



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
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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 27, 2018

Department of Transportation
Environmental Health – Ukiah
Building Inspection – Ukiah
Emergency Services
Assessor
Agriculture Commissioner
Air Quality Management
Sonoma State University

Native Plant Society
Caltrans
California Highway Patrol
Department of Forestry/ CalFire
Department of Fish and Wildlife
Department of Conservation – Land Protection
RWQCB
Army Corps of Engineers

US Fish & Wildlife Service
County Addresser- Russ Ford
Mendocino County Sheriff's Office
Anderson Valley CSD
Anderson Valley Fire District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo

CASE#: U_2018-0026

DATE FILED: 10/29/2018

OWNER/APPLICANT: DAVID & LINDA GATES

REQUEST: Major Use Permit for a Single-Family residence, Second Residential Unit, and 4 Guest Cottages for use as Transient Habitation-Resort and Recreational Facilities.

LOCATION: 8.1± miles north of Cloverdale town center, on the east side of State Route 128 (SR 128), 7.1± miles north of its intersection with North Cloverdale Boulevard, located at 33680 Hwy 128, Yorkville (APN: 049-380-72).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: MIO MENDEZ

RESPONSE DUE DATE: January 10, 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/APPLICANT: GATES DAVID L & LINDA

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ACREAGE:

40.74 ±

GENERAL PLAN:

Remote Residential: 40

ZONING:

Upland Residential: 40

COASTAL ZONE:

NO

EXISTING USES:

Resort and Recreational Facility

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

12N

RANGE:

11W

SECTION:

20

USGS QUAD#:

74

RELATED CASES ON SITE: MS_1994-0008 & U_1994-0005 for a Minor Subdivision (MS_1994-0008) and a Use Permit for the establishment of; Transient Habitation – Resort and Recreational Facility. The subdivision created two (2) forty (40) acre parcels. The Use Permit (U_1994-0005) was to permit fourteen (14) cottages, administrative office, and conference room. The Use Permit U_1994-0006 was to permit a lodge, wedding and conference facilities, a winery, a vineyard, and tasting room. UR_2014-0006 is a Use Permit Renewal of U_1994-0006.

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Rangeland:160	Upland Residential-40	22.7, 26.7 ± Acres	Residential/Agricultural
EAST:	Remote Residential:40	Upland Residential -40	436 ± Acres	Commercial
SOUTH:	Rangeland:160	Rangeland -160	120 ± Acres	Residential/Agricultural
WEST:	Remote Residential:40	Upland Residential -40	39.43 ± Acres	Residential/Agricultural

REFERRAL AGENCIES:

☒ Building Inspection (Ukiah)
☒ Department of Transportation
☒ Environmental Health (Ukiah)
☒ Emergency Services
☒ Assessor
☒ Air Quality Management District
☒ Agriculture Commissioner
☒ Sonoma State University

☒ US Fish & Wildlife Service
☒ Native Plant Society
☒ CalFire
☒ Department of Fish & Game
☒ Army Corps of Engineers
☒ RWQCB
☒ Caltrans
☒ Department of Conservation

☒ CHP
☒ County Addresser
☒ Anderson Valley CS District
☒ Anderson Valley Fire District
☒ Sheriff
☒ Redwood Valley Little River
☒ Cloverdale Rancheria of Pomo
☒ Sherwood Valley Band of Pomo

ADDITIONAL INFORMATION:

Property is trying to come into compliance with county regulations in order to sell the property.

Site was previously reviewed for an entitlement similar in nature. Included in the original entitlement was the neighboring parcel (APN: 049-380-73). Parcels are separate legal parcels due to Minor Subdivision MS_1994-0008.

The current request is less intensive than what was previously approved under U_1994-0005.

ASSESSOR’S PARCEL #: 049-380-72

STAFF PLANNER: MIO MENDEZ DATE: 12/18/2018

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_____
YES / NO		3. Within/Adjacent to Agriculture Preserve / Timberland Production Adjacent to Williamson Act property.
	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 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# 517-18 High Fire Hazard.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. Naturally Occurring Asbestos; 110, 105
<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



Planning and Building
Services

Case No:	U-2018-0026
CalFire No:	
Date Filed:	10/29/2018
Fee:	6,967.00
Receipt No:	23959
Received By:	JA
Office use only	

APPLICATION FORM

APPLICANT

Name: David & Linda Gates Phone: 925-736-8176 ext 221

Mailing
Address: 2671 Crow Canyon Road, San Ramon CA 94583

City: San Ramon State/Zip: CA email: linda@dgates.com

PROPERTY OWNER

Name: same as above Phone:

Mailing
Address:

City: State/Zip: email:

AGENT

Name: n/a Phone:

Mailing
Address:

City: State/Zip: email:

Parcel Size: 40.74 acres (Sq. feet/Acres) Address of Property: 33680 Highway 128, Yorkville (also referred to as Cloverdale) CA 95425

Assessor Parcel Number(s): 049-380-7200

TYPE OF APPLICATION:

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

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

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

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


Signature of Applicant/Agent

10.24.2018
Date


Signature of Owner

10.24.2018
Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

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

THE PROJECT

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

Permit transient habitation use for the portion of the project (Victorian House, guest hse, 4 cottages) that was built / repurposed under 1994 Transient Habitation Resort Recreation Facility Use.

Attachment A: existing project - land use permit

Attachment B: Original 1994 Permit project; improvements required under that permit.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: cottages <input checked="" type="checkbox"/> Other: storage			Vict: 2,736 #3-cot: 900 #2 guest: 1,200 #4 cot: 850 #5 cot: 800 #6 cot: 560 #7 barn 750 sqft #8 - 0 #9 - stone bldg 75sq.ft #10 - shed 75 see attached map		Main Res. 2736 Guest hse 1200 Cottages: 3110 Storage: 900
Total Structures Paved Area Landscaped Area Unimproved Area	Current roadway is gravel Pond				
GRAND TOTAL (Equal to gross area of Parcel) 40.74 acres					

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

Estimated employees per shift: 0

Estimated shifts per day: 0

Type of loading facilities proposed: 0

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

The structures already exist; permit of portion of previously permitted use.

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

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

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

	Number	Size
Number of covered spaces	<u>0</u>	<u> </u>
Number of uncovered spaces	<u> </u>	<u> </u>
Number of standard spaces	<u> </u>	<u> </u>
Number of handicapped spaces	<u> </u>	<u> </u>
Existing Number of Spaces	<u>15-22</u> 14	
Proposed Additional Spaces	<u>0</u>	
Total	<u> </u>	

8. Is any road construction or grading planned? ☐ Yes ☒ No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. For grading or road construction, complete the following:

no changes to existing conditions

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

<p>10. Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring plans may be required?</p> <p>11. Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? <u>0</u> acres. An agricultural economic feasibility study may be required.</p> <p>12. Will the development provide public or private recreational opportunities? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain below: visitors will have an opportunity to hike existing trails on property. _____ _____ _____</p>	
<p>13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Diking : <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Filling: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Dredging: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> </div> <div style="width: 45%;"> <p>Placement of structures in:</p> <p><input type="checkbox"/> open coastal waters</p> <p><input type="checkbox"/> wetlands</p> <p><input type="checkbox"/> estuaries</p> <p><input type="checkbox"/> lakes</p> </div> </div> <p>If so, amount of material to be dredged or filled? <u>0</u> cubic yards.</p> <p>Location of dredged material disposal site? <u>not applicable</u></p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>16. Will there be any exterior lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. _____ _____</p>	
<p>17. Utilities will be supplied to the site as follows: already in existence</p> <p>A. Electricity: <input checked="" type="checkbox"/> Utility Company (service exists to the parcel) <input type="checkbox"/> Utility Company (requires extension of service to site: _____ feet _____ miles) <input type="checkbox"/> On Site Generation - Specify: _____</p> <p>B. Gas: <input checked="" type="checkbox"/> Utility Company/Tank <input type="checkbox"/> On Site Generation - Specify: _____ <input type="checkbox"/> None</p> <p>C. Telephone: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>18. What will be the method of sewage disposal? <input type="checkbox"/> Community sewage system - Specify supplier _____ <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Other - Specify: <u>already in existence - septic/leach field</u></p>	
<p>19. What will be the domestic water source: already in existence <input type="checkbox"/> Community water system - Specify supplier _____ <input checked="" type="checkbox"/> Well <input type="checkbox"/> Spring <input type="checkbox"/> Other - Specify: _____</p>	

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

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:
 Cal Fire

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
 approx. 7 miles WEST of Highway 101; just east of intersection of Mt. House Road and Highway 128 on south side of Highway.
 posted: 33680 Highway 128

23. Are there existing structures on the property? ☒ Yes ☐ No
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.
 One Victorian House (residence); with 3 structures for storage
 Guest House
 4 cottages (with kitchens)

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

25. Project Height. Maximum height of existing structures 30 feet. Maximum height of proposed structures 0 feet.

26. Gross floor area of existing structures 7946 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 0 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): _____ ☐ square feet ☒ acres. **40.74**

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
 Victorian House was original Wells Fargo stop. (barn and sheds built with house)
 Guest house and cottages built before 1992.

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
 /Structures clustered in lower meadow along Highway 128 frontage. Existing pond for fire protection, balance of 30+ acres remains natural forest

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural	x		x	x
Commercial Industrial		event center		
Institutional Timberland				
Other				

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

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



Owner/Authorized Agent

10.24.2018

Date

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

AUTHORIZATION OF AGENT

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

Owner

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

Name	Name	Name
LINDA GATES/ DAVID GATES		
Mailing Address	Mailing Address	Mailing Address
2671 Crow Cyn RD San Ramon, CA		


94583

INDEMNIFICATION AND HOLD HARMLESS

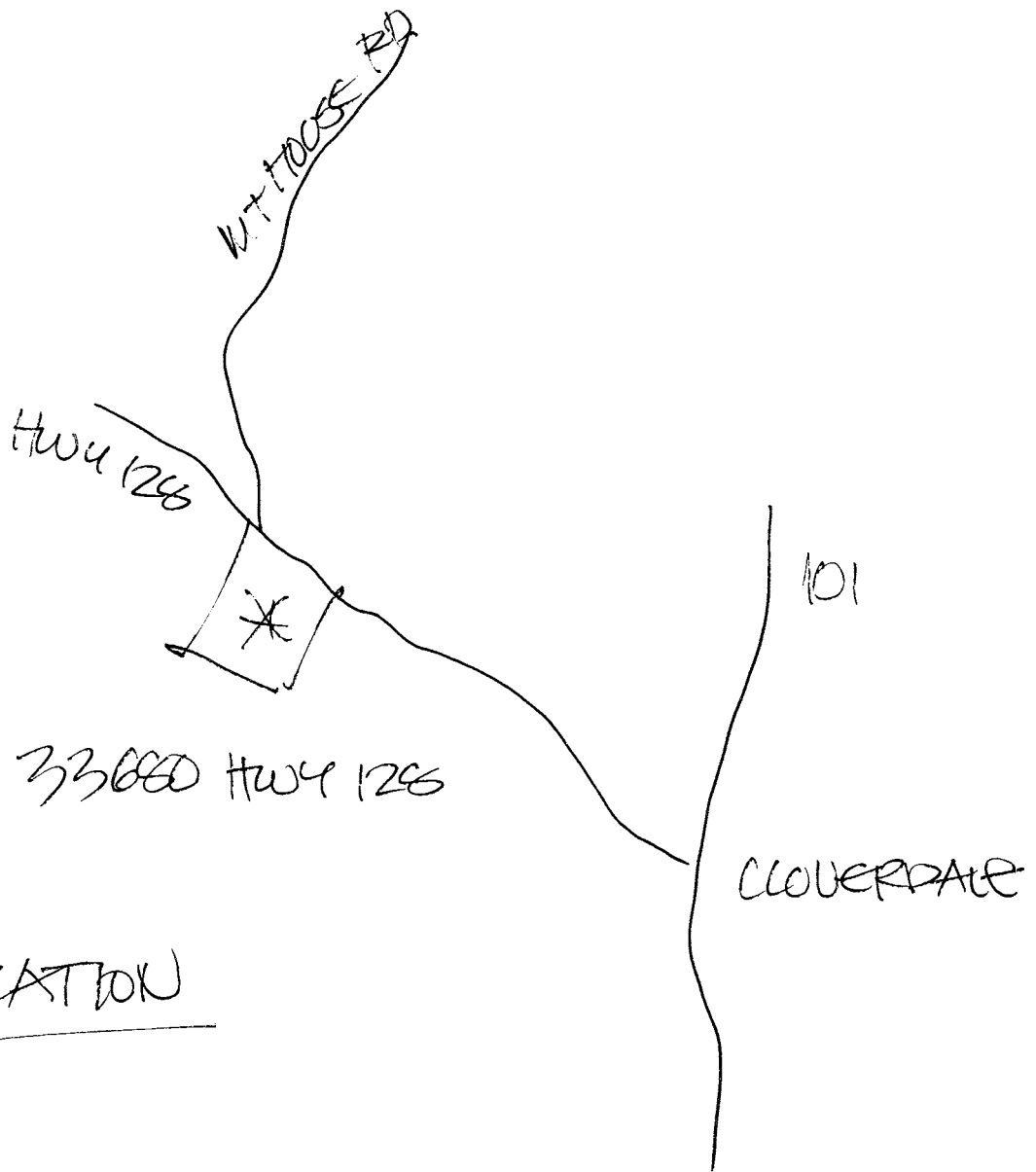
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

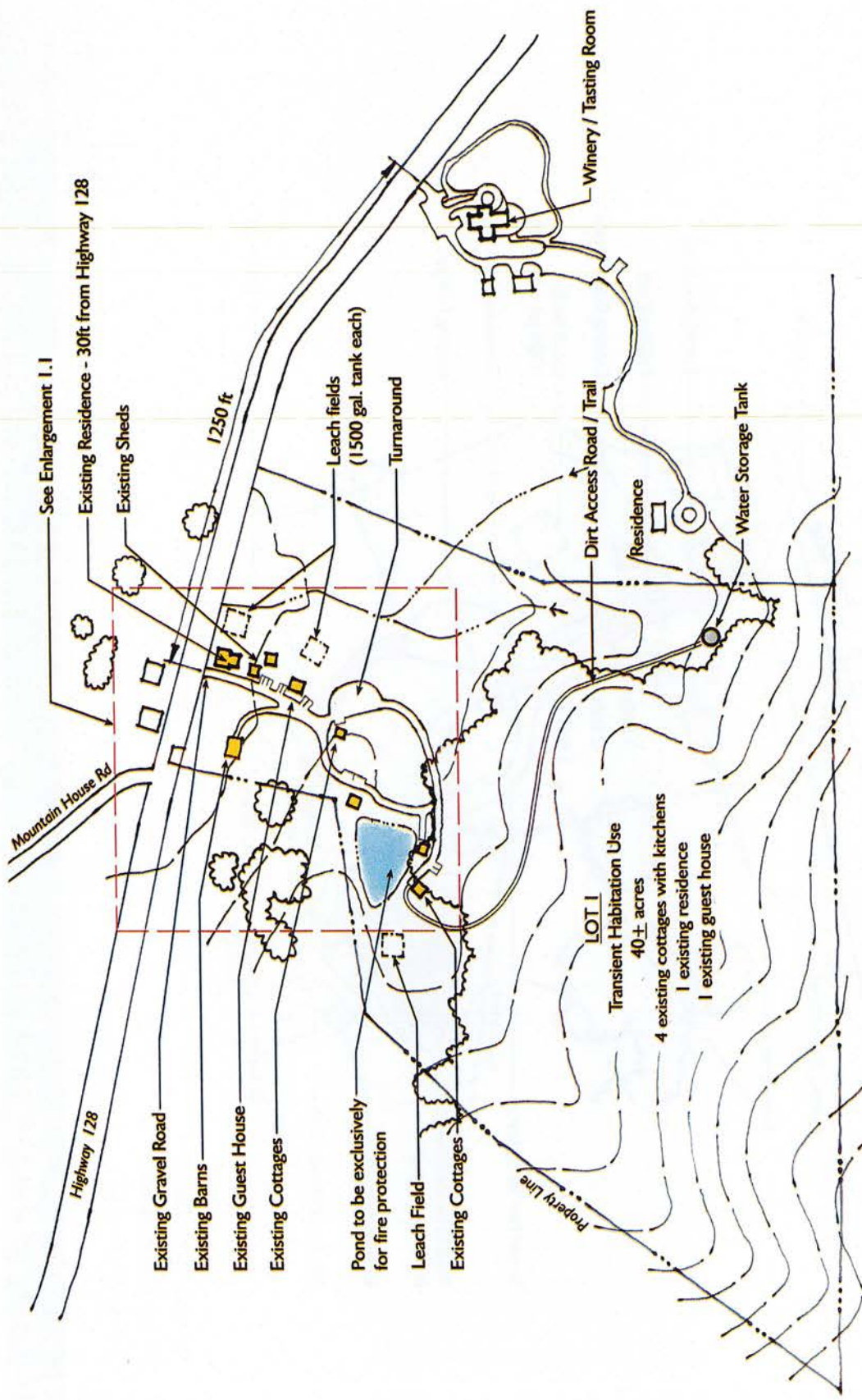
INDEMNIFICATION AGREEMENT

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

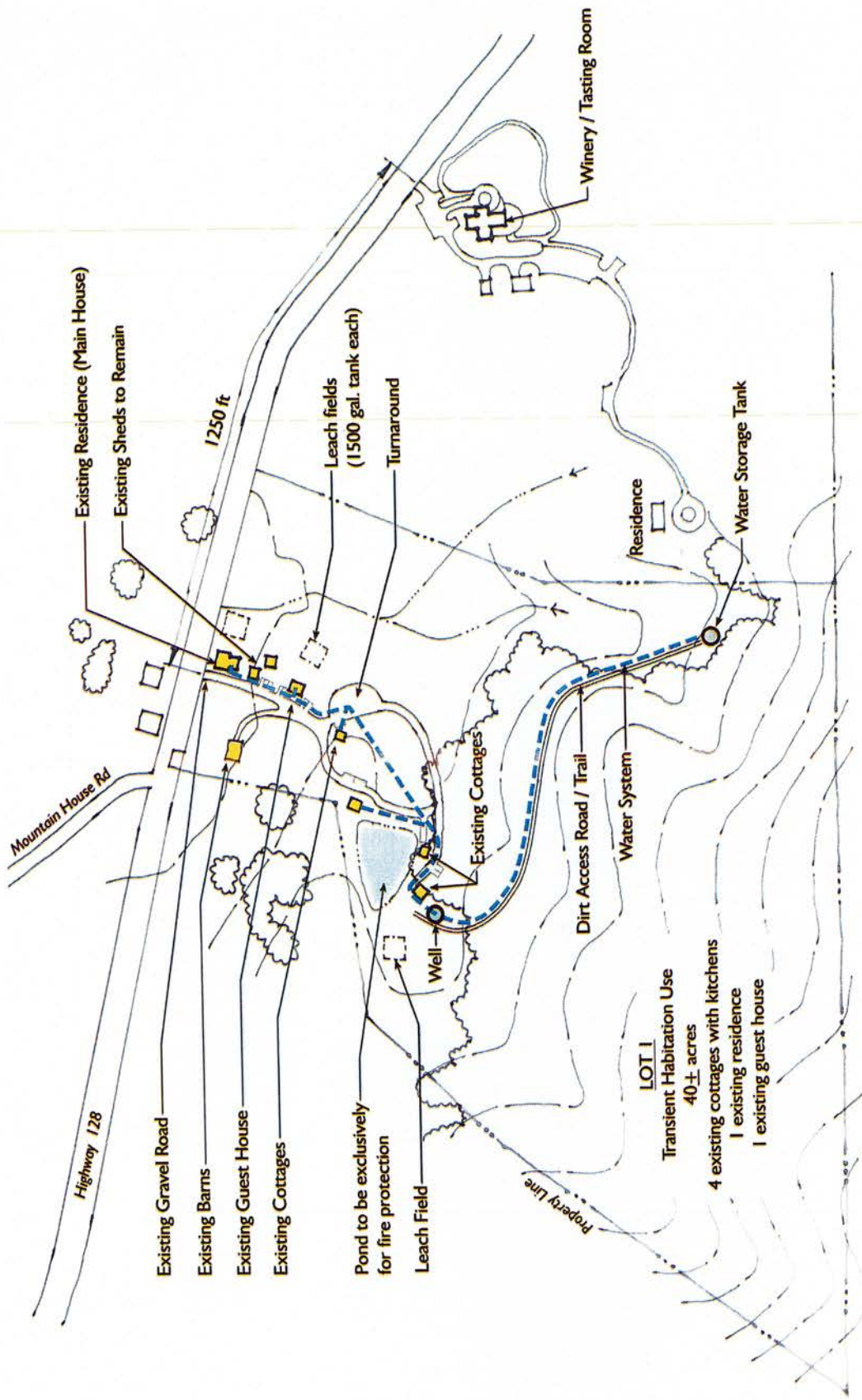
Applicant:  Date: 10.24.2018

LOCATION





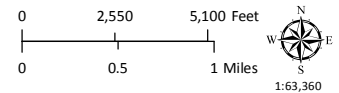
SITE PLAN
OCTOBER 2018
1.0





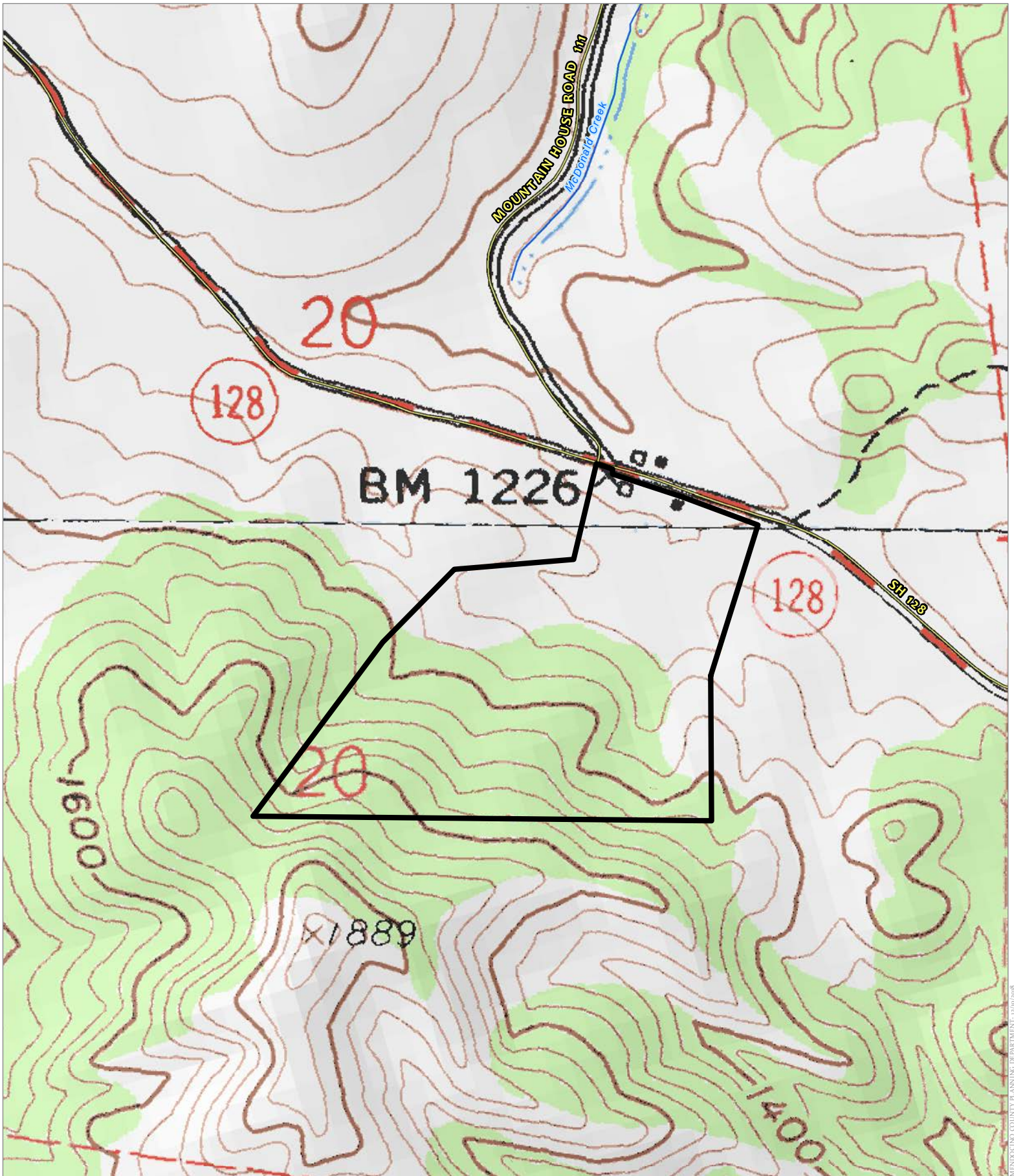
CASE: U 2018-0026
 OWNER: GATES, David & Linda
 APN: 049-380-72
 APLCT: David & Linda Gates
 AGENT:
 ADDRESS: 33680 Hwy. 128, Yorkville

California Counties
 Major Rivers
 Highways





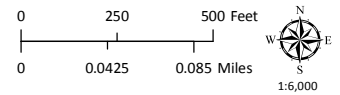
LOCATION MAP

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



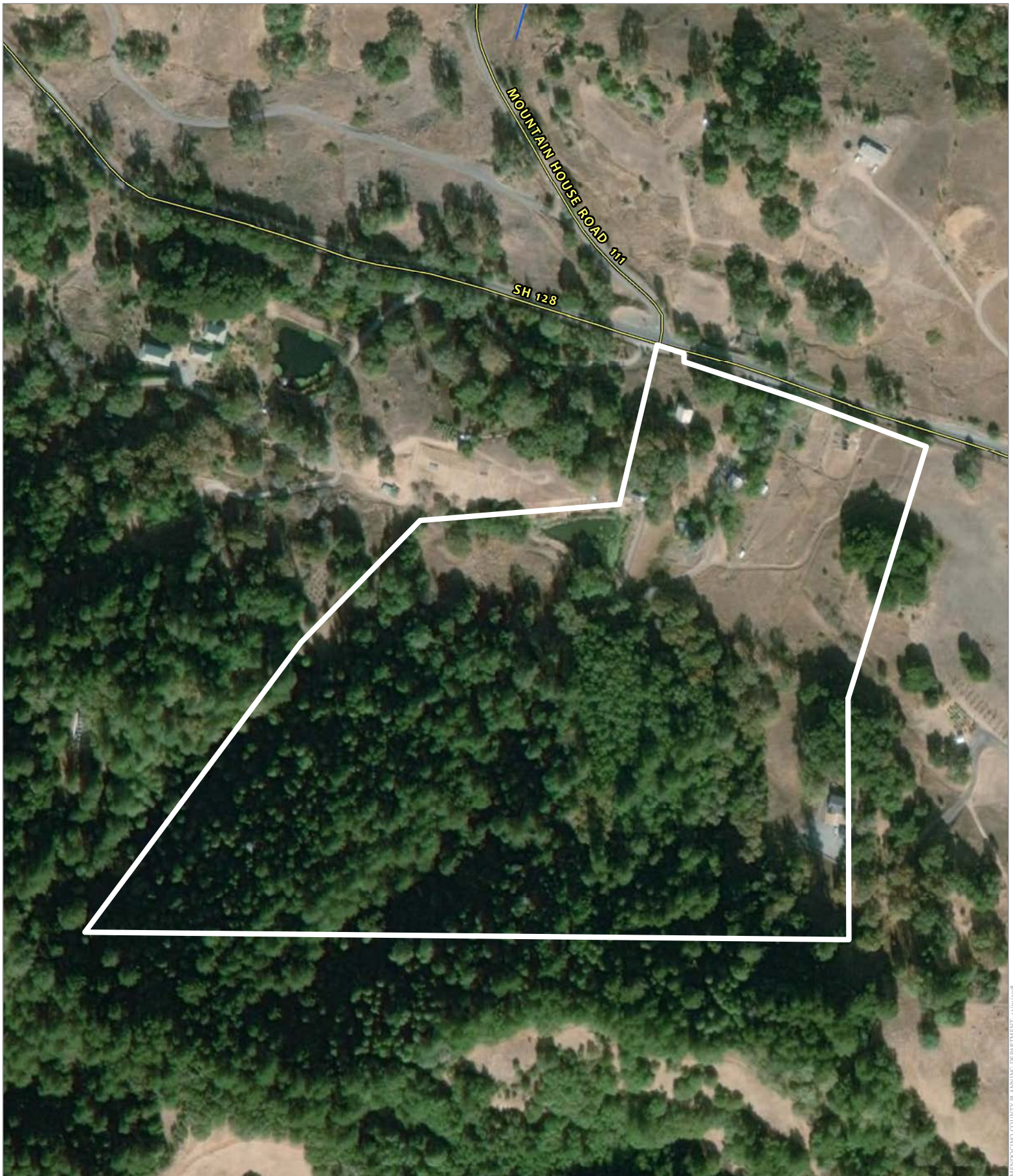
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OWNER: GATES, David & Linda
APN: 049-380-72
APLCT: David & Linda Gates
AGENT:
ADDRESS: 33680 Hwy. 128, Yorkville

 Named Rivers
 Public Roads





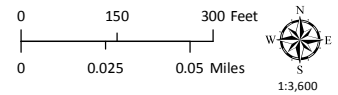
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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 Named Rivers
 Public Roads

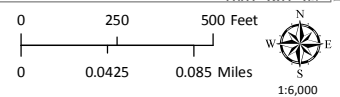


AERIAL IMAGERY

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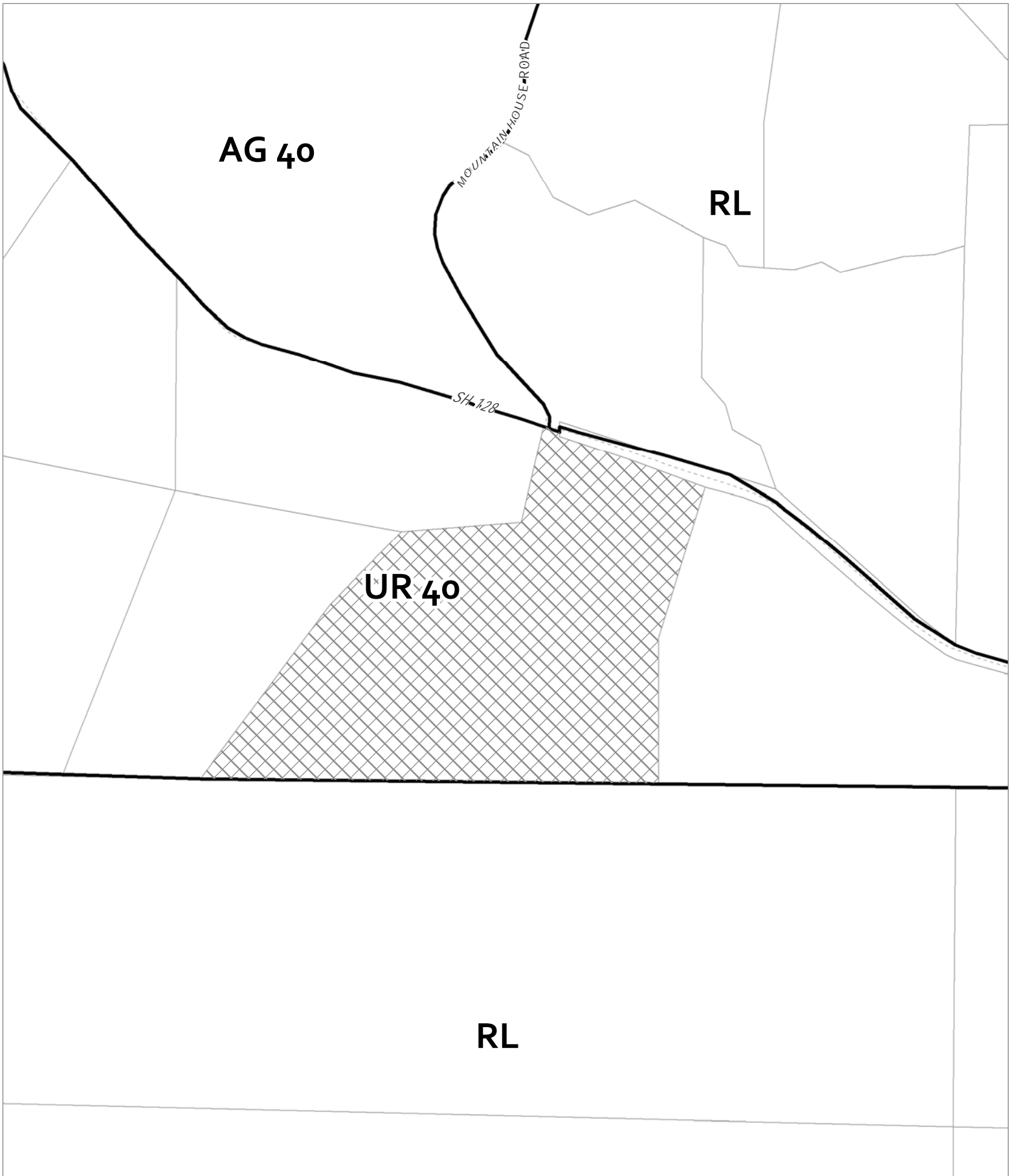


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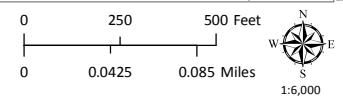
ADJACENT PARCELS

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OWNER: GATES, David & Linda
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AGENT:
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 Zoning Districts
 Public Roads



ZONING DISPLAY MAP


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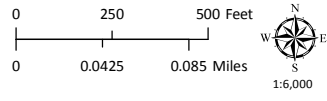
MENDOCINO COUNTY PLANNING DEPARTMENT 12/09/2018



MENDOCINO COUNTY PLANNING DEPARTMENT - 12/09/2008

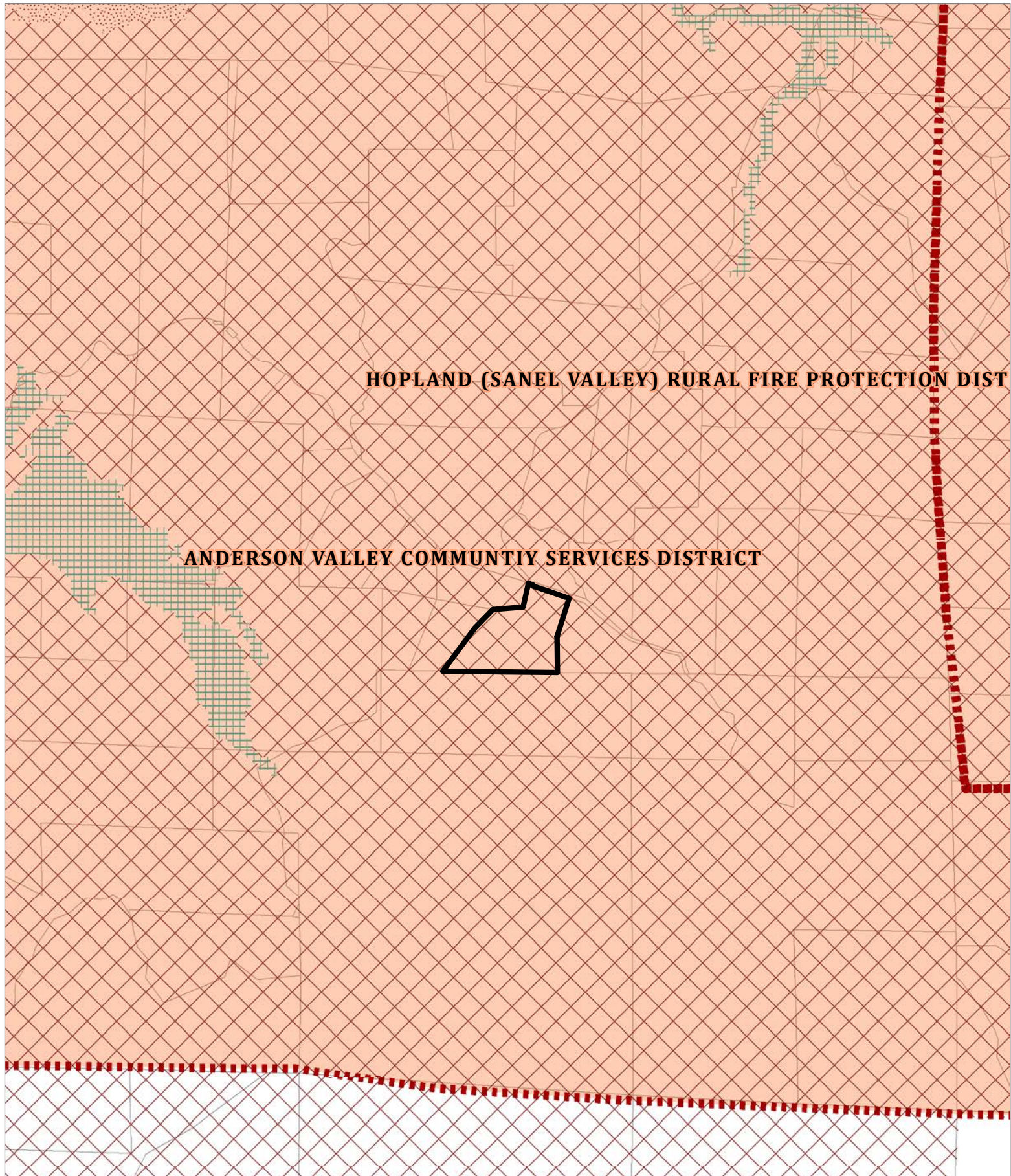
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AGENT:
ADDRESS: 33680 Hwy. 128, Yorkville

 General Plan Classes







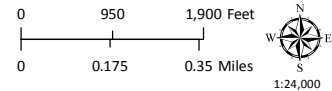
GENERAL PLAN CLASSIFICATIONS

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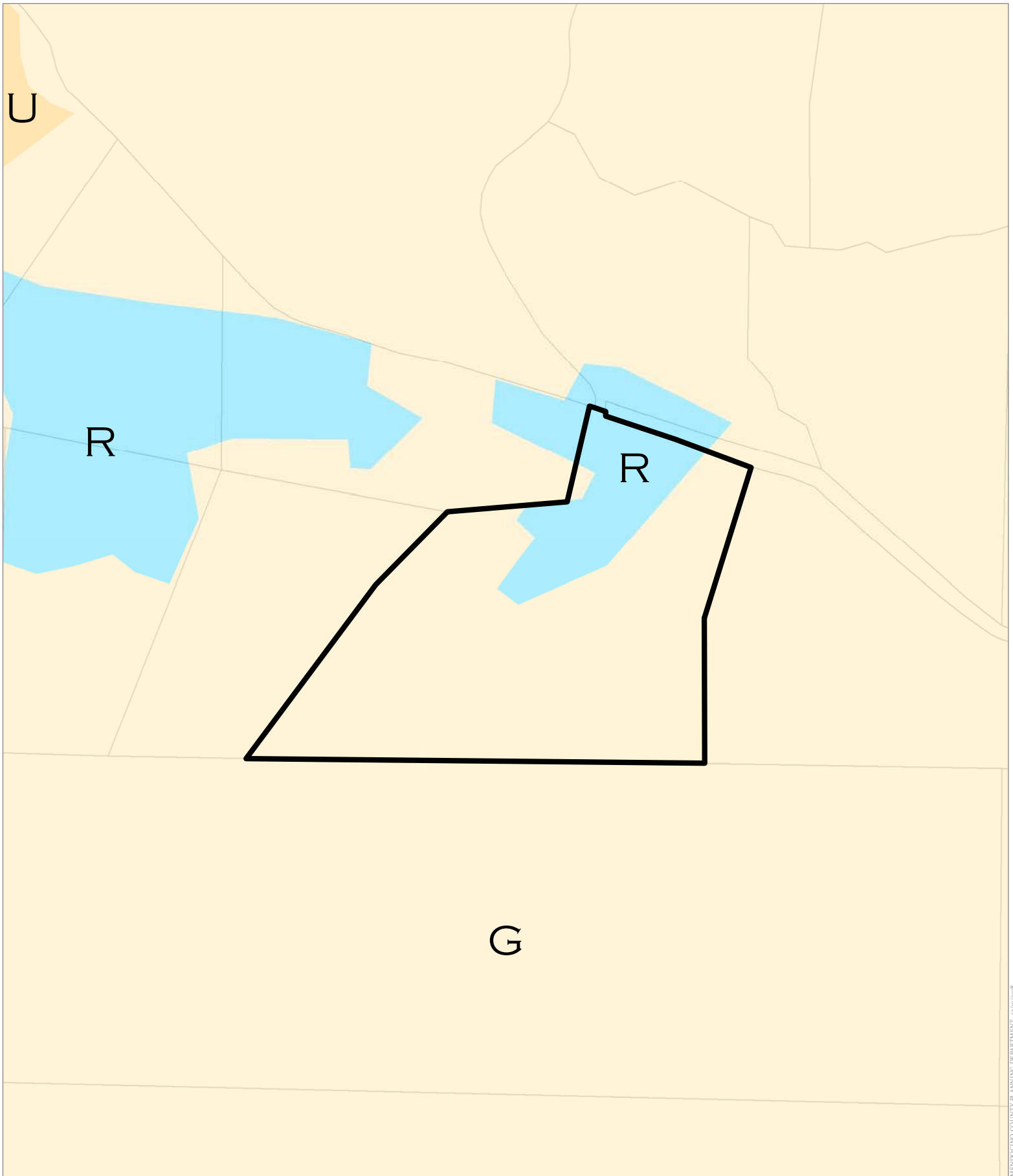
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ADDRESS: 33680 Hwy. 128, Yorkville

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



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

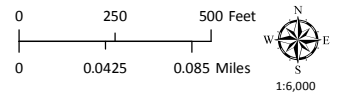
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MENDOCINO COUNTY PLANNING DEPARTMENT - 12/09/2008

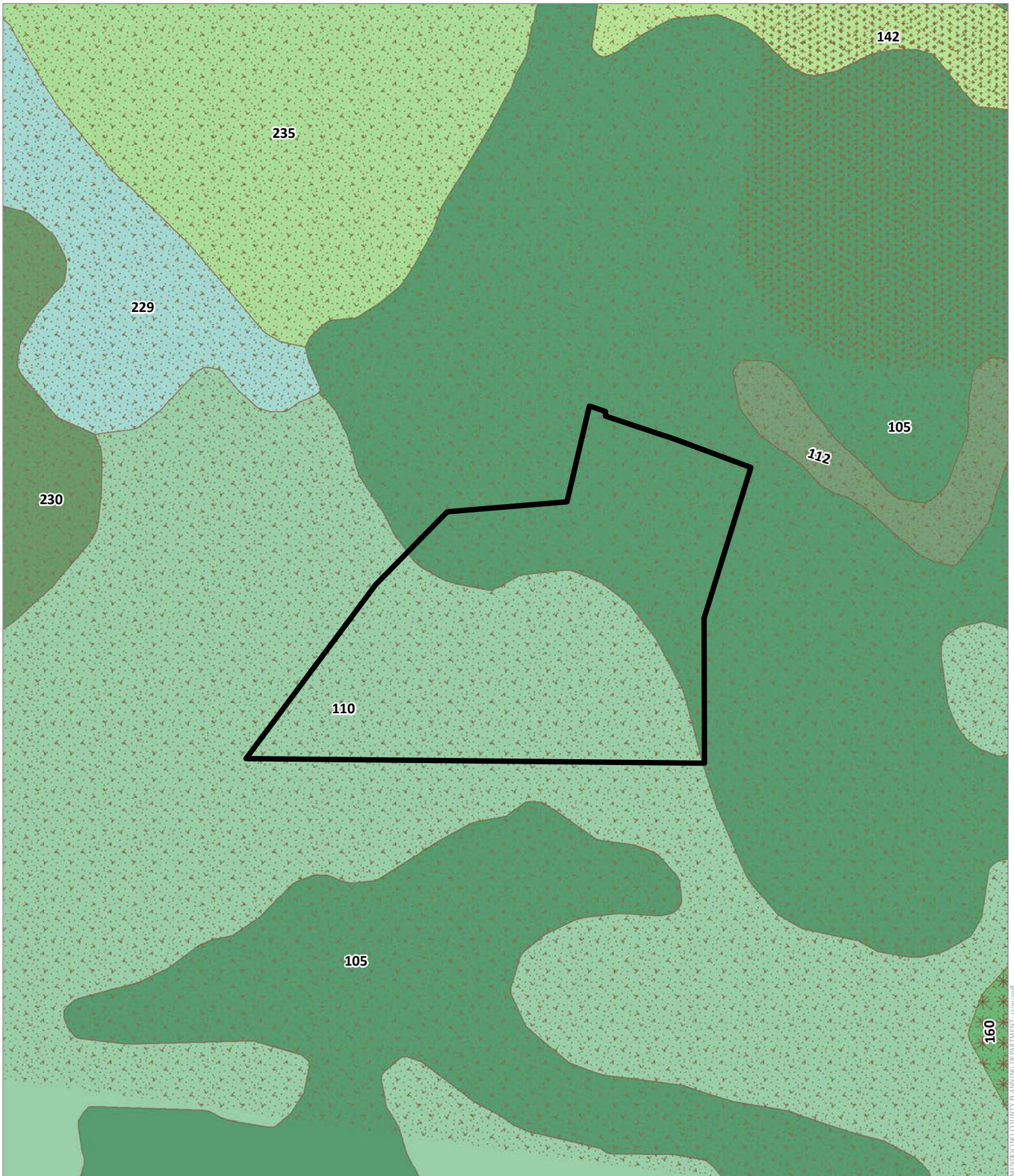
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- Grazing Land (G)
- Rural Residential & Rural Commercial (R)
- Unique Farmland (U)







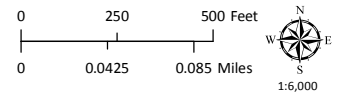
IMPORTANT FARMLAND

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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



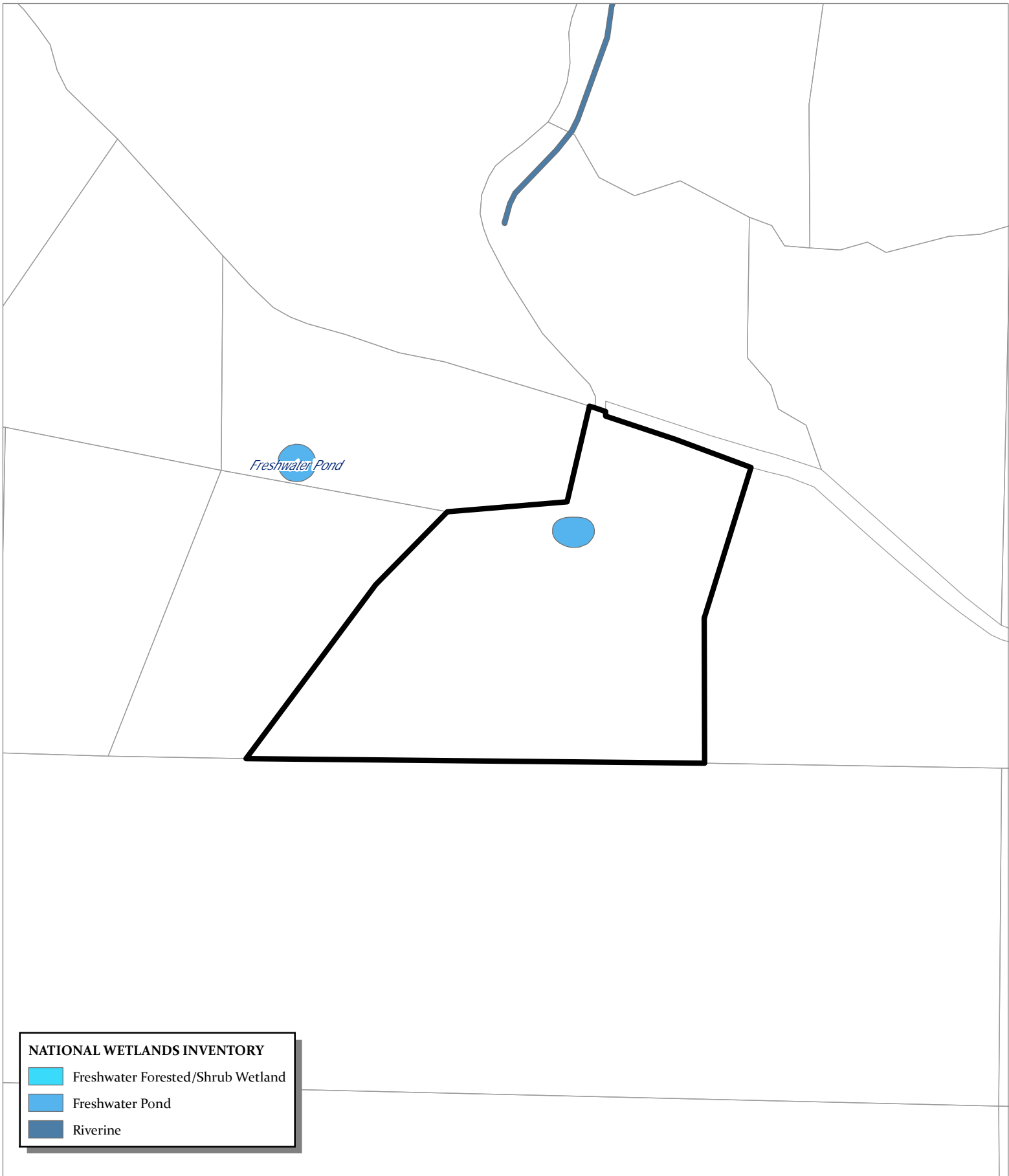
CASE: U 2018-0026
 OWNER: GATES, David & Linda
 APN: 049-380-72
 APLCT: David & Linda Gates
 AGENT:
 ADDRESS: 33680 Hwy. 128, Yorkville

-  Naturally Occurring Asbestos
-  Ultramafic Rock
-  Eastern Rock Inclusions
-  Eastern Study Soil Types



LOCAL SOILS

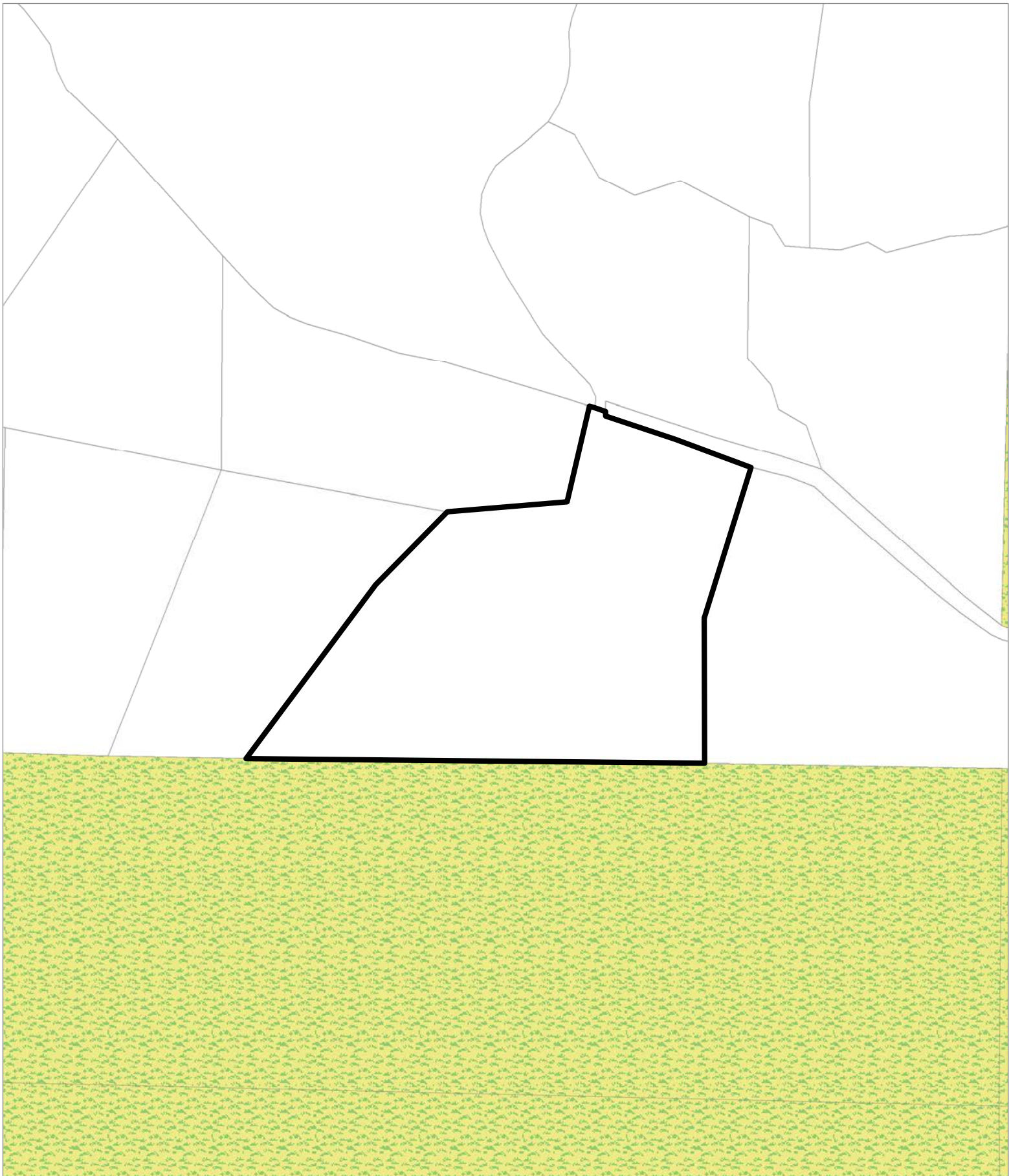
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MENDOCINO COUNTY PLANNING DEPARTMENT 12/09/2008



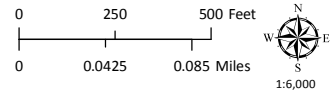
CASE: U 2018-0026
OWNER: GATES, David & Linda
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APLCT: David & Linda Gates
AGENT:
ADDRESS: 33680 Hwy. 128, Yorkville



Williamson Act 2017



Non-Prime Ag 2017



LANDS IN WILLIAMSON ACT CONTRACTS

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Owner/Agent Information

CAL FIRE File Number 517-18 Date 11/20/18
Owner's Last Name Gates Owner's First Name David and Linda
Owner's Phone Number 925-736-8176 Ext.221
Owner's Mailing Address 2671 Crow Canyon Road Agent/Phone # _____
San Ramon, CA 94583

Project Information

Project Street # 33680 Project Street Name Highway 128 Type of Project Other
Project City/Community Yorkville Battalion 3 Ukiah/Hopland Finaled ☐
Cloversdale

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.

☐ **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:

We have reviewed your exception request and will allow the brief section of 12' roadway as described in your application. The emergency water storage required is a minimum of 5000 gallons.

Ryan Smith, Battalion Chief

By:

Reviewing Official

Ryan Smith

Fire Prevention Bureau

DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Mendocino Unit
17501 North Highway 101
Willits, CA 95490



Attention: Fire Safe Applicant

CAL FIRE has received and reviewed your **State Fire Safe Regulation Application Form**. Please keep copies of your Fire Safe Application and conditions of Approval forms for your records. Your Fire Safe documents will be maintained by CAL FIRE a maximum of 5 years.

Please review the requirements for your specific project in the attached Conditions of Approval. Once you have complied with the requirements listed in the Conditions of Approval, contact the CAL FIRE receptionist at (707) 459-7414 to **Request a Final Inspection**. The CAL FIRE Final Inspection must be completed before Mendocino County Planning and Building Services staff will complete their final for your project. **Processing your request for Final inspection is approximately two weeks, depending on emergency incidents.** The most common delays in obtaining a Final Clearance are **improperly addressed properties**.

100 Feet of Defensible Space

In January 2006 new state law (PRC 4291) expanded defensible space clearance around homes and structures from 30 feet to 100 feet. Proper clearance to 100 feet increases the chance of your house surviving an uncontrolled wildfire. Please visit the CAL FIRE web link <http://www.fire.ca.gov> or contact the Mendocino Unit Headquarters for additional information:

Tree Removal Requirements

California Forest Practice Regulations may apply to your project if you are permanently removing trees, selling timber or firewood, trading timber or firewood, selling or trading other solid wood forest products from your project. For further information and assistance please contact the CAL FIRE Resource Management Office in Willits at (707) 459-7440. Additional information is provided with your documents and is available on the CAL FIRE web site at: http://www.fire.ca.gov/rsrc-mgt_forestpractice.php

100' DEFENSIBLE SPACE Make Your Home FIRE SAFE



or



Contact your local CAL FIRE office, fire department,
or Fire Safe Council for tips and assistance.

www.fire.ca.gov

Why 100 Feet?

Following these simple steps can dramatically increase the chance of your home surviving a wildfire!

A **Defensible Space** of 100 feet around your home is required by law.¹ The goal is to protect your home while providing a safe area for firefighters.

1 "Lean, Clean and Green Zone."

— Clearing an area of 30 feet immediately surrounding your home is critical. This area requires the greatest reduction in flammable vegetation.

2 "Reduced Fuel Zone."

— The fuel reduction zone in the remaining 70 feet (or to property line) will depend on the steepness of your property and the vegetation.

Spacing between plants improves the chance of stopping a wildfire before it destroys your home. You have two options in this area:

- a Create horizontal and vertical spacing between plants. The amount of space will depend on how steep the slope is and the size of the plants.
- b Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "fire ladder."

When clearing vegetation, use care when operating equipment such as lawnmowers. One small spark may start a fire; a string trimmer is much safer.

Remove all build-up of needles and leaves from your roof and gutters. Keep tree limbs trimmed at least 10 feet from any chimneys and remove dead limbs that hang over your home or garage. The law also requires a screen over your chimney outlet of not more than ½ inch mesh.

1. These regulations affect most of the grass, brush, and timber-covered private lands in the State. Some fire department jurisdictions may have additional requirements. Some activities may require permits for tree removal. Also, some activities may require special procedures for, 1) threatened and endangered species, 2) avoiding erosion, and 3) protection of water quality. Check with local officials if in doubt. Current regulations allow an insurance company to require additional clearance. The area to be treated does not extend beyond your property. The State Board of Forestry and Fire Protection has approved Guidelines to assist you in complying with the new law. Contact your local CAL FIRE office for more details.



June 2007

OSP 08 106845



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

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

RECEIVED

NOV 01 2018

MENDOCINO UNIT

CAL FIRE File # **517-18**

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:

David & Linda Gates

2671 Crow Canyon Road, San Ramon CA 94583

Phone: 925.736.8176 (ext. 221)

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

n/a

Phone: _____

Mail correspondence to:☒ Owner OR ☐ Agent OR ☐ Pick-up at Howard Forest**3. Address/Location of proposed building site:**

33680 Highway 128, Cloverdale CA 95425

APN: 049-380-7200

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:

accessible

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.

Re-permit on existing use for transitory habitation which consists of existing one Victorian house and 5 cottages.

Original use permit allowed for 14 cottages, office and conference room in addition to the existing Victorian house,

☐ Building Permit

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

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

_____ Size in square feet of attached garage, if applicable.

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

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

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

_____ **TOTAL SQUARE FOOTAGE**

Briefly describe the type of structure you will be building:

no new construction

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?

Pond on site for fire protection

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

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

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

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

no new structures

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:

Direct access from Highway 128

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.

turn-around at end of road - 60'x120'

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

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV

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**Yes, If road does not work**

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. **attached**

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 _____

Linda Gates

Print Name

10.24.2018

CALFIRE

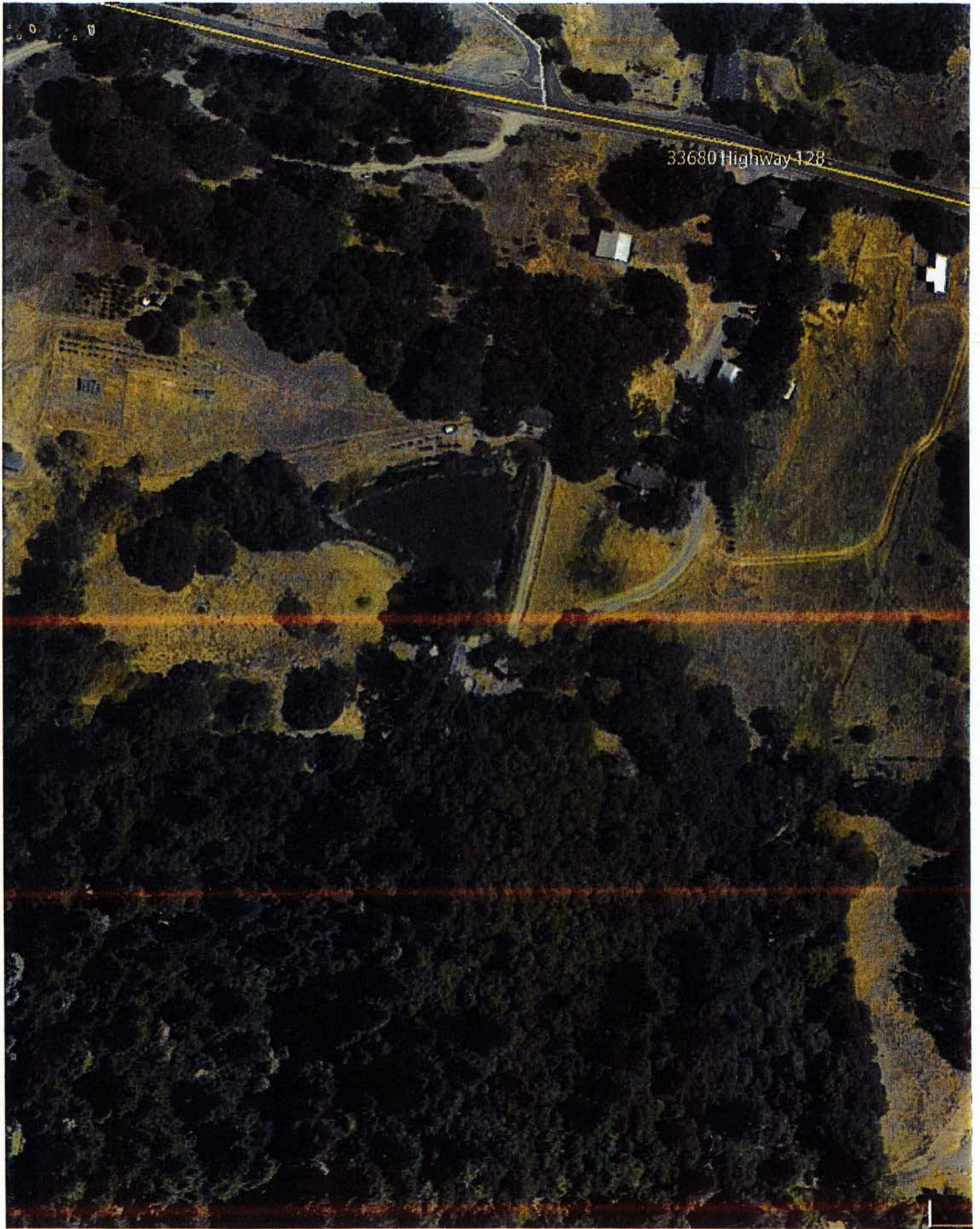
STATE FIRE SAFE REGULATIONS APPLIAITON FORM EXEMPTION:

1273.01

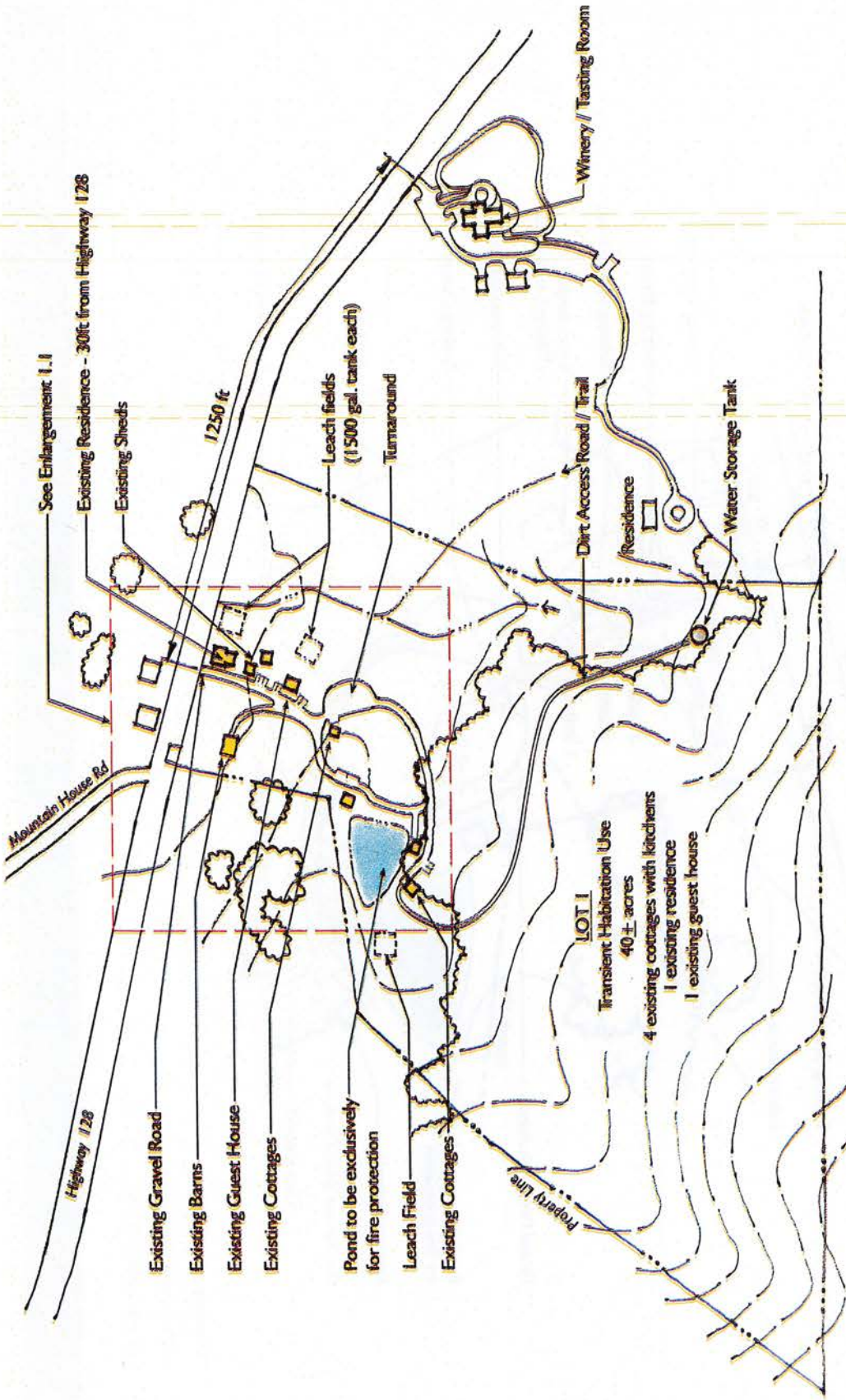
Road Width:

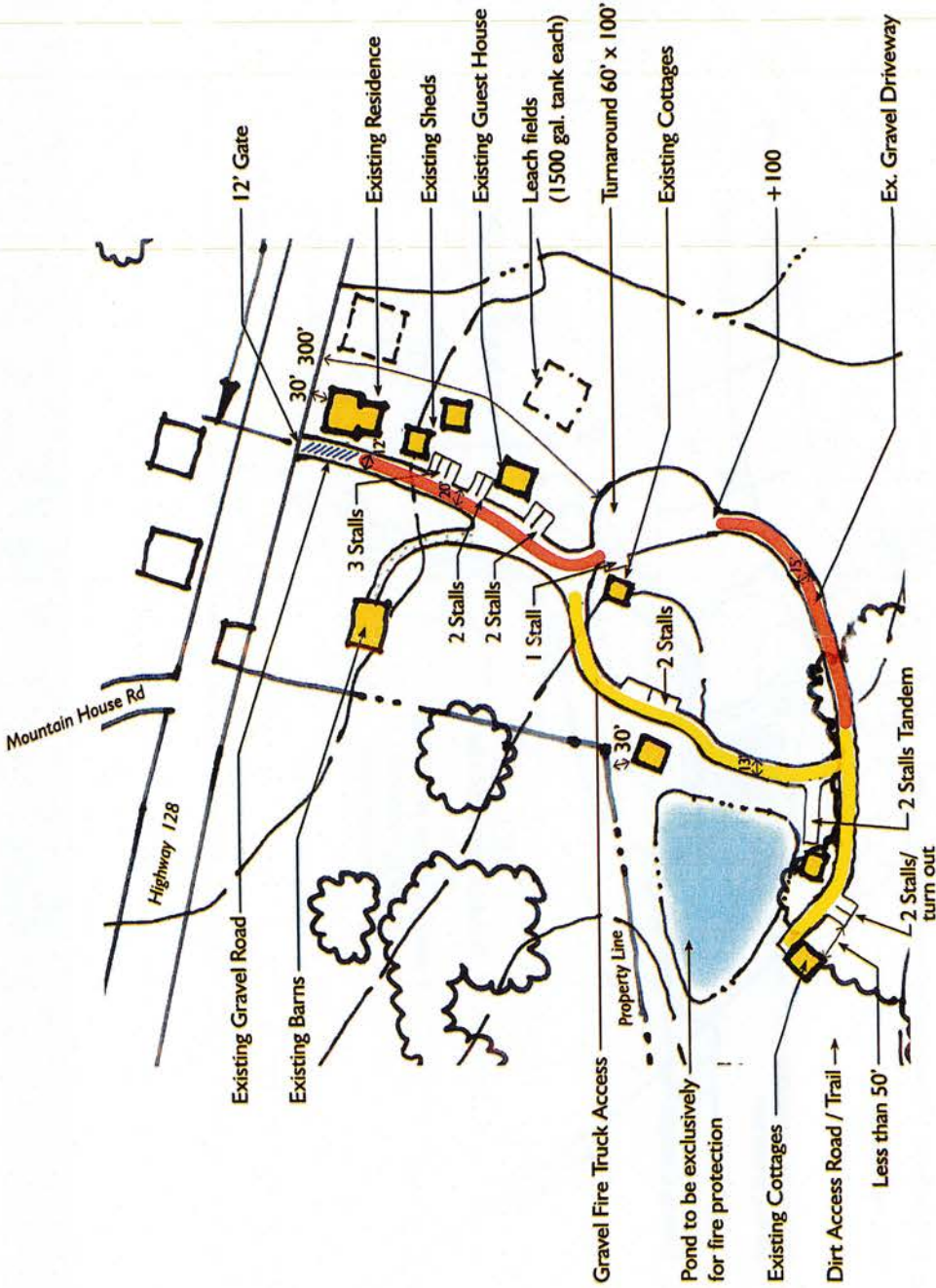
For a very limited segment of private lane, the width is 12' due to location of existing historic house and walls.

The existing roads and dwelling units have been in place for 20+ years. There is an existing pond on-site which is designed to be exclusively for fire protection.



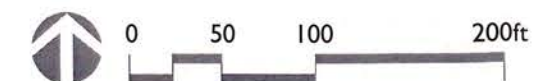
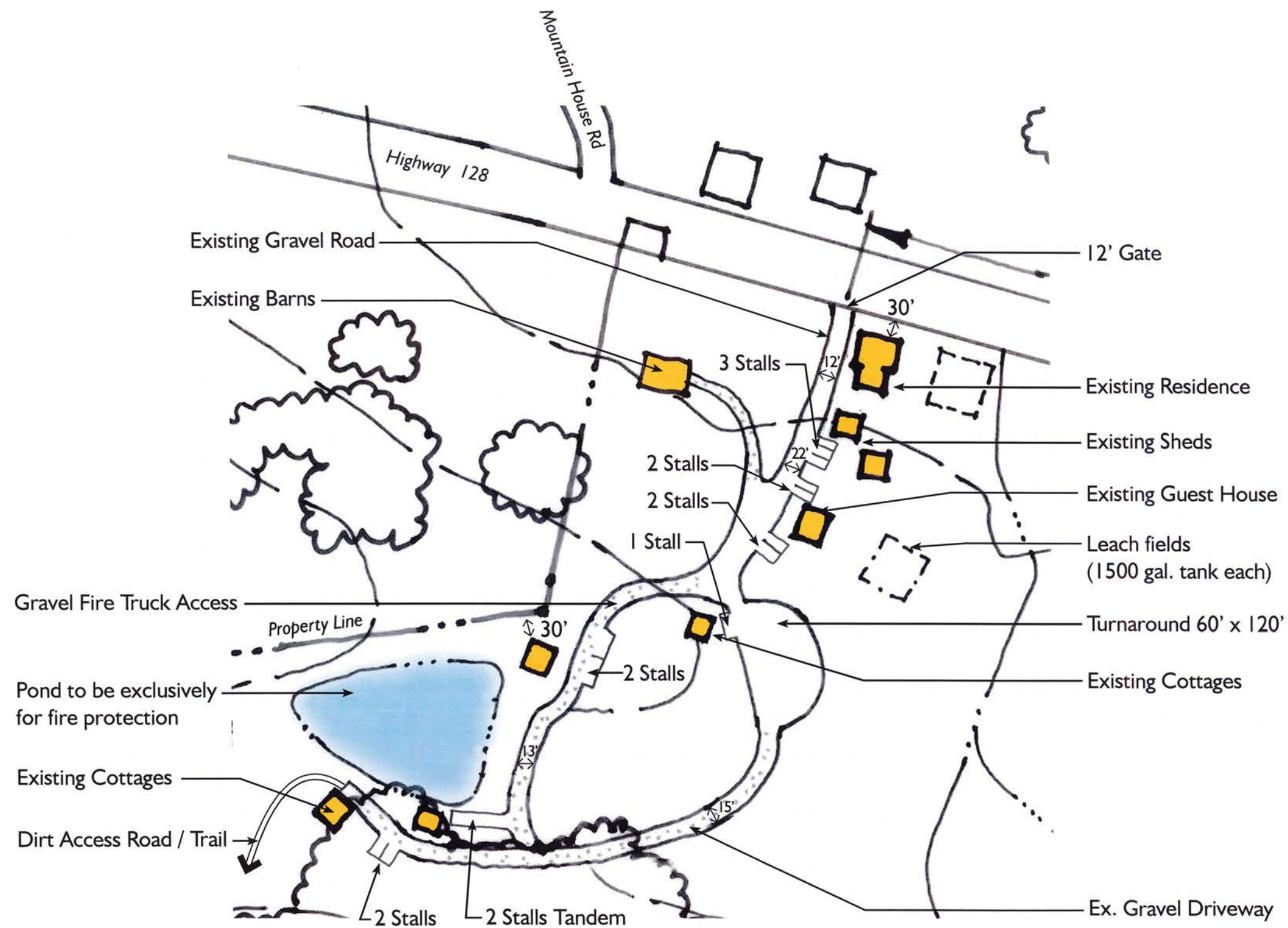
33680 Highway 128





- Driveway min. 13' wide
- 20' min. width private lane
- 14' min. width driveway





**33680 HIGHWAY 128
CLOVERDALE CA 95425**



- #1 = Main House (2,736 sqft; 2-story; 5BR 4bath)**
- #2 = Guest House #2 (1,200 sqft; 1BR)**
- #3 = Cottage #3 (900 sqft; 1BR)**
- #4 = Cottage #4 (850 sqft; 1BR)**
- #5 = Cottage #5 (800 sqft; 2BR)**
- #6 = Cottage #6 (560 sqft; 1BR)**
- #7 = Barn (storage) (750 sqft)**
- #8 = Barn (Wells Fargo) (480 sqft)**
- #9 = Shed (stone/wine) (75 sqft)**
- #10 = Shed (wood / not incl. insurance)**

#8-destroyed in storm 2016-2017