



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

BRENT SCHULTZ, DIRECTOR
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FAX: 707-463-5709
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FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

November 15, 2019

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

Archaeological Commission
Sonoma State University
CalFire - Prevention
Coastal Commission
Mendocino Fire Protection District

Caspar South Service Company
Caspar South Water District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDP_2019-0038

DATE FILED: 10/8/2019

OWNER/APPLICANT: JOHN ANTONIO BORBA JR

AGENT: SUNNY CHANCELLOR / AUM CONSTRUCTION INC

REQUEST: Standard Coastal Development Permit to convert a portion to the existing attached garage into a private workshop, construct a new attached garage and relocate an existing shed and propane tank on the existing developed site. Some trenching will occur to connect the new development to the existing utilities on site.

LOCATION: In the Coastal Zone, 0.5± miles south of Caspar town center, on the west side of Point Cabrillo Drive (CR 564), 400± feet south of its intersection with South Caspar Drive (CR 540), located at 14320 Point Cabrillo Dr., Mendocino (APN: 118-400-11).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: JESSIE WALDMAN

RESPONSE DUE DATE: November 29, 2019

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and 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@co.mendocino.ca.us. 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 _____

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APN/S: 118-400-11

PARCEL SIZE: 0.8± Acres

GENERAL PLAN: Rural Residential RR:5(1)

ZONING: Rural Residential RR:5

EXISTING USES: Residential

DISTRICT: 4th Supervisorial District (Gjerde)

RELATED CASES: LCP_92-120; CE_1999-0022 (SFR); BF_2000-0634 (SFR); Septic 1440 & 1943; BF_2017-0070 (Patio Addition); BF_2017-0635 (Roof Mount Solar)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Open Space OS	Open Space OS	2± acres	State Park
EAST:	Rural Residential RR:5(1)	Rural Residential RR:5	1± acres	Residential
SOUTH:	Rural Residential RR:5(1)	Rural Residential RR:5	1± acres	Residential
WEST:	Rural Residential RR:5(1)	Rural Residential RR:5	1± acres	Residential

REFERRAL AGENCIES

LOCAL

- ☒ Archaeological Commission
- ☒ Assessor's Office
- ☒ Building Division (Ukiah)
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (EH)
- ☒ Mendocino Fire Protection District

☒ Caspar South Service Company

- ☒ Caspar South Water District
- ☒ Planning Division (Ukiah)
- ☒ Sonoma State University

STATE

- ☒
- CALFIRE (Land Use)

☒ California Coastal CommissionTRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: JESSIE WALDMAN

DATE: 11/8/2019

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CalFire (State Responsible Agency)

Mendocino Fire District (Local Responsible Agency)

4. FARMLAND CLASSIFICATION:

GIS

NO

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

161—Heeser sandy loam

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NO

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

NO

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NO

22. OAK WOODLAND AREA:

USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

NO

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

MAP 15: CASPAR

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

MARINE TERRACE DEPOSITS (ZONE 2)

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

BARREN

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

YES - MAP 32 MENDOCINO

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

YES

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

NO

31. BLUFFTOP GEOLOGY:

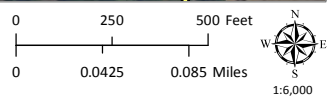
GIS; 20.500.020

NO



CASE: CDP 2019-0038
OWNER: BORBA, John
APN: 118-400-11
APLCT: John Borba
AGENT: AUM Construction, Inc.
ADDRESS: 14320 Point Cabrillo Drive, Mendocino

-  Named Rivers
-  Public Roads
-  Private Roads



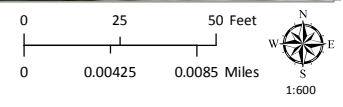
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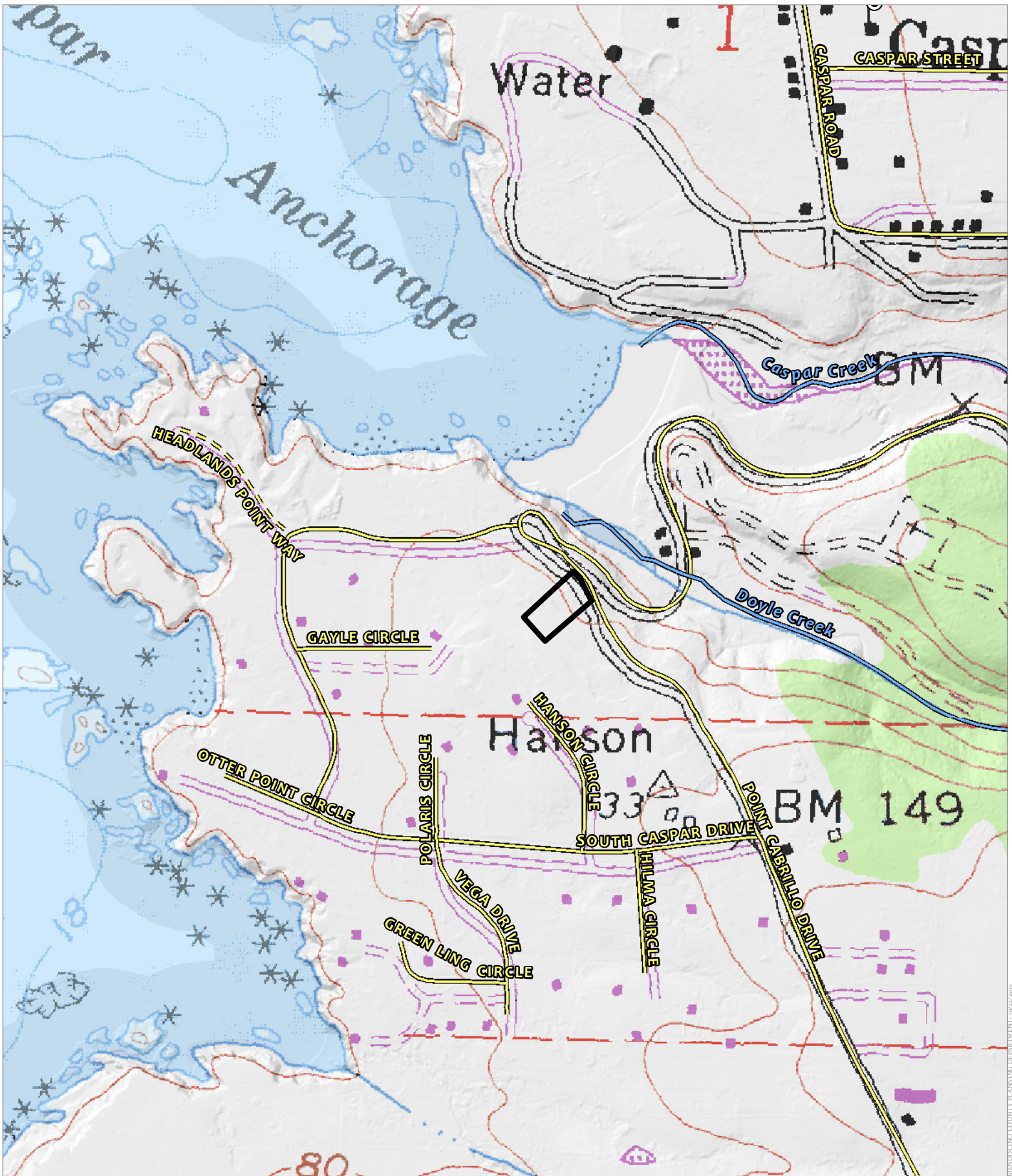
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/28/2019

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Public Roads

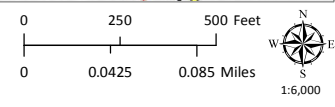


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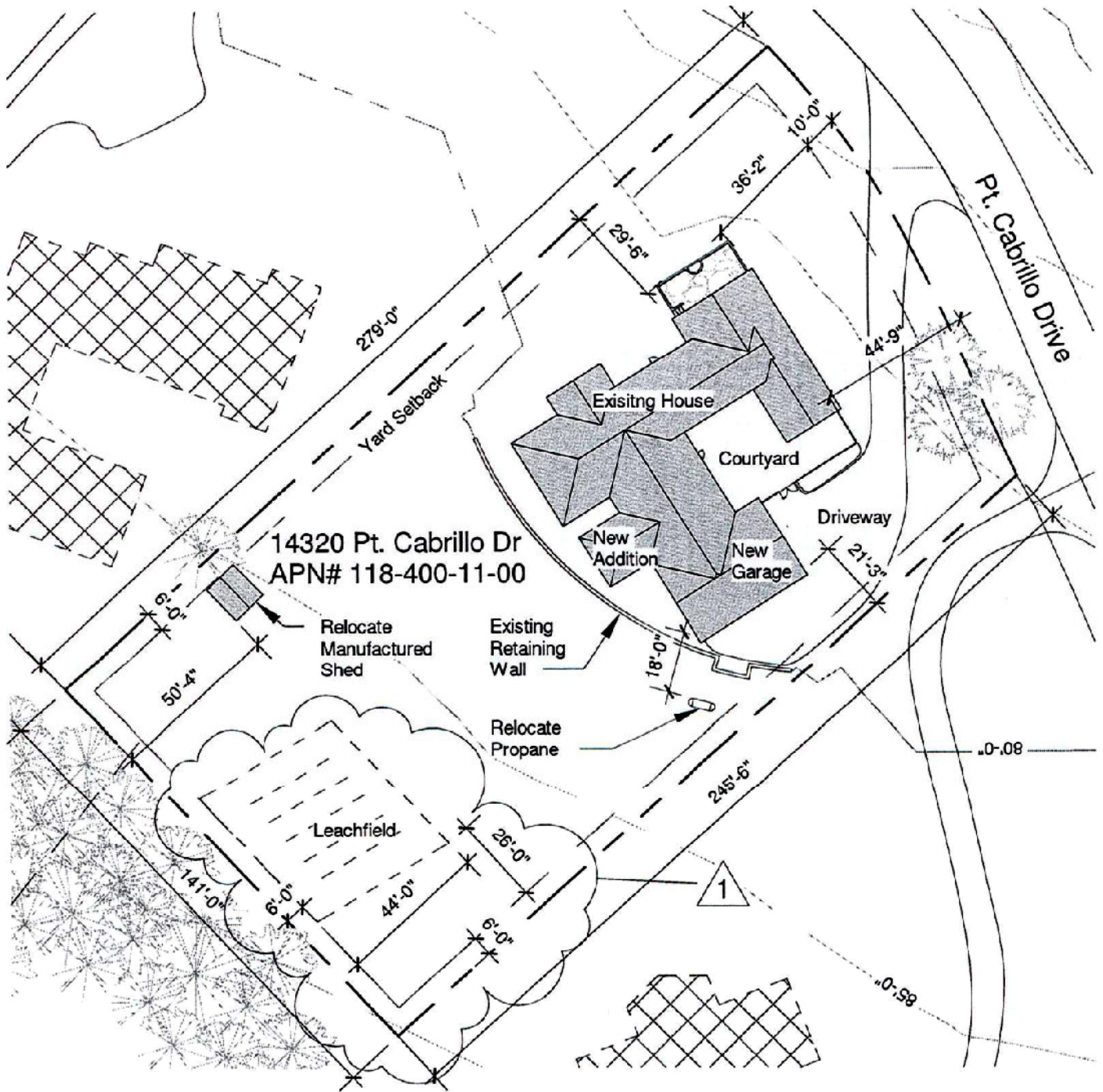


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- Major Towns & Places
- Private Roads
- Named Rivers
- Public Roads



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET



1 Site - 8.5x11
1" = 60'-0"

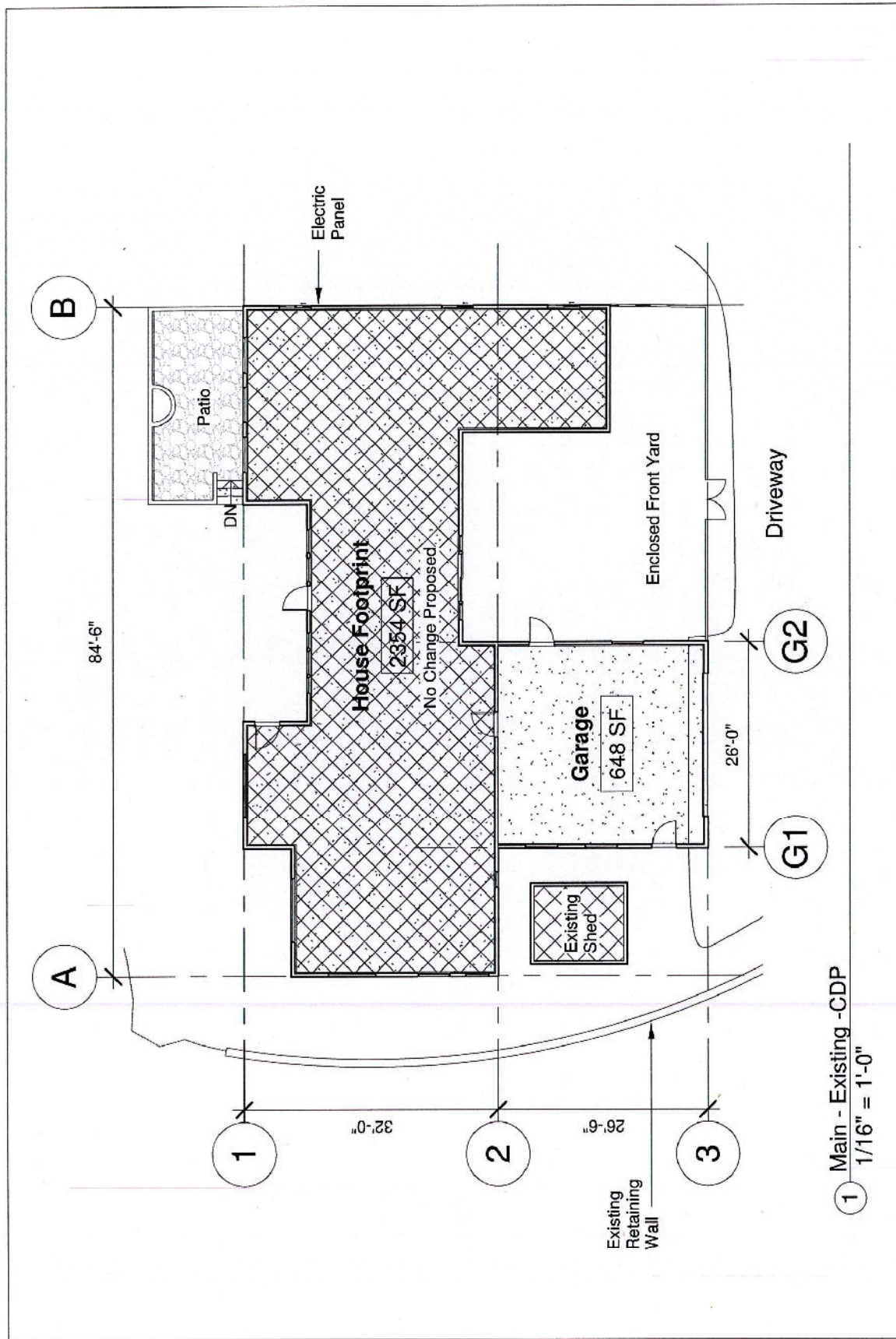
Revisions:
- CDP Rev1 - 10/31/2019



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NO SCALE

REVISED SITE PLAN

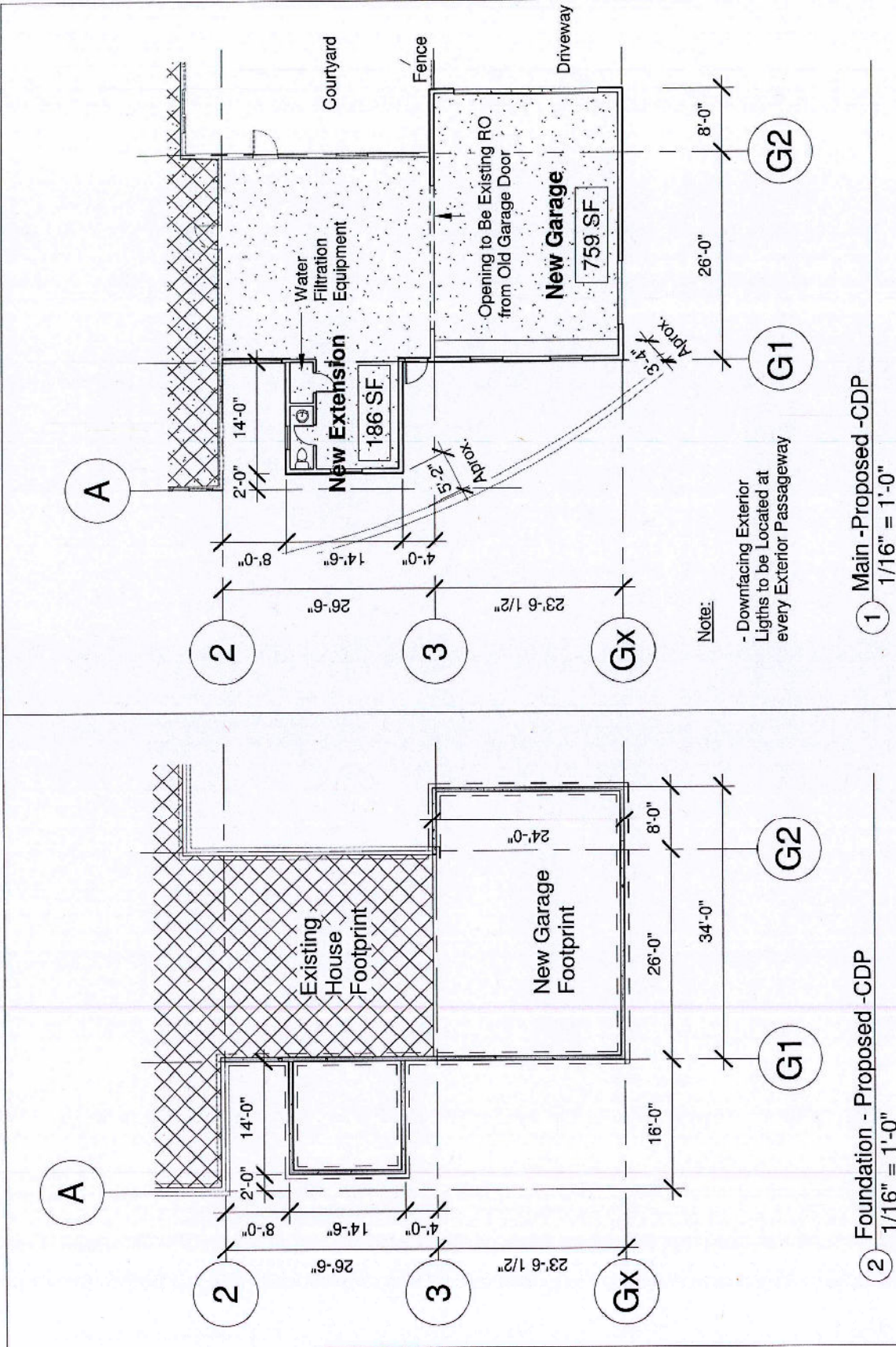


 AUM CONSTRUCTION INC. General Contractor Lic. # 817115 www.aumconstruction.com	Borba, John 14320 Pt. Cabrillo 14320 Pt. Cabrillo Drive, Mendocino, CA 95460	APN #: 118-400-11-00	SCALE: 1/16" = 1'-0"
	DATE: 10/08/2019		DRAWN BY: SLLC

CASE: CDP 2019-0038
 OWNER: BORBA, John
 APN: 118-400-11
 APLCT: John Borba
 AGENT: AUM Construction, Inc.
 ADDRESS: 14320 Point Cabrillo Drive, Mendocino

NO SCALE

RESIDENCE LAYOUT



Borba, John
 14320 Pt. Cabrillo
 14320 Pt. Cabrillo Drive, Mendocino, CA 95460

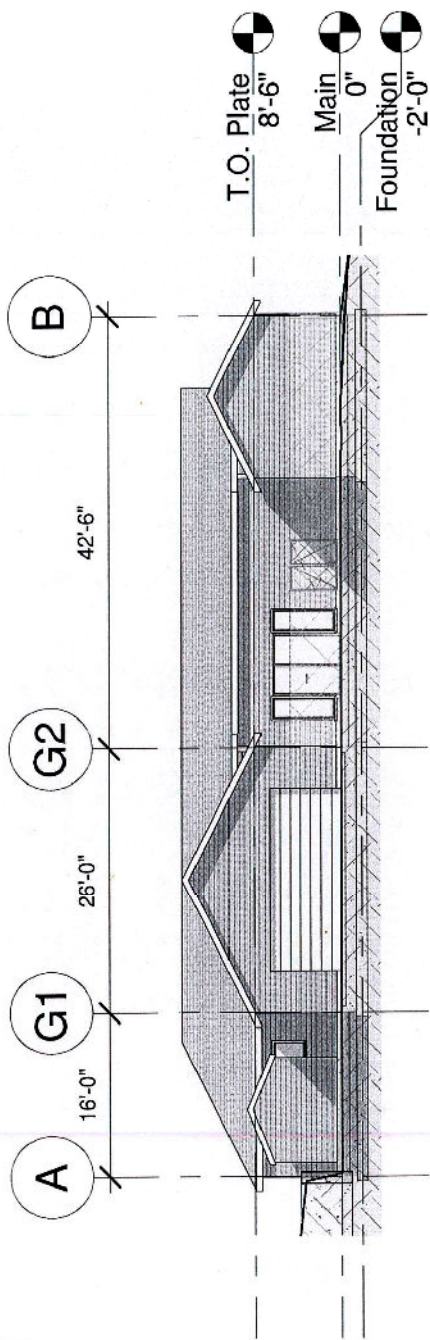


APN #: 118-400-11-00
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 DRAWN BY: SLLC

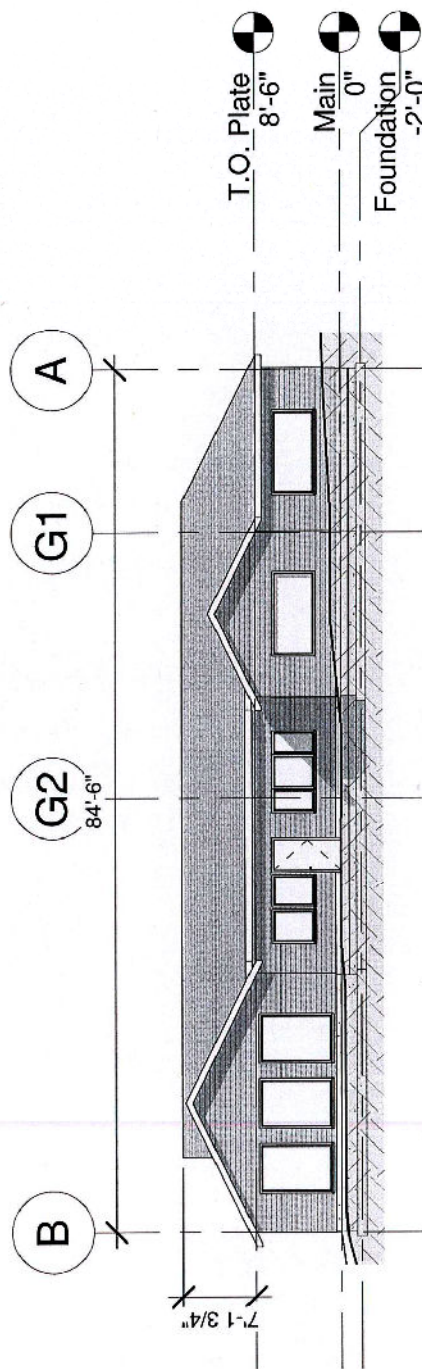
CASE: CDP 2019-0038
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 APLCT: John Borba
 AGENT: AUM Construction, Inc.
 ADDRESS: 14320 Point Cabrillo Drive, Mendocino

NO SCALE

GARAGE LAYOUT



③ South -CDP
1/16" = 1'-0"



① North -CDP
1/16" = 1'-0"



AUM CONSTRUCTION INC.
General Contractor Lic. #817115
www.aumconstruction.com

Borba, John

14320 Pt. Cabrillo

14320 Pt. Cabrillo Drive, Mendocino, CA 95460

APN # : 118-400-11-00

DATE : 10/08/2019

SCALE : 1/16" = 1'-0"

DRAWN BY : SLLC

CASE: CDP 2019-0038

OWNER: BORBA, John

APN: 118-400-11

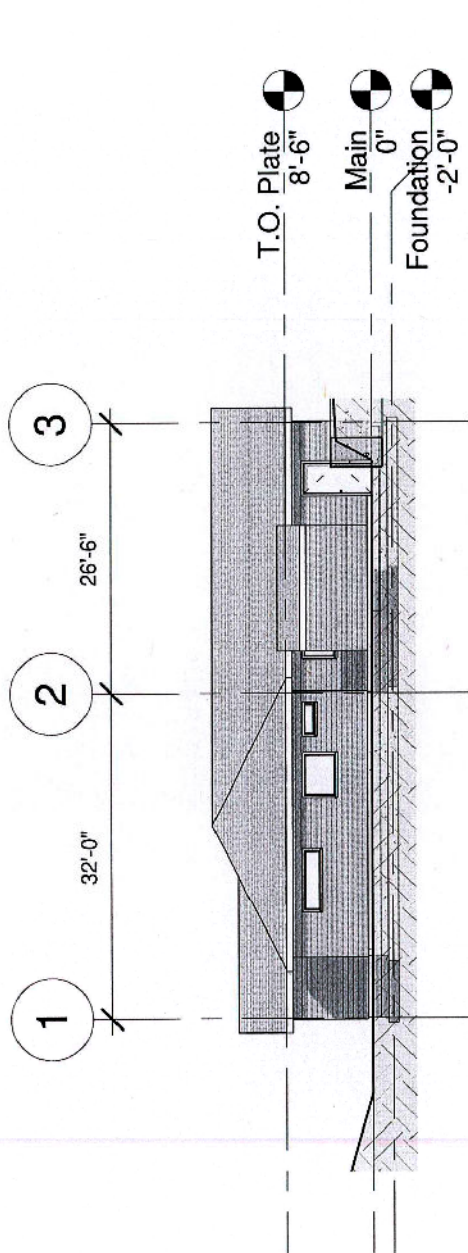
APLCT: John Borba

AGENT: AUM Construction, Inc.

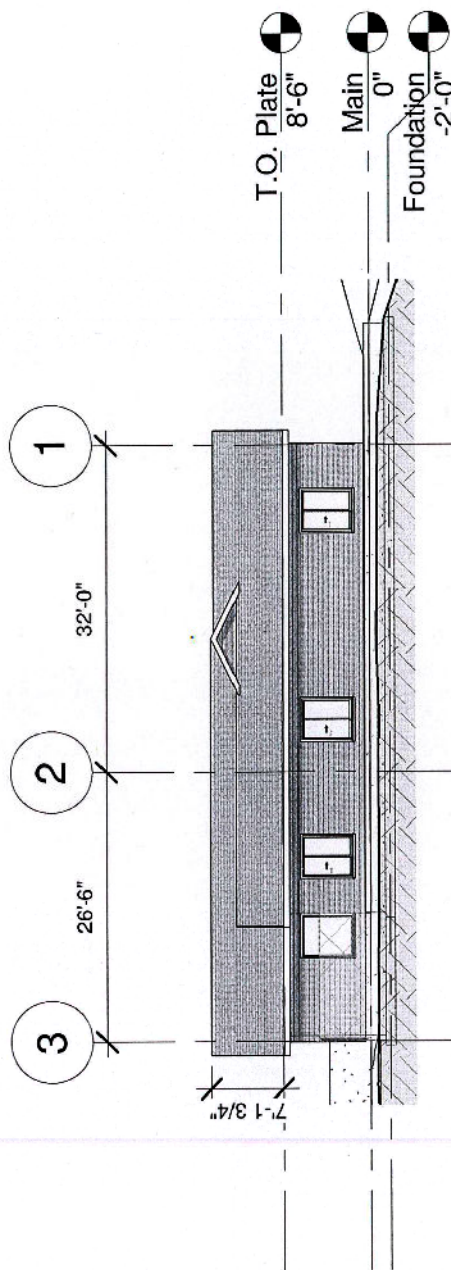
ADDRESS: 14320 Point Cabrillo Drive, Mendocino

NO SCALE

ELEVATIONS



① East -CDP
1/16" = 1'-0"



② West -CDP
1/16" = 1'-0"



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APN: 118-400-11

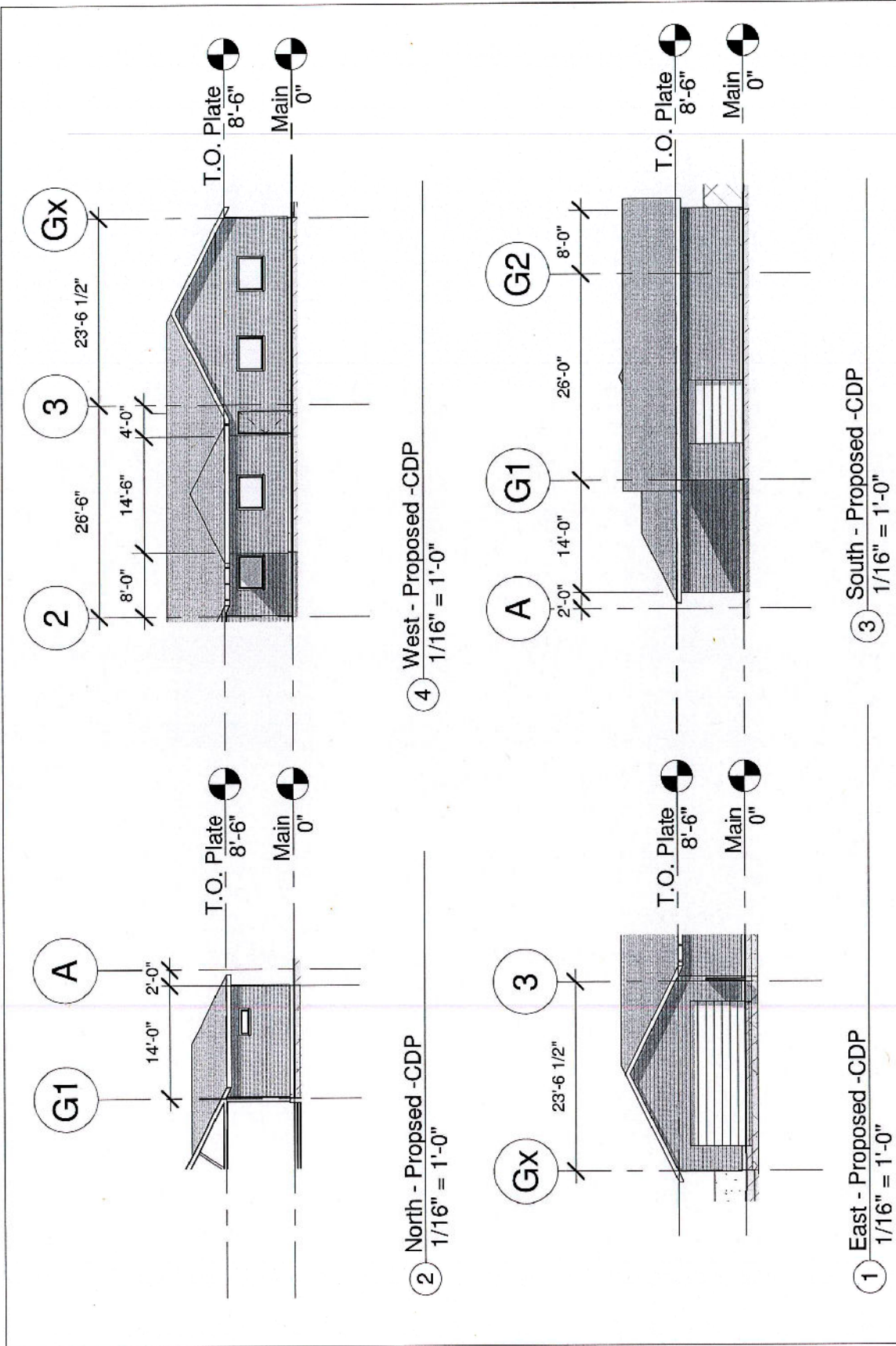
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NO SCALE

ELEVATIONS

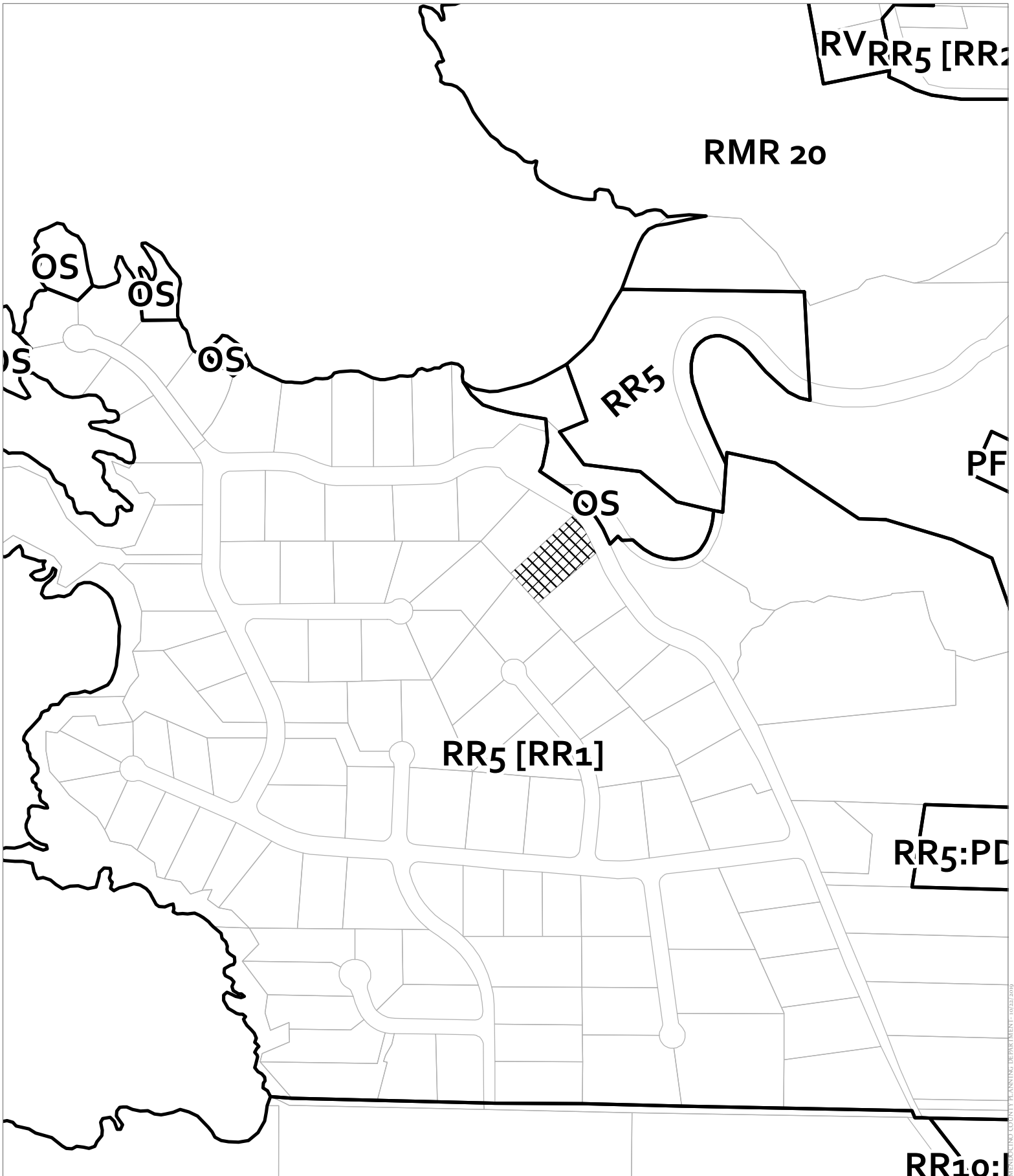


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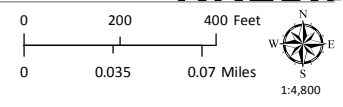
NO SCALE

ELEVATIONS

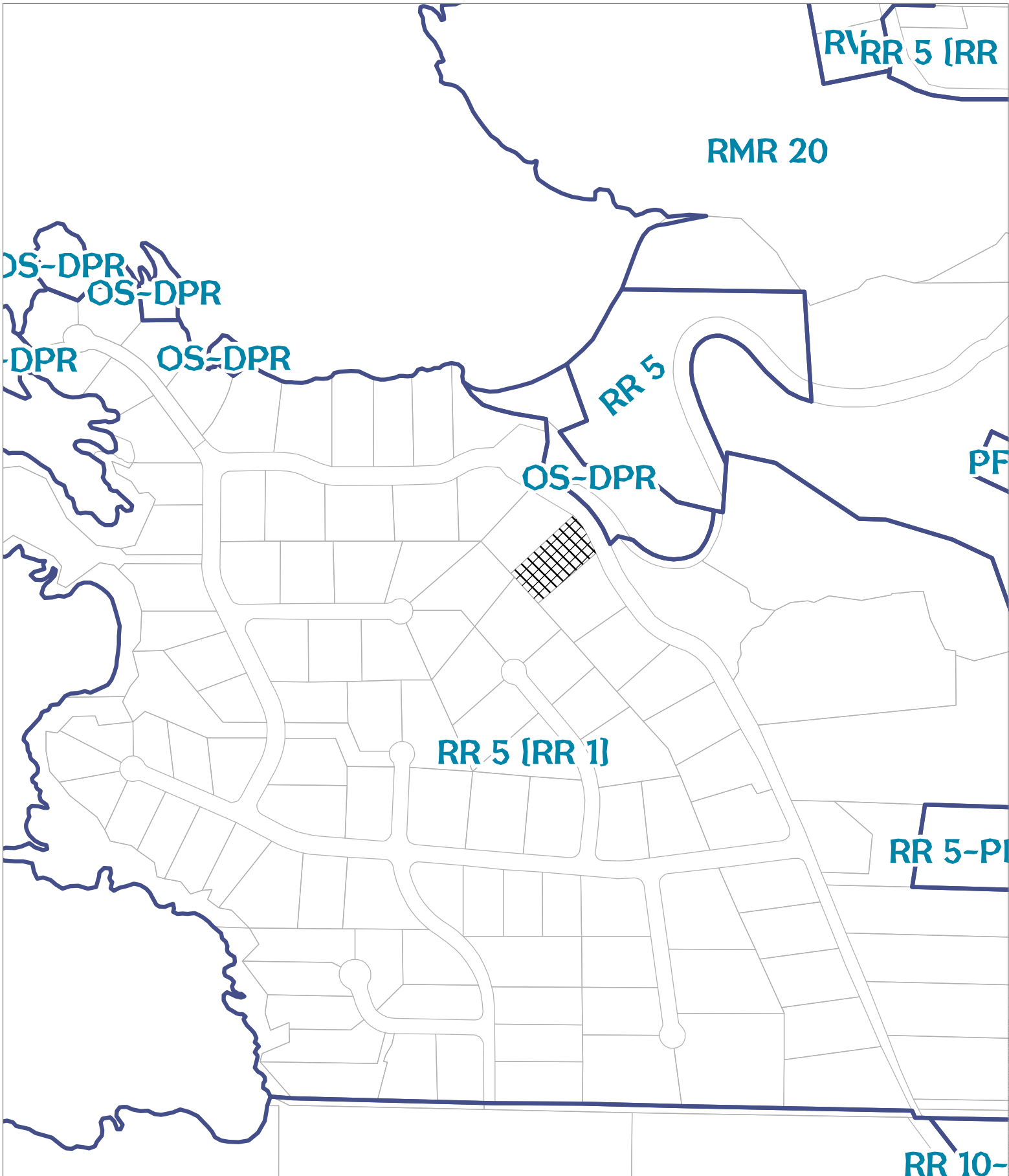


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 Zoning Districts

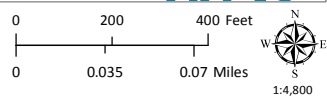


ZONING DISPLAY MAP

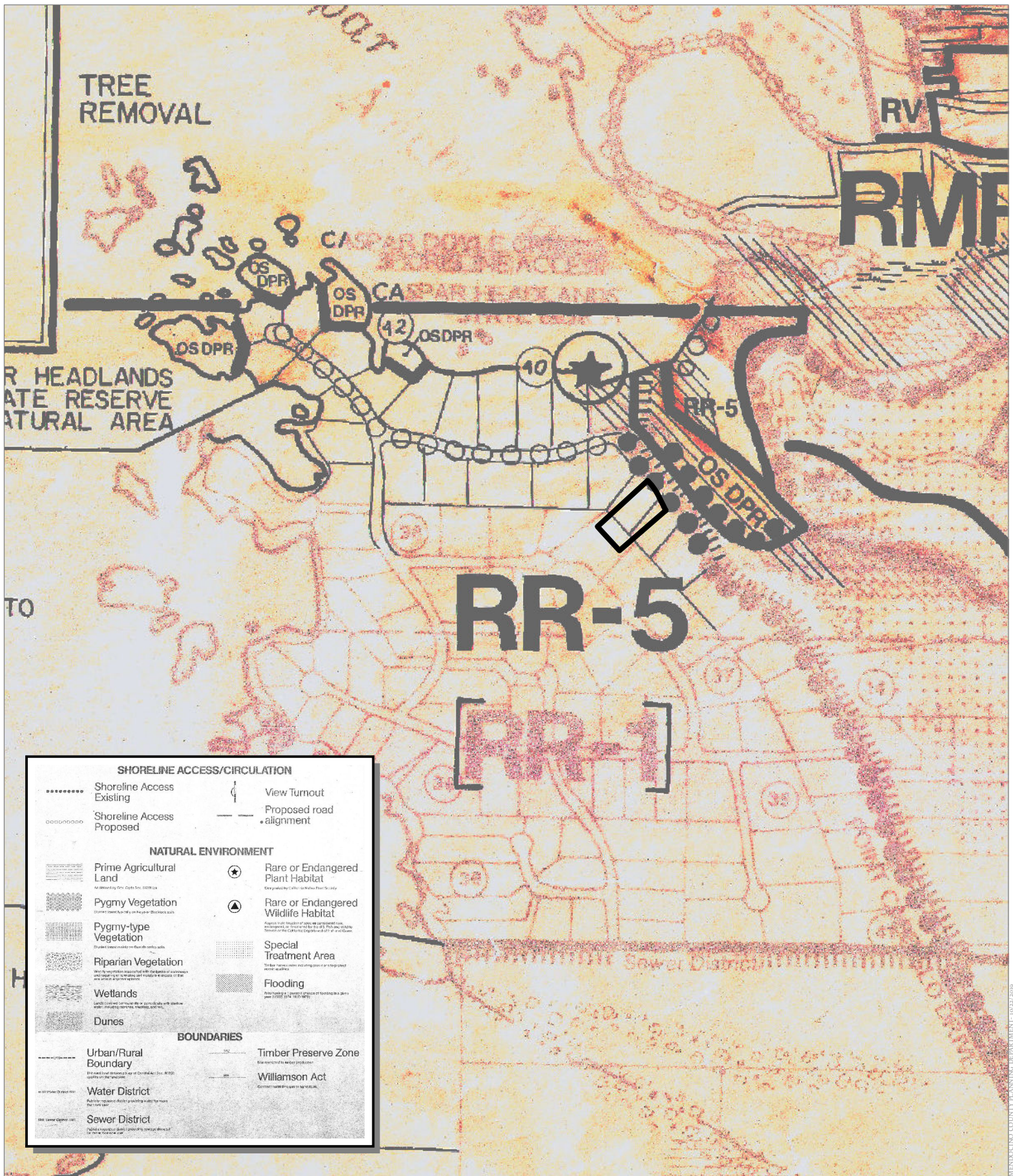


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 General Plan Classes



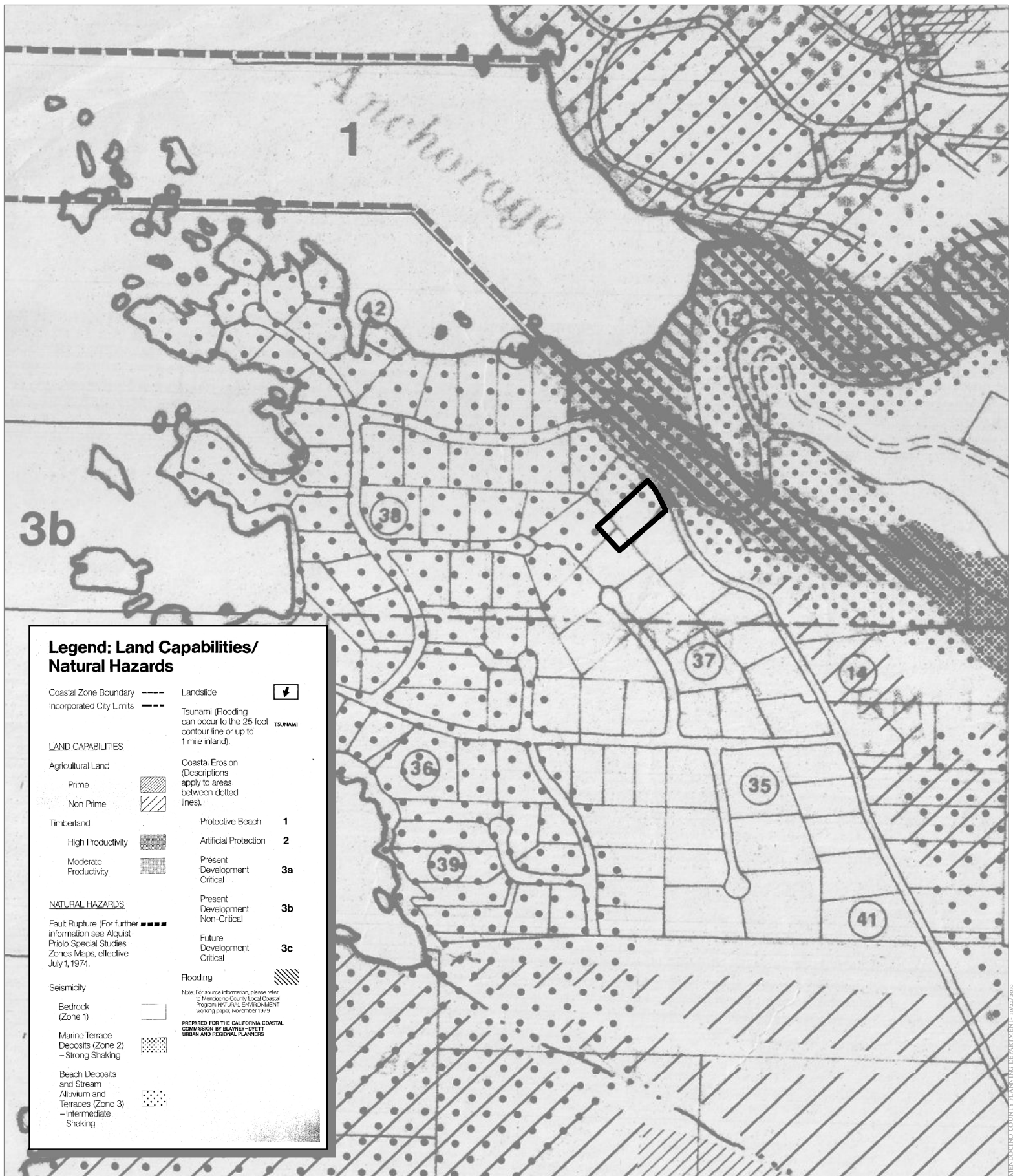
GENERAL PLAN CLASSIFICATIONS



CASE: CDP 2019-0038
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 ADDRESS: 14320 Point Cabrillo Drive, Mendocino

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

LCP LAND USE MAP 15: CASPAR



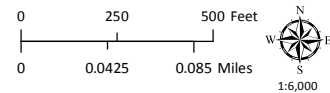
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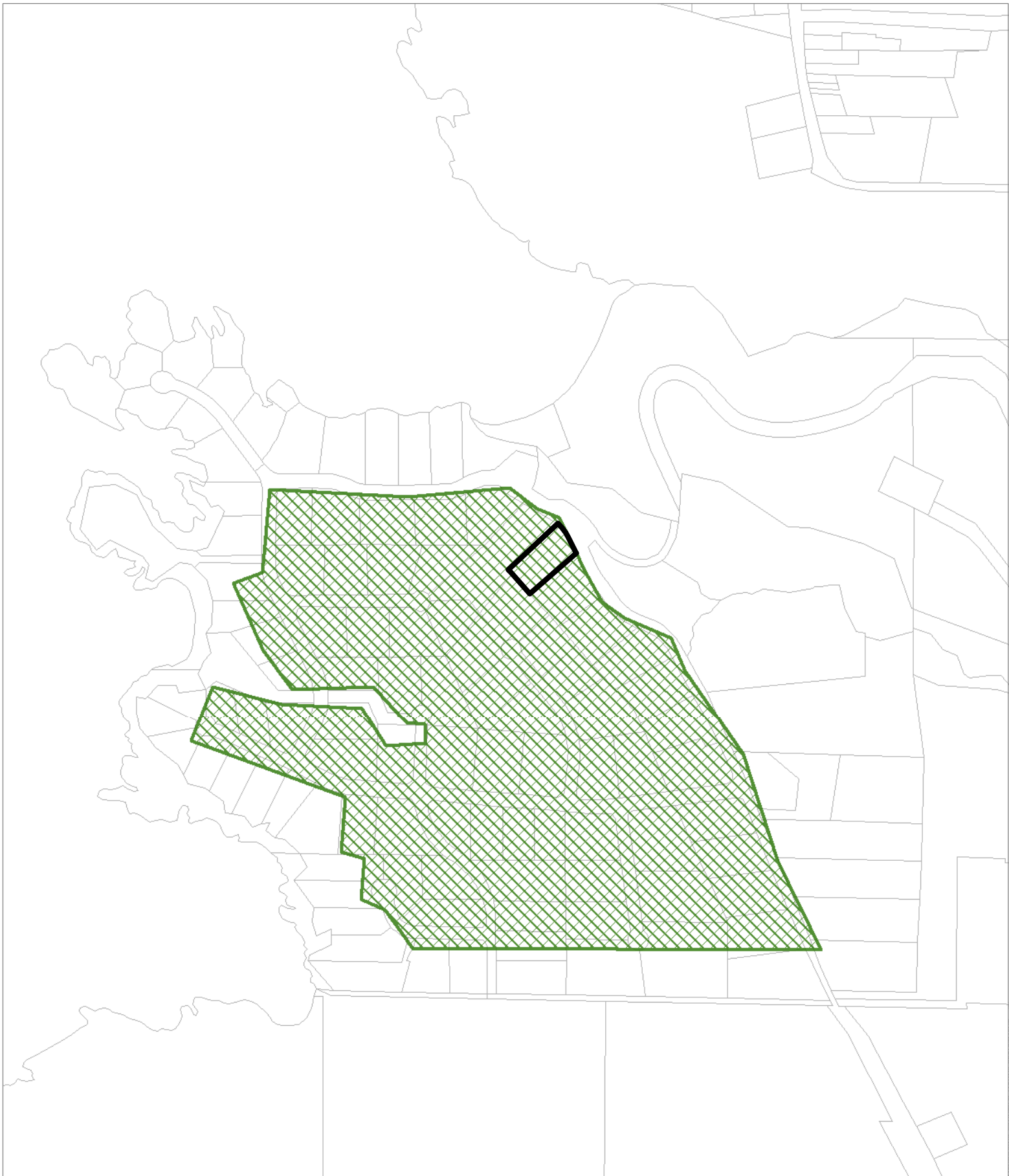
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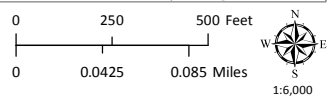
POST LCP CERTIFICATION & APPEAL JURISDICTION



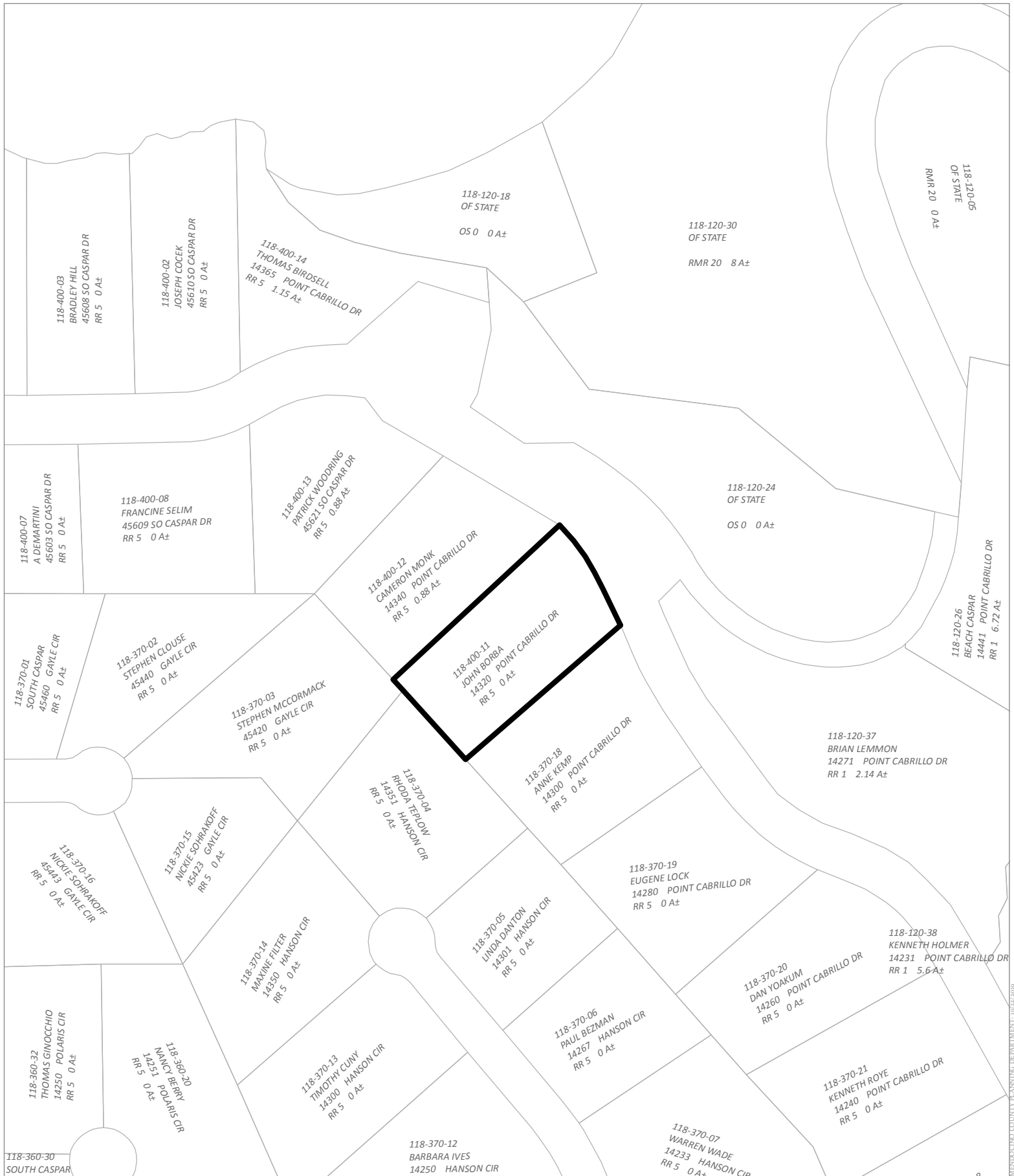
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/18/2019

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 CDP Exclusion Areas



CDP EXCLUSION ZONES



CASE: CDP 2019-0038

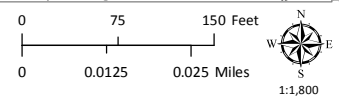
OWNER: BORBA, John

APN: 118-400-11

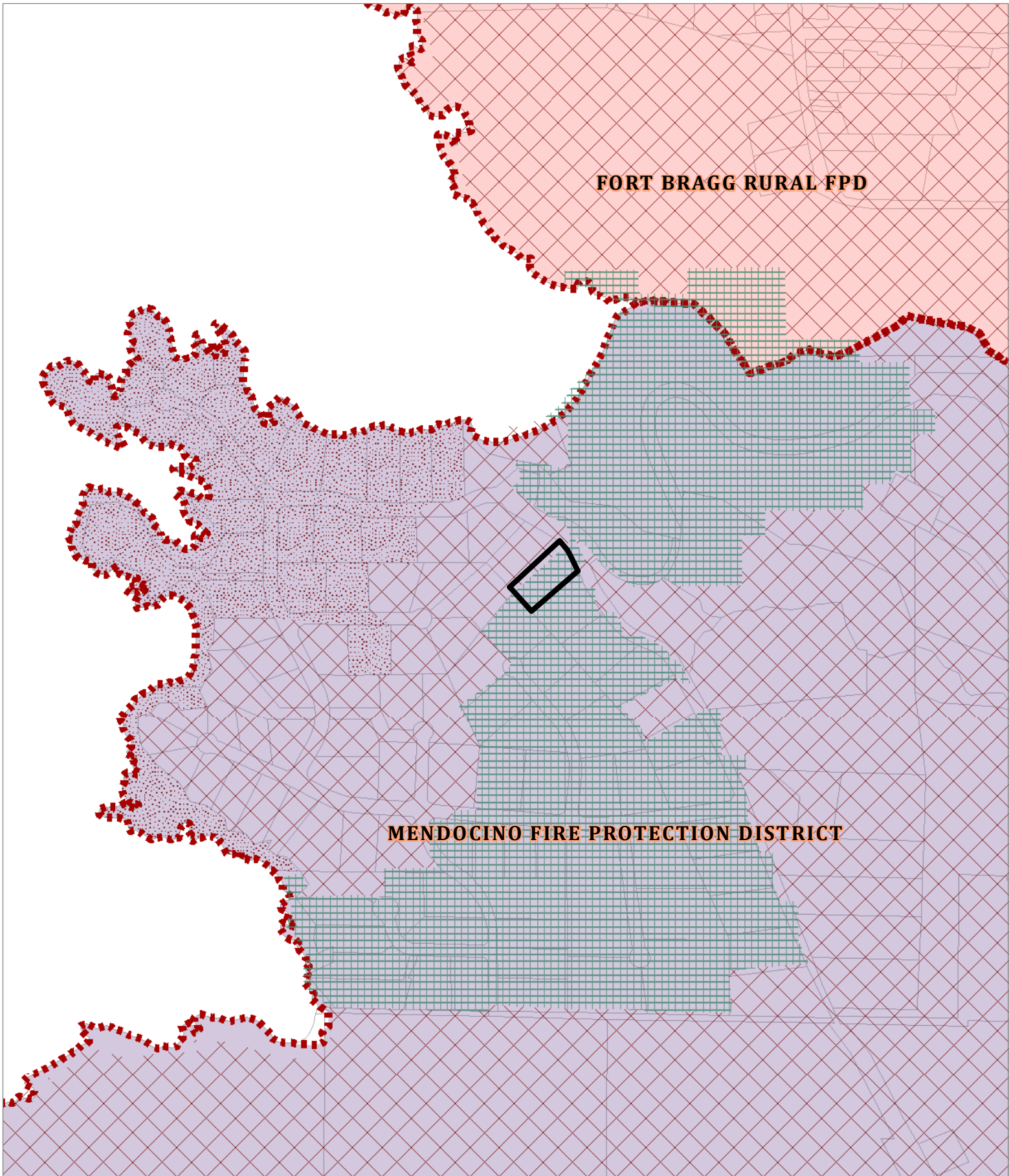
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ADJACENT PARCELS



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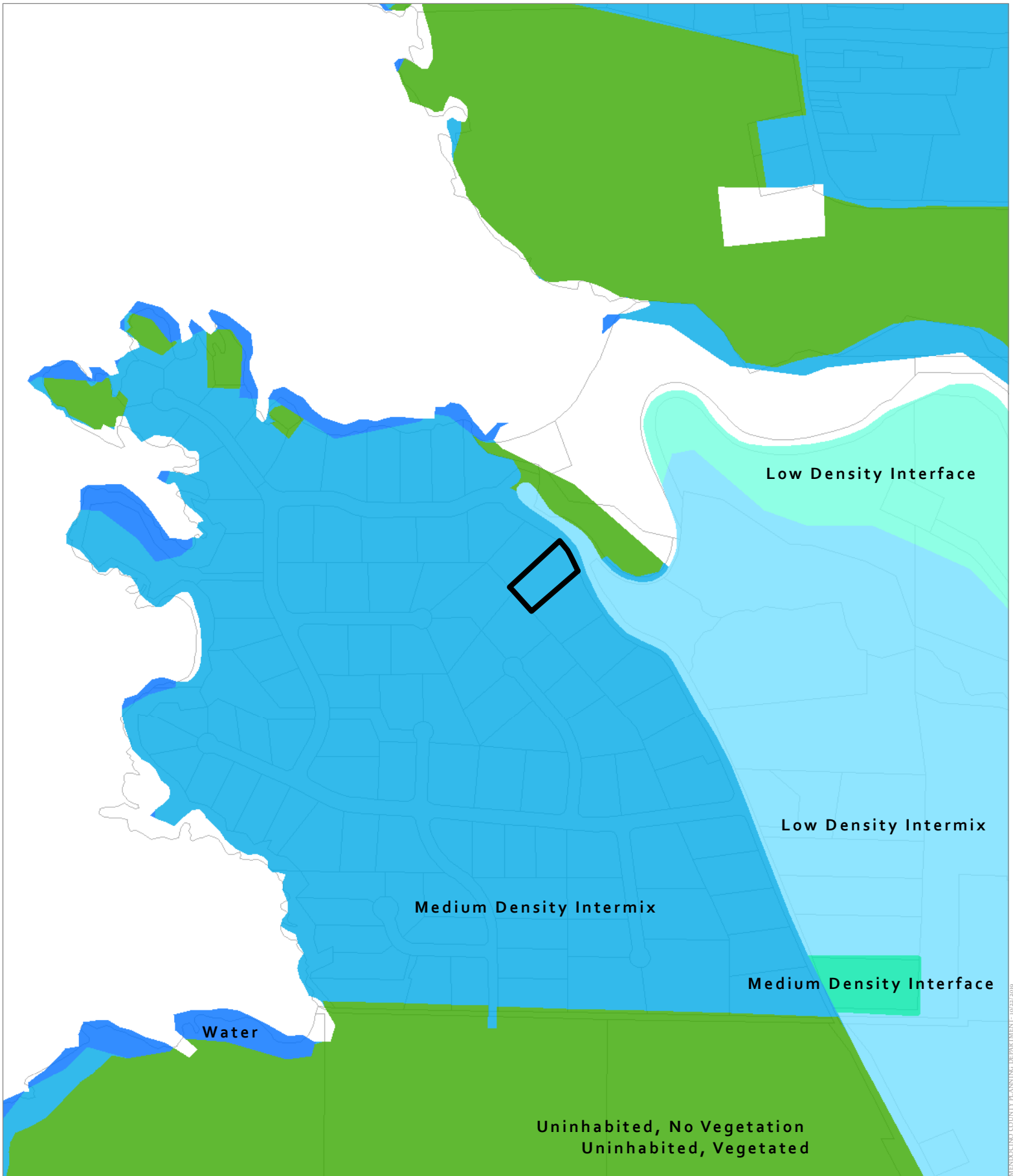
 Very High Fire Hazard
 High Fire Hazard
 Moderate Fire Hazard

 County Fire Districts

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

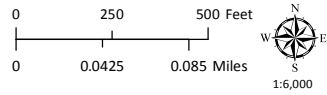
N
W
S
E

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



CASE: CDP 2019-0038
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Water

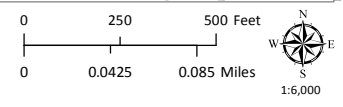


WILDLAND-URBAN INTERFACE ZONES

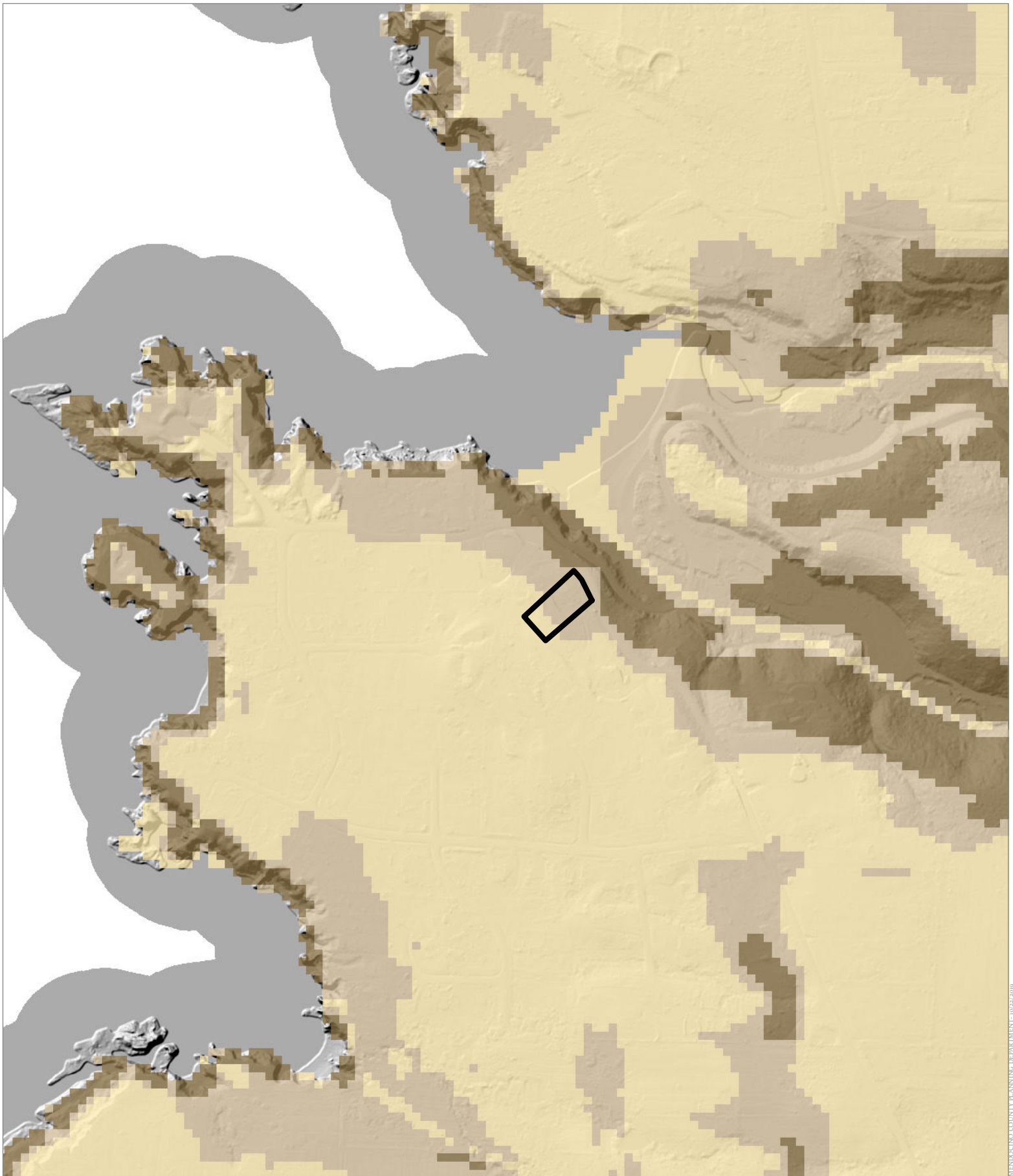


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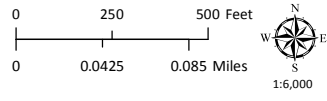
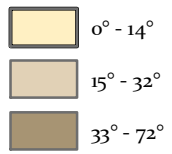
✕ ✕ ✕ Critical Water Areas



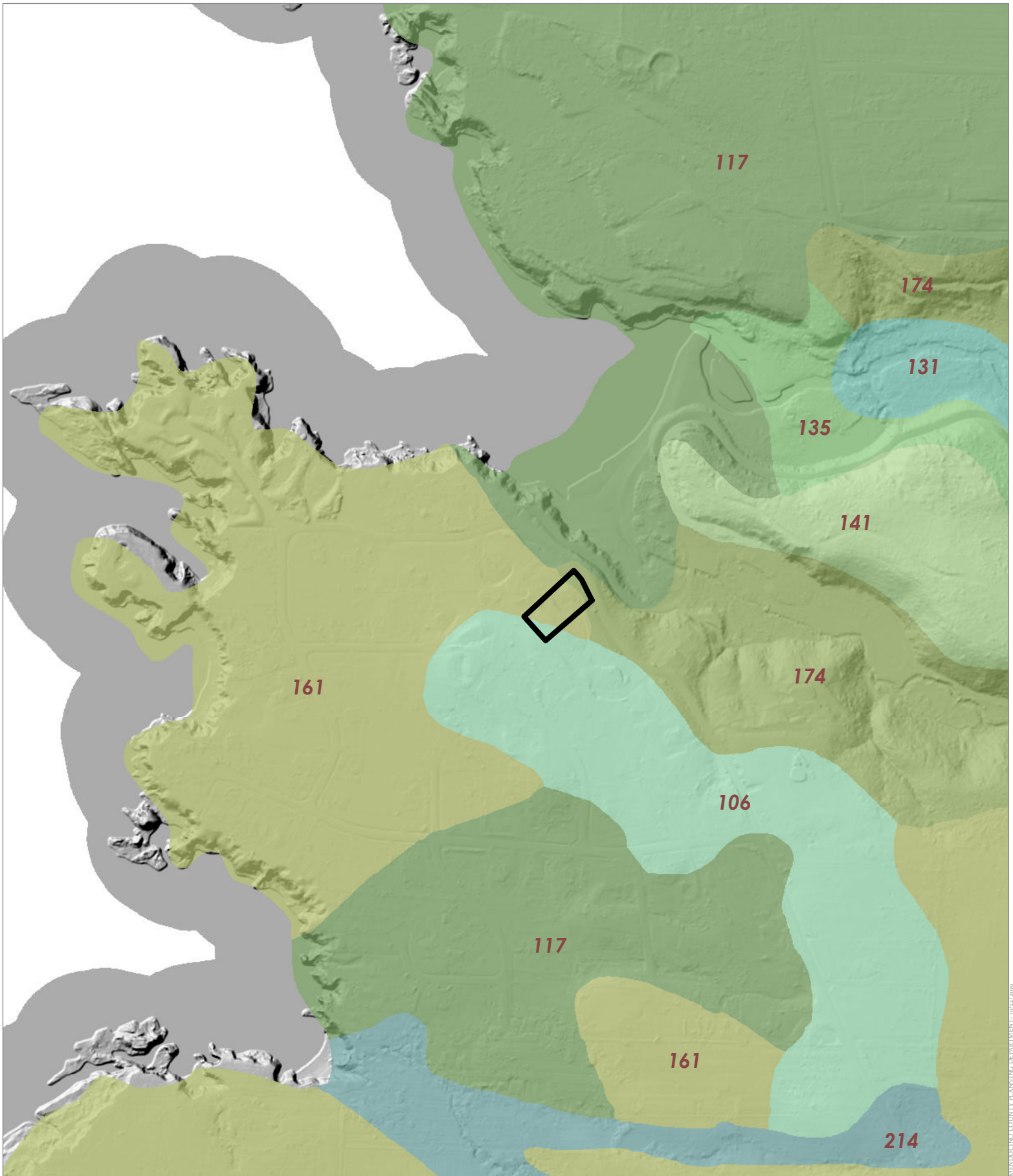
GROUND WATER RESOURCES



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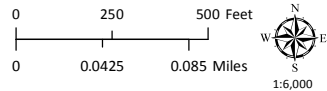


ESTIMATED SLOPE

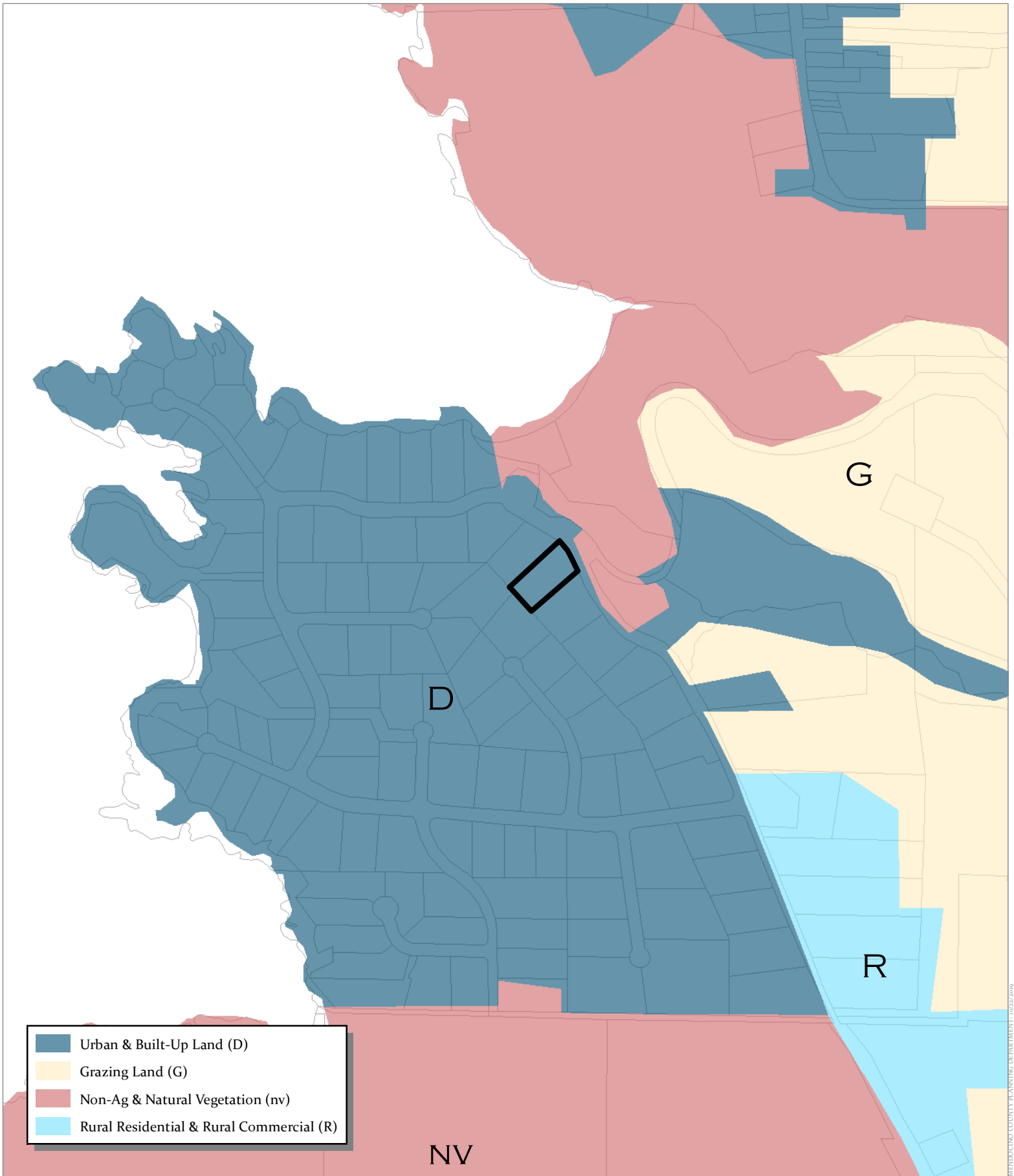


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/23/2019

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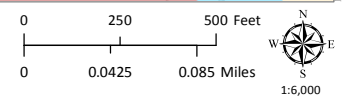


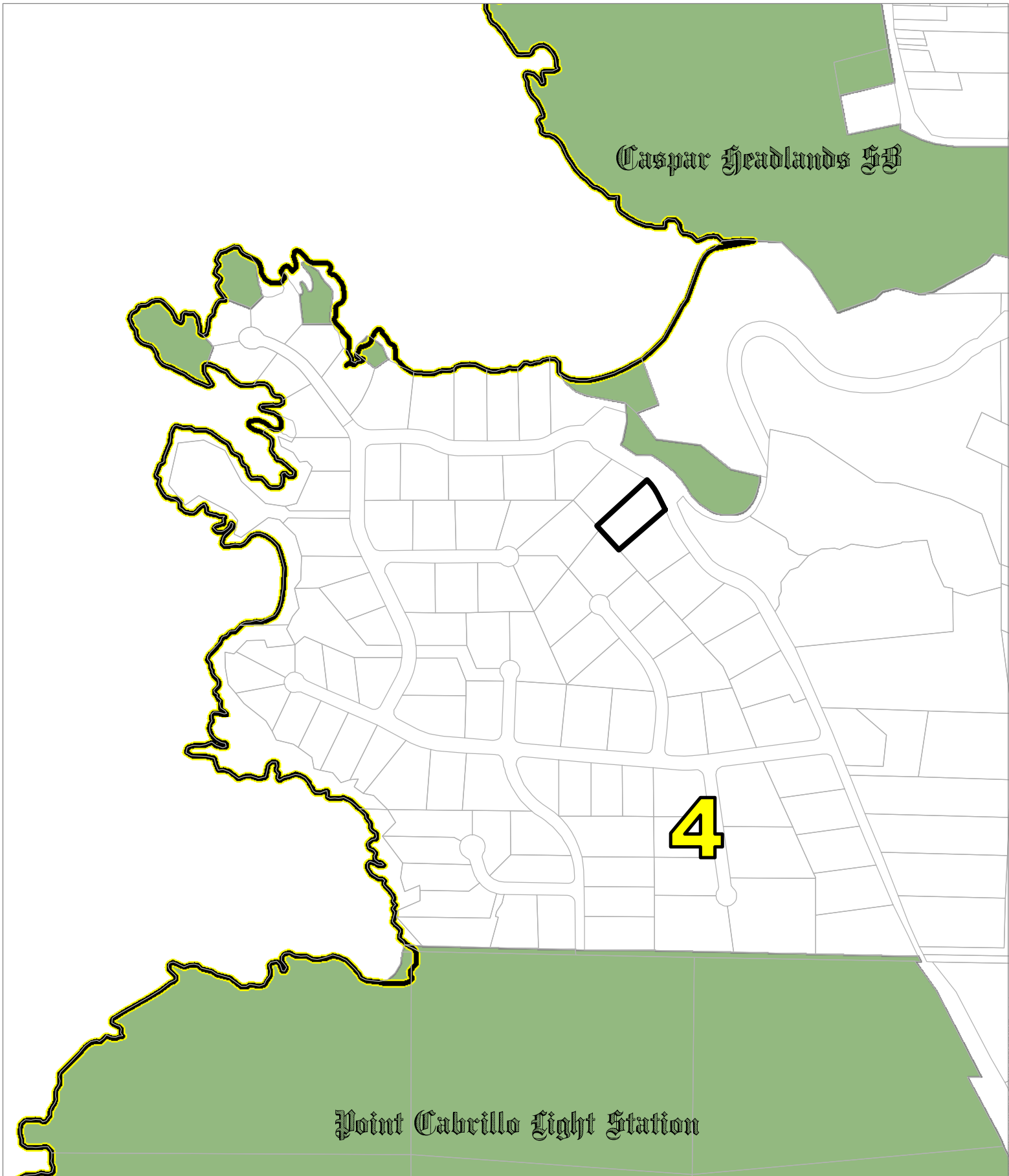
WESTERN SOIL CLASSIFICATIONS



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

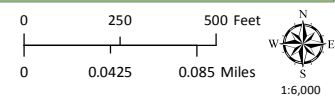
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APLCT: John Borba
AGENT: AUM Construction, Inc.
ADDRESS: 14320 Point Cabrillo Drive, Mendocino





CASE: CDP 2019-0038
OWNER: BORBA, John
APN: 118-400-11
APLCT: John Borba
AGENT: AUM Construction, Inc.
ADDRESS: 14320 Point Cabrillo Drive, Mendocino

 Supervisorial Districts 2010
 State Parks



MISC DISTRICTS

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
790 SOUTH FRANKLIN 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-2019-0038
CDF No(s)	-
Date Filed	10-8-2019
Fee	\$5,551.55
Receipt No.	PRJ-030937
Received by	WALDMAN
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name John Borba
Mailing Address 14320 Point Cabrillo Lane
City Mendocino State CA Zip Code 95460 Phone 707-961-6291

PROPERTY OWNER

Name John Borba
Mailing Address 14320 Point Cabrillo Lane
City Mendocino State CA Zip Code 95460 Phone 707-961-6291

AGENT

Name AUM Construction Inc. re; Sunny Chancellor
Mailing Address POBox 1033
City Mendocino State CA Zip Code 95460 Phone 707-937-3624

PARCEL SIZE

0.82

☐ Square feet
☒ Acres

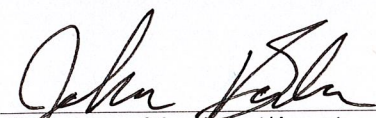
STREET ADDRESS OF PROJECT

14320 Point Cabrillo Lane

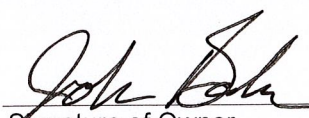
ASSESSOR'S PARCEL NUMBER(S)

118-400-11-00

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


Signature of Applicant/Agent

Date


Signature of Owner

Date

10-7-19

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 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 and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Add New Garage Addition with new Slab, and Convert Old Garage into Workshop. Add Powder Room off Workshop and tie into existing Septic. Relocate Manufactured Shed and Propane.

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

TYPE OF UNIT		NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
☒	Single Family	Main House _____	_____
☐	Mobile Home	Shed _____	_____
☐	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 ☒ 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.

First Structure: Main Residence with Attached Garage

Second Structure: Pre-Manufactured Shed, 10'x12'

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.

7. Project Height. Maximum height of structure 15' 8" feet.

8. Lot area (within property lines): 35718 ☒ square feet ☐ acres

9. Lot Coverage:

	EXISTING		NEW PROPOSED		TOTAL
Building coverage	<u>3576</u>	square feet	<u>1030</u>	square feet	<u>4606</u> square feet
Paved area	<u>3419</u>	square feet	<u>-807</u>	square feet	<u>2612</u> square feet
Landscaped area	<u>2261</u>	square feet	<u>-198</u>	square feet	<u>2063</u> square feet
Unimproved area	<u>26462</u>	square feet	<u>-25</u>	square feet	<u>26437</u> square feet

GRAND TOTAL: 35718 square feet
(Should equal gross area of parcel)

10. Gross floor area: 4606 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>4</u>	Proposed <u>4</u>	Total <u>4</u>
Number of covered spaces	<u>2</u>		Size <u>9x18</u>
Number of uncovered spaces	<u>2</u>		Size <u>9x18</u>
Number of standard spaces			Size
Number of handicapped spaces			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 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.

Exterior Lighting to be located at every exterior passageway.

14. What will be the method of sewage disposal?

☒ Community sewage system, specify supplier Caspar South Service Company

☐ Septic Tank

☐ Other, specify _____

15. What will be the domestic water source?

☒ Community water system, specify supplier Caspar South Water District

☐ 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.).

For grading and road construction, complete the following:

A. Amount of cut: _____ cubic yards

B. Amount of fill: _____ cubic yards

C. Maximum height of fill slope: _____ feet

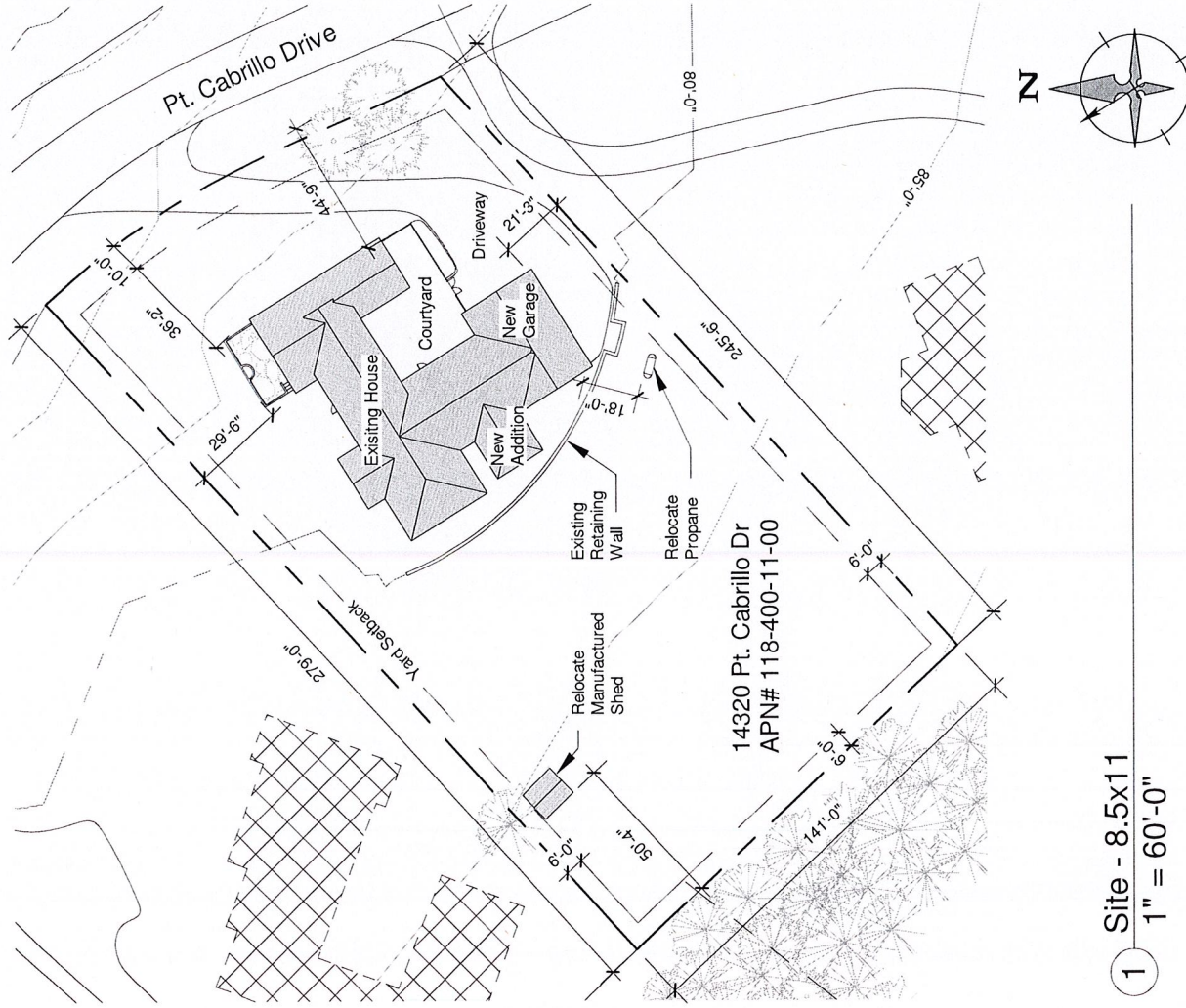
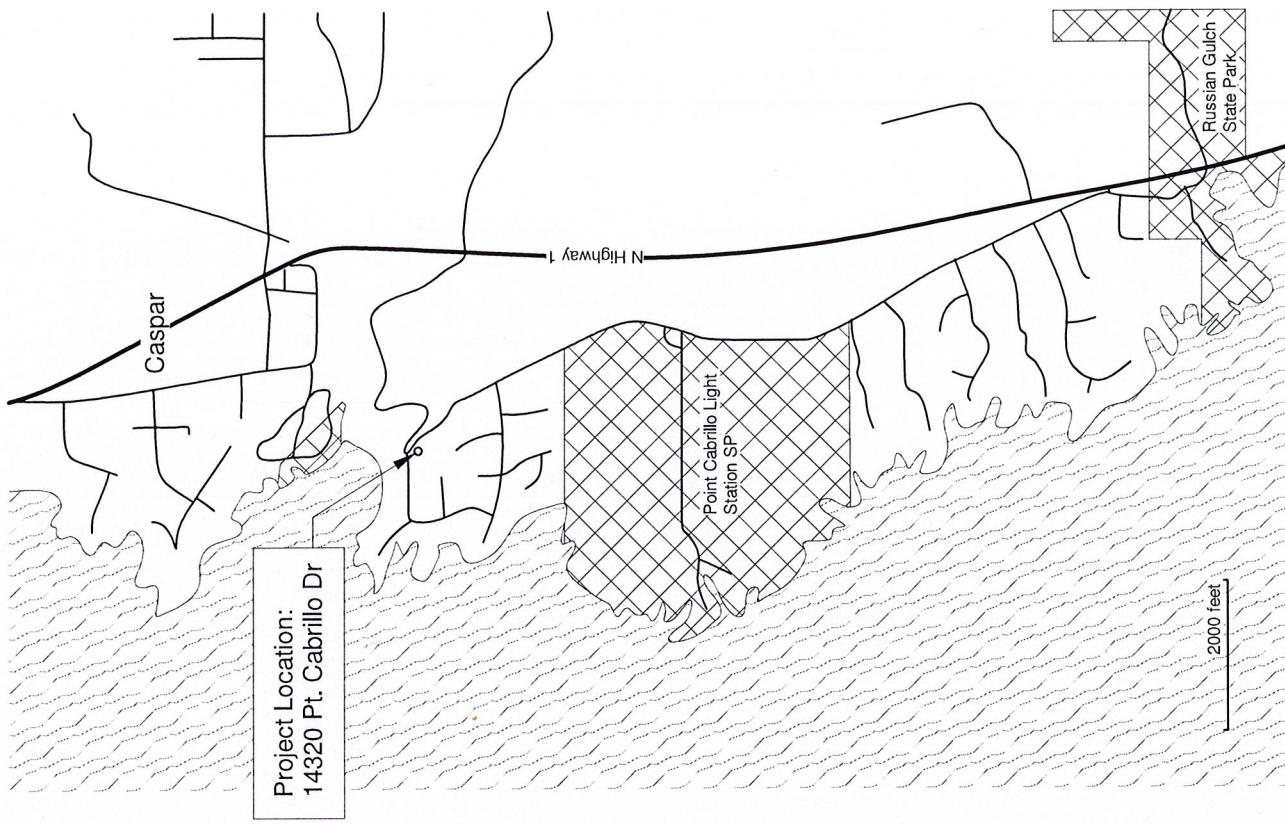
D. Maximum height of cut slope: _____ feet

E. Amount of import or export: _____ cubic yards

F. Location of borrow or disposal site: _____

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:
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? _____ 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.



1 Site - 8.5x11
1" = 60'-0"



AUM CONSTRUCTION INC.
General Contractor Lic. # 817115
www.aumconstruction.com

John Borba

House Addition

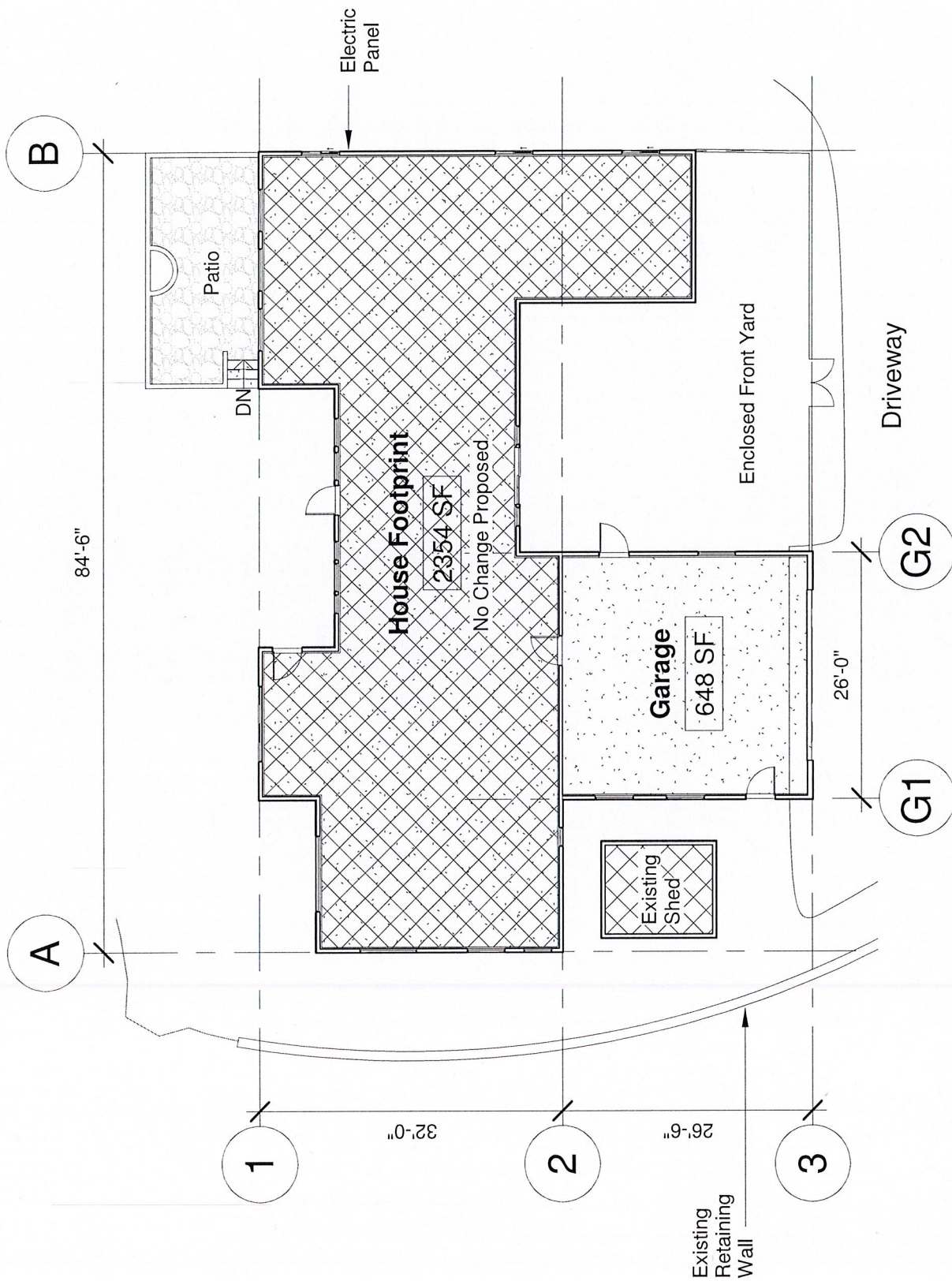
14320 Pt. Cabrillo Drive, Mendocino, CA 95460

APN # : 118-400-11-00

SCALE : As indicated

DATE : 10/08/2019

DRAWN BY : SLIC



1 Main - Existing -CDP
1/16" = 1'-0"



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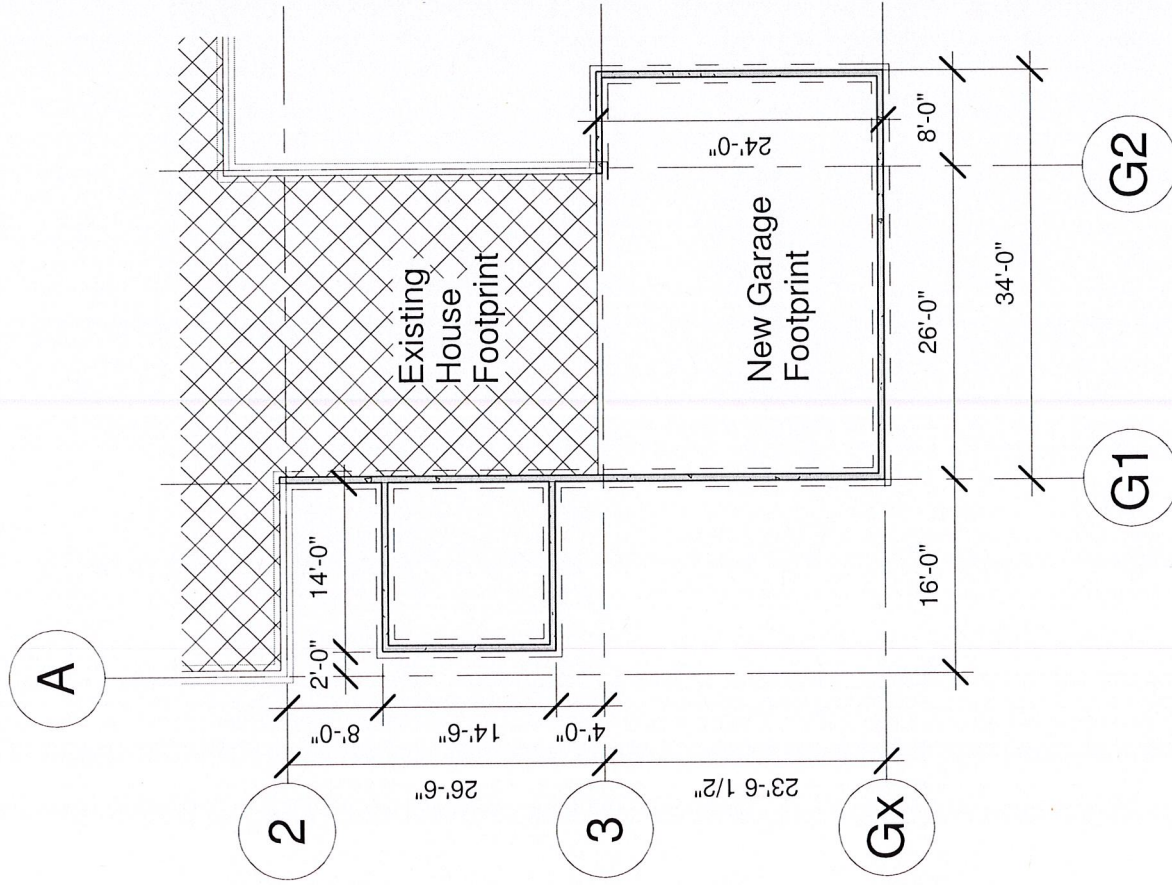
Borba, John
14320 Pt. Cabrillo
14320 Pt. Cabrillo Drive, Mendocino, CA 95460

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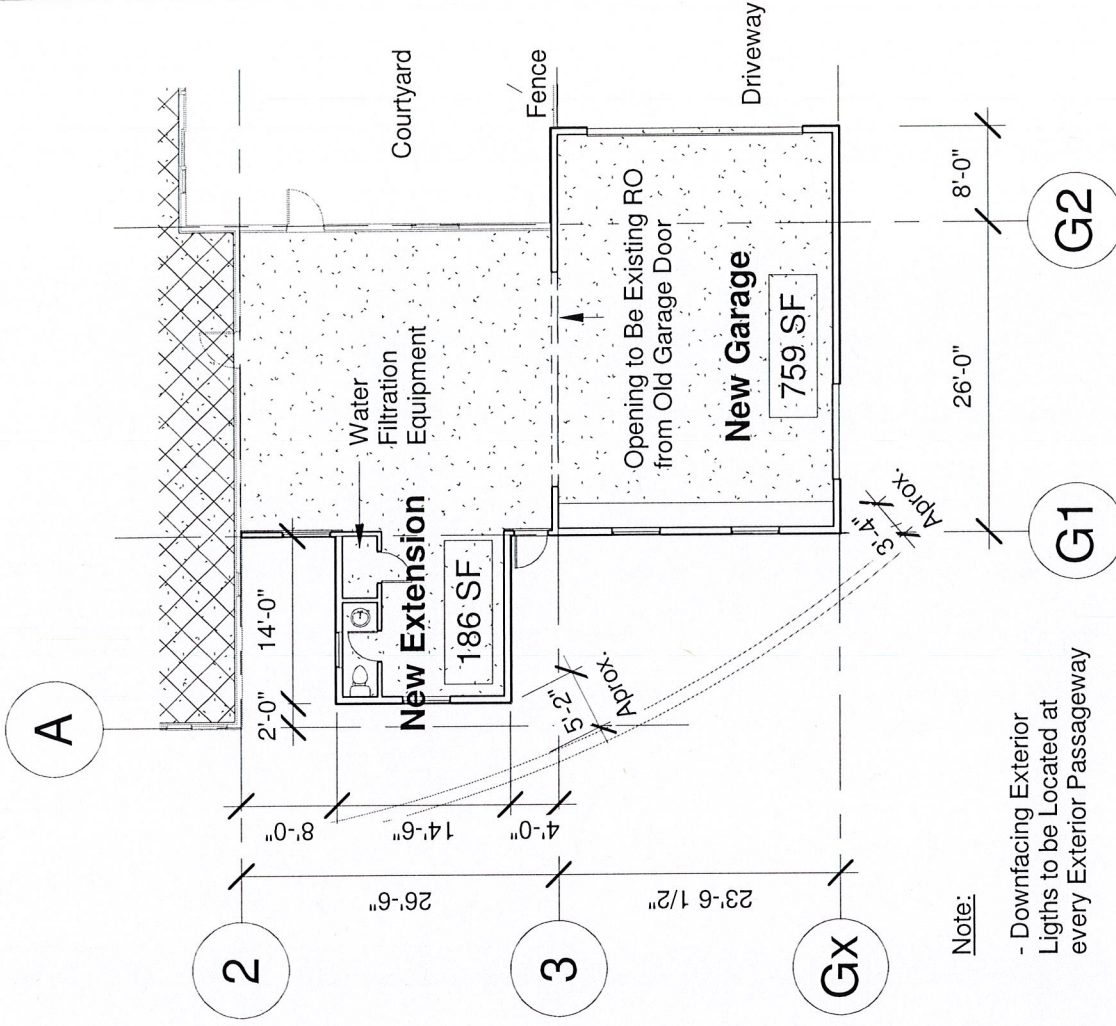
DATE : 10/08/2019

SCALE : 1/16" = 1'-0"

DRAWN BY : SLLC



2 Foundation - Proposed -CDP
 1/16" = 1'-0"



1 Main -Proposed -CDP
 1/16" = 1'-0"



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Borba, John

14320 Pt. Cabrillo

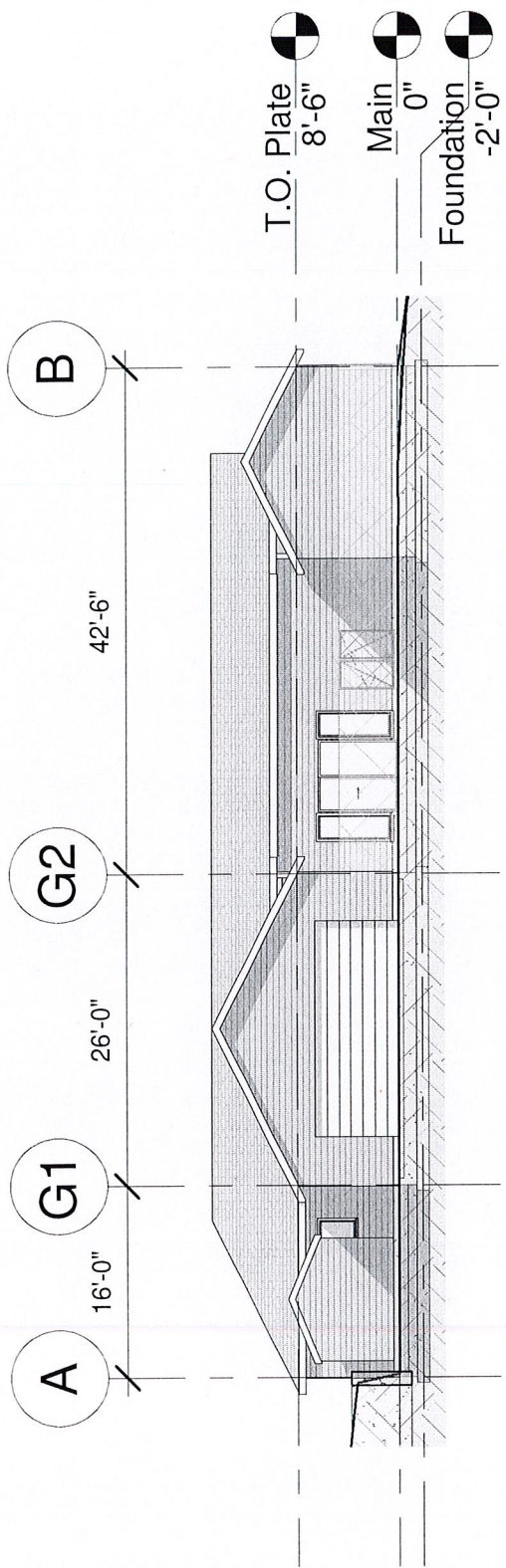
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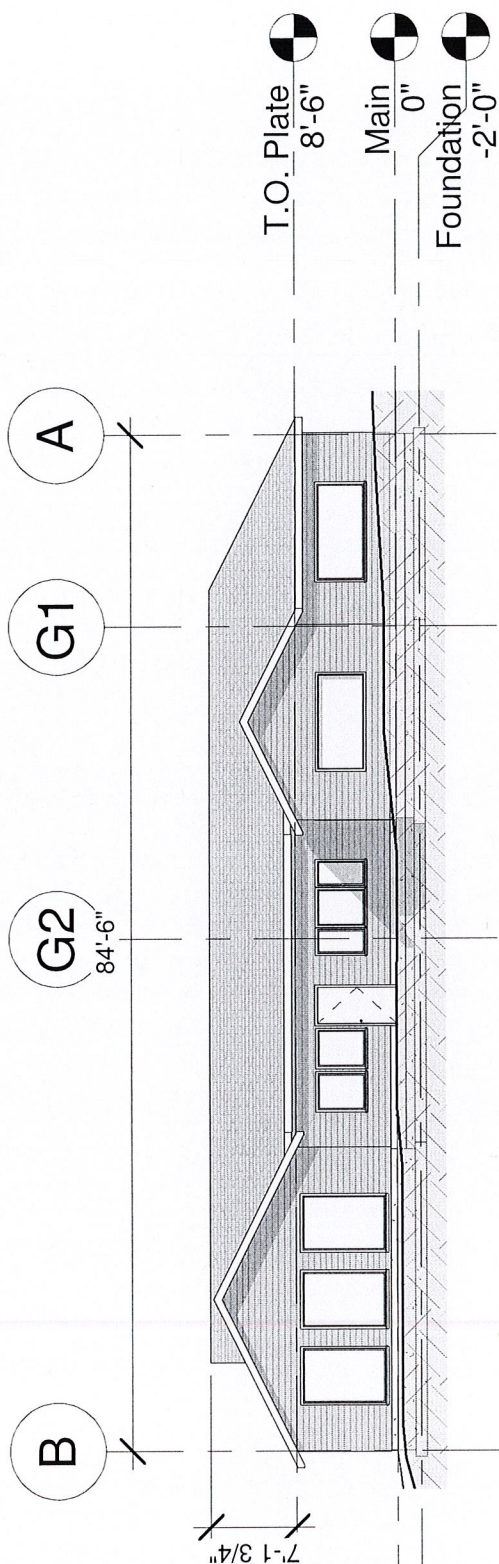
DATE : 10/08/2019

SCALE : 1/16" = 1'-0"

DRAWN BY : SLLC



3 South -CDP
1/16" = 1'-0"



1 North -CDP
1/16" = 1'-0"



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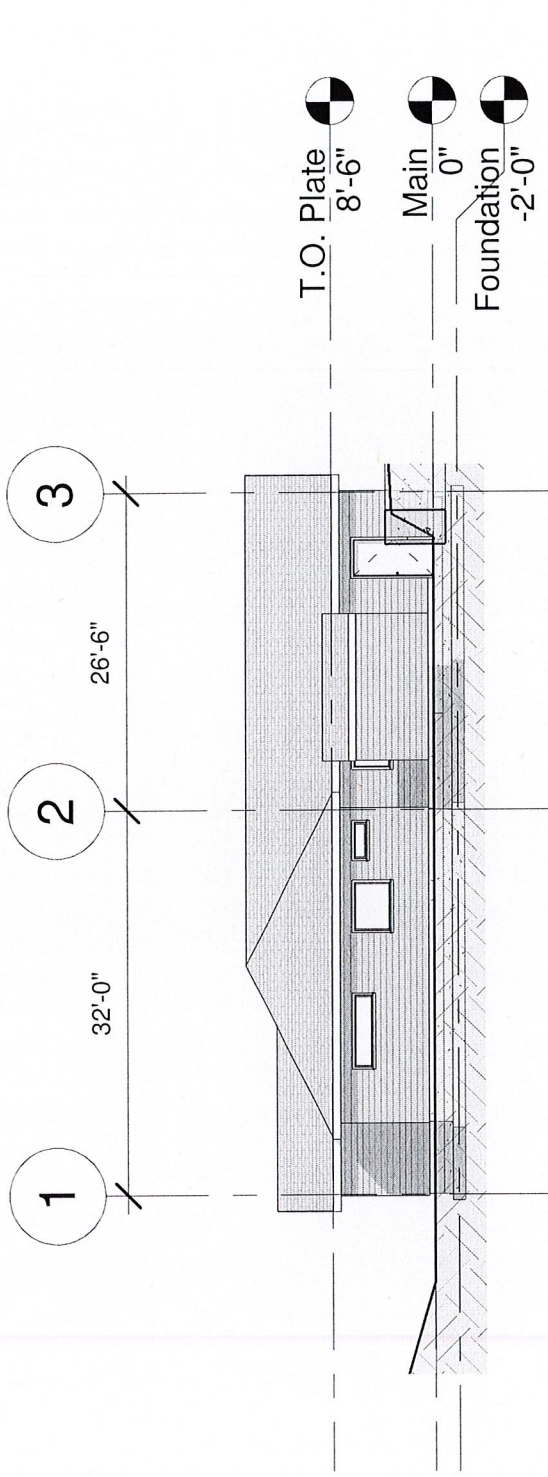
Borba, John
14320 Pt. Cabrillo
14320 Pt. Cabrillo Drive, Mendocino, CA 95460

APN # : 118-400-11-00

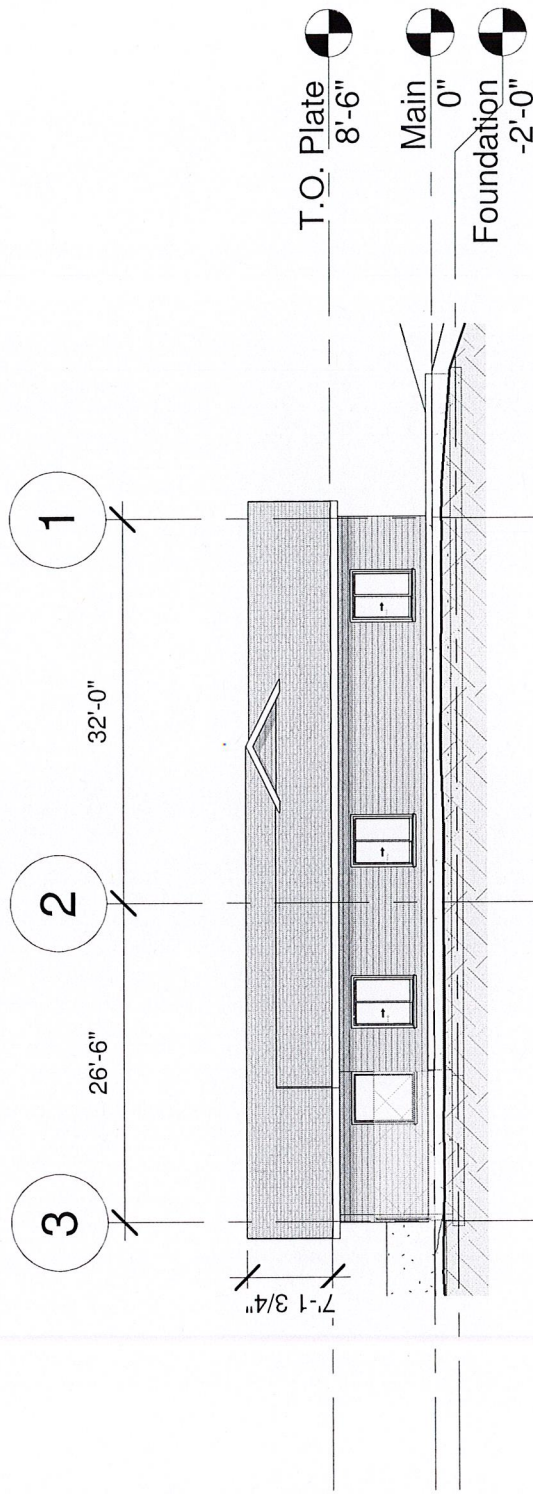
DATE : 10/08/2019

SCALE : 1/16" = 1'-0"

DRAWN BY : SLLC



1 East -CDP
1/16" = 1'-0"



2 West -CDP
1/16" = 1'-0"



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Borba, John

14320 Pt. Cabrillo

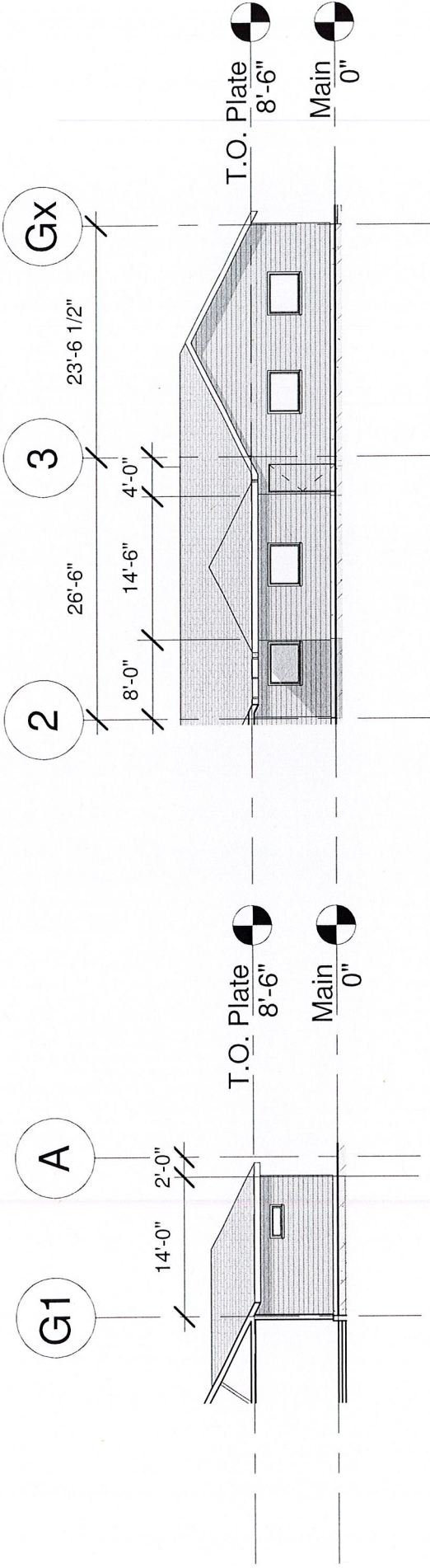
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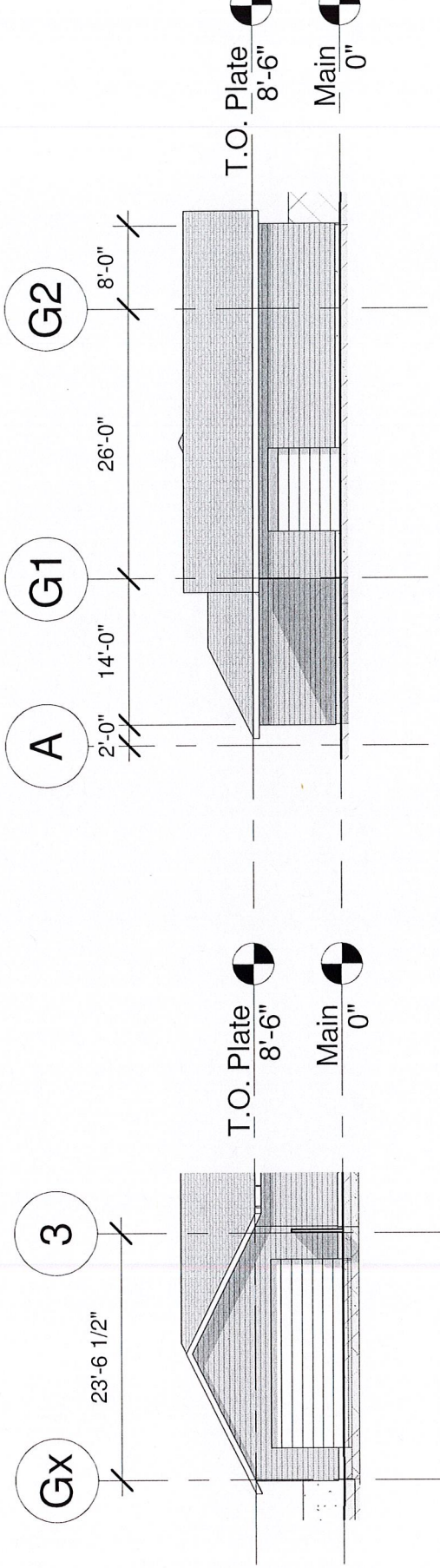
SCALE : 1/16" = 1'-0"

DRAWN BY : SLCC



2 North - Proposed -CDP
1/16" = 1'-0"

4 West - Proposed -CDP
1/16" = 1'-0"



1 East - Proposed -CDP
1/16" = 1'-0"

3 South - Proposed -CDP
1/16" = 1'-0"



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Borba, John

14320 Pt. Cabrillo

14320 Pt. Cabrillo Drive, Mendocino, CA 95460

APN # : 118-400-11-00

DATE : 10/08/2019

SCALE :

1/16" = 1'-0"

DRAWN BY : SLLC

RECEIVED

NOV 01 2019

PLANNING & BUILDING SERV
FORT BRAGG CA

CASPAR SOUTH SERVICE COMPANY

P.O. BOX 774

MENDOCINO, CA. 95460

MARLENE F. DEMERY, P.E.

RECEIVER

(707) 526-6257 OFFICE

(707) 479-8880 CELL

October 23, 2019

Re: CDP-2019-0038
14250 Hanson Circle
APN 118-400-011

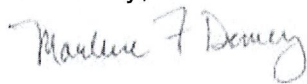
To Whom It May Concern,

This letter verifies that the above referenced request covered under this CDP application for an additional powder room is a part of the Caspar South Service Company and as such, is entitled to domestic water service for a single-family dwelling unit without restriction as to a specific number of such facilities.

This additional powder room is subject to company rules and regulations and does not alter the company's approach to providing up to 4500 gallons of water per month under the annual assessment and a tiered charge for water use over that amount.

If you have any other questions about the company or policies, please contact me at demery5@sbcglobal.net or (707) 479-8880.

Sincerely,



Marlene F. Demery
Receiver