLASSIFICATIONS

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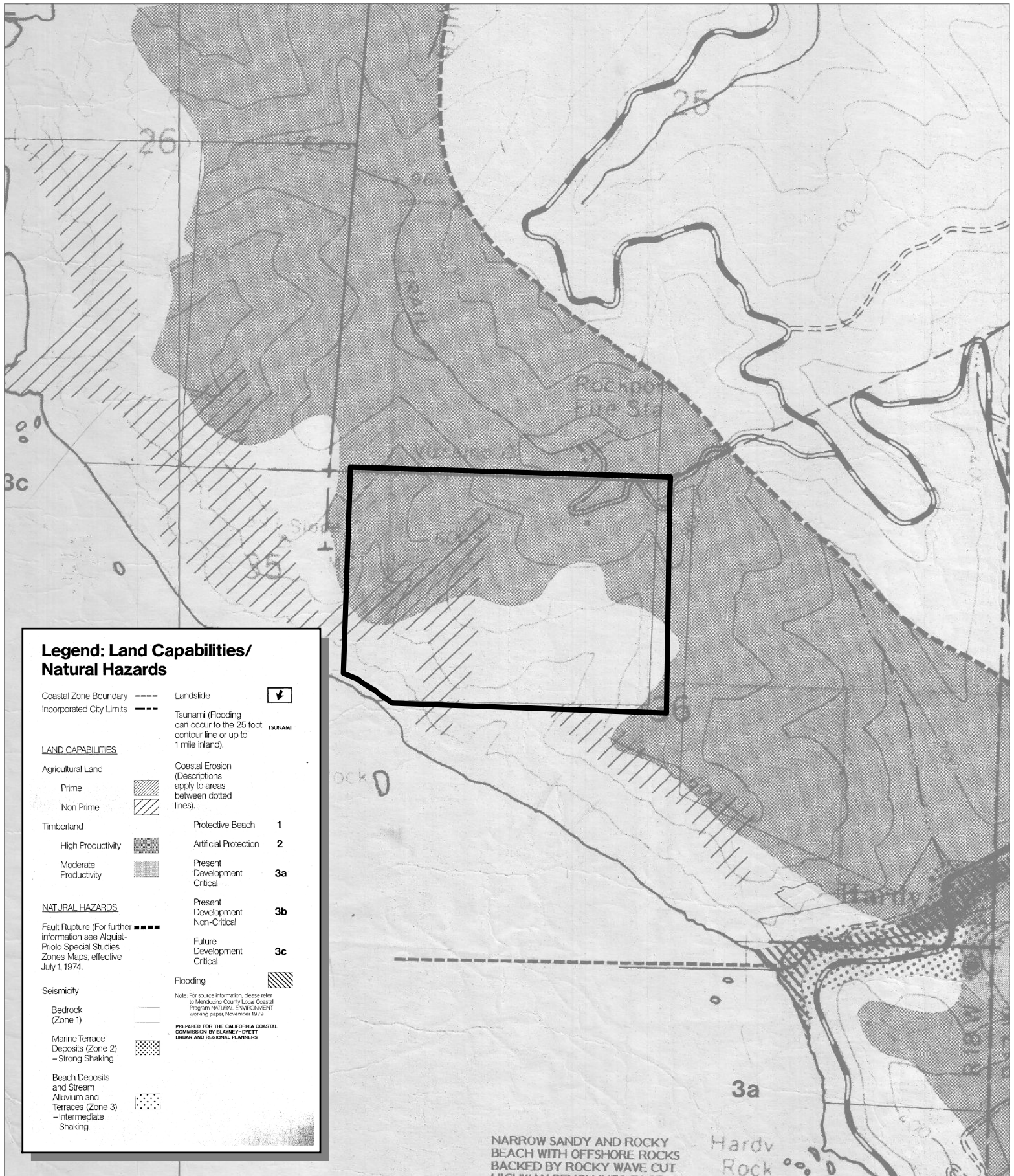
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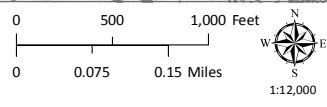
LCP HABITATS & RESOURCES

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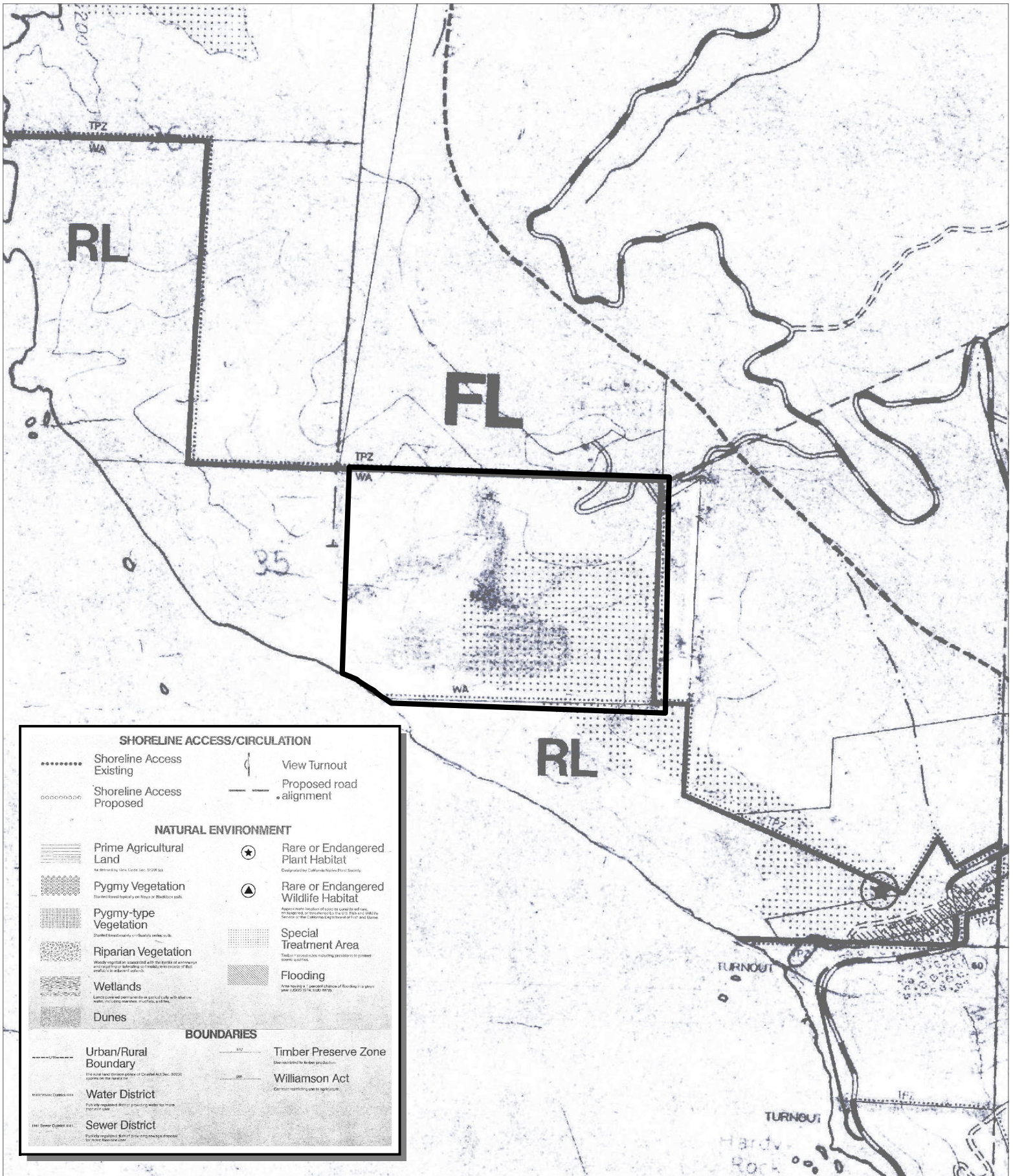
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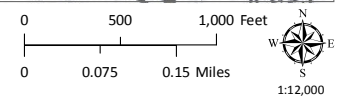
LCP LAND CAPABILITIES & NATURAL HAZARDS

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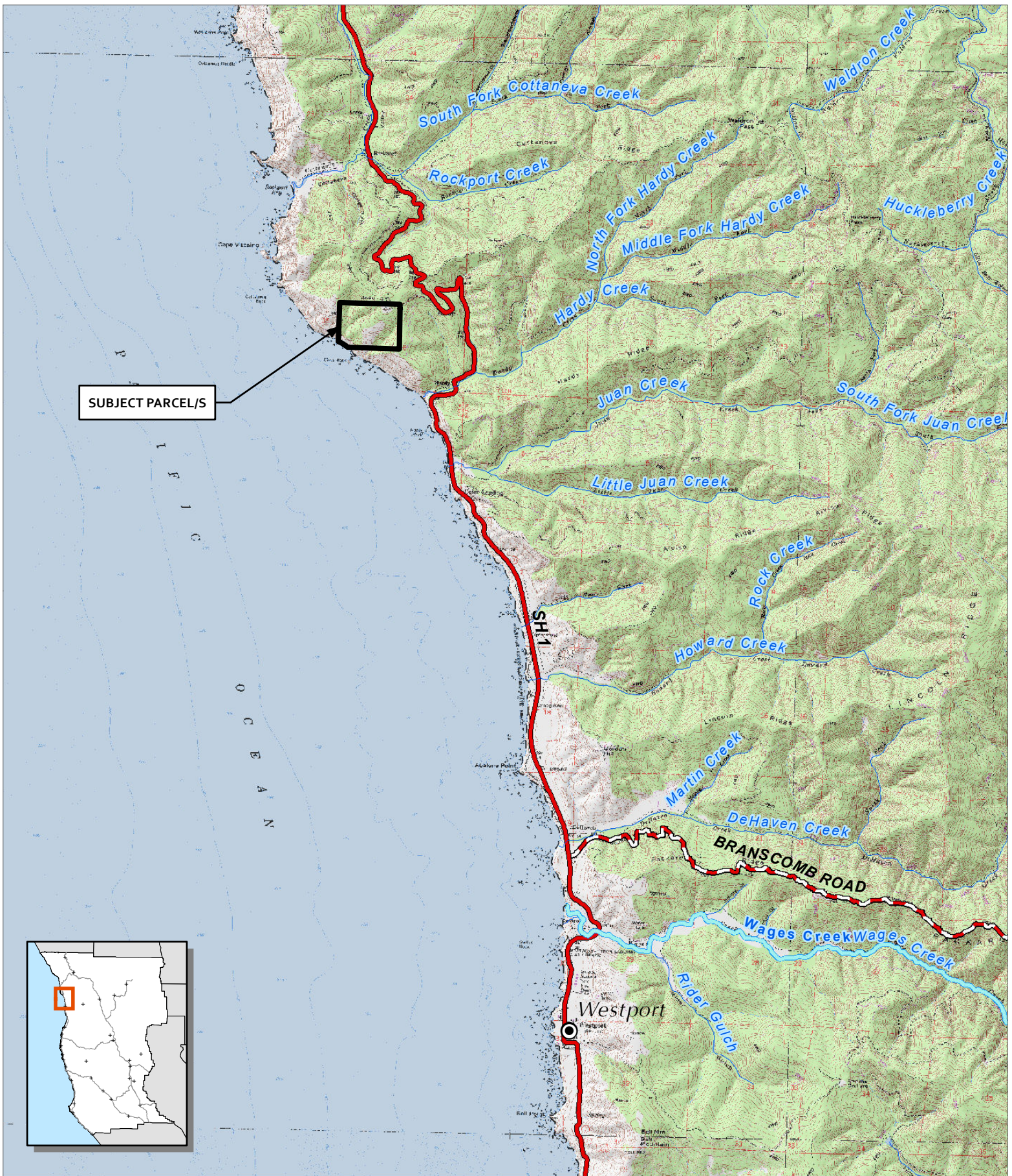
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LCP LAND USE MAP 6: ROCKPORT

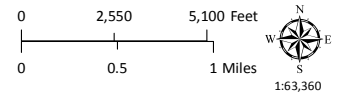
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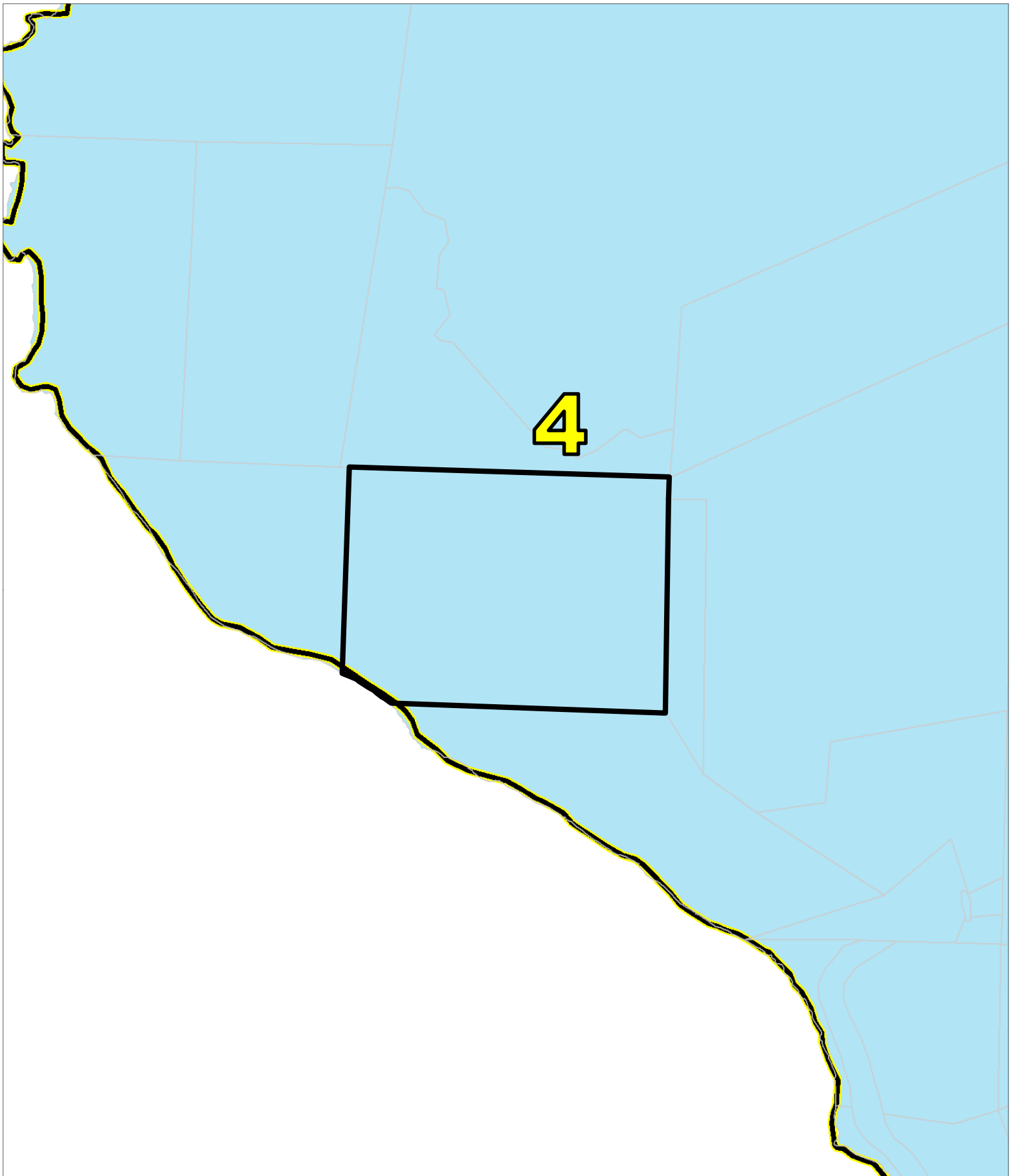
- Major Towns & Places
- Highways
- Major Rivers
- Major Roads
- Named Rivers





LOCATION MAP

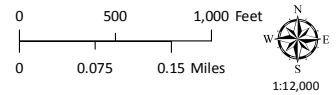
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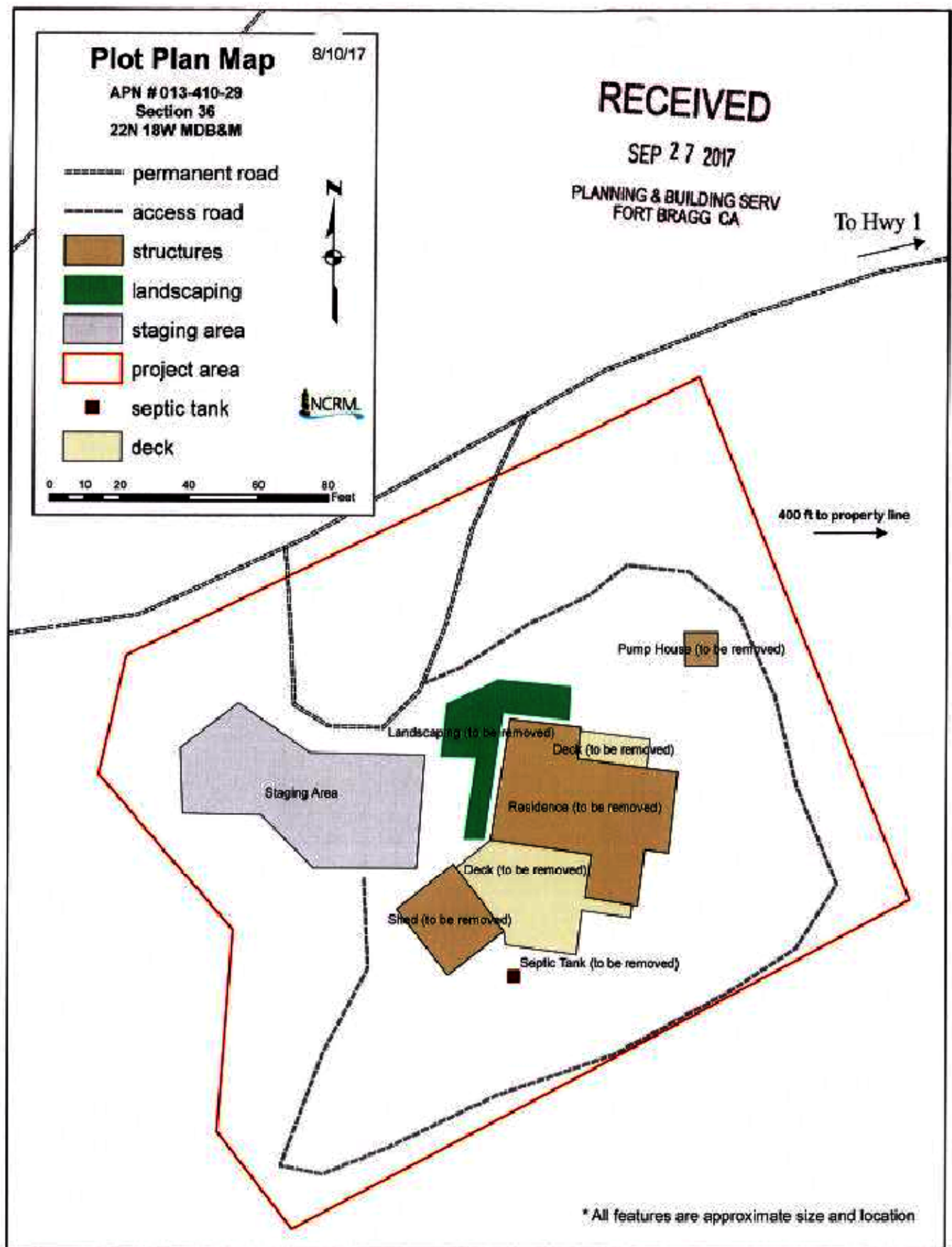
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 Supervisorial Districts 2010  
 Westport MAC



MISC

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NO SCALE

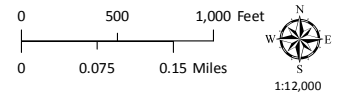
REVISED PLOT PLAN

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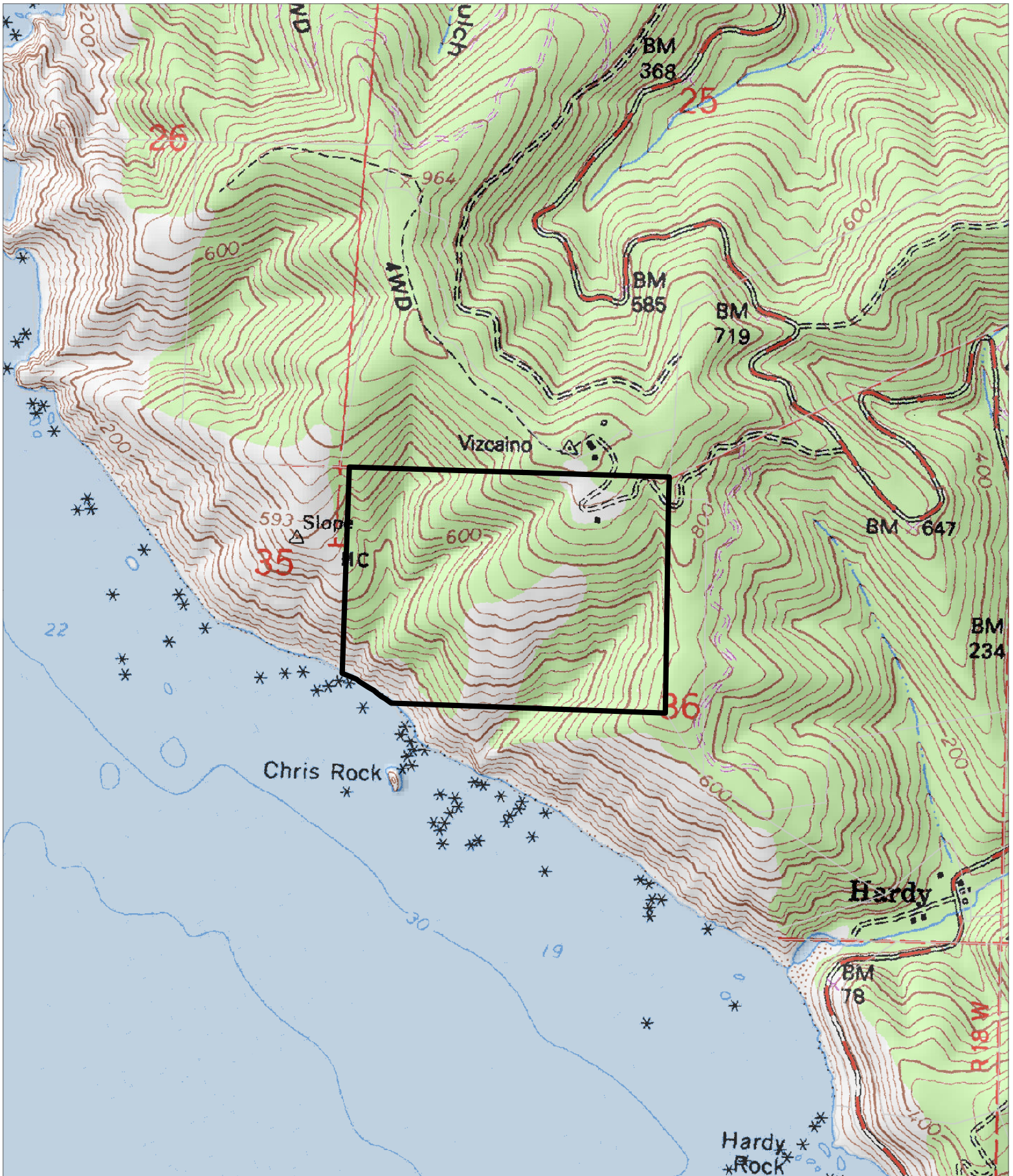
 Western Soil Classes



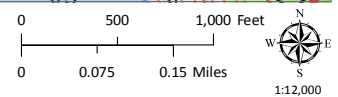
LOCAL SOILS

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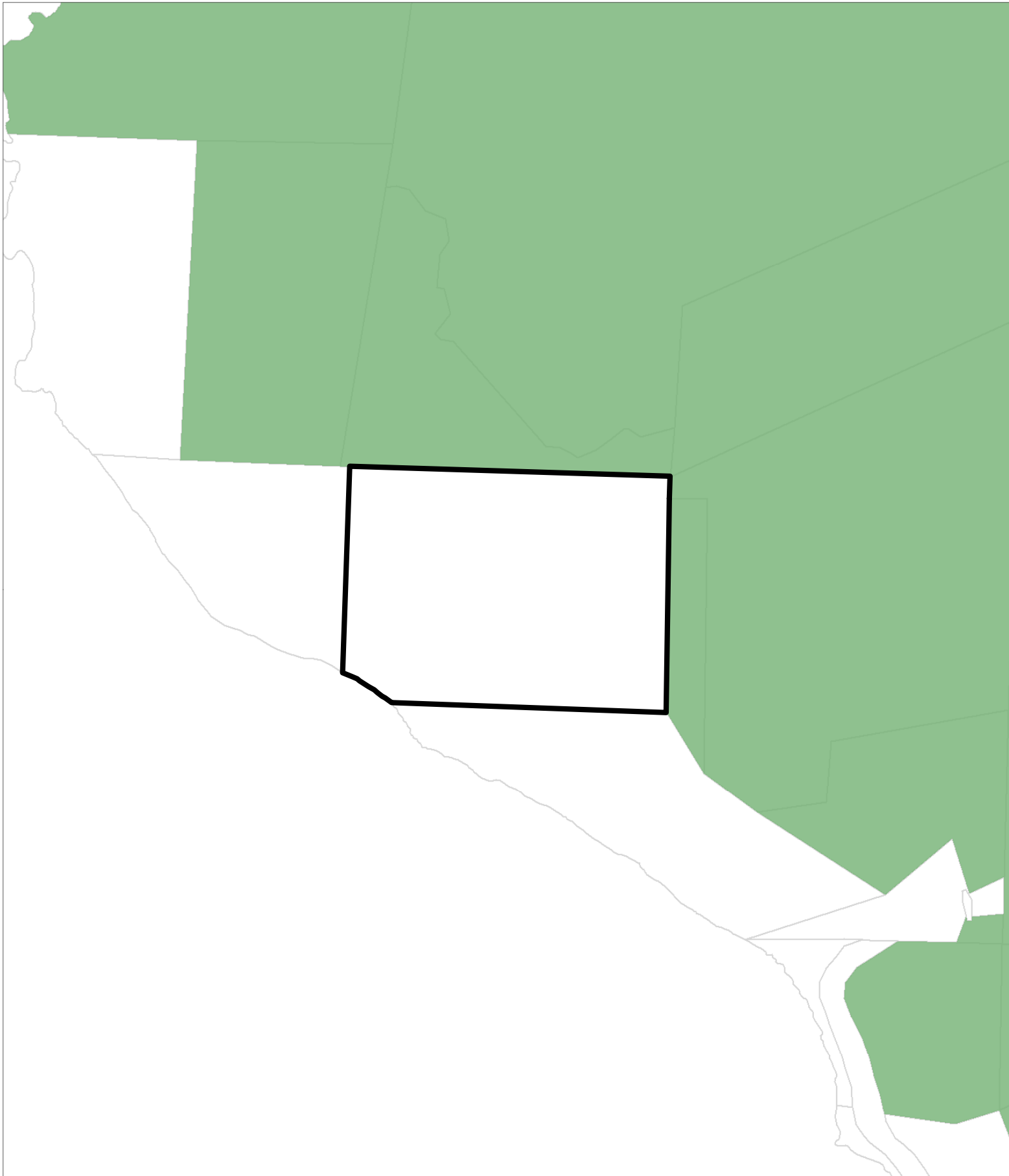


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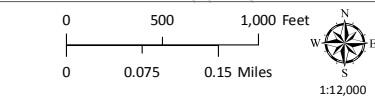
TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

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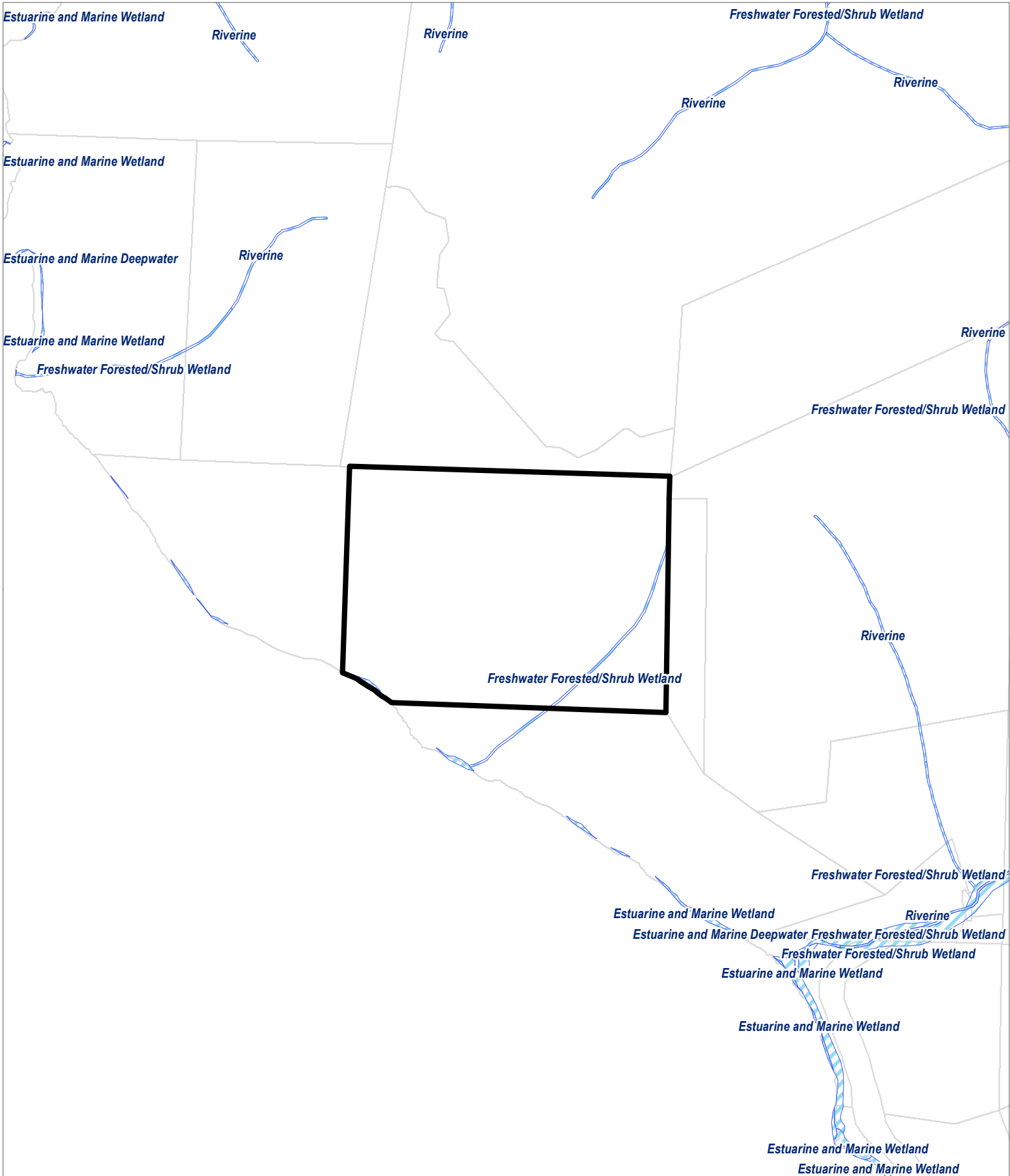
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TPZ 2015

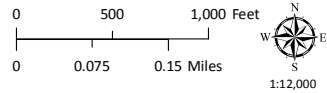


TIMBER PRODUCTION ZONES

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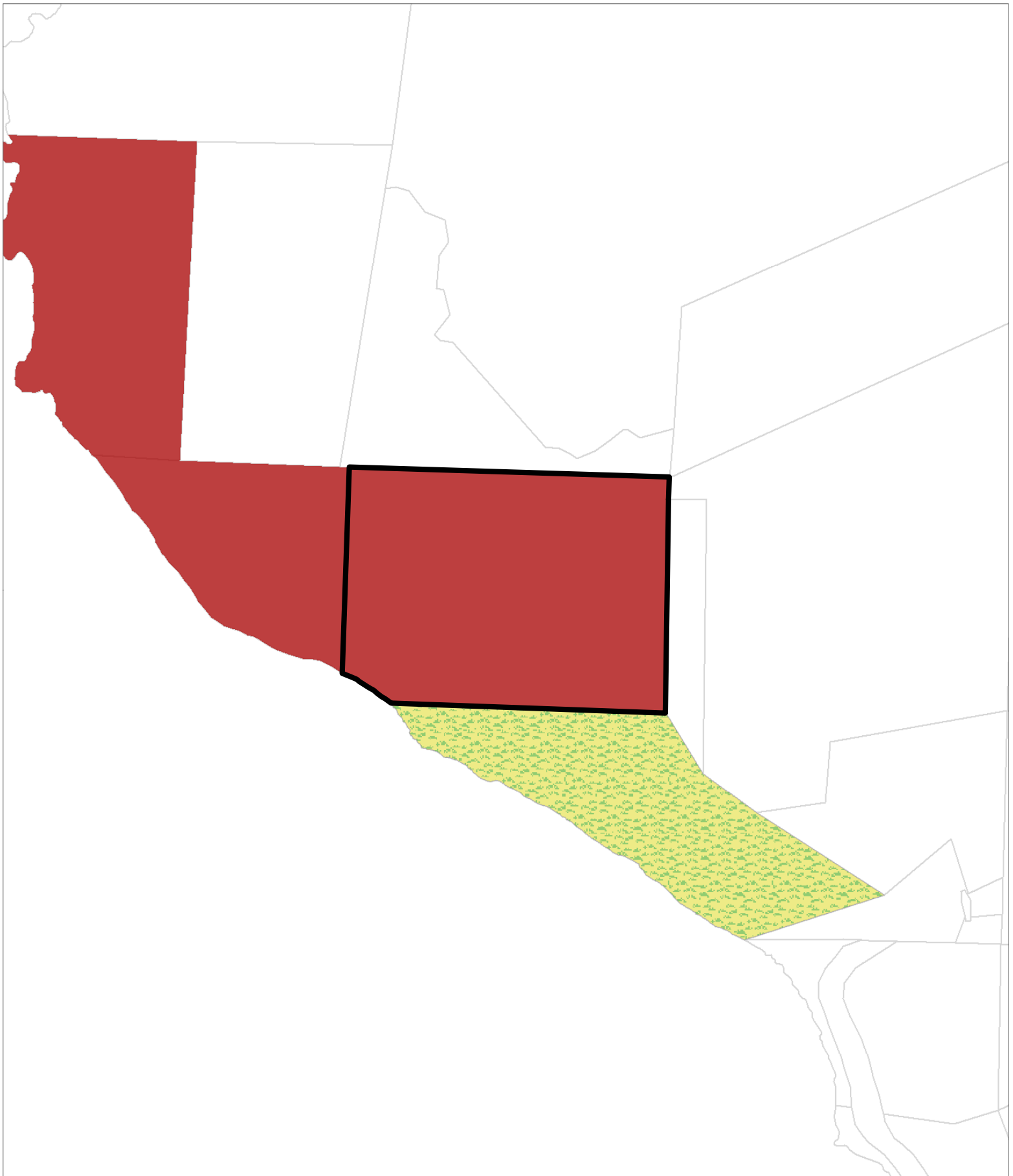
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CLASSIFIED WETLANDS

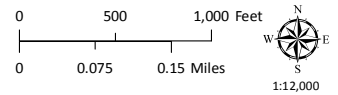
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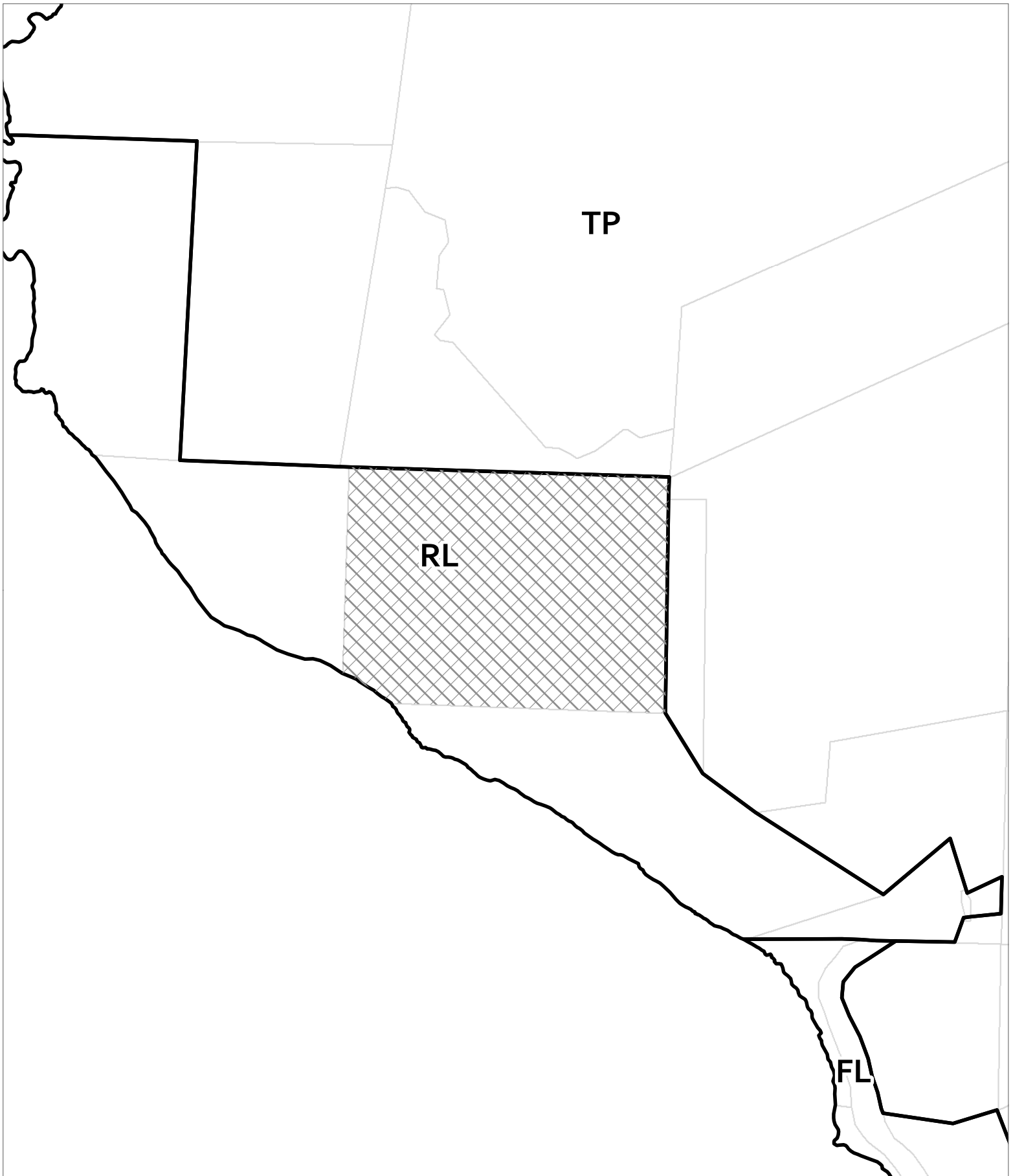
-  Williamson Act 2016
-  Non-Prime Ag 2016
-  Non-Renewal Ag 2015



## LANDS IN WILLIAMSON ACT CONTRACTS

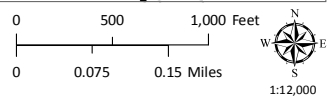
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 Zoning Districts



ZONING DISPLAY MAP

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