November 10, 2020

CASE#: CDPM_2020-0002
DATE FILED: 9/25/2020
OWNER/APPLICANT: KENNETH & ROSWIHTA SCHAFFER
AGENT: WYNN COASTAL PLANNING & BIOLOGY
REQUEST: Coastal Development Permit Modification of CDP_2018-0018, which authorized the construction of a 5,164 square foot single family residence, a 3,293 square foot porch/deck, an attached 612 square foot garage and an attached 2,034 square foot private art gallery. In addition, a 1,000 square foot family care unit with 1,299 square feet of porch/decking, an 822 square foot chicken coop/run, a 44 square foot personal observatory, 40,400 square feet of ground mounted detached solar panels and two 144 square foot pump houses were authorized as well as ancillary improvements such as replacement fencing and temporary construction support consisting of temporary occupancy of a travel trailer during construction.

The proposed Modification requests replacement of the previously approved 1,000 square foot family care unit with a 585 square foot Guest Cottage with 415 square feet of attached storage area in the same location. In addition, the Modification proposes an Offer to Dedicate for a pedestrian public access easement along the southerly property line, from southwestern corner of property to southeastern corner of property.

ENVIRONMENTAL DETERMINATION: Addendum to Mitigated Negative Declaration
LOCATION: In the Coastal Zone, 0.60± miles north of the unincorporated town of Albion, west of State Route 1 (SR 1) and more specifically one-half mile northwest of the intersection of State Route 1 (SR 1) and Albion-Little River Airport Road (CR 403) at 3980 North Highway 1, APN: 123-030-09.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: JULIA ACKER
RESPONSE DUE DATE: November 24, 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 ___________________________
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APN/S: 123-030-09-00

PARCEL SIZE: 35.5± acres

GENERAL PLAN: Remote Residential (RMR20:R)

ZONING: Remote Residential, 20 acre minimum parcel size (RMR:20)

EXISTING USES: Vacant

DISTRICT: 5

RELATED CASES:
- Subject parcel is Parcel 2 of the Parcel Division #P 5-72 that was approved in 1972, and as shown in Map Case 2, Drawer 20, Page 3 of Mendocino County Official Records;
- Coastal Development Permit #CDP_2018-0018 (subject permit being modified);
- California Coastal Commission Appeal No. A-1-MEN-20-0024, which appealed CDP_2018-0018 on the basis of inconsistency with public access policies and policies requiring adequacy of services.
- Subdivision Modification #MS_2018-0004 to remove a Condition from P 5-72 to allow the approved encroachment location from State Route 1, and on a sharp curve, to be relocated to a location approximately 440 feet to the south along a straight section of State Route 1. Approved by the Planning Commission at a public meeting on December 5, 2019.

ADJACENT GENERAL PLAN
- NORTH: Remote Residential
- EAST: Remote Residential
- SOUTH: Remote Residential
- WEST: Pacific Ocean

ADJACENT ZONING
- Remote Residential (RMR:20)
- Remote Residential (RMR:20)
- Remote Residential (RMR:20)
- Pacific Ocean

ADJACENT LOT SIZES
- 10 - 23.5± acres
- 20± acres
- 10± acres
- N/A

ADJACENT USES
- Vacant
- Vacant & Residential
- Transient Occupancy
- Ocean

LOCAL
- Air Quality Management District
- Assessor’s Office
- Building Division Fort Bragg
- Department of Transportation (DOT)
- Environmental Health (EH)
- Albion-Little River Fire District
- Planning Division Fort Bragg

STATE
- CALFIRE (Land Use)
- California Coastal Commission
- California Dept. of Fish & Wildlife
- California Highway Patrol
- CALTRANS

FEDERAL
- US Department of Fish & Wildlife
- TRIBAL
- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: The original Coastal Development Permit (CDP_2018-0018) was approved by the Coastal Permit Administrator on April 30, 2020. On June 29, 2020 an Appeal was filed with the California Coastal Commission by Commissioners Donne Brownsey and Mike Wilson, Appeal No. A-1-MEN-20-0024. The Appeal focused on inconsistency with public access policies and policies requiring adequacy of services. The current Modification request is a solution that has been discussed with California Coastal Commission staff to resolve the concerns raised in the Appeal.

STAFF PLANNER: JULIA ACKER KROG DATE: 11/10/2020
## 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
   - SRA

4. **FARMLAND CLASSIFICATION:**
   - 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 Area (CWA)

7. **SOIL CLASSIFICATION:**
   - Mendocino County Soils Study Eastern/Western Part
   - Western Soils #106, 117, and 139

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
    - Yes, Freshwater Emergent Wetlands (two shown on maps)

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. **WILLIAMSON ACT CONTRACT:**
    - GIS/Mendocino County Assessor's Office
    - NO

20. **SPECIFIC PLAN/SPECIAL PLAN AREA:**
    - Various Adopted Specific Plan Areas; GIS
    - NO

21. **STATE CLEARINGHOUSE REQUIRED:**
    - Policy
    - YES

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 18: Albion

25. **LCP LAND CAPABILITIES & NATURAL HAZARDS:**
    - LCP Land Capabilities maps/GIS; 20.500
    - Non-prime agricultural land, Beach Deposits and Stream Alluvium and Terraces (Zone 3) – Intermediate Shaking

26. **LCP HABITATS & RESOURCES:**
    - LCP Habitat maps/GIS; 20.496
    - Off-shore of parcel is shown as a “Rocky Intertidal Area”

27. **COASTAL COMMISSION APPEALABLE AREA:**
    - Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
    - YES

28. **CDP EXCLUSION ZONE:**
    - CDP Exclusion Zone maps/GIS
    - NO

29. **HIGHLY SCENIC AREA:**
    - Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020
    - HIGHLY SCENIC

30. **BIOLOGICAL RESOURCES & NATURAL AREAS:**
    - Biological Resources & Natural Area Map; GIS; General Plan 4-9
    - No, but ESHA exists on the site per site specific surveys.

31. **BLUFFTOP GEOLOGY:**
    - GIS; 20.500.020
    - YES
# COASTAL DEVELOPMENT PERMIT AMENDMENT APPLICATION FORM

<table>
<thead>
<tr>
<th>Name of Applicant</th>
<th>Name of Owner(s)</th>
<th>Name of Agent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ken &amp; Roswitha Schaffer</td>
<td>Same</td>
<td>Amy Wynn, Wynn Coastal Planning &amp; Biology</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mailing Address</th>
<th>Mailing Address</th>
<th>Mailing Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>9301 Rocky Point Drive</td>
<td>Same</td>
<td>703 North Main Street</td>
</tr>
<tr>
<td>Kansas City, MO 64152</td>
<td>Same</td>
<td>Fort Bragg, CA 95437</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Telephone Number</th>
<th>Telephone Number</th>
<th>Telephone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>(816) 587-9445</td>
<td></td>
<td>707-964-2537</td>
</tr>
</tbody>
</table>

**Project Description:**

Request to construct a 5,164sf SFR, a 3,293sf porch/deck, an attached 612sf garage, an unattached 419sf workshop, and an unattached 2,034sf private art gallery. Also to be constructed is a 1,000sf Family Care Unit, 685sf Guest Cottage with 415sf attached storage and 1,299sf of porch/decking, an 822sf chicken coop/run, a 44sf personal observatory, 40,400sf of ground mounted detached solar panels and two 144sf pump houses. Replacement fencing is also proposed along the frontage of State Route 1. Additionally, temporary occupancy of a travel trailer during construction is requested. Finally, provide an Offer to Dedicate a pedestrian public access easement along the southerly property line, from southwestern corner of property to southeastern corner of property.

**Driving Directions**

Located on the West side of Highway 1, approximately 1/3 of a mile North of its intersection with Albion Little River Road in Albion. The parcel is gated; see Agent for access.

Agent requests to be present during County site visit and one week’s advance notice to ensure availability.

<table>
<thead>
<tr>
<th>Assessor’s Parcel Number(s)</th>
<th>Previous Coastal Development Permit # (s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>123-030-09-00</td>
<td>CDP # 2018-0018</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parcel Size</th>
<th>Street Address of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>35.5 Acres</td>
<td>3980 North Highway One</td>
</tr>
<tr>
<td></td>
<td>Albion, CA 95410</td>
</tr>
</tbody>
</table>

Please note: Before submittal, please verify correct street address with the Planning Division in Ukiah.
COASTAL DEVELOPMENT PERMIT
APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies who will be reviewing your project proposal. The more detail that is provided, 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".

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Construct a 5,164sf Single-Family Residence, including 3,293sf of porch/deck, with 612sf attached Garage, 2,034sf attached Private Art Gallery, 419sf detached Workshop (maximum building height of 18' above natural grade).

Construct a 1,000sf Family Care Unit/Accessory Dwelling Unit 585sf Guest Cottage with 415sf attached storage, including 1,293sf of porch/deck (maximum building height of 18' above natural grade).

Install a 40sf Chicken Coop and run, (maximum building height of 6' above natural grade); 64sf Personal Observatory (maximum building height of 10' above natural grade); install approximately 3,600sf horticultural garden; install screening vegetation easterly of SFR (native species, approximately 2-3' tall).

Install 40,400sf of ground mounted detached solar panels, 1,900sf of roof-mounted solar panels on SFR gallery roof behind parapet walls; screened fenced area for deliveries at entrance (extend existing wire fencing around proposed entrance area, screened with native vegetation), including: propane tank, trash bins, mail box and package drop box; trenching for utilities.

Install primary septic system both the Single-Family Residence and FCU/ADU; request probable future repair/replacement of septic tank, trenching septic line from said tank and associated infrastructure to secondary/replacement septic field.

Convert existing test well to production well; drill new production well close to proposed residence (request 3 drilling attempts, outside of ESHA buffers and viewsheds) with half-buried 5,000-gallon water tank; 144sf pump houses for both wells (total of 288sf).

Shift existing southern driveway encroachment to Highway One to proposed asphalt encroachment approximately 300' northerly of existing location; install 35,000sf new driveway from relocated southern encroachment to residence and family care unit/Accessory dwelling unit (gravel driveway; concrete approach at SFR). Install culvert within driveway.

Request Administrative Permit for occupancy of temporary travel trailer for construction support.

Finally, provide an Offer to Dedicate a pedestrian public access easement along the southerly property line, from southwestern corner of property to southeastern corner of property.

NOTES ON THE REQUEST:

*1C OVERLAY ZONING
This property is zoned RMR20, with a *1C overlay. Mendocino County General Plan Coastal Element Policy 3.7-4 states that:

"Proposed sites or areas for additional visitor serving facilities are designated and reserved by a number indicating a category of VSF described in this section subject to the granting of a conditional use permit (*C). Precise intensity of the proposed visitor accommodations and development standards shall be specified in the Zoning Regulations and regulated so that the use will be compatible with existing uses, public services and environmental resources. Any visitor serving facility not shown on the LUP Maps shall require an LUP amendment except in Rural Village (RV) and Commercial (C) Land Uses.

"No development more intense than a single-family residence shall be allowed on such a site, and then only if it is sited in such a location and manner that a visitor serving facility may still be placed on the site."

This application requests approval for a Single-Family Residence, but demonstrates that the residence and appurtenant development has been sited in such a location and manner that a visitor serving facility (in this case a 10-unit inn) may still be placed on the site should one be proposed in the future.

GUEST COTTAGE/ACCESSORY DWELLING UNIT
The applicant requests a Guest Cottage. When the County adopts Accessory Dwelling Unit regulations within the Coastal Zone, we request that the Guest Cottage be converted to an ADU.
2. If the project is residential, please complete the following:

<table>
<thead>
<tr>
<th>TYPE OF UNIT</th>
<th>NO. OF STRUCTURES/ UNITS</th>
<th>EXISTING SQ. FT.</th>
<th>PROPOSED SQ. FT.</th>
<th>TOTAL SQ. FT. PER STRUCTURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Residence</td>
<td>1</td>
<td>0</td>
<td>5,164</td>
<td>5,164</td>
</tr>
<tr>
<td>SFR porches/decks</td>
<td>1</td>
<td>0</td>
<td>3,293</td>
<td>3,293</td>
</tr>
<tr>
<td>Garage, attached</td>
<td>1</td>
<td>0</td>
<td>612</td>
<td>612</td>
</tr>
<tr>
<td>Private Art Gallery, attached</td>
<td>1</td>
<td>0</td>
<td>2,034</td>
<td>2,034</td>
</tr>
<tr>
<td>Workshop, detached</td>
<td>1</td>
<td>0</td>
<td>419</td>
<td>419</td>
</tr>
<tr>
<td>Guest Cottage (585sf) w storage</td>
<td>1</td>
<td>0</td>
<td>1,000</td>
<td>1,000</td>
</tr>
<tr>
<td>FCU/ADU porches/decks</td>
<td>1</td>
<td>0</td>
<td>1,299</td>
<td>1,299</td>
</tr>
<tr>
<td>Water Tank</td>
<td>1</td>
<td>0</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Personal Observatory</td>
<td>1</td>
<td>0</td>
<td>64</td>
<td>64</td>
</tr>
<tr>
<td>Chicken Coop</td>
<td>1</td>
<td>0</td>
<td>40</td>
<td>40</td>
</tr>
<tr>
<td>Driveway and Parking</td>
<td>1</td>
<td>0</td>
<td>38,315</td>
<td>38,315</td>
</tr>
</tbody>
</table>

3. Are there existing structures on the property? □ Yes ☒ No
   If yes, describe below and identify the use of each structure on the plot plan.
   No structures, but an existing rock quarry, shallow well, existing gravel subdivision road along northern property line, and some perimeter fencing and gates.

4. 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:
         1,900 sq. ft. of roof mounted PV solar panels on SFR Gallery roof, behind parapet wall.
         40,400sf of ground mounted detached solar panels
      □ None

   B. Gas
      ☒ Utility Company/Tank propane tank
      □ None

   C. Telephone: ☒ Yes □ No

5. 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.
   Shielded, downcast fixtures; see attached details.

6. What will be the method of sewage disposal?
   □ Community sewage system, specify supplier
   ☒ Septic Tank (indicate primary + replacement leach fields on plot plan)
   □ Other, specify
7. What will be the domestic water source?
   □ Community water system, specify supplier
   □ Well (existing, plus secondary well as requested)
   □ Spring
   □ Other, specify __________________________

8. Is any grading or road construction planned?  □ Yes  □ No

   Estimate the amount of grading in cubic yards 350-400cy. If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.

   Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).
   Flat terrain, extend driveway onto property.

   Driveway enters the property on mostly level terrain, then passes between the two knolls on the property to climb up a moderate slope to the proposed residence on the saddle of the northern knoll; the driveway extends from the residence down a moderate side slope to the proposed Guest Cottage.

9. Will vegetation be removed on areas other than the building sites and roads?  □ Yes  □ No
   If yes, explain:

10. Is the proposed development visible from:

    A. State Highway 1?  □ Yes  □ No
    B. Park, beach or recreation area?  □ Yes  □ No

    If you answered yes to either question, explain.

11. Project Height. Maximum height of structure(s). 18’ average height above natural grade.

12. Describe all exterior materials and colors of all structures.

<table>
<thead>
<tr>
<th>Item</th>
<th>Material</th>
<th>Color</th>
</tr>
</thead>
<tbody>
<tr>
<td>Siding</td>
<td>Western Red Cedar</td>
<td>Clear</td>
</tr>
<tr>
<td>Siding</td>
<td>Anodized Aluminum</td>
<td>Bronze</td>
</tr>
<tr>
<td>Siding</td>
<td>Fiber Cement</td>
<td>Painted to match Bronze Anodized Aluminum</td>
</tr>
<tr>
<td>Roof</td>
<td>Copper Standing Seam</td>
<td>Copper, to age</td>
</tr>
<tr>
<td>Doors - Person</td>
<td>Copper-Clad Wood</td>
<td>Copper, to age</td>
</tr>
<tr>
<td>Doors – Garage</td>
<td>Western Red Cedar</td>
<td>Clear</td>
</tr>
<tr>
<td>Trim, Window Casings</td>
<td>Western Red Cedar</td>
<td>Clear</td>
</tr>
<tr>
<td>Window Trim</td>
<td>Anodized Aluminum</td>
<td>Bronze</td>
</tr>
<tr>
<td>Retaining Walls</td>
<td>Concrete</td>
<td>Integrally Colored, Davis Colors, Harvest Gold</td>
</tr>
<tr>
<td>Solar Panels</td>
<td></td>
<td>Blue cells on aluminum frame (behind parapet wall)</td>
</tr>
<tr>
<td>Chimney</td>
<td>Cement Plaster</td>
<td>Premix La Habra &quot;Aspen&quot;</td>
</tr>
</tbody>
</table>
13. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, rare or endangered plants, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site?

Please see Biological Report and subsequent submittals in original project file.

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total square footage of all structures</td>
<td>N/A</td>
</tr>
<tr>
<td>Estimated employees per shift</td>
<td></td>
</tr>
<tr>
<td>Estimated shifts per day</td>
<td></td>
</tr>
<tr>
<td>Type of loading facilities proposed</td>
<td></td>
</tr>
<tr>
<td>Will the proposed project be phased?</td>
<td>Yes</td>
</tr>
<tr>
<td>If Yes, explain your plans for phasing.</td>
<td></td>
</tr>
<tr>
<td>Parking will be provided as follows:</td>
<td></td>
</tr>
<tr>
<td>Number of Spaces</td>
<td></td>
</tr>
<tr>
<td>Existing</td>
<td></td>
</tr>
<tr>
<td>Proposed</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
</tr>
<tr>
<td>Number of standard spaces</td>
<td>Size</td>
</tr>
<tr>
<td>Number of handicapped spaces</td>
<td>Size</td>
</tr>
</tbody>
</table>
Title 14 Code of California Regulations: Division 15.5, Chapter 7, Subchapter 3, Article 6.

Fuels Modification and Defensible Space Standards

- To reduce the intensity of a wildfire by reducing the volume and density of flammable vegetation, the strategy of fuels modification and greenbelts should provide increased safety for emergency fire equipment and evacuating civilians, and
- A point of escape or defense from a wildfire.

Fuels Modification and Defensible Space Standards (Implementation)

- Structures on parcels 1 acre and larger shall be setback from the property line at least 30 feet. Smaller parcels shall provide for comparable mitigation.
- Flammable vegetation generated by construction or development must be lawfully disposed of before final grading.
- Greenbelts that are proposed as a part of a development or project shall be strategically located to separate wildland fuels and structures.
- DEFFENDABLE SPACE AROUND STRUCTURES

  A person that owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainside area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, shall at all times do all of the following:
  (a) Maintain around and adjacent to the building or structure a firebreak made by removing and clearing away, for a distance of not less than 50 feet on each side of the building or structure or to the property line, whichever is nearer: all flammable vegetation or other combustible growth. This subdivision does not apply to single specimens of trees or other vegetation that is well-paved and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from another vegetation to any building or structure.
  (b) Maintain around the building or structure additional fire protection or firebreaks made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet from the building or structure or to the property line of a greater distance if required by state law or local ordinance, rule, or regulation. This section does not prevent an insurance company that issues a building or structure from requiring the owner of the building or structure to maintain a firebreak of more than 100 feet around the building or structure. Grass and other vegetation located more than 30 feet from the building or structure and less than 10 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.
  (c) Maintain around any structure the area of any subdivision within 50 feet of the outlet of any chimney or stovepipe.
  (d) Maintain any firebreaks or structure of fire protection around the building or structure as required by state law or local ordinance, rule, or regulation.
  (e) Provide and maintain at all times a screen over the outlet of any chimney or stovepipe that is attached to any fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than one-half inch in size. (PRC 4221)
Exhibit 2. Viewshed Map, includes viewsheds from all vantage points along Highway One, from north of the property to south of the Albion Bridge. Project has been designed to be located in the view shadow.
Exhibit 3. Line of Sight, south elevation
Exhibit 4.1 View of Residence from Highway One
### SCHAFER RESIDENCE
### MATERIALS SELECTIONS
6.11.2018

<table>
<thead>
<tr>
<th>BRONZE ANODIZED ALUMINUM</th>
<th>CLEAR WESTERN RED CEDAR, CLEAR FINISH</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Metal siding; Fiber cement siding painted to match bronze anodized aluminum; window trim, sliding glass doors)</td>
<td>(Wood siding, window casings, trim, fascia, garage doors)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COPPER STANDING SEAM ROOFING</th>
<th>CEMENT PLASTER WITH PAINT FINISH; LA HABRA, ASPEN</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Roofing; person doors [copper clad wood])</td>
<td>(Chimney chase)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INTEGRALLY COLORED CONCRETE; DAVIS COLORS, HARVEST GOLD</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(retaining walls)</td>
<td></td>
</tr>
</tbody>
</table>
1. **EXTERIOR LIGHT W/ COPPER SURROUND**

   **SIDEVIEW**

   **ELEVATION**

   **PLAN**

   **Scale:** 1" = 1'-0"

   Exhibit 6.1 Lighting – Superior wall sconce
DESCRIPTION
Twin 75 watt Quartz Bullet Floods come pre-assembled and pre-wired on CU4 Universal Mounting plate. Lamps included.

SPECIFICATIONS
Finish:
Chip and fade resistant durable powder coat finish

Housing:
Precision die cast aluminum, 1/2" NPS threaded arm with locking swivel and EZ Grip lock nut fits all standard mounting

Lamp Gasket:
High temperature silicone gasket stays in place during retamping

Lens:
Thick, tempered glass

Reflector:
Semi-specular anodized aluminum

Replacement Lamps:

Sockets:
Porcelain bi-pin GY 8 base with gold plated contacts and 250° C socket wires

UL Listing:
Suitable for wet locations. Suitable for mounting within 4' of the ground

Color:
Black

Weight:
2.1

DIMENSIONS

PHOTOMETRICS
75w Fixture @ 4' Mounting Height Aimed 60° Below Horizontal

ORDERING INFORMATION
Quartz Halogen Lamp supplied with fixture

Total Watts | Lamp Type | Lamp Base | Lamp inlet |
---|---|---|---|
75 | T-4 | bi-pin (GY80) | |

Factory Installed Options
Add suffix to Catalog Number

Note: Specifications may change without notice

RAB Lighting, Inc. • 170 Ludlow Ave • Northvale, NJ 07647 • Tel: 888 RAB-1000 • Fax: 888 RAB-1232 • www.rabweb.com

© 2008

Exhibit 6.2 Lighting – RAB flood light on motion detector

WYNN COASTAL PLANNING
Wall mounted luminaires

Housing: One piece die cast aluminum with integral arm and canopy supplied with a universal mounting bracket for direct attachment to a 3" or 4" octagonal wiring box. A die cast aluminum round "rotation" plate allows the housing to be precisely leveled (or rotated) after installation.

Enclosure: Hand blown, seamless, clear crystal glass with inside translucent white ceramic coating and screw neck. Molded high temperature silicone rubber O-ring gasket for weather tight operation. Die cast aluminum shade, painted white inside, allows partial upright.

Electrical: Lampholders: Fluorescent are type GX23-2 (13W), rated 75W, 250V.

Ballast: Compact fluorescent are magnetic, HPF, available in 120V or 277V - specify.

Finish: These luminaires are available in five standard BEGA colors: Black (BLK), White (WHI), Bronze (BRZ), Silver (SIL), Eurocoat+ (URO).

To specify, add appropriate suffix to catalog number. For complete description of BEGA finishing process, refer to technical information section at end of catalog. Custom colors supplied on special order.

U.L. listed, suitable for wet locations. Protection class: IP 44.

Wall luminaires with partial upright.

Die cast aluminum arm, canopy and shade with upright slots.

Crystal glass with screw neck.

U.L. listed, suitable for wet locations. IP 44.

Color: Standard BEGA finishes.

<table>
<thead>
<tr>
<th>Lamp</th>
<th>Lumen</th>
<th>A</th>
<th>B</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>6322P</td>
<td>Wall</td>
<td>13W</td>
<td>180</td>
<td>10</td>
</tr>
</tbody>
</table>


©Copyright BEGAUS 2005 updated 4/06

Exhibit 6.3 Lighting – Bega wall sconce
FX | LUMINAIRE®
DM-10, DM-15, DM-20

Classic Lines, Timeless Construction
For those who appreciate the best, this pathway light is designed for both high performance and style. The strong, linear lines of the DelMare® will complement any landscape by day and bring it to life at night.

This patent pending luminaire is the best choice for the client who wants a flawless design that will make a long term contribution to their garden. Using high output long life halogen lamps reduces operating and service costs.

All FX copper models are well suited for coastal exposures or areas where irrigation water contains high levels of mineral or caustic salts.

The copper will patina naturally over time and can be accelerated with solution spray. For patina formulas visit our website at www.FXL.com/patina.

The Harmony of Patina
The most successful gardens are a harmonious blend of organic materials. The FX copper line is the perfect match to wood, masonry and plant materials since the natural patina process allows each fixture to melt into its background.

Compare FX copper luminaires with any other and you will find a dramatic difference in quality of materials, precision of fit and consistency of finish.

© 2007 FX LUMINAIRE® 800-688-1269 www.FXL.com®

Exhibit 6.4. Lighting – Del Mare path light

WYNN COASTAL PLANNING
FX | LUMINAIRE®
LO-20, LO-35, LO-50

Uplighting

Fine Solid Brass Construction

Our premiere upright luminaire is built to last a lifetime but priced for the value-conscious project owner. Milled from solid billet brass, this is the best choice for applications such as island resorts or seaside homes that demand extreme durability and high performance. A wide range of filters and glare control devices allows the lighting designer to shape the beam for precise light painting of any fine exterior.

FX has taken the semi-precious metal brass and created a clean distinctive form that incorporates exclusive beam control and light shaping options. Silicone O-ring seals create a watertite enclosure allowing the designer to use the LO as an upright or downlight.

Because of its high efficiency, beam control, color rendition and availability, the Xenolux® MR-16 lamp family was chosen to power this luminaire. The patent pending LO accommodates 28 different lamps ranging from 20-50 watts with a variety of beam spreads.

Years of Strength
Brass has been the material of choice for nautical hardware metal smiths for centuries. Old World craftsmen appreciated the unique qualities of brass such as the ability to incorporate fine mechanical detail, its resistance to corrosion, even in the most hostile environments, and the ease with which brass can be restored to a high polish if desired.

The brass will patina naturally over time and can be accelerated with solution spray. For patina formulas visit www.FXL.com/patina.

Note: This fixture is designed for uplighting only.

Exhibit 6.5. Lighting – Lampada Ottone garden light, trained on plantings at residence

WYNN COASTAL PLANNING
FX LUMINAIRE®
CP-10

COMMERCIAL QUALITY, RESIDENTIAL PRICE POINT

The patent pending CP is engineered to bring light to areas such as walkways, stairways and decks as well as to other foot traffic hazards that don't have an adjacent planter area for path lighting or trees and trellis from which to downlight.

Incorporated into the design is the LevelX® feature. The LevelX® assures the lighting installer that the faceplates of these permanently mounted fixtures will remain perfectly level upon completion of the installation. Many step and wall lights on the market today are designed so that if the mounting box is installed out-of-level, the faceplate, once installed, will also be noticeably out-of-level.

Some of the features of the CP include: Sleeve is permanently mounted in concrete or wood wall combined with multiple threaded knockouts, easy-to-remove box for unforeseen future problems prevents having to chip away at the wall for repair, and corrosion-free stainless steel inserts.

PERFECTION EVERY TIME
The Patent Pending LevelX® system allows the composite sleeve to be up to 3/8” out of level, in either direction, while still allowing the faceplate to be laser level.

The secret: The trim attaches to the adjustable reflector assembly – not the composite sleeve or body. Heavy foam gasket keeps light spill to a minimum.

©2009 FX LUMINAIRE® 800-688-1269 www.FXL.com®

Exhibit 6.6. Lighting – Candela Passo step light

WYNN COASTAL PLANNING
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/rsrcmgt_forestpractice.php
Why 100 Feet?

Following these simple steps can dramatically increase your home’s survival chances.

A Defensible Space of 100 feet around your home is required by law. The goal is to protect your home while providing a safe area for firefighters.

**1 “Lean, Clean and Green Zone.”**

- Clear an area of 30 feet immediately surrounding your home. This area requires the greatest reduction in flammable vegetation.

**2 “Reduced Fuel Zone.”**

- The fuel reduction zone in the remaining 70 feet (or to property line) will depend on the slope of the property and the vegetation.

Spacing between plants improves the chance of stopping a wildfire before it destroys your home. You have two options in this area:

- Create horizontal and vertical spacing between plants. The amount of space will depend on how steep the slope is and the size of the plants.

- Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical “fire ladder.”

When clearing vegetation, use care when operating equipment such as lawn mowers. One small spark may start a fire; a string trimmer is much safer.

Remove all build – up of needles and leaves from your roof and gutters. Keep tree limbs trimmed at least 10 feet from any chimneys and remove dead limbs that hang over your home or garage. The law also requires a screen over your chimney outlet of not more than ½ inch mesh.

Contact your local CAL FIRE office, fire department, or Fire Safe Council for tips and assistance.

[www.fire.ca.gov](http://www.fire.ca.gov)

1. These regulations affect most of the grass, brush, and timber-covered private lands in the State. Some fire department jurisdictions may have additional requirements. Some activities may require permits for tree removal. Also, some activities may require special procedures for 1) threatened and endangered species, 2) avoiding sensitive, and 3) protection of water quality. Check with local officials if in doubt. Current regulations allow an insurance company to require additional clearance. The area to be treated does not extend beyond your property. The State Board of Forestry and Fire Protection has approved Guidelines to assist you in complying with the new law. Contact your local CAL FIRE office for more details.

---

**CAL FIRE**

June 2007

OSP 08 106845
Owner/Agent Information

CAL FIRE File Number 115-18
Date 03/13/18
Owner's First Name Ken and Roswitha
Owner's Last Name Schaffer
Owner's Phone Number 816-587-9445
Owner's Mailing Address 9301 Rocky Point Dr. Kansas City, MO. 64152
Agent/Phone # Amv Wynn 707-964-2537

Project Information

Project Street # 3980
Project Street Name North Hwy 1
Project City/Community Albion
Battalion 6 Fort Braaq
Type of Project New Build
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.
Bridge Standard
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
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
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
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

Josh Kitchens
Fire Prevention Bureau
STATE FIRE SAFE REGULATIONS APPLICATIONS FORM

Please complete the following and submit to the California Department of Forestry and Fire Protection (CAL FIRE)

1. Name, Mailing Address and Phone Number of Property Owner:
   Ken & Roswitha Schaffer
   9301 Rocky Point Drive
   Kansas City, MO 64152
   Phone: (816) 587-9445

2. Name, Mailing Address and Phone Number of Agent representing the Property Owner:
   Amy Wynn, Wynn Coastal Planning
   703 North Main Street
   Fort Bragg, CA 95437
   Phone: (707) 964-2537

Mail correspondence to:
   [ ] Owner
   [ ] Agent
   [ ] Pick-up at Howard Forest

3. Address/Location of proposed building site:
   3980 North Highway 1
   Albion, CA 95410
   APN: 123-030-09-00

Is it accessible, gate, locked? If so, gate combination or instructions to access:
   Locked gate, combo is 8490

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
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.

The single-family residence is 4700 sq ft in size with an attached garage that is 600 sq ft.

600 sq ft detached guest house
Detached 1200 sq ft caretakers unit

☑ Building Permit

☑ New building, ☐ Remodel, ☐ Class K, ☐ Replacement, ☐ Other

<table>
<thead>
<tr>
<th>Size in square feet</th>
<th>Single Family dwelling</th>
<th>Attached garage</th>
<th>Proposed detached garage</th>
<th>Proposed accessory building(s)</th>
<th>Proposed other structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>4700</td>
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<td>8600</td>
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</tr>
</tbody>
</table>

TOTAL SQUARE FOOTAGE

Briefly describe the type of structure you will be building:

The single-family residence is 4700 sq ft in size with an attached garage that is 600 sq ft.

600 sq ft detached guest house
Detached 1200 sq ft caretakers unit
1500 sq ft art gallery/detached garage

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 ½-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?

7. ☐ Yes ☐ No -- Is the subject parcel 1 acre or larger?

8. ☐ Yes ☐ No -- Will the proposed structure(s) be 30 ft. or more from ALL property lines?
   If YES to # 7 and NO to # 8, an exemption will be required.

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PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV
9. ☐ Yes ☐ No -- Will your project require construction of a new road?
   If so, how long in feet or miles? 
   If so, what is the maximum grade(%)? 

10. ☐ Yes ☐ No -- Will your project require the extension of an existing road?
    If so, how long in feet or miles? 
    If so, what is the maximum grade(%)? 

11. ☐ Yes ☐ No -- Will your project require construction of a new driveway?
    If so, how long in feet or miles? 1800 ft 
    If so, what is the maximum grade(%)? 10%

12. ☐ Yes ☐ No -- Will your project require the extension of an existing driveway?
    If so, how long in feet or miles? 
    If so, what is the maximum grade(%)? 

13. If NO to 9-12 above, Describe the existing road/driveway: 

14. ☐ 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. 

15. ☐ Yes ☐ No -- Will woodland be converted to non-timber growing use?
    If YES, may require a harvest permit from CAL FIRE Resource Management. 

FOR TIMBER RELATED QUESTIONS, PLEASE CALL 707-459-7440. 

16. ☐ Yes ☐ No -- Are there existing bridges en route to the proposed project located on your property? 

17. ☐ Yes ☐ No -- Will this project require any bridges to be constructed/installed? 

18. ☐ 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. 

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

SIGNATURE OF PROPERTY OWNER OR AGENT ____________________________

Amy Wynn ____________________________ 3/6/2018 
Print Name 

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
CASE: CDPM 2020-0002
OWNER: SCHAEFER, Kenneth & Roswitha
APN: 123-030-09
APLCT: Ken & Roswitha Schaffer
AGENT: Amy Wynn
ADDRESS: 3980 N. Highway 1, Albion

SUBJECT PARCEL/S

Major Towns & Places
Highways
Coastal Zone Boundary
Major Roads
Major Rivers

LOCATION MAP
CASE: CDPM 2020-0002
OWNER: SCHAFER, Kenneth & Roswitha
APN: 123-030-09
APLCT: Ken & Roswitha Schaffer
AGENT: Amy Wynn
ADDRESS: 3980 N. Highway 1, Albion

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/5/2020

AERIAL IMAGERY
CASE: CDPM 2020-0002
OWNER: SCHAFFER, Kenneth & Roswitha
APN: 123-030-09
APLCT: Ken & Roswitha Schaffer
AGENT: Amy Wynn
ADDRESS: 3980 N. Highway 1, Albion

AERIAL IMAGERY
CASE: CDPM 2020-0002
OWNER: SCHAFFER, Kenneth & Roswitha
APN: 123-030-09
APLCT: Ken & Roswitha Schaffer
AGENT: Amy Wynn
ADDRESS: 3980 N. Highway 1, Albion

Legend: Land Capabilities/
Natural Hazards

Coastal Zone Boundary
Incorporated City Limit

LAND CAPABILITIES
Agricultural Land
Prime
Non-Prime
Timberland
High Productivity
Moderate Productivity

NATURAL HAZARDS
Fault Rupture (for Luther) - Information see Agency
Protection Studies (FEMA Maps, effective July 1, 1974)
Sedimentary, Bedrock, Marine Terrace (Zone 1)
Beach Deposits (Zone 2) - Strong Shaking
Terminology (Zone 3) - Intermediate Shaking

Public Roads
Assessors Parcels
CASE: CDPM 2020-0002
OWNER: SCHAFFER, Kenneth & Roswitha
APN: 123-030-09
APLCT: Ken & Roswitha Schaffer
AGENT: Amy Wynn
ADDRESS: 3980 N. Highway 1, Albion

POST LCP CERTIFICATION AND APPEAL JURISDICTION
CASE: CDPM 2020-0002
OWNER: SCHAFFER, Kenneth & Roswitha
APN: 123-030-09
APLCT: Ken & Roswitha Schaffer
AGENT: Amy Wynn
ADDRESS: 3980 N. Highway 1, Albion

HIGHLY SCENIC & TREE REMOVAL AREAS