



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
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

June 18, 2019

**PUBLIC NOTICE OF PENDING ACTION
COASTAL DEVELOPMENT ADMINISTRATIVE PERMIT**

The Mendocino County Coastal Permit Administrator will report proposed issuance of the below described project located in the Coastal Zone to the Board of Supervisors at its meeting to be held on July 16, 2019, in the Board of Supervisors Chambers, 501 Low Gap Road, Room 1070, Ukiah, California at 9:00 a.m. or as soon thereafter as the item may be considered.

CASE#: CDP_2018-0021

DATE FILED: 7/24/2018

OWNER/APPLICANT: RICHARD P FEEHAN

AGENT: BOBBY BURDICK

REQUEST: Administrative Coastal Development Permit to construct a 2,027 square-foot house, accessory structures, and major vegetation removal to accommodate the proposed development.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 1± miles north of the Town of Mendocino, 0.5± miles east of the entrance to the Surfwood Subdivision off State Route 1, 500± feet north of the intersection of Woodstock Drive (Private) and Pinewood Road (Private), located at 12171 Pinewood Road, Mendocino (APN: 118-300-25).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA ACKER

The staff report and notice will be available for public review 10 days prior to the hearing at 860 North Bush Street, Ukiah, California and on the Department of Planning and Building Services website at:

<https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

As you are an adjacent property owner and/or interested party, you are invited to appear before the Board, or to direct written comments to this office at the above address or to the Board of Supervisors, 501 Low Gap Road, Room 1070, Ukiah, California, 95482. If you would like to be notified of the Board of Supervisor's action, please submit a written request to this office. All correspondence should contain reference to the above noted case number. If you require special accommodation, please contact the Clerk of the Board at 707-463-4441.

Coastal Development Administrative Permits are considered on the consent calendar, and the Board of Supervisors will not conduct a public hearing on this item.

If, at the meeting, at least one (1) member of the Board of Supervisors so requests, the permit shall not go into effect, and it shall be referred back to the Department of Planning and Building Services to be scheduled for a hearing by the Coastal Permit Administrator. Public notice for the time and place of the public hearing will be provided.

Action on this permit is not appealable to the Coastal Commission. Therefore, the permit will become effective and action will be final upon approval by the Board of Supervisors. If the permit is referred to the Coastal Permit Administrator the decision of the Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within ten calendar days of the Administrator's action.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Board of Supervisors or the Department of Planning and Building Services at, or prior to, any hearing.

Additional information regarding the above noted case may be obtained prior to the Board of Supervisors meeting by calling the Department of Planning and Building Services at 964-5379, Monday through Friday.

BRENT SCHULTZ, Director of Planning and Building Services



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT- COASTAL**

**JUNE 17, 2019
CDP_2018-0021**

SUMMARY

OWNER/APPLICANT: RICHARD P FEEHAN
10270 GARY LN
MENDOCINO, CA 95460

AGENT: BOBBY BURDICK
PO BOX 343
MENDOCINO, CA 95460

REQUEST: Administrative Coastal Development Permit to construct a 2,027 square-foot house, accessory structures, and major vegetation removal to accommodate the proposed development.

LOCATION: In the Coastal Zone, 1± miles north of the Town of Mendocino, 0.5± miles east of the entrance to the Surfwood Subdivision off State Route 1, 500± feet north of the intersection of Woodstock Drive (Private) and Pinewood Road (Private), at 12171 Pinewood Road, Mendocino (APN: 118-300-25).

TOTAL ACREAGE: 0.85± acres

GENERAL PLAN: Rural Residential, five acre minimum lot size or alternate density of one acre minimum lot size (RR5(1))

ZONING: Rural Residential, five acre minimum lot size (RR:5)

SUPERVISORIAL DISTRICT: 5 (Supervisor Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt, Class 3

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: JULIA ACKER

BACKGROUND

PROJECT DESCRIPTION: Administrative Coastal Development Permit to construct a 2,027 square-foot house, accessory structures, and major vegetation removal to accommodate the proposed development. Associated development includes construction of a standard septic system, connection to Surfwood Mutual Water Corporation, construction of a residential driveway and the undergrounding of utilities.

APPLICANT'S STATEMENT: "Construction of a 3 bedroom, 2 bath 2,027 sq. ft. home. Install Standard Septic System designed by Carl Rittiman, mutual water provided by Surfwood Mutual Water District. Tree Removal, Septic, & Driveway. Underground PG&E will run within driveway. Culvert needs to be placed for driveway. Minimal grading to level house site."

SITE CHARACTERISTICS: The site is located within the Surfwood Estates Subdivision, 1± miles north of the Town of Mendocino, 0.5± miles east of the entrance to the Surfwood Subdivision off State Route 1, 500± feet north of the intersection of Woodstock Drive (Private) and Pinewood Road (Private), at 12171 Pinewood Road, Mendocino (APN 118-300-25). The parcel is vacant with vacant land to the east of the property but residential development on all other parcels on Pinewood Road (Private). To the north of the property is California State Parks owned land. There are no known rare or sensitive resources located on the parcel.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Open Space (OS-DPR)	Open Space (OS)	160± acres	Passive Recreation
EAST	Rural Residential (RR5)	Rural Residential (RR5)	1.6± acres	Residential
SOUTH	Rural Residential (RR5)	Rural Residential (RR5)	1.0± acre	Residential
WEST	Rural Residential (RR5)	Rural Residential (RR5)	1.12± acres	Residential

PUBLIC SERVICES:

Access: PINWOOD RD (PRIVATE)
 Fire District: MENDOCINO & CALFIRE
 Water District: SURFWOOD MUTUAL
 Sewer District: NONE
 School District: MENDOCINO UNIFIED

AGENCY COMMENTS:

On April 1, 2019 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments is listed below. Any comments that would trigger a project modification or denial are discussed in full in the following section.

REFERRAL AGENCIES	COMMENT
Department of Transportation	No Comment
Planning – Ukiah	No Comment
Environmental Health – Fort Bragg	Comments
Building Services – Fort Bragg	No Response
Assessor	No Comment
CalFire – Prevention	No Response
CalFire – Resource Management	No Response
California Coastal Commission	No Response
CA Department of Parks & Recreation	No Response
Surfwood Mutual Water	No Response
Mendocino Fire District	Comments

LOCAL COASTAL PROGRAM CONSISTENCY: The proposed project is consistent with the goals and policies of the Local Coastal Program as detailed below.

Land Use: The parcel is classified as Rural Residential with a 5 acre minimum parcel size that may be reduced to 1 acre (RR5(1)) by the Mendocino County General Plan. The Rural Residential classification is intended to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability. The proposed project, which involves construction of a single-family residence and appurtenant structures and utilities, is consistent with the Rural Residential Land Use classification.

Zoning: The project site is located within a Rural Residential (RR) District, which is intended to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability. The proposed project, which involves construction of a single-family residence, appurtenant structures, and utilities, is a principally permitted use within the Rural Residential District, pursuant to Mendocino County Code (MCC) Chapter 20.376 RR -- *Rural Residential District*.

The project would comply with the minimum front, rear, and side yard requirements for the RR District for a parcel of this size, which are 20 feet in the front and rear yards and 6 feet in the side yard. The maximum building height allowed in the RR District is 28 feet above the natural grade for non-Highly Scenic Areas. The maximum height of the proposed project components would be 28 feet in height. The project, as proposed, would result in lot coverage of less than 20 percent.

Habitats and Natural Resources: There are no known sensitive biological or botanical resources located on the subject parcel. At the time that staff made a site visit there was evidence of pooled water on the parcel but this was in an area where Surfwood Mutual Water had just recently (the week prior) repaired a leak to their water system. Additionally, this area was clearly a roadside ditch and there was no hydrological connectivity to any sensitive resources associated with the area of pooled water. Staff recommends a condition of approval related to the timing of construction activities given that there is tree removal associated with the project so that potential breeding birds are protected.

Visual Resource and Special Treatment Areas: The site is not designated as a Highly Scenic Area or Tree Removal Area. The proposed development is located adjacent to lands owned by California Department of Parks and Recreation and therefore has a Special Treatment Area located along the shared property boundary. Tree removal in a Special Treatment Area is subject to review by California Department of Parks and Recreation. The California Department of Parks and Recreation did not respond to the project referral and therefore it is assumed that they do not have concerns with the proposed project. In order to ensure future activities at the parcel are conducted in a manner in conformance with County Code, Staff has recommended a Condition of Approval requiring consultation with California Department of Parks and Recreation on any future tree removal activities at the parcel.

Hazards Management: The parcel is located in an area classified with a "Moderate Fire Hazard" severity rating. Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire) and the Mendocino Volunteer Fire Department (MVFD). The project application was referred to CalFire and the MVFD for input; both CalFire and MVFD responded with comments for the project. CalFire responded with a recommended condition to comply with the minimum fires safety standards for Hazardous Fire Areas, per the Public Resources Code. CalFire has submitted recommended conditions of approval (CDF# 231-18) for address standards, driveway standards, and defensible space standards. Condition of Approval 4 is recommended to achieve compliance with CalFire fire safe standards. MVFD provided comments for the proposed project stating concern related to the accessibility of the site by a type 2 fire suppression apparatus and recommended widening of the turn for accessibility. Staff has recommended Condition of Approval 12 that allows the applicant to work with MVFD to resolve the concern related to the accessibility. With the inclusion of the standard and recommended conditions, Staff finds the project to be consistent with Mendocino County policies for fire protection.

Grading, Erosion, and Run-Off: The project would require minimal grading to accommodate. Grading is primarily associated with construction of the driveway and leveling of the area for the residence. Approximately 200 cubic yards of fill will be required to accommodate the proposed development, primarily the driveway due to topography of the site. Tree removal is associated with the project but will be limited to the area of proposed development and fire clearance around the structure. A condition of approval is recommended to require best management practices be adhered to during construction.

Archaeological/Cultural Resources: Archaeological Resources were reviewed at the time the parcel was created. The proposed project is not located in an area known to contain any archaeological or cultural resources. Staff notes that a Standard Condition advises the applicant of the "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project. With the inclusion of the standard condition of approval advising the Applicant about discovery of archaeological resources, Staff finds the project to be consistent with Mendocino County policies for protection of paleontological and archaeological resource.

Groundwater Resources: The project site is located within a mapped Critical Water Resources Area. The proposed project is located within the service boundaries of the Surfwood Mutual Water Corporation who will provide water service to the proposed project. A septic system will be constructed on-site and the Mendocino County Division of Environmental Health responded to the referral for the project stating that there was an approved Site Evaluation Report on file for the project and that water service is provided by Surfwood Mutual. Staff finds the proposed project would not adversely affect groundwater resources.

Transportation/Circulation: The project would not contribute new sources of traffic on local and regional roadways. The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned. Mendocino County Department of Transportation had no comment on the proposed project.

CalFire has recommended address standards and driveway standards for the proposed project. Condition 4 requires compliance with these requirements.

A minimum of two parking spaces are required for the project per MCC Section 20.472.015. The proposed project is in conformance with the required parking standards. Staff finds the proposed project to be consistent with transportation and circulation requirements.

Public Access: The project site is located east of the first public road and is therefore not subject to public access criteria or findings.

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the Project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 3(a and e), Section 15303.

PROJECT FINDINGS AND CONDITIONS: Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed project, and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed development is in conformity with the certified Local Coastal Program. A single-family residence is a principally permitted use and additional appurtenant structures are permitted accessory uses within the Rural Residential land use classification and are consistent with the intent of the Rural Residential classification and all associated development criteria; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed development would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The site will be served by Surfwood Mutual Water Corporation and an on-site septic system, and are determined to be adequate to serve the proposed development; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed development is consistent with the purpose and intent of the Rural Residential zoning district, as well as all other provisions of Division II of Title 20 of the Mendocino County Code, and preserves the integrity of the Rural Residential zoning district. With compliance with the conditions of approval, the proposed single-family residence, appurtenant structures, and associated utilities would satisfy all development requirements for the district; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed single-family residence, if constructed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. A single-family residence and appurtenant structures are categorically exempt pursuant to Sections 15303(a) and 15303(e); and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development would not have any adverse impact on any known archaeological or paleontological resources, as there are no known resources within the vicinity of the site and Standard Condition 8 is in place when archaeological sites or artifacts are discovered; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development, as development of a single-family residence and associated utilities would not generate a significant amount of solid waste or significantly increase public roadway use beyond that existing today.

CONDITIONS OF APPROVAL:

1. This action shall become final and effective on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. Any future tree removal proposed within the two hundred foot Special Treatment Area to the State Park shall require either consultation with California State Parks on the proposed removal activities and evidence of such consultation shall be submitted to Planning and Building Services.
10. The clearing of vegetation and initiation of construction shall be done during the bird non-breeding season between September and January. If this cannot be accomplished then a qualified biologist shall perform preconstruction breeding bird surveys within 14 days of the onset of construction or clearing of vegetation. The survey shall be submitted for review and approval by California Department of Fish and Wildlife staff. Any recommendations of California Department of Fish and Wildlife Staff as a result of review of that survey shall be adhered to.

11. The clearing of vegetation and initiation of construction shall be done between September 1 and October 31. If this cannot be accomplished then preconstruction surveys for potential bat roost sites shall be conducted and submitted for review and approval by the California Department of Fish and Wildlife.
12. The applicant shall work with the Mendocino Volunteer Fire Protection District to resolve concerns of the District and evidence of clearance for the project from their office shall be provided prior to issuance of any building permits in reliance of this Coastal Development Permit.

6/18/2019

DATE

6/18/2019

DATE



JULIA ACKER
CHIEF PLANNER

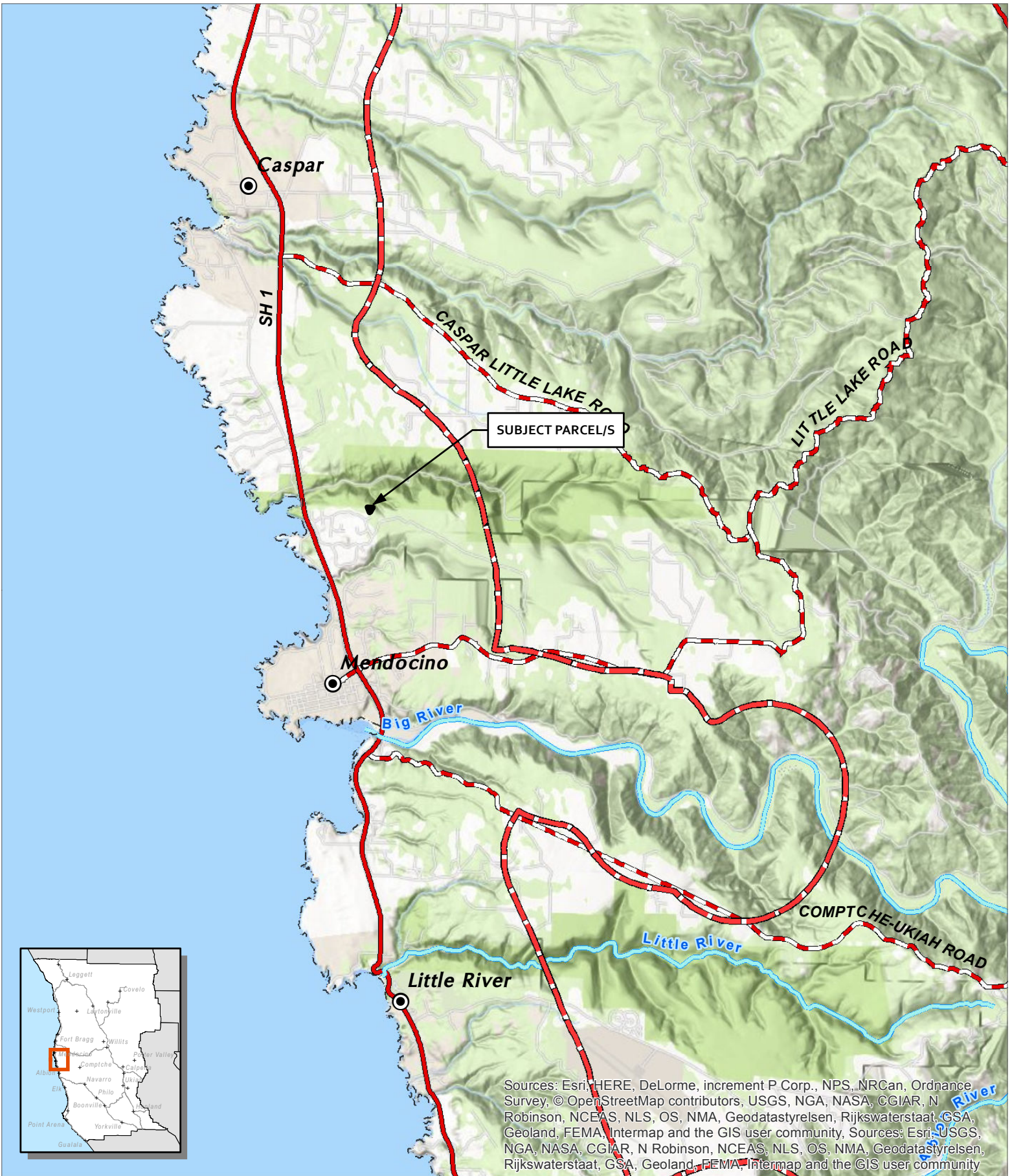


BRENT SCHULTZ
COASTAL PERMIT ADMINISTRATOR

Appeal Period: 10 Days
Appeal Fee: \$1616.00

ATTACHMENTS:

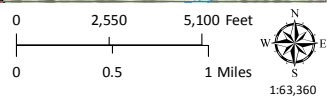
- A. Location Map
- B. Aerial Imagery (Vicinity)
- C. Aerial Imagery
- D. Topographic Map
- E. Site Plan
- F. Elevations (Front and Right Side)
- G. Elevations (Rear and Left Side)
- H. Main Floor Plan
- I. Building Sections
- J. Zoning Display Map
- K. General Plan Classifications
- L. LCP Land Use Map 15: Caspar
- M. LCP Land Capabilities & Natural Hazards
- N. LCP Habitats & Resources
- O. Adjacent Parcels
- P. Fire Hazard Zones & Responsibility Areas
- Q. Ground Water Resources
- R. Local Soils
- S. Water Districts
- T. Miscellaneous



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CASE: CDP 2018-0021
 OWNER: FEEHAN, Richard
 APN: 118-300-25
 APLCT: Richard Feehan
 AGENT:
 ADDRESS: 12171 Pinewood Road, Mendocino

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



LOCATION MAP
 ATTACHMENT A

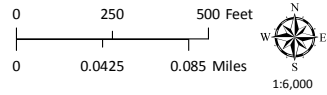
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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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

CASE: CDP 2018-0021
 OWNER: FEEHAN, Richard
 APN: 118-300-25
 APLCT: Richard Feehan
 AGENT:
 ADDRESS: 12171 Pinewood Road, Mendocino

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



AERIAL IMAGERY
 ATTACHMENT B

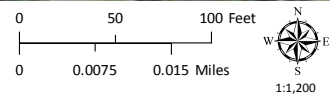
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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AGENT:
ADDRESS: 12171 Pinewood Road, Mendocino

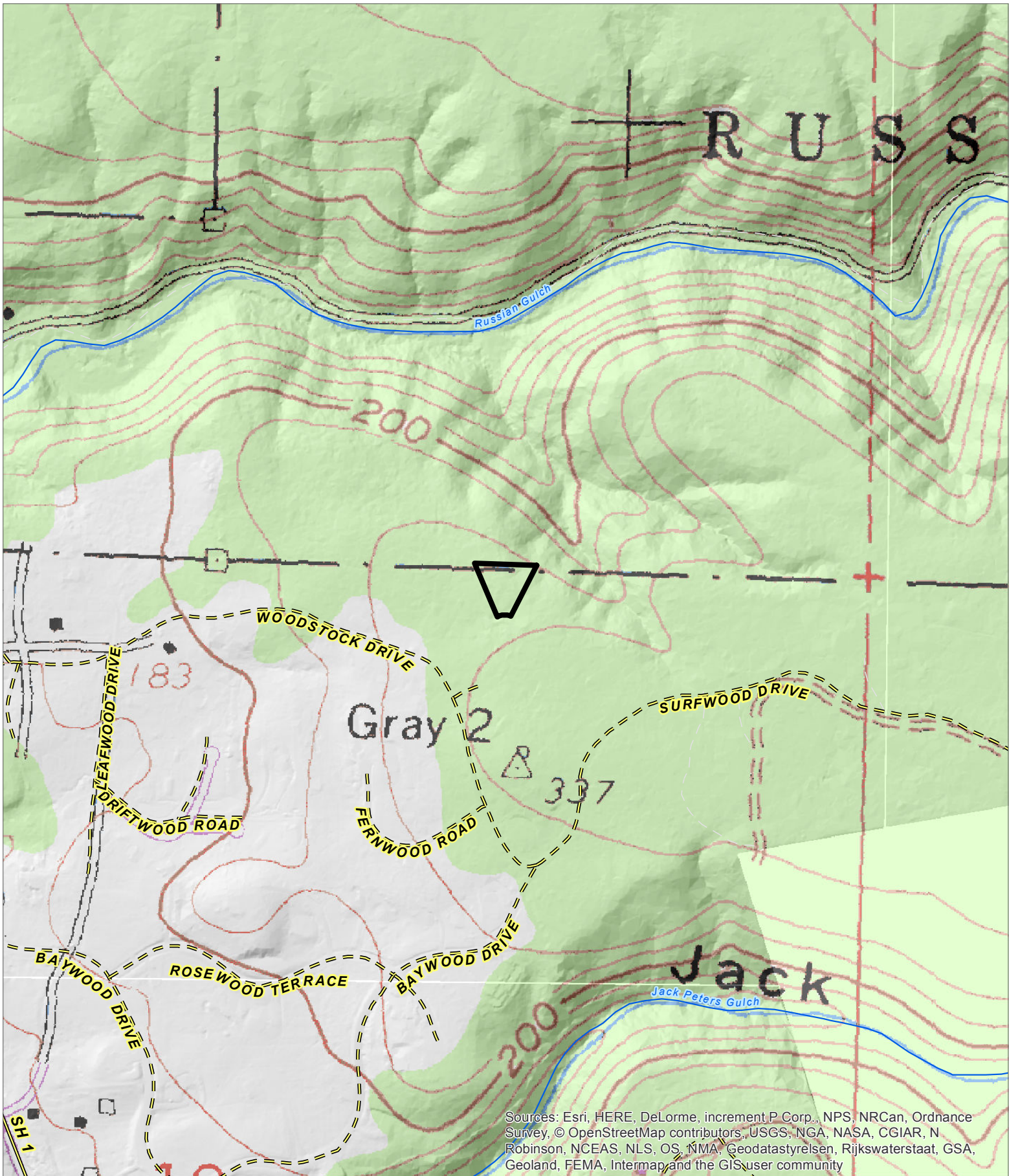
== == Private Roads



AERIAL IMAGERY





ATTACHMENT C

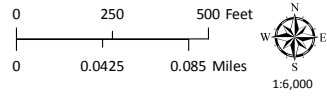
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CASE: CDP 2018-0021
 OWNER: FEEHAN, Richard
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 AGENT:
 ADDRESS: 12171 Pinewood Road, Mendocino

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



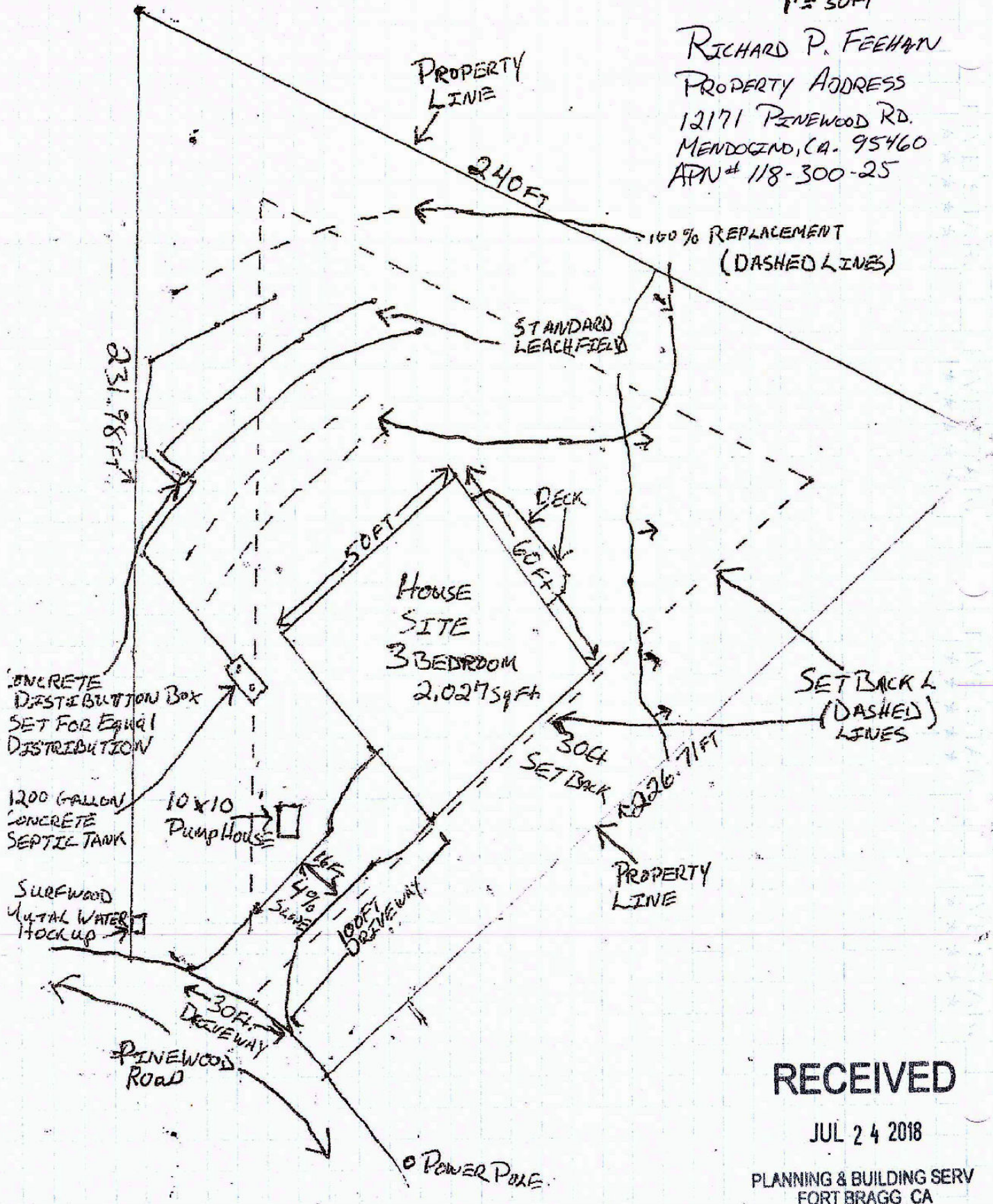
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

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ATTACHMENT D

NA
1" = 30FT

RICHARD P. FEEHAN
PROPERTY ADDRESS
12171 PINWOOD RD.
MENDOCINO, CA. 95460
APN# 118-300-25



RECEIVED

JUL 24 2018

PLANNING & BUILDING SERV
FORT BRAGG CA

CASE: CDP 2018-0021
OWNER: FEEHAN, Richard
APN: 118-300-25
APLCT: Richard Feehan
AGENT:
ADDRESS: 12171 Pinewood Road, Mendocino

NO SCALE

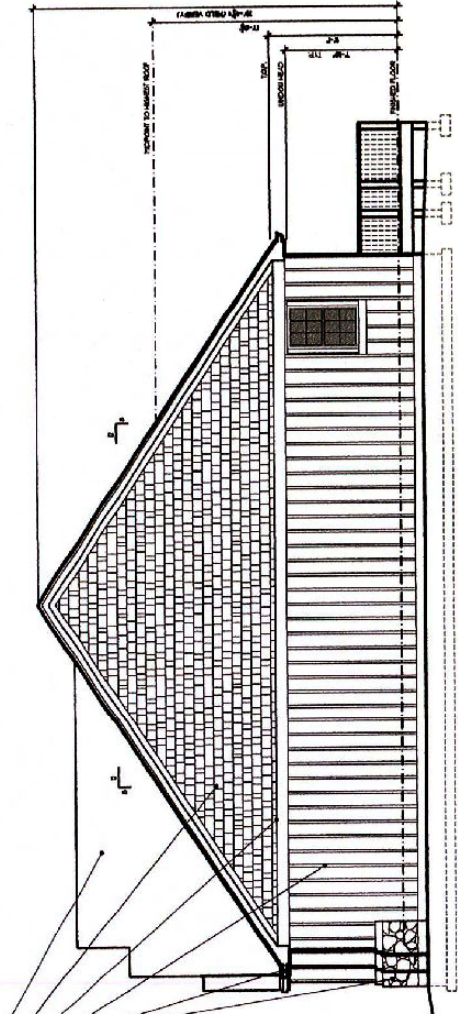
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SITE PLAN
ATTACHMENT E



IMPORTED BY
Import
 DESIGN SERVICE
 2000 S. GARDEN AVENUE
 SUITE 100
 GARDEN GROVE, CA 92640
 (714) 646-1111

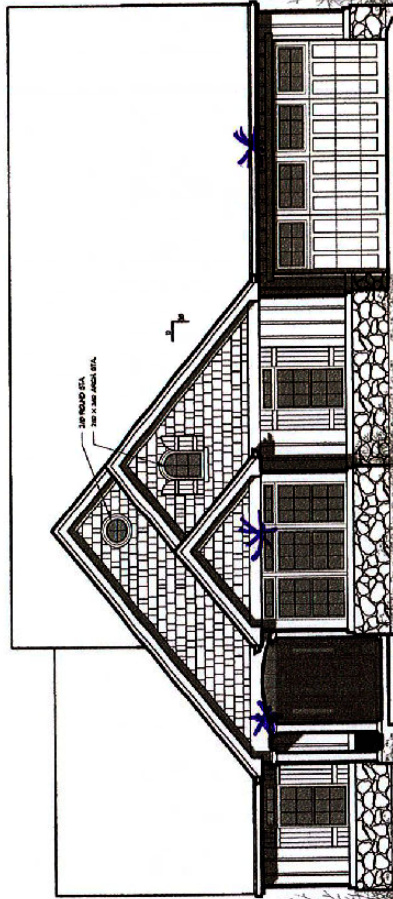
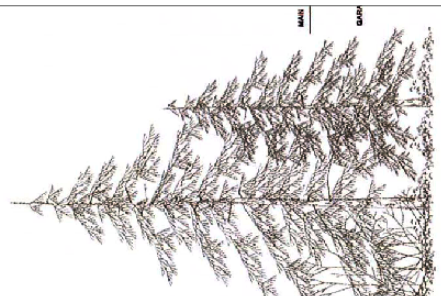
Contractor/Builder shall be responsible for obtaining all necessary permits and approvals before beginning construction. Design Service for justification before proceeding with work shall assume responsibility for any errors or omissions.



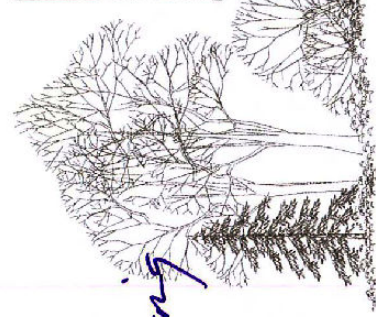
RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

ROOF FINISH: SHINGLES
 ROOF PITCH: 12/12
 CEILING FINISH: DRYWALL
 2" X 4" STUDS IN THE WALLS
 2" X 4" JOISTS IN THE FLOOR
 1/2" GYPSUM BOARD ON THE WALLS
 5/8" GYPSUM BOARD ON THE FLOOR
 SUBFLOOR: 1/2" OSB
 EXTERIOR FINISH: VINYL SIDING

THE TITLE OF ARCHITECTURE SHALL BE THE ARCHITECT'S RESPONSIBILITY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE FULL COMPLIANCE OF ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE INTEGRITY OF THE BLUE PRINTS.



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



*TERMINAL LIGHTING **

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

CASE: CDP 2018-0021
 OWNER: FEEHAN, Richard
 APN: 118-300-25
 APLCT: Richard Feehan
 AGENT:

NO SCALE

ADDRESS: 12171 Pinewood Road, Mendocino

ELEVATIONS

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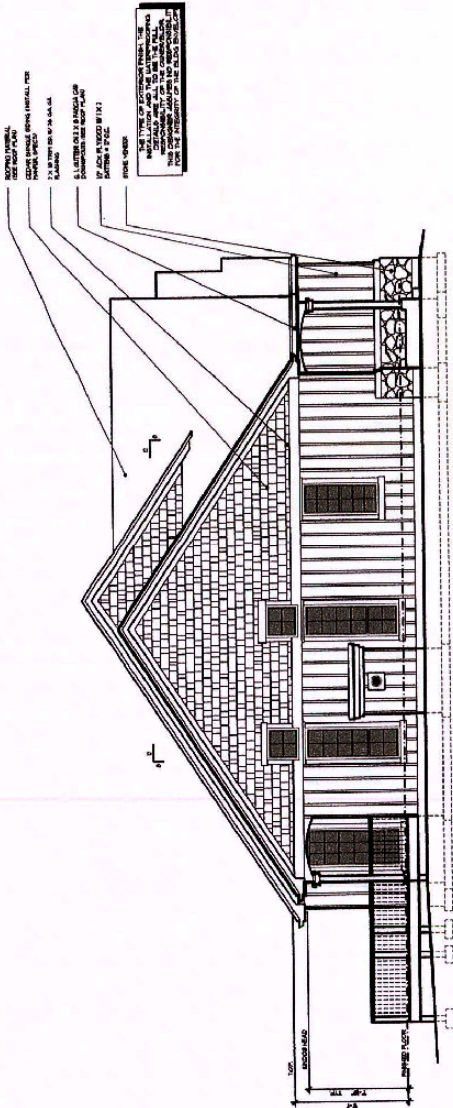
ATTACHMENT F



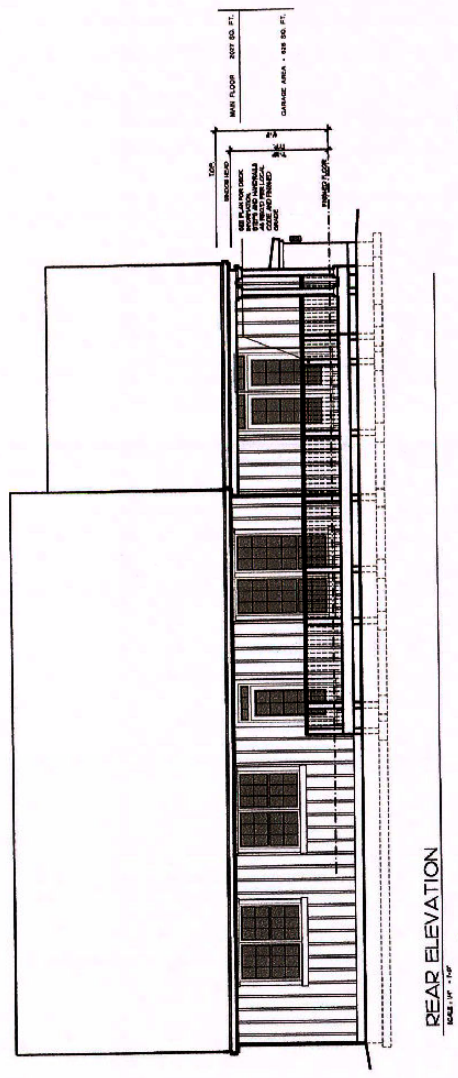
DRAWN BY
Chapelle
 PROJECT NO.
 2018-0021
 DATE
 08/20/18

Important:

Contractor/Builder shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to LifeStyle Design immediately. Contractor/Builder shall proceed with work. Contractor/Builder shall assume responsibility for all errors that are not reported. (888) 266-1039



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



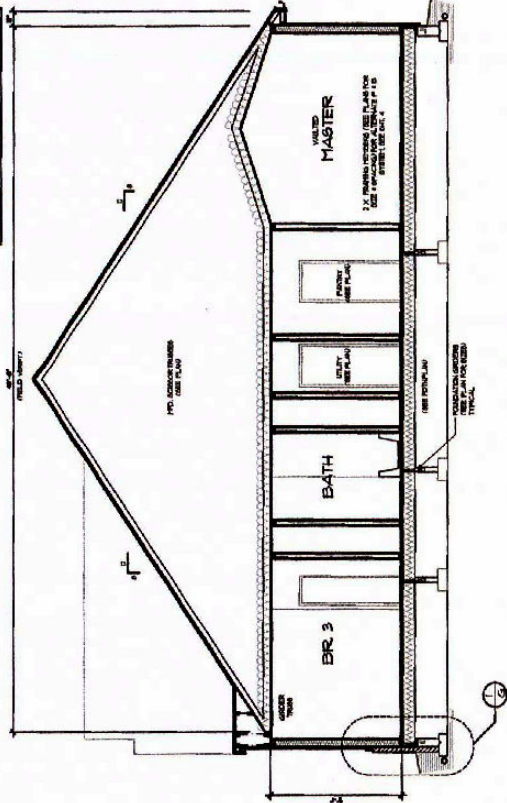
REAR ELEVATION
SCALE: 1/8" = 1'-0"

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE LOCAL AGENCIES.

CASE: CDP 2018-0021
 OWNER: FEEHAN, Richard
 APN: 118-300-25
 APLCT: Richard Feehan
 AGENT:
 ADDRESS: 12171 Pinewood Road, Mendocino

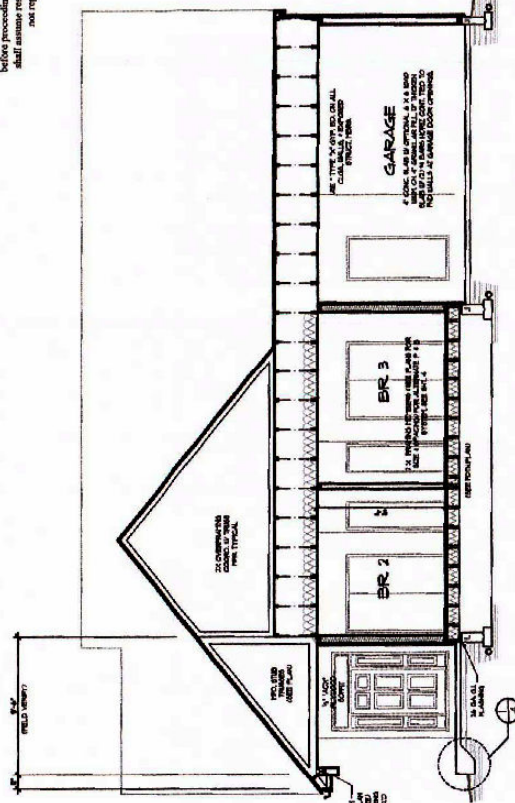
NO SCALE

DRAWN BY: **Impo**
 NAME: FEEHAN
 PROJECT: DESIGN SERVICES
 PROJECT NO: 2018-112

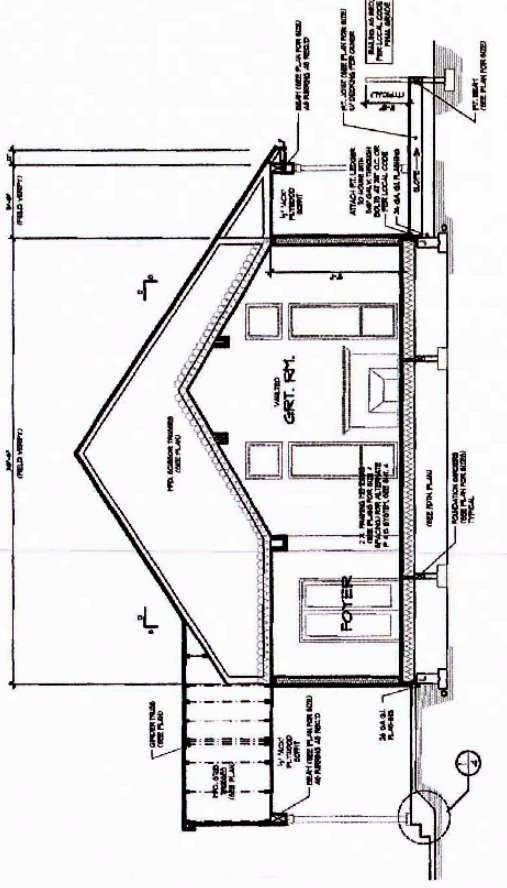


B BUILDING SECTION
SCALE: 1/4" = 1'-0"

Impo
 Construction Documents and
 drawings shall be
 dimensioned before being
 distributed. All drawings shall be
 Design Services for just
 before proceeding with a
 shall assume responsibility
 and responsibility.

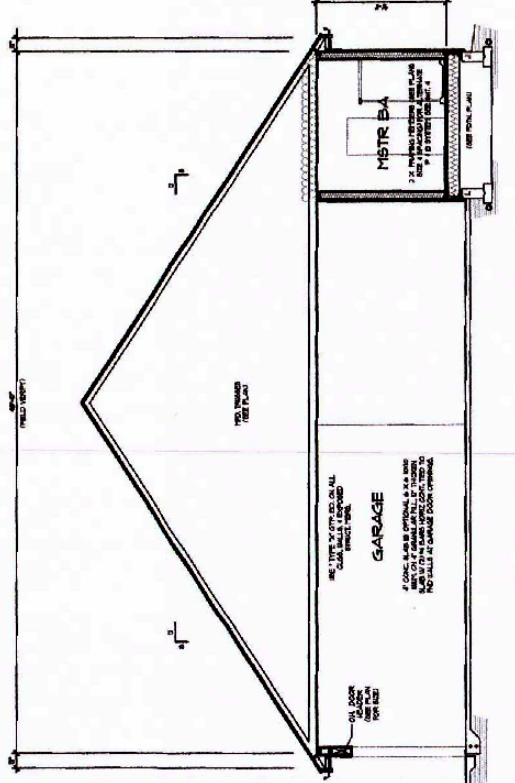


C BUILDING SECTION
SCALE: 1/4" = 1'-0"



A BUILDING SECTION
SCALE: 1/4" = 1'-0"

ENERGY ENVELOPE KEY
 WALLS: 2x6 STUDS, 1/2\"/>

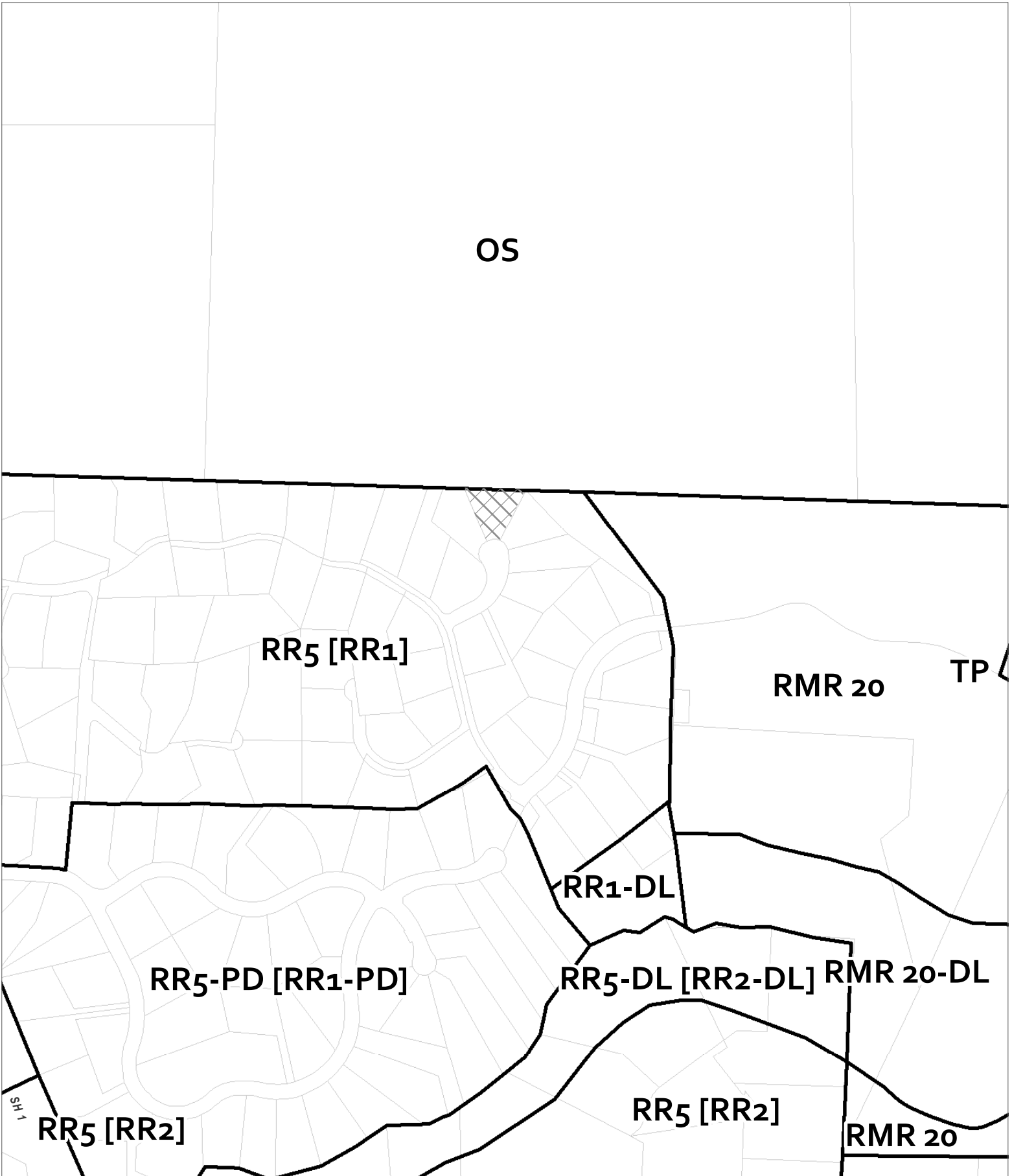


D BUILDING SECTION
SCALE: 1/4" = 1'-0"

CASE: CDP 2018-0021
 OWNER: FEEHAN, Richard
 APN: 118-300-25
 APLCT: Richard Feehan
 AGENT:
 ADDRESS: 12171 Pinewood Road, Mendocino

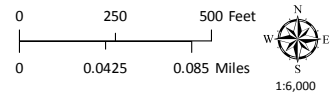
NO SCALE

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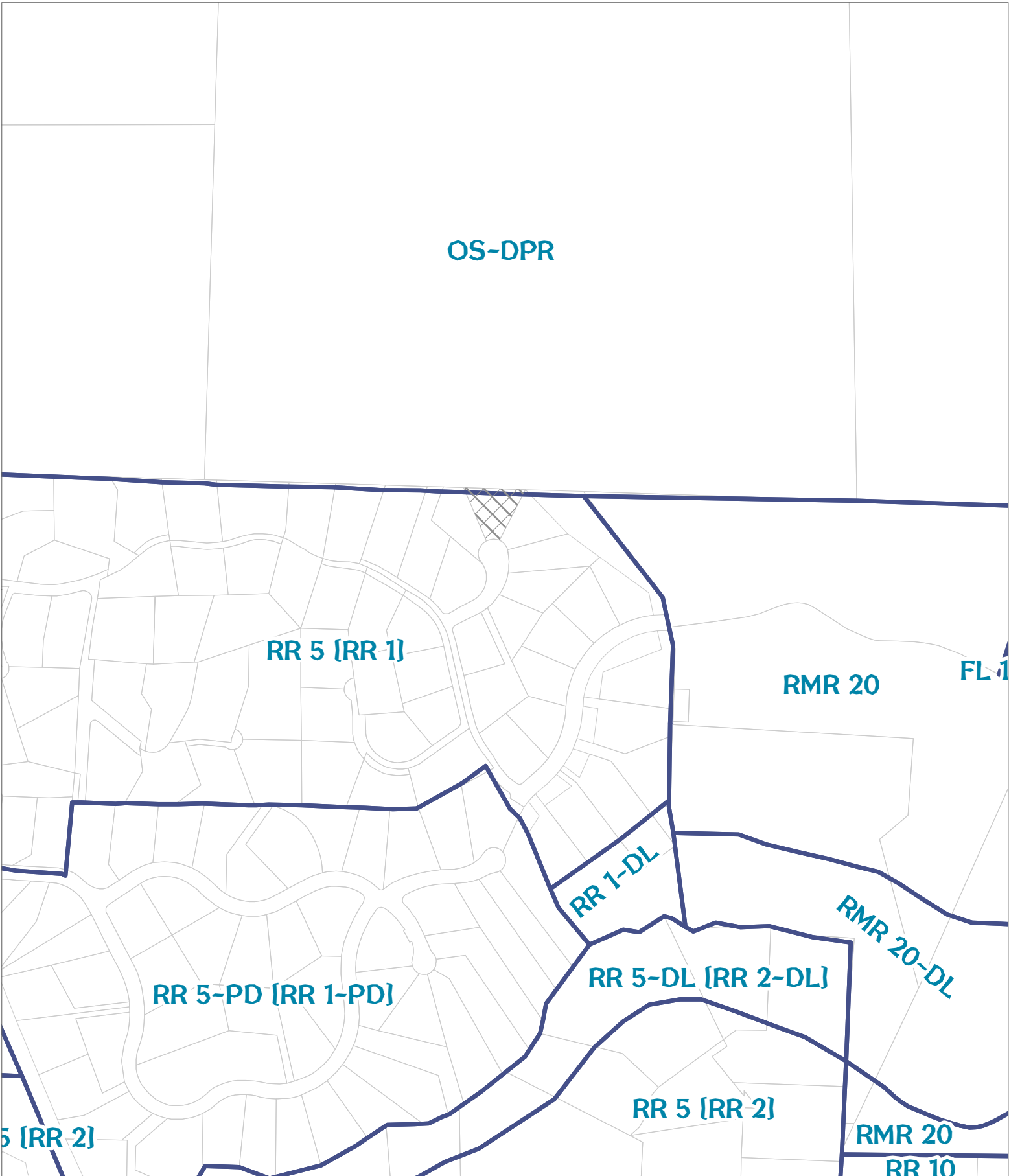
CASE: CDP 2018-0021
 OWNER: FEEHAN, Richard
 APN: 118-300-25
 APLCT: Richard Feehan
 AGENT:
 ADDRESS: 12171 Pinewood Road, Mendocino

 Zoning Districts
 Public Roads




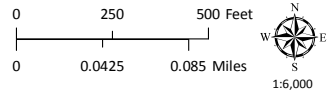
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ZONING DISPLAY MAP
 ATTACHMENT J



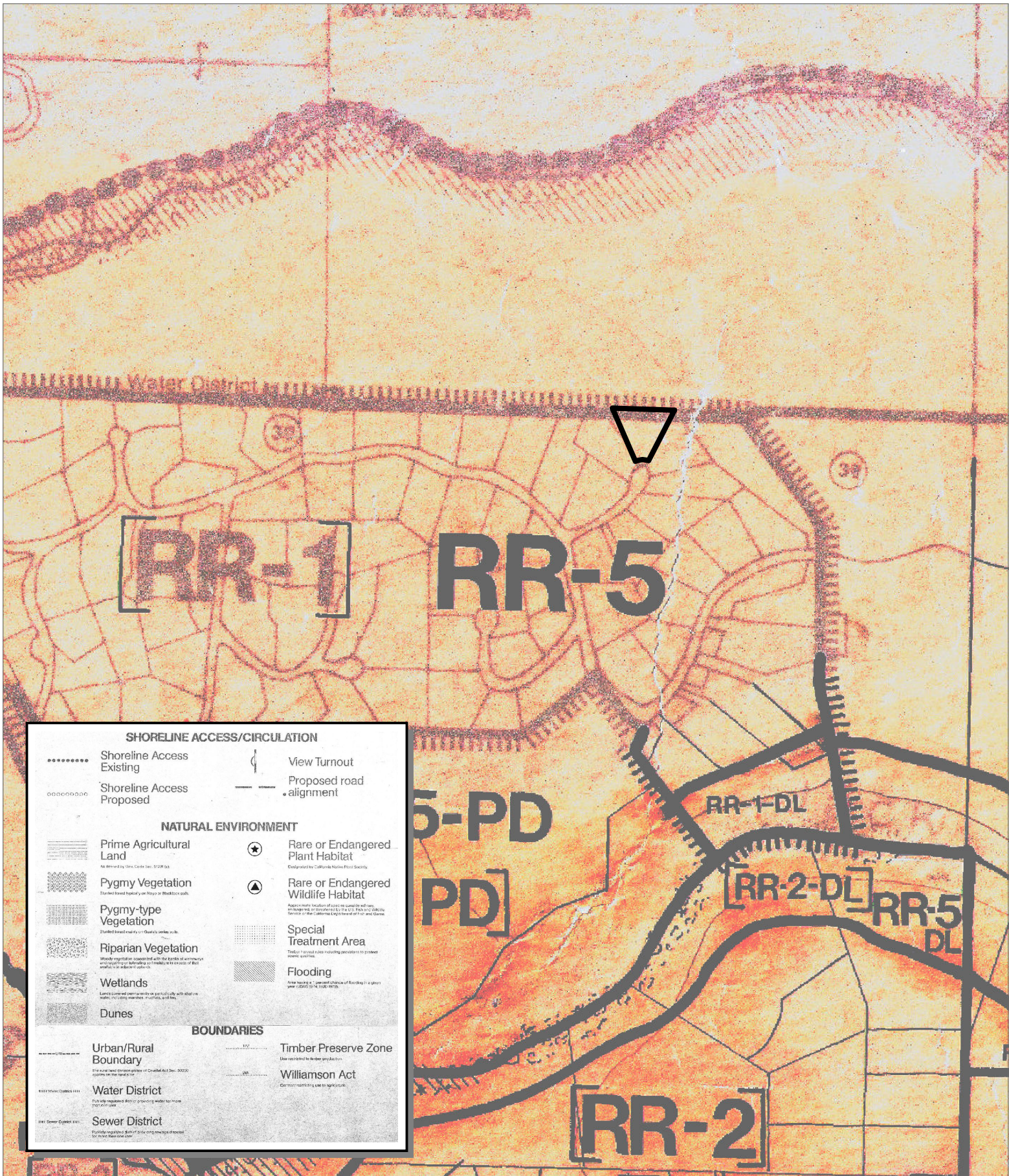
CASE: CDP 2018-0021
 OWNER: FEEHAN, Richard
 APN: 118-300-25
 APLCT: Richard Feehan
 AGENT:
 ADDRESS: 12171 Pinewood Road, Mendocino

 General Plan Classes



GENERAL PLAN CLASSIFICATIONS
 ATTACHMENT K

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SHORELINE ACCESS/CIRCULATION

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

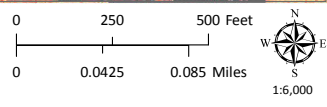
NATURAL ENVIRONMENT

- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

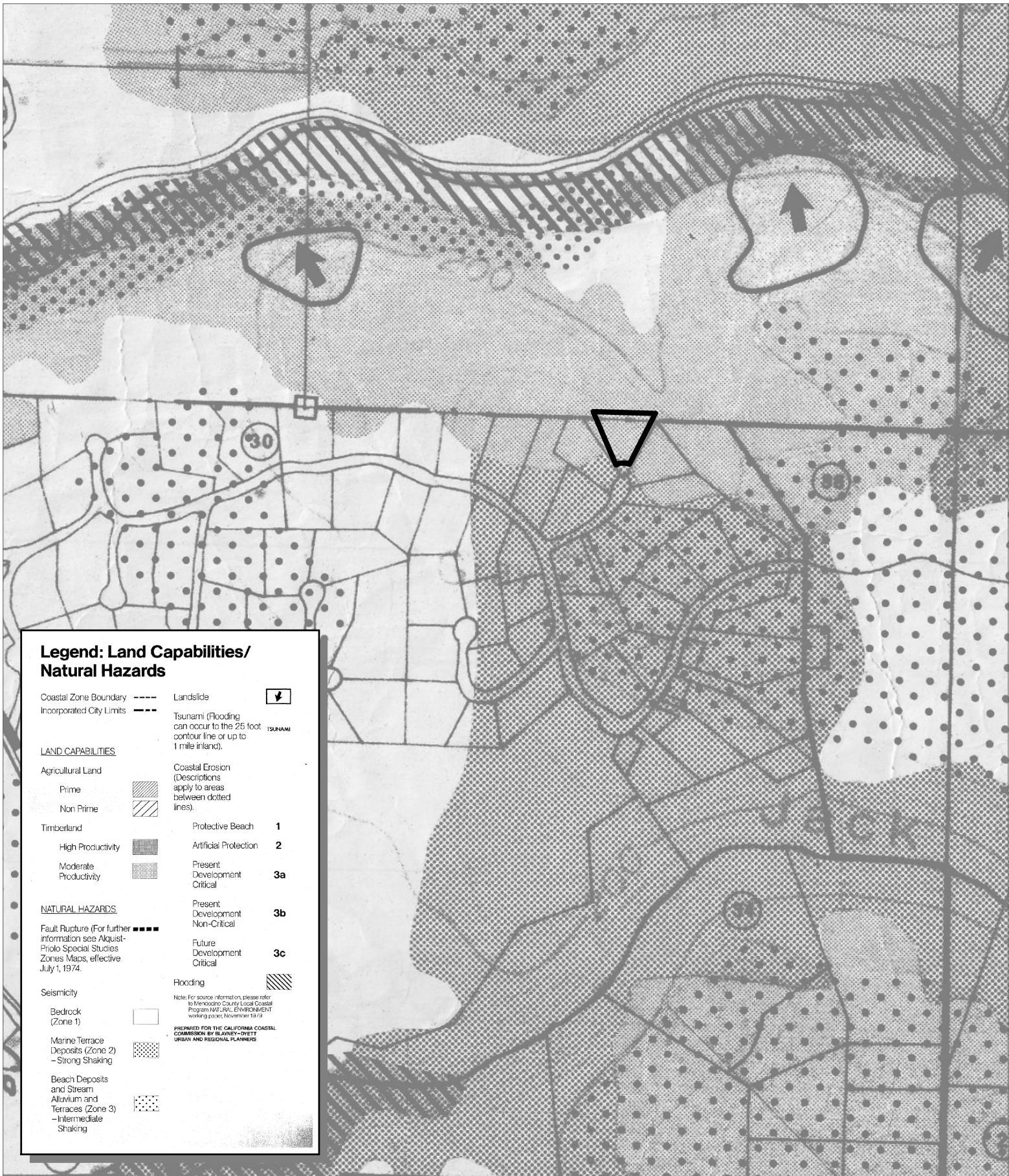
BOUNDARIES

- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

CASE: CDP 2018-0021
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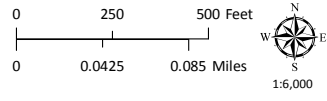
**Legend: Land Capabilities/
Natural Hazards**

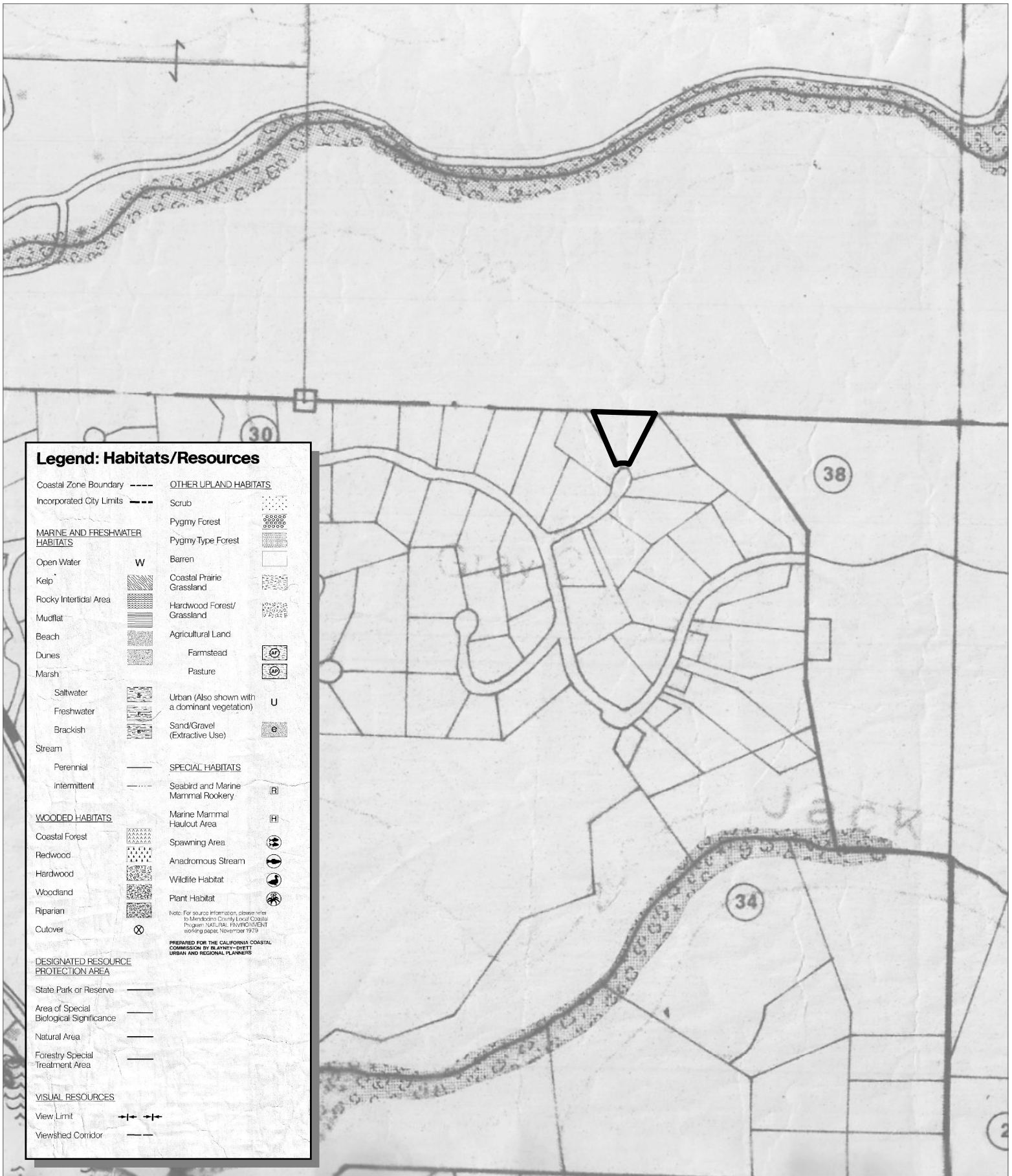
- Coastal Zone Boundary - - - - -
- Incorporated City Limits - - - - -

- LAND CAPABILITIES**
- Agricultural Land
 - Prime [diagonal lines]
 - Non Prime [diagonal lines]
- Timberland
 - High Productivity [stippled]
 - Moderate Productivity [stippled]
- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.) - - - - -
- Seismicity
 - Bedrock (Zone 1) [white]
 - Marine Terrace Deposits (Zone 2) - Strong Shaking [dotted]
 - Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [dotted]
- Landslide [arrow pointing down]
- Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). [Tsunami symbol]
- Coastal Erosion (Descriptions apply to areas between dotted lines).
 - Protective Beach 1 [diagonal lines]
 - Artificial Protection 2 [diagonal lines]
 - Present Development Critical 3a [stippled]
 - Present Development Non-Critical 3b [stippled]
 - Future Development Critical 3c [stippled]
- Flooding [diagonal lines]

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979
 PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINY-DWYTT URBAN AND REGIONAL PLANNERS

CASE: CDP 2018-0021
 OWNER: FEEHAN, Richard
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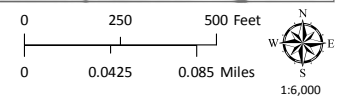
Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	---	Scrub
MARINE AND FRESHWATER HABITATS		Pygmy Forest
Open Water	W	Pygmy Type Forest
Kelp	[Pattern]	Barren
Rocky Intertidal Area	[Pattern]	Coastal Prairie Grassland
Mudflat	[Pattern]	Hardwood Forest/Grassland
Beach	[Pattern]	Agricultural Land
Dunes	[Pattern]	Farmstead
Marsh	[Pattern]	Pasture
Saltwater	[Pattern]	Urban (Also shown with a dominant vegetation)
Freshwater	[Pattern]	Sand/Gravel (Extractive Use)
Brackish	[Pattern]	
Stream		
Perennial	—	SPECIAL HABITATS
Intermittent	---	Seabird and Marine Mammal Rookery
WOODED HABITATS		Marine Mammal Haulout Area
Coastal Forest	[Pattern]	Spawning Area
Redwood	[Pattern]	Anadromous Stream
Hardwood	[Pattern]	Wildlife Habitat
Woodland	[Pattern]	Plant Habitat
Riparian	[Pattern]	
Cutover	⊗	
DESIGNATED RESOURCE PROTECTION AREA		
State Park or Reserve	—	
Area of Special Biological Significance	—	
Natural Area	—	
Forestry Special Treatment Area	—	
VISUAL RESOURCES		
View Limit	—+—+—	
Viewshed Corridor	—	

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working draft, November 1978.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-DYETT URBAN AND REGIONAL PLANNERS

CASE: CDP 2018-0021
 OWNER: FEEHAN, Richard
 APN: 118-300-25
 APLCT: Richard Feehan
 AGENT:
 ADDRESS: 12171 Pinewood Road, Mendocino



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118-260-01
OF STATE
OS 0 160 A±

119-380-12
DAN YOAKUM
RMR 20 20.07 A±

118-300-25
ROBERT BENSON
RR 5 0 A±

118-300-21
PETER TOCCHINI
RR 5 0 A±

118-300-24
DENNIS FREEZE
RR 5 0 A±

118-300-26
F LANG
RR 5 0 A±

118-300-22
MARY AULMAN
RR 5 0 A±

118-300-27
INCORPORAT FARMSIDE
RR 5 0 A±

118-300-50
MUTUAL SURFWOOD
RR 5 0 A±

118-300-37
SHARON FLOOD
RR 5 0 A±

118-300-23
ELIZABETH VANDENBOSCH
RR 5 0 A±

118-300-28
ERIK JORGENSEN
RR 5 0 A±

118-300-36
NANCY HARPER
RR 5 0 A±

118-300-57
MUTUAL SURFWOOD
RR 5 0 A±

118-300-58
DIANE BARRETT
RR 5 0 A±

118-300-54
MUTUAL SURFWOOD
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118-300-11
EVAN MILLS
RR 5 0 A±

118-300-30
JESSICA GRINBERG
RR 5 0 A±

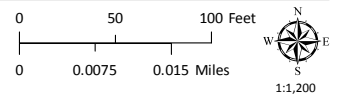
118-300-31
JOHN CHAN
RR 5 0 A±

118-300-29
LOREN BOOS
RR 5 0 A±

118-300-35
STEVEN HOGAN
RR 5 0 A±

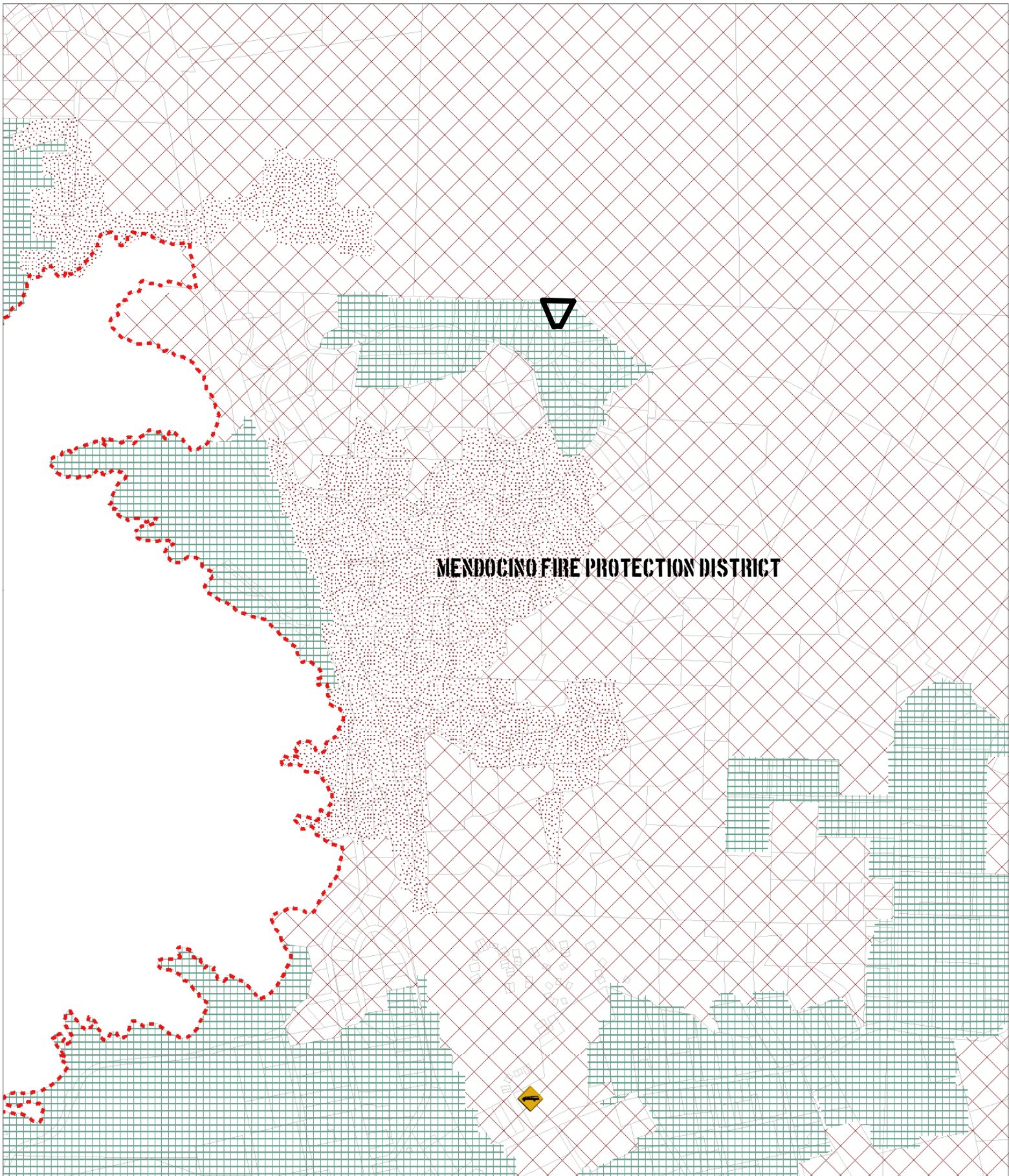
CASE: CDP 2018-0021
OWNER: FEEHAN, Richard
APN: 118-300-25
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AGENT:

ADDRESS: 12171 Pinewood Road, Mendocino








ADJACENT PARCELS
ATTACHMENT O

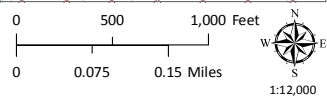
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MENDOCINO FIRE PROTECTION DISTRICT

CASE: CDP 2018-0021
 OWNER: FEEHAN, Richard
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 ADDRESS: 12171 Pinewood Road, Mendocino

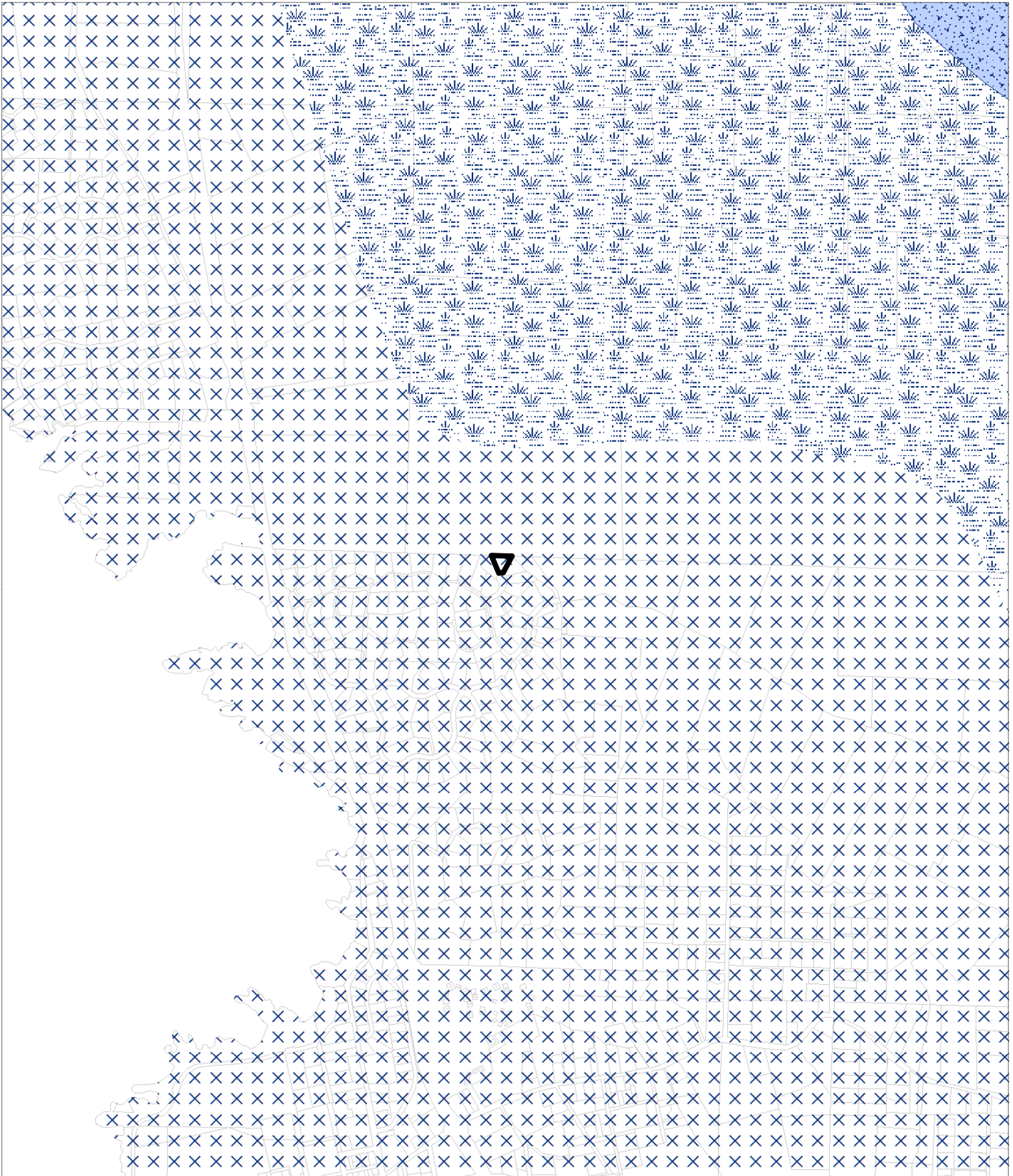
-  Fire Stations
-  High Fire Hazard
-  County Fire Districts
-  Moderate Fire Hazard
-  Very High Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

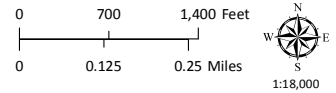
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ATTACHMENT P



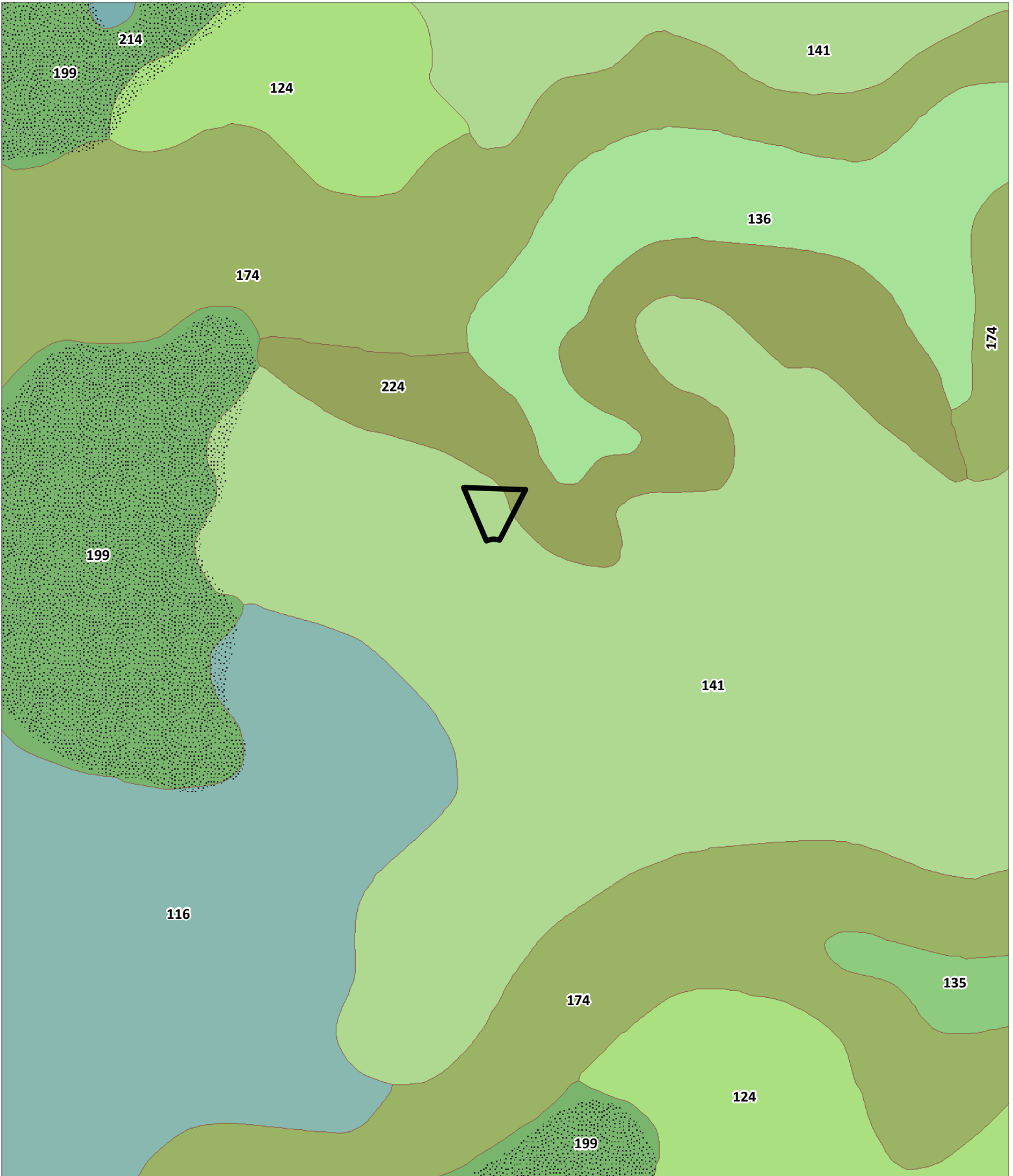
CASE: CDP 2018-0021
 OWNER: FEEHAN, Richard
 APN: 118-300-25
 APLCT: Richard Feehan
 AGENT:
 ADDRESS: 12171 Pinewood Road, Mendocino

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





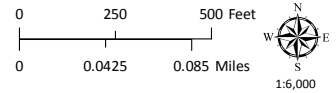
**GROUND WATER RESOURCES
 ATTACHMENT Q**

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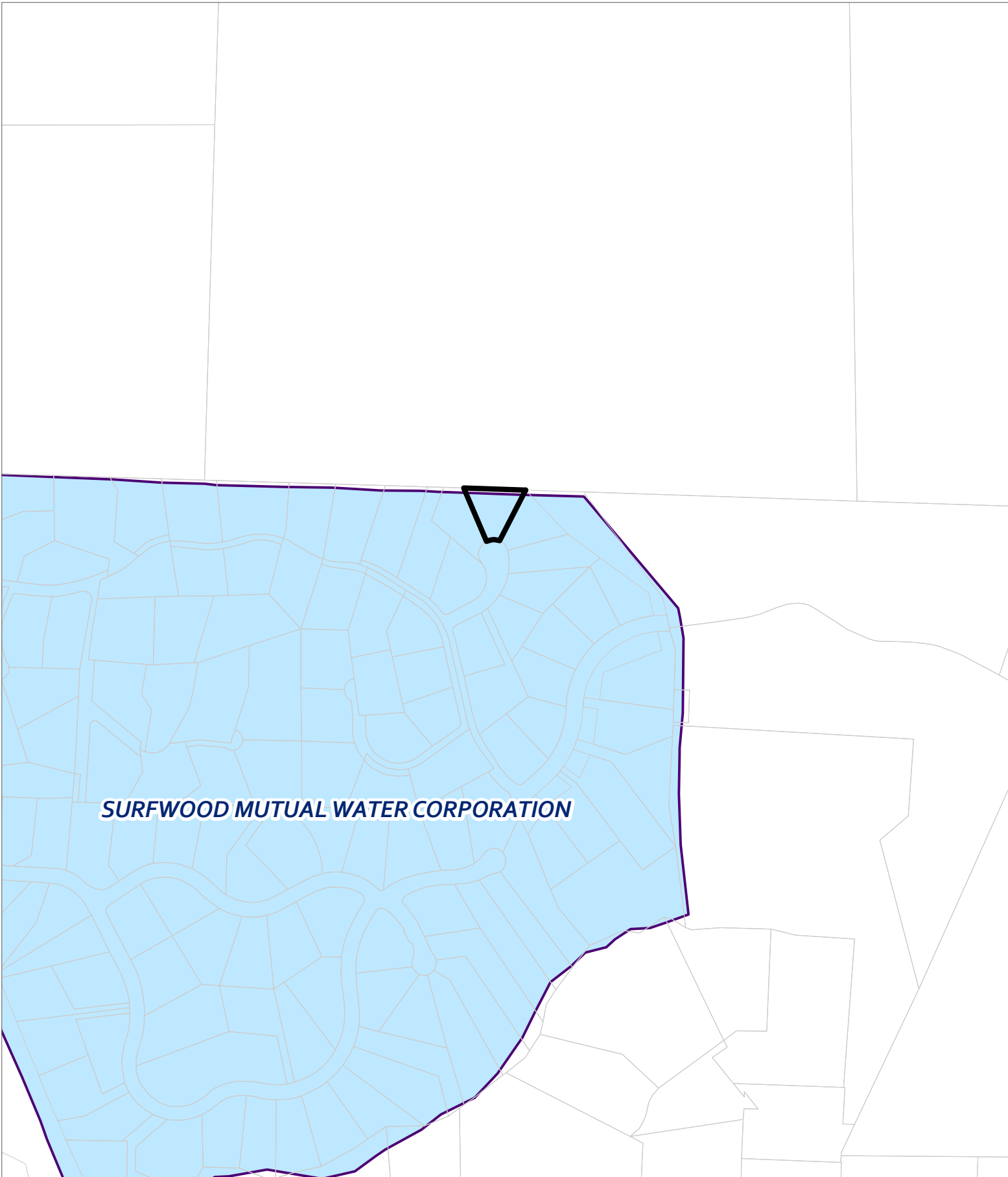
 Shinglemill-Gibney Complex
 Western Study Soil Types



LOCAL SOILS

ATTACHMENT R

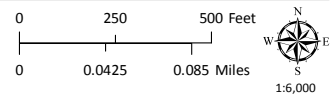
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SURFWOOD MUTUAL WATER CORPORATION

CASE: CDP 2018-0021
OWNER: FEEHAN, Richard
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APLCT: Richard Feehan
AGENT:
ADDRESS: 12171 Pinewood Road, Mendocino

 County Water Districts



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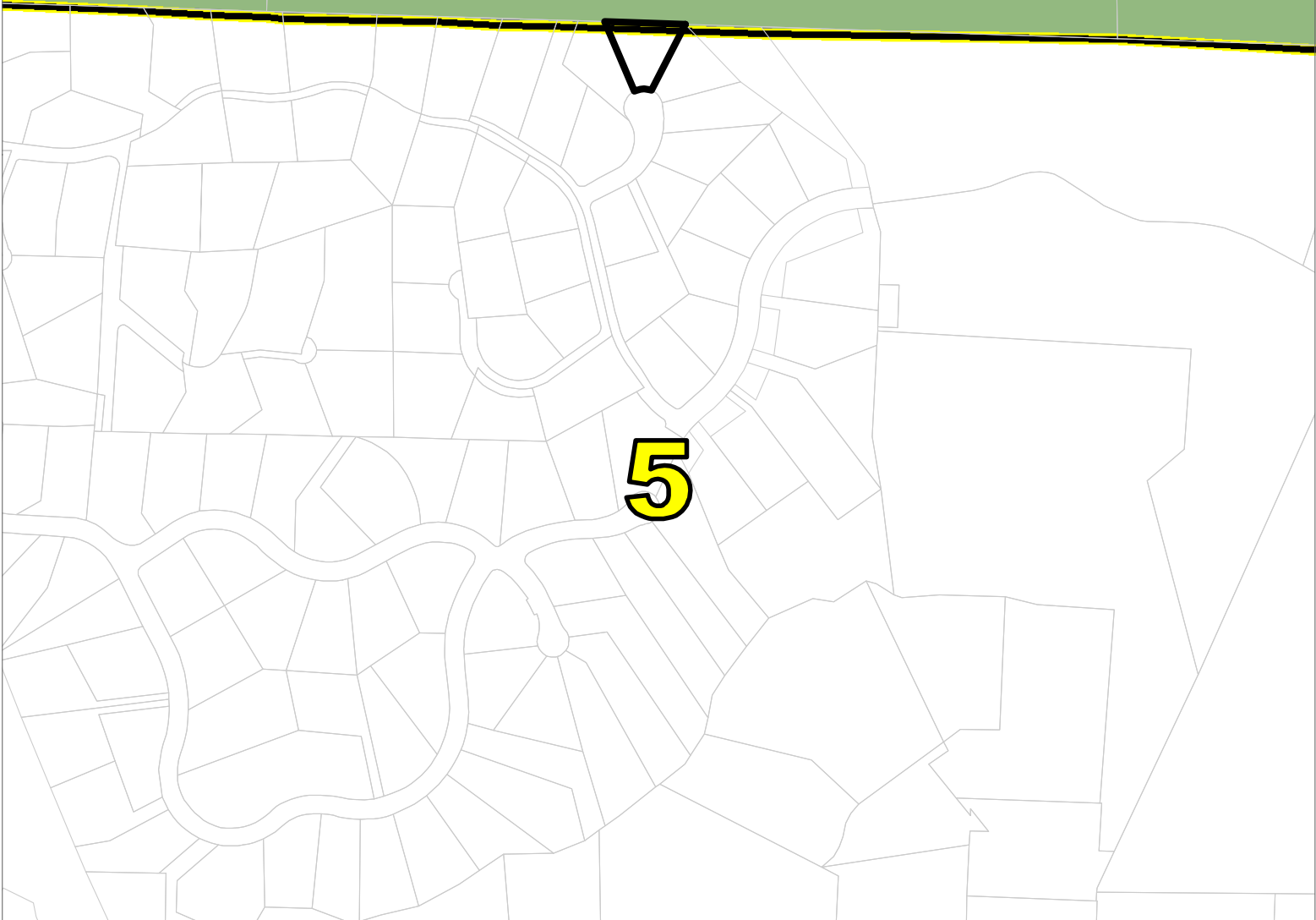
**WATER DISTRICTS
ATTACHMENT S**

4



Russian Gulch SP

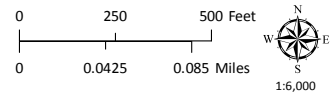


5



CASE: CDP 2018-0021
OWNER: FEEHAN, Richard
APN: 118-300-25
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AGENT:
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-  Supervisorial Districts 2010
-  State Parks



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