



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

January 28, 2020

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

Archaeological Commission
Sonoma State University
California Native Plant Society
CalFire – Prevention
CalFire – Resource Management
Department of Fish and Wildlife
California Coastal Commission

US Fish & Wildlife Service
Redwood Coast Fire Protection District
Coast Life Support District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDP_2018-0010

DATE FILED: 4/13/2018

OWNER/APPLICANT: ROBERT E. & JILL S. HUNTER

REQUEST: After-the-fact Coastal Development Permit to remediate major vegetation removal, a pond for the purposes of fruit tree irrigation and fire preparedness, and the permitting of one 3,000 sq. ft. residence, one 375 sq. ft. guest cottage, one 432 sq. ft. shed, and one 300 sq. ft. shed. Additionally, the Applicant requests a Remodel and addition to the existing Single-Family Residence.

LOCATION: In the Coastal Zone, 6.9± miles southeast of the City of Point Arena, lying on the southern side of Bill Owens Road (private), 0.3± miles southeast of its intersection with Zettler Road (private), located at 45000 Bill Owens Rd., Point Arena (APN: 027-361-08).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: EDUARDO HERNANDEZ

RESPONSE DUE DATE: February 11, 2020

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_2018-0010

OWNER: ROBERT HUNTER

APPLICANT: Same as owner

AGENT: None

REQUEST: After-the-fact Coastal Development Permit to remediate major vegetation removal, a pond for the purposes of fruit tree irrigation and fire preparedness, and the permitting of one 3,000 sq. ft. residence, one 375 sq. ft. guest cottage, one 432 sq. ft. shed, and one 300 sq. ft. shed. Additionally, the Applicant requests a Remodel and addition to the existing Single-Family Residence.

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APN: 027-361-08

PARCEL SIZE: 19.54 Acres±

GENERAL PLAN: Remote Residential (RMR:20)

ZONING: Remote Residential (RMR-20)

EXISTING USES: Residential

DISTRICT: 5th (Williams)

RELATED CASES: Code Enforcement Case # IC_2018-0082 for the structures being applied for through this CDP application.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Remote Residential (RMR:20)	Remote Residential (RMR-20)	33.7 A±	Residential
EAST:	Remote Residential (RMR:20)	Remote Residential (RMR-20)	5.16 & 33.92 A±	Residential
SOUTH:	Rural Residential (RR:10)	Rural Residential (RR-10)	9.84 A±	Residential
WEST:	Remote Residential (RMR:20)	Remote Residential (RMR-20)	20.18 A±	Residential

<u>REFERRAL AGENCIES</u>		
<u>LOCAL</u>		
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> Redwood Coast Fire Protection District	<input checked="" type="checkbox"/> California Dept. of Fish & Wildlife
<input checked="" type="checkbox"/> Archaeological Commission	<input checked="" type="checkbox"/> Coast Life Support District	<input checked="" type="checkbox"/> California Native Plant Society
<input checked="" type="checkbox"/> Assessor’s Office	<input checked="" type="checkbox"/> Planning Division (FB)	<u>FEDERAL</u>
<input checked="" type="checkbox"/> Building Division (FB)	<input checked="" type="checkbox"/> Sonoma State University	<input checked="" type="checkbox"/> US Department of Fish & Wildlife
<input checked="" type="checkbox"/> Department of Transportation	<u>STATE</u>	<u>TRIBAL</u>
<input checked="" type="checkbox"/> Environmental Health (FB)	<input checked="" type="checkbox"/> CALFIRE (Land Use)	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Forestry Advisor	<input checked="" type="checkbox"/> CALFIRE (Resource Management)	<input checked="" type="checkbox"/> Redwood Valley Rancheria
	<input checked="" type="checkbox"/> California Coastal Commission	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians

ENVIRONMENTAL DATA

1. MAC:

GIS

No

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CalFire (CDF File # 151-18)

4. FARMLAND CLASSIFICATION:

GIS

Grazing Land (G)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

No

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Areas

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Shinglemill-Gibney Complex & Bishop Pine capable

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

Yes, Shinglemill-Gibney Complex

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

No

10. TIMBER PRODUCTION ZONE:

GIS

No

11. WETLANDS CLASSIFICATION:

GIS

Freshwater Emergent and Riverine

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

Point Arena Mountain Beaver (PAMB) Habitat Zone

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

Remote Residential (RMR) and Rural Residential (RR)

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Moderate Timberland Production Capability,
and Seismicity Zone 3 (Intermediate Shaking)

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

See LCP Habitats & Resources map

27. COASTAL COMMISSION APPEALABLE AREA:

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

Yes, partially

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

No

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



Case No(s)	CDP-2018-0010
CDF No(s)	151-18
Date Filed	4-13-2018
Fee	\$4,052.00
Receipt No.	PBJ-020389
Received by	@WALDMANJ
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Robert Hunter UNEDAEAT13 @Gmail
Mailing Address PO 940
City Point Arena State CA Zip Code 95468 Phone 707-882-2664

PROPERTY OWNER

Name SAME
Mailing Address _____
City _____ State _____ Zip Code _____ Phone _____

AGENT

Name _____
Mailing Address _____
City _____ State _____ Zip Code _____ Phone _____

PARCEL SIZE

20

☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

45000 Bill Owens RD.

ASSESSOR'S PARCEL NUMBER(S)

027-361-0800

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

[Signature] 4/13/18 [Signature] 4/10/18
Signature of Applicant/Agent Date Signature of Owner Date

RECEIVED

APR 13 2018

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.

An after-the-fact Coastal Development Permit request to remediate major vegetation removal, a pond for the purposes of fruit tree irrigation and fire preparedness, and the permitting of one 3,000 sq. ft. residence, one 375 sq. ft. guest cottage, one 432 sq. ft. shed, and one 300 sq. ft. shed. Additionally, the Applicant requests a Remodel and addition to the existing Single-Family Residence.

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	_____	_____
<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.

PRE EXISTING House And Shop. CLASS L.

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.

Remodel of EXISTING HOUSE.

7. Project Height. Maximum height of structure 21'6" feet.

8. Lot area (within property lines): 20 ☐ square feet ☒ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>5107</u> square feet	<u>5107</u> square feet	<u>5107</u> square feet
Paved area	<u>0</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Landscaped area	<u>0</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Unimproved area	_____ square feet	_____ square feet	<u>866093</u> square feet
GRAND TOTAL: <u>866 871 200</u> square feet (Should equal gross area of parcel)			

10. Gross floor area: 5113 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces N/A Existing _____ Proposed _____ Total _____

Number of covered spaces	_____	Size	_____
Number of uncovered spaces	_____	Size	_____
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.

SEE ATTACHED

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 POND WATER FOR LANDSCAPE

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.).

FLAT

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 checked="" 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 checked="" type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input checked="" 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? <u>N/A</u> 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

4/10/18

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.**

AP# 000-000-00 LASTNAME, FIRSTNAME STREET ADDRESS CITY, STATE ZIP		
027-361-34 ANGUILLO, RHONDA PO BOX 373 POINT ARENA CA 95468		
027-361-32 FORDHAM, MIKE PO BOX 1008 GUALALA CA 95445		
027-361-16 LITTLE, ANNE PO BOX 1418 POINT ARENA CA 95468		
027-361-35 ALVAREZ, PAM PO BOX 986 POINT ARENA CA 95468		
DAVID DEWITT 1467 SISKIYOU Blvd #159 Ashland, ORE 97520		
027-361-4		

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:

Permitted Remodel, Classic Remodel For ~~seg~~ Single Family Home and OUT Building (Description of development)

Located at: 45000 Bill Owens Rd, Point Arena 027-361-0800

(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

4/12/18
Date

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

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

COMPLETE FOR PROJECTS
LOCATED WITHIN THE
COASTAL ZONE ONLY

NOTICE OF PENDING PERMIT

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

PROPOSED DEVELOPMENT :

PERMITTED REMODEL, CLASS IC REMODEL FOR SINGLE FAMILY HOME AND
OUT BUILDINGS.

LOCATION: 45000 BILL OWENS RD, Point Arena.

APPLICANT: Robert Hunter

ASSESSOR'S PARCEL NUMBER(S): 027-361-0800

DATE NOTICE POSTED: 4/13/18

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

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

Owner/Agent Information

CAL FIRE File Number 151-18 Date 04/05/18
Owner's Last Name Hunter Owner's First Name Robert
Owner's Phone Number 707-882-2664
Owner's Mailing Address P.O. Box 940 Agent/Phone # none listed
Point Arena, CA 95468

Project Information

Project Street # 45000 Project Street Name Bill Owens Rd Type of Project Residence
Project City/Community Point Arena Battalion 5 Boonville 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.

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APR 13 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

Patricia Austin

Fire Prevention Bureau

DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Mendocino Unit
17501 North Highway 101
Willits, CA 95490



Attention: Fire Safe Applicant

CAL FIRE has received and reviewed your **State Fire Safe Regulation Application Form**. Please keep copies of your Fire Safe Application and conditions of Approval forms for your records. Your Fire Safe documents will be maintained by CAL FIRE a maximum of 5 years.

Please review the requirements for your specific project in the attached Conditions of Approval. Once you have complied with the requirements listed in the Conditions of Approval, contact the CAL FIRE receptionist at (707) 459-7414 to **Request a Final Inspection**. The CAL FIRE Final Inspection must be completed before Mendocino County Planning and Building Services staff will complete their final for your project. **Processing your request for Final Inspection is approximately two weeks, depending on emergency incidents.** The most common delays in obtaining a Final Clearance are improperly addressed properties.

100 Feet of Defensible Space

In January 2006 new state law (PRC 4291) expanded defensible space clearance around homes and structures from 30 feet to 100 feet. Proper clearance to 100 feet increases the chance of your house surviving an uncontrolled wildfire. Please visit the CAL FIRE web link <http://www.fire.ca.gov> or contact the Mendocino Unit Headquarters for additional information:

Tree Removal Requirements

California Forest Practice Regulations may apply to your project if you are permanently removing trees, selling timber or firewood, trading timber or firewood, selling or trading other solid wood forest products from your project. For further information and assistance please contact the CAL FIRE Resource Management Office in Willits at (707) 459-7440. Additional information is provided with your documents and is available on the CAL FIRE web site at: http://www.fire.ca.gov/rsrc-mgt_forestpractice.php



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

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

CAL FIRE File #

151-18

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:

Robert Hunter

45000 Bill Owens Rd P.O. 940

Point Arena, CA 95468

Phone: 707-882-2664

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

Phone: _____

Mail correspondence to:

Owner

OR



Agent

OR



Pick-up at Howard Forest

3. Address/Location of proposed building site:

45000 Bill Owens Rd

Point Arena, CA 95468

APN: 027-361-0800

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

Is it accessible, gate, locked? If so, gate combination or instructions to access:

YES / NO GATE.

THERE IS A CDF GATE ON THE
NW CORNER OF THE PARCEL. WE DON'T HAVE
A KEY.

4. Type of Project – CHECK ONE

☐

Subdivision

Current acreage before split: _____

Number of new parcels to be created: _____

Acreage of newly created parcels: _____

☐

Use Permit

Describe your project, include dates, times, number of people, roads used or required, etc.

☒

Building Permit

☐

New building,

☒

Remodel,

☒

Class K,

☐

Replacement,

☐

Other

3000

Size in square feet of Single Family dwelling, if applicable.

Size in square feet of attached garage, if applicable.

1000- Permitted

Size in square feet of proposed detached garage, if applicable.

1. 432

Size in square feet of proposed accessory building(s), if applicable.

2. 315

Size in square feet of other proposed structure, if applicable.

3. 300

5113

TOTAL SQUARE FOOTAGE

Briefly describe the type of structure you will be building:

premises
BUILDING EXISTS, AND HAS BEEN INSPECTED BY CAL FIRE. PROPERTY
INSPECTION OCCURRED IN 2017 FIRE SEASON INSPECTION.

A YARD BURN PERMIT WAS ISSUED AT SAME TIME.

5.

☒

Yes

☐

No --

Is project location map attached showing access to the site?

6.

☒

Yes

☐

No --

Was the subject parcel created PRIOR to January 1, 1992?

If NO please answer a & b below:

a.

☐

Yes

☐

No --

Is the structure within 1/2-mile driving distance of a working fire hydrant?

b.

☐

Yes

☐

No --

Is the structure within a 5-mile driving distance of a year round fire station?

Timber and Land Conversion Activities- FOR TIMBER RELATED QUESTIONS, PLEASE CALL 707-459-7440.

17. ☐ Yes ☒ No -- Will trees be cut and timber products sold, bartered, traded or exchanged?

If YES, may require a harvest permit from CAL FIRE Resource Management.

18. ☐ Yes ☒ No -- Will timberland be converted to non-timber growing use?

If YES, may require a harvest permit from CAL FIRE Resource Management.

Exemption Request

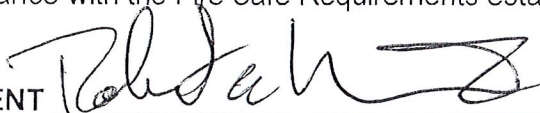
19. ☐ Yes ☒ No -- Are you requesting any exemptions to the Fire Safe Regulations?

If YES, attach a separate page identifying the applicable section of State Law pertinent to your request, material facts supporting the request, the details of the exemption or mitigation measures proposed, and a map showing the proposed location of the exemption or mitigation measure.

An exemption may be granted only if it is "necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions such as recorded historical sites" and if it "provides the same overall practical effect as these [fire safe] regulations towards providing defensible space." (Cal. Code Regs., tit. 14, §§ 1270.07, 1271.00.) An exemption may not allow avoidance of the standards. An exemption is an "alternative...that provides mitigation of the problem."

I hereby agree to maintain the property in compliance with the Fire Safe Requirements established in the Public Resources Code Section 4290.

SIGNATURE OF PROPERTY OWNER OR AGENT



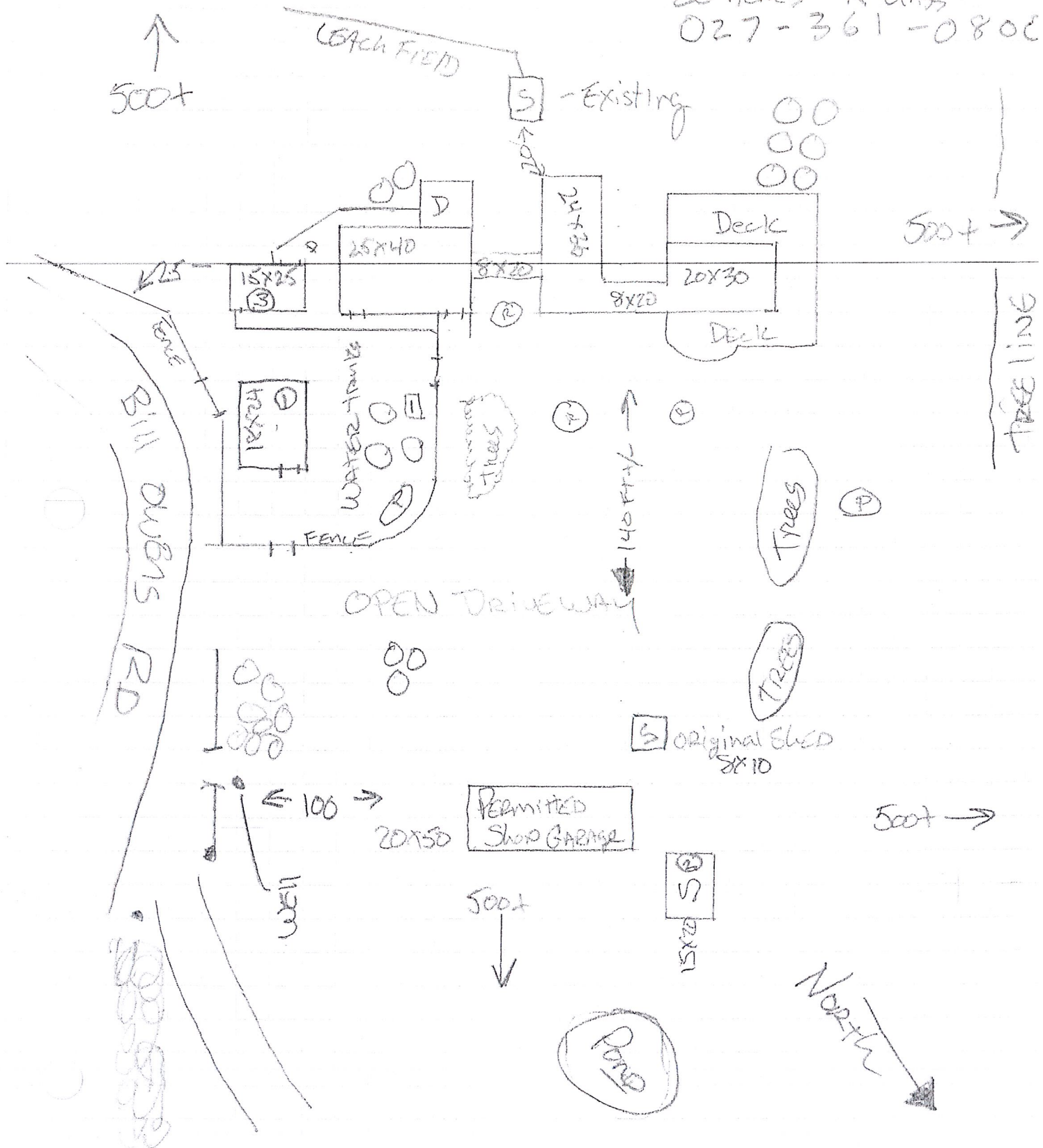
Robert E Hunter

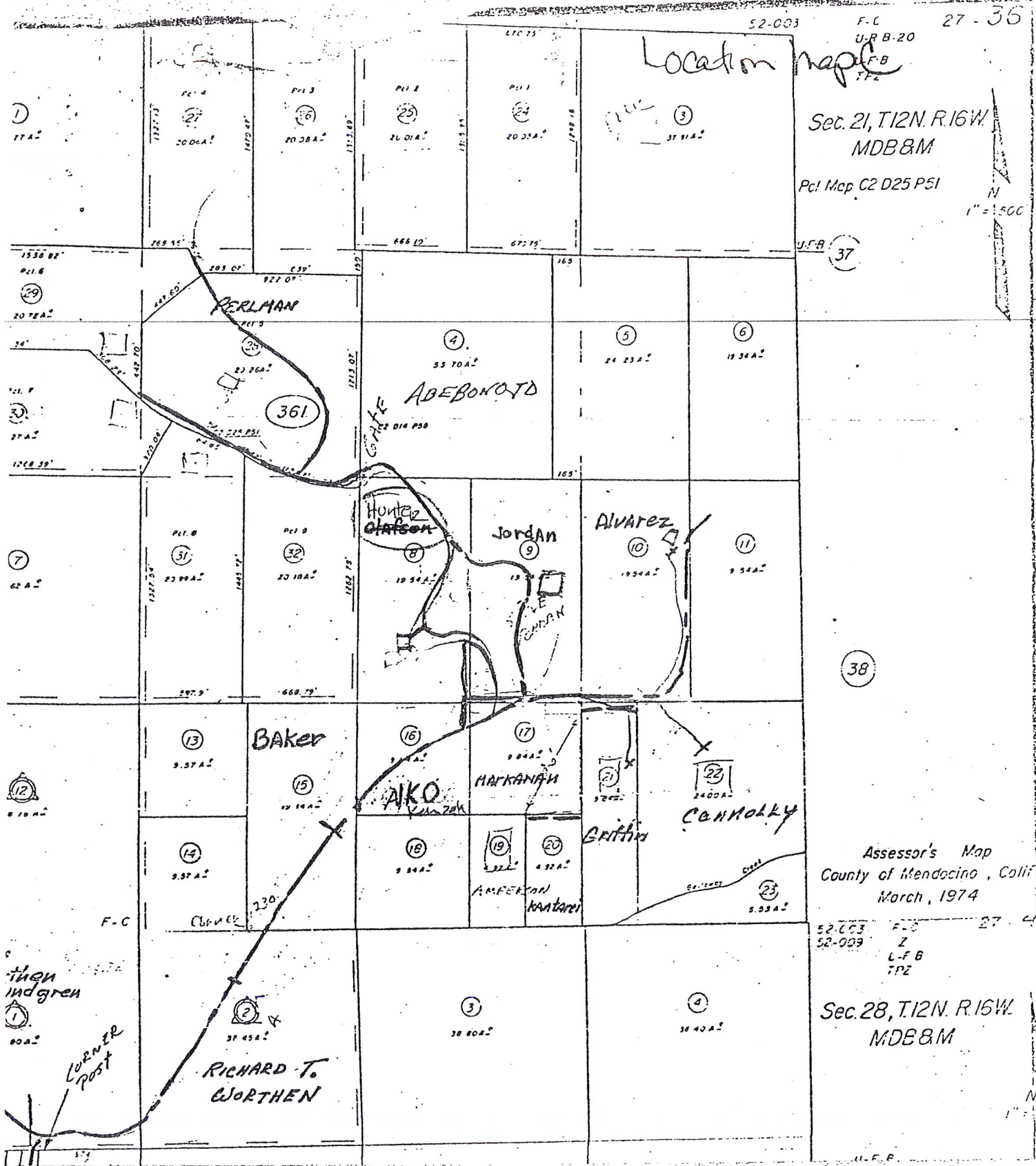
Print Name

Robt + Jill Hunter
45000 Bill Owens Rd
Point Arena, CA 95468

20 Acres K-class.
027-361-0800

- 1 - Utility shed 4x8
- 2 - Large Redwood
- 3 - Septic





Sec. 21, T12N. R. 16W.
MDB&M

Pcl Map C2 D25 P51

38

Assessor's Map
County of Mendocino, Calif
March, 1974

Sec. 28, T12N. R. 16W.
MDB&M

1" = 500'

1" = 500'

Botanical survey for:

Rob Hunter
45000 Bill Owens Rd.
Point Arena, CA
882-2664
unepagat13@gmail.com
APN 027-361-08

Survey by:

Alison Gardner
Box 838
Albion, CA 95410
(707) 937-5201

Field work done on: Apr. 18, May 23, June 25, Sept. 14, 2018. 12 hrs. spent in field.

Description of parcel:

The parcel is 20 acres, the eastern portion of this is relatively level, with closed cone pine forest to the east, which intergrades with redwood-Doug fir-tan oak forest in the area of the development, which is on the level area. The parcel begins to slope somewhat to the west of the existing house, which is planted as a garden area. The parcel drops off to the northwest and south of the house to two creeks, which join on a neighboring parcel. Both forks of the creek bisect the parcel northeast to southwest, at converging angles, and cross under Bill Owens road in culverts. The southern fork is the larger, and forms a deep canyon near the property line. The other fork of the creek arises not far beyond the eastern boundary of the parcel, near but within the northern boundary. The creek is small near its origin, at the higher elevation found on the eastern part of the parcel, and it falls off steeply as it travels west across the parcel, meeting with the southern fork in a deep gorge. Toward the bottom of the gorge, the trees are primarily redwood, with a narrow strip of riparian vegetation consisting of sedges and ferns. Both creeks are seasonal where they cross Bill Owens Rd.

There are pre-existing and permitted home, studio and outbuildings on the parcel. There was an unpermitted addition added on to the house, along with two sheds and guest room.

There is a well-established man-made pond on the north-eastern part of the parcel, with a good growth of Pondweed (*Potamogeton* sp.), but no other riparian vegetation. There is a second pond in a cleared area to the north of the permitted shop. It is more recently built and does not yet have any wetland vegetation. This second pond is in an open, cleared area to the north of the house, which is establishing itself in a blend of introduced grasses, along with some native grasses, including Bolander's reed grass and panic grass (*Panicum* sp.). A small area below the new pond, where the panic grass and some of the Bolander's reed grass are growing looks like it may get some runoff from the pond in the winter, or perhaps there is a winter seep there.

Description of proposed project:

The land owner made two additions onto the house, and built a detached guest bedroom and two sheds, without a permit. This survey is being done after the projects have been completed.

Methodology:

I traversed most of the parcel, focusing on the area of the building site, and the areas near the road where there are seeps, but covering the entire part of the parcel between the two streams. I did not spend as much time down in the canyon, as it would not be effected by the development, but just covered it to check the habitats and to look for possible rare plants. I made a list of all the plants I saw. I spaced the visits to cover the blooming times of rare plants that were found in the area.

9-Quad Survey Results:

Below is a plant species list from a 9-quad search done on the CNPS rare plant inventory. I abbreviated the number of columns on the list to make it fit on the page.

Scientific Name	Family	CRPR	GRank	SRank	Blooming Period
Astragalus agnicidus	Fabaceae	1B.1	G2	S2	Apr-Sep
Calamagrostis bolanderi	Poaceae	4.2	G4	S4	May-Aug
Campanula californica	Campanulaceae	1B.2	G3	S3	Jun-Oct
Carex californica	Cyperaceae	2B.3	G5	S2	May-Aug
Carex saliniformis	Cyperaceae	1B.2	G2	S2	Jun(Jul)
Castilleja mendocinensis	Orobanchaceae	1B.2	G2	S2	Apr-Aug
Ceanothus gloriosus var. gloriosus	Rhamnaceae	4.3	G4T4	S4	Mar-May (Feb)Mar- May(Sep- Nov)
Coptis laciniata	Ranunculaceae	4.2	G4?	S3?	Jun-Oct
Erigeron biolettii	Asteraceae	3	G3?	S3?	Mar- Jul(Aug)
Erythronium revolutum	Liliaceae	2B.2	G4G5	S3	Jun-Aug
Glyceria grandis	Poaceae	2B.3	G5	S3	
Hesperocyparis pygmaea	Cupressaceae	1B.2	G1	S1	
Hosackia gracilis	Fabaceae	4.2	G3G4	S3	Mar-Jul
Kopsiopsis hookeri	Orobanchaceae	2B.3	G4?	S1S2	Apr-Aug
Lasthenia californica ssp. bakeri	Asteraceae	1B.2	G3T1	S1	Apr-Oct
Lilium maritimum	Liliaceae	1B.1	G2	S2	May-Aug Jun-
Lycopodium clavatum	Lycopodiaceae	4.1	G5	S3	Aug(Sep)
Microseris paludosa	Asteraceae	1B.2	G2	S2	Apr-Jun(Jul)

Mitellastrum caulescens	Saxifragaceae	4.2	G5	S4	(Mar)Apr-Oct
Piperia candida	Orchidaceae	1B.2	G3	S3	(Mar)May-Sep
Pleuropogon refractus	Poaceae	4.2	G4	S4	(Mar)Apr-Aug
Sidalcea malachroides	Malvaceae	4.2	G3	S3	(Mar)Apr-Aug
Trifolium trichocalyx	Fabaceae	1B.1	G1	S1	Apr-Jun
Usnea longissima	Parmeliaceae	4.2	G4	S4	
Veratrum fimbriatum	Melanthiaceae	4.3	G3	S3	Jul-Sep

Habitats Found on Parcel:

The plant communities on the parcel include:

bishop pine forest: 87.070.01 *Pinus muricata/Vaccinium ovatum* Association (G2 S2);

redwood-Doug fir-tan oak forest: 86.100.31 *Sequoia sempervirens-Pseudotsuga mensiesii-Notholithocarpus densiflora* Association (G3 S3);

redwood forest: 86.100.00 *Sequoia sempervirens* Alliance (G3 S3);

velvet grass-sweet vernal grass meadows: 42.050.09 *Holcus lanatus-Anthoxanthum odoratum* semi-natural stands

pond weed: 52.107.02 *Potamogeton* Alliance (G3G5S3?);

and slough sedge: 45.183.01 *Carex obnupta* Alliance (G4S3).

The *Potamogetons* are only found in the older pond across the road from the residence. The *Carex obnupta* is found along the upper part of the northern creek.

Environmentally Sensitive Habitat Areas (E.S.H.A.'s):

There are two creeks on the parcel, which would be ESHA's but this is down at the bottom of the canyon, and there is enough of a buffer between the construction and the canyon that they would not be effected.

There are also 2 man-made ponds on the property, which are used for irrigation. One has a little wetland vegetation (*Potamogeton* in the pond itself), but is on the opposite side of Bill Owens

road from the project, and will not be effected by it; the other is too new to have any such vegetation. Potomogeton is not listed on the current sensitive habitat list put out by California Fish and Wildlife, so neither pond would be an ESHA, vegetatively.

The *Pinus muricata/Vaccinium ovatum* Association (G2S2) would be an ESHA, as would the *Sequoia sempervirens-Pseudotsuga menziesii-Notholithocarpus* Association (G3S3) and the *Sequoia sempervirens* Alliance (G3S3)(with the new guidelines).

Rare and Endangered species:

There are a number of rare, endangered, or threatened plants that I found on the parcel. There is *Lilium maritimum* (CRPR 1B.1, G2 S2), *Carex californica* (CRPR 2B.3, G5 S2) and *Calamagrostis bolanderi* (CRPR 4.2, G4 S4), all in the developed area of the parcel. I did not find any other rare or endangered plants on the property, nor did I find any *Usnea longissima*.

Plant List:

Family	Binomial	Common Name	Native?
Fabaceae	<i>Acacia dealbata</i>	silver wattle	no
Fabaceae	<i>Acmispon junceus</i> var. <i>biolettii</i>	lotus	yes
Fabaceae	<i>Acmispon parviflorus</i>	lotus	yes
Poaceae	<i>Agrostis hallii</i>	Hall's bentgrass	yes
Poaceae	<i>Agrostis</i> sp. (not <i>blasdalei</i>)	bent grass	
Boraginaceae	<i>Amsinkia</i> sp.	fiddlehead	yes
Asteraceae	<i>Anisocarpus madioides</i>	tarweed	yes
Poaceae	<i>Anthoxanthum occidentale</i>	vanilla grass	yes
Poaceae	<i>Anthoxanthum odoratum</i>	sweet vernal grass	no
Ericaceae	<i>Arbutus menziesii</i>	madrone	yes
Ericaceae	<i>Arctostaphylos glandulosa</i> ssp. <i>glandulosa</i>	manzanita	yes
Ericaceae	<i>Arctostaphylos nummularia</i> ssp. <i>mendocinoensis</i>	pygmy manzanita	yes
Ericaceae	<i>Arctostaphylos nummularia</i> ssp. <i>nummularia</i>	Fort Bragg manzanita	yes
Asteraceae	<i>Baccharis pilularis</i> ssp. <i>consanguinea</i>	coyote bush	yes
Brassicaceae	<i>Barbarea orthoceras</i>	winter cress	yes
Poaceae	<i>Bromus catharticus</i> ssp. <i>elata</i>	rescue grass	no
Poaceae	<i>Bromus diandrus</i>	rip-gut	no
Poaceae	<i>Bromus hordeaceus</i>	soft chess	no
Poaceae	<i>Bromus laevipes</i>	woodland brome	yes
Poaceae	<i>Bromus</i> sp.	Brome	
Poaceae	<i>Bromus sterilis</i>	brome	no
Poaceae	<i>Calamagrostis bolanderi</i>	Bolander's reedgrass	yes
Poaceae	<i>Calamagrostis nutkaensis</i>	Nootka reed grass	yes
Poaceae	<i>Calamagrostis rubescens</i>	pine reed grass	yes

Brassicaceae	<i>Capsella bursa-pastoris</i>	shepherd's purse	no
Brassicaceae	<i>Cardamine oligosperma</i>	winter cress	yes
Brassicaceae	<i>Cardamine sp.</i>	cress	
Asteraceae	<i>Carduus pycnocephalus ssp. Pycnocephalus</i>	Italian thistle	no
Cyperaceae	<i>Carex californica</i>	California sedge	yes
Cyperaceae	<i>Carex gynodynema</i>	Wonder Woman sedge	yes
Cyperaceae	<i>Carex hartfordii</i>	Hartford's sedge	yes
Cyperaceae	<i>Carex obnupta</i>	slough sedge	yes
Cyperaceae	<i>Carex sp.</i>	sedge	yes
Cyperaceae	<i>Carex subbracteata</i>	small-bracted sedge	yes
Rhamnaceae	<i>Ceanothus thyrsiflorus var thyrsiflorus</i>	ceanothus	yes
Valerianaceae	<i>Centranthus ruber</i>	red valerian	no
Caryophyllaceae	<i>Cerastium glomeratum</i>	Sticky mouse-eared chickweed	no
Agavaceae	<i>Chlorogalum pomeridianum var. pomeridianum</i>	soap root	yes
Asteraceae	<i>Cirsium vulgare</i>	bull thistle	no
Montiaceae	<i>Claytonia perfoliata ssp. perfoliata</i>	Miners' lettuce	yes
Poaceae	<i>Cortaderia jubata</i>	pampas grass	no
Rosaceae	<i>Cotoneaster sp.</i>	cotoneaster	no
Poaceae	<i>Cynosurus echinatus</i>	hedgehog dogtail	no
Cyperaceae	<i>Cyperus eragrostis</i>	nutsedge	yes
Poaceae	<i>Danthonia californica</i>	California oatgrass	yes
Equisetaceae	<i>Equisetum telmateia ssp. braunii</i>	Giant horsetail	yes
Asteraceae	<i>Erigeron canadensis</i>	horseweed	yes
Papaveraceae	<i>Eschscholtzia californica</i>	California poppy	yes
Asteraceae	<i>Eurybia radulina</i>	wild aster	yes
Poaceae	<i>Festuca bromoides</i>	brome fescue	no
Poaceae	<i>Festuca rubra</i>	red fescue	yes
Rosaceae	<i>Fragaria vesca</i>	wood strawberry	yes
Rhamnaceae	<i>Frangula purshiana ssp purshiana</i>	cascara sagrada	yes
Rubiaceae	<i>Galium triflorum</i>	sweet-scented bedstraw	yes
Asteraceae	<i>Gamochaeta ustulata</i>	cudweed	yes
Garryaceae	<i>Garrya elliptica</i>	silk tassel bush	yes
Ericaceae	<i>Gaultheria shallon</i>	salal	yes
Fabaceae	<i>Genista monspessulana</i>	French broom	no
Geraniaceae	<i>Geranium carolinianum</i>	wild geranium	yes
Geraniaceae	<i>Geranium dissectum</i>	wild geranium	no
Geraniaceae	<i>Geranium robertianum</i>	Robert's geranium	no
Rosaceae	<i>Heteromeles arbutifolia</i>	toyon	yes
Asteraceae	<i>Hieracium albiflorum</i>	white-flowered hawkweed	yes
Poaceae	<i>Holcus lanatus</i>	velvet grass	no
Poaceae	<i>Hordeum sp.</i>	Foxtail	
Fabaceae	<i>Hosackia rosea</i>	lotus	yes

Hypericaceae	<i>Hypericum anagalloides</i>	tinker's penny	yes
Asteraceae	<i>Hypochoeris radicata</i>	coast dandelion	no
Iridaceae	<i>Iris douglasiana</i>	Douglas iris	yes
Cyperaceae	<i>Isolepis cernuus</i>	miniature bulrush	yes
Juncaceae	<i>Juncus bolanderi</i>	Bolander's rush	yes
Juncaceae	<i>Juncus bufonius</i> var. <i>bufonius</i>	toad rush	yes
Juncaceae	<i>Juncus divaricatus</i>	rush	no
Juncaceae	<i>Juncus effusus</i> ssp. <i>pacificus</i>	soft rush	yes
Juncaceae	<i>Juncus hesperius</i>	coast rush	yes
Juncaceae	<i>Juncus occidentalis</i>	western rush	yes
Juncaceae	<i>Juncus patens</i>	blue rush	yes
Juncaceae	<i>Juncus phaeocephalus</i> var. <i>phaeocephalus</i>	brownheaded rush	yes
Fabaceae	<i>Lathyrus latifolius</i>	Perennial Sweet Pea	no
Fabaceae	<i>Lathyrus polyphyllus</i>	Wild Pea	yes
Fabaceae	<i>Lathyrus</i> sp.	Wild Pea	yes
Fabaceae	<i>Lathyrus vestitus</i> var. <i>vestitus</i>	wild pea	yes
Asteraceae	<i>Leontodon saxatilis</i>	hawkbit	no
Liliaceae	<i>Lilium maritimum</i>	Coast lily	yes
Caprifoliaceae	<i>Lonicera hispidula</i>	twining honeysuckle	yes
Fabaceae	<i>Lotus angustissimus</i>	lotus	no
Fabaceae	<i>Lotus corniculatus</i>	bird's foot trefoil	no
Fabaceae	<i>Lupinus</i> spp.	lupine	yes
Juncaceae	<i>Luzula comosa</i>	wood rush	yes
Myrsinaceae	<i>Lysimachia arvensis</i>	scarlet pimpernel	no
Myrsinaceae	<i>Lysimachia latifolia</i>	star flower	yes
Asteraceae	<i>Madia sativa</i>	Coast Tarweed	yes
Ruscaceae	<i>Maianthemum racemosum</i>	false Solomon's seal	yes
Malvaceae	<i>Malva parviflora</i>	mallow	no
Fabaceae	<i>Medicago arabica</i>	Bur Clover	no
Fabaceae	<i>Medicago polymorpha</i>	Bur Clover	no
Fabaceae	<i>Melilotus albus</i>	white sweetclover	no
Lamiaceae	<i>Mentha pulegium</i>	pennyroyal	no
Phrymaceae	<i>Mimulus aurantiacus</i> var. <i>aurantiacus</i>	sticky monkeyflower	yes
Myricaceae	<i>Morella californica</i>	wax myrtle	yes
Polemoniaceae	<i>Navarretia squarrosa</i>	skunk weed	yes
Fagaceae	<i>Notholithocarpus densiflorus</i> var. <i>densiflorus</i>	tan oak	yes
Apiaceae	<i>Osmorhiza berteroi</i>	sweet cicily	yes
Oxalidaceae	<i>Oxalis oregana</i>	redwood sorrel	yes
Oxalidaceae	<i>Oxalis pes-caprae</i>	sour grass	no
Poaceae	<i>Panicum acuminatum</i> var. <i>fasciculatum</i>	panic grass	yes
Orobanchaceae	<i>Pedicularis densiflora</i>	Indian warriors	yes
Pinaceae	<i>Pinus muricata</i>	Bishop pine	yes

Plantaginaceae	<i>Plantago lanceolata</i>	English plantain	no
Poaceae	<i>Poa annua</i>	Annual bluegrass	no
Polygalaceae	<i>Polygala californica</i>	California milkwort	yes
Polypodiaceae	<i>Polypodium sp.</i>	Polypody	yes
Poaceae	<i>Polypogon monspeliensis</i>	beard grass	no
Dryopteridaceae	<i>Polystichum munitum</i>	western sword fern	yes
Potamogetonaceae	<i>Potamogeton sp</i>	pondweed	yes
Liliaceae	<i>Prosartes hookeri</i>	fairy bells	yes
Lamiaceae	<i>Prunella vulgaris ssp. lanceolata</i>	self-heal	yes
Asteraceae	<i>Pseudognaphalium bioletti</i>	bicolor cudweed	yes
Asteraceae	<i>Pseudognaphalium luteoalbum</i>	cudweed	yes
Pinaceae	<i>Pseudotsuga menziesii var. menziesii</i>	Douglas fir	yes
Ericaceae	<i>Rhododendron columbianum</i>	Labrador tea	yes
Ericaceae	<i>Rhododendron macrophyllum</i>	rhododendron	yes
Rosaceae	<i>Rosa gymnocarpa</i>	wood rose	yes
Rosaceae	<i>Rubus armeniacus</i>	Himalayan blackberry	no
Rosaceae	<i>Rubus ursinus</i>	California blackberry	yes
Polygonaceae	<i>Rumex acetosella</i>	sheep sorrel	no
Polygonaceae	<i>Rumex sp.</i>	dock	
Polygonaceae	<i>Rumex transitorius</i>		yes
Poaceae	<i>Rytidosperma penicillatum</i>	Australian oatgrass	no
Salicaceae	<i>Salix hookeriana</i>	coast willow	yes
Salicaceae	<i>Salix scouleriana</i>	Scouler's willow	yes
Salicaceae	<i>Salix sp.</i>	Willow	
Apiaceae	<i>Sanicula crassicaulis</i>	snakeroot	yes
Liliaceae	<i>Scolopus bigelovii</i>	fetid adder's tongue	yes
Scrophulariaceae	<i>Scrophularia californica</i>	California figwort	yes
Asteraceae	<i>Senecio glomeratus</i>	Australian fireweed	yes
Asteraceae	<i>Senecio minimus</i>	Australian fireweed	no
Asteraceae	<i>Senecio vulgaris</i>	common groundsel	no
Cupressaceae	<i>Sequoia sempervirens</i>	coast redwood	yes
Solanaceae	<i>Solanum nigrum</i>	black nightshade	no
Asteraceae	<i>Solidago spathulata</i>	Coast goldenrod	yes
Asteraceae	<i>Sonchus asper</i>	prickly sow thistle	no
Asteraceae	<i>Sonchus oleraceus</i>	sow thistle	no
Lamiaceae	<i>Stachys rigida var. quercetorum</i>	horse mint	yes
Caryophyllaceae	<i>Stellaria media</i>	chickweed	no
Asteraceae	<i>Tanacetum parthenium</i>	feverfew	no
Apiaceae	<i>Torilis arvensis</i>	tall sock-destroyer	no
Anacardiaceae	<i>Toxicodendron diversilobum</i>	poison oak	yes
Melanthiaceae	<i>Toxicoscordion fremontii</i>	death camas	
Fabaceae	<i>Trifolium dubium</i>	little hop clover	no

Fabaceae	<i>Trifolium repens</i>	white clover	no
Fabaceae	<i>Trifolium striatum</i>	knotted clover	no
Fabaceae	<i>Trifolium subterraneum</i>	subterranean clover	no
Fabaceae	<i>Trifolium wildenovii</i>	tomcat clover	yes
Melanthiaceae	<i>Trillium ovatum</i>	trillium	yes
Urticaceae	<i>Urtica urens</i>	annual stinging nettle	no
Ericaceae	<i>Vaccinium ovatum</i>	black huckleberry	yes
Ericaceae	<i>Vaccinium parviflorum</i>	red huckleberry	yes
Berberidaceae	<i>Vancouveria planipetala</i>	Inside-out flower	yes
Fabaceae	<i>Vicia hirsuta</i>	vetch	no
Fabaceae	<i>Vicia sativa ssp. nigra</i>	Narrow-leaved vetch	no
Apocynaceae	<i>Vinca major</i>	periwinkle	no
Violaceae	<i>Viola sempervirens</i>	redwood violet	yes
Hydrangaceae	<i>Whipplea modesta</i>	modesty	yes
Blechnaceae	<i>Woodwardia fimbriata</i>	giant chain fern	yes
Melanthiaceae	<i>Xerophyllum tenax</i>	bear grass	yes

Discussion:

As I did not see the parcel before the proposed development was done, I cannot be certain that no rare or threatened plants were harmed during the construction, but I do not think so. It does not appear as though any of these were killed during the recent construction, as there are not any adjacent to the new wing of the building itself, but there are some in the vicinity. There are three rare and threatened plants on the parcel. There is a lot of *Carex californica* (2B.3) on a large area of the parcel, which is dominated by northern bishop pine forest (*Pinus muricata*/*Vaccinium ovatum* Alliance). Most of these across the road from the residence, but there are also some in the area impacted by the residence. Although it is a rare plant, it is not particularly delicate and it is common in this habitat; it is impacted by heavy traffic or grading, but it can withstand some light traffic, and it grows in both sun or shade. I would not consider the development to have the potential to significantly impact this plant.

There are some *Lilium maritimum* (1B.1) on the parcel. The largest patch of the coast lily on the parcel is in a clump of trees in the area near the home. This population blooms and sets fruit, which ripens, spreads seed, and propagates, as there are many young plants, as well as larger, older plants of blooming age. This population of plants are also larger and healthier than most of the other lilies in other locations on the parcel. The coast lily is a much more delicate plant than the California sedge, and is very sensitive to traffic. The spots in which it is growing near the house are off the paths where people generally walk. The coast lily is also very susceptible to browsing by deer, rabbits and gophers. Deer will often nip off the flowers of the seed heads

before they ripen. The family has a couple of dogs, which would tend to keep deer and other wildlife away from the house and yard. I would suggest that the human habitation has both a positive and negative impact on the lilies. I might suggest some short fencing or edging placed around the lilies near the house would prevent them from being accidentally stepped on. The dogs would also not be able to trample them, but would still keep deer and rabbits away from them. This would greatly enhance this population in the future.

There is also a threatened plant, *Calamagrostis bolanderi* (4.2), on the parcel. Bolander's reed grass is a successional plant in local forests. It is often found along logging roads, or after some trees are taken out. Bolander's reed grass is found along the edge of Bill Owens road as it crosses the parcel, and in the meadow that was cleared to the north of the house, where the second pond has been made. I would surmise that the tree clearing has helped the spread of this plant. I would not be concerned about a negative impact on the reed grass, so long as the meadow has only light use. Eventually, the invasive European grasses will probably crowd it out.

There were some changes made to the habitat alliance ratings in the past year, which changed the rating the redwood-Douglas fir forest-tan oak forest from S4 to S3. The trees that were cut for this project were in this habitat, and were cut before the ratings were changed, so I don't think that it would be fair to hold them to the new ratings for this particular project.

Conclusions:

While the family was not aware that they had rare plants on the parcel when they did the improvements to their parcel, I don't believe that they significantly damaged any of the populations of rare or threatened plants.

This family seems to try to limit their impact on the environment, and now that they know which plants are rare and threatened, I believe that they will protect them into the future.

Alison Gardner 5-6-19

Rob Hunter Parcel with vegetation map

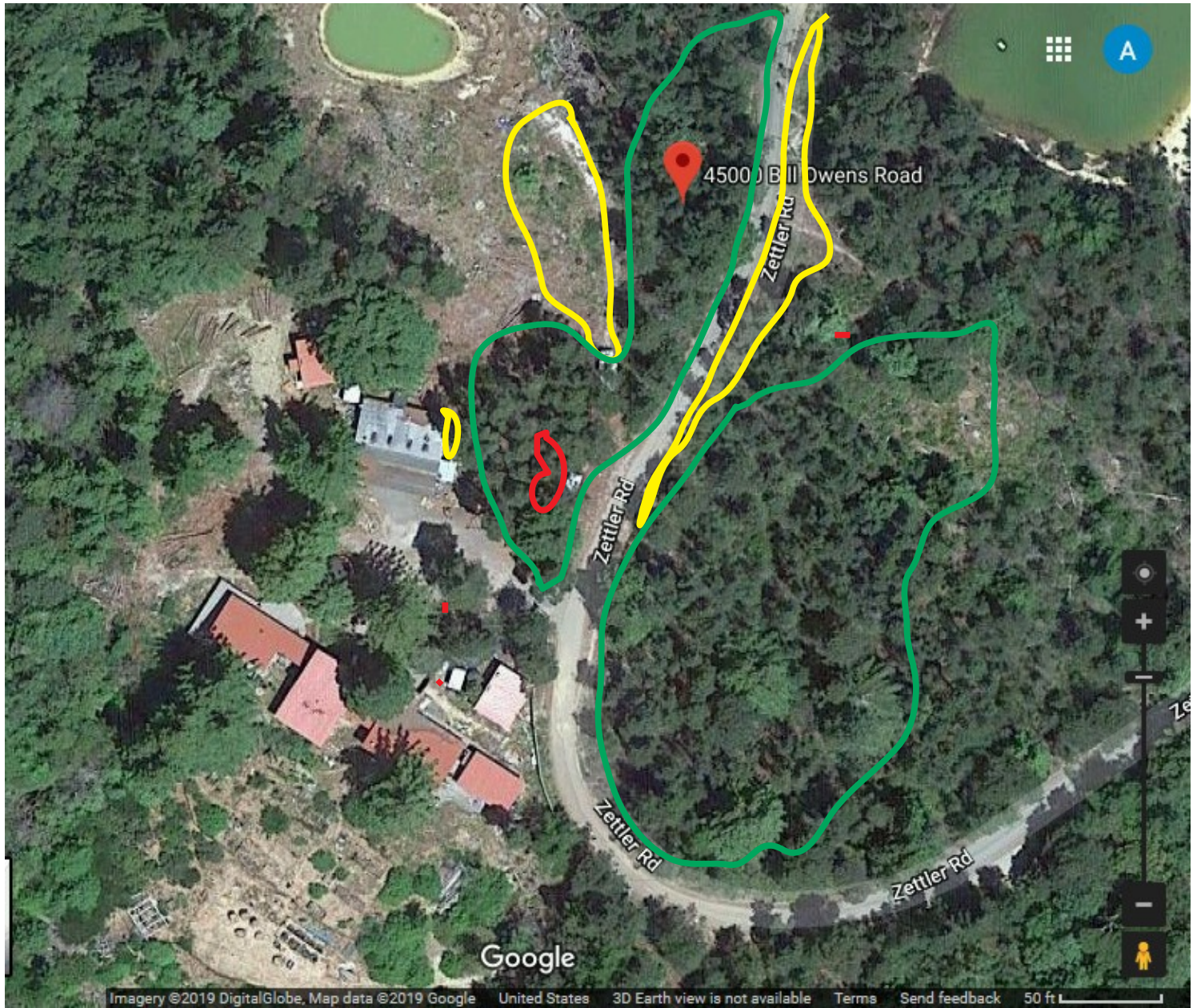


- | | | | |
|---|--------------------|--|---------------------------------------|
|  | Parcel boundary |  | Sweet vernal and velvet grass meadows |
|  | Creek |  | Slough sedge sward |
|  | Bishop pine forest |  | Pond weed |
|  | Redwood forest | | |



The areas on the parcel outside of these regions are redwood-doug fir-tan oak forest with madrone.

Area of development with rare plant locations



— *Calamagrosis bolanderi*

— *Carex californica*

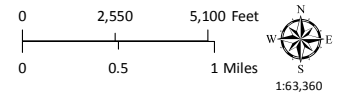
— *Lilium maritimum*





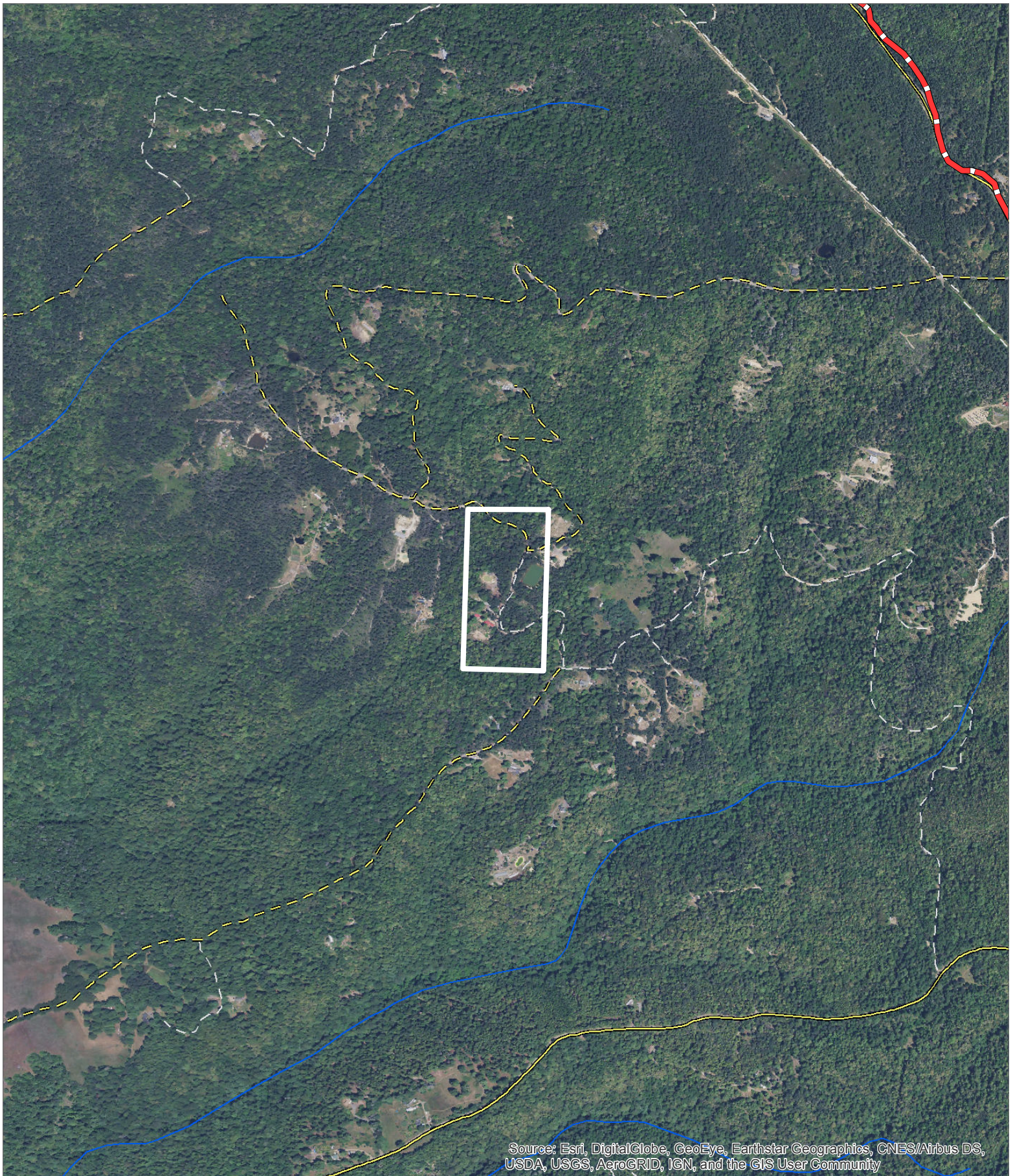
CASE: CDP 2018-0010
 OWNER: HUNTER, Robert
 APN: 027-361-08
 APLCT: Same as owner
 AGENT: N/A
 ADDRESS: 45000 Bill Owens Road, Point Arena

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



LOCATION MAP

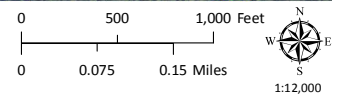
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CASE: CDP 2018-0010
OWNER: HUNTER, Robert
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- Coastal Zone Boundary
- Private Roads
- Named Rivers
- Driveways/Unnamed Roads
- Public Roads



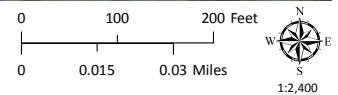
AERIAL IMAGERY (VICINITY)

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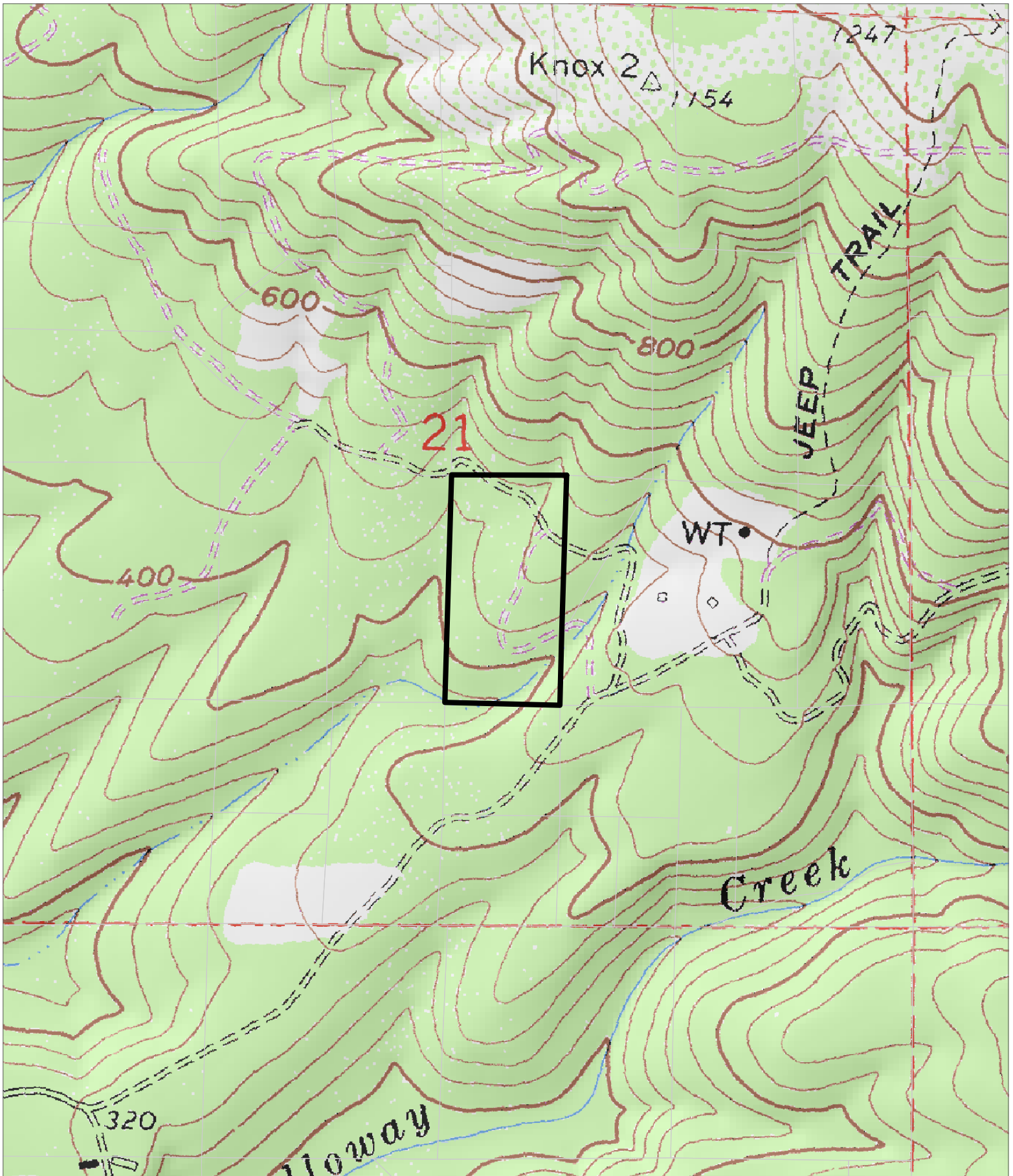
CASE: CDP 2018-0010
OWNER: HUNTER, Robert
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ADDRESS: 45000 Bill Owens Road, Point Arena

== Private Roads
-- Driveways/Unnamed Roads

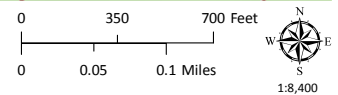


AERIAL IMAGERY (DETAIL)

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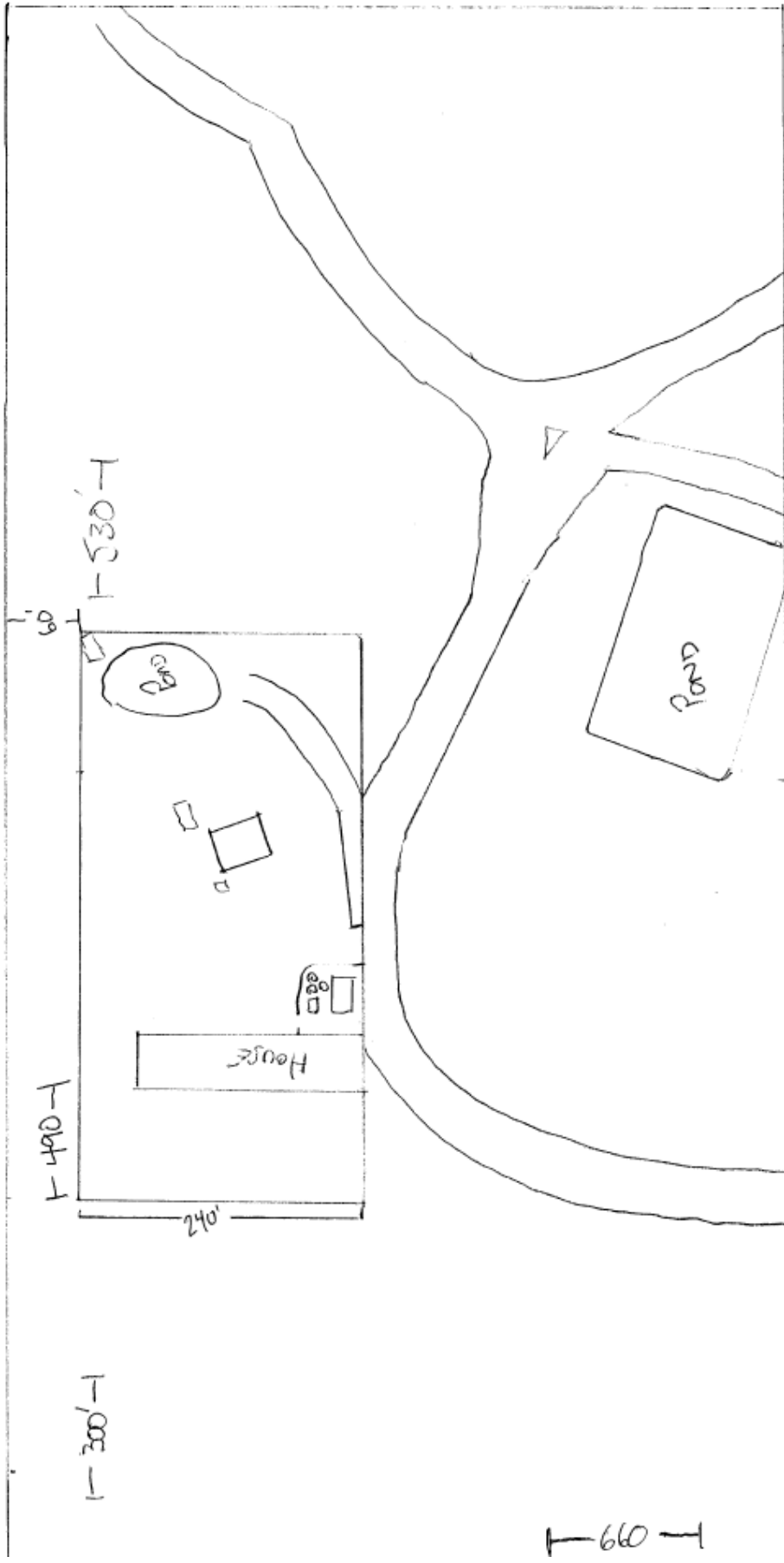


TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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1/4" = 30'

1320'

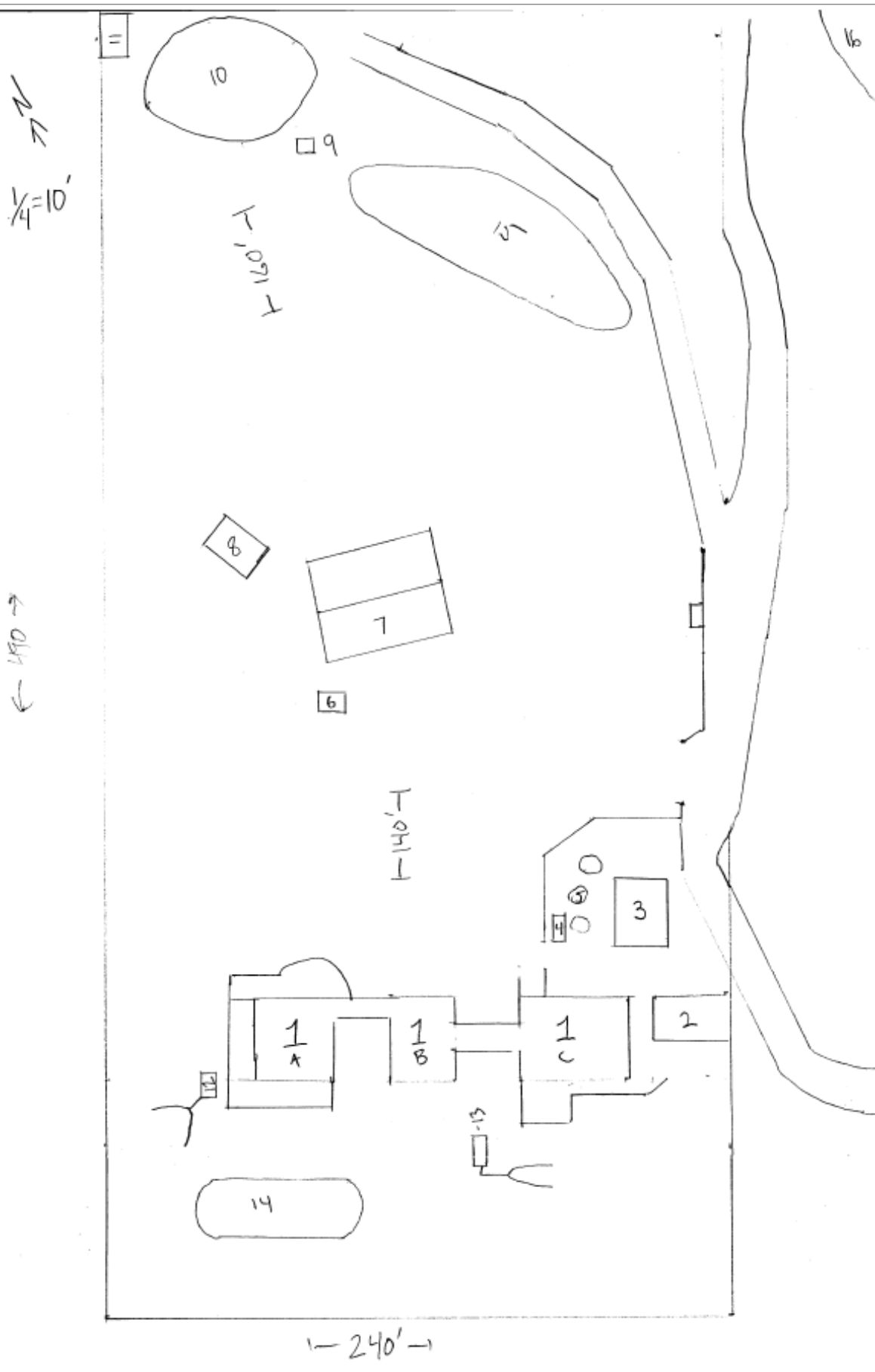


Hunter Residence
 45000 Bill Owens Rd
 Point Arena, CA 95468
 027-361-08

CASE: CDP 2018-0010
 OWNER: HUNTER, Robert
 APN: 027-361-08
 APLCT: Same as owner
 AGENT: N/A
 ADDRESS: 45000 Bill Owens Road, Point Arena

EXHIBIT 1 OF 3: SITE PLAN (PROPERTY)

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CASE: CDP 2018-0010
 OWNER: HUNTER, Robert
 APN: 027-361-08
 APLCT: Same as owner
 AGENT: N/A

ADDRESS: 45000 Bill Owens Road, Point Arena

EXHIBIT 2 OF 3: SITE PLAN (PROJECT)

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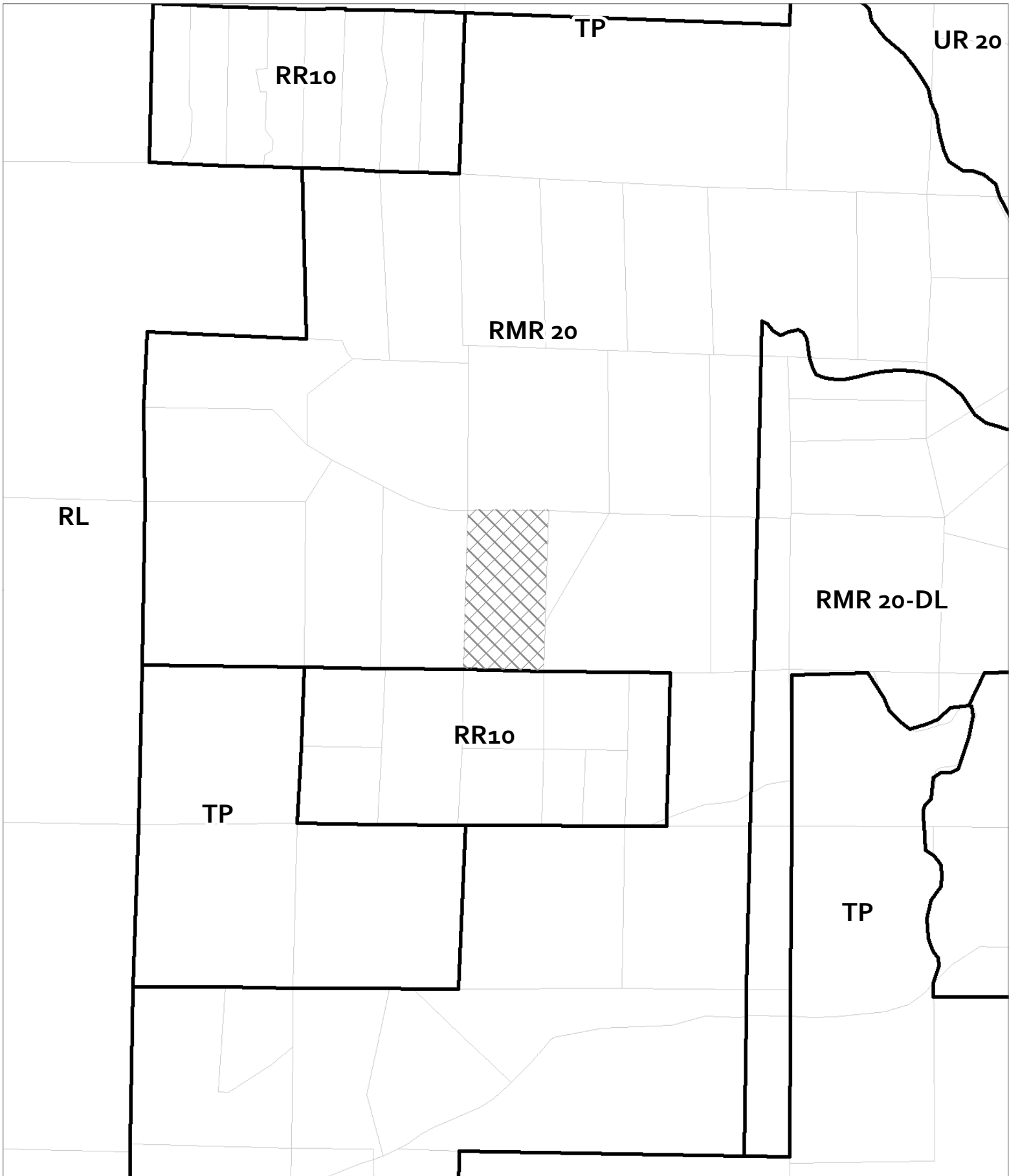
1. A master bedroom, 20'x30'. surrounded by deck on three sides.
- 1b office loft, kids bedrooms 24'x36'. Connected to master by 8'x20' hallway.
- 1c Kitchen/ great room 25'x40'. Connected to office by 8'x20' hallway and connected to guest cabin by 16'x16' deck
2. Guest cabin/in-law space. Connected to house by deck.
3. Shed 1 18'x24' New
4. Pump/Power shed 4'x8'
5. Water tanks
6. original tool shed 8'x10
7. Previously permitted shop 20'x40' with 20'x40' overhang.
8. Shed 2 15'x20'. New
9. Proposed pump house for new Pond.
10. New Pond
11. Old hippie cabin, to be torn down.
12. existing septic
13. existing septic
14. proposed fruit tree are
15. proposed garden area
16. corner of existing pond

CASE: CDP 2018-0010
OWNER: HUNTER, Robert
APN: 027-361-08
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AGENT: N/A


ADDRESS: 45000 Bill Owens Road, Point Arena

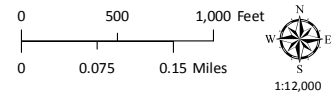
EXHIBIT 3 OF 3: SITE PLAN LEGEND

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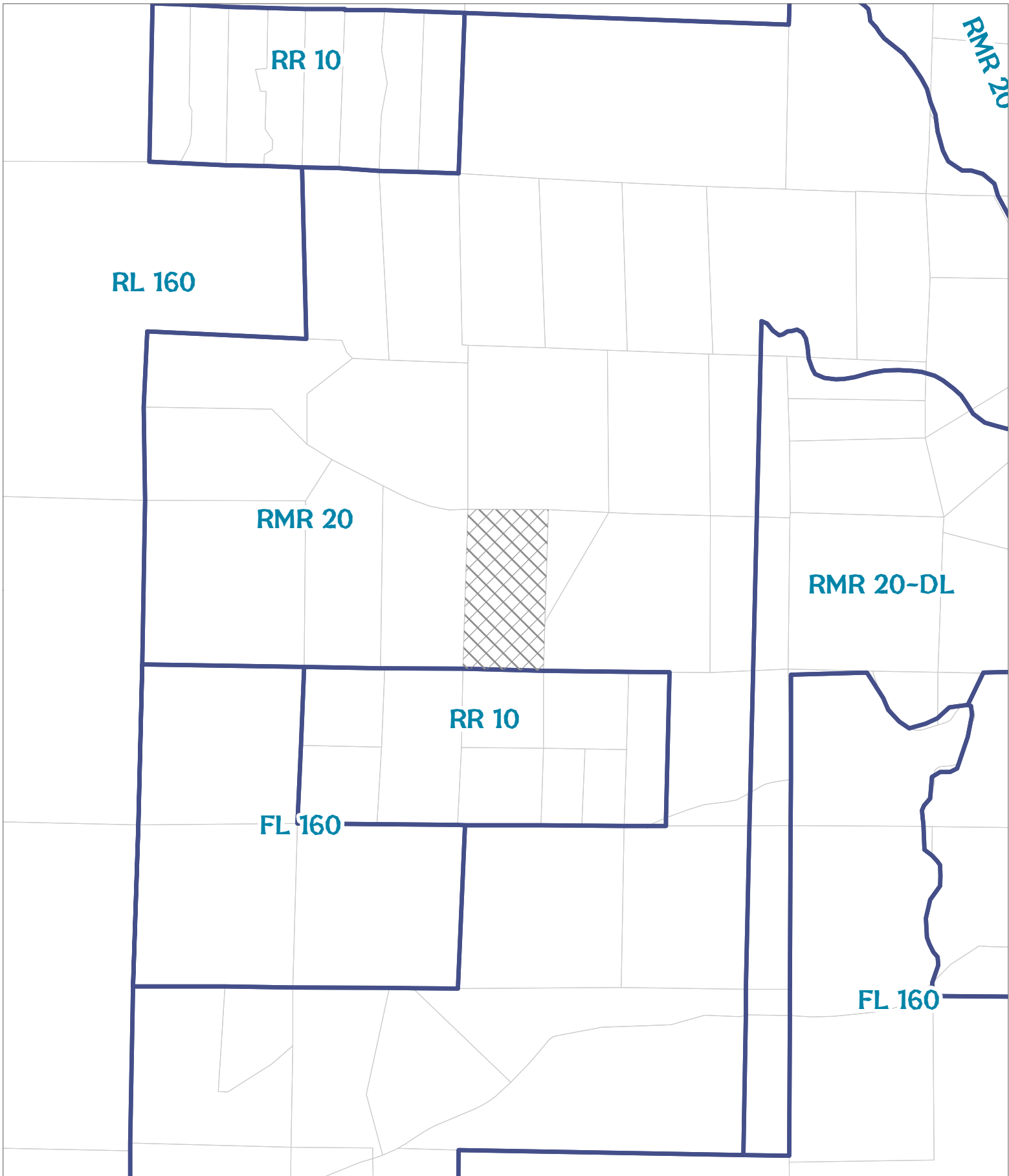
CASE: CDP 2018-0010
OWNER: HUNTER, Robert
APN: 027-361-08
APLCT: Same as owner
AGENT: N/A
ADDRESS: 45000 Bill Owens Road, Point Arena

 Zoning Districts




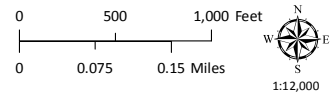
ZONING DISPLAY MAP

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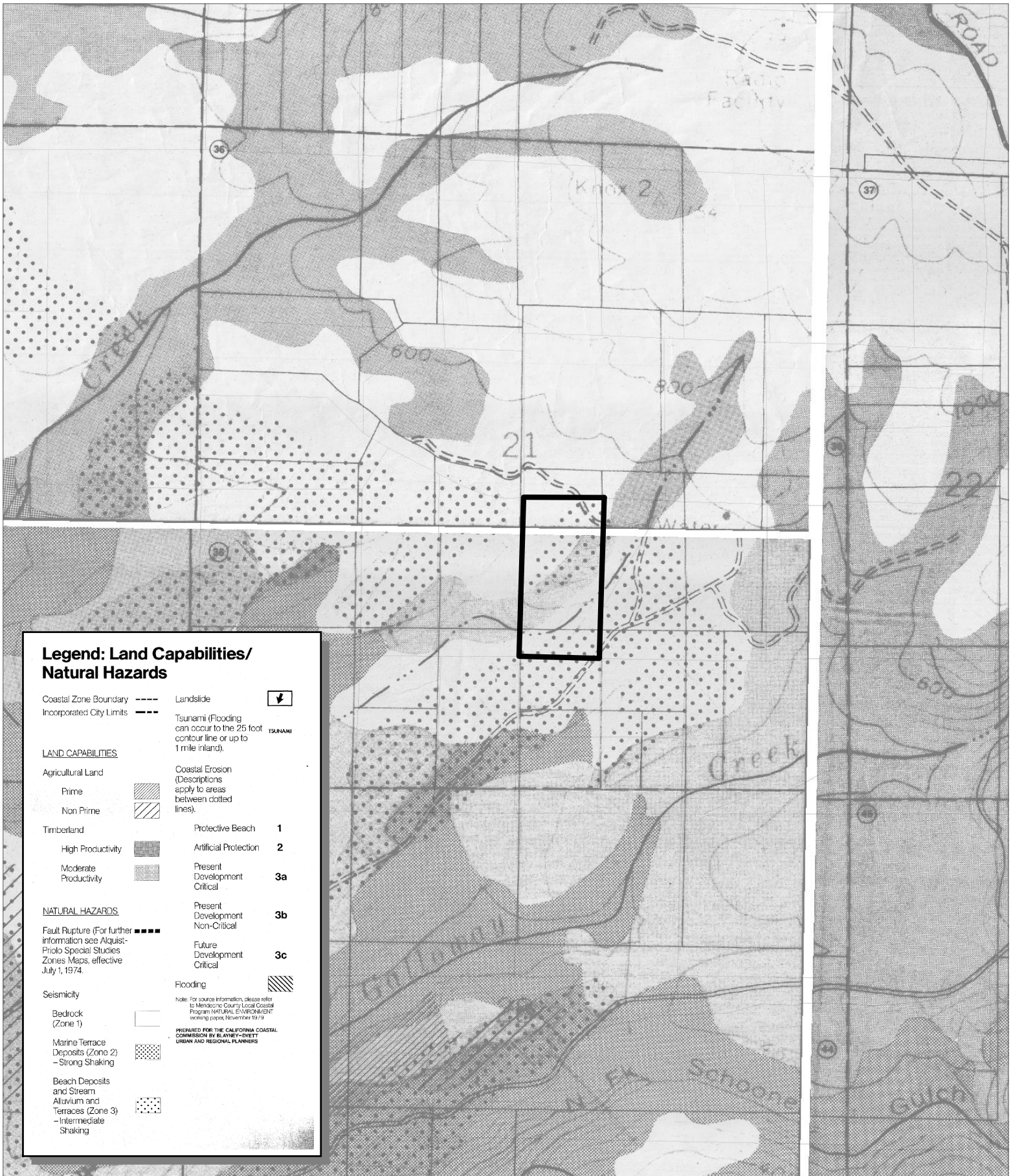
CASE: CDP 2018-0010
OWNER: HUNTER, Robert
APN: 027-361-08
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AGENT: N/A
ADDRESS: 45000 Bill Owens Road, Point Arena

 General Plan Classes

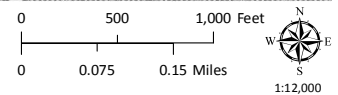


GENERAL PLAN CLASSIFICATIONS

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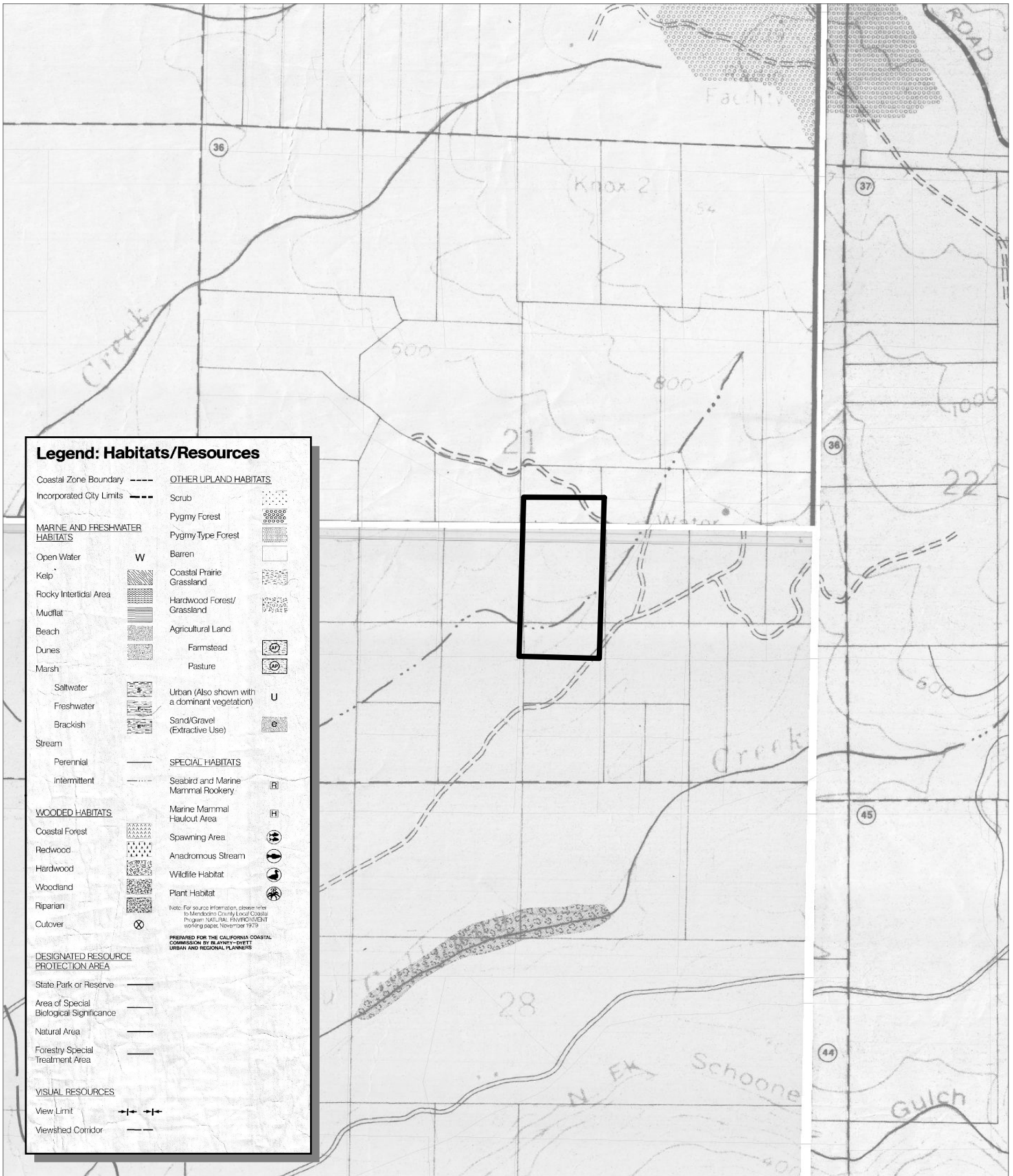


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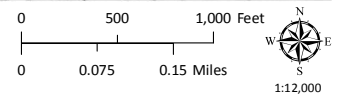


LCP LAND CAPABILITIES & NATURAL HAZARDS

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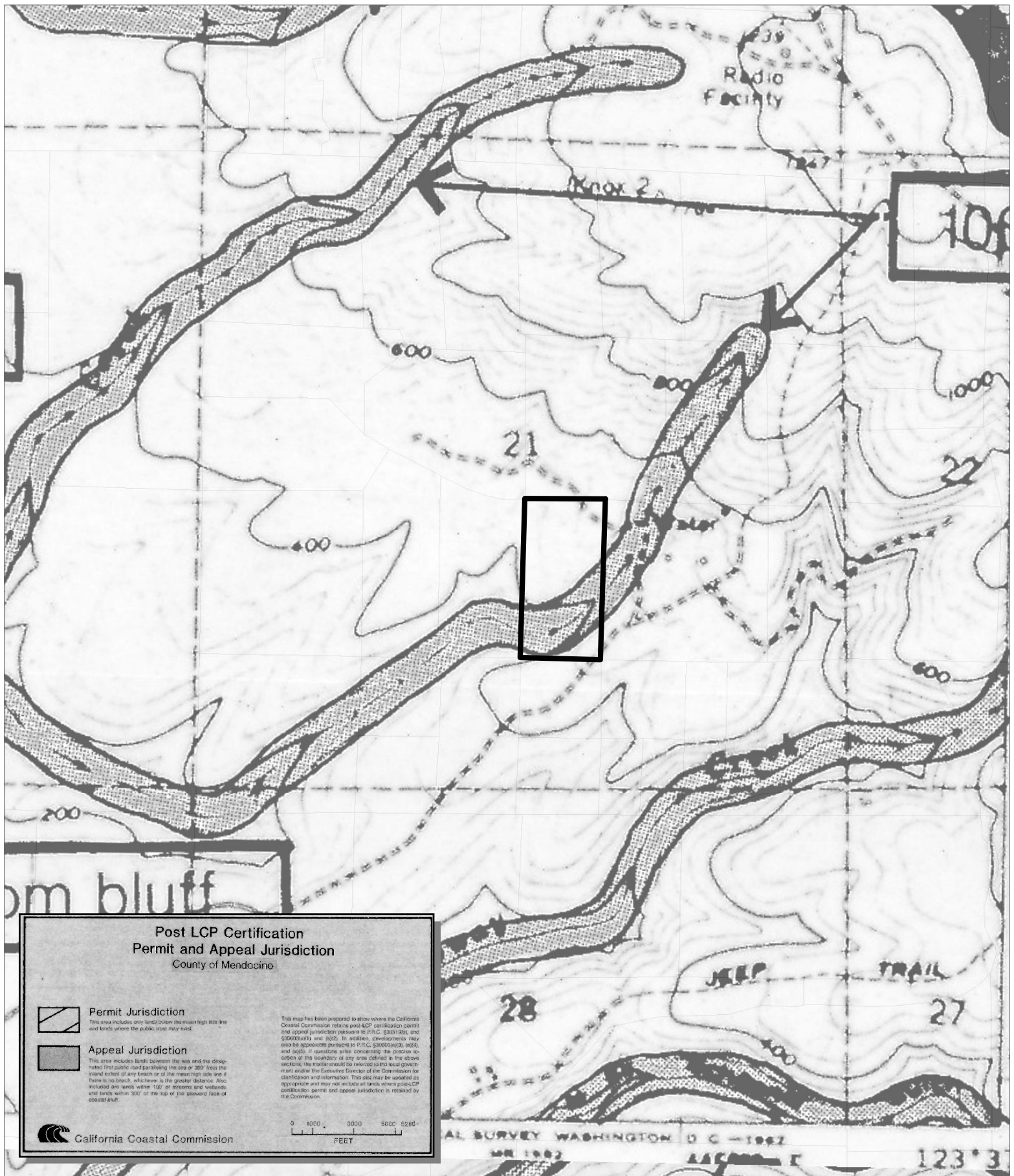


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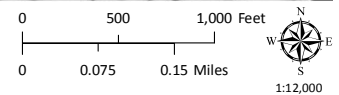


LCP HABITATS & RESOURCES

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CASE: CDP 2018-0010
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ADDRESS: 45000 Bill Owens Road, Point Arena



APPEALABLE AREAS

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027-361-28
STEPHEN SIMONI
45726 ZETTLER RD
RMR 20 29.26A±

027-361-04
DAVID DEWITT
44990 BILL OWENS RD
RMR 20 33.7A±

027-361-05
JOSEPH EATON
44689 ZETTLER RD
RMR 20 24.23A±

027-361-31
MARK STILLMAN
45679 ZETTLER RD
RMR 20 20.99A±

027-361-32
MICHAEL FORDHAM
45585 ZETTLER RD
RMR 20 20.18A±

027-361-08
ROBERT HUNTER
45000 BILL OWENS RD
RMR 20 19.54A±

027-361-34
RHONDA LEE
45051 BILL OWENS RD
RMR 20 5.16A±

027-361-35
JOSEPH ALVAREZ
45101 BILL OWENS RD
RMR 20 33.92A±

027-361-13
DEANNE SCOTT
NO ASSIGNED
ADDRESS
RMR 10 9.57A±

027-361-15
WILLIAM EYLER
45400 BILL OWENS RD
RMR 10 19.14A±


027-361-16
KENNETH BROWNING
45200 BILL OWENS RD
RMR 10 9.84A±

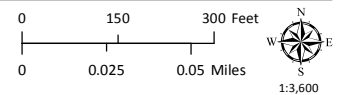
027-361-17
MARK RICCI
45151 BILL OWENS RD
RMR 10 9.84A±

027-361-21
GEORGE ABRAMS
45127 BILL
OWENS RD
RR 10 9.84A±

CASE: CDP 2018-0010
OWNER: HUNTER, Robert
APN: 027-361-08
APLCT: Same as owner
AGENT: N/A

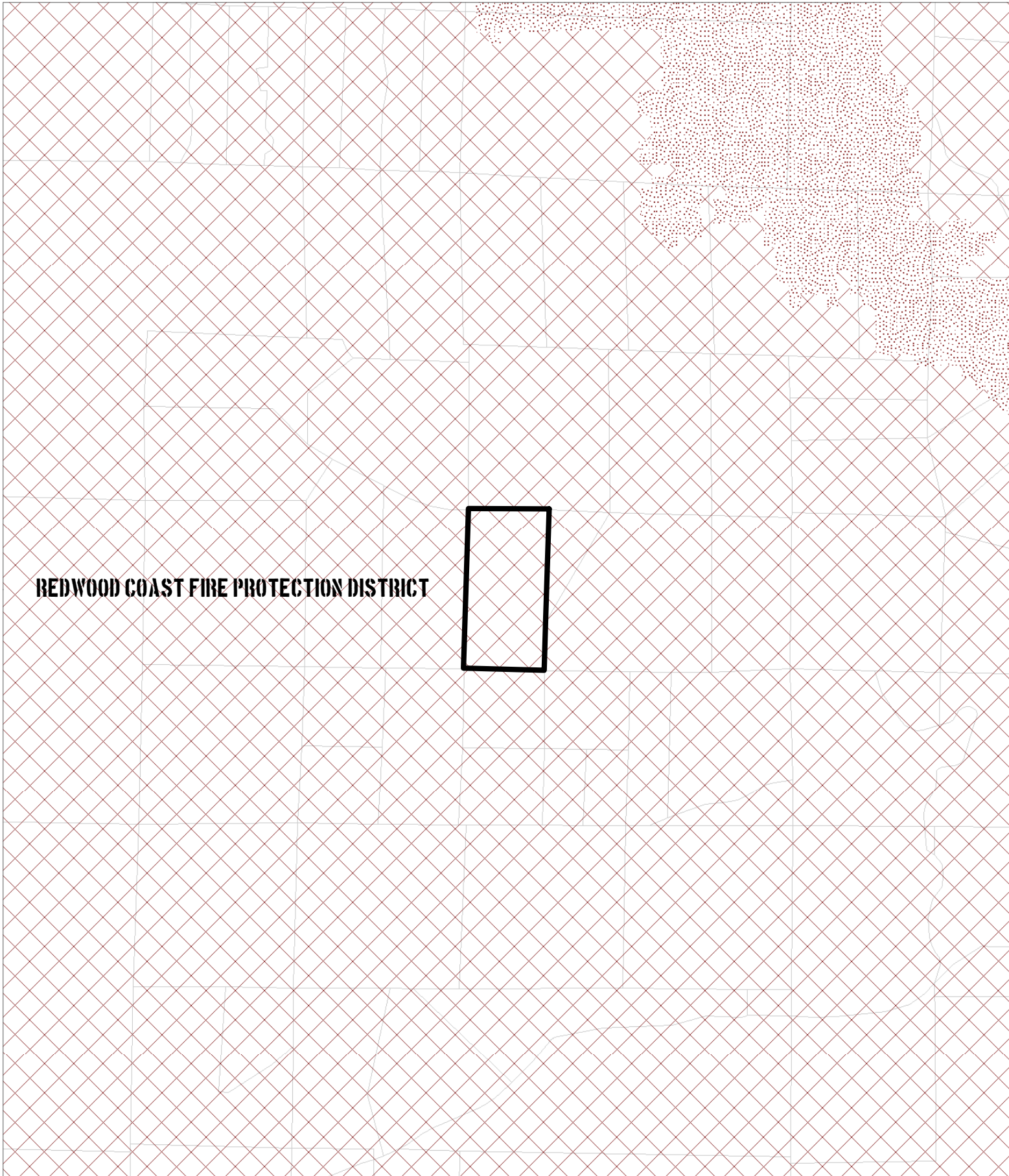
ADDRESS: 45000 Bill Owens Road, Point Arena

 Assessors Parcels






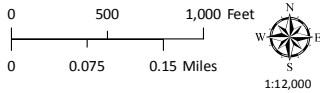
ADJACENT PARCELS

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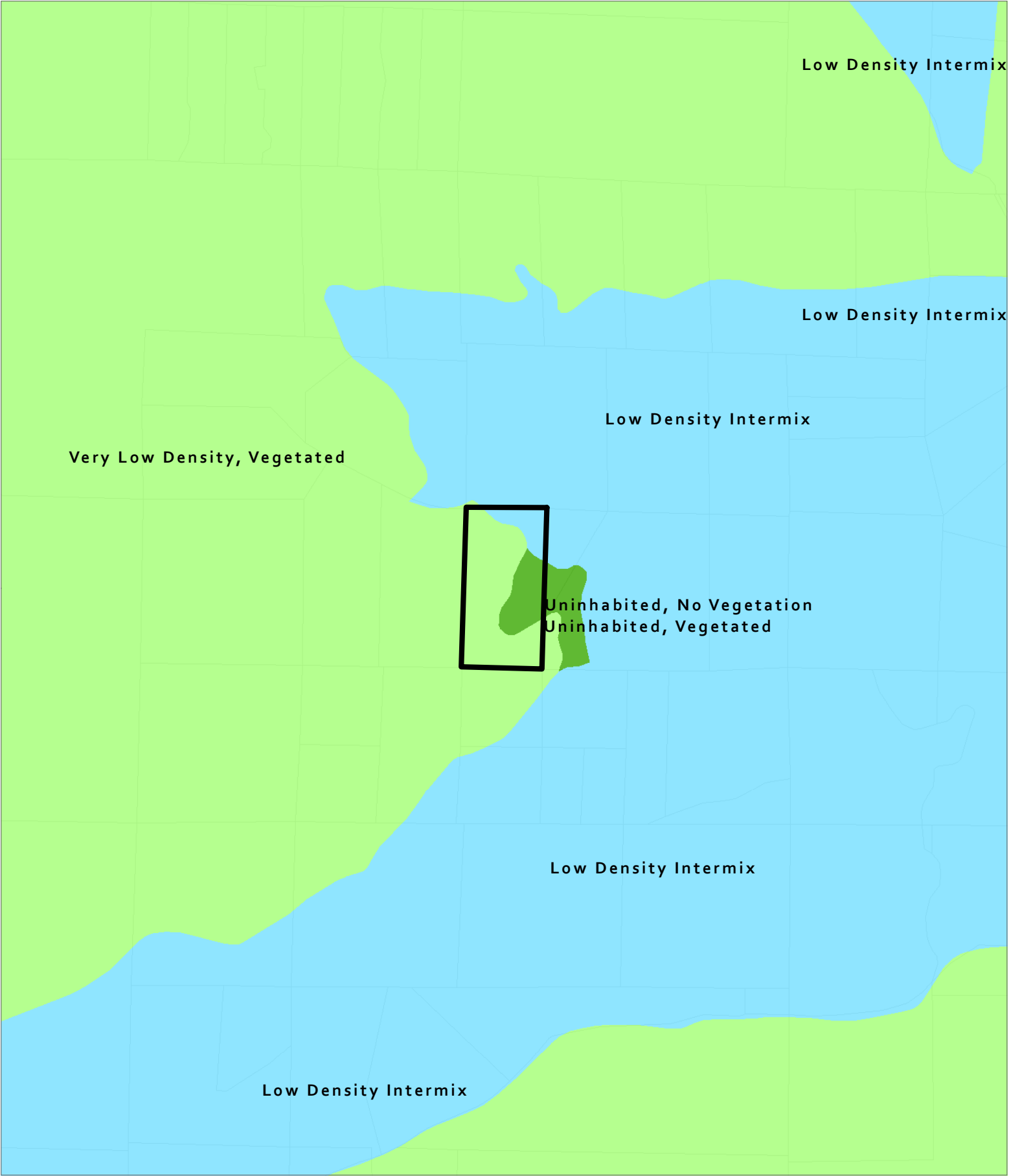
CASE: CDP 2018-0010
OWNER: HUNTER, Robert
APN: 027-361-08
APLCT: Same as owner
AGENT: N/A
ADDRESS: 45000 Bill Owens Road, Point Arena

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

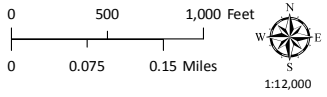


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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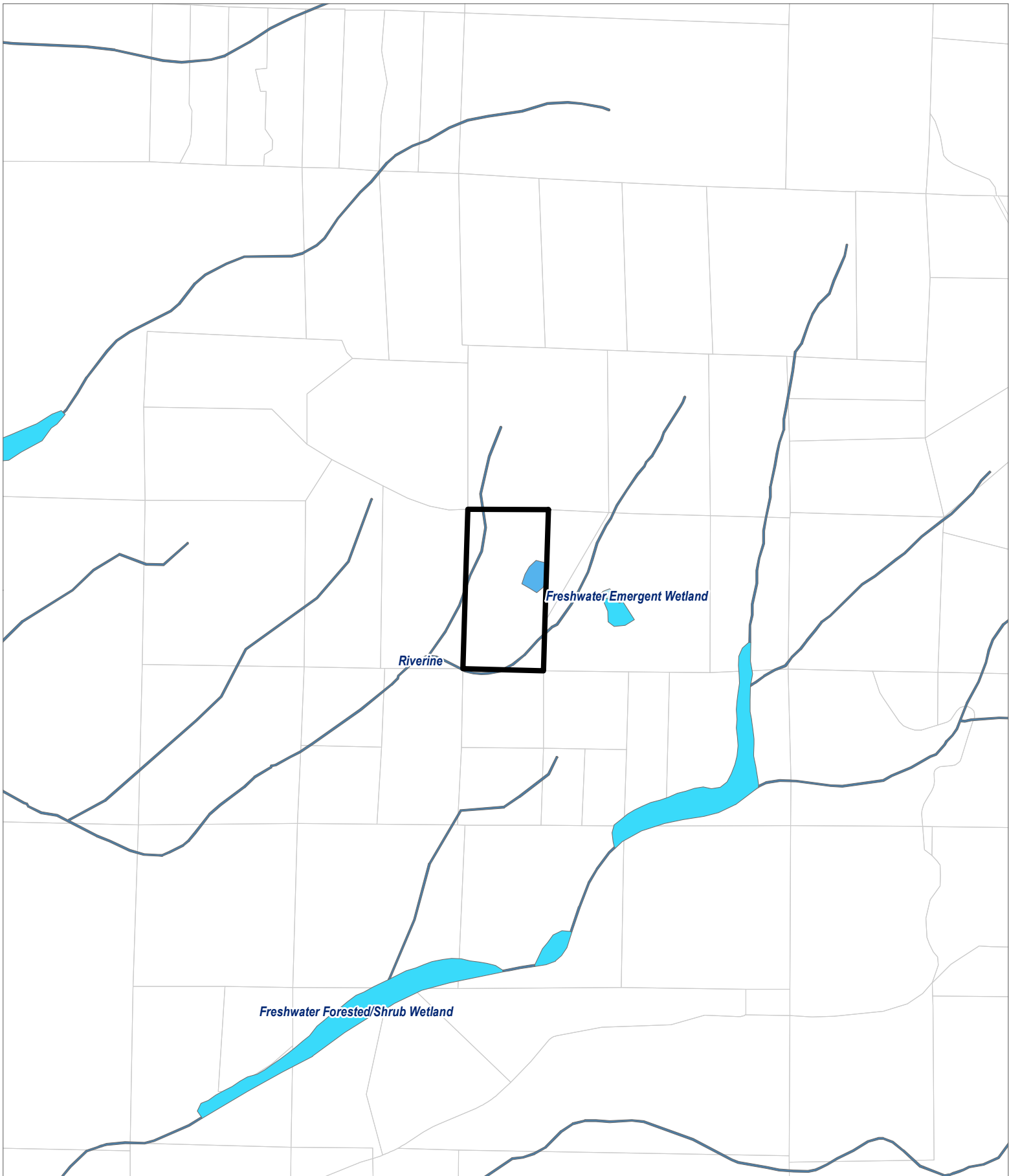


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





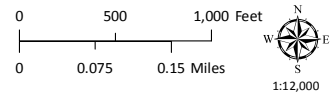
WILDLAND-URBAN INTERFACE ZONES

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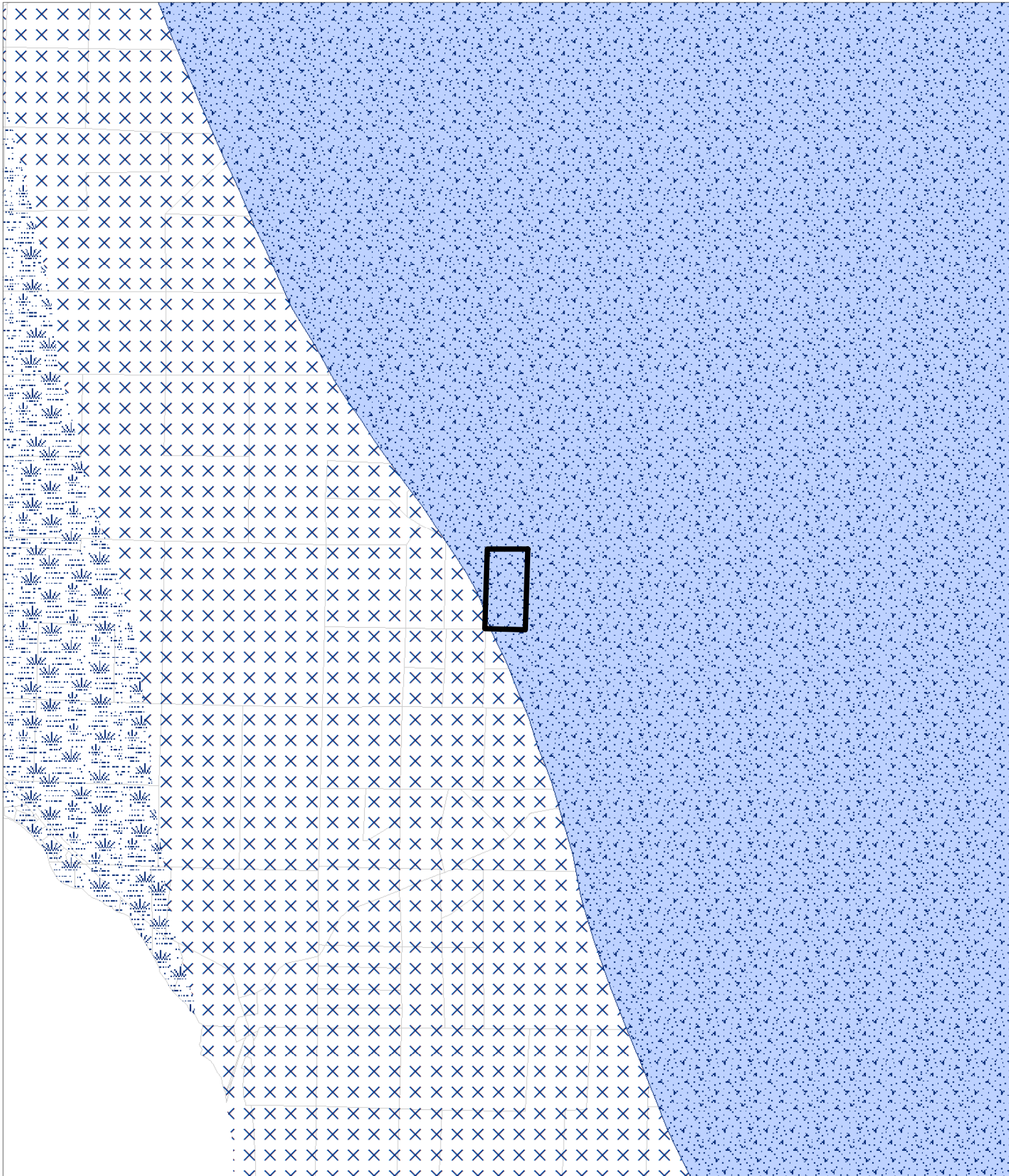
CASE: CDP 2018-0010
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- | | | | |
|---|-----------------------------------|--|----------|
|  | Freshwater Emergent Wetland |  | Riverine |
|  | Freshwater Forested/Shrub Wetland | | |
|  | Freshwater Pond | | |






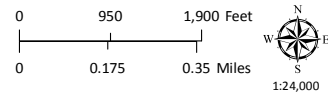
WETLANDS

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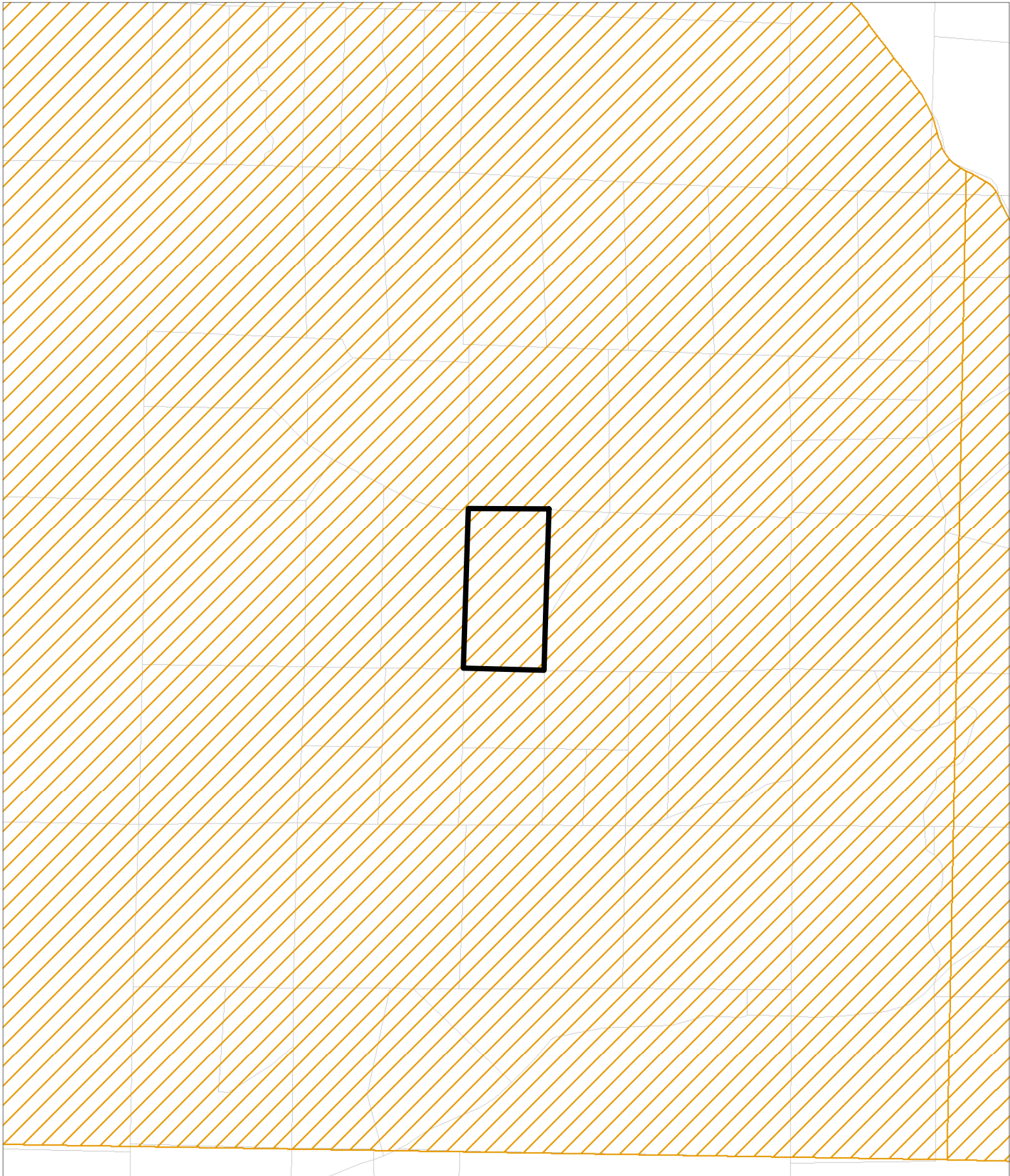
CASE: CDP 2018-0010
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AGENT: N/A
ADDRESS: 45000 Bill Owens Road, Point Arena

-  Critical Water Areas
-  Marginal Water Resources
-  Critical Water Resources Bedrock

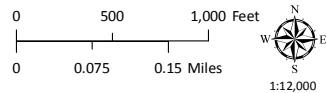



GROUND WATER RESOURCES

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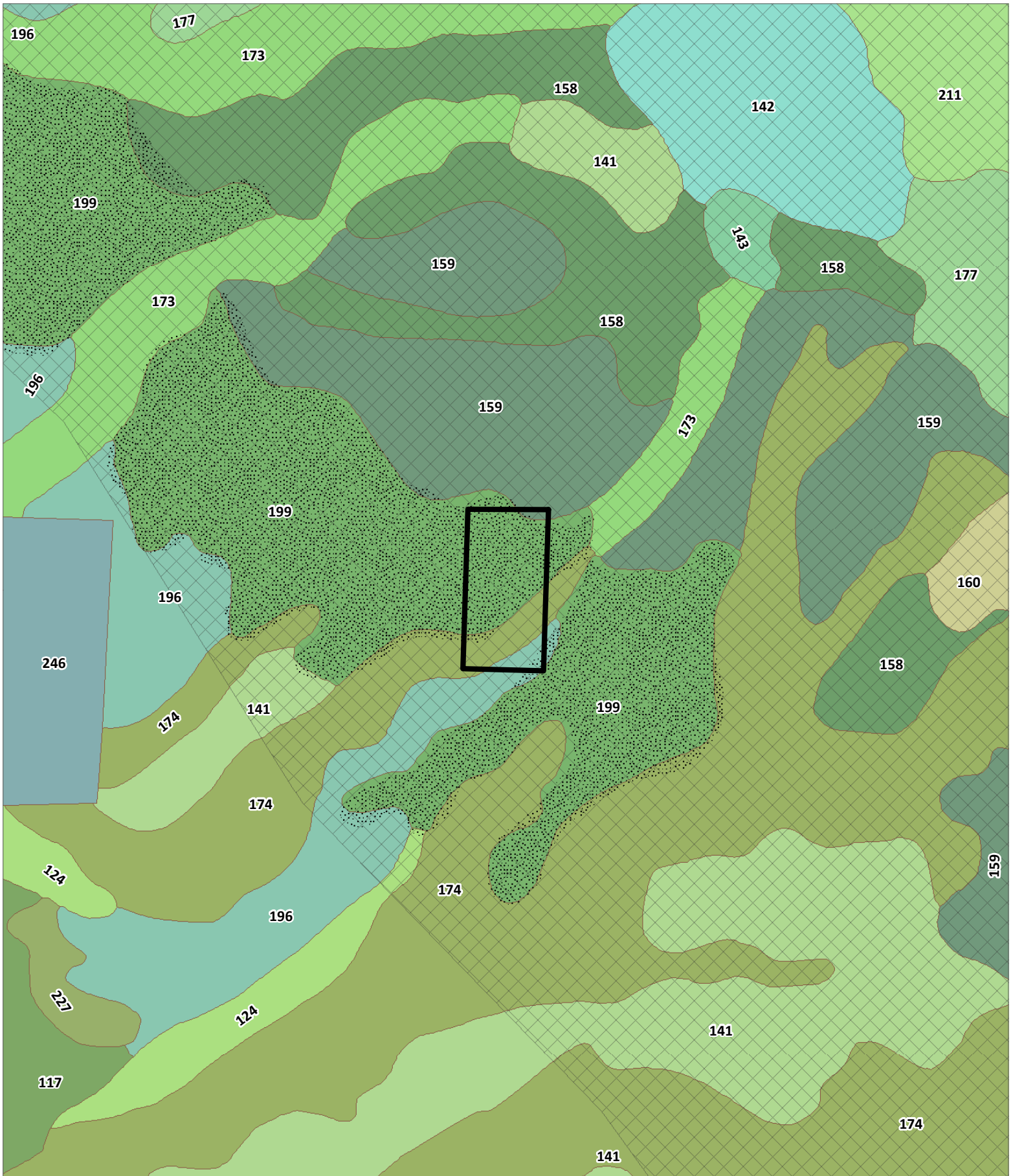
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 Highly Scenic Area (Conditional)

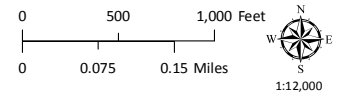
HIGHLY SCENIC & TREE REMOVAL AREAS

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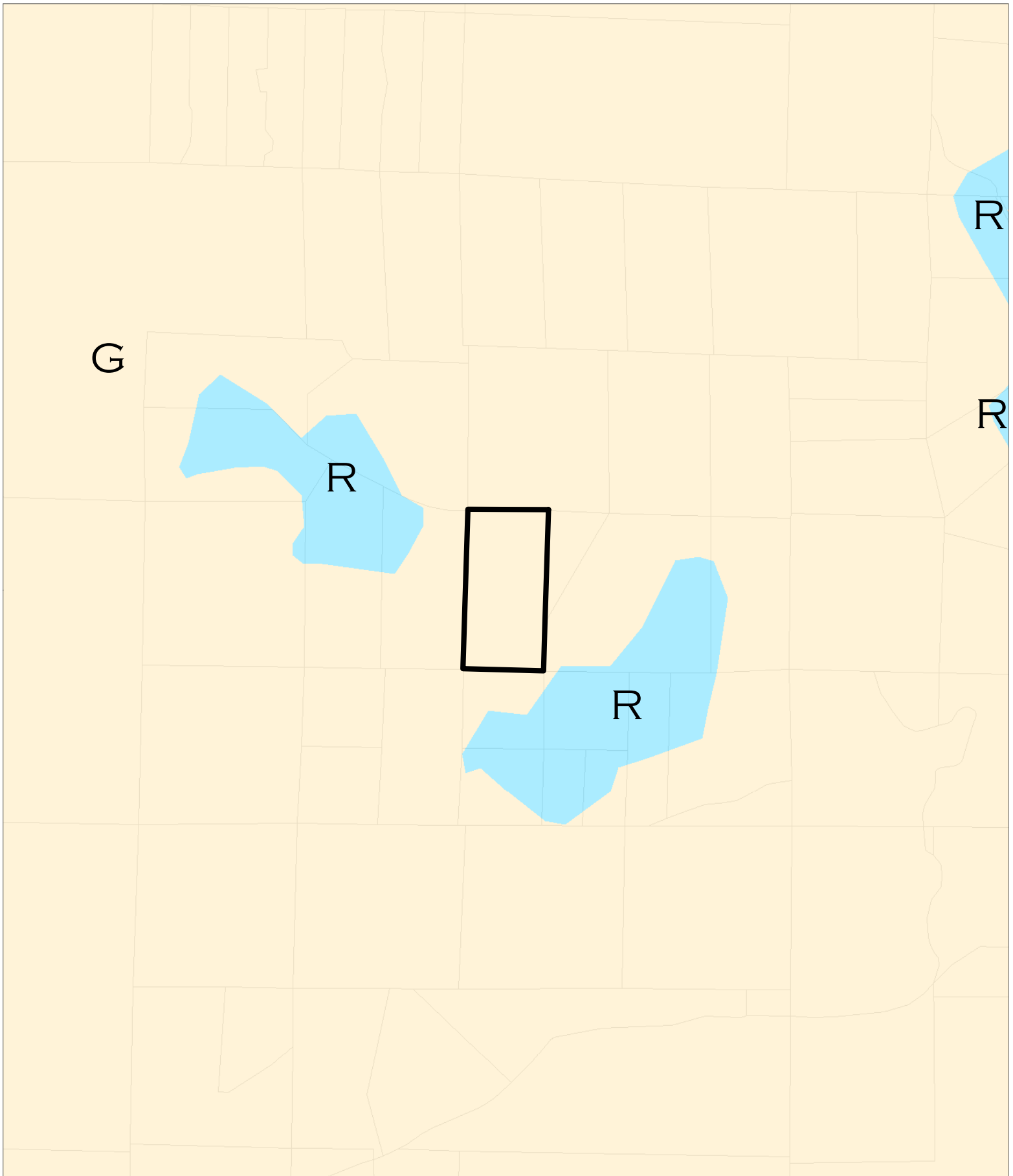
CASE: CDP 2018-0010
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 ADDRESS: 45000 Bill Owens Road, Point Arena

-  Shinglemill-Gibney Complex
-  Bishop Pine
-  Western Study Soil Types



LOCAL SOILS

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OWNER: HUNTER, Robert

APN: 027-361-08
APLCT: Same as owner

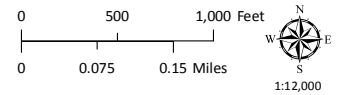
AGENT: N/A

ADDRESS: 45000 Bill Owens Road, Point Arena



Grazing Land (G)

Rural Residential & Rural Commercial (R)



IMPORTANT FARMLAND

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