November 9, 2020

Planning – FB
Department of Transportation
Environmental Health - Ukiah/Fort Bragg
Building Inspection – Fort Bragg
Assessor
Air Quality Management

Archaeological Commission
Sonoma State University
CALFIRE – Prevention
CALFIRE – Resource Management
Department of Fish and Wildlife
Coastal Commission

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

CASE#: CDP_2020-0026
DATE FILED: 10/14/2020
OWNER: STEPHEN & SUSAN BLACKMER
APPLICANT: STEVE BLACKMER
AGENT: BRIAN MANNING, OAK SPRINGS STUDIO
REQUEST: Administrative Coastal Development Permit to construct a 405 sq. ft. guest cottage and allow for associated vegetation removal.

LOCATION: In the Coastal Zone, 4± south of Fort Bragg center, on the east side of Leofs Lane (private), 600± feet south of its intersection with Fir Drive (private); located at 32857 Leofs Lane, Fort Bragg (APN 017-350-56).

ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: SAM VANDEWATER
RESPONSE DUE DATE: November 23, 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_2020-0026

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APN/S: 017-350-56
PARCEL SIZE: 1.5± Acres
GENERAL PLAN: Rural Residential (RR)
ZONING: Rural Residential (RR:5 (RR:2))
EXISTING USES: Residential
DISTRICT: 4th District
RELATED CASES: N/A

<table>
<thead>
<tr>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH: Rural Residential (RR)</td>
<td>Rural Residential (RR:5 (RR:2))</td>
<td>3± Acres</td>
<td>Residential</td>
</tr>
<tr>
<td>EAST: Rural Residential (RR)</td>
<td>Rural Residential (RR:5)</td>
<td>10± Acres</td>
<td>Vacant</td>
</tr>
<tr>
<td>SOUTH: Rural Residential (RR)</td>
<td>Rural Residential (RR:5 (RR:2))</td>
<td>1.5± Acres</td>
<td>Residential</td>
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<tr>
<td>WEST: Rural Residential (RR)</td>
<td>Rural Residential (RR:5 (RR:2))</td>
<td>1.3± Acres</td>
<td>Residential</td>
</tr>
</tbody>
</table>

REFERRAL AGENCIES

LOCAL
- Air Quality Management District
- Archaeological Commission
- Assessor’s Office
- Building Division (Fort Bragg)
- Department of Transportation (DOT)
- Environmental Health (EH)
- Fort Bragg Rural Fire Protection District
- Planning Division (Fort Bragg)
- Sonoma State University

STATE
- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- California Dept. of Fish & Wildlife
- Regional Water Quality Control Board

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

ADDITIONAL INFORMATION:
The existing residence was constructed in 1976.

STAFF PLANNER: SAM VANDY VANDEWATER
DATE: 11/6/2020
## Environmental Data

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>1. MAC</td>
<td>N/A</td>
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</tr>
<tr>
<td>2. Fire Hazard Severity Zone</td>
<td>CALFIRE FRAP maps/GIS</td>
<td>Very High Fire Hazard</td>
</tr>
<tr>
<td>3. Fire Responsibility Area</td>
<td>CALFIRE FRAP maps/GIS</td>
<td>CalFire; Fort Bragg Rural Fire Protection District</td>
</tr>
<tr>
<td>4. Farmland Classification</td>
<td>GIS</td>
<td>Urban &amp; Build-up Land (D)</td>
</tr>
<tr>
<td>5. Flood Zone Classification</td>
<td>NO</td>
<td></td>
</tr>
<tr>
<td>6. Coastal Groundwater Resource Area</td>
<td>Marginal Water Resources</td>
<td></td>
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<tr>
<td>7. Soil Classification</td>
<td>Mendocino County Soils Study Eastern/Western Part</td>
<td>Western Soils Survey (180)</td>
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<tr>
<td>8. Pygmy Vegetation or Pygmy Capable Soil</td>
<td>LCP maps, Pygmy Soil Maps; GIS</td>
<td>NO</td>
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<tr>
<td>9. Williamson Act Contract</td>
<td>GIS/Mendocino County Assessor’s Office</td>
<td>NO</td>
</tr>
<tr>
<td>10. Timber Production Zone</td>
<td>GIS</td>
<td>NO</td>
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<tr>
<td>11. Wetlands Classification</td>
<td>GIS</td>
<td>N/A</td>
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<tr>
<td>12. Earthquake Fault Zone</td>
<td>Earthquake Fault Zone Maps; GIS</td>
<td>NO</td>
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<tr>
<td>13. Airport Land Use Planning Area</td>
<td>Airport Land Use Plan; GIS</td>
<td>NO</td>
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<td>14. Superfund/Brownfield/HazMat Site</td>
<td>GIS; General Plan 3-11</td>
<td>NO</td>
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<tr>
<td>15. Natural Diversity Database</td>
<td>CA Dept. of Fish &amp; Wildlife Rarefind Database/GIS</td>
<td>YES</td>
</tr>
<tr>
<td>16. State Forest/Park/Recreation Area Adjacent</td>
<td>GIS; General Plan 3-10</td>
<td>NO</td>
</tr>
<tr>
<td>17. Landslide Hazard</td>
<td>Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44</td>
<td>NO</td>
</tr>
<tr>
<td>18. Water Efficient Landscape Required</td>
<td>Policy RM-7; General Plan 4-34</td>
<td>NO</td>
</tr>
<tr>
<td>19. Wild and Scenic River</td>
<td><a href="http://www.rivers.gov">www.rivers.gov</a> (Eel Only); GIS</td>
<td>NO</td>
</tr>
<tr>
<td>20. Specific Plan/Special Plan Area</td>
<td>Various Adopted Specific Plan Areas; GIS</td>
<td>NO</td>
</tr>
<tr>
<td>21. State Clearinghouse Required</td>
<td>Policy</td>
<td>N/A</td>
</tr>
<tr>
<td>22. Oak Woodland Area</td>
<td>USDA</td>
<td>NO</td>
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<tr>
<td>23. Harbor District</td>
<td>Sec. 20.512</td>
<td>NO</td>
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<tr>
<td>24. LCP Land Use Classification</td>
<td>LCP Land Use maps/GIS</td>
<td>N/A</td>
</tr>
<tr>
<td>25. LCP Land Capabilities &amp; Natural Hazards</td>
<td>LCP Land Capabilities maps/GIS; 20.500</td>
<td>Non-prime Agricultural Land; Marine Terrace Deposits</td>
</tr>
<tr>
<td>26. LCP Habitats &amp; Resources</td>
<td>LCP Habitat maps/GIS</td>
<td>Coastal Prairie Grassland</td>
</tr>
<tr>
<td>27. Coastal Commission Appealable Area</td>
<td>Permit Jurisdiction</td>
<td>NO</td>
</tr>
<tr>
<td>28. CDP Exclusion Zone</td>
<td>CDP Exclusion Zone maps/GIS</td>
<td>YES</td>
</tr>
<tr>
<td>29. Highly Scenic Area</td>
<td>Highly Scenic &amp; Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.010</td>
<td>NO</td>
</tr>
<tr>
<td>30. Biological Resources &amp; Natural Areas</td>
<td>Biological Resources &amp; Natural Areas Maps/GIS, General Plan 4-9</td>
<td>N/A</td>
</tr>
<tr>
<td>31. Blufftop Geology</td>
<td></td>
<td>NO</td>
</tr>
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### For Projects Within the Coastal Zone Only

<table>
<thead>
<tr>
<th>Item</th>
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<tbody>
<tr>
<td>24. LCP Land Use Classification</td>
<td>LCP Land Use maps/GIS</td>
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<tr>
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<td>Biological Resources &amp; Natural Areas Maps/GIS, General Plan 4-9</td>
<td>N/A</td>
</tr>
<tr>
<td>31. Blufftop Geology</td>
<td></td>
<td>NO</td>
</tr>
</tbody>
</table>
COASTAL ZONE APPLICATION FORM

APPLICANT
Name: STEVE BLACKMER
Mailing Address: 32857 LEOFS LANE
City: FORT BRAGG State: CA Zip Code: 95437

PROPERTY OWNER
Name: STEPHEN & SUSAN BLACKMER
Mailing Address: 32857 LEOFS LANE
City: FORT BRAGG State: CA Zip Code: 95437

AGENT
Name: BRIAN JF MANNING, OAK SPRINGS STUDIO
Mailing Address: P.O. BOX 535
City: HOPLAND State: CA Zip Code: 95449 Phone: 707-744-1611

PARCEL SIZE
1.5 Acres

STREET ADDRESS OF PROJECT
32857 LEOFS LANE, FORT BRAGG, CA

ASSESSOR’S PARCEL NUMBER(S)
017-350-5600-04

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

Signature of Applicant/Agent: [Signature]
Date: 8-16-20

Signature of Owner: [Signature]
Date: 9-15-2020
# 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 your 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 GUEST HOUSE TO BE BUILT IN THE BACKYARD OF THE EXISTING HOUSE. WELL & SEPTIC CONNECTED TO EXISTING HOME SYSTEM REMOVE VEGETATION @ NEW GUEST HOUSE**

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

<table>
<thead>
<tr>
<th>TYPE OF UNIT</th>
<th>NUMBER OF STRUCTURES</th>
<th>SQUARE FEET PER DWELLING UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>1</td>
<td>2,600</td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Multifamily Guest House</strong></td>
<td>1</td>
<td>405</td>
</tr>
</tbody>
</table>

If Multifamily, number of dwelling units per building:

3. If the project is **commercial**, **industrial**, or **institutional**, complete the following: **N/A**

   - 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  
   - [x] 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.

SINGLE FAMILY HOUSE & GARAGE

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

7. Project Height. Maximum height of structure 17' - 64" - MAY HT feet.

8. Lot area (within property lines): 72,600 square feet ☒ acres

9. Lot Coverage:

<table>
<thead>
<tr>
<th>Component</th>
<th>Existing</th>
<th>New Proposed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building coverage</td>
<td>3,400</td>
<td>405</td>
<td>3,805</td>
</tr>
<tr>
<td>Paved area</td>
<td>100</td>
<td>27</td>
<td>127</td>
</tr>
<tr>
<td>Landscaped area</td>
<td>32,000</td>
<td>0</td>
<td>32,000</td>
</tr>
<tr>
<td>Unimproved area</td>
<td>58,640</td>
<td>0</td>
<td>58,640</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>65,340</td>
</tr>
</tbody>
</table>

GRAND TOTAL: 65,340 square feet
(Should equal gross area of parcel)


11. Parking will be provided as follows:

<table>
<thead>
<tr>
<th>Component</th>
<th>Existing</th>
<th>Proposed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Spaces</td>
<td>7</td>
<td>7</td>
<td>7</td>
</tr>
<tr>
<td>Number of covered spaces</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of uncovered spaces</td>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of standard spaces</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of handicapped spaces</td>
<td>0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Size 10' x 24'
Size 9' x 20
Size 0
Size 0
12. Utilities will be supplied to the site as follows:

A. Electricity
   ✗ Utility Company (service exists to the parcel).
   □ Utility Company (requires extension of services to site: ______ feet ______ miles
   □ On Site generation, Specify: __________________________
   □ None

B. Gas
   □ Utility Company/Tank
   □ On Site generation, Specify: __________________________
   ✗ None

C. Telephone: ✗ Yes □ No

13. Will there be any exterior lighting? ✗ Yes □ No
   If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.
   ❁ EXTERIOR LIGHTS ON ENTRY PORCH:

14. What will be the method of sewage disposal?
   □ Community sewage system, specify supplier _________________________
   ✗ Septic Tank
   □ Other, specify _________________________

15. What will be the domestic water source?
   □ Community water system, specify supplier _________________________
   ✗ Well
   □ Spring
   □ Other, specify _________________________

16. Is any grading or road construction planned? □ Yes ✗ No
   If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate
   slope, flat, etc.).
   
   For grading and road construction, complete the following: N/A

A. Amount of cut: _________________________ cubic yards
B. Amount of fill: _________________________ cubic yards
C. Maximum height of fill slope: _________________________ feet
D. Maximum height of cut slope: _________________________ feet
E. Amount of import or export: _________________________ cubic yards
F. Location of borrow or disposal site: _________________________
17. Will vegetation be removed on areas other than the building sites and roads? [ ] Yes [X] No
   If yes, explain:

18. Does the project involve sand removal, mining or gravel extraction? [ ] Yes [X] No
   If yes, detailed extraction, reclamation and monitoring may be required.

19. Will the proposed development convert land currently or previously used for agriculture to
    another use? [ ] Yes [X] No
    If yes, how many acres will be converted? _N_/A_ acres (An agricultural economic feasibility
    study may be required.)

20. Will the development provide public or private recreational opportunities? [ ] Yes [X] No
    If yes, explain:

21. Is the proposed development visible from:
   
   A. State Highway 1 or other scenic route? [ ] Yes [X] No
   B. Park, beach or recreation area? [ ] Yes [X] No

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances,
    flammables, or explosives? [ ] Yes [X] No
    If yes, explain:

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters,
    wetlands, estuaries or lakes?
    
    A. Diking [ ] Yes [X] No
    B. Filling [ ] Yes [X] No
    C. Dredging [ ] Yes [X] No
    D. Placement of structures in open coastal waters, wetlands, estuaries or lakes [ ] Yes [X] No

    Amount of material to be dredged or filled? _0_ cubic yards.

    Location of dredged material disposal site: _N_/A_

    Has a U.S. Army Corps of Engineers permit been applied for? [ ] Yes [X] No

If you need additional room to answer any question, attach additional sheets.
CASE: CDP 2020-0026
OWNER: BLACKMER, Steve
APN: 017-350-56
APLCT: Steve Blackmer
AGENT: Brian Manning
ADDRESS: 32857 Leofs Lane, Fort Bragg

= = = Private Roads

AERIAL IMAGERY
CASE: CDP 2020-0026
OWNER: BLACKMER, Steve
APN: 017-350-56
APLCT: Steve Blackmer
AGENT: Brian Manning
ADDRESS: 32857 Leofs Lane, Fort Bragg
CAL FIRE FILE # 350-20  Project Type: New Build  Battalion #: 6  Date: August 25, 2020

CONDITIONS OF APPROVAL OF STATE FIRE SAFE REGULATIONS

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

<table>
<thead>
<tr>
<th>Building / Project Site Information</th>
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</thead>
<tbody>
<tr>
<td>Address: 32857 Leofs Ln.</td>
</tr>
<tr>
<td>City: Fort Bragg</td>
</tr>
<tr>
<td>Zip Code: 95437</td>
</tr>
<tr>
<td>APN: 017-350-56</td>
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</table>

<table>
<thead>
<tr>
<th>Property Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Stephen &amp; Susan Blackmer</td>
</tr>
<tr>
<td>Mailing Address: 32857 Leofs Ln.</td>
</tr>
<tr>
<td>City: Fort Bragg</td>
</tr>
<tr>
<td>State: CA</td>
</tr>
<tr>
<td>Zip Code: 95437</td>
</tr>
<tr>
<td>Phone: 707-494-8873</td>
</tr>
<tr>
<td>Email: <a href="mailto:chantbks@vom.com">chantbks@vom.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agent Representing Property Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Brian JF Manning Oak Springs Studio</td>
</tr>
<tr>
<td>Mailing Address: Box 535</td>
</tr>
<tr>
<td>City: Hopland</td>
</tr>
<tr>
<td>State: CA</td>
</tr>
<tr>
<td>Zip Code: 95449</td>
</tr>
<tr>
<td>Phone: 707-744-1611</td>
</tr>
<tr>
<td>Email: <a href="mailto:lkoaksprings@sbcglobal.net">lkoaksprings@sbcglobal.net</a></td>
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</table>

<table>
<thead>
<tr>
<th>Mail Correspondence to:</th>
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<tbody>
<tr>
<td>Owner:</td>
</tr>
<tr>
<td>□ Owner</td>
</tr>
<tr>
<td>□ Agent</td>
</tr>
<tr>
<td>□ Pick Up at CAL FIRE Howard Forest</td>
</tr>
</tbody>
</table>

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

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

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

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

**EMERGENCY WATER STANDARD**

- Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, 2012 Edition and California Fire Code CCR 24 part 9, shall be accepted as meeting the requirements of this article.
- The hydrant or fire valve shall be 18" above grade, 8' from flammable vegetation, no closer than 4' and no further than 12' from roadway, and in a location apparatus using it will not block the roadway.
- The hydrant shall be not less than 50' nor more than 3/8 mile from the building it is to serve, shall be located at a turnout or turnaround along the driveway to that building or along a road that intersects with driveway.
- The hydrant head shall be 2 ¾" National Hose male thread with cap for pressure and gravity flow systems, and 4 ¾" for draft systems. They shall have suitable crash protection.
- A reflectorized blue marker minimum of 3" diameter shall be mounted on a fire-retardant post within 3' of the hydrant. The marker shall be no less than 3' or more than 5' above grade.

**ROAD STANDARD**

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

**SIGN STANDARD**

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

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

☐ CAL FIRE ADDITIONAL CONDITIONS OR COMMENTS:

☐ EXCEPTION REQUEST GRANTED
  - See attached letter

☐ EXCEPTION REQUEST DENIED
  - See attached letter

Project review and approval by: Anthony Massucco  
Mendocino Unit - Fire Prevention Bureau

CONDITIONS OF APPROVAL INSTRUCTIONS

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

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

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

Conifers:

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

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

Hardwoods:

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

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

**Address:** 32857 LEOFS LANE  
**APN:** 017-350-56

**City:** FORT BRAGG  
**Zip Code:** 95437

### Property Owner

**Name:** STEPHEN & SUSAN BLACKMER  
**Mailing Address:** 32857 LEOFS LANE

**City:** FORT BRAGG  
**State:** CA  
**Phone:** 707-494-8873

**Email:** chantlbs@verm.com

### Agent Representing Property Owner

**Name:** BRIAN JF MANNING OAK SPRINGS STUDIO  
**Mailing Address:** P.O. BOX 535

**City:** HOPLAND  
**State:** CA  
**Phone:** 707-744-1611

**Email:** lkoaksprings@sbcglobal.net

Mail Correspondence to (choose one)

- [ ] Owner  
- [x] Agent  
- [ ] Pick Up at CAL FIRE Howard Forest

### Project Information

- [x] Residential  
- [ ] Commercial

- [x] New Building  
- [ ] Class K  
- [ ] Subdivision

- [ ] Remodel/ Addition  
- [ ] Replacement  
- [ ] Other

**Dwelling Sq. Ft.:** 340  
**Attached Garage Sq. Ft.:**

**Accessory Building(s) Sq. Ft.:**  
**Detached Garage/ Shop Sq. Ft.:**

**Agricultural Building(s) Sq. Ft.:**  
**Other Structure Sq. Ft.:** 65 PORCH

**TOTAL SQUARE FEET:** 405

Briefly describe the structure(s) to be built:

**GUEST HOUSE TO BE BUILT IN THE BACK YARD OF THE EXISTING HOUSE @ 32857 LEOFS LN. FORT BRAGG**
<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Was the subject parcel created PRIOR to January 1, 1991?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Is the structure within a ½ mile driving distance of a working fire hydrant?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Is the structure within a 5-mile driving distance of a year-round fire station?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Is the subject parcel 1 acre or larger?</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Will the proposed structure(s) be 30 ft. or more from ALL property lines</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Will your project require construction of a new road?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Will your project require extension of an existing road?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>If you answered YES to question 6 or 7: How many feet? Maximum grade (%)?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Will your project require construction of a new driveway?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Will your project require extension of an existing driveway?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>If you answered YES to question 8 or 9: How many feet? Maximum grade (%)?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If you answered No to (one or more) questions 6-9, describe the existing road/driveway:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is there an existing bridge(s) on the parcel that provide access to the project site?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Will a bridge be installed/constructed to provide access to project site?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Is a plot plan attached as per the instructions?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Current acreage before split?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Acreage of each newly created parcel?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Will trees be cut and timber products be sold, bartered, traded, or exchanged?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Will timberland be converted to a non-timber growing use?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>If YES on questions 13 or 14, a harvest permit may be required from CAL FIRE Resource Management FOR QUESTIONS RELATED TO TIMBER OR LAND CONVERSION CALL (707) 459-7440</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Will your project require an exception to ANY of the Fire Safe Regulations?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>I hereby agree to maintain the property in compliance with the Fire Safe Regulations established in the Public Resources Code Section 4290. The information submitted in this application is complete and accurate to the best of my knowledge.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Signature of property owner or authorized agent: ______________________

Date: 8-16-2020

Print Name: BRIAN JT MANNING