



**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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www.mendocinocounty.org/pbs

November 26, 2019

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

Sonoma State University  
Native Plant Society  
Caltrans  
CalFire - Prevention  
Department of Fish and Wildlife  
Coastal Commission

Fort Bragg Rural Fire Protection District  
Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

**CASE#:** CDP\_2018-0028

**DATE FILED:** 10/16/2018

**OWNER/APPLICANT:** DEBIRA BRANSCOMBE

**REQUEST:** After-the-fact Coastal Development Permit for a 720 sq. ft. greenhouse and a 384 sq. ft. accessory building with a porch and a bathroom (toilet and sink only).

**LOCATION:** In the Coastal Zone, 3± miles north of Fort Bragg City center, lying on the west side of State Highway 1 (SH 1), 100± yards south of its intersection with Bouldin Lane (Private), located at 23690 N. Highway 1, Fort Bragg (APN: 069-161-36).

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** EDUARDO HERNANDEZ

**RESPONSE DUE DATE:** December 10, 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: CDP\_2018-0028

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**APPLICANT:** DEBIRA BRANSCOMBE

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**APN:** 069-161-36

**PARCEL SIZE:** 4.3± Acres

**GENERAL PLAN:** Rural Residential (RR:5)[RR:2]

**ZONING:** Rural Residential (RR-5)[RR-2]

**EXISTING USES:** Residential

**DISTRICT:** 4th (Gjerde)

**RELATED CASES:** Code Enforcement Case # IC\_2018-0390, for the unpermitted construction of an accessory building and a greenhouse (Reason for CDP\_2018-0028).

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Rural Residential 5 (RR:5) [RR:2]	Rural Residential (RR-5) [RR-2]	1.49-2.29± Acres	Residential
<b>EAST:</b>	Rural Residential (RR:1)	Rural Residential (RR-1)	10.03± Acres	Residential
<b>SOUTH:</b>	Rural Residential 5 (RR:5) [RR:2]	Rural Residential (RR-5) [RR-2]	2± Acres	Residential
<b>WEST:</b>	Rural Residential 5 (RR:5) [RR:2]	Rural Residential (RR-5) [RR-2]	3.95± Acres	Residential

<u>REFERRAL AGENCIES</u>		
<u>LOCAL</u>	✓ Planning Division (FB)	✓ CalTrans
✓ Archaeological Commission	✓ Sonoma State University	<u>TRIBAL</u>
✓ Assessor’s Office	<u>STATE</u>	✓ Cloverdale Rancheria
✓ Building Division (FB)	✓ CalFire (Land Use)	✓ Redwood Valley Rancheria
✓ Department of Transportation (DOT)	✓ California Coastal Commission	✓ Sherwood Valley Band of Pomo Indians
✓ Environmental Health (FB)	✓ California Dept. of Fish & Wildlife	
✓ Fort Bragg Rural Fire Protection	✓ California Native Plant Society	

**ADDITIONAL INFORMATION:** N/A

ENVIRONMENTAL DATA

1. MAC:

GIS

N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

State - Cal Fire File #455-18

4. FARMLAND CLASSIFICATION:

GIS

Rural Residential (R,) Urban (D), & Grazing Land (G)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Marginal

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Study Soil Types 214 & 204

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

N/A

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

YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

N/A

17. LANDSLIDE HAZARD:

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

N/A

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

N/A

19. WILD AND SCENIC RIVER:

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

N/A

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

N/A

21. STATE CLEARINGHOUSE REQUIRED:

Policy

N/A

22. OAK WOODLAND AREA:

USDA

N/A

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

Rural Residential 5 (RR:5) [RR:2]

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Timberland (none prime), Marine Terrace

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Coastal Prairie Grassland & Coastal Forest

27. COASTAL COMMISSION APPEALABLE AREA:

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

Yes

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

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

N/A

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

N/A

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



Case No(s)	CDP_2018-0028
CDF No(s)	455-18
Date Filed	REVISED 10/18/2019
Fee	\$6,058.00
Receipt No.	PRJ_023674
Received by	REVISED by Eduardo H.
Office Use Only	

## COASTAL ZONE APPLICATION FORM

### APPLICANT

Name Debira Branscombe  
Mailing Address 23690 N Highway 1  
City Fort Bragg State CA Zip Code 95437 Phone 530-613-3680

### PROPERTY OWNER

Name Debira Branscombe  
Mailing Address 23690 N Highway 1  
City Fort Bragg State CA Zip Code 95437 Phone 530-613-3680

### AGENT

Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_

### PARCEL SIZE

4.3

☐ Square feet  
☒ Acres

### STREET ADDRESS OF PROJECT

23690 N Highway 1, Fort Bragg, CA 95437

### ASSESSOR'S PARCEL NUMBER(S)

069-161-36

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

Debira Branscombe 10-15-19  
Signature of Applicant/Agent 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 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.

Addition of three structures:

- 20' X 36' Greenhouse
- 16' X 24' Accessory Building with a 16 X 8 Porch and bathroom (toilet only)

No secondary improvements

No structures over 18' in height

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	<u>1 new Greenhouse</u>	<u>720 sq ft</u>
<input type="checkbox"/> Mobile Home	<u>1 new Accessory Building</u>	<u>512 sq ft</u>
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> 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.

1. Single Family Residence
2. Detached Garage
3. Workshop
4. Well House

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 1 at 12', 1 at 16' feet.

8. Lot area (within property lines): 4.3 ☐ square feet ☒ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>3,893</u> square feet	<u>1232</u> square feet	<u>5125</u> square feet
Paved area	<u>5,836</u> square feet	_____ square feet	<u>5,836</u> square feet
Landscaped area	<u>10,020</u> square feet	_____ square feet	<u>10,020</u> square feet
Unimproved area	<u>166,135</u> square feet	_____ square feet	<u>166,135</u> square feet

GRAND TOTAL: 187,116 square feet  
(Should equal gross area of parcel)

10. Gross floor area: 5,125 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>numerous</u>	Proposed <u>0</u>	Total <u>2</u>
Number of covered spaces	<u>2</u>		Size <u>676</u>
Number of uncovered spaces	<u>There are numerous</u>		Size _____
Number of standard spaces	<u>uncovered places</u>		Size _____
Number of handicapped spaces	<u>to park on site</u>		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.

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.).

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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
18.	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 may be required.
19.	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.)
20.	Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
21.	Is the proposed development visible from:  A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input type="checkbox"/> No
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 <input type="checkbox"/> Yes <input type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

## 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.

Debra Branscombe

Owner/Authorized Agent

10-15-19

Date

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

### AUTHORIZATION OF AGENT

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

Owner

Date

## MAIL DIRECTION

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

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address



**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.**

<b>AP# 000-000-00</b> <b>LASTNAME, FIRSTNAME</b> <b>STREET ADDRESS</b> <b>CITY, STATE ZIP</b>	069-161-33 Sousa, Frank and Cathy D 3144 Barletta Ln San Jose, CA 95127 (property at 23660 N HWY 1)	
069-161-41 Lydick, Doran A and Jill L 5594 Ventry Way Antioch, CA 94531		
069-161-40 Tone, Leslie Jo, Cummings, Lynn A 23680 N HWY 1 Fort Bragg, CA 95437		
069-161-06 Estes, Carroll John 23823 Quail Lane Fort Bragg, CA 95437		
069-161-08 Huff, John G PO Box 2402 Mendocino, CA 95460 (property at 23817 Quail Lane)		
069-161-11 Daniels, Wendy S 23811 Quail Lane Fort Bragg, CA 95437		
069-161-12 Worster, Donna J 44956 Larkin Road Mendocino, CA 95437 (property at 23800 HWY 1)		
069-161-27 McCloskey, Cindy 24931 Ward Ave Fort Bragg, CA. 95437 (property at 23650 N HWY 1)		
069-161-26 Green, Nancy 23600 N HWY 1 Fort Bragg, CA. 95437		

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:

\_\_\_\_\_  
Addition of 2 structures: 20'x30' greenhouse, 1 accessory building no taller than 18'  
\_\_\_\_\_  
(Description of development)

Located at:

\_\_\_\_\_  
23690 N Highway 1, Fort Bragg, CA. 95437  
\_\_\_\_\_

\_\_\_\_\_  
(Address of development and Assessor's Parcel Number)

The public notice was posted at:

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

\_\_\_\_\_  
Owner/Authorized Representative

\_\_\_\_\_  
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.

# NOTICE OF PENDING PERMIT

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

**PROPOSED DEVELOPMENT :** Addition of two structures:

1. 20' x 36' Greenhouse

2. 16' x 24' Accessory Building with 16' x 8' porch and bathroom (toilet only)

no structures over 18' in height

**LOCATION:** 23690 N Highway 1, Fort Bragg, CA 95437

**APPLICANT :** Debira Branscombe

**ASSESSOR'S PARCEL NUMBER(S):** 069-161-36

**DATE NOTICE POSTED:** 10/15/18

**FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:**

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

COMPLETE FOR PROJECTS  
LOCATED WITHIN THE  
COASTAL ZONE ONLY

NOTICE OF  
PRELIMINARY  
FINDING

COMPLETE FOR PROJECTS  
LOCATED WITHIN THE  
COASTAL ZONE ONLY

**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:

10-15-19

Debra Branscombe

Applicant



### Owner/Agent Information

CAL FIRE File Number 455-18 Date 09/19/18  
Owner's Last Name Branscombe Owner's First Name Dwight & Debira  
Owner's Phone Number 530-613-3680  
Owner's Mailing Address 23690 N. Hwy 1  
Fort Bragg, CA 95437 Agent/Phone # N/A

### Project Information

Project Street # 23690 Project Street Name N. HWY 1 Type of Project Class K  
Project City/Community Fort Bragg Battalion 6 Fort Bragg/W  
Finaled ☐

### Conditions of Approval

With reference to the above case number, the California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in Title 14, "Natural Resources; Div. 1.5, be adhered to in order to gain a "Final Clearance" and "Approval for occupancy" from this Department. Local agencies may have additional requirements that may be more restrictive.

☒ **Address Standard**

California Code of Regulations, Title 14, Section 1274.01

Address must be posted at the beginning of construction and maintained thereafter. It shall be posted on BOTH sides of a mailbox or post at driveway entrance so it is visible from BOTH directions of travel. Minimum 3 inch letter height, 3/8 inch stroke. Reflectorized, contrasting with background color. Sequential numbering issued by Mendocino County will be utilized. Multiple Addresses will be on a single post.

☒ **Driveway Standard**

California Code of Regulations, Title 14, Section 1273.10

Driveway will be minimum 10 feet wide, all weather surface. It shall be a maximum of 16 % grade, minimum 50 feet inside radius on turns, and have a minimum 15 feet vertical clearance. Driveways longer than 150 feet, but less than 800 feet require a turnout near the midpoint. Driveways longer than 800 feet require turnouts every 400 feet. Turnouts shall be a minimum 10 feet wide and 30 feet long with a 25 foot taper at each end. A 40 foot radius turnaround or 60 foot hammerhead "T" is required for driveways longer than 300 feet and must be within 50 feet of the building. Gates will be 2 feet wider than the traffic lane and located at least 30 feet in from the road.

☐ **Road Standard**

California Code of Regulations, Title 14, Section 1273

Roads will have two-10 foot traffic lanes (20 ft. wide road surface), Minimum 40,000 lb. load capacity, and have an all weather surface. Roads will have a maximum grade of 16%, a minimum curve radius of 50 foot, and a minimum of 15 foot vertical clearance. Dead end roads shall not exceed: 800 ft for parcels 1 acre or less - 1320 ft. for parcels 1 to 4.99 acres - 2640 ft. for parcels 5 to 19.99 acres - 5280 ft. for parcels 20 acres or larger. Dead end roads are also required to have turnarounds every 1320 ft. and at terminus. Turnarounds shall be a minimum 40 ft. radius or 60 ft. hammerhead "T". Roads shall be officially recognized by Mendocino County with approved signs at each intersection and visible for 100 feet from both directions. The sign shall be minimum 3 inch letter height, 3/8 inch stroke, reflectorized and contrasting with background color. One Way Road Standards (if approved) are available from this office.

**RECEIVED**

**OCT 15 2018**

**PLANNING & BUILDING SERV  
FORT BRAGG CA**



☐ **Bridge Standard**

California Code of Regulations, Title 14, Section 1273.07

Bridges shall have a minimum 40,000 lb. load capacity, minimum 15 foot vertical clearance. Appropriate signing including: Weight limits, Vertical Clearance, One Way Road, Single Lane conditions shall be posted. One lane bridges shall provide an unobstructed view from one end to the other with turnouts at both ends.

☐ **Emergency Water Supply Standard**

California Code of Regulations, Title 14, Section 1275.01

Subdivisions shall meet or exceed either PUC Revised General Order #103, NFPA Standard 1231, or ISO Rural Class 8 Standard (local jurisdiction may require more as these are minimum standards). Fire Hydrant shall be 18 inches above grade, minimum 4 feet and maximum 12 feet from road or driveway. Hydrant shall be minimum 50 feet and maximum 1/2 mile from building it serves, and minimum 8 feet from flammable vegetation. Hydrant shall have 2 1/2 inch male National Hose fitting, suitable crash protection and located where Fire Apparatus using it will not block entry. Hydrant shall be identified with a 3 inch reflectorized blue dot on driveway sign, or placed within 3 feet of hydrant, or identified by blue highway marker as specified by State Fire Marshal.

☒ **Defensible Space Standard**

California Code of Regulations, Title 14, Section 1276.01

All parcels 1 acre or larger shall provide a minimum 30 foot setback for all buildings from all property lines and/or center of a road. All parcels less than 1 acre shall provide for same practical effect by standards set forth by local jurisdiction.

☒ **Maintaining Defensible Space**

Public Resources Code, Section 4291

Any person who owns, leases, or controls any property within the State Responsibility Area, shall at all times maintain a firebreak by clearing an area of all flammable vegetation or other combustible material 30 feet immediately around and adjacent to any building or structure. Additionally, a fuel reduction zone is required for an additional 70 feet or to the property line, whichever is nearer, this zone shall eliminate the fuel continuity. The total defensible space is 100 feet or to the property line. This subdivision does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

CAL FIRE: ADDITIONAL COMMENTS:

Ryan Smith, Battalion Chief

By

Reviewing Official

Josh Kitchens

Fire Prevention Bureau

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FORT BRAGG CA



## DEPARTMENT OF FORESTRY AND FIRE PROTECTION

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

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SEP 18 PM

MENDOCINO UNIT

CAL FIRE File #	455-18
To be completed by CAL FIRE	

-OFFICE USE ONLY-

STATE FIRE SAFE REGULATIONS APPLICATIONS FORM

Please complete the following and submit to the California Department of Forestry and Fire Protection (CAL FIRE). **See the attached Homeowner's Summary of Fire Prevention and Loss Reductions Laws to ensure your plans will meet the requirements. If not, you will be required to propose and submit an exemption (Detailed in Item #19) for the Department's review. Failure to submit a proposed exemption when required will result in delays. CAL FIRE will strive to work with landowners who require an exemption, however, submitting an exemption in itself, does not guarantee it will be accepted by CAL FIRE.**

1. Name, Mailing Address and Phone Number of Property Owner:

Dwight and Debira Branscombe

23690 N Highway 1, Fort Bragg, CA 95437

Phone: 530-613-3680

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

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

**Mail correspondence to:**
☒ Owner    OR    ☐ Agent    OR    ☐ Pick-up at Howard Forest

3. Address/Location of proposed building site:

23690 N Highway 1

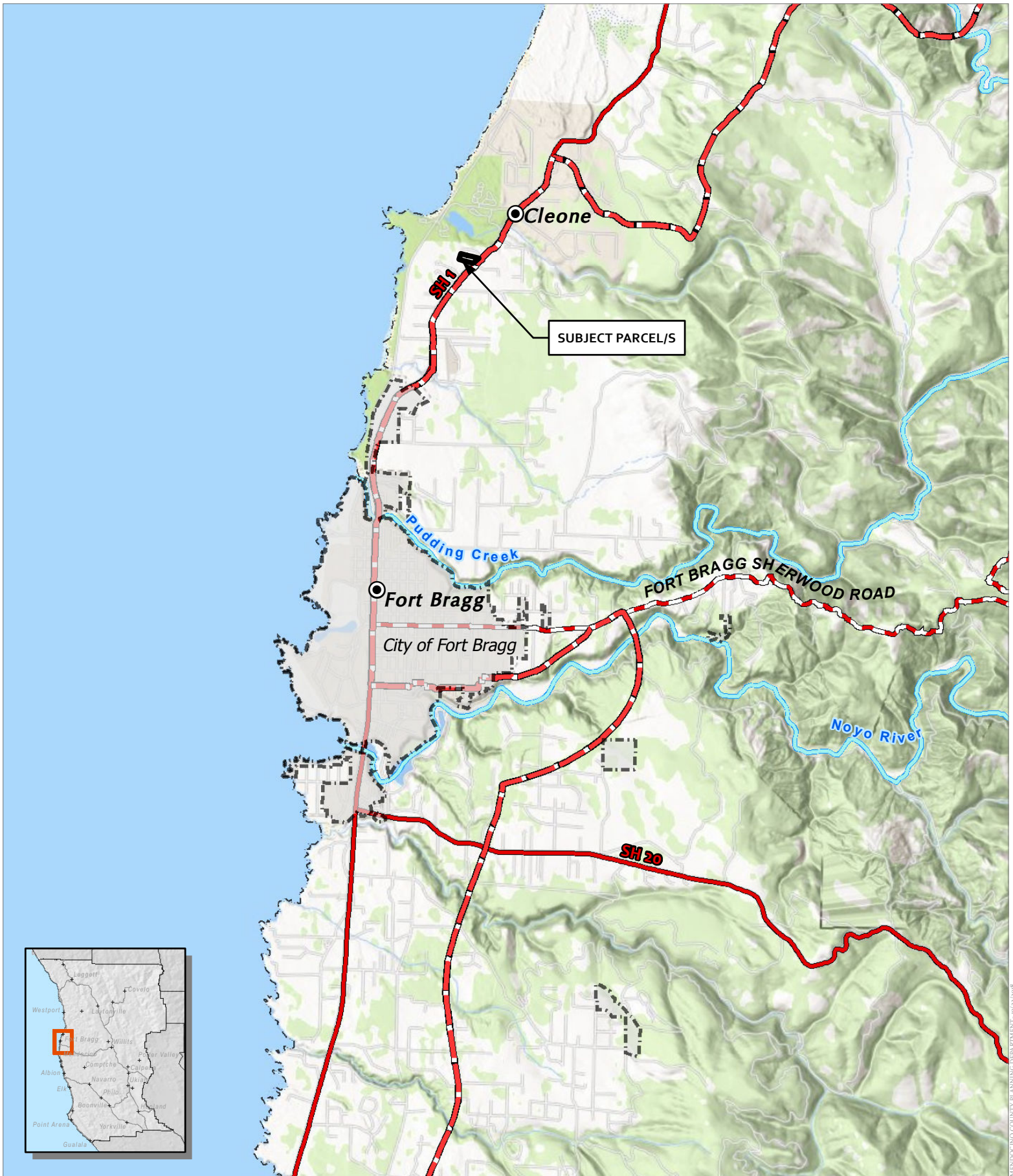
Fort Bragg, CA 95437

APN: 069-161-36-00

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

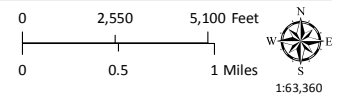
PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT [WWW.CA.GOV](http://WWW.CA.GOV)





CASE: CDP 2018-0028  
 OWNER: BRANSCOMBE, Dwight & Debira  
 APN: 069-161-36  
 APLCT: Dwight Branscombe  
 AGENT:  
 ADDRESS: 23690 N. Hwy. 1, Fort Bragg

- Major Towns & Places
- City Limits
- Coastal Zone Boundary
- Major Rivers
- Highways
- Major Roads



LOCATION MAP

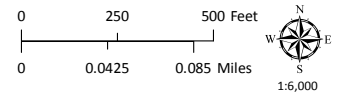
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
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CASE: CDP 2018-0028  
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 AGENT:  
 ADDRESS: 23690 N. Hwy. 1, Fort Bragg

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



AERIAL IMAGERY

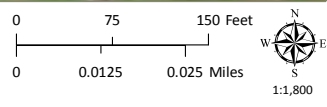
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Public Roads  
 Private Roads

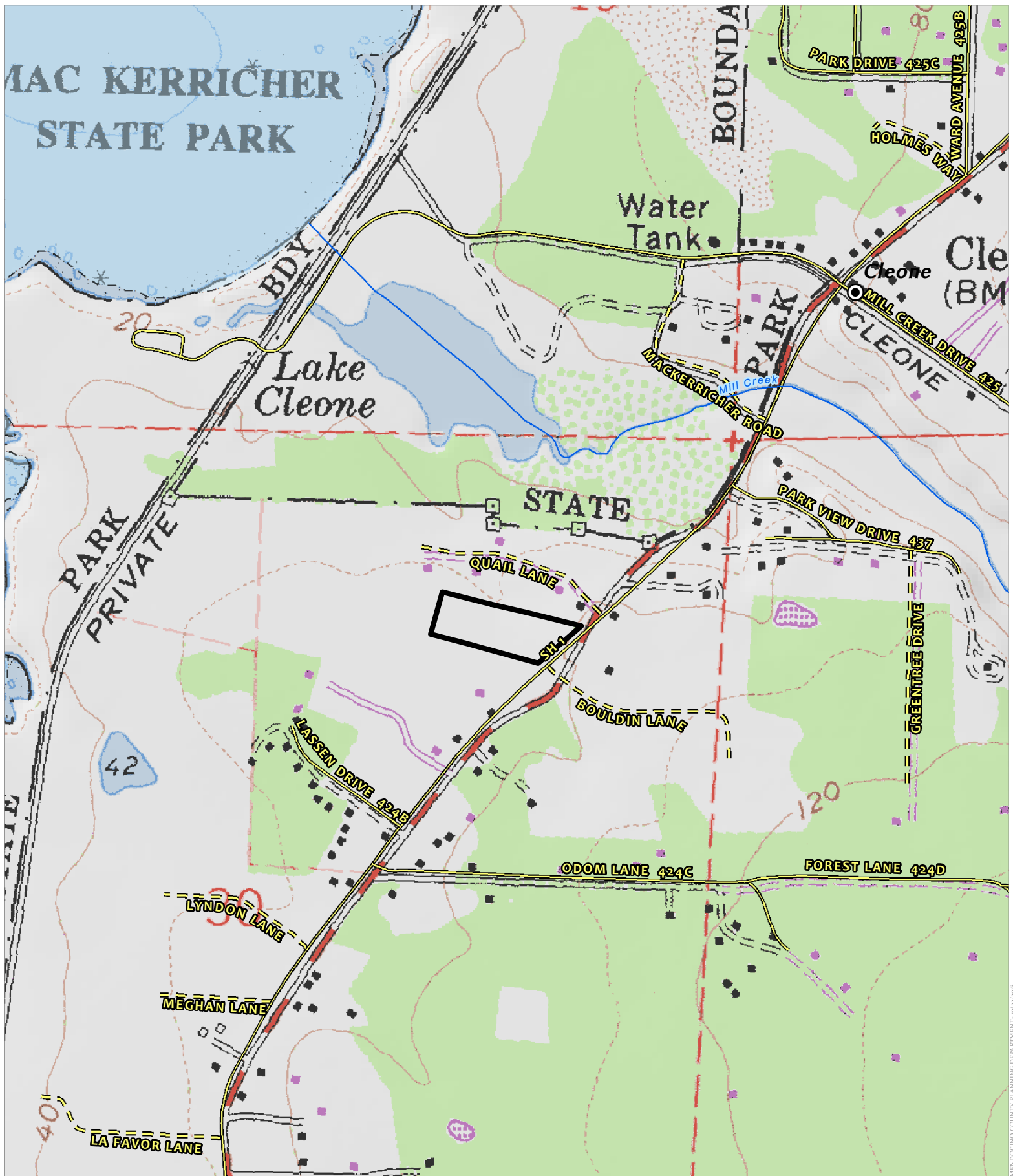


AERIAL IMAGERY

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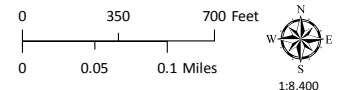
MENDOCINO COUNTY PLANNING DEPARTMENT - 06/22/2018





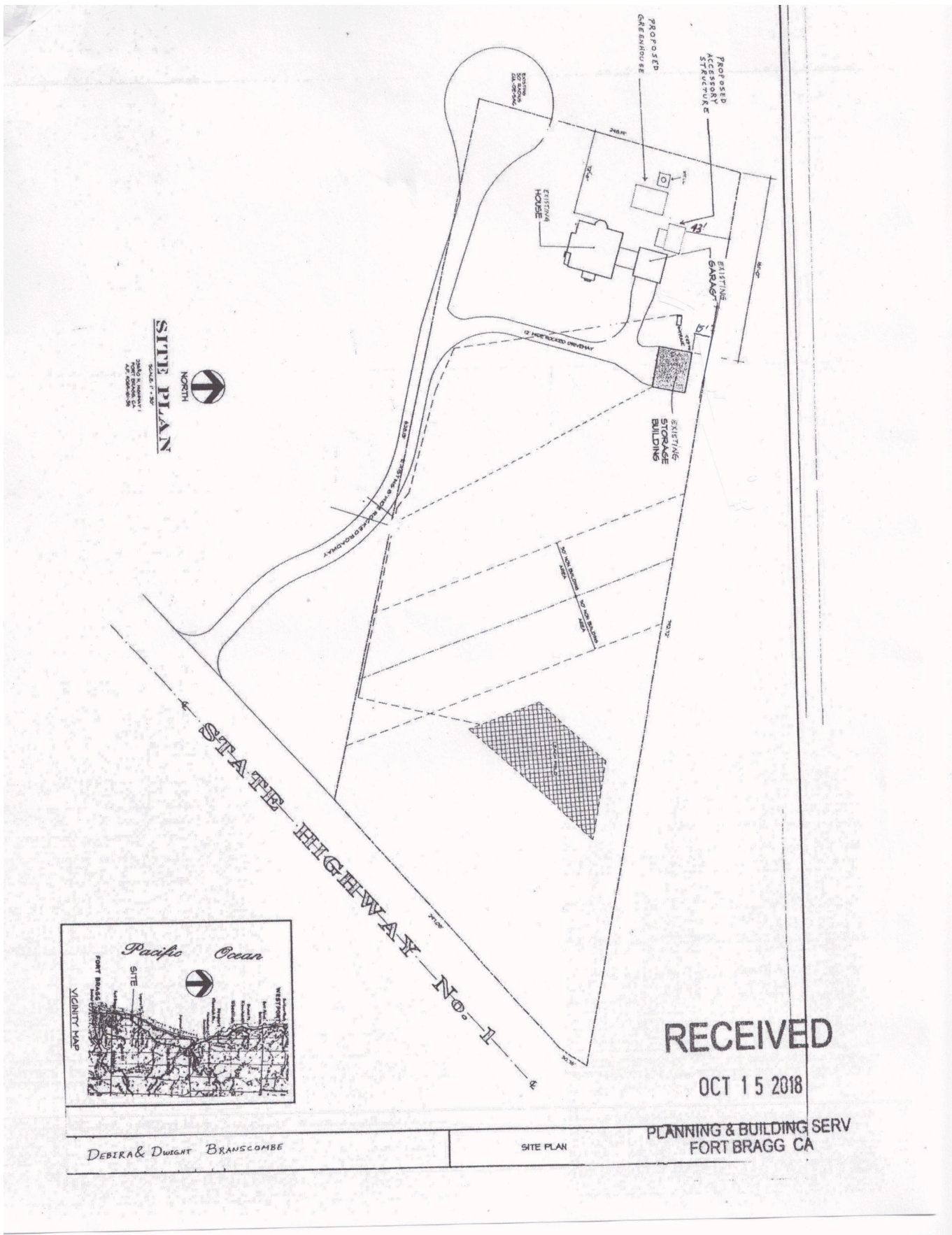
CASE: CDP 2018-0028  
 OWNER: BRANSCOMBE, Dwight & Debira  
 APN: 069-161-36  
 APLCT: Dwight Branscombe  
 AGENT:  
 ADDRESS: 23690 N. Hwy. 1, Fort Bragg

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



TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

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CASE: CDP 2018-0028  
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 APN: 069-161-36  
 APLCT: Dwight Branscombe  
 AGENT:  
 ADDRESS: 23690 N. Hwy. 1, Fort Bragg

NO SCALE

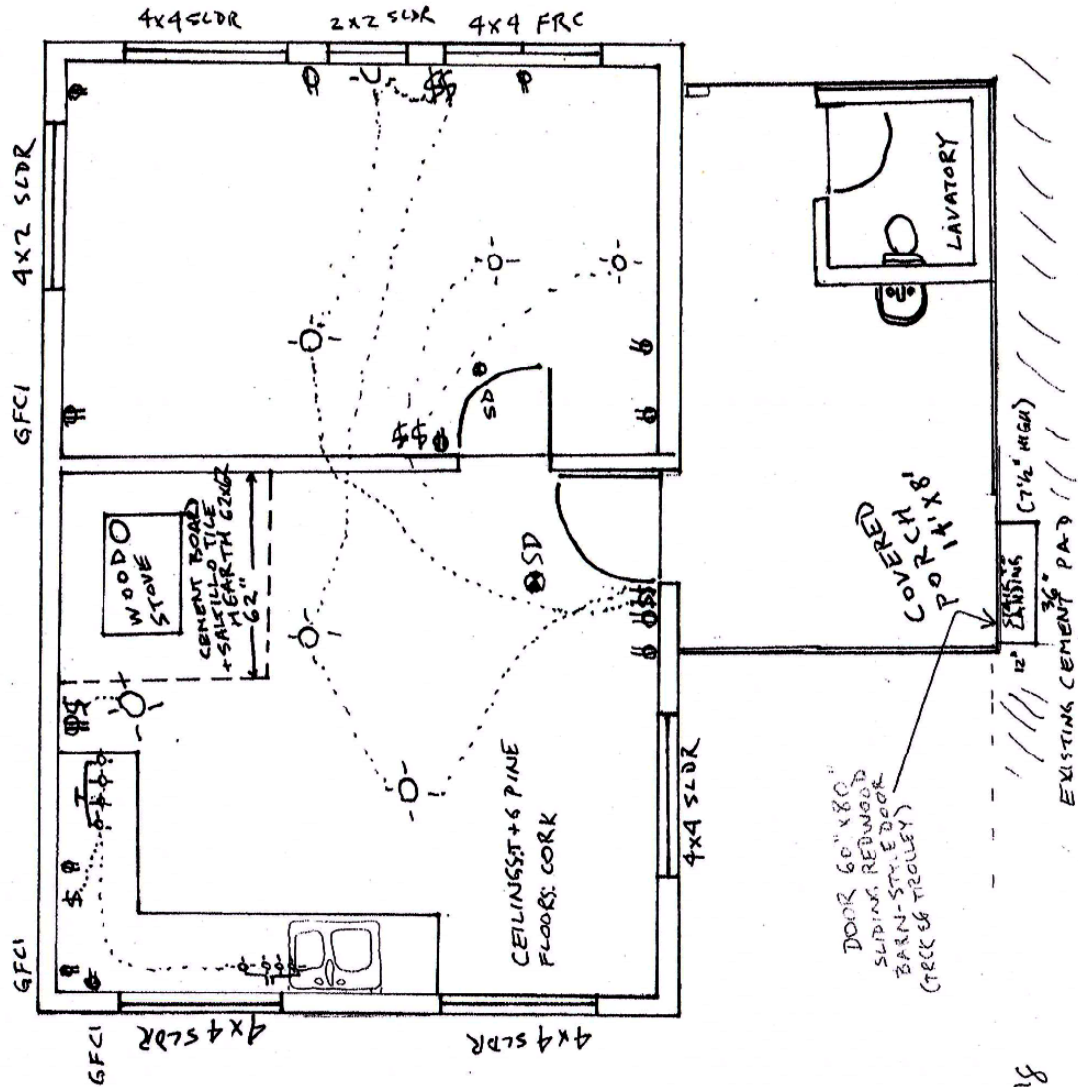
SITE PLAN

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# FLOOR PLAN

SCALE 1/4" = 1 FOOT



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Accessory Building  
with porch

CASE: CDP 2018-0028  
OWNER: BRANSCOMBE, Dwight & Debira  
APN: 069-161-36  
APLCT: Dwight Branscombe  
AGENT:  
ADDRESS: 23690 N. Hwy. 1, Fort Bragg

NO SCALE

FLOOR PLAN

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FORT BRAGG CA

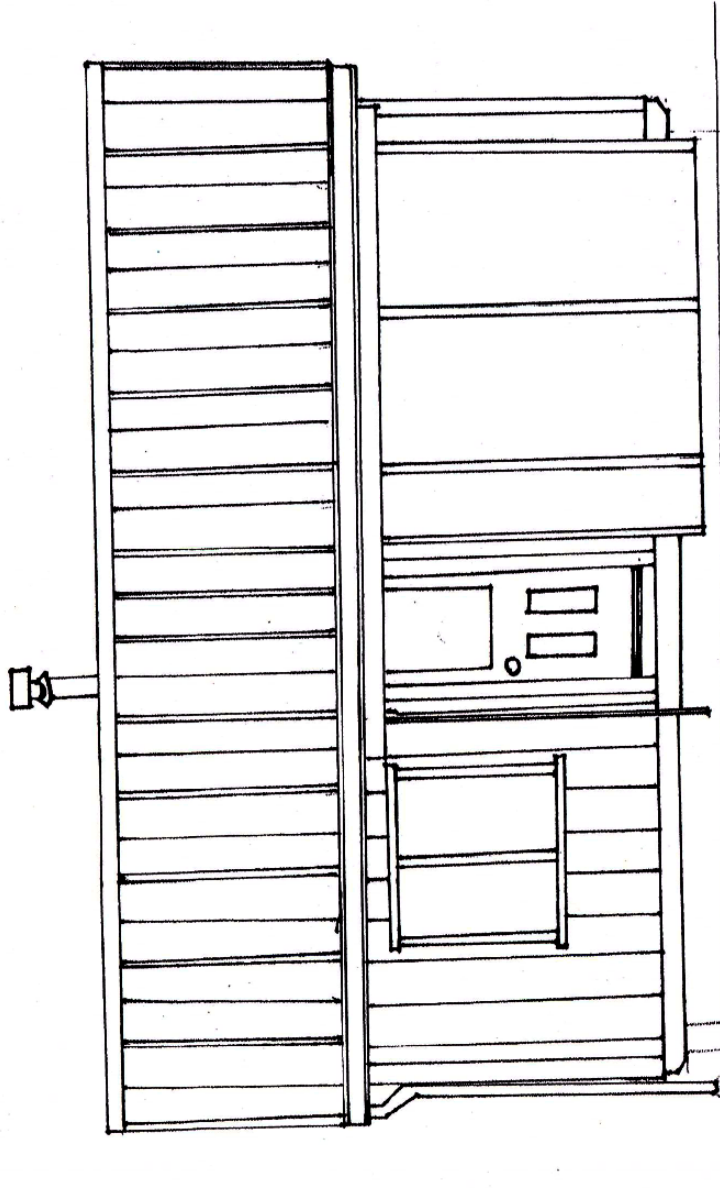
### EXTERIOR FINISH LEGEND

ROOF: GREEN METAL AG

WALLS: BOARD AND BATTEN  
NATURAL PINE COLOR,  
TREATED (HERITAGE NATURALS  
EXTERIOR FINISH)

STANDARD PLASTIC GUTTERS  
AND DOWNSPOUTS, BROWN  
COVERED PORCH: TWIN WALL  
POLYCARBONATE GREENHOUSE  
PANEL - WALLS + ROOF.

DOOR: STD FIBERGLASS EXTERIOR  
GRADE, 36 x 80 20, RED FIN



FRONT ELEVATION SOUTH

SCALE: 1/4" = 1 FOOT

Accessory Building  
with Porch

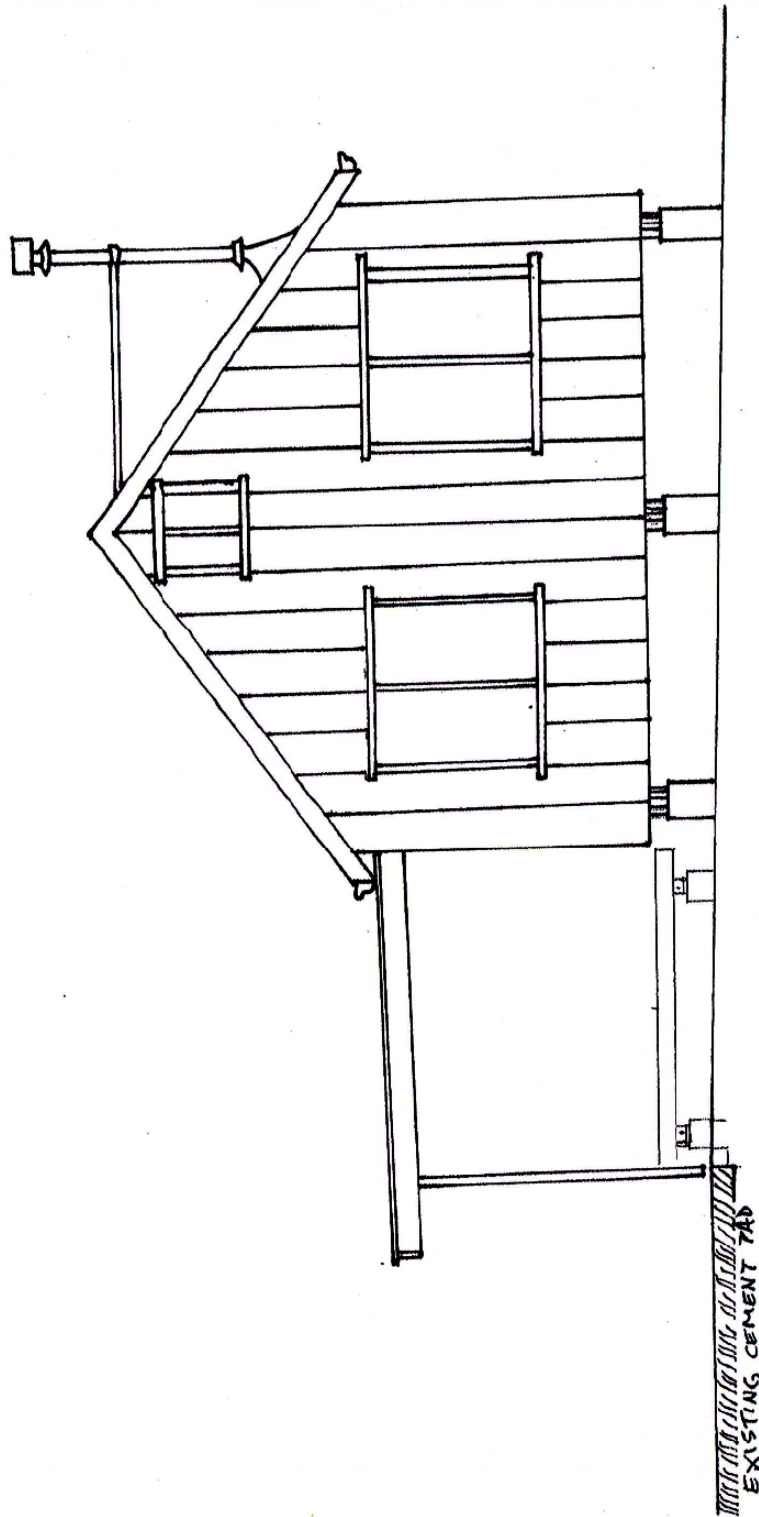
CASE: CDP 2018-0028  
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APN: 069-161-36  
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NO SCALE

ACCESSORY BUILDING ELEVATIONS

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RIGHT ELEVATION EAST  
SCALE 1/4" = 1 FOOT

Accessory Building with Dormer

CASE: CDP 2018-0028  
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NO SCALE

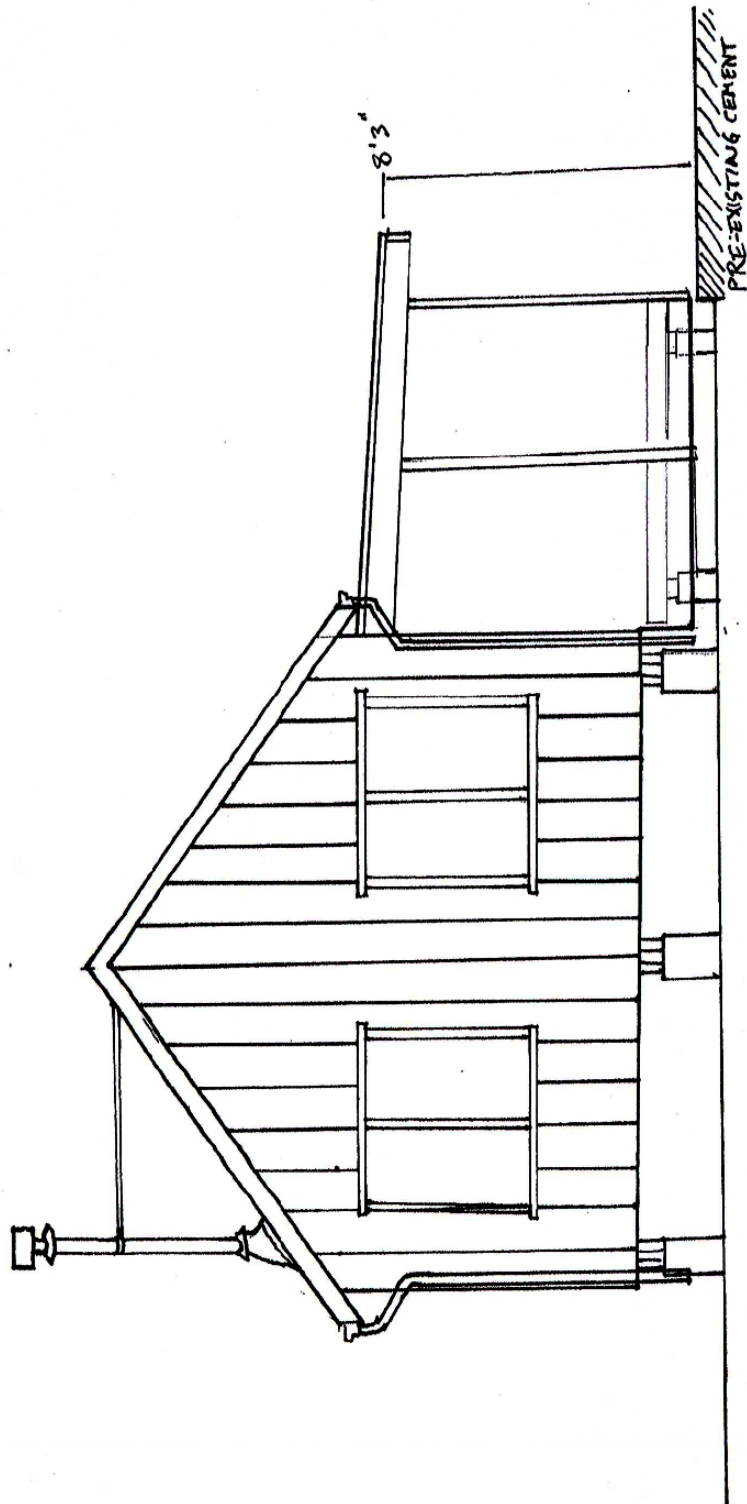
ACCESSORY BUILDING ELEVATIONS

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LEFT ELEVATION WEST

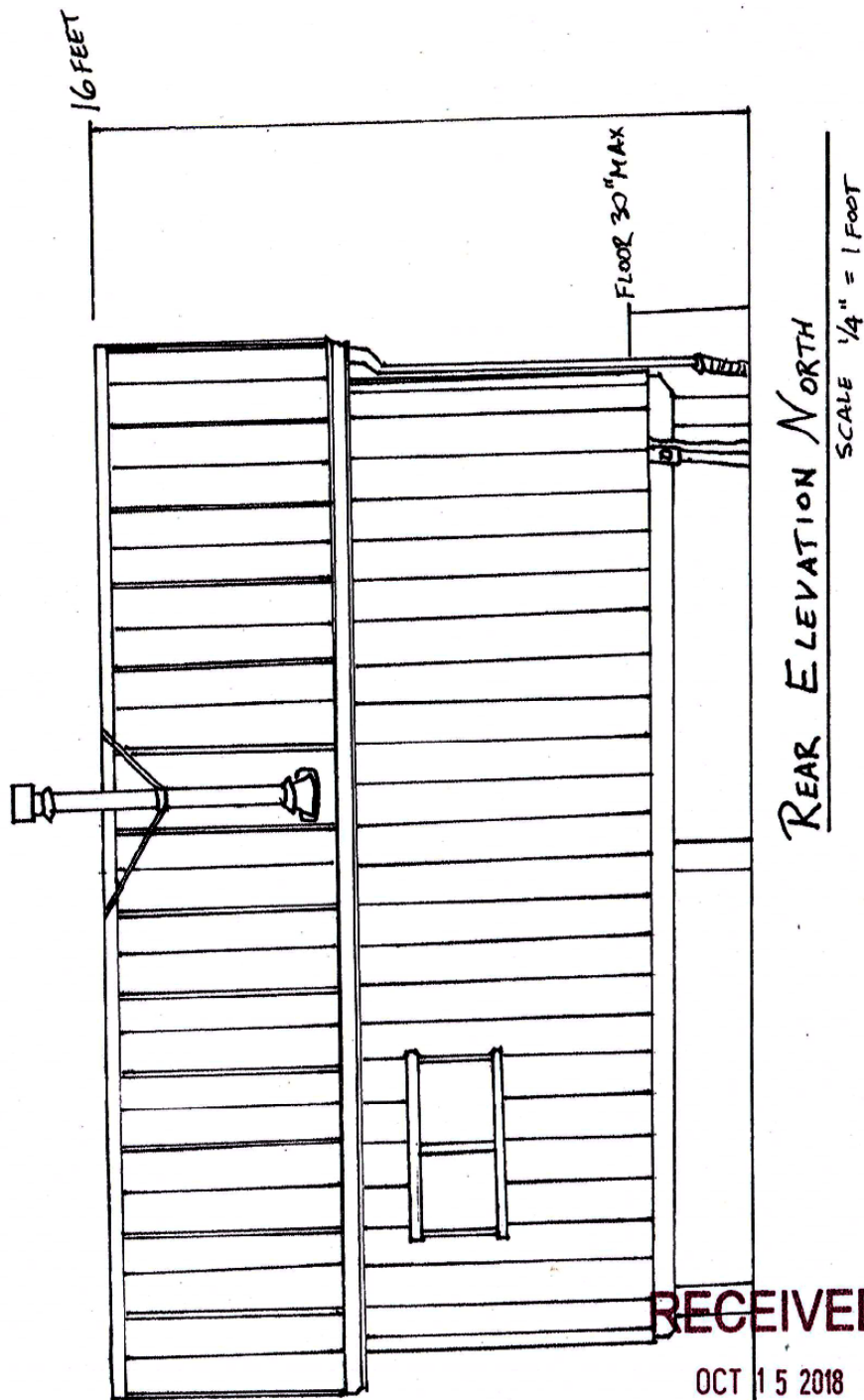
SCALE 1/4" = 1 FOOT

Accessory Building  
with porch.

CASE: CDP 2018-0028  
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APN: 069-161-36  
APLCT: Dwight Branscombe  
AGENT:  
ADDRESS: 23690 N. Hwy. 1, Fort Bragg

NO SCALE

ACCESSORY BUILDING ELEVATIONS



REAR ELEVATION NORTH

SCALE 1/4" = 1 FOOT

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FORT BRAGG CA

Accession 2018-0028

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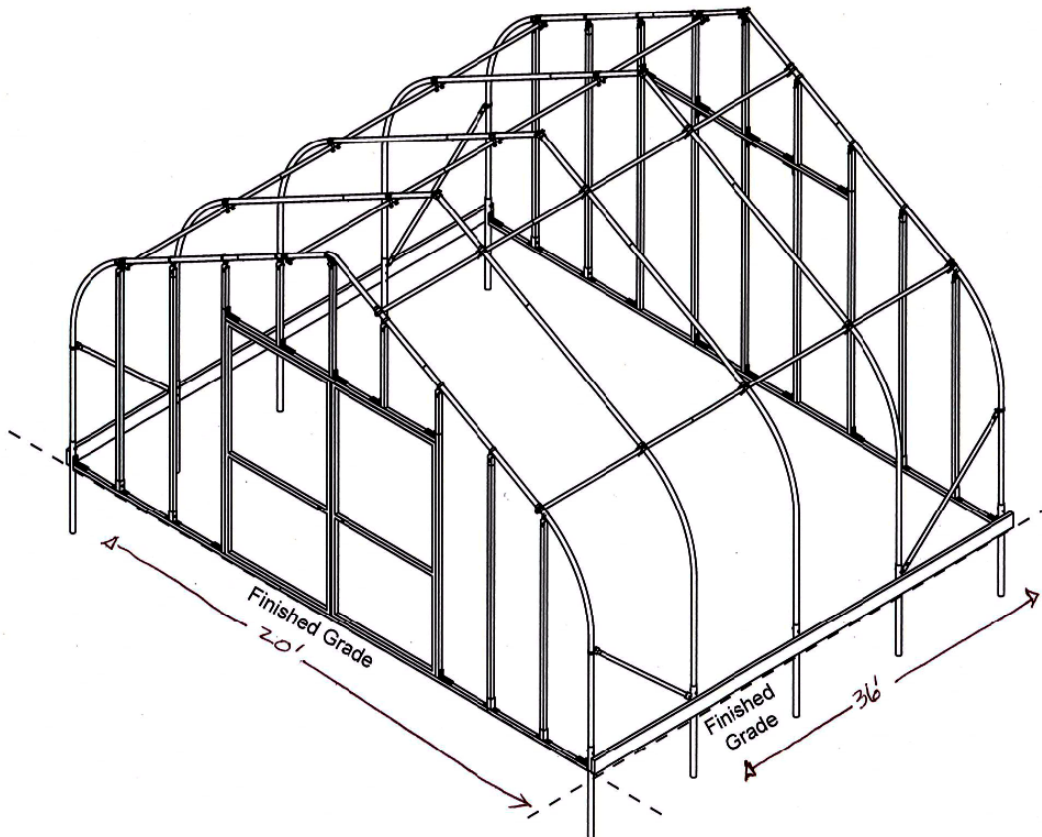
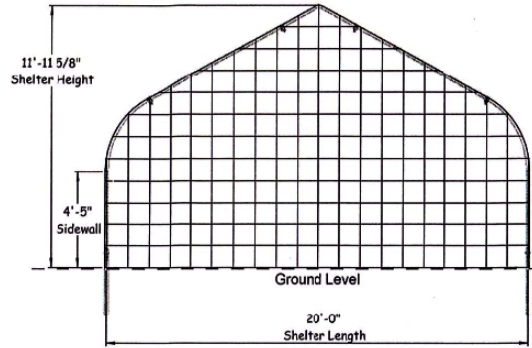
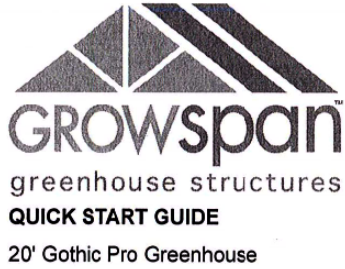
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NO SCALE

ACCESSORY BUILDING ELEVATIONS

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**GROWSPAN™ GOTHIC PRO GREENHOUSES AND SYSTEMS**



Frame shown may differ in length from actual frame.

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PLANNING & BUILDING SERV  
FORT BRAGG, CA

113836\_37\_38\_39PC Revision date: 06.06.18

36

20 x 36 Greenhouse

CASE: CDP 2018-0028  
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APLCT: Dwight Branscombe  
AGENT:  
ADDRESS: 23690 N. Hwy. 1, Fort Bragg

NO SCALE

GREENHOUSE PLAN

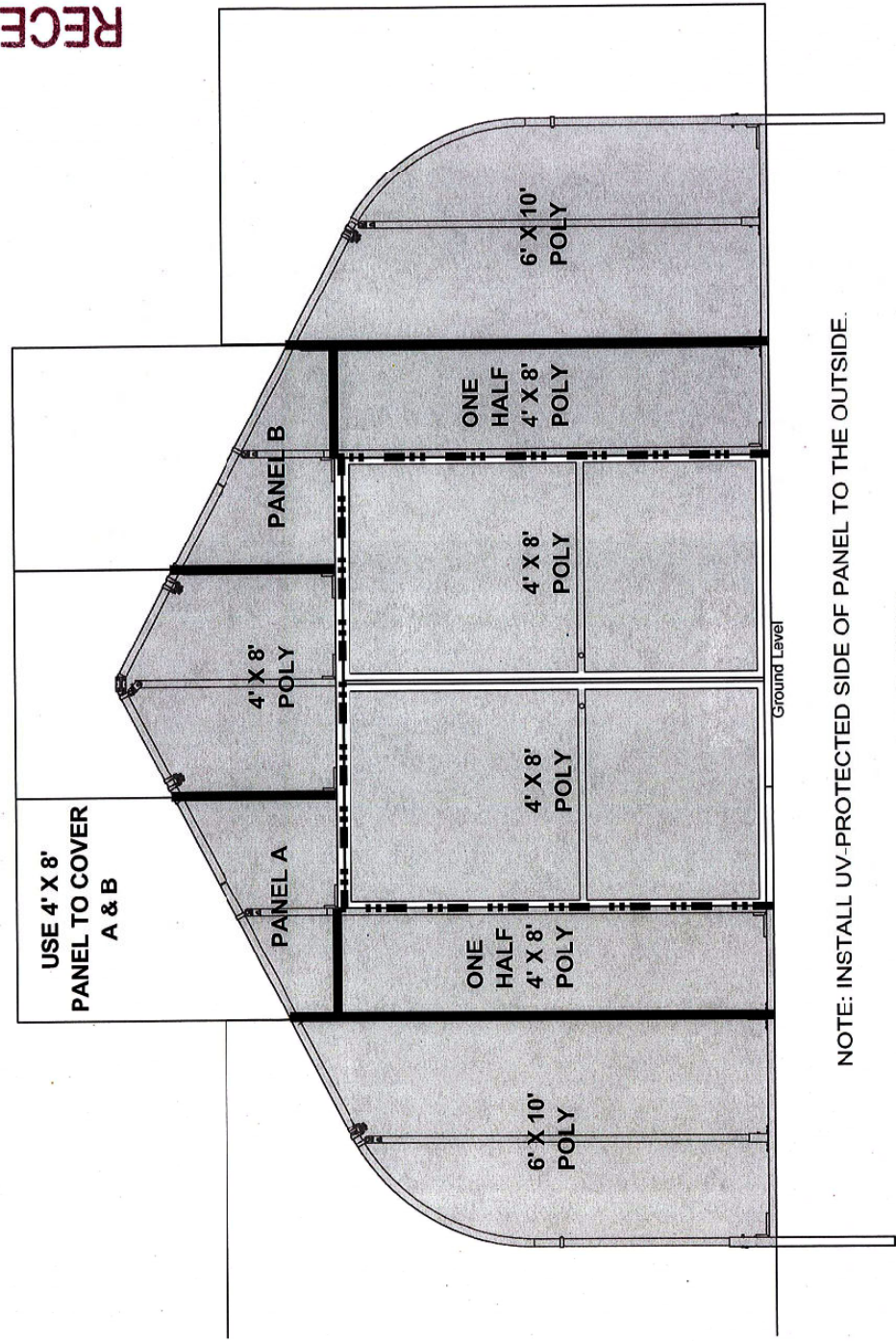
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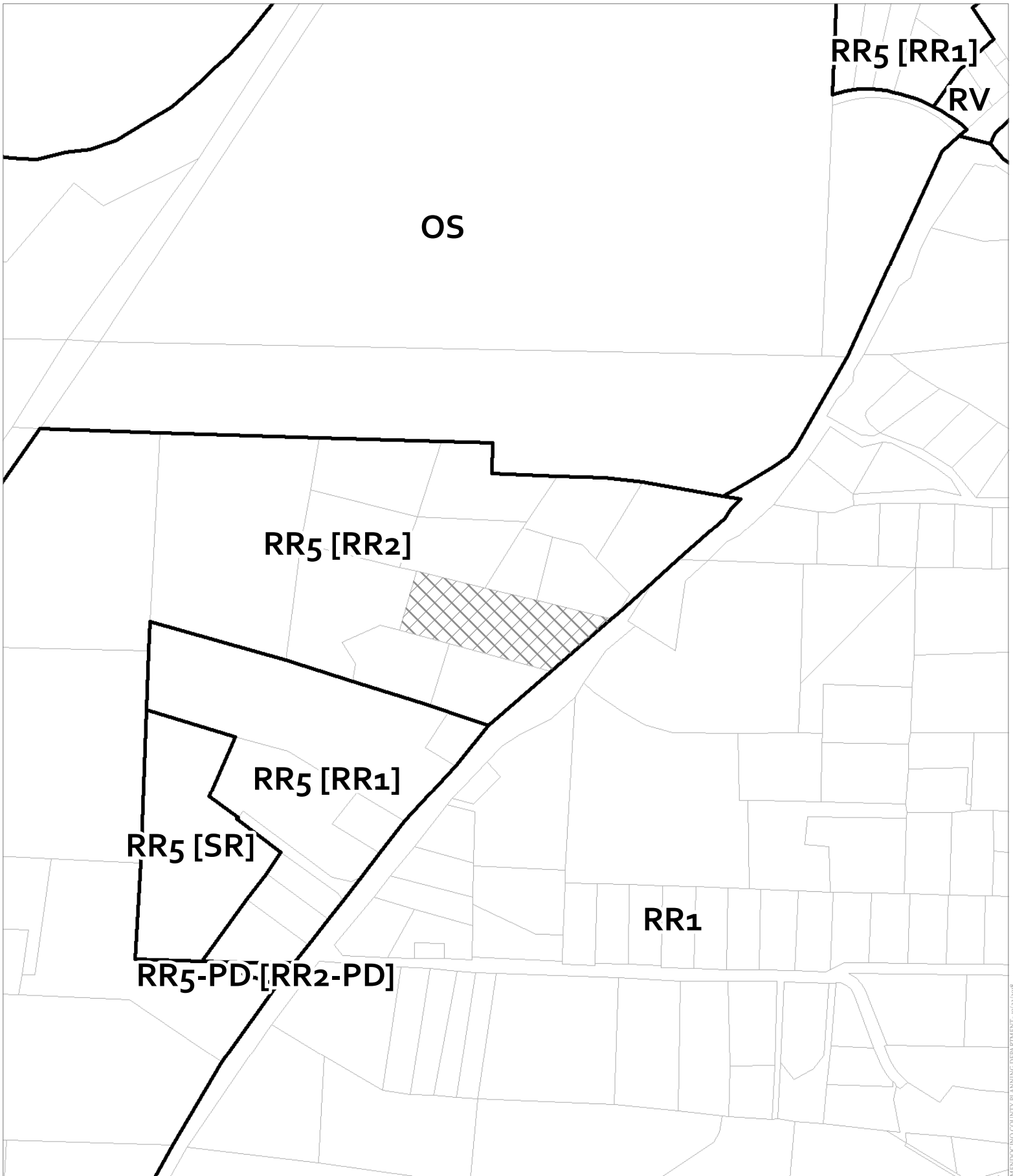
POLYCARBONATE PANELS - FRONT (WITH DOORS)



OCT 15 2018  
GROWSPAN™ GOTHIC PRO GREENHOUSES AND SYSTEMS  
PLANNING & BUILDING SERV  
FORT BRAGG CA

20 X 36 Greenhouse

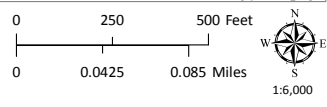




MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2018

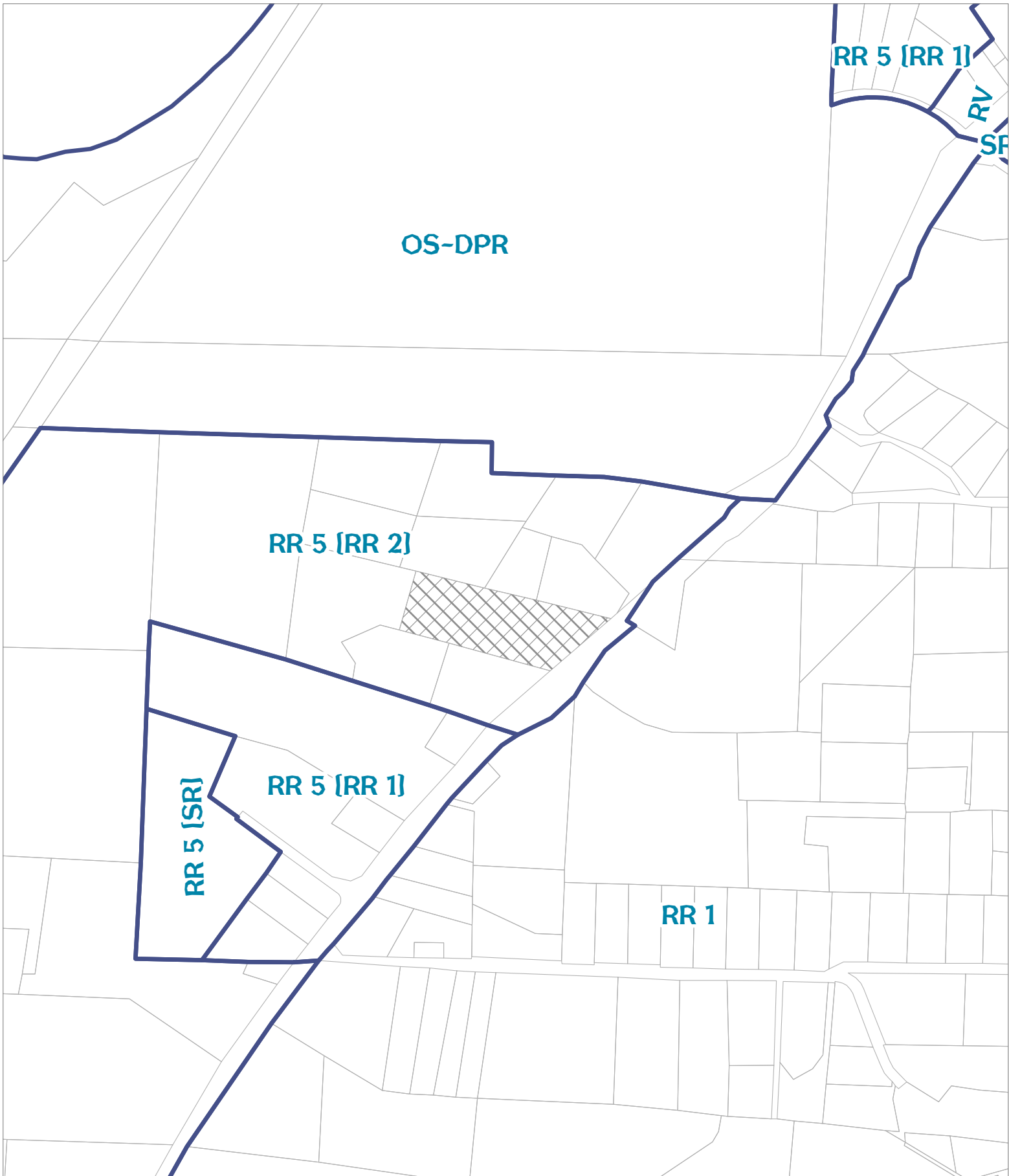
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 Zoning Districts




ZONING DISPLAY MAP

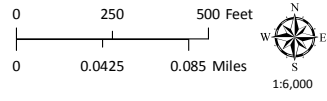
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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2018

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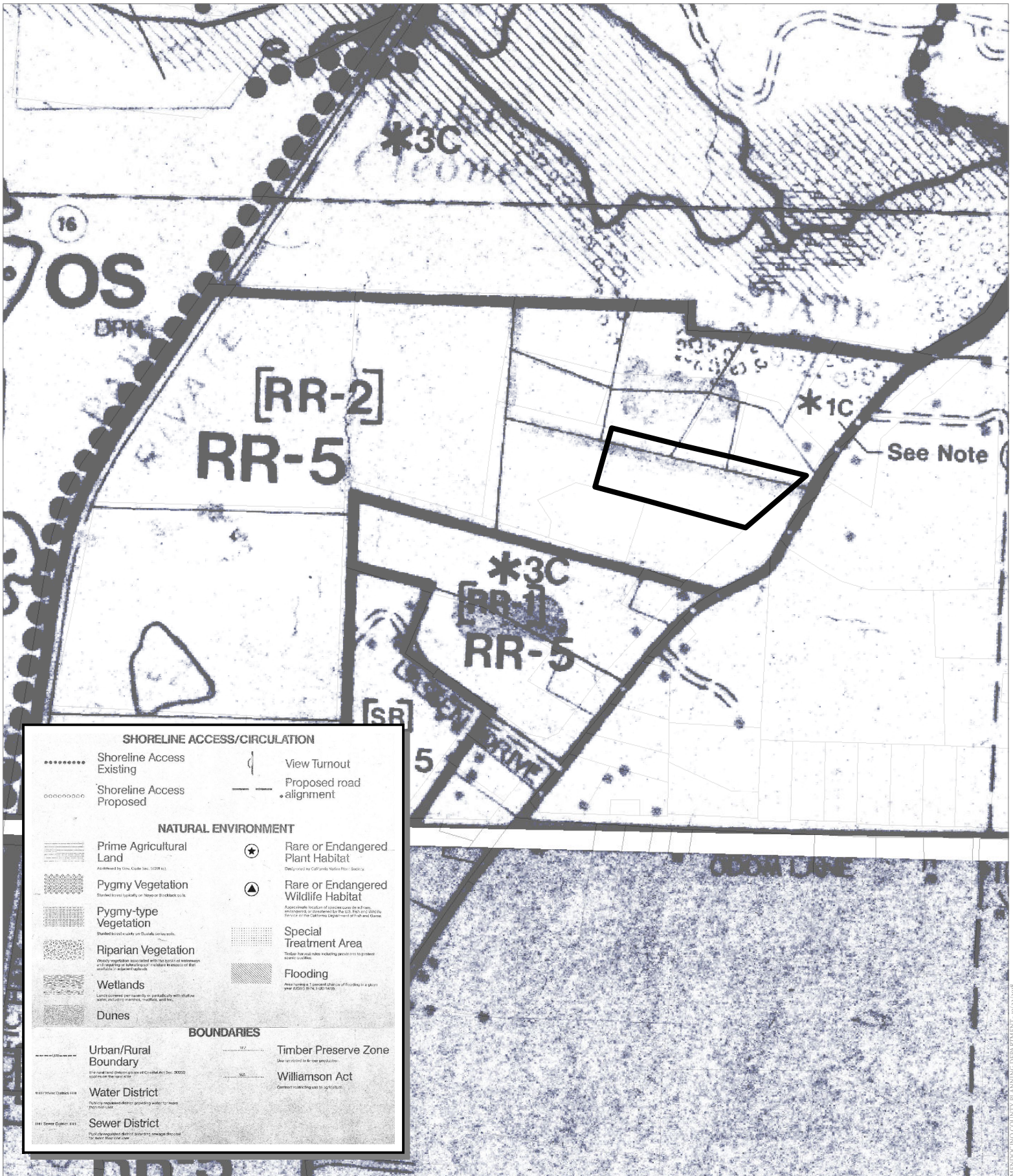
 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

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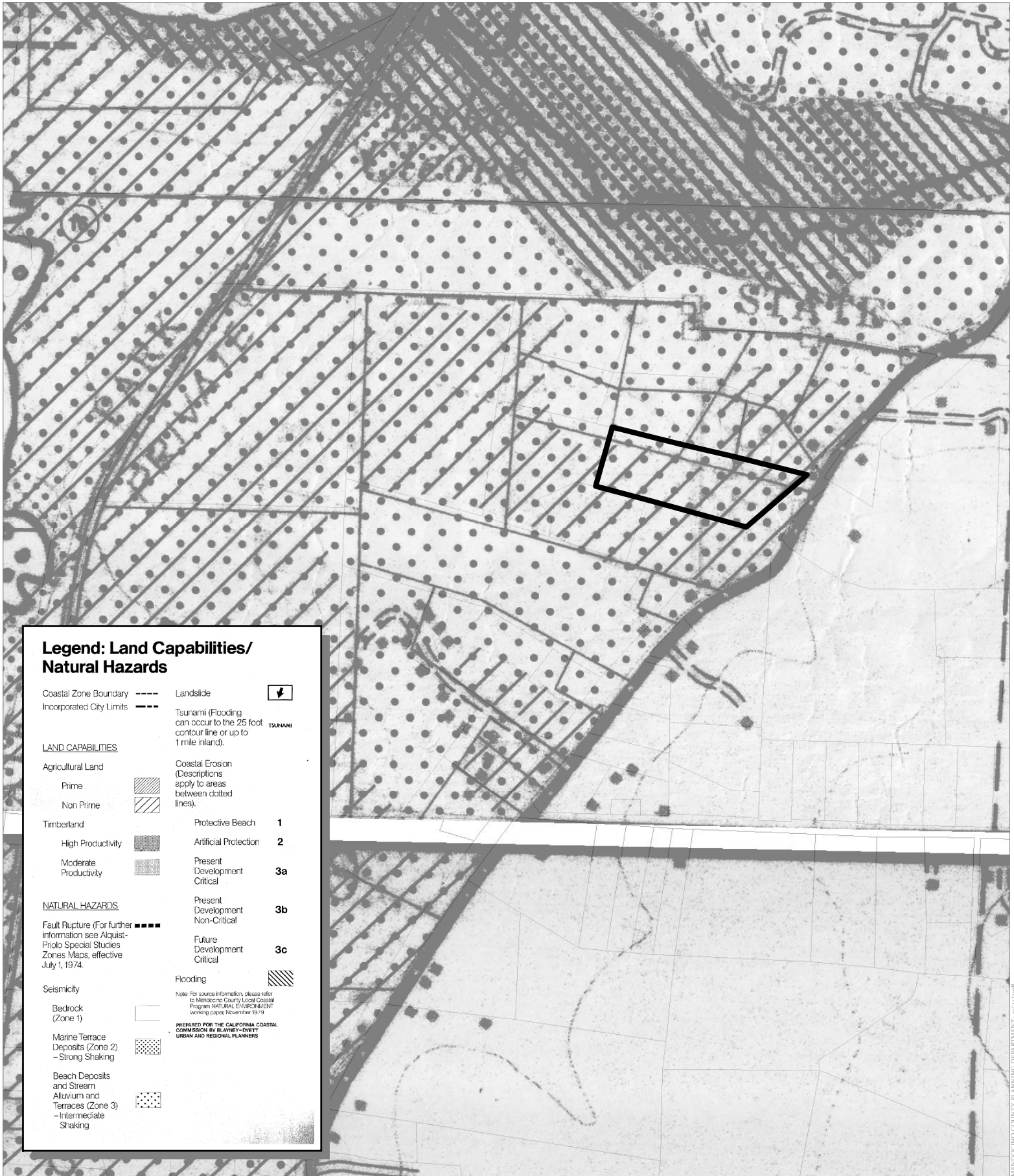
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 APLCT: Dwight Branscombe  
 AGENT:  
 ADDRESS: 23690 N. Hwy. 1, Fort Bragg

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

LCP LAND USE MAP 12: CLEONE

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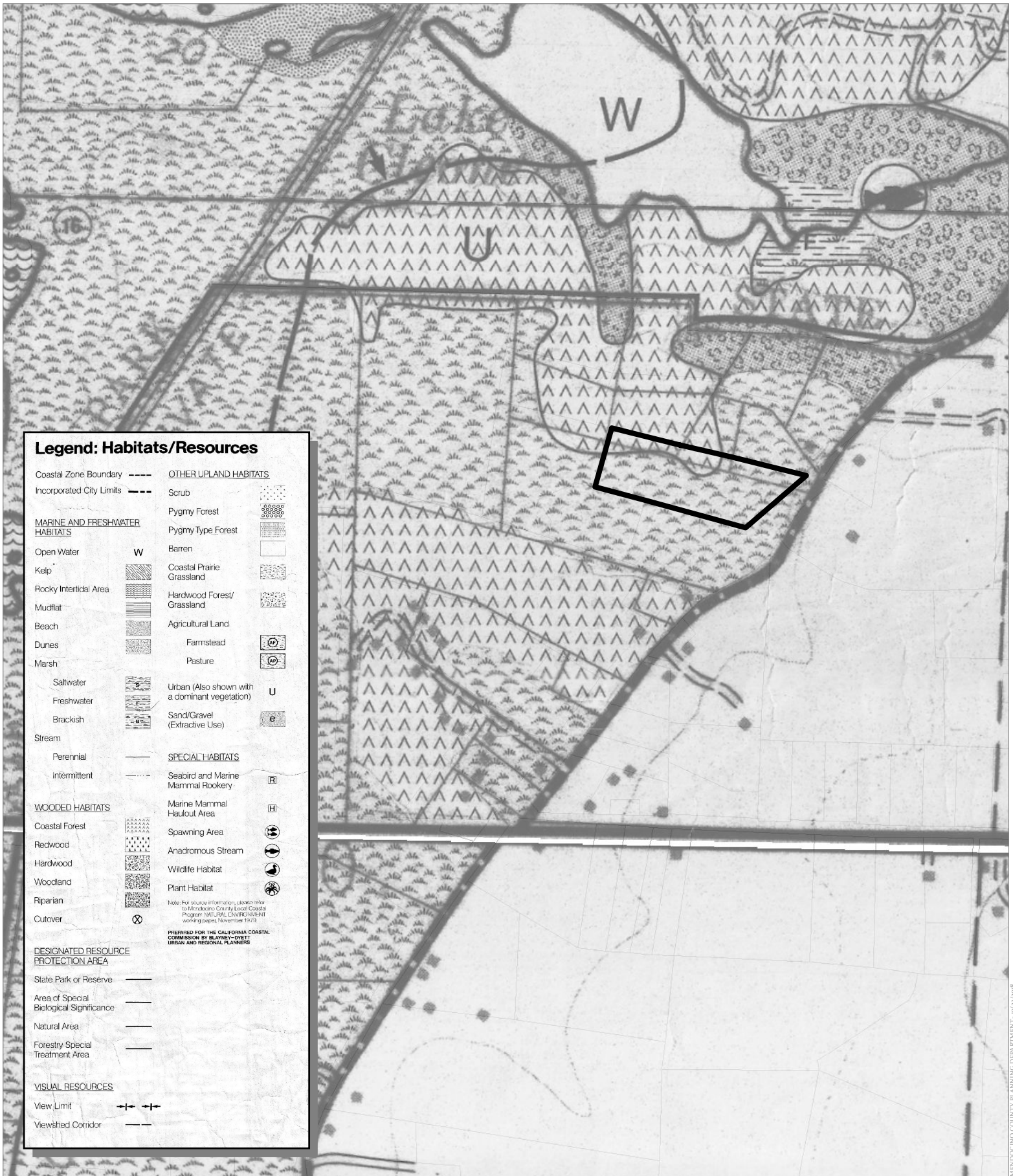


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APN: 069-161-36  
APLCT: Dwight Branscombe  
AGENT:  
ADDRESS: 23690 N. Hwy. 1, Fort Bragg

LCP LAND CAPABILITIES & NATURAL HAZARDS

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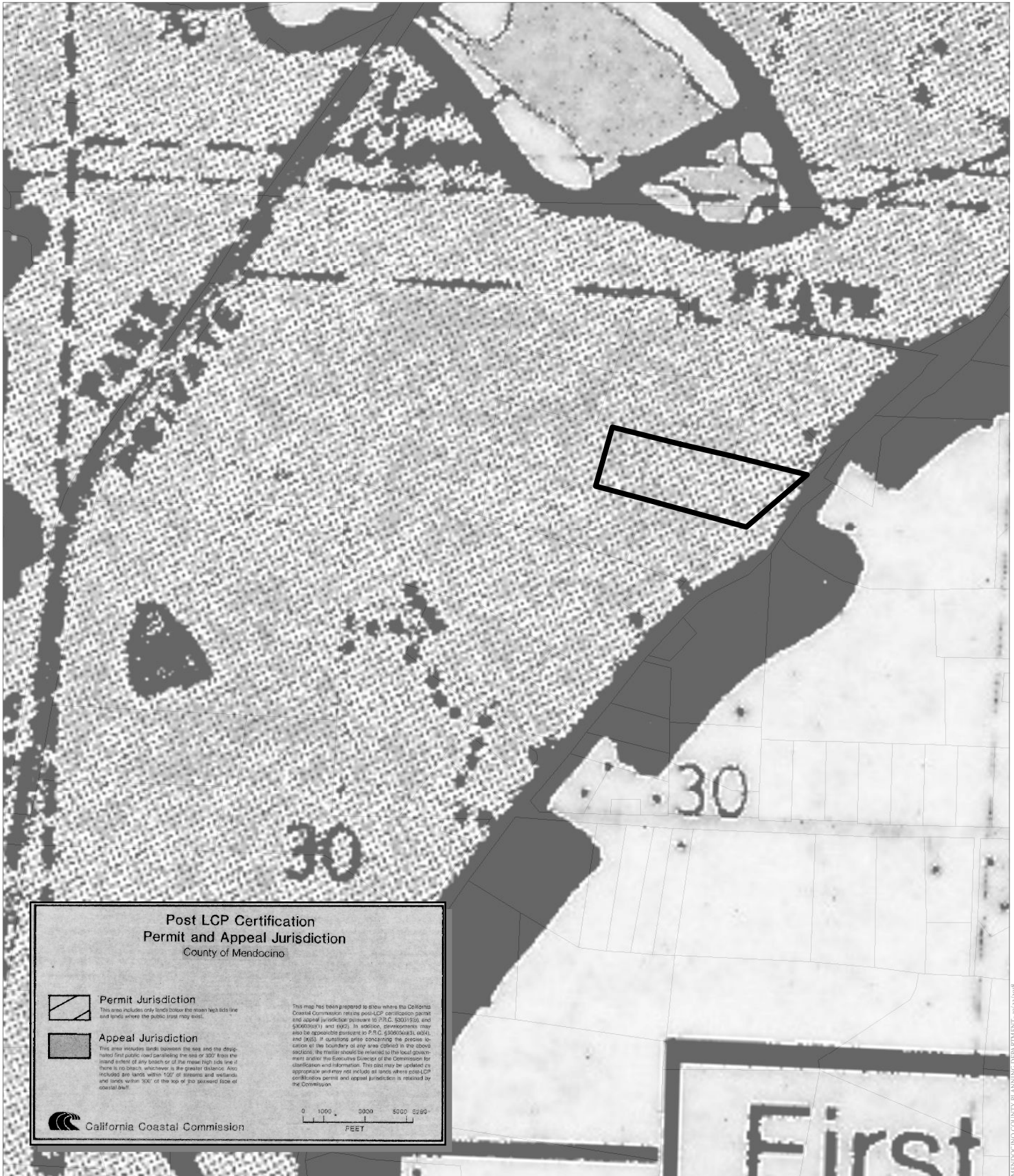
CASE: CDP 2018-0028  
 OWNER: BRANSCOMBE, Dwight & Debira  
 APN: 069-161-36  
 APLCT: Dwight Branscombe  
 AGENT:  
 ADDRESS: 23690 N. Hwy. 1, Fort Bragg



LCP HABITATS & RESOURCES

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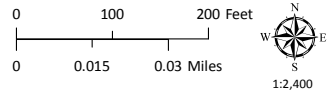
APPEALABLE AREAS

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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2018

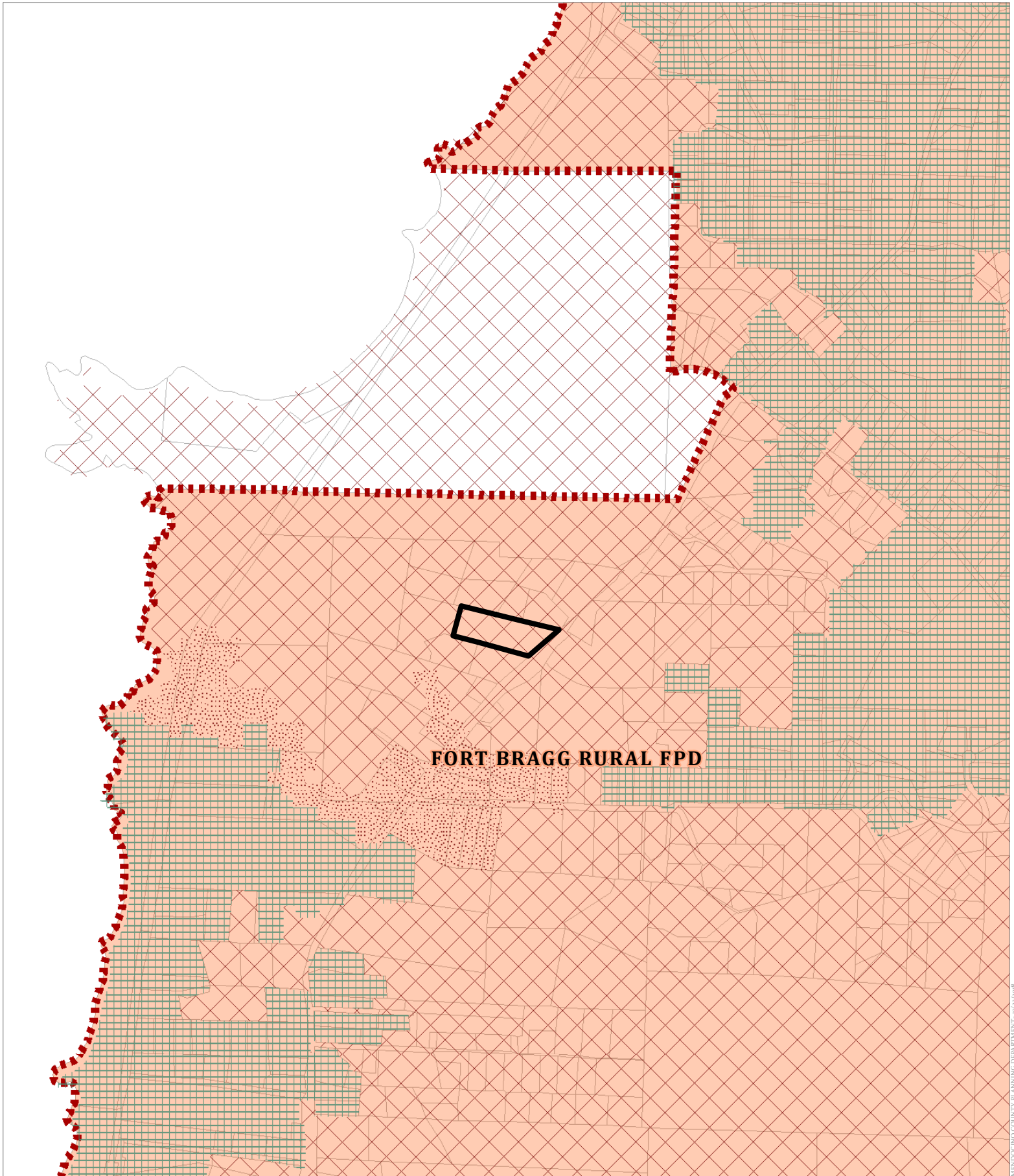
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APLCT: Dwight Branscombe  
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ADJACENT PARCELS

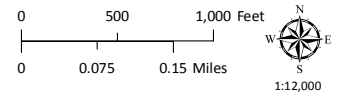
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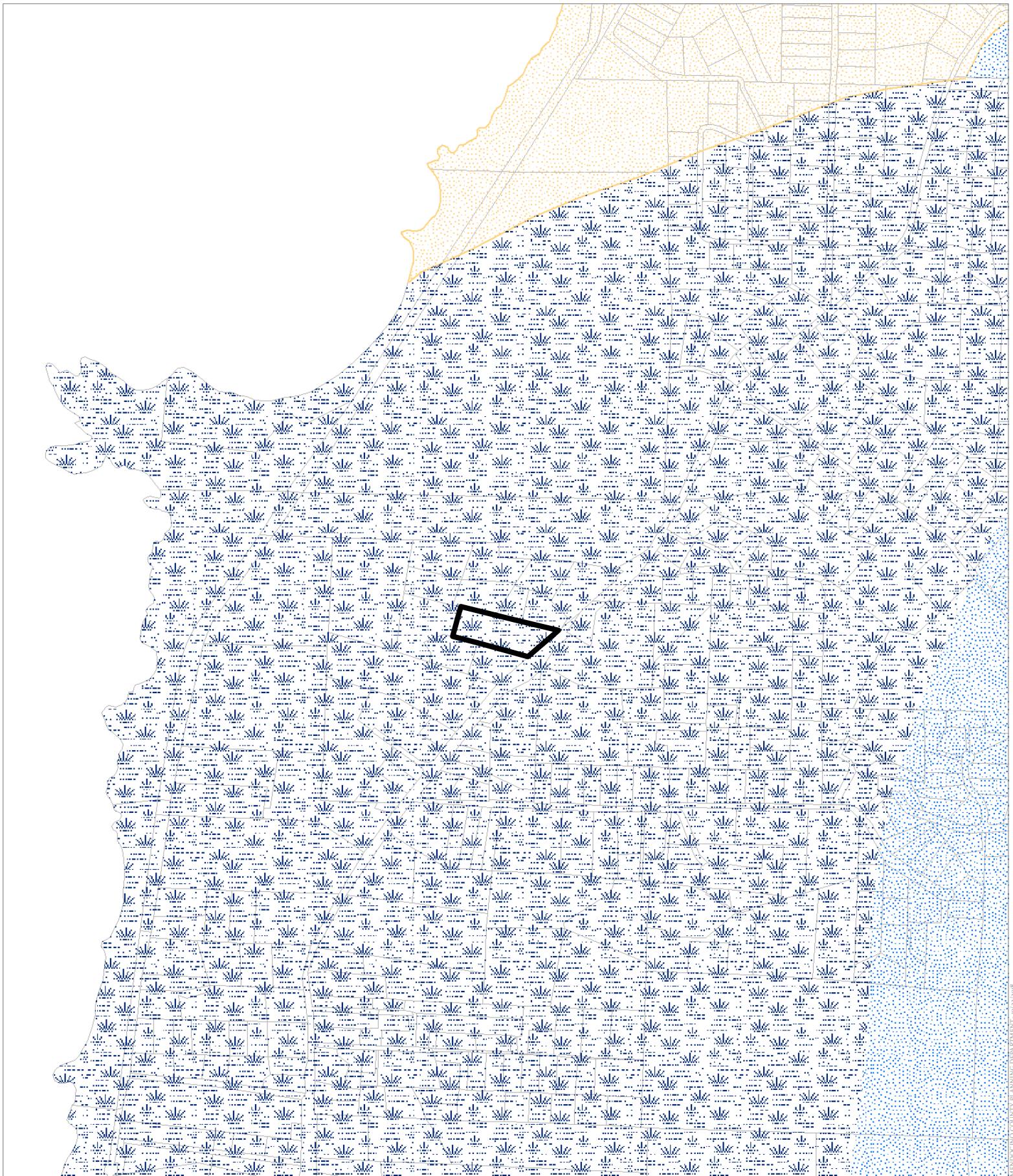
- Local Responsibility Area
- Very High Fire Hazard
- High Fire Hazard
- Moderate Fire Hazard
- County Fire Districts






## FIRE HAZARD ZONES & RESPONSIBILITY AREAS

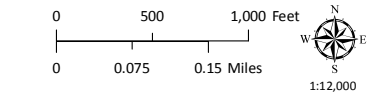
STATE RESPONSIBILITY AREA

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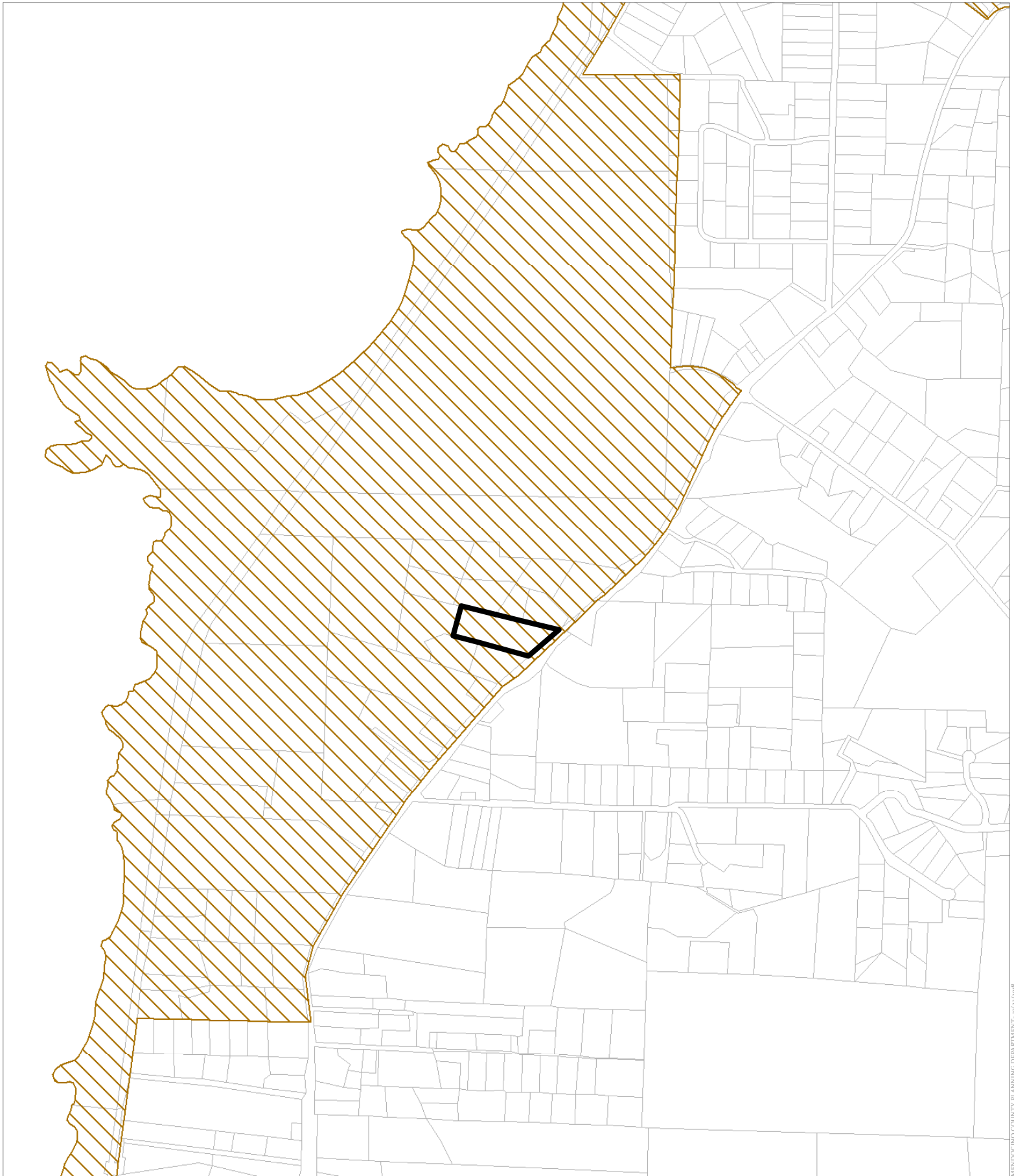
-  Sufficient Water Resources
-  Marginal Water Resources
-  Dunes



## GROUND WATER RESOURCES

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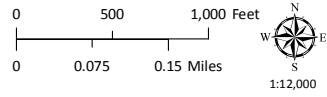


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2018

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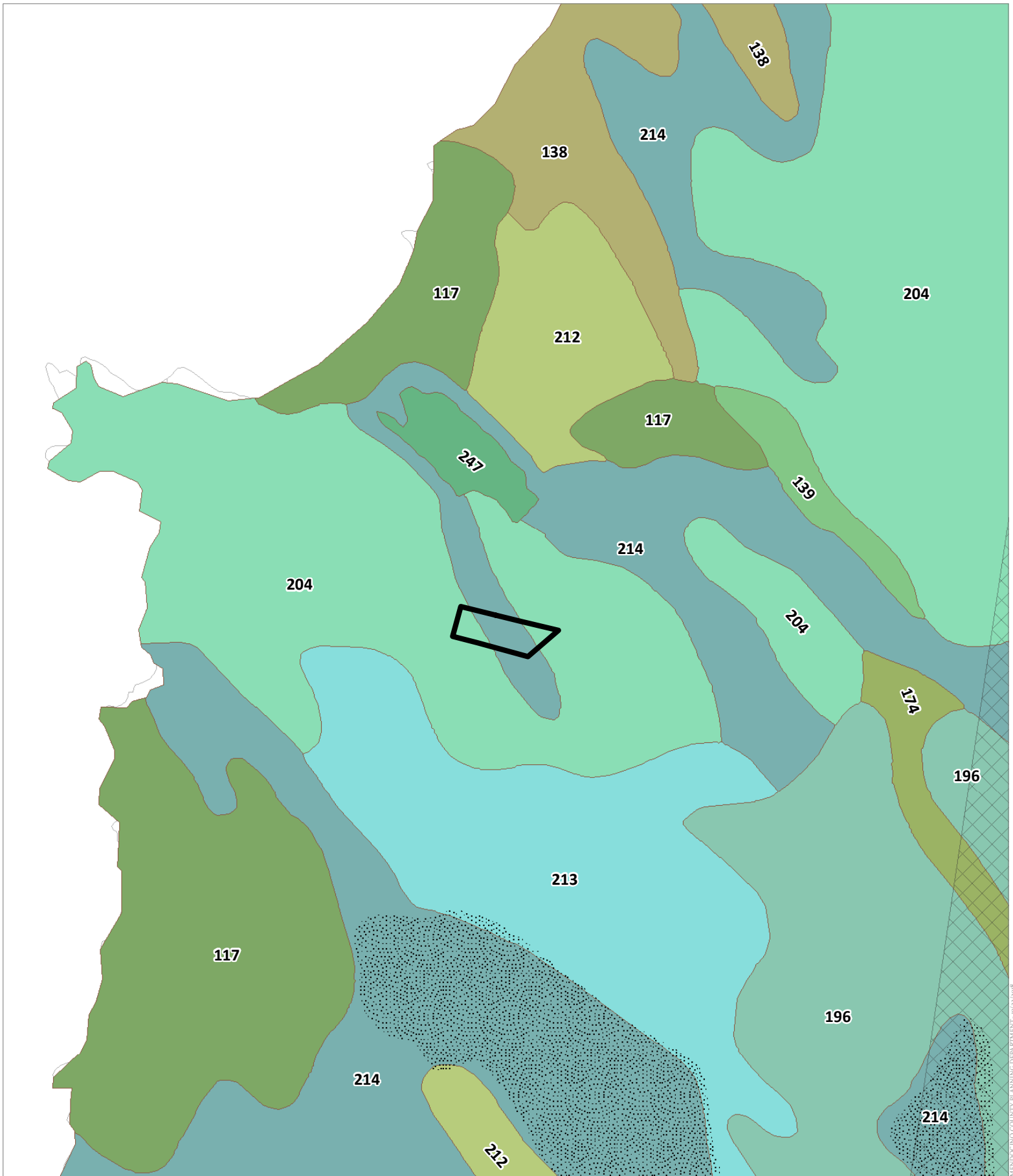
Highly Scenic Area






HIGHLY SCENIC & TREE REMOVAL AREAS

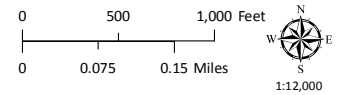
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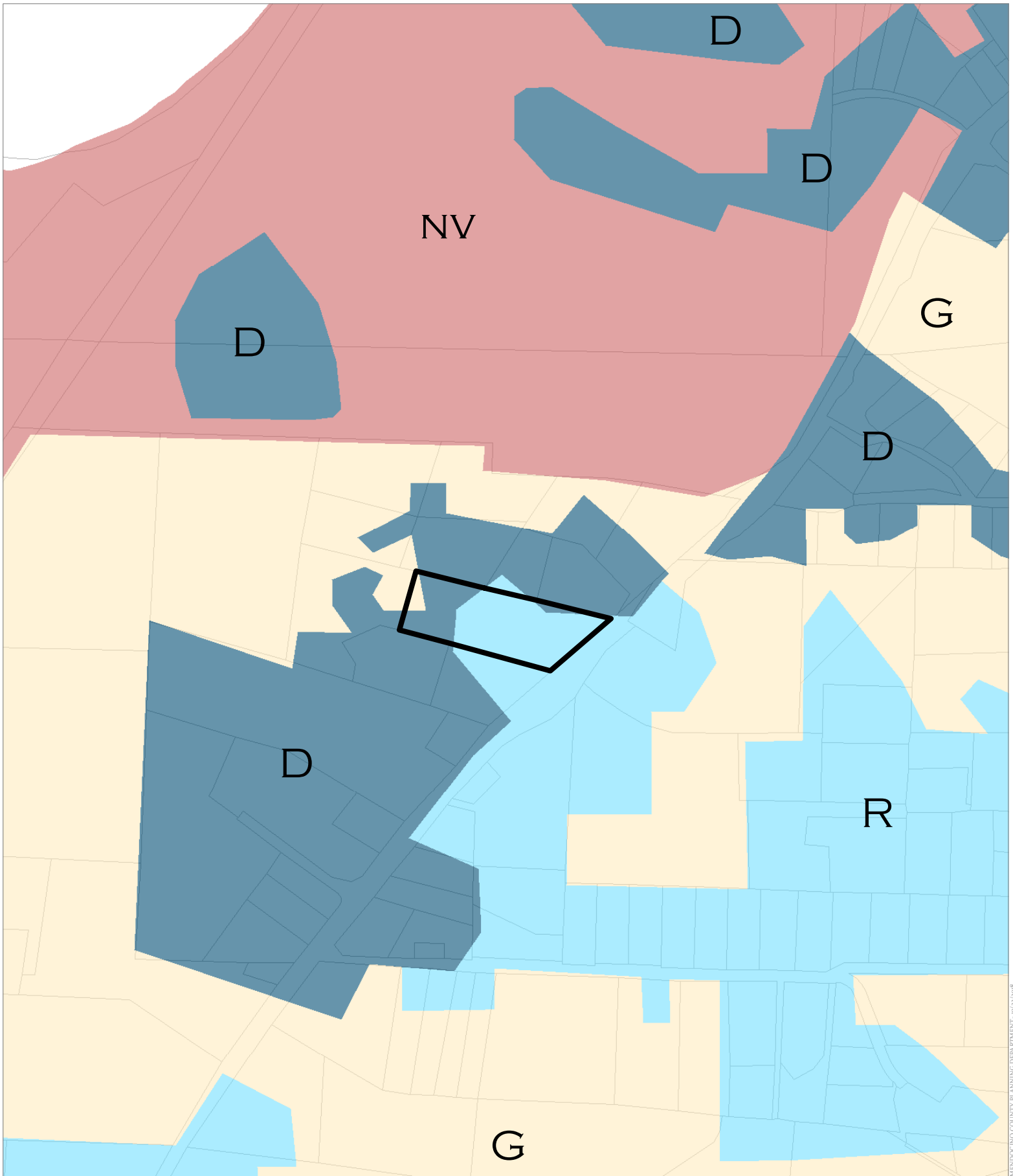
CASE: CDP 2018-0028  
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-  Shinglemill-Gibney Complex
-  Bishop Pine
-  Western Study Soil Types



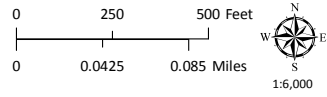
LOCAL SOILS

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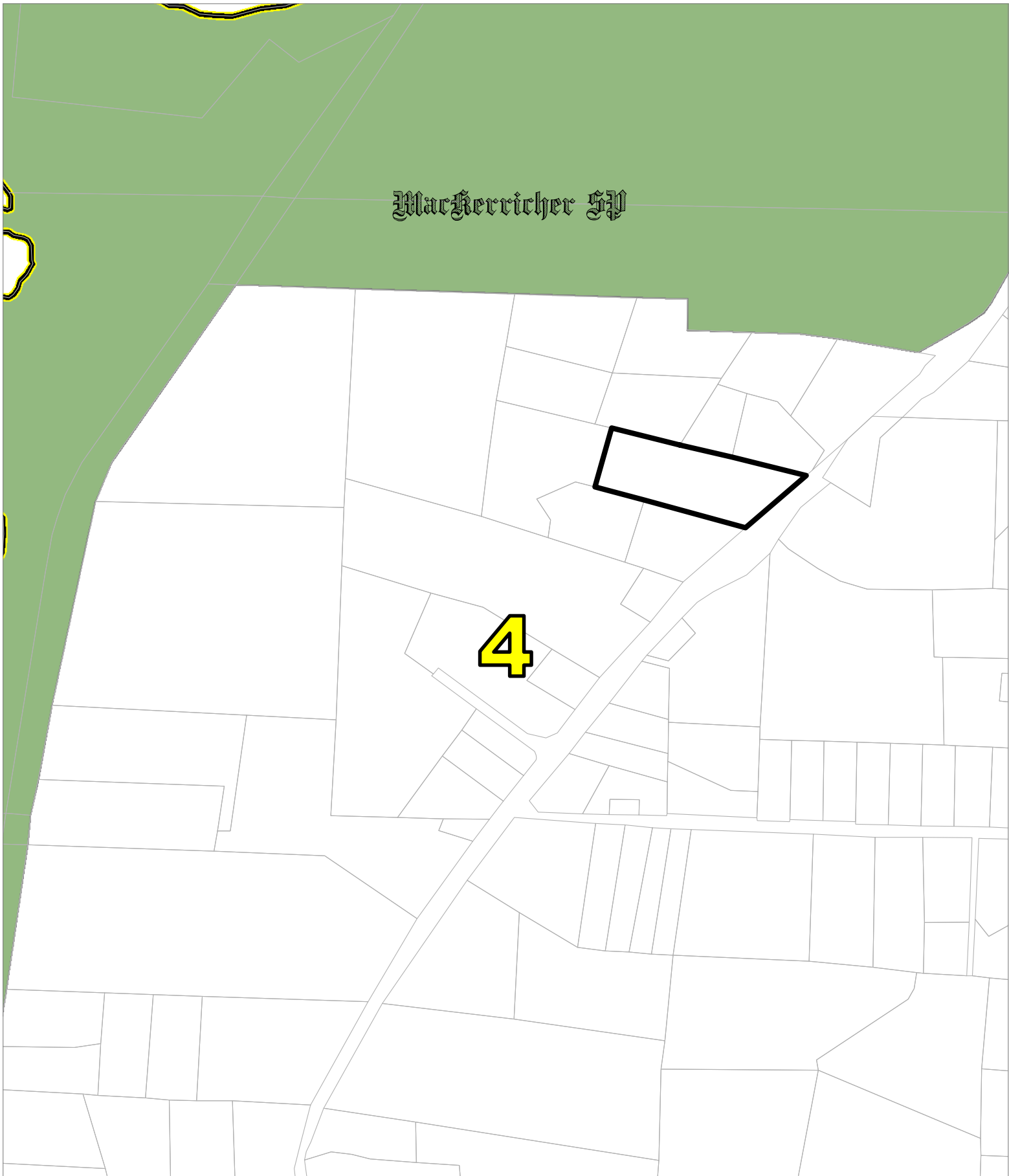
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2018

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IMPORTANT FARMLAND

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Mar Herriche SP

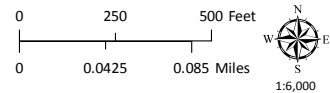
4

CASE: CDP 2018-0028  
OWNER: BRANSCOMBE, Dwight & Debira  
APN: 069-161-36  
APLCT: Dwight Branscombe  
AGENT:  
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Supervisorial Districts 2010

State Parks



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2018

MISC

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