COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

July 2, 2019

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

Archaeological Commission
County Addresser
Sonoma State University
Caltrans
CalFire - Prevention
Department of Fish and Wildlife

Coastal Commission
Department of Parks & Recreation
Albion – Little River Fire District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDP_2019-0020
DATE FILED: 5/20/2019
OWNER/APPLICANT: JORN D & ANN D HERNER
AGENT: SCHLOSSER NEWBERGER ARCHITECTS
REQUEST: Standard Coastal Development Permit to construct a 1,796 sq. ft. single family dwelling, an attached 576 sq. ft. garage, patio and walkways, asphalt driveway and turnout, 1,200 gallon water storage tank with associated pump house, and propane tank for the residence.
LOCATION: In the Coastal Zone, 2.0± miles southeast of Albion town center, on the west side of Navarro Ridge Road (CR 518), 1.1± miles southeast of State Route 1 (SR 1), located at 32871 Navarro Ridge Rd., Albion (APN: 123-400-19).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: MIO MENDEZ
RESPONSE DUE DATE: July 16, 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. 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: CDP_2019-0020

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AGENT: SCHLOSSER NEWBERGER ARCHITECTS

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APN/S: 123-400-19

PARCEL SIZE: 4.23 ± Acres

GENERAL PLAN: Rural Residential (RR 5) / (RR 5-DL)

ZONING: Rural Residential (RR 5) / (RR 5-DL)

EXISTING USES: Vacant

DISTRICT: 5th Supervisorial District (Williams)

RELATED CASES: Vacant

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Range Land (RL 160)	Range Land (RL 160)	85.8 ± Acres	Residential
EAST:	Rural Residential (RR 5) / (RR 5-DL)	Rural Residential (RR 5) / (RR 5-DL)	3.43 ± Acres	Residential
SOUTH:	Rural Residential (RR 5) / (RR 5-DL)	Rural Residential (RR 5) / (RR 5-DL)	7.5 ± Acres	State Park
WEST:	Rural Residential (RR 5) / (RR 5-DL)	Rural Residential (RR 5) / (RR 5-DL)	3.94 ± Acres	Vacant

REFERRAL AGENCIES

LOCAL
- ☒ Air Quality Management District
- ☒ Archaeological Commission
- ☒ Assessor's Office
- ☒ Building Division (FB)
- ☒ County Addresser
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (FB)
- ☒ Albion Litter River Fire District
- ☒ Planning Division (FB)
- ☒ Sonoma State University

STATE
- ☒ CALFIRE (Land Use)
- ☒ California Coastal Commission
- ☒ California Dept. of Fish & Wildlife
- ☒ California Dept. of Parks and Recreation
- ☒ CALTRANS

TRIBAL
- ☒ Cloverdale Rancheria
- ☒ Redwood Valley Rancheria
- ☒ Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: N/A

STAFF PLANNER: MIO MENDEZ **DATE:** 6/26/19

ENVIRONMENTAL DATA

1. MAC:
GIS
None

2. FIRE HAZARD SEVERITY ZONE:
CALFIRE FRAP maps/GIS
High Fire Hazard

3. FIRE RESPONSIBILITY AREA:
CALFIRE FRAP maps/GIS
CalFire File # 263-19

4. FARMLAND CLASSIFICATION:
GIS
Rural Residential and Rural Commercial

5. FLOOD ZONE CLASSIFICATION:
FEMA Flood Insurance Rate Maps (FIRM)
Zone X, Zone V

6. COASTAL GROUNDWATER RESOURCE AREA:
Coastal Groundwater Study/GIS
Critical Water Area

7. SOIL CLASSIFICATION:
Mendocino County Soils Study Eastern/Western Part
Wester Study Soils 182, 139

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:
LCP maps, Pygmy Soils Maps; GIS
None

9. WILLIAMSON ACT CONTRACT:
GIS/Mendocino County Assessor's Office
N/A

10. TIMBER PRODUCTION ZONE:
GIS
N/A

11. WETLANDS CLASSIFICATION:
GIS
None

12. EARTHQUAKE FAULT ZONE:
Earthquake Fault Zone Maps; GIS
No

13. AIRPORT LAND USE PLANNING AREA:
Airport Land Use Plan; GIS
N/A

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:
GIS; General Plan 3-11
N/A

15. NATURAL DIVERSITY DATABASE:
CA Dept. of Fish & Wildlife Rarefind Database/GIS
None

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:
GIS; General Plan 3-10
Navarro River Redwoods State Park

17. LANDSLIDE HAZARD:
Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
None

18. WATER EFFICIENT LANDSCAPE REQUIRED:
Policy RM-7; General Plan 4-34
N/A

19. WILD AND SCENIC RIVER:
www.rivers.gov (Eel Only); GIS
N/A

20. SPECIFIC PLAN/SPECIAL PLAN AREA:
Various Adopted Specific Plan Areas; GIS
None

21. STATE CLEARINGHOUSE REQUIRED:
Policy
N/A

22. OAK WOODLAND AREA:
USDA
None

23. HARBOR DISTRICT:
Sec. 20.512
N/A

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:
LCP Land Use maps/GIS
See LCP Land Use Map 19 Navarro

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:
LCP Land Capabilities maps/GIS; 20.500
See LCP Land Capabilities & Natural Hazards

26. LCP HABITATS & RESOURCES:
LCP Habitat maps/GIS; 20.496
See Habitats & Resources Map

27. COASTAL COMMISSION APPEALABLE AREA:
Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
No

28. CDP EXCLUSION ZONE:
CDP Exclusion Zone maps/GIS
No

29. HIGHLY SCENIC AREA:
Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020
Yes, See Highly Scenic & Tree Removal Areas Map

30. BIOLOGICAL RESOURCES & NATURAL AREAS:
Biological Resources & Natural Area Map; GIS; General Plan 4-9
See Biological Resources Map

31. BLUFFTOP GEOLOGY:
GIS; 20.500.020
No

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning

Case No(s)	CDP-2019-0020
CDF No(s)	
Date Filed	5-15-2019
Fee	$4,831.55
Receipt No.	
Received by	MWALDMAN

Office Use Only

COASTAL ZONE APPLICATION FORM

APPLICANT

Name: Jorn and Ann Dinh-Herner
Mailing Address: 345 34th Street
City: Sacramento State: CA Zip Code: 95816 Phone: 916-446-6055

PROPERTY OWNER

Name: same
Mailing Address:
City: State: Zip Code: Phone:

AGENT

Name: Schlosser Newberger Architects
Mailing Address: 435 North Main Street
City: Fort Bragg State: CA Zip Code: 95437 Phone: 707-961-0911

PARCEL SIZE

4.2 ☐ Square feet ■ Acres

STREET ADDRESS OF PROJECT

32871 Navarro Ridge Road, Albion, CA 95410

ASSESSOR'S PARCEL NUMBER(S)

123-400-19

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

Robert Schlosser — Signature of Applicant/Agent
5-9-19 — Date
Signature of Owner
Date

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that your 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 and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

New Single Family Residence with Attached Garage. New patios and walkways. New asphalt paved driveway and turnaround. Reuse existing well and add new water pressure system, new water storage tank and new underground water piping. New septic system leach field, tanks and distribution boxes. New asphalt paved encroachment onto Navarro Ridge Road. Extend utilities overhead along Navarro Ridge Road to connection point in road easement and underground from the connection point to the residence. New propane tank and fenced enclosure for propane tank and trash containers. New underground propane service to residence.

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
[x] Single Family	1	1796 House: 576 Garage
[ ] Mobile Home		
[ ] Duplex		
[ ] Multifamily		

If Multifamily, number of dwelling units per building: _____

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

Total square footage of structures: _____
Estimated employees per shift: _____
Estimated shifts per day: _____
Type of loading facilities proposed: _____

4. Will the proposed project be phased? [ ] Yes [x] No
If Yes, explain your plans for phasing.

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

Existing 200 sq. ft. trailer.

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

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

Existing trailer to be removed and recycled or disposed of.

7. Project Height. Maximum height of structure 17.0 feet.

8. Lot area (within property lines): 4.2 ☐ square feet ☒ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	0 square feet	2372 square feet	2372 square feet
Paved area	0 square feet	5067 square feet	5067 square feet
Landscaped area	0 square feet	967 square feet	967 square feet
Unimproved area	182,952 square feet	-8406 square feet	174,546 square feet

GRAND TOTAL: 182,952 square feet
(Should equal gross area of parcel)

10. Gross floor area: _____ square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces Existing 4 Proposed 0 Total 4

Number of covered spaces	2	Size 9' x 18'
Number of uncovered spaces	2	Size 9' x 20'
Number of standard spaces	4	Size
Number of handicapped spaces	0	Size

12. 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
- [ ] On Site generation, Specify: _____
- [ ] None

C. Telephone: [☒] Yes [ ] No

13. Will there by any exterior lighting? [☒] Yes [ ] No
If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

Path lighting at walkways.
Wall sconces at exterior doors
Soffit lighting at covered walkway and entrance alcoves.
Security lighting at Garage and Residence entrance.

14. What will be the method of sewage disposal?

- [ ] Community sewage system, specify supplier _____
- [■] Septic Tank
- [ ] Other, specify _____

15. What will be the domestic water source?

- [ ] Community water system, specify supplier _____
- [■] Well
- [ ] Spring
- [ ] Other, specify _____

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

New encroachment onto Navarro Ridge Road. 1 to 2 foot cut on north side of house to create driveway and turnaround area. Maximum 3 foot fill on south side of residence and patio to slope to meet natural grade.

For grading and road construction, complete the following:

A. Amount of cut: 200 cubic yards
B. Amount of fill: 300 cubic yards
C. Maximum height of fill slope: 3'-0" feet
D. Maximum height of cut slope: 2'-0" feet
E. Amount of import or export: 0 cubic yards
F. Location of borrow or disposal site: N/A

17. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ■ No
If yes, explain:

18. Does the project involve sand removal, mining or gravel extraction? ☐ Yes ■ No
If yes, detailed extraction, reclamation and monitoring may be required.

19. Will the proposed development convert land currently or previously used for agriculture to another use? ☐ Yes ■ No
If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)

20. Will the development provide public or private recreational opportunities? ■ Yes ☐ No
If yes, explain:
Private recreation for Owners.

21. Is the proposed development visible from:

A. State Highway 1 or other scenic route? ■ Yes ☐ No
B. Park, beach or recreation area? ■ Yes ☐ No

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

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

A. Diking ☐ Yes ■ No
B. Filling ☐ Yes ■ No
C. Dredging ☐ Yes ■ No
D. Placement of structures in open coastal waters, wetlands, estuaries or lakes ☐ Yes ■ No

Amount of material to be dredged or filled? N/A cubic yards.

Location of dredged material disposal site: _____

Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ■ No

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

COASTAL ZONE DEVELOPMENT

COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

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

AP# 000-000-00 **LASTNAME, FIRSTNAME** **STREET ADDRESS** **CITY, STATE ZIP**		
123-400-17 POOS HILDEGARD 1301 SW LOOKING GLASS LOOP OAK HARBOR WA 98277		
123-400-19 HAMILTON JAKELYN DYANNE 15545 E JOJOBA FOUNTAIN HILLS AZ 85268		
123-410-12 PHILLIPS VAN L TTEE PO BOX 2370 BORREGO SPRINGS CA 92004		
123-400-20 BOYD KENE GAYLE TTEE 1661 SHADYDALE LN PLACERVILLE CA 95667		
123-400-21 OLSEN KENNETH A TTEE 1827 PACHECO ST SAN FRANCISCO CA 94116		
123-400-18 WOODFIELD JEFFREY R & HELEN S 1629 HUNSAKER ST OCEANSIDE CA 92054		
123-410-13 DAYEM RIFAAT TTEE 32532 NAVARRO RIDGE RD ALBION CA 95410		
126-050-07 STATE OF CALIFORNIA PO BOX 942896 SACRAMENTO CA 94296		

COMPLETE FOR PROJECTS LOCATED WITHIN THE COASTAL ZONE ONLY

DECLARATION OF POSTING

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

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

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

New Single Family Residence with Attached Garage. New patios and walkways. New asphalt paved driveway and turnaround. Reuse existing well and add new water pressure system, new water storage tank and new underground water piping. New septic system leach field, tanks and distribution boxe

New asphalt paved encroachment onto Navarro Ridge Road. Extend utilities overhead along Navarro Ridge Road to connection point in road easement and underground from the connection point to the residence. New propane tank and fenced enclosure for propane tank and trash containers. New und

(Description of development)

Located at:
32871 Navarro Ridge Road, Albion, CA 95410

123-400-19

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

On fence post at east side of property facing Navarro Ridge Road.

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

Robert Schlosser

Robert Schlosser
Owner/Authorized Representative

5-12-19
Date

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

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

COMPLETE FOR PROJECTS LOCATED WITHIN THE COASTAL ZONE ONLY

NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE COUNTY OF MENDOCINO:

PROPOSED DEVELOPMENT : New Single Family Residence with Attached Garage. New patios and walkways. New asphalt paved driveway and turnaround. Reuse existing well and add new water pressure system, new water storage tank and new underground water piping. New septic system leach field, tanks and distribution boxes. New asphalt paved encroachment onto Navarro Ridge Road. Extend utilities overhead along Navarro Ridge Road to connection point in road easement and underground from the connection point to the residence. New propane tank and fenced enclosure for propane tank and trash containers. New underground propane service to residence.

LOCATION: 32871 Navarro Ridge Road, Albion, CA 95410

APPLICANT : Jorn and Ann Dinh Herner

ASSESSOR'S PARCEL NUMBER(S): 123-400-19

DATE NOTICE POSTED: 5-12-19

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
860 NORTH BUSH STREET
UKIAH, CA 95482
707-234-6650

RECORDING REQUESTED BY:
Redwood Empire Title Company of Mendocino County

Mail Tax Statements and
When Recorded Mail Document To:
Jorn D. Herner and Ann D. Herner, Trustees
345 34th Street
Sacramento, CA 95816

Escrow No.: 20181644MN

2018-12148
Recorded at the request of
REDWOOD EMPIRE TITLE
09/25/2018 10:24 AM
Fee: $16.00 Pgs: 1 of 2

OFFICIAL RECORDS
Susan M. Ranochak - Clerk-Recorder
Mendocino County, CA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

$20.00 PAID
PCO FILED
Exempt

The undersigned grantor(s) declare(s) Documentary Transfer Tax stamps in the sum of $330.00

- ☒ computed on full value of property conveyed, or
- ☐ computed on full value less value of liens or encumbrances remaining at time of sale,
- ☐ Unincorporated area:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jilayne Behnke, a married woman

hereby GRANT(S) to

Jorn D. Herner and Ann D. Herner, Trustees of the Dinh Herner Family Revocable Trust, dated November 20, 2009, and any amendments thereto

the following described real property:

Lot 3 as numbered and designated upon the map of Vista Navarro, a subdivision, Tract No. 173, filed September 14, 1973, in Map Case 2, Drawer 22, Page 51, Mendocino County Records.

APN: 123-400-19

Dated: September 18, 2018

Jilayne C Behnke

Jilayne Behnke

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ Arizona

County of Maricopa

On September 20, 2018 before me,

Katherine Susan Kraus, Notary Public,

personally appeared Jilayne Behnke

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Arizona that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Katherine Kraus (Seal)

KATHERINE SUSAN KRAUS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission #548876
Expires June 27, 2022

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.

2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Owner/Authorized Agent — Date: 4-25-19

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

AUTHORIZATION OF AGENT

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

Owner — Date: 4-25-19

MAIL DIRECTION

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

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

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

INDEMNIFICATION AGREEMENT

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

Date: 4-25-19

Applicant

CASE: CDP 2019-0020
OWNER: HERNER, Jorn & Ann
APN: 123-400-19
APLCT: Jorn & Ann Dinh-Herner
AGENT: Schlosser Newberger Architects
ADDRESS: 32871 Navarro Ridge Road, Albion

Major Towns & Places
Highways
Coastal Zone Boundary
Major Roads
Major Rivers

0 2,550 5,100 Feet
0 0.5 1 Miles
1:63,360

LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 9.27.2019

CASE: CDP 2019-0020
OWNER: HERNER, Jorn & Ann
APN: 123-400-19
APLCT: Jorn & Ann Dinh-Herner
AGENT: Schlosser Newberger Architects
ADDRESS: 32871 Navarro Ridge Road, Albion

Named Rivers
Public Roads
Private Roads
Driveways/Unnamed Roads

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

AERIAL IMAGERY

MENDOCINO COUNTY PLANNING & BUILDING SERVICES - GIS

CASE: CDP 2019-0020
OWNER: HERNER, Jorn & Ann
APN: 123-400-19
APLCT: Jorn & Ann Dinh-Herner
AGENT: Schlosser Newberger Architects
ADDRESS: 32871 Navarro Ridge Road, Albion

Named Rivers

Public Roads

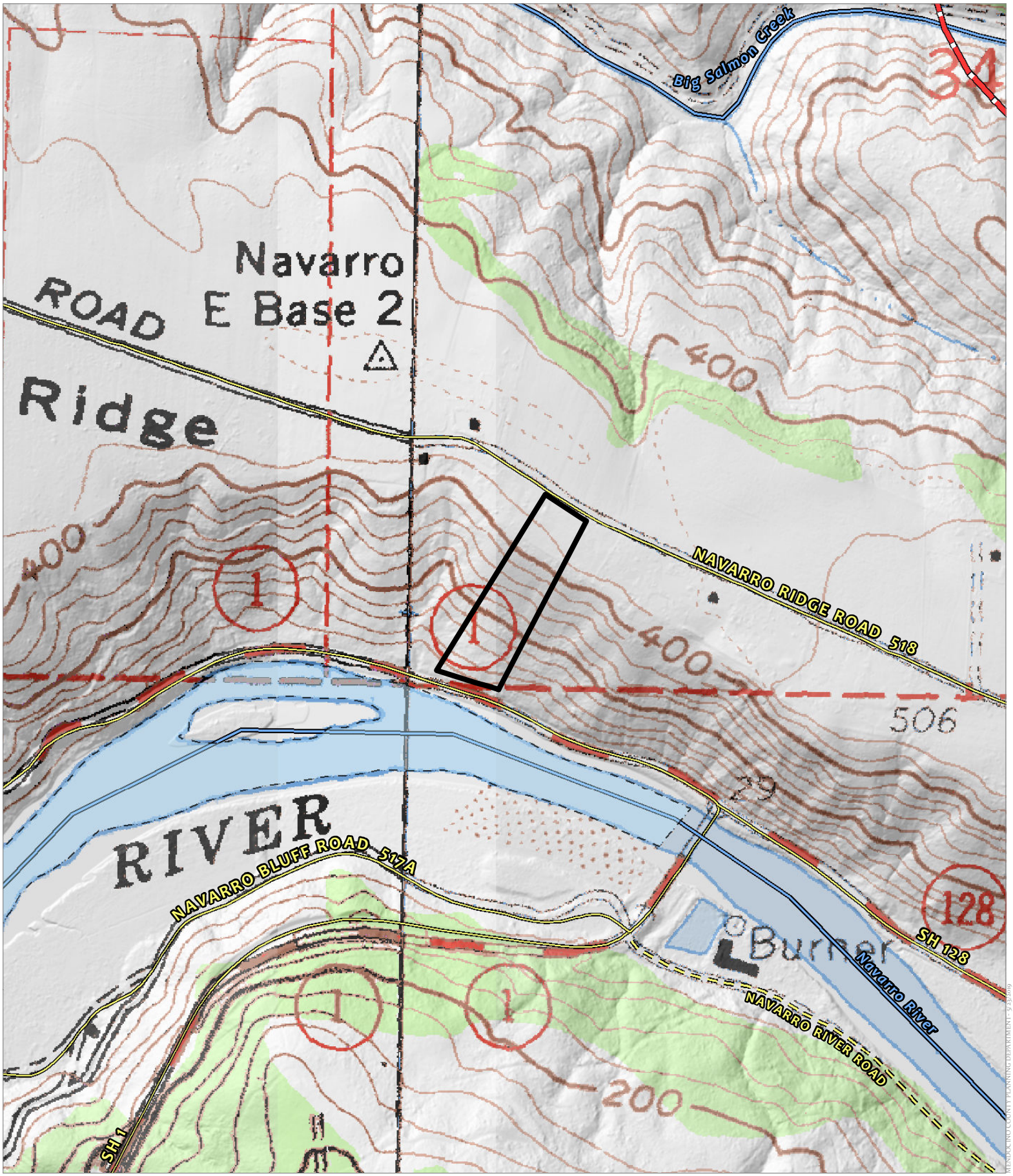
0 75 150 Feet

0 0.0125 0.025 Miles

N W E S

1:1,800

AERIAL IMAGERY



CASE: CDP 2019-0020
OWNER: HERNER, Jorn & Ann
APN: 123-400-19
APLCT: Jorn & Ann Dinh-Herner
AGENT: Schlosser Newberger Architects
ADDRESS: 32871 Navarro Ridge Road, Albion

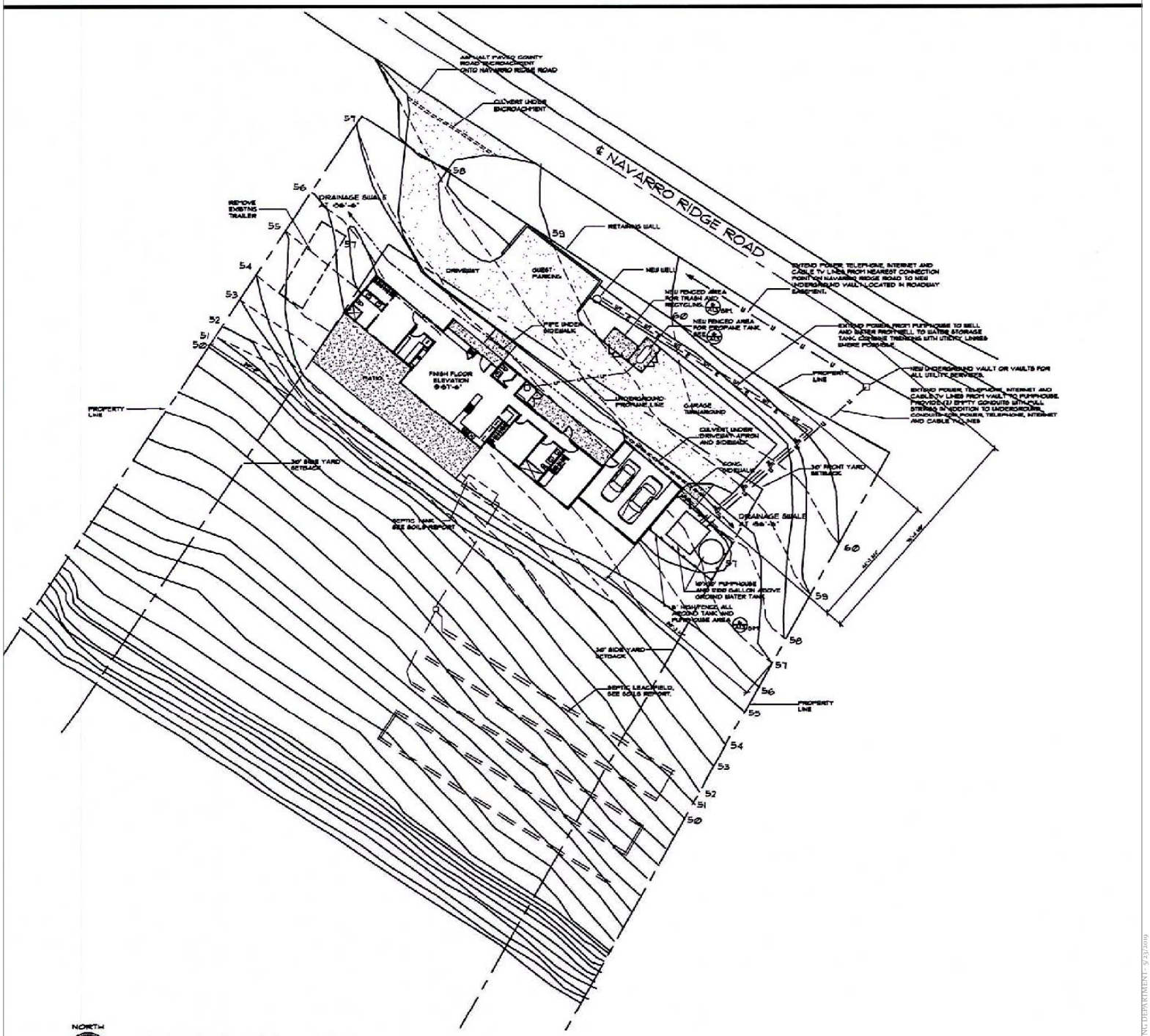
Coastal Zone Boundary
Named Rivers
Public Roads
Private Roads
Driveways/Unnamed Roads

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

TOPOGRAPHIC MAP

CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 9.9.2019

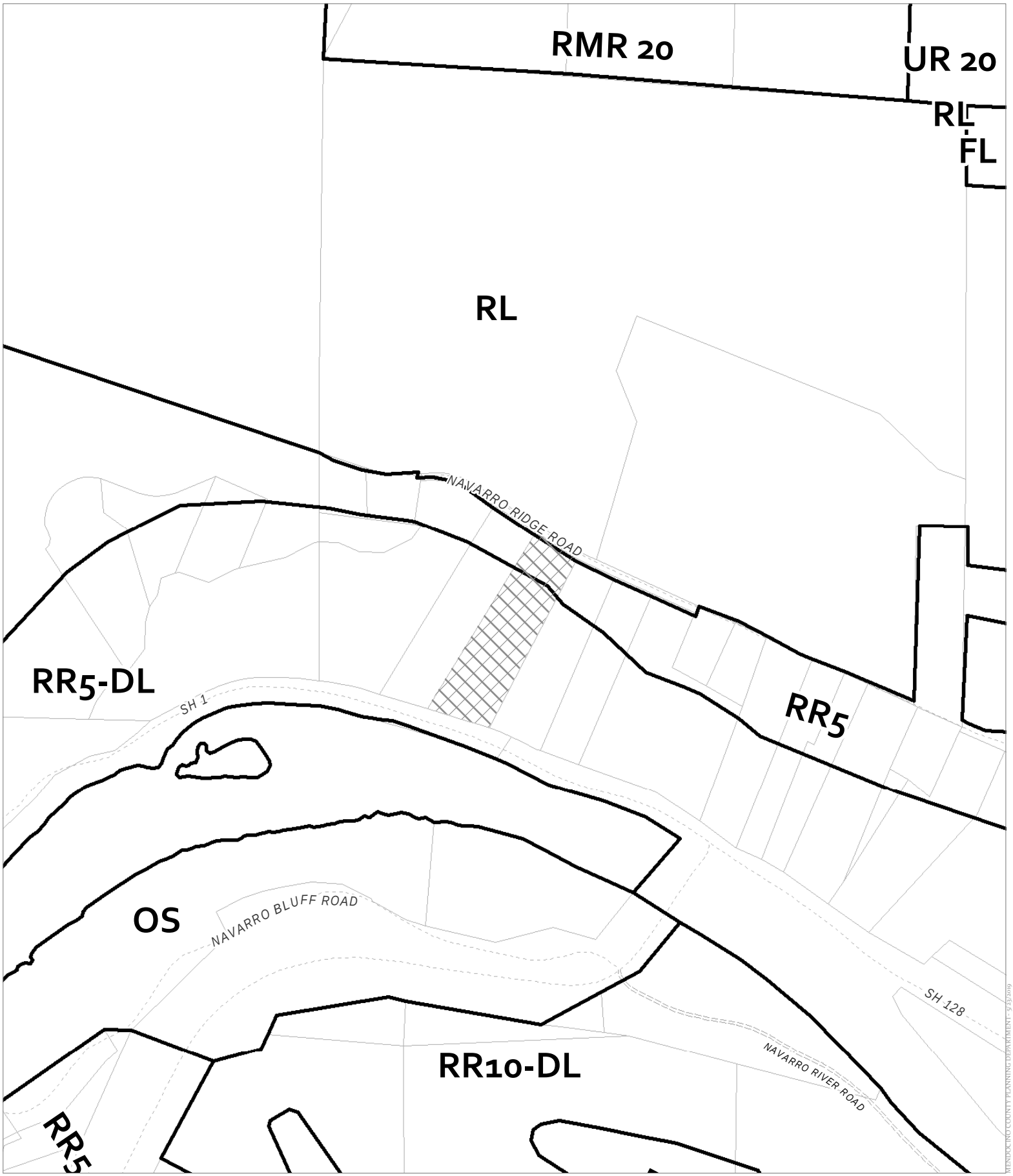


CASE: CDP 2019-0020
OWNER: HERNER, Jorn & Ann
APN: 123-400-19
APLCT: Jorn & Ann Dinh-Herner
AGENT: Schlosser Newberger Architects
ADDRESS: 32871 Navarro Ridge Road, Albion

NO SCALE

SITE PLAN

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2019



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APN: 123-400-19
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AGENT: Schlosser Newberger Architects
ADDRESS: 32871 Navarro Ridge Road, Albion

Zoning Districts

Public Roads

0 250 500 Feet

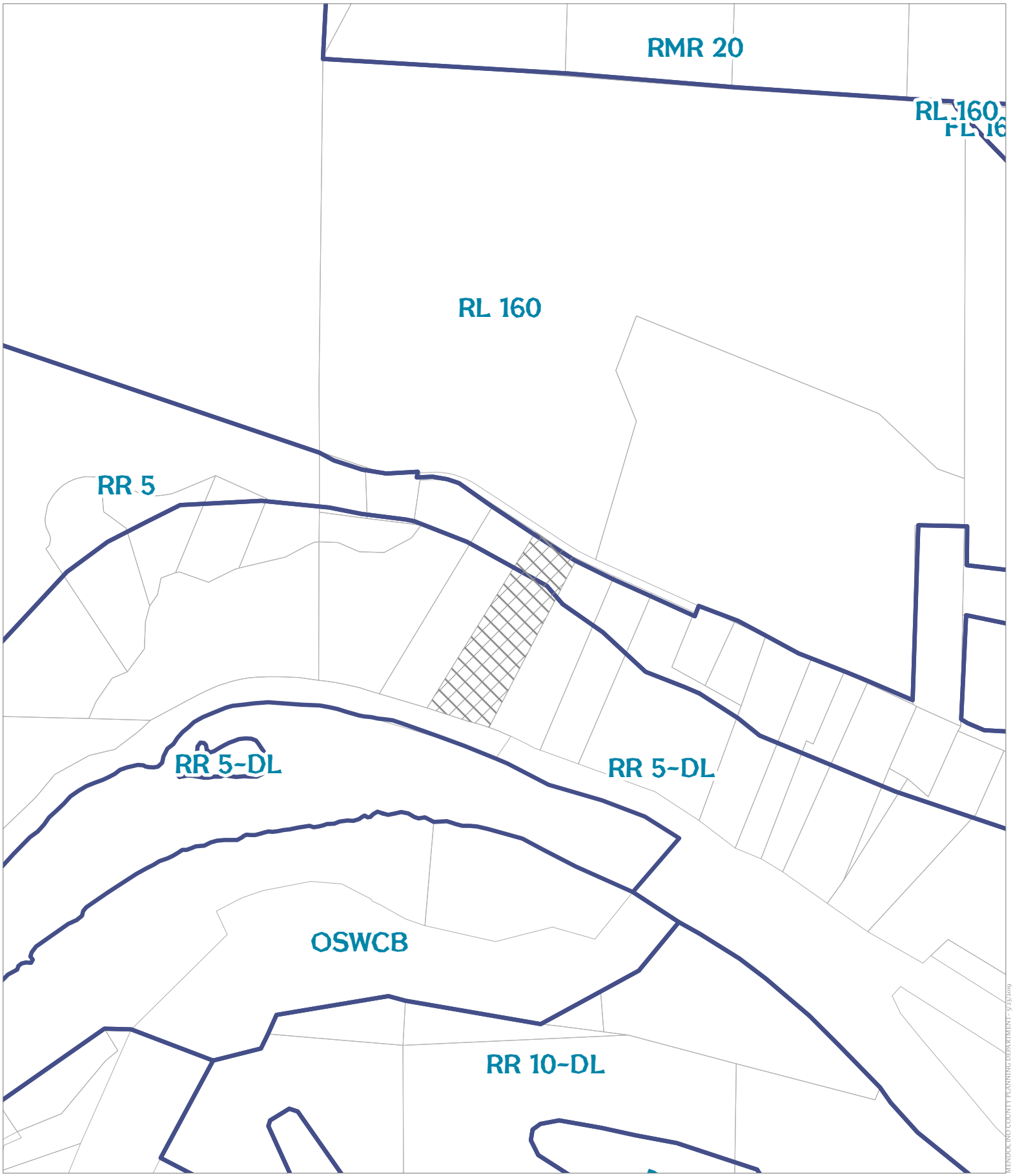
0 0.0425 0.085 Miles

1:6,000

N W E S

MENDOCINO COUNTY PLANNING DEPARTMENT - 9.5.2019

ZONING DISPLAY MAP



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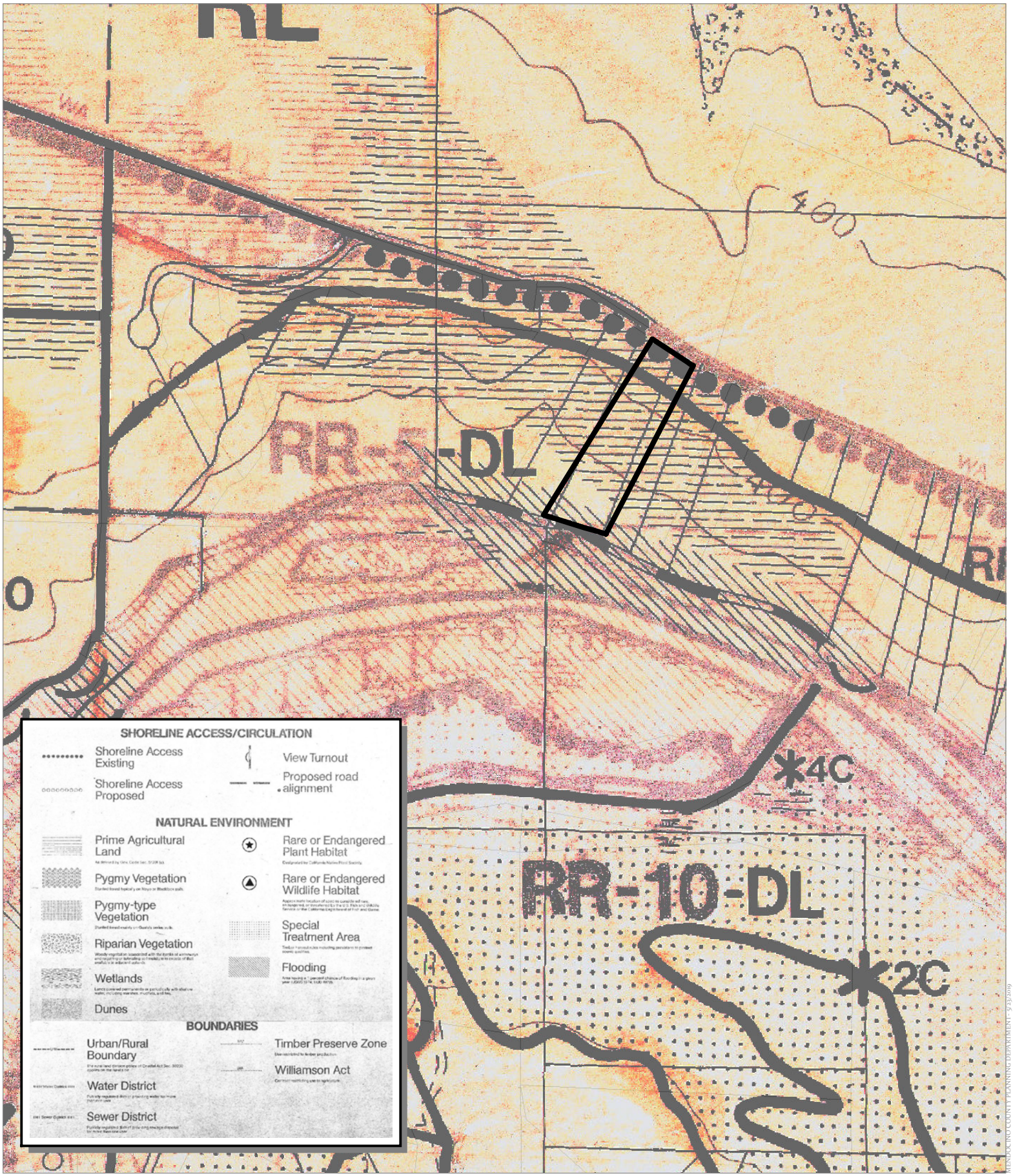
APN: 123-400-19
APLCT: Jorn & Ann Dinh-Herner
AGENT: Schlosser Newberger Architects
ADDRESS: 32871 Navarro Ridge Road, Albion

General Plan Classes

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/5/2019



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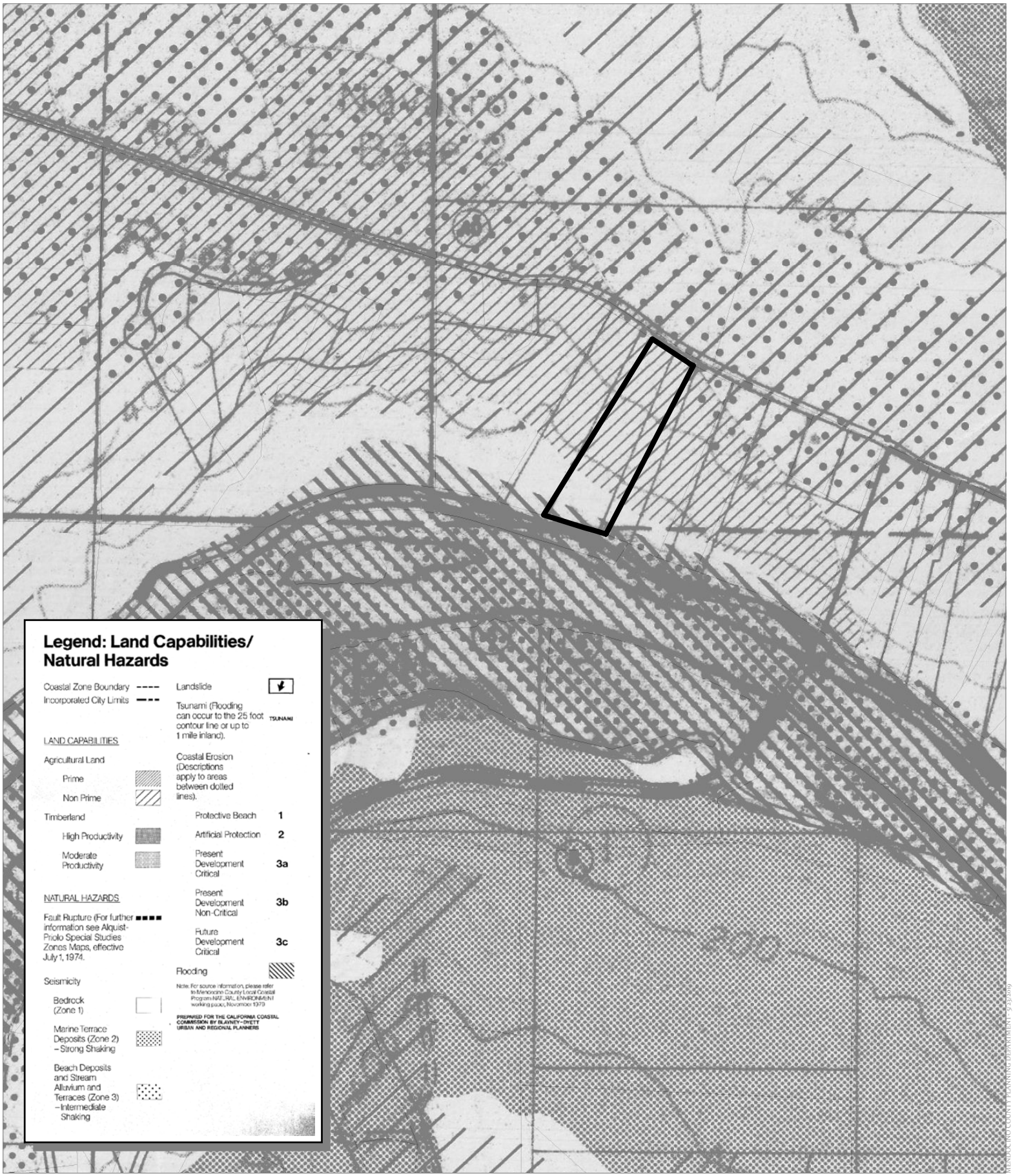
0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

LCP LAND USE MAP 19: NAVARRO

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2019



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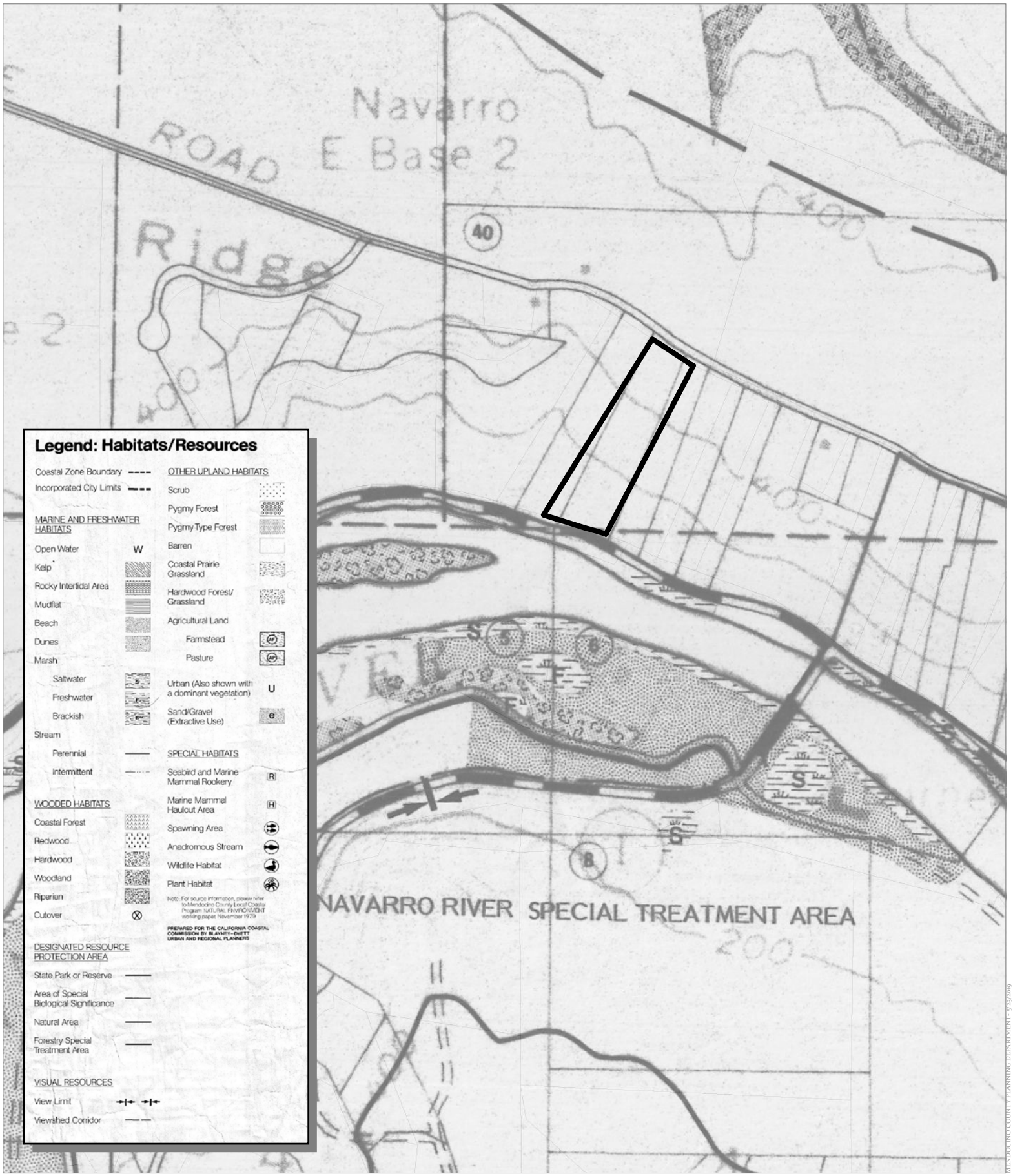
ADDRESS: 32871 Navarro Ridge Road, Albion

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

LCP LAND CAPABILITIES & NATURAL HAZARDS



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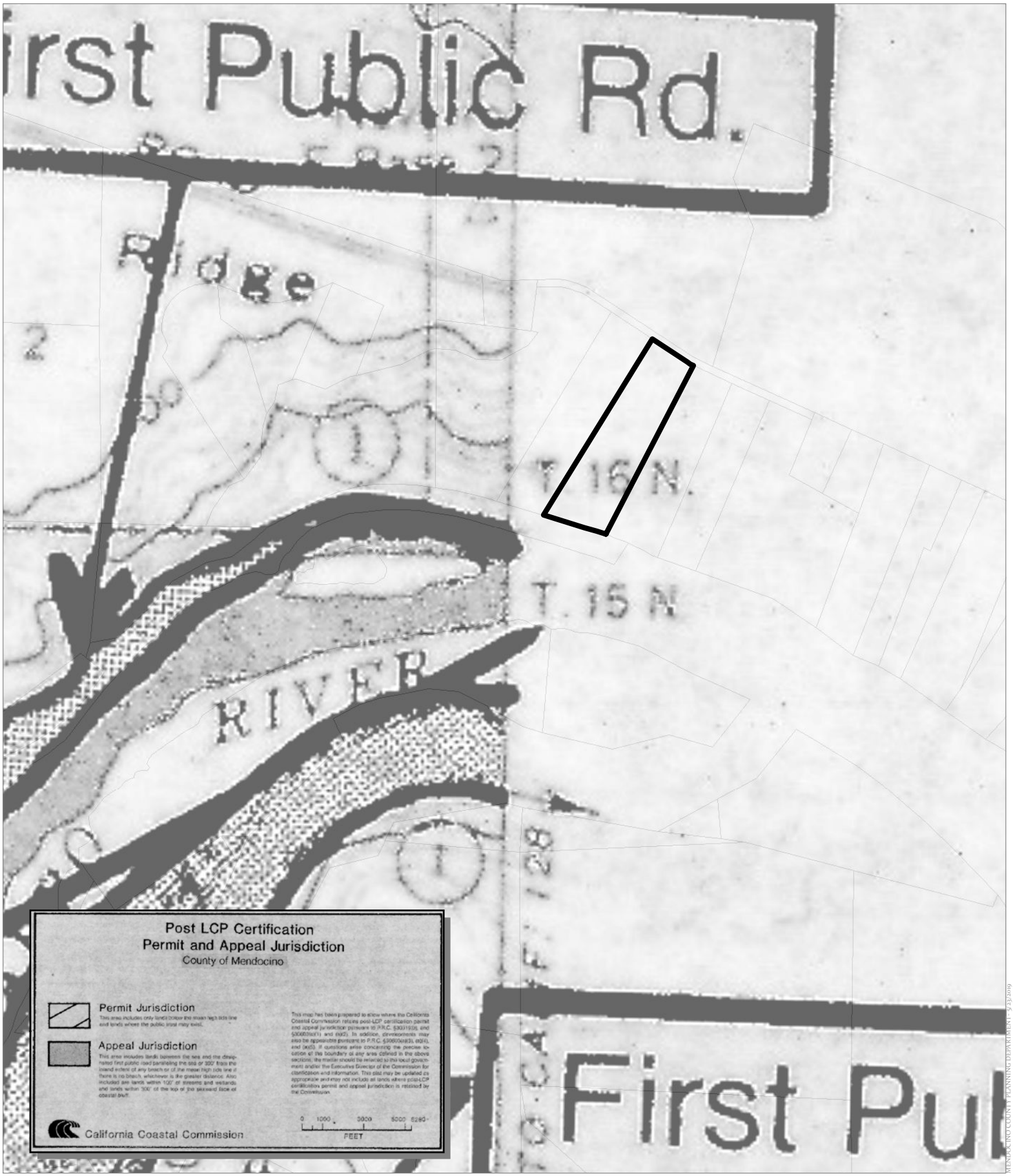
0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

LCP HABITATS & RESOURCES

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/3/2019



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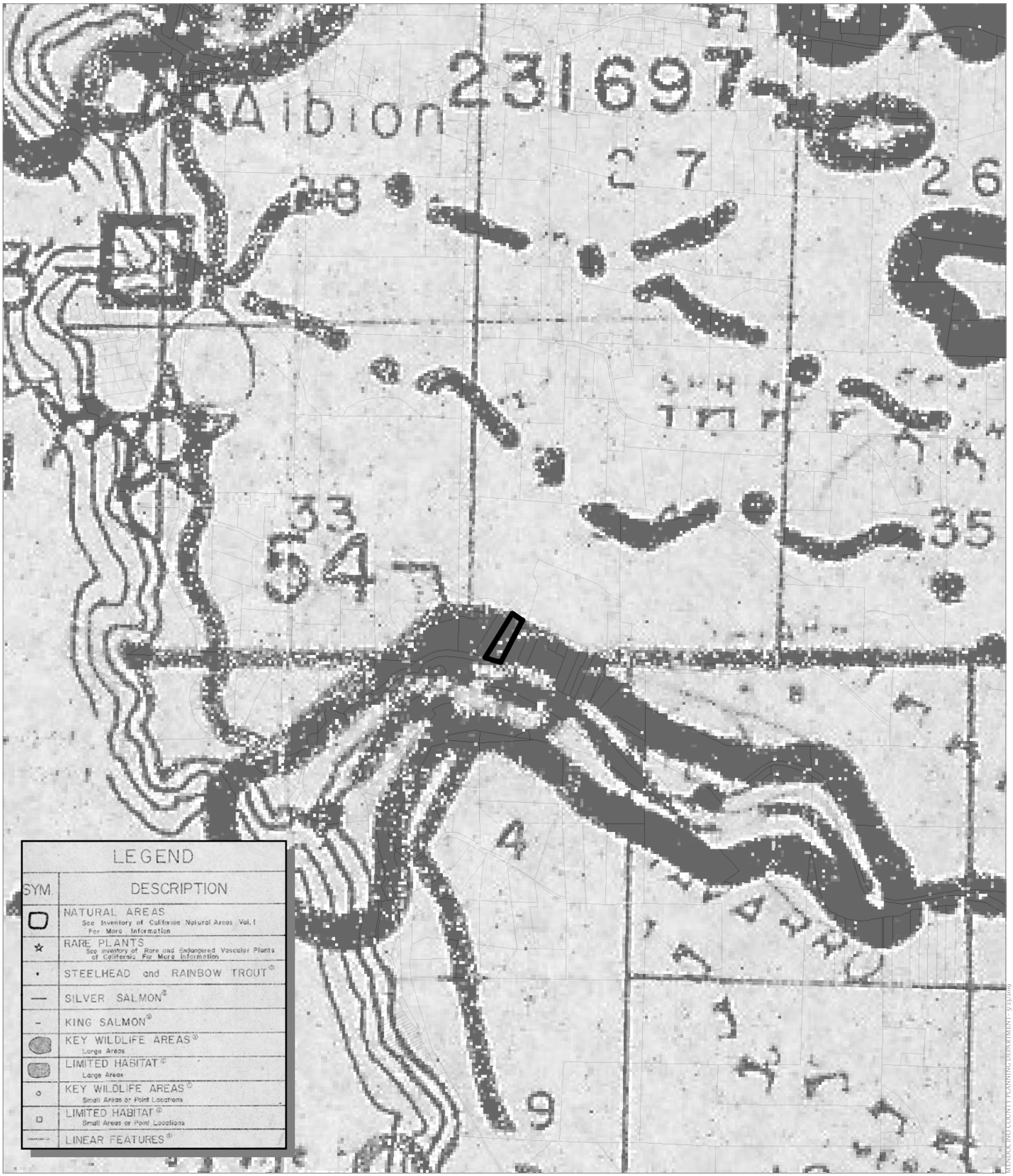
0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

APPEALABLE AREAS

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/2/2019



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ADDRESS: 32871 Navarro Ridge Road, Albion

0 950 1,900 Feet
0 0.175 0.35 Miles
1:24,000

BIOLOGICAL RESOURCE

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/2/2020

CASE: CDP 2019-0020
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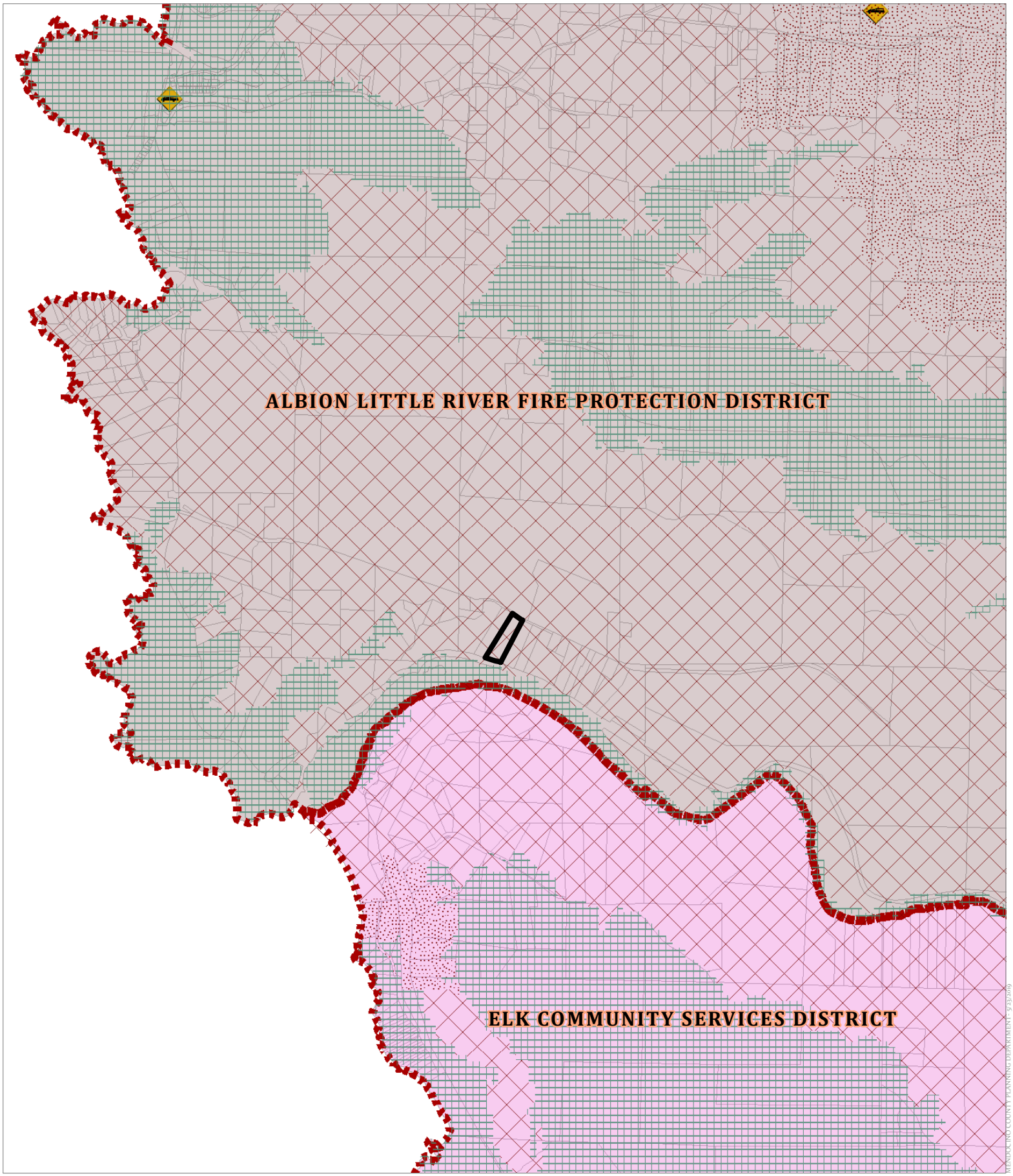
APN: 123-400-19
APLCT: Jorn & Ann Dinh-Herner
AGENT: Schlosser Newberger Architects
ADDRESS: 32871 Navarro Ridge Road, Albion

0 75 150 Feet
0 0.0125 0.025 Miles
1:1,800

N W E S

ADJACENT PARCELS

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/3/2019



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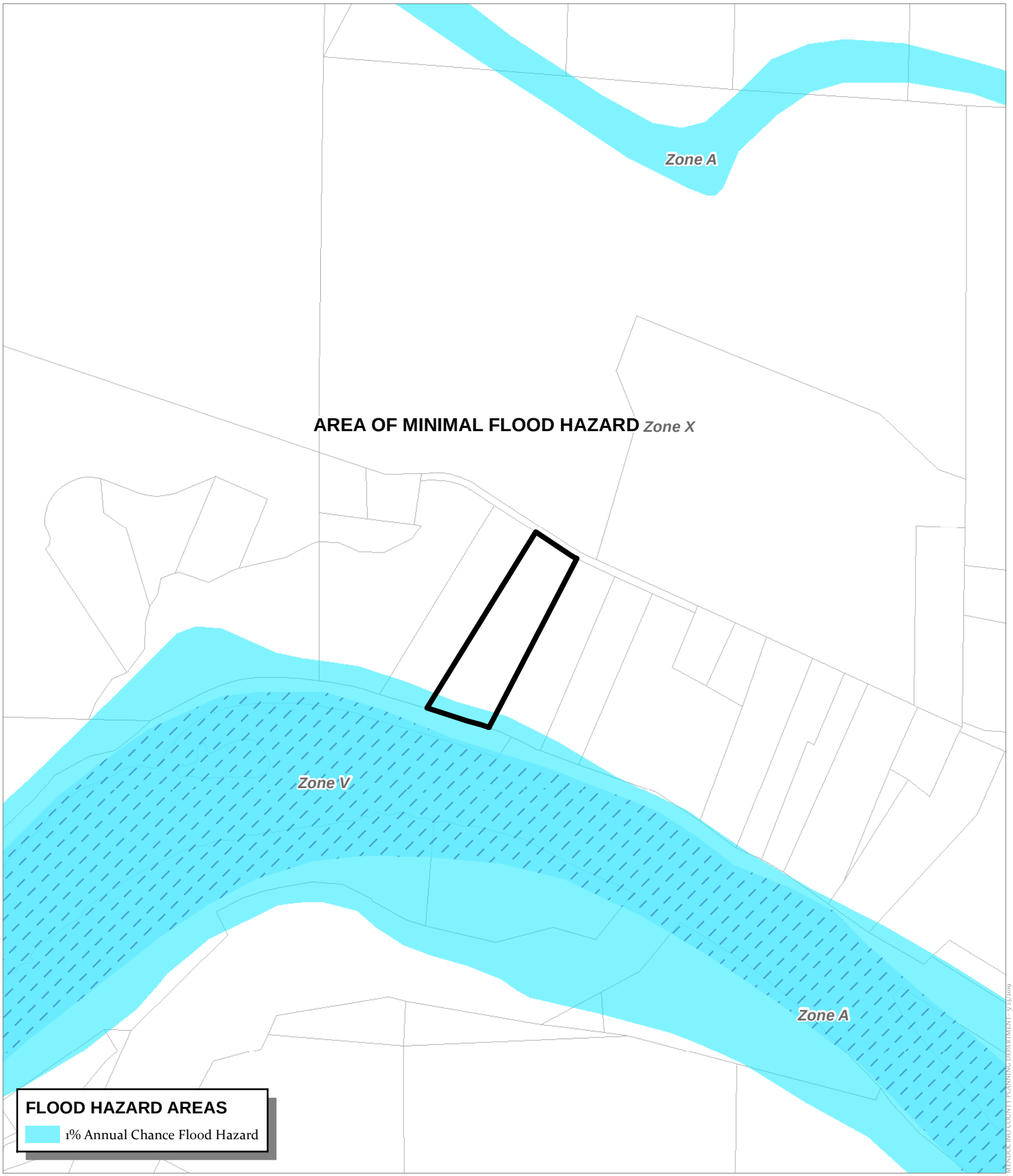
Very High Fire Hazard
High Fire Hazard
Moderate Fire Hazard
Fire Stations
County Fire Districts

0 950 1,900 Feet
0 0.175 0.35 Miles
1:24,000

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT 9/29/2009



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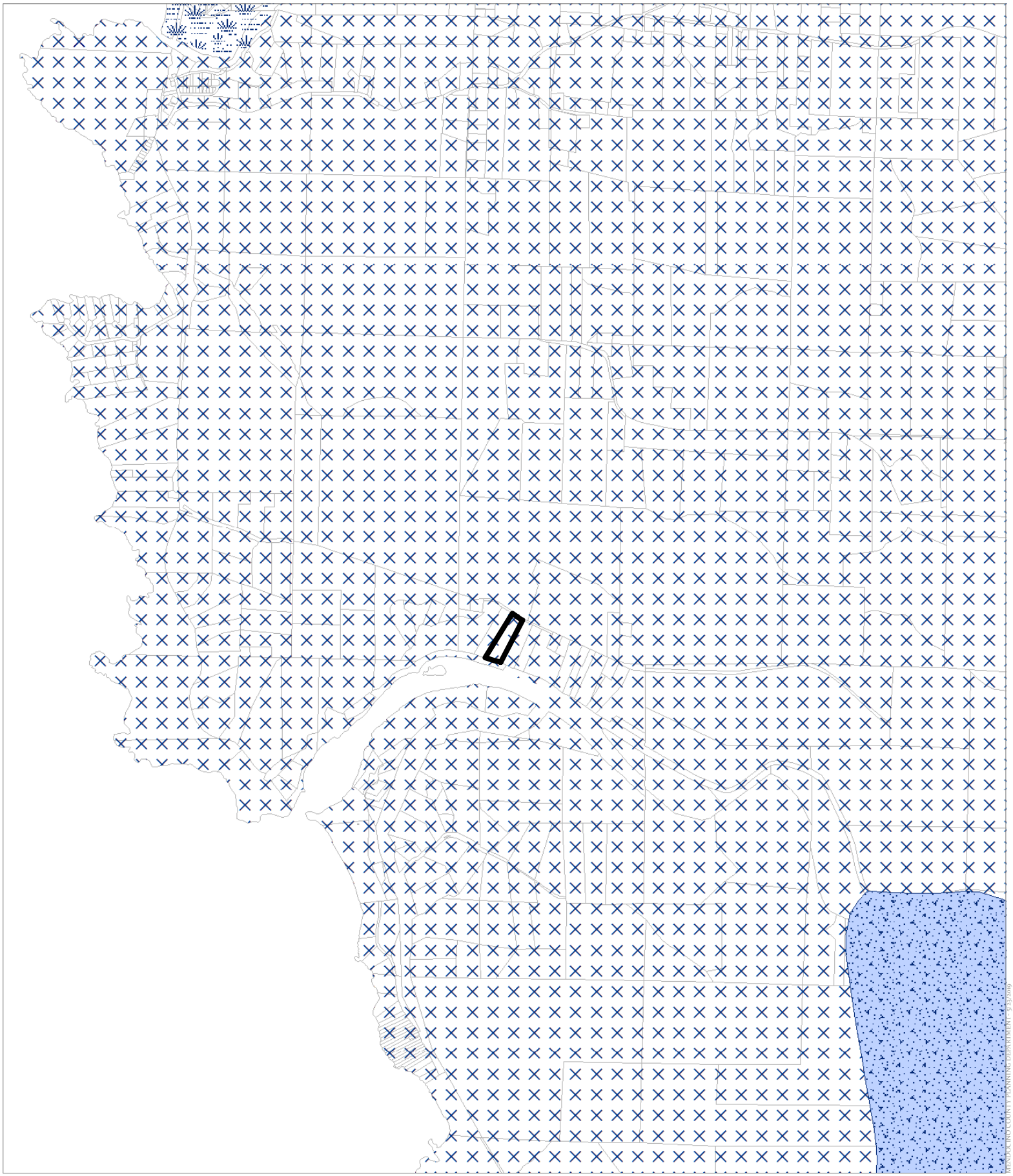
Tsunami Inundation Zones

0 250 500 Feet
0 0.0425 0.085 Miles
N W E S
1:6,000

SPECIAL FLOOD HAZARD AREAS

MENDOCINO COUNTY PLANNING DEPARTMENT - 9.27.2019



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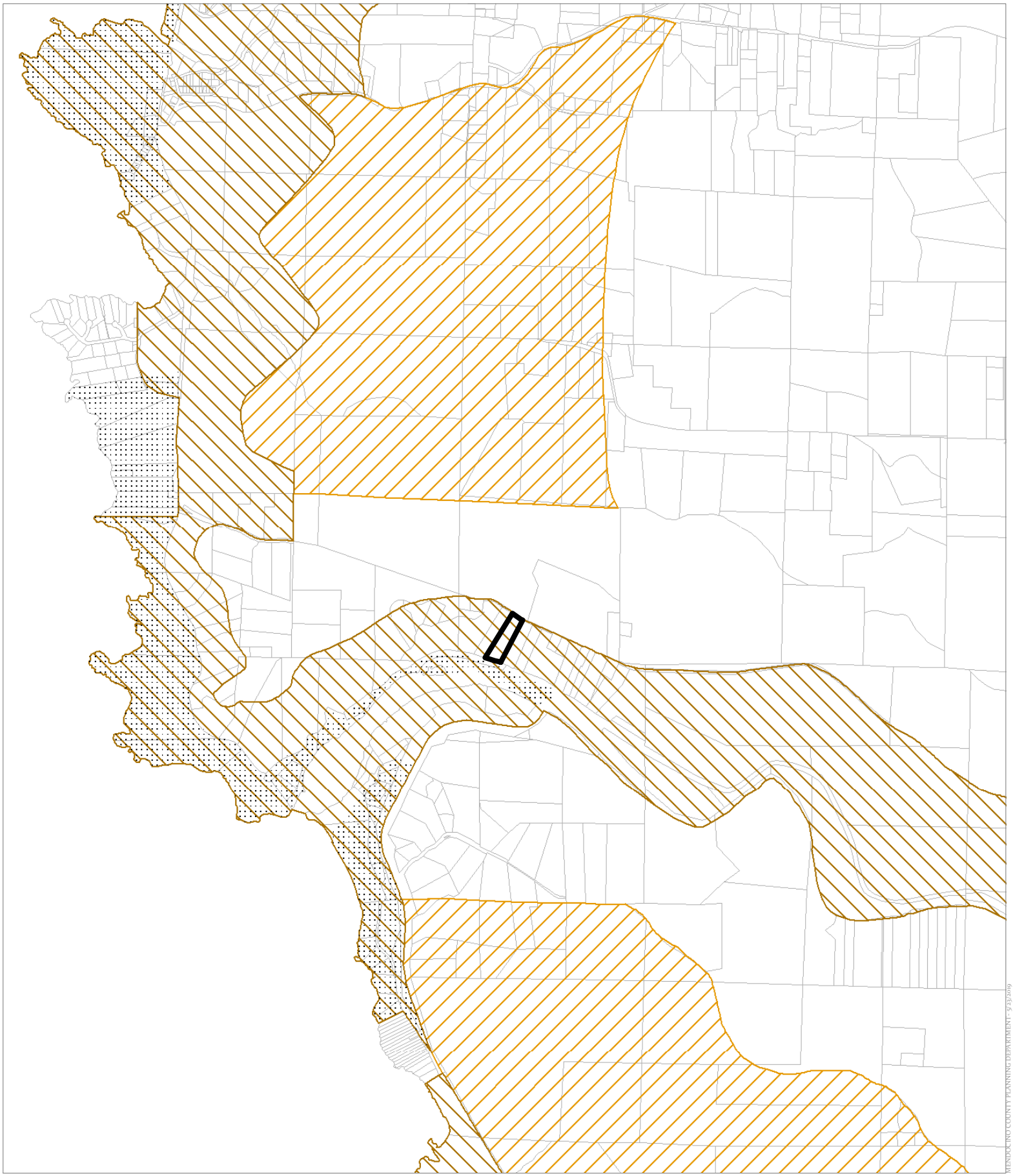
Critical Water Areas
Marginal Water Resources
Critical Water Resources Bedrock

0 950 1,900 Feet
0 0.175 0.35 Miles
1:24,000

GROUND WATER RESOURCES



CASE: CDP 2019-0020
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ADDRESS: 32871 Navarro Ridge Road, Albion

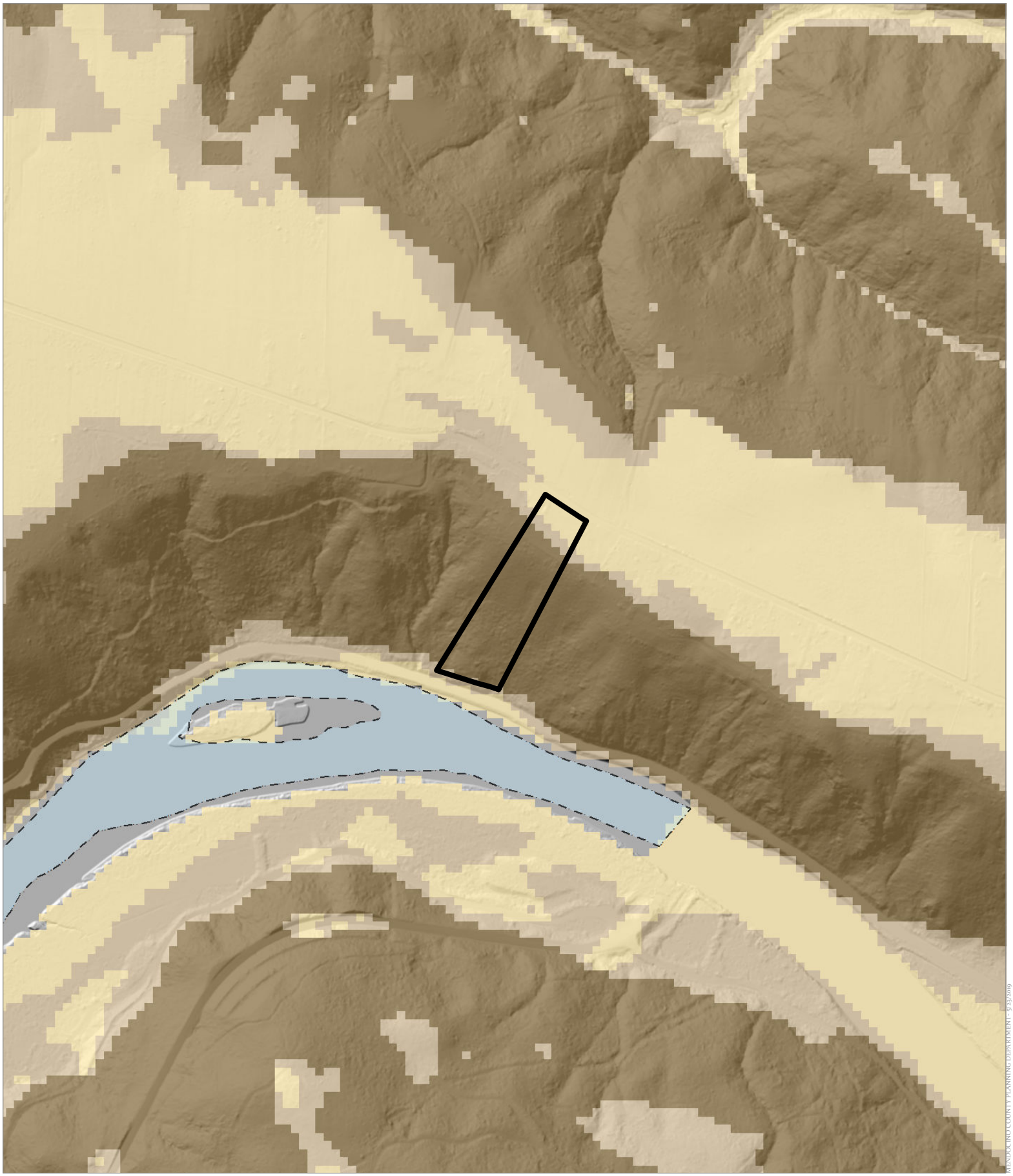
Tree Removal Area
Highly Scenic Area
Highly Scenic Area (Conditional)

0 950 1,900 Feet
0 0.175 0.35 Miles
1:24,000

N W E S

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/25/2019

HIGHLY SCENIC & TREE REMOVAL AREAS



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ADDRESS: 32871 Navarro Ridge Road, Albion

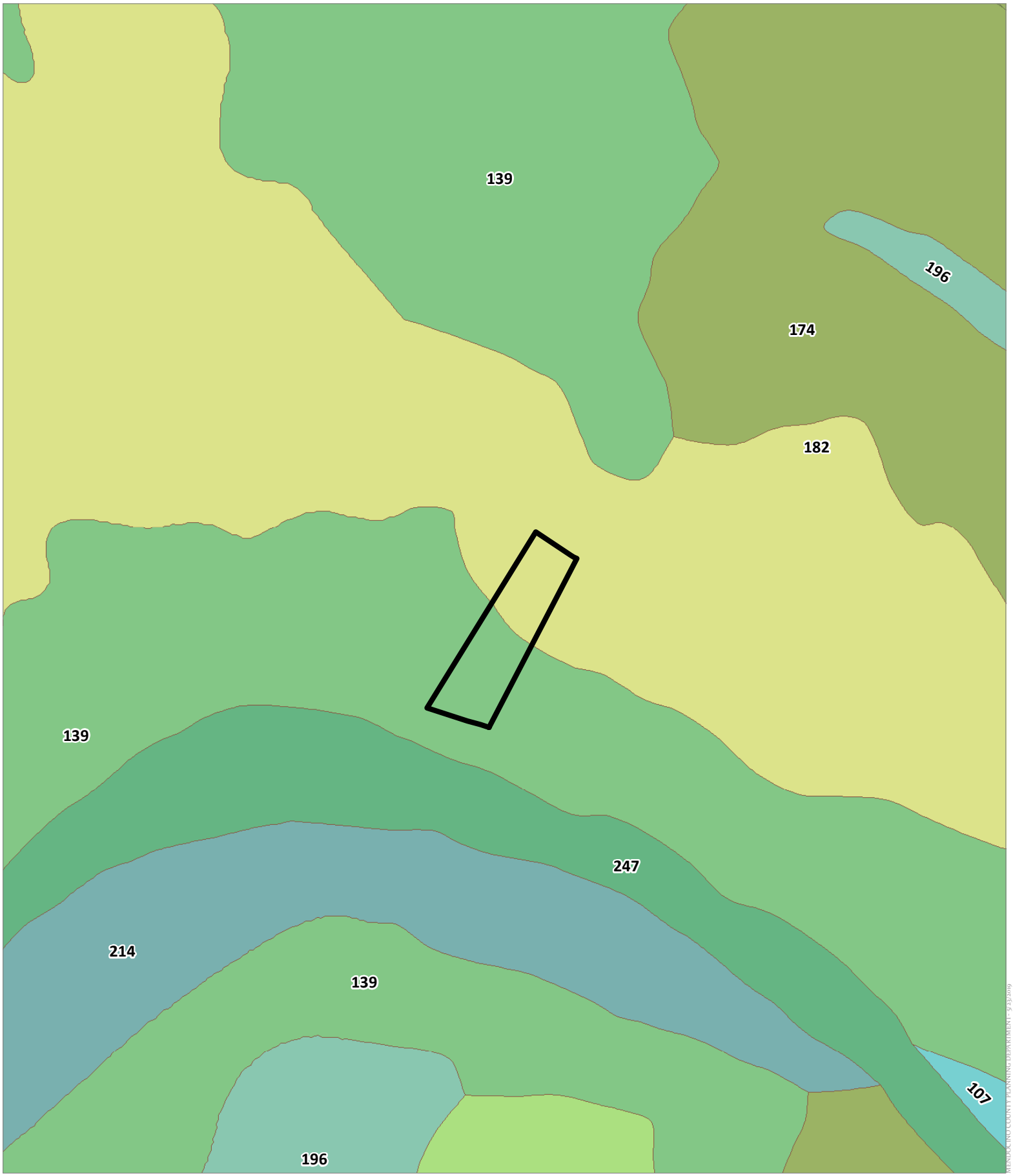
0° - 14°
15° - 32°
33° - 72°

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

N W E S

ESTIMATED SLOPE

MENDOCINO COUNTY PLANNING DEPARTMENT - 9.27.2019



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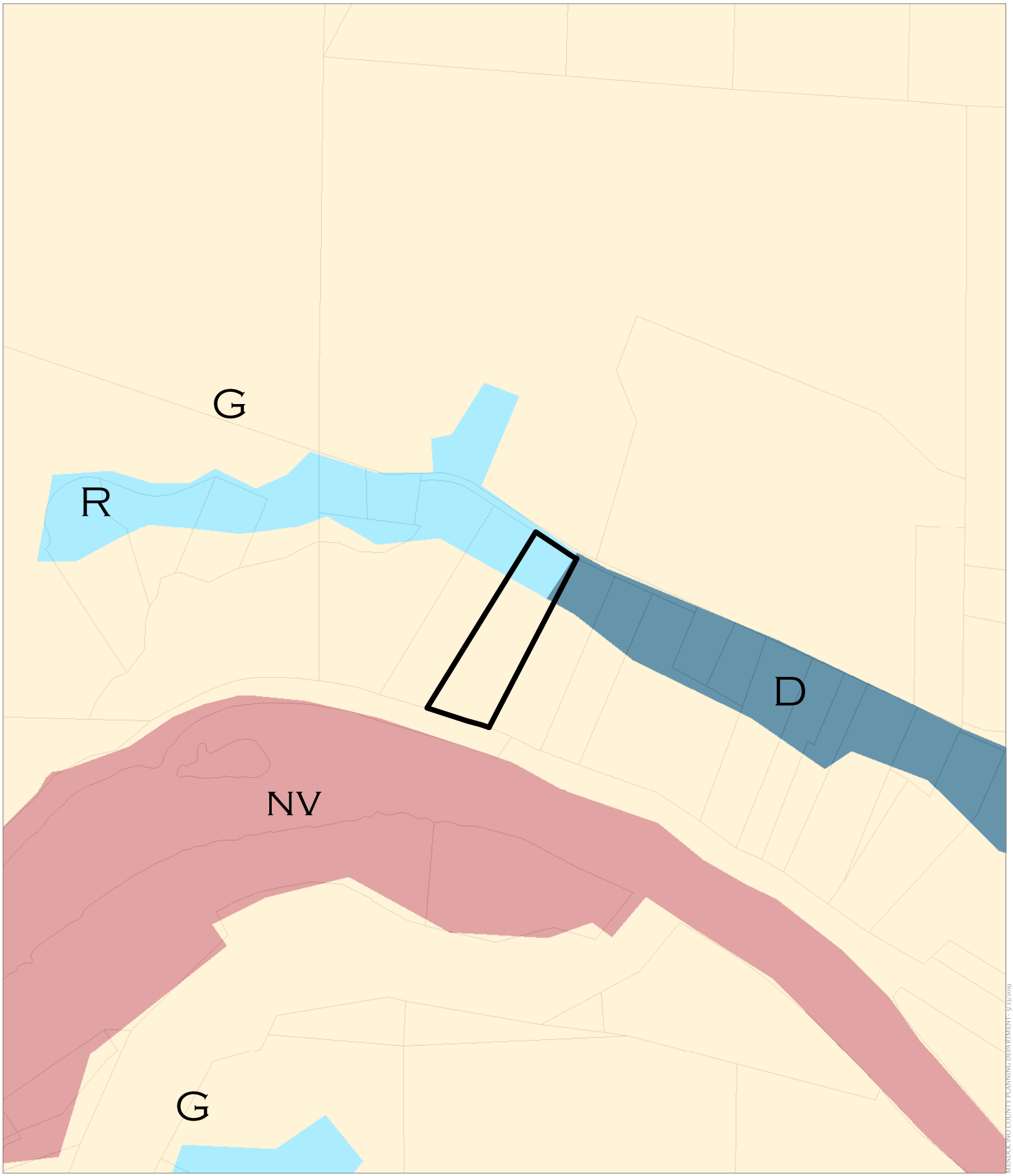
Bishop Pine

Western Study Soil Types

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

LOCAL SOILS

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2019



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Urban & Built-Up Land (D)
Grazing Land (G)
Non-Ag & Natural Vegetation (nv)
Rural Residential & Rural Commercial (R)

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

FARMLAND

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/3/2019

CASE: CDP 2019-0020
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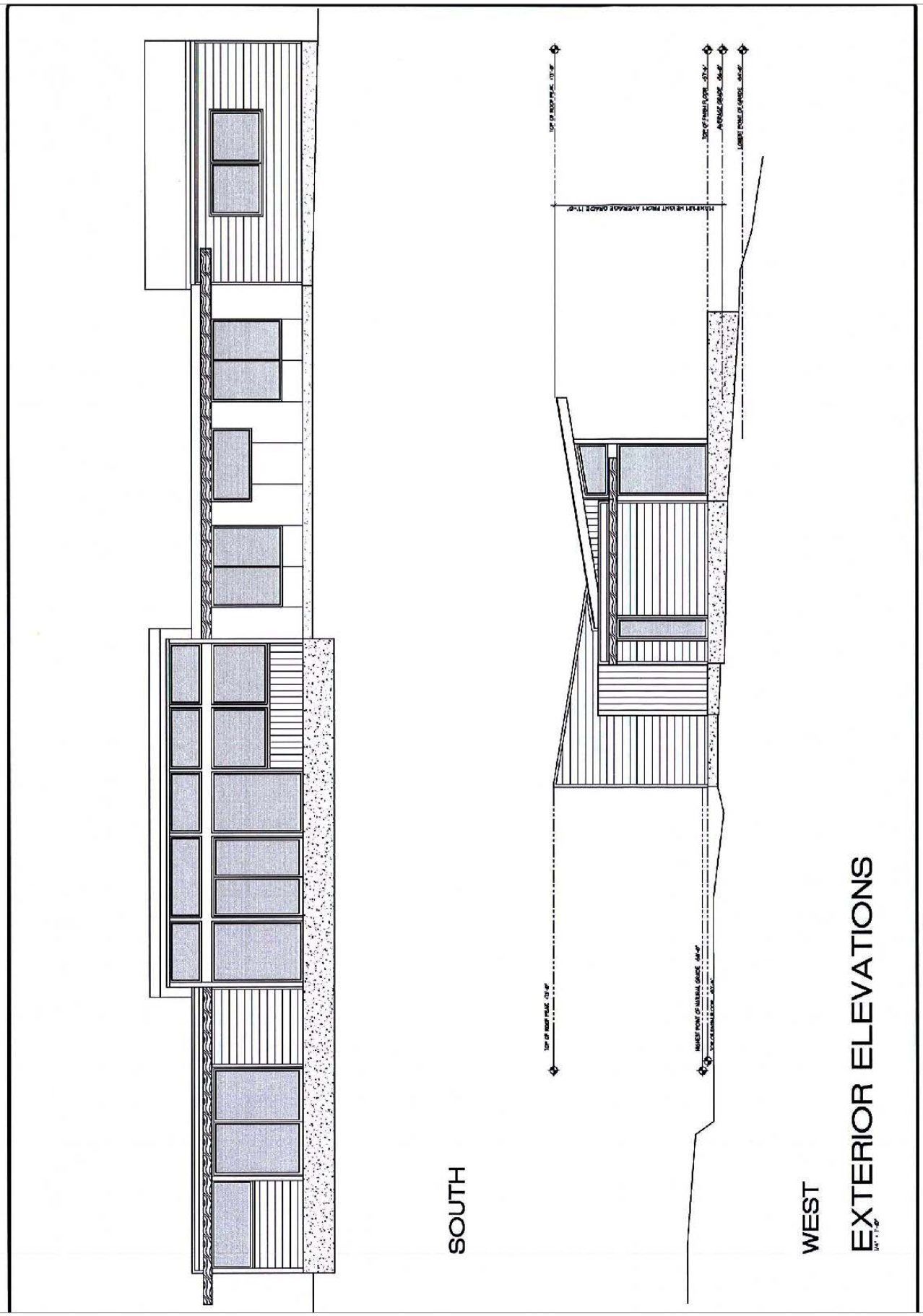
AGENT: Schlosser Newberger Architects
ADDRESS: 32871 Navarro Ridge Road, Albion

NO SCALE

ELEVATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/3/2019



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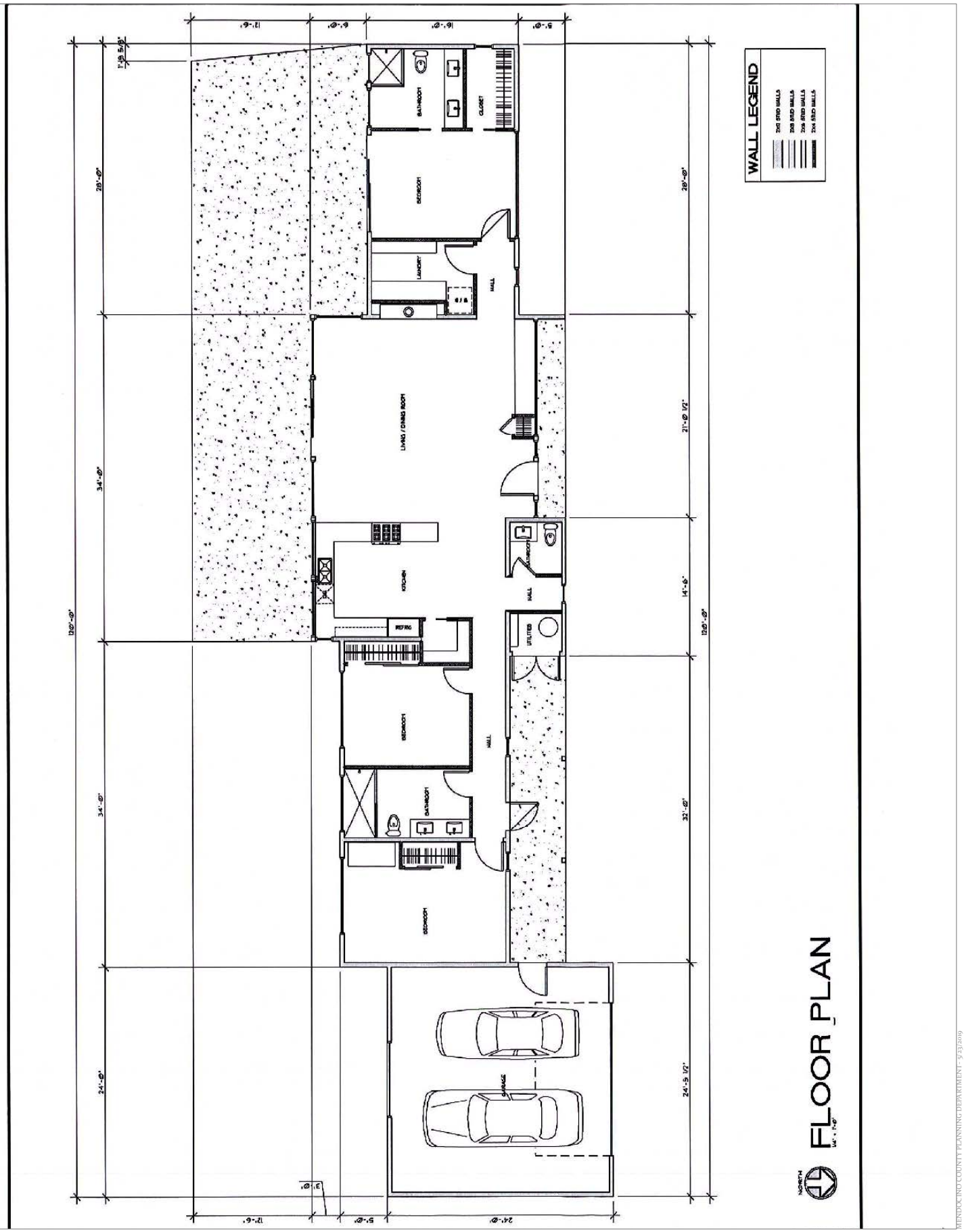
ADDRESS: 32871 Navarro Ridge Road, Albion

NO SCALE

ELEVATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/3/2019



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NO SCALE

SFR FLOOR PLAN

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2019

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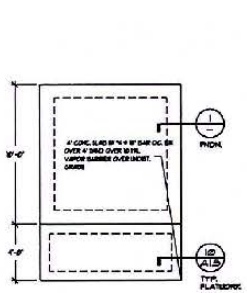
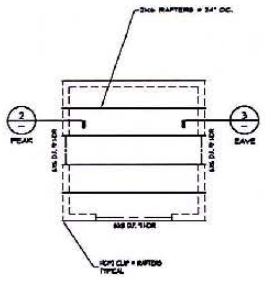
NO SCALE

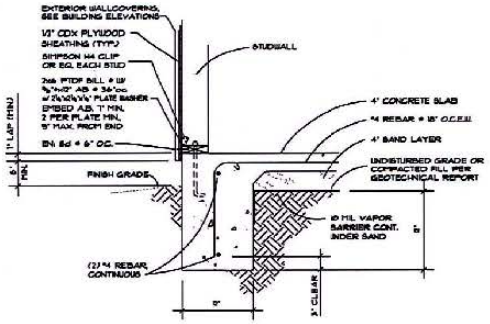
PUMP HOUSE FLOOR PLAN



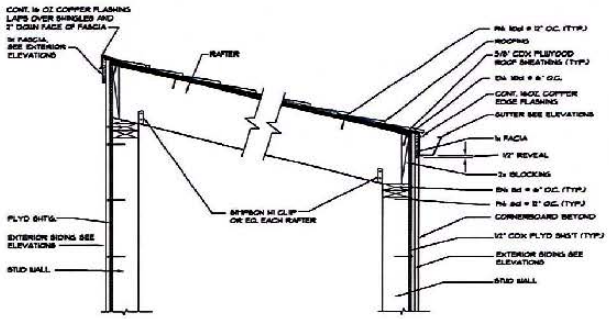
FOUNDATION PLAN
1/4" = 1'-0"



ROOF FRAMING PLAN
1/4" = 1'-0"

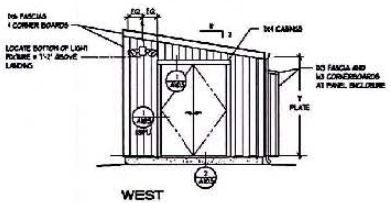


1 FOUNDATION
1" = 1'-0"

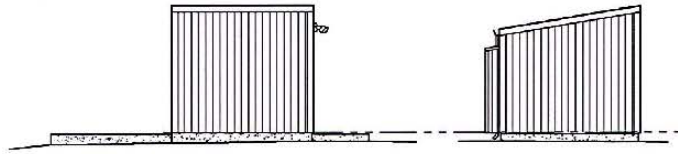


2 PEAK
1" = 1'-0"

2 EAVE
1" = 1'-0"

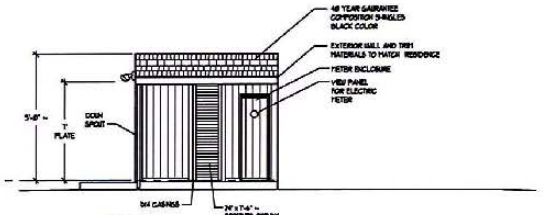


WEST



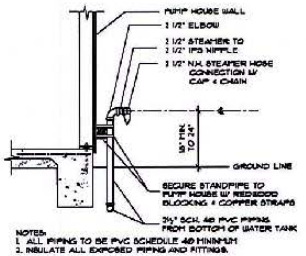
NORTH

EAST

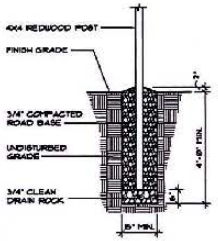


SOUTH

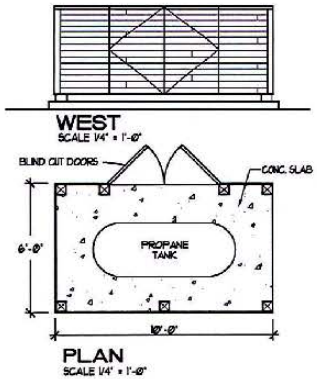
ELEVATIONS
PUMP HOUSE
1/4" = 1'-0"



4 FIRE STAND PIPE
1/2" = 1'-0"



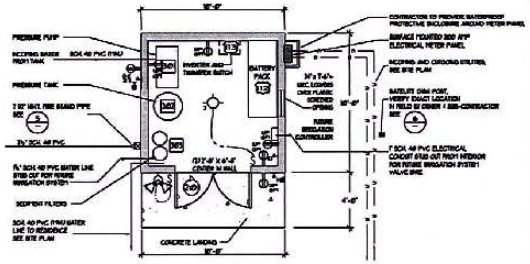
5 SATELITE DISH POST



WEST
SCALE 1/4" = 1'-0"

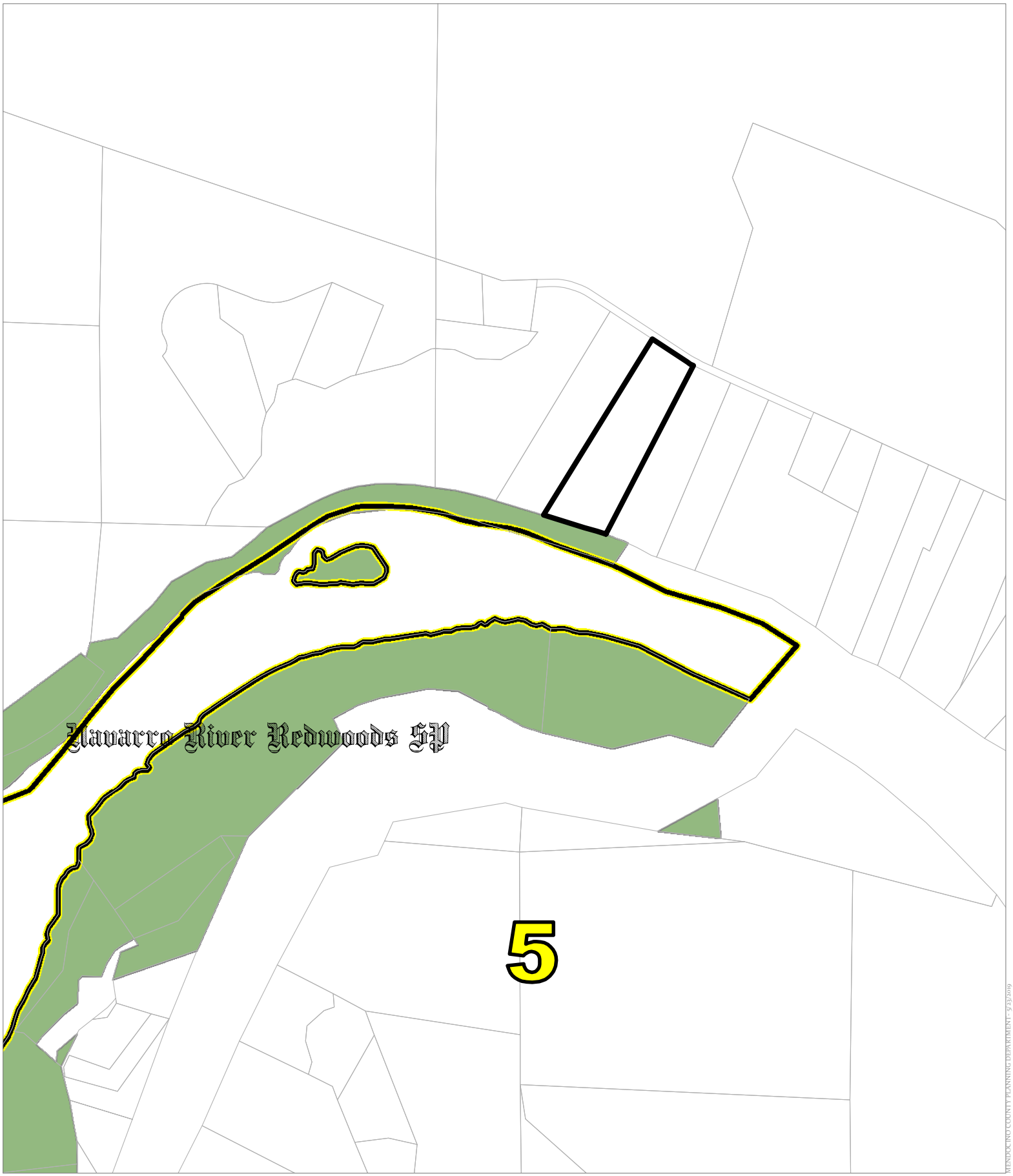
PLAN
SCALE 1/4" = 1'-0"

6 PROPANE FENCE FRAMING
1/2" = 1'-0"



FLOOR PLAN
1/4" = 1'-0"

NORTH PUMP HOUSE



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Cemetery Lots
Supervisorial Districts 2010
State Parks

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

MISC

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2019