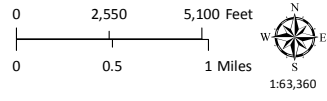


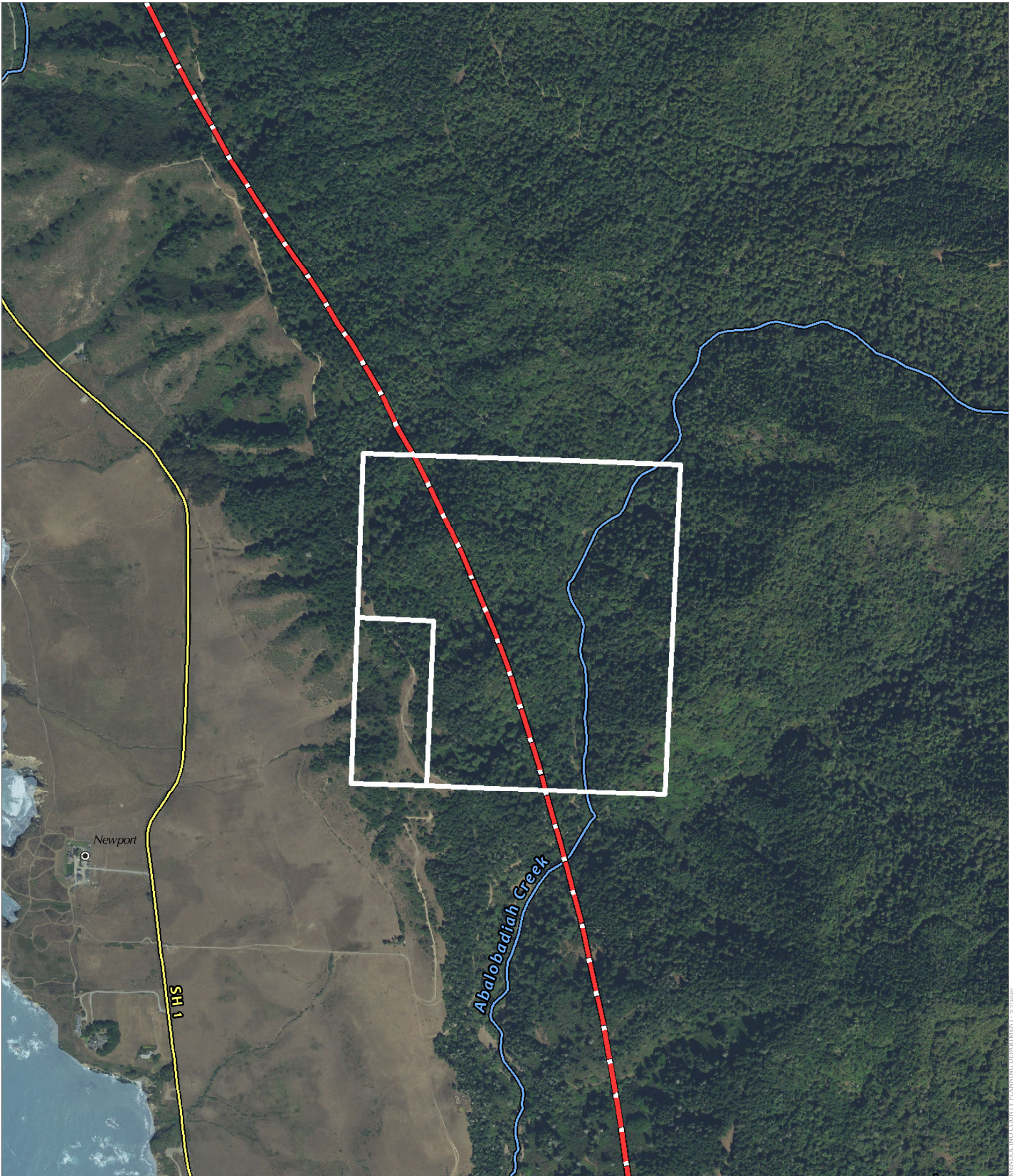
CASE: **CDPR 2020-0002**
 OWNER: **Jackson Grube Family, Inc.**
 APN: **015-070-70, 71**
 APLCT: **Willard Jackson**
 AGENT: **Tara Jackson**
 ADDRESS: **31485 N. Highway 1, Westport**

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






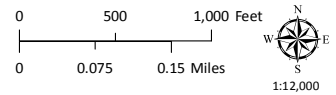
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT 7/12/2020

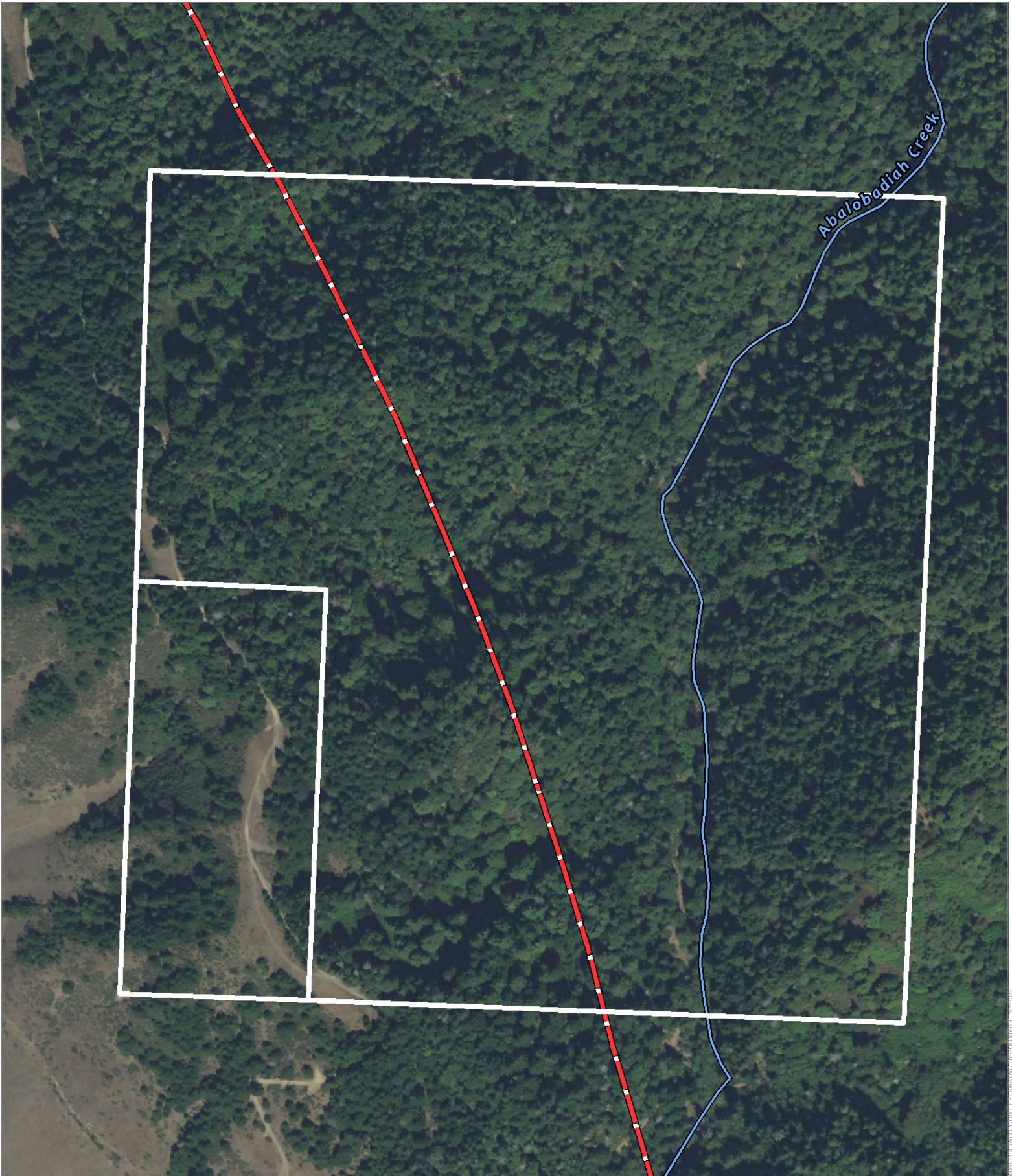


CASE: **CDPR 2020-0002**
 OWNER: **Jackson Grube Family, Inc.**
 APN: **015-070-70, 71**
 APLCT: **Willard Jackson**
 AGENT: **Tara Jackson**
 ADDRESS: **31485 N. Highway 1, Westport**



-  Coastal Zone Boundary
-  Named Rivers
-  Public Roads

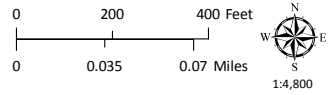


AERIAL IMAGERY

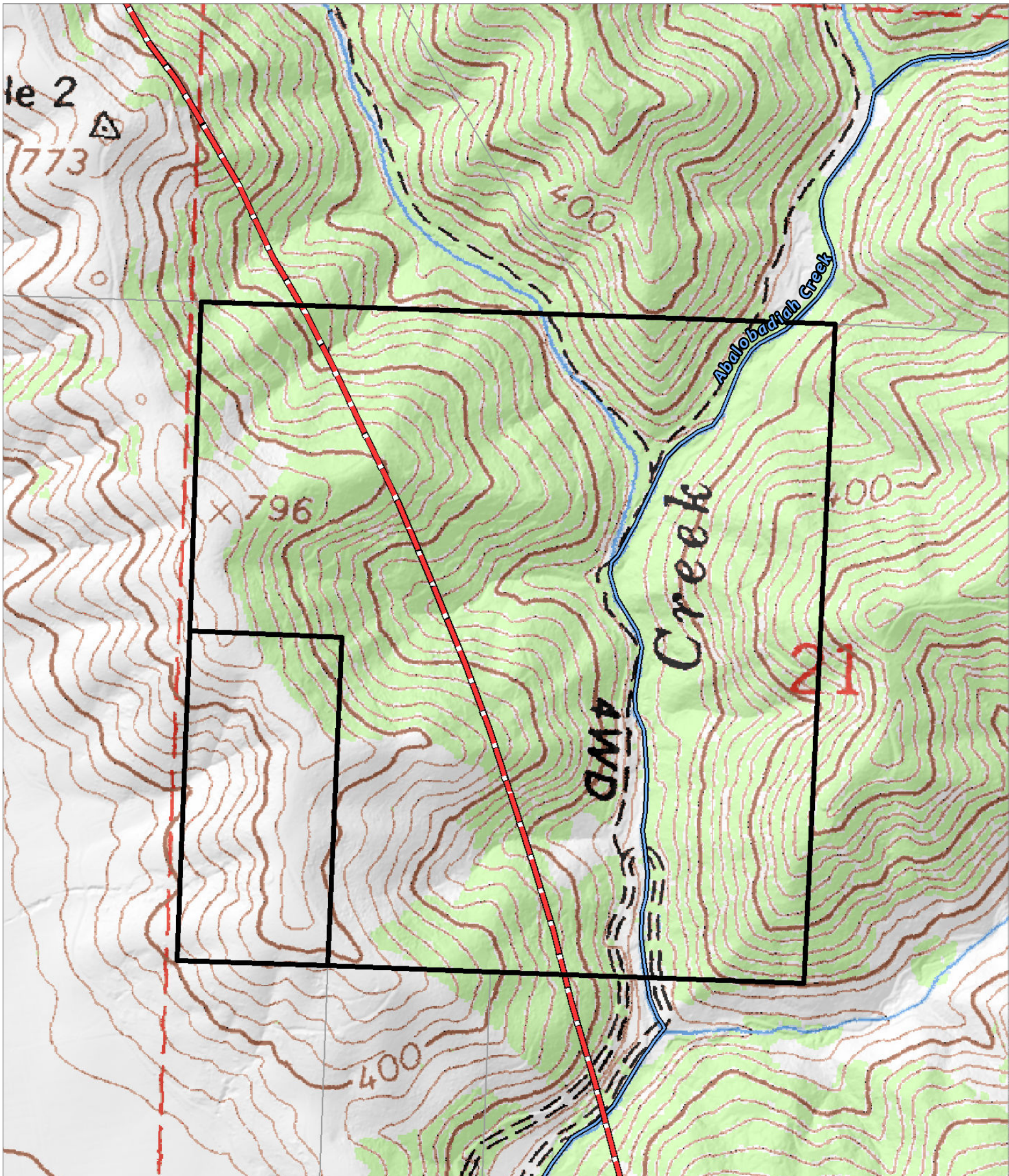


CASE: CDPR 2020-0002
OWNER: Jackson Grube Family, Inc.
APN: 015-070-70, 71
APLCT: Willard Jackson
AGENT: Tara Jackson
ADDRESS: 31485 N. Highway 1, Westport




-  Coastal Zone Boundary
-  Named Rivers

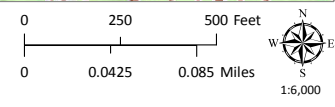


AERIAL IMAGERY



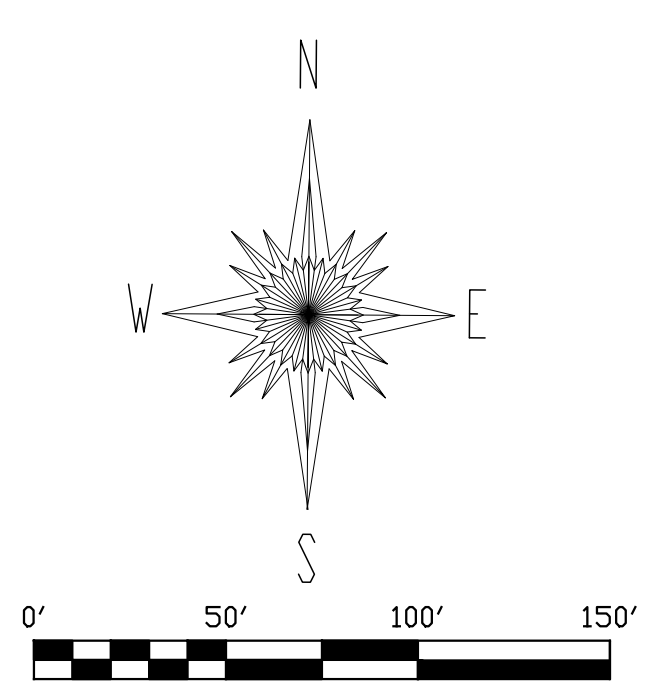
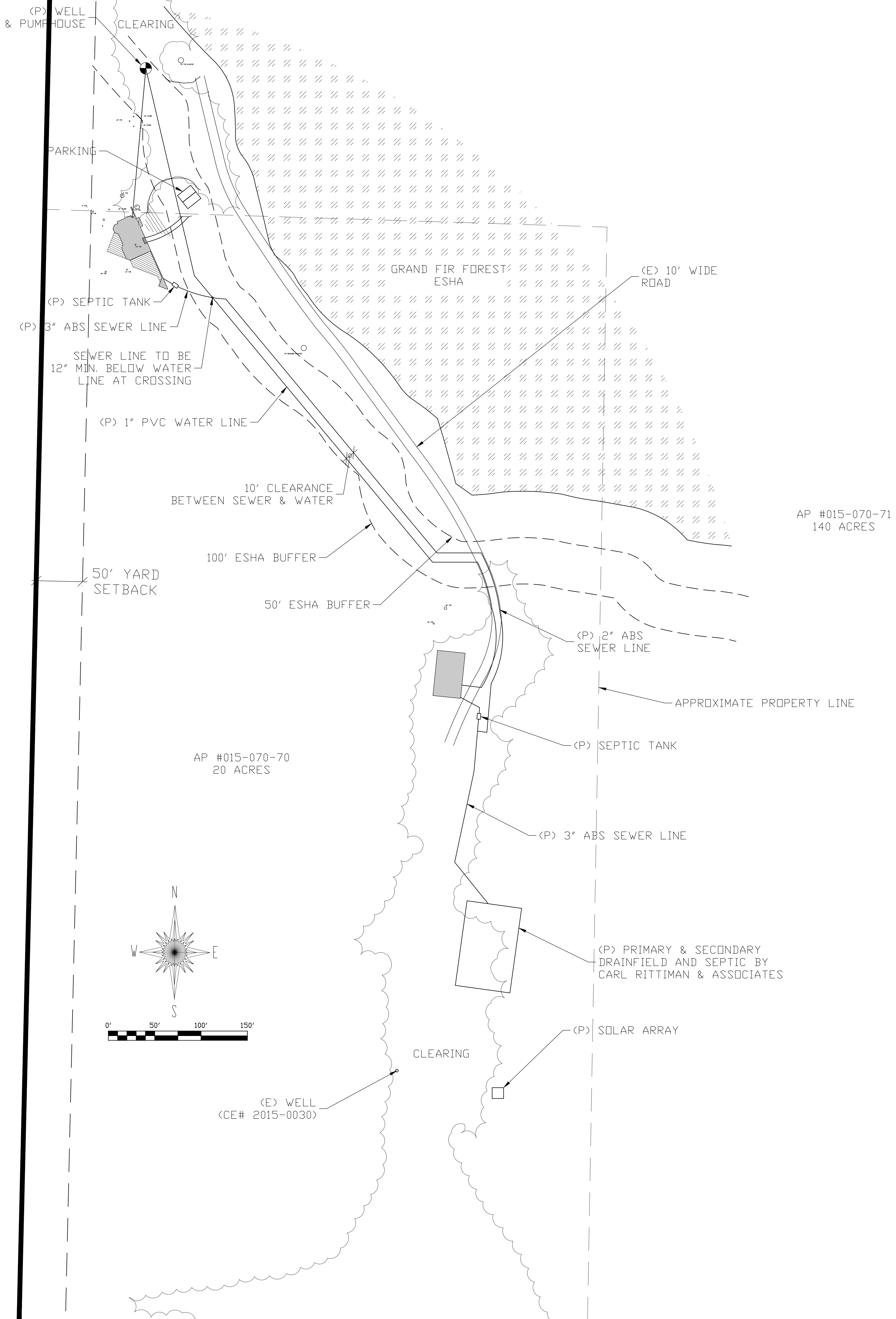
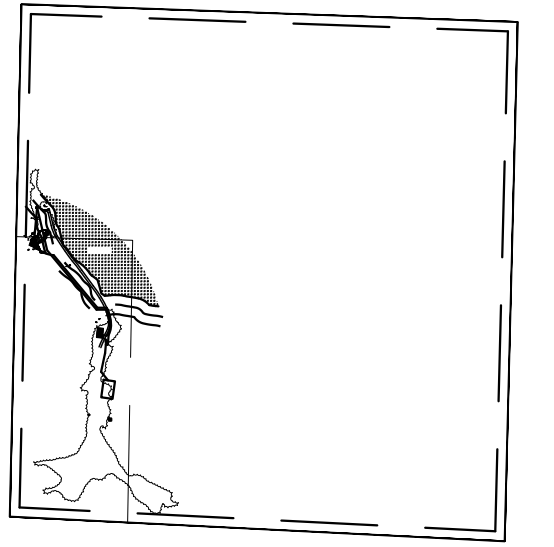
CASE: CDPR 2020-0002
 OWNER: Jackson Grube Family, Inc.
 APN: 015-070-70, 71
 APLCT: Willard Jackson
 AGENT: Tara Jackson
 ADDRESS: 31485 N. Highway 1, Westport

-  Coastal Zone Boundary
-  Named Rivers
-  Assessors Parcels




TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

WENDUO COUNTY PLANNING DEPARTMENT 7/2020



SITE PLAN 1 : 50 1

| | | | | | | | |
|---------------------|----------|----|-------------|--|--|---|---|
| SHEET 1 OF 2 SHEETS | REVISION | BY | DATE | APN: 015-070-70-00 & 015-070-71-00 | JACKSON GRUBE 31485 N. HIGHWAY 1 WESTPORT, CA 95488 |  Wynn Coastal Planning 703 N. Main Street Fort Bragg, California 95437 (707) 964-2537 www.WCPlan.com | Based on a Topographic Map by: SHN Consulting Engineers 335 S. Main Street Willits, California 95490 (707) 459-4518 |
| | | | | DRAWN TH | | | |
| | | | | DATE 3/22/2016 | | | |
| | | | | SCALE AS SHOWN | | | |
| | | | APPROVED AW | | | | |

Title 14 Code of California Regulations: Division 1.5, Chapter 7, Subchapter 2, Article 5.

Fuel Modification and Defensible Space Standards

To reduce the intensity of a wildfire by reducing the volume and density of flammable vegetation, the strategic siting of fuel modification and greenbelts shall provide:

1. Increased safety for emergency fire equipment and evacuating civilians; and
2. a point of attack or defense from a wildfire.

Fuel Modification and Defensible Space Standards (Implementation)

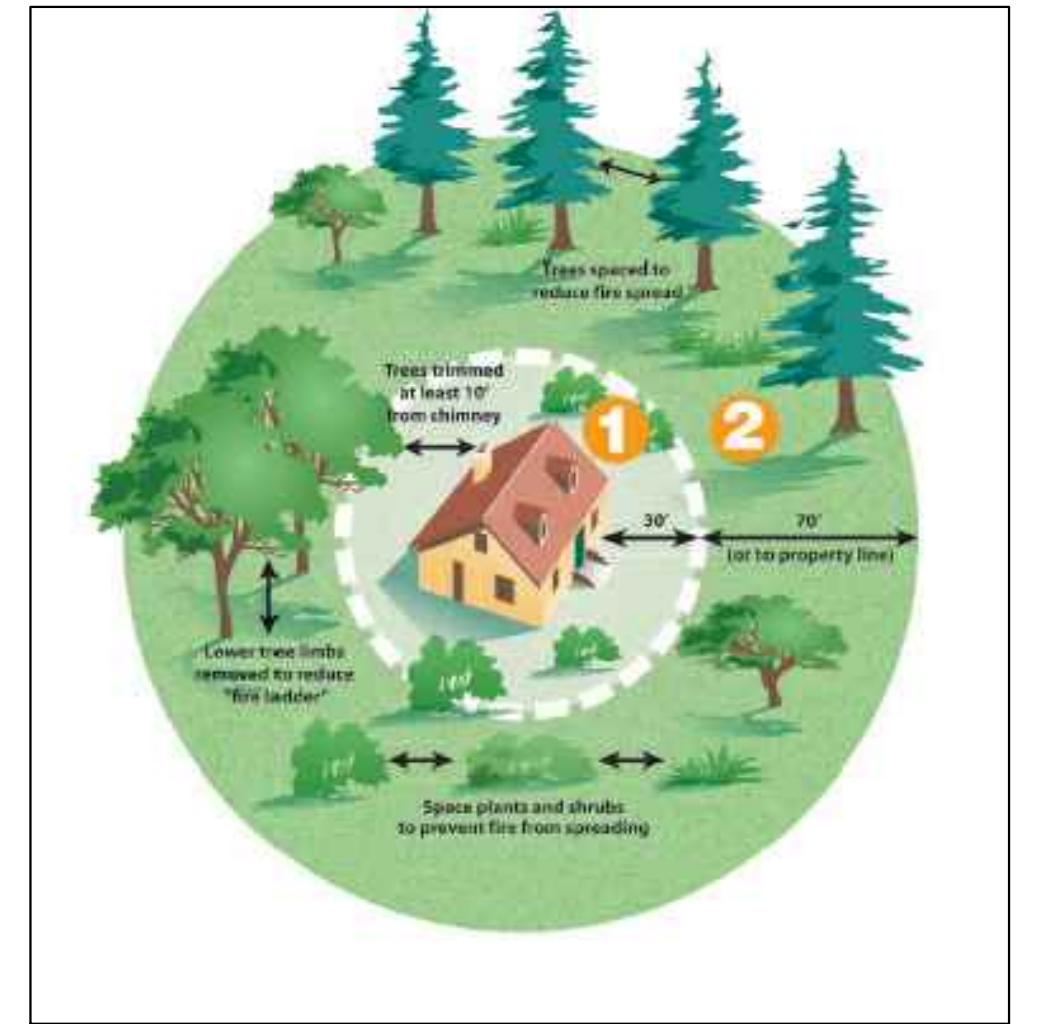
Structures on parcels 1 acre and larger shall be set back from the property line at least 30 feet. Smaller parcels shall provide for comparable mitigation.

Flammable waste generated by construction or development must be lawfully disposed of before final approval of a project. Greenbelts that are proposed as a part of a development or project shall be strategically located to separate wildland fuels and structures.

DEFENSIBLE SPACE AROUND STRUCTURES

A person that owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous 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 30 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-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to any building or structure.
- (b) Maintain around and adjacent to the building or structure additional fire protection or firebreak 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 or at a greater distance if required by state law, or local ordinance, rule, or regulation. This section does not prevent an insurance company that insures 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 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion. This subdivision does not apply to single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a dwelling or structure.
- (c) Remove that portion of any tree that extends within 10-feet of the outlet of a chimney or stovepipe.
- (d) Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
- (e) Maintain the roof of a structure free of leaves, needles, or other dead vegetative growth.
- (f) Provide and maintain at all times a screen over the outlet of every 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 4291)



AP #015-070-71
140 ACRES

AP #015-070-70
20 ACRES

(P) WELL & PUMPHOUSE

CLEARING

PARKING

(P) SEPTIC TANK

(P) 3" ABS SEWER LINE

SEWER LINE TO BE 12" MIN. BELOW WATER LINE AT CROSSING

(P) 1" PVC WATER LINE

10' CLEARANCE BETWEEN SEWER & WATER

50' YARD SETBACK

100' ESHA BUFFER

50' ESHA BUFFER

(E) 10' WIDE ROAD

GRAND FIR FOREST ESHA

(P) 2" ABS SEWER LINE

APPROXIMATE PROPERTY LINE

(P) SEPTIC TANK

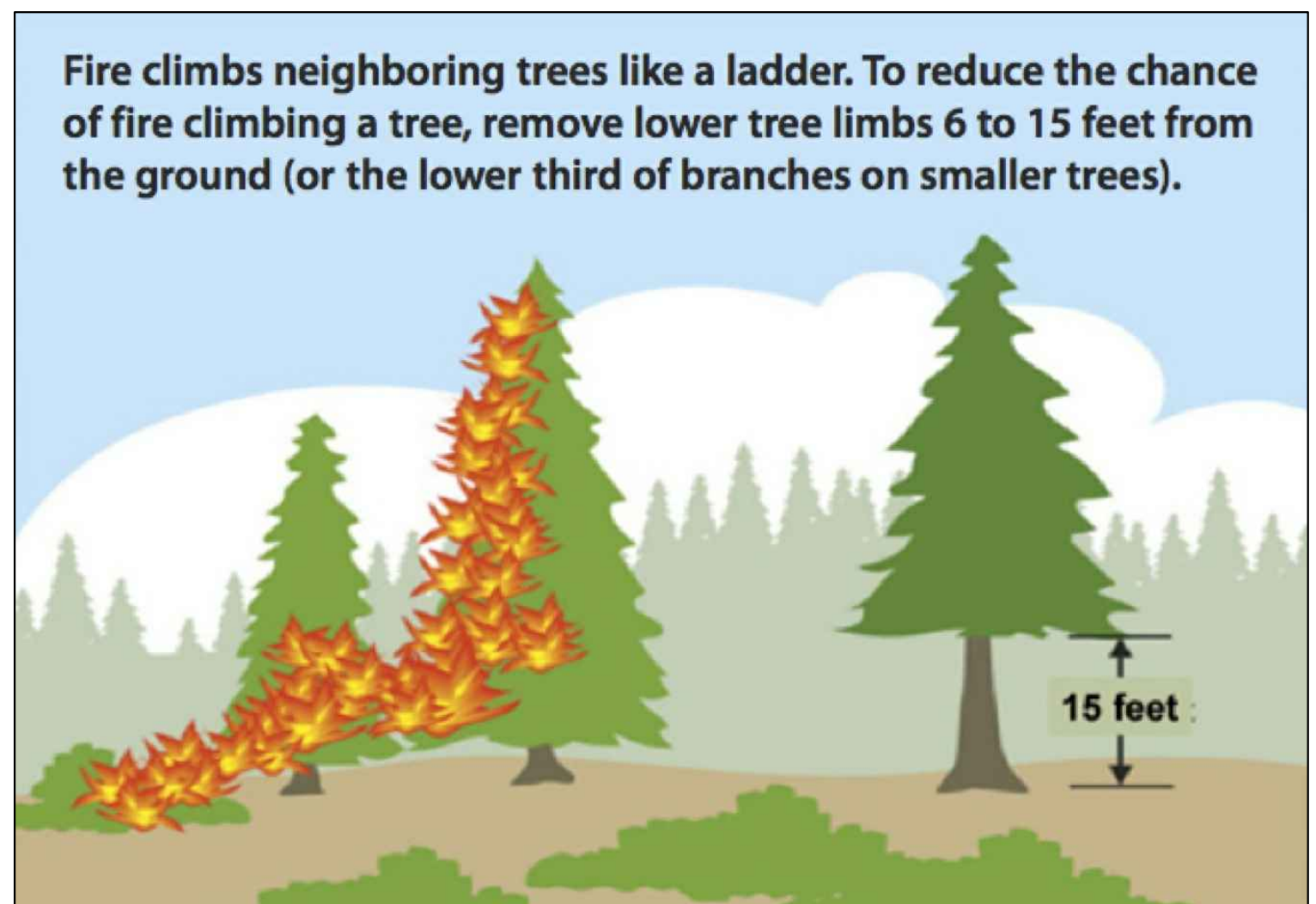
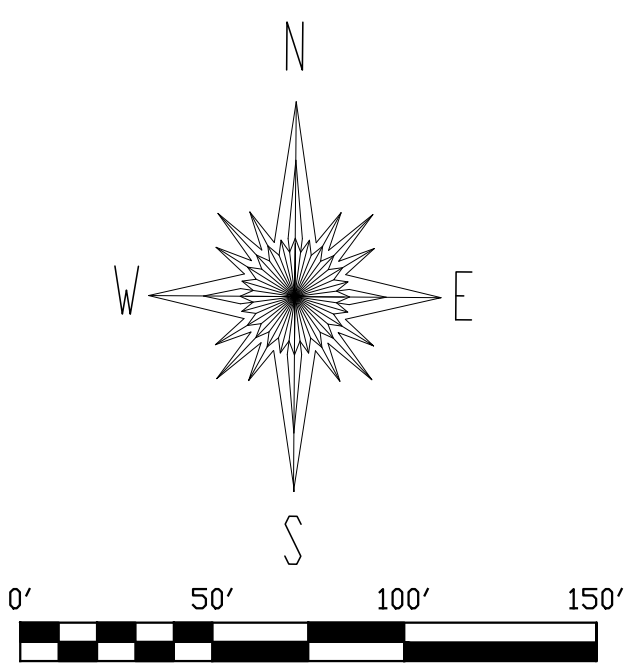
(P) 3" ABS SEWER LINE

(P) PRIMARY & SECONDARY DRAINFIELD AND SEPTIC BY CARL RITTIMAN & ASSOCIATES

(P) SOLAR ARRAY

CLEARING

(E) WELL (CE# 2015-0030)



FIRE SAFE PLAN | 1 : 50 | 1

OF 2 SHEETS

2

| REVISION | BY | DATE |
|----------|----|------|
| | | |
| | | |
| | | |
| | | |

APN:
015-070-70-00
& 015-070-71-00
DRAWN TH
DATE 3/22/2016
SCALE AS SHOWN
APPROVED AW

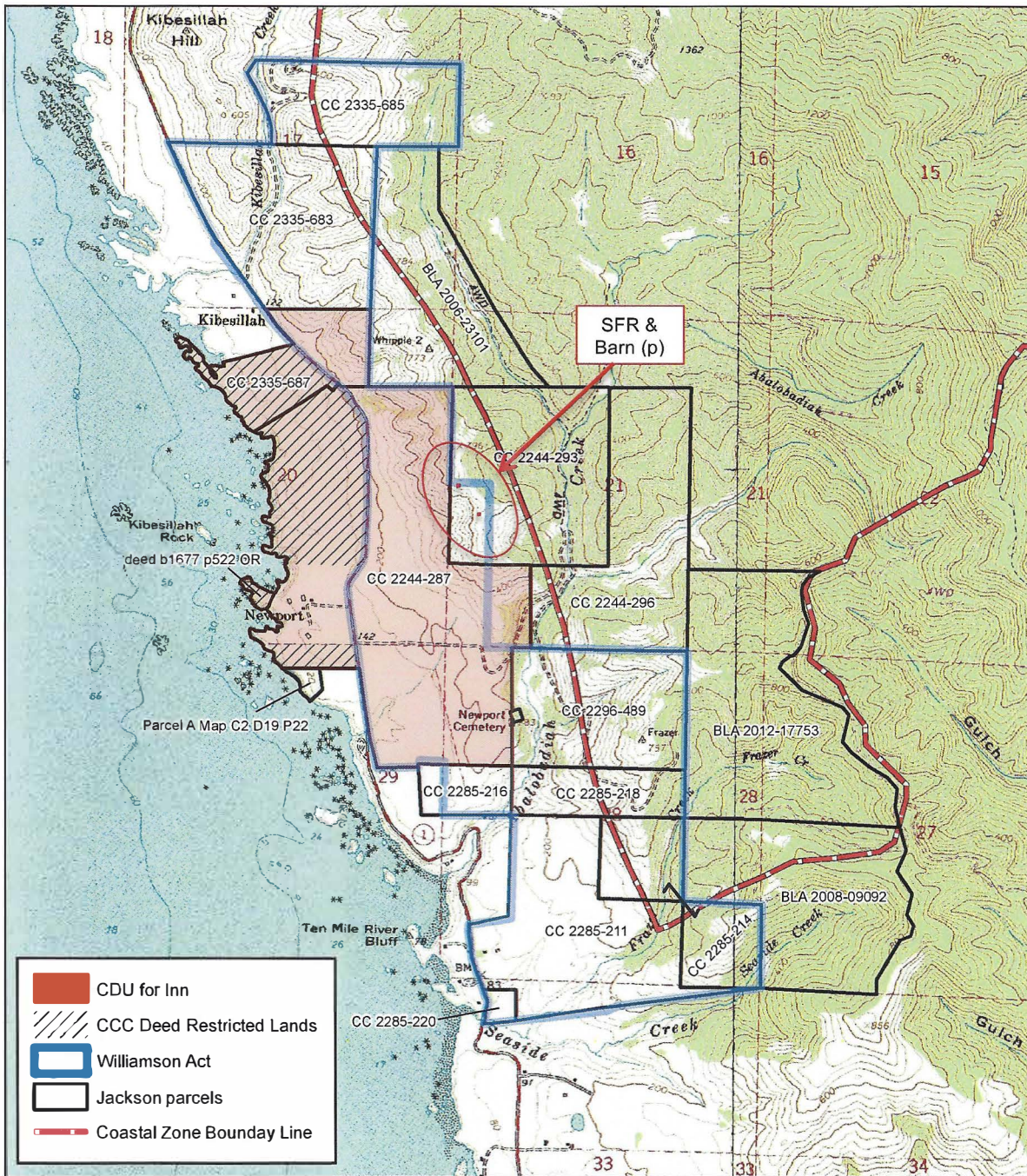
JACKSON GRUBE

31485 N. HIGHWAY 1
WESTPORT, CA 95488

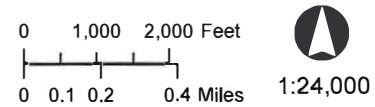


Wynn Coastal Planning
703 N. Main Street
Fort Bragg, California 95437
(707) 964-2537
www.WCPlan.com

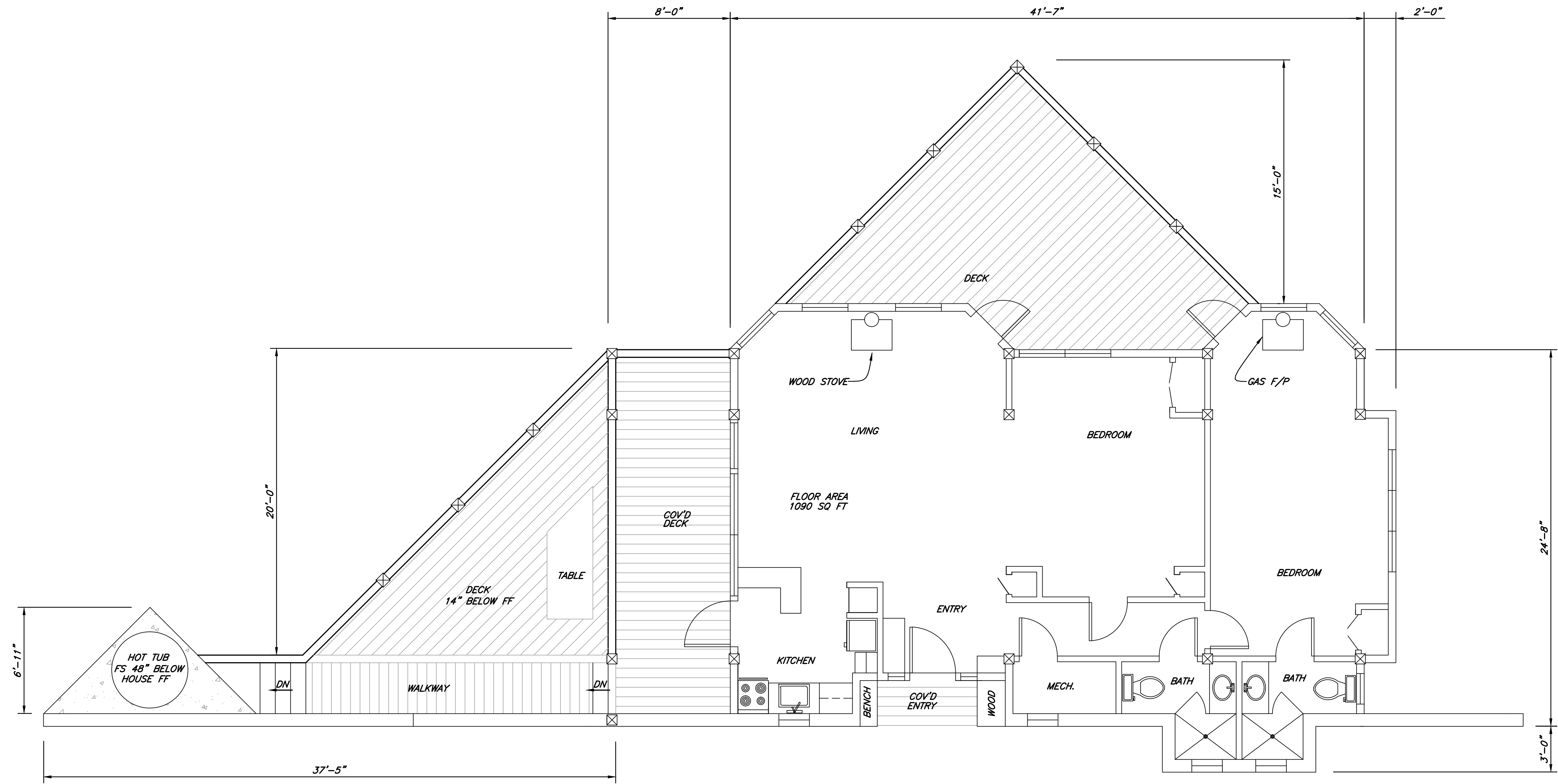
Based on a
Topographic Map by:
SHN Consulting Engineers
335 S. Main Street
Willits, California 95490
(707) 459-4518



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET



SAVED: 3/10/2015 8:25 AM JISLAND, PLOTTED: 3/10/2015 JASON ISLAND
 \\willis\projects\2014\414037-Newport-Ranch\Draws\414037-ARCH-HOUSE.dwg

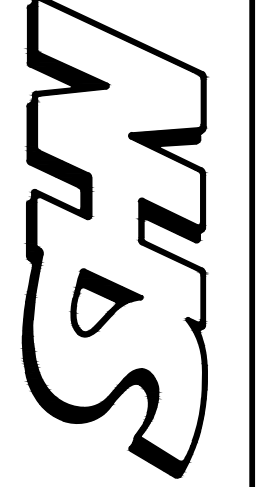


PLAN
 1/4"=1'



VERIFY SCALES
 BAR IS ONE INCH ON ORIGINAL DRAWING
 0 1" 1"

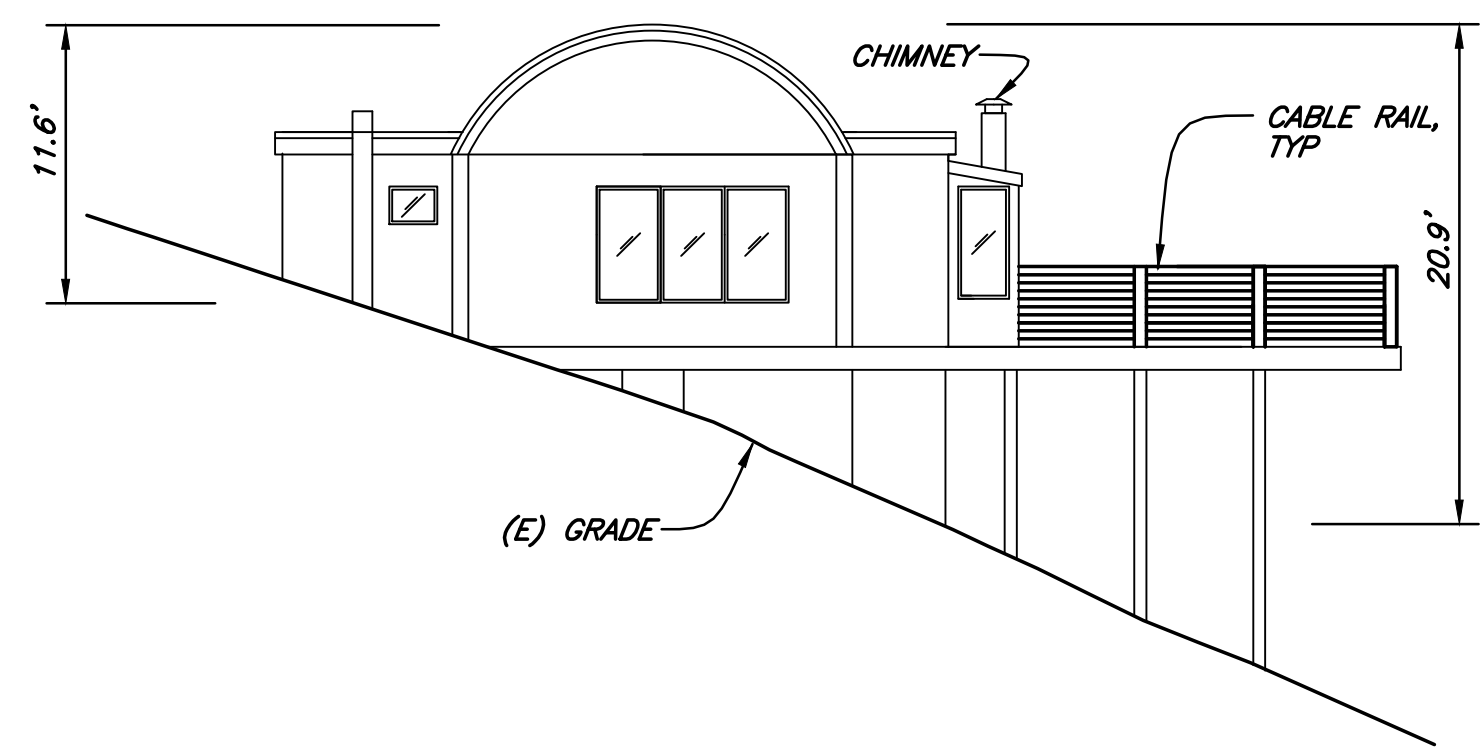
CONSULTING ENGINEERS & GEOLOGISTS, INC.
 335 S. MAIN ST
 WILLITS, CA 95490
 (707)459-4518
 FAX (707)459-1884



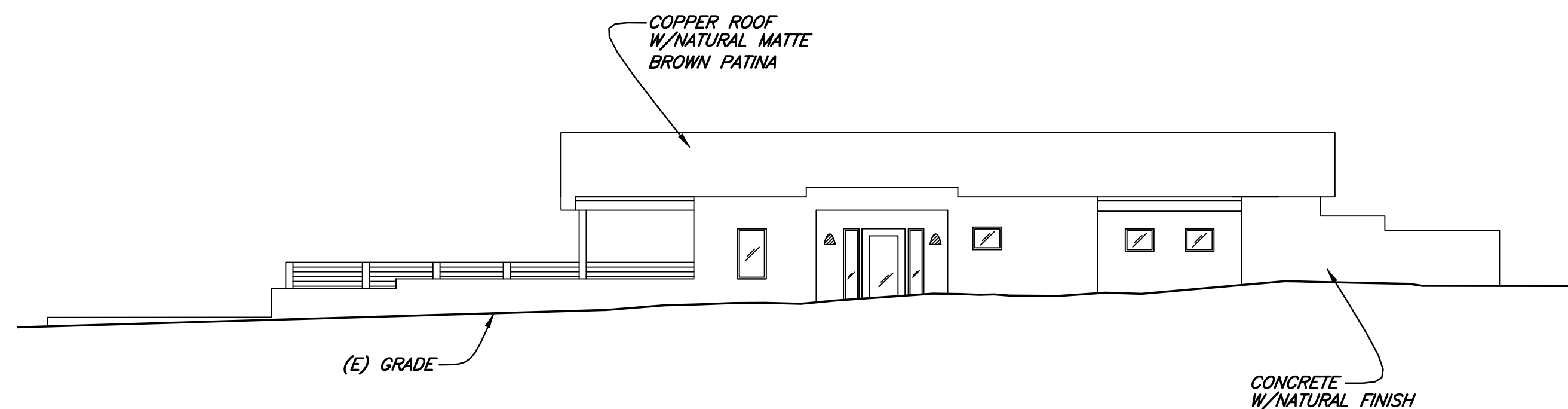
| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |

| | | | | | | | |
|---|--------|----|-----|-----|-----|------|--|
| DSGN | JGI | DR | DSF | CHK | JGI | APVD | |
| LANDS OF JACKSON GRUBE 31888 NORTH HWY 1 WESTPORT, CA | | | | | | | |
| HOUSE FLOOR PLAN | | | | | | | |
| SHEET | A-1 | | | | | | |
| DATE | 1/2015 | | | | | | |
| PROJ. NO. | 414037 | | | | | | |

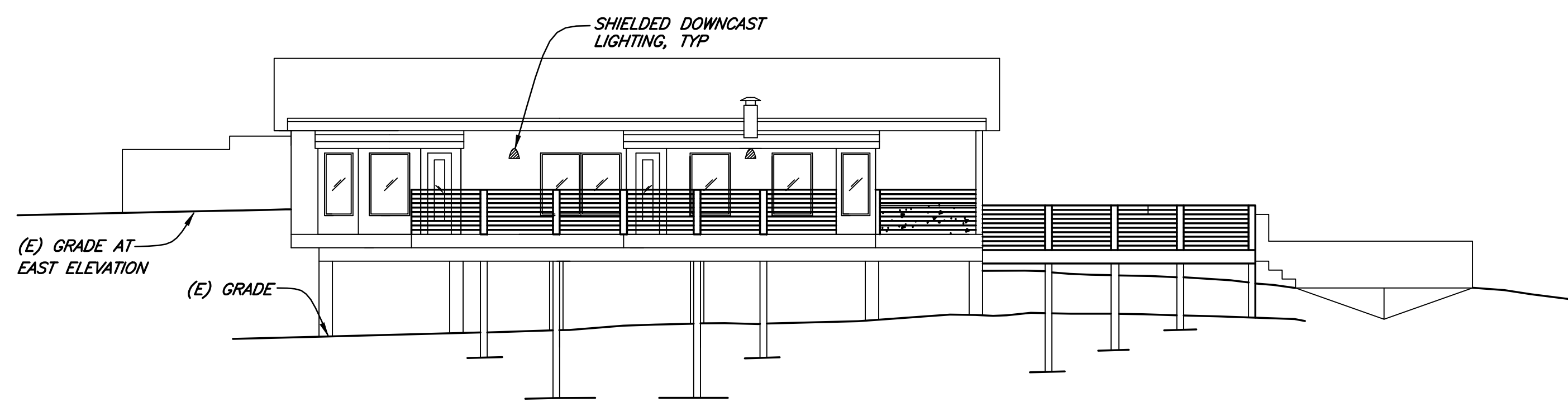
SAVED: 3/10/2015 8:25 AM JISLAND, PLOTTED: 3/10/2015 JASON ISLAND
 \\willis\projects\2014\414037-Newport-Ranch\Draws\414037-ARCH-HOUSE.dwg



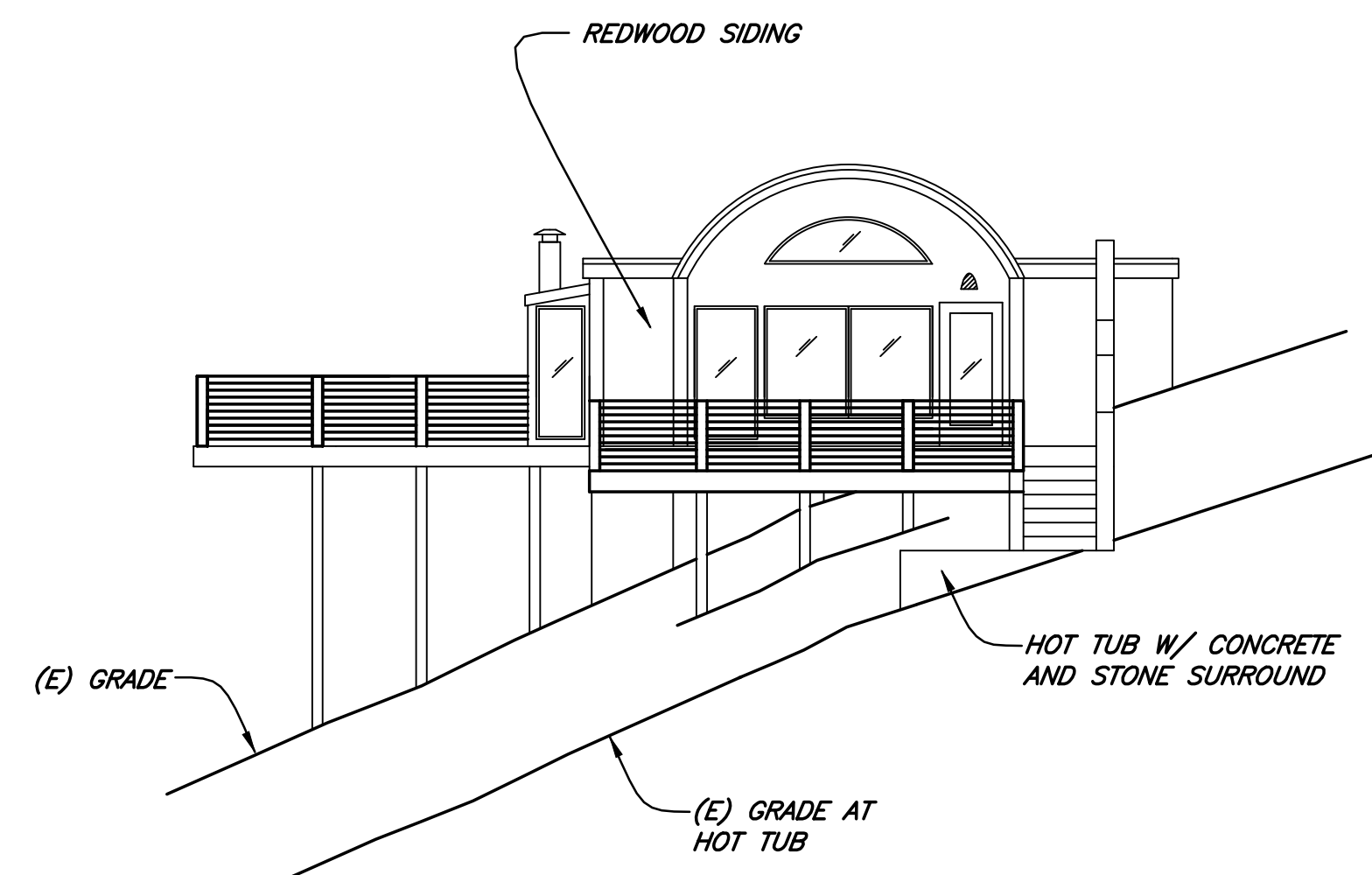
NORTH ELEVATION
 1/8"=1'



EAST ELEVATION
 1/8"=1'



WEST ELEVATION
 1/8"=1'



SOUTH ELEVATION
 1/8"=1'

AVERAGE HEIGHT ABOVE
 NATURAL GRADE 16.3'



VERIFY SCALES
 BAR IS ONE INCH ON
 ORIGINAL DRAWING
 0 1"
 THIS DRAWING IS FOR
 SCALES ACCORDINGLY

SW
 CONSULTING ENGINEERS
 & GEOLOGISTS, INC.
 335 S. MAIN ST
 WILLITS, CA 95490
 (707)459-1884
 FAX (707)459-1884

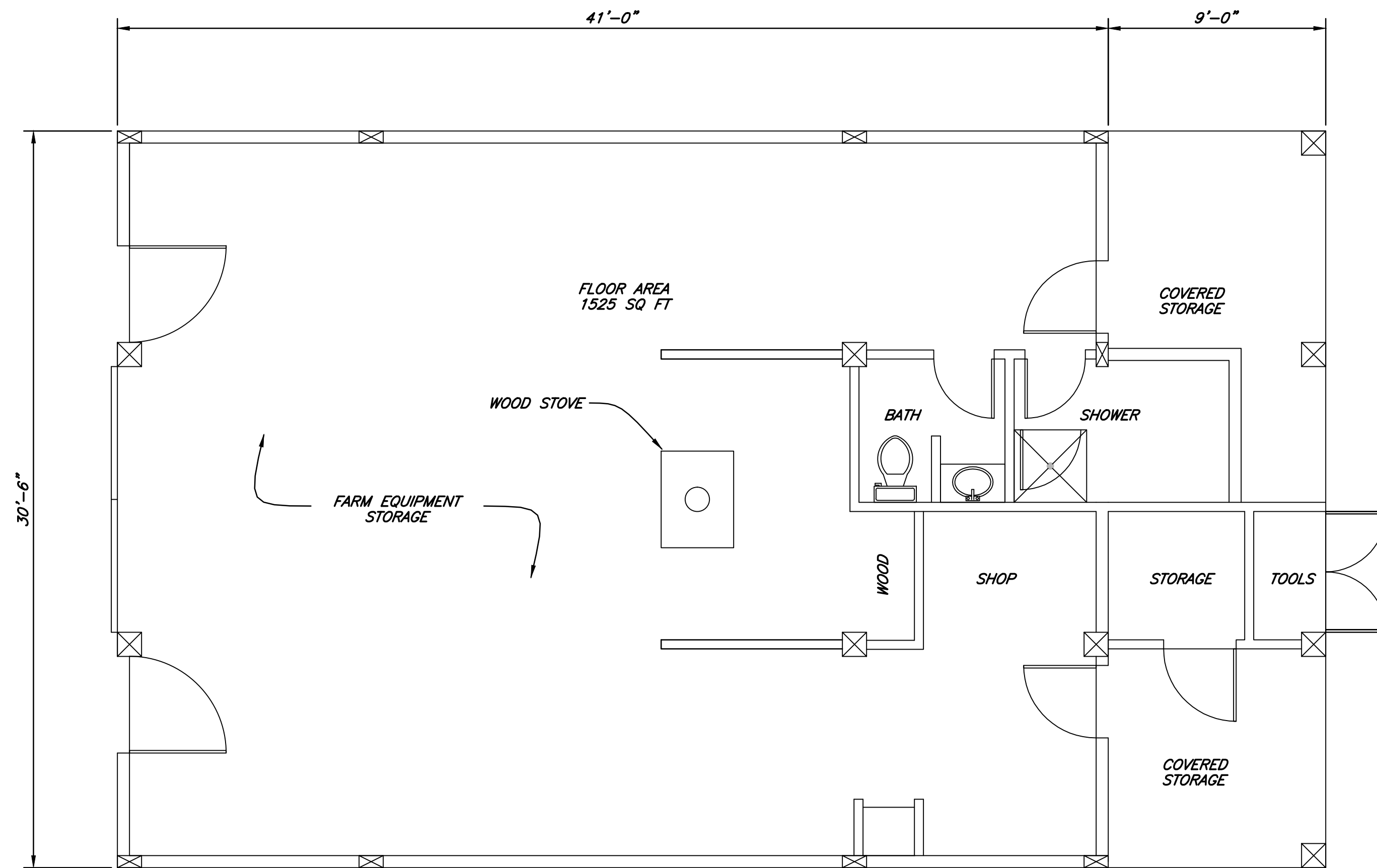
| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |

| | |
|------|-----|
| DSGN | JGI |
| DR | DSF |
| CHK | JGI |
| APVD | |

LANDS OF JACKSON GRUBE
 31888 NORTH HWY 1
 WESTPORT, CA
ELEVATIONS

| | |
|-----------|--------|
| SHEET | A-2 |
| 1 | |
| DATE | 1/2015 |
| PROJ. NO. | 414037 |

SAVED: 3/19/2015 3:56 PM JISLAND, PLOTTED: 3/10/2015 JASON ISLAND
 \\willis\projects\2014\414037-Newport-Ranch\Drawings\414037-ARCH-BARN.dwg

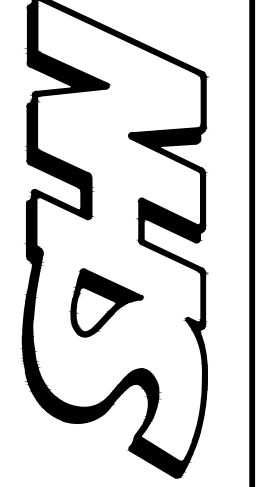


PLAN
 1/4" = 1'



VERIFY SCALES
 BAR IS ONE INCH ON
 ORIGINAL DRAWING
 0 1"
 THIS DRAWING IS FOR
 SCALES ACCORDINGLY

**CONSULTING ENGINEERS
 & GEOLOGISTS, INC.**
 335 S. MAIN ST
 WILLITS, CA 95490
 (707)459-1884
 (707)459-1884



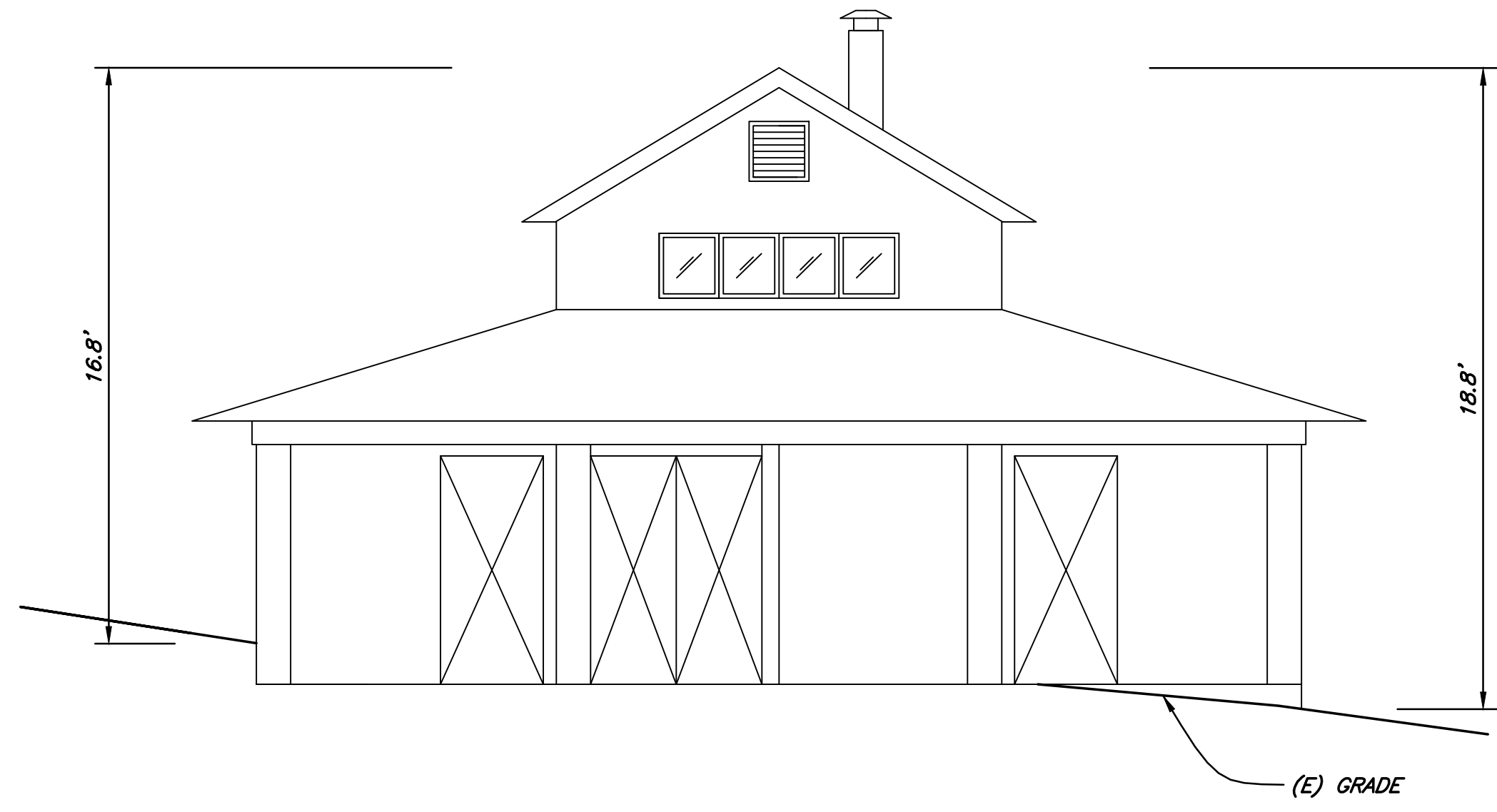
| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |

| | |
|------|-----|
| DSGN | JGI |
| DR | DSF |
| CHK | JGI |
| APVD | |

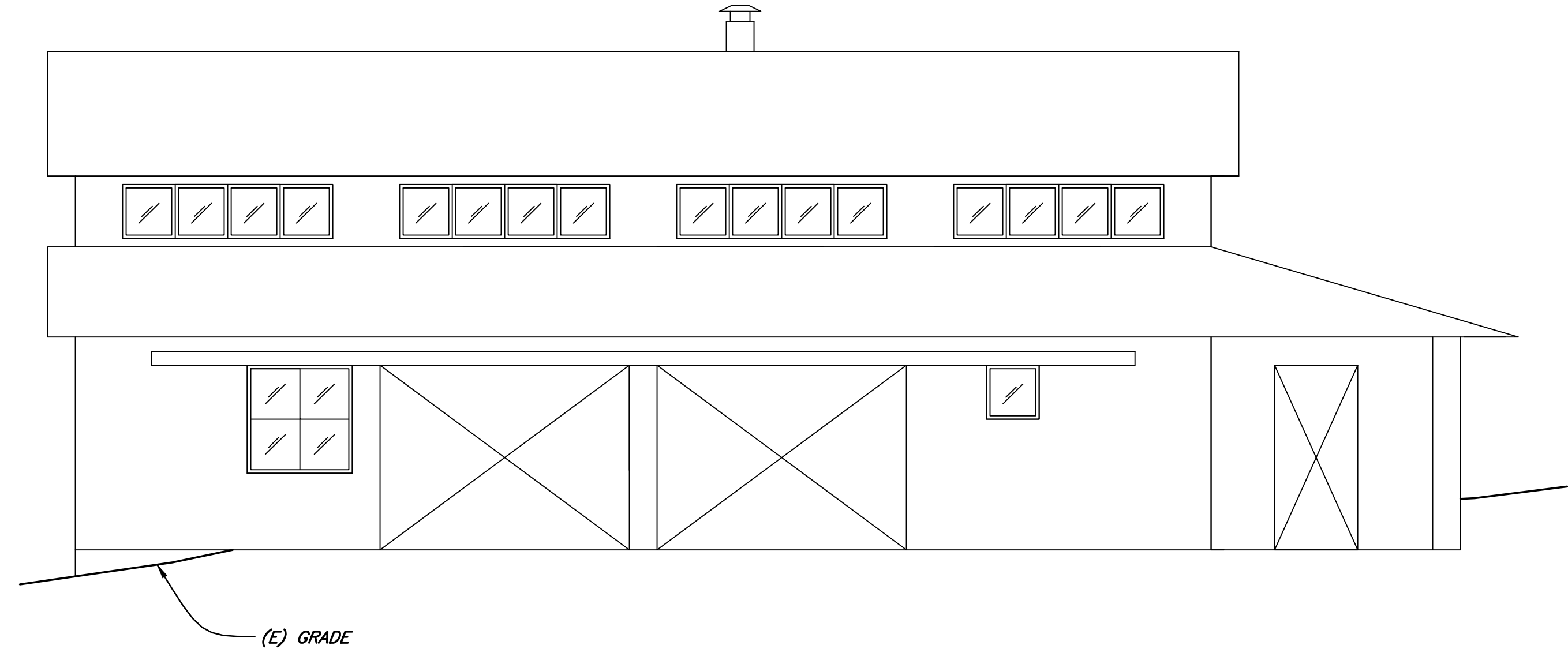
LANDS OF JACKSON GRUBE
 31888 NORTH HWY 1
 WESTPORT, CA
FLOOR PLAN

| | |
|-----------|------------|
| SHEET | A-3 |
| 1 | |
| DATE | 12/2014 |
| PROJ. NO. | 414037 |

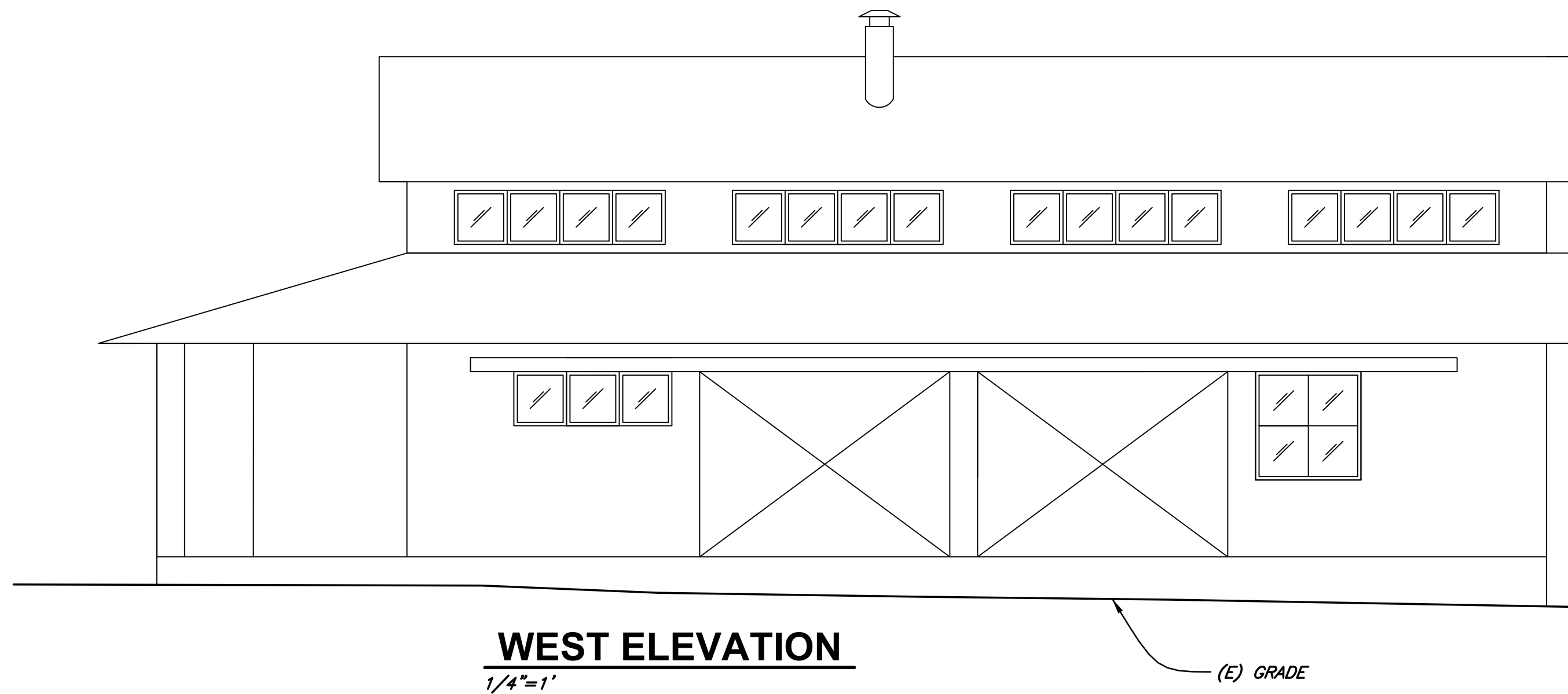
SAVED: 3/10/2015 9:33 AM JISLAND, PLOTTED: 3/10/2015 JASON ISLAND
 \\willis\projects\2014\414037-Newport-Ranch\Drawings\414037-ARCH-BARN.dwg



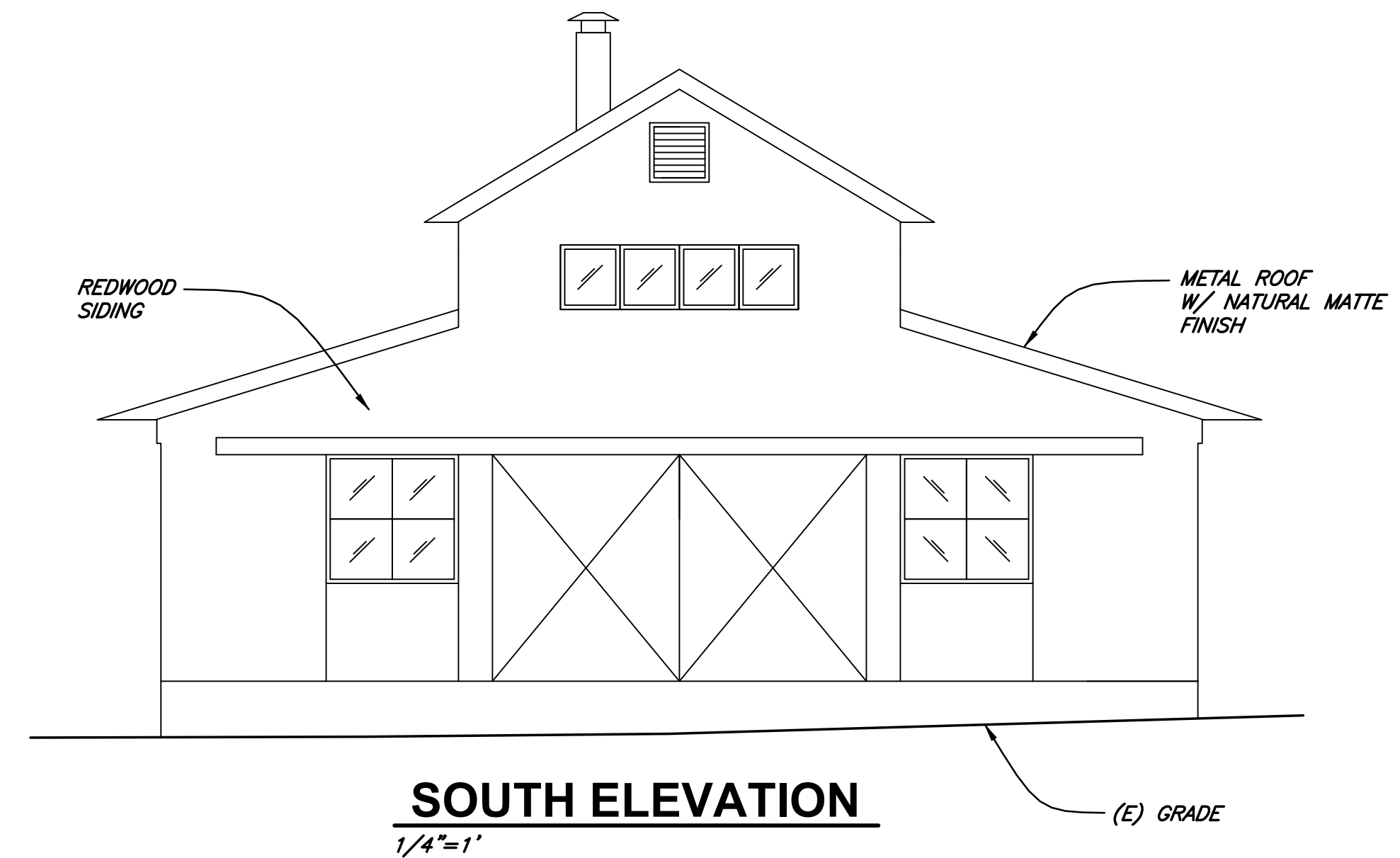
NORTH ELEVATION
 1/4"=1'



EAST ELEVATION
 1/4"=1'



WEST ELEVATION
 1/4"=1'



SOUTH ELEVATION
 1/4"=1'

AVERAGE HEIGHT ABOVE
 NATURAL GRADE 17.8'



VERIFY SCALES
 BAR IS ONE INCH ON
 ORIGINAL DRAWING
 0 1"
 THIS DRAWING IS IN
 US SCALES ACCORDINGLY

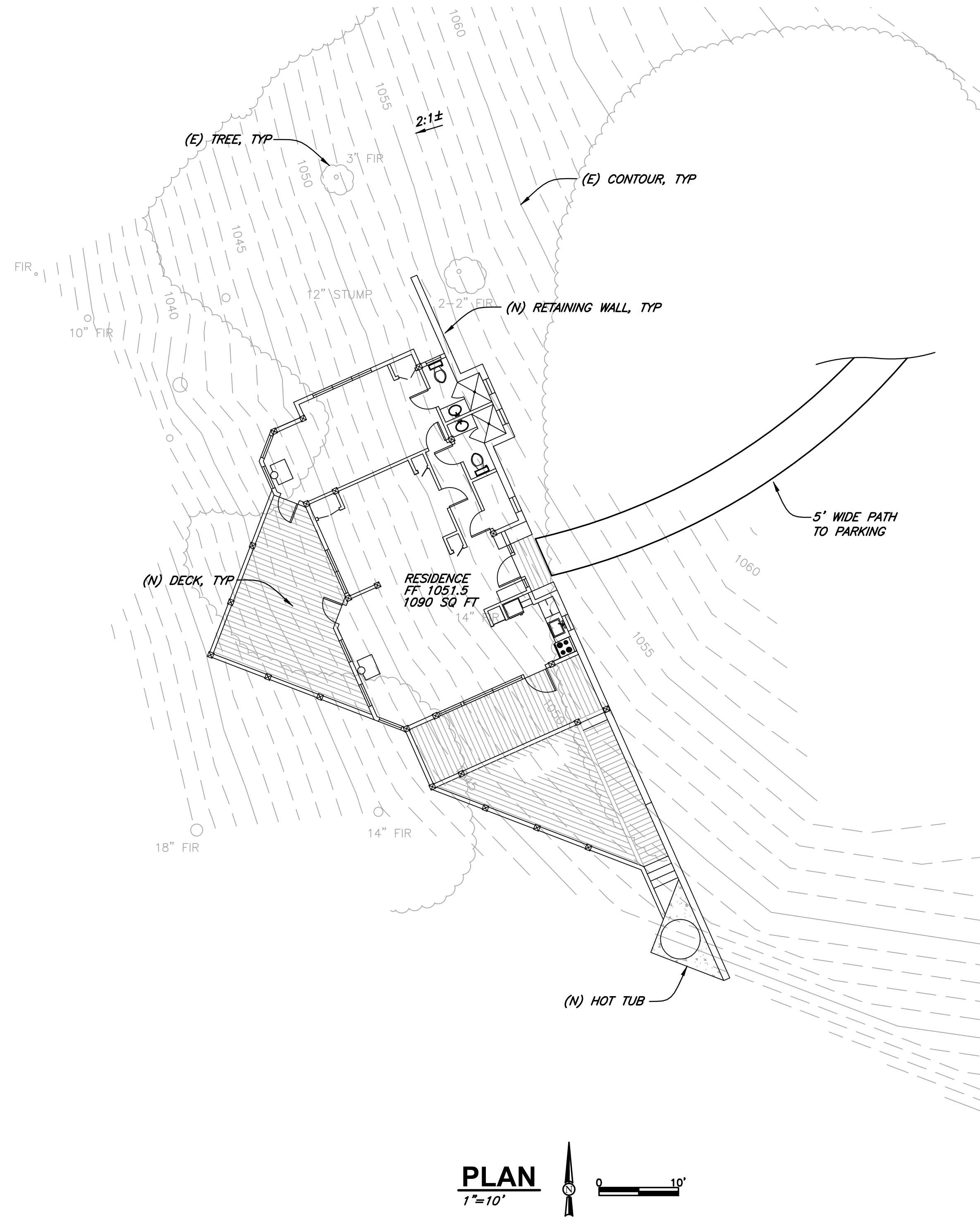
SW
 CONSULTING ENGINEERS
 & GEOLOGISTS, INC.
 335 S. MAIN ST
 WILLITS, CA 95490
 (707)459-4518
 FAX (707)459-1884

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |

DSGN JGI
 DR DSF
 CHK JGI
 APVD
 LANDS OF JACKSON
 31888 NORTH HWY 1
 WESTPORT, CA
ELEVATIONS

SHEET
A-4
 1
 DATE 12/2014
 PROJ. NO.
 414037

SAVED: 3/9/2015 4:04 PM JISLAND, PLOTTED: 3/10/2015 JASON ISLAND
 \\willis\projects\2014\414037-Newport-Ranch\Drawings\414037-CIVIL.dwg



CUT/FILL QUANTITIES:

CUT 10 CY
 FILL 10 CY
 NET EXPORT 0 CY



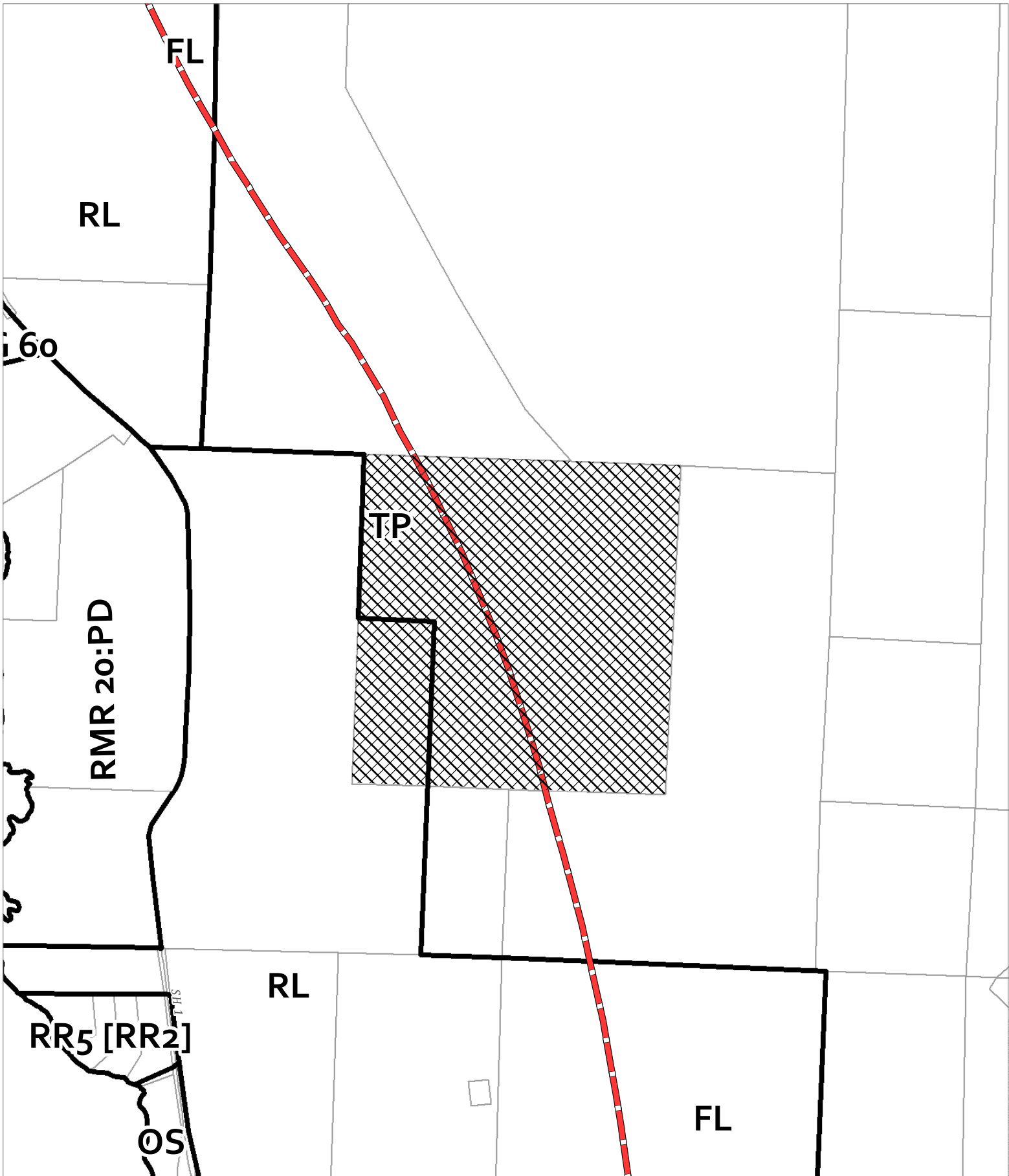
VERIFY SCALES
 BAR IS ONE INCH ON ORIGINAL DRAWING
 0 1"
 THIS DRAWING IS TO BE USED AT THE SCALES INDICATED
 SCALES ACCORDINGLY

S&W
 CONSULTING ENGINEERS
 & GEOLOGISTS, INC.
 335 S. MAIN ST
 WILLITS, CA 95490
 (707)459-1884
 FAX (707)459-1884

| | | | | | | | | | | |
|------|-----|----|-----|-----|-----|------|-----|------|----------|----|
| DSGN | JGI | DR | DSF | CHK | GNH | APVD | NO. | DATE | REVISION | BY |
|------|-----|----|-----|-----|-----|------|-----|------|----------|----|

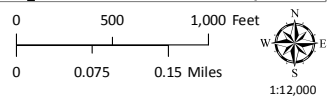
LANDS OF JACKSON GRUBE
 31888 NORTH HWY 1
 WESTPORT, CA
TREE HOUSE FOUNDATION PLAN

SHEET
C-2
 1
 DATE 12/2014
 PROJ. NO.
 414037



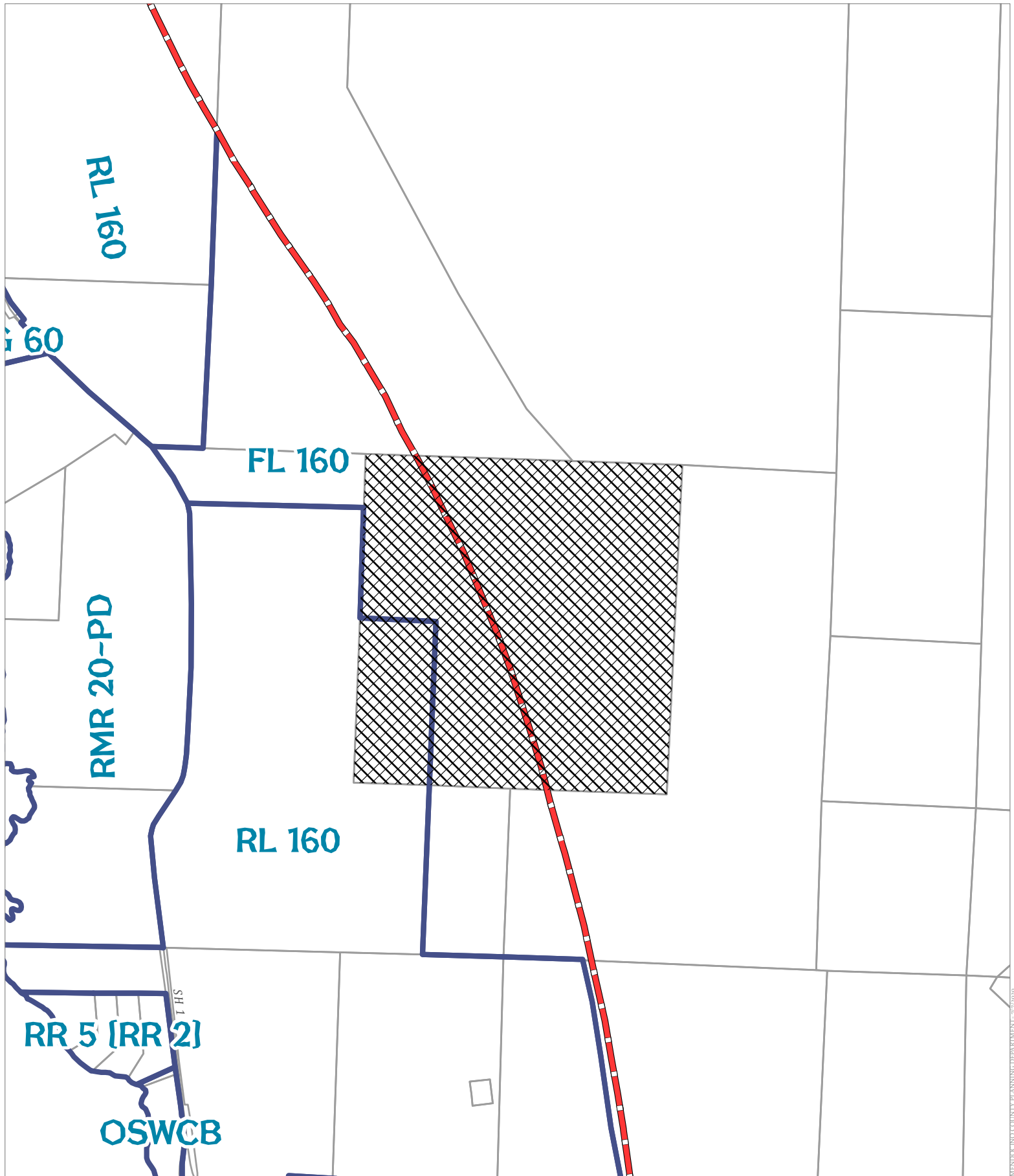
CASE: **CDPR 2020-0002**
 OWNER: **Jackson Grube Family, Inc.**
 APN: **015-070-70, 71**
 APLCT: **Willard Jackson**
 AGENT: **Tara Jackson**
 ADDRESS: **31485 N. Highway 1, Westport**

- Coastal Zone Boundary
- Assessors Parcels
- Zoning Districts
- Public Roads







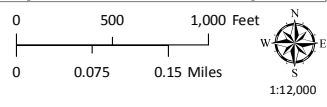
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/2020

ZONING DISPLAY MAP

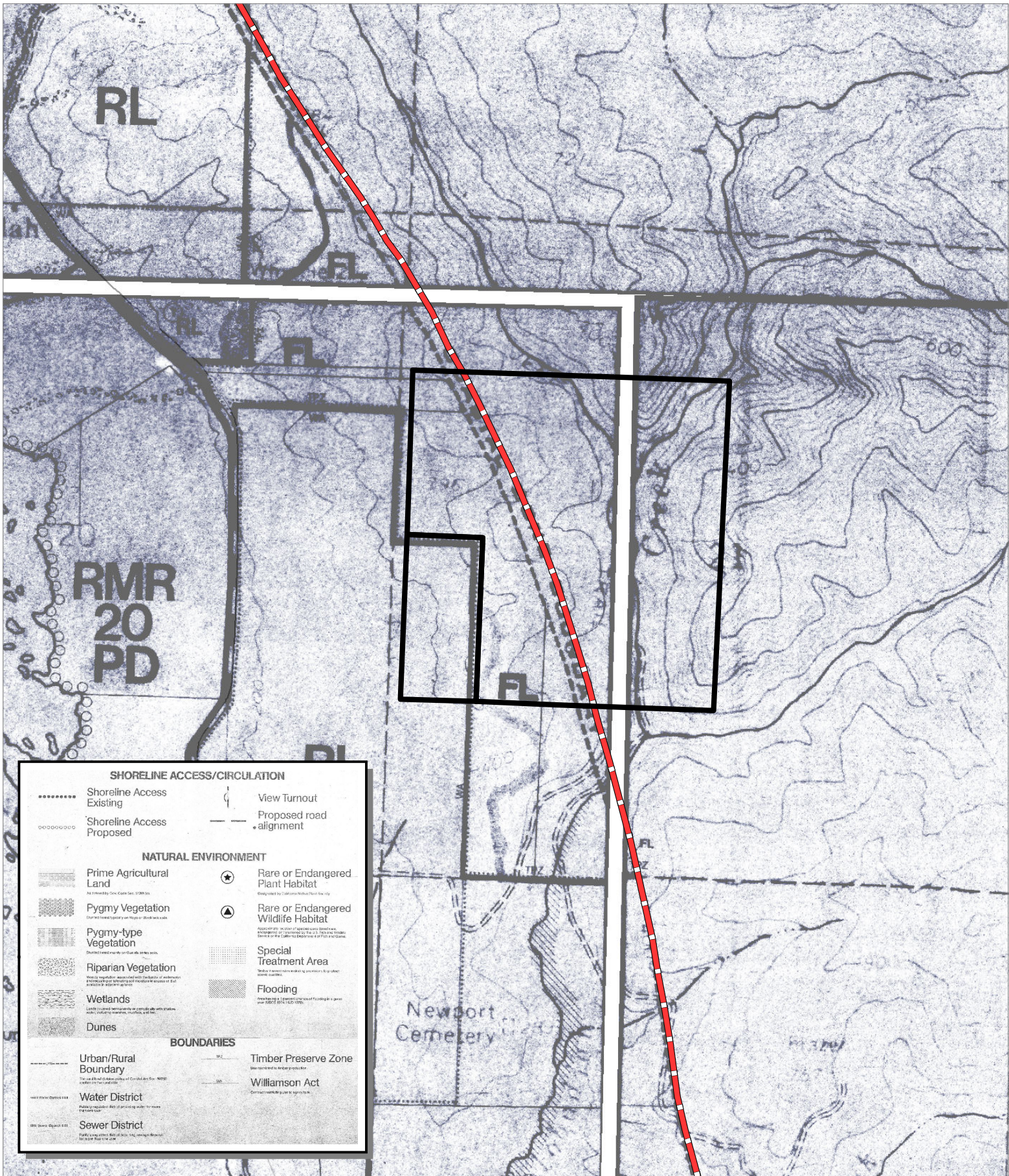


CASE: **CDPR 2020-0002**
 OWNER: **Jackson Grube Family, Inc.**
 APN: **015-070-70, 71**
 APLCT: **Willard Jackson**
 AGENT: **Tara Jackson**
 ADDRESS: **31485 N. Highway 1, Westport**

-  Coastal Zone Boundary
-  General Plan Classes
-  Public Roads
-  Assessor's Parcels



GENERAL PLAN CLASSIFICATIONS



SHORELINE ACCESS/CIRCULATION

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

NATURAL ENVIRONMENT

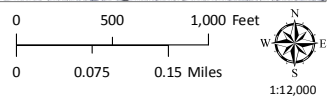
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

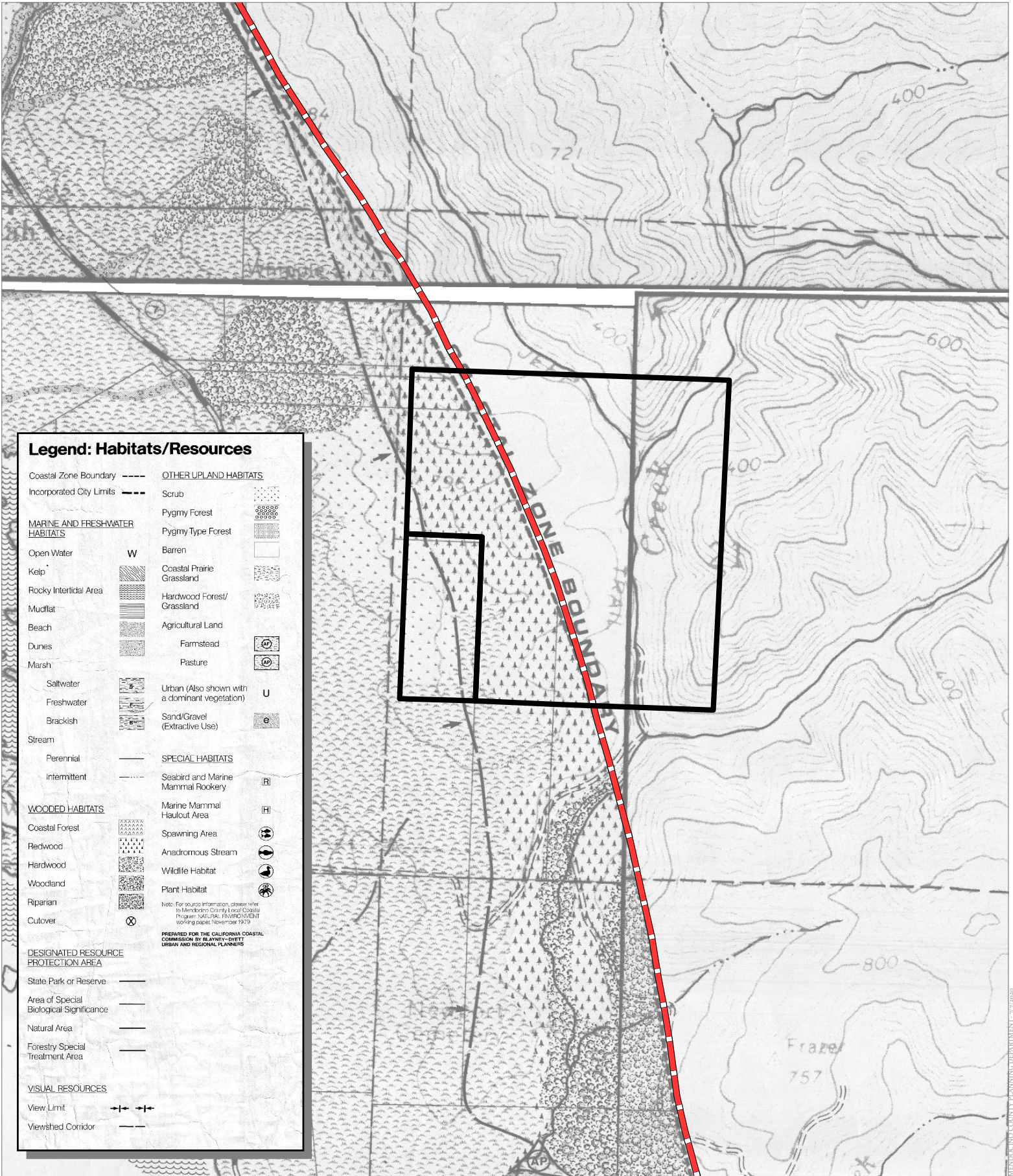
BOUNDARIES

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

CASE: **CDPR 2020-0002**
 OWNER: **Jackson Grube Family, Inc.**
 APN: **015-070-70, 71**
 APLCT: **Willard Jackson**
 AGENT: **Tara Jackson**
 ADDRESS: **31485 N. Highway 1, Westport**

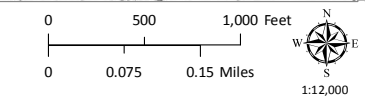
Coastal Zone Boundary
 Public Roads

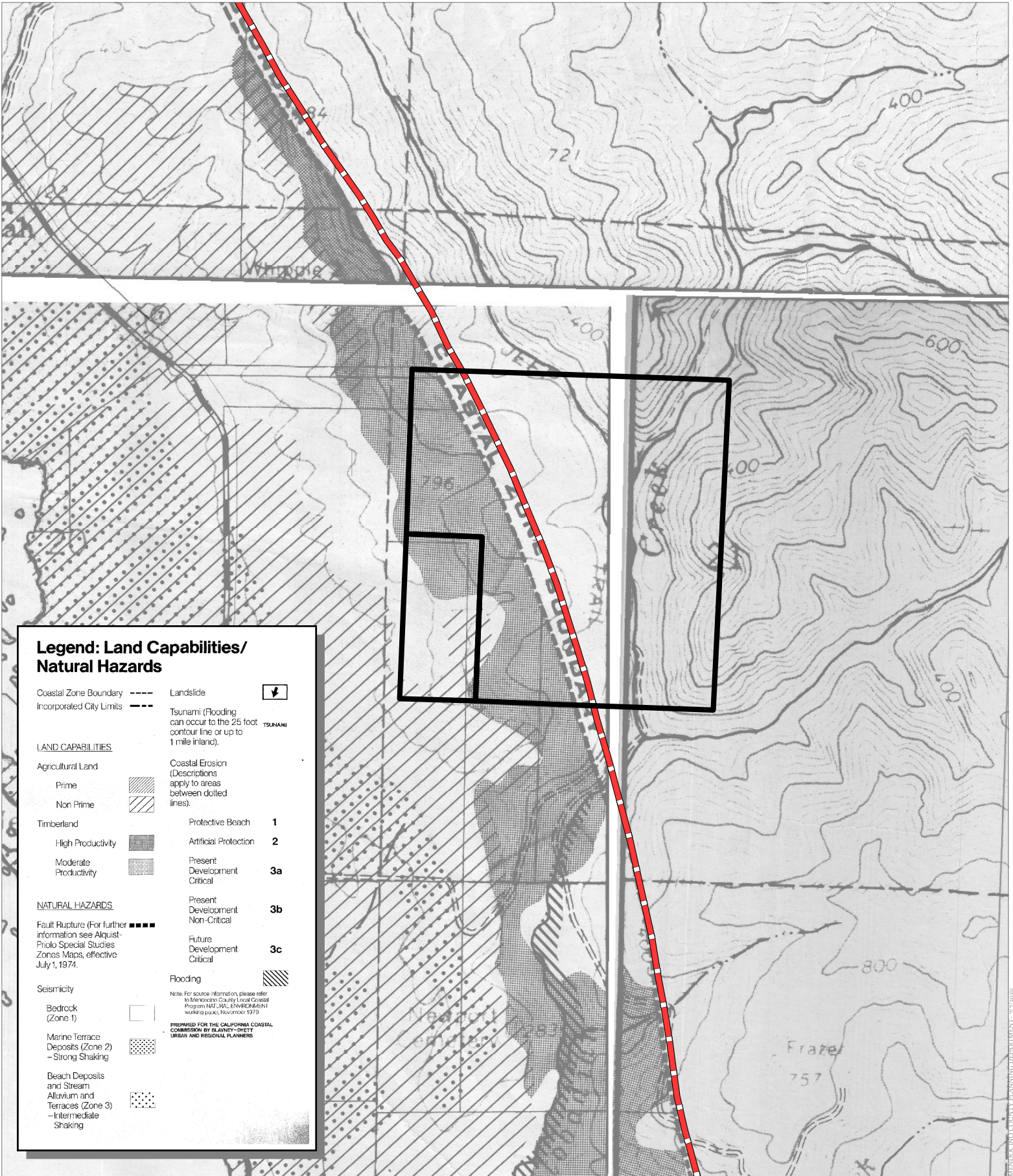




CASE: CDPR 2020-0002
 OWNER: Jackson Grube Family, Inc.
 APN: 015-070-70, 71
 APLCT: Willard Jackson
 AGENT: Tara Jackson
 ADDRESS: 31485 N. Highway 1, Westport

Coastal Zone Boundary
 Public Roads



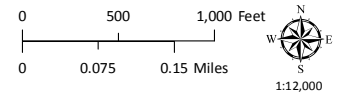


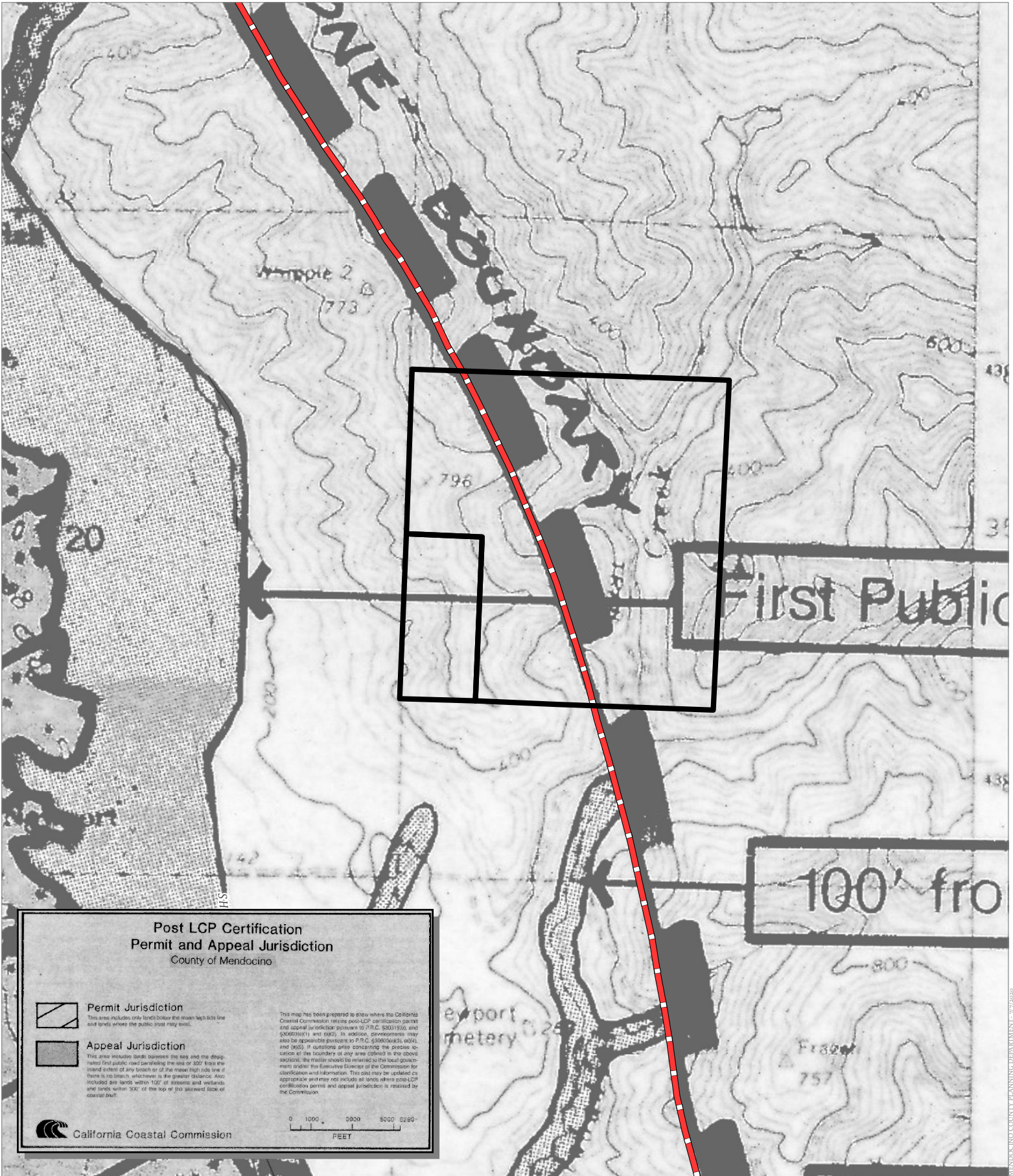
Legend: Land Capabilities/ Natural Hazards

| | | | |
|--|-----|---|----|
| Coastal Zone Boundary | --- | Landslide | |
| Incorporated City Limits | --- | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). | |
| LAND CAPABILITIES | | | |
| Agricultural Land | | Coastal Erosion (Descriptions apply to areas between dotted lines). | |
| Prime | | Protective Beach | 1 |
| Non Prime | | Artificial Protection | 2 |
| Timberland | | Present Development Critical | 3a |
| High Productivity | | Present Development Non-Critical | 3b |
| Moderate Productivity | | Future Development Critical | 3c |
| NATURAL HAZARDS | | | |
| Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974. | | Flooding | |
| Seismicity | | <small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper November 1975</small> <small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-TWETT URBAN AND REGIONAL PLANNERS</small> | |
| Bedrock (Zone 1) | | | |
| Marine Terrace Deposits (Zone 2) - Strong Shaking | | | |
| Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking | | | |

CASE: CDPR 2020-0002
 OWNER: Jackson Grube Family, Inc.
 APN: 015-070-70, 71
 APLCT: Willard Jackson
 AGENT: Tara Jackson
 ADDRESS: 31485 N. Highway 1, Westport

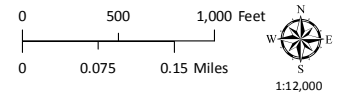
Coastal Zone Boundary
 Public Roads



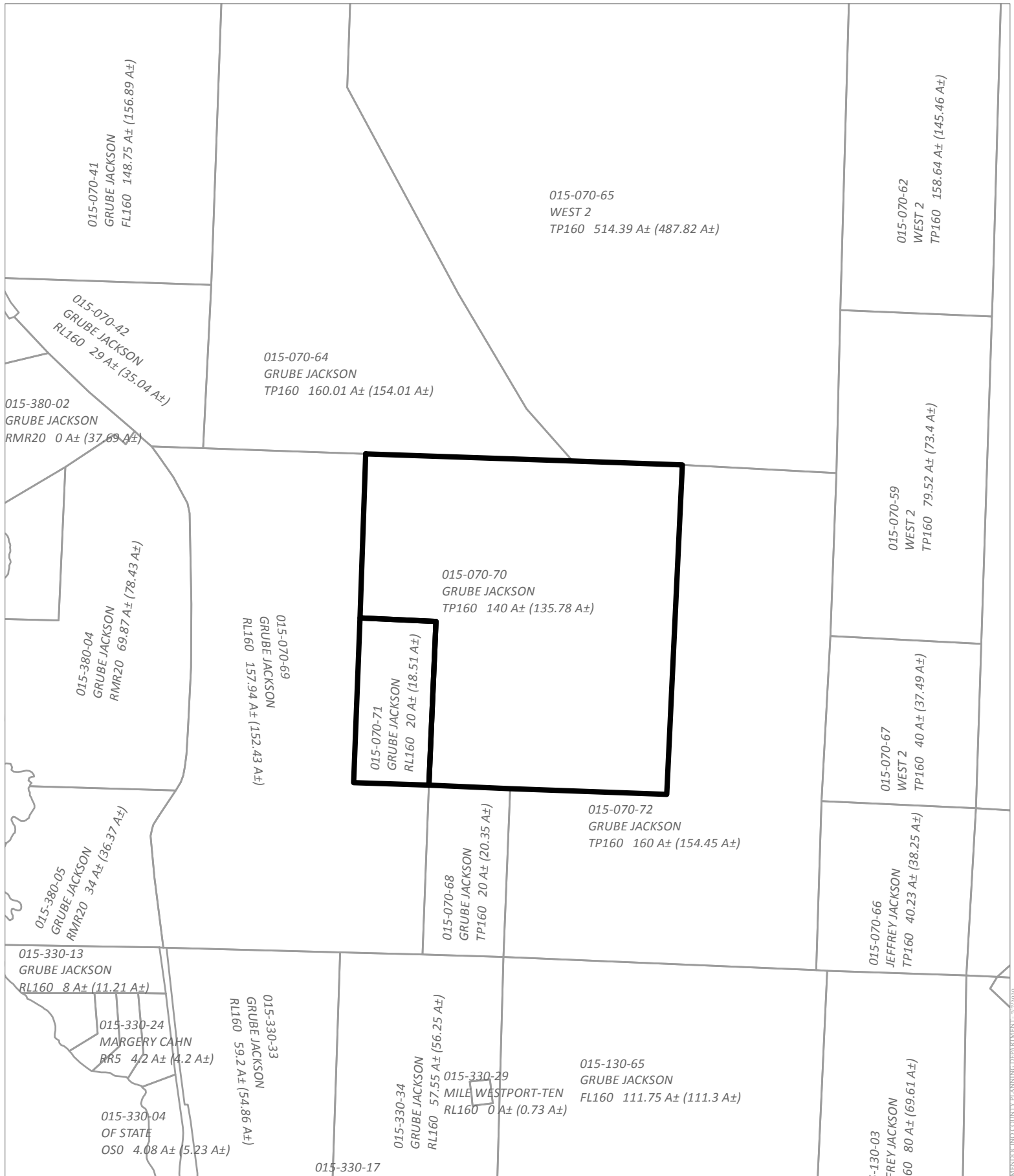


CASE: **CDPR 2020-0002**
 OWNER: **Jackson Grube Family, Inc.**
 APN: **015-070-70, 71**
 APLCT: **Willard Jackson**
 AGENT: **Tara Jackson**
 ADDRESS: **31485 N. Highway 1, Westport**


Coastal Zone Boundary
 Public Roads

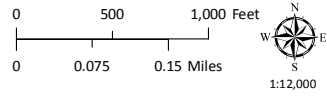


POST LCP CERTIFICATION AND APPEAL JURISDICTION

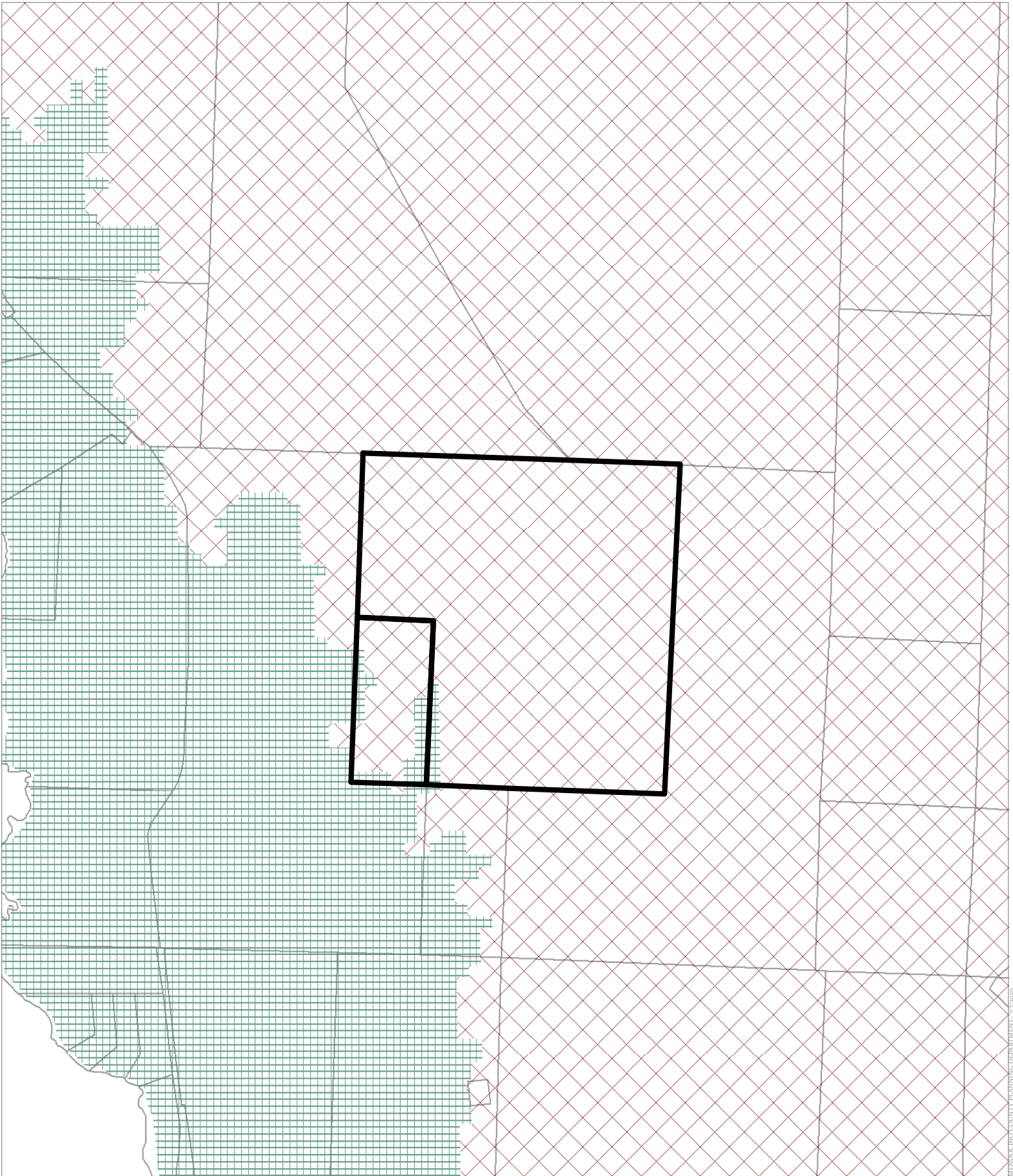


CASE: **CDPR 2020-0002**
 OWNER: Jackson Grube Family, Inc.
 APN: 015-070-70, 71
 APLCT: Willard Jackson
 AGENT: Tara Jackson
 ADDRESS: 31485 N. Highway 1, Westport





 Assessor's Parcels

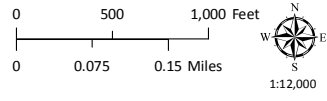


ADJACENT PARCELS



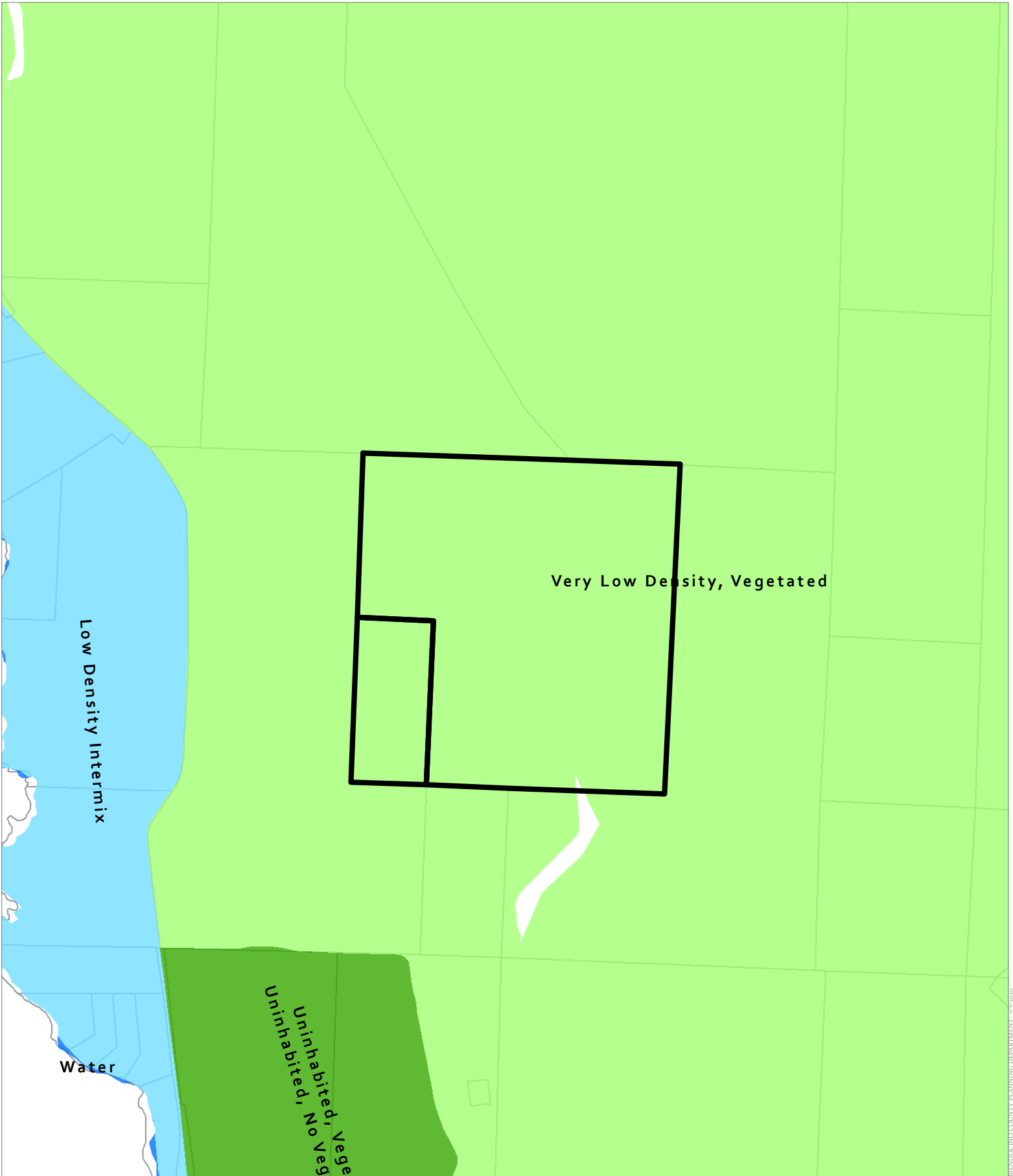
CASE: **CDPR 2020-0002**
 OWNER: **Jackson Grube Family, Inc.**
 APN: **015-070-70, 71**
 APLCT: **Willard Jackson**
 AGENT: **Tara Jackson**
 ADDRESS: **31485 N. Highway 1, Westport**

-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts
-  Assessors Parcels



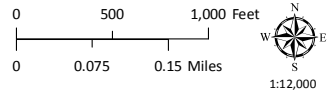
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT 7/12/2020



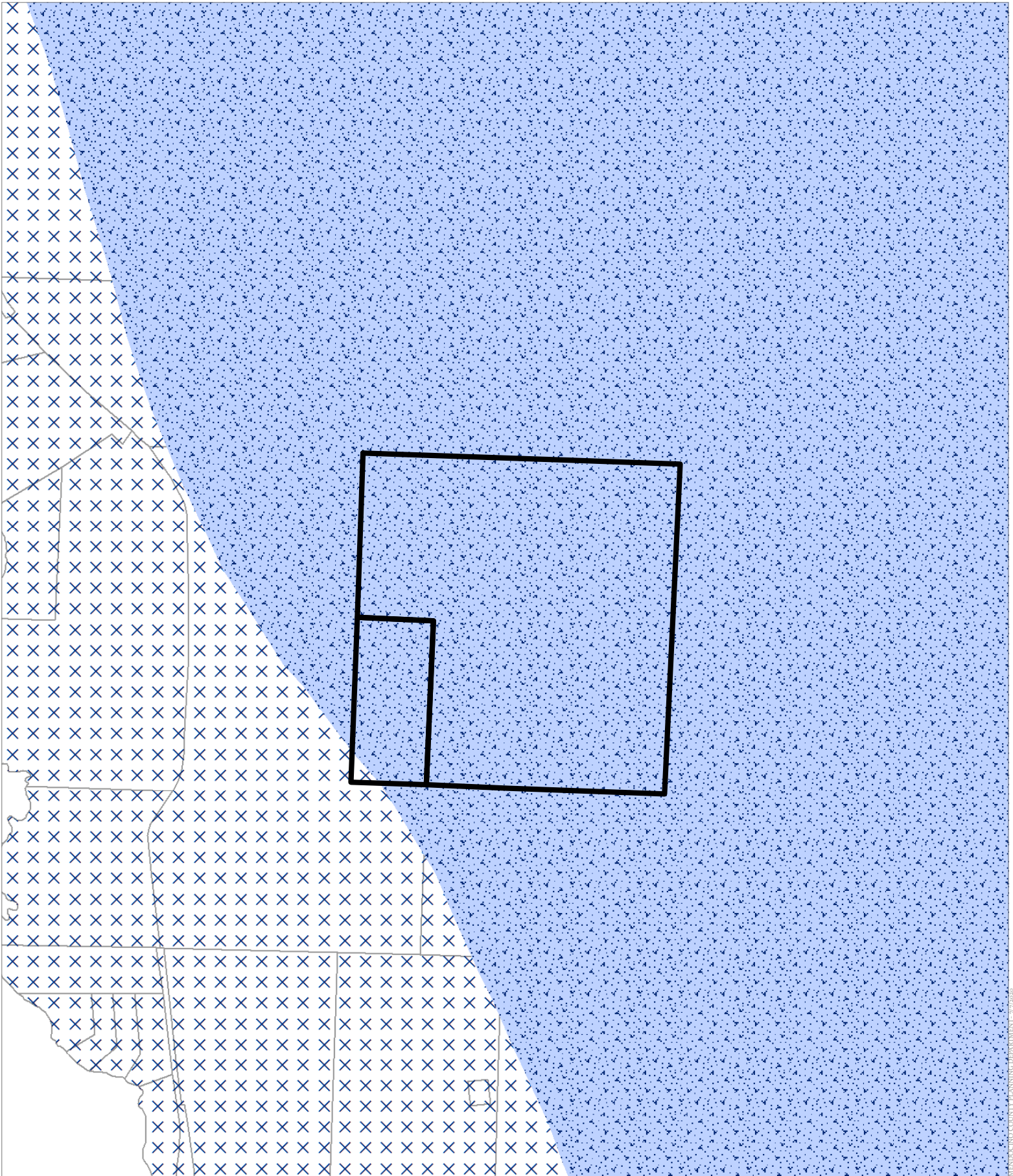
CASE: CDPR 2020-0002
 OWNER: Jackson Grube Family, Inc.
 APN: 015-070-70, 71
 APLCT: Willard Jackson
 AGENT: Tara Jackson
 ADDRESS: 31485 N. Highway 1, Westport

- Water
- Assessors Parcels






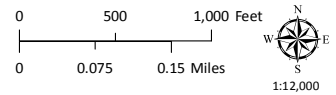
WILDLAND-URBAN INTERFACE ZONES

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/20



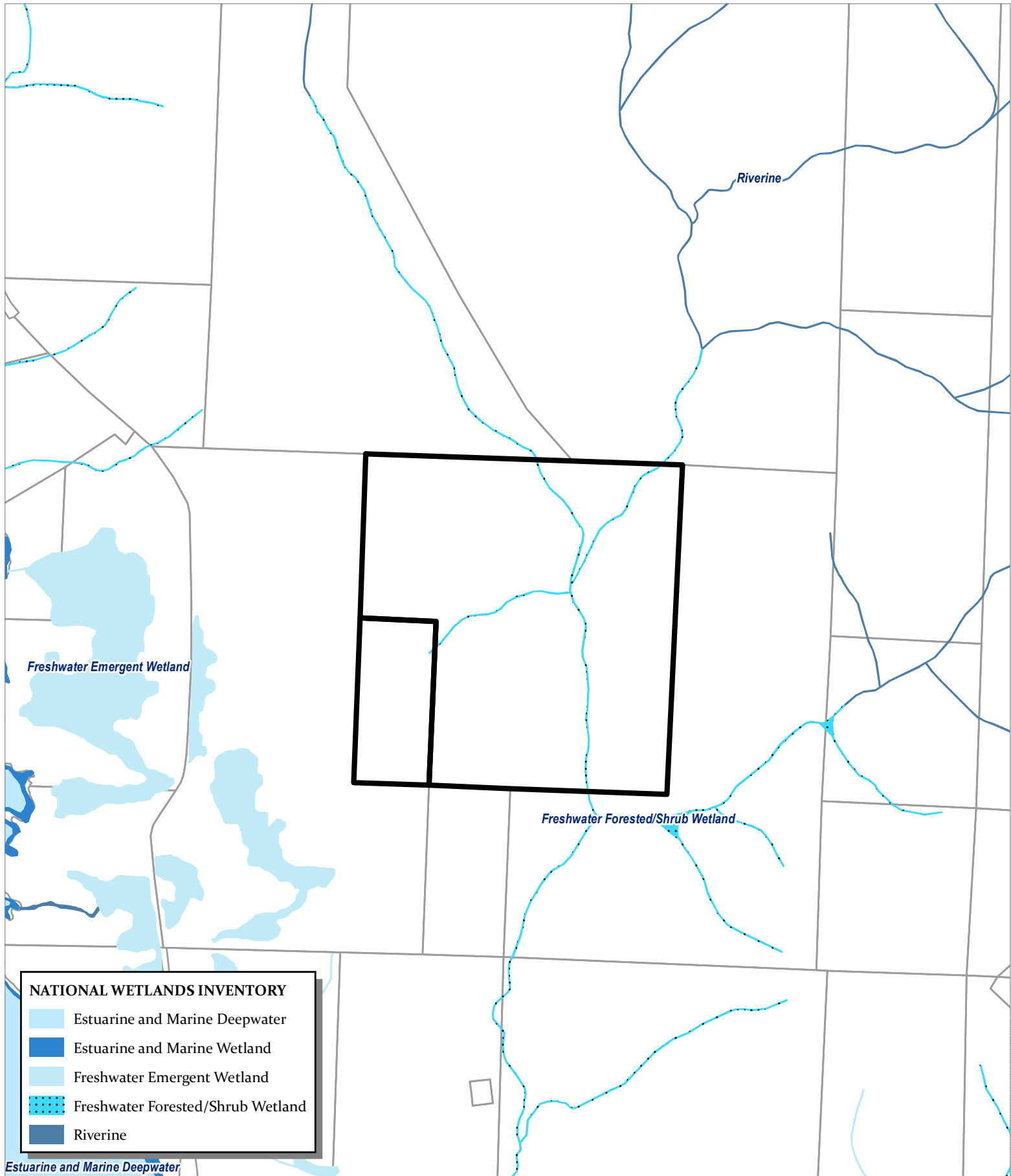
CASE: **CDPR 2020-0002**
 OWNER: **Jackson Grube Family, Inc.**
 APN: **015-070-70, 71**
 APLCT: **Willard Jackson**
 AGENT: **Tara Jackson**
 ADDRESS: **31485 N. Highway 1, Westport**

-  Critical Water Areas
-  Critical Water Resources Bedrock
-  Assessors Parcels



GROUND WATER RESOURCES

MASONIC COUNTY PLANNING DEPARTMENT 7/2020



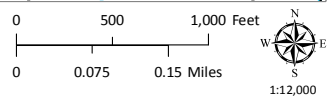
NATIONAL WETLANDS INVENTORY

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Riverine

Estuarine and Marine Deepwater

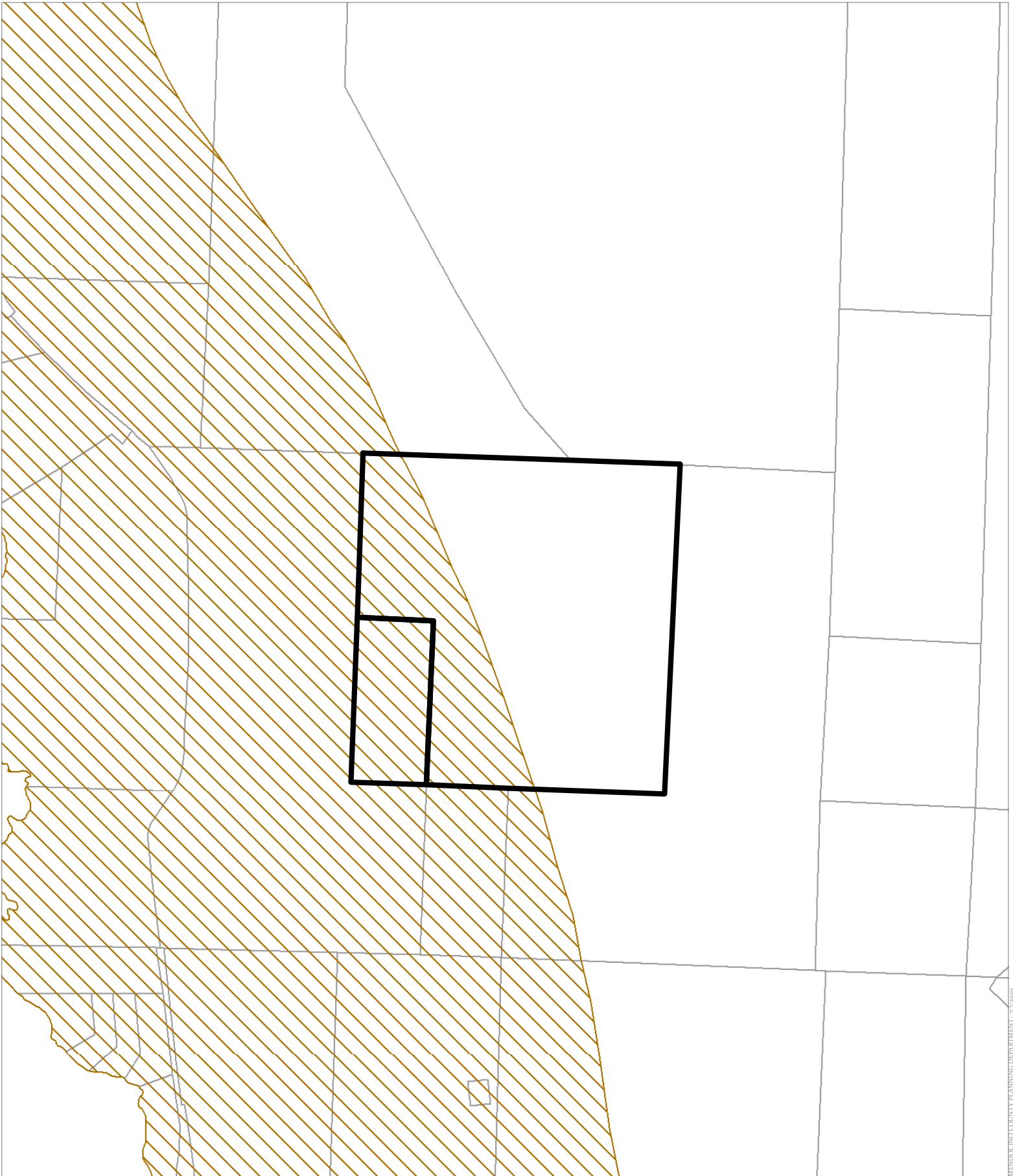
CASE: CDPR 2020-0002
 OWNER: Jackson Grube Family, Inc.
 APN: 015-070-70, 71
 APLCT: Willard Jackson
 AGENT: Tara Jackson
 ADDRESS: 31485 N. Highway 1, Westport

Assessors Parcels





WETLANDS

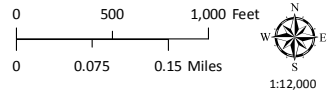
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/2020



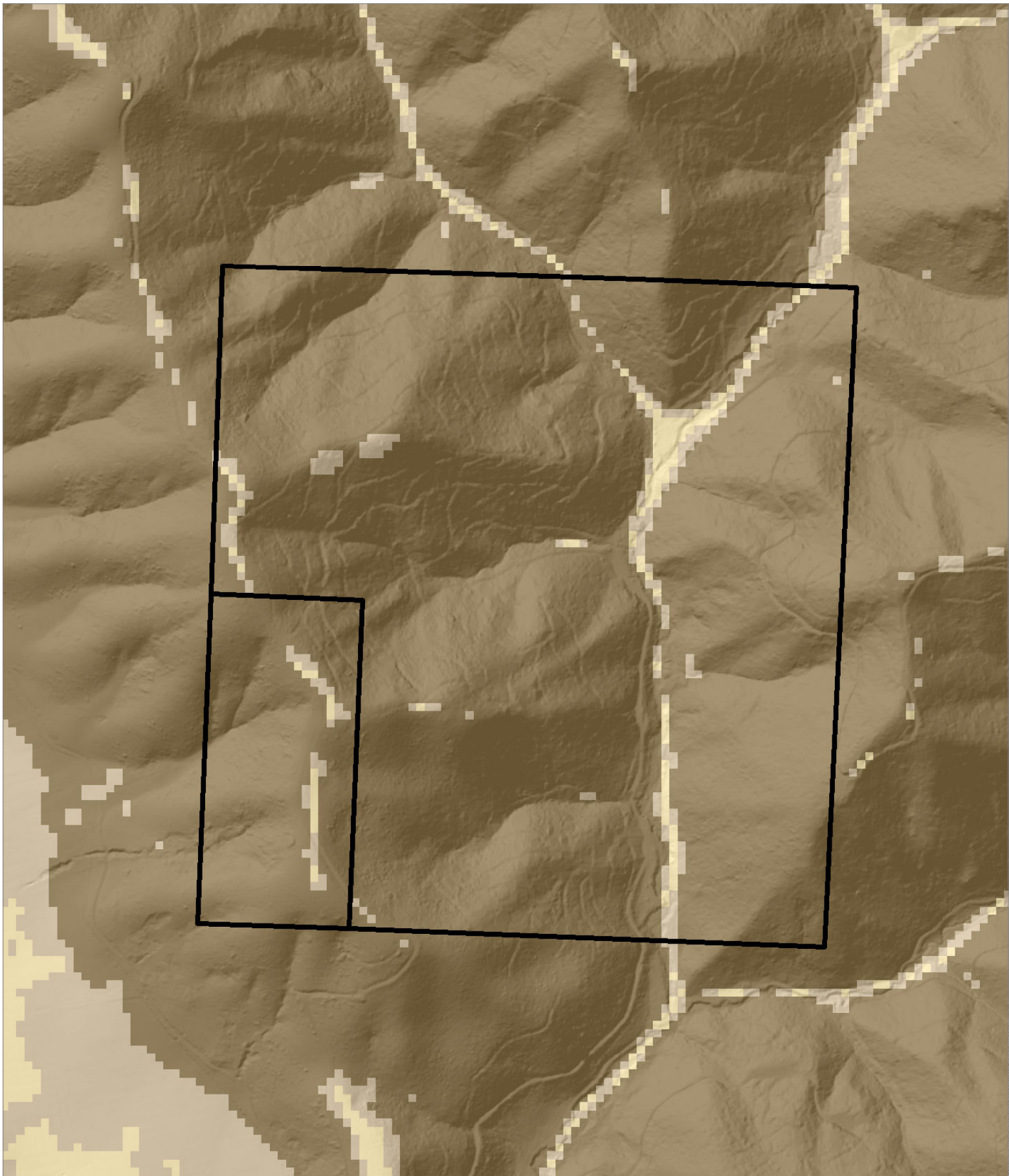
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/12/2020

CASE: **CDPR 2020-0002**
OWNER: **Jackson Grube Family, Inc.**
APN: **015-070-70, 71**
APLCT: **Willard Jackson**
AGENT: **Tara Jackson**
ADDRESS: **31485 N. Highway 1, Westport**

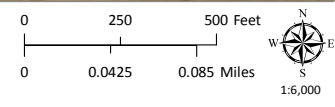
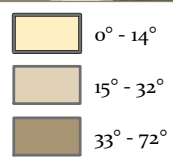
 **Highly Scenic Area**
 **Assessor's Parcels**



HIGHLY SCENIC & TREE REMOVAL AREAS

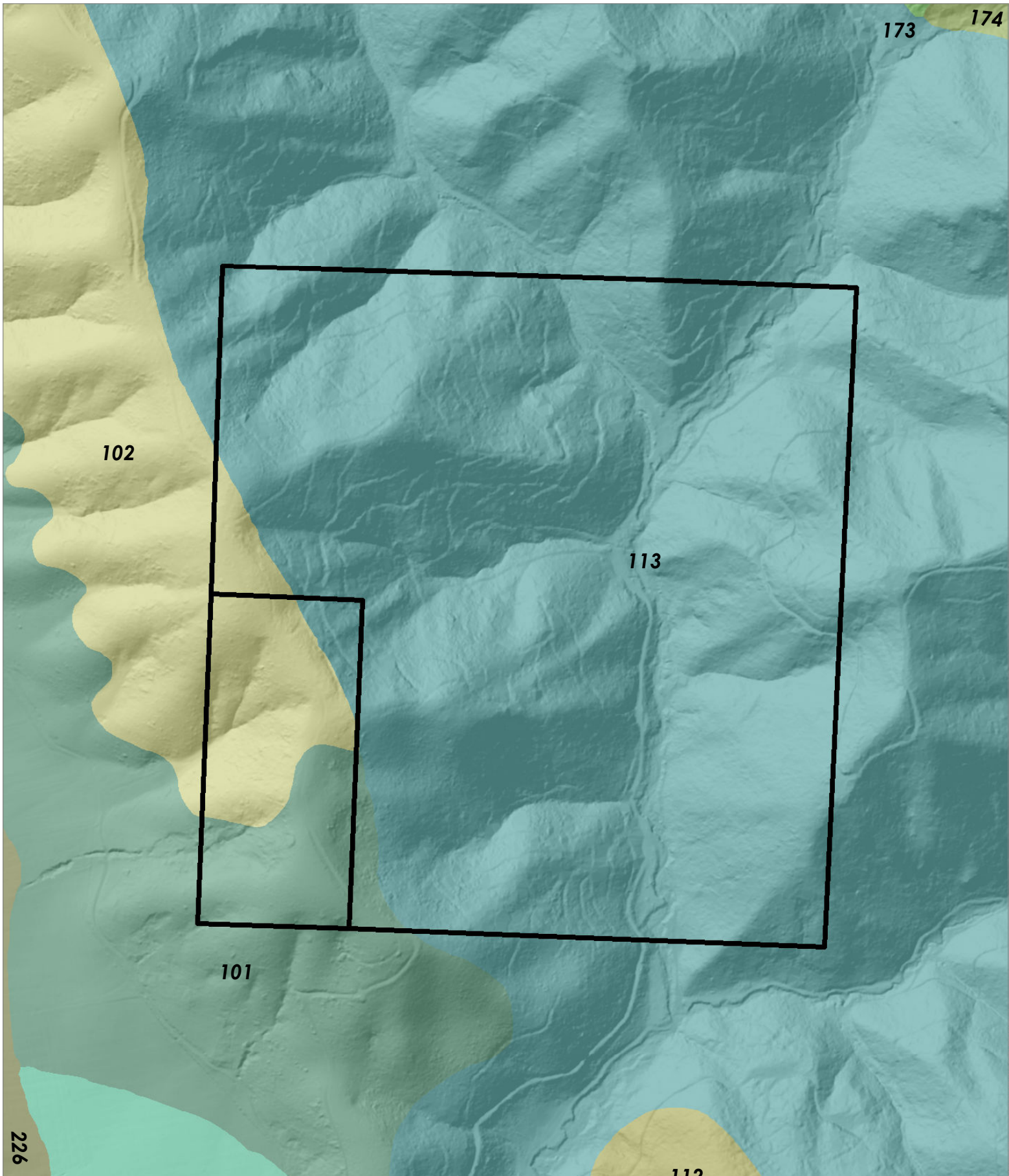


CASE: **CDPR 2020-0002**
 OWNER: **Jackson Grube Family, Inc.**
 APN: **015-070-70, 71**
 APLCT: **Willard Jackson**
 AGENT: **Tara Jackson**
 ADDRESS: **31485 N. Highway 1, Westport**

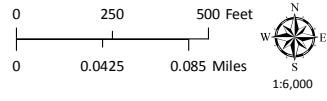


ESTIMATED SLOPE

WENDOCKINO COUNTY PLANNING DEPARTMENT 7/7/2020

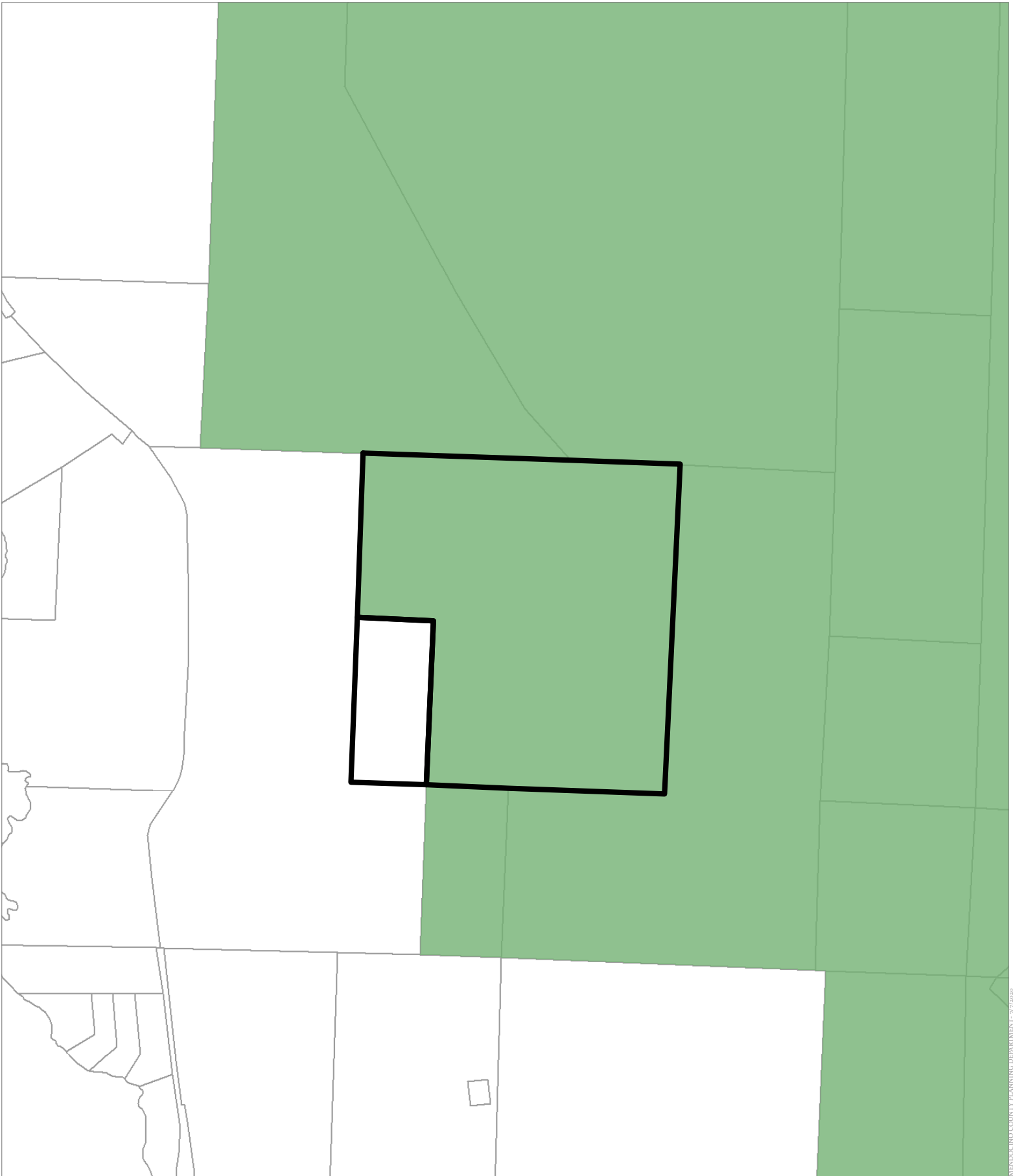


CASE: CDPR 2020-0002
OWNER: Jackson Grube Family, Inc.
APN: 015-070-70, 71
APLCT: Willard Jackson
AGENT: Tara Jackson
ADDRESS: 31485 N. Highway 1, Westport





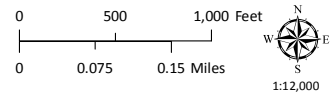
WESTERN SOIL CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT 7/7/2020

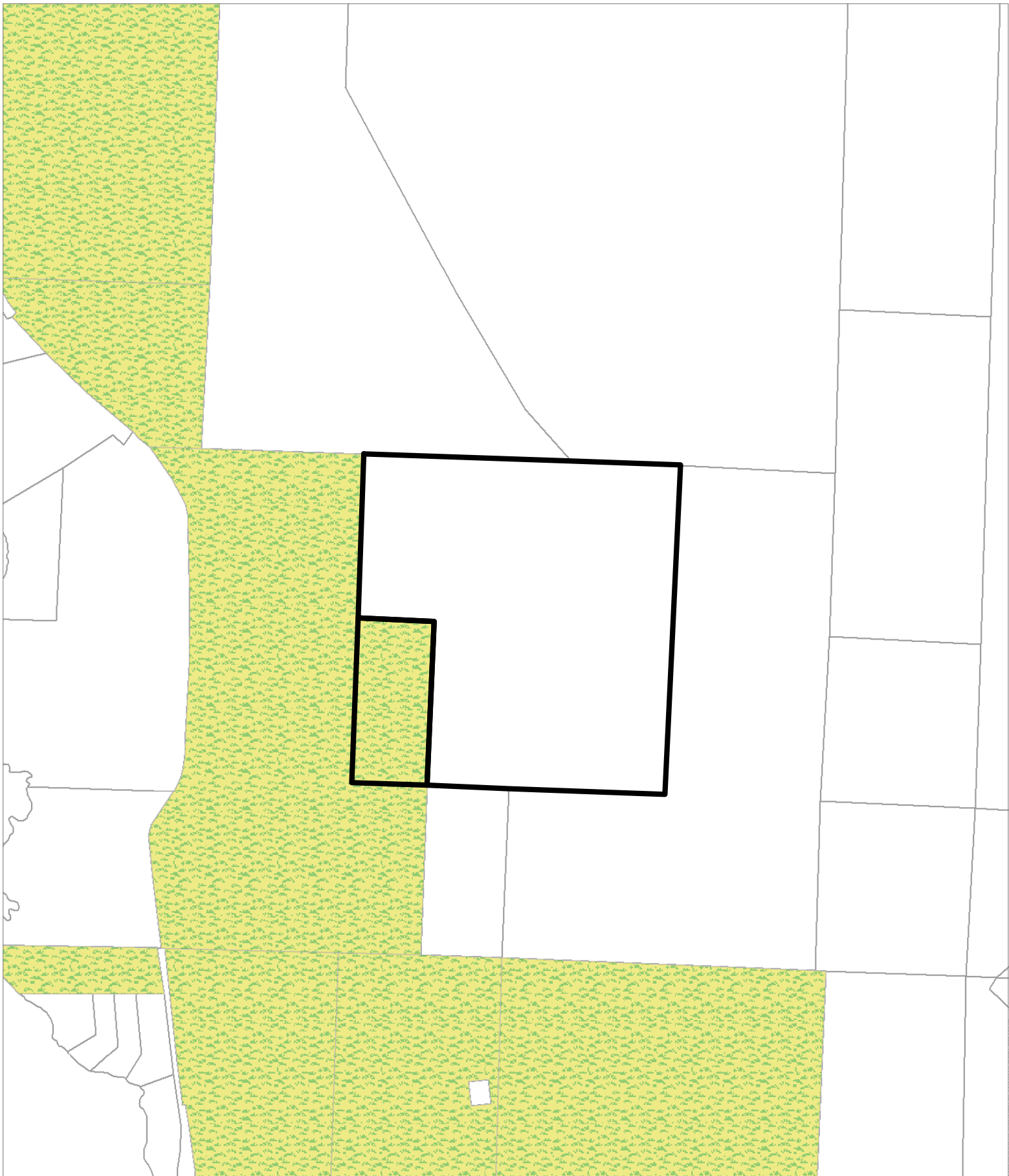


CASE: **CDPR 2020-0002**
OWNER: **Jackson Grube Family, Inc.**
APN: **015-070-70, 71**
APLCT: **Willard Jackson**
AGENT: **Tara Jackson**
ADDRESS: **31485 N. Highway 1, Westport**




 TPZ 2018
 Assessor's Parcels

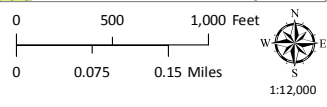


TIMBERLAND PRODUCTION ZONES

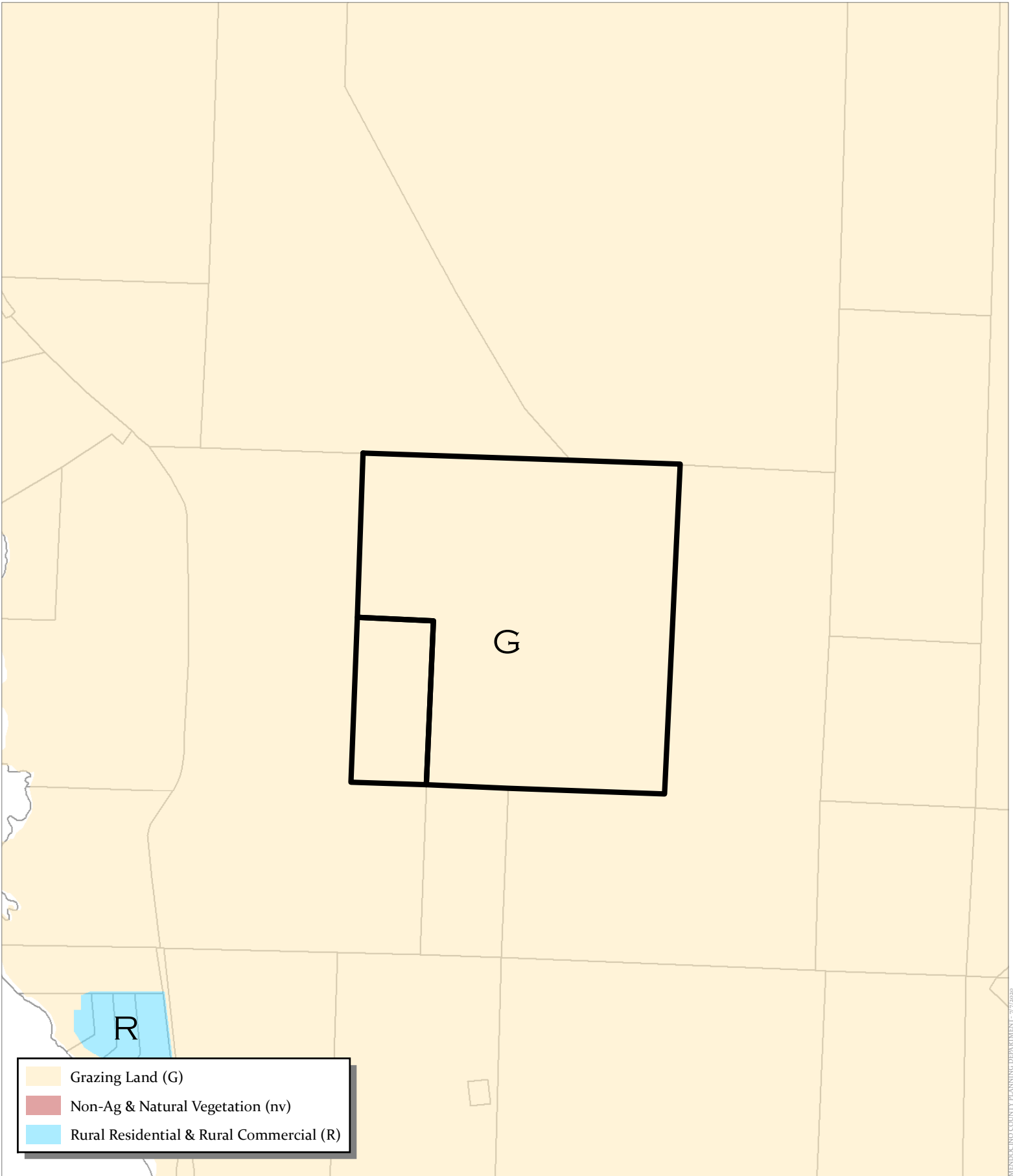


CASE: **CDPR 2020-0002**
 OWNER: **Jackson Grube Family, Inc.**
 APN: **015-070-70, 71**
 APLCT: **Willard Jackson**
 AGENT: **Tara Jackson**
 ADDRESS: **31485 N. Highway 1, Westport**

-  Williamson Act 2018
-  Non-Prime Ag 2018
-  Assessor's Parcels




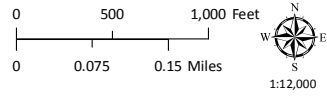
LANDS IN WILLIAMSON ACT CONTRACTS



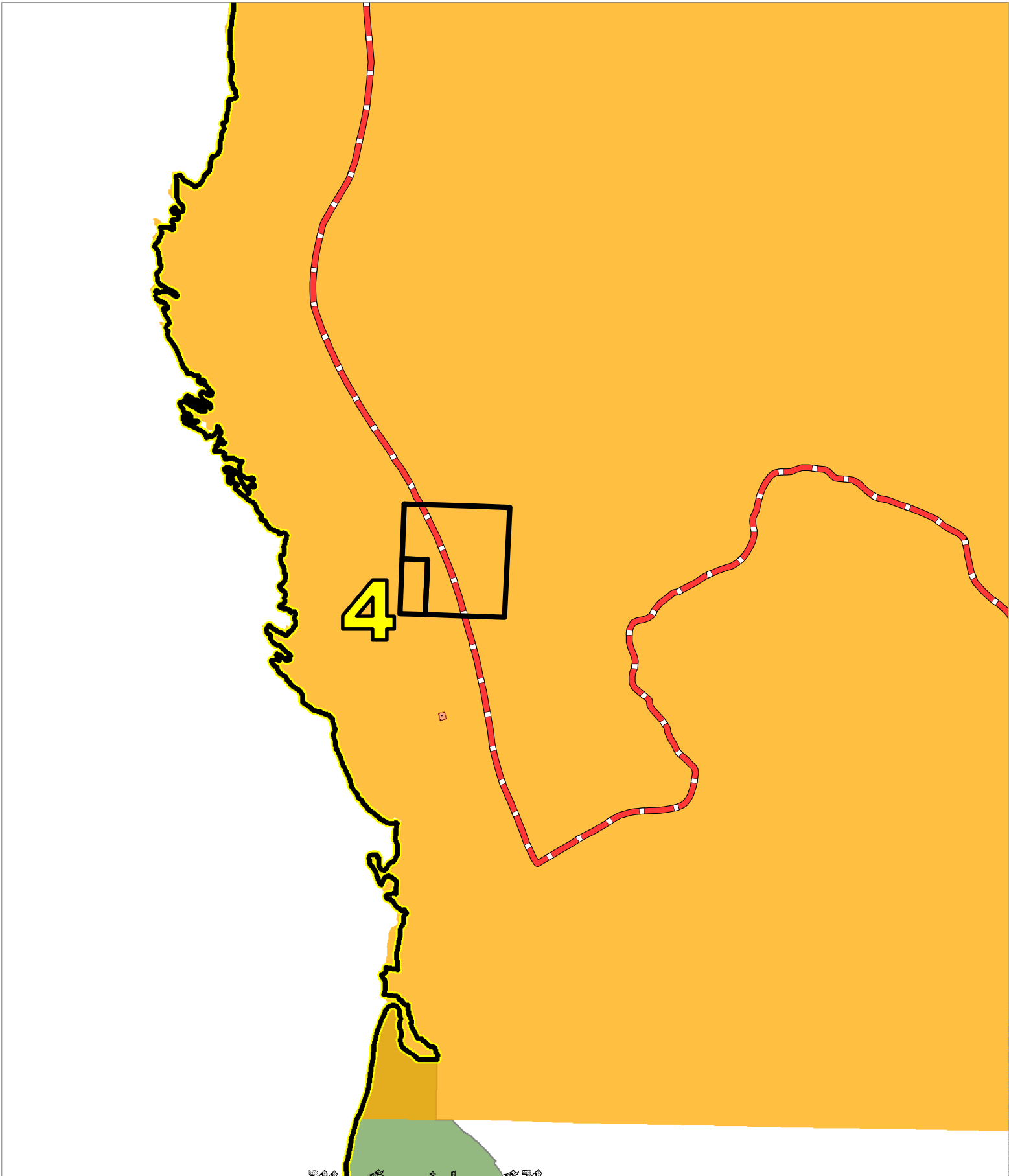
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/7/2020

CASE: **CDPR 2020-0002**
 OWNER: **Jackson Grube Family, Inc.**
 APN: **015-070-70, 71**
 APLCT: **Willard Jackson**
 AGENT: **Tara Jackson**
 ADDRESS: **31485 N. Highway 1, Westport**






 Assessors Parcels

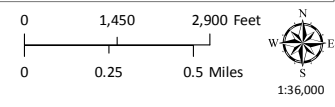


FARMLAND CLASSIFICATIONS



CASE: CDPR 2020-0002
 OWNER: Jackson Grube Family, Inc.
 APN: 015-070-70, 71
 APLCT: Willard Jackson
 AGENT: Tara Jackson
 ADDRESS: 31485 N. Highway 1, Westport

-  Coastal Zone Boundary
-  Westport MAC
-  Cemetery Lots
-  State Parks
-  Supervisorial Districts 2010



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/7/2020