



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

March 4, 2019

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

CalFire - Prevention  
Department of Fish and Wildlife  
Coastal Commission  
Mendocino Fire District  
Surfwood Community Services

Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Rancheria

**CASE#:** CDPM\_2018-0003

**DATE FILED:** 11/1/2018

**OWNER:** HILL DEVELOPMENT COMPANY, LLC.

**APPLICANT:** RON CRAWFORD

**REQUEST:** Amendment to Administrative Coastal Development Permit (CDP\_2005-0021), which authorized the construction of a 2,576 sq. ft. single family residence and 573 sq. ft. detached garage for a total of 3,148 sq. ft. Associated development includes: construction of decks, patio, steps to lower floor, rock retaining wall, garden fence, driveway, and install underground utilities, new septic tank to connect to community leach field, propane tank, and solar power generation. Request to modify the location and size of a proposed 2,027 sq. ft. single family residence with attached 502 sq. ft. garage. Associated development will add the connection to community water.

**LOCATION:** In the Coastal Zone, within the community of Surfwood, on the south side of Baywood Drive, 0.25± miles south of its intersection with Woodstock Drive, located at 44791 Baywood Dr., Mendocino (APN: 118-330-57).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** JESSIE WALDMAN

**RESPONSE DUE DATE:** March 18, 2019

**PROJECT INFORMATION CAN BE FOUND AT:**

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

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

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

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

**REVIEWED BY:**

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

OWNER:

HILL DEVELOPMENT COMPANY LLC

APPLICANT:

RON CRAWFORD

AGENT:

n/a

REQUEST:

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ACREAGE:

1.86 ± acres

GENERAL PLAN:

RR5PD(RR1:PD)

ZONING:

RR:5

COASTAL ZONE:

YES

EXISTING USES:

None

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

17N

RANGE:

17W

SECTION:

19

USGS QUAD#:

42

RELATED CASES ON SITE:

CDP\_21-2005 - SFR; CCC- 1-87-52 – Coastal Development Permit to develop Surfwood IV Subdivision and shared leachfield for sewer disposal; multiple Amendments approved the development of a water treatment facility for the subdivision, the replacement of roads and water and sewer lines; LCP\_1993-020 - Proposed planting, mitigation and revegetation plan.

RELATED CASES IN VICINITY:

CDP\_2000-0055 - SFR; CDP\_2000-0110 - Accessory Structures; CDP\_2019-0002 - SFR

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Rural Residential RR5-PD (RR1-PD)	Rural Residential RR5-PD (RR1-PD)	1.96 ± acres	Residential
EAST:	Rural Residential RR5-PD (RR1-PD)	Rural Residential RR5-PD (RR1-PD)	1.44 ± acres	Residential
SOUTH:	Rural Residential RR5-DL (RR2-DL)	Rural Residential RR5-DL (RR2-DL)	7.6 ± acres	Residential
WEST:	Rural Residential RR5-PD (RR1-PD)	Rural Residential RR5-PD (RR1-PD)	1.07 ± acres	Residential

REFERRAL AGENCIES:

☒ Planning (Ukiah)

☒ Department of Transportation

☒ Environmental Health (FB)

☒ Building Inspection (FB)

☐ Emergency Services

☒ Assessor

☐ Farm Advisor

☐ Agriculture Commissioner

☐ Forestry Advisor

☐ Air Quality Management District

☐ ALUC

☐ County Water Agency

☐ Archaeological Commission

☐ Sonoma State University

☐ US Fish & Wildlife Service

☒ Cloverdale Rancheria

☐ Trails Advisory Council

☐ Native Plant Society

☐ State Clearinghouse

☐ Caltrans

☒ CalFire (Prevention)

☒ 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

☒ Sherwood Valley Rancheria

☐ Russian River Flood Control/Water Conservation Improvement District

☐ CHP

☐ MTA

☐ County Addresser

☐ LAFCO

☐ Gualala MAC

☐ Laytonville MAC

☐ Westport MAC

☐ Sierra Club

☐ School District

☐ Sewer District

☐ Water District

☒ Mendocino Fire District

☒ Surfwood Community Svcs

☐ City Planning

☒ Redwood Valley Rancheria

ADDITIONAL INFORMATION:

Surfwood IV Subdivision, S-3-86, designated 100' buffer areas and open space development limitations along southern parcel boundary line, creating building envelopes for this parcel. The proposed location of the single family residence is located inside the building envelope as described in the Surfwood IV Subdivision, S-3-86. A variance for a 25' setback was granted by the California Department of Forestry and Fire Protection, for the location of the proposed single family residence.

ASSESSOR'S PARCEL #: 118-330-57-00

PROJECT COORDINATOR:

JESSIE WALDMAN

PREPARED BY:

JESSIE WALDMAN

DATE:

1/11/2019

**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 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# 439-18 Very High Fire. Mendocino Fire Protection District
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. Western Soils 174 – Irmulco-Tramway Complex See attached Local Soils
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area.
<input 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.
	Critical	17. Coastal Groundwater Study Zone. Critical Water Resources. See attached Ground Water Resources
	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 type="checkbox"/>	<input checked="" type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Blayney-Dyett Map. See LCP and Use Map 15: Caspar
<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.





# COASTAL DEVELOPMENT PERMIT AMENDMENT APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies who will be reviewing your project proposal. The more detail that is provided, 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".

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. (Please describe all proposed modifications to the issued permit.)

**NEW SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE**

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES/UNITS	SQUARE FEET PER UNIT
<input checked="" type="checkbox"/> Single Family	<u>ONE</u>	<u>HOUSE 2025, GARAGE 502</u>
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex/Multifamily	_____	_____

3. Are there existing structures on the property? ☒ Yes ☐ No  
If yes, describe below and identify the use of each structure on the plot plan.

**1 - 6'X6' ABANDONED PUMP HOUSE**

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

- A. Electricity  
☒ Utility Company (service exists to the parcel).  
☐ Utility Company (requires extension of services to site: \_\_\_\_\_ feet \_\_\_\_\_ miles)  
☐ On Site generation, Specify: \_\_\_\_\_  
☐ None
- B. Gas  
☒ Utility Company/Tank  
☐ None
- C. Telephone: ☒ Yes ☐ No

5. 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.  
**HIDDEN DOWN LIGHTS IN ROOF OVER HANGS**

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6. What will be the method of sewage disposal?

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

---

7. What will be the domestic water source?

☒ Community water system, specify supplier \_\_\_\_\_  
☐ Well  
☐ Spring  
☐ Other, specify \_\_\_\_\_

---

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

Estimate the amount of grading (cut and fill quantities) in cubic yards: ~~20~~ c.y. Please indicate on the site plan the areas and quantities of grading. **If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.**

Estimate the length of the proposed road/driveway: 350 feet.

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

---

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

If yes, explain: **GRASS UNDER BUILDING AND DRIVEWAY SURFACE**

How many trees will be removed as a result of the project: **NONE**. Indicate on the site plan all trees to be removed which are greater than 12-inches in diameter (measured four feet from the ground). If applicable, please indicate on the site plan the size, location and species of all on-site trees that provide screening from public view areas.

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10. Is the proposed development visible from:

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

If you answered yes to either question, explain.  
**CAN BE SEEN FROM BRIDGE OVER CREEK**

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11. Project Height. Maximum height of structure(s). 24' feet

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

Siding material	<u>FIRE PROOF</u>	Color	<u>BROWN EARTH</u>
Trim material	<u>SAME</u>	Color	<u>DARK BRONZE</u>
Chimney material	<u>N/A</u>	Color	
Roofing material	<u>STANDING SEAM STEEL</u>	Color	<u>FADED BRONZE</u>
Window frame material	<u>ALLOY</u>	Color	<u>DARK BRONZE</u>
Door material	<u>HARDWOOD ROSEWOOD</u>	Color	<u>NATURAL</u>
Fencing material	<u>ANTIQUE REDWOOD</u>	Color	<u>NATURAL</u>
Retaining walls material	<u>CONCRETE</u>	Color	<u>BROWN EARTH</u>
Other exterior materials	<u>STONE COLUMNS</u>	Color	<u>EARTH TONE</u>

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

☐ Yes ☒ No

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

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

Total square footage of all structures: 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.

Parking will be provided as follows:

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

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

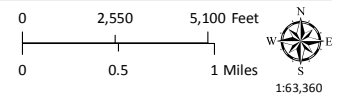
Number of handicapped spaces \_\_\_\_\_ Size \_\_\_\_\_





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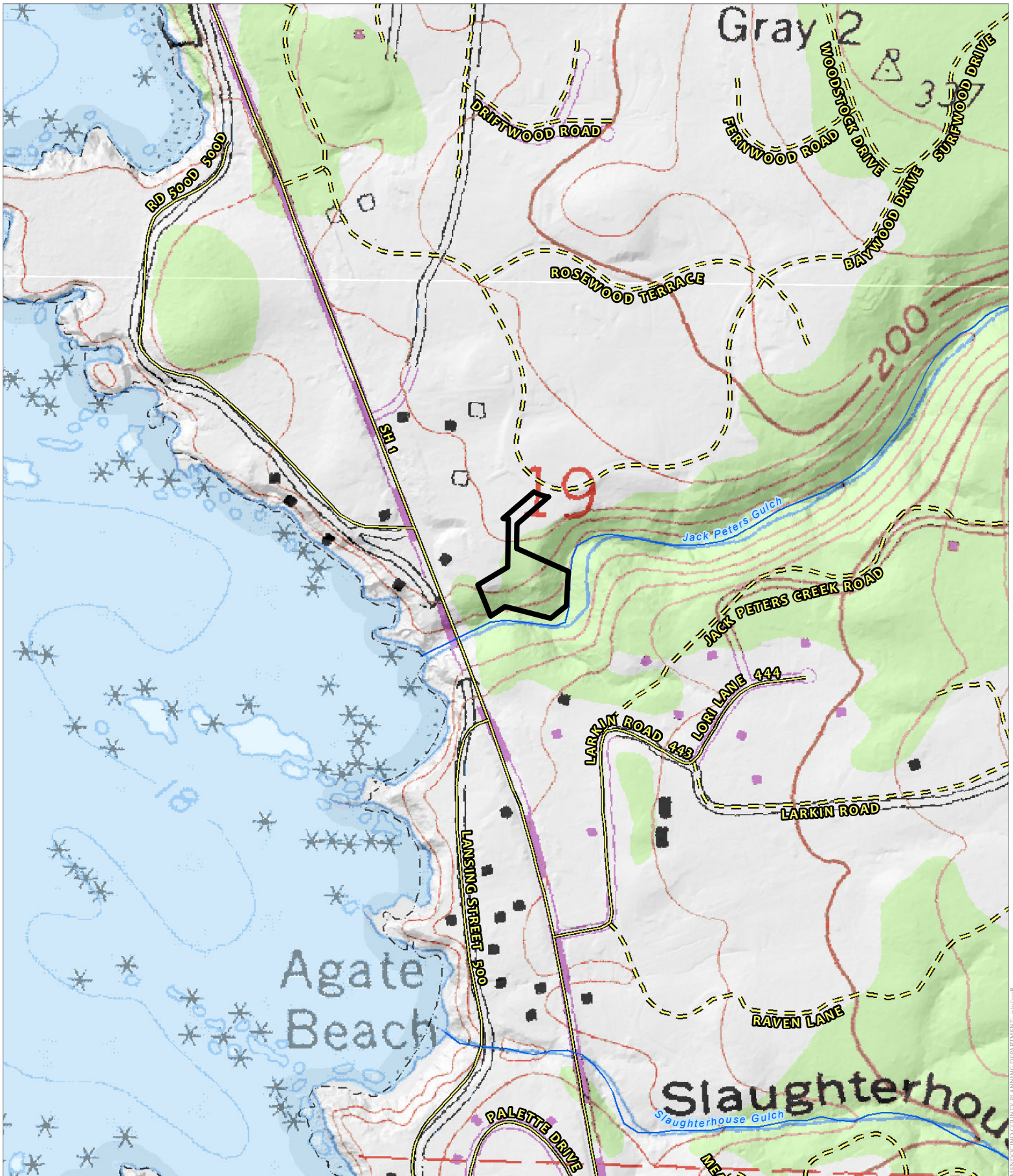
- Major Towns & Places
- Major Roads
- Major Rivers
- Highways



LOCATION MAP

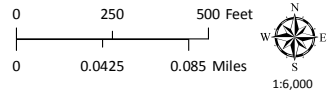
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- ~~~~~ Named Rivers
- Public Roads
- - - Private Roads






**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

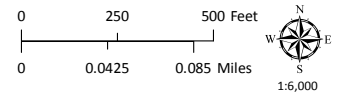
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**AERIAL IMAGERY**

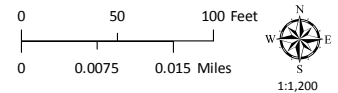
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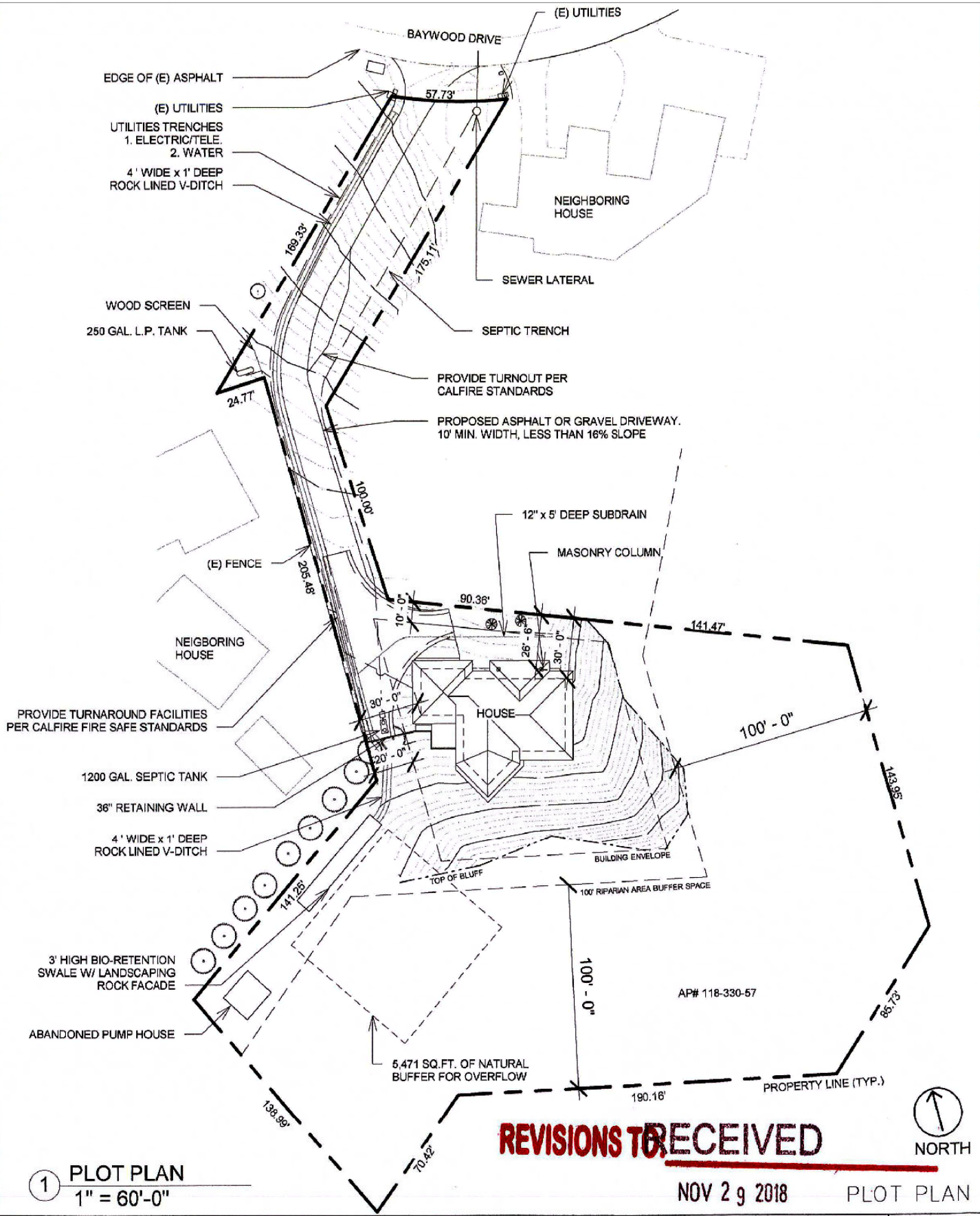


AERIAL IMAGERY

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MENDOCINO COUNTY PLANNING DEPARTMENT 8/10/2018





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NO SCALE

REVISED SITE PLAN

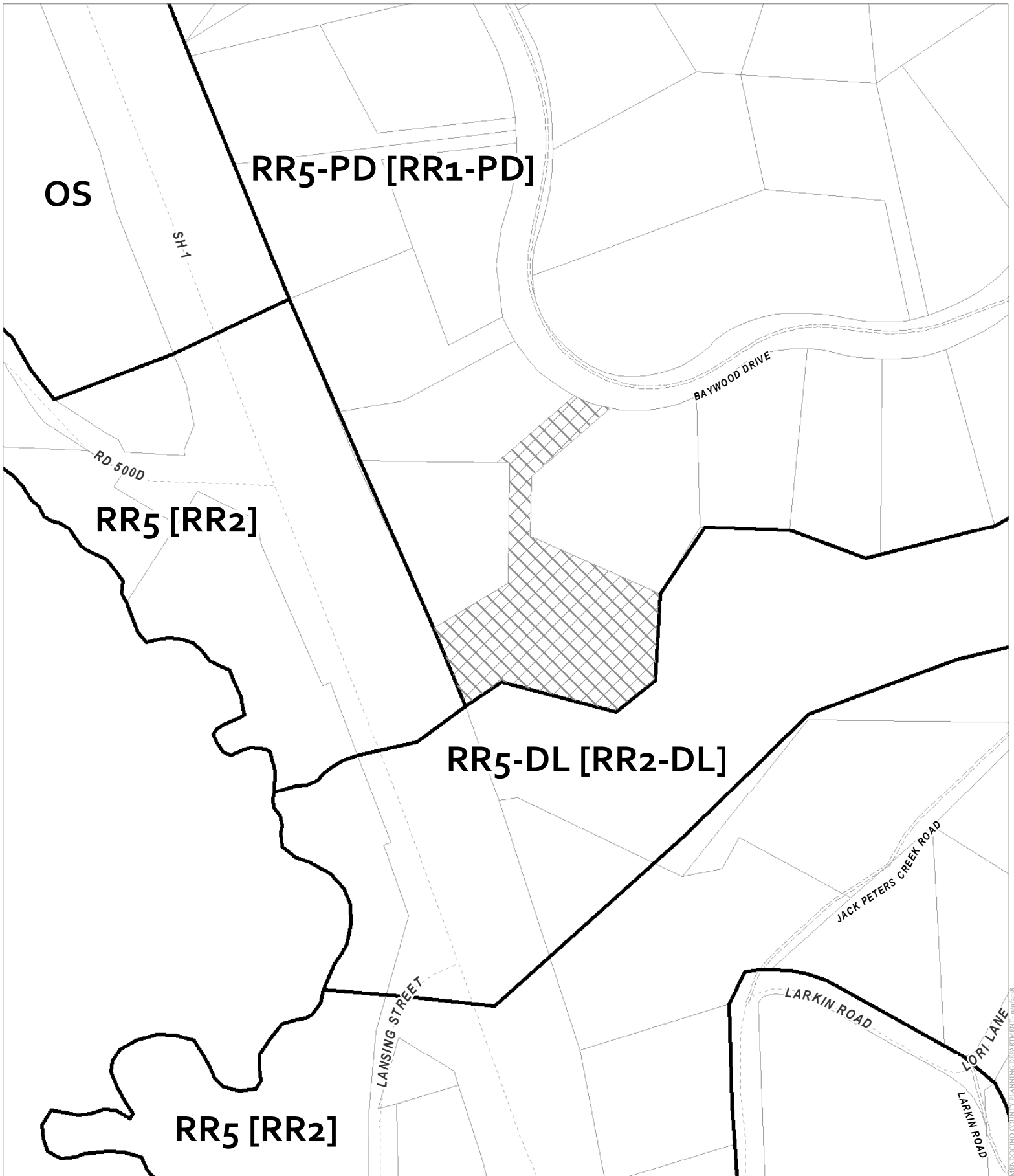
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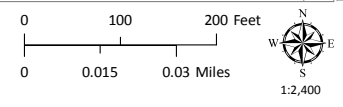
**NO SCALE**

## ELEVATIONS & FLOOR PLAN



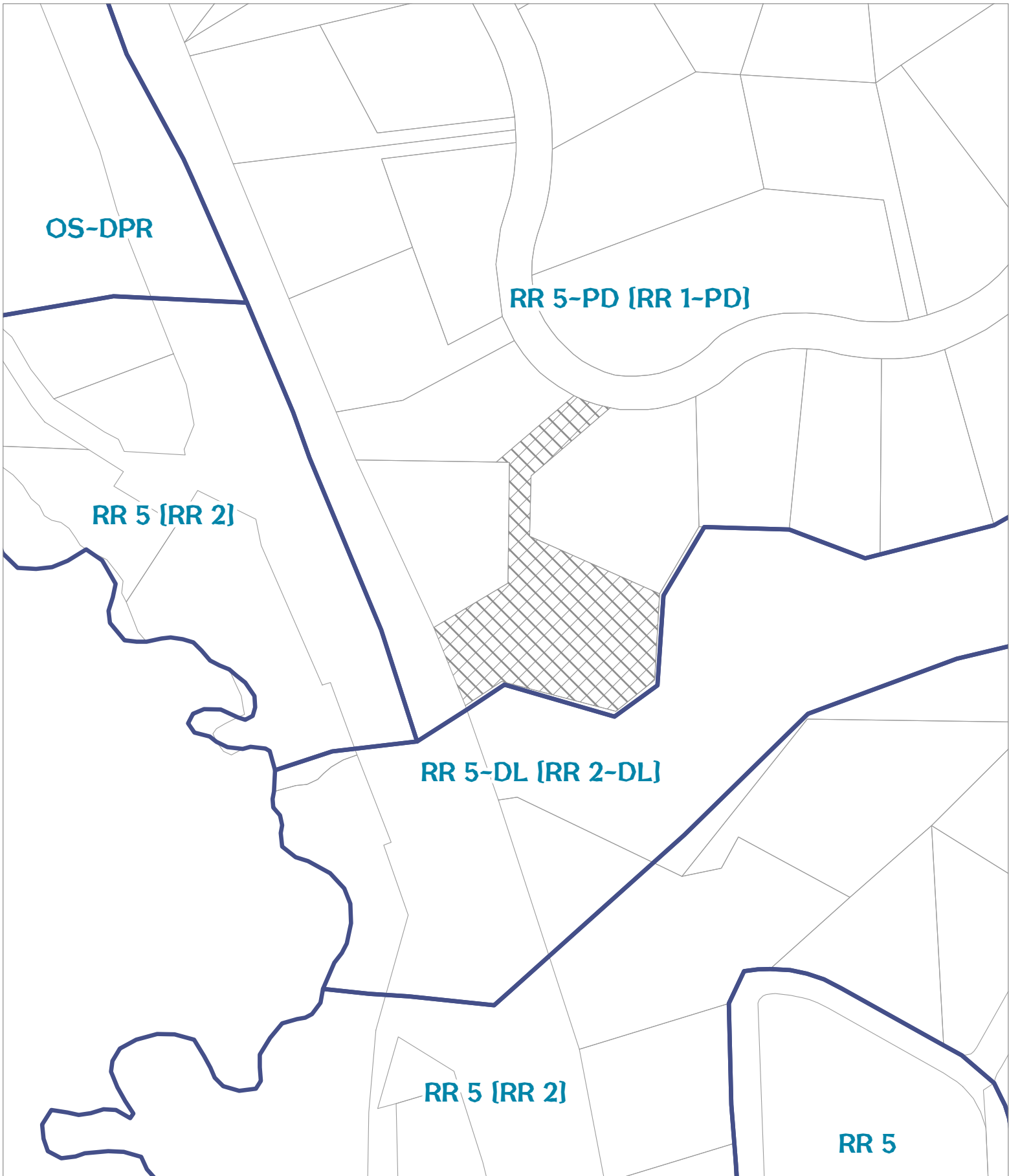
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 Zoning Districts  
 Public Roads




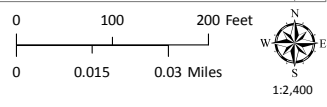
**ZONING DISPLAY MAP**

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 General Plan Classes

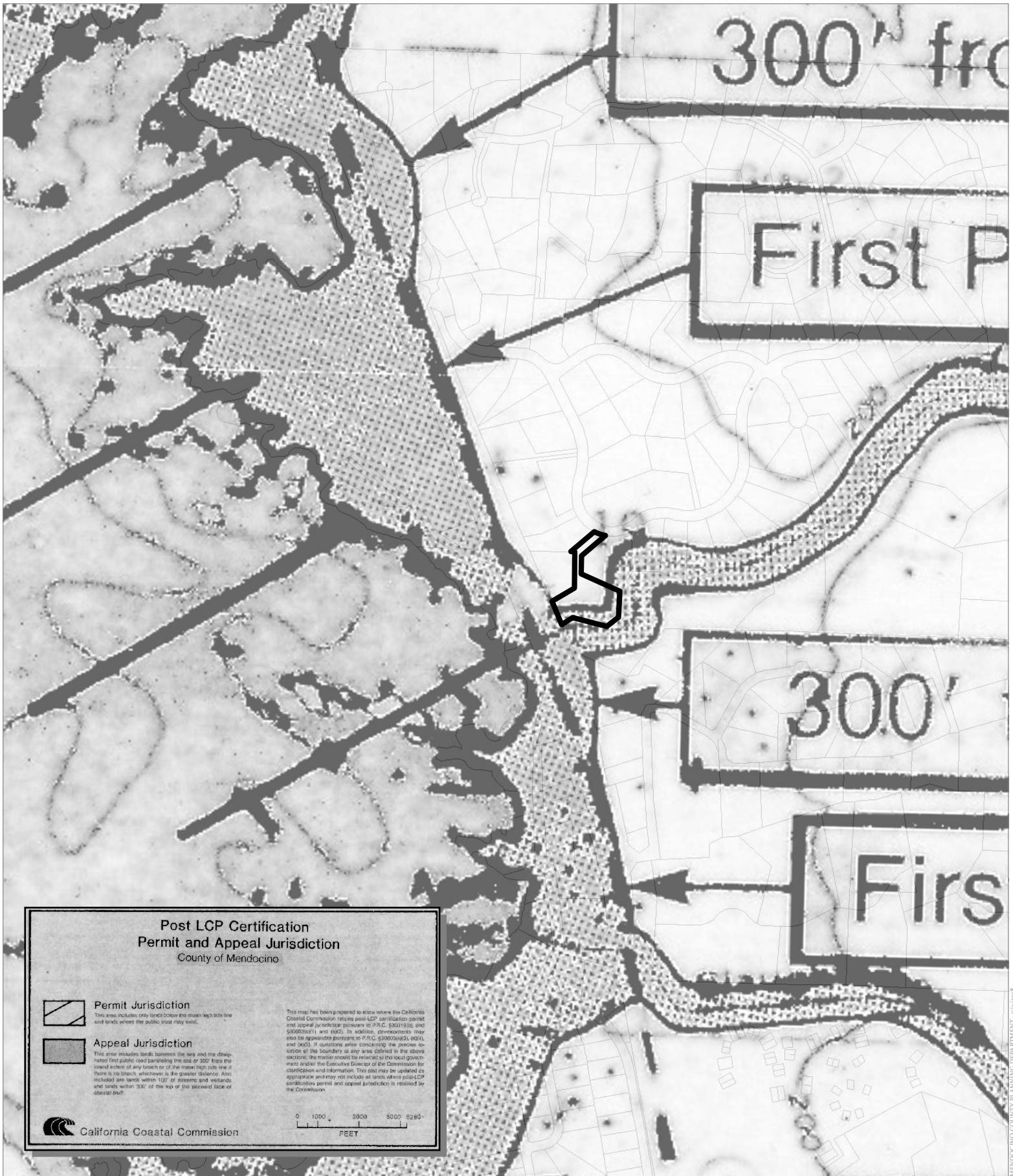


GENERAL PLAN CLASSIFICATIONS

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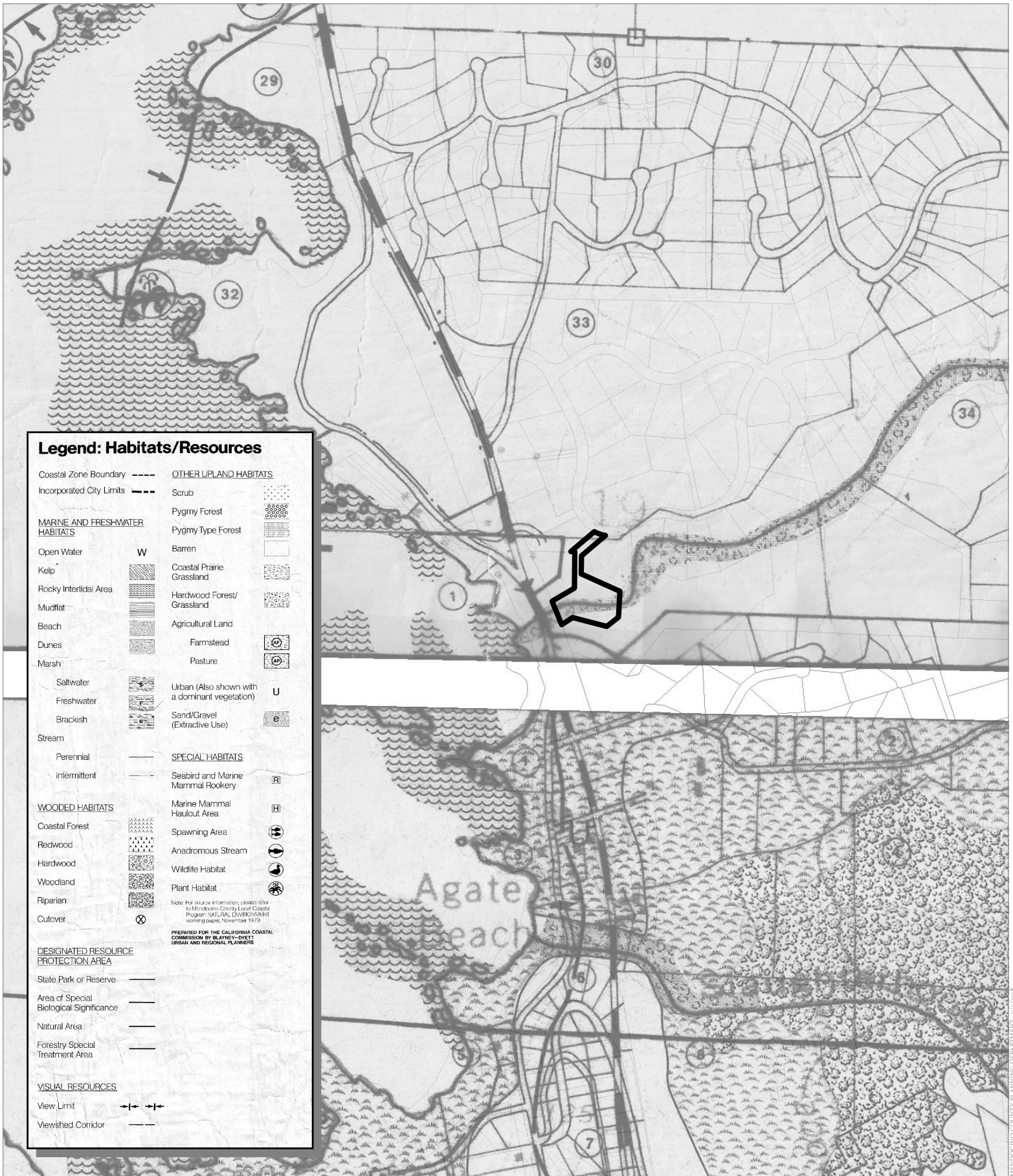


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**APPEALABLE AREAS**

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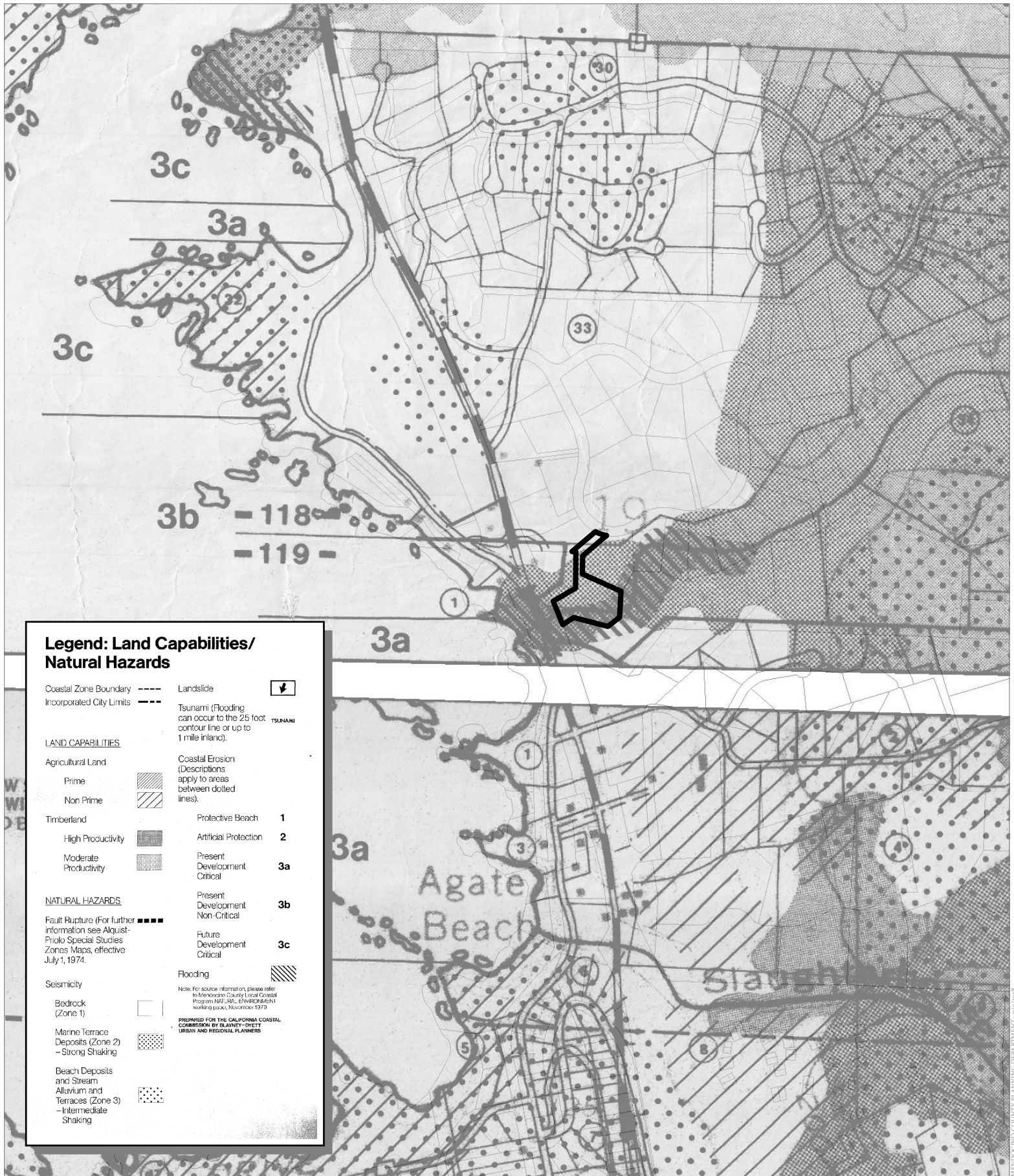


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LCP HABITATS & RESOURCES

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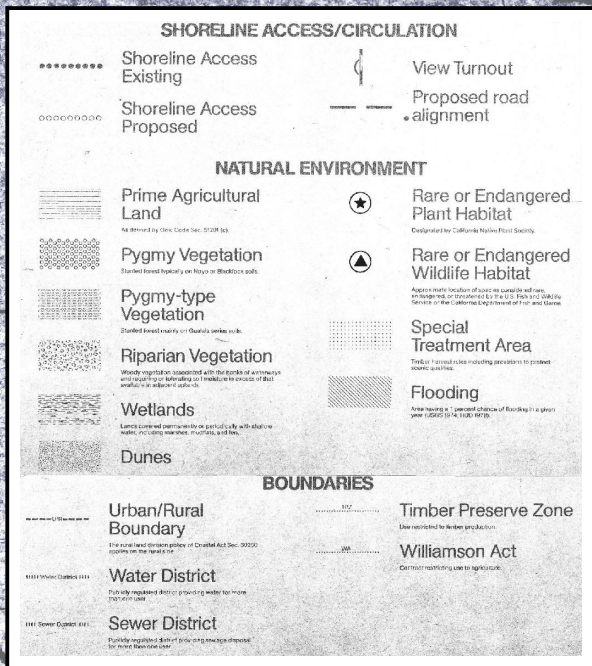
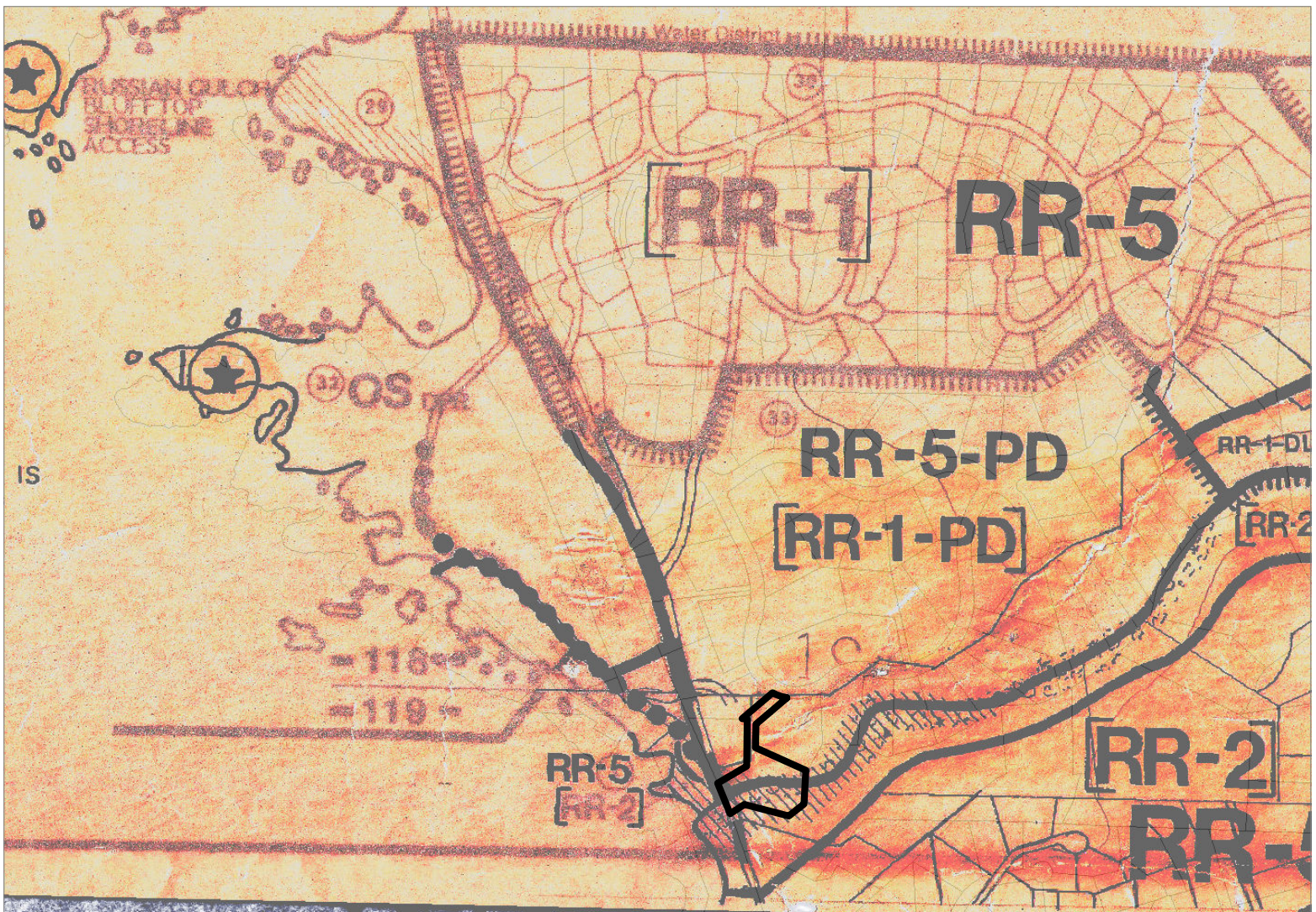


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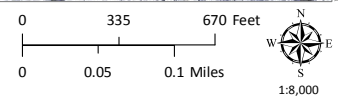
LCP LAND CAPABILITIES & NATURAL HAZARDS

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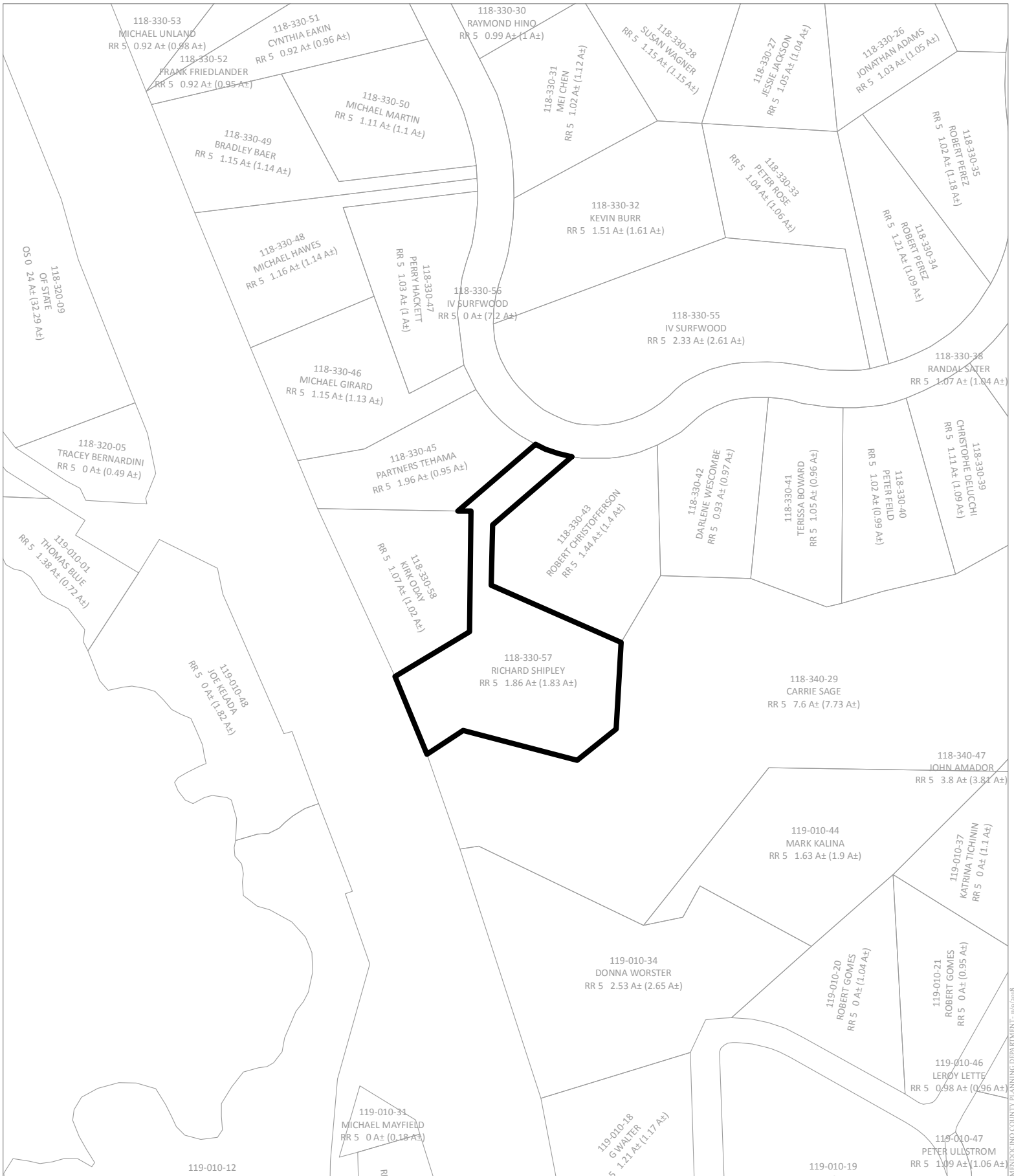
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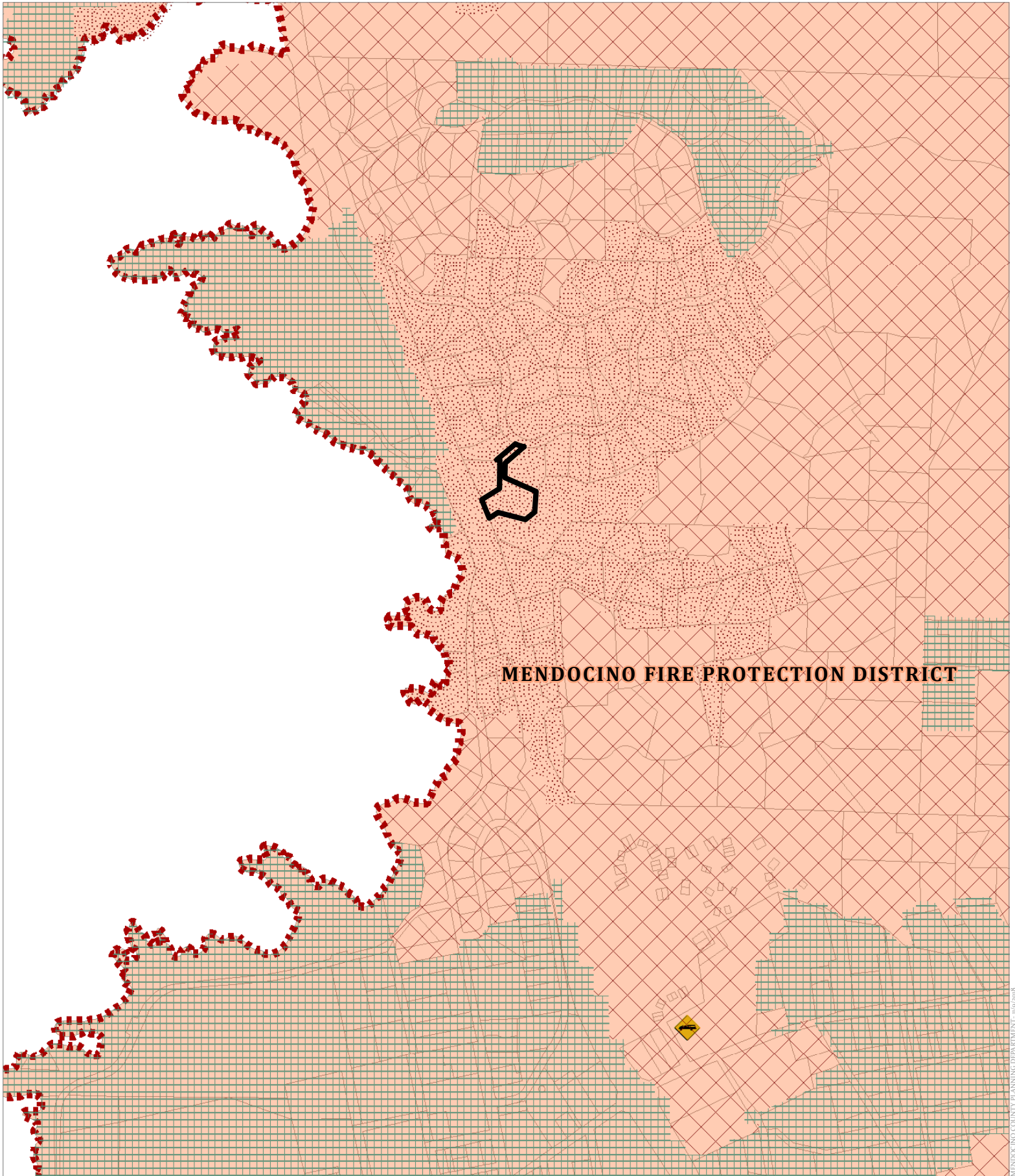


LCP LAND USE MAP 15: CASPAR

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**Very High Fire Hazard**  
**High Fire Hazard**  
**Moderate Fire Hazard**

**Fire Stations**  
**County Fire Districts**

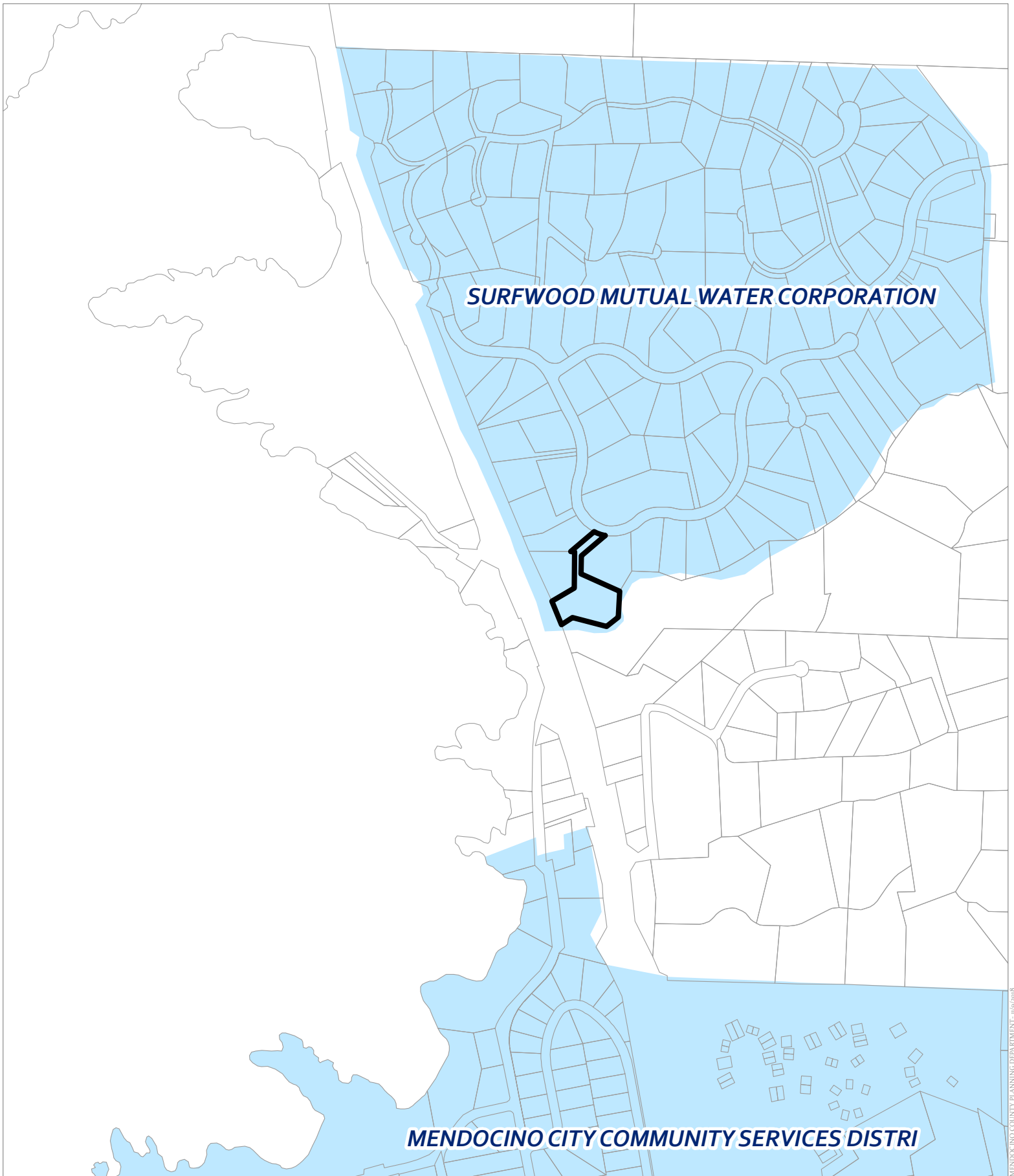
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**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**

STATE RESPONSIBILITY AREA

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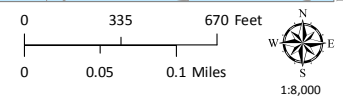
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MENDOCINO COUNTY PLANNING DEPARTMENT - 8/9/2018

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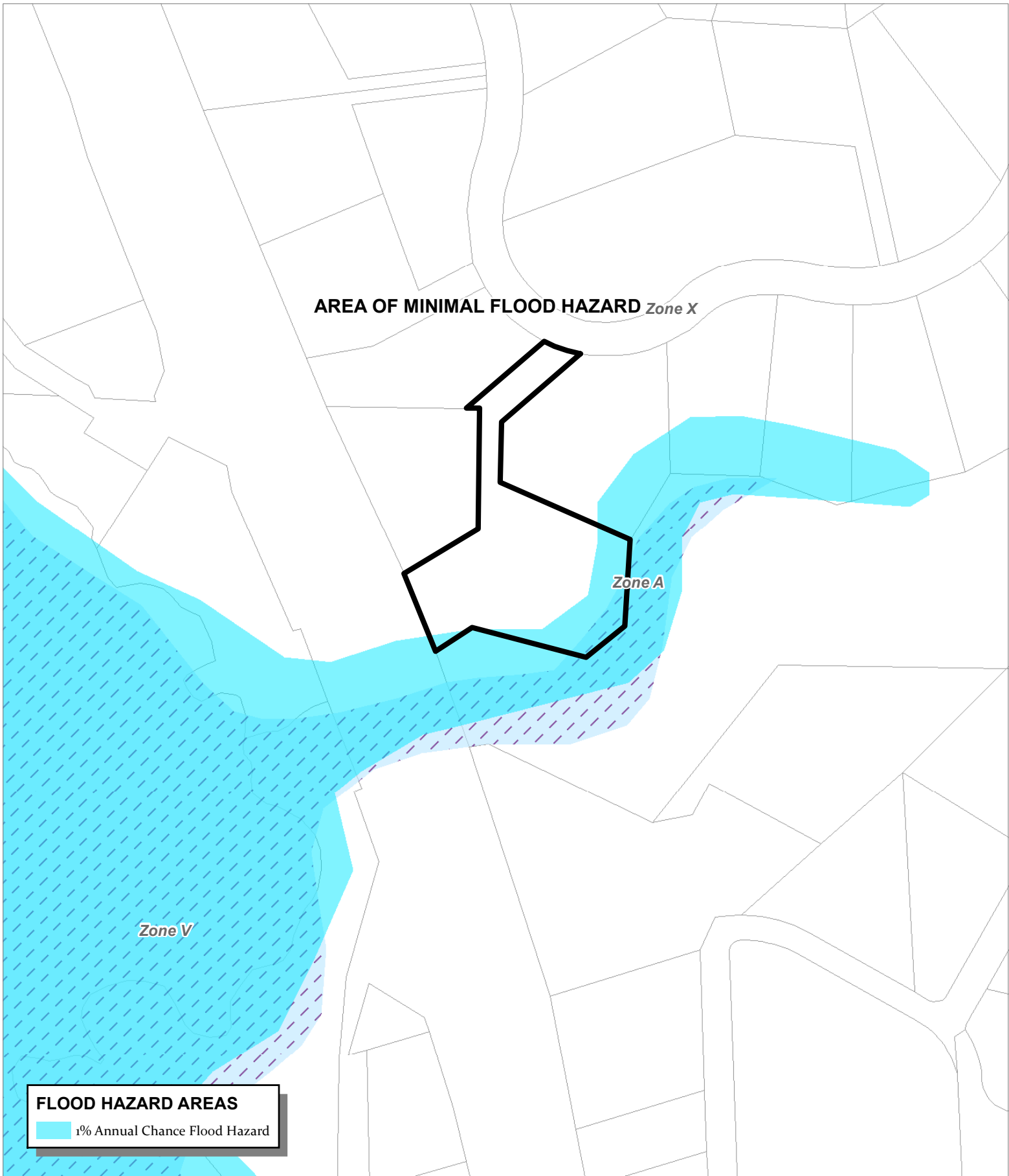
 County Water Districts



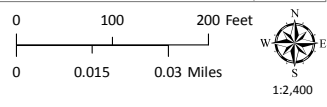
**WATER DISTRICTS**


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AGENT: Ron Crawford  
ADDRESS: 44791 Baywood Drive, Mendocino

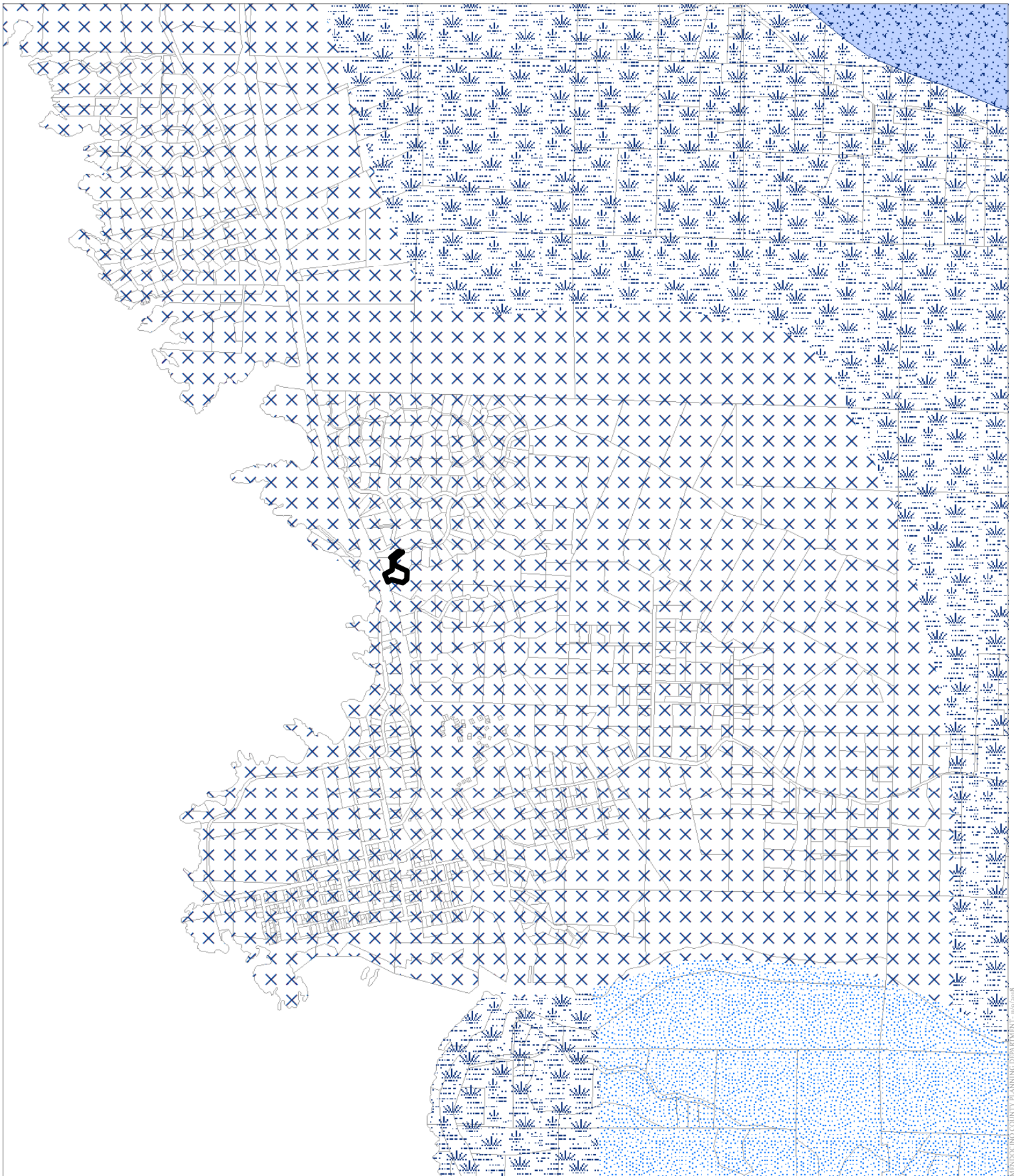


 Tsunami Inundation Zones

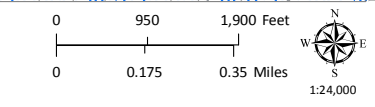
## FLOOD ZONES

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/9/2018

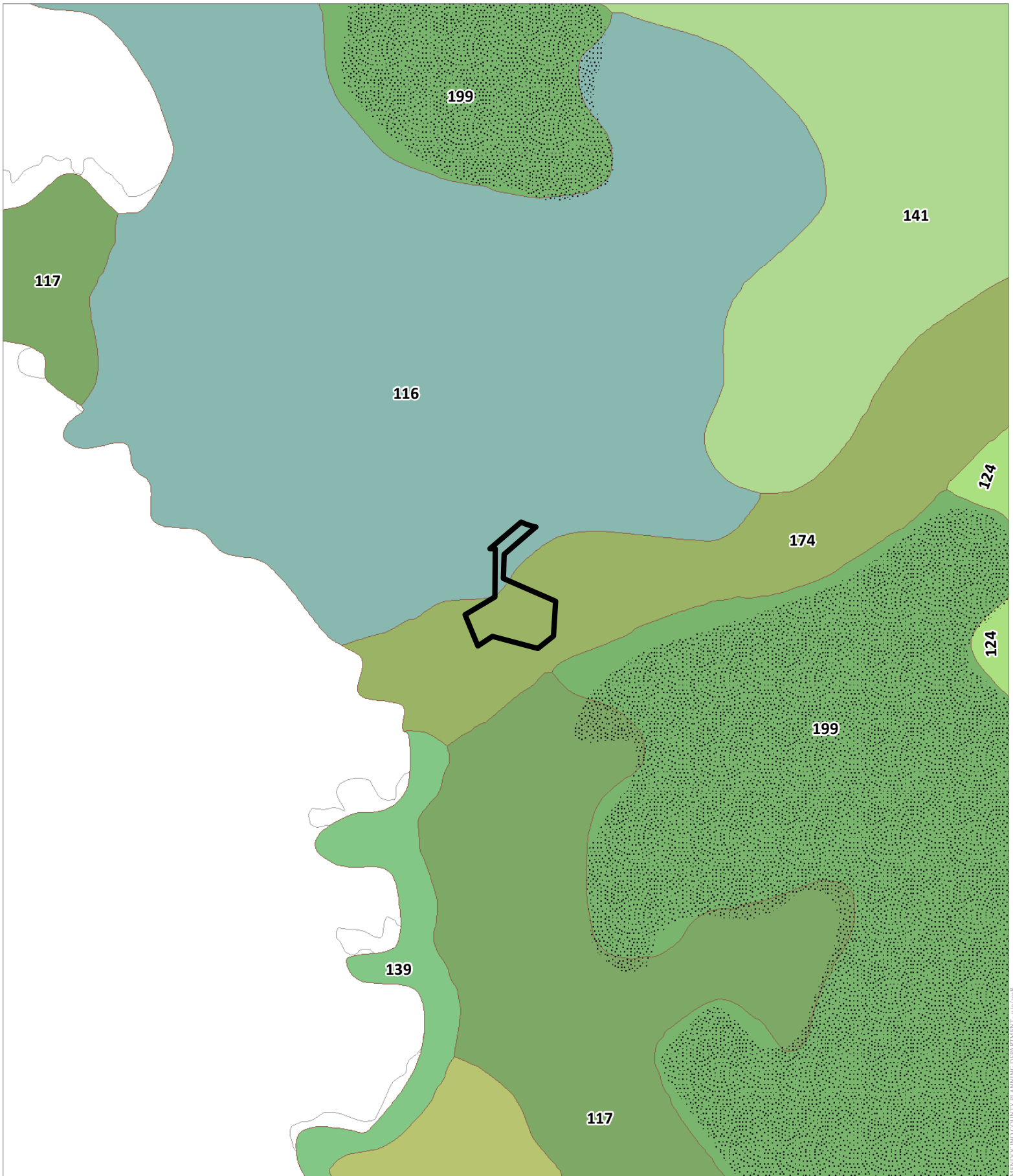


CASE: CDPM 2018-0003  
OWNER: Hill Development Company, LLC  
APN: 118-330-57  
APLCT: Ron Crawford  
AGENT: Ron Crawford  
ADDRESS: 44791 Baywood Drive, Mendocino





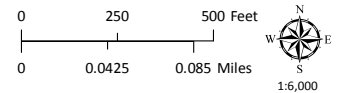
GROUND WATER RESOURCES

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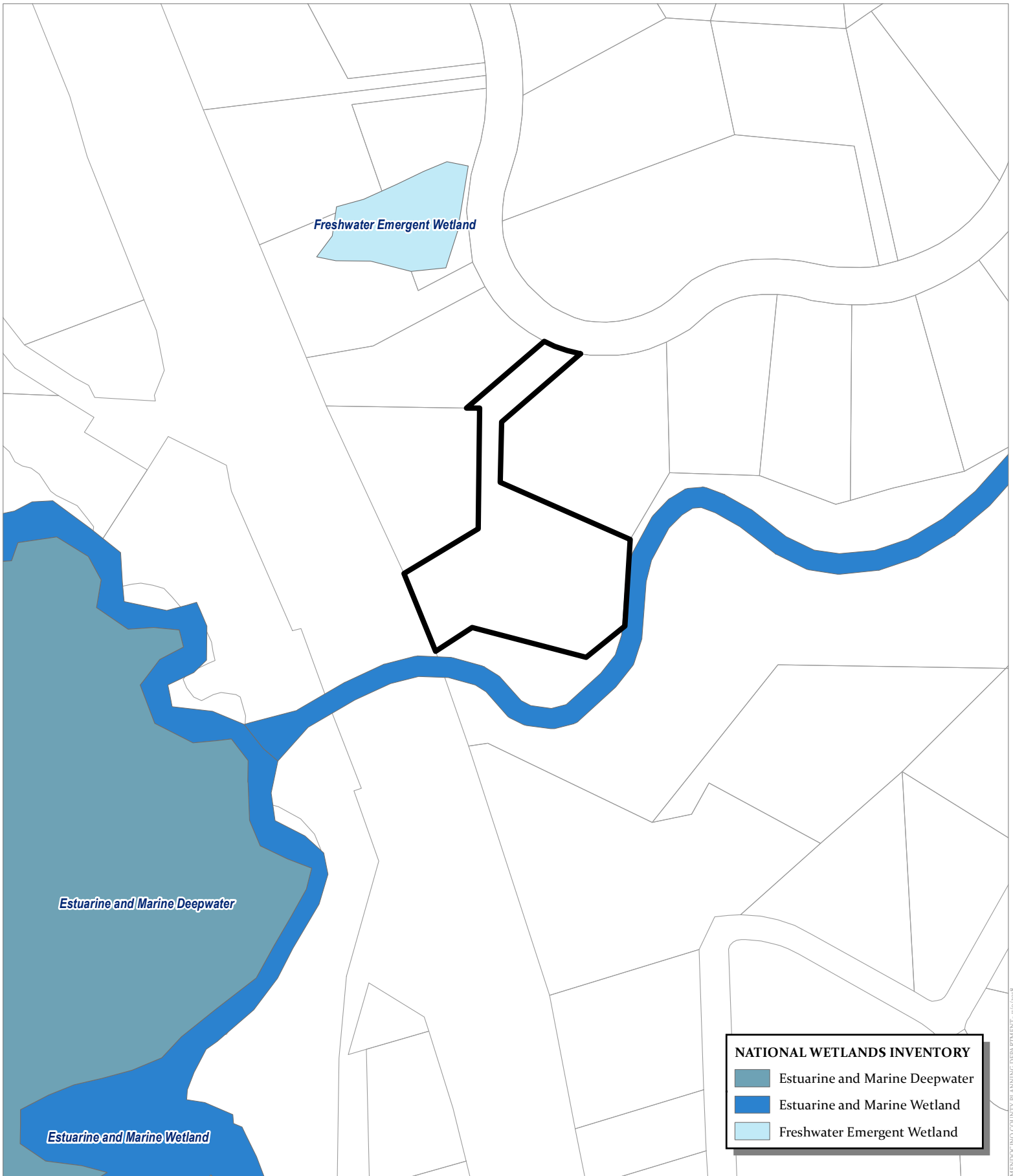
CASE: CDPM 2018-0003  
 OWNER: Hill Development Company, LLC  
 APN: 118-330-57  
 APLCT: Ron Crawford  
 AGENT: Ron Crawford  
 ADDRESS: 44791 Baywood Drive, Mendocino

 Shinglemill-Gibney Complex  
 Western Study Soil Types



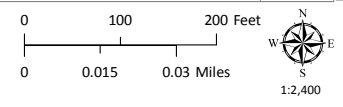
LOCAL SOILS

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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/9/2018

CASE: CDPM 2018-0003  
 OWNER: Hill Development Company, LLC  
 APN: 118-330-57  
 APLCT: Ron Crawford  
 AGENT: Ron Crawford  
 ADDRESS: 44791 Baywood Drive, Mendocino



WETLANDS

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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



### Owner/Agent Information

CAL FIRE File Number 439-18 Date 09/06/18  
Owner's Last Name Boyle Owner's First Name Walter  
Owner's Phone Number 314-324-3425  
Owner's Mailing Address 5147 Shaw Avenue  
St. Louis, MO 63110 Agent/Phone # Ron Crawford, 707-888-9248

### Project Information

Project Street # 44791 Project Street Name Baywood Drive Type of Project New Building  
Project City/Community Mendocino Battalion 6 Fort Bragg/W 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.

☐ **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](http://www.fire.ca.gov)



December 14, 2018

Ron Crawford  
18925 Robinson Road  
Sonoma, Ca 95476

RE: 44791 Baywood Dr.  
CAL FIRE File# 439-18

Dear Landowner,

I have reviewed your request for an exception to your project at 1681 Wildwood Rd, Ukiah CA. 95482. The Department of Forestry and Fire Protection has granted your request for an exception to:

**14 CCR 1276.01 Setback for Structure Defensible Space**

- (a) All parcels 1 acre and larger shall provide a minimum 30-foot setback for buildings and accessory buildings from all property lines and/or the center of the road.

Under the authority of:

**14CCR 1270.07 Exceptions to Standards**

Upon request by the applicant, exceptions to standards within this subchapter or local jurisdiction certified ordinances may be allowed by the inspection entity listed in 14 CCR 1270.05, where the exceptions provide the same overall practical effect as these regulations towards providing defensible space. Exceptions granted by the inspection entity shall be made on a case-by-case basis only.

This is a one-time exception, with the following restrictions:

1. No structure related to this file # shall be closer than 25 feet to a property line
2. All other conditions of approval related to this file must be adhered to.

George Gonzalez  
Unit Chief

*Anthony Massucco*  
Fire Captain/ Pre-Fire Engineer

**RECEIVED**

**DEC 24 2018**

**PLANNING & BUILDING SERV  
FORT BRAGG CA**

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

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