



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

BRENT SCHULTZ, 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

November 15, 2018

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

Sonoma State University  
Cal Fire - Prevention  
Coastal Commission  
State Clearinghouse  
Irish Beach Water District

Redwood Coast Fire Protection District  
Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo

**CASE#:** CDP\_2018-0020

**DATE FILED:** 7/20/2018

**OWNER/APPLICANT:** ROBERT & RONI GRECO

**AGENT:** HOWARD CURTIS, ARCHITECT

**REQUEST:** Administrative Coastal Development Permit request to construct a 2,283 sq. ft. single-family residence with loft, 700 sq. ft. attached garage/shop, and associated ancillary development.

**LOCATION:** In the Coastal Zone and the Irish Beach Subdivision, on the east side of Cypress Point Rd. (CR 576), 200± ft. north of its intersection with Sea Cypress Dr. (CR 568), located at 14765 Cypress Point Rd., Manchester (APN: 132-073-02).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Juliana Cherry

**RESPONSE DUE DATE:** November 29, 2018

**PROJECT INFORMATION CAN BE FOUND AT:**

<https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals>

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

We have reviewed the above application and recommend the following (please check one):

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

**REVIEWED BY:**

Signature \_\_\_\_\_ Department \_\_\_\_\_ Date \_\_\_\_\_

OWNER/ APPLICANT: GRECO ROBERT V & RONI

AGENT: HOWARD CURTIS, ARCHITECT

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ACREAGE: 0.31 acre or 13,652 square-feet

GENERAL PLAN: RR5PD(S:U)      ZONING: RR:5      COASTAL ZONE: YES

EXISTING USES: vacant land      SUPERVISORIAL DISTRICT: 5

TOWNSHIP: 13N      RANGE: 16W      SECTION: 1      USGS QUAD#:

RELATED CASES ON SITE: vacant land

RELATED CASES IN VICINITY:

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RR 5-PD [SR-PD]	RR 5-PD [SR-PD]	0.36 acre	Residential
EAST:	RR 5-PD [SR-PD]	RR 5-PD [SR-PD]	0.35 acre	Residential
SOUTH:	RR 5-PD [SR-PD]	RR 5-PD [SR-PD]	0.38 acre	Residential
WEST:	RR 5-PD [SR-PD]	RR 5-PD [SR-PD]	0.32 acre	Residential

REFERRAL AGENCIES:

☒Planning (Ukiah)  
☒Department of Transportation  
☒Environmental Health (FB)  
☒Building Inspection (FB)  
☐Emergency Services  
☒Assessor  
☐Farm Advisor  
☐ALUC  
☐County Water Agency  
☐Archaeological Commission  
☒Redwood Valley Rancheria

☐Trails Advisory Council  
☐Native Plant Society  
☒State Clearinghouse  
☐Caltrans  
☒CalFire *Prevention*  
☐Department of Fish & Game  
☒Coastal Commission  
☐Department of Parks & Recreation  
☒Redwood Coast Fire Protection District  
☒Sonoma State University  
☒Sherwood Valley Rancheria

☐CHP  
☐MTA  
☐County Addresser  
☐LAFCO  
☐Gualala MAC  
☐Laytonville MAC  
☐Westport MAC  
☒Irish Beach Water District  
☒Cloverdale Rancheria

ADDITIONAL INFORMATION:

9-26-2018 USFWS commented that the site is unsuitable for PAMB habitat (See attached email with header CDP\_2018-0020 PAMB Survey).

Project Coordinator can be contacted via [cherryj@mendocinocounty.org](mailto:cherryj@mendocinocounty.org)

ASSESSOR'S PARCEL #: 132-730-20-00

PROJECT COORDINATOR: JULIANA CHERRY    PREPARED BY: J CHERRY    DATE: 10-15-2018

## ENVIRONMENTAL DATA

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 checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input checked="" type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# 371-18 Redwood Coast Fire Protection District. See exhibit "Fire Hazard Zones & Responsibility Areas"
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. Western Soil #105. See exhibit "Local 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 checked="" type="checkbox"/>	<input type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review CalFire. Coastal Commission.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

COASTAL ZONE		
Yes	No	
NO		16. Exclusion Map.
Marginal		17. Coastal Groundwater Study Zone. Irish Beach Water District. See exhibit "Water Districts" Marginal Water Resource Area. See exhibit "Ground Water Resources"
NO		18. Highly Scenic Area/Special Communities.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	19. Land Capabilities/Natural Hazards Map. See exhibit "LCP Land Capabilities & Natural Hazards"
<input type="checkbox"/>	<input checked="" type="checkbox"/>	20. Habitats/ESHA/Resources Map. See exhibit "LCP Habitats & Resources"
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	22. Blayney-Dyett Map. See exhibit "LCP Land Use Map 22: Mallo Pass Creek"
<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.

COUNTY OF MENDOCINO  
DEPT OF PLANNING & BUILDING SERVICES  
120 WEST FIR STREET  
FORT BRAGG, CA 95437  
Telephone: 707-964-5379

Case No(s) **CDP-2018-0020**  
CDF No(s) **371-18**  
Date Filed **7-20-2018**  
Fee \$ **\$4127. -**  
Receipt No. **PRJ 0222 98**  
Received by **Juliana**  
Office Use Only

### COASTAL DEVELOPMENT PERMIT APPLICATION FORM

Name of Applicant <b>ROBERT &amp; RONI GRECO</b>	Name of Owner(s) <b>ROBERT &amp; RONI GRECO</b>	Name of Agent <b>HOWARD CURTIS</b>
Mailing Address <b>358 BENICA DR, SANTA ROSA, CA 95409</b>	Mailing Address <b>358 BENICA DR, SANTA ROSA, CA 95409</b>	Mailing Address <b>POB 675, GUALALA, CA 95445</b>
Telephone Number <b>707-349-0651</b>	Telephone Number <b>707-349-0651</b>	Telephone Number <b>707-882-1801</b>

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

 Signature of Applicant/Agent	<u>6/15/18</u> Date	 Signature of Owner	<u>6/15/18</u> Date
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#### Driving Directions:

The site is located on the E (N/S/E/W) side of CYPRESS POINT ROAD (name road)  
approximately 200 FT. (feet/miles) N (N/S/E/W) of its intersection with  
SEA CYPRESS DRIVE (provide nearest major intersection).

#### Assessor's Parcel Number(s)

APN 132-073-02

Parcel Size  <input checked="" type="checkbox"/> Square Feet <u>13,317.75</u> <input type="checkbox"/> Acres	Street Address of Project  <b>14765 CYPRESS POINT ROAD</b>  <small>Please note: Before submittal, please verify correct street address with the Planning Division in Ukiah.</small>
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5. Will there be any new exterior lighting? ☒ Yes ☐ No  
If yes, provide lighting details and specifications for all exterior lighting fixtures. Please ensure that all fixtures are downcast and shielded. Identify the location of all exterior lighting on the site plan and building plans.  
**ALL EXTERIOR LIGHTING FIXTURES SHALL HAVE DOWNCAST AND SHIELDED LIGHTING.**

6. What will be the method of sewage disposal?

☐ Community sewage system, specify supplier \_\_\_\_\_  
☒ Septic Tank (indicate primary + replacement leachfields on plot plan)  
☐ Other, specify \_\_\_\_\_

7. What will be the domestic water source?

☒ Community water system, specify supplier IRISH BEACH WATER COMPANY  
☐ Well ☐ On-site ☐ Off-site  
☐ Spring ☐ On-site ☐ Off-site  
☐ Other, specify \_\_\_\_\_

8. Is any grading including road/driveway construction planned? ☒ Yes ☐ No

Estimate the amount of grading (cut and fill quantities) in cubic yards: 30+/- c.y. Please indicate on the site plan the areas and quantities of grading. **If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.**

Estimate the length of the proposed road/driveway: 60 feet.

Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

4% CROSS SLOPE

9. Will vegetation be removed to accommodate the proposed project? ☐ Yes ☐ No

If yes, explain: **MINOR SITE SURFACE GRADING**

How many trees will be removed as a result of the project: 0. Indicate on the site plan all trees to be removed which are greater than 12-inches in diameter (measured four feet from the ground). If applicable, please indicate on the site plan the size, location and species of all on-site trees that provide screening from public view areas.

10. Will the proposed development be visible from:

A. State Highway 1? ☐ Yes ☒ No  
B. Park, beach, or recreation area? ☐ Yes ☒ No

If you answered yes to either question, explain.

11. Project Height. Maximum height of structure(s): 20 feet

12. Describe all exterior materials and colors of all proposed structures.

Siding material	1 X 8 REDWOOD T&G SIDING, VERTICAL	Color	CLEAR SEALER
Trim material	1 X 4 REDWOOD	Color	CLEAR SEALER
Chimney material	METAL FLUE PIPE	Color	FLAT BLACK
Roofing material	GAF AC ROOFING SHINGLES, 40 YR.	Color	CHARCOAL
Window frame material	MILGUARD ANODIZED ALUMINUM	Color	BRONZE
Door material	V.G. FIR FRAMED SINGLE LITE GLASS	Color	CLEAR SEALER
Fencing material	1 X 6 CEDAR FENCING, VERTICAL	Color	CLEAR SEALER
Retaining walls material	NONE	Color	
Other exterior materials	NONE	Color	

13. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, threatened, rare or endangered plants/communities, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site?

☐ Yes ☒ No

If yes, please describe the resource and attach any biological/botanical reports:

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

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

Will the proposed project be phased? ☐ Yes ☐ No

If Yes, explain your plans for phasing.

Parking will be provided as follows:

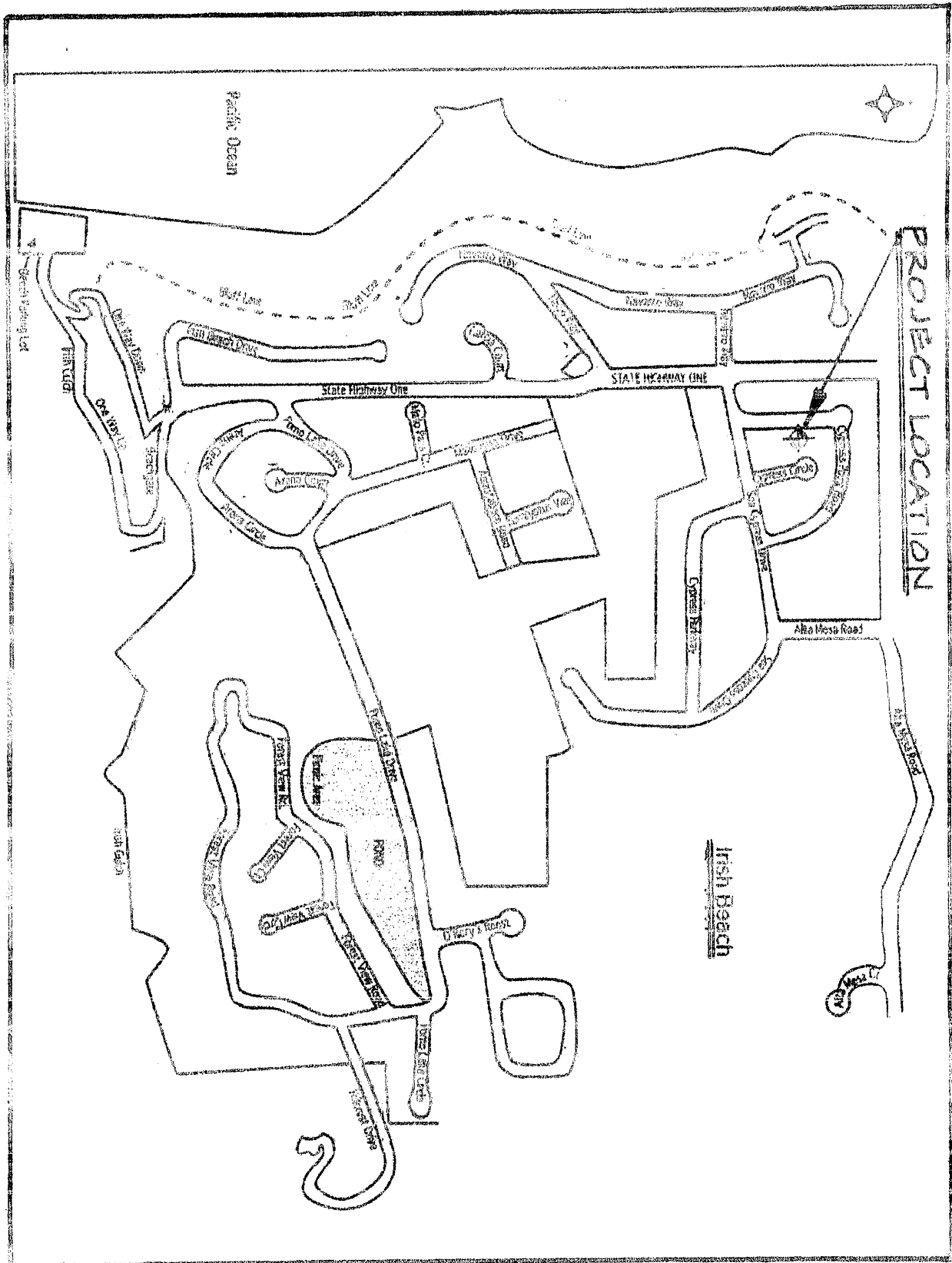
Number of Spaces Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_ Total: \_\_\_\_\_

Number of standard spaces: \_\_\_\_\_ Size: \_\_\_\_\_

Number of handicapped spaces: \_\_\_\_\_ Size: \_\_\_\_\_

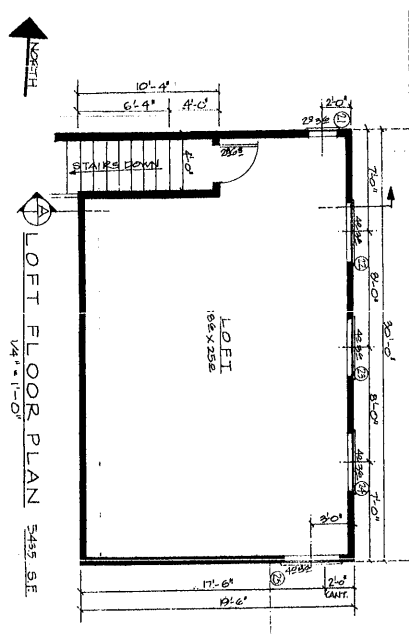
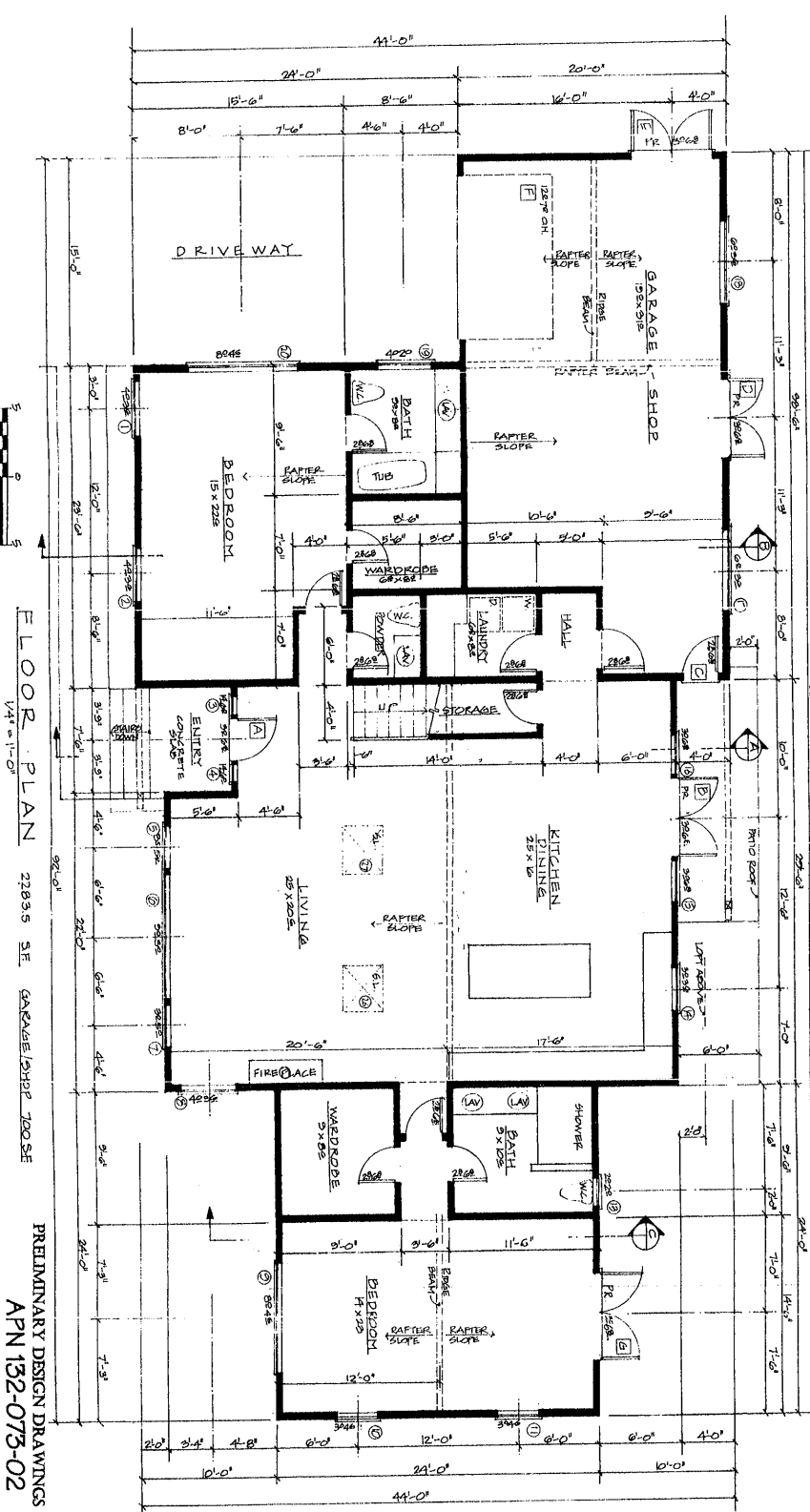
# GRECO RESIDENCE

1765 CYPRESS POINT ROAD  
APN 132-073-02, RISH BEACH, CA



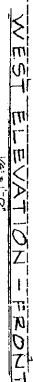
NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
2	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
3	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
4	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
5	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
6	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
7	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
8	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
9	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
10	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
11	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
12	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
13	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
14	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
15	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
16	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
17	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
18	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
19	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
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21	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
22	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
23	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
24	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
25	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
26	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
27	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
28	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
29	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00
30	RESIDENTIAL SLIDING DOOR (ALUMINUM THERMALLY BROKEN ALUMINUM SERIES)	1	EA	1,200.00	1,200.00

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	LOFT ENTRY	1	EA	1,200.00	1,200.00
2	LOFT ENTRY	1	EA	1,200.00	1,200.00
3	LOFT ENTRY	1	EA	1,200.00	1,200.00
4	LOFT ENTRY	1	EA	1,200.00	1,200.00
5	LOFT ENTRY	1	EA	1,200.00	1,200.00
6	LOFT ENTRY	1	EA	1,200.00	1,200.00
7	LOFT ENTRY	1	EA	1,200.00	1,200.00
8	LOFT ENTRY	1	EA	1,200.00	1,200.00
9	LOFT ENTRY	1	EA	1,200.00	1,200.00
10	LOFT ENTRY	1	EA	1,200.00	1,200.00
11	LOFT ENTRY	1	EA	1,200.00	1,200.00
12	LOFT ENTRY	1	EA	1,200.00	1,200.00
13	LOFT ENTRY	1	EA	1,200.00	1,200.00
14	LOFT ENTRY	1	EA	1,200.00	1,200.00
15	LOFT ENTRY	1	EA	1,200.00	1,200.00
16	LOFT ENTRY	1	EA	1,200.00	1,200.00
17	LOFT ENTRY	1	EA	1,200.00	1,200.00
18	LOFT ENTRY	1	EA	1,200.00	1,200.00
19	LOFT ENTRY	1	EA	1,200.00	1,200.00
20	LOFT ENTRY	1	EA	1,200.00	1,200.00
21	LOFT ENTRY	1	EA	1,200.00	1,200.00
22	LOFT ENTRY	1	EA	1,200.00	1,200.00
23	LOFT ENTRY	1	EA	1,200.00	1,200.00
24	LOFT ENTRY	1	EA	1,200.00	1,200.00
25	LOFT ENTRY	1	EA	1,200.00	1,200.00
26	LOFT ENTRY	1	EA	1,200.00	1,200.00
27	LOFT ENTRY	1	EA	1,200.00	1,200.00
28	LOFT ENTRY	1	EA	1,200.00	1,200.00
29	LOFT ENTRY	1	EA	1,200.00	1,200.00
30	LOFT ENTRY	1	EA	1,200.00	1,200.00



BUILDING AREAS	
FIRST FLOOR RESIDENCE	2283.5 SQ. FT.
LOFT	543.5 SQ. FT.
GARAGE/SHOP	700.0 SQ. FT.
COVERED PORCH	523.5 SQ. FT.

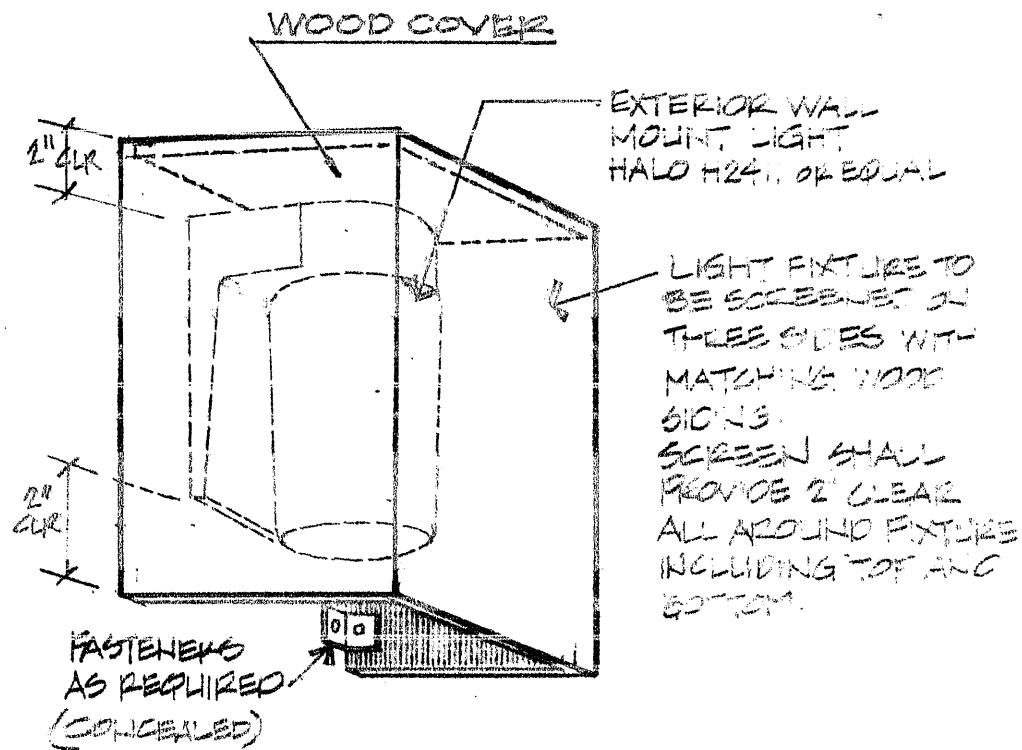
FLOOR PLAN 2283.5 SF. GARAGE/SHOP 700.0 SF. PRELIMINARY DESIGN DRAWINGS APN 132-073-02

[illegible]

PRELIMINARY DESIGN DRAWINGS

APN 132-073-02





DETAIL  EXTERIOR LIGHT  
NO SCALE

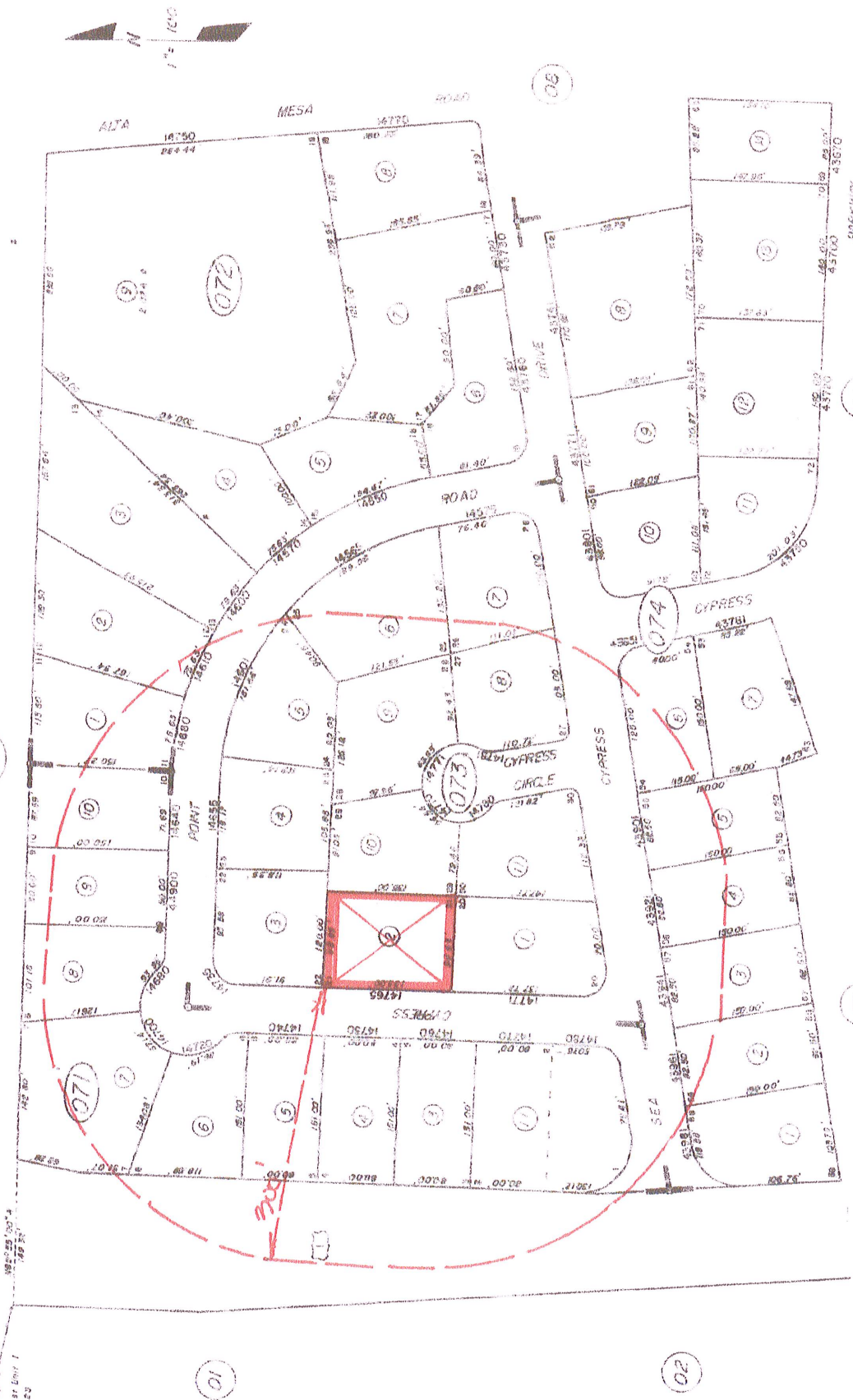
Lots 1 thru 30, 53 thru 62 & 69 thru 72 Mendocino Coast Subd., Unit 3

132-07

105 003

131  
130  
129

1/2 E Cor Lot 16  
Mendocino Coast Subd. Unit 1  
C.D. 04 P. 23



NOTE: This map was inspected for  
assessor's purposes only. No liability  
is assumed for the data delineated  
hereon.

Assessor's Map  
County of Mendocino, Calif  
March, 1967

<b>Owner/Agent Information</b>
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CAL FIRE File Number	371-18	Date	07/17/18	
Owner's Last Name	Greco	Owner's First Name	Robert & Roni	
Owner's Phone Number	707-349-0651			
Owner's Mailing Address	358 Benicia Drive Santa Rosa, CA 95409	Agent/Phone #	Howard Curtis Architect 707-785-1080	

<b>Project Information</b>
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Project Street #	14765	Project Street Name	Cypress Pt. Rd.	Type of Project	New Building
Project City/Community	Manchester	Battalion	5 Boonville/Pt. .		

 Finaled ☐

<b>Conditions of Approval</b>
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With reference to the above case number, the California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in Title 14, "Natural Resources; Div. 1.5, be adhered to in order to gain a "Final Clearance" and "Approval for occupancy" from this Department. Local agencies may have additional requirements that may be more restrictive.

☒ **Address Standard**

California Code of Regulations, Title 14, Section 1274.01

Address must be posted at the beginning of construction and maintained thereafter. It shall be posted on BOTH sides of a mailbox or post at driveway entrance so it is visible from BOTH directions of travel. Minimum 3 inch letter height, 3/8 inch stroke. Reflectorized, contrasting with background color. Sequential numbering issued by Mendocino County will be utilized. Multiple Addresses will be on a single post.

☒ **Driveway Standard**

California Code of Regulations, Title 14, Section 1273.10

Driveway will be minimum 10 feet wide, all weather surface. It shall be a maximum of 16 % grade, minimum 50 feet inside radius on turns, and have a minimum 15 feet vertical clearance. Driveways longer than 150 feet, but less than 800 feet require a turnout near the midpoint. Driveways longer than 800 feet require turnouts every 400 feet. Turnouts shall be a minimum 10 feet wide and 30 feet long with a 25 foot taper at each end. A 40 foot radius turnaround or 60 foot hammerhead "T" is required for driveways longer than 300 feet and must be within 50 feet of the building. Gates will be 2 feet wider than the traffic lane and located at least 30 feet in from the road.

☐ **Road Standard**

California Code of Regulations, Title 14, Section 1273

Roads will have two-10 foot traffic lanes (20 ft. wide road surface), Minimum 40,000 lb. load capacity, and have an all weather surface. Roads will have a maximum grade of 16%, a minimum curve radius of 50 foot, and a minimum of 15 foot vertical clearance. Dead end roads shall not exceed: 800 ft for parcels 1 acre or less - 1320 ft. for parcels 1 to 4.99 acres - 2640 ft. for parcels 5 to 19.99 acres - 5280 ft. for parcels 20 acres or larger. Dead end roads are also required to have turnarounds every 1320 ft. and at terminus. Turnarounds shall be a minimum 40 ft. radius or 60 ft. hammerhead "T". Roads shall be officially recognized by Mendocino County with approved signs at each intersection and visible for 100 feet from both directions. The sign shall be minimum 3 inch letter height, 3/8 inch stroke, reflectorized and contrasting with background color. One Way Road Standards (if approved) are available from this office.

☐ **Bridge Standard**

California Code of Regulations, Title 14, Section 1273.07

Bridges shall have a minimum 40,000 lb. load capacity, minimum 15 foot vertical clearance. Appropriate signing including: Weight limits, Vertical Clearance, One Way Road, Single Lane conditions shall be posted. One lane bridges shall provide an unobstructed view from one end to the other with turnouts at both ends.

☐ **Emergency Water Supply Standard**

California Code of Regulations, Title 14, Section 1275.01

Subdivisions shall meet or exceed either PUC Revised General Order #103, NFPA Standard 1231, or ISO Rural Class 8 Standard (local jurisdiction may require more as these are minimum standards). Fire Hydrant shall be 18 inches above grade, minimum 4 feet and maximum 12 feet from road or driveway. Hydrant shall be minimum 50 feet and maximum 1/2 mile from building it serves, and minimum 8 feet from flammable vegetation. Hydrant shall have 2 1/2 inch male National Hose fitting, suitable crash protection and located where Fire Apparatus using it will not block entry. Hydrant shall be identified with a 3 inch reflectorized blue dot on driveway sign, or placed within 3 feet of hydrant, or identified by blue highway marker as specified by State Fire Marshal.

☒ **Defensible Space Standard**

California Code of Regulations, Title 14, Section 1276.01

All parcels 1 acre or larger shall provide a minimum 30 foot setback for all buildings from all property lines and/or center of a road. All parcels less than 1 acre shall provide for same practical effect by standards set forth by local jurisdiction.

☒ **Maintaining Defensible Space**

Public Resources Code, Section 4291

Any person who owns, leases, or controls any property within the State Responsibility Area, shall at all times maintain a firebreak by clearing an area of all flammable vegetation or other combustible material 30 feet immediately around and adjacent to any building or structure. Additionally, a fuel reduction zone is required for an additional 70 feet or to the property line, whichever is nearer, this zone shall eliminate the fuel continuity. The total defensible space is 100 feet or to the property line. This subdivision does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

**CAL FIRE:ADDITIONAL COMMENTS:**

CAL FIRE agrees to Mendocino County Planning & Building Services Zoning Codes Sec. 20.048.035 and 20.048.040 that require a minimum front and rear yard setback of 20 feet and a minimum side yard setback of 6 feet from the structure on parcels less than 1 acre.

Ryan Smith, Battalion Chief

By

Reviewing Official

Josh Kitchens

Fire Prevention Bureau

STATE OF CALIFORNIA—NATURAL RESOURCES AGENCY

Edmund G. Brown Jr. Governor



## DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Mendocino Unit  
17501 North Highway 10  
Willits, CA 95490  
(707) 459-7414  
Website: [www.fire.ca.gov](http://www.fire.ca.gov)

CAL FIRE File # <b>371-18</b>
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:

**ROBERT & RONI GRECO****358 BENICIA DRIVE, SANTA ROSA, CA 95409**Phone: **707-349-0651**

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

**HOWARD CURTIS ARCHITECT****POB 675, GUALALA, CA 95445**Phone: **707-785-1080****Mail correspondence to:**☐ Owner OR ☒ Agent OR ☐ Pick-up at Howard Forest

3. Address/Location of proposed building site:

**14765 CYPRESS POINT ROAD Manchester****IRISH BEACH, CA**APN: **132-073-02**

CONSERVATION IS WISE—KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT [WWW.CA.GOV](http://WWW.CA.GOV)



STATE OF CALIFORNIA—NATURAL RESOURCES AGENCY

Edmund G. Brown Jr., Governor

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

NO

## 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.

☒ Building Permit☒ New building, ☐ Remodel, ☐ Class K, ☐ Replacement, ☐ Other2826

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

700

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.

3526**TOTAL SQUARE FOOTAGE**

Briefly describe the type of structure you will be building:

**SINGLE FAMILY SINGLE FLOOR WITH LOFT AND ATTACHED GARAGE/SHOP****WOOD FRAME STRUCTURE, ALL CONSTRUCTION TO CONFORM TO CAL FIRE CODES.**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 &amp; 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?

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

**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? 60 FEET  
If so, what is the maximum grade(%)? 3%
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 STREET IS PAVED COUNTY ROAD (CYPRESS POINT ROAD)

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.

NA

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**

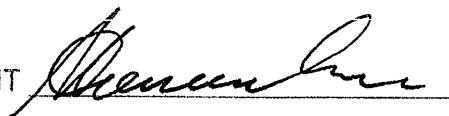
19. ☐ Yes ☒ No -- Are you requesting any exemptions to the Fire Safe Regulations?

*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



HOWARD CURTIS ARCHITECT

Print Name

**From:** Gregory Schmidt  
**To:** Jessie Waldman, Juliana Cherry  
**CC:** HOWARD CURTIS  
**Date:** 9/26/2018 4:36 PM  
**Subject:** PAMB survey at 14765 Cypress Point RD, Manchester, CA

Hi Jessie and Juliana,

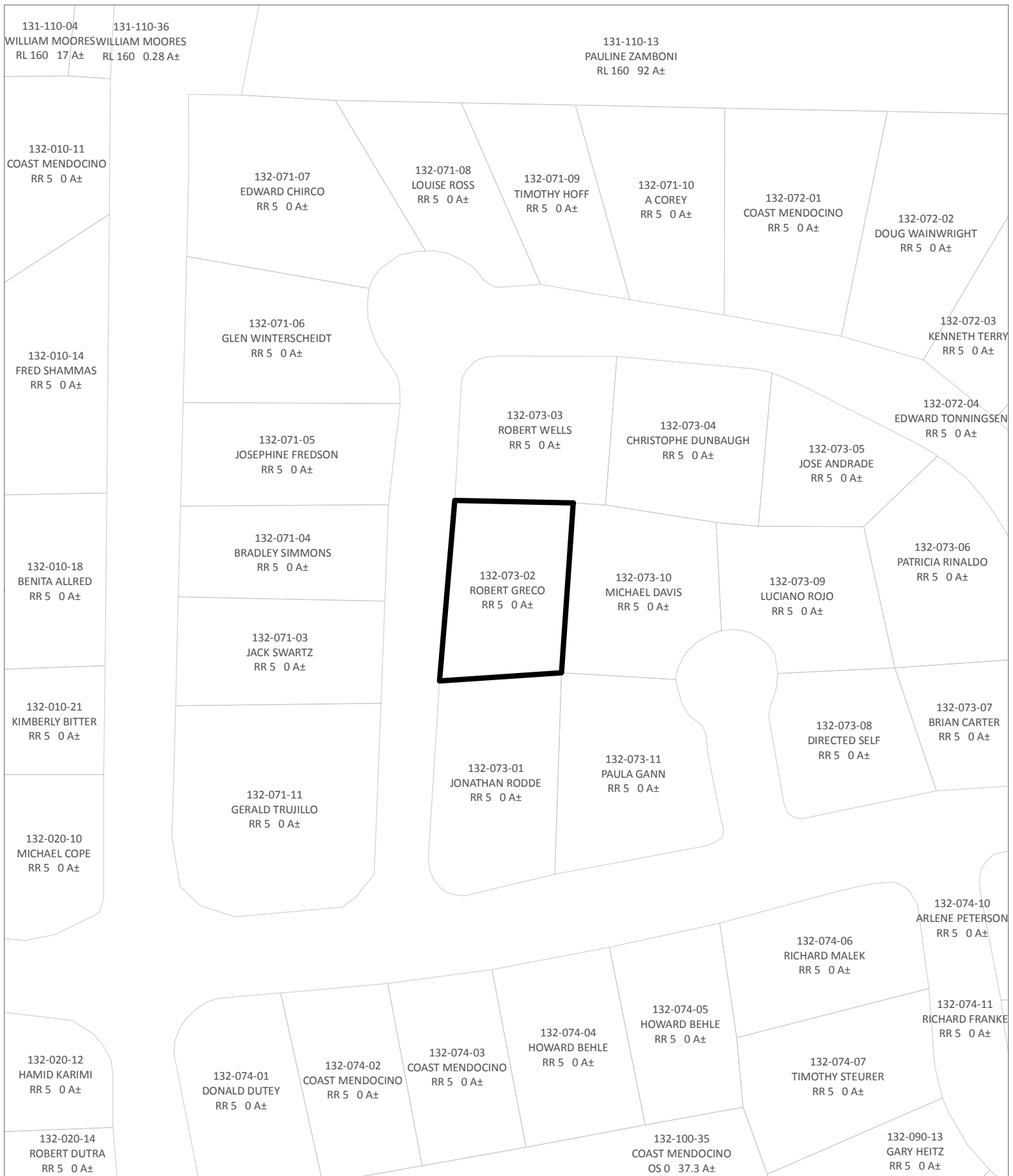
I conducted a PAMB survey at 14765 Cypress Point RD this afternoon. I considered the entire parcel proper as unsuitable for PAMB since it has been continuously mowed for some time. I still surveyed the entire parcel and found no PAMB burrow entrances or other PAMB sign. I also assessed habitat suitability within 100 feet of the parcel (this is the distance the USFWS considers vibrational force from home construction likely travels and could collapse PAMB burrows outside the building site). The only suitable habitat outside the target parcel was Robert Greco's (the owner of the target parcel) other parcel to the north. Approximately 60% of the parcel to the north contained suitable habitat. I surveyed the entire parcel and found no PAMB burrow entrances or other PAMB sign. The target parcel is covered for PAMB for the next 10 years (i.e., till 26 Sept. 2028), and Mr. Greco's adjacent parcel to the north is covered for 5 years (till 26 Sept. 2023). I will file this email with my technical assistance record for 14765 Cypress Point RD. Let me know if more than an email is required. Otherwise, I will consider technical assistance for PAMB for this parcel to be completed. Thanks.

Greg

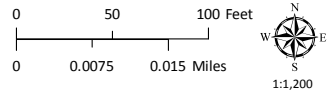
\*\*\*\*\*

Gregory Schmidt  
Fish & Wildlife Biologist, Endangered Species Program  
US Fish and Wildlife Service  
Arcata Fish and Wildlife Office  
1655 Heindon Road, Arcata CA 95521-4573  
Phone: (707) 825-5103; Fax: (707) 822-8411  
E-mail: Gregory\_Schmidt@fws.gov

\*\*\*\*\*



CASE: CDP 2018-0020  
OWNER: GRECO, Robert & Roni  
APN: 132-073-02  
APLCT: Robert & Roni Greco  
AGENT: Howard Curtis  
ADDRESS: 14765 Cypress Point Road, Manchester



ADJACENT PARCELS

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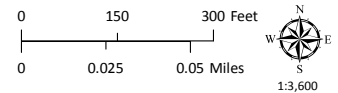




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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— Public Roads  
== Private Roads



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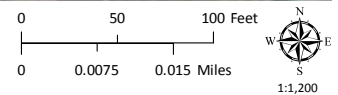




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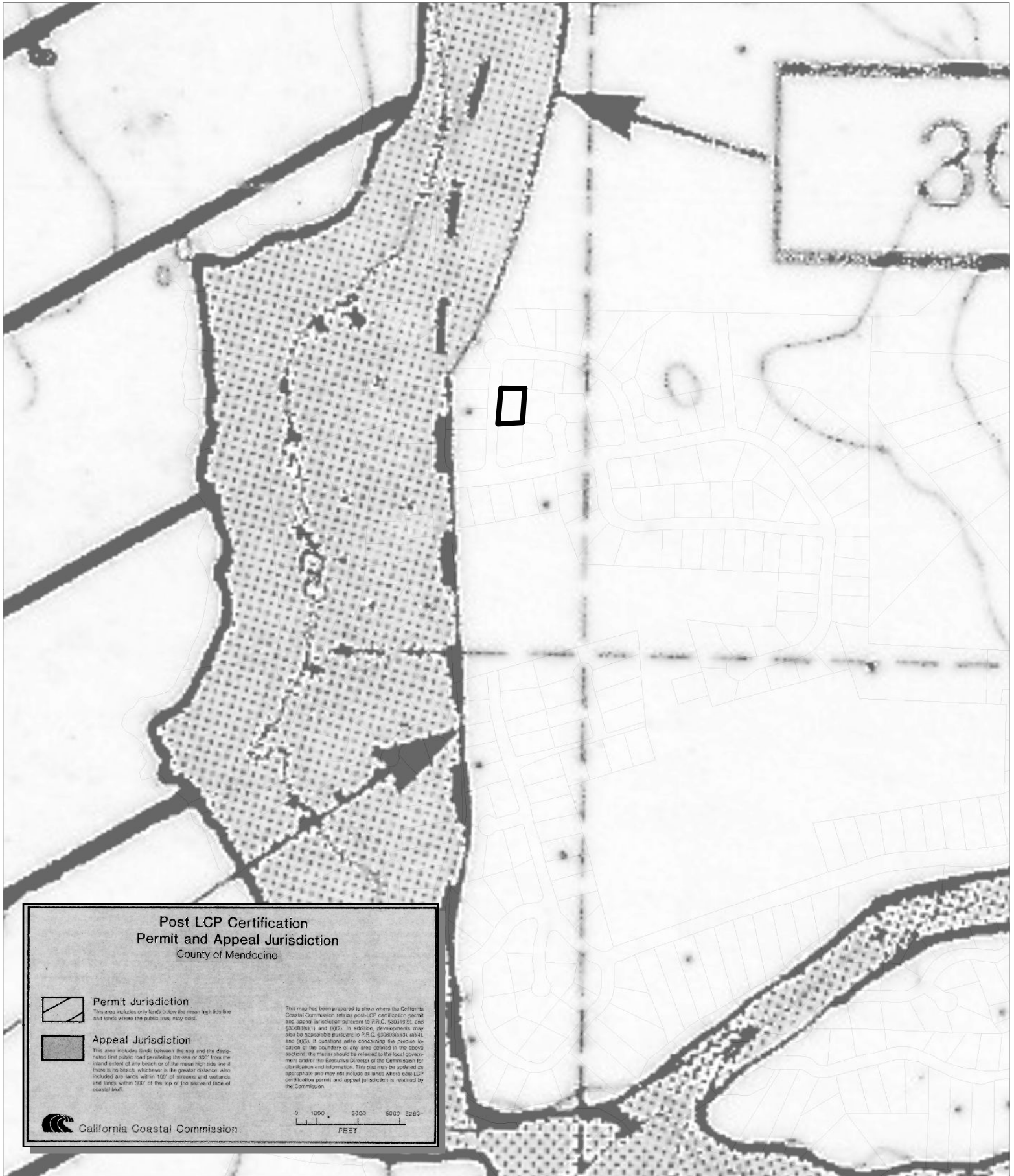
Public Roads



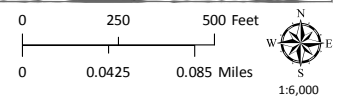
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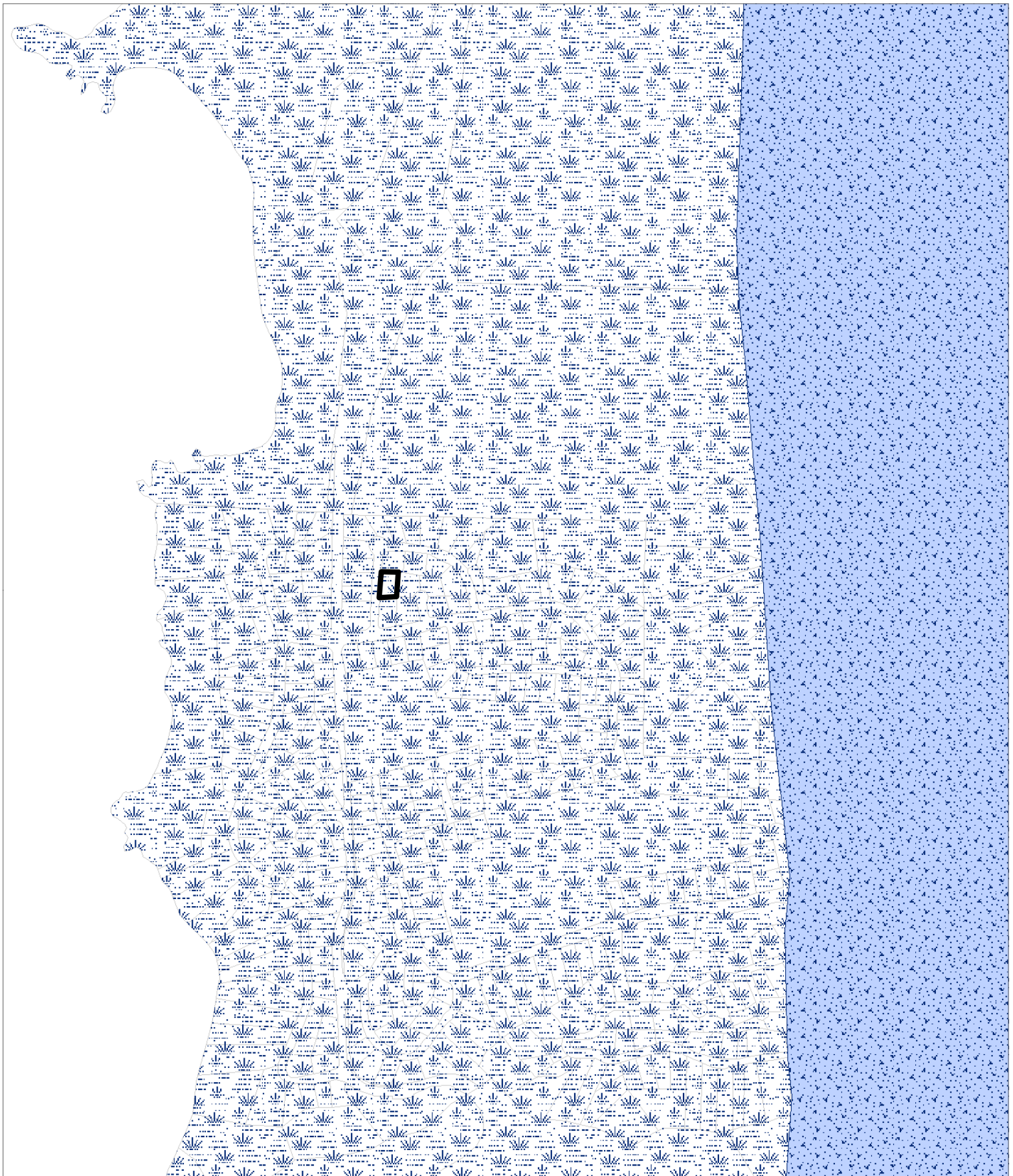


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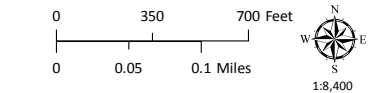
APPEALABLE AREAS

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 Marginal Water Resources  
 Critical Water Resources Bedrock



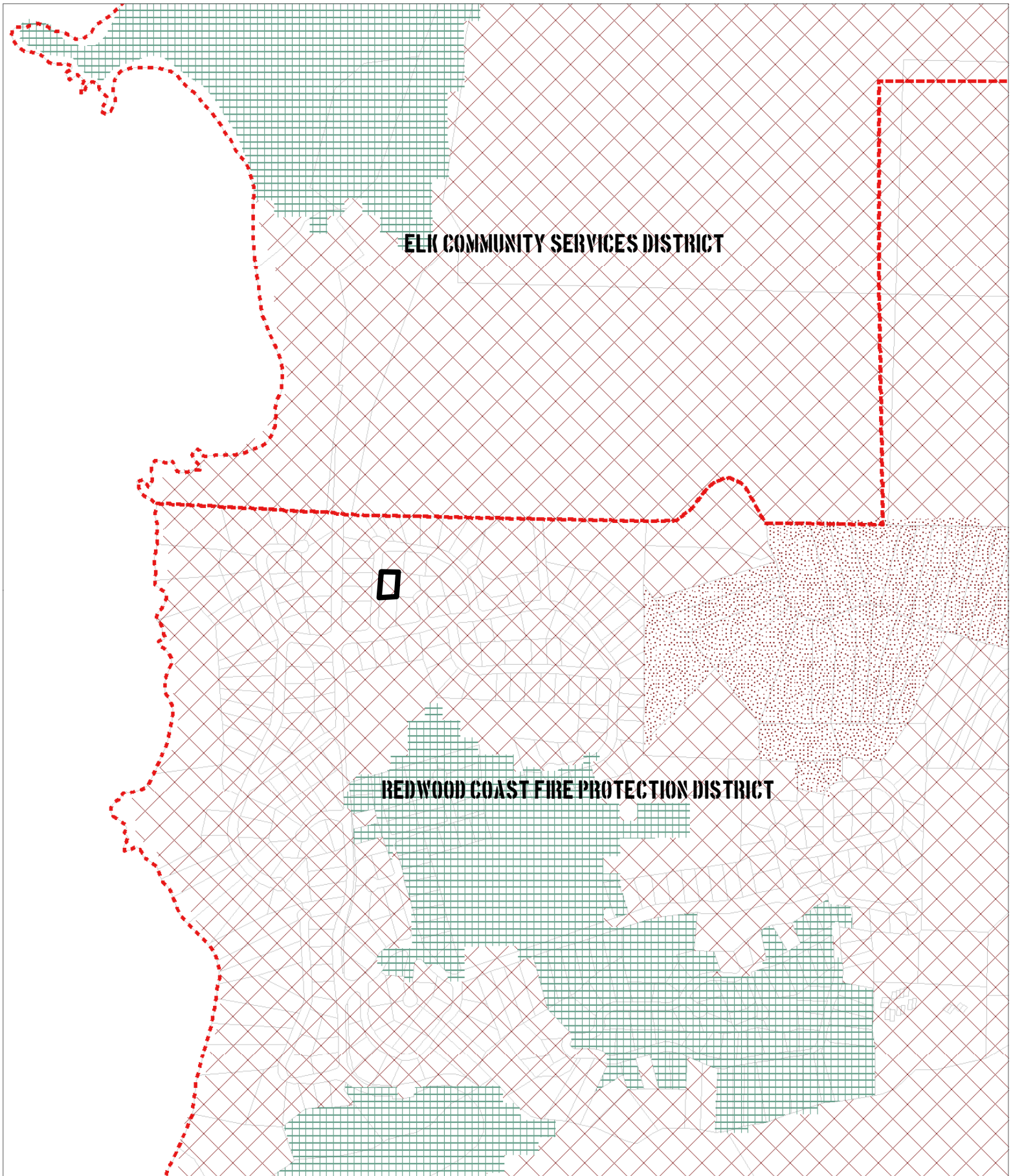
GROUND WATER RESOURCES

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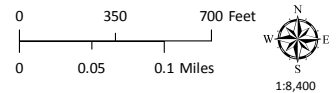
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-  County Fire Districts
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard



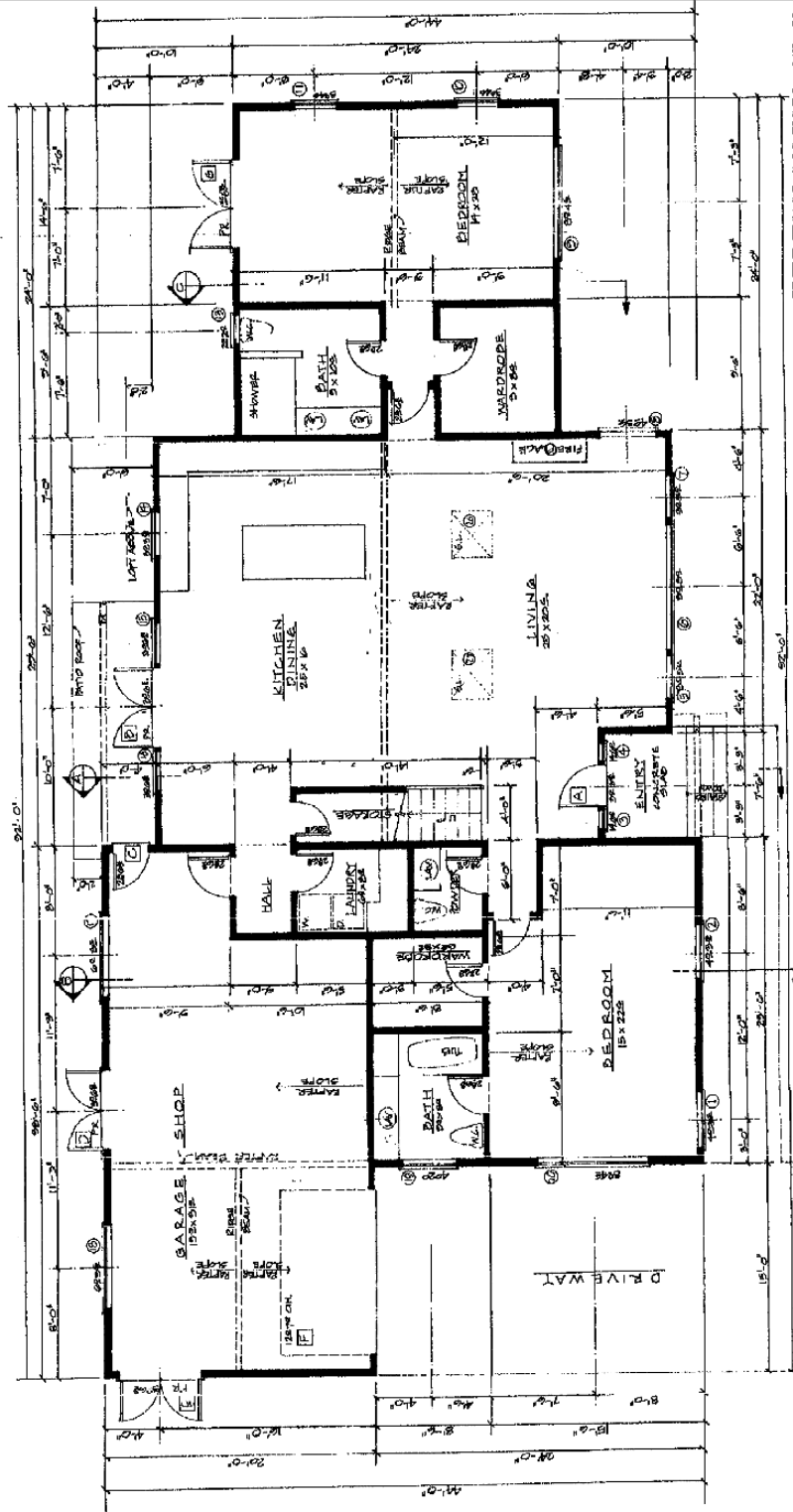
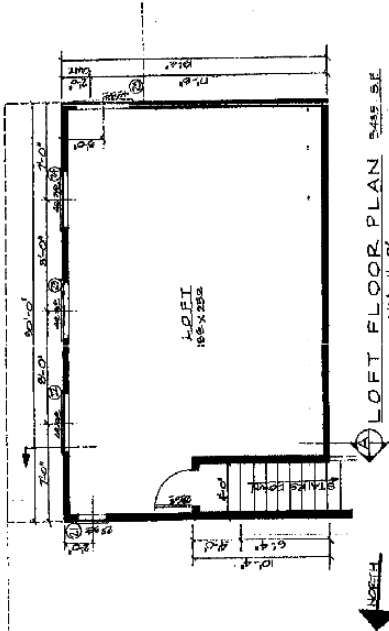
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

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NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	LANDSCAPE	1	LOT	100.00	100.00
2	LANDSCAPE	1	LOT	100.00	100.00
3	LANDSCAPE	1	LOT	100.00	100.00
4	LANDSCAPE	1	LOT	100.00	100.00
5	LANDSCAPE	1	LOT	100.00	100.00
6	LANDSCAPE	1	LOT	100.00	100.00
7	LANDSCAPE	1	LOT	100.00	100.00
8	LANDSCAPE	1	LOT	100.00	100.00
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10	LANDSCAPE	1	LOT	100.00	100.00

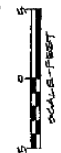
NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
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6	LANDSCAPE	1	LOT	100.00	100.00
7	LANDSCAPE	1	LOT	100.00	100.00
8	LANDSCAPE	1	LOT	100.00	100.00
9	LANDSCAPE	1	LOT	100.00	100.00
10	LANDSCAPE	1	LOT	100.00	100.00

BUILDING AREAS  
 FIRST FLOOR RESIDENCE ..... 2,285.5 SQ. FT.  
 LOFT ..... 548.5 SQ. FT.  
 GARAGE SHOP ..... 700.0 SQ. FT.  
 COVERED PORCH ..... 52.5 SQ. FT.



PRELIMINARY DESIGN DRAWINGS  
 APN 132-073-02

FLOOR PLAN 2783.6 SE GARAGE SHOP 100.0 SE  
 141'-0" x 11'-0"

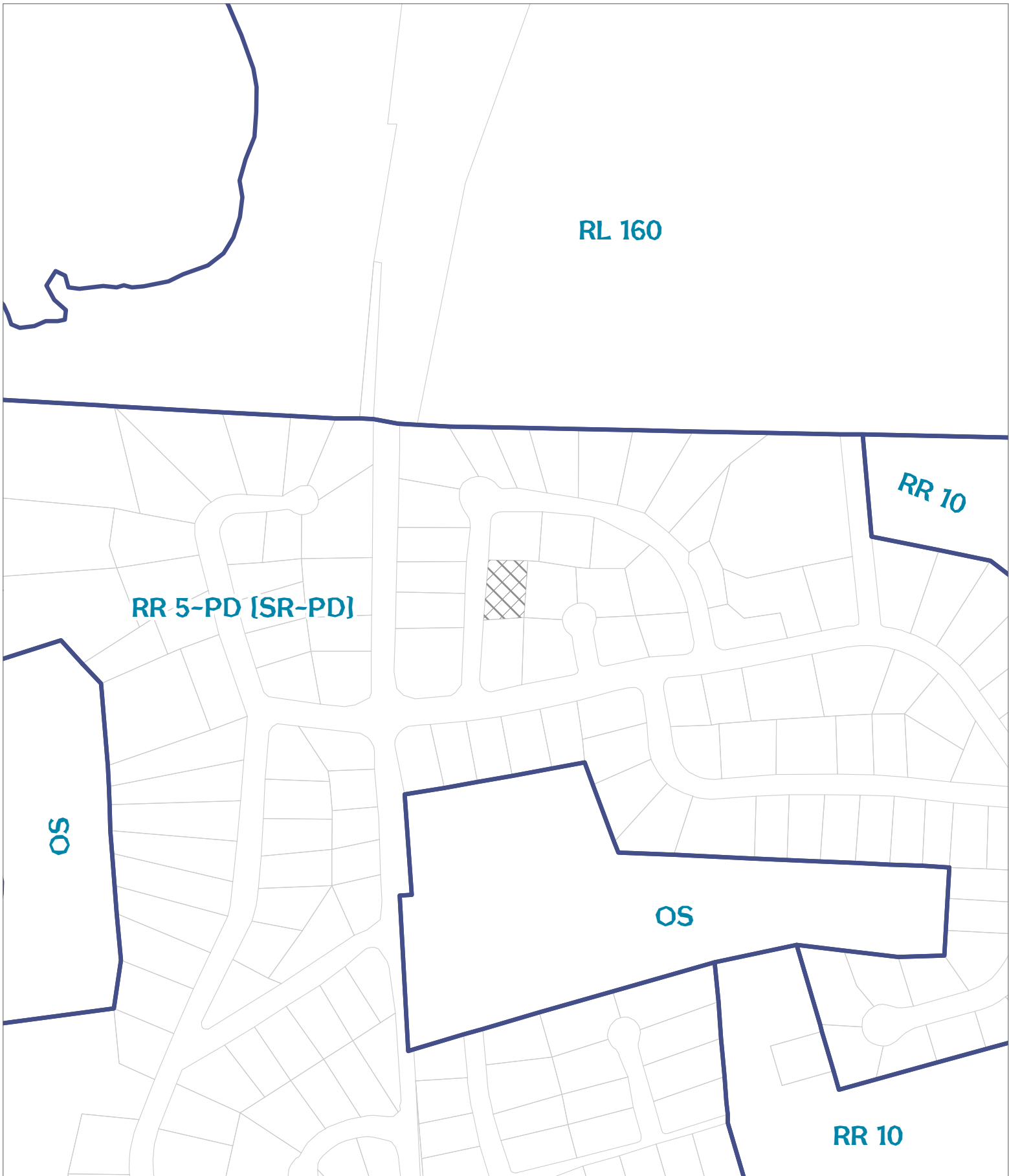


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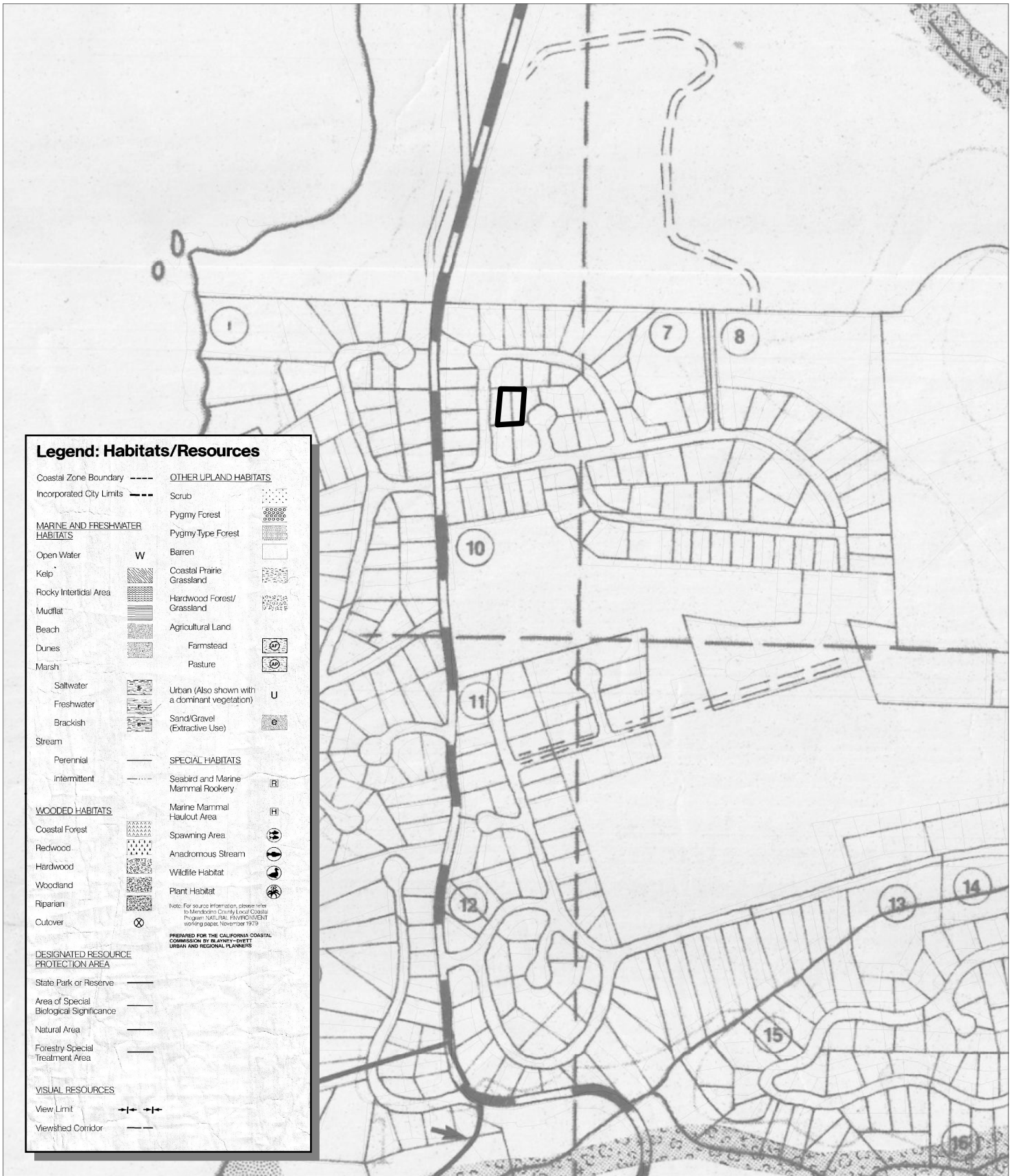
NO SCALE

FLOOR PLAN

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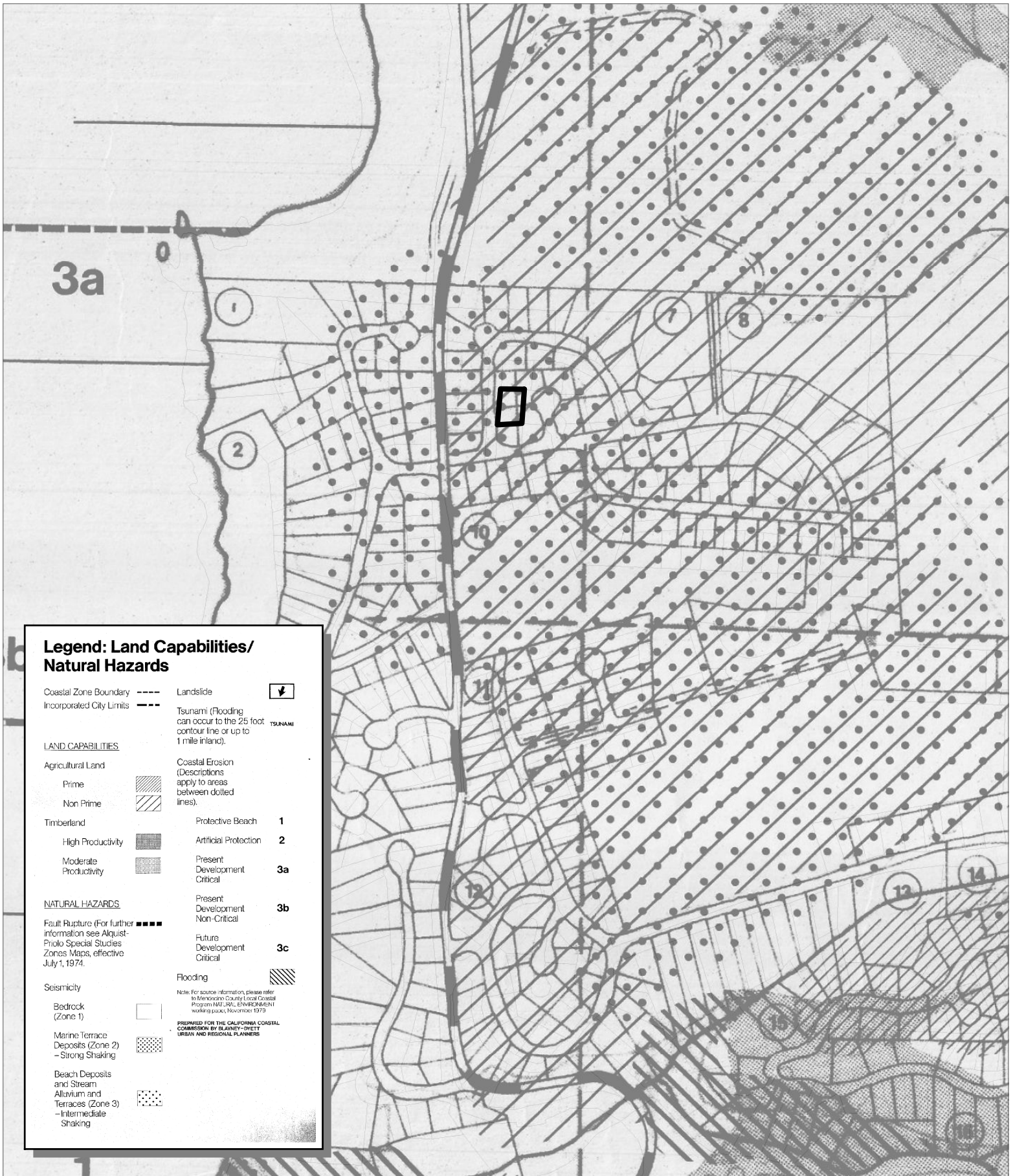
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LCP HABITATS & RESOURCES

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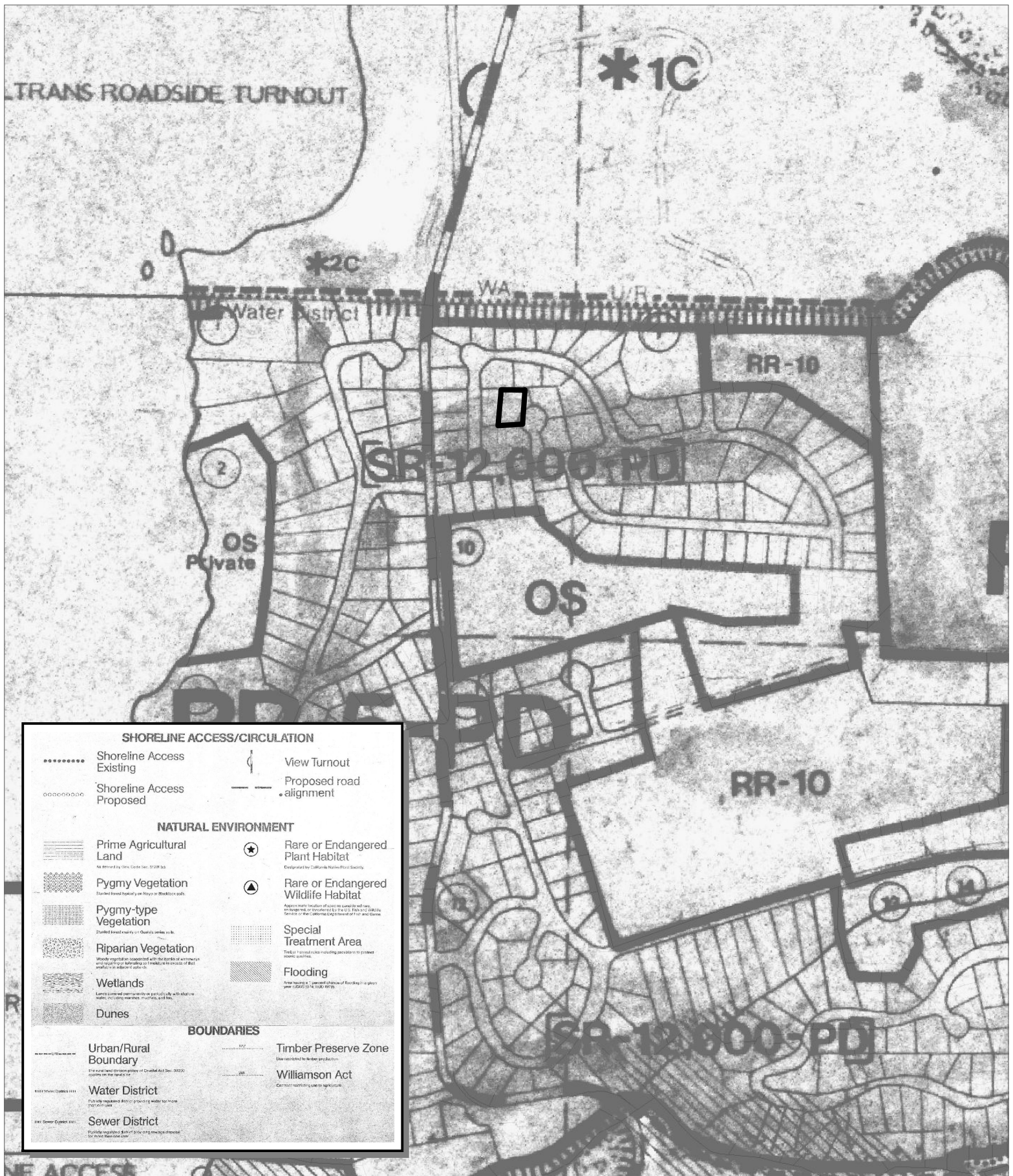


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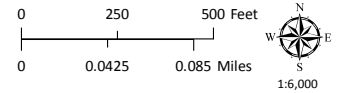
LCP LAND CAPABILITIES & NATURAL HAZARDS

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LCP LAND USE MAP 22: MALLO PASS CREEK

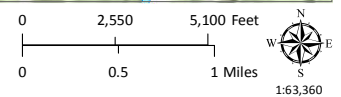
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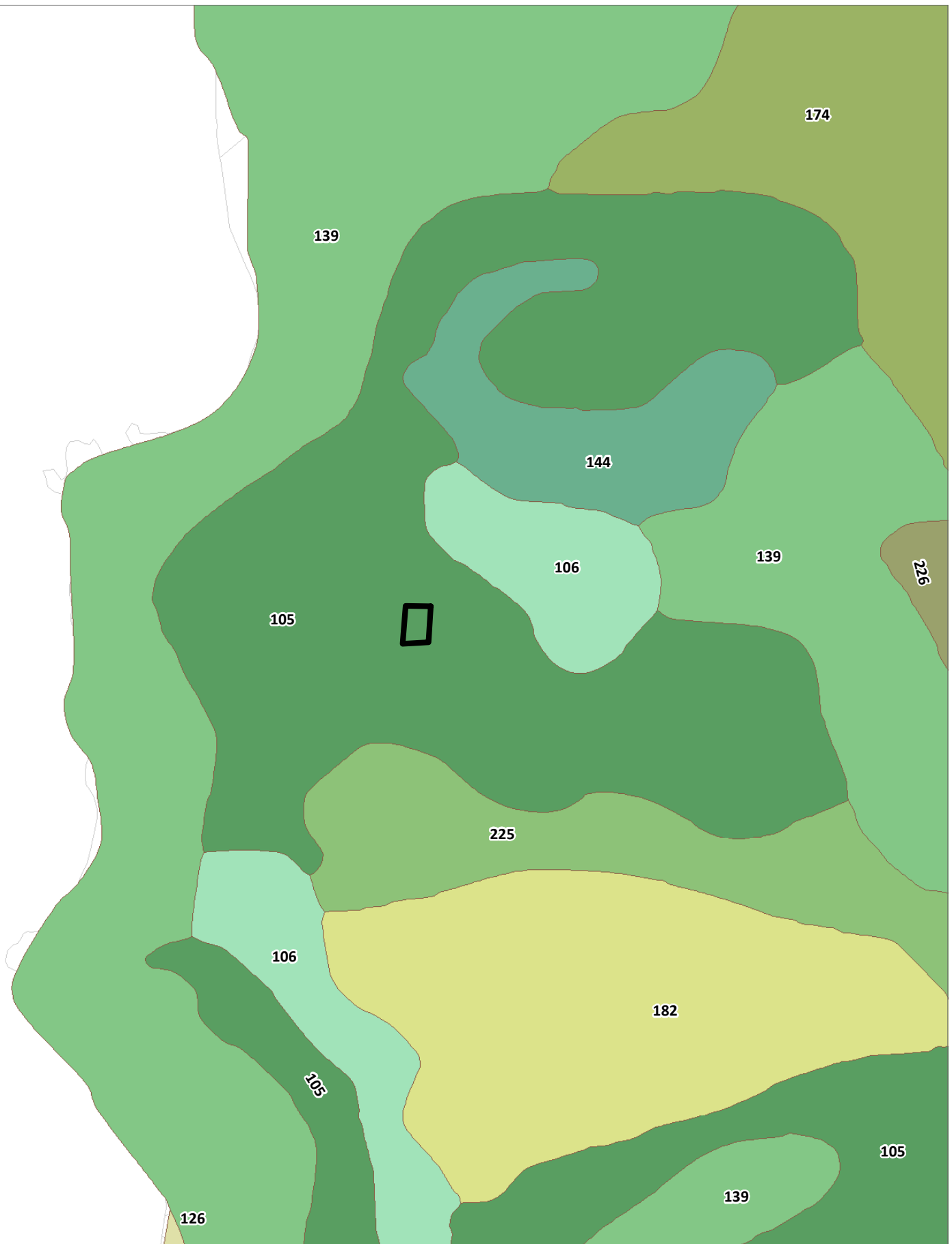
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- Major Towns & Places    — Major Roads  
~ Major Rivers  
— Highways



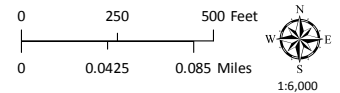
LOCATION MAP

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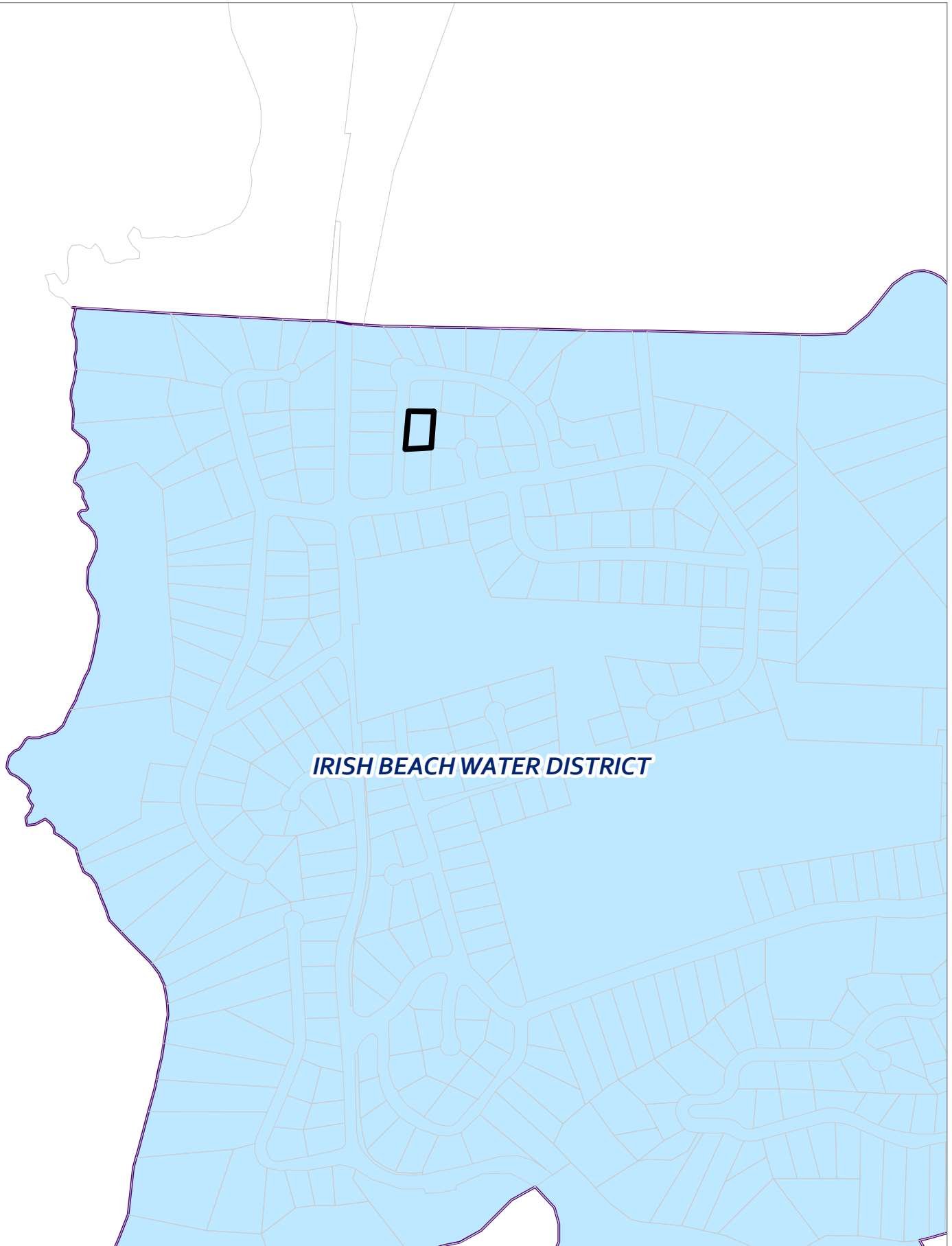
 Western Study Soil Types



LOCAL SOILS

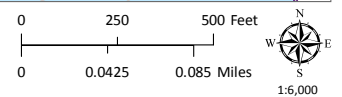
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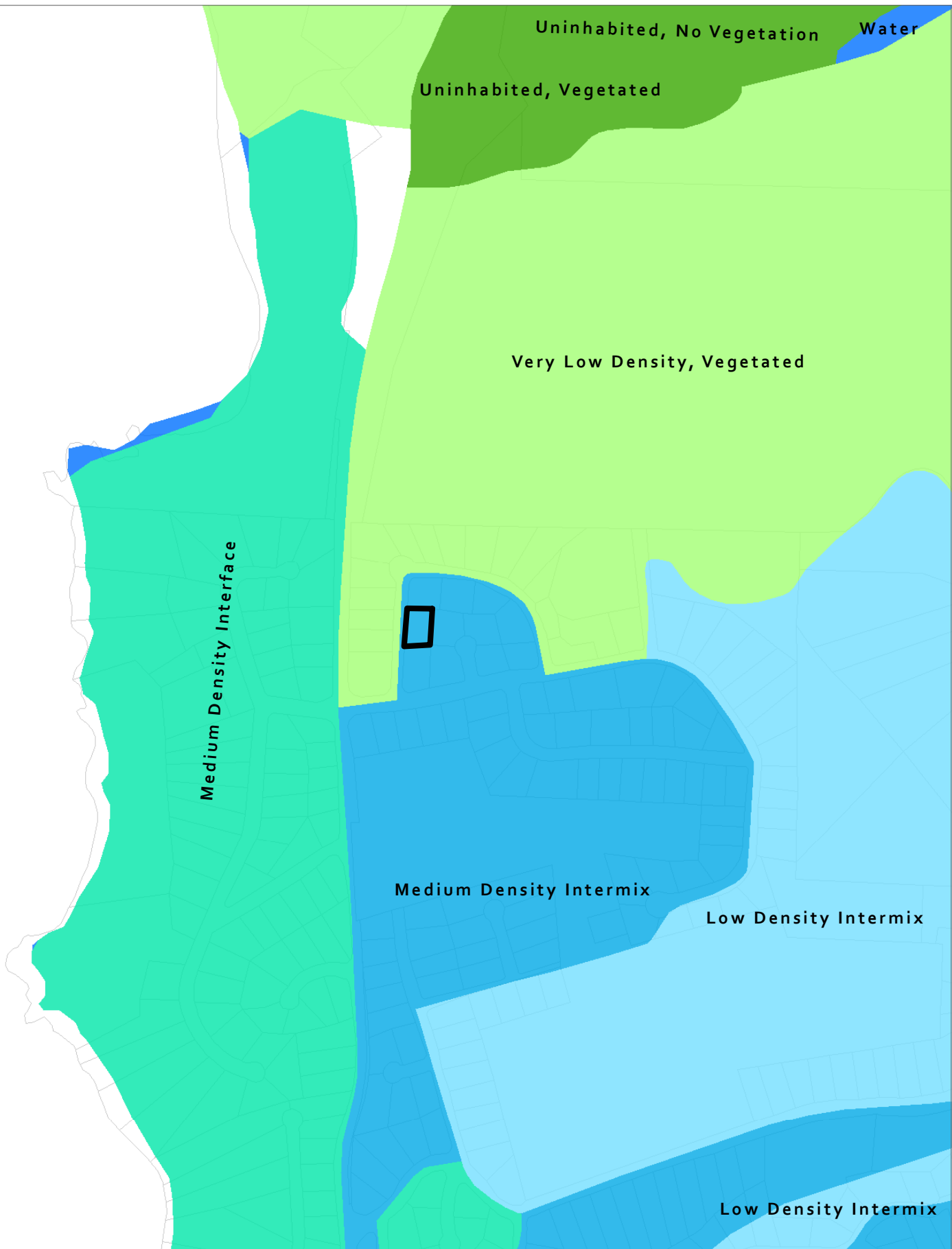
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 County Water Districts



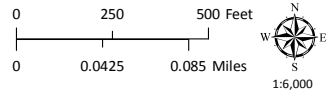
**WATER DISTRICTS**

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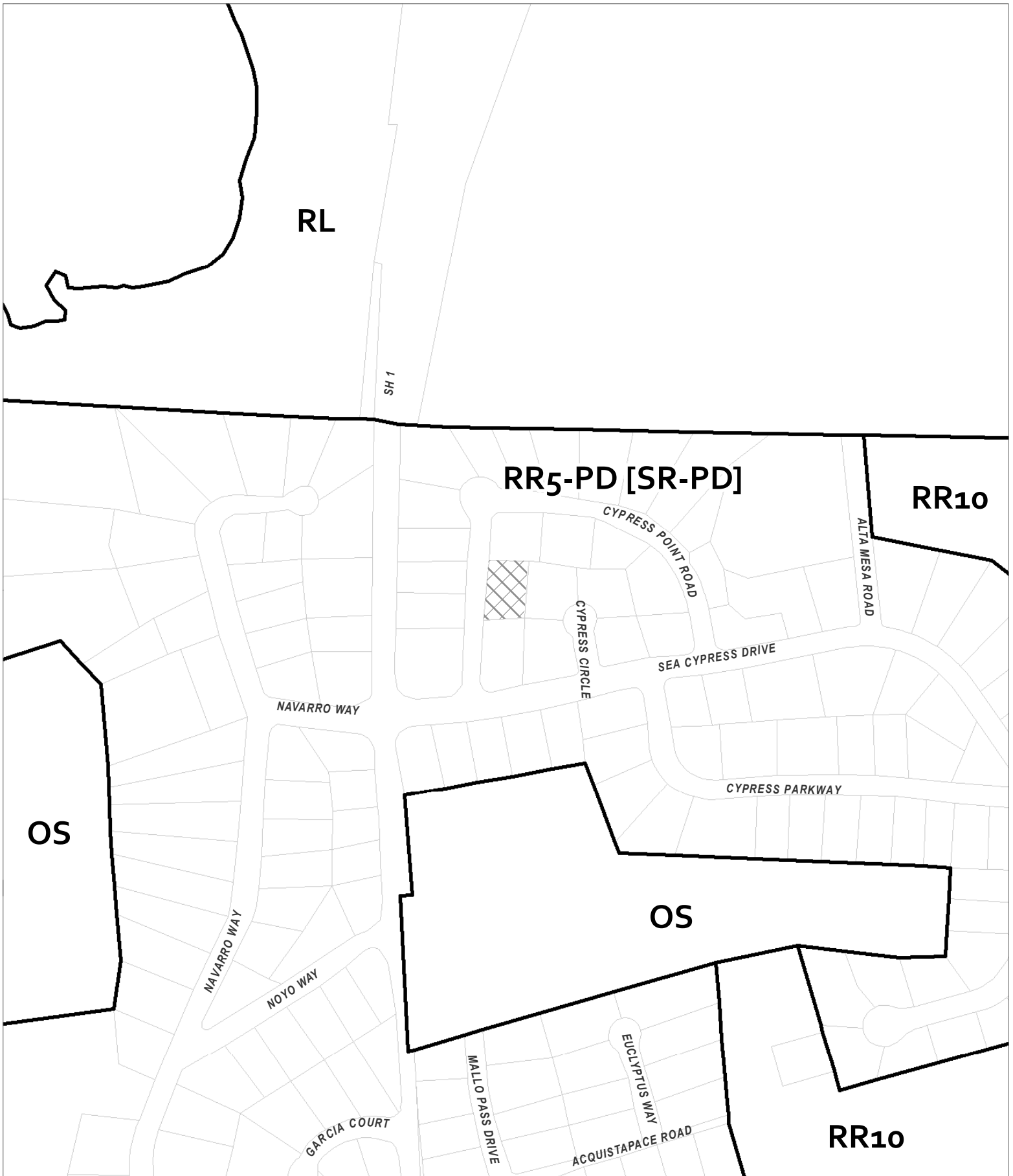
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 Water





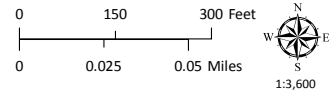
WILDLAND-URBAN INTERFACE ZONES

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 Zoning Districts  
 Public Roads



ZONING DISPLAY MAP

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