



**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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www.mendocinocounty.org/pbs

June 25, 2019

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

Air Quality Management  
Resource Lands Protection Committee  
Caltrans  
CalFire - Prevention  
Department of Fish and Wildlife

Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

**CASE#:** MS\_2019-0001

**DATE FILED:** 6/3/2019

**OWNER/APPLICANT:** GARY & VIRGINIA ISLAND

**AGENT:** RON FRANZ

**REQUEST:** Subdivision of a 325± acre property into two (2) parcels of 160±, & 165± acres. No new development is proposed, as both parcels maintain existing septic systems, domestic wells, utilities, and access encroachments onto State Route 253 (SR 253).

**LOCATION:** 7.8± miles east of Boonville town center, lying on south side of State Route 253 (SR 253), 6.9± miles east of its intersection with State Route 128 (SR 128), located at 12101 & 11501 Boonville Rd., Boonville (APN: 046-260-84).

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** DIRK LARSON

**RESPONSE DUE DATE:** July 9, 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 \_\_\_\_\_

CASE: MS\_2019-0001 (Minor Subdivision)

OWNER/ APPLICANT	GARY & VIRGINIA ISLAND			
AGENT:	RON FRANZ			
REQUEST:	Subdivision of a 325± acre property into two (2) parcels of 160±, & 165 ± acres. No new development is proposed, as both parcels maintain existing septic systems, domestic wells, utilities, and access encroachments onto State Highway (SR 253).			
LOCATION:	7.8 ± miles west of Boonville town center, lying on south side of State Route 253 (CA-253 E), 6.9± miles east of its intersection with State Route 128 (CA-128E). Addressed at 12101 Boonville Rd. & 11501 Boonville Rd., Boonville, (APN: 046-260-84)			
APN/S:	046-260-84-00			
PARCEL SIZE:	325± acres			
GENERAL PLAN:	Rangeland (RL160)			
ZONING:	Rangeland (RL:160)			
EXISTING USES:	Residential			
DISTRICT:	5 <sup>th</sup> Supervisorial District			
TOWNSHIP: 14N	RANGE: 13W	SECTION: 26,35	QUAD: BOONVILLE(59)	

**RELATED CASES:** Minor Subdivision (MS 50-91) created 2 parcels of 325± acres and 454± acres; Minor Subdivision (60-88) request to create 4 parcels was denied by the Planning Commission; Boundary Line Adjustments (B 99-88 & B-86-89) minor adjustments to property boundaries.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	RL	RL160	435 ± Acres	Rangeland
EAST:	RL	RL160	640 ± Acres, 306± Acres	Rangeland
SOUTH:	RL	RL160	306± Acres	Rangeland
WEST:	RL	RL160	40± Acres	Rangeland

<u>REFERRAL AGENCIES</u>		
<u>LOCAL</u>		<u>TRIBAL</u>
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> Resource Lands Protection Com.	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Assessor’s Office		<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Building Division (Ukiah)	<u>STATE</u>	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians
<input checked="" type="checkbox"/> Department of Transportation (DOT)	<input checked="" type="checkbox"/> CALFIRE (Land Use)	
<input checked="" type="checkbox"/> Environmental Health (EH)	<input checked="" type="checkbox"/> California Dept. of Fish & Wildlife	
<input checked="" type="checkbox"/> Planning Division (Ukiah)	<input checked="" type="checkbox"/> CALTRANS	

**ADDITIONAL INFORMATION:** A waiver of survey is requested for this proposed minor subdivision. The applicant owns multiple legal parcels adjacent to the subject property. No exceptions or exemptions were requested from CALFIRE. Agricultural contract(AP)#79 is set to expire on January 1, 2021.

**ENVIRONMENTAL DATA**

1. MAC: *N/A*

2. FIRE HAZARD SEVERITY ZONE: *High*

3. FIRE RESPONSIBILITY AREA: *CALFIRE*

4. FARMLAND CLASSIFICATION: *Grazing (G)*

5. FLOOD ZONE CLASSIFICATION: *AREA OF MINIMAL FLOOD HAZARD (ZONE X)*

6. COASTAL GROUNDWATER RESOURCE AREA: *N/A*

7. SOIL CLASSIFICATION: *Western Soils (Multiple)*

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: *NO*

9. WILLIAMSON ACT CONTRACT: *YES (Type 2)*

10. TIMBER PRODUCTION ZONE: *NO*

11. WETLANDS CLASSIFICATION: *NO*

12. EARTHQUAKE FAULT ZONE: *NO*
13. AIRPORT LAND USE PLANNING AREA: *NO*

14. SUPERFUND/BROWNFIELD/HAZMAT SITE: *NO*

15. NATURAL DIVERSITY DATABASE: *NO*

16. STATE FOREST/PARK/RECREATION AREA ADJACENT: *NO*

17. LANDSLIDE HAZARD: *NO*

18. WATER EFFICIENT LANDSCAPE REQUIRED: *NO*

19. WILD AND SCENIC RIVER: *NO*

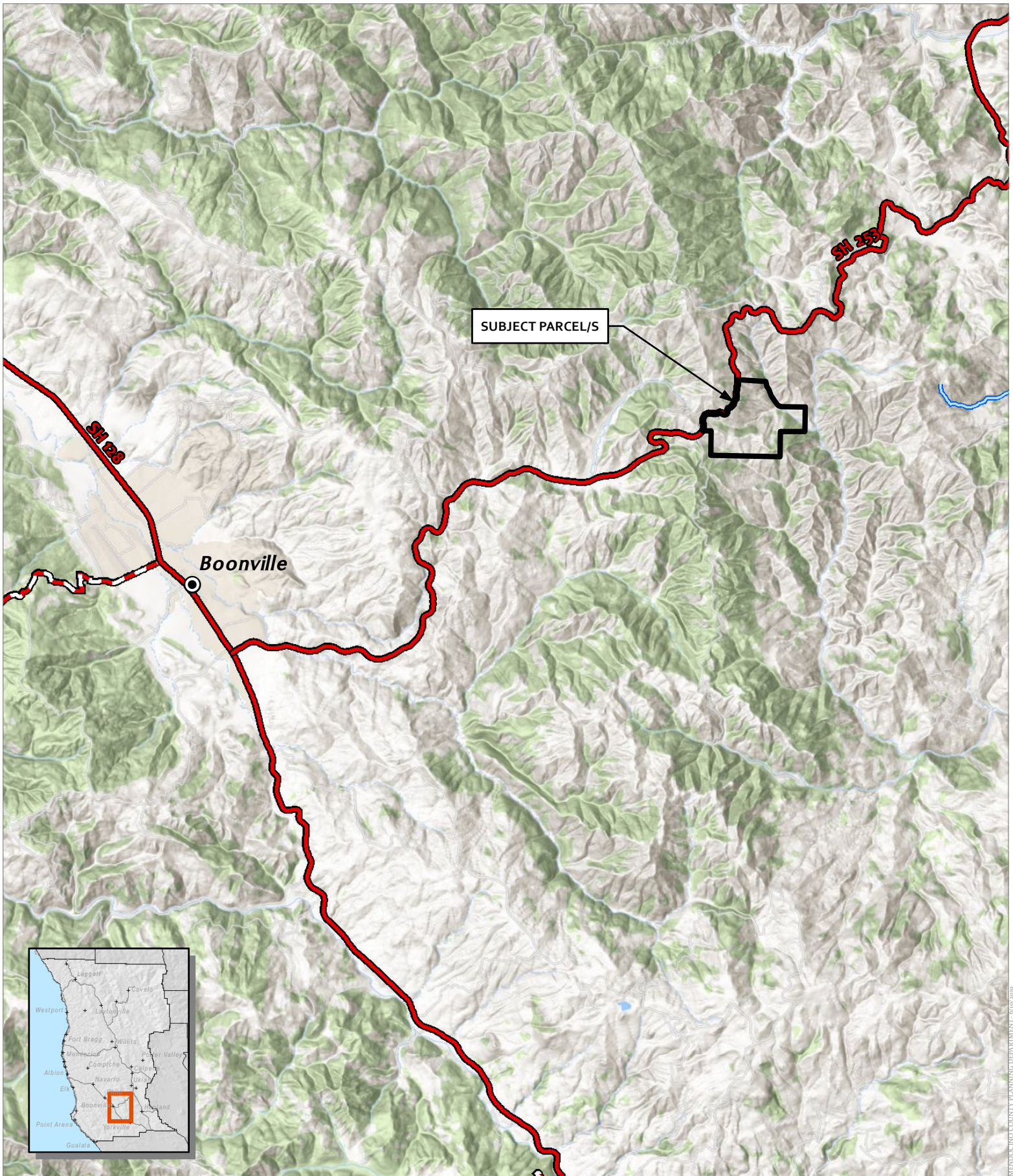
20. SPECIFIC PLAN/SPECIAL PLAN AREA: *NO*

21. STATE CLEARINGHOUSE REQUIRED: *NO*

22. OAK WOODLAND AREA: *NO*

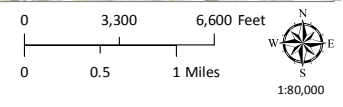
23. HARBOR DISTRICT: *NO*





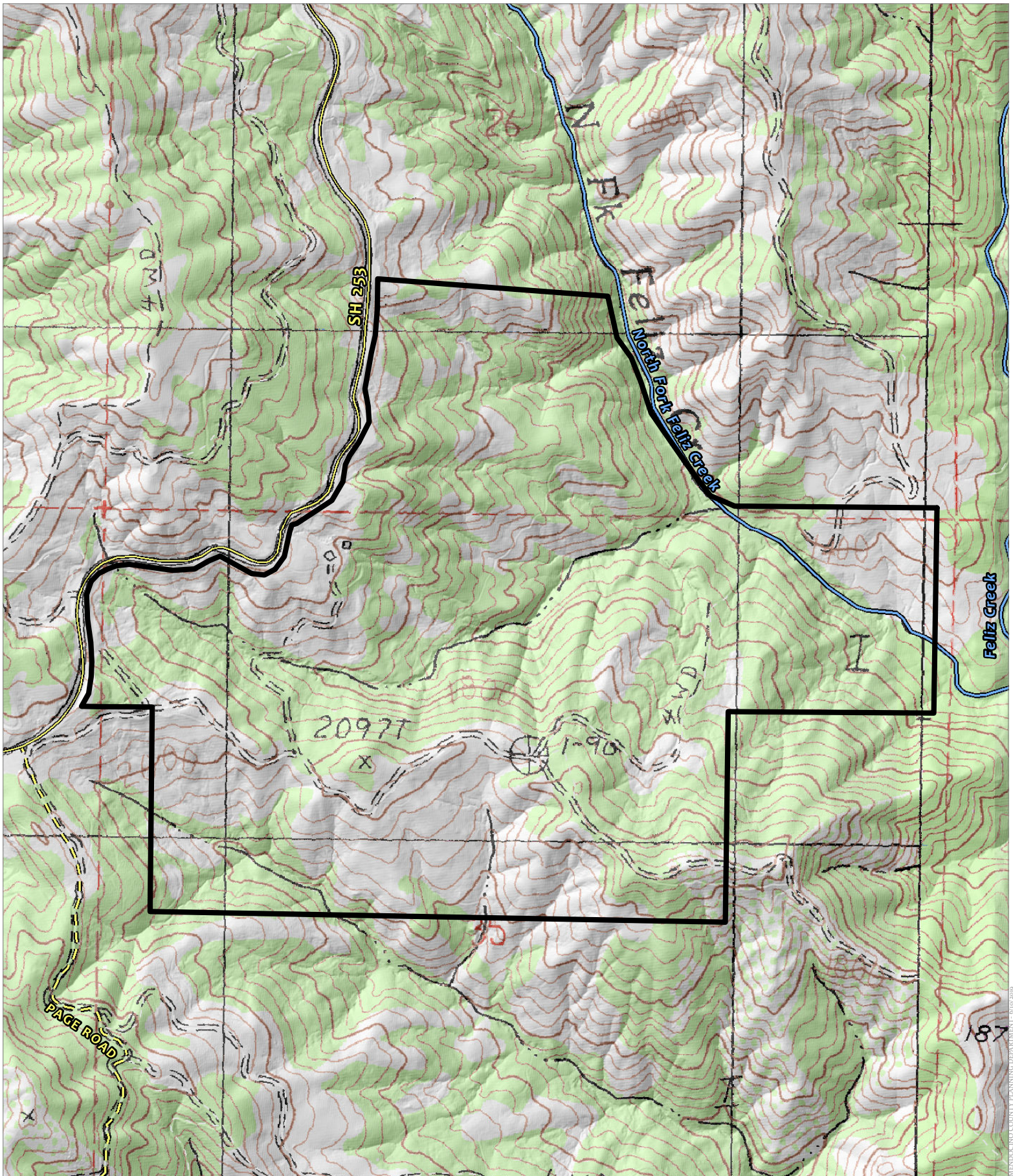
CASE: MS 2019-0001  
 OWNER: ISLAND, Gary & Virginia  
 APN: 046-260-84  
 APLCT: Gary Island  
 AGENT: Ron Franz  
 ADDRESS: 12101 Boonville Road, Boonville

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



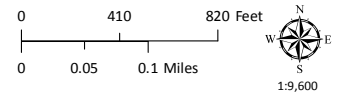
LOCATION MAP





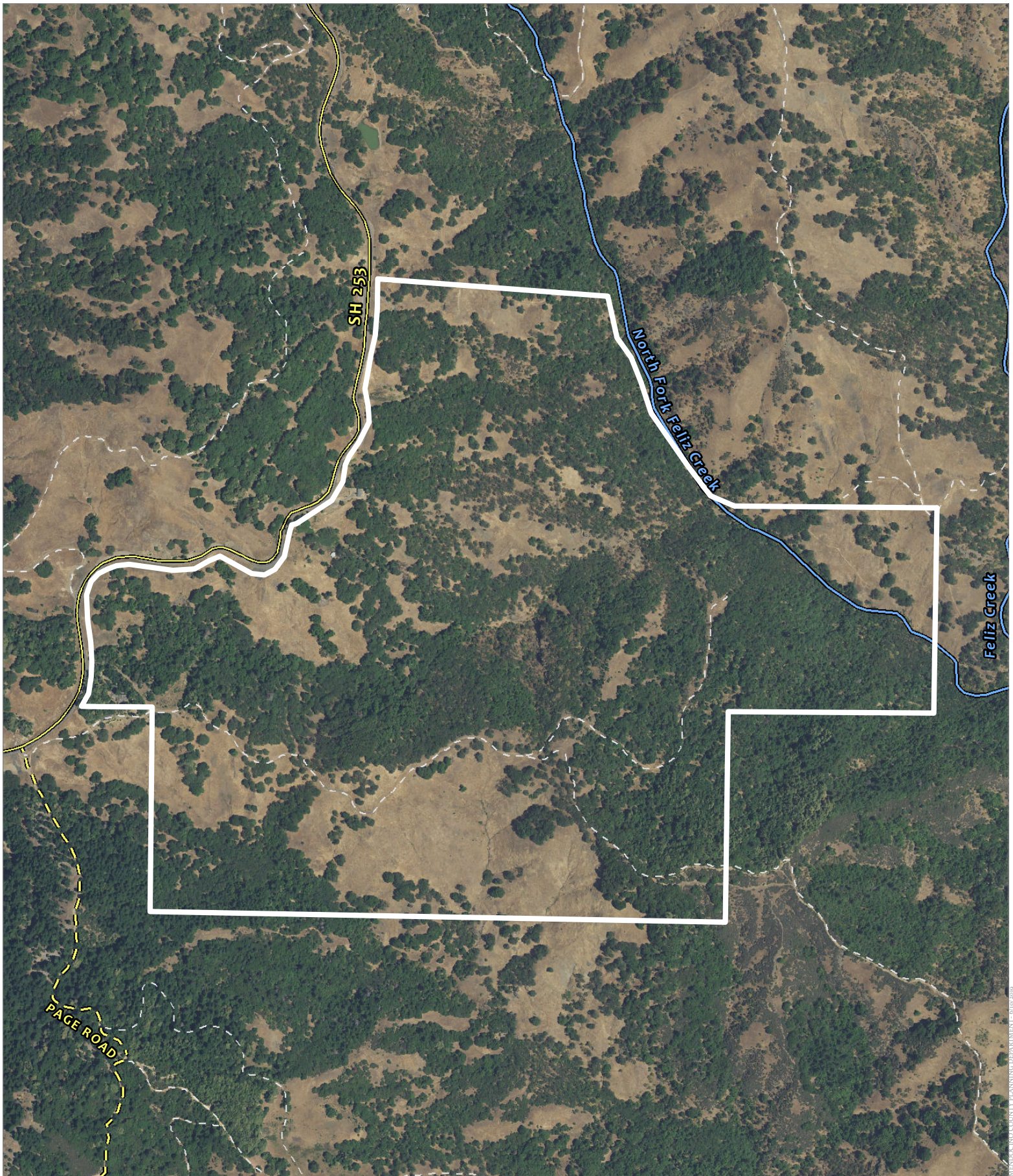
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- Named Rivers
- Driveways/Unnamed Roads
- Public Roads
- Private Roads



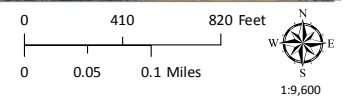
TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET





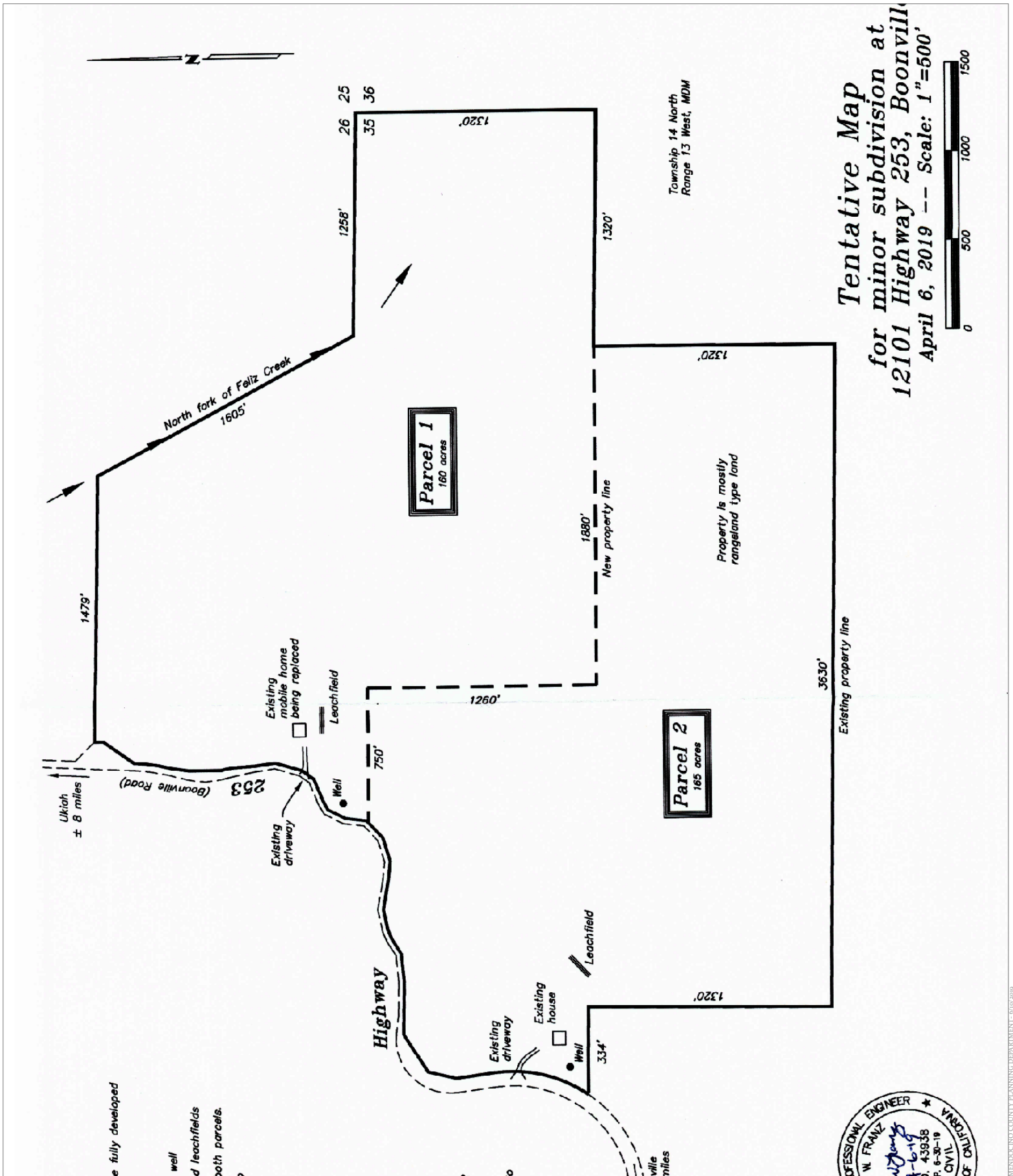
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- Named Rivers
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- Private Roads



ESTIMATED SLOPE



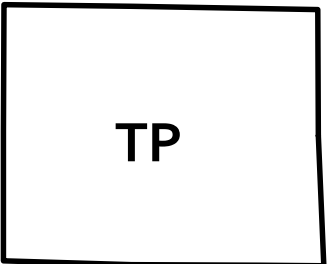


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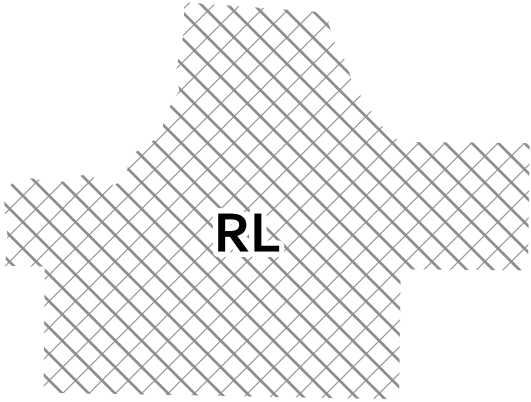
NO SCALE

TENTATIVE MAP





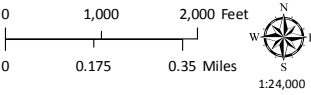
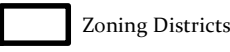
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ZONING DISPLAY MAP

FL 160

RL 160


RMR

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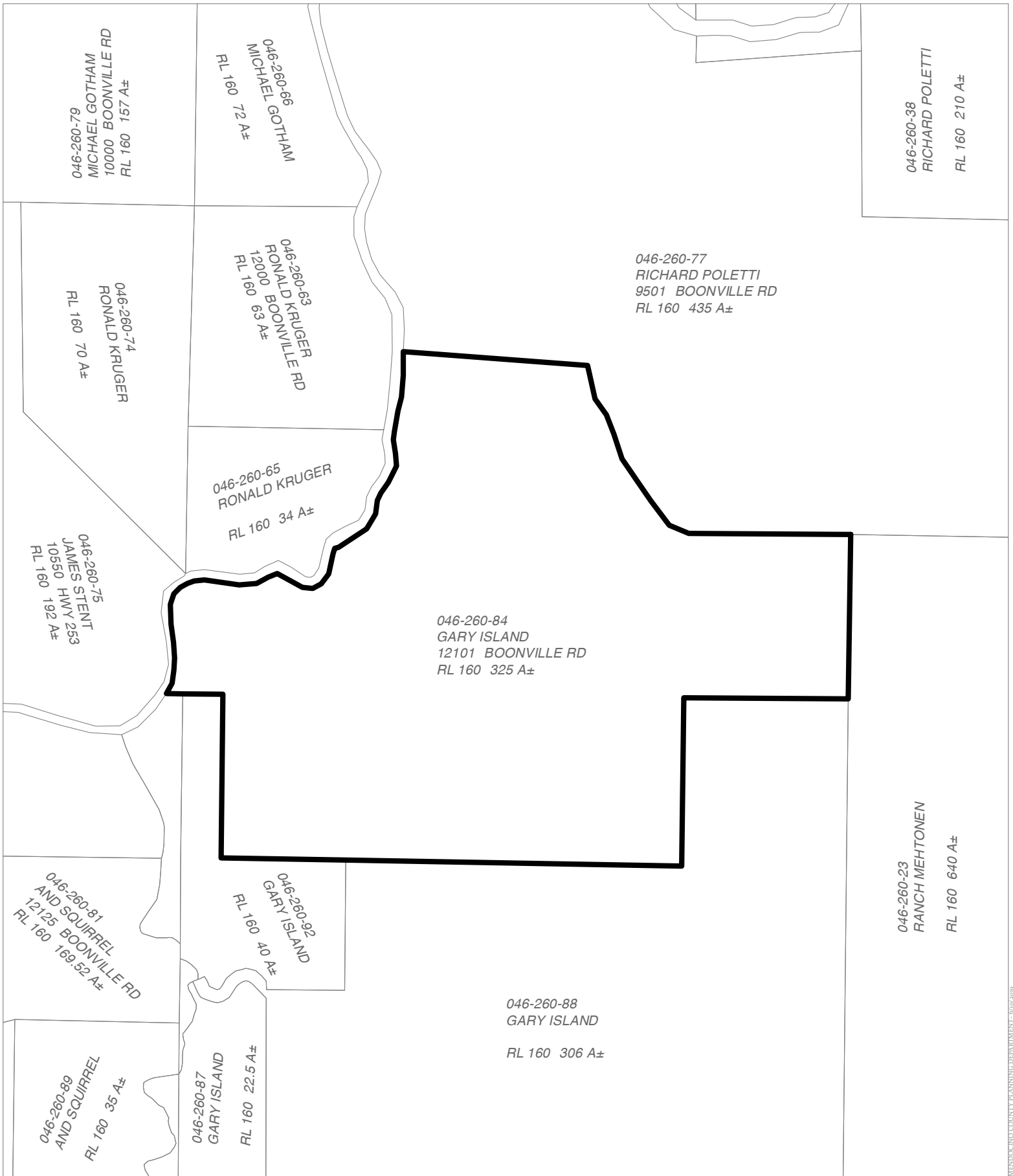
 General Plan Classes

010002019

0 1,000 2,000 Feet  
0 0.175 0.35 Miles  
1:24,000

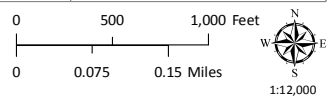
  
N  
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GENERAL PLAN CLASSIFICATIONS



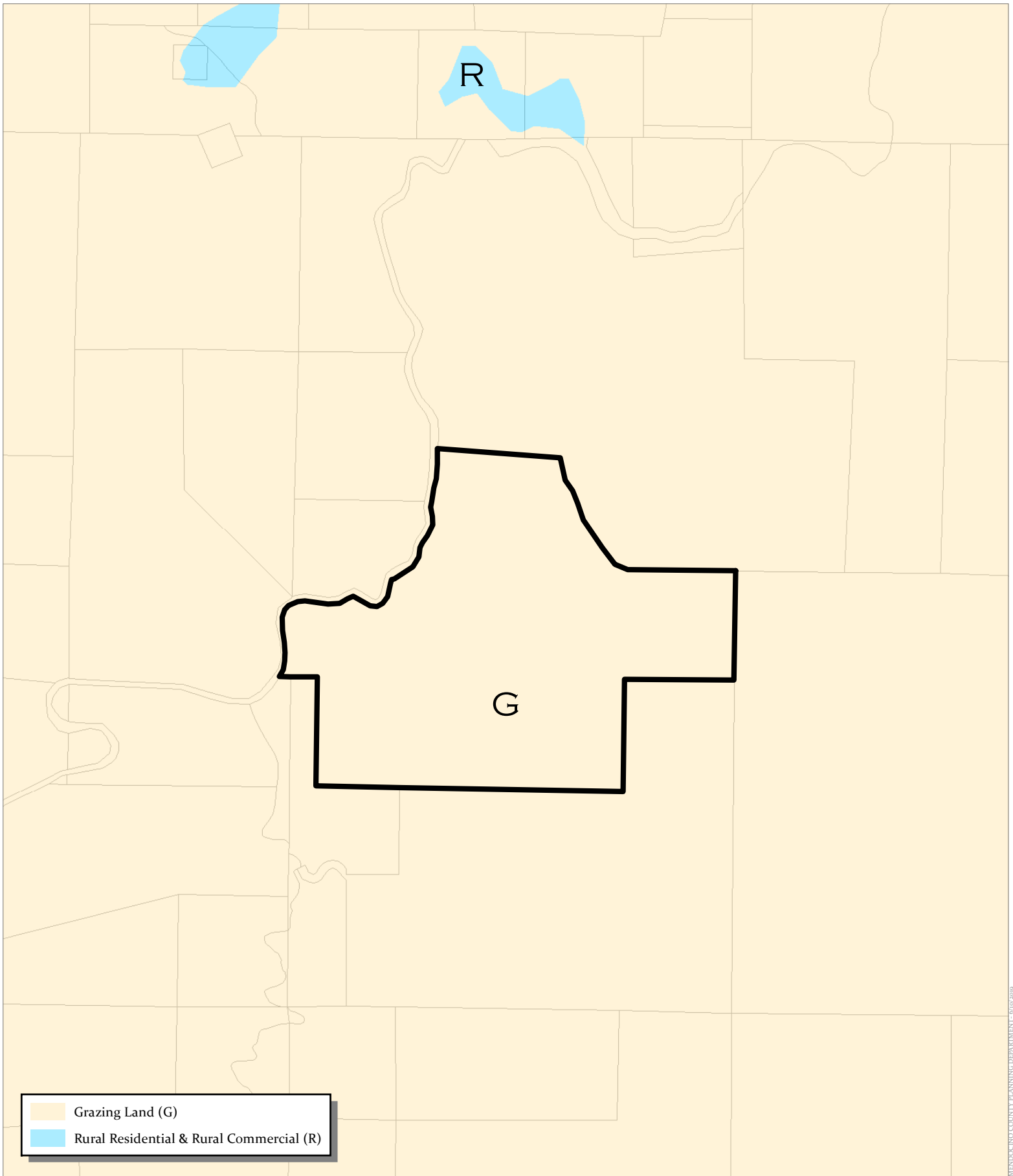
MENDOCINO COUNTY PLANNING DEPARTMENT - 6/10/2019

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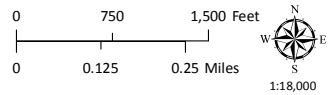


ADJACENT PARCELS

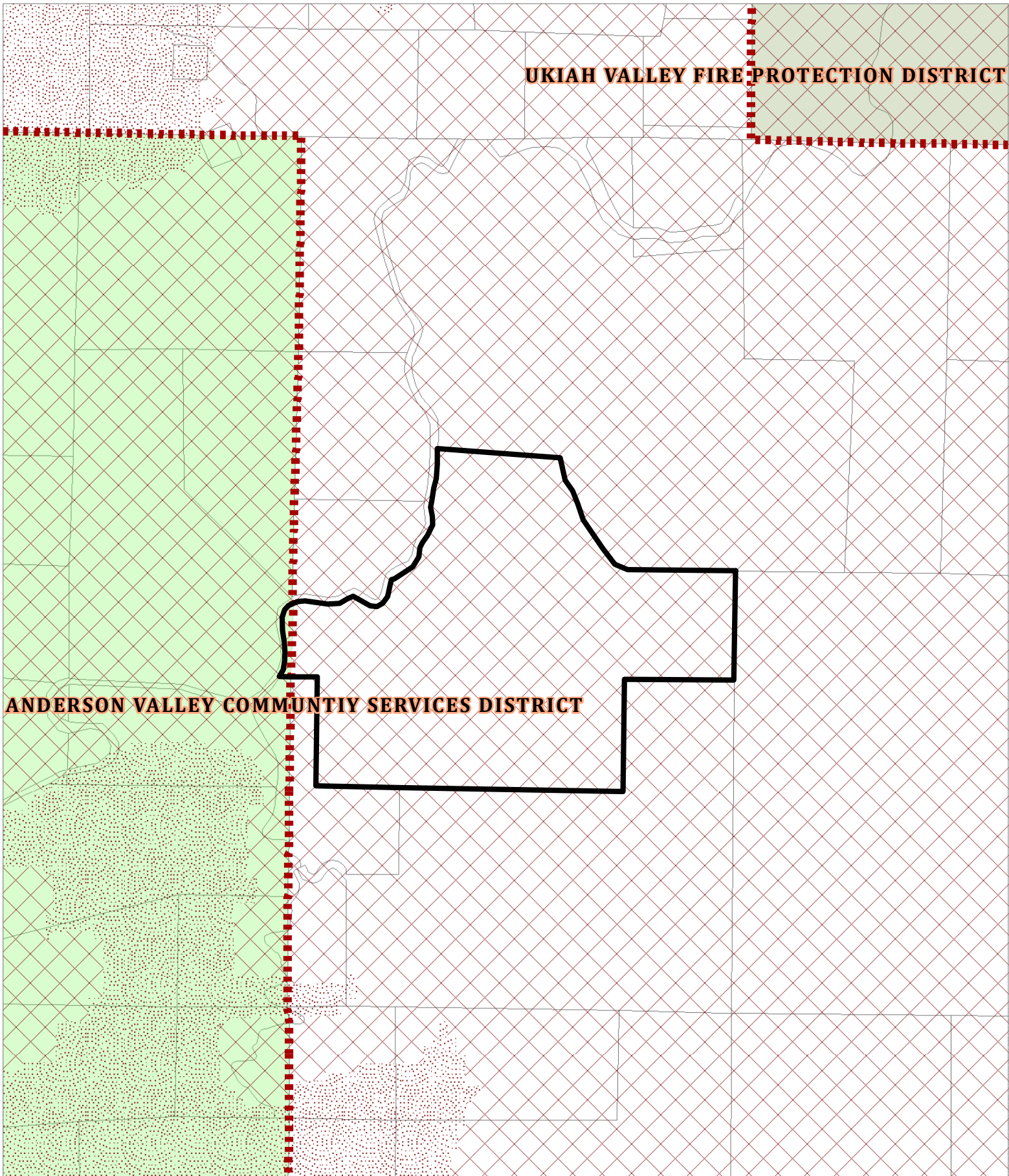







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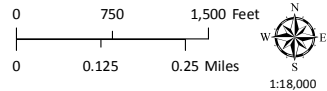


FARMLAND CLASSES



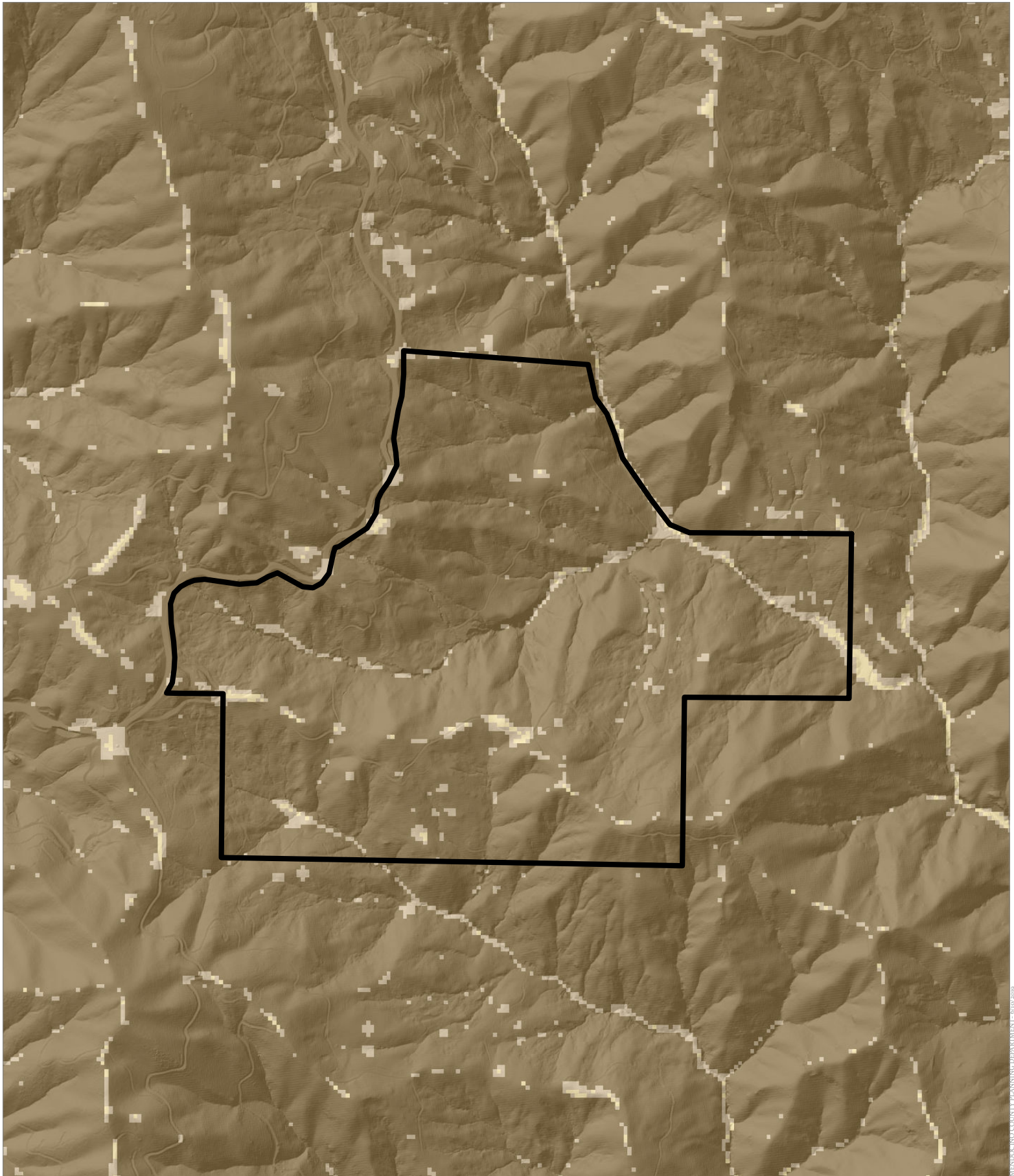
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AGENT: Ron Franz  
ADDRESS: 12101 Boonville Road, Boonville

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

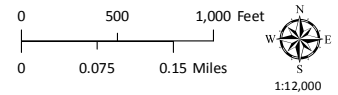
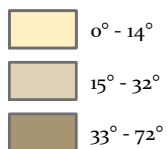


FIRE HAZARD ZONES & RESPONSIBILITY AREAS  
STATE RESPONSIBILITY AREA



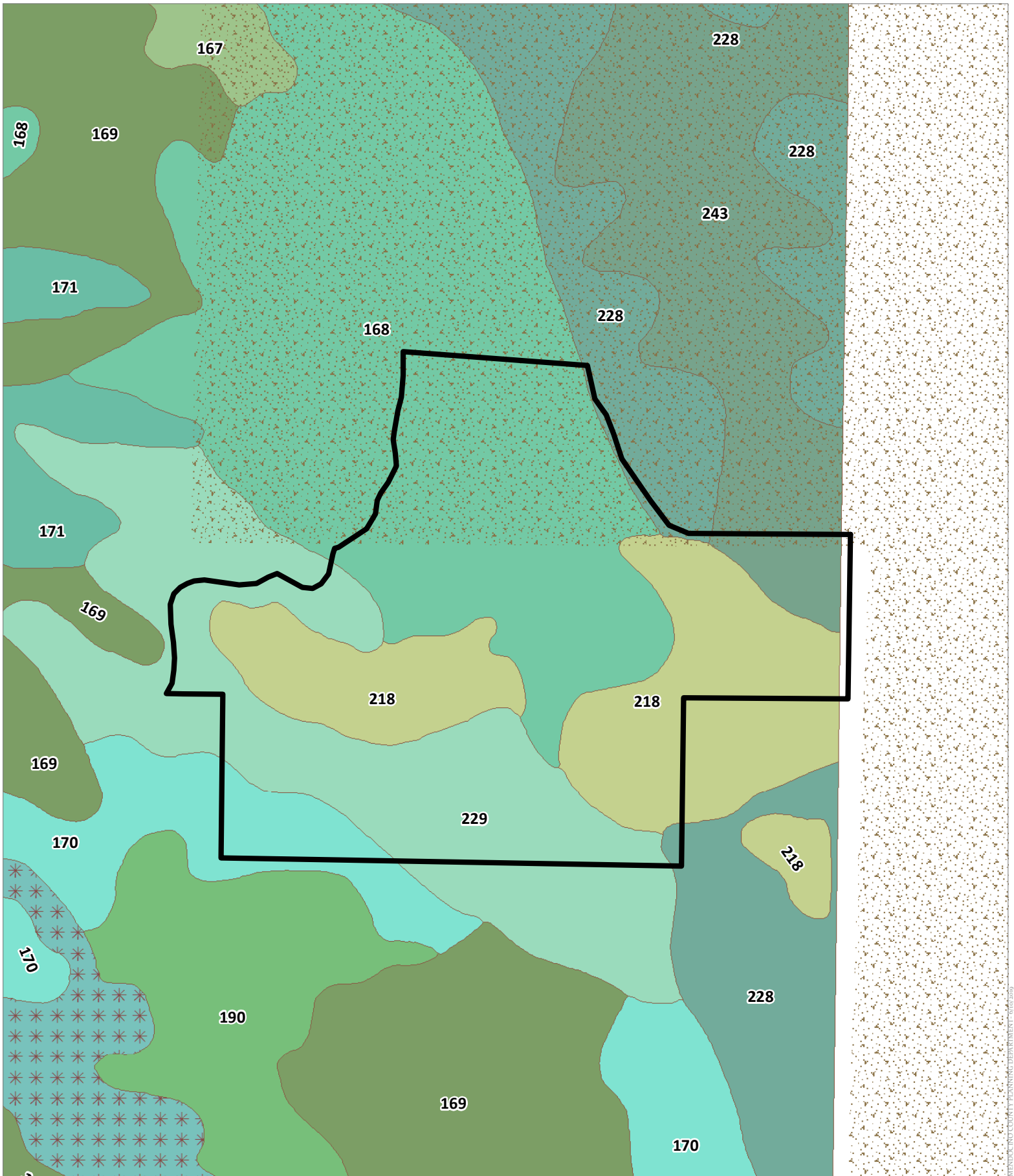


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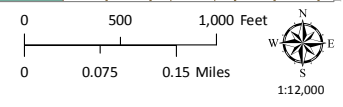
ESTIMATED SLOPE



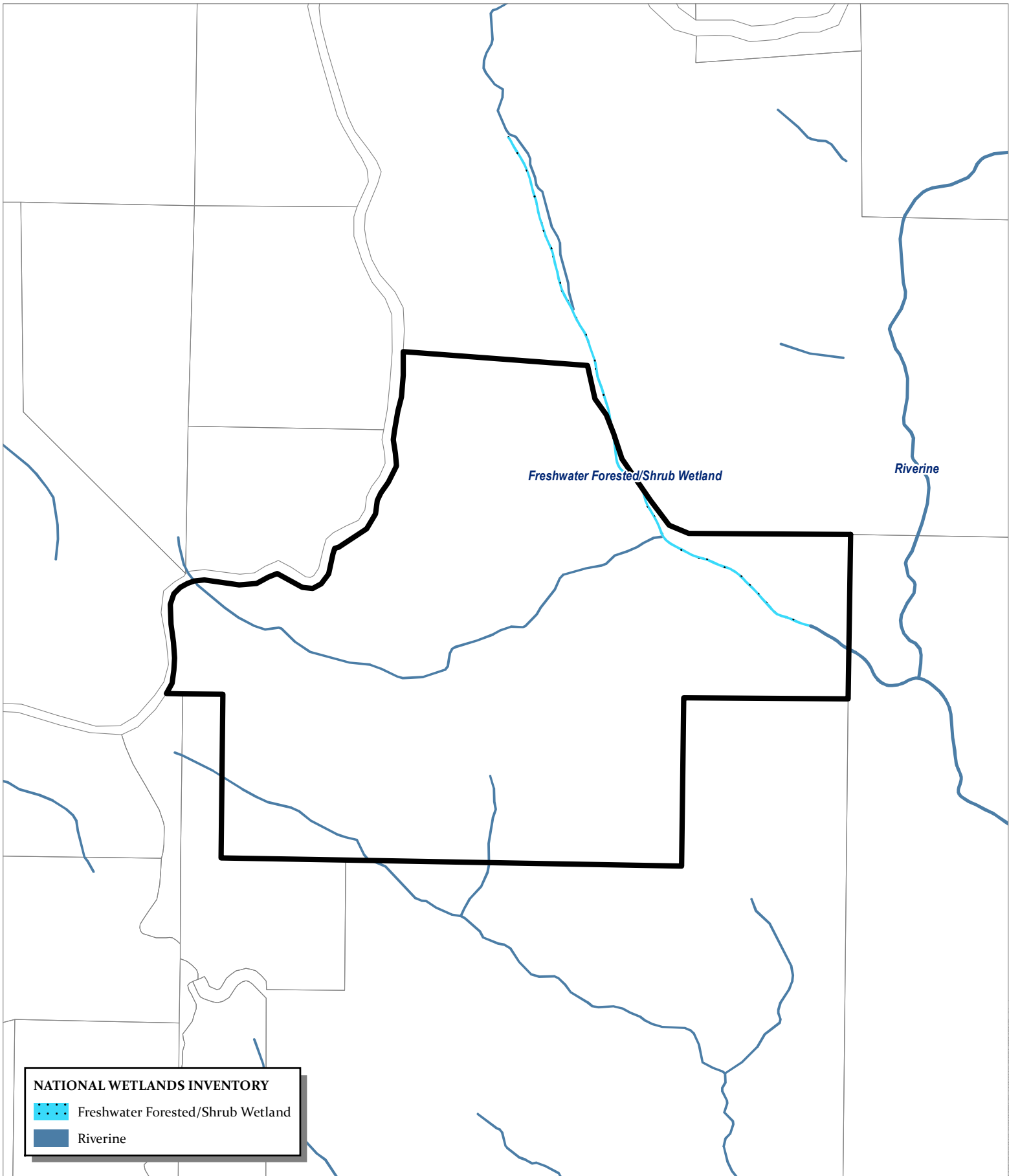


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-  Naturally Occurring Asbestos
-  Ultramafic Rock
-  Western Rock Inclusions
-  Western Study Soil Types



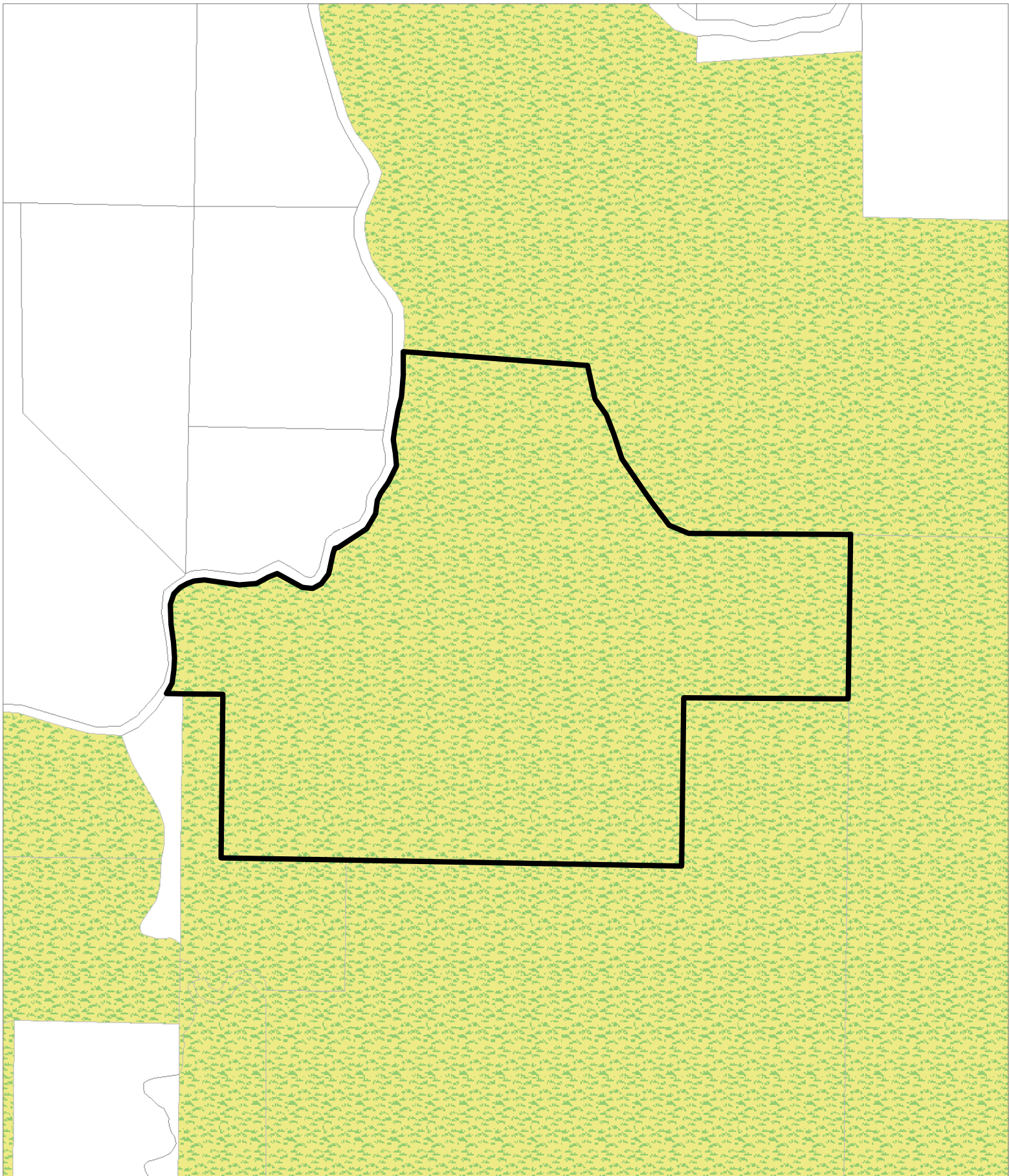
## SOIL CLASSIFICATIONS





CASE: MS 2019-0001  
 OWNER: ISLAND, Gary & Virginia  
 APN: 046-260-84  
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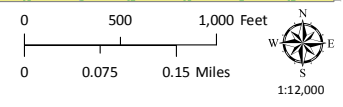
MENDOCINO COUNTY PLANNING DEPARTMENT - 6/10/2019





CASE: MS 2019-0001  
OWNER: ISLAND, Gary & Virginia  
APN: 046-260-84  
APLCT: Gary Island  
AGENT: Ron Franz  
ADDRESS: 12101 Boonville Road, Boonville

-  Williamson Act 2018
-  Non-Prime Ag 2018



LANDS IN WILLIAMSON ACT CONTRACTS



Planning and Building  
Services

Case No: MS-2019-0001

CalFire No: 261-19

Date Filed: 08/04/2019

Fee: \$7,656.

Receipt No: PRS-027910

Received By: Jesse Davis

Office use only

## APPLICATION FORM

### APPLICANT

Name: Gary Island

Phone: 707-972-1122

Mailing Address: P.O. Box 567

City: Boonville State/Zip: CA 95415 email: gary@ielath.com

### PROPERTY OWNER

Name: Same ↑

Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State/Zip: \_\_\_\_\_ email: \_\_\_\_\_

### AGENT

Name: Ron Franz

Phone: 707-462-1087

Mailing Address: 2335 Appolinaris Drive

City: Ukiah State/Zip: CA 95482 email: rfranz@comcast.net

Parcel Size: 325 Acres (Sq. feet/Acres) Address of Property: 12101 Hwy 253, Boonville

Assessor Parcel Number(s): 046-260-84

### 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.

Ron W. Franz

4/7/19

Signature of Applicant/Agent

Date

Signature of Owner

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.

This a 325 acre parcel zoned R1160. It has an existing house and an existing mobile home. Both have existing leachfields, wells and all utilities. Both have existing paved driveways off of Highway 253.

The project is simply to create 2 parcels, each >160 Acres and each with a home.

No improvements or changes are proposed.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family — on Parcel 2 <input checked="" type="checkbox"/> Mobile Home — on Parcel 1 <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____	1 house 1 mobile	none	±2000SF ±1500SF	0	/
Total Structures Paved Area Landscaped Area Unimproved Area	N/A				
<b>GRAND TOTAL (Equal to gross area of Parcel)</b>					

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

Estimated employees per shift: \_\_\_\_\_

Estimated shifts per day: \_\_\_\_\_

Type of loading facilities proposed: \_\_\_\_\_

---

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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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:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

	Number	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	_____	_____
Proposed Additional Spaces	_____	_____
Total	_____	_____

*N/A*

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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.).

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

*N/A*



<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? _____ acres. An agricultural economic feasibility study may be required.</p> <p>12. Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain below: _____ _____ _____ _____</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 style="text-align: center; font-size: 1.5em; margin: 10px 0;">N/A</p> <p>If so, amount of material to be dredged or filled? _____ cubic yards.</p> <p>Location of dredged material disposal site? _____</p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input 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:</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 <u>existing on both</u>  <input type="checkbox"/> Other - Specify: _____</p>	
<p>19. What will be the domestic water source:  <input type="checkbox"/> Community water system - Specify supplier _____  <input checked="" type="checkbox"/> Well <u>existing on both</u>  <input checked="" type="checkbox"/> Spring <u>existing on both</u>  <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.):  
Island owns property to the south

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:  
N/A

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):  
see attached maps — borders hwy 253

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.  
1 house — on new parcel 2  
1 mobile — " " " 1

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.  
N/A

25. Project Height. Maximum height of existing structures N/A feet. Maximum height of proposed structures \_\_\_\_\_ feet.

26. Gross floor area of existing structures ±4000 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures \_\_\_\_\_ square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): \_\_\_\_\_ ☐ square feet      ☒ acres. 365

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.  
Typical rangeland — see aerial photo

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.  
all rangeland — big parcels

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural				
Commercial Industrial				
Institutional Timberland				
Other	<u>all rangeland</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>



1.

Lot Number	Lot Size	Proposed Land Use	Existing Buildings
Lot Number 1	160 Ac	1 home - rangeland	1 home
Lot Number 2	165 Ac	" "	"
Lot Number 3			
Lot Number 4			
Remainder Parcel			

2. ☐ A survey is going to be performed and a parcel map prepared.☒ A waiver of survey is requested.

3. A. Water supply is from:

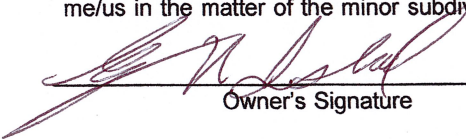
- ☒ Individual wells on each lot  
☐ Water company  
☒ Spring

B. Sewage disposal is by use of:

- ☐ Public system  
☒ Private system

4. Is an Exception requested of any of the minor subdivision regulations? ☐ Yes ☒ No  
 (If yes an application for Exception must accompany this application.)

**DISCLAIMER:** I (and each of us for ourselves) as owner(s) of the subject property, do hereby declare under penalty of perjury that the tentative map, exhibits and documents submitted herewith reflect the contiguous properties of which I/we had, or do presently hold any ownership interest in, subsequent to September 20, 1963. I/we authorize the below individual/firm to represent me/us in the matter of the minor subdivision of land application.

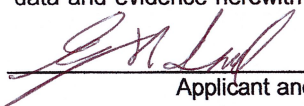
  
 Owner's Signature

JUNE 3 2019  
 Date

\_\_\_\_\_  
 Owner's Signature

J  
 Date

I, the undersigned, state that I am the recorded owner of the property being divided or his duly authorized agent and that all data and evidence herewith submitted are in all respects to the best of my knowledge true and accurate.

  
 Applicant and/or Agent's Signature

JUNE 3 2019  
 Date

\_\_\_\_\_  
 Print Name of Representative

**CERTIFICATION:** As the person who prepared the Tentative Map, I hereby certify that, to the best of my knowledge, the information contained on the Tentative Map is accurate and complete in containing information required by Mendocino County Code Section 17.47.

  
 Signature of Preparer of the Tentative Map

4/7/19  
 Date



STATE OF CALIFORNIA, NATURAL RESOURCES AGENCY  
DEPARTMENT OF FORESTRY AND FIRE PROTECTION  
**MENDOCINO UNIT- CONDITIONS OF APPROVAL FIRE SAFE REGULATIONS**  
MEU-4290 A (REV. 1/19)

CAL FIRE FILE #	Project Type:	Battalion #	Date:
261-19	Subdivision	5	5/28/2019

### CONDITIONS OF APPROVAL OF STATE FIRE SAFE REGULATIONS

With reference to this file number, The California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in 14CCR, Natural Resources; DIV 1.5, be adhered to in order to gain "Final Clearance" from this department. Local agencies may have more restrictive requirements. These conditions are a summary of the 2016 SRA Fire Safe Regulations. To see the complete listing visit [www.fire.ca.gov](http://www.fire.ca.gov).

Building / Project Site Information	
Address: 12101 HWY 253	APN: 046-260-84
City: Boonville	Zip Code: 95415
Property Owner	
Name: Gary Island	
Mailing Address: PO Box 567	
City: Boonville	State: Ca
Zip Code: 95415	Phone: 707-972-1122
Email: gary@ielath.com	
Agent Representing Property Owner	
Name: Ron Franz - Franz Engineering & Surveying	
Mailing Address: 2335 Appolinaris Dr.	
City: Ukiah	State: Ca
Zip Code: 95482	Phone: 707-462-1087
Email: rfranz@comcast.net	
Mail Correspondence to:	
<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent
<input type="checkbox"/> Pick Up at CAL FIRE Howard Forest	

You must comply with the following marked (X) standards below to obtain FINAL CLEARANCE

#### X ADDRESS STANDARD

- Address must be posted at beginning of construction and maintained thereafter.
- Minimum 4" letter height, ½" stroke, reflectorized with contrasting background, visible from both directions of travel.
- Multiple addresses on a single driveway shall be mounted on a single post.
- Address shall be placed at each driveway entrance

#### X DRIVEWAY STANDARD

- Minimum 10' wide with 14' unobstructed horizontal clearance and 15' unobstructed vertical clearance.
- Driveway shall have an all-weather surface, with no more than 16% grade, and minimum 50' radius inside curvature on all turns.
- Driveways exceeding 150' but less than 800' require a turnout near the midpoint, driveways exceeding 800' shall provide turnouts no more than 400' apart. Turnout shall be a minimum of 12' wide, 30' long with 25' tapers on each end.
- A turnaround shall be provided to all building sites on driveways more than 300' in length and shall be within 50' of the building, a 40' radius turnaround or 60' hammerhead "T" shall be utilized.
- Gates shall be a minimum 14' wide, all gates providing access shall be located at least 30' from the roadway. Security gates shall have an approved means of emergency operation.





☐ **MAINTAIN DEFENSIBLE SPACE AND FUELS MODIFICATION STANDARD**

- All parcels 1 acre and larger shall provide a minimum 30' setback for all buildings from property lines and/ or the center of the road.
- All parcels less than 1 acre, the local jurisdiction shall provide for the same practical effect.
- Fuel modification and disposal of flammable vegetation and fuels caused by site development and construction, shall be completed prior to road construction or final inspection of building permit.
- Maintain defensible space 100' from each side and front and rear of the structure(s), but not beyond the property line. The intensity of fuels management may vary within the 100' perimeter of the structure, the most intense being within 30' of the structure.
- Remove that portion of a tree that extends within 10 feet of a chimney or stovepipe.
- Maintain a tree, shrub or other plant adjacent to or overhanging a structure.
- Maintain the roof structure free of leaves, needles, or other vegetative materials.

☐ **EMERGENCY WATER STANDARD** gallon minimum dedicated emergency water storage

- Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, 2012 Edition and California Fire Code CCR 24 part 9, shall be accepted as meeting the requirements of this article.
- The hydrant or fire valve shall be 18" above grade, 8' from flammable vegetation, no closer than 4' and no further than 12' from roadway, and in a location apparatus using it will not block the roadway.
- The hydrant shall be not less than 50' nor more than ½ mile from the building it is to serve, shall be located at a turnout or turnaround along the driveway to that building or along a road that intersects with driveway.
- The hydrant head shall be 2 ½" National Hose male thread with cap for pressure and gravity flow systems, and 4 ½" for draft systems. They shall have suitable crash protection.
- A reflectorized blue marker minimum of 3" diameter shall be mounted on a fire-retardant post within 3' of the hydrant. The marker shall be no less than 3' or more than 5' above grade.

☐ **ROAD STANDARD**

- All roads shall be constructed to provide two 10' traffic lanes, not including shoulder and striping.
- Roadway shall be designed and maintained to support 75,000lb and provide an aggregate base. Project applicant shall provide engineering specifications to support design if requested.
- The grades for all roads, streets, private lanes, and driveways shall not exceed 16%.
- No roadway shall have an inside radius curvature of less than 50' and additional width of 4' shall be added to curves of 50-100'.
- Turnarounds are required on driveways and dead end roads. The minimum turning radius shall be 40 feet not including parking. If a hammerhead "T" is used the top of the "T" shall be a minimum of 60' in length.
- Turnouts shall be a minimum of 12' wide by 30' long and 25' tapers on each end.
- All one-way roads shall provide a minimum 12' traffic lane, not including shoulders. All one-way roads shall connect to a two-lane road at both ends. In no case shall it exceed 2640' in length and a turnout shall be placed at the approximate mid-point.
- Maximum lengths for dead end roads: Parcels zoned less than 1 acre- 800', parcels zoned 1-4.99 acres-1320', parcels zoned 5-19.99 acres-2640', parcels zoned 20 acres or larger- 5280'. Where parcels are zoned 5 acres or larger turnarounds shall be provided at maximum 1320' intervals. Each dead-end road shall have turn around constructed at its a terminus.

☐ **SIGN STANDARD**

- Size of letters, numbers, and symbols for street and road signs shall be a minimum 4" letter height, ½" stroke, reflectorized, and contrasting with background color of sign. Visible from both directions of travel for at least 100'.
- Height of street and road signs shall be uniform county wide, newly constructed or approved public and private roads must be identified by a name or number through a consistent countywide system. Signs shall be placed at the intersection of those roads streets or private lanes.
- A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead end road, one way road, or single lane conditions shall be placed at the intersection preceding the access limitation and no more than 100' before such access limitation.



☐ **BRIDGE STANDARD**

- All roadway structures shall be constructed to carry at least the maximum load and minimum vertical clearance as required by Vehicle Code Sections 35250, 35550, and 35750.
- The bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.
- Vehicle load limits shall be posted at both entrances to bridges.
- A bridge with only one lane shall provide for unobstructed view from one end to the other with turnouts at both ends.

☐ **CAL FIRE ADDITIONAL CONDITIONS OR COMMENTS:**

☐ **EXCPTION REQUEST GRANTED**

- See attached letter

☐ **EXCEPTION REQUEST DENIED**

- See attached letter

Project review and approval by: *Anthony Massucco*  
Mendocino Unit - Fire Prevention Bureau

**CONDITIONS OF APPROVAL INSTRUCTIONS**

Review the specific standards marked (X) above that CAL FIRE has mandated for your project. Once you have completed your project and complied with all the marked standards above, contact CAL FIRE at (707) 459-7414 to request a final inspection. A CAL FIRE final inspection must be completed before Mendocino County Planning and Building Services staff will complete their final for your project. Allow two weeks for the final inspection to occur. The most common delays in obtaining a FINAL CLEARANCE from CAL FIRE is improperly addressed properties.



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## TREE REMOVAL REQUIREMENTS

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In addition to the State Fire Safe Regulations there are other regulations regarding tree removal that may apply to your project that are under the jurisdiction of CAL FIRE. Other state and local agencies may have additional requirements pertaining to grading and vegetation removal.

These regulations may apply if you are permanently removing any of the following species or if you are going to sell or trade any timber, firewood, or other solid wood forest products that came from construction of your project.

### Conifers:

Coast redwood (*Sequoia sempervirens*)  
Douglas-fir (*Pseudotsuga menziesii*)  
Grand fir (*Abies grandis*)  
Western hemlock (*Tsuga heterophylla*)  
Western redcedar (*Thuja plicata*)  
Bshop pine (*Pinus muricata*)  
Monterey pine (*Pinus radiata*)  
Sitka spruce (*Picea sitchensis*)  
Incense cedar (*Calocedrus decurrens*)  
Port-Orford cedar (*Chamaecyparis lawsoniana*)  
California red fir (*Abies magnifica*)  
White fir (*Abies concolor*)  
Jeffrey pine (*Pinus jeffreyi*)  
Ponderosa pine (*Pinus ponderosa*)  
Sugar pine (*Pinus lambertiana*)  
Western white pine (*Pinus monticola*)  
Lodgepole pine (*Pinus contorta*)  
Noble fir (*Abies procera*)  
Knobcone pine (*Pinus attenua*)

Gray pine (*Pinus sabiniana*)  
Mountain hemlock (*Tsuga mertensiana*)  
Brewer spruce (*Picea breweriana*)  
Engelmann spruce (*Picea englemanni*)  
Sierra redwood (*Sequoiadendron giganteum*)  
Foxtail pine (*Pinus balfouriana*)  
Western juniper (*Juniperus occidentalis*)

### Hardwoods:

Tannoak (*Notholithocarpus densiflorus*)  
Red alder (*Alnus rubra*)  
White alder (*Alnus rhombifolia*)  
Pacific madrone (*Arbutus menziesii*)  
Golden chinkapin (*Castanopsis chrysophylla*)  
Pepperwood (*Umbellularia californica*)  
Oregon white oak (*Quercus garryana*)  
California black oak (*Quercus kelloggii*)

For more information and assistance related to tree removal contact the Mendocino Unit CAL FIRE Resource Management Office at (707) 459-7440.





CAL FIRE File #

261-19

\* FOR OFFICE USE ONLY \*

\*please call Ron Franz  
462-1087 if you have  
any questions \*

## STATE FIRE SAFE REGULATIONS APPLICATION

Building / Project Site Information		
Address: 12101 Hwy 253		APN: 046-260-84
City: Boonville		Zip Code: 95415
Property Owner		
Name: Gary Island		
Mailing Address: P.O. Box 567		
City: Boonville		State: CA
Zip Code: 95415		Phone: 707-972-1122
Email: gary@ielath.com		
Agent Representing Property Owner		
Name: Ron Franz - Franz Engineering & Surveying		
Mailing Address: 2335 Appotinaris Drive		
City: Ukiah		State: CA
Zip Code: 95482		Phone: 707-462-1087
Email: rfranz@comcast.net		
Mail Correspondence to (choose one)		
<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent	<input type="checkbox"/> Pick Up at CAL FIRE Howard Forest
Project Information		
<input type="checkbox"/> Residential		<input type="checkbox"/> Commercial
<input type="checkbox"/> New Building	<input type="checkbox"/> Class K	<input checked="" type="checkbox"/> Subdivision 2 lots
<input type="checkbox"/> Remodel/ Addition	<input type="checkbox"/> Replacement	<input type="checkbox"/> Other Each > 1600 Ac
Dwelling Sq. Ft:		Attached Garage Sq. Ft:
Accessory Building(s) Sq. Ft:		Detached Garage/ Shop Sq. Ft:
Agricultural Building(s) Sq. Ft:		Other Structure Sq. Ft:
TOTAL SQUARE FEET:		
Briefly describe the structure(s) to be built:		

N/A

This is a simple minor subdivision of a 325 ac. parcel into 2 parcels (160 & 165 Ac) Each has an existing house, driveway, utilities etc. Each fronts on Hwy 253 (see maps & photo)

No work will be done, No grading, no road work, no utility work, nothing. We are only drawing a line on a map. Everything is already existing



*subdivision no structures are proposed. 2 existing houses*

Project Information Continued

	Yes	No
1. Was the subject parcel created PRIOR to January 1, 1991?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the structure within a ½ mile driving distance of a working fire hydrant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the structure within a 5-mile driving distance of a year-round fire station?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Is the subject parcel 1 acre or larger?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed structure(s) be 30 ft. or more from ALL property lines <i>N/A</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will your project require construction of a new road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will your project require extension of an existing road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If you answered YES to question 6 or 7:	How many feet?	Maximum grade (%)?
8. Will your project require construction of a new driveway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will your project require extension of an existing driveway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If you answered YES to question 8 or 9:	How many feet?	Maximum grade (%)?
If you answered No to (one or more) questions 6-9, describe the existing road/driveway: <i>Existing paved driveway approaches onto Hwy 253. Existing paved driveway to each house - grades are flat. Houses are only about 200 feet off of Hwy 253 - see maps</i>		
10. Is there an existing bridge(s) on the parcel that provide access to the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will a bridge be installed/ constructed to provide access to project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is a plot plan attached as per the instructions? <i>See attached Tentative Map</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Subdivision Information (only required for subdivision)		
Current acreage before split? <i>325 Ac</i>	How many parcels will be created? <i>2 total</i>	
Acreage of each newly created parcel? <i>160 Ac + 165 Ac</i>		
Timber and Land Conversion Activities		
13. Will trees be cut and timber products be sold, bartered, traded, or exchanged?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will timberland be converted to a non-timber growing use? <i>N/A</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If YES on questions 13 or 14, a harvest permit may be required from CAL FIRE Resource Management FOR QUESTIONS RELATED TO TIMBER OR LAND CONVERSION CALL (707) 459-7440		
Exception Request		
15. Will your project require an exception to ANY of the Fire Safe Regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If YES on question 15, attach a separate page identifying the applicable section pertinent to your request, facts supporting the request, and details of the exception or mitigation measures proposed, and a map showing the proposed location of the exception or mitigation measure.		

I hereby agree to maintain the property in compliance with the Fire Safe Regulations established in the Public Resources Code Section 4290. The information submitted in this application is complete and accurate to the best of my knowledge.

Signature of property owner or authorized agent: <i>Ron Franz</i> <i>RCE, PLS</i>	
Date: <i>5/17/19</i>	Print Name: <i>Ron Franz</i>