



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

December 10, 2019

Manchester Point Arena Tribe

Stuart Point Tribe

CASE#: CDP_2019-0031

DATE FILED: 8/21/2019

OWNER: JOEL & KATRINE MCKINLEY

AGENT: DEBRA LENNOX

REQUEST: Standard Coastal Development permit to construct a pump house (100 sq. ft.), Convert garage to workshop and 2500 gal water storage tank.

LOCATION: In the Coastal Zone, 1.3 miles south of the City of Fort Bragg, on the southwest corner of Cypress Road (CR 438) and Old Coast Highway (CR 436B), located at 18750 Old Coast Highway, Fort Bragg (APN: 017-280-26).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: TIA SAR

RESPONSE DUE DATE: December 24, 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_2019-0031

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APPLICANT: MCKINLEY, JOEL & KATRINE

AGENT: DEBRA LENNOX

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APN/S: 017-280-26

PARCEL SIZE: 0.6 Acre

ZONING: Rural Residential (RR5)

EXISTING USES: Residential

DISTRICT: 4

RELATED CASES:

| | <u>ADJACENT GENERAL PLAN</u> | <u>ADJACENT ZONING</u> | <u>ADJACENT LOT SIZES</u> | <u>ADJACENT USES</u> |
|---------------|------------------------------|------------------------|---------------------------|----------------------|
| NORTH: | Rural Residential | RR5 (1) | 1.2 A± | Residential |
| EAST: | Commercial | Commercial | 0.6 A± | Commercial |
| SOUTH: | Rural Residential | RR5 (1) | 1.12 A± | Residential |
| WEST: | Rural Residential | RR5 (1) | 0.6 A± | Residential |

REFERRAL AGENCIES

TRIBAL

☒ Manchester Point Arena Tribe

☒ Stuart Point Tribe

ADDITIONAL INFORMATION:

STAFF PLANNER: TIA SAR

DATE: 10/21/2019

ENVIRONMENTAL DATA

1. MAC:

GIS

No

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate Fire Hazard Zone

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Fort Bragg Rural FPD

4. FARMLAND CLASSIFICATION:

GIS

Urban & Built-up Land (D)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

No

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Marginal Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

212

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

Yes

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 14: Beaver

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Beach Deposit and Stream Alluvium and Terraces (Zone 3)

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Coastal Forrest

27. COASTAL COMMISSION APPEALABLE AREA:

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

Appeal Jurisdiction

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

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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 2019-0031 |
| CDF No(s) | # 300-19 |
| Date Filed | 8-21-2019 |
| Fee | \$5726.55 |
| Receipt No. | PRJ-024831 |
| Received by | Juliana |
| Office Use Only | |

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Joel McKinley
Mailing Address 4770 Bear Canyon Rd
City Willits State CA Zip Code 95490 Phone 707-272-1964

PROPERTY OWNER

Name Joel McKinley
Mailing Address 4770 Bear Canyon Rd
City Willits State CA Zip Code 95490 Phone 707-272-1964

AGENT

Name Debra Lennox
Mailing Address PO Box 798
City Mendocino State CA Zip Code 95460 Phone 707-937-0770

PARCEL SIZE

~.66

☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

18750 OLD COAST HIGHWAY

ASSESSOR'S PARCEL NUMBER(S)

017-280-26

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

Debra Lennox
Signature of Applicant/Agent

8/21/19
Date

Signature of Owner Date

RECEIVED

AUG 21 2019

PLANNING & BUILDING SERV
FORT BRAGG CA

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.

Garage Remodel to Workshop; Proposed 100 sf Pump House; Proposed 2500 gal Water Storage Tank

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 | 1 | 963SF |
| <input type="checkbox"/> | Mobile Home | | |
| <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.

963 sf Existing Residence w/ 417 sf Existing Attached Garage

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 16 feet.

8. Lot area (within property lines): .66 ☐ square feet ☒ acres

9. Lot Coverage:

| | EXISTING | NEW PROPOSED | TOTAL |
|-------------------|--------------------------|-----------------------------|-----------------------------|
| Building coverage | <u>1380</u> square feet | <u>157</u> square feet | <u>1537</u> square feet |
| Paved area | <u>0</u> square feet | <u> </u> square feet | <u> </u> square feet |
| Landscaped area | <u>0</u> square feet | <u> </u> square feet | <u> </u> square feet |
| Unimproved area | <u>27370</u> square feet | <u> </u> square feet | <u>27213</u> square feet |

GRAND TOTAL: 28750 square feet
(Should equal gross area of parcel)

10. Gross floor area: 1537 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

| | | | |
|------------------------------|-------------------|-------------------|-----------------------|
| Number of Spaces | Existing <u>6</u> | Proposed <u>0</u> | Total <u>6</u> |
| Number of covered spaces | <u>0</u> | | Size <u> </u> |
| Number of uncovered spaces | <u>6</u> | | Size <u>10' x 20'</u> |
| Number of standard spaces | <u>6</u> | | Size <u>10'x20'</u> |
| Number of handicapped spaces | <u>0</u> | | Size <u> </u> |

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: _____

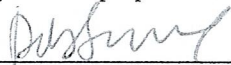
| | |
|-----|--|
| 17. | Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain: |
| 18. | Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input 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.

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

8/8/19

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.**

[illegible]

Properties within 300' of 18750 Old Coast Hwy

| APN | OWNER_F | OWNER_L | ADDRESS | CITY | STATE | ZIP |
|----------|---------|-----------|---------------------|--------------|-------|-------|
| 01714013 | JARNAIL | BAHIA | 1121 SKYWEST CT | FAIRFIELD | CA | 94533 |
| 01728001 | RICHARD | JONES | 18760 CYPRESS RD | FORT BRAGG | CA | 95437 |
| 01728003 | ROSEANN | KENNEDY | 5432 VIA CARRIZO | LAGUNA WOODS | CA | 92637 |
| 01728004 | PATRICK | SANDERS | 18650 OLD COAST HWY | FORT BRAGG | CA | 95437 |
| 01728005 | EQUITY | MORTGAGE | 350 HIGHLAND DR | LEWISVILLE | TX | 75067 |
| 01728011 | MARY | BAJAKIAN | 953 IRELAND ST | WINTERS | CA | 95694 |
| 01728012 | JESSE | STAFFORD | 31271 COUNTRY RD | FORT BRAGG | CA | 95437 |
| 01728025 | JOHN | KATTC | 7715 GARDEN HWY | SACRAMENTO | CA | 95837 |
| 01728026 | PAULINE | BEACH | 18750 OLD COAST HWY | FORT BRAGG | CA | 95437 |
| 01728037 | MICHAEL | GARRITY | 1600 S MAIN ST | WILLITS | CA | 95490 |
| 01728038 | MICHAEL | GARRITY | 1600 S MAIN ST | WILLITS | CA | 95490 |
| 01728039 | GHULAM | ANSARI | 18770 N HWY 1 | FORT BRAGG | CA | 95437 |
| 01728040 | GHULAM | ANSARI | 18770 N HWY 1 | FORT BRAGG | CA | 95437 |
| 01728041 | GHULAM | ANSARI | 18770 N HWY 1 | FORT BRAGG | CA | 95437 |
| 01728042 | KENNETH | PAOLI | 2740 ELM ST | NAPA | CA | 94558 |
| 01728043 | JOHN | HUGHES | PO BOX 760 | ALBION | CA | 95410 |
| 01728050 | KAREN | OGANDO | 102 WOLFSKIL ST | WINTERS | CA | 95694 |
| 01728051 | ROBERT | TROMBETTA | 2317 SYCAMORE AVE | SANTA ROSA | CA | 95404 |
| 01728052 | RICHARD | JONES | 18760 CYPRESS RD | FORT BRAGG | CA | 95437 |
| 017280RW | | | | | | |
| 017280RW | | | | | | |
| 01819039 | JIMMIE | JOHNSTON | 18801 N HWY 1 | FORT BRAGG | CA | 95437 |
| 01819040 | JUDITH | HAUN | 180 BOATYARD DR | FORT BRAGG | CA | 95437 |

| APN | OWNER_F | OWNER_L | ADDRESS | CITY | STATE | ZIP |
|----------|---------|---------|-------------------|------------|-------|-------|
| 01819041 | RICHARD | MESSIER | 18781 N HIGHWAY 1 | FORT BRAGG | CA | 95437 |
| 01819050 | RICHARD | MESSIER | 18781 N HIGHWAY 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:

Remodel Garage to Workshop Proposed 100 SF Pump House
Proposed 2500 Gal water storage tank
(Description of development)

Located at:

19750 OLD COAST HIGHWAY
017-280-26

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

mailbox post

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

Bushney

Owner/Authorized Representative

8-21-19

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.

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: _____

8/8/19



Applicant



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

| | | | |
|-----------------|---------------|-------------|----------|
| CAL FIRE FILE # | Project Type: | Battalion # | Date: |
| 300-19 | New Build | 2 | 6/7/2019 |

CONDITIONS OF APPROVAL OF STATE FIRE SAFE REGULATIONS

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

| | | |
|---------------------------------------|---|--|
| Building / Project Site Information | | |
| Address: 4770 Bear Canyon Rd. | APN: 017-280-26 | |
| City: Willits | Zip Code: 95490 | |
| Property Owner | | |
| Name: Joel McKinley | | |
| Mailing Address: 4770 Bear Canyon Rd. | | |
| City: Willits | State: Ca | |
| Zip Code: 95490 | Phone: 707-272-1964 | |
| Email: | | |
| Agent Representing Property Owner | | |
| Name: Debra Lennox | | |
| Mailing Address: PO Box 798 | | |
| City: Mendocino | State: Ca | |
| Zip Code: 95460 | Phone: 707-937-0770 | |
| Email: | | |
| Mail Correspondence to: | | |
| <input type="checkbox"/> Owner | <input checked="" type="checkbox"/> Agent | <input type="checkbox"/> Pick Up at CAL FIRE Howard Forest |

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

X ADDRESS STANDARD

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

X DRIVEWAY STANDARD

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



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

gallon minimum dedicated emergency water storage

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

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

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



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

☐ **BRIDGE STANDARD**

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

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

☐ **EXCPTION REQUEST GRANTED**

- See attached letter

☐ **EXCEPTION REQUEST DENIED**

- See attached letter

Project review and approval by: *Anthony Massucco*

Mendocino Unit - Fire Prevention Bureau

CONDITIONS OF APPROVAL INSTRUCTIONS

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



TREE REMOVAL REQUIREMENTS

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

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

Conifers:

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

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

Hardwoods:

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

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



County of Mendocino
Department of Planning and Building Services
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

STEVE DUNNICLIFF, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning

AGENT/APPLICANT AUTHORIZATION

I, Jed McKinley, authorize the following Agent/Applicant to represent this project. The Authorized Agent/Applicant has my permission to make decisions regarding the processing of this application. If at any time I wish to remove/replace this authorization, I understand that I shall notify the Planning and Building Department in writing as to my decision.

Site Address: 18750 Old Coast Hwy, Fort Bragg, CA 95437

Scope (description) of work: Garage remodel, add Pumphouse & water storage tank

Authorized Agent/Applicant

Name (Please Print): Debra Hennox

Mailing Address: PO Box 798

City/State/Zip: Mendocino, CA 95460

Phone Number: 707-937-0770

E-Mail: dblennoc@mch-org

I declare under penalty of perjury that I am the property owner for the address listed above and I personally completed the above information and certify its accuracy.

Owner Signature: Jed McKinley Date: 5-13-19

TO BE FILLED OUT BY PLANNING AND BUILDING STAFF

APPLICATION NUMBER: _____

ACCEPTED BY: _____

Final Master Settlement Statement

Redwood Empire Title Company of Mendocino County
221 East Oine Street
Fort Bragg, CA 95437
Phone: (707)964-8666 Fax: (707)409-6305

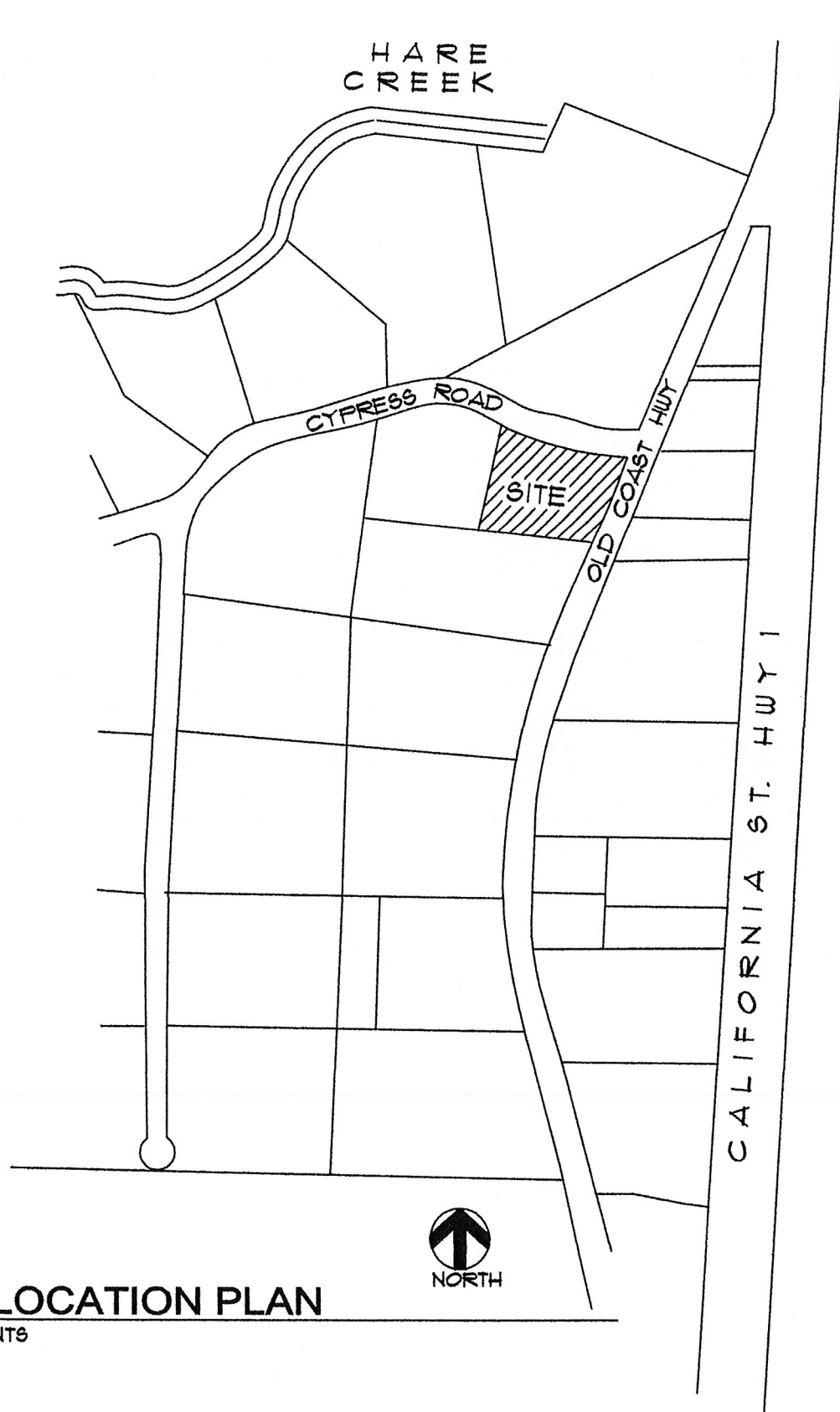
Close of Escrow: 02/04/2019
Disbursement Date: 02/04/2019
Escrow officer/Closer: Mandy Niesen
Escrow Number: 20190013MN
Loan Number:
Lender:

Buyer: Joel McKinley and Katrine McKinley
Seller: Donna Winkler, Co-Trustee of the Pauline D. Beach Living Trust, dated April 29, 2003
Property location: 18750 Old Coast Hwy
Fort Bragg, CA 95437

| Seller | | | Buyer | |
|------------|------------|---|------------|------------|
| Debit | Credit | | Debit | Credit |
| | | Financial Consideration | | |
| | 350,000.00 | Sale Price of Property | 350,000.00 | |
| | | Deposit | | 3,000.00 |
| | | Buyer's funds to close | | 348,766.97 |
| | | Prorations/Adjustments | | |
| | 286.97 | County Taxes 02/04/19 - 07/01/19 | 286.97 | |
| | | Commissions | | |
| 10,500.00 | | Real Estate Commission to Century 21 Seascapes Realty | | |
| 10,500.00 | | Real Estate Commission to Century 21 Fort Bragg Realty | | |
| | | Title Charges | | |
| 225.00 | | Doc Prep Fee to Redwood Empire Title Company of Mendocino County | | |
| 251.00 | | Escrow Fee split 50/50 to Redwood Empire Title Company of Mendocino County | 251.00 | |
| 45.00 | | Notary Fee to Redwood Empire Title Company of Mendocino County | | |
| 30.00 | | Outgoing Wire Fee to Redwood Empire Title Company of Mendocino County | | |
| | | Owner's Title Insurance to Redwood Empire Title Company of Mendocino County | 1,170.00 | |
| | | Coverage: 350,000.00 1,170.00 | | |
| | | Version: CLTA Standard 1990 Owners Policy | | |
| | | Recording Charges | | |
| 22.00 | | Recording Fees to Redwood Empire Title Company of Mendocino County | 16.00 | |
| 385.00 | | City/County tax/stamps - County to Redwood Empire Title Company of Mendocino County | | |
| | | Miscellaneous Debits/Credits | | |
| | | Property Taxes to Mendocino County Tax Collector | | |
| | | \$353.34 paid outside closing by Seller | | |
| 99.95 | | NHD - invoice 2409161 to JCP-LGS Reports | | |
| | | Natural Hazards Disclosure | | |
| 22,057.95 | 350,286.97 | Subtotals | 351,723.97 | 351,766.97 |
| 328,229.02 | | Balance Due TO Seller/Buyer | 43.00 | |
| 350,286.97 | 350,286.97 | TOTALS | 351,766.97 | 351,766.97 |

GARAGE REMODEL & PUMP HOUSE & WATER TANK

FOR JOEL McKINLEY
18750 OLD COAST HWY, FORT BRAGG, CA 95437

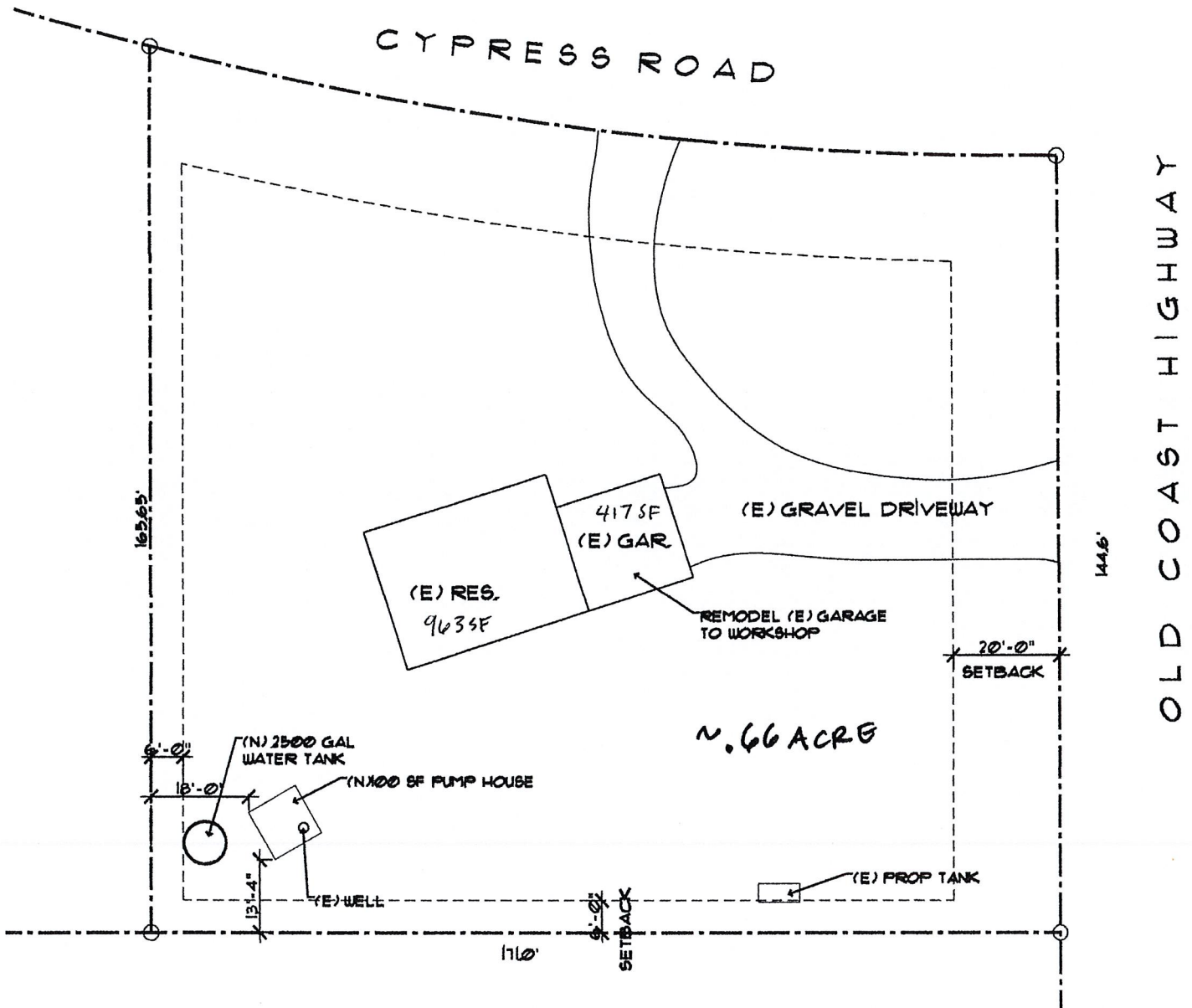


LOCATION PLAN

NTS

GARAGE REMODEL & PUMP HOUSE & WATER TANK

FOR JOEL McKINLEY
18750 OLD COAST HWY, FORT BRAGG, CA 95437



PLOT PLAN
SCALE 1"=30'-0"



Mendocino County

Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: DEBRA LENNOX
PO BOX 798

MENDOCINO

CA 95460

Project Number: CDP_2019-0031

Project Description: McKinley, Workshop & Pump House

Site Address: 18750 OLD COAST HWY

CDP_2019-0031

Receipt: PRJ_029831

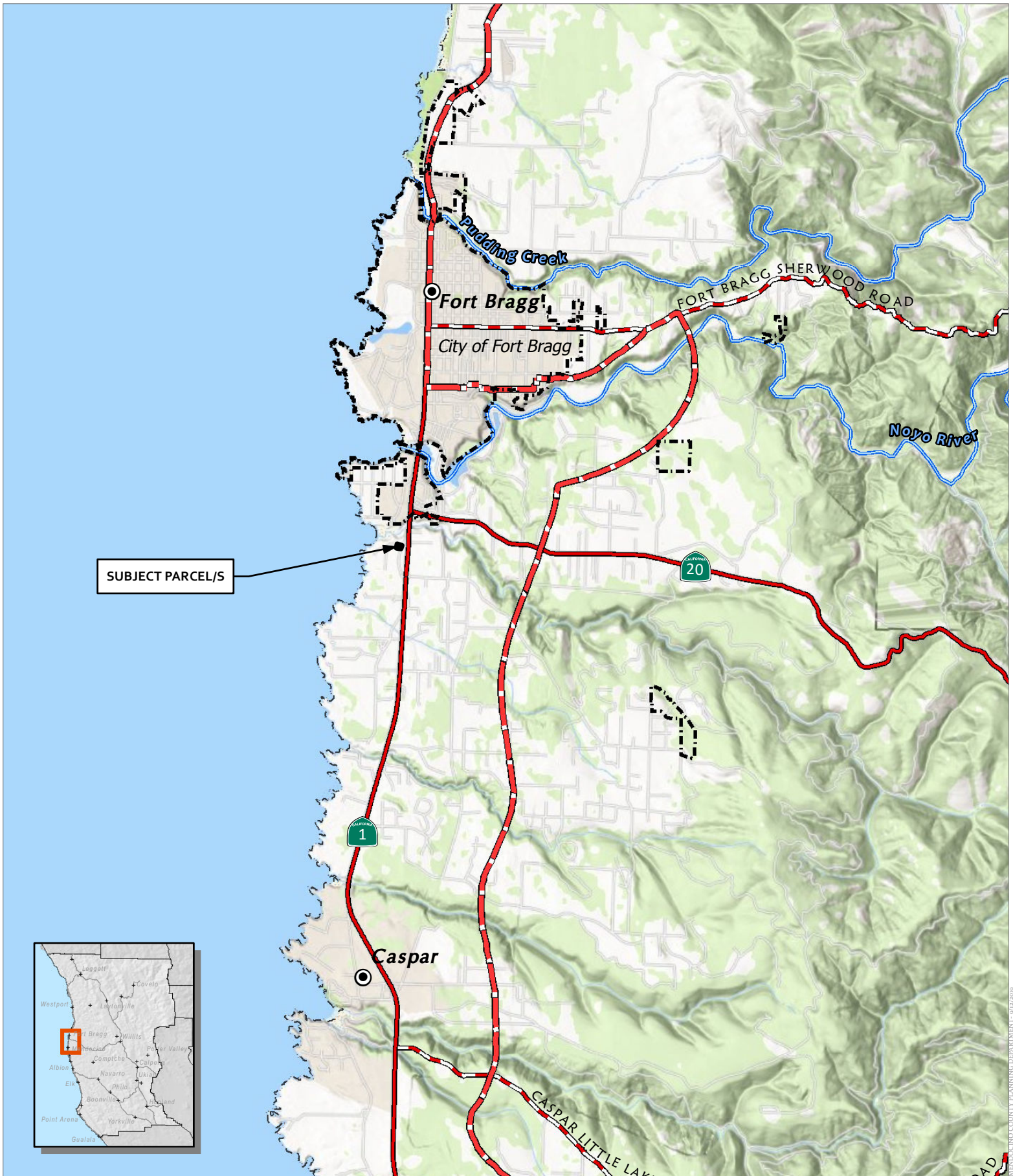
Date: 8/21/2019

Pay Method: CHECK 1122

Received By: JULIANA CHERRY

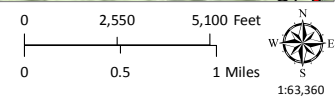
| <u>Fee Description</u> | <u>Account Number</u> | <u>Qty</u> | <u>Fee Amount</u> |
|-------------------------------------|-----------------------|------------|-------------------|
| BASE FEES | 1100-2851-822609 | | \$4,799.55 |
| CDPS BASE | | | \$4,799.55 |
| DOT FEES | 1100-1910-826182 | | \$400.00 |
| UMIN UMAJ COT DR CDPA CDPS COUNTY R | | | \$400.00 |
| EH FEES | 1100-4011-822606 | | \$300.00 |
| CDPA CDPS EM EH FEE | | | \$300.00 |
| GENERAL PLAN | 1100-2851-826188 | | \$116.00 |
| | | | \$116.00 |
| RECORDS MANAGEMENT | 1222-2852-826260 | | \$111.00 |
| | | | \$111.00 |

| | |
|-------------------------|-------------------|
| Total Fees Paid: | \$5,726.55 |
|-------------------------|-------------------|



CASE: CDP 2019-0031
 OWNER: McKINLEY, Joel & Katrine
 APN: 017-280-26
 APLCT: Joel McKinley
 AGENT: Debra Lennox
 ADDRESS: 18750 Old Coast Highway, Fort Bragg

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

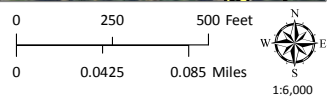


LOCATION MAP



CASE: CDP 2019-0031
 OWNER: McKINLEY, Joel & Katrine
 APN: 017-280-26
 APLCT: Joel McKinley
 AGENT: Debra Lennox
 ADDRESS: 18750 Old Coast Highway, Fort Bragg

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



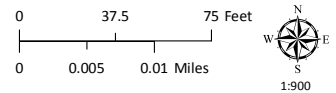
AERIAL IMAGERY



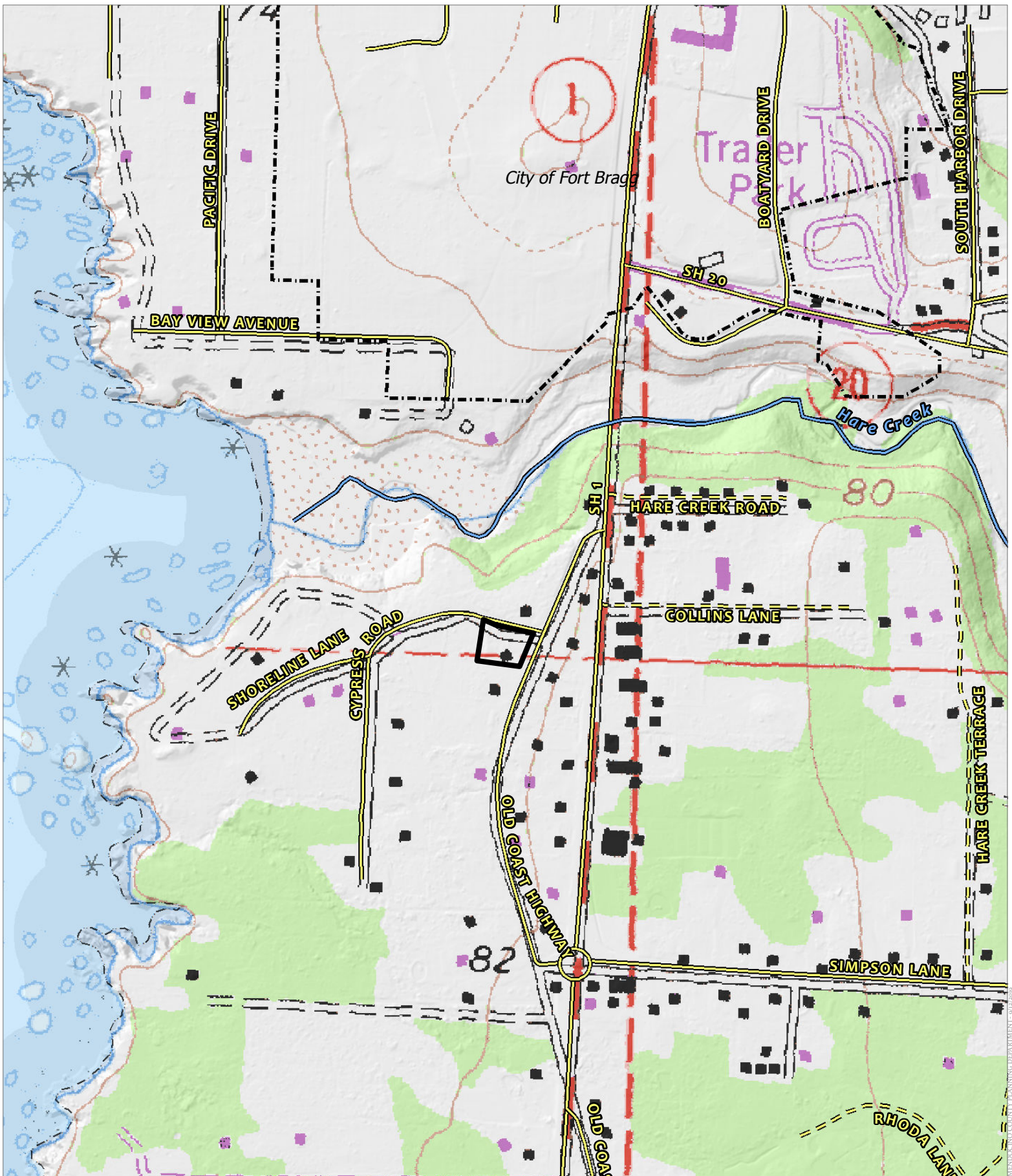
RENO COUNTY PLANNING DEPARTMENT - 9/12/2019

CASE: CDP 2019-0031
OWNER: McKINLEY, Joel & Katrine
APN: 017-280-26
APLCT: Joel McKinley
AGENT: Debra Lennox
ADDRESS: 18750 Old Coast Highway, Fort Bragg

Public Roads

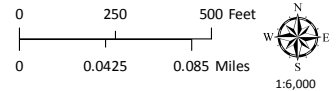


AERIAL IMAGERY



CASE: CDP 2019-0031
 OWNER: McKINLEY, Joel & Katrine
 APN: 017-280-26
 APLCT: Joel McKinley
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 ADDRESS: 18750 Old Coast Highway, Fort Bragg

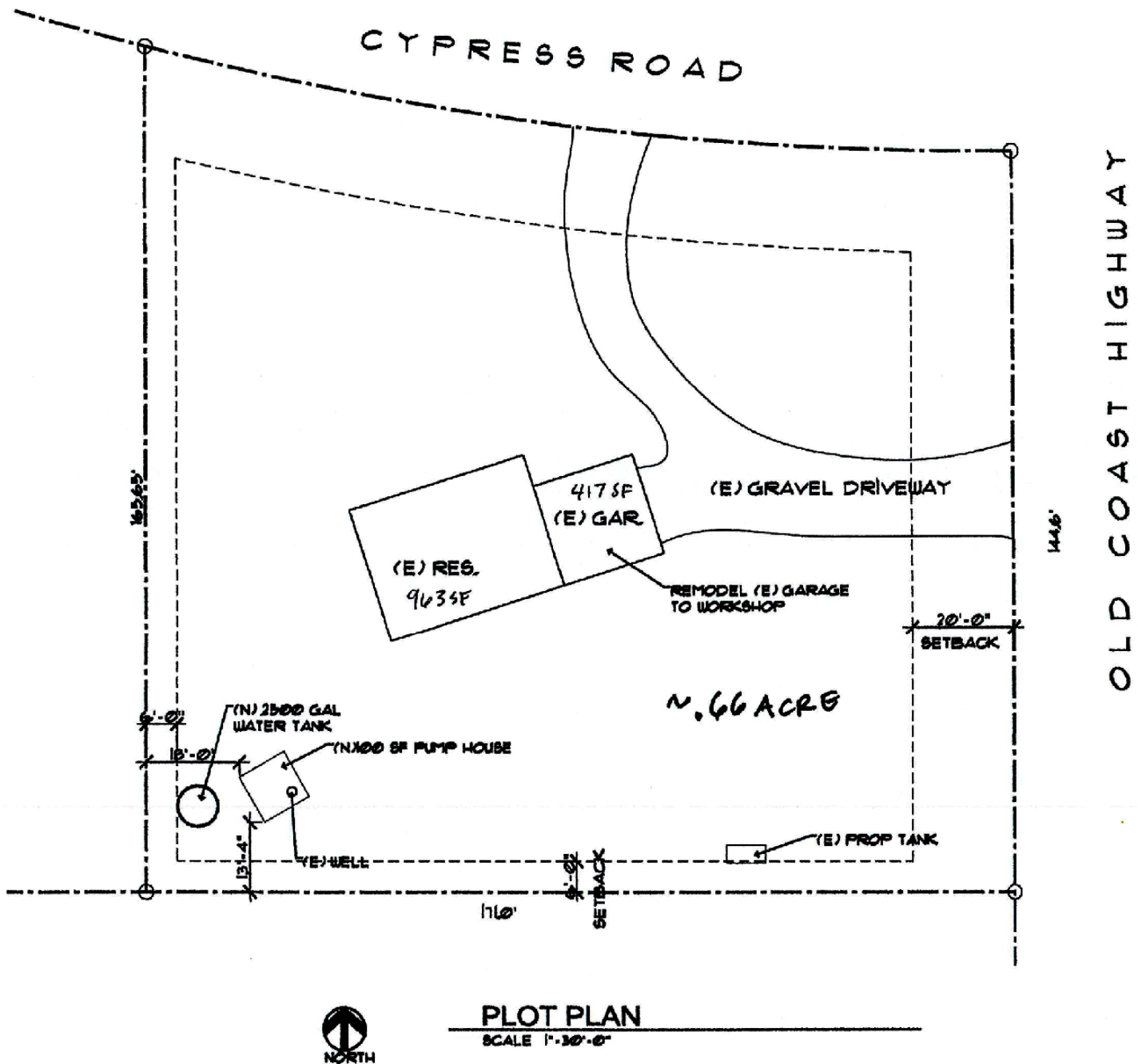
- City Limits
- ~ Named Rivers
- Public Roads
- Private Roads
- Driveways/Unnamed Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

GARAGE REMODEL & PUMP HOUSE & WATER TANK

FOR JOEL McKINLEY
18750 OLD COAST HWY, FORT BRAGG, CA 95437



PLOT PLAN

SCALE 1"=30'-0"

CASE: CDP 2019-0031

OWNER: McKINLEY, Joel & Katrine

APN: 017-280-26

APLCT: Joel McKinley

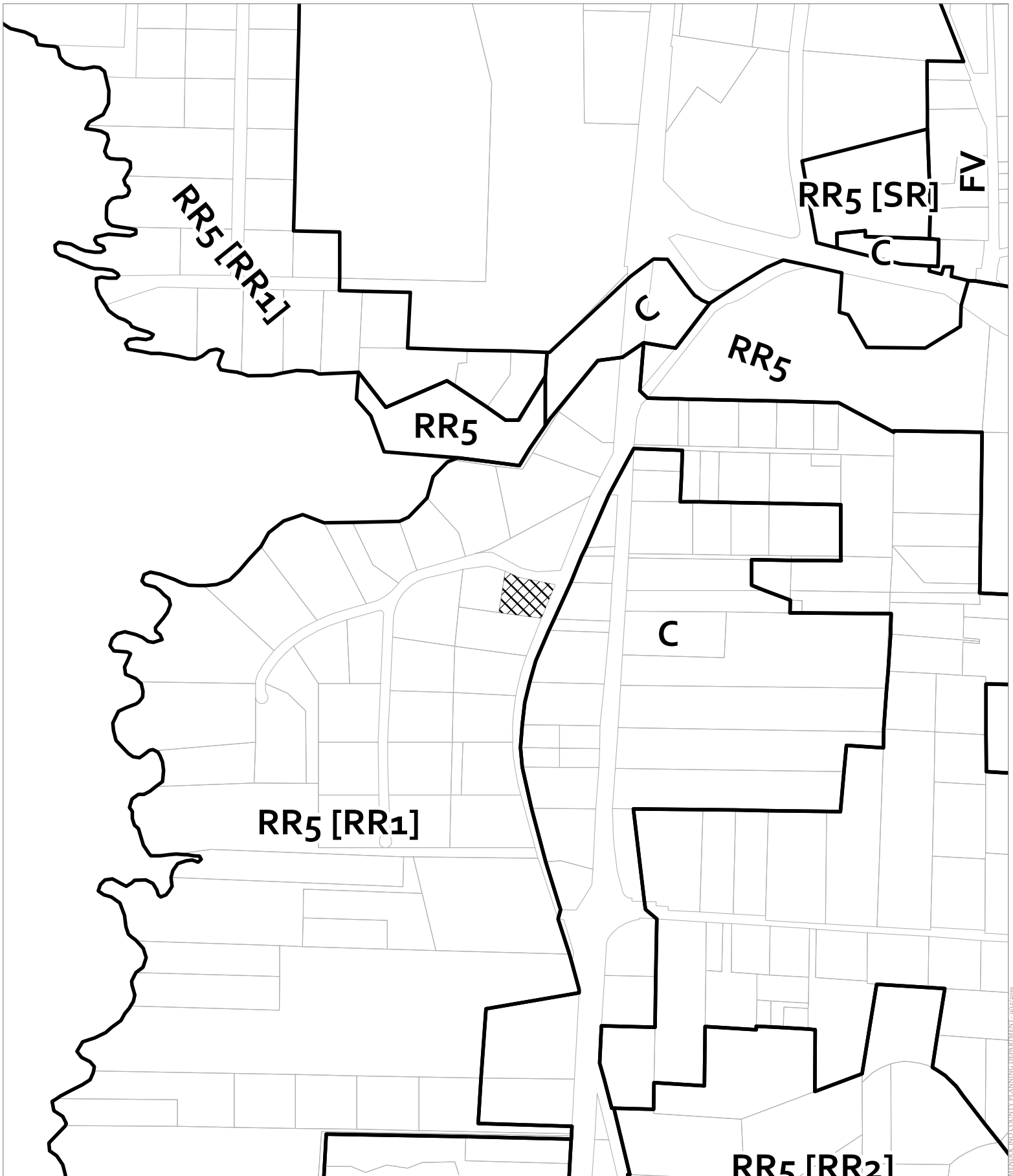
AGENT: Debra Lennox

ADDRESS: 18750 Old Coast Highway, Fort Bragg

NO SCALE

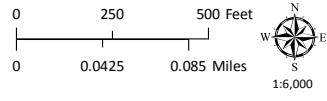
SITE PLAN

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/12/2019



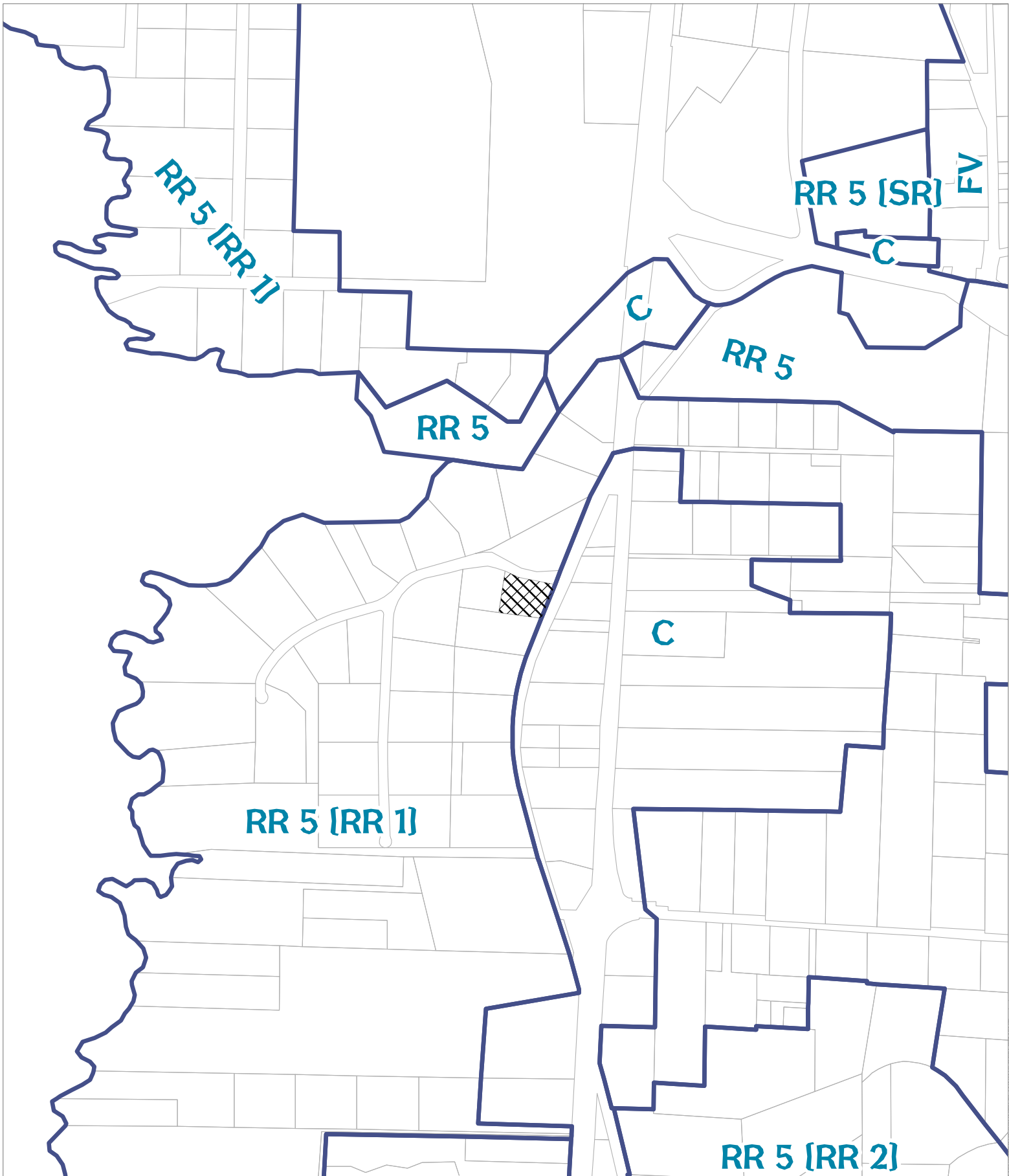
CASE: CDP 2019-0031
 OWNER: McKINLEY, Joel & Katrine
 APN: 017-280-26
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 AGENT: Debra Lennox
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 Zoning Districts




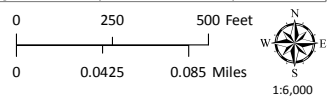
ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/12/2019



CASE: CDP 2019-0031
OWNER: McKINLEY, Joel & Katrine
APN: 017-280-26
APLCT: Joel McKinley
AGENT: Debra Lennox
ADDRESS: 18750 Old Coast Highway, Fort Bragg

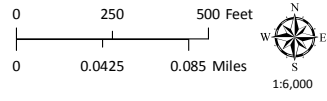
 General Plan Classes

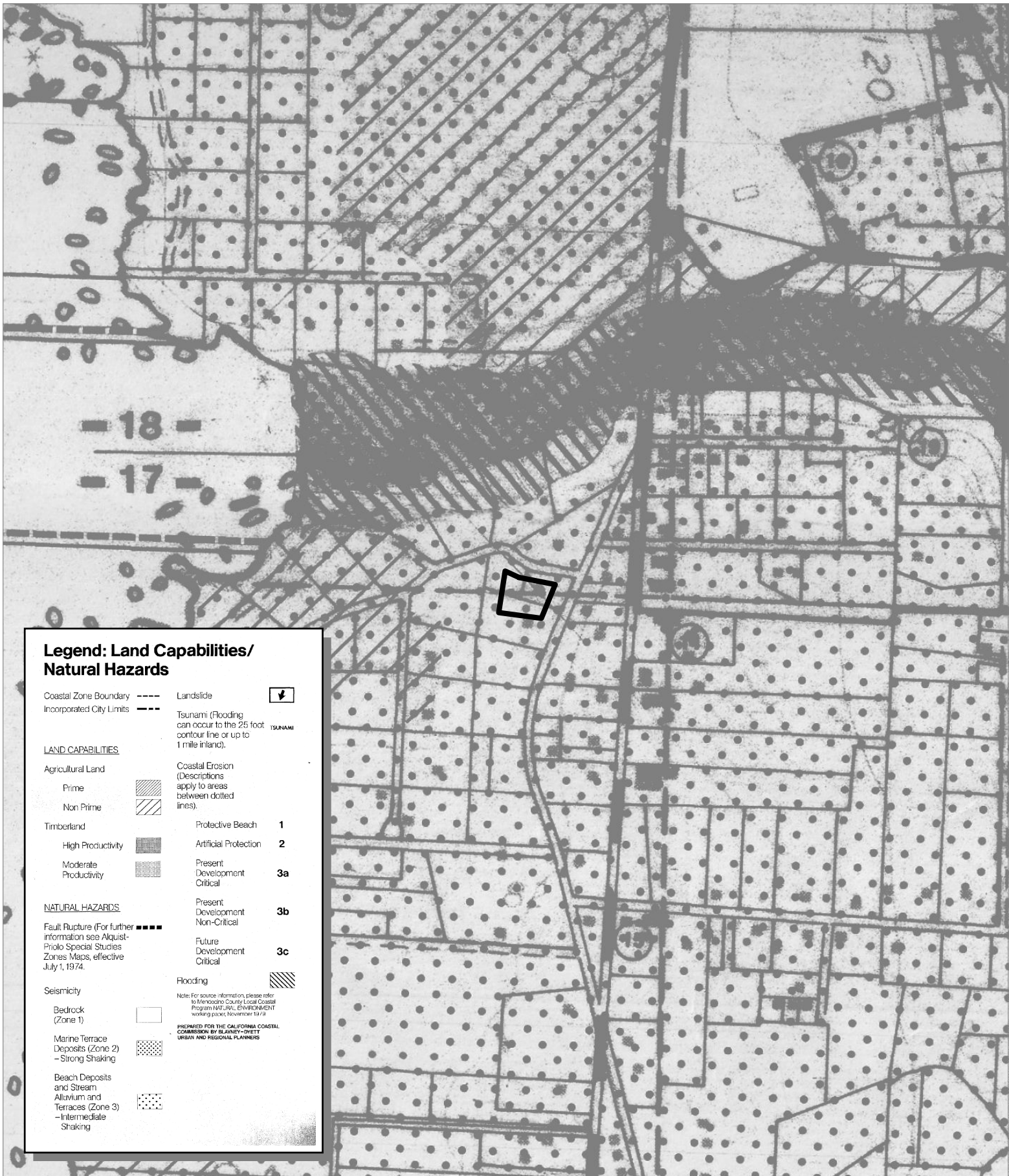


GENERAL PLAN CLASSIFICATIONS



CASE: CDP 2019-0031
 OWNER: McKINLEY, Joel & Katrine
 APN: 017-280-26
 APLCT: Joel McKinley
 AGENT: Debra Lennox
 ADDRESS: 18750 Old Coast Highway, Fort Bragg





Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary ---
Incorporated City Limits ---

Landslide



Tsunami (Flooding
can occur to the 25 foot
contour line or up to
1 mile inland).

TSUNAMI

LAND CAPABILITIES

Agricultural Land

Prime



Non Prime



Timberland

High Productivity



Moderate
Productivity



Coastal Erosion
(Descriptions
apply to areas between dotted
lines).

Protective Beach 1

Artificial Protection 2

Present
Development
Critical 3a

Present
Development
Non-Critical 3b

Future
Development
Critical 3c

NATURAL HAZARDS

Fault Rupture (For further
information see Alquist-
Priolo Special Studies
Zones Maps, effective
July 1, 1974.



Seismicity

Bedrock
(Zone 1)



Marine Terrace
Deposits (Zone 2)
- Strong Shaking



Beach Deposits
and Stream
Alluvium and
Terraces (Zone 3)
- Intermediate
Shaking



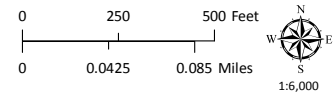
Flooding



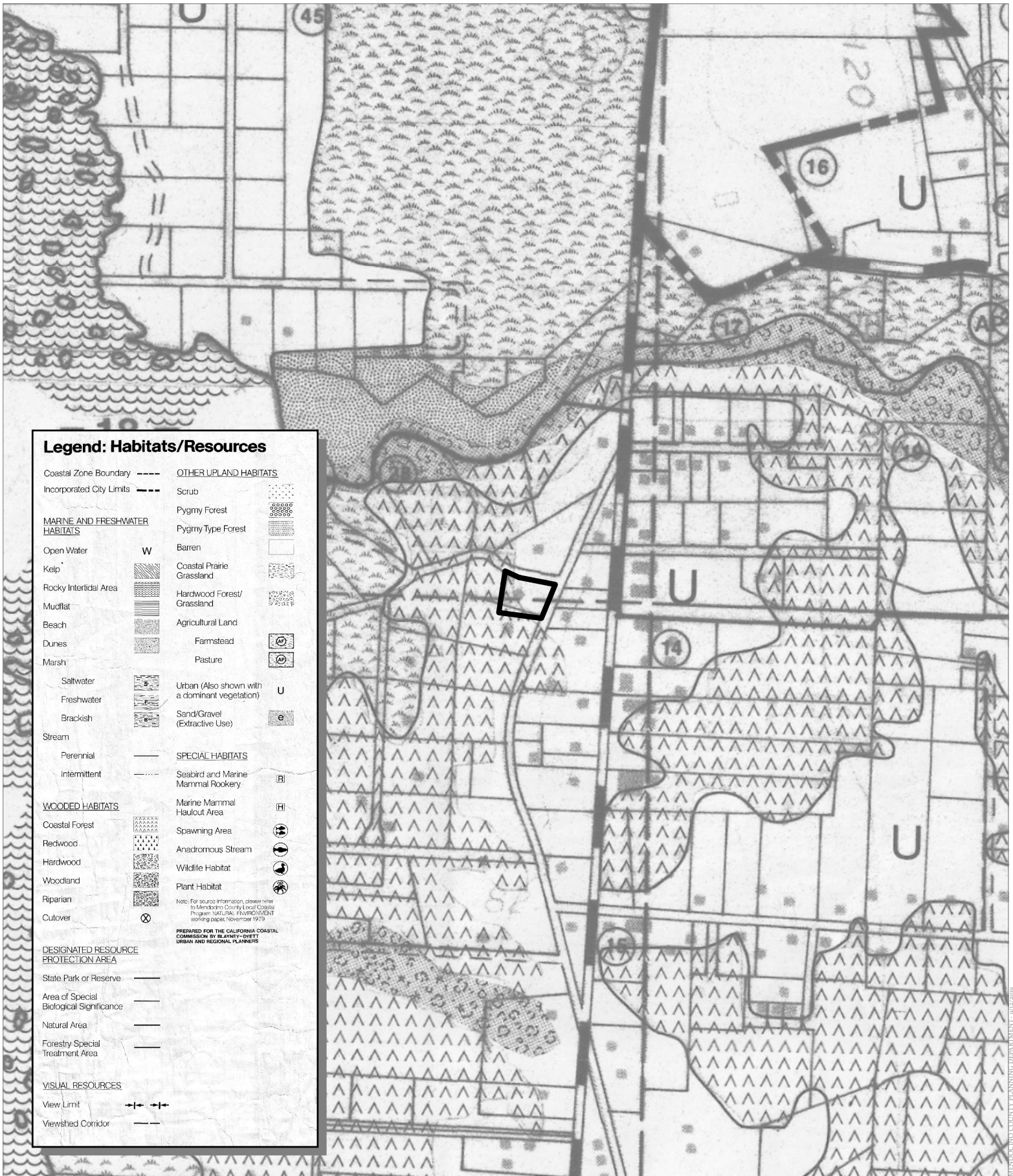
Note: For source information, please refer
to Mendocino County Local Coastal
Program NATURAL ENVIRONMENT
working paper, November 18/19.

PREPARED FOR THE CALIFORNIA COASTAL
COMMISSION BY BLAVNEY-DVETT
URBAN AND REGIONAL PLANNERS

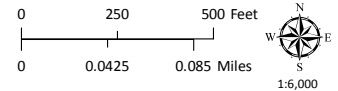
CASE: CDP 2019-0031
OWNER: McKINLEY, Joel & Katrine
APN: 017-280-26
APLCT: Joel McKinley
AGENT: Debra Lennox
ADDRESS: 18750 Old Coast Highway, Fort Bragg



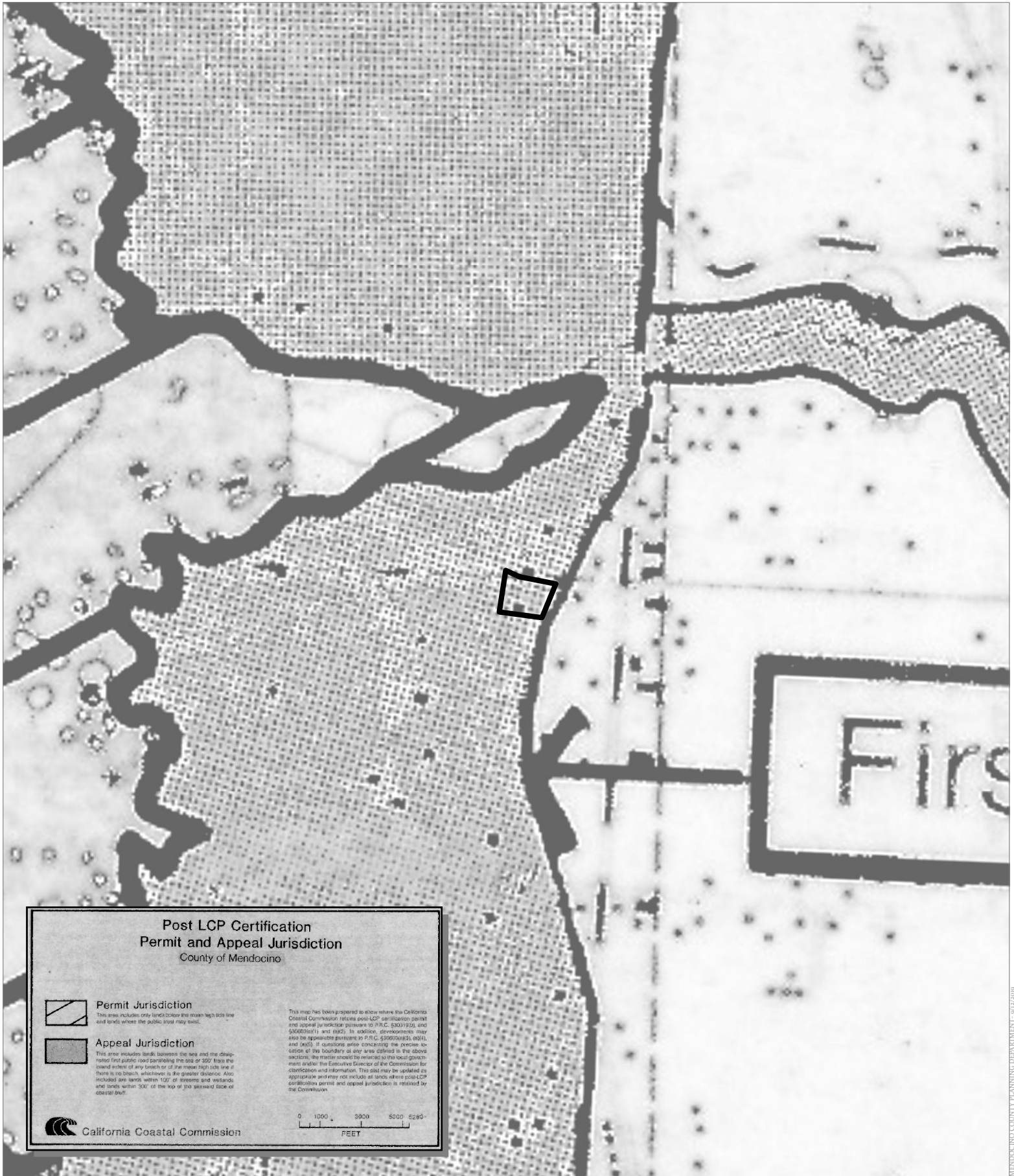
LCP LAND CAPABILITIES & NATURAL HAZARDS



CASE: CDP 2019-0031
 OWNER: McKINLEY, Joel & Katrine
 APN: 017-280-26
 APLOT: Joel McKinley
 AGENT: Debra Lennox
 ADDRESS: 18750 Old Coast Highway, Fort Bragg

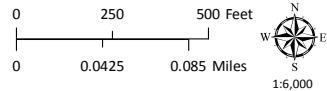


LCP HABITATS & RESOURCES

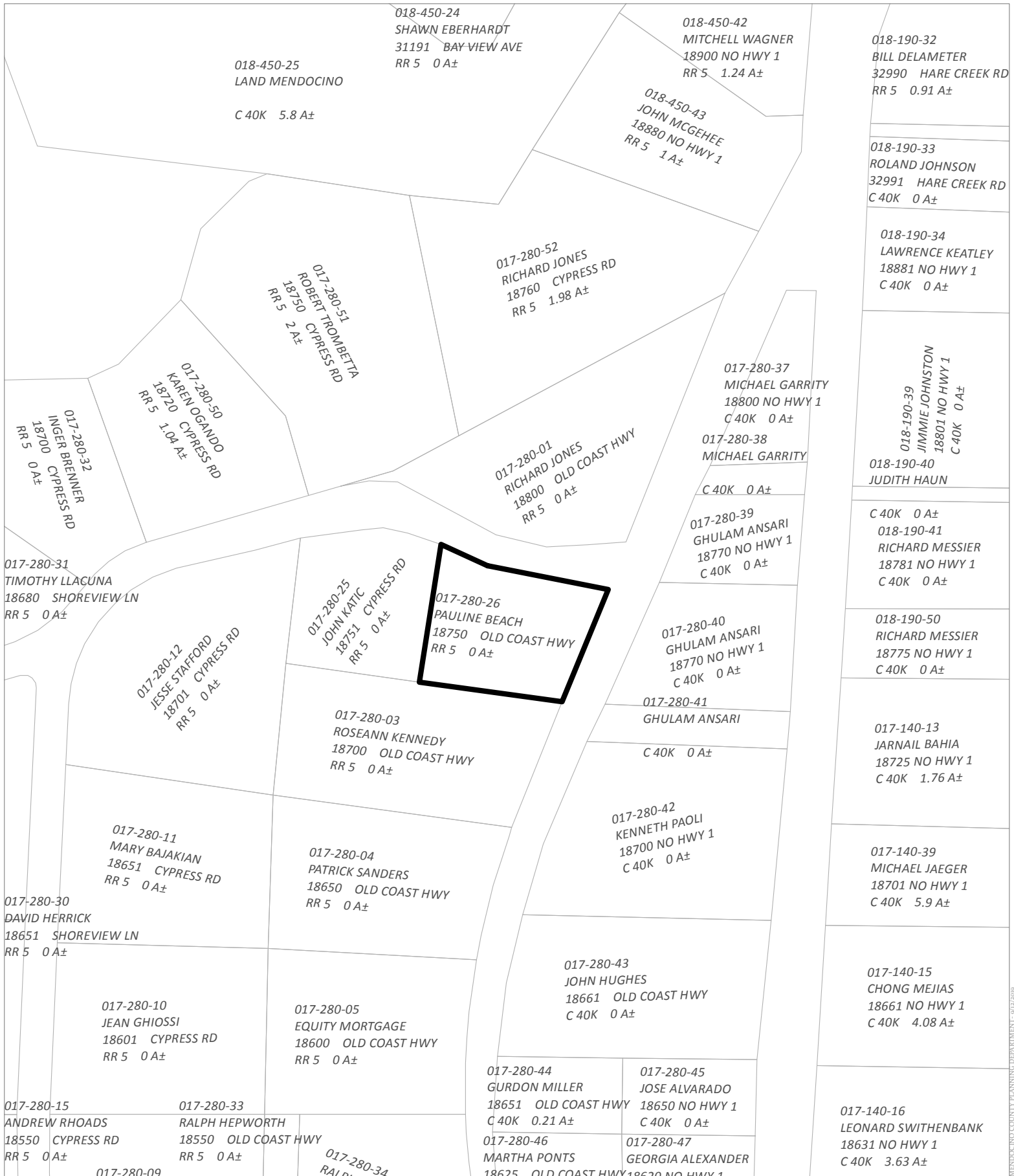


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/12/2019

CASE: CDP 2019-0031
OWNER: McKINLEY, Joel & Katrine
APN: 017-280-26
APLCT: Joel McKinley
AGENT: Debra Lennox
ADDRESS: 18750 Old Coast Highway, Fort Bragg



POST LCP CERTIFICATION & APPEAL JURISDICTION



CASE: CDP 2019-0031

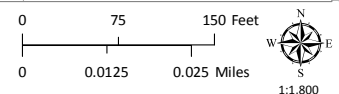
OWNER: McKINLEY, Joel & Katrine

APN: 017-280-26

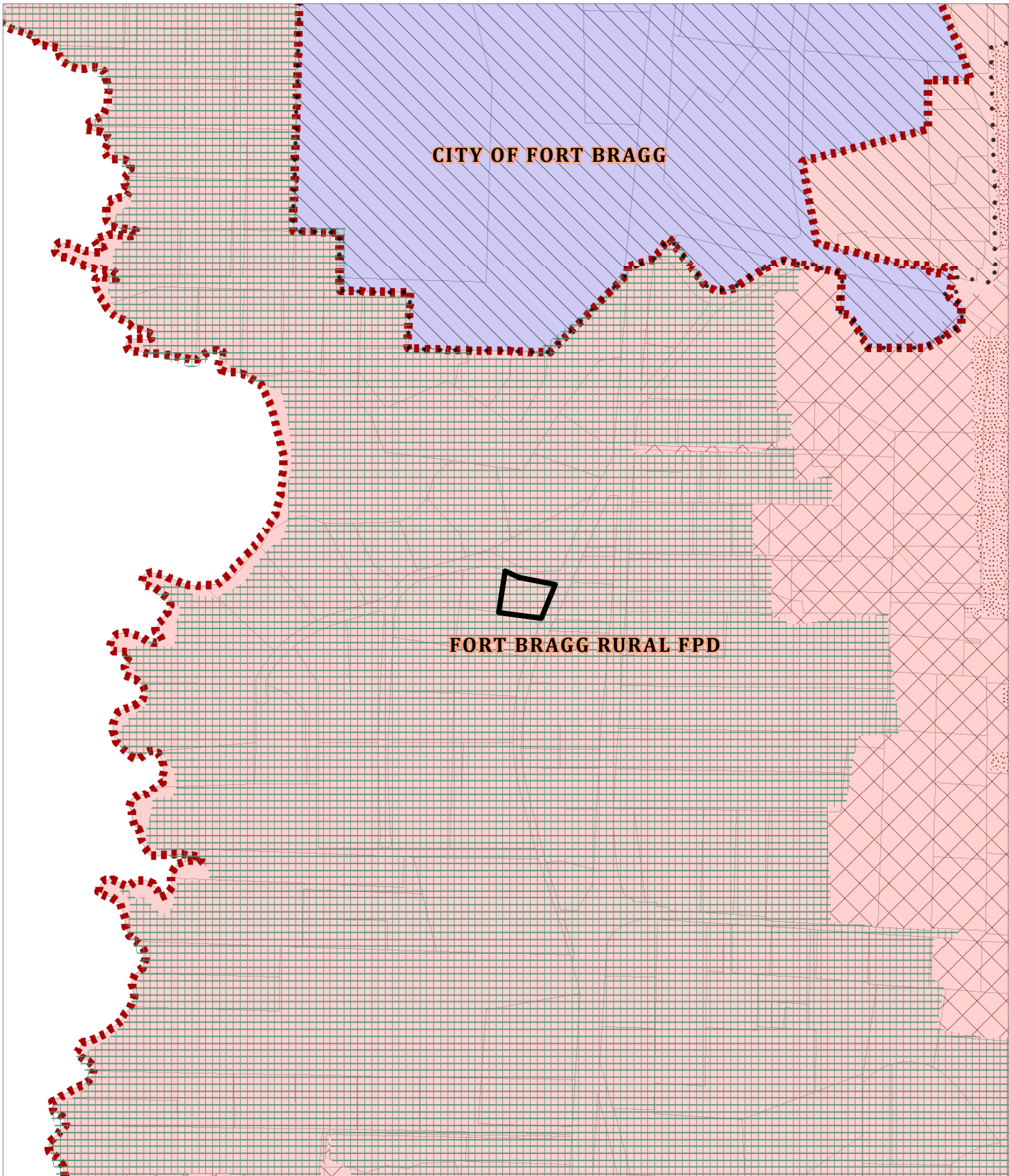
APLCT: Joel McKinley

AGENT: Debra Lennox




ADDRESS: 18750 Old Coast Highway, Fort Bragg




ADJACENT PARCELS



CASE: CDP 2019-0031
OWNER: McKINLEY, Joel & Katrine
APN: 017-280-26
APLCT: Joel McKinley
AGENT: Debra Lennox
ADDRESS: 18750 Old Coast Highway, Fort Bragg

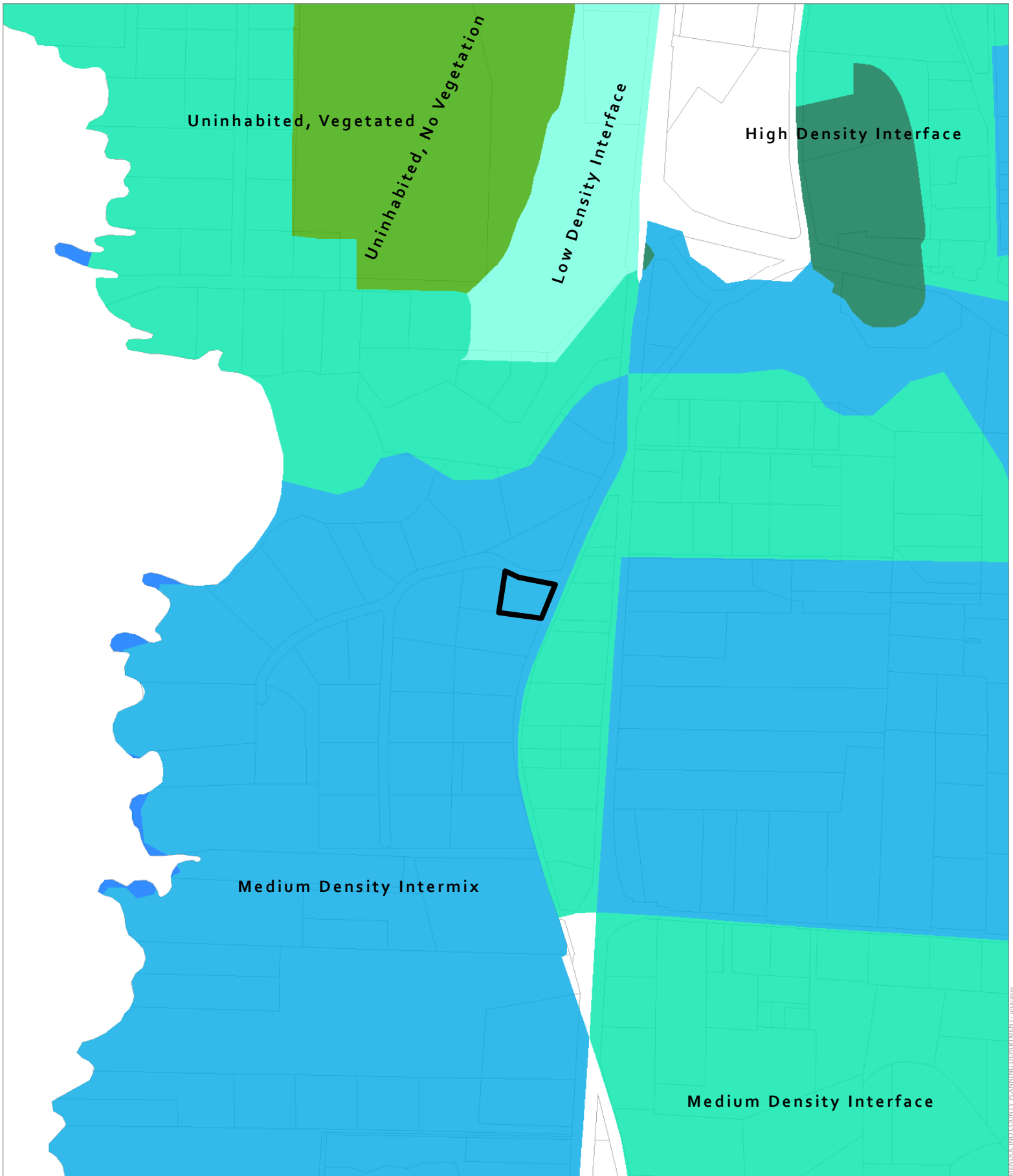
 Very High Fire Hazard
 High Fire Hazard
 Moderate Fire Hazard

 County Fire Districts

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

N
W
E
S
1:6,000

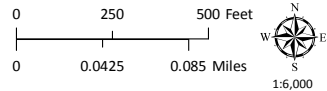
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



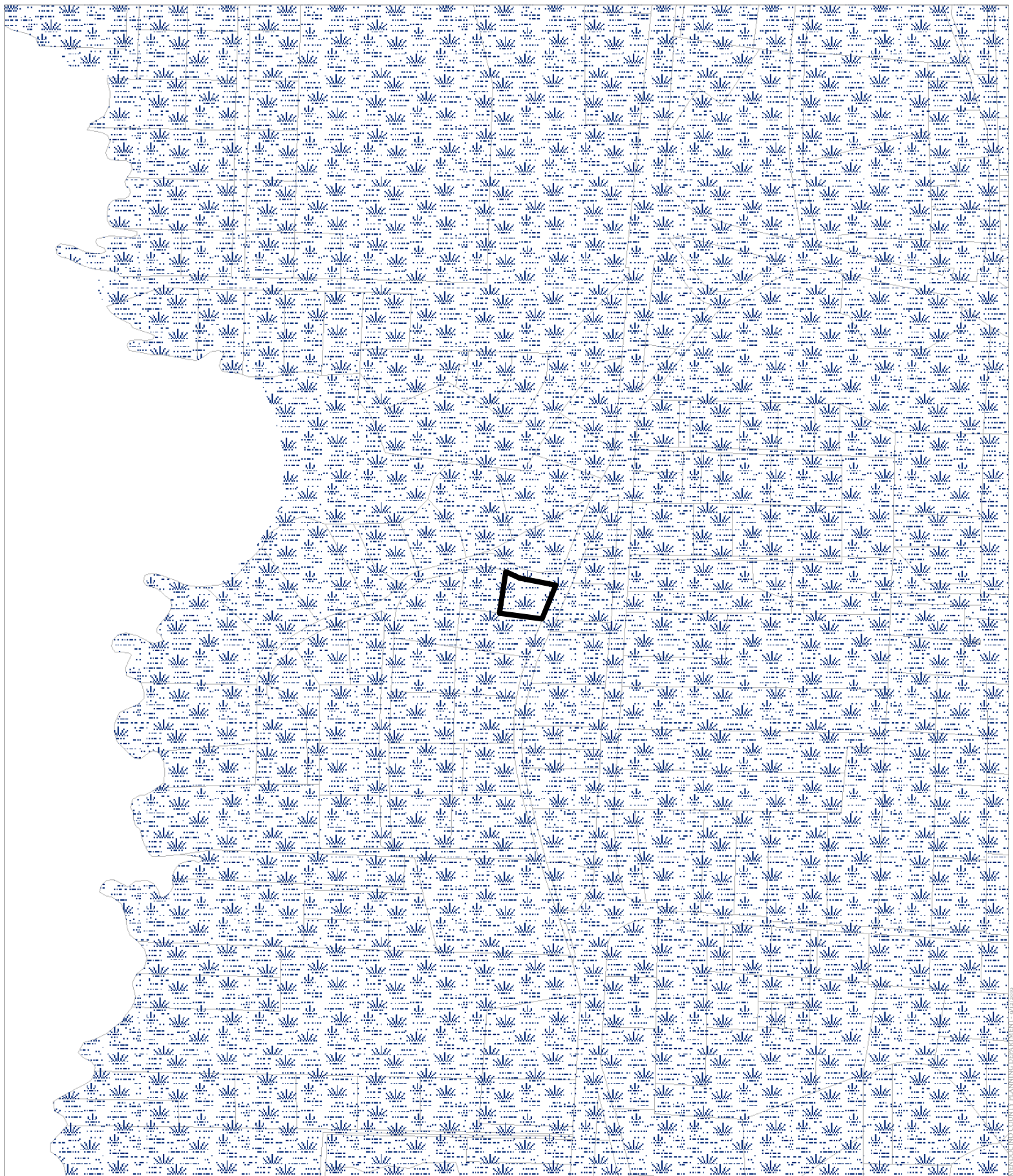
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/12/2019

CASE: CDP 2019-0031
 OWNER: McKINLEY, Joel & Katrine
 APN: 017-280-26
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 AGENT: Debra Lennox
 ADDRESS: 18750 Old Coast Highway, Fort Bragg

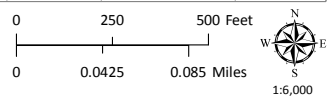
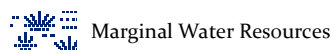
 Water



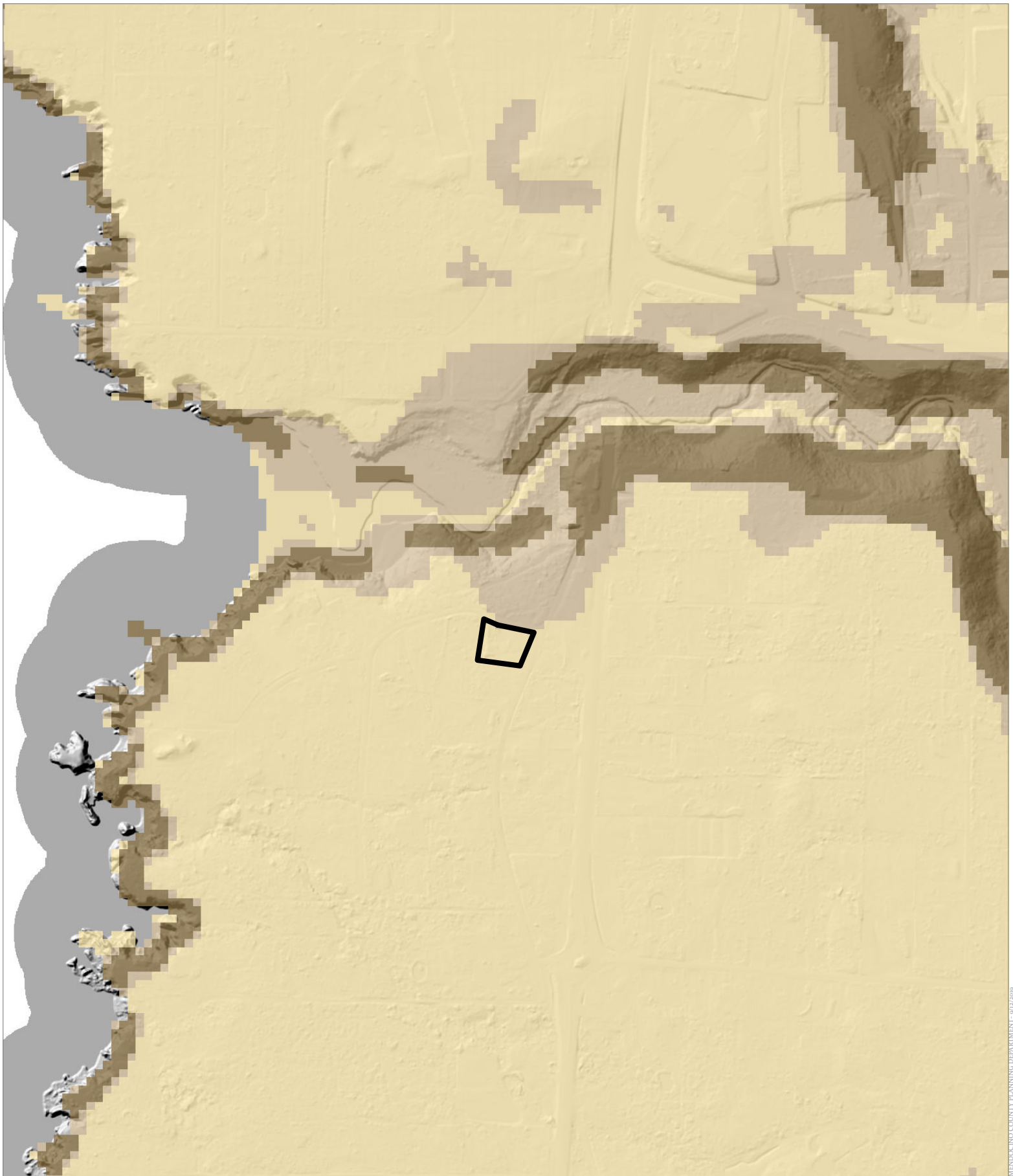
WILDLAND-URBAN INTERFACE ZONES



CASE: CDP 2019-0031
OWNER: McKINLEY, Joel & Katrine
APN: 017-280-26
APLCT: Joel McKinley
AGENT: Debra Lennox
ADDRESS: 18750 Old Coast Highway, Fort Bragg

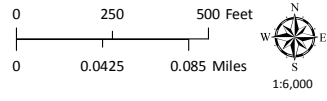
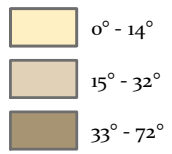


GROUND WATER RESOURCES

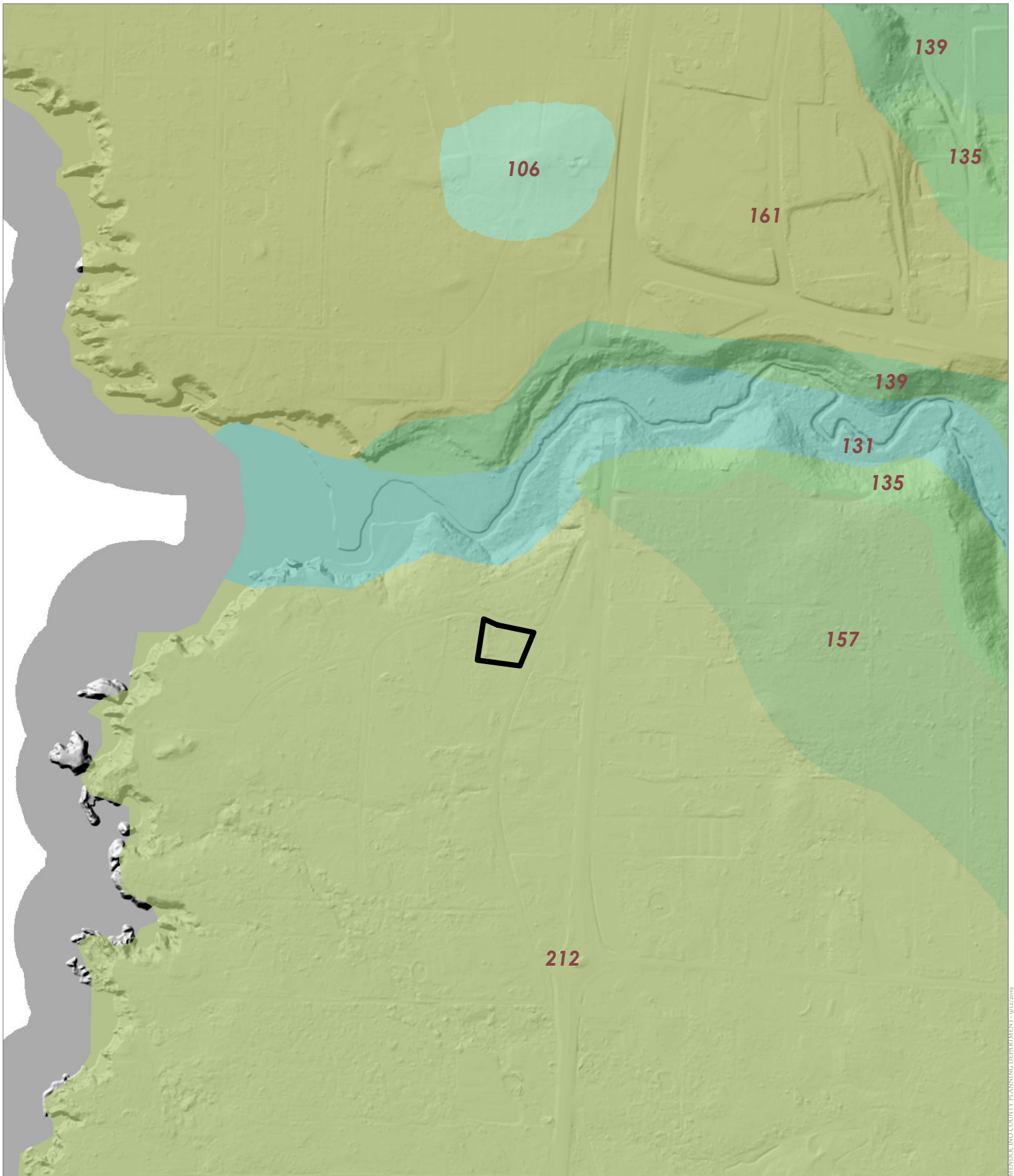


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/12/2019

CASE: CDP 2019-0031
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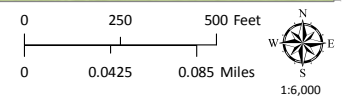


ESTIMATED SLOPE

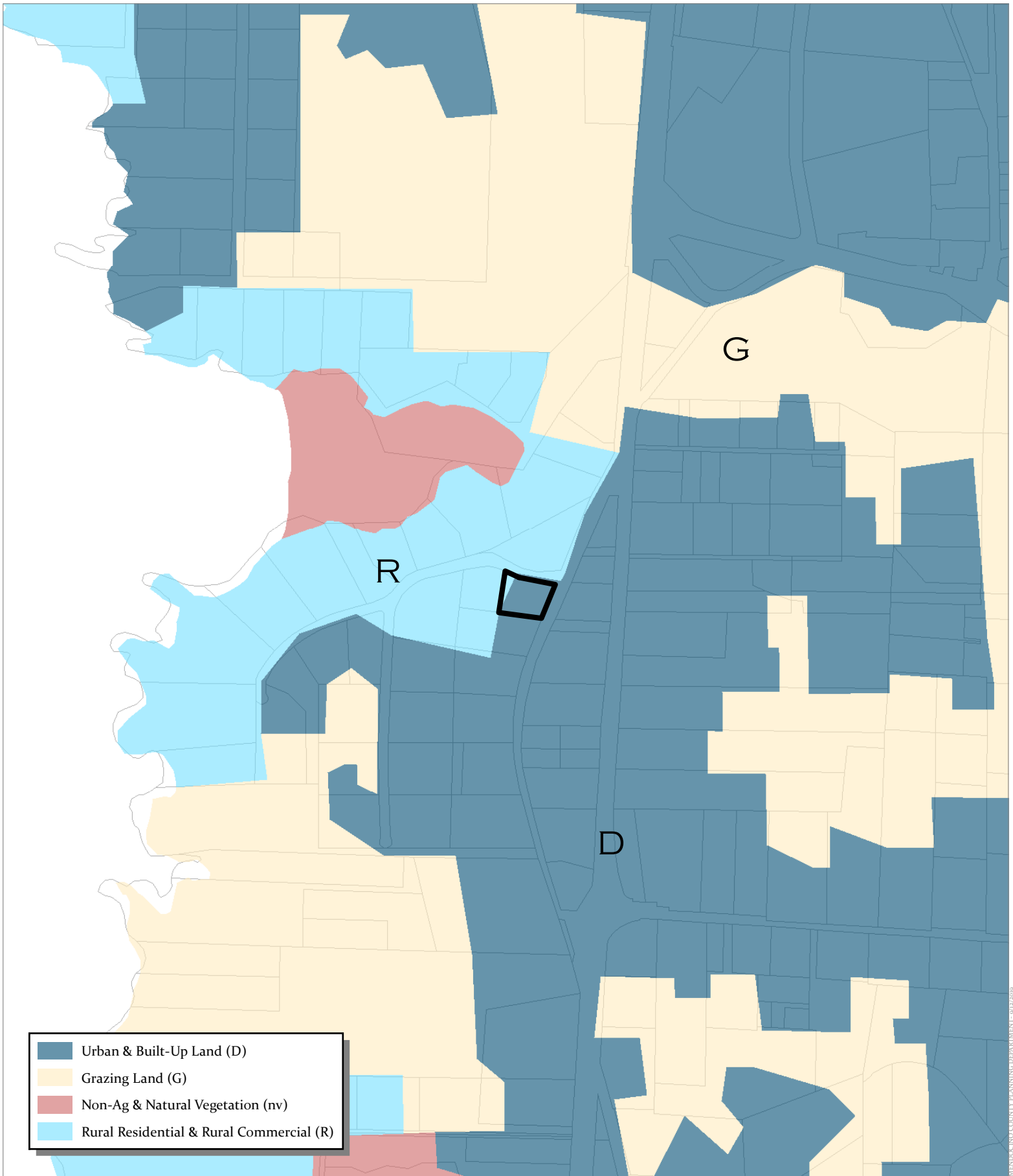


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/12/2019

CASE: CDP 2019-0031
OWNER: McKINLEY, Joel & Katrine
APN: 017-280-26
APLCT: Joel McKinley
AGENT: Debra Lennox
ADDRESS: 18750 Old Coast Highway, Fort Bragg



WESTERN SOIL CLASSIFICATIONS



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

CASE: CDP 2019-0031
OWNER: McKINLEY, Joel & Katrine
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APLCT: Joel McKinley
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