



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

March 5, 2020

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

Sonoma State University
CalFire - Prevention
Coastal Commission
Gualala Municipal Advisory Council
Anchor Bay Waterworks
Mendocino County Water District

South Coast Fire Protection District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDP_2019-0002/CDV_2019-0001

DATE FILED: 1/7/2019

OWNER/APPLICANT: FRANK ABLES

REQUEST: Administrative Coastal Development Permit for the construction of a single-family residence with attached garage, including a driveway and production well, and the sewer connections to public sewer district. Administrative Coastal Development Variance for the single-family residence to have of a 29 foot building height above average grade.

LOCATION: In the Coastal Zone, 0.2± miles east of Anchor Bay town center, on the east side of the intersection of Ocean View Drive (Private) and Ocean View Street (Private), 0.2± miles east of its intersection with State Route 1 (SR 1), located at 46785 Ocean View Drive, Gualala, CA 95445 (APN: 144-036-07).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JESSIE WALDMAN

RESPONSE DUE DATE: March 19, 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 _____

RELATED CASES: CE_2017-0009 Test Well; CE_2013-0005 Test Well

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential RR10	Rural Residential RR10	3.8± Acres	Residential
EAST:	Rural Residential RR10	Rural Residential RR10	1.2± Acres	Residential
SOUTH:	Suburban Residential SR	Suburban Residential SR	0.1± Acres, 0.1± Acres, 0.1± Acres	Residential
WEST:	Suburban Residential SR	Suburban Residential SR	0.1± Acres, 0.1± Acres, 0.1± Acres	Residential

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

ADDITIONAL INFORMATION:

DATE: 02/25/2020

ENVIRONMENTAL DATA

1. MAC:

GIS
GUALALA MAC

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
CalFire (State Responsible Agency)
South Coast Fire Protection District (Local Responsible Agency)

4. FARMLAND CLASSIFICATION:

GIS
NO

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
Critical Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
116—Bruhel-Shinglemill complex

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 30: ANCHOR BAY

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500
TIMBERLAND: HIGH PRODUCTIVITY

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496
BARREN

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
NO

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS
NO

29. HIGHLY SCENIC AREA:

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

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)	CP-2019-0002
CDF No(s)	
Date Filed	1/7/19
Fee	\$4,401.09
Receipt No.	PRJ-024881
Received by	Tia Sar
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Frank Ables
Mailing Address 775 Leisure Town Road
City Vacaville State CA Zip Code 95687 Phone 707-246-7485

PROPERTY OWNER

Name Frank Ables
Mailing Address 775 Leisure Town Road
City Vacaville State CA Zip Code 95687 Phone 707-246-7485

AGENT

Name _____
Mailing Address _____
City _____ State _____ Zip Code _____ Phone _____
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JAN 07 2019
PLANNING & BUILDING SERV
FORT BRAGG CA

PARCEL SIZE

1/2

☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

46785 Ocean View Drive, Gualala CA 95445

ASSESSOR'S PARCEL NUMBER(S)

144-036-07

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

Signature of Applicant/Agent

12/07/18
Date

Signature of Owner

12/07/18
Date

Paul Douglas, Architect
PO Box 1393
Mendocino, CA 95460
707 937-3729
November 7, 2019

Jessie Waldman
Planner I
County of Mendocino
Department of Planning & Building
120 W. Fir Street
Fort Bragg, CA 95437

RE: Frank Ables Application CDP_2019-0002/CDV_2019-0001

Dear Ms. Waldman,

Thank you for the copies of your letter, and the CDP and CDV applications for Mr. Ables' permits. He has asked me to help him answer the questions raised in your September 24, 2019 letter requesting additional items and clarifications that are required to complete his application so that the Initial Review process can begin.

I have presented the responses below in a format similar to your letter with square footage changes and have corrected the discrepancies on the enclosed CDP and CDV applications.

- To correct the square footage proposed for the single family residence, concrete patio, decking and paved or gravel driveway. Items underlined are the corrected numbers otherwise unchanged as shown in your Sept. 24th. Letter.
 - a). The Coastal Development Permit Application, CDP_2019-0002 is proposing to develop a 3-story residence and garage with a 960 square foot footprint (corrected from 900 sq. ft. footprint) for an overall 2880 square foot home (corrected from 2,700 sq. ft. home. Included in the proposal is a 165 square foot concrete garage entry ramp on the garage level (corrected from 489 sq. ft. patio), a 489 square foot deck at the main level, and a 56 square foot balcony at the upper level of the single family residence, totaling 545 square feet of deck only (corrected from 1,024 sq. ft. of deck and no patio).
 - b). The architectural drawings submitted, on July 26, 2019, with the CDP_2019-0002 application indicate a 960 square foot footprint for an overall 2,880 square foot home. The Coastal Development Variance Application, CDV_2019-0001, is proposing to develop a 2880 square foot home (corrected from 2,513 square foot home) with 545 square feet of decking (corrected from 2,000 sq. ft. of decking) as well as a 2,576 square foot paved driveway (corrected from 2,400 square feet of paved driveway).

c). The owner will be connecting to Mendocino County Waterworks District II for sewer service as per the attached Intent To Serve Verification letter.

To Service letter from the District stating that the applicant has satisfied all MWDII requirements to hook up with the Sewer system. Accompanying the letter is the MWDII Collection System Plan.

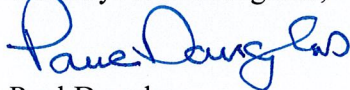
- Two copies pf the owner/applicant's legal interest in the property for CDP_2019-0002 and CDV_2019-0001 are enclosed.
- To clarify that the Coastal Development Variance Application, CDV_2019-0001 was to request an exception to an overall building height of twenty nine 29 feet (corrected from 30 feet) to be (1) foot above the twenty-eight (28) foot building height limitation, per Mendocino County Chapter 20.375.

A written clarification of the variance request for this project with additional details and highlighted building elevations are enclosed with this letter.

- One copy of full size dimensional architectural drawings for CDV_2019-0001 drawn to scale is enclosed with this letter. Outdoor lighting fixtures are specified in the Floor Plan Notes – note 5 Sheet 2 of the enclosed drawing. These fixtures are located on plan sheet 2 and shown on the building elevations sheets 3 & 4. A copy of a catalog description of these fixtures are also enclosed. There is no landscape or site lighting.
- The Staff requirement for copies to accompany CDP_2019-0002 and CDV_2019-0001 as noted in your letter: Six 8 ½" x 11" copies of the five pages of architectural drawings on file. Please use the six additional sets of the 5 pages that I have enclosed.

Please let us know if we have provided all of the information and corrections requested or if there is anything more we can provide to complete the application submittals.

Thank you. Best regards,



Paul Douglas
cc to Frank Ables

Enclosed: A copy of your September 24th letter to Mr. Able
Corrected CDP and CDV applications
MWDII letter of intent to connect sewer and collection system plan
Two copies of owner's legal interest in the property
A copy of the catalog description of exterior lighting fixture
I- full size set of architectural plans
\$3.00 8 ½"x 11" plan copy check. Additional set of 8 1/2."x 11" plans
Building height limit variance request specific description and building elevations

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.

New Single Family Residence with Well. No Septic. Minimal Grading with driveway

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	One	2700 2880
<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.

2/20/2020
 ERROR
 REJECTED

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.

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 30 +/- feet.

8. Lot area (within property lines): 1/2 ☐ square feet ☒ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u> </u> square feet	<u>960</u> square feet	<u>960</u> square feet
Paved area	<u> </u> square feet	<u> </u> square feet	<u> </u> square feet
Landscaped area	<u> </u> square feet	<u> </u> square feet	<u> </u> square feet
Unimproved area	<u> </u> square feet	<u> </u> square feet	<u> </u> square feet
GRAND TOTAL: <u>900</u> square feet (Should equal gross area of parcel)			

10. Gross floor area: 2700 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u> </u>	Proposed ² <u> </u>
Number of covered spaces	<u>1</u>	<u> </u>
Number of uncovered spaces	<u>1</u>	<u> </u>
Number of standard spaces	<u> </u>	<u> </u>
Number of handicapped spaces	<u> </u>	<u> </u>

Total ²
RECEIVED
2/20/2020
CR 602 (2)

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: 40 feet _____ miles)
☐ On Site generation, Specify: _____
☐ None

B. Gas

- ☐ Utility Company/Tank
☒ On Site generation, Specify: Propane _____
☐ 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.

Only on home. ~~Four Lights~~ AS SHOWN ON PLAN & BLD'G ELEVATIONS

14. What will be the method of sewage disposal?

- ☒ Community sewage system, specify supplier North Gualala _____
☐ 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: 30 _____ cubic yards
B. Amount of fill: 30 _____ cubic yards
C. Maximum height of fill slope: 0 _____ feet
D. Maximum height of cut slope: 7 _____ feet
E. Amount of import or export: 0 _____ cubic yards
F. Location of borrow or disposal site: Soil used for planter areas _____

2/20/2020
15:00
RECEIVED

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: Vacation Home
21.	Is the proposed development visible from: Neither 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 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? _____ 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

2/20/2020
 [Signature]
 [Signature]

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



Planning and Building
Services

Case No:	V-2019-0001
CalFire No:	198-18
Date Filed:	3-28-2019
Fee:	3,111.03
Receipt No:	PPJ-026384
Received By:	@WALDMANJ
Office use only	

APPLICATION FORM

APPLICANT

Name: FRANK ABLES Phone: 707 246-7485

Mailing Address: 775 LIESURE TOWN ROAD

City: VACAVILLE State/Zip: CA 95687 email: ABLESDIVER@AOL.COM

PROPERTY OWNER

Name: FRANK ABLES Phone: 707-246-7485

Mailing Address: 775 LIESURE TOWN ROAD

City: VACAVILLE State/Zip: CA 95687 email: ABLESDIVER@AOL.COM

AGENT

Name: _____ Phone: _____

Mailing Address: _____

City: _____ State/Zip: _____ email: _____

Parcel Size: _____ (Sq. feet/Acres) Address of Property: 46785 OCEAN VIEW DRIVE

Assessor Parcel Number(s): 144-036-07
GUALALA, CA. 95445

TYPE OF APPLICATION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division-Minor | <input type="checkbox"/> Use Permit-Minor |
| <input type="checkbox"/> CDP- Admin | <input type="checkbox"/> Land Division-Major | <input type="checkbox"/> Use Permit-Major |
| <input type="checkbox"/> CDP- Standard | <input type="checkbox"/> Land Division-Parcel | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |

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

Signature of Applicant/Agent _____ Date _____ Signature of Owner _____ Date _____

Paul Douglas, Architect
PO Box 1393
Mendocino, CA 95460
707 937-3729
November 12, 2019

Jessie Waldman
Planner I
County of Mendocino
Department of Planning & Building
120 W. Fir Street
Fort Bragg, CA 95437

RE: Frank Ables Application CDV_2019-0001
Building Height Limit Variance Request

Dear Ms. Waldman,

On the behalf of Mr. Ables I am writing to describe and relate the site conditions that resulted in the building height limit variance request.

Please review the highlighted and updated building elevations on architectural Sheets 3 and 4 with smaller copies enclosed.

The project site topographic plan, Sheet 1 of the full size print set enclosed with my reply to your August 24 letter, slopes approximately ten feet from the rear to the front of the home resulting in a finished grade and height difference of seven and one-half feet.

The rear building height is twenty five feet three inches (25.25 ft.) with the front building height of thirty two feet six inches (32.50 ft.) resulting in an average building height of twenty nine feet (29.0 ft.).

We would rather not increase the grading on site but we can lower the building one more foot to (28.0 ft.) with a retaining wall and additional excavation at the top of the site plus additional excavation at the garage level

We are requesting the variance to allow the averaged building height to exceed the Coastal height limit of 28 feet by one foot.

Please let us know if we can provide any additional information that would be helpful.

Thank you.
Sincerely yours,



Paul Douglas

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services 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. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

~~2880 SQ. FT.~~
 NEW SINGLE FAMILY ~~2512 SQ. FT.~~ RESIDENCE. 3 STORY
 INSET IN DOWN SLOPING LOT - NEW DRIVEWAY
 & TURNAROUND W/ MINIMAL REQUIRED GRADING

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family	0	1	0	2512 2880	2512 2880
<input type="checkbox"/> Mobile Home					
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Multifamily					
<input checked="" type="checkbox"/> Other: DECK	0	1	0	2000 545	2000 545
<input type="checkbox"/> Other:					
Total Structures Paved	0	1	0	2450 2576	2450 2576
Area Landscaped Area	0				
Unimproved Area	0				
GRAND TOTAL (Equal to gross area of Parcel)					13,700 15,191 21,200

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

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. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No Explain:

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

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	<u>2</u>	<u>480 SF</u>
Number of uncovered spaces	<u>2</u>	<u>200 SF</u>
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	<u>0</u>	
Proposed Additional Spaces	<u>4</u>	
Total	<u>4</u>	

8. Is any road construction or grading 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.).

MINIMUM REQUIRED - FOR DRIVEWAY AND FOUNDATION.

THE LOT IS MOSTLY LEVEL WITH GENTLE DOWNSLOPE

9. For grading or road construction, complete the following:

A. Amount of cut	<u>120 yd</u>	cubic yards
B. Amount of fill	<u>50 yd</u>	cubic yards
C. Maximum height of fill slope	_____	feet
D. Maximum height of cut slope	<u>8 yd</u>	feet
E. Amount of import or export	<u>70 yd</u>	cubic yards
F. Location of borrow or disposal site	_____	T.B.D.

<p>10. 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 plans may be required?</p> <p>11. 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.</p> <p>12. Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain below: _____ _____ _____</p>	<p>13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Diking : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Filling: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Dredging: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> </div> <div style="width: 45%;"> <p>Placement of structures in:</p> <p><input type="checkbox"/> open coastal waters</p> <p><input type="checkbox"/> wetlands</p> <p><input type="checkbox"/> estuaries</p> <p><input type="checkbox"/> lakes</p> </div> </div> <p style="text-align: right; margin-top: -20px;">} NO</p> <p>If so, amount of material to be dredged or filled? _____ cubic yards.</p> <p>Location of dredged material disposal site? _____</p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>16. Will there be any exterior lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. <u>IF REQ'D BY BLDG DEPARTMENT</u></p>	
<p>17. Utilities will be supplied to the site as follows:</p> <p>A. Electricity:</p> <p><input checked="" type="checkbox"/> Utility Company (service exists to the parcel)</p> <p><input type="checkbox"/> Utility Company (requires extension of service to site: _____ feet _____ miles)</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p>B. Gas:</p> <p><input checked="" type="checkbox"/> Utility Company/Tank</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p><input type="checkbox"/> None</p> <p>C. Telephone: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>18. What will be the method of sewage disposal?</p> <p><input checked="" type="checkbox"/> Community sewage system - Specify supplier <u>NORTH GUALALA SEWER</u></p> <p><input type="checkbox"/> Septic Tank</p> <p><input type="checkbox"/> Other - Specify: _____</p>	
<p>19. What will be the domestic water source:</p> <p><input type="checkbox"/> Community water system - Specify supplier _____</p> <p><input checked="" type="checkbox"/> Well</p> <p><input type="checkbox"/> Spring</p> <p><input type="checkbox"/> Other - Specify: _____</p>	

20. Are there any associated projects and/or adjacent properties under your ownership?
☐ Yes ☒ No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:
TEST WELL - ALL READY FINALED

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
NORTH EAST CORNER OF OCEAN VIEW DRIVE / OCEAN VIEW STREET

23. Are there existing structures on the property? ☐ Yes ☒ No
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.

24. Will any existing structures be demolished or removed? ☐ Yes ☒ No
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures 0 feet. Maximum height of proposed structures 32¹ feet.

26. Gross floor area of existing structures 0 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 2820 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 487 ☐ square feet ☒ acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
SPARSLY TREED LOT IN DEVELOPED SUBDIVISION

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.

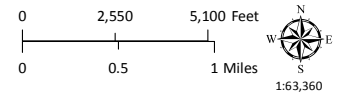
30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural	RESIDENTIAL	"	"	"
Commercial Industrial				
Institutional Timberland				
Other				



CASE: CDP 2019-0002
 OWNER: ABLES, Frank
 APN: 144-036-07
 APLCT: Frank Ables
 AGENT:
 ADDRESS: 46785 Ocean View Drive, Gualala

- Major Towns & Places
- California Counties
- Coastal Zone Boundary
- Major Rivers
- Highways
- Major Roads



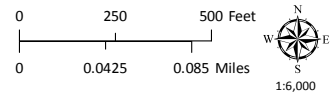
LOCATION MAP

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CASE: CDP 2019-0002
OWNER: ABLES, Frank
APN: 144-036-07
APLCT: Frank Ables
AGENT:
ADDRESS: 46785 Ocean View Drive, Gualala

- Named Rivers
- Public Roads
- Private Roads





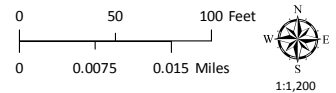
AERIAL IMAGERY

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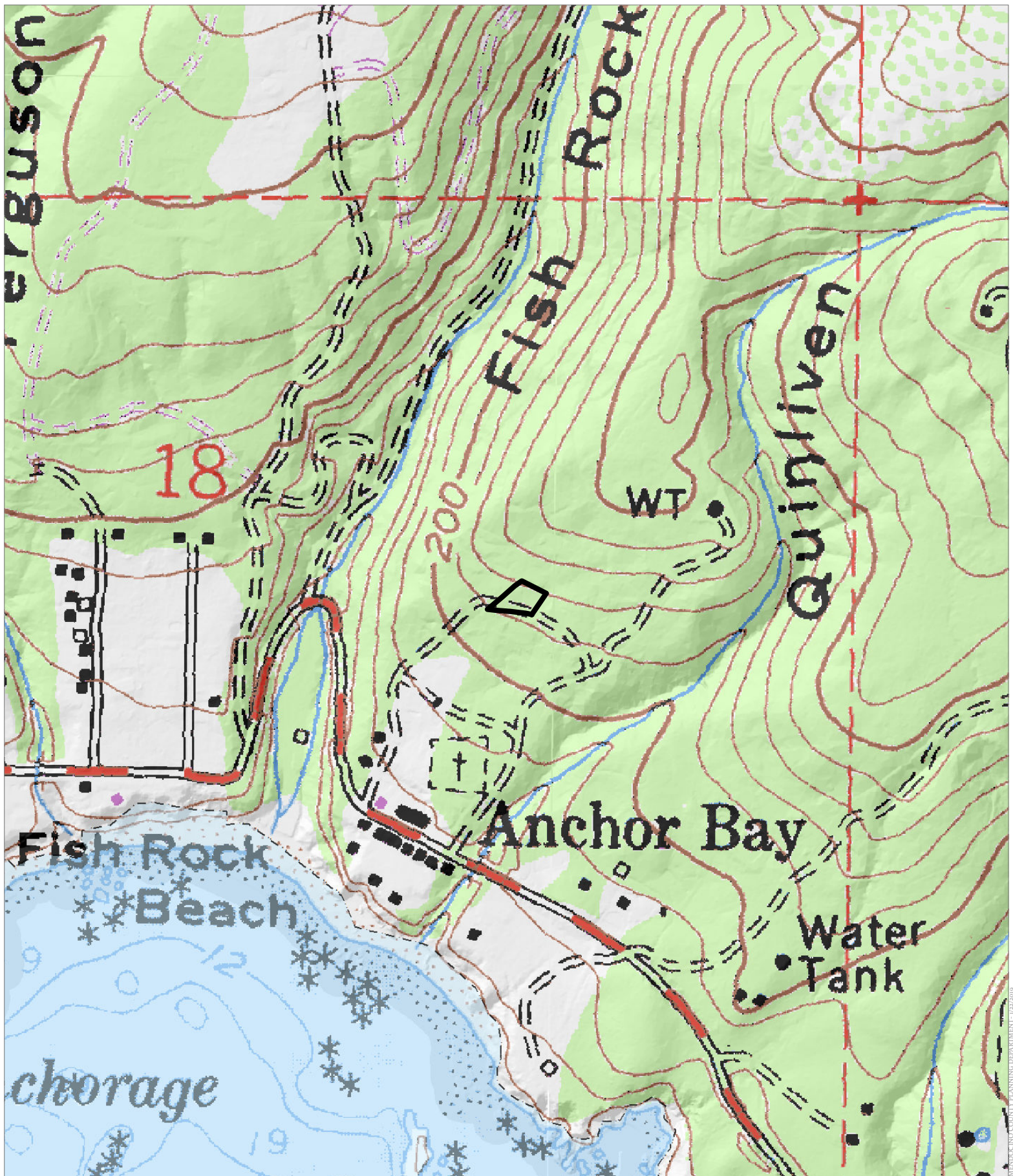
CASE: CDP 2019-0002
OWNER: ABLES, Frank
APN: 144-036-07
APLCT: Frank Ables
AGENT:
ADDRESS: 46785 Ocean View Drive, Gualala

 Named Rivers
 Private Roads

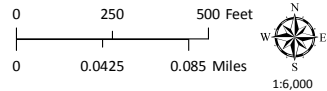


AERIAL IMAGERY

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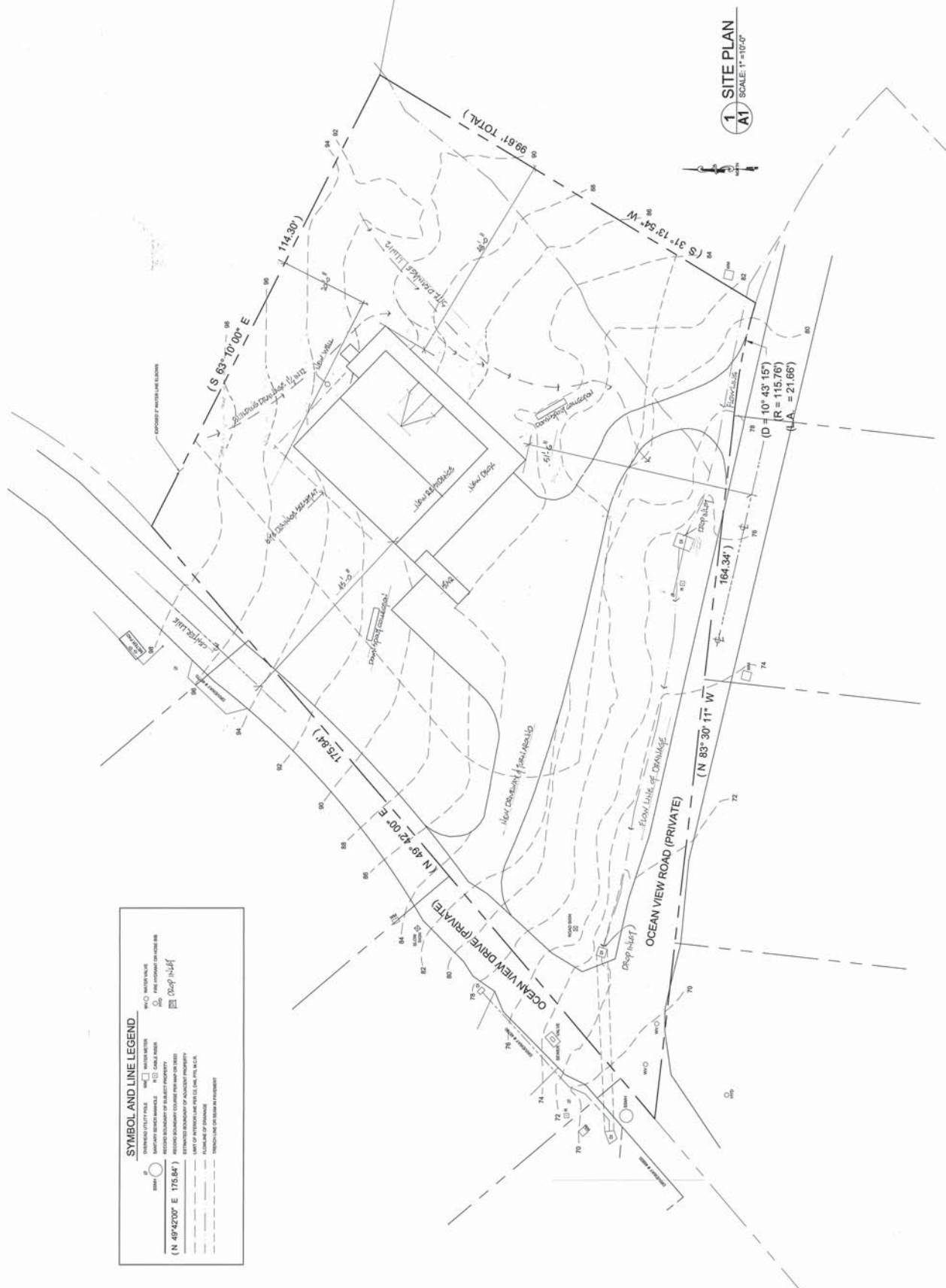


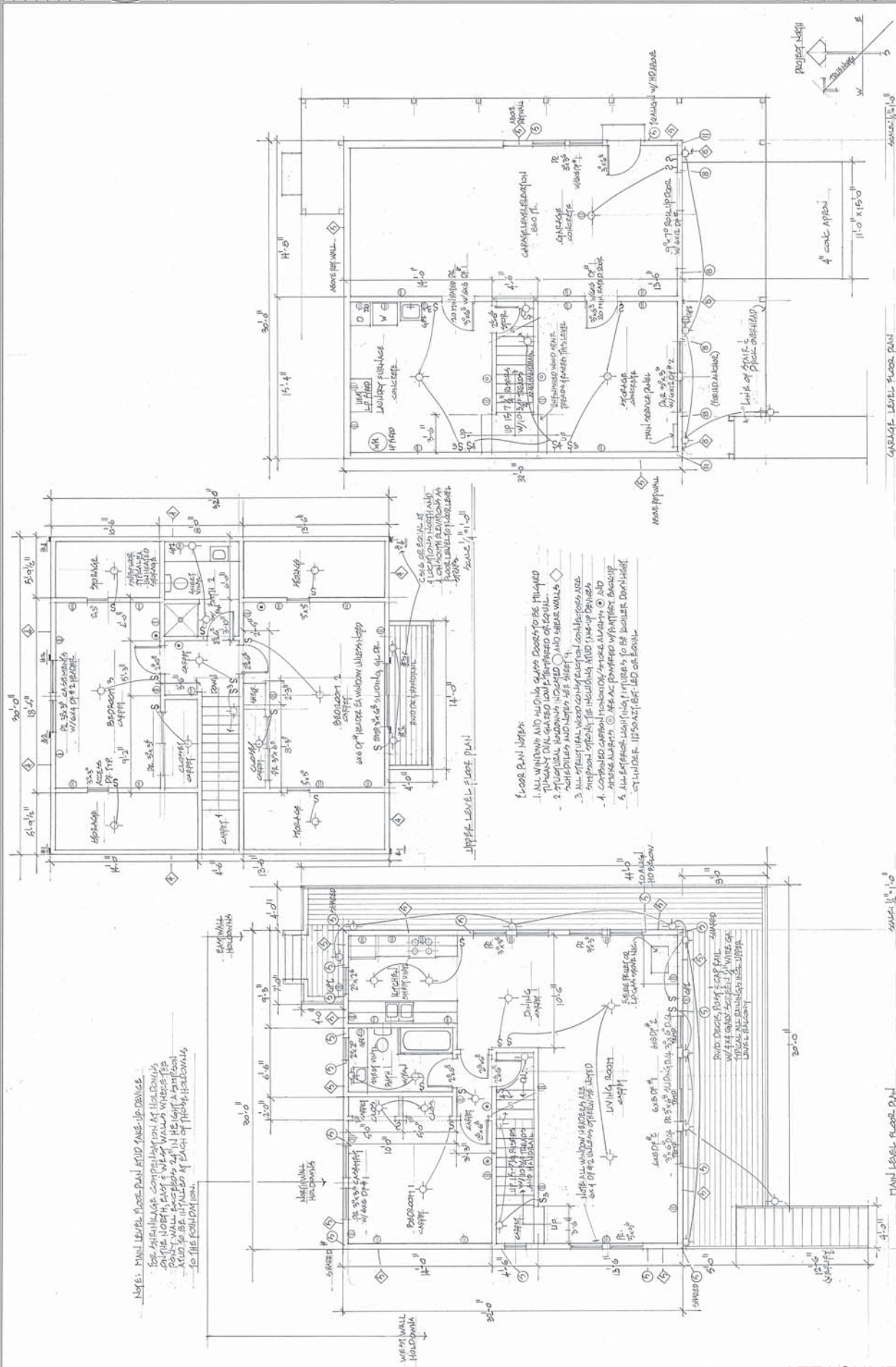
CASE: CDP 2019-0002
OWNER: ABLES, Frank
APN: 144-036-07
APLCT: Frank Ables
AGENT:
ADDRESS: 46785 Ocean View Drive, Gualala



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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ATTACHMENT G

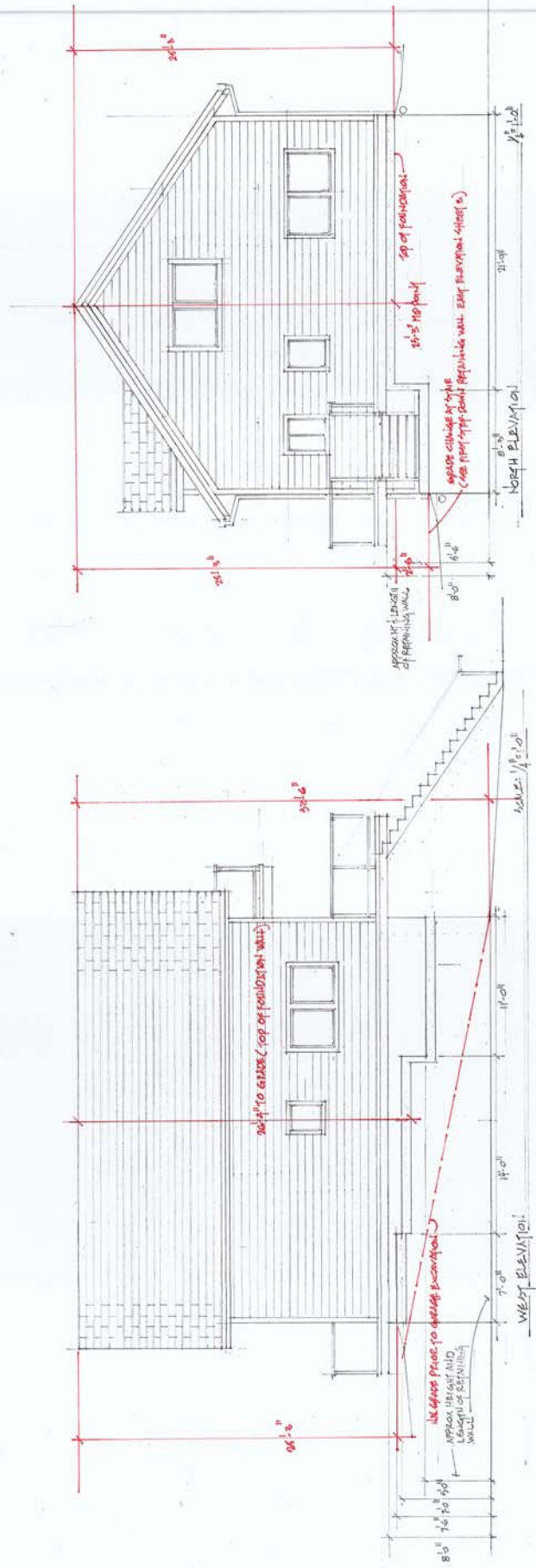


DATE: 10/19/13
SCALE: AS SHOWN
DRAWN BY: JES
JOB: 130000000
SHEET: 10

NEW RESIDENCE FOR:
FRANK R. ABLES
46785 OCEAN VIEW DRIVE, GUALALA, CA 95445

PAUL DOUGLAS, Architect
P.O. Box 1393 Mendocino, CA.
937-3729

REVISIONS	BY	DATE



RMR 40-DL

RR5-PD [RR1-PD]

RR10

RR5 [SR]

OCEAN VIEW DRIVE


OCEAN VIEW STREET

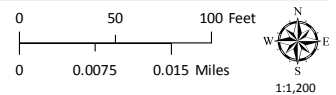
OCEAN VIEW WAY

OCEAN VIEW AVENUE

OCEAN VIEW COURT

CASE: CDP 2019-0002
OWNER: ABLES, Frank
APN: 144-036-07
APLCT: Frank Ables
AGENT:
ADDRESS: 46785 Ocean View Drive, Gualala

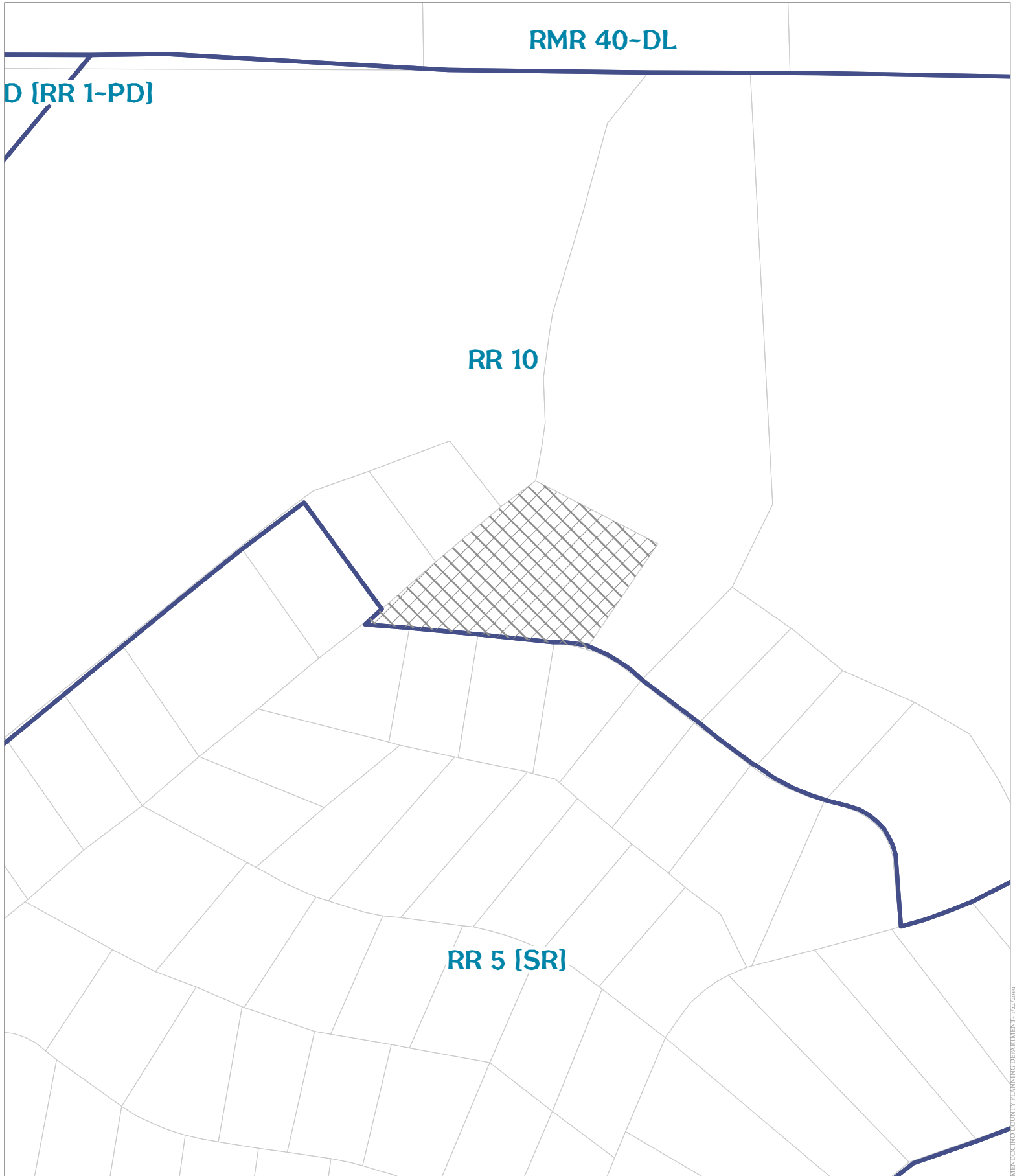
 Zoning Districts




ZONING DISPLAY MAP

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MENDOCINO COUNTY PLANNING DEPARTMENT - 7/22/2019

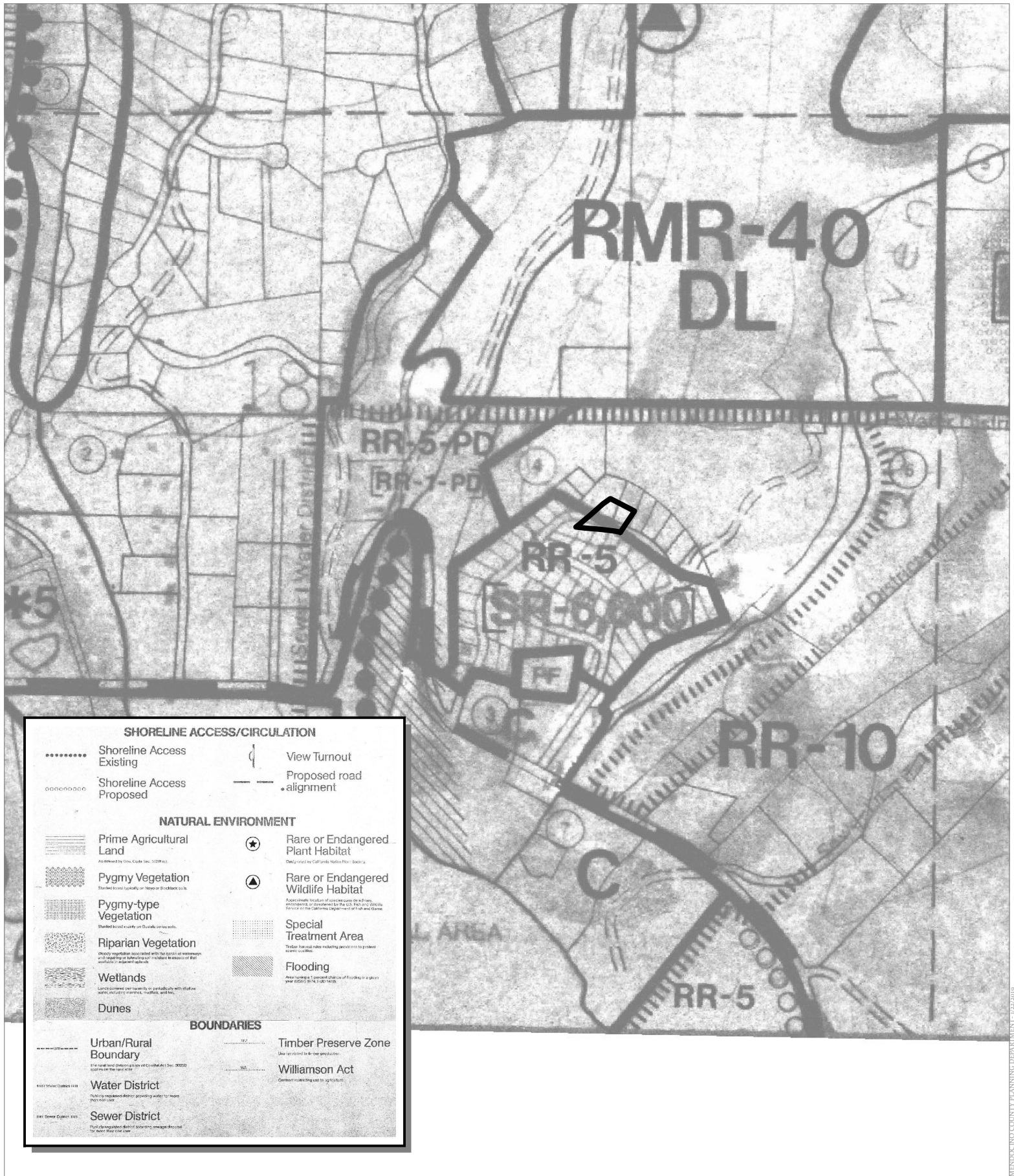


CASE: CDP 2019-0002
OWNER: ABLES, Frank
APN: 144-036-07
APLCT: Frank Ables
AGENT:
ADDRESS: 46785 Ocean View Drive, Gualala

 General Plan Classes

GENERAL PLAN CLASSIFICATIONS

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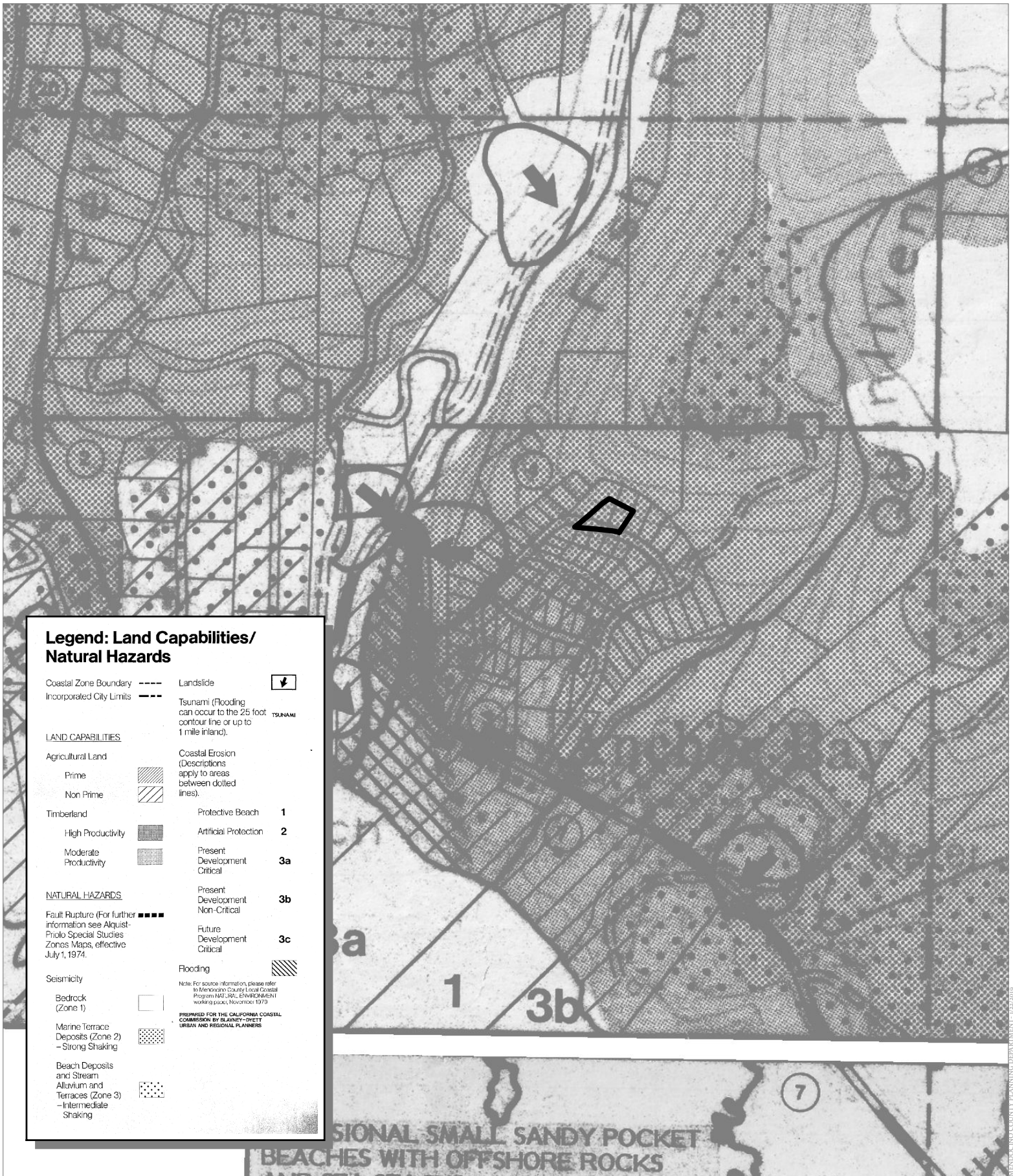


CASE: CDP 2019-0002
 OWNER: ABLES, Frank
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 AGENT:
 ADDRESS: 46785 Ocean View Drive, Gualala



LCP LAND USE MAP 30: ANCHOR BAY

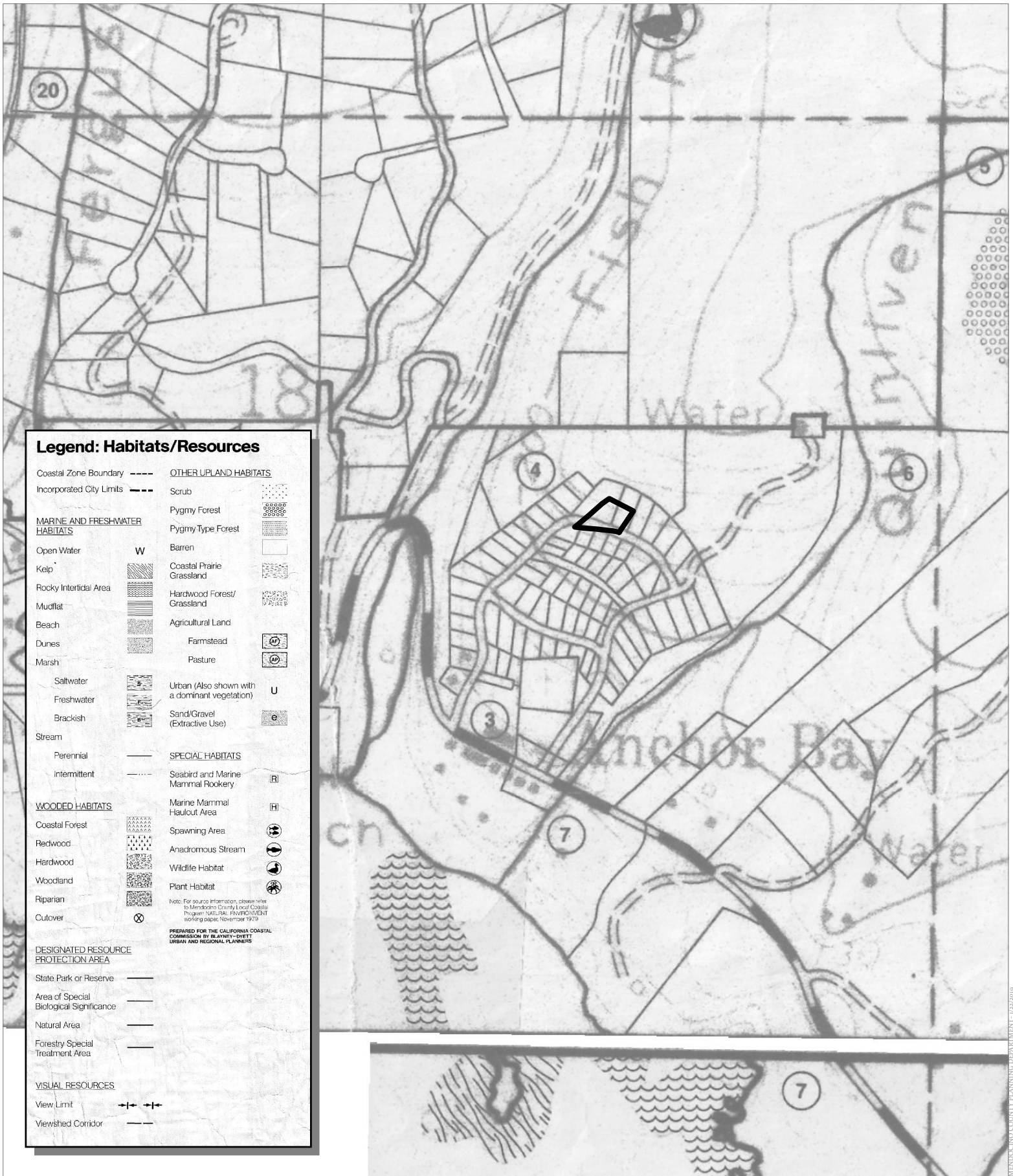
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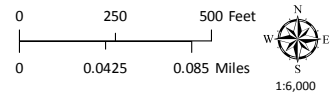
CASE: CDP 2019-0002
OWNER: ABLES, Frank
APN: 144-036-07
APLCT: Frank Ables
AGENT:
ADDRESS: 46785 Ocean View Drive, Gualala

LCP LAND CAPABILITIES & NATURAL HAZARDS

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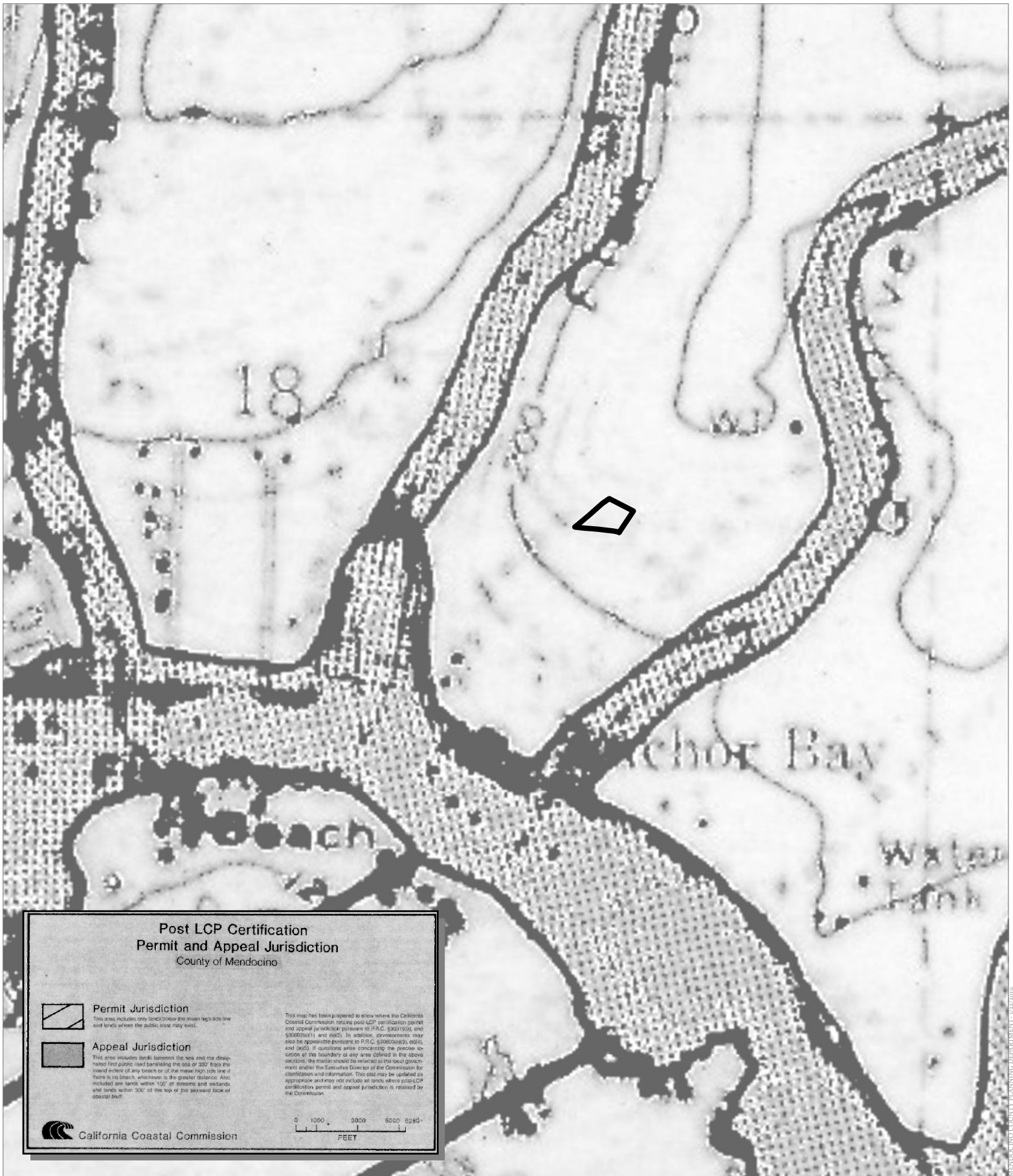


CASE: CDP 2019-0002
 OWNER: ABLES, Frank
 APN: 144-036-07
 APLCT: Frank Ables
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 ADDRESS: 46785 Ocean View Drive, Gualala



LCP HABITATS & RESOURCES

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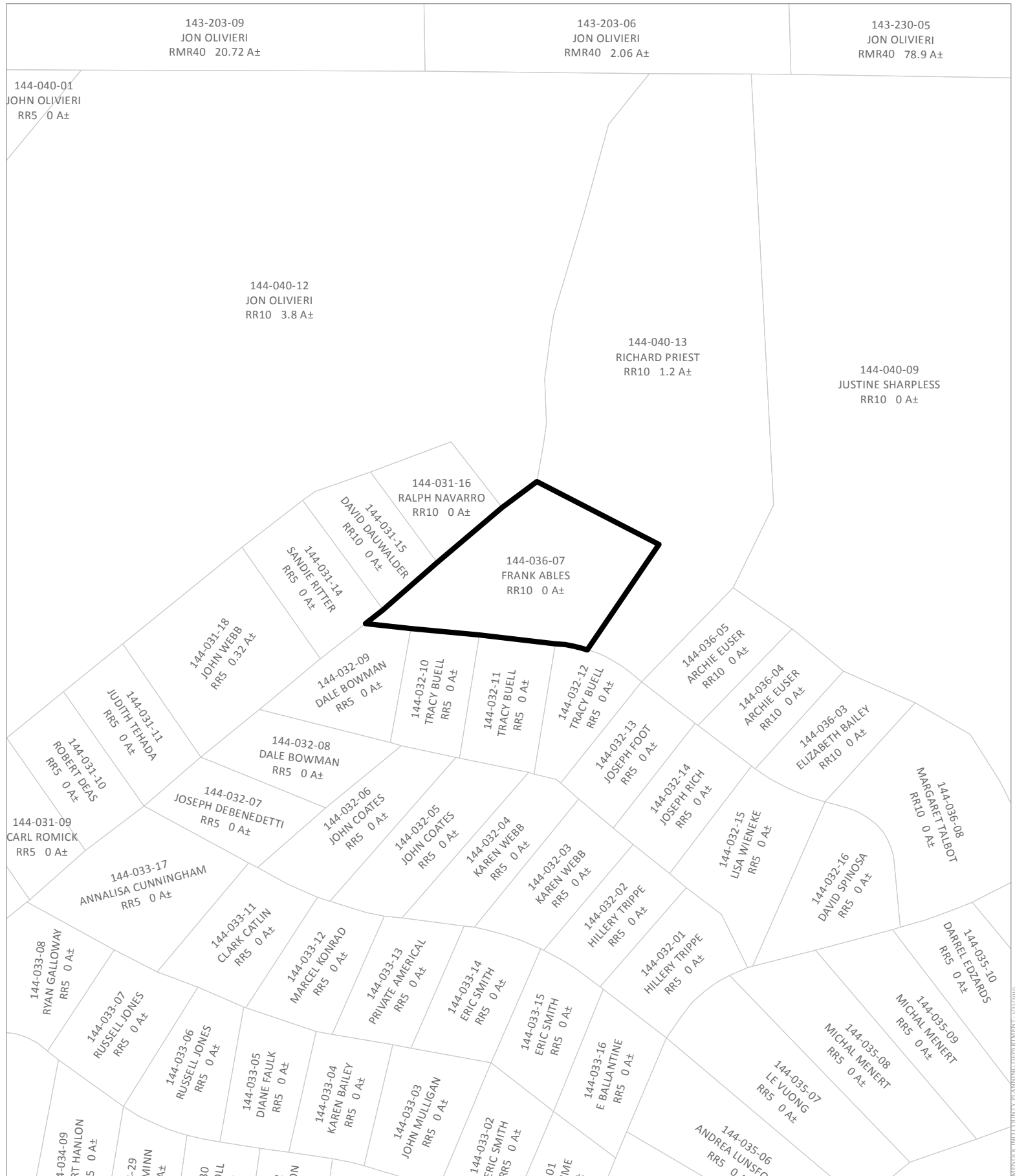


CASE: CDP 2019-0002
 OWNER: ABLES, Frank
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 APLCT: Frank Ables
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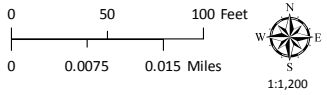


APPEALABLE AREAS

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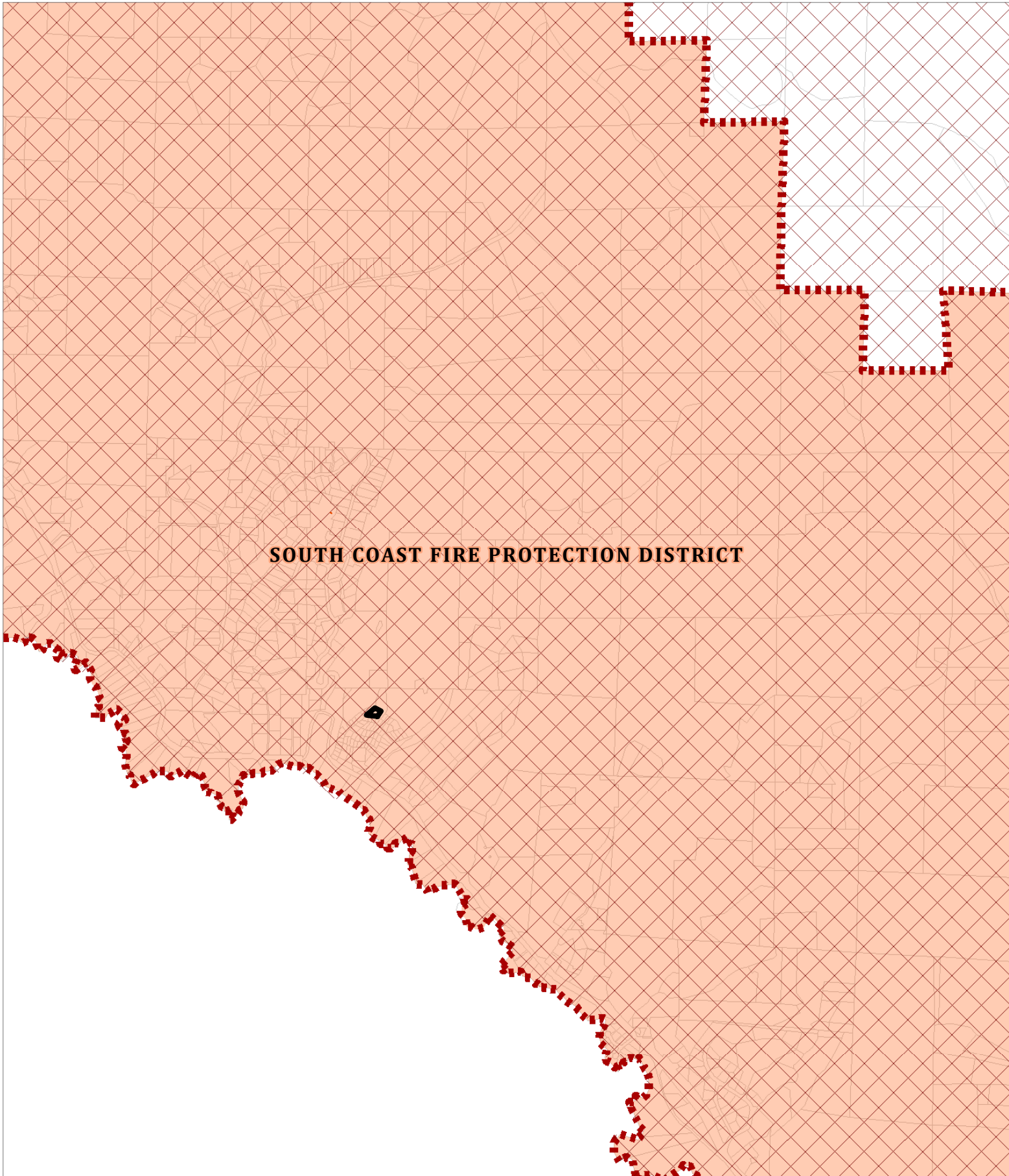


CASE: CDP 2019-0002
OWNER: ABLES, Frank
APN: 144-036-07
APLCT: Frank Ables
AGENT:
ADDRESS: 46785 Ocean View Drive, Gualala






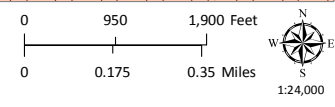
ADJACENT PARCELS

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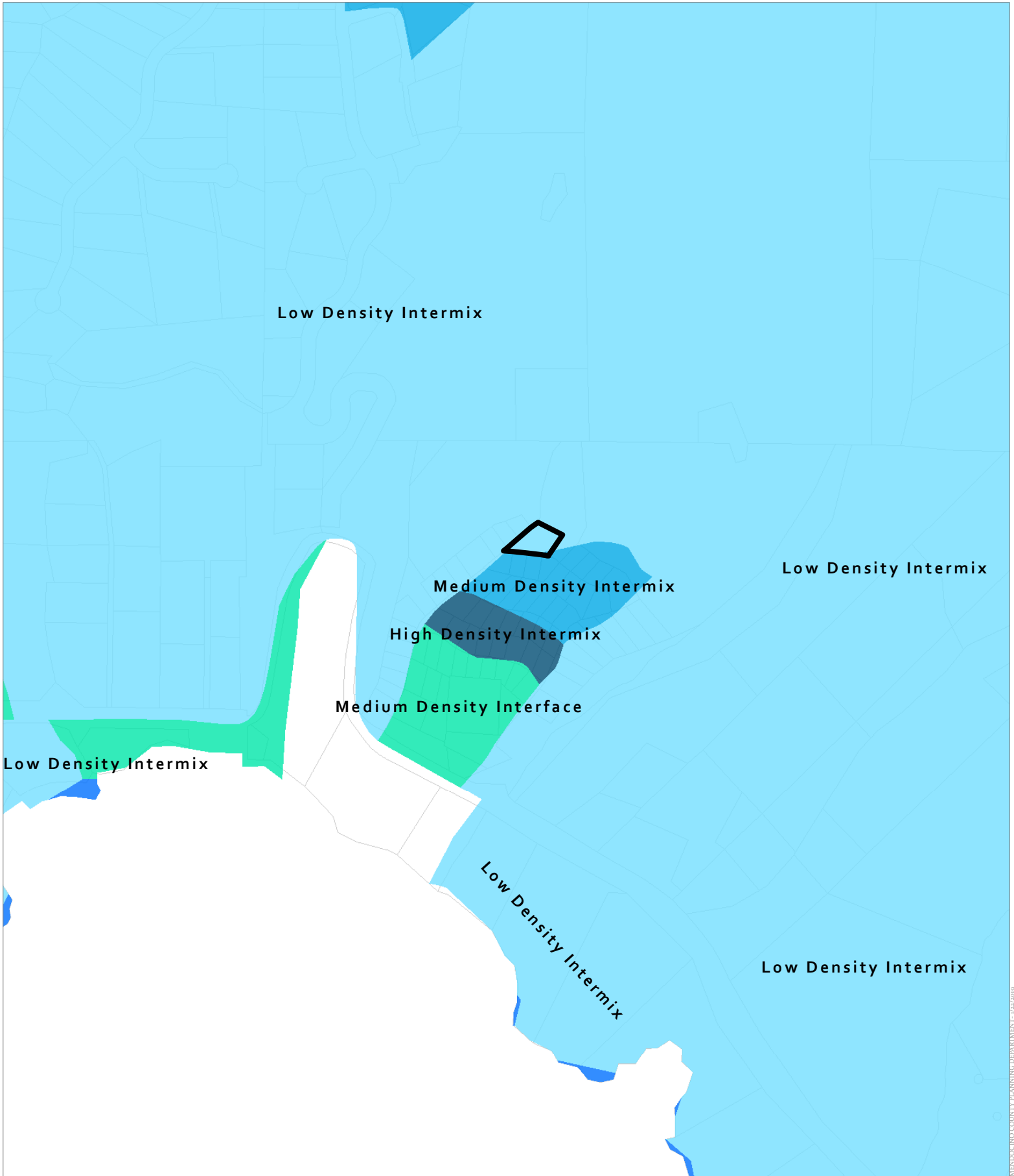
CASE: CDP 2019-0002
OWNER: ABLES, Frank
APN: 144-036-07
APLCT: Frank Ables
AGENT:
ADDRESS: 46785 Ocean View Drive, Gualala

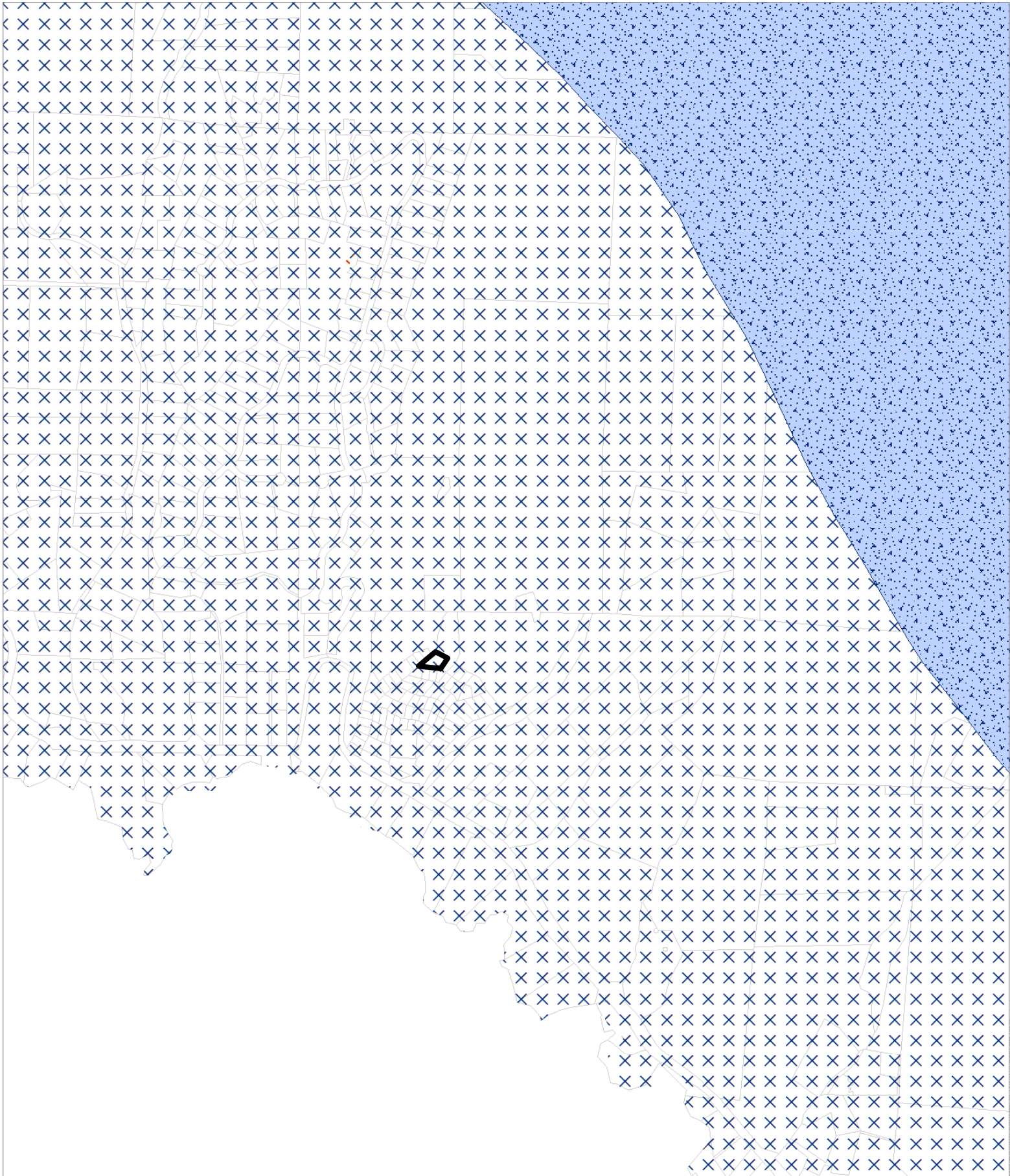
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



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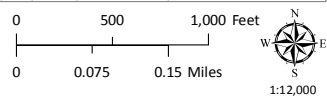




MENDOCINO COUNTY PLANNING DEPARTMENT - 7/22/2019

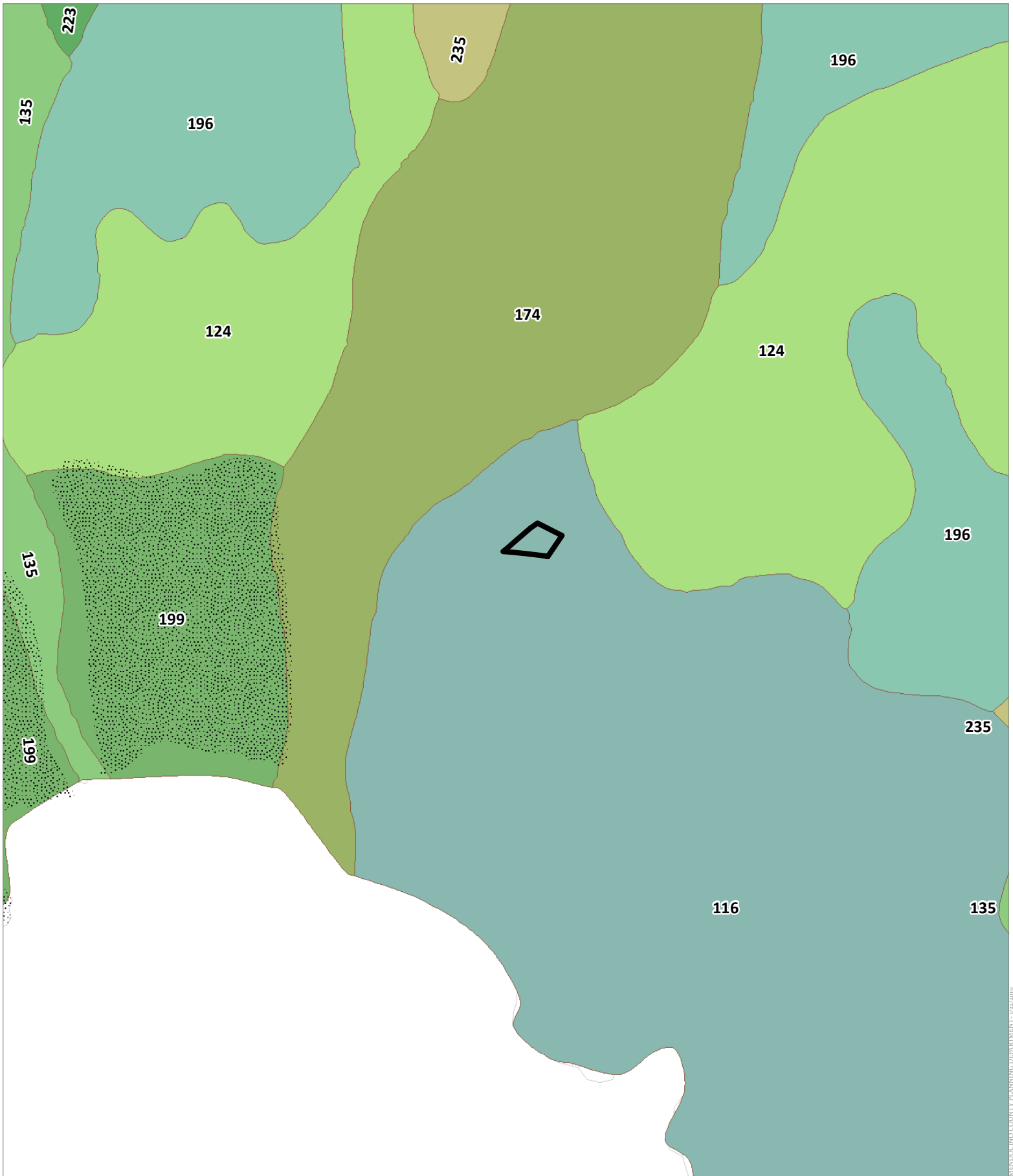
CASE: CDP 2019-0002
OWNER: ABLES, Frank
APN: 144-036-07
APLCT: Frank Ables
AGENT:
ADDRESS: 46785 Ocean View Drive, Gualala

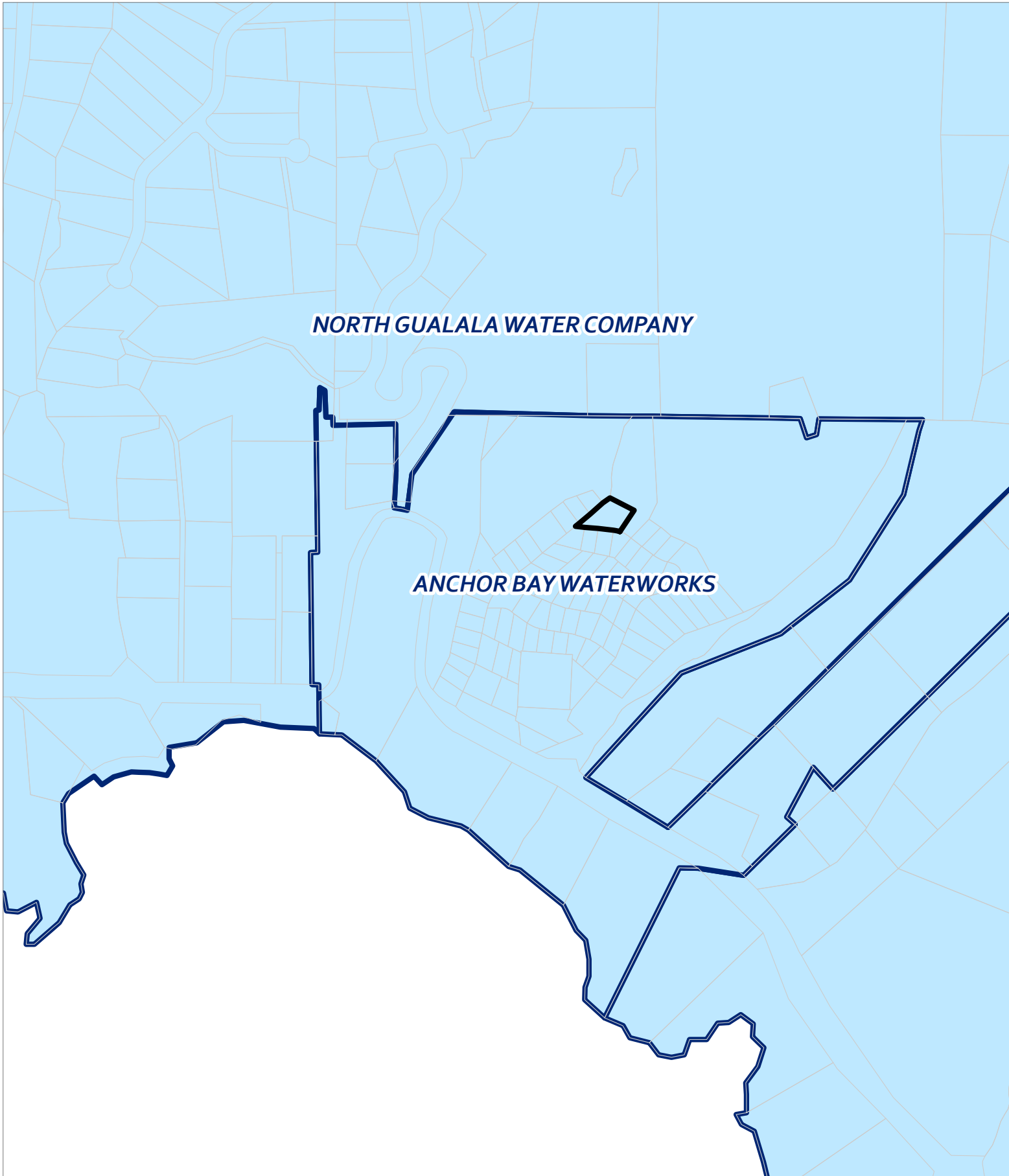
-  Critical Water Areas
-  Critical Water Resources Bedrock




GROUND WATER RESOURCES

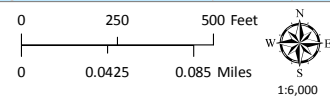
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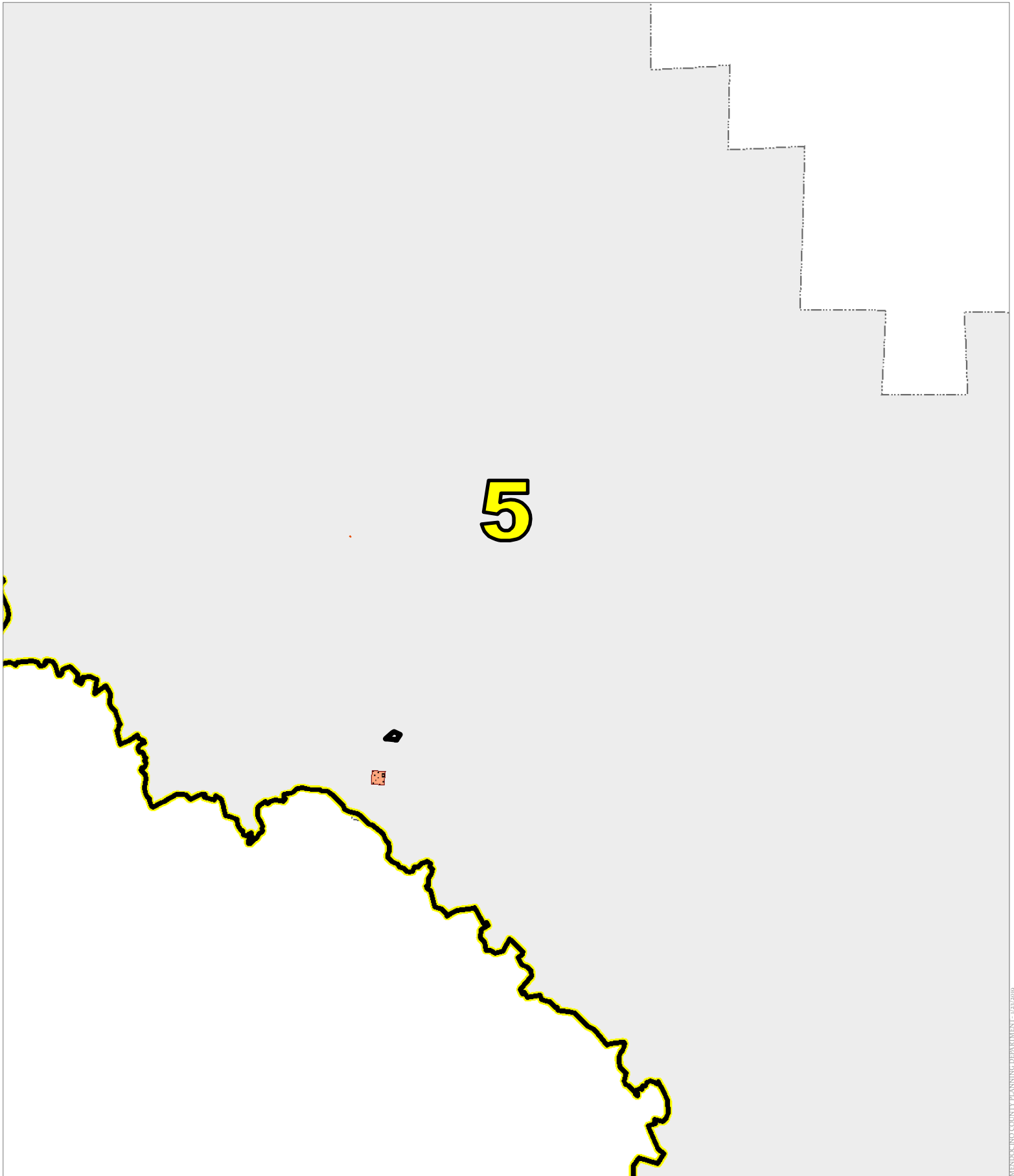
CASE: CDP 2019-0002
OWNER: ABLES, Frank
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ADDRESS: 46785 Ocean View Drive, Gualala

 County Water Districts






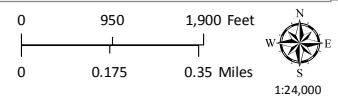
WATER DISTRICTS

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CASE: CDP 2019-0002
OWNER: ABLES, Frank
APN: 144-036-07
APLCT: Frank Ables
AGENT:
ADDRESS: 46785 Ocean View Drive, Gualala

-  Cemetery Lots
-  Supervisorial Districts 2010
-  Gualala MAC



MISC

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MENDOCINO COUNTY WATERWORKS DISTRICT II

35501 S. Highway One #4
Gualala, CA 95445

(707) 884-9641 Office Phone
(707) 884-1221 Fax
(707) 884-1841 Plant Operator

INTENT TO SERVE VERIFICATION

Date: August 20, 2018

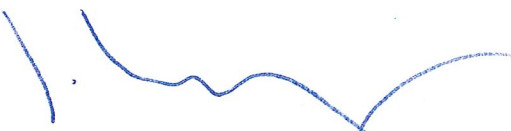
Applicant: Frank Ables
AP#: 144-036-07
Address: 46785 Ocean View Drive, Anchor Bay

The letter is to confirm that the above stated property is within the service area of Mendocino Waterworks District II (MWDII). Applicant has satisfied all MWDII requirements to hook up Sewer service.

MWDII will be provided sewer service upon satisfactory completion of Lateral Sewer line installation and proof of compliance with all Mendocino County Building permits and requirements has been confirmed.

This piece of property has one (1) ESD entitlement. The District will provide service for one (1), single family dwelling.

Cordially,



Jennifer Caughey, Administrator
Mendocino County Waterworks District II

cc:
Parcel File
Mendocino County Waterworks District II Board of Directors