



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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

IGNACIO "NASH" GONZALEZ, INTERIM DIRECTOR  
 JULIA ACKER KROG, ASSISTANT DIRECTOR  
 TELEPHONE: 707-234-6650  
 FAX: 707-463-5709  
 FB PHONE: 707-964-5379  
 FB FAX: 707-961-2427  
 pbs@mendocinocounty.org  
 www.mendocinocounty.org/pbs

April 22, 2021

Planning – FB  
 Department of Transportation  
 Environmental Health - Fort Bragg  
 Building Inspection - Fort Bragg  
 Assessor

Caltrans  
 Department of Forestry/ CalFire  
 Land Use  
 Coastal Commission  
 Fort Bragg Rural Fire Protection

Cloverdale Rancheria  
 Redwood Valley Rancheria  
 Sherwood Valley of Pomo Indians

**CASE#:** CDP\_2018-0028

**DATE FILED:** 10/16/2018

**OWNER/APPLICANT:** DEBIRA WAGNER

**REQUEST:** After-the-fact Coastal Development Permit for demolition of a 720 square foot greenhouse and a 384 square foot accessory building with a porch and a bathroom.

**ENVIRONMENTAL DETERMINATION:** TBD

**LOCATION:** In the Coastal Zone, 3± miles north of Fort Bragg City center, lying on the west side of Highway 1 (SH 1), 100± yards south of its intersection with Bouldin Lane (Private); located at 23690 N. Highway 1, Fort Bragg; APN: 069-161-36.

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** MATT GOINES

**RESPONSE DUE DATE:** May 6, 2021

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://www.mendocinocounty.org)

Select "Government" from the drop-down; then locate Planning and 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](mailto:pbs@mendocinocounty.org). Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

**REVIEWED BY:**

Signature \_\_\_\_\_ Department \_\_\_\_\_ Date \_\_\_\_\_

# CASE: CDP\_2018-0028

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**OWNER:/**

**APPLICANT:** DEBIRA BRANSCOMBE

**REQUEST:** After-the-fact Coastal Development Permit for demolition of a 720 square foot greenhouse and a 384 square foot accessory building with a porch and a bathroom.

**LOCATION:** In the Coastal Zone, 3± miles north of Fort Bragg City center, lying on the west side of Highway 1 (SH 1), 100± yards south of its intersection with Bouldin Lane (Private); located at 23690 N. Highway 1, Fort Bragg; APN: 069-161-36.

**APN:** 069-161-36

**PARCEL SIZE:** 4.3± Acres

**GENERAL PLAN:** Rural Residential (RR:5)[RR:2]

**ZONING:** Rural Residential (RR-5)[RR-2]

**EXISTING USES:** Residential

**DISTRICT:** 4th (Gjerde)

**RELATED CASES:** Code Enforcement Case # IC\_2018-0390, for the unpermitted construction of an accessory building and a greenhouse (Reason for CDP\_2018-0028).

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Rural Residential 5 (RR:5) [RR:2]	Rural Residential (RR-5) [RR-2]	1.49-2.29± Acres	Residential
<b>EAST:</b>	Rural Residential (RR:1)	Rural Residential (RR-1)	10.03± Acres	Residential
<b>SOUTH:</b>	Rural Residential 5 (RR:5) [RR:2]	Rural Residential (RR-5) [RR-2]	2± Acres	Residential
<b>WEST:</b>	Rural Residential 5 (RR:5) [RR:2]	Rural Residential (RR-5) [RR-2]	3.95± Acres	Residential

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**REFERRAL AGENCIES**

**LOCAL**

- ✓ Assessor's Office
- ✓ Building Division (FB)
- ✓ Department of Transportation (DOT)
- ✓ Environmental Health (FB)

- ✓ Fort Bragg Rural Fire Protection
- ✓ Planning Division (FB)

**STATE**

- ✓ CalFire (Land Use)
- ✓ California Coastal Commission

- ✓ CalTrans

**TRIBAL**

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

**ADDITIONAL INFORMATION:** N/A

**STAFF PLANNER:** MATT GOINES

**PREPARED BY:** MATT GOINES

**DATE:** 11/20/2019

## ENVIRONMENTAL DATA

**1. MAC:**

GIS  
N/A

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS  
*High*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS  
*State - Cal Fire File #455-18*

**4. FARMLAND CLASSIFICATION:**

GIS  
*Rural Residential (R,) Urban (D), & Grazing Land (G)*

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)  
*NO*

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS  
*Marginal*

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part  
*Western Study Soil Types 214 & 204*

**8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:**

LCP maps, Pygmy Soils Maps; GIS  
N/A

**9. WILLIAMSON ACT CONTRACT:**

GIS/Mendocino County Assessor's Office  
*NO*

**10. TIMBER PRODUCTION ZONE:**

GIS  
*NO*

**11. WETLANDS CLASSIFICATION:**

GIS  
N/A

**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  
*N/A*

**17. LANDSLIDE HAZARD:**

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44  
*N/A*

**18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34  
*N/A*

**19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS  
*N/A*

**20. SPECIFIC PLAN/SPECIAL PLAN AREA:**

Various Adopted Specific Plan Areas; GIS  
*N/A*

**21. STATE CLEARINGHOUSE REQUIRED:**

Policy  
*N/A*

**22. OAK WOODLAND AREA:**

USDA  
*N/A*

**23. HARBOR DISTRICT:**

Sec. 20.512  
*N/A*

### FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

**24. LCP LAND USE CLASSIFICATION:**

LCP Land Use maps/GIS  
*Rural Residential 5 (RR:5) [RR:2]*

**25. LCP LAND CAPABILITIES & NATURAL HAZARDS:**

LCP Land Capabilities maps/GIS; 20.500  
*Timberland (none prime), Marine Terrace*

**26. LCP HABITATS & RESOURCES:**

LCP Habitat maps/GIS; 20.496  
*Coastal Prairie Grassland & Coastal Forest*

**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  
*YES*

**30. BIOLOGICAL RESOURCES & NATURAL AREAS:**

Biological Resources & Natural Area Map; GIS; General Plan 4-9  
*N/A*

**31. BLUFFTOP GEOLOGY:**

GIS; 20.500.020  
*N/A*

COUNTY OF MENDOCINO  
DEPT OF PLANNING AND BUILDING SERVICES

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Telephone: 707-964-5379  
FAX: 707-961-2427  
pbs@co.mendocino.ca.us  
www.co.mendocino.ca.us/planning



Revision

Case No(s)	CDP-2018-0028
CDF No(s)	455-18
Date Filed	3/3/2021
Fee	\$436.00
Receipt No.	PRJ-040009
Received by	Matt Gaines
	Office Use Only

**COASTAL ZONE APPLICATION FORM**

**APPLICANT**

Name Debra Wagner  
Mailing Address 23690 N Highway 1  
City Fort Bragg State CA Zip Code 95437 Phone 707 734-0153

**PROPERTY OWNER**

Name same as above  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_

**AGENT**

Name same as above  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_

**PARCEL SIZE**

4.3  Square feet  Acres

**STREET ADDRESS OF PROJECT**

23690 N Highway 1 Fort Bragg CA 95437

**ASSESSOR'S PARCEL NUMBER(S)**

069-161-36

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

Debra Wagner 3-5-21 Debra Wagner  
Signature of Applicant/Agent Date Signature of Owner Date



# COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

## THE PROJECT

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

Demolition of:  
 1. 20 x 36 Greenhouse - (removal)  
 2. 16 x 24 Accessory Building (removal)

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	remove greenhouse	720 sq ft
<input type="checkbox"/> Mobile Home	remove accessory buildings	512 sq ft
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: \_\_\_\_\_

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

Total square footage of structures: \_\_\_\_\_  
 Estimated employees per shift: \_\_\_\_\_  
 Estimated shifts per day: \_\_\_\_\_  
 Type of loading facilities proposed: \_\_\_\_\_

4. Will the proposed project be phased?  Yes  No

If Yes, explain your plans for phasing.

5. Are there existing structures on the property?  Yes  No  
 If yes, describe below and identify the use of each structure on the plot plan.

1. Single Family Residence
2. Detached Garage
3. Workshop
4. Well House
5. greenhouse
6. Accessory Building

6. Will any existing structures be demolished?  Yes  No  
 Will any existing structures be removed?  Yes  No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

Removal of greenhouse and accessory building

7. Project Height. Maximum height of structure \_\_\_\_\_ feet.

8. Lot area (within property lines): 4.3  square feet  acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>3,893</u> square feet	<del>_____</del> square feet	<u>3893</u> square feet
Paved area	<u>5,836</u> square feet	<del>_____</del> square feet	<u>5836</u> square feet
Landscaped area	<u>10,020</u> square feet	<del>_____</del> square feet	<u>10,020</u> square feet
Unimproved area	<u>166,135</u> square feet	<del>_____</del> square feet	<u>166,135</u> square feet
GRAND TOTAL:			<u>185,884</u> square feet
(Should equal gross area of parcel)			

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

11. Parking will be provided as follows:

Number of Spaces	Existing <u>2</u>	Proposed <u>0</u>	Total <u>2</u>
Number of covered spaces	<u>2</u>		Size <u>676</u>
Number of uncovered spaces	<u>There are numerous</u>		Size _____
Number of standard spaces	<u>uncovered places</u>		Size _____
Number of handicapped spaces	<u>to park on site</u>		Size _____

12. Utilities will be supplied to the site as follows:

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

B. Gas  
 Utility Company/Tank  
 On Site generation, Specify: \_\_\_\_\_  
 None

C. Telephone:  Yes  No

13. Will there be any exterior lighting?  Yes  No  
 If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

14. What will be the method of sewage disposal?

Community sewage system, specify supplier \_\_\_\_\_  
 Septic Tank - *disconnect*  
 Other, specify \_\_\_\_\_

15. What will be the domestic water source?

Community water system, specify supplier \_\_\_\_\_  
 Well - *disconnect*  
 Spring  
 Other, specify \_\_\_\_\_

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

For grading and road construction, complete the following:

A. Amount of cut: \_\_\_\_\_ cubic yards  
 B. Amount of fill: \_\_\_\_\_ cubic yards  
 C. Maximum height of fill slope: \_\_\_\_\_ feet  
 D. Maximum height of cut slope: \_\_\_\_\_ feet  
 E. Amount of import or export: \_\_\_\_\_ cubic yards  
 F. Location of borrow or disposal site: \_\_\_\_\_  
 \_\_\_\_\_

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

---

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

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

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

---

21. Is the proposed development visible from:

A. State Highway 1 or other scenic route?  Yes  No  
B. Park, beach or recreation area?  Yes  No

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

---

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

A. Diking  Yes  No  
B. Filling  Yes  No  
C. Dredging  Yes  No  
D. Placement of structures in open coastal waters, wetlands, estuaries or lakes  Yes  No

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

Location of dredged material disposal site: \_\_\_\_\_  
\_\_\_\_\_

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

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



**CERTIFICATION AND SITE VIEW AUTHORIZATION**

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Debra Branscombe 10-15-19  
 Owner/Authorized Agent Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize \_\_\_\_\_ to act as my representative and to bind me in all matters concerning this application.

\_\_\_\_\_  
 Owner Date

**MAIL DIRECTION**

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

<b>Name</b>	<b>Name</b>	<b>Name</b>
<b>Mailing Address</b>	<b>Mailing Address</b>	<b>Mailing Address</b>



## COASTAL ZONE DEVELOPMENT

COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

<b>AP# 000-000-00</b> <b>LASTNAME, FIRSTNAME</b> <b>STREET ADDRESS</b> <b>CITY, STATE ZIP</b>	069-161-33 Sousa, Frank and Cathy D 3144 Barletta Ln San Jose, CA 95127 (property at 23660 N HWY 1)	
069-161-41 Lydick, Doran A and Jill L 5594 Ventry Way Antioch, CA 94531		
069-161-40 Tone, Leslie Jo, Cummings, Lynn A 23680 N HWY 1 Fort Bragg, CA 95437		
069-161-06 Estes, Carroll John 23823 Quail Lane Fort Bragg, CA 95437		
069-161-08 Huff, John G PO Box 2402 Mendocino, CA 95460 (property at 23817 Quail Lane)		
069-161-11 Daniels, Wendy S 23811 Quail Lane Fort Bragg, CA 95437		
069-161-12 Worster, Donna J 44956 Larkin Road Mendocino, CA 95437 (property at 23800 HWY 1)		
069-161-27 McCloskey, Cindy 24931 Ward Ave Fort Bragg, CA. 95437 (property at 23650 N HWY 1)		
069-161-26 Green, Nancy 23600 N HWY 1 Fort Bragg, CA. 95437		

**DECLARATION OF POSTING**

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on \_\_\_\_\_ (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

\_\_\_\_\_  
Addition of 2 structures: 20'x30' greenhouse, 1 accessory building no taller than 18'  
\_\_\_\_\_  
(Description of development)

Located at:  
23690 N Highway 1, Fort Bragg, CA. 95437  
\_\_\_\_\_

\_\_\_\_\_  
(Address of development and Assessor's Parcel Number)

The public notice was posted at:

\_\_\_\_\_  
\_\_\_\_\_  
(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

\_\_\_\_\_  
Owner/Authorized Representative

\_\_\_\_\_  
Date

(A copy of the notice which was posted shall be attached to this form).

**NOTE:** YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

COMPLETE FOR PROJECTS  
LOCATED WITHIN THE  
COASTAL ZONE ONLY

# NOTICE OF PENDING PERMIT

**A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE  
IS PENDING BEFORE THE COUNTY OF MENDOCINO:**

**PROPOSED DEVELOPMENT :** Addition of two structures:

1. 20' x 36' Greenhouse
2. 16' x 24' Accessory Building with 16' x 8' porch and bathroom (toilet only)

no structures over 18' in height

**LOCATION:** 23690 N Highway 1, Fort Bragg, CA 95437

**APPLICANT :** Debira Branscombe

**ASSESSOR'S PARCEL NUMBER(S):** 069-161-36

**DATE NOTICE POSTED:** 10/15/18

**FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:**

COUNTY OF MENDOCINO  
PLANNING & BUILDING SERVICES  
860 NORTH BUSH STREET  
UKIAH, CA 95482  
707-234-6650

COMPLETE FOR PROJECTS  
LOCATED WITHIN THE  
COASTAL ZONE ONLY

COMPLETE FOR PROJECTS  
LOCATED WITHIN THE  
COASTAL ZONE ONLY

**SUBMIT ONLY ONE COPY**

## INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

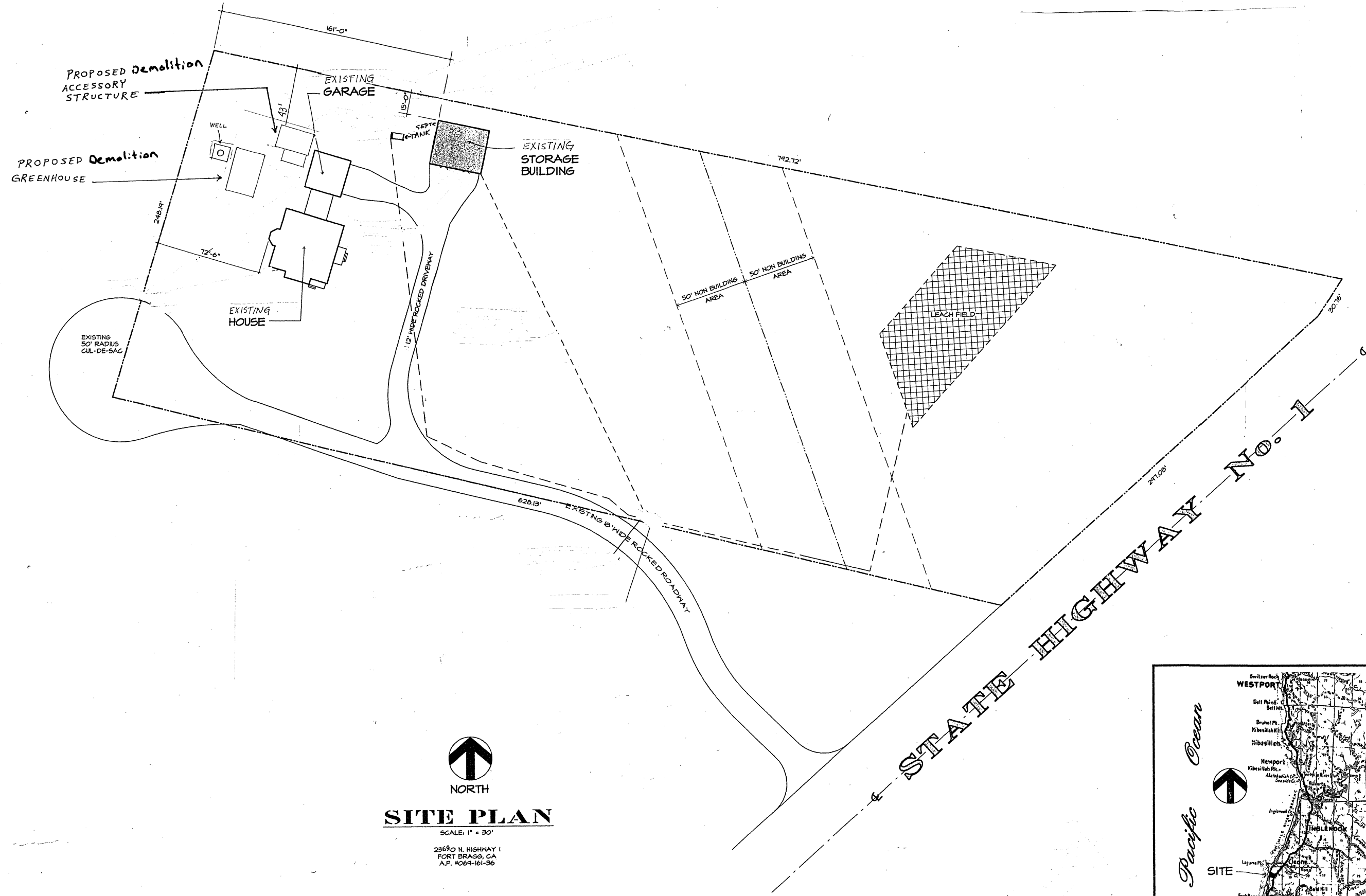
## INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: 10-15-19

Debra Branscombe  
Applicant



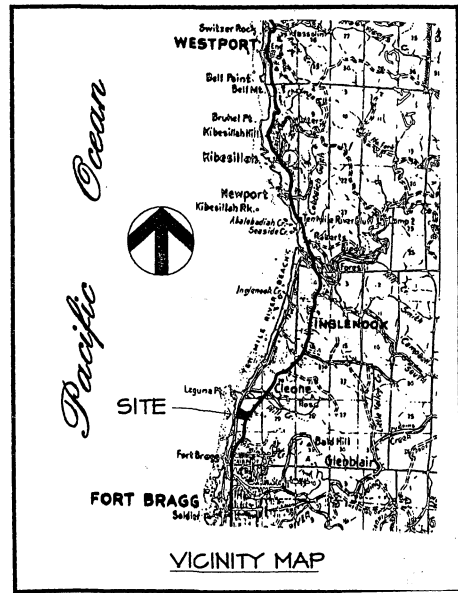


NORTH

**SITE PLAN**

SCALE: 1" = 30'

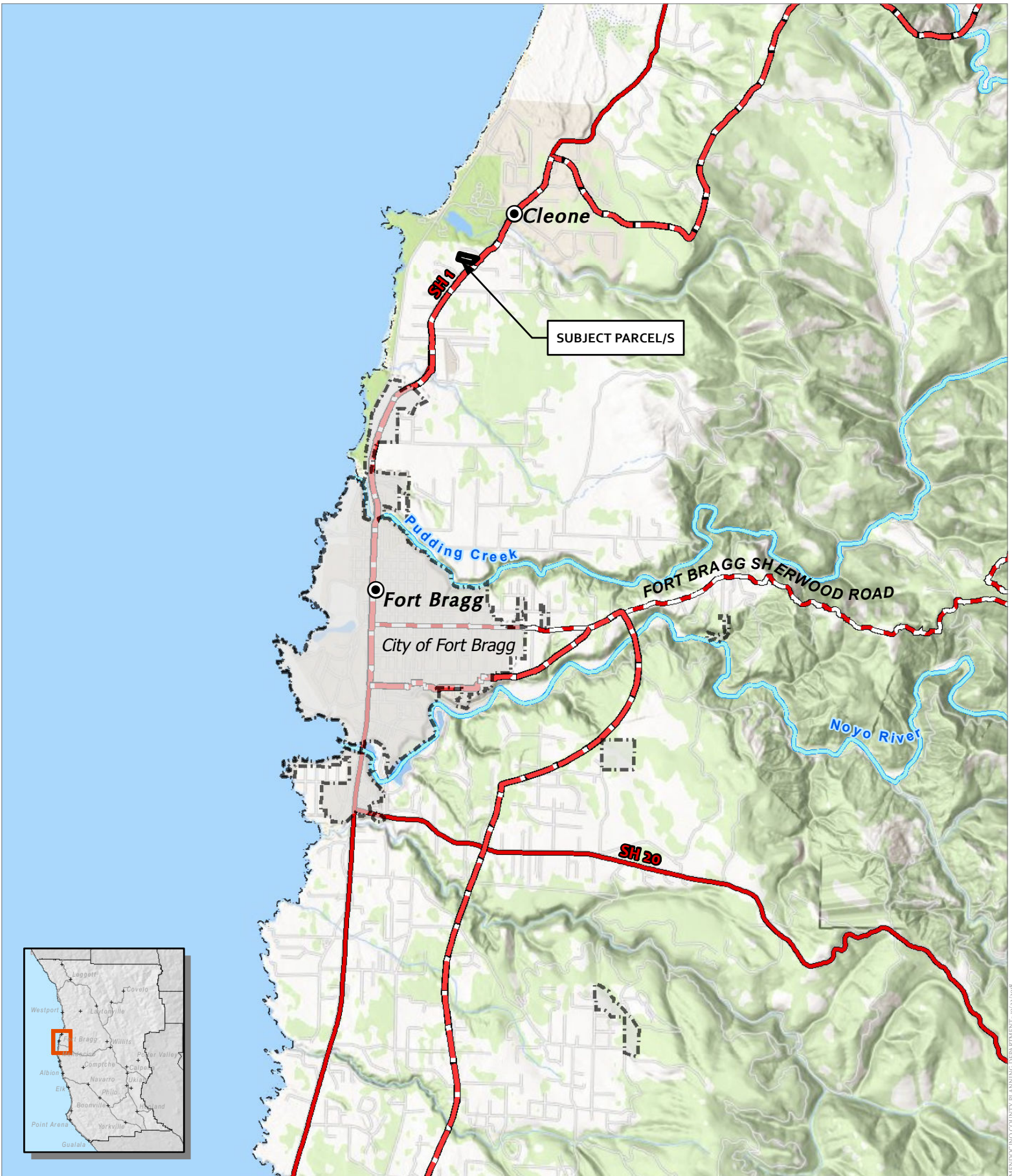
23680 N. HIGHWAY 1  
FORT BRAGG, CA  
A.P. #069-161-36



SITE PLAN

DEBRA & DWIGHT BRANSCOMBE

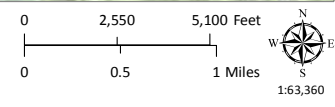




MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2018

CASE: CDP 2018-0028  
 OWNER: BRANSCOMBE, Dwight & Debira  
 APN: 069-161-36  
 APLCT: Dwight Branscombe  
 AGENT:  
 ADDRESS: 23690 N. Hwy. 1, Fort Bragg

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



**LOCATION MAP**

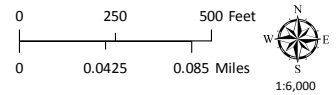
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES





CASE: CDP 2018-0028  
 OWNER: BRANSCOMBE, Dwight & Debira  
 APN: 069-161-36  
 APLCT: Dwight Branscombe  
 AGENT:  
 ADDRESS: 23690 N. Hwy. 1, Fort Bragg

-  Major Towns & Places
-  Private Roads
-  Named Rivers
-  Public Roads



AERIAL IMAGERY



**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
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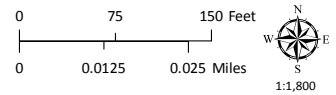
MENDOCINO COUNTY PLANNING DEPARTMENT - 06/22/2018





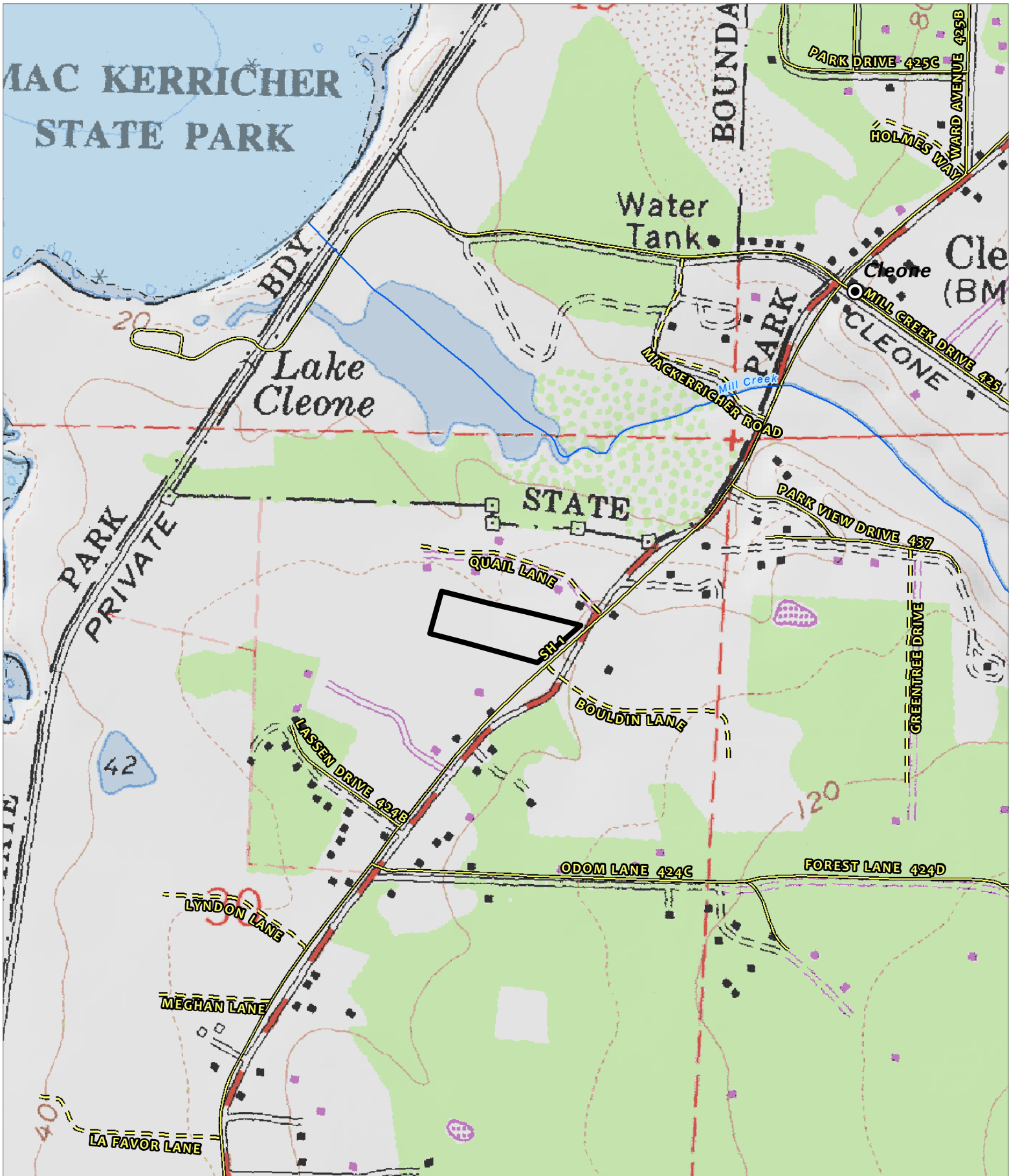
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 APN: 069-161-36  
 APLCT: Dwight Branscombe  
 AGENT:  
 ADDRESS: 23690 N. Hwy. 1, Fort Bragg

-  Public Roads
-  Private Roads



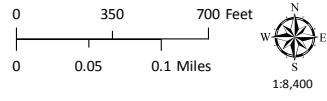
AERIAL IMAGERY

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CASE: CDP 2018-0028  
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 APLCT: Dwight Branscombe  
 AGENT:  
 ADDRESS: 23690 N. Hwy. 1, Fort Bragg

- Major Towns & Places
- Private Roads
- Named Rivers
- Public Roads



TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

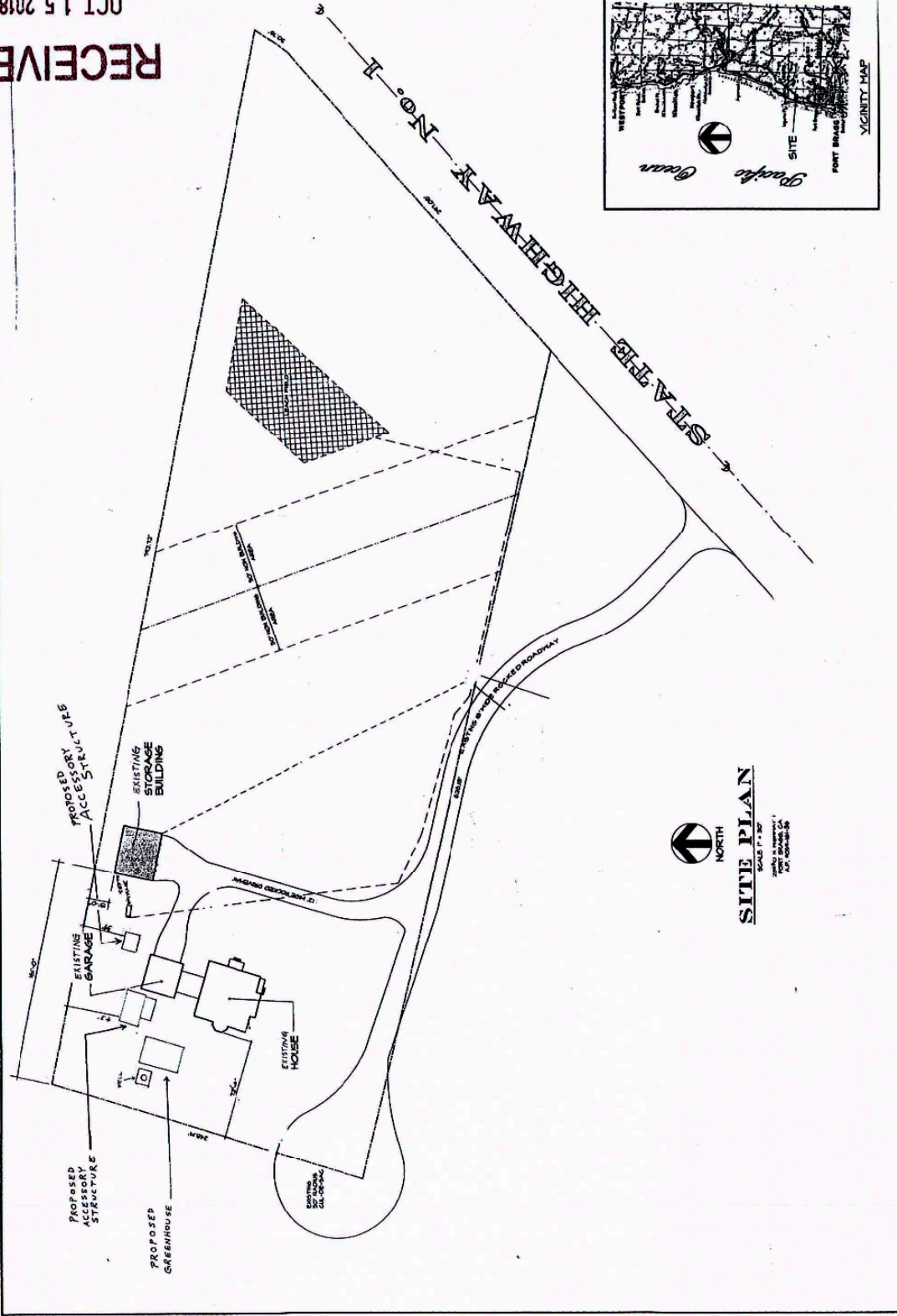
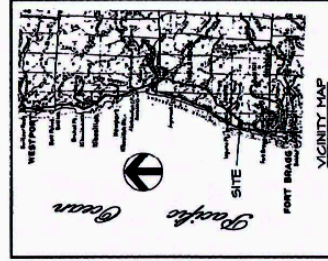
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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2018



OCT 15 2018

RECEIVED



**SITE PLAN**  
SCALE 1" = 30'  
NORTH  
DRAWN BY: DEBIRA & DWIGHT BRANSCOMBE  
DATE: 10/15/18

CASE: CDP 2018-0028  
OWNER: BRANSCOMBE, Dwight & Debira  
APN: 069-161-36  
APLCT: Dwight Branscombe  
AGENT:  
ADDRESS: 23690 N. Hwy. 1, Fort Bragg

NO SCALE

SITE PLAN

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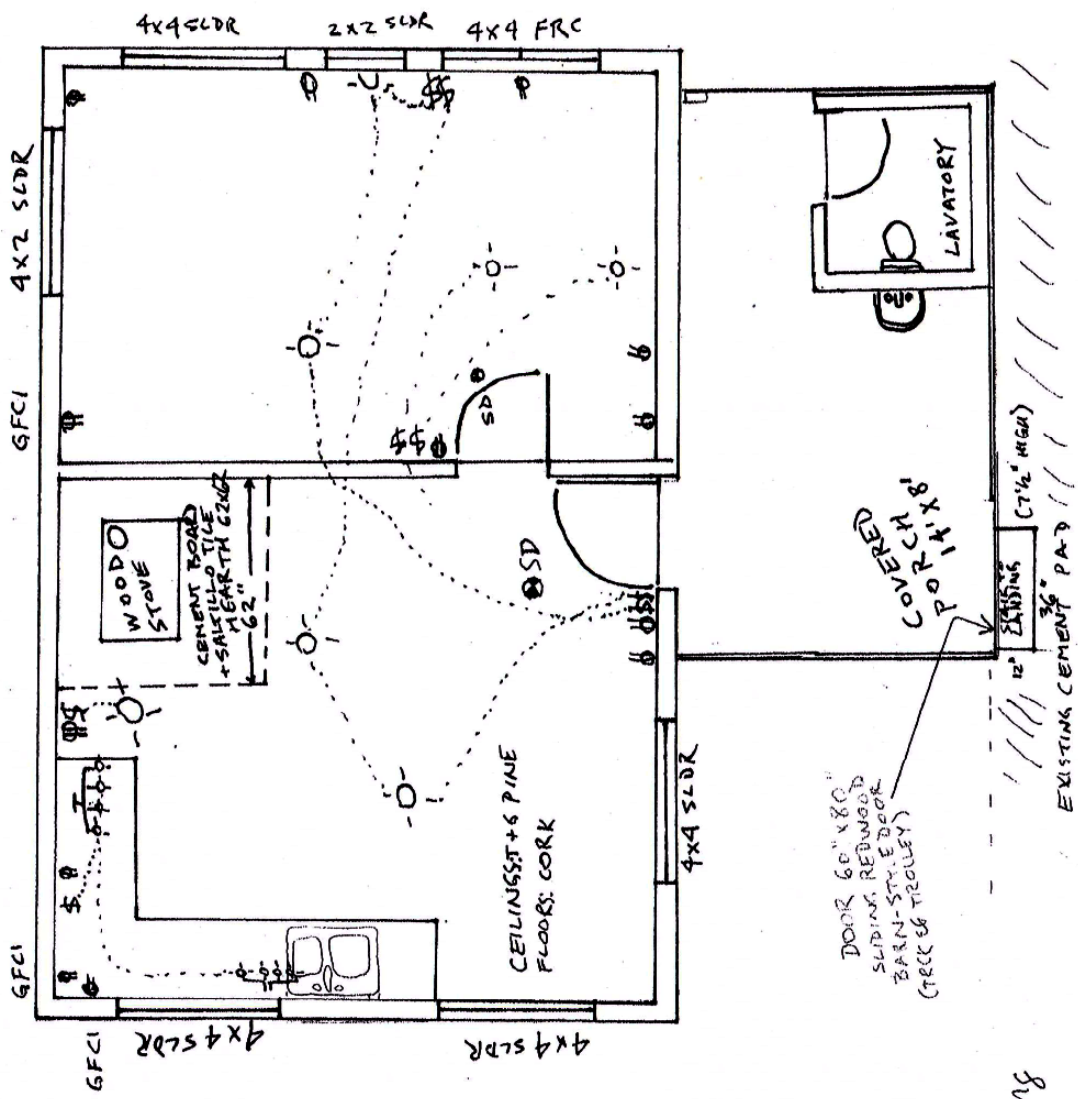
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2018





# FLOOR PLAN

SCALE 1/4" = 1 FOOT



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PLANNING & BUILDING SERV  
FORT BRAGG CA

*Accessory Building  
with porch*

NO SCALE

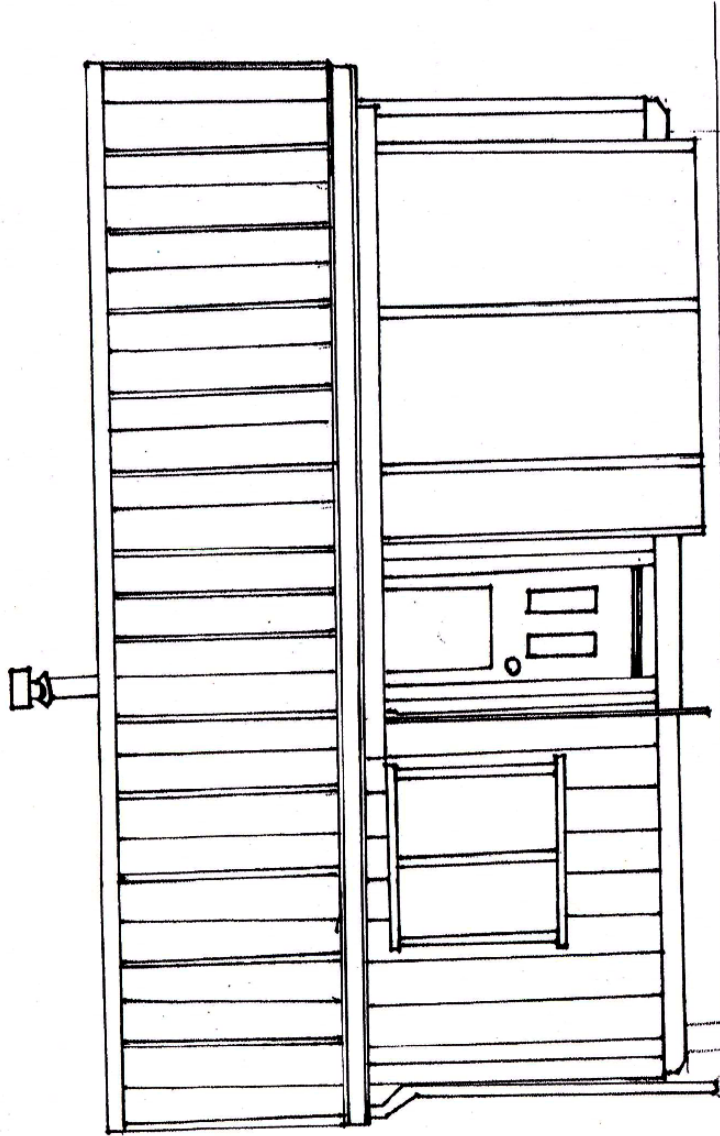
CASE: CDP 2018-0028  
 OWNER: BRANSCOMBE, Dwight & Debira  
 APN: 069-161-36  
 APLCT: Dwight Branscombe  
 AGENT:  
 ADDRESS: 23690 N. Hwy. 1, Fort Bragg

FLOOR PLAN

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OCT 15 2018  
PLANNING & BUILDING SERV  
FORT BRAGG CA

EXTERIOR FINISH LEGEND  
ROOF: GREEN METAL AG  
WALLS: BOARD AND BATTEN  
NATURAL PINE COLOR,  
TREATED (HERITAGE NATURALS  
EXTERIOR FINISH)  
STANDARD PLASTIC GUTTERS  
AND DOWNSPOUTS, BROWN  
COVERED PORCH: TWIN WALL  
POLYCARBONATE GREENHOUSE  
PANEL - WALLS + ROOF.  
DOOR: STD FIBERGLASS EXTERIO  
GRADE, 36 x 80 20, RED FIN



FRONT ELEVATION SOUTH

SCALE: 1/4" = 1 FOOT

Accessory Building  
with Porch

CASE: CDP 2018-0028  
OWNER: BRANSCOMBE, Dwight & Debira  
APN: 069-161-36  
APLCT: Dwight Branscombe  
AGENT:  
ADDRESS: 23690 N. Hwy. 1, Fort Bragg

NO SCALE

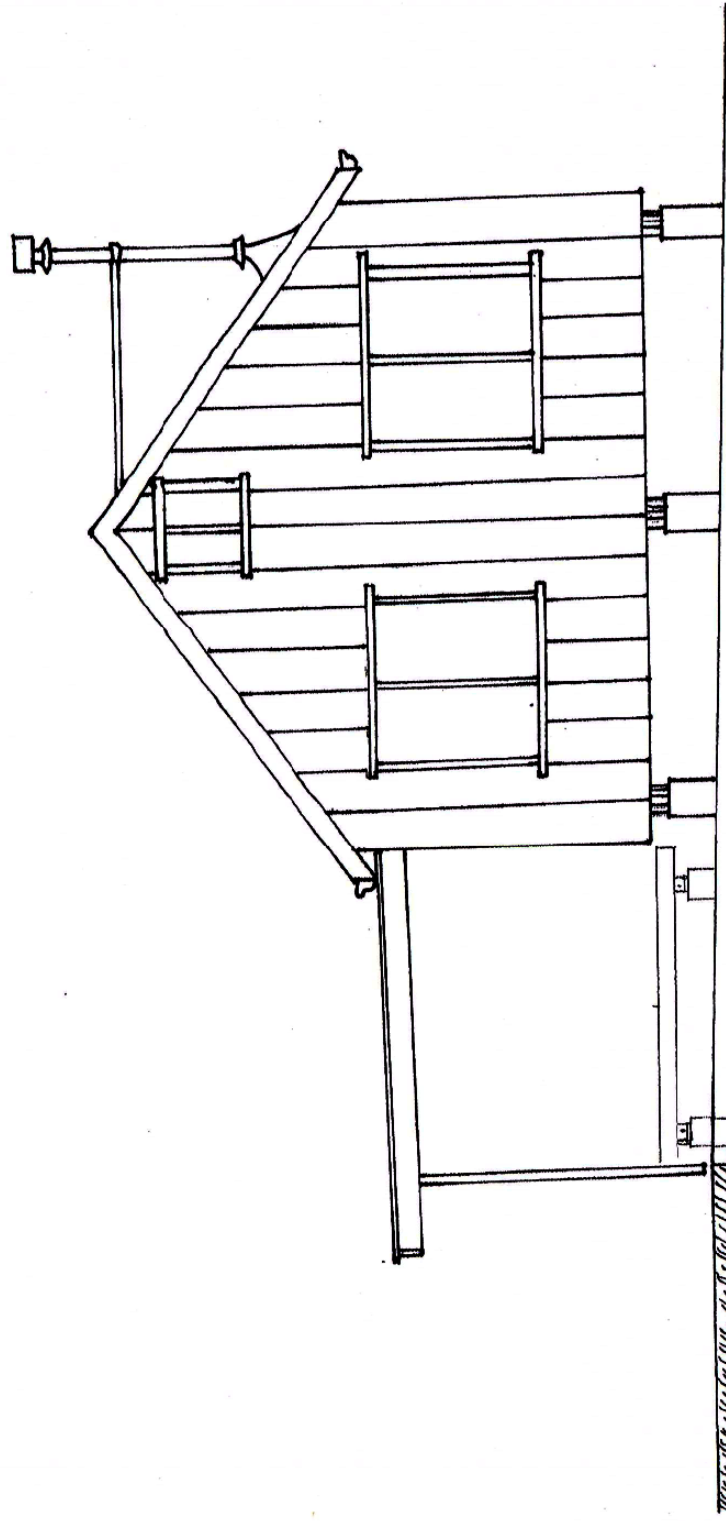
ACCESSORY BUILDING ELEVATIONS

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PLANNING & BUILDING SERV  
FORT BRAGG CA

OCT 15 2018

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RIGHT ELEVATION EAST  
SCALE 1/4" = 1 FOOT

Accessory Building with Dorm.

NO SCALE

CASE: CDP 2018-0028  
OWNER: BRANSCOMBE, Dwight & Debira  
APN: 069-161-36  
APLCT: Dwight Branscombe  
AGENT:  
ADDRESS: 23690 N. Hwy. 1, Fort Bragg

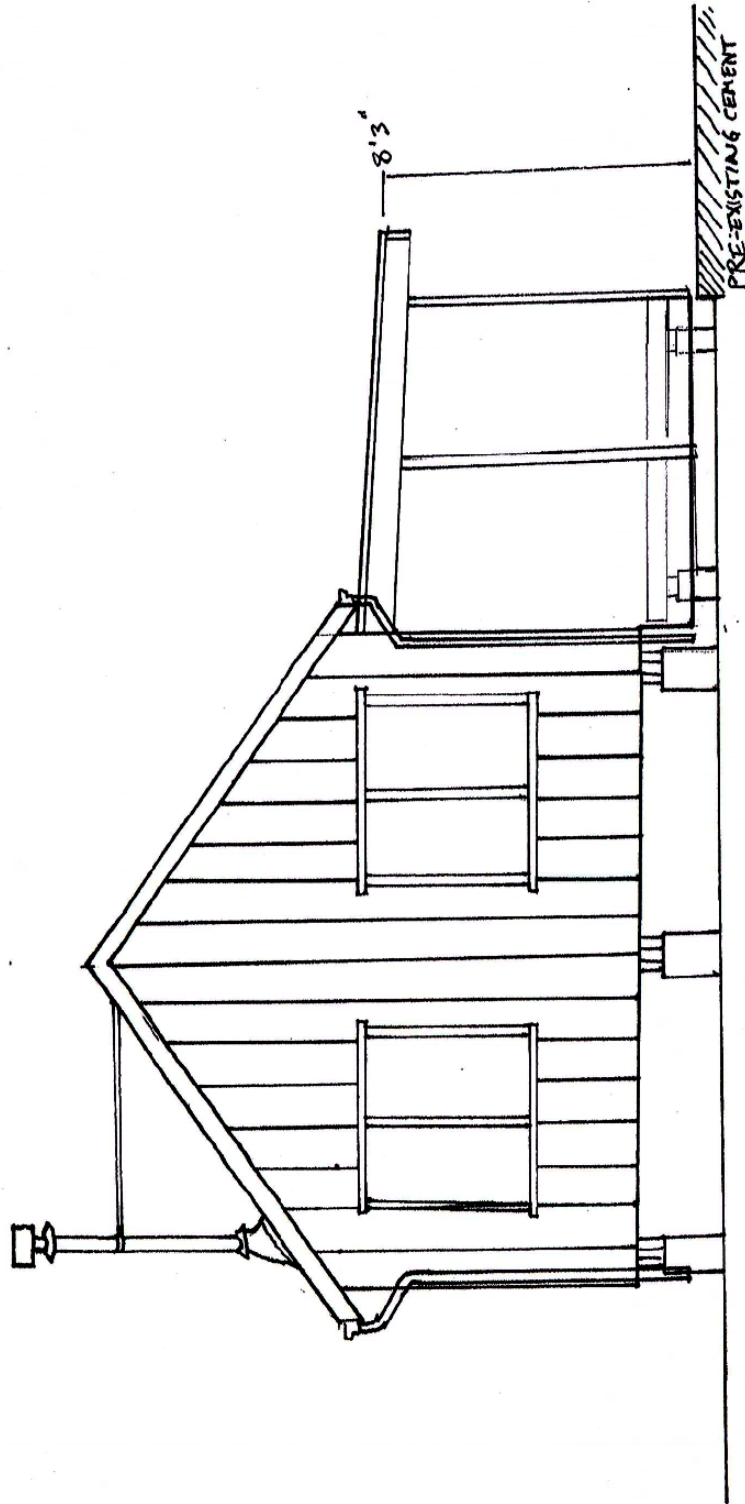
ACCESSORY BUILDING ELEVATIONS

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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2018

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LEFT ELEVATION WEST

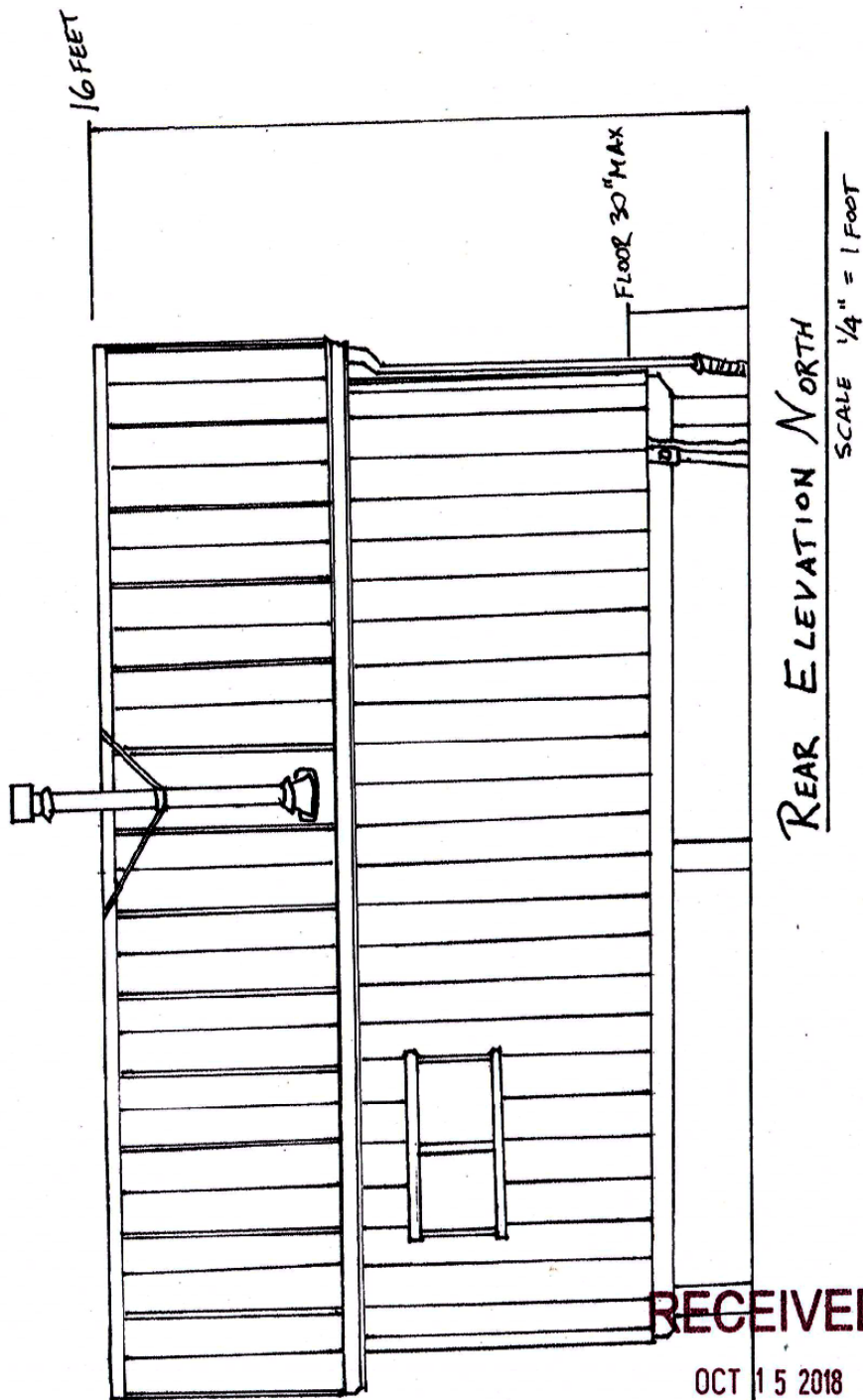
SCALE 1/4" = 1 FOOT

Accessory Buildings  
with mural.

CASE: CDP 2018-0028  
OWNER: BRANSCOMBE, Dwight & Debira  
APN: 069-161-36  
APLCT: Dwight Branscombe  
AGENT:  
ADDRESS: 23690 N. Hwy. 1, Fort Bragg

NO SCALE

ACCESSORY BUILDING ELEVATIONS



REAR ELEVATION NORTH

SCALE 1/4" = 1 FOOT

RECEIVED

OCT 15 2018

PLANNING & BUILDING SERV  
FORT BRAGG CA

*Handwritten note:* Approved by [unclear]

CASE: CDP 2018-0028  
 OWNER: BRANSCOMBE, Dwight & Debira  
 APN: 069-161-36  
 APLCT: Dwight Branscombe  
 AGENT:  
 ADDRESS: 23690 N. Hwy. 1, Fort Bragg

NO SCALE

ACCESSORY BUILDING ELEVATIONS

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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2018



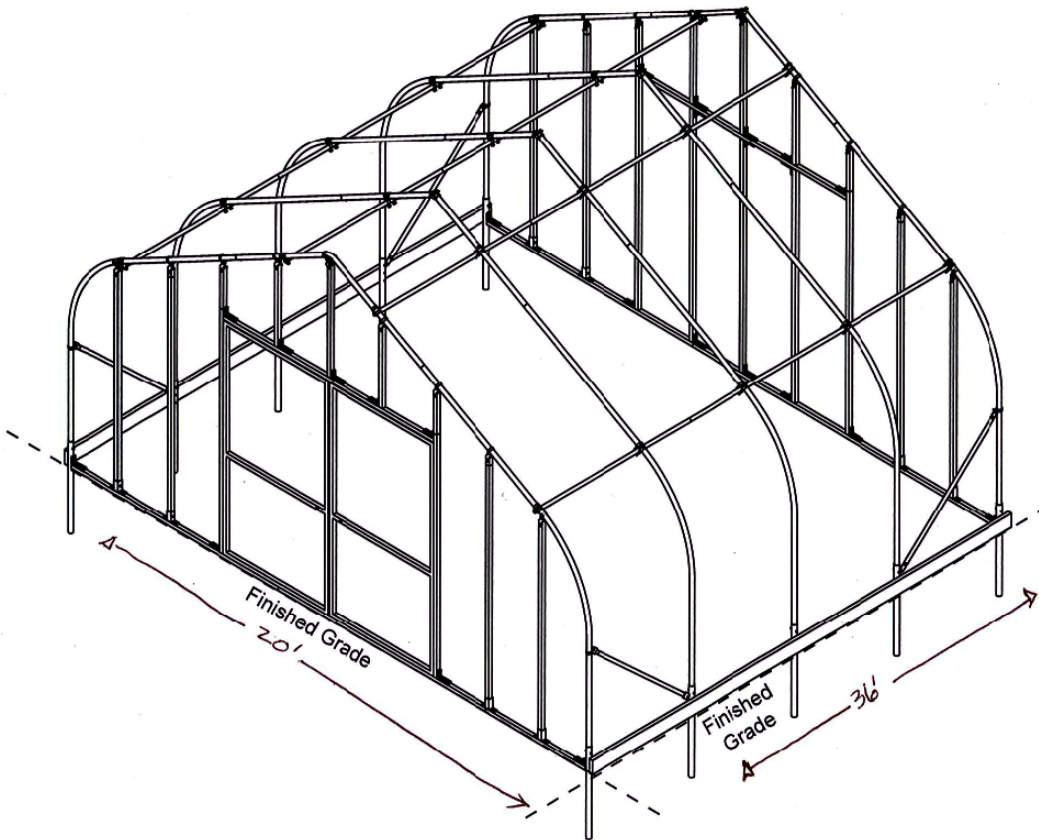
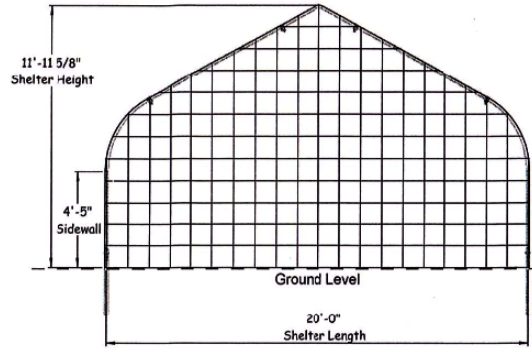
**GROWSPAN™ GOTHIC PRO GREENHOUSES AND SYSTEMS**



greenhouse structures

**QUICK START GUIDE**

20' Gothic Pro Greenhouse



Frame shown may differ in length from actual frame.

**RECEIVED**

OCT 15 2018

PLANNING & BUILDING SERV  
FORT BRAGG, CA

113836\_37\_38\_39PC Revision date: 06.06.18

36

20 x 36 Greenhouse

CASE: CDP 2018-0028  
OWNER: BRANSCOMBE, Dwight & Debira  
APN: 069-161-36  
APLCT: Dwight Branscombe  
AGENT:  
ADDRESS: 23690 N. Hwy. 1, Fort Bragg

NO SCALE

GREENHOUSE PLAN

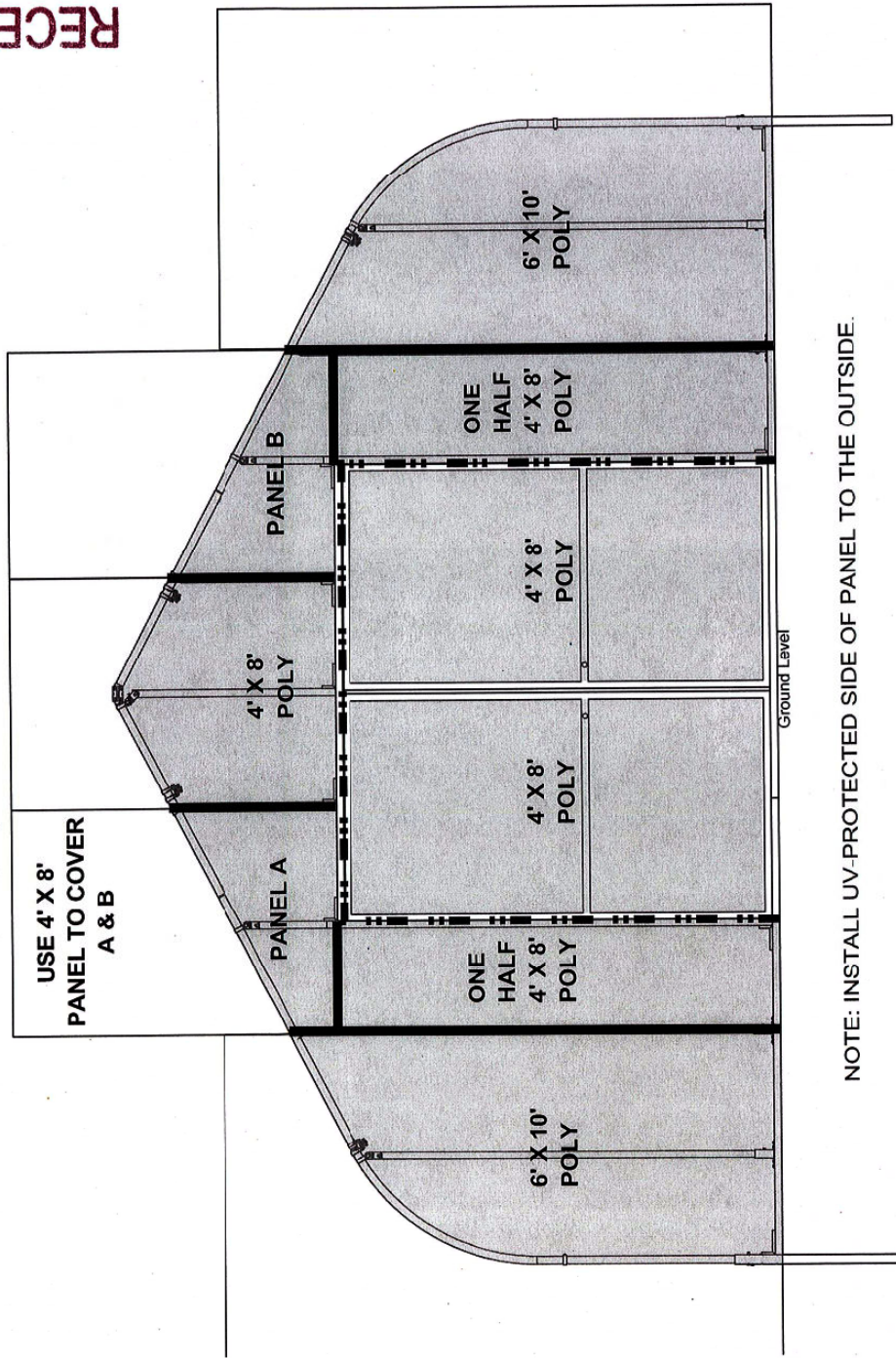
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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2018

OCT 15 2018

RECEIVED

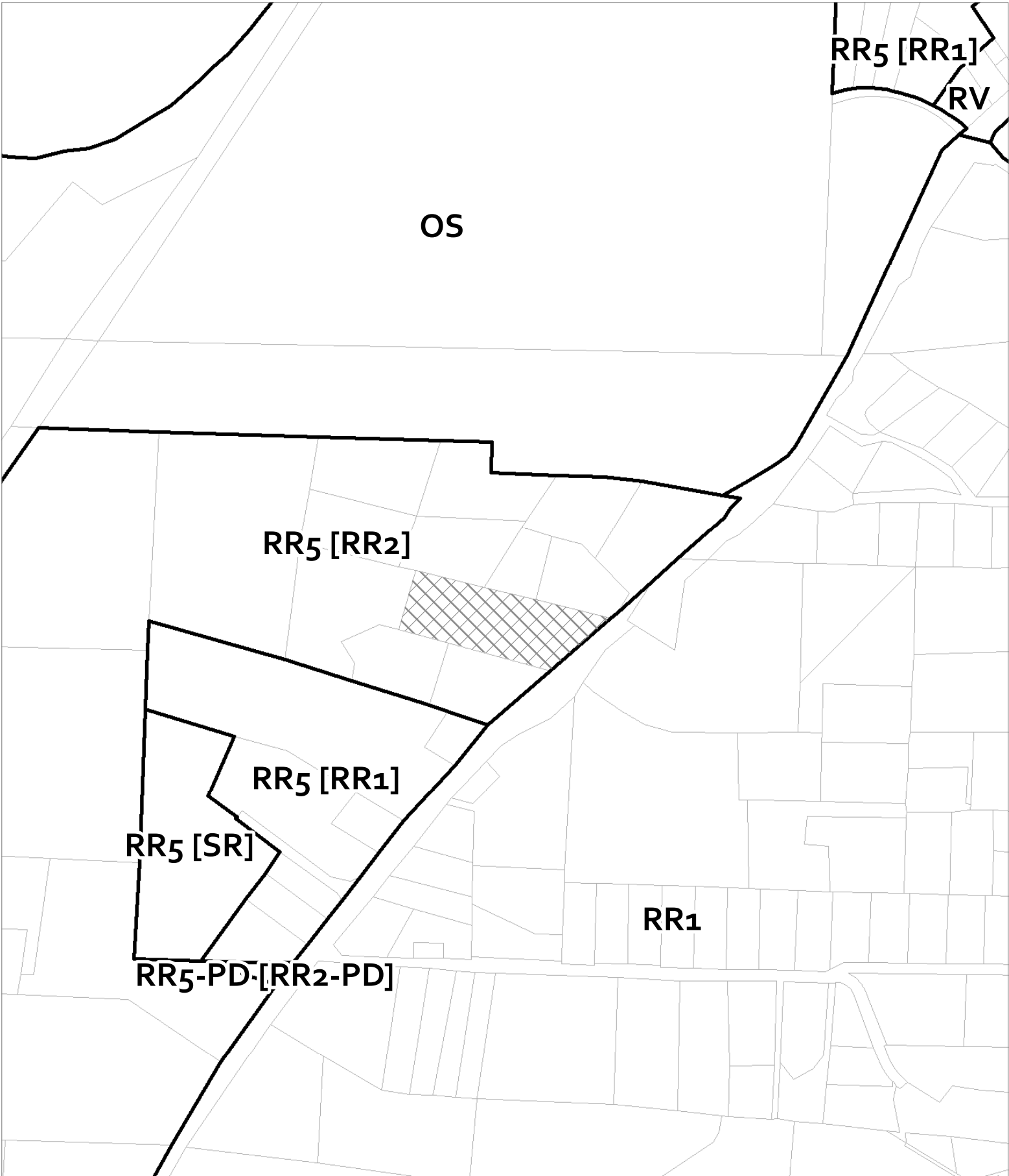
# POLYCARBONATE PANELS - FRONT (WITH DOORS)



NOTE: INSTALL UV-PROTECTED SIDE OF PANEL TO THE OUTSIDE.

— H-CHANNEL  
 - - - U-CHANNEL

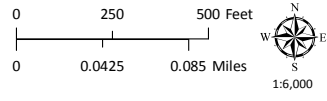
20 X 36 Greenhouse



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2018

CASE: CDP 2018-0028  
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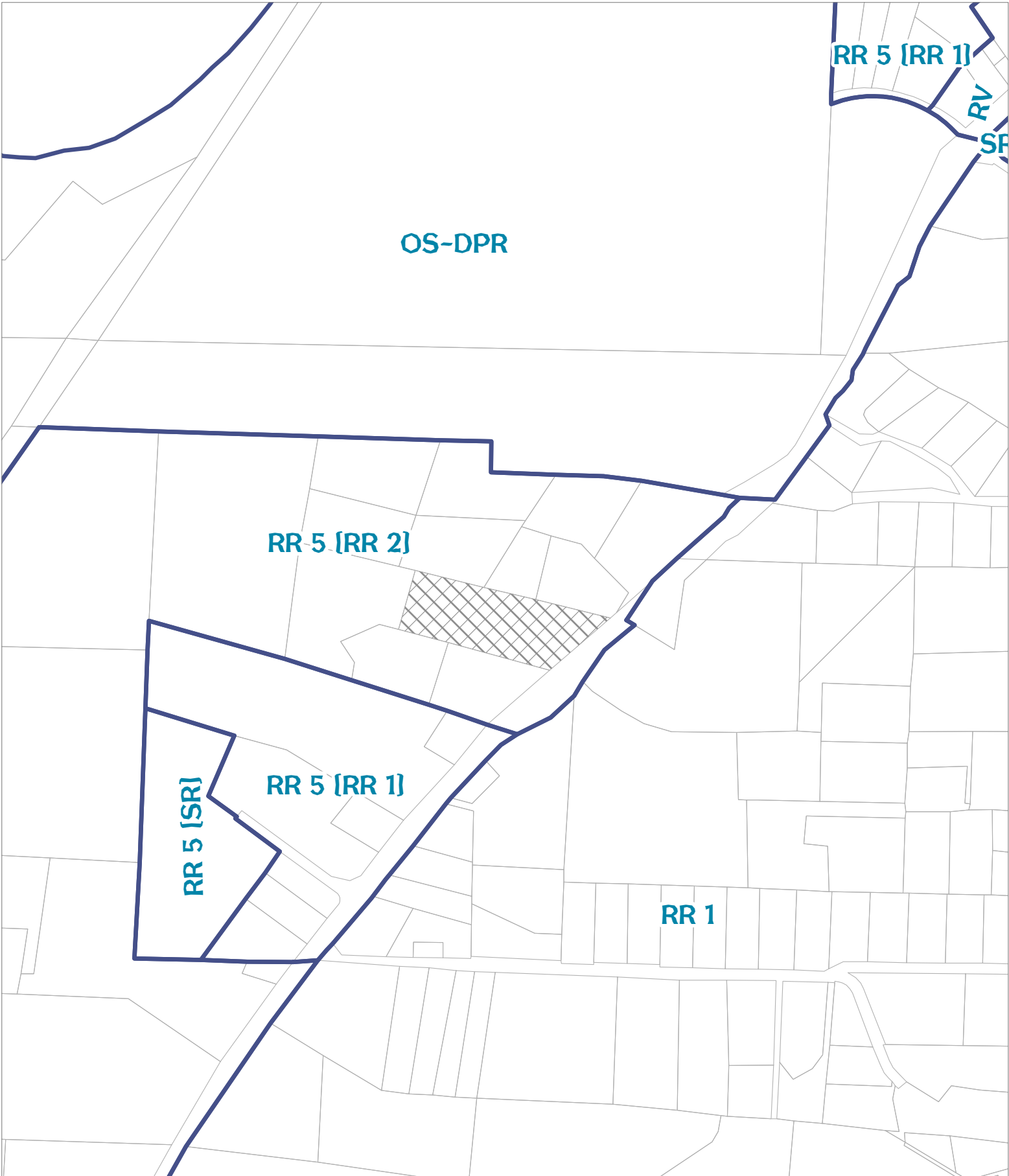
Zoning Districts




**ZONING DISPLAY MAP**

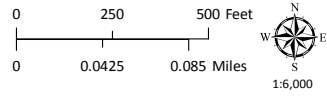
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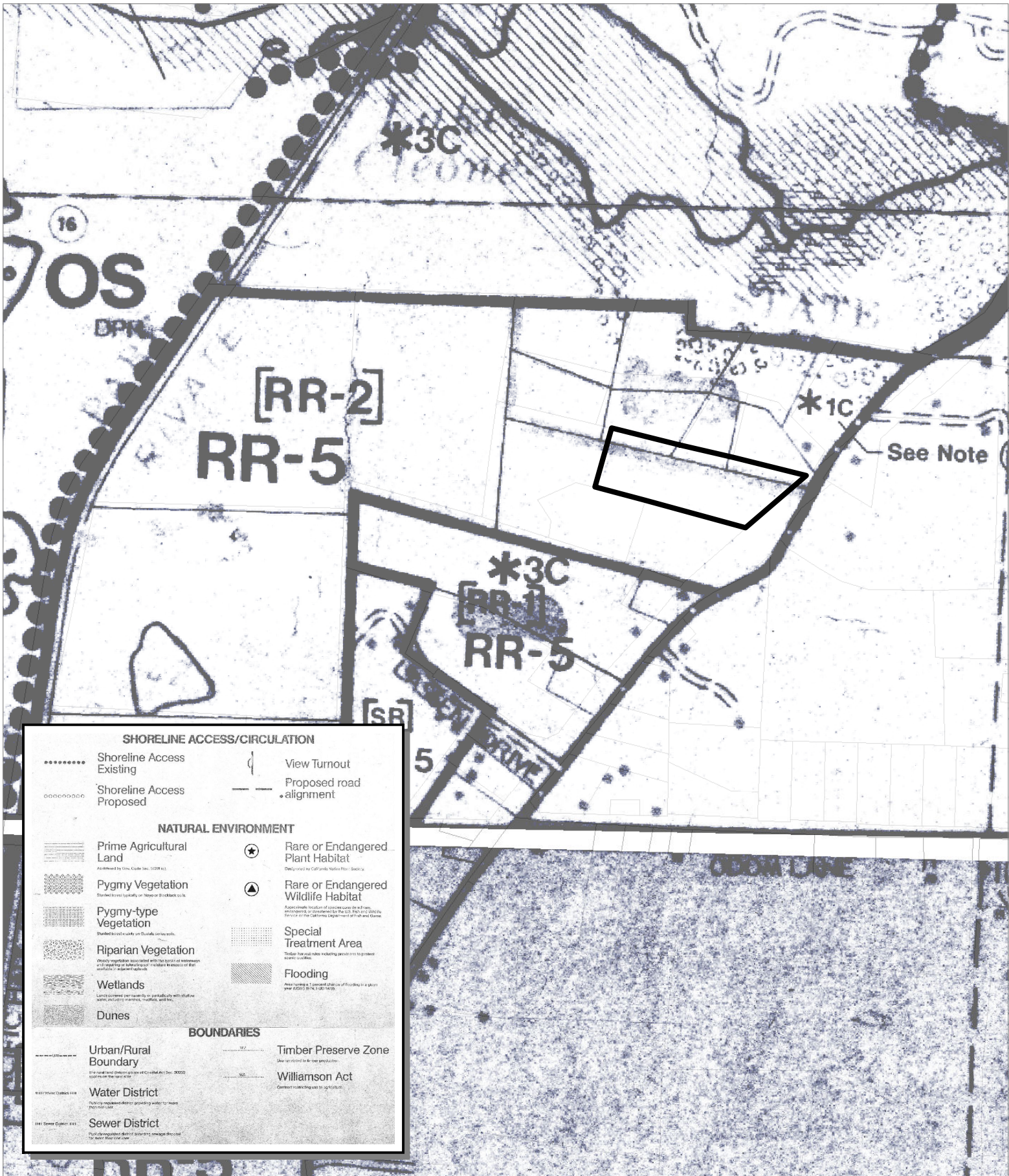
 General Plan Classes



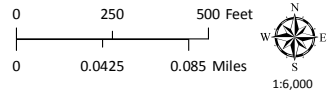
**GENERAL PLAN CLASSIFICATIONS**

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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2018



CASE: CDP 2018-0028  
 OWNER: BRANSCOMBE, Dwight & Debra  
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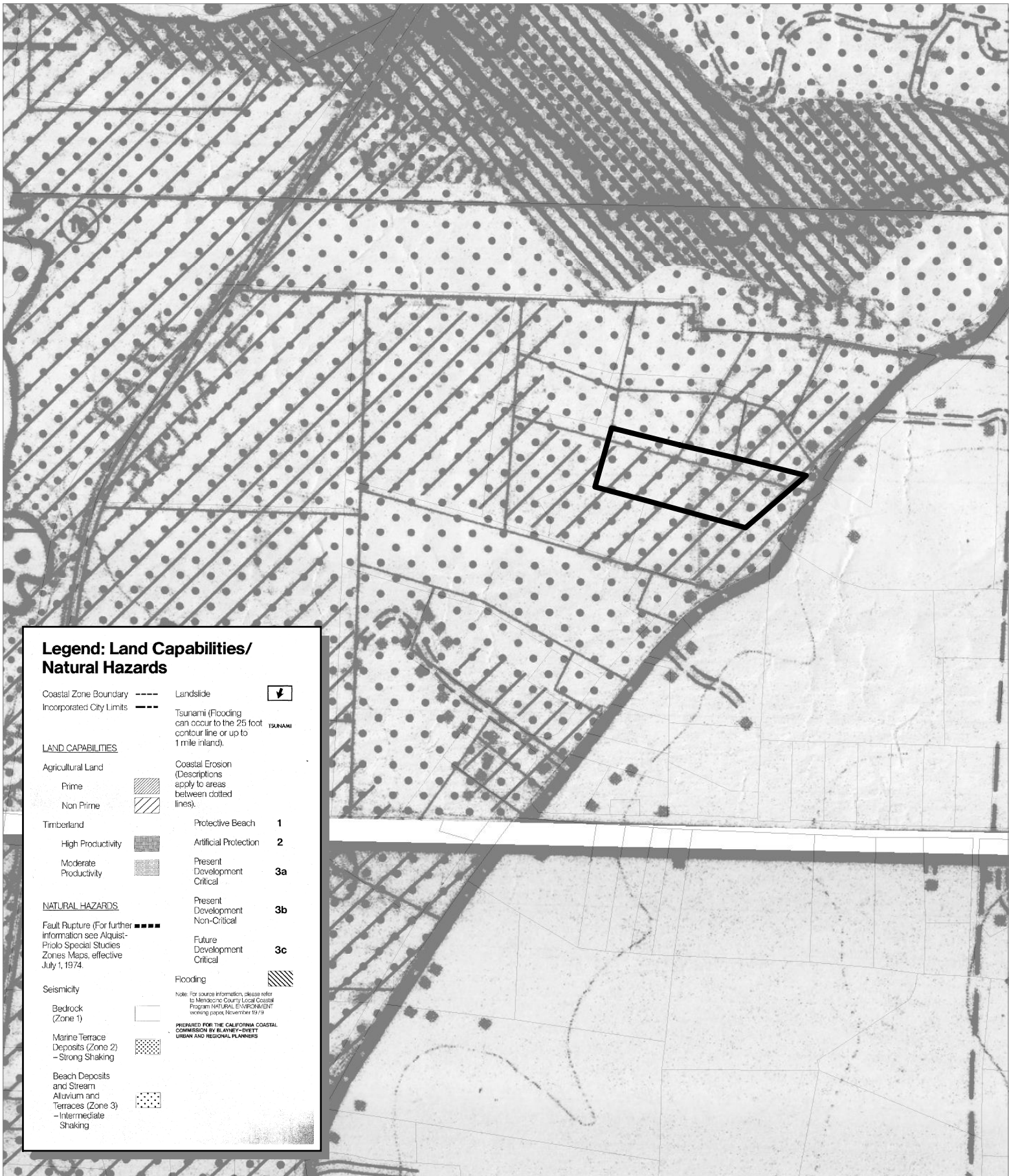


LCP LAND USE MAP 12: CLEONE

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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2018



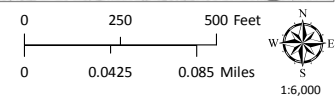


**Legend: Land Capabilities/  
Natural Hazards**

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

Note: For source information, please refer to Mendocino County Local Coastal Program (MCP) NATURAL ENVIRONMENT working paper, November 1974.  
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-DWETT URBAN AND REGIONAL PLANNERS

CASE: CDP 2018-0028  
 OWNER: BRANSCOMBE, Dwight & Debira  
 APN: 069-161-36  
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 ADDRESS: 23690 N. Hwy. 1, Fort Bragg



**LCP LAND CAPABILITIES & NATURAL HAZARDS**

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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2018





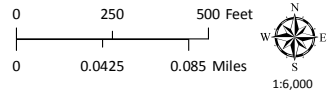
**Legend: Habitats/Resources**

Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	---	Scrub
<b>MARINE AND FRESHWATER HABITATS</b>		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		<b>SPECIAL HABITATS</b>
Perennial	—	Seabird and Marine Mammal Rookery
Intermittent	---	Marine Mammal Haulout Area
<b>WOODED HABITATS</b>		Spawning Area
Coastal Forest	[Pattern]	Anadromous Stream
Redwood	[Pattern]	Wildlife Habitat
Hardwood	[Pattern]	Plant Habitat
Woodland	[Pattern]	
Riparian	[Pattern]	
Cutover	[Pattern]	
<b>DESIGNATED RESOURCE PROTECTION AREA</b>		
State Park or Reserve	—	
Area of Special Biological Significance	—	
Natural Area	—	
Forestry Special Treatment Area	—	
<b>VISUAL RESOURCES</b>		
View Limit	---+---+---	
Viewshed Corridor	---	

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT (revised pages, November 1973)

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

CASE: CDP 2018-0028  
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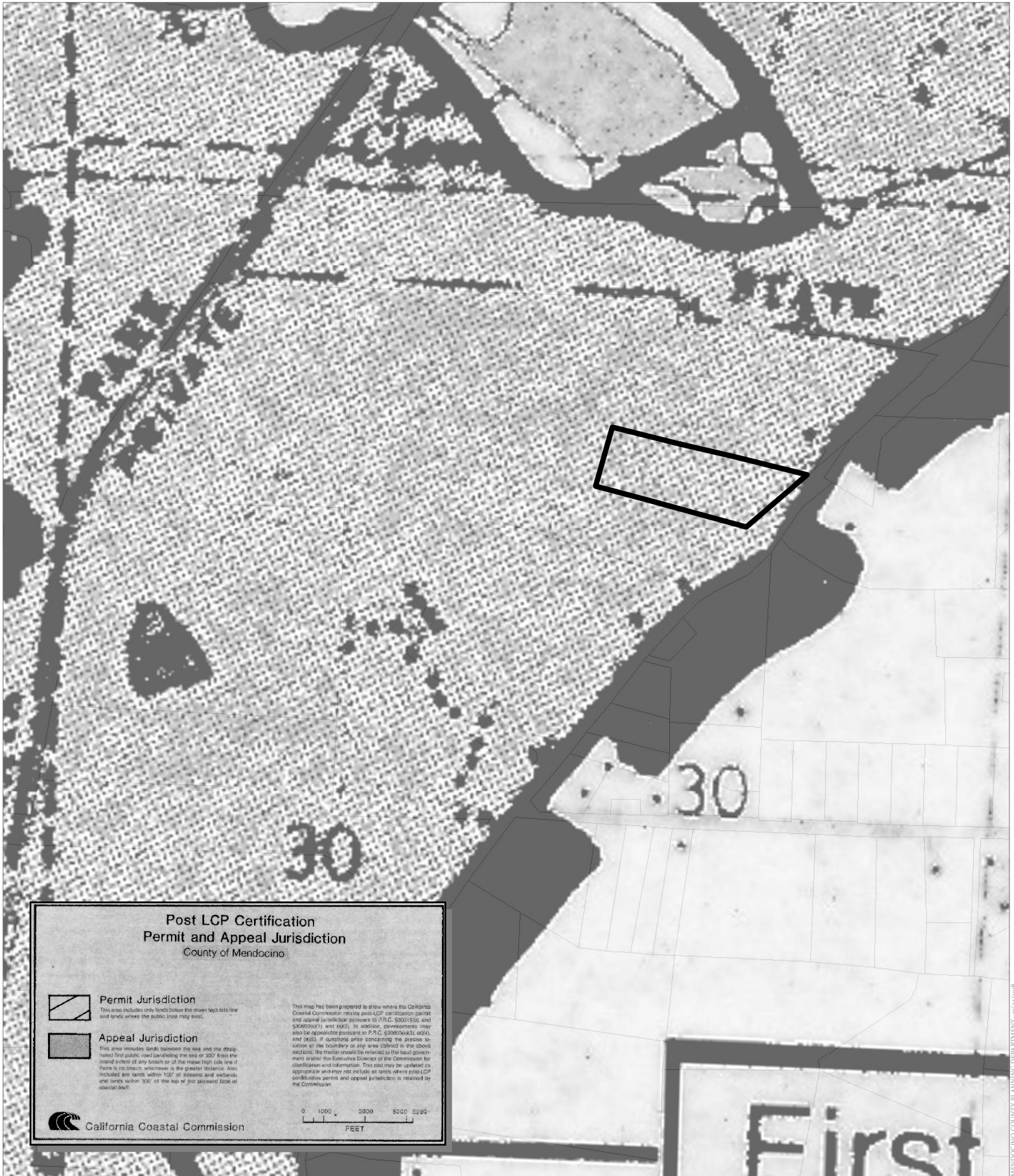


**LCP HABITATS & RESOURCES**

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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2018





**Post LCP Certification  
Permit and Appeal Jurisdiction  
County of Mendocino**

**Permit Jurisdiction**  
This area includes only lands below the mean high tide line and lands where the public trust may exist.

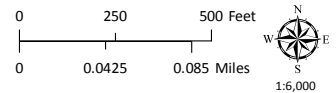
**Appeal Jurisdiction**  
This area includes lands between the sea and the designated first public use paralleling the sea or 500' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands, and lands within 500' of the top of the seaward face of coastal bluffs.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §301530, and §306030(1) and (4)(2). In addition, developments may also be amenable pursuant to P.R.C. §306040(3), (4)(4), and (4)(5). If questions arise concerning the precise location of the boundary of any area covered in the above sections, the matter should be referred to the local government under the Executive Director of the Commission for clarification and information. This data may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

0 1000 3000 5000 5250  
FEET

California Coastal Commission

CASE: CDP 2018-0028  
 OWNER: BRANSCOMBE, Dwight & Debira  
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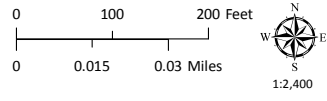


**APPEALABLE AREAS**

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CASE: **CDP 2018-0028**  
 OWNER: **BRANSCOMBE, Dwight & Debira**  
 APN: **069-161-36**  
 APLCT: **Dwight Branscombe**  
 AGENT:  
 ADDRESS: **23690 N. Hwy. 1, Fort Bragg**

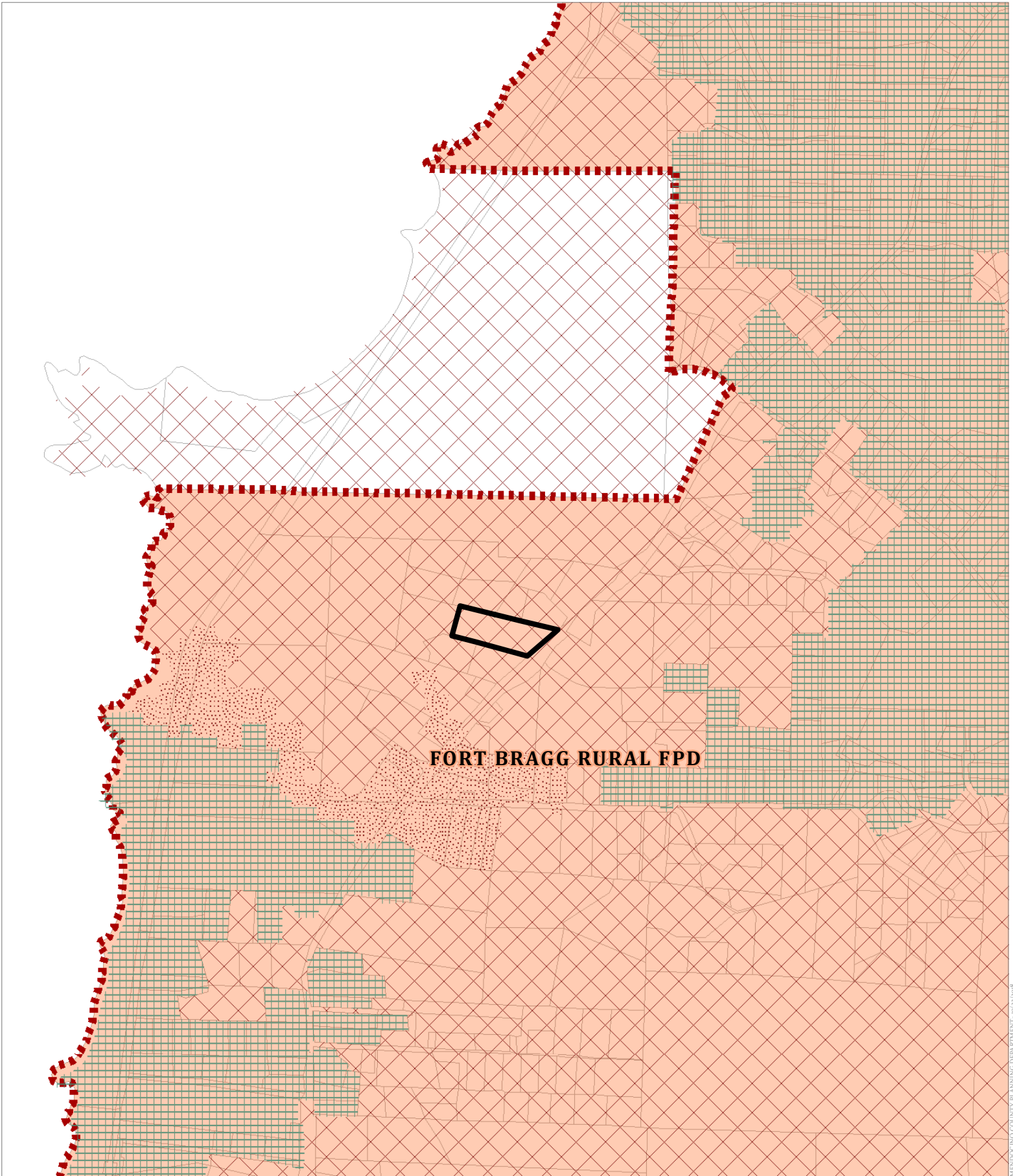


**ADJACENT PARCELS**

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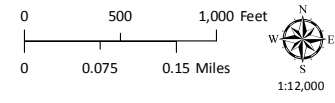
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2018





CASE: CDP 2018-0028  
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 ADDRESS: 23690 N. Hwy. 1, Fort Bragg

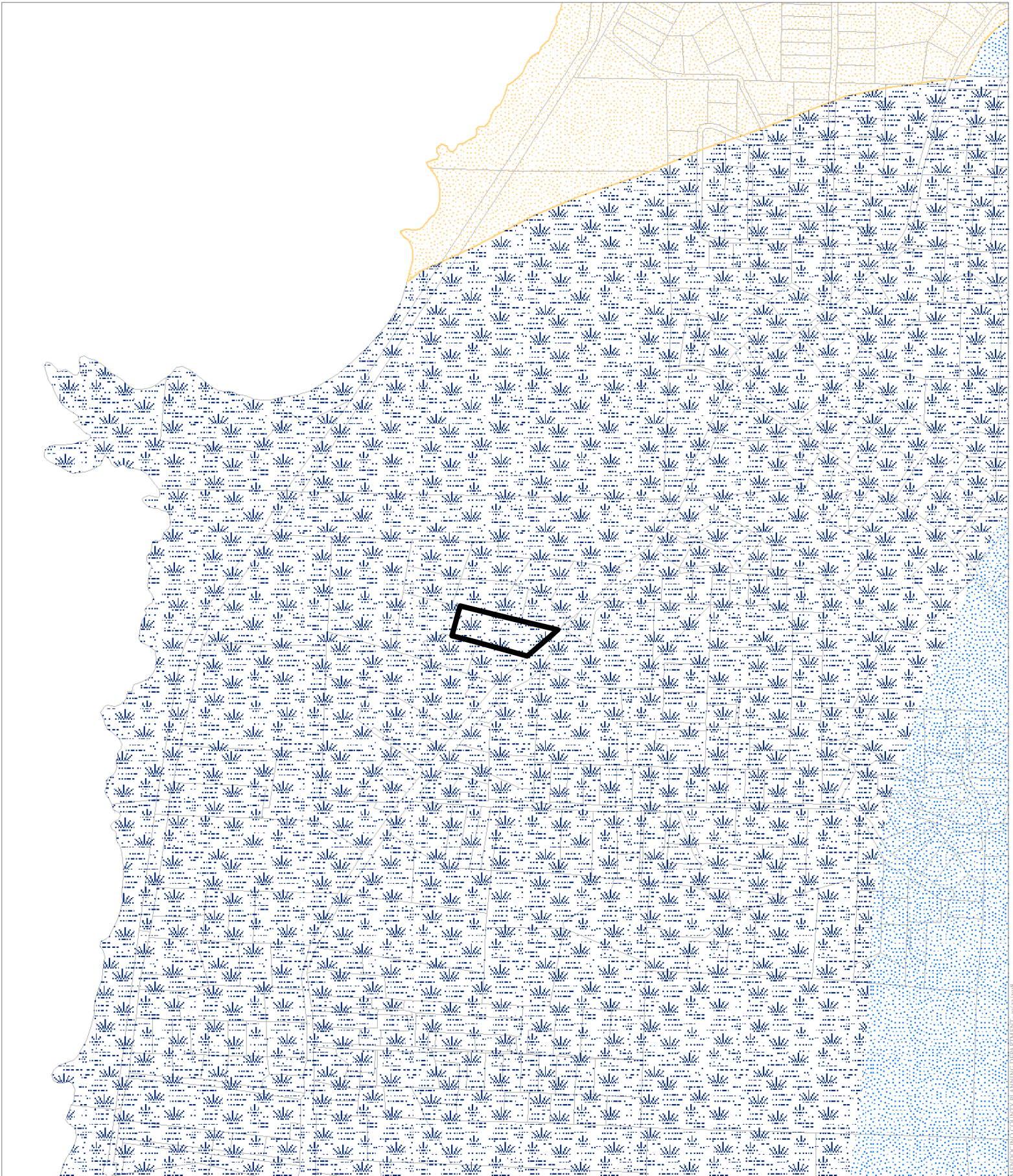
- Local Responsibility Area
- Very High Fire Hazard
- High Fire Hazard
- Moderate Fire Hazard
- County Fire Districts






**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

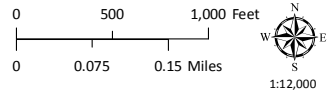
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MENDOCINO COUNTY PLANNING DEPARTMENT - 06/22/2018



CASE: CDP 2018-0028  
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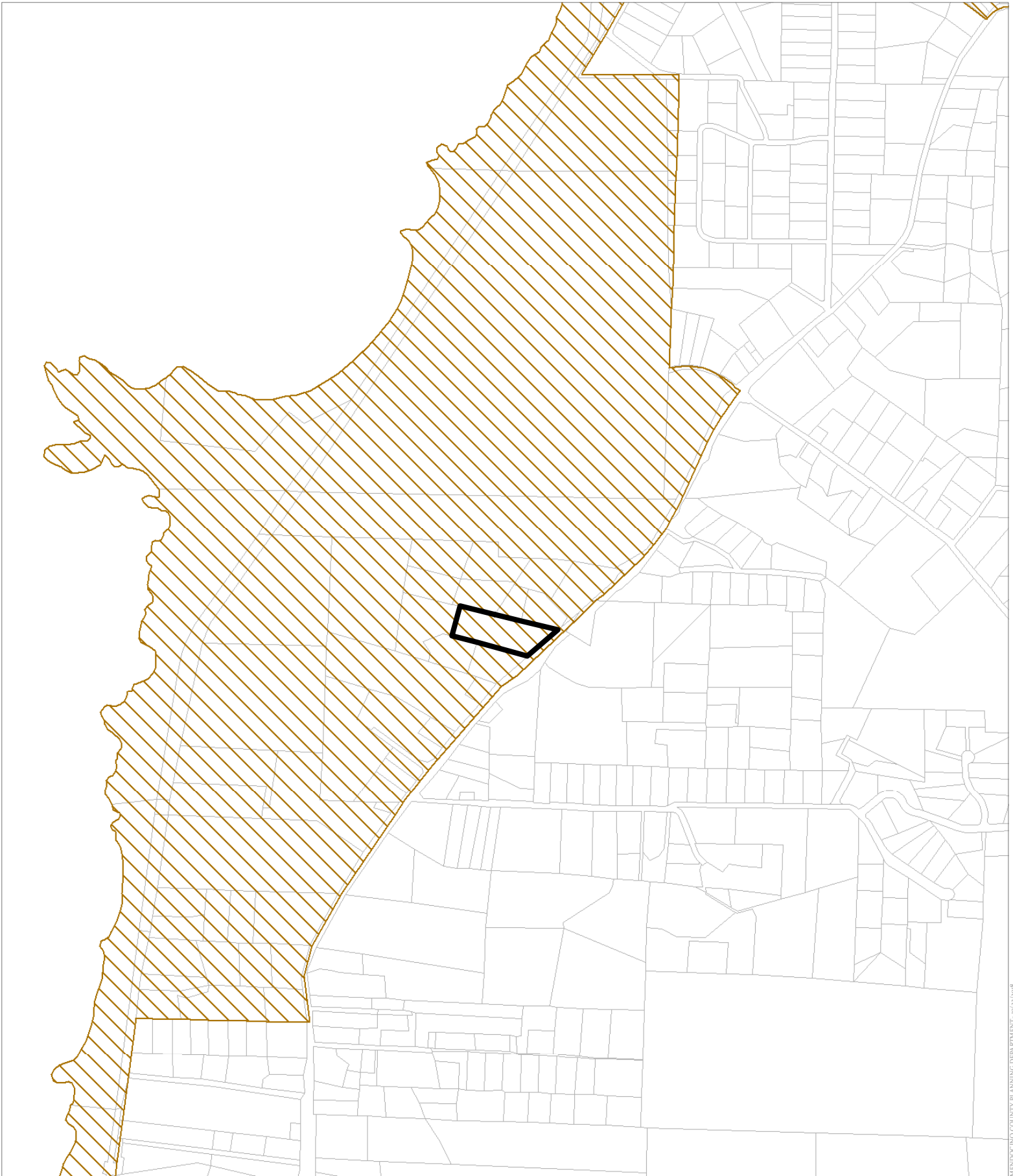
-  Sufficient Water Resources
-  Marginal Water Resources
-  Dunes



**GROUND WATER RESOURCES**

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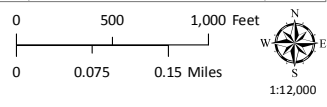




MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2018

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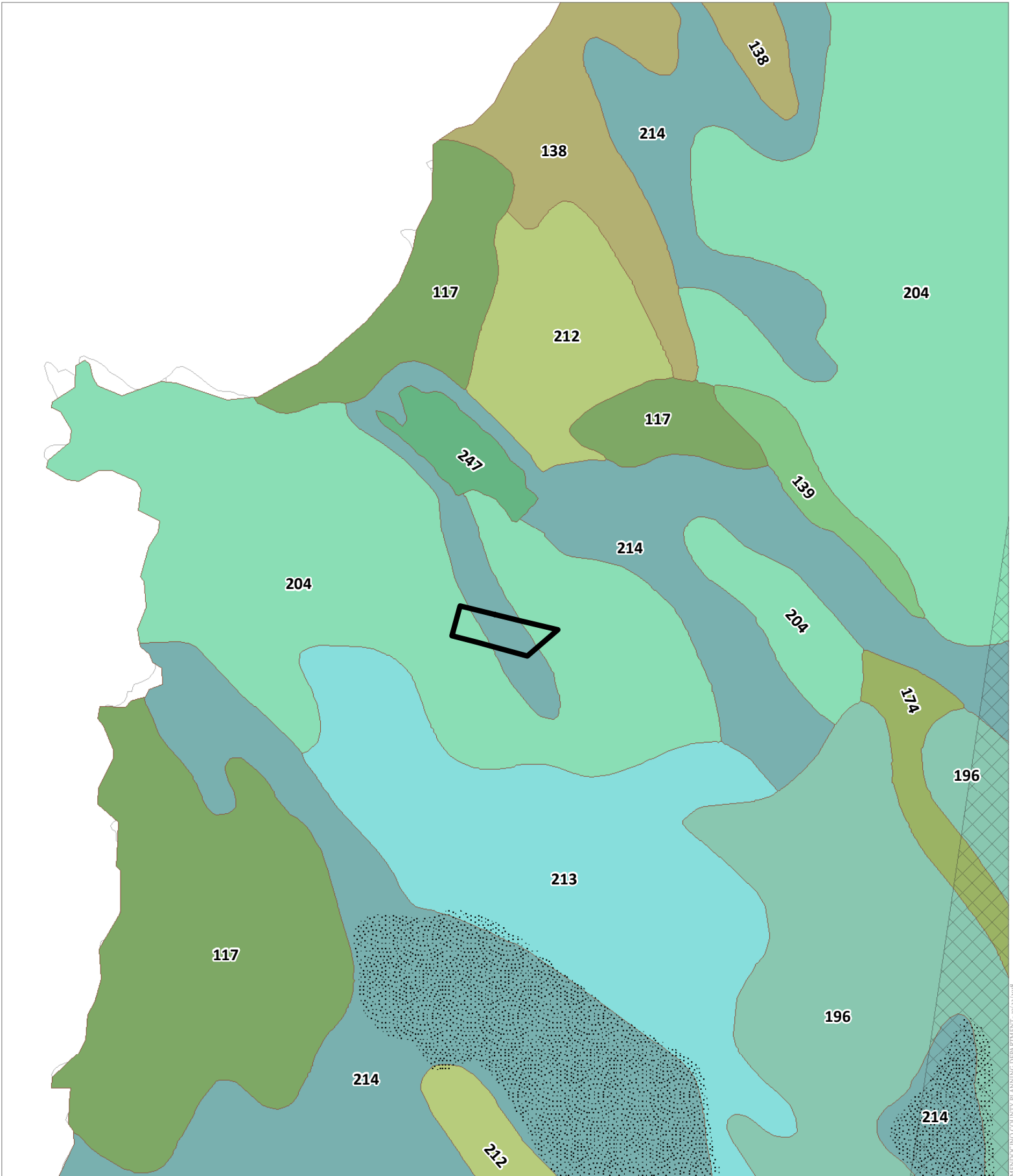
 Highly Scenic Area






**HIGHLY SCENIC & TREE REMOVAL AREAS**

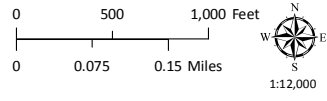
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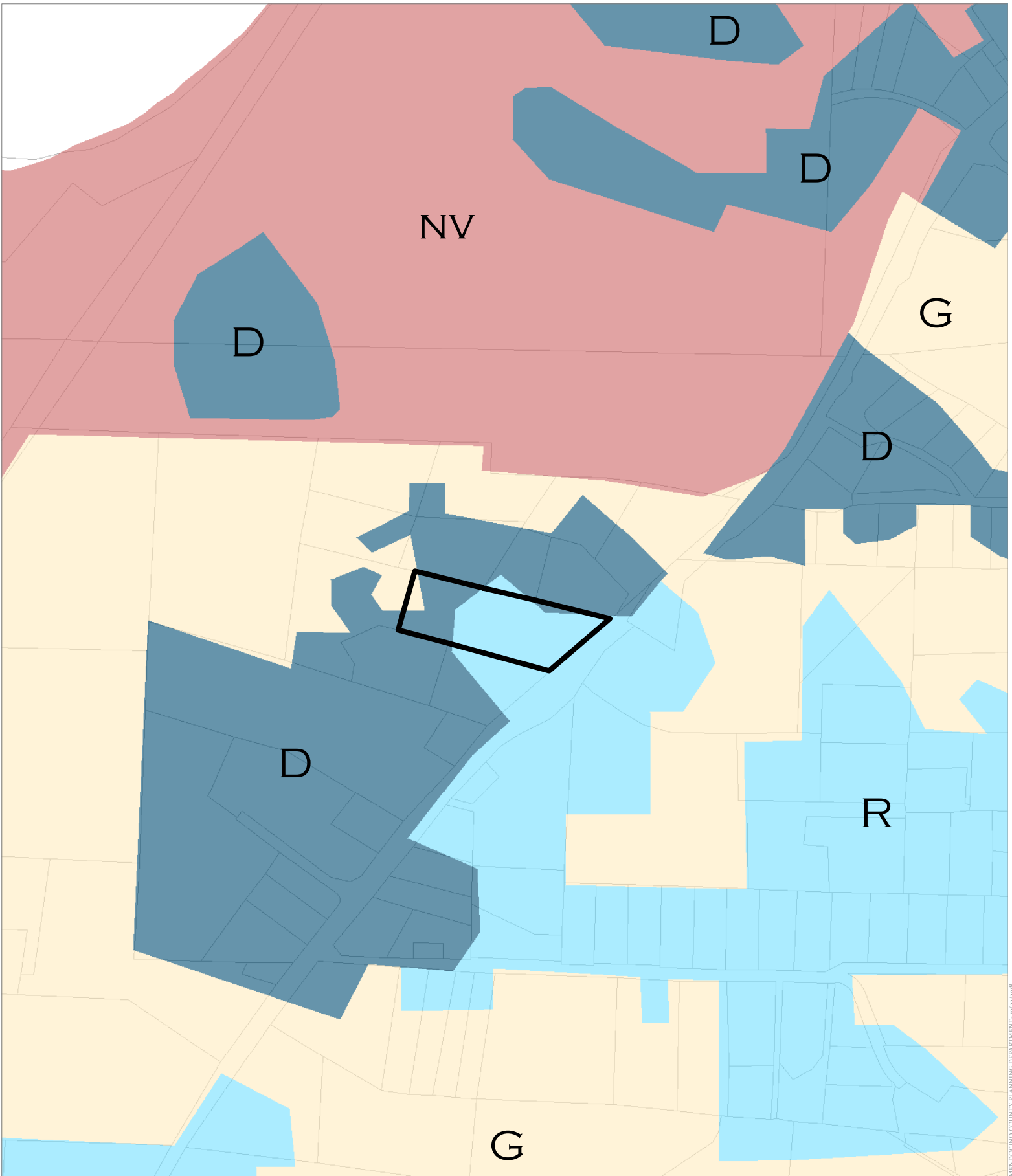
-  Shinglemill-Gibney Complex
-  Bishop Pine
-  Western Study Soil Types



**LOCAL SOILS**

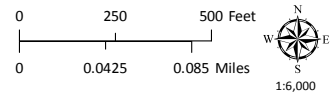
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MENDOCINO COUNTY PLANNING DEPARTMENT - 06/22/2018



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2018

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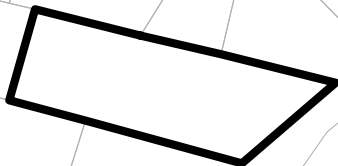


**IMPORTANT FARMLAND**



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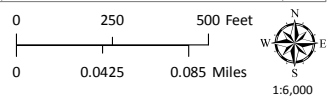
# MacKerricher SP

4



CASE: CDP 2018-0028  
OWNER: BRANSCOMBE, Dwight & Debira  
APN: 069-161-36  
APLCT: Dwight Branscombe  
AGENT:  
ADDRESS: 23690 N. Hwy. 1, Fort Bragg

-  Supervisorial Districts 2010
-  State Parks



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/22/2018

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MISC