



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

December 10, 2018

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

Caltrans
Department of Forestry/ CalFire
Department of Fish and Wildlife
Coastal Commission
Fort Bragg Fire District

Cloverdale Rancheria
Sherwood Valley Band of Pomo
Redwood Valley Rancheria

CASE#: CDPM_2018-0004

DATE FILED: 7/23/2018

OWNER: MICHAEL A. WHITEHEAD TTEE

APPLICANT: MICHAEL & CINDY WHITEHEAD

REQUEST: Modification of Coastal Development Permit CDP_2016-0013 to construct a 2,106 sq. ft. manufactured home, a 1,700 sq. ft. detached garage/workshop, a 200 sq. ft. greenhouse and a total of 1,616 sq. ft. of decking and porches. Associated improvements include 1,000 sq. ft. of solar panels, installation of water storage tanks, installation of a propane tank and construction of a perimeter fence around the property.

LOCATION: In the coastal zone, 2± miles south of the City of Fort Bragg, on the southwest corner of Jefferson Way (CR 441) and State Hwy. 1 (SH 1), located at 33031 Jefferson Way, Fort Bragg (APN: 017-370-19).

STAFF PLANNER: Keith Gronendyke

RESPONSE DUE DATE: December 24, 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 _____

REPORT FOR:COASTAL DEVELOPMENT PERMIT MODIFICATION CASE #: CDPM_2018-0004

OWNER:

MICHAEL AND CYNTHIA WHITEHEAD

APPLICANT:

SAME AS ABOVE

AGENT:

WYNN COASTAL PLANNING

REQUEST:

Modification of Coastal Development Permit #CDP 13-2006 to construct a 2,106 square foot manufactured home, a 1,700 square foot detached garage/workshop, a 200 square foot greenhouse and a total of 1,616 square feet of decking and porches. Associated improvements include 1,000 square feet of solar panels, installation of water storage tanks, installation of a propane tank and construction of a perimeter fence around the property.

LOCATION:

In the coastal zone, 2± miles south of the City of Fort Bragg, on the southwest corner of Jefferson Way (CR#441) and State Highway 1, at 33031 Jefferson Way, Fort Bragg (APN 017-370-19).

ACREAGE:

1.27± acres

GENERAL PLAN:

Rural Residential RR-5(1)

ZONING:

Rural Residential (RR:5)

COASTAL ZONE:

YES

EXISTING USES:

Vacant

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

18N

RANGE:

18W

SECTION:

36

USGS QUAD#:

41 Fort Bragg

RELATED CASES ON SITE: Original CDP 13-2006; CDPR 13-2006 (2008); CDPR 13-2006 (2009); CDPR 13-2006 (2009); CDPR 13-2006 (2010); CDPR 13-2006 (2011); CDPR 13-2006 (2012); CDPR 13-2006 (2013/14); CDPR 2015-0002; CDPR 2015-0021; CDPR 2016-0013.

RELATED CASES IN VICINITY: There has been a Coastal Development Permit (CDP 2015-0021 approved on the parcel to the west and a Coastal Development Permit (CDP 2005-0059) approved on the parcel to the north.

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RR5(1)	RR5	1.8 Acres	Vacant
EAST:	RR5(1)	RR5	1.3 Acres	Residential
SOUTH:	OS	OS	5.8 Acres	Open Space/State Park
WEST:	RR5(1)	RR5	1.2 Acres	Residential

REFERRAL AGENCIES:

☒Planning (FB)

☒Department of Transportation

☒Environmental Health (Ukiah)

☒Building Inspection (Ukiah)

☐Emergency Services

☒Assessor

☐Farm Advisor

☐Agriculture Commissioner

☒Cloverdale Rancheria

☐Air Quality Management District

☐ALUC

☐County Water Agency

☒Sherwood Valley Band of Pomo Indians

☐Sonoma State University

☐US Fish & Wildlife Service

☒Redwood Valley Rancheria

☐Russian River Flood Control/Water Conservation Improvement District

☐Trails Advisory Council

☐Native Plant Society

☐State Clearinghouse

☒Caltrans

☒CalFire

☐Department of Fish & Wildlife

☒Coastal Commission

☐RWQCB

☐Division of Mines & Geology

☐Department of Health Services

☐Department of Parks & Recreation

☐Department of Conservation

☐Soil Conservation Service

☐Army Corps of Engineers

☐CHP

☐MTA

☐County Addresser

☐LAFCO

☐Gualala MAC

☐Laytonville MAC

☐Westport MAC

☐Sierra Club

☐School District

☐Sewer District

☐Water District

☒Fire District Fort Bragg

☐Community Svcs

☐City Planning

ADDITIONAL INFORMATION: The original CDP permit (2006-0013) permitted the construction of a 2,149 square foot single story three bedroom manufactured home, construction of an attached 800 square foot garage/shop, 326 square feet of decking and 326 square feet of dog yard. The average maximum height of the structures were to be fifteen feet two inches above natural grade and the fence around the dog pen was to be three feet high. Related improvements included a 100 square foot garden shed, a well, septic system, propane tank, a water storage tank and a 150 foot long driveway with a turnaround/parking area.

ASSESSOR'S PARCEL #: 017-370-19

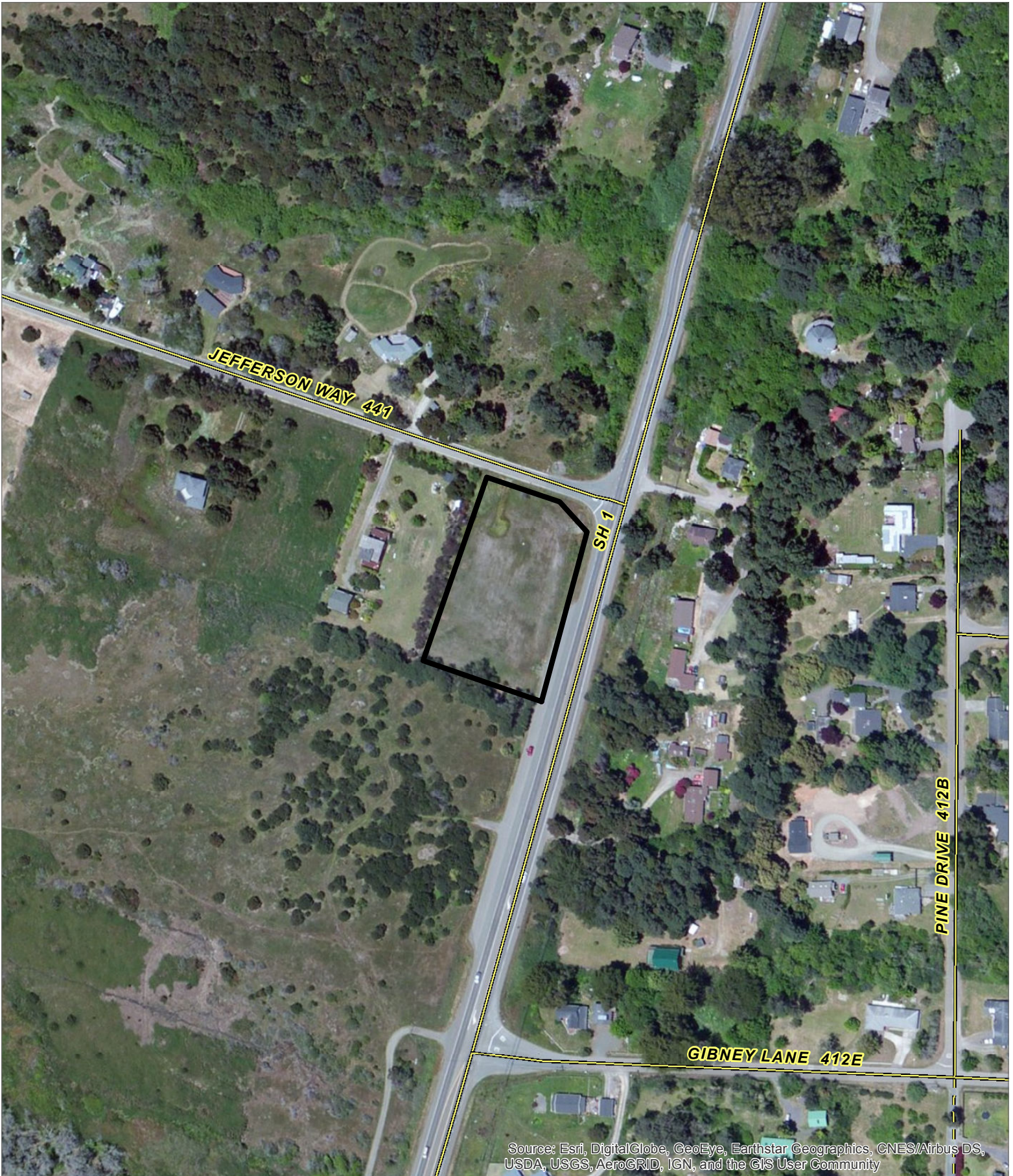
ENVIRONMENTAL DATA
(To be completed by Planner)

COUNTY WIDE

Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
	NO	2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
	NO / NO	3. Within/Adjacent to Agriculture Preserve / Timberland Production
	NO	4. Within/Near Hazardous Waste Site
	NO	5. Natural Diversity Data Base
	NO	6. Airport CLUP Planning Area – ALUC#_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area.
<input checked="" type="checkbox"/>	<input 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 type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# 144-18 Moderate
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils Cabrillo 0-5% slope
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

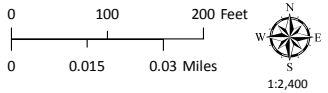
COASTAL ZONE

Yes	No	
	NO	16. Exclusion Map.
	MARGINAL	17. Coastal Groundwater Study Zone.
	NO	18. Highly Scenic Area/Special Communities.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	19. Land Capabilities/Natural Hazards Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	20. Habitats/ESHA/Resources Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map.
<input type="checkbox"/>	<input type="checkbox"/>	22. LCP Map #14 Beaver
<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.



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OWNER: **WHITEHEAD, Michael & Cynthia**
APN: **017-370-19**
APLCT: **Whitehead**
AGENT:
ADDRESS: **33031 Jefferson Way, Fort Bragg**

— Public Roads
= = Private Roads



AERIAL IMAGERY

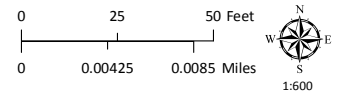
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

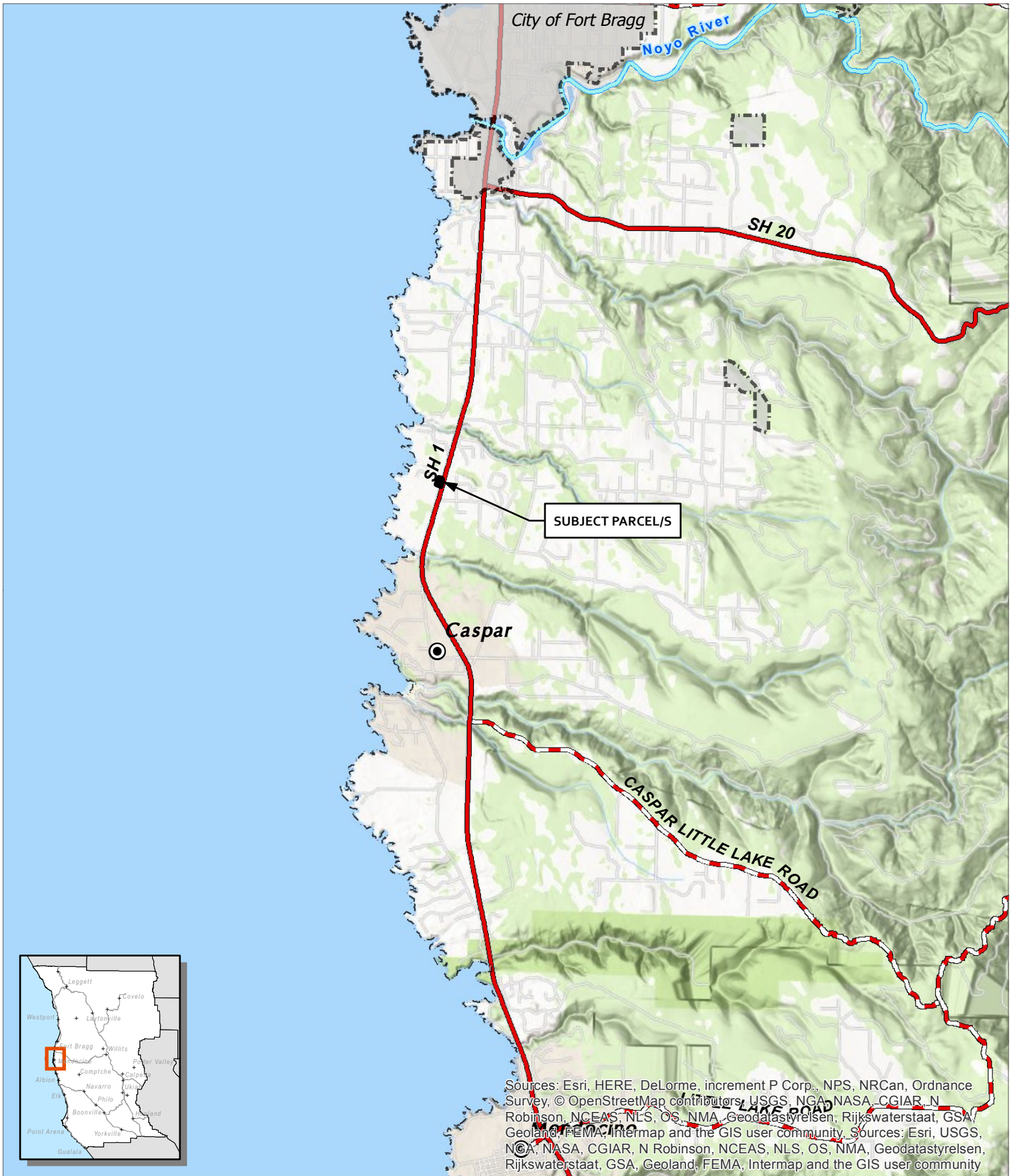
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Public Roads



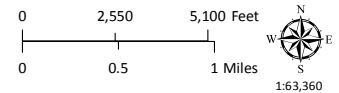
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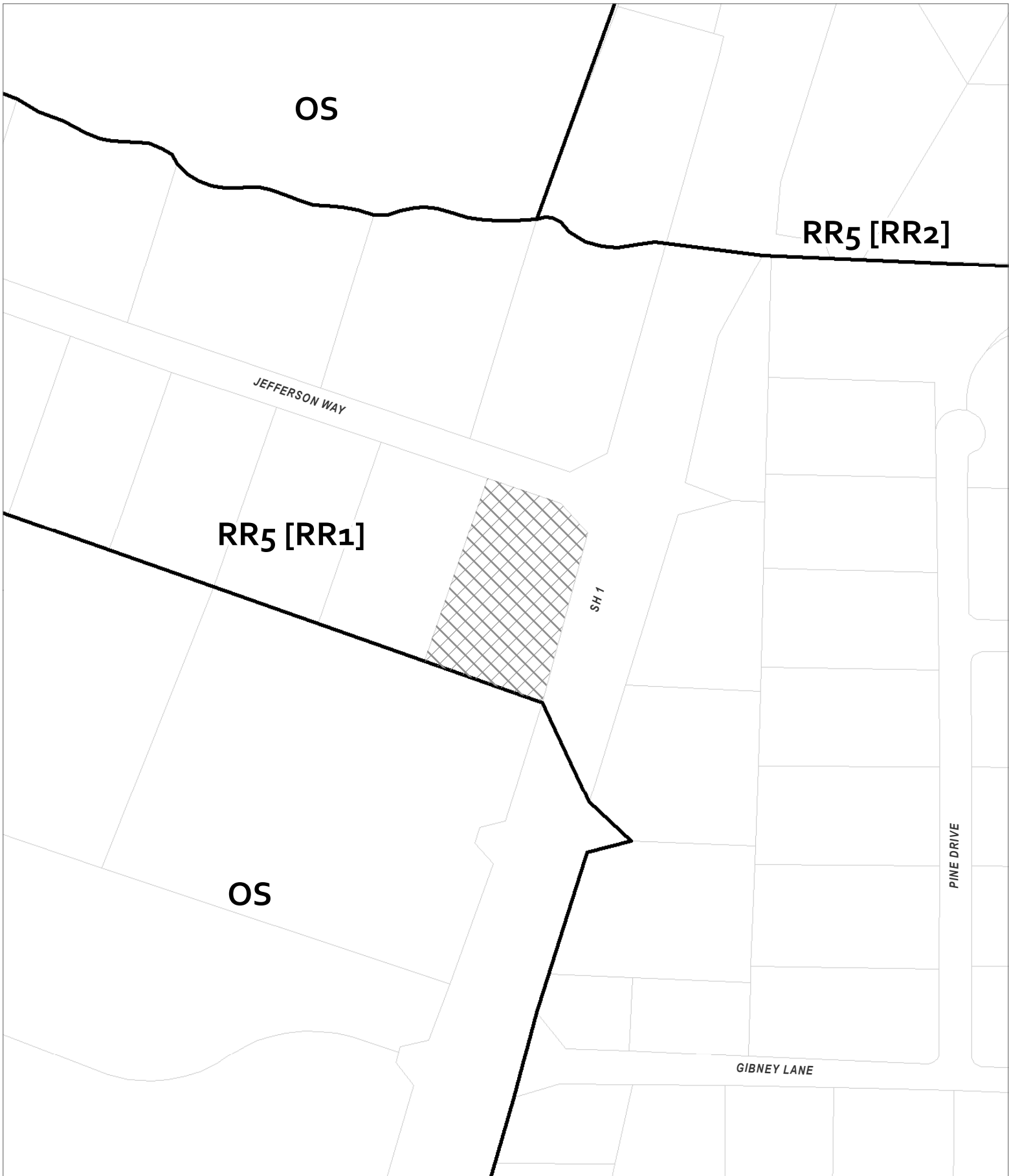
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- Major Towns & Places
- City Limits
- Major Rivers
- Highways
- Major Roads



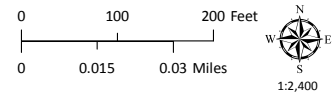
LOCATION MAP

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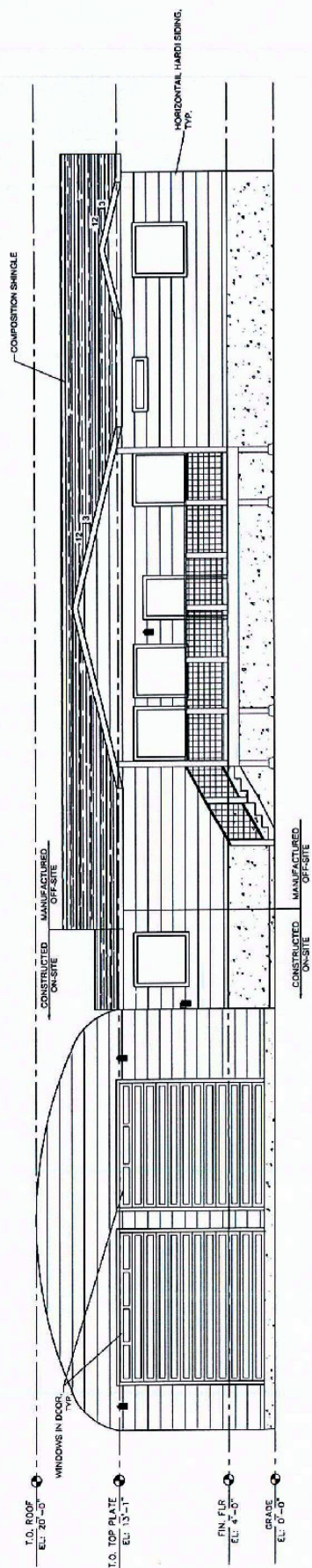
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 Zoning Districts
 Public Roads



ZONING DISPLAY MAP

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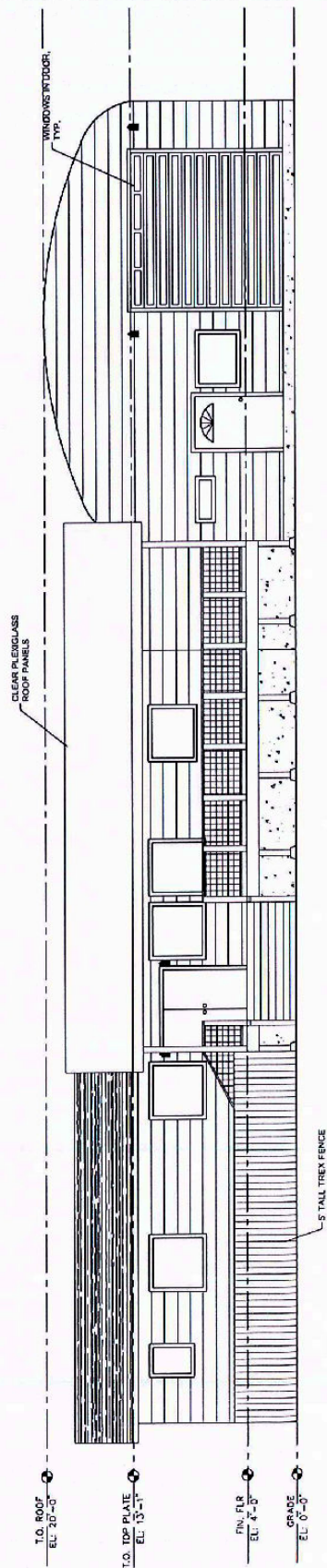
PLANTERS NOT SHOWN FOR CLARITY
Design review, not mean for construction.

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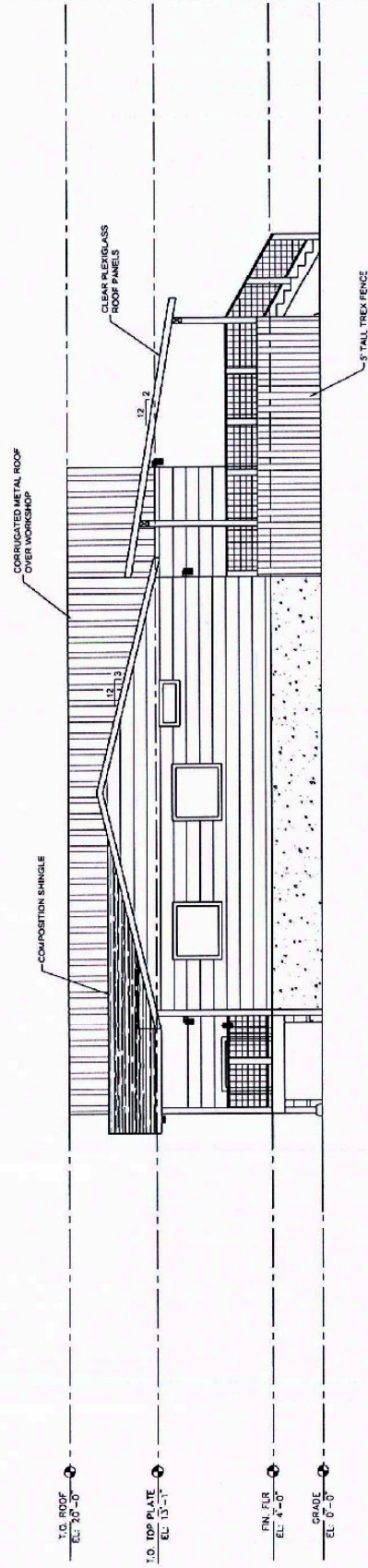
NO SCALE

ELEVATIONS

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SOUTHELEVATION $\frac{1}{4}'' = 1'-0''$ 1



WEST ELEVATION $\frac{1}{4}'' = 1'-0''$ 1

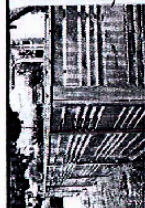
PLANTERS NOT SHOWN FOR CLARITY
Design review and mean for construction.

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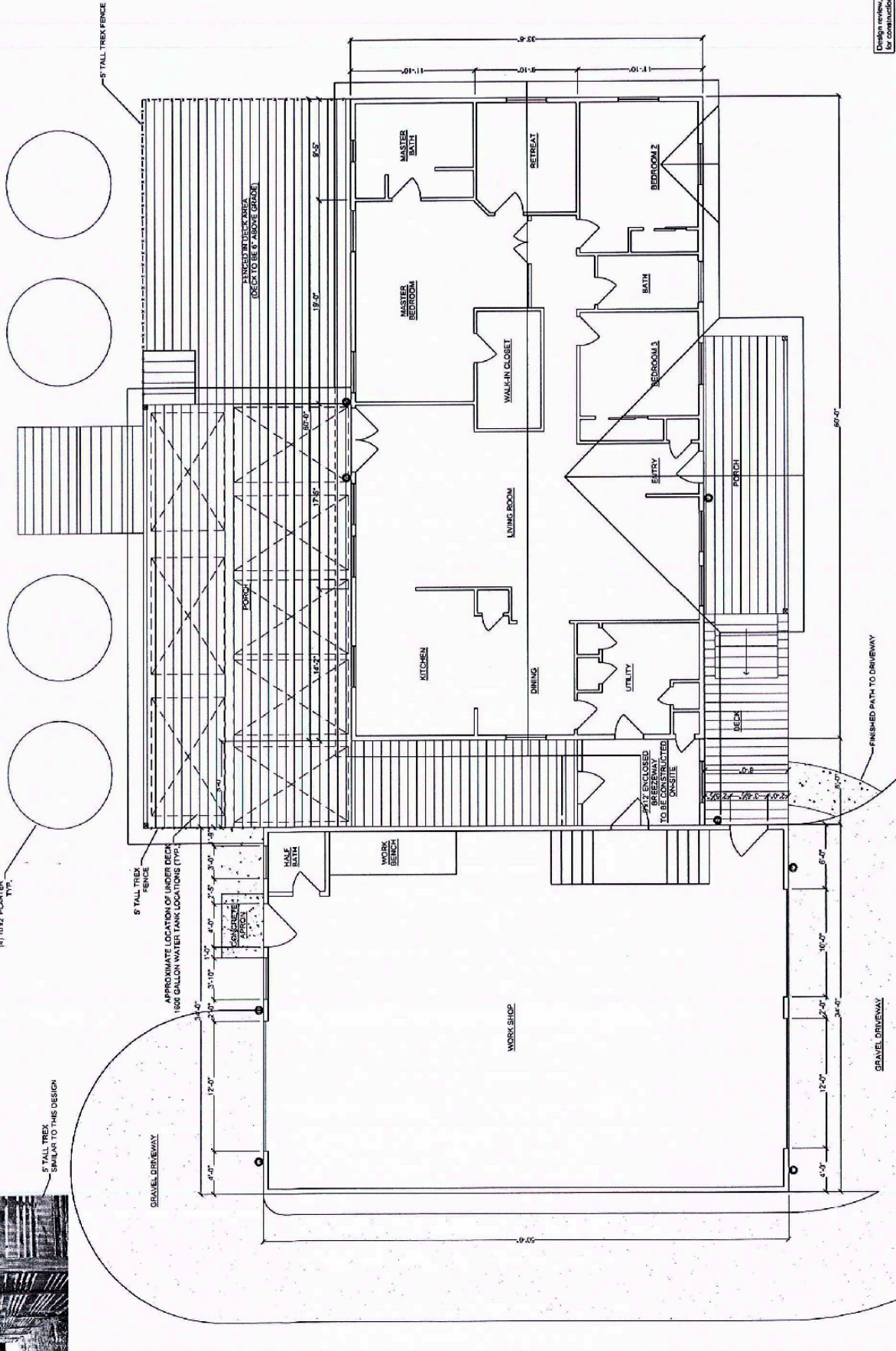
NO SCALE

ELEVATIONS

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(4) 10x2 PLANTER
TYP.

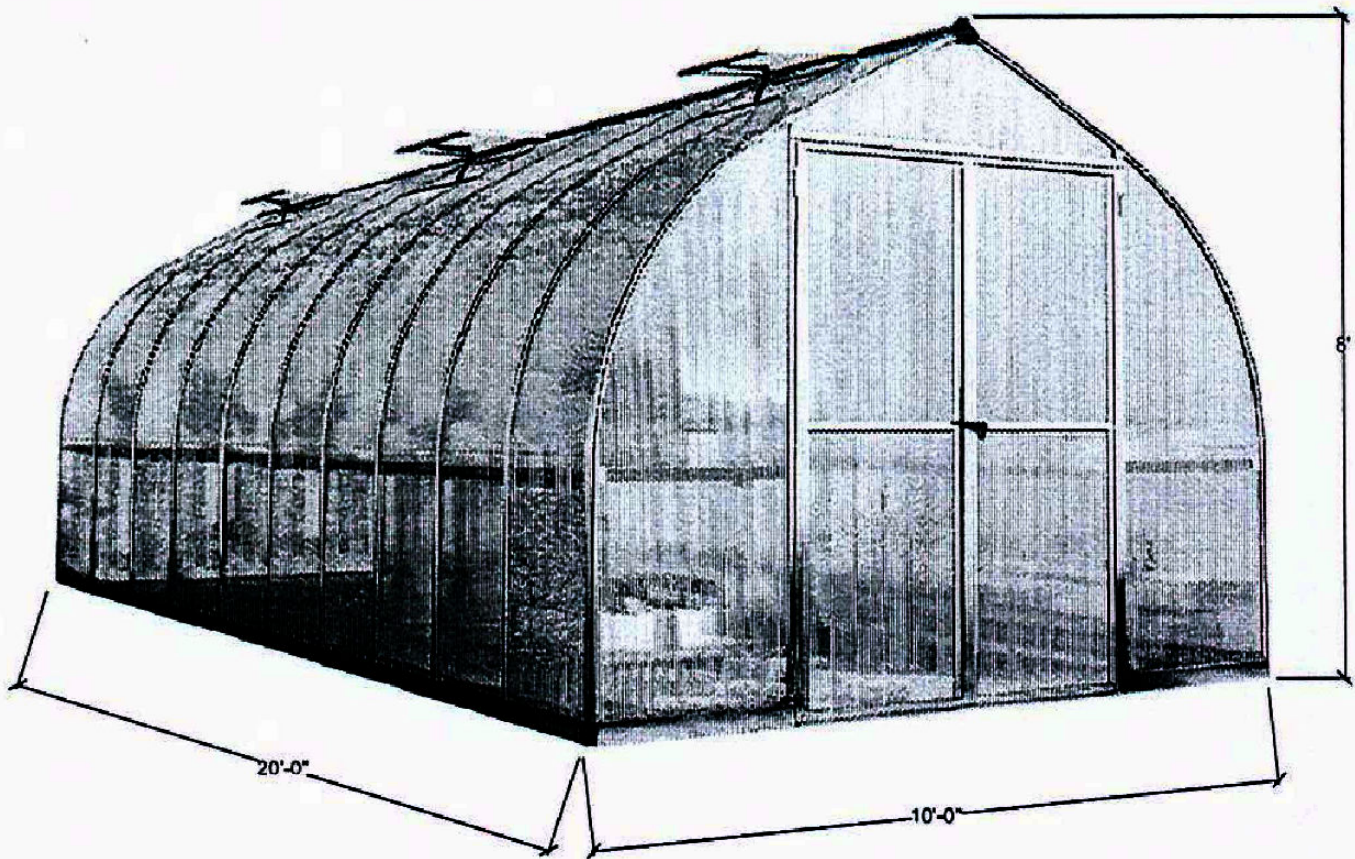


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NO SCALE

FLOOR PLAN

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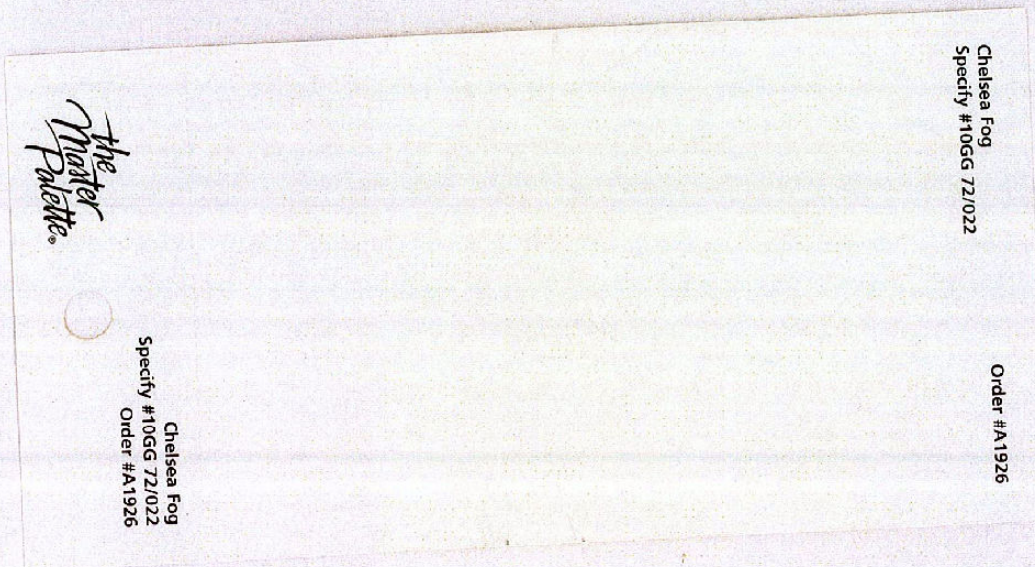
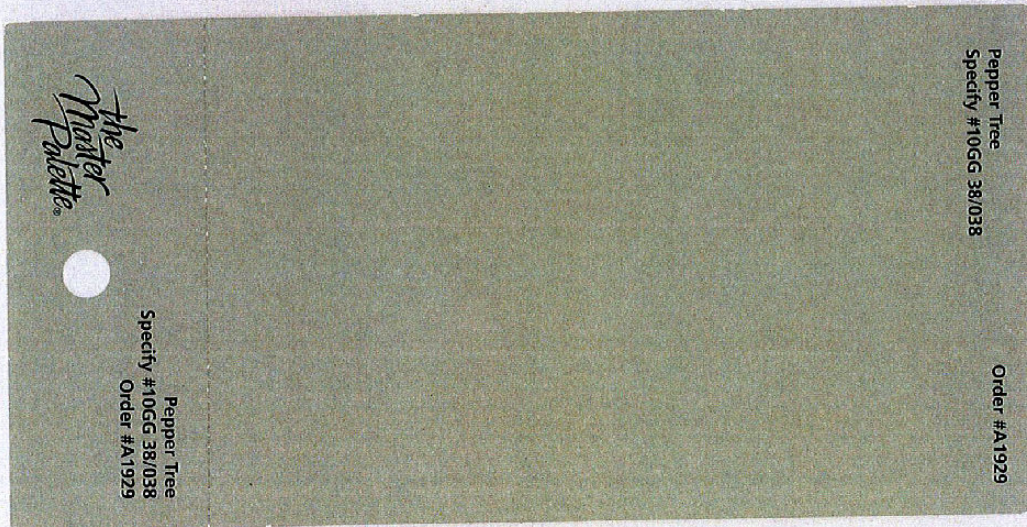
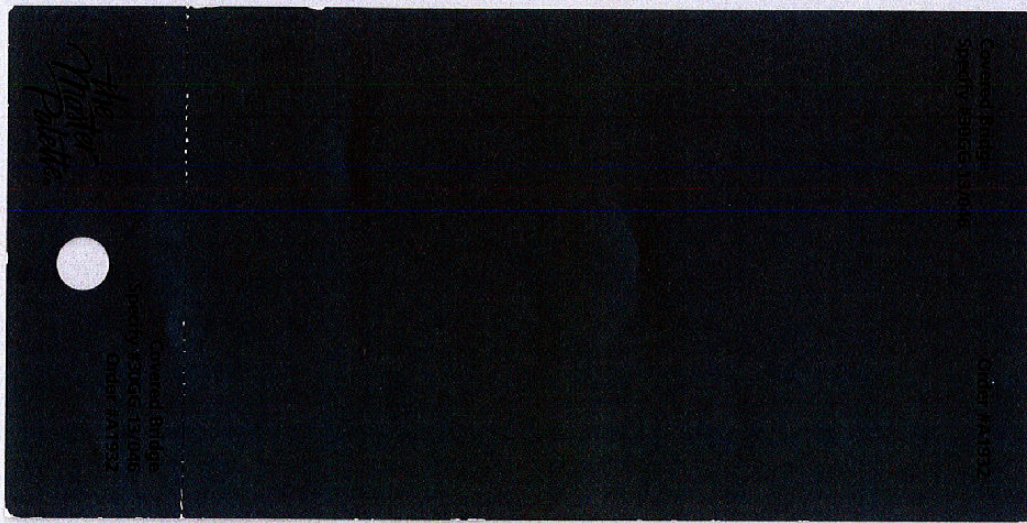


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NO SCALE

GREENHOUSE ELEVATIONS

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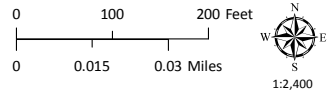
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MATERIALS

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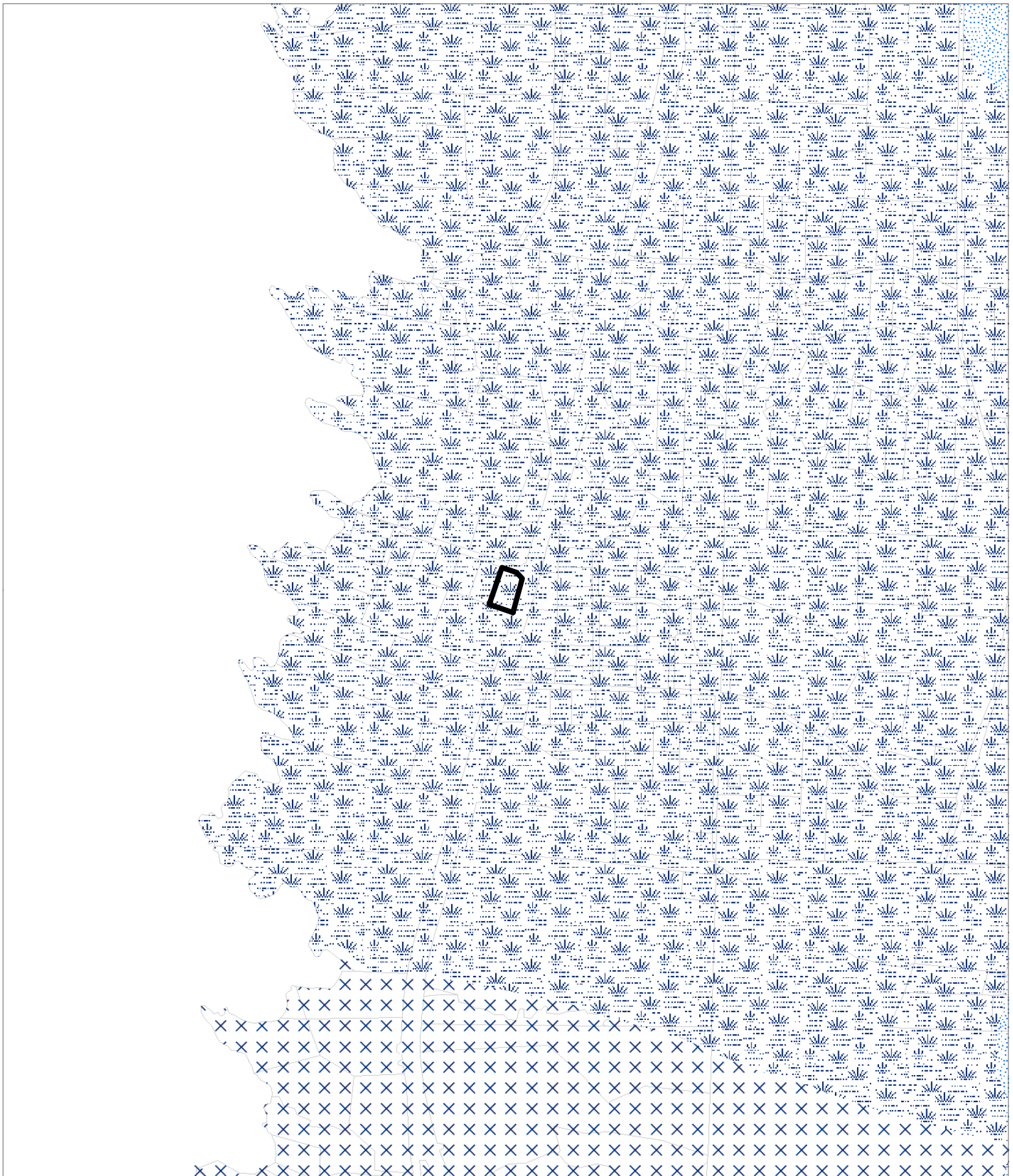


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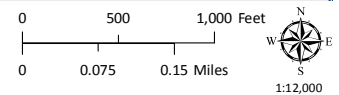
ADJACENT PARCELS

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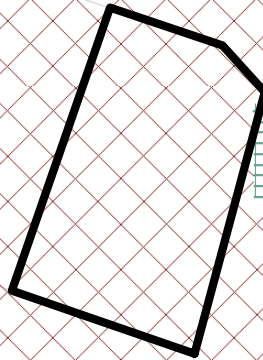
- Critical Water Areas
- Sufficient Water Resources
- Marginal Water Resources



GROUND WATER RESOURCES

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FORT BRAGG RURAL FPD



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County Fire Districts



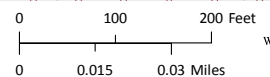
Very High Fire Hazard



High Fire Hazard



Moderate Fire Hazard




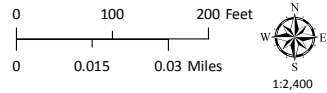
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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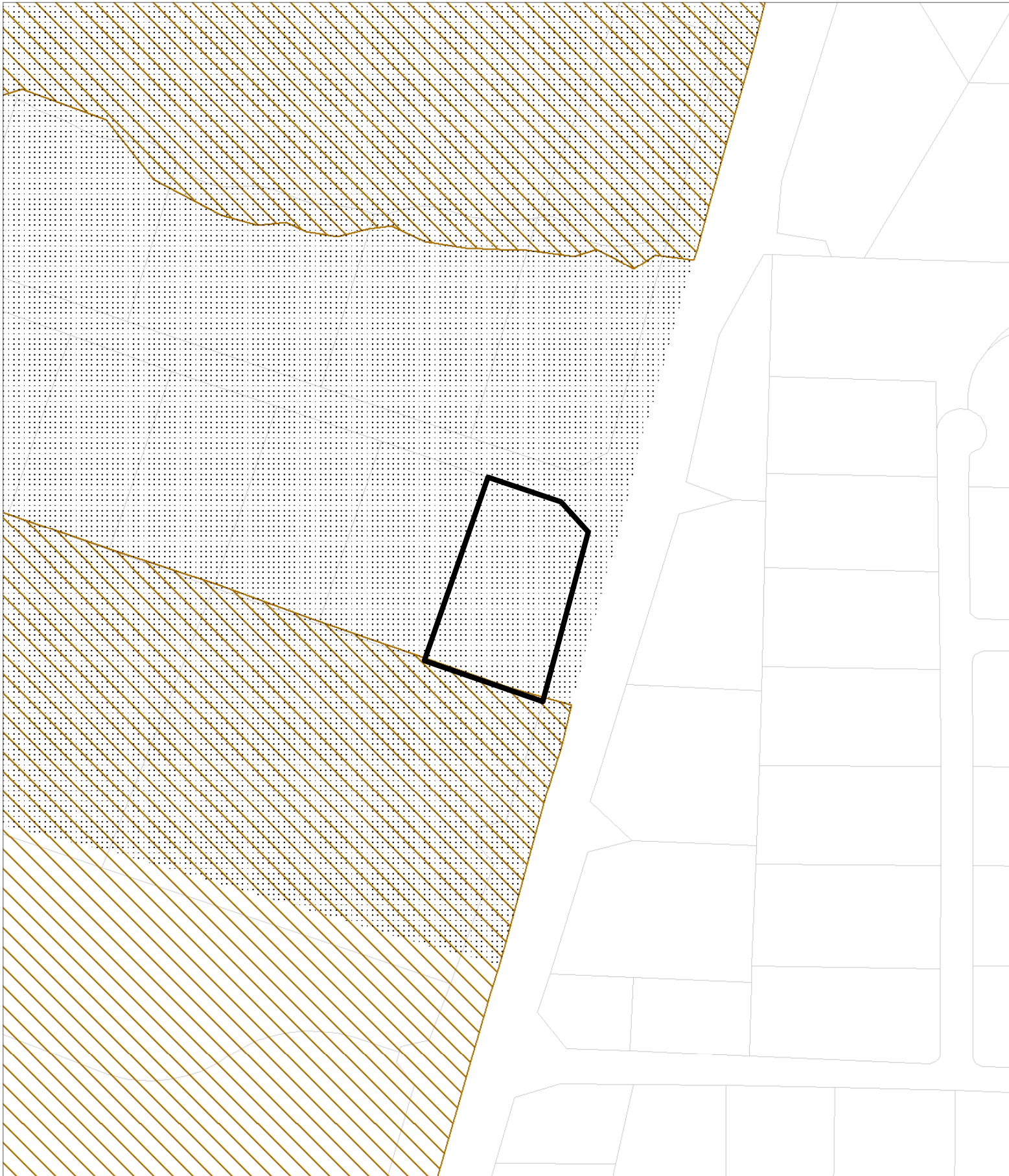
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 General Plan Classes





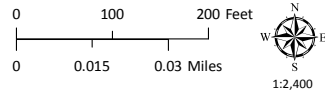
GENERAL PLAN CLASSIFICATIONS

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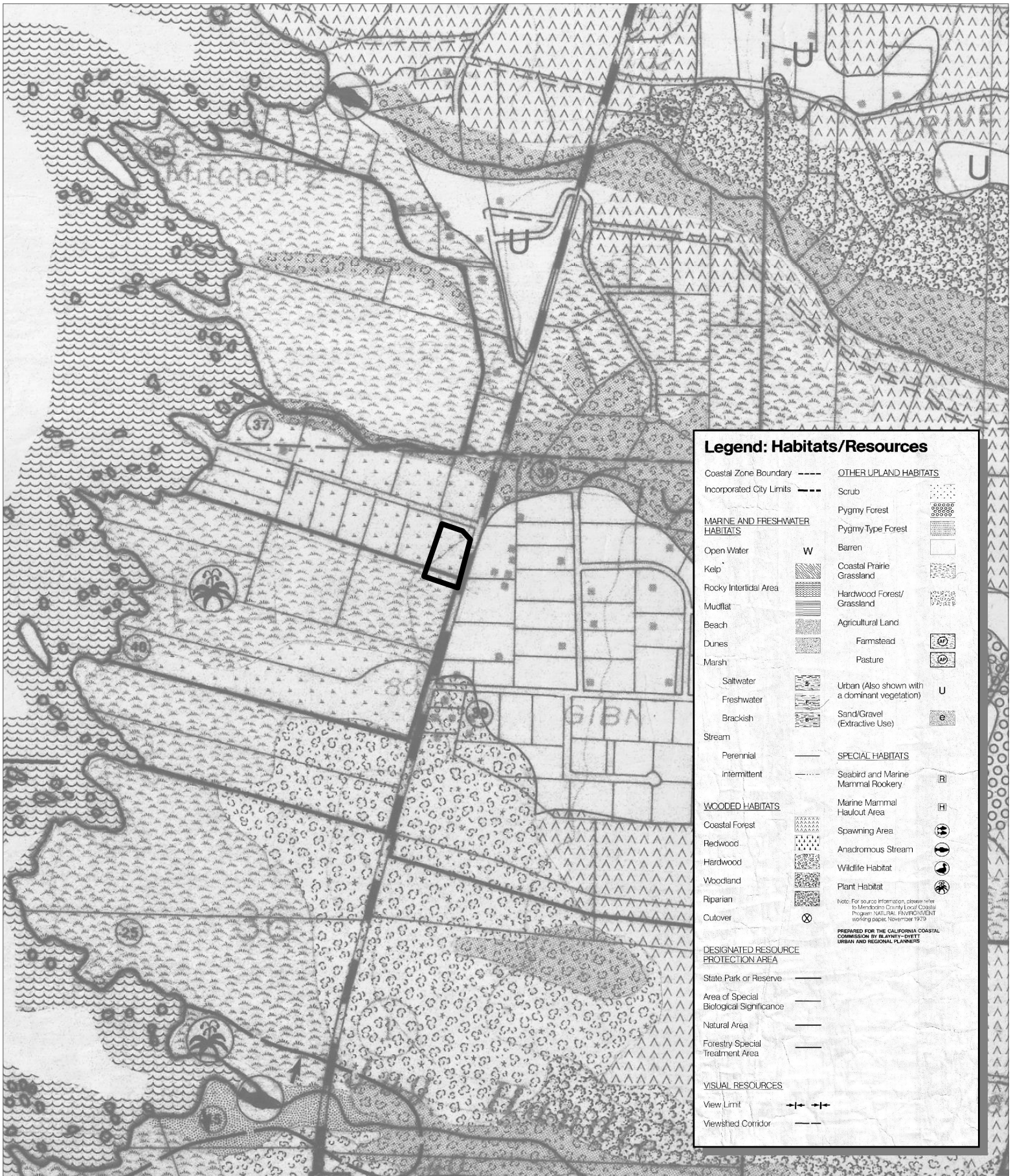
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 Tree Removal Area
 Highly Scenic Area

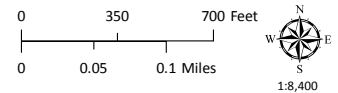


HIGHLY SCENIC & TREE REMOVAL AREAS

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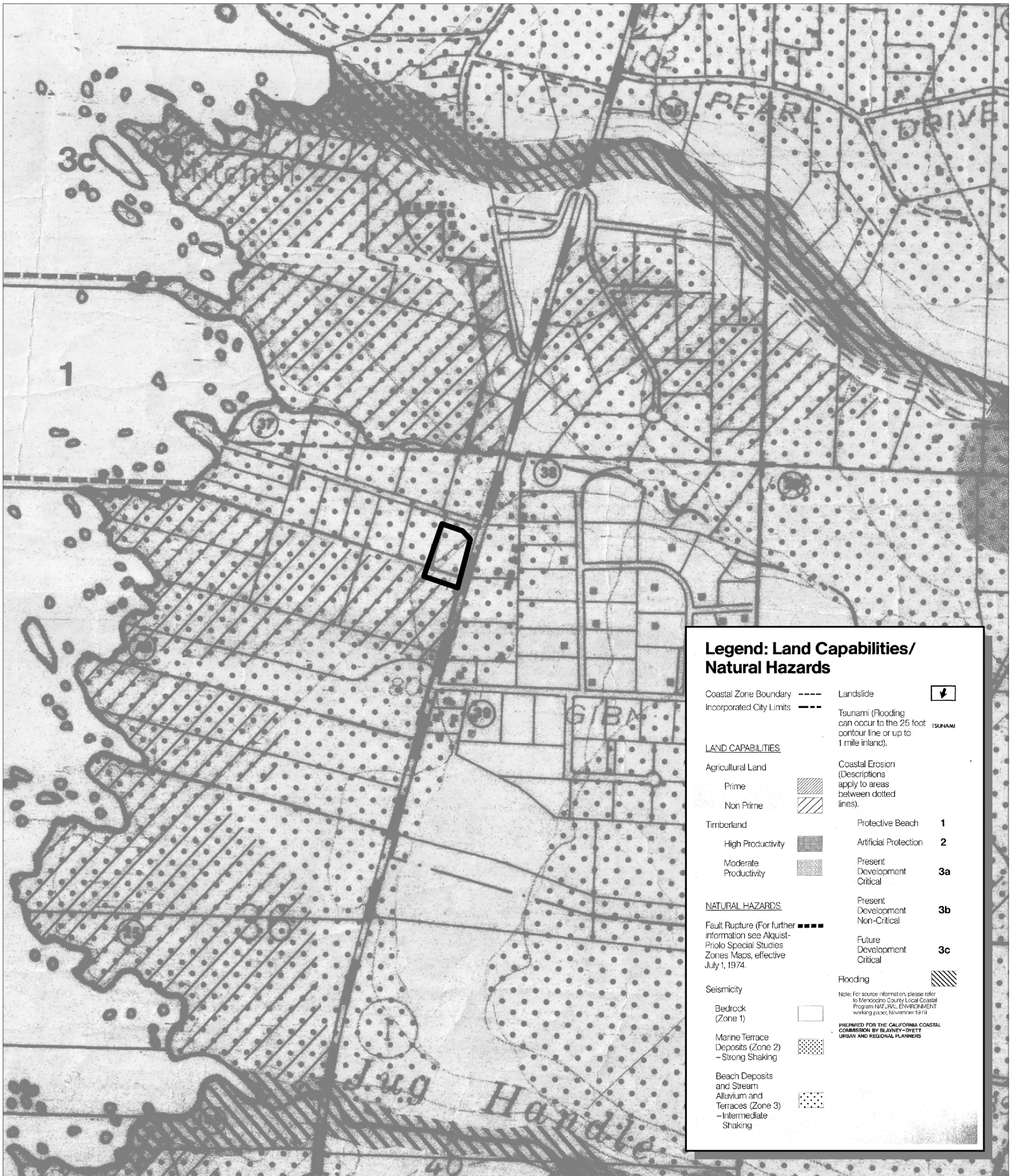


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LCP HABITATS & RESOURCES

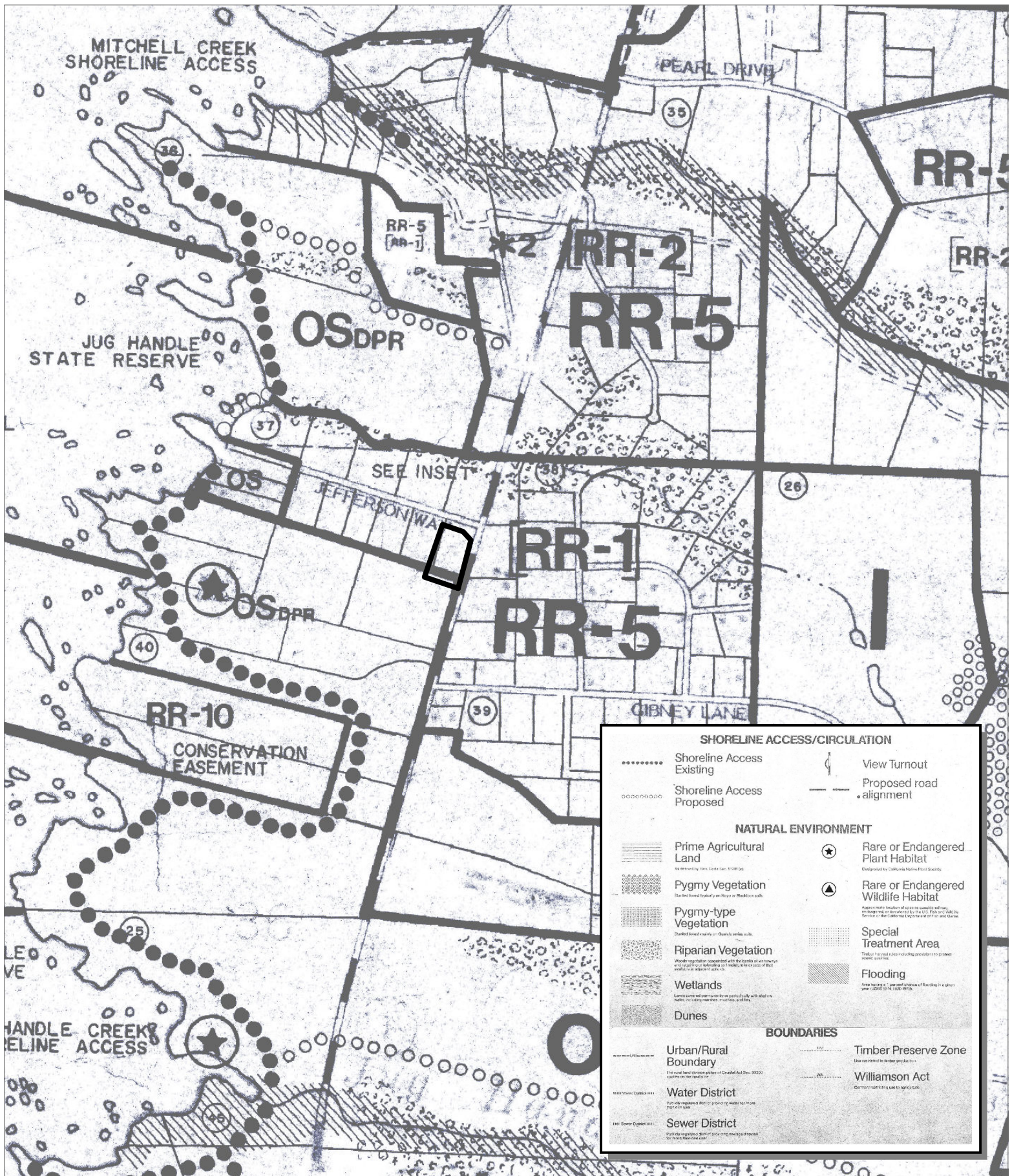
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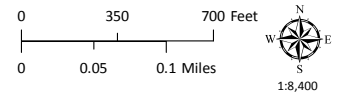
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LCP LAND CAPABILITIES & NATURAL HAZARDS

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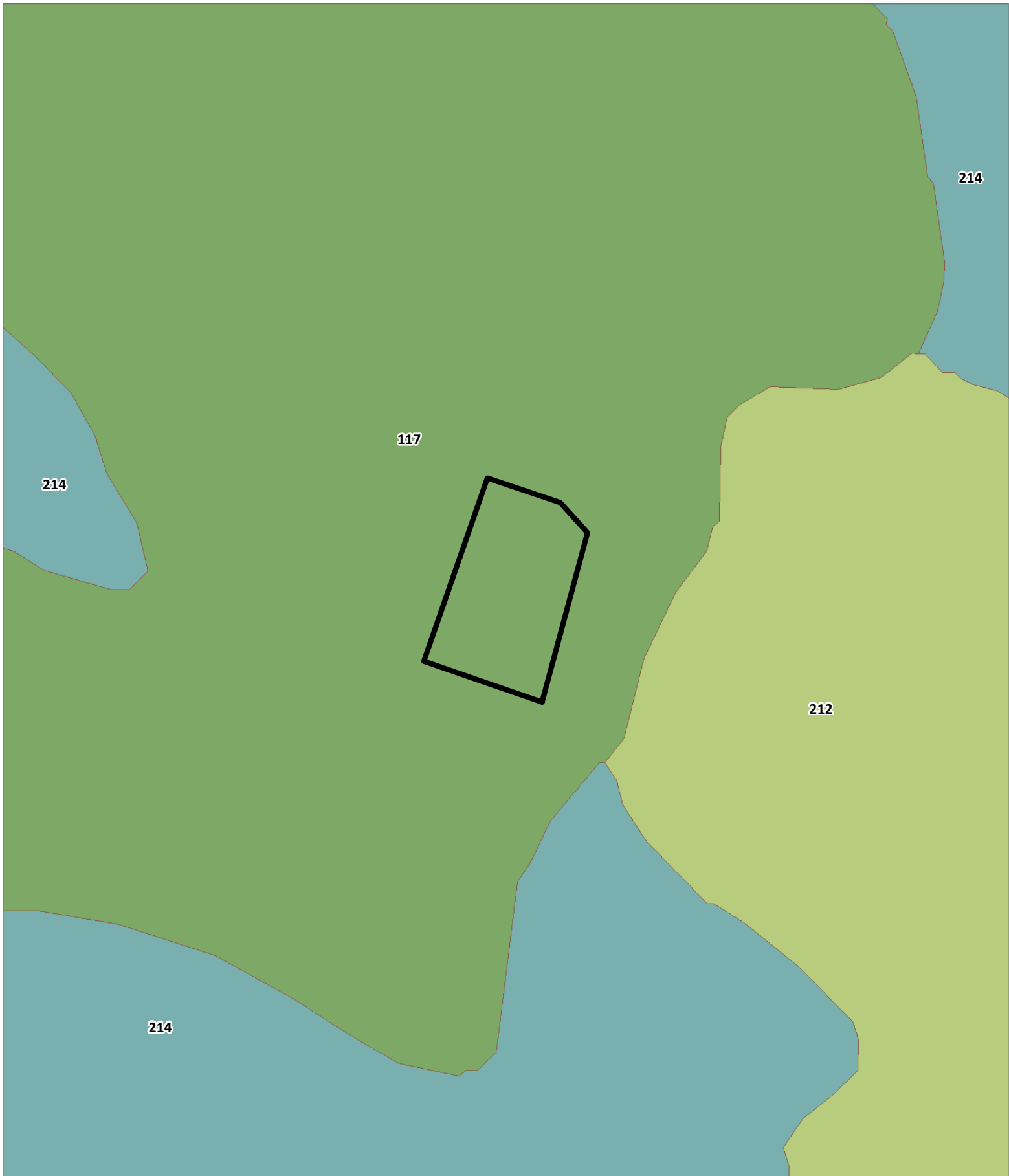


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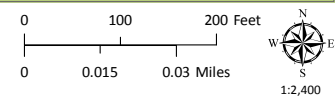
LCP LAND USE MAP 14: BEAVER

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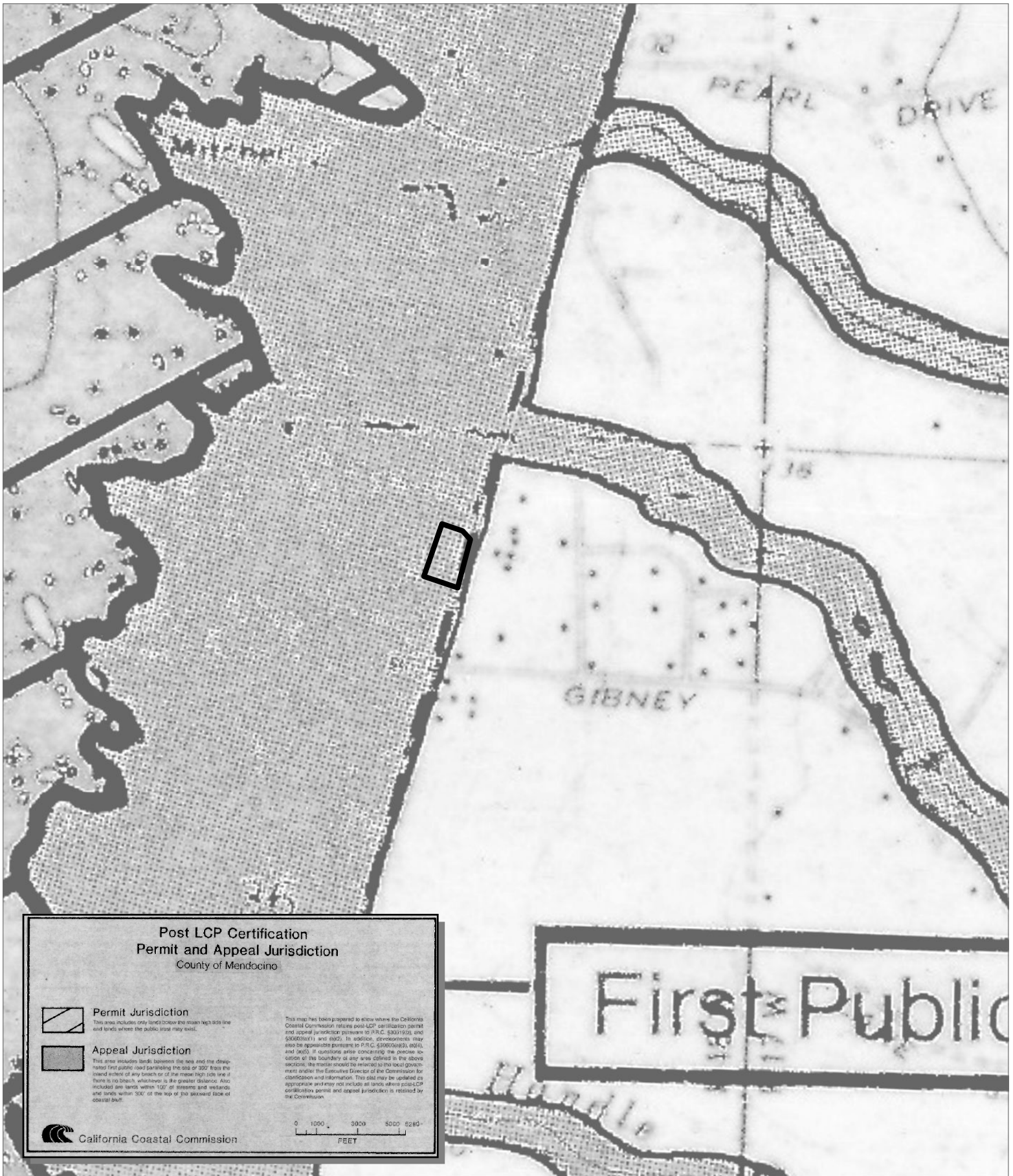
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 Western Study Soil Types



LOCAL SOILS

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APPEALABLE AREAS

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