



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 21, 2018

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

Assessor
Coastal Commission
Albion Little River Fire District
Redwood Valley Rancheria

Sherwood Valley Band of Pomo
Cloverdale Rancheria

CASE#: CDPM_2018-0005

DATE FILED: 8/16/2018

OWNER/APPLICANT: NICOLA KATHRYN JACK

AGENT: DIANA WIEDEMANN, ARCHITECT

REQUEST: Modification to Coastal Development Permit CDP_45-96 to construct 590 sq. ft. addition to an existing single-family home, addition of 10 skylights, and construction of a 120 sq. ft. solar pedestal adjacent to existing barn.

LOCATION: In the Coastal Zone, 1± mile south of Little River Airport Rd. (CR 404), 0.2± miles east of the intersection of State Hwy. 1 (SH 1) and East Buckhorn Cove Rd. (Private), located at 48501 East Buckhorn Cove Rd., Little River (APN: 121-020-17).

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

STAFF PLANNER: Julia Acker Krog

RESPONSE DUE DATE: December 5, 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. 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:

Nicola Kathryn Jack & Cris Beaty

APPLICANT:

Nicola Kathryn Jack & Cris Beaty

AGENT:

Diana Wiedemann, Architect

REQUEST:

Modification to Coastal Development Permit CDP_45-96 to construct 590 sq. ft. addition to an existing single-family home, addition of 10 skylights, and construction of a 120 sq. ft. solar pedestal adjacent to existing barn.

LOCATION:

In the Coastal Zone, 1± mile south of Little River Airport Rd. (CR 404), 0.2± miles east of the intersection of State Hwy. 1 (SH 1) and East Buckhorn Cove Rd. (Private), located at 48501 East Buckhorn Cove Rd., Little River (APN: 121-020-17).

ACREAGE:

± 23.16 acres

GENERAL PLAN:

RMR:20:DL

ZONING:

RMR:20:DL

COASTAL ZONE:

YES

EXISTING USES:

Residential

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

16N

RANGE:

17W

SECTION:

17

USGS QUAD#:

42

RELATED CASES ON SITE:

CDP_01-96 (Barn); CDP_45-96 (SFR, Barn bathroom, Generator House); CDPM_45-96 (Deck)

RELATED CASES IN VICINITY:

APN: 121-020-19: CDP_33-96 (SFR, Garage and Barn);

APN: 121-050-18: LCP_92-119 (SFR Demolition); CDP_73-01 (Relocate Mallory House):

APN: 121-040-23: CDP_91-03 (Remodel and addition to SFR);

APN: 121-170-19: CDP_38-95 (Guest Cottage);

APN: 121-170-25: CDB_32-05 (Boundary Line Adjustment)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Remote Residential (RMR:20)	Remote Residential (RMR:20)	23.74 acres, 20.6 acres	Residential
EAST:	Rural Residential 5 (RR:5)	Rural Residential 5 (RR:5)	5.01 acres	Residential
SOUTH:	Rural Residential 5 (RR:5)	Rural Residential 5 (RR:5)	4.23 acres, 8.4 acres, 5.5 acres, 2 acres, 5 acres	Residential
WEST:	Rural Residential 5 Flood Plain (RR:5:FP)	Rural Residential 5 Flood Plain (RR:5:FP)	15 acres	Residential

REFERRAL AGENCIES:

☒ Planning (FB-Ukiah)

☒ Department of Transportation

☒ Environmental Health (Ukiah - FB)

☒ Building Inspection (Ukiah - 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 Indian

☐ 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

☐ CHP

☐ MTA

☐ County Addresser

☐ LAFCO

☐ Gualala MAC

☐ Laytonville MAC

☐ Westport MAC

☐ Sierra Club

☐ School District

☐ Sewer District

☐ Water District

☒ Albion Little River Fire District

☐ Community Svcs

☐ City Planning

☒ Cloverdale Rancheria

ADDITIONAL INFORMATION:

BF_96901068: SFR, BF_1999-0900: Electrical for Gate permit expired.

ASSESSOR'S PARCEL #: 121-020-17

STAFF PLANNER: IZZY DOUGHTY

DATE: 11/09/18

ENVIRONMENTAL DATA

(To be completed by Planner)

COUNTY WIDE

Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
	NO	2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
	NO / NO	3. Within/Adjacent to Agriculture Preserve / Timberland Production
	NO	4. Within/Near Hazardous Waste Site
	YES	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 checked="" type="checkbox"/>	<input type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# 218-18 Albion Little River Fire Protection: High to Moderate Fire Hazard
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. 199—Shinglemill-Gibney complex, 2 to 9 percent slopes; 124—Caspar-Quinliven-Ferncreek complex, 9 to 30 percent slopes
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Oak Woodland Area

COASTAL ZONE

Yes	No	
	NO	16. Exclusion Map.
		17. Coastal Groundwater Study Zone. Marginal Water Resources
		18. Highly Scenic Area/Special Communities. Highly Scenic Area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Land Capabilities/Natural Hazards Map. Agricultural Land: Non Prime; Timberland: Moderate Productivity
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Habitats/ESHA/Resources Map. Other Upland Habitats: Barren; Wooded Habitats; Riparian: Freshwater Forested/Shrub Wetland
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Blayney-Dyett Map. LCP Map 18: Albion
<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 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)	CDA-2018-0015
CDF No(s)	218-18
Date Filed	5-17-2018
Fee	5,983.00
Receipt No.	
Received by	@WALDMANJ
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Nicki JACK & CRIS BEATY
Mailing POBOX 518
Address
City LITTLE RIVER State CA Zip Code 95456 Phone 707/937-2218

PROPERTY OWNER

Name Nicki JACK & CRIS BEATY
Mailing POBX 518
Address
City LITTLE RIVER State CA Zip Code 95456 Phone 707/937-2218

AGENT

Name DIANA WIEDFEMANN - ARCHITECT
Mailing PO BOX 395
Address
City ALBION State CA Zip Code 95410 Phone 707/937-2804

PARCEL SIZE

23

☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

48501 BUCKHORN COVE ROAD EAST
LITTLE RIVER, CA. 95456

ASSESSOR'S PARCEL NUMBER(S)

121-020-17

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

Dawn Wale 5/14/18
Signature of Applicant/Agent Date

[Signature]
Signature of Owner

06/24/18
Date

RECEIVED

MAY 17 2018

PLANNING & BUILDING SERV
FORT BRAGG CA

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

- Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.
 EXISTING HOUSE & GARAGE & BARN & ALL APPROVED
 PRIOR CDP & BLDG. & E.H. PERMITS, EXISTING UNDERGROUND
 UTILITIES & WELL & STORAGE TANKS!
 PROPOSED SMALL ADDITION SINGLE STORY EXERCISE
 ROOM & SUNROOM ATTACHED TO EXISTING HOUSE
 NO GRADING AS DRIVEWAY EXISTING ASPHALT - SEE ATTACHED
 PAGE
- If the project is residential, please complete the following: ADD SOLAR PANELS
 TO (E) BARN -

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	ADDITION TO EXISTING HOUSE	590 P
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____
- If the project is commercial, industrial, or institutional, complete the following:
 Total square footage of structures: N/A
 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.

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.

EXISTING TWO STORY HOUSE w/ ATTACHED GARAGE
EXISTING TWO STORY BARN w/
EXISTING GREENHOUSE
SEE A1.0 - SITE PLAN

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

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

7. Project Height. Maximum height of structure 14'-0" feet. NEW ADDITION
EXIST NAME 20 I

8. Lot area (within property lines): 23 ☐ square feet ☒ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>7,450</u> square feet	<u>590</u> square feet	<u>8,040</u> square feet
Paved area	<u>93,070</u> square feet	<u>0</u> square feet	<u>93,070</u> square feet
Landscaped area	<u>15,000</u> square feet	<u>0</u> square feet	<u>15,000</u> square feet
Unimproved area	<u>896,360</u> square feet	<u>0</u> square feet	<u>896,360</u> square feet
	<u>20.5 acres</u>		<u>(23 acres -)</u>
		GRAND TOTAL:	<u>1,002,880</u> square feet
			(Should equal gross area of parcel)

10. Gross floor area: (E) 7,450 + 590 NEW ADDITION square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows: N/A
EXISTING RESIDENCE
Number of Spaces Existing 4 Proposed same Total 4

Number of covered spaces	_____	Size	_____
Number of uncovered spaces	_____	Size	_____
Number of standard spaces	_____	Size	_____
Number of handicapped spaces	_____	Size	_____

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

EXISTING

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

EXISTING

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.

ON EXERCISE ROOM ON WEST WALL
WILL BE DOWNCAST, NIGHT SKY RATED

14. What will be the method of sewage disposal?

EXISTING

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

15. What will be the domestic water source?

EXISTING

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

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

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

For grading and road construction, complete the following:

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

17.	Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
18.	Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring may be required.
19.	Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)
20.	Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
21.	Is the proposed development visible from: A. State Highway 1 or other scenic route? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input 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? N/A 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 type="checkbox"/> No

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

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

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

Arlo J. York Dana Wiedemann 5/17/18
Owner/Authorized Agent Date

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

AUTHORIZATION OF AGENT

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

Arlo J. York 04/24/18
Owner Date

MAIL DIRECTION

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

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

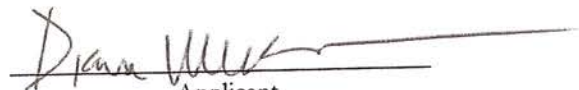
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

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

Date: _____

5/14/8


Applicant

CDP Application Cover Letter

Owner: Cris Beaty & Nicki Jack
Address: 48501 Buckhorn Cove Rd. East
Little River, Ca.

Apn# 121-020-17

Date: May 16, 2018

Project Description:

Lot size is 23 acre parcel located in Coastal Zone

1. The CDP application is requesting approval for two single story additions attached to the existing two story house, located on east side of Hwy One in Little River, Ca. The proposed exercise room addition is located on northeast corner of house and measures 22' x 16' (376 sq ft), and the proposed sun room addition is located on southwest corner of house replacing existing deck and measures 9'-4" x 23' or less (214 sf) in size. Both of these room additions will be single story and their exterior finish will match the existing house which is currently composed of painted hardipanel horizontal siding and white trim with shingles detailing at gables, and shall match the existing roofing which is gray composition shingles. The color of existing house walls is light gray with white trim. The existing house was approved in 1996 and constructed soon afterwards.
2. The owners would like to install solar panels on eastern portion of their property near the existing two story barn. It is understood they need to incorporate a request for a solar pedestal type installation in their CDP application. See location on site plans. This location would be out of view from Hwy One and neighbors and is located near the Electric PG&E main meter servicing the property.
3. The existing landscape will not change and there will be a few draught tolerant shrubs to be replaced at exercise room location after construction. The driveway and road to house and barn is an existing paved asphalt.
4. There will be three exterior lights which will meet all dark sky regulations that is downcast and night sky rated their location is as follows: one exterior wall mount light at west door of exercise room and two exterior wall mount light on sun-room.

Regards,



Diana Wiedemann- Project Architect

RECEIVED

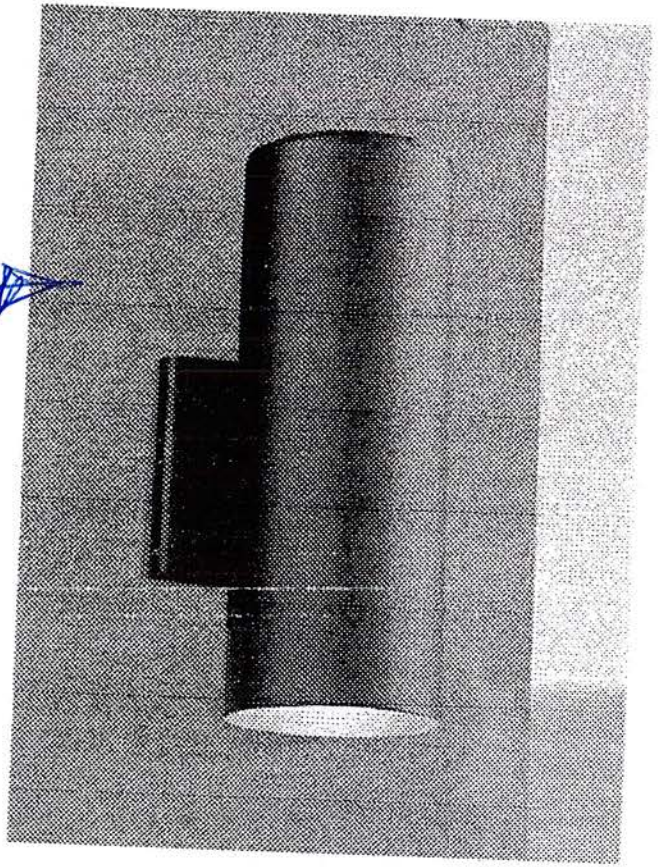
MAY 17 2018

PLANNING & BUILDING SERV
FORT BRAGG CA

EXTERIOR LIGHTING

DOWNCAST WALL

MONTS



RECEIVED

MAY 17 2018

PLANNING & BUILDING SERV
FORT BRAGG CA

COASTAL ZONE DEVELOPMENT

COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

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

AP# 000-000-00 LASTNAME, FIRSTNAME STREET ADDRESS CITY, STATE ZIP	SEE ATTACHED COUNTY ASSESSORS LIST

300' Buffer report for APN 121-020-17, Mendocino County

imap://mail.mcn.org:143/fetch>UID>.INBOX>30216?header=print

Subject: 300' Buffer report for APN 121-020-17, Mendocino County
From: "Gregory Withrow" <withrowg@mendocinocounty.org>
Date: 4/27/2018 1:53 PM
To: <dweed@mcn.org>

\$22.50 For 300' Buffer Report with a \$7.00 credit card processing fee... Total to Card \$29.50, THANK YOU and have a nice project...

Static 300' Contact Listing for APN 121-020-17 .jpg

1	N	OWNER	ADDRESS	CITY	STATE	ZIP
2	12102017	JACK NICOLA KATHRYN	9255 SUNSET BLVD STE 1040	WEST HOLLYWOOD	CA	90069
3	12102019	TAFF GARY MARSHALL & TONI LYNN	PO BOX 458	LITTLE RIVER	CA	95456
4	12102024	ORSELLI LISA TTEE	PO BOX 397	LITTLE RIVER	CA	95456
5	12102025	ORSELLI LISA	PO BOX 397	LITTLE RIVER	CA	95456
6	12104022	BOBO LAVON H TTEE	1377 SYDNEY DR	SUNNYVALE	CA	94087
7	12104023	ISAACSON ROBERT B TTEE 1/2	300 CHANNEL ST #21	SAN FRANCISCO	CA	94158
8	12104029	GREENBERG CHARLES S /	PO BOX 490	LITTLE RIVER	CA	95456
9	12104030	GREENBERG CHARLES S /	PO BOX 490	LITTLE RIVER	CA	95456
10	12105018	MALLORY ENTERPRISES LLC	PO BOX 8	LITTLE RIVER	CA	95456
11	12105023	DODDS DOUGLAS A 1/2	740 N MARTEL AVE	LOS ANGELES	CA	90046
12	12117002	BAKER MARY CLAIRE TTEE 1/2	PO BOX 548	SAN GERONIMO	CA	94963
13	12117007	SIMS LYNN LEARNED TTEE 1/2	PO BOX 624	LITTLE RIVER	CA	95456
14	12117019	WINDRIDGE LLC	PO BOX 629	FORT BRAGG	CA	95437
15	12117025	MILLER BRUCE F	1025 RIDGE PARK DR	CONCORD	CA	94518

Attachments

Aerial of 300' Buffer APN 121-020-17.pdf

2.5 MB

Static 300' Contact Listing for APN 121-020-17 .jpg

269 KB

Export_Output.csv

979 bytes

DECLARATION OF POSTING

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

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

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on 5/14/18 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

SMALL SINGLE STORY ADDITION ATTACHED TO
EXISTING TWO STORY HOUSE - SUNROOM ON WEST &
& SOLAR PANEL PEDestal EXERCISE ROOM ON EAST
AT (E) BARN -
(Description of development)

Located at:

48501 BUCKHORN COVE ROAD
LITTLE RIVER, CA. APN 121-020-17
(Address of development and Assessor's Parcel Number)

The public notice was posted at:

HOUSE SITE ON 48501 BUCKHORN COVE ROAD

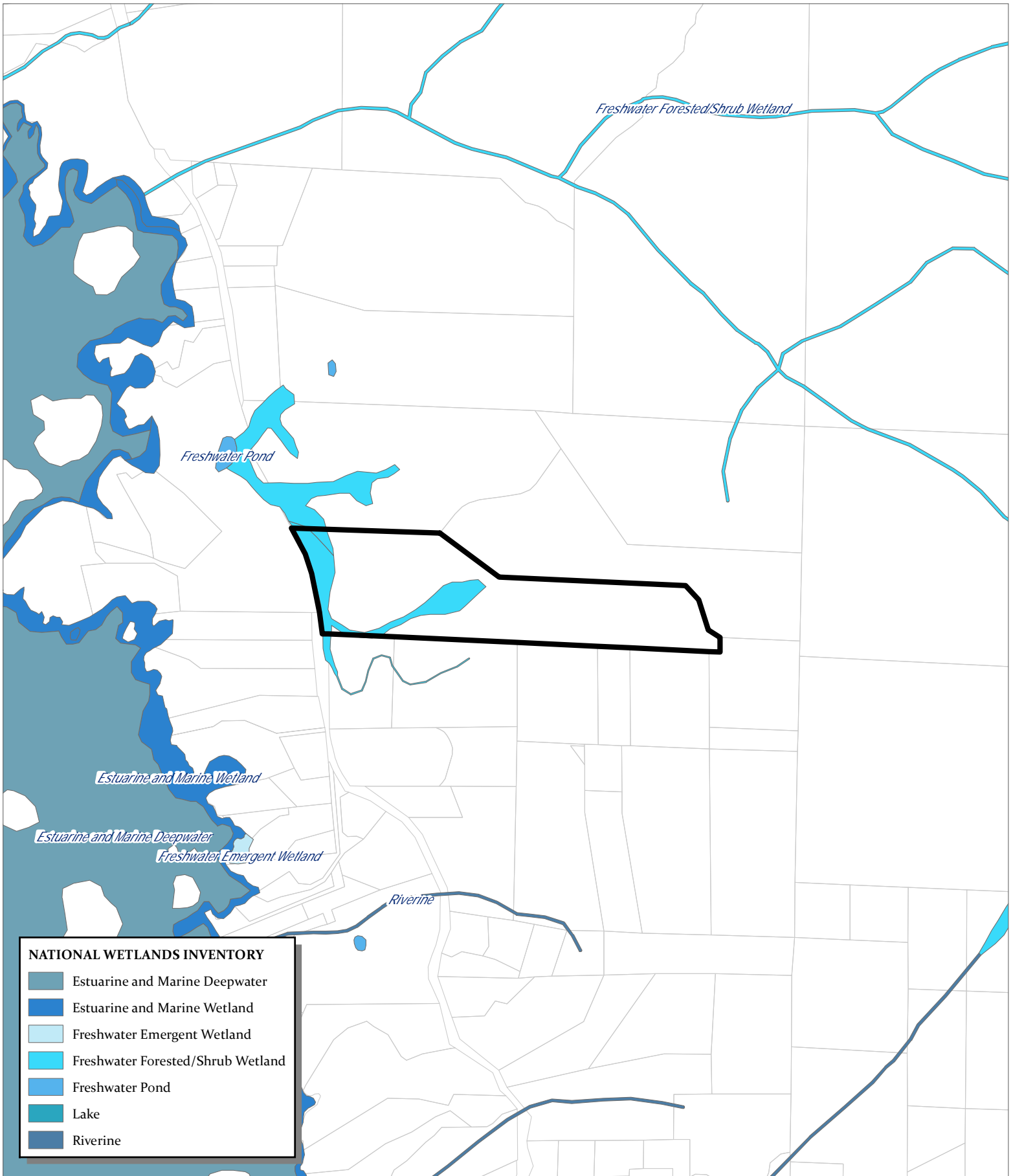
(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

[Signature]
Owner/Authorized Representative

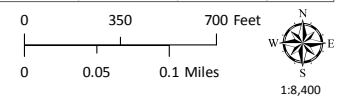
5/14/18
Date

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

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

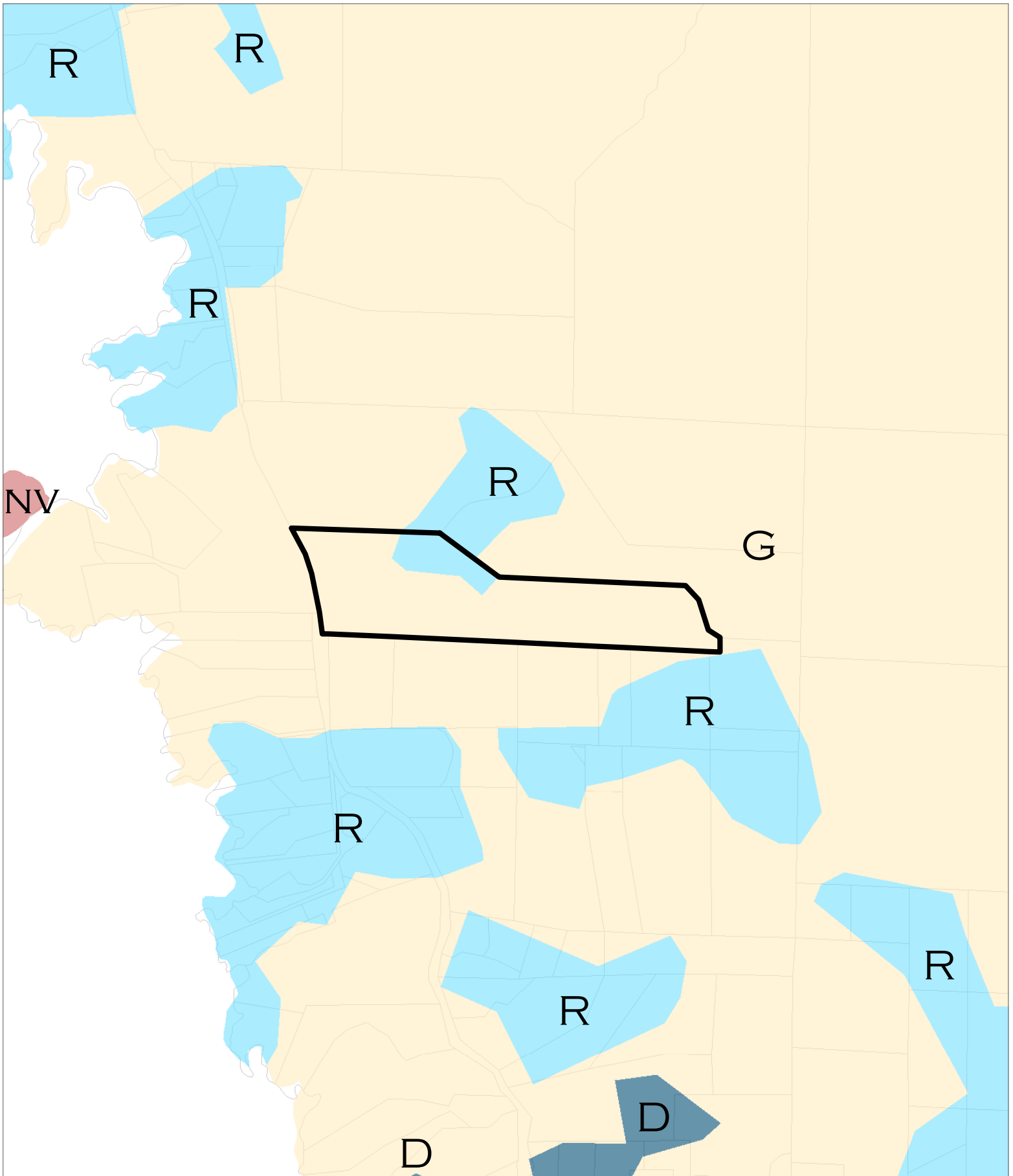


CASE: CDPM 2018-0005
OWNER: JACK, Nicola
APN: 121-020-17
APLCT: Nicki Jack & Cris Beaty
AGENT: Diana Wiedemann
ADDRESS: 48501 E. Buckhorn Cove Road, Little River

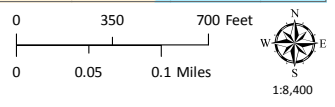


WETLANDS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

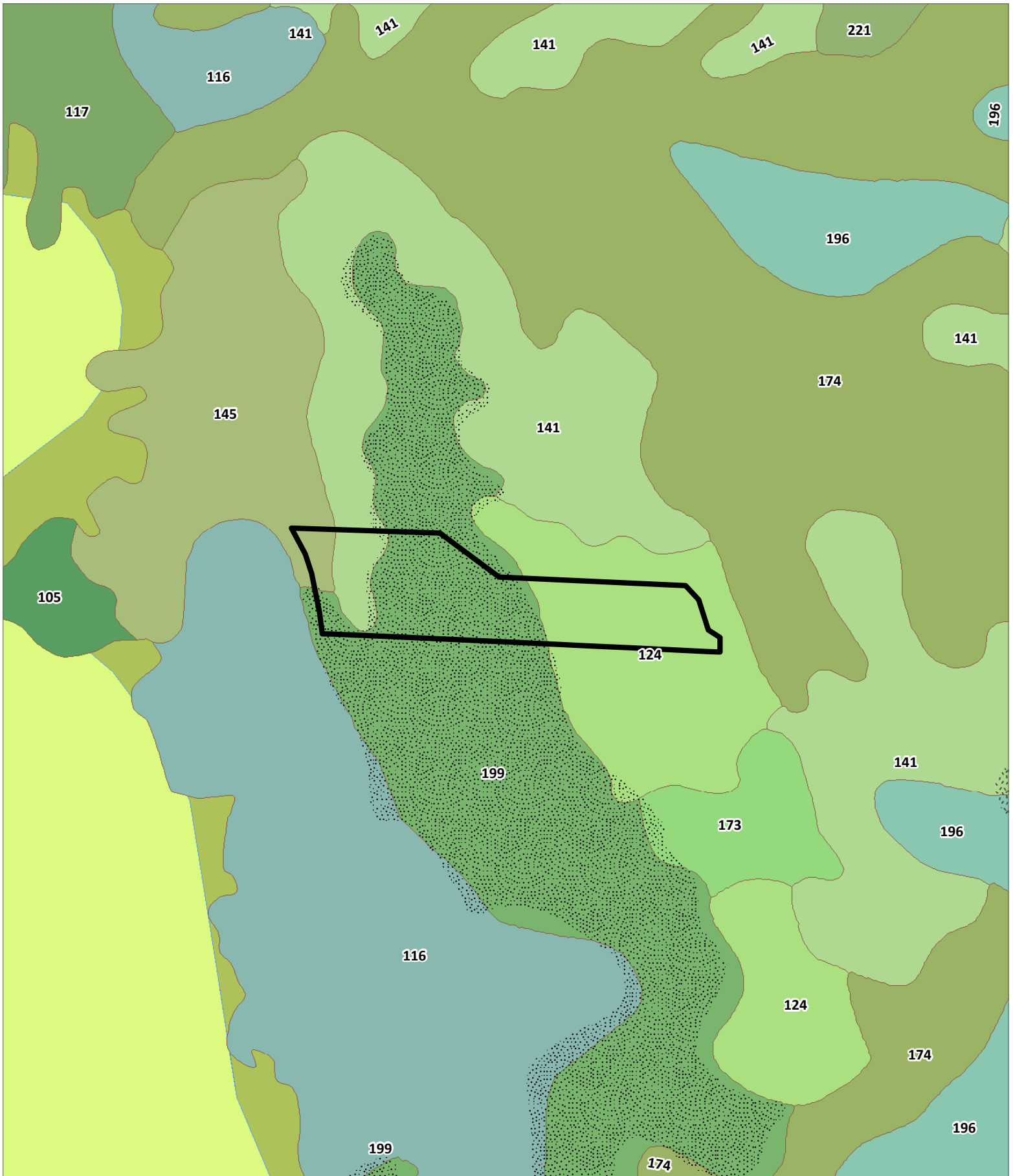


CASE: CDPM 2018-0005
OWNER: JACK, Nicola
APN: 121-020-17
APLCT: Nicki Jack & Cris Beaty
AGENT: Diana Wiedemann
ADDRESS: 48501 E. Buckhorn Cove Road, Little River






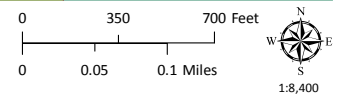
IMPORTANT FARMLAND

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



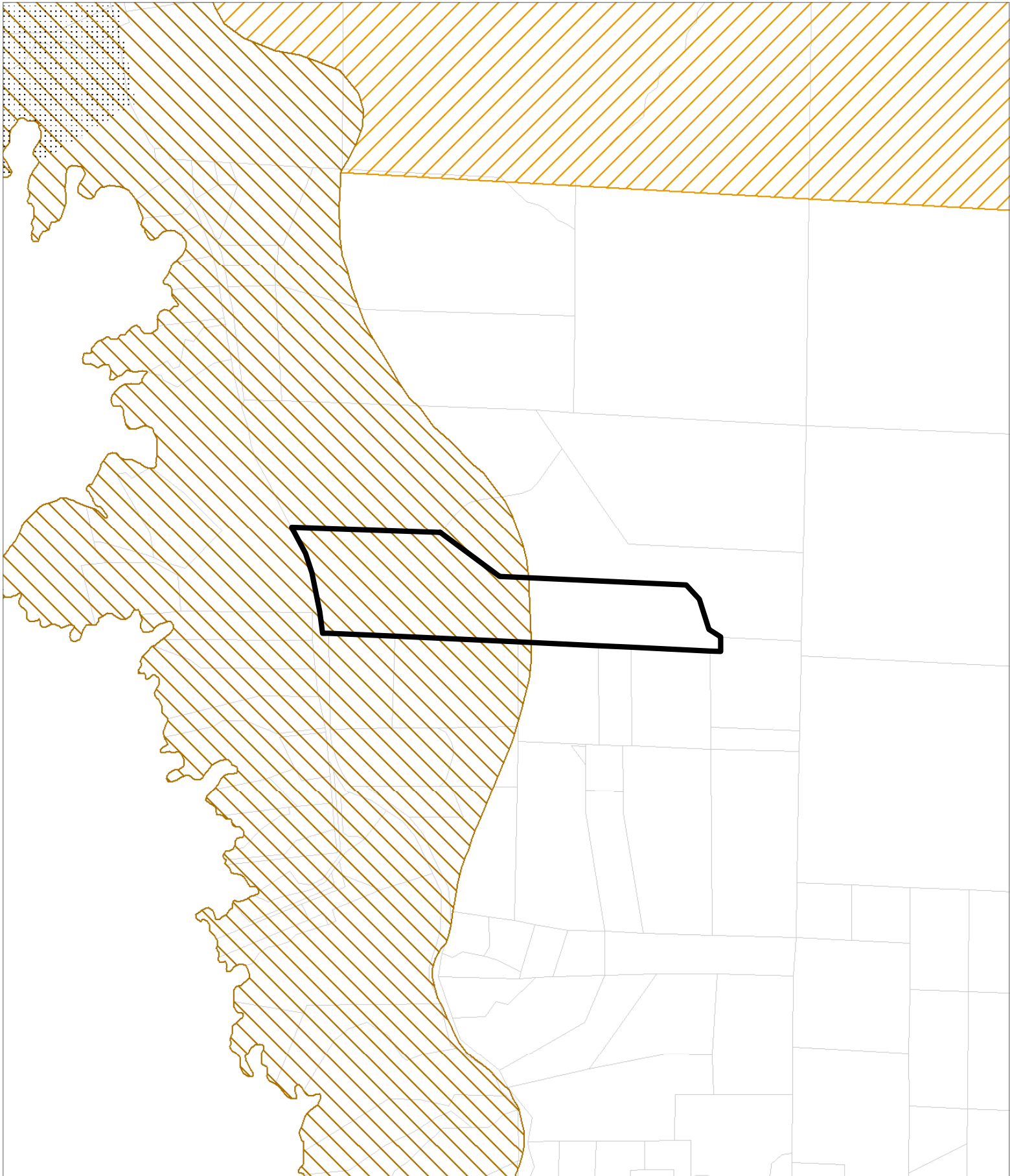
CASE: CDPM 2018-0005
OWNER: JACK, Nicola
APN: 121-020-17
APLCT: Nicki Jack & Cris Beaty
AGENT: Diana Wiedemann
ADDRESS: 48501 E. Buckhorn Cove Road, Little River

-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex
-  Western Study Soil Types






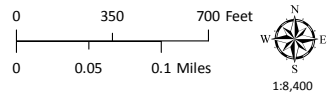
LOCAL SOILS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



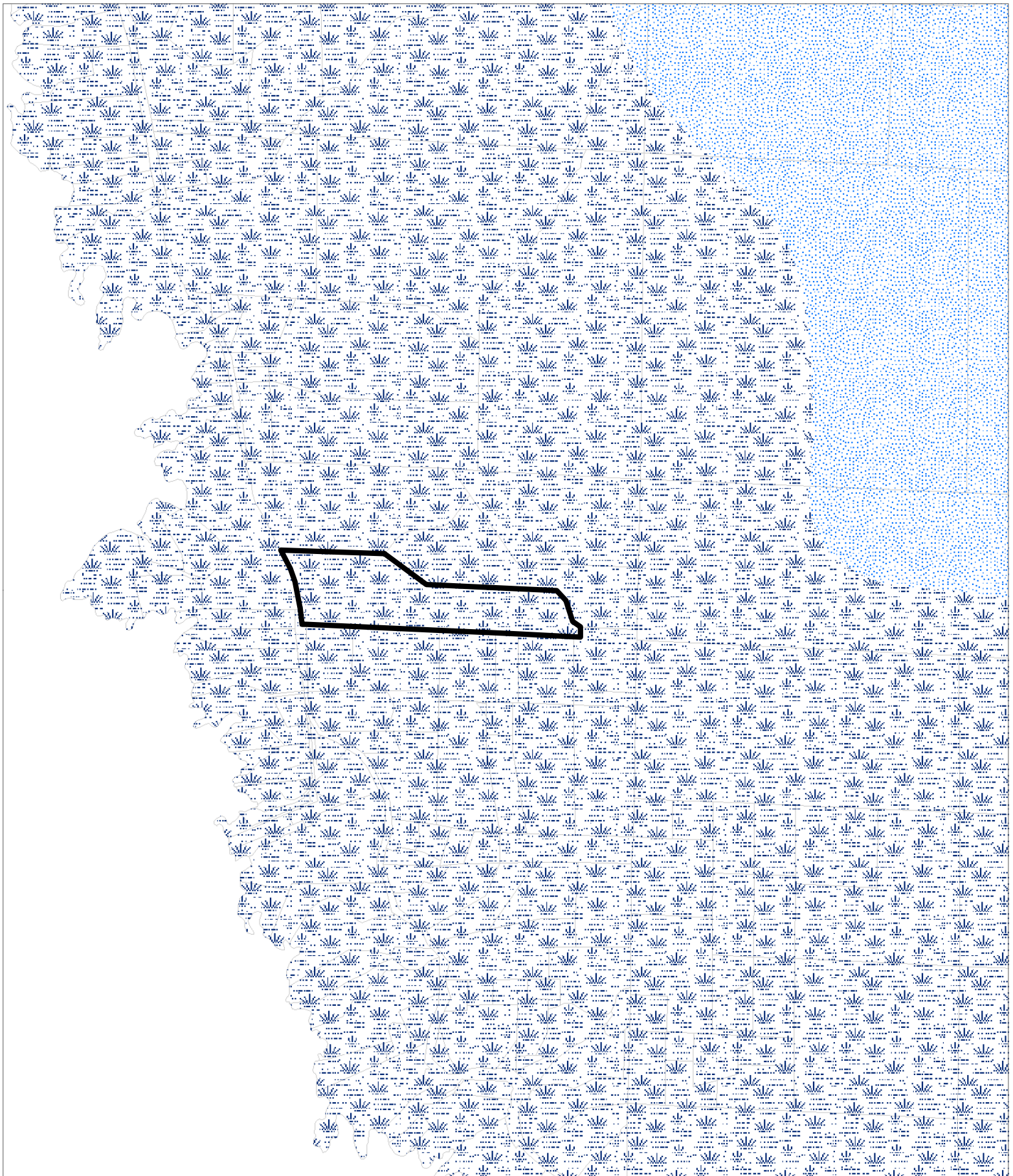
CASE: CDPM 2018-0005
OWNER: JACK, Nicola
APN: 121-020-17
APLCT: Nicki Jack & Cris Beaty
AGENT: Diana Wiedemann
ADDRESS: 48501 E. Buckhorn Cove Road, Little River

-  Tree Removal Area
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)





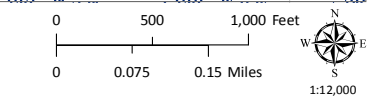
HIGHLY SCENIC & TREE REMOVAL AREAS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



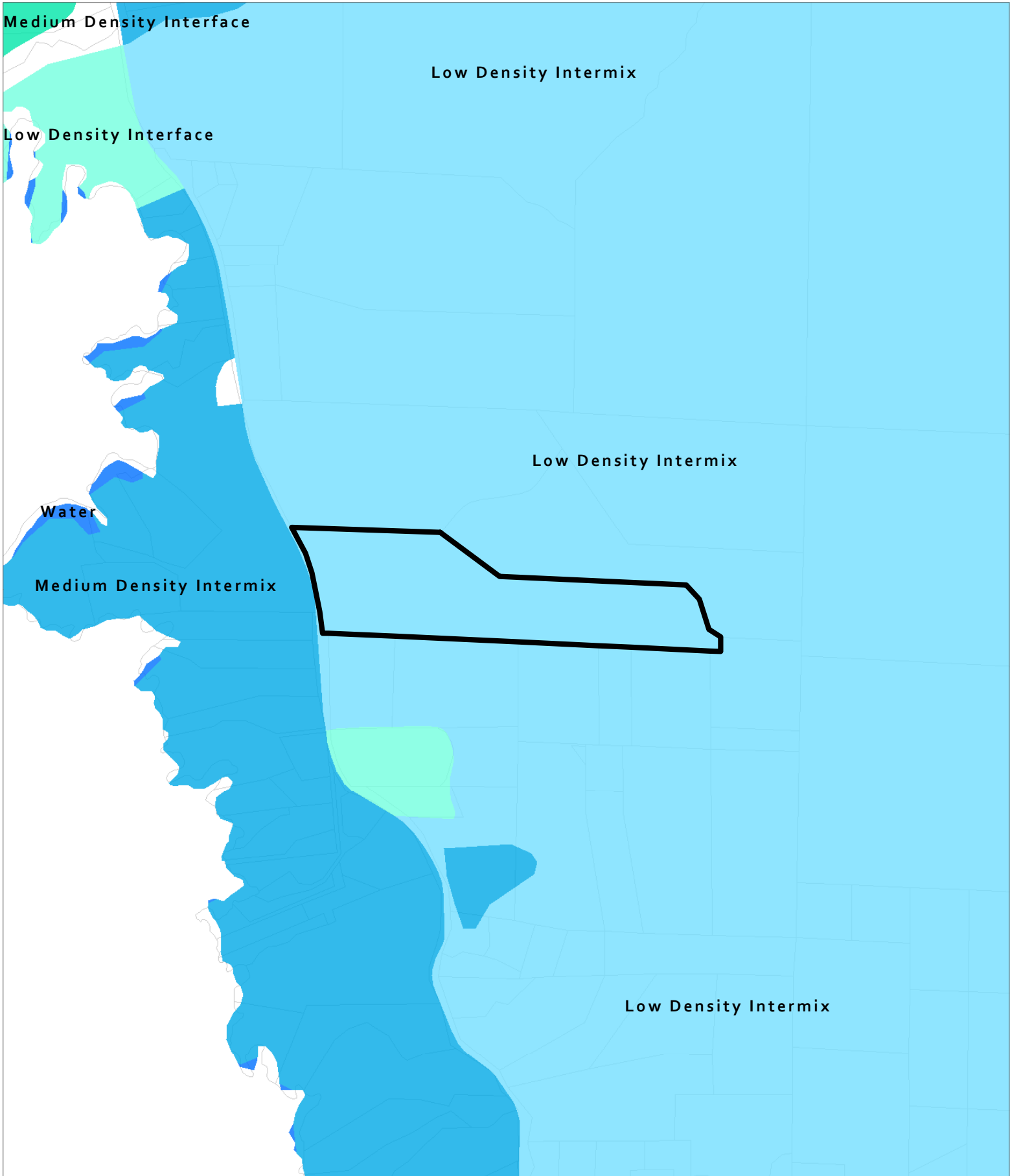
CASE: CDPM 2018-0005
OWNER: JACK, Nicola
APN: 121-020-17
APLCT: Nicki Jack & Cris Beaty
AGENT: Diana Wiedemann
ADDRESS: 48501 E. Buckhorn Cove Road, Little River

 Sufficient Water Resources
 Marginal Water Resources



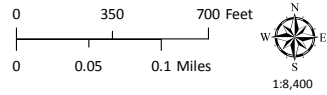
GROUND WATER RESOURCES

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



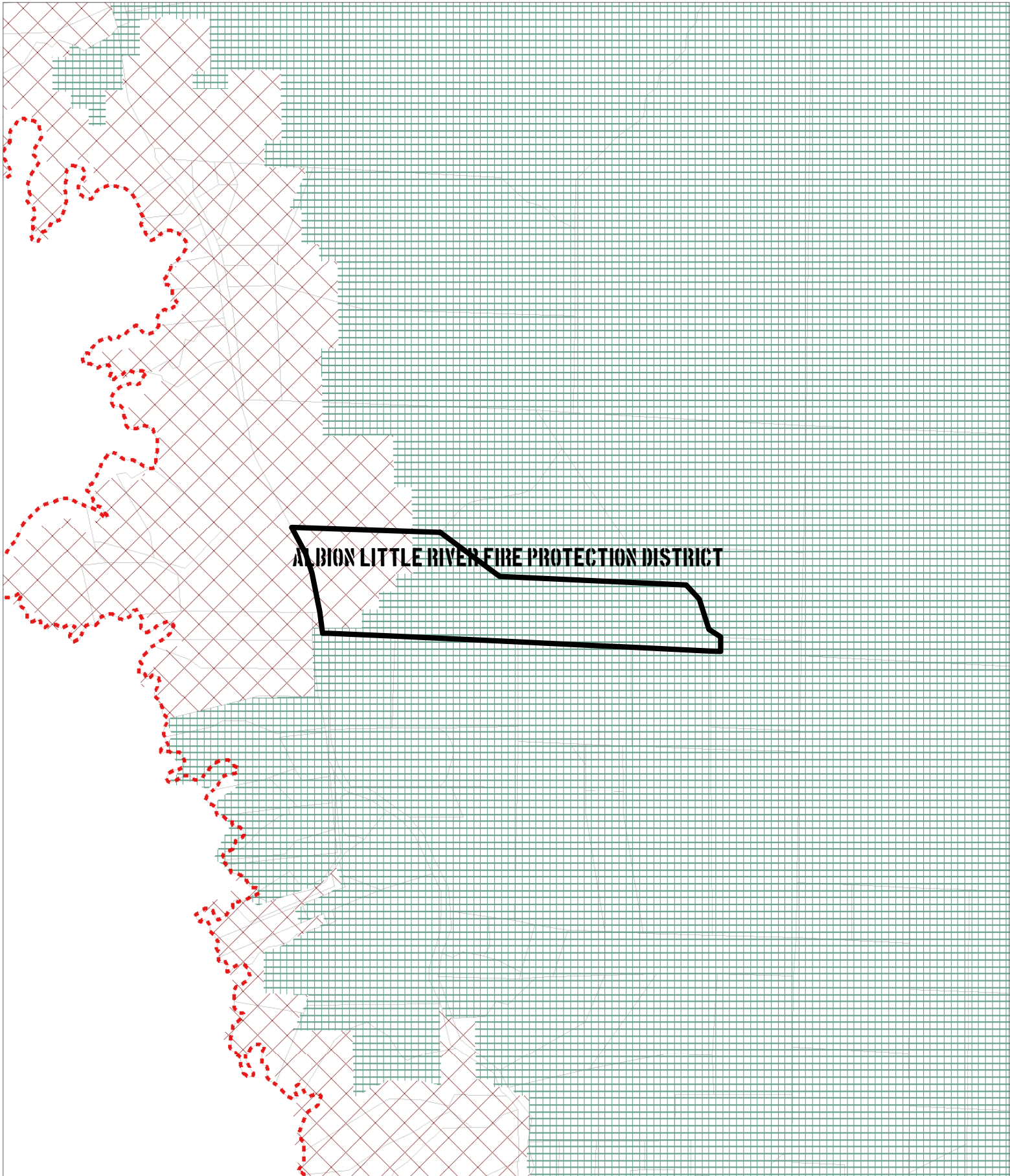
CASE: CDPM 2018-0005
OWNER: JACK, Nicola
APN: 121-020-17
APLCT: Nicki Jack & Cris Beaty
AGENT: Diana Wiedemann
ADDRESS: 48501 E. Buckhorn Cove Road, Little River

 Water






WILDLAND-URBAN INTERFACE ZONES

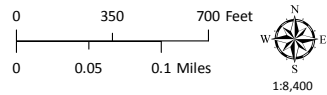
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



ALBION LITTLE RIVER FIRE PROTECTION DISTRICT

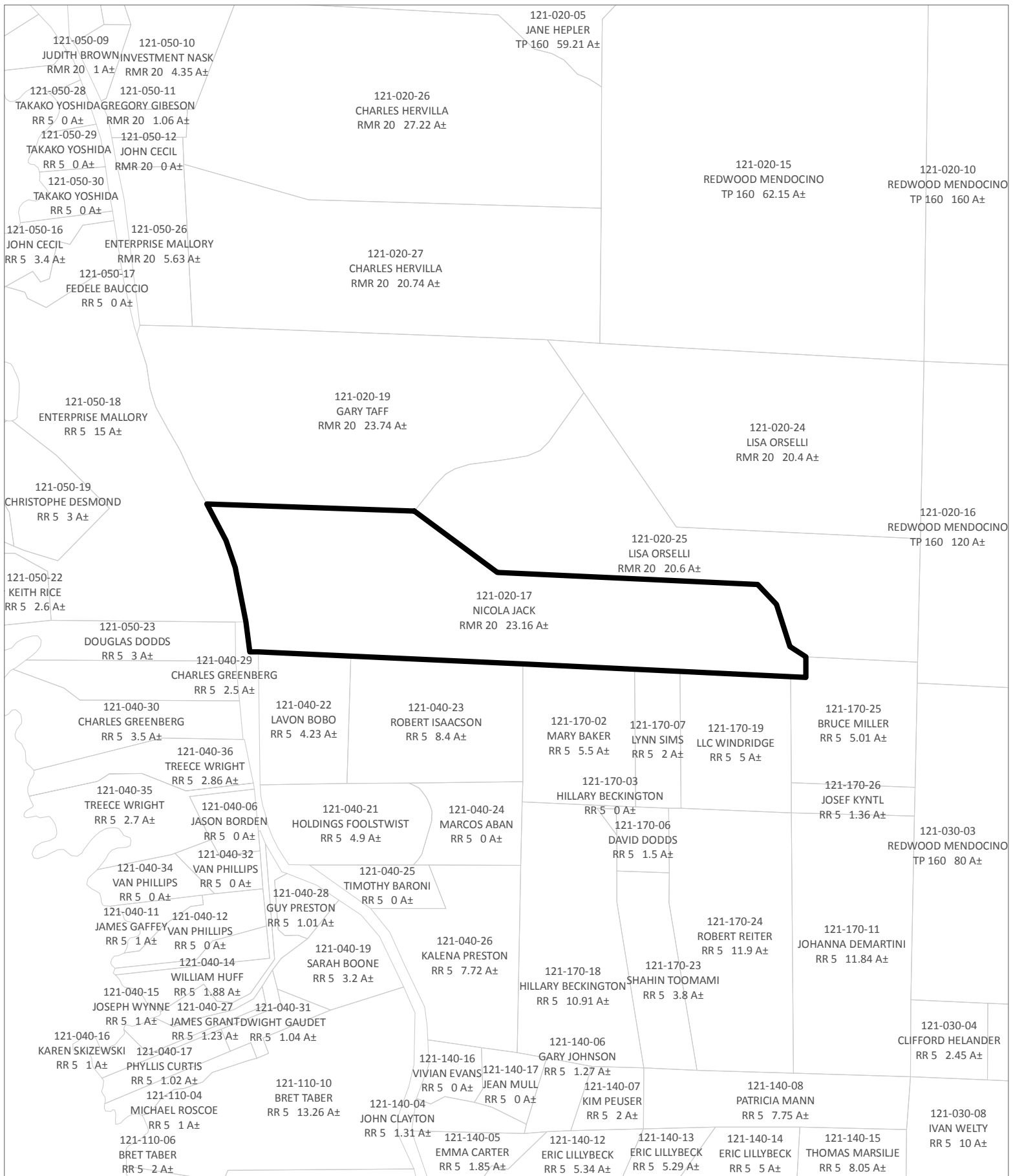
CASE: CDPM 2018-0005
OWNER: JACK, Nicola
APN: 121-020-17
APLCT: Nicki Jack & Cris Beaty
AGENT: Diana Wiedemann
ADDRESS: 48501 E. Buckhorn Cove Road, Little River

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

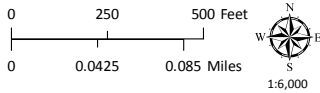


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

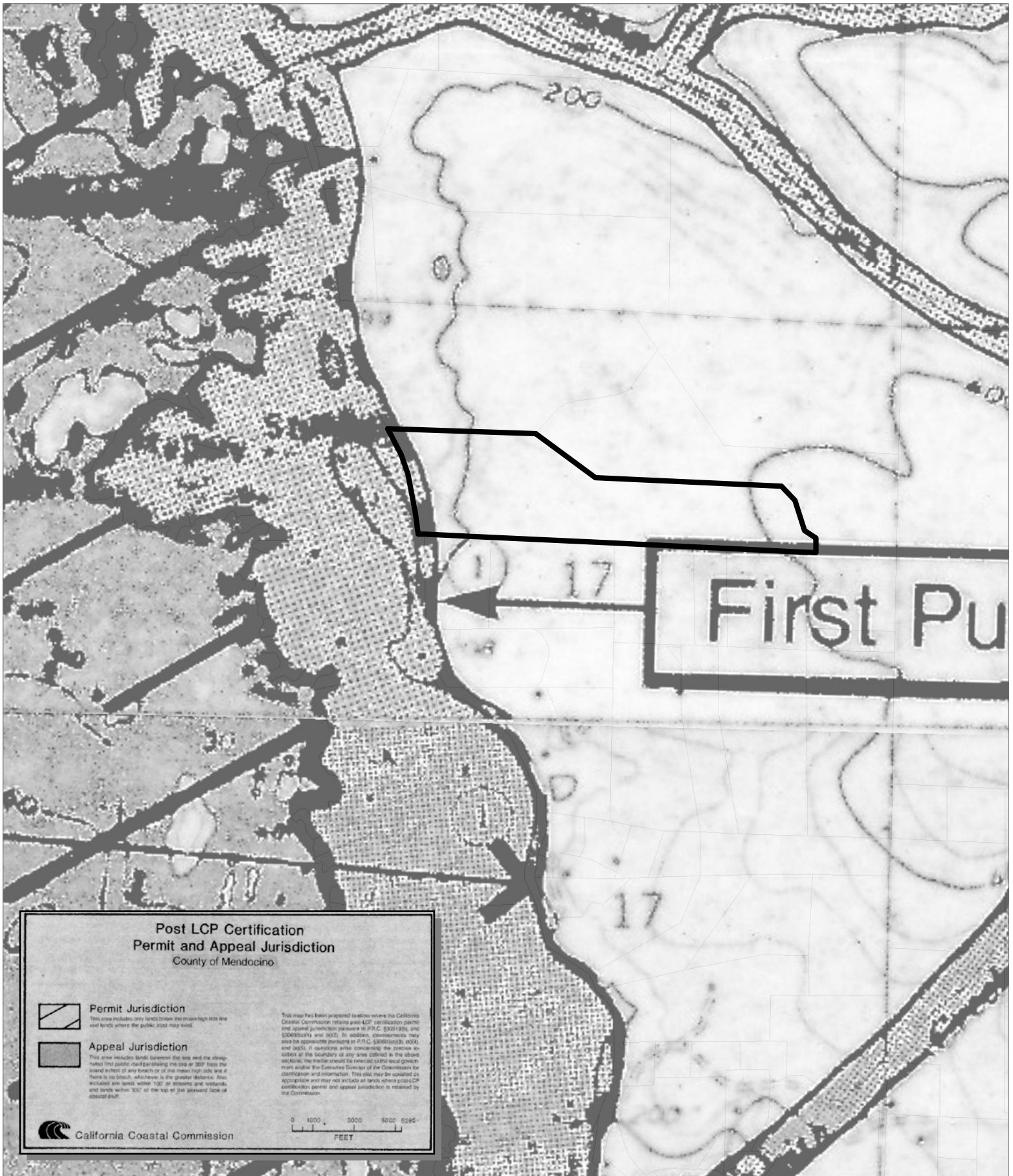


CASE: **CDPM 2018-0005**
OWNER: **JACK, Nicola**
APN: **121-020-17**
APLCT: **Nicki Jack & Cris Beaty**
AGENT: **Diana Wiedemann**
ADDRESS: **48501 E. Buckhorn Cove Road, Little River**

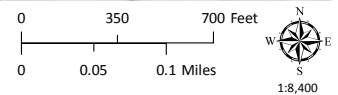


ADJACENT PARCELS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

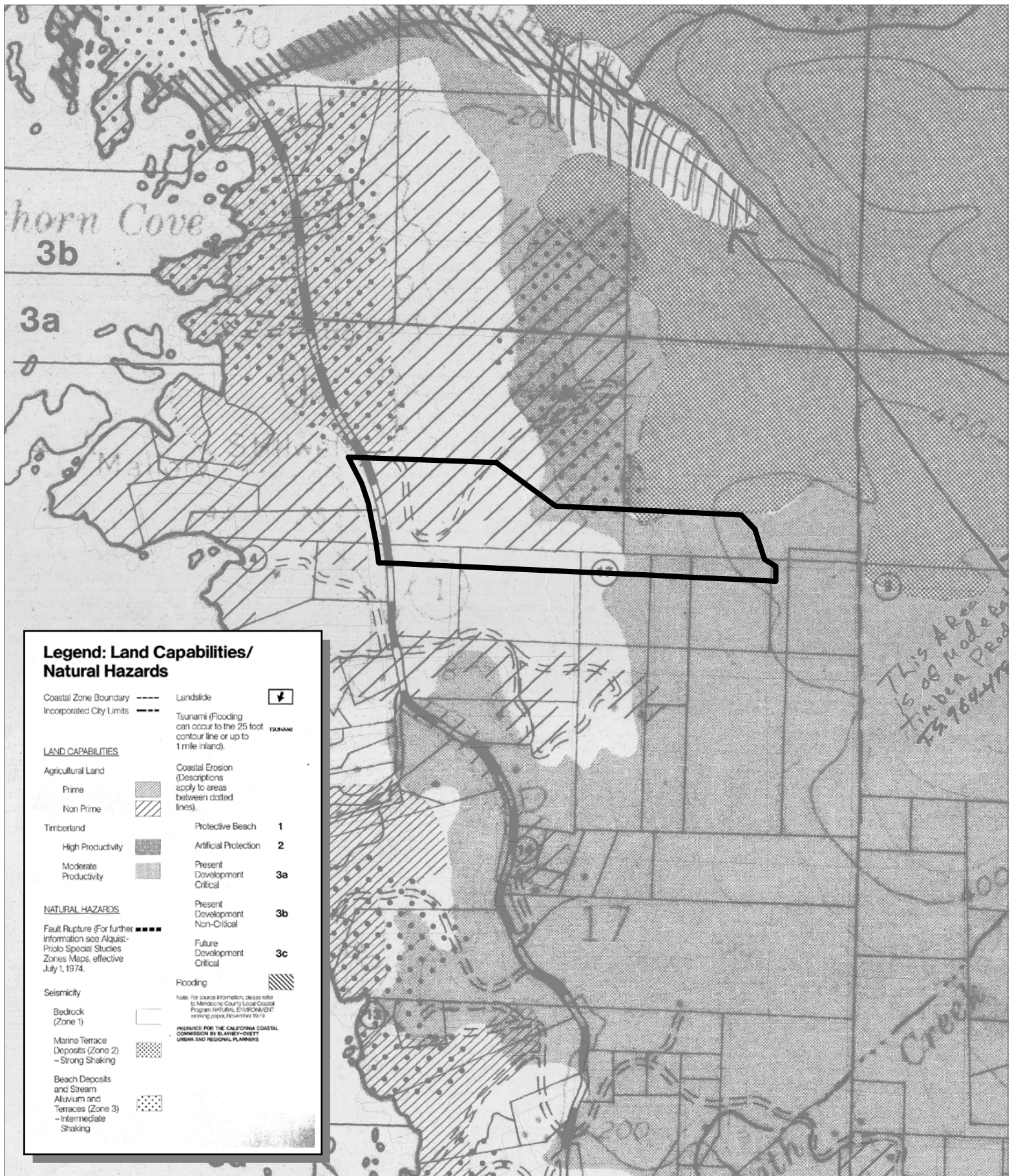


CASE: CDPM 2018-0005
OWNER: JACK, Nicola
APN: 121-020-17
APLCT: Nicki Jack & Cris Beaty
AGENT: Diana Wiedemann
ADDRESS: 48501 E. Buckhorn Cove Road, Little River



APPEALABLE AREAS

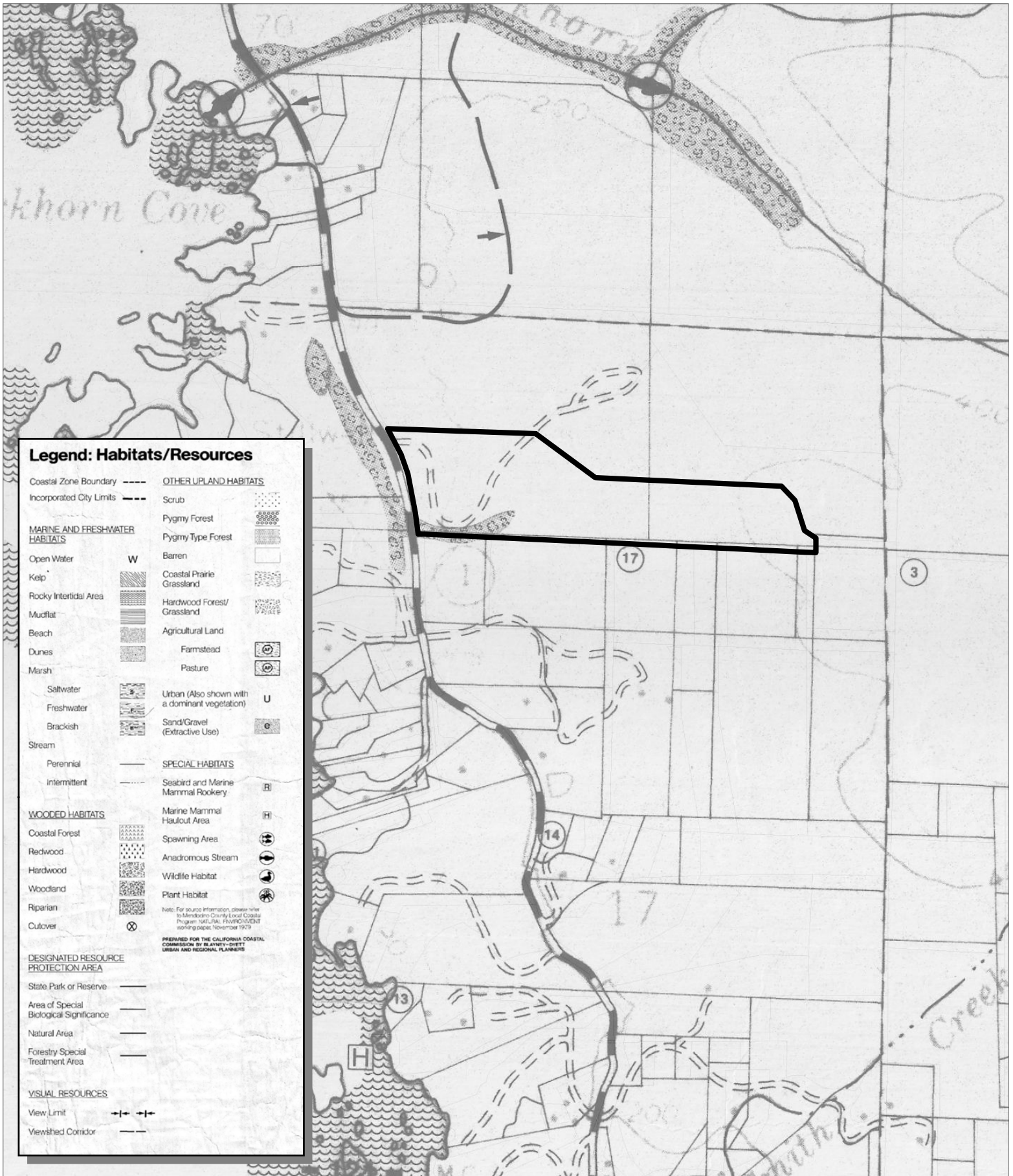
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



CASE: CDPM 2018-0005
OWNER: JACK, Nicola
APN: 121-020-17
APLCT: Nicki Jack & Cris Beaty
AGENT: Diana Wiedemann
ADDRESS: 48501 E. Buckhorn Cove Road, Little River

LCP LAND CAPABILITIES & NATURAL HAZARDS

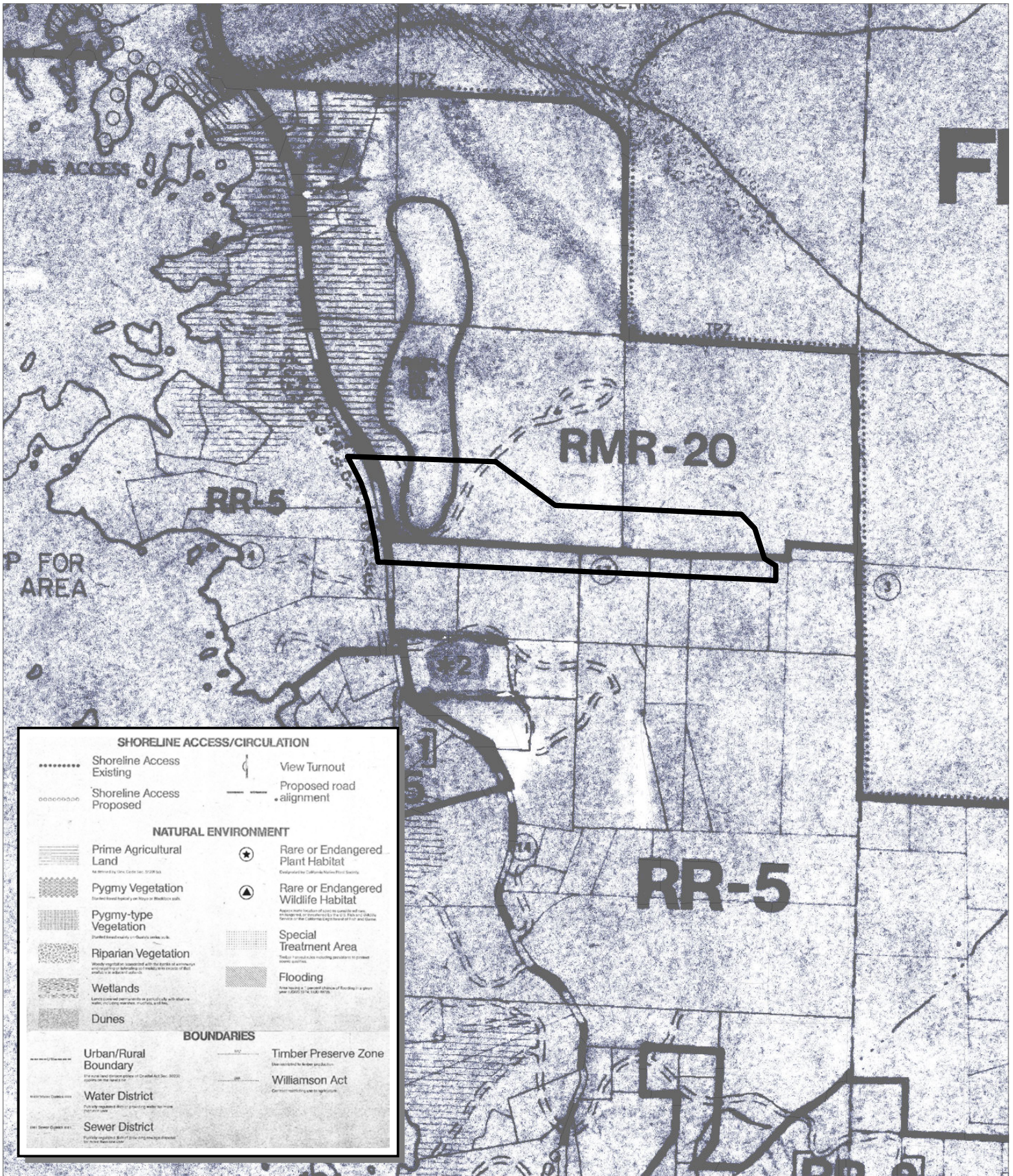
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



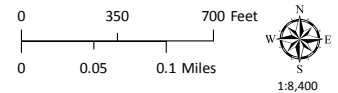
CASE: CDPM 2018-0005
 OWNER: JACK, Nicola
 APN: 121-020-17
 APLCT: Nicki Jack & Cris Beaty
 AGENT: Diana Wiedemann
 ADDRESS: 48501 E. Buckhorn Cove Road, Little River

LCP HABITATS & RESOURCES

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

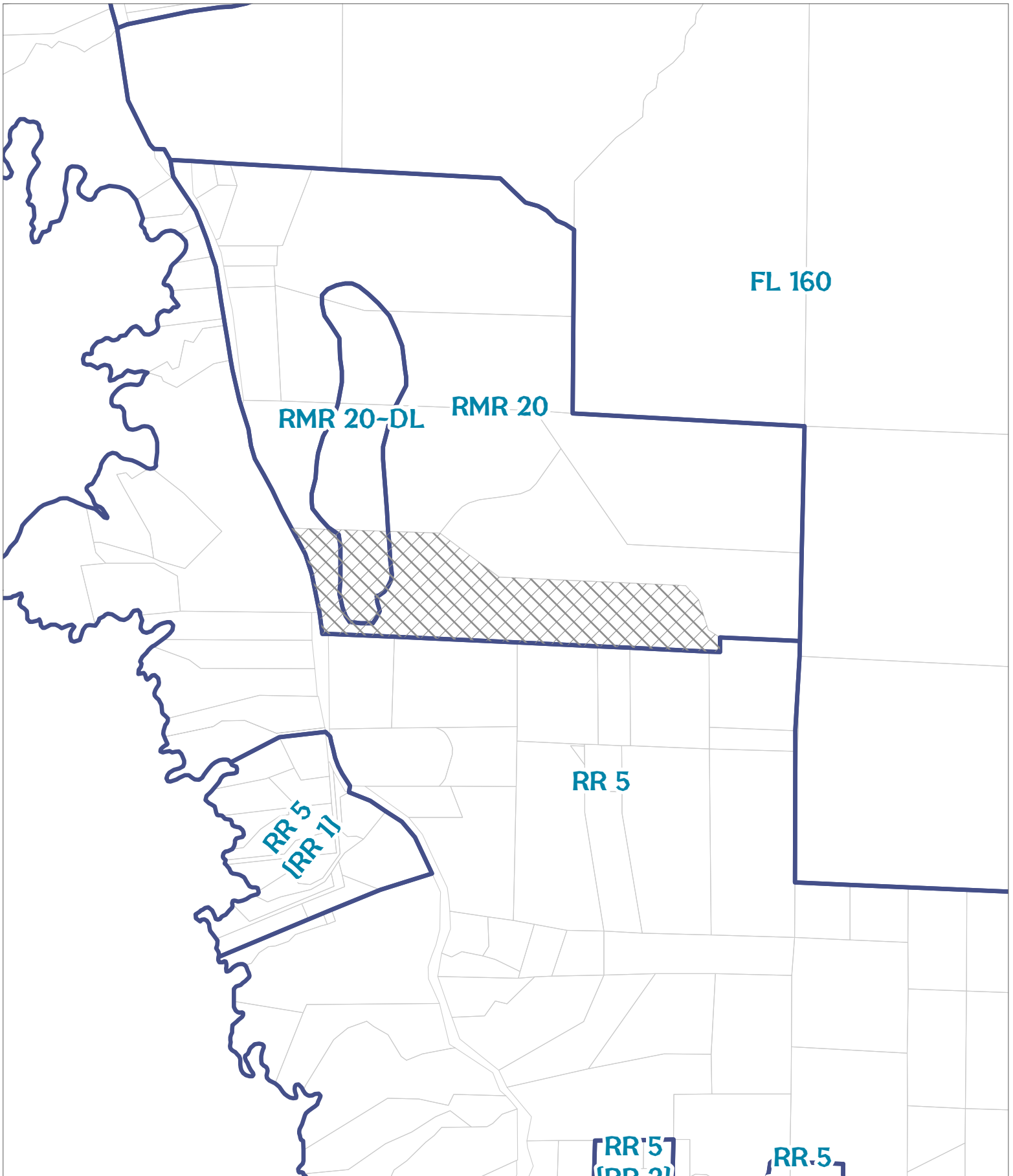


CASE: CDPM 2018-0005
 OWNER: JACK, Nicola
 APN: 121-020-17
 APLCT: Nicki Jack & Cris Beaty
 AGENT: Diana Wiedemann
 ADDRESS: 48501 E. Buckhorn Cove Road, Little River




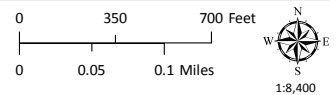
LCP MAP 18: ALBION

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



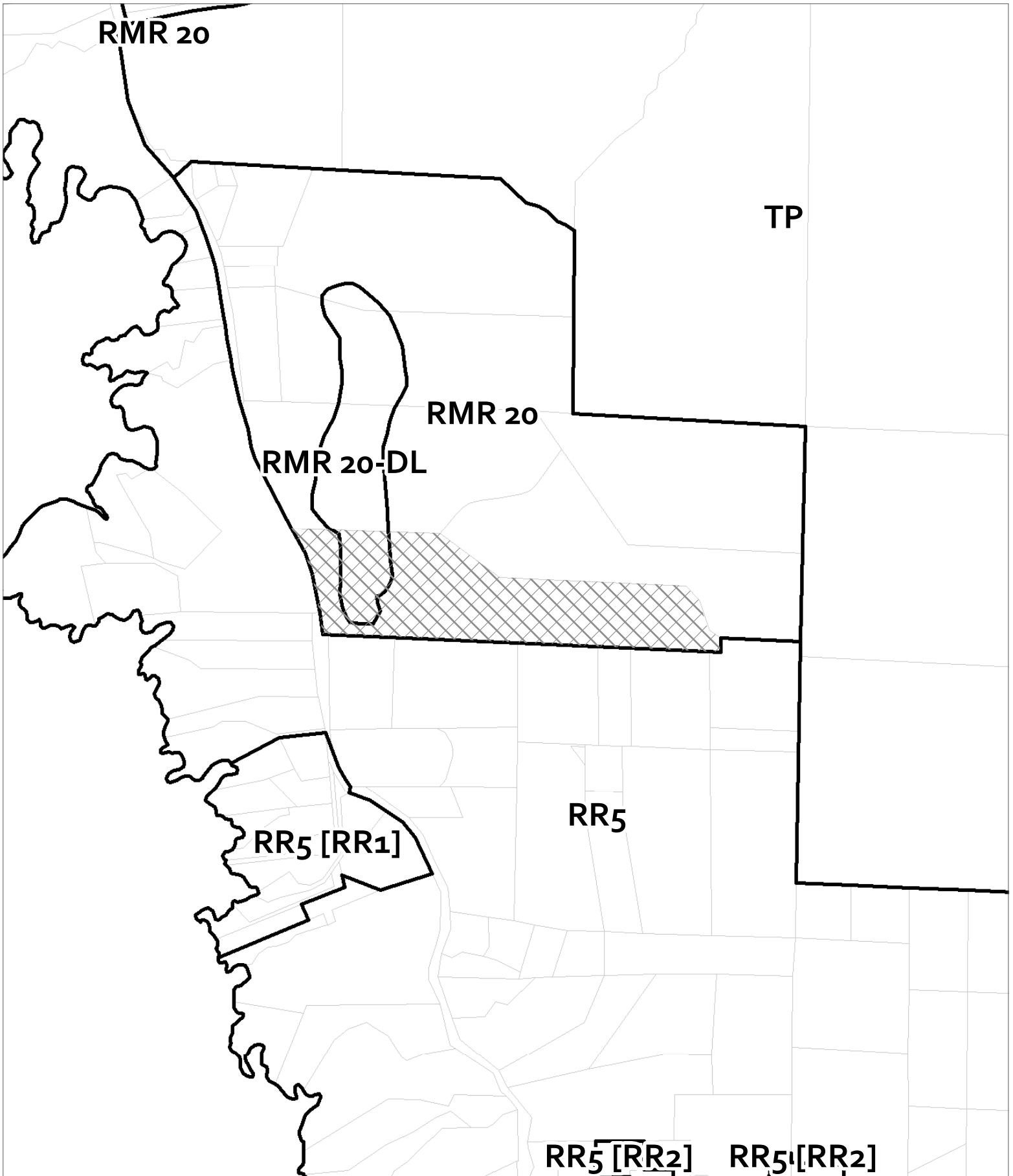
CASE: CDPM 2018-0005
 OWNER: JACK, Nicola
 APN: 121-020-17
 APLCT: Nicki Jack & Cris Beaty
 AGENT: Diana Wiedemann
 ADDRESS: 48501 E. Buckhorn Cove Road, Little River

 General Plan Classes



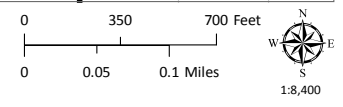
GENERAL PLAN CLASSIFICATIONS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



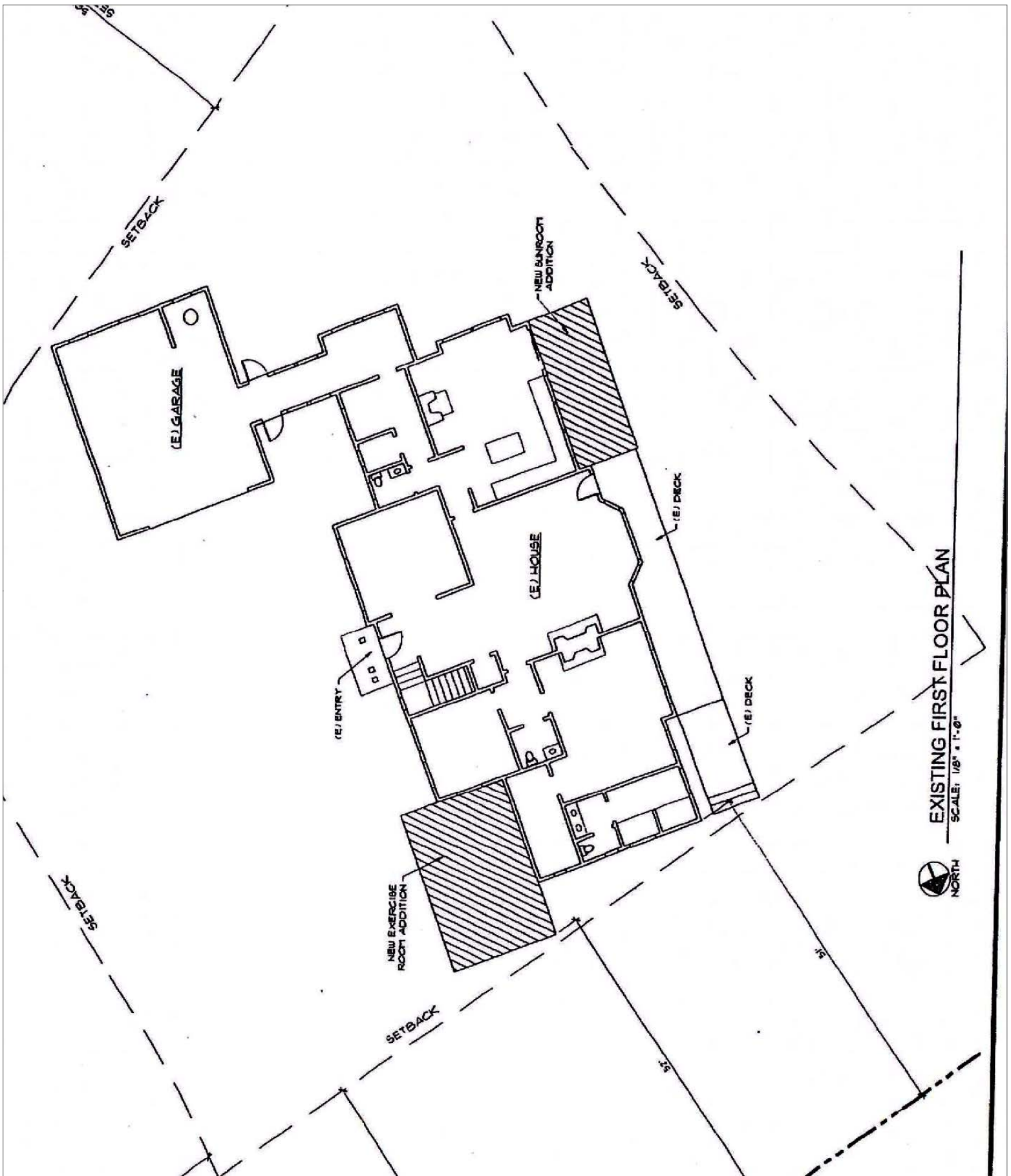
CASE: CDPM 2018-0005
OWNER: JACK, Nicola
APN: 121-020-17
APLCT: Nicki Jack & Cris Beaty
AGENT: Diana Wiedemann
ADDRESS: 48501 E. Buckhorn Cove Road, Little River

 Zoning Districts



ZONING DISPLAY MAP

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

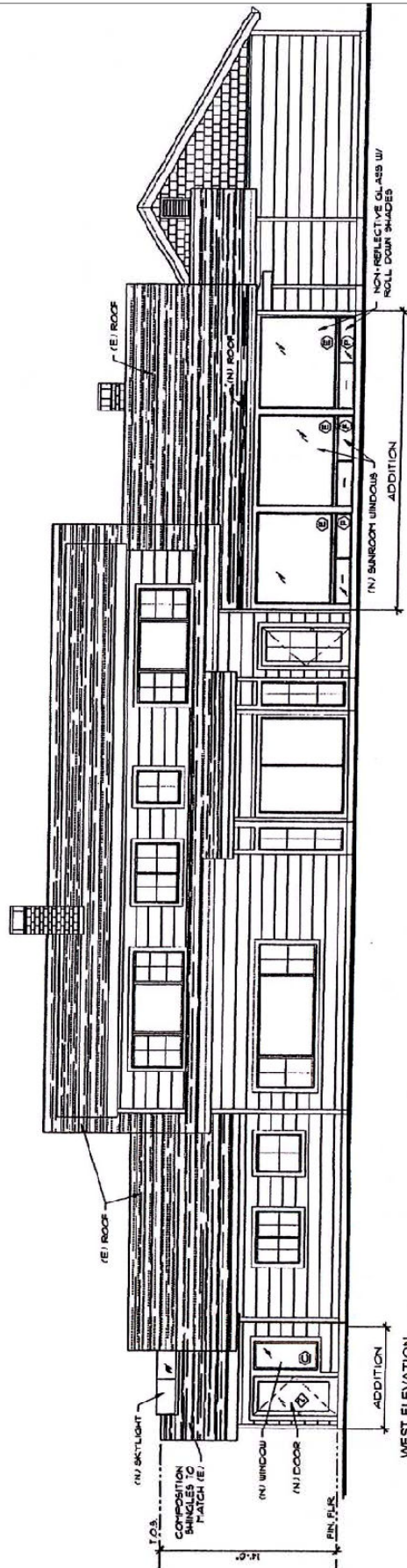
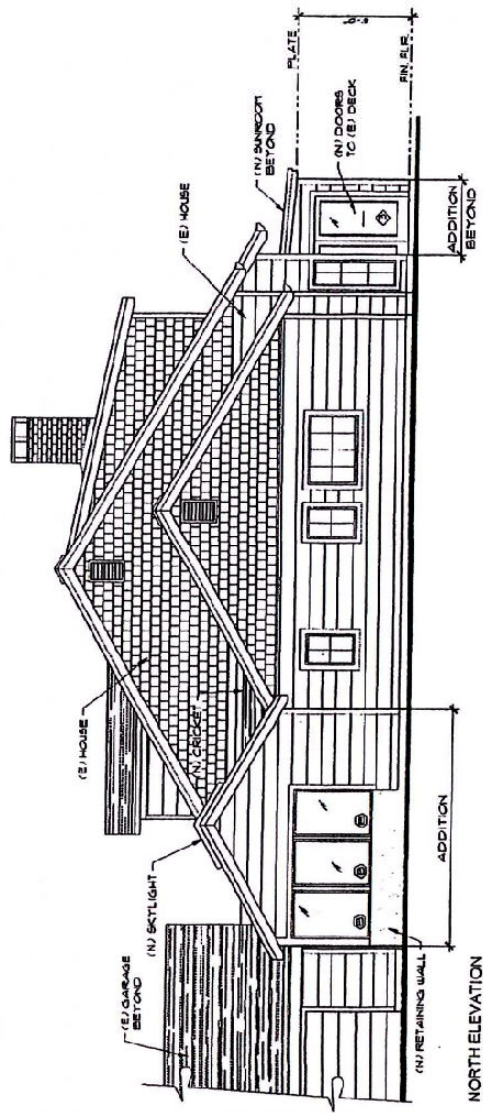


CASE: CDPM 2018-0005
OWNER: JACK, Nicola
APN: 121-020-17
APLCT: Nicki Jack & Cris Beaty
AGENT: Diana Wiedemann
ADDRESS: 48501 E. Buckhorn Cove Road, Little River

NO SCALE

FIRST FLOOR PLAN

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

CASE: CDPM 2018-0005
OWNER: JACK, Nicola
APN: 121-020-17
APLCT: Nicki Jack & Cris Beaty
AGENT: Diana Wiedemann
ADDRESS: 48501 E. Buckhorn Cove Road, Little River

NO SCALE

ELEVATIONS

[illegible]

NEED JACK & JILL BRADY
4600 BUCKINGHAM COURT RD. EAST
LITTLE ROCK, AR
APR 21-2010-11

ARCHITECT:
DIANA UDOFFMAN
DIANA UDOFFMAN DESIGN
P.O. BOX 108
ALBION, CA. 95410
909-841-7007

PHOTOGRAPHY

PETERLIN, DAVID B.
PO BOX 800
ROCKY BEACH, CA 94067
508-533-1888

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY DIMENSIONS BEFORE TO CONNECTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT SO THAT CLARIFICATION CAN BE MADE. ANY DISCREPANCIES BETWEEN WRITTEN DESCRIPTIONS AND DRAWINGS, WRITTEN DESCRIPTIONS SHALL GOVERN.

LOT 612B - 13 ACRES	
200' WIDE - 5434 SF	
PROPOSED ADDITIONS:	
BREAKFAST ROOM - 376 SF	
KITCHEN - 124 SF	
Total additions: 500 SF	
2000sq	

[illegible]

WILLIAM MULLEN, M.D.

RESEARCH

ALL EXTERIOR LIGHTING TO BE INSTALLED TO MEET CITY REQUIREMENTS. LIGHTING THROUGHOUT ALL EXTERIOR GLAZING TO BE NON-REFLECTIVE WITH MINIMUM SHADING.

Extensive materials, many source materials, are used to match existing.

1000 JOURNAL OF CLIMATE

1. *Salmonella* *enteritidis*

Figure 1. Schematic diagram of the experimental setup. The subject is seated in a chair, viewing a screen displaying a target (a red dot) and a starting point (a green dot). The subject's hand is positioned at the starting point, and the target is located at a distance of 10 cm from the starting point. The subject is instructed to move the hand to the target as quickly and accurately as possible. The screen is positioned at a distance of 10 cm from the starting point. The subject's hand is positioned at the starting point, and the target is located at a distance of 10 cm from the starting point. The subject is instructed to move the hand to the target as quickly and accurately as possible. The screen is positioned at a distance of 10 cm from the starting point.

1

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

A map showing the project site location. Highway 1 runs horizontally across the middle. Highway 101 runs vertically on the right side. A dot representing the project site is located north of Highway 1, west of Highway 101. An arrow points from the text 'PROJECT SITE' to this dot. Below the dot, the text '4000' is written. Further down, 'STILLWELL PT.' is written vertically. At the bottom, 'OCEAN' and 'PACIFIC' are written. A small logo is in the top right corner.

NOT TO SCALE

VICINITY MAP

[illegible]

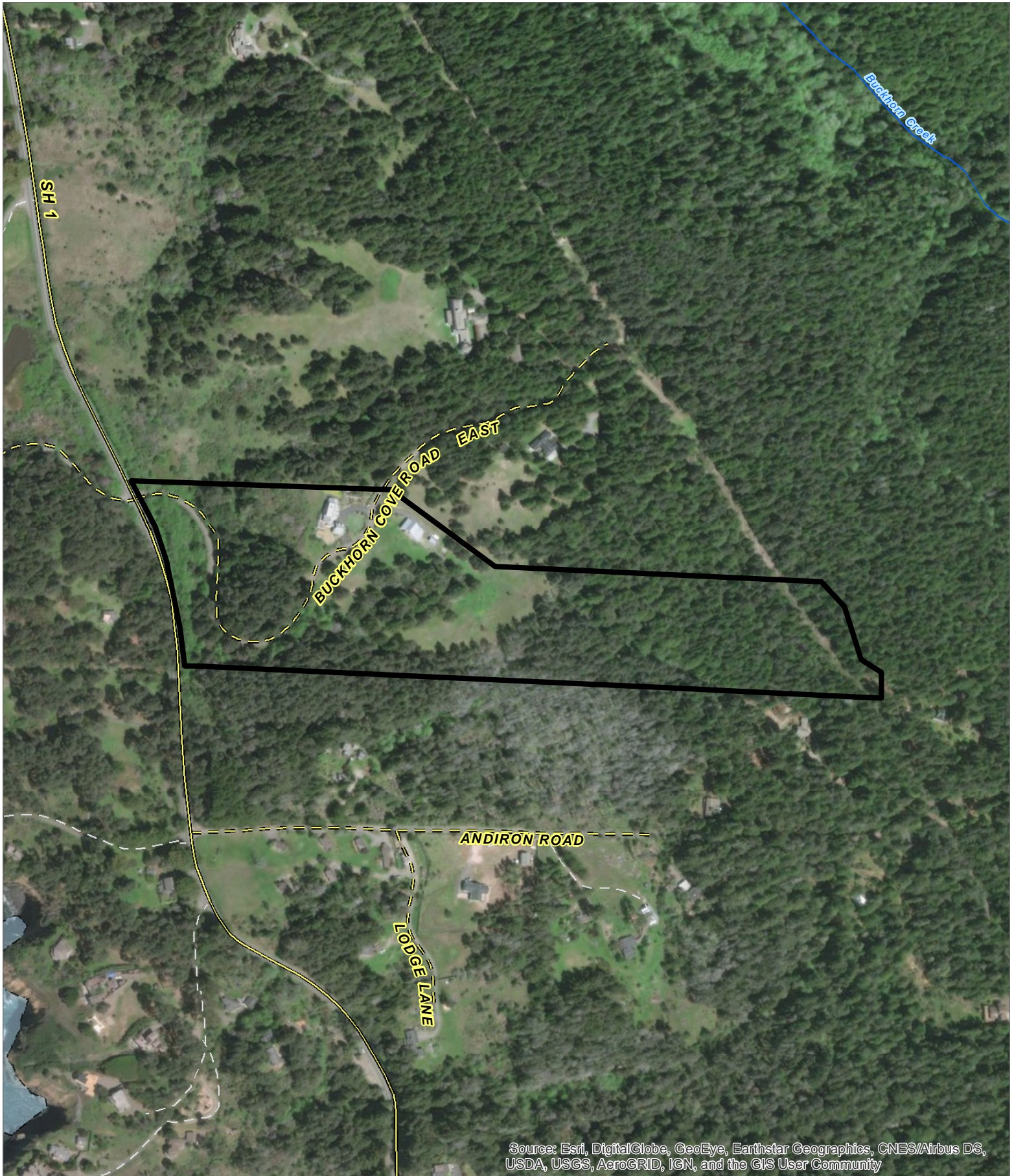
SITE PLAN, N

SCALE: 1" = 100'

④

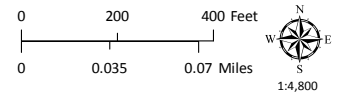
NO SCALE

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



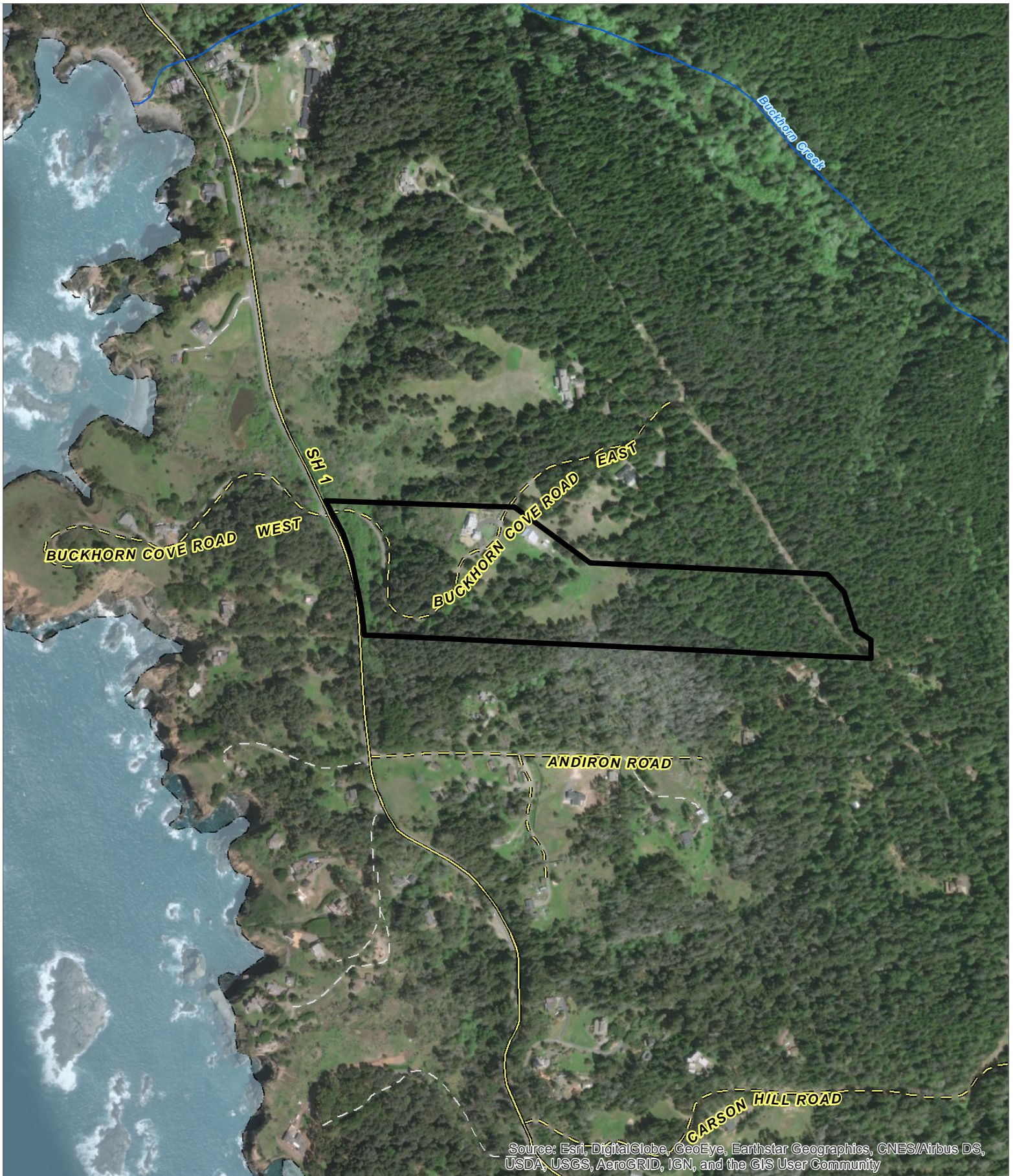
CASE: CDPM 2018-0005
OWNER: JACK, Nicola
APN: 121-020-17
APLCT: Nicki Jack & Cris Beaty
AGENT: Diana Wiedemann
ADDRESS: 48501 E. Buckhorn Cove Road, Little River

Named Rivers — — — Driveways/Unnamed Roads
Public Roads
Private Roads







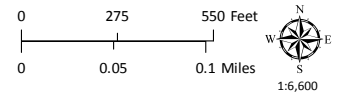
AERIAL IMAGERY

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



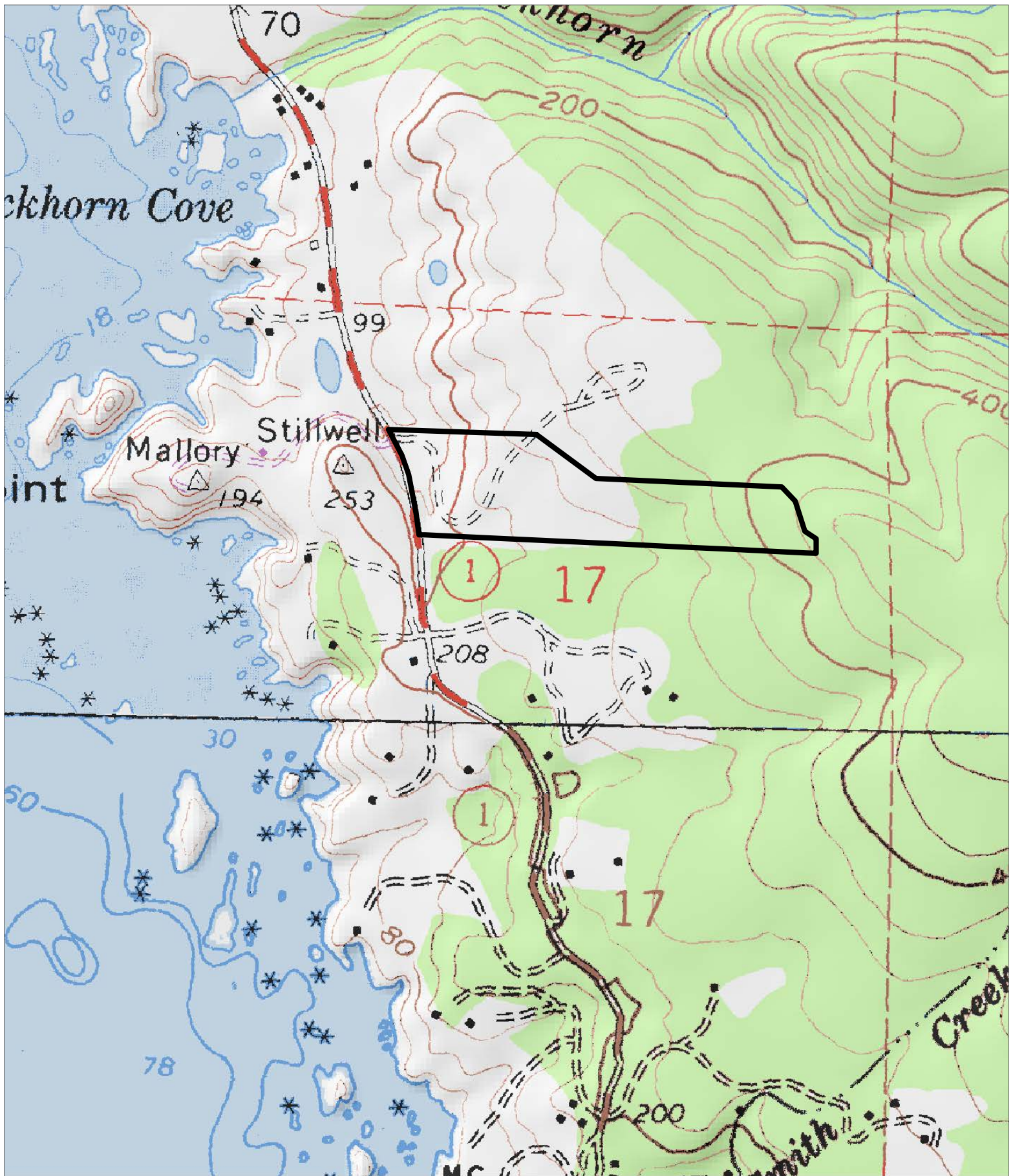
CASE: CDPM 2018-0005
OWNER: JACK, Nicola
APN: 121-020-17
APLCT: Nicki Jack & Cris Beaty
AGENT: Diana Wiedemann
ADDRESS: 48501 E. Buckhorn Cove Road, Little River

-  Named Rivers
-  Driveways/Unnamed Roads
-  Public Roads
-  Private Roads



AERIAL IMAGERY

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDPM 2018-0005
OWNER: JACK, Nicola
APN: 121-020-17
APLCT: Nicki Jack & Cris Beaty
AGENT: Diana Wiedemann
ADDRESS: 48501 E. Buckhorn Cove Road, Little River

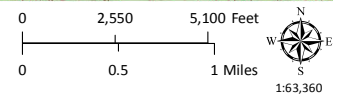
0 350 700 Feet
0 0.05 0.1 Miles
N
W
E
S
1:8,400
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDPM 2018-0005
 OWNER: JACK, Nicola
 APN: 121-020-17
 APLCT: Nicki Jack & Cris Beaty
 AGENT: Diana Wiedemann
 ADDRESS: 48501 E. Buckhorn Cove Road, Little River

Major Towns & Places
 Major Roads
 Major Rivers
 Highways



LOCATION MAP

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

Owner/Agent Information

CAL FIRE File Number 218-18 Date 05/11/18
Owner's Last Name Beaty Jack Owner's First Name Cris Nicki
Owner's Phone Number (707)9372218
Owner's Mailing Address P.O. Box 518, Little River, Ca. 95456 Agent/Phone # Diana Wiedemann

Project Information

Project Street # 48501 Project Street Name Buckhorn Cove Type of Project Addition
Project City/Community Little River Battalion 6 Fort Bragg Finaled ☐

Conditions of Approval

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.

RECEIVED

MAY 17 2018

PLANNING & BUILDING SERV
FORT BRAGG CA

☐ **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:

Ryan Smith Battalion Chief

By:



Reviewing Official

Josh Kitchens

Fire Prevention Bureau



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

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

RECEIVED

APR 30 2018

MENDOCINO UNIT

CAL FIRE File # 218-18

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:

NICKI JACK & CHRIS BEATY
PO BOX 518
LITTLE RIVER, Ca. 95456 707/937-2218
Phone: 937-2218

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

DIANA Wiedemann - Architect
PO BOX 395
ALBION, Ca. 95410 707/937-2807
Phone: 937-2807

Mail correspondence to:

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

3. Address/Location of proposed building site:

48501 BUCKHORN COVE RD (EAST)
LITTLE RIVER, Ca. 95456

APN: 121-020-17

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



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Mendocino Unit
17501 North Highway 101
Willits, CA 95490
(707) 459-7414
Website: 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.*

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.

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

yes

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, ☒ Other

ADDITION TO
EXISTING
HOUSE

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.

— ADDITION TO
HOUSE

TOTAL SQUARE FOOTAGE

6006
6006

Briefly describe the type of structure you will be building:

ATTACHED EXERCISE ROOM & SITTING ROOM
16' x 24' 9'6" x 24'

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?

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

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? _____
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:

PAVED ROAD & DRIVEWAY IS
EXISTING

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.

A circle PAVED DRIVEWAY
EXISTS - ATTACHED TO PAVED
BUCKHORN COVE ROAD

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?

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

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

Diana Wiedemaw
Diana Wiedemaw -
Print Name
ARCHITECT

Shoulder: Roadbed or surface adjacent to the traffic lane.

State Board of Forestry (SBOF): A nine member board, appointed by the Governor, which is responsible for developing the general forest policy of the state, for determining the guidance policies of the Department of Forestry and Fire Protection, and for representing the state's interest in federal land in California.

State Responsibility Area (SRA): As defined in the Public Resources Code section 4126-4127; and the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Article 1, Sections 1220-1220.5.

Structure: That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Subdivision: As defined in Section 66424 of the Government Code.

Traffic lane: The portion of a roadway that provides a single line of vehicle travel.

Turnaround: A roadway, unobstructed by parking, which allows for a safe opposite change of direction for emergency equipment. Design of such area may be a hammerhead/T or terminus bulb.

Turnouts: A widening in a roadway to allow vehicles to pass.

Vertical clearance: The minimum specified height of a bridge or overhead projection above the roadway.

Wildfire: As defined in Public Resources Code Section 4103 and 4104.

1271.05. Distance Measurements

All specified or referenced distances are measured along the ground, unless otherwise stated.

1272.00. Maintenance of Defensible Space Measures

To ensure continued maintenance of properties in conformance with these standards and measures and to assure continue availability, access, and utilization of the defensible space provided for these standards during a wildfire, provisions for annual maintenance shall be included in the development plans and/or shall be provided as a condition of the permit, parcel or map approval.

ARTICLE 2. EMERGENCY ACCESS AND EGRESS

- § 1273.00. Intent
- § 1273.01. Road Width
- § 1273.02. Roadway Surface
- § 1273.03. Roadway Grades
- § 1273.04. Roadway Radius
- § 1273.05. Roadway Turnarounds
- § 1273.06. Roadway Turnouts
- § 1273.07. Roadway Structures
- § 1273.08. One-Way Roads
- § 1273.09. Dead-End Roads
- § 1273.10. Driveways
- § 1273.11. Gate Entrances

1273.00. Intent

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.

1273.01. Road Width

