



**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  
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April 27, 2021

Planning – Ukiah  
 Department of Transportation  
 Environmental Health - Fort Bragg  
 Building Inspection - Fort Bragg  
 Assessor  
 Agriculture Commissioner  
 Forestry Advisor

Air Quality Management  
 Resource Lands Protection Committee  
 Caltrans  
 Department of Forestry/ CalFire  
 Land Use  
 Department of Fish and Wildlife  
 Division of Mines & Geology

Coastal Commission  
 RWQCB  
 US Fish & Wildlife Service  
 Cloverdale Rancheria  
 Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians

**CASE#:** CDPR\_2020-0002

**DATE FILED:** 6/2/2020

**OWNER/APPLICANT:** JACKSON GRUBE FAMILY INC

**AGENT:** TARA JACKSON, WYNN COASTAL PLANNING AND BIOLOGY

**REQUEST:** Renewal for the 2020 years of CDP\_2015-0011 which authorized construction of an approximately 1,090 square foot single-family residence with 620 square feet of decks, an approximately 1,525 square foot barn and installation of ground mounted solar panels, septic, propane tank, and retaining walls of varied length.

There are no modifications to the original request. The renewal will result in a new expiration date of May 26, 2021.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 4± miles south of Westport, lying west of Highway 1 (SH 1); located at 31888 N. Highway 1, Westport; APN's: 015-070-70 and 015-070-71.

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** TIA SAR

**RESPONSE DUE DATE:** May 11, 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: CDPR\_2020-0002

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**OWNER:** Jackson Grube Trust

**APPLICANT:** Willard Jackson

**AGENT:** Tara Jackson, Wynn Coastal Planning, Inc.

**REQUEST:** Renewal for the 2020 year of Coastal Development Permit CDP\_2015-0011 which authorized construction of an 1,090± square foot single-family residence with 620 square feet of decks, an 1,525± square foot barn and installation of ground mounted solar panels, septic, propane tank, and retaining walls of varied length.

There are no modifications to the original request. The renewal will result in a new expiration date of May 26, 2021.

**LOCATION:** In the Coastal Zone, 4± miles south of Westport, lying west of Highway 1 (SH 1); located at 31888 N. Highway 1, Westport; APN's: 015-070-70 and 015-070-71.

**APN/S:** APN 015-070-70 & APN 015-070-71

**PARCEL SIZE:** 140 Acres (APN 015-070-70) & 20 Acres (APN 015-070-71)

**GENERAL PLAN:** Coastal Element, Forrest Land (FL160) (APN 015-070-70) & Rand Land (RL160) (APN 015-070-71)

**ZONING:** Division II, Timberland Production District (TP:160) (015-070-70) & Range Land (RL) (015-070-71)

**EXISTING USES:** Vacant Parcel

**DISTRICT:** 4<sup>th</sup> District (Gjerde)

**RELATED CASES:** UM 2012-0005 (Visitor Serving Facility)  
A 2005-0002 (Agricultural Preserve – Cattle Grazing)  
CDP\_2015-0011 (SFR, permit being renewed) CDPR\_2017-0010 (Renewal)

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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>	Forest Land (FL160)	(TP)	160 +/- Acres	Vacant/Quarry
<b>EAST:</b>	Forest Land (FL160)	(TP)	160 +/- Acres	Vacant
<b>SOUTH:</b>	Forest Land (FL160)	(TP)	20 +/- Acres	Agricultural
<b>WEST:</b>	Rang Land (RL160)	(RL)	157 +/- Acres	Visitor Accommodation

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### REFERRAL AGENCIES

#### LOCAL

- Air Quality Management District
- Agriculture Commissioner
- Assessor's Office
- Department of Transportation (DOT)
- Environmental Health (FB)
- Building Inspection (FB)
- Planning (Ukiah)
- Forestry Advisor

- Resource Lands Protection Committee
  - CALFIRE (Land Use)
  - Regional Water Quality Control Board
  - Division of Mines & Geology
- #### STATE
- CALFIRE (Land Use)
  - CALTRAN
  - California Coastal Commission
  - California Dept. of Fish & Wildlife

#### FEDERAL

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

### **ADDITIONAL INFORMATION:**

**STAFF PLANNER:** TIA SAR

**DATE:** 1/28/2021

## ENVIRONMENTAL DATA

### 1. MAC:

GIS

*None*

### 2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

*High Fire Hazard*

### 3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

*Fort Bragg Rural Fire Protection District*

*CA Department of Forestry & Fire Prevention (CalFire)*

*CDF#305-14*

### 4. FARMLAND CLASSIFICATION:

GIS

*Grazing Land (G)*

### 5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

*No*

### 6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

*Critical Water Resources Bedrock*

### 7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

*Western Soils Classification 113, 102 & 101*

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

LCP maps, Pygmy Soils Maps; GIS

*No*

### 9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

*Yes, Agricultural Preserve #0967*

### 10. TIMBER PRODUCTION ZONE:

GIS

*Yes*

### 11. WETLANDS CLASSIFICATION:

GIS

*Freshwater Forested/Shrub Wetland*

### 12. EARTHQUAKE FAULT ZONE:

*No*

Earthquake Fault Zone Maps; GIS

### 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, Sonoma Tree Vole & Spotted Owl Locations*

### 16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

*No*

### 17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

*See Geotechnical Report 10/30/2020*

### 18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

*No*

### 19. WILD AND SCENIC RIVER:

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

*No 2*

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

Various Adopted Specific Plan Areas; GIS

*No*

### 21. STATE CLEARINGHOUSE REQUIRED:

Policy

*No*

### 22. OAK WOODLAND AREA:

USDA

*No*

### 23. HARBOR DISTRICT:

Sec. 20.512

*No*

## FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

### 24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

*FL and RL*

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

LCP Land Capabilities maps/GIS; 20.500

*Non-Prime and High Productivity*

*See updated Geotechnical investigation dated 10/30/20*

### 26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

*Mapped as Redwood and Scrub Habitats*

### 27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

*No*

### 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, Conditionally Highly Scenic*

### 30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

*Yes –Grand Fir, see updated Biological Survey*

### 31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

*No*



703 North Main Street, Fort Bragg CA 95437  
ph: 707-964-2537 fx: 707-964-2622 www.WCPlan.com

## SUBMITTAL

May 26, 2020

Mendocino County Planning and Building Services  
120 West Fir Street  
Fort Bragg, CA 95437

RE: CDP\_2015-0011 **Renewal**

Owner: Jackson Grube Family Inc. Attn: Willard Jackson

Site: 31485 North Hwy 1  
Westport, CA 95488  
APNs 015-070-70, -71

To Whom It May Concern:

Enclosed, please find an electronic copy of our Coastal Development Permit Renewal Application.

The following items are included in this submittal:

1. Coastal Development Permit Renewal Application Form
2. Location Map
3. SHN Floor Plans, Elevations, and Site Plans (Sheets: A-1, A-2, A-3, A-4, C-2, C-3, C-4)
4. Certification and Site View Authorization Form
5. Declaration of Posting
6. Indemnification Agreement
7. Wynn Coastal Planning Authorization of Agent

**Note: Due to Covid-19 we are submitting the application electronically with payment being sent concurrently via USPS.**

As Agent for this project, as with all of our projects, we respectfully request to be present during all County and Stakeholder Agency site visits; one week's advance notice will be helpful to ensure our availability.

We look forward to your review of this project.

Please let me know if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Tara Jackson".

Tara Jackson  
Planner

Encl: per above

CC: Willard Jackson, owner/applicant; file

**COUNTY OF MENDOCINO  
DEPT OF PLANNING & BUILDING SERVICES  
790 SOUTH FRANKLIN STREET  
FORT BRAGG, CA 95437  
Telephone: 707-964-5379**

Case No(s) \_\_\_\_\_  
 CDF No(s) \_\_\_\_\_  
 Date Filed \_\_\_\_\_  
 Fee \$ \_\_\_\_\_  
 Receipt No. \_\_\_\_\_  
 Received by \_\_\_\_\_  
 \_\_\_\_\_ Office Use Only

**COASTAL DEVELOPMENT PERMIT RENEWAL APPLICATION FORM**

Name of Applicant Willard Jackson	Name of Owner(s) Jackson Grube Trust	Name of Agent Tara Jackson, Wynn Coastal Planning & Biology
Mailing Address PO Box 430 Middlebury, VT 05753	Mailing Address same	Mailing Address 703 North Main Street Fort Bragg, CA 95437
Telephone Number (802) 462-3445	Telephone Number same	Telephone Number 707-964-2537

Please describe any actions taken to initiate development since issuance of the coastal development permit. List any changes to the property and/or structure(s) since CDP issuance:

No actions have been taken to initiate development since issuance of the coastal development permit.

**Driving Directions**

Located on the East side of Highway 1, approximately 2.2 miles north of the Ten Mile River. The parcel is gated and locked. Please call agent for access.

Assessor's Parcel Number(s)  
015-070-70, and -71

Date of expiration of issued CDP  
CDPR\_2017-0010 expires May 26, 2020

Parcel Size  
140.00 and 20.00+/-  
\_\_\_\_\_

Square Feet  
 Acres

Street Address of Project  
31485 North Highway One  
Westport, CA 95488

**Please note: Before submittal, please verify correct street address with the Planning Division in Ukiah.**

# COASTAL DEVELOPMENT PERMIT RENEWAL

## APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies that will be reviewing your project proposal. The more detail that is provided, the easier it will be to promptly process your application. Please answer all questions. For those questions that do not pertain to your project, please indicate "Not Applicable" or "N/A".

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

Renewal of CDP\_2015-0011, which authorized construction of a 1,090 square foot single-family residence with 620 square feet of decks, a 1,525 square foot barn and installation of ground mounted solar panels, septic, propane tank, and retaining wall of varied length. No modifications to the request are proposed.

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

TYPE OF UNIT	NO. OF STRUCTURES/ UNITS	EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT. PER STRUCTURE
<input checked="" type="checkbox"/> Single Family Residence	1	0	1090	1090
<input type="checkbox"/> Garage, detached		0	0	0
<input checked="" type="checkbox"/> Patio/ Decks/ Hot Tub		0	620	620
<input type="checkbox"/> Guest Cottage		0	0	0
<input checked="" type="checkbox"/> Barn	1	0	1525	1525
<input checked="" type="checkbox"/> Solar Panels		0	100	100
<input type="checkbox"/> Water Tank		0	0	0
<input type="checkbox"/> Propane Tank		0	0	0
<input type="checkbox"/> Generator		0	0	0
<input checked="" type="checkbox"/> Driveway (turnouts proposed)		58,000	750	58,750
<input checked="" type="checkbox"/> Retaining Wall (SFR)		0	10	10
<input checked="" type="checkbox"/> Retaining Wall (Barn)		0	66	66

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

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

- A. Electricity
- Utility Company (service exists to the parcel).
  - Utility Company (requires extension of services to site: \_\_\_\_\_ feet \_\_\_\_\_ miles)
  - On Site generation, Specify: solar panels, solar water heating panels, generator for backup power .
  - None
- B. Gas

Utility Company/Tank propane tank  
 None

C. Telephone:  Yes  No

5. Will there be any exterior lighting?  Yes  No  
If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.  
Shielded, downcast fixtures; see attached detail.

6. What will be the method of sewage disposal?  
 Community sewage system, specify supplier \_\_\_\_\_  
 Septic Tank (indicate primary + replacement leachfields on plot plan)  
 Other, specify \_\_\_\_\_

7. What will be the domestic water source?  
 Community water system, specify supplier \_\_\_\_\_  
 Well (On site)  
 Spring  
 Other, specify \_\_\_\_\_

8. Is any grading or road construction planned?  Yes  No  
Estimate the amount of grading in cubic yards 109 cy If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan. Please see attached grading plan.  
Estimate the length of the proposed road/driveway:  
Existing Gravel and dirt drive exists. Per CalFire request (conditions of approval), will install 3 turnouts along the drive (noted on site plan)  
Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).  
Flat graduating to steep and returning to moderate and flat.

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

10. Is the proposed development visible from:  
A. State Highway 1?  Yes  No

B. Park, beach or recreation area?  Yes  No

If you answered yes to either question, explain.

Very distant view from Highway 1, eastward. See enclosed photos for reference.

11. Project Height. Maximum height of structure(s).

18' maximum average height above natural grade (both structures).

12. Describe all exterior materials and colors of all structures. (see original file for color samples)

SFR:	Material	Color
Siding:	Concrete and Natural Redwood	Natural stain and sealer
Trim:	Natural Redwood	Natural Clear Stain
Chimney:	Stainless Steel	n/a
Window Frames:	Natural Redwood	Natural stain
Doors:	Wood & glass	Natural stain
Roofing:	Standing Seam copper	Natural brown matte patina
Solar Panels:	Blue cells on dark aluminum frame	Blue cells on dark aluminum
Hot Tub:	Stone surround	Natural
Deck:	Natural Redwood w/ cable rail	Natural stain

BARN:	Material	Color
Siding	Redwood	Natural wood color
Roof	Metal	Natural brown matte finish
Doors	Wood	Natural wood color
Trim	Redwood	Natural wood color
Window Frames	Redwood	Natural wood color

13. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, rare or endangered plants, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site?

The Project Site is ~1/2 mile east of the ocean, and four miles south of the Town of Westport, on the top of a forested ridge. The elevation of project area is ~600 to ~750 above sea level.

The project area is comprised of four plant communities: Douglas fir forest, Grand fir forest, coyote brush scrub and non-native grassland. Non-native grassland is present at the ridgetop in the flatter areas at the top of the ridge near the existing access road. The hillslopes are forested, with Douglas fir predominating on south and west facing slopes and grand fir dominant on north and east facing slopes. Coyote brush scrub is present at the sloped forest edges.

The only known ESHA within the project area is Grand fir forest; all buildings are located 100'+ away from the Grand fir forest; a reduced buffer analysis has been prepared for utilities to reduce the buffer to 50'.

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

N/A

Total square footage of all structures: \_\_\_\_\_

Estimated employees per shift: \_\_\_\_\_

Estimated shifts per day: \_\_\_\_\_

Type of loading facilities proposed: \_\_\_\_\_

Will the proposed project be phased?  Yes  No

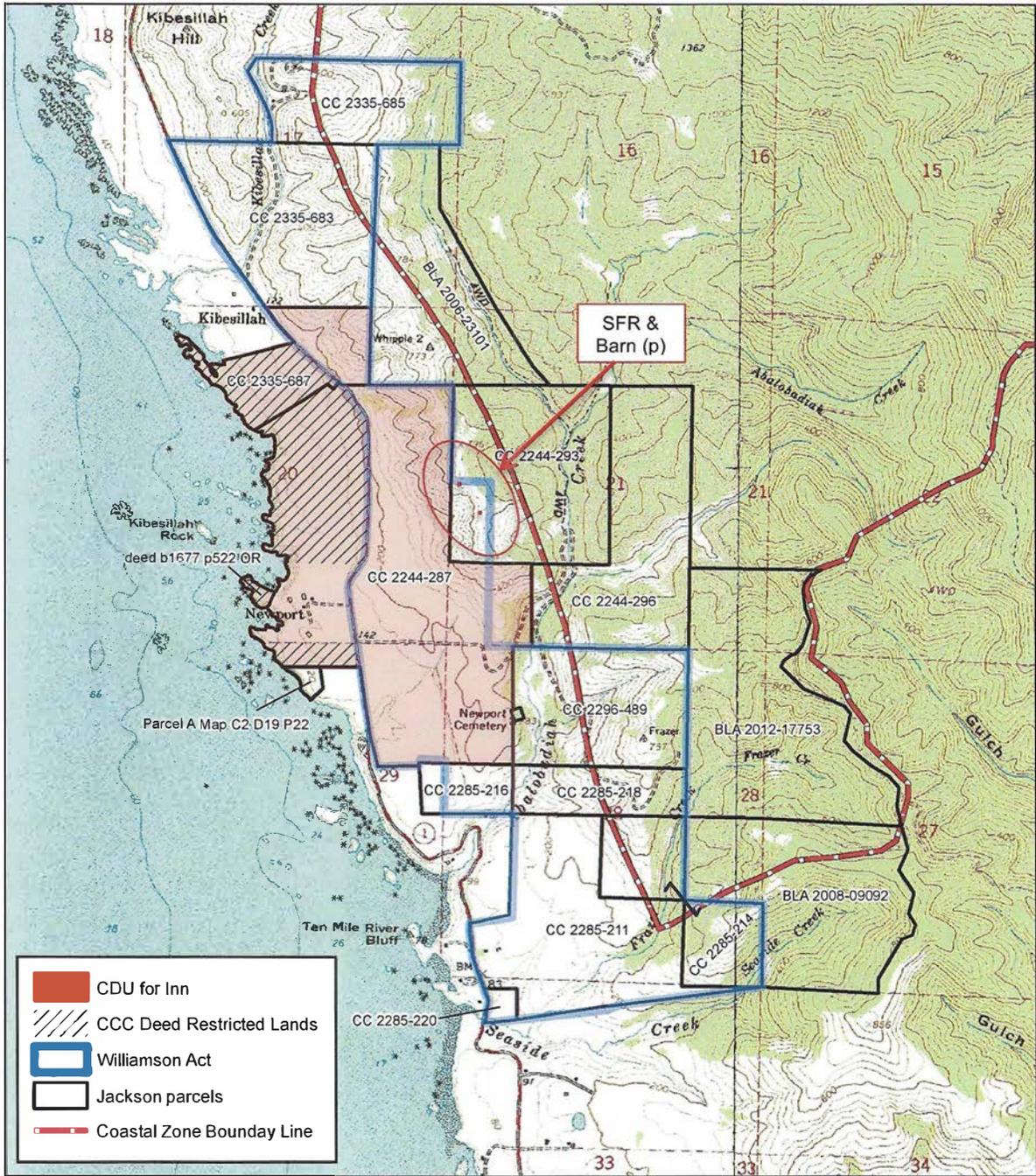
If Yes, explain your plans for phasing.

Parking will be provided as follows: N/A

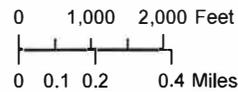
Number of Spaces Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Total \_\_\_\_\_

Number of standard spaces \_\_\_\_\_ Size \_\_\_\_\_

Number of handicapped spaces \_\_\_\_\_ Size \_\_\_\_\_



**TOPOGRAPHIC MAP**  
CONTOUR INTERVAL IS 40 FEET



# 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.

Jan Jackson  
Owner/Authorized Agent

May 22, 2020  
Date

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

## AUTHORIZATION OF AGENT

I hereby authorize \_\_\_\_\_ See attached Authorization of Agent form \_\_\_\_\_ 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.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

# 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 May 29, 2020, I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

Renewal of CDP\_2015-0011, which authorized construction of a 1,090 square foot single-family residence with 620 square feet of decks, a 1,525 square foot barn and installation of ground mounted solar panels, septic, propane tank, and retaining walls of varied length. No modifications to the request are proposed.

Located at: 31485 North Highway One, Westport, CA 95488

The public notice was posted at: Gate at driveway entrance of parcel.

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

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

May 22, 2020

Date

(A copy of the notice that 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.

**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: \_\_\_\_\_

3/10/15

Willard Jackson



703 North Main Street, Fort Bragg CA 95437  
ph: 707-964-2537 fx: 707-964-2622  
www.WCPlan.com

## AUTHORIZATION OF AGENT

I hereby authorize Wynn Coastal Planning to act as my representative and to bind me in all matters concerning all application for permits or approvals for the proposed development on my parcel after obtaining my express written approval.

Site Address: \_\_\_\_\_ Lands of Jackson, Westport, CA \_\_\_\_\_

AP Number \_\_\_\_\_ Lands of Jackson (see attached map) \_\_\_\_\_

Owner Signature \_\_\_\_\_ *Willard T. Jackson* \_\_\_\_\_  
Willard T. Jackson

Owner Signature \_\_\_\_\_ *not an owner* \_\_\_\_\_  
Carolyn Jackson

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

Mendocino Unit  
17501 North Highway 101  
Willits, CA 95490



**Attention: Fire Safe Applicant**

CAL FIRE has received and reviewed your **State Fire Safe Regulation Application Form**. Please keep copies of your Fire Safe Application and conditions of Approval forms for your records. Your Fire Safe documents will be maintained by CAL FIRE a maximum of 5 years.

**Please review the requirements for your specific project in the attached Conditions of Approval.** Once you have complied with the requirements listed in the Conditions of Approval, contact the CAL FIRE receptionist at (707) 459-7414 to **Request a Final Inspection**. The CAL FIRE Final Inspection must be completed before Mendocino County Planning and Building Services staff will complete their final for your project. **Processing your request for Final inspection is approximately two weeks, depending on emergency incidents.** The most common delays in obtaining a Final Clearance are **improperly addressed properties**.

**100 Feet of Defensible Space**

In January 2006 new state law (PRC 4291) expanded defensible space clearance around homes and structures from 30 feet to 100 feet. Proper clearance to 100 feet increases the chance of your house surviving an uncontrolled wildfire. Please visit the CAL FIRE web link <http://www.fire.ca.gov> or contact the Mendocino Unit Headquarters for additional information:

**Tree Removal Requirements**

California Forest Practice Regulations may apply to your project if you are permanently removing trees, selling timber or firewood, trading timber or firewood, selling or trading other solid wood forest products from your project. For further information and assistance please contact the CAL FIRE Resource Management Office in Willits at (707) 459-7440. Additional information is provided with your documents and is available on the CAL FIRE web site at: [http://www.fire.ca.gov/rsrc-mgt\\_forestpractice.php](http://www.fire.ca.gov/rsrc-mgt_forestpractice.php)

DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Mendocino Unit  
17501 North Highway 101  
Willits, CA 95490  
707-459-7414



RECEIVED

OCT 24 2014

MENDOCINO UNIT

CDF FILE #	305-14
To be completed by CDF	
- OFFICE USE ONLY -	

**STATE FIRE SAFE REGULATIONS  
APPLICATION FORM**

Please complete the following and submit to the California Department of Forestry and Fire Protection:

1. Name, Address and Phone Number of Property Owner:

Willard Jackson  
P.O. Box 430  
Middlebury, VT. 05753 Phone: (802) 462-3445

2. Name, Address and Phone Number of Agent or Applicant representing the Property Owner:

Wynn Coastal Planning  
103 N. Main St.  
Fort Bragg, CA. 95437 Phone: (707) 964-2537

3. Address/Location of proposed building site:

31888 N. Highway One  
Westport, CA. 95488

APN # 015-380-05

Is it accessible, gated, locked? If so, gate combination or instructions: yes. # 4570

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV.

Note: We have previously made 2 site visits to property with Shawn Zimmermaker to make sure CALfire had no concerns about project

4. Type of Project - CHECK ONE

Subdivision

Current Acreage before Split \_\_\_\_\_

Number of Parcels to be Created \_\_\_\_\_

Acreage of Newly Created Parcels \_\_\_\_\_

Use Permit

Briefly describe your project. Include: dates, times, number of people, roads used or required, etc.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Building Permit / CDP

\_\_\_\_\_ Size in square feet, of proposed structure, include attached garage, if applicable.

n/a Size in square feet, of proposed detached garage, if within 50 feet, if applicable.

n/a Size in square feet, of proposed accessory building(s), if within 50 feet of structure.

===== TOTAL SQUARE FOOTAGE

Type of Building

✓ Single Family Dwelling: w/attached garage n/a  
detached garage n/a  
accessory structure BARN

✓ Other BARN / storage

Briefly describe the type of structure you will be building:

2 Buildings:  
① 1000 square foot single family residence  
② Accessory Barn and storage: Approximately  
985 square foot barn w/ 985 covered storage

5.  Yes  No Is project location map checked showing access to site?

6.  Yes  No Was the subject parcel created PRIOR to January 1, 1992?

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

8.  Yes  No Will the proposed structure(s) be 30 ft. or more from ALL property lines?

9.  Yes  No Will your project require construction of a new road?

If so, how long if feet or miles? \_\_\_\_\_

9a.  Yes  No Will your project require construction of a new driveway?

If so, how long if feet or miles? \_\_\_\_\_

10.  Yes  No Will your project require the extension of an existing road?

If so, how long if feet or miles? \_\_\_\_\_

10a.  Yes  No Will your project require extension of an existing driveway?

If so, how long if feet or miles? \_\_\_\_\_

11. If "NO" to #9 or #10 above, DESCRIBE the existing road/driveway

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

12.  Yes  No Will this project require any bridges to be constructed?

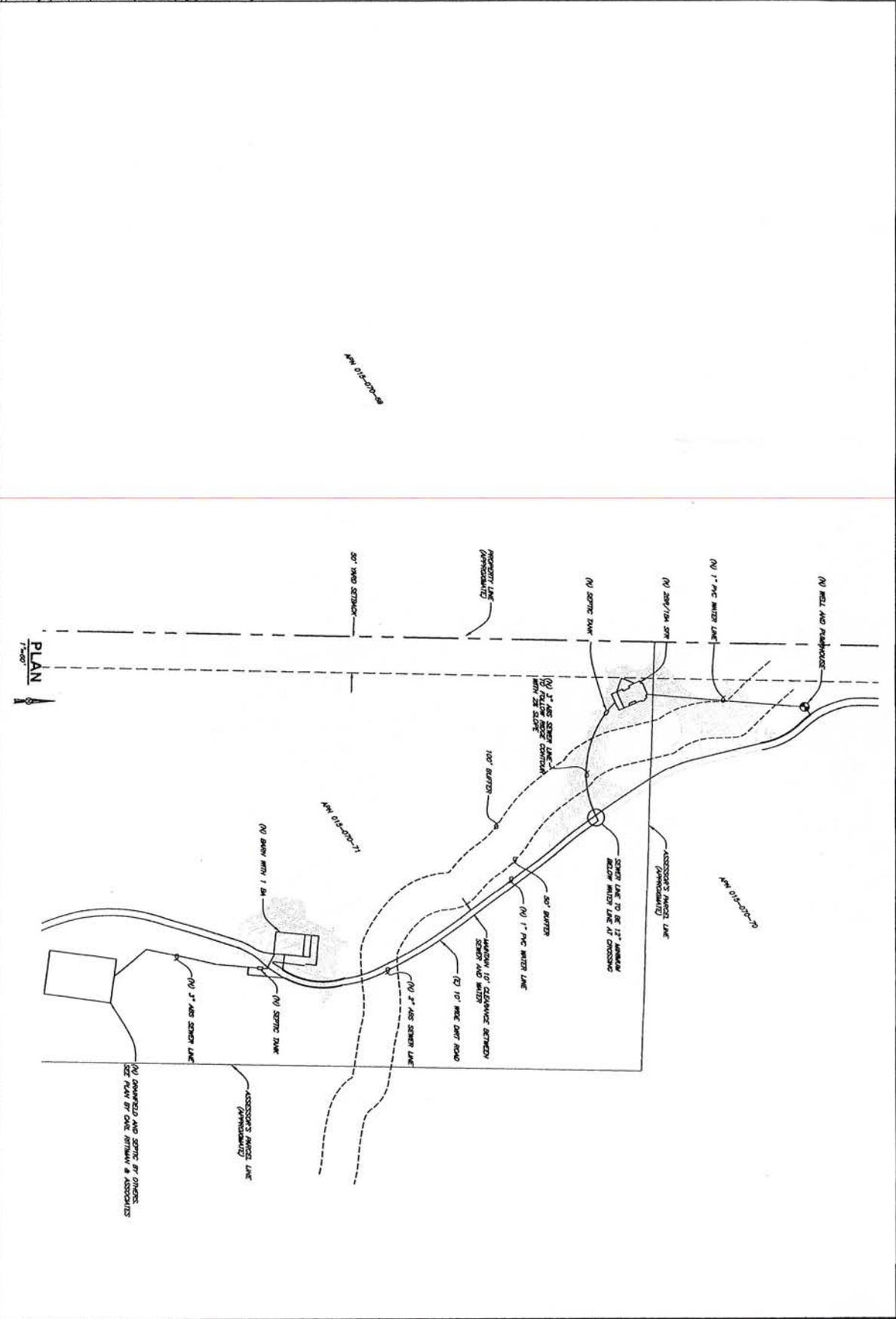
13.  Yes  No Are you requesting any exemptions to the State Fire Safe Regulations?  
(See attached)

If so, attach a separate page identifying the section of State law that you are requesting an exemption to, material facts supporting the request, the details of the exception or mitigation measures proposed, and a map showing the proposed location and siting of the exception or mitigation measure.

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

SIGNATURE OF PROPERTY OWNER OR AGENT

*Blain Foyton - Wynn Coastal Plan*



PLAN  
 1/800'

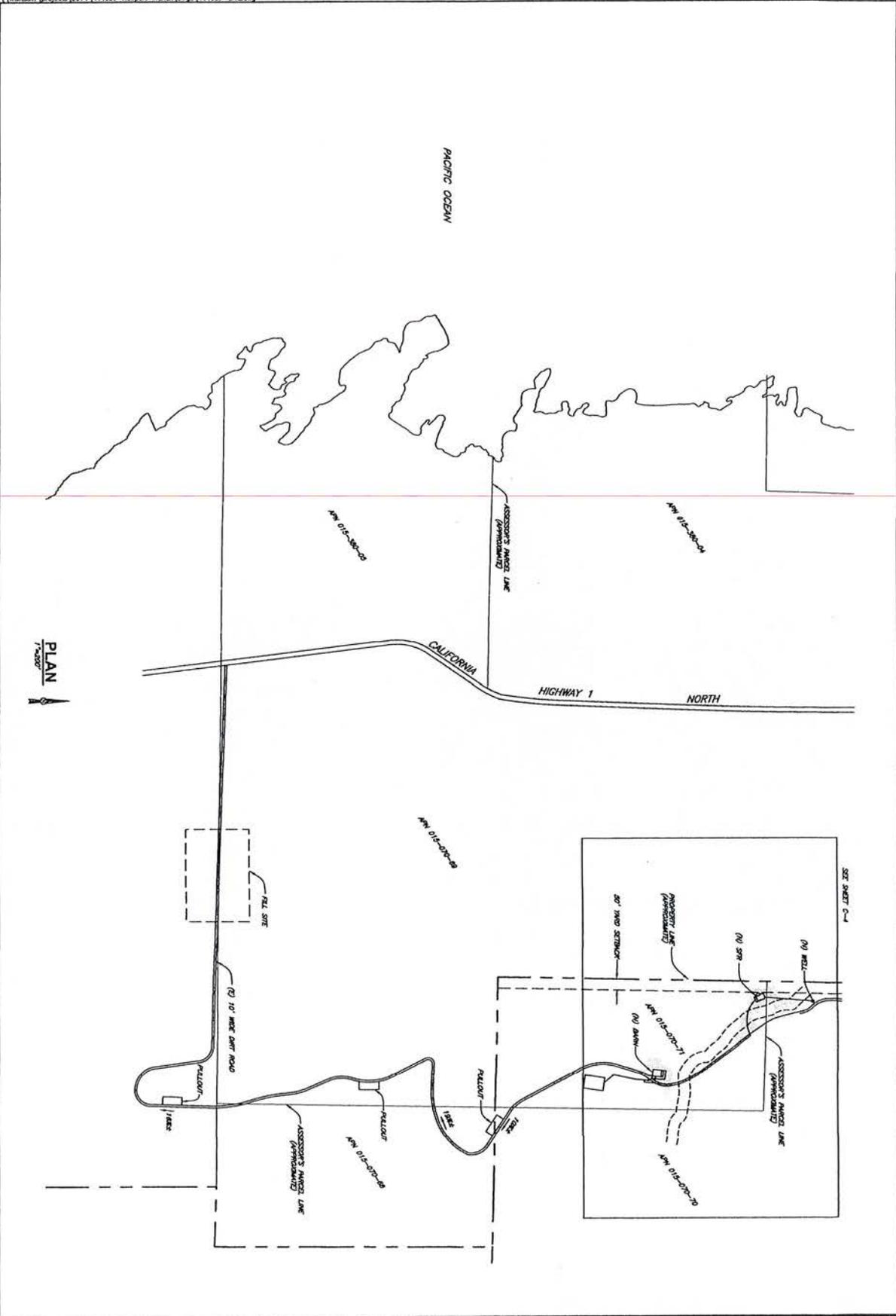
DATE 8/20/14  
 PROJECT 414037

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

DSGN	JGI			
DR	DSF			
CHK	CRH			
APVD				
NO.	DATE	REVISION	BY	

**SH** CONSULTING ENGINEERS & GEOLOGISTS, INC.  
 335 S. MAIN ST  
 WILLITS, CA 95480 (707)459-4518  
 FAX (707)459-1884

VERIFY SCALES  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 0 INCHES 1"  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY



PLAN  
 NORTH

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

DESIGN	JGJ				
DR	DSF				
CHK	GRH				
APVD					
NO.	DATE	REVISION	BY		

**SW** CONSULTING ENGINEERS & GEOLOGISTS, INC.  
 335 S. MAIN ST  
 WILLITS, CA 95490  
 (707)450-4518  
 FAX (707)450-1884

VERIFY SCALES  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 0 1"  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY



703 North Main Street, Fort Bragg CA 95437  
ph: 707-964-2537 fx: 707-964-2622 www.WCPlan.com

## SUBMITTAL

November 20, 2020

Jessie Waldman  
Planning and Building Services  
120 West Fir Street  
Fort Bragg, CA 95437

RE: C DPR\_2020-0002

Owner: Jackson Grube Family Inc  
Applicant: Willard Jackson

Site: 31888 North Highway 1  
Westport, CA  
APN: 015-070-70 & -71

Dear Ms. Waldman:

Thank you for your continued attention to this project.

Pursuant to the June 18, 2020 request for information, I am submitting the following documents:

1. WCPlan Biological Update Letter, September 21, 2020 (1 copy)
2. SHN Addendum to Geotechnical/Geologic Hazard Report, October 30, 2020 (1 copy)
3. Book 2244 Page 293, Official Records (Proof of Applicant's Legal Interest) (1 copy)
4. Mailing List (1 copy)
5. Acknowledgement of deposit/hourly fee

Additionally, the site plan submitted on June 02, 2020 is not current and I am submitting the updated site plan:

1. WCPlan, March 22, 2016 (1 full sized set, 1 reproducible)

Let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Tara Jackson".

Tara Jackson  
Planner

Encl: per above

CC: Willard Jackson, applicant; Blair Foster; file



703 North Main Street, Fort Bragg CA 95437  
ph: 707-964-2537 fx: 707-964-2622  
www.WCPlan.com

September 21, 2020

Will Jackson  
1148 Cider Mill Road  
Cornwall, VT 05735-8437

RE: Update Biological Scoping Survey  
31888 North Highway 1  
Westport, CA  
APN: 015-070-70 & -71

Dear Will Jackson,

Thank you for the opportunity to assist you with a biological update for your approved CDP.

Wynn Coastal Planning & Biology has conducted a Biological Scoping Survey within 100ft of all components of the approved development. The Biological Scoping Survey addresses presumed Environmentally Sensitive Habitat Areas (ESHAs) that could be identified at the time of the site visit. No additional presumed ESHAs were identified onsite within 100ft of proposed development. It is our professional opinion that the 2014 report accurately describes resources and current conditions at the site as of the date of the latest site visit.

Please let us know if you have any questions or comments.

All the best,

*Nicole D. Bejar*

Nicole Bejar  
Biologist  
Wynn Coastal Planning & Biology

Encl: Jackson - Update Biological Scoping Survey, Appendix A – 2014 SNRC Plant Communities Map

CC: Will Jackson, client; file

Update Biological Scoping Survey

**Investigators:** Nicole Bejar (B.A. Environmental Studies, Minor Biology, Gonzaga University) & Asa B Spade (B.S. Environmental Science: Landscape Ecosystems, Humboldt State University)

**Property Address:** 31888 N. Highway One, Westport, CA

**APNs:** 015-070-70 & -71

**Survey Date:** July 14, 2020

**Study Area Size:** ~6 acres

**Parcel Size:** ~148 acres

**Proposed Development:** The proposed development consists of a single-family residence nicknamed the "tree house," barn, and associated septic disposal system approved by CDP\_2015-0011.

**Methodology:** Asa Spade & Nicole Bejar visited the site for approximately 1.75 person hours to examine the plant communities and search for special status species within 100ft of the proposed development. Prior to the site visit, Wynn Coastal Planning and Biology (WCPB) biologists reviewed the Biological Report produced for the original CDP application by Spade Natural Resources Consulting (SNRC) dated September 14, 2014. The focus of our study was to determine if site conditions had changed significantly from those described in the 2014 report.

**Site Description:** The subject parcel is located approximately 4 miles south of Westport, California within the Coastal Zone (**Figure 1**). The proposed project is located east of the highway across from the Inn at Newport Ranch (31501 N Highway One) on top of a forested ridge. The proposed project location can be accessed from a private, unnamed gravel road off Highway One. The elevation of the project area is 600 to 750 ft above sea level. Soils are mapped as AbalobadiahBruhelVizcaino Complex, 30 to 70 percent slopes.

**Wetlands:** The National Wetland Inventory map (**Figure 2**) and 2014 Biological Report were consulted and no wetlands were mapped within 100ft of the project area. No wetlands were found during the July update visit within the study area.

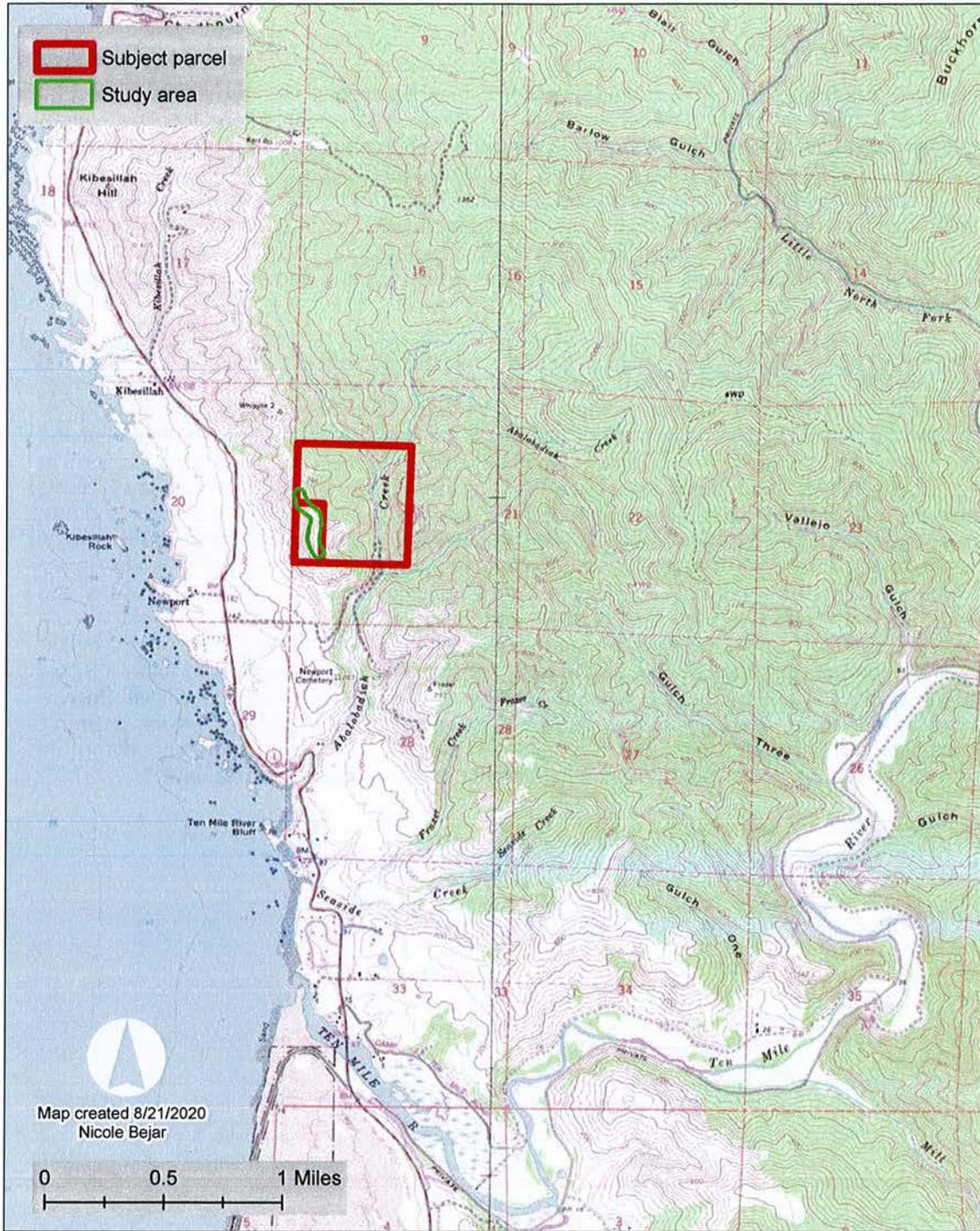
**Survey Results:** All site conditions were consistent with the information provided in the 2014 Biological Report. No significant change in plant communities and other resources have occurred (**Figure 3**)(**Appendix A**). The study area is vegetated with annual dogtail grasslands (**Cynosurus echinatus Herbaceous Semi-Natural Alliance**)(**Figure 4**) coyote brush scrub (**Baccharis pilularis Shrubland Alliance G5 S5**)(**Figure 5**), Douglas fir forest (**Pseudotsuga menziesii Forest Alliance G5 S4**)(**Figure 6**) and Grand fir forest (**Abies grandis Forest Alliance G4 S2.1**) (**Figure 7**).

**Recommendations:** The 2014 Biological Report accurately describes resources and current conditions at the site as of the date of the latest site visit. No significant change in plant communities and other resources have occurred. WCPB recommends that all avoidance measures discussed in section 6.2 of the 2014 Biological Report continue to be followed.

### **Contributing Biologists**

**Nicole Bejar** graduated from Gonzaga University with a Bachelor's Degree in Environmental Studies and a minor in Biology. After graduating, she worked as an intern for The Nature Conservancy conducting vegetation monitoring for the endangered golden-cheeked warbler. She served as an AmeriCorps member for the Watershed Stewards Program which aims to conserve, restore, and enhance anadromous watersheds for future generations. She worked as a fisheries technician conducting salmonid monitoring and habitat restoration for various agencies, including the California Department of Fish and Wildlife, Pacific States Marine Fisheries Commission, and the Bureau of Land Management. She also has experience planning and implementing northern spotted owl and amphibian surveys.

**Asa B Spade** graduated from Humboldt State University with a Bachelor's Degree in Environmental Science, with a concentration in Landscape Ecosystems as well as a minor in Botany. Since that time, he has been working in the natural resources field, first with Mendocino County Environmental Health and later with California State Parks and the Department of Fish and Game. He has been trained in Army Corps wetland delineation by the Coastal Training Program at Elkhorn Slough and in Advanced Wetland Delineation by the Wetland Science and Coastal Training Program. He has been trained in the environmental compliance process for wetland projects in San Francisco bay and outer coastal areas. In 2015 he attended a Townsend's big eared bat basal hollow habitat assessment and survey methods workshop taught by Michael Baker, Leila Harris, and Adam Hutchins. Asa has trained with the Carex Working Group in identifying grasses and sedges of Northern California as well as a CNPS sedge workshop taught by CA Fish and Wildlife staff biologist Gordon Leppig. In 2019, he completed a training for burrowing owls taught by Dr. Lynne Trulio through the Elkhorn Slough Coastal Training Program as well as a foothill yellow legged frog training taught by David Cook and Jeff Alvarez. He is on the Fish and Wildlife Service approved list for Point Arena mountain beaver surveys and has done surveys for Behren's silverspot butterfly, Northern spotted owl, Sonoma tree vole, and the California red-legged frog. He has contributed to more than 150 coastal development projects in Mendocino County.

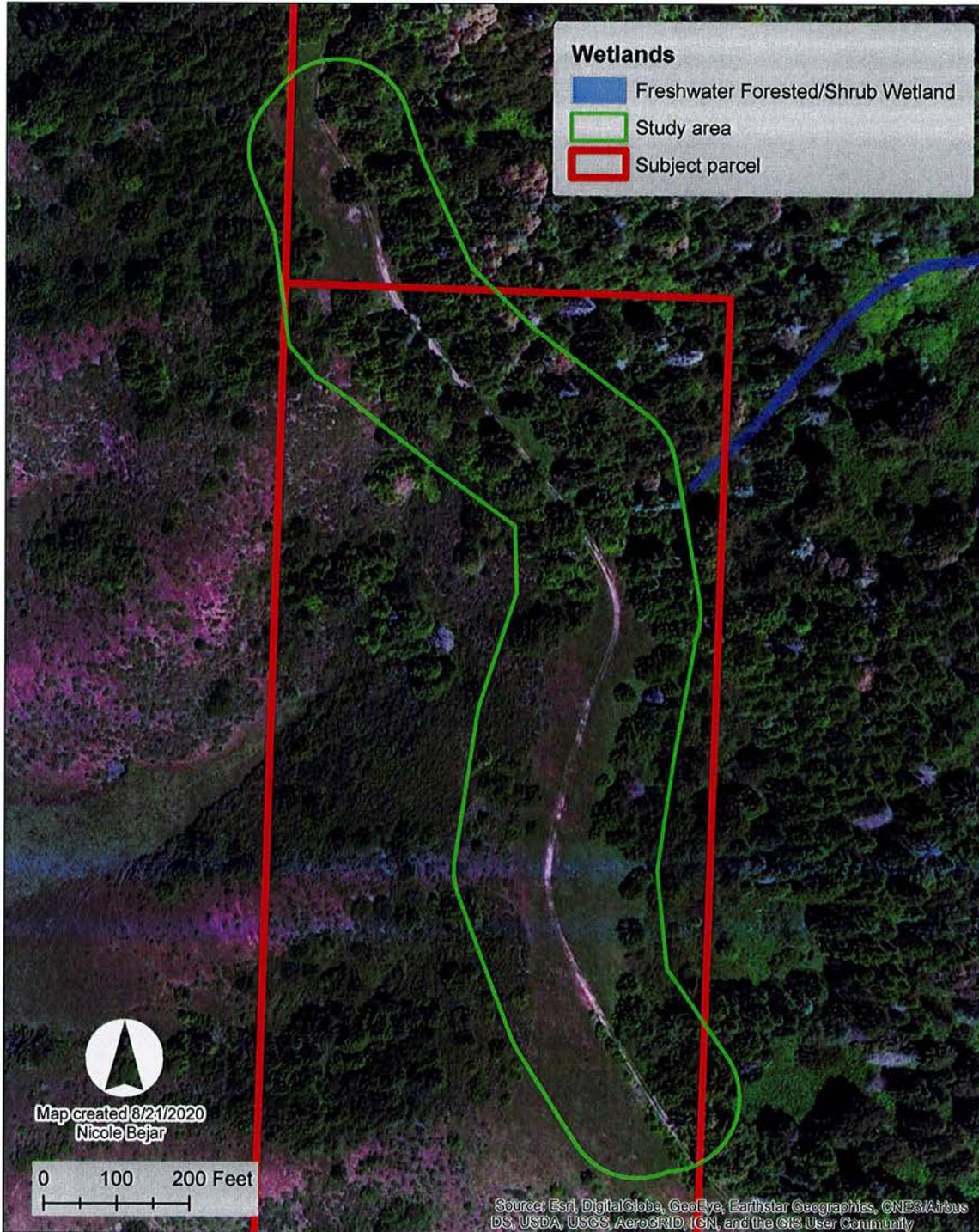


CLIENT: Jackson  
APN: 015-070-70 & -71  
ADDRESS: 31888 N. Highway One  
Westport, CA

## Location Map

Note: Parcel boundary is approximate.

Figure 1. Location of project area and approximate 100ft study area around proposed development.

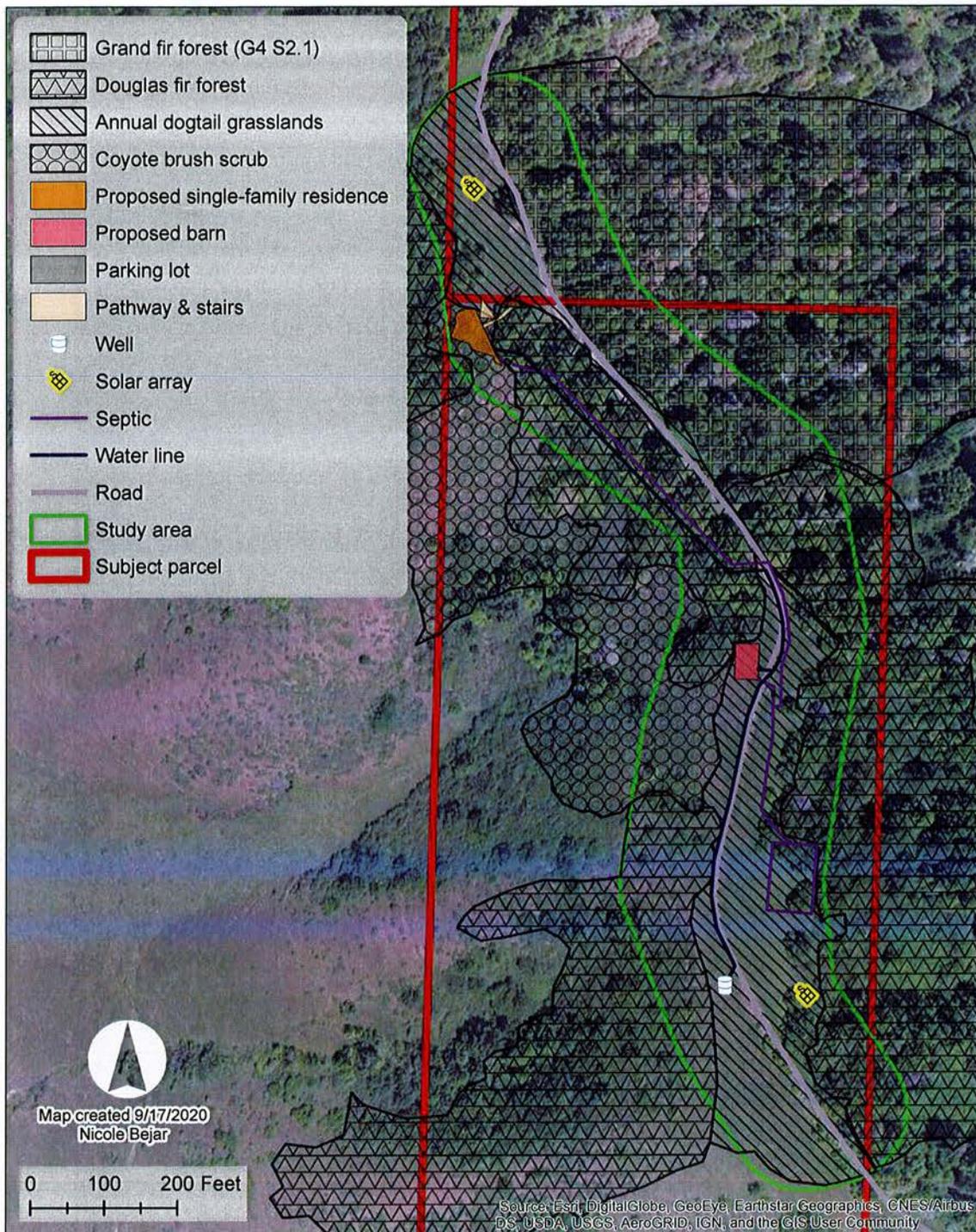


CLIENT: Jackson  
APN: 015-070-70 & -71  
ADDRESS: 31888 N. Highway One  
Westport, CA

## NWI Map

Note: Parcel boundary is approximate.

Figure 2. National Wetlands Inventory (NWI) map. The existing road is along a ridgetop, no indication of the freshwater forested/shrub wetland from the NWI map layer was present within the study area.



CLIENT: Jackson  
APN: 015-070-70 & -71  
ADDRESS: 31888 N. Highway One  
Westport, CA

## Vegetation and Development Map

Note: Parcel boundary is approximate.

Figure 3. Vegetation map with updated proposed development



*Figure 4. Non-native grassland dominated by hedgehog dogtail grass.*



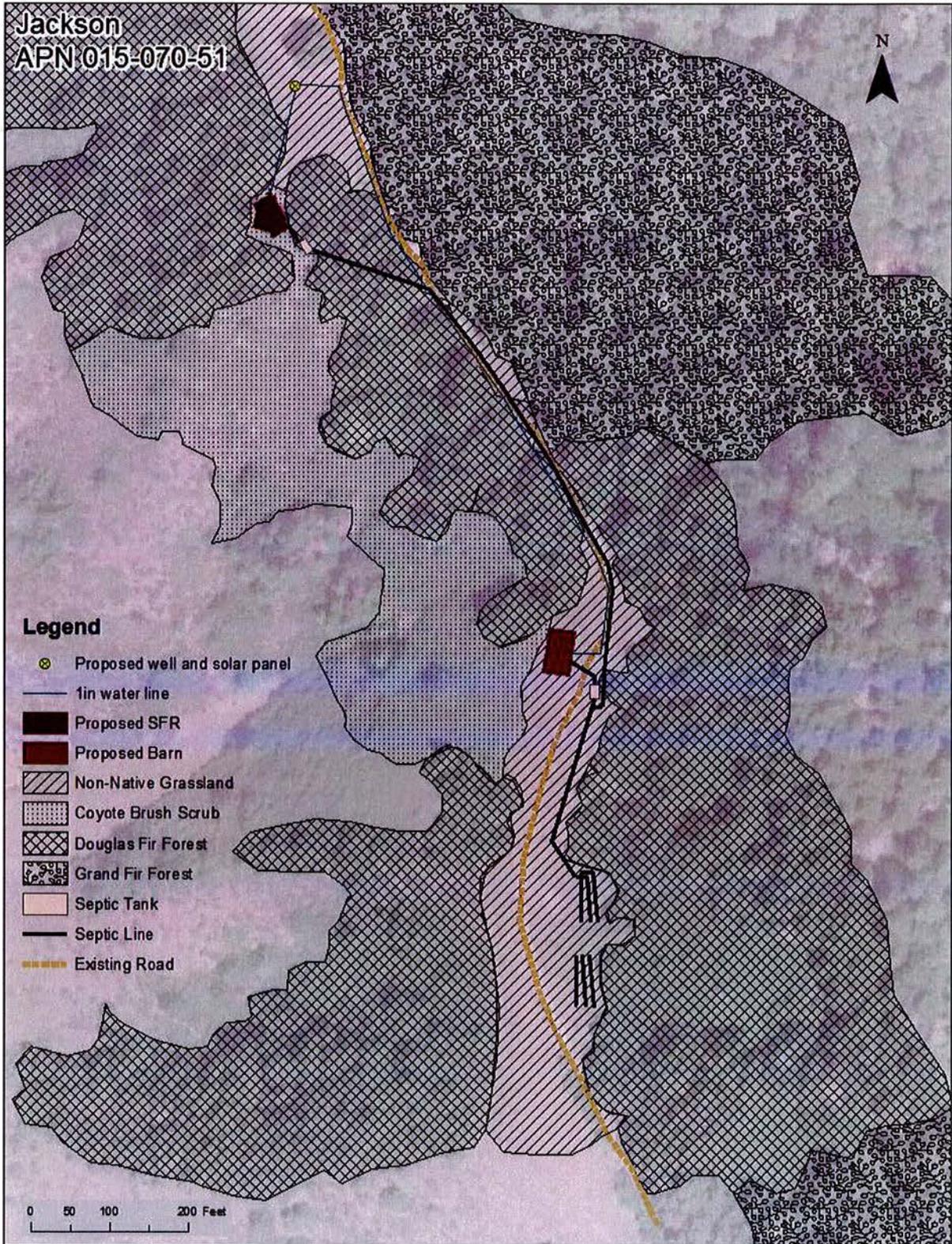
*Figure 5. Coyote brush scrub adjacent to proposed barn.*



*Figure 6. Douglas fir adjacent to single-family residence.*



*Figure 7. Grand fir forest east of road.*





Reference: 414037

October 30, 2020

Tara Jackson  
Wynn Coastal Planning and Biology  
703 North Main Street  
Fort Bragg, CA 95437

**Subject: Addendum to *Geotechnical/Geologic Hazard Report, Proposed Barn and Residence, Inn at Newport Ranch, Westport, Mendocino County, California; APNs 015-070-70, -71***

This addendum presents the currently applicable seismic design criteria and allowable vertical foundation pressures for the purposes of providing updated engineering design criteria related to the proposed structures. The revised criteria were determined in accordance with the American Society of Civil Engineers (ASCE/SEI) 7-16 *Minimum Design Loads for Buildings and Other Structures* (2016) and the most recent edition of the California Building Code (2019). The results of SHN's original investigation for the proposed site improvements were provided in the above referenced report dated December 17, 2014.

The purpose of this addendum is to extend an existing Coastal Development Permit that was formerly approved for the proposed developments. An update to SHN's original site investigation report was requested by the County of Mendocino Department of Planning and Building Services in a correspondence dated June 18, 2020, as a condition for approving the CDP extension.

## **Background**

SHN understands that the location and nature of the originally proposed site improvements have not changed. We also understand that no earthwork grading or ground disturbance from natural causes has occurred in the locations of, or in proximity to, the proposed building footprints. SHN recommendations including but not limited to earthwork, site grading, building setbacks and foundation design contained in our original report therefore remain valid for the proposed structures.

## **Seismic Design Parameters-Spectral Response**

Provided below are the updated seismic design parameters based on the current 2019 CBC and ASCE 7-16. Based on the subsurface conditions encountered at our exploration locations and our interpretation of soil and bedrock conditions within 100 feet of the ground surface, we classify the site as a Site Class B consisting of a "rock" in accordance with Chapter 20 of ASCE 7-16. On this basis, the mapped and design spectral response accelerations were determined using the Structural Engineers Association of California (SEAOC) and California Office of Statewide Health Planning and Development (OSHPD) Seismic



Design Maps (accessed October 30, 2020) in conjunction with the site class and the site coordinates (39.5818° N, -123.7657° W). Calculated values for ASCE 7-16 are presented in Table 1.

**Table 1. ASCE 7-16 Spectral Acceleration Parameters**

Parameter	0.2 Second	1 Second
Maximum Considered Earthquake Spectral Acceleration ( $MCE_R$ )	$S_s = 1.5$	$S_1 = 0.6$
Site Class	B	
Site amplification factor	$F_a = 0.9$	$F_v = 0.8$
Site-modified spectral acceleration	$S_{MS} = 1.239$	$S_{M1} = 0.48$
Numeric seismic design value	$S_{DS} = 0.9$	$S_{D1} = 0.32$
Seismic Design Category (SDC)	D	
$MCE_G$ peak ground acceleration (PGA)	0.5	
Site amplification factor at PGA ( $F_{PGA}$ )	0.9	
Site modified peak ground acceleration ( $PGA_M$ )	0.45	

The 2019 CBC incorporates procedures outlined in ASCE 7-16. Section 11.4.8 of ASCE 7-16 and other referenced sections provide options for either developing a ground motion hazard analysis or taking exceptions. The applicable exception for this project is Exception 2 because the design Site Class is B and because  $S_1 \geq 0.2$  g. Exception 2 requires using a seismic response coefficient  $C_S$  determined by Eq. 12.8.2 for values of  $T \leq 1.5T_S$  and taken as equal to 1.5 times the value computed in accordance with either Eq. 12.8.3 for  $TL \geq T > 1.5T_S$  or Eq. 12.8.4 for  $T > TL$ . The intent of the code is to increase the design seismic base shear for longer periods unless a detailed ground motion hazard analysis is performed allowing for lower design base shears for the longer periods.

Section 11.4.8 permits a site response analysis in accordance with Section 21.1 of ASCE 7-16 and/or a ground motion hazard analysis in accordance with Section 21.2 to determine ground motions for any structure. SHN can provide the ground motion hazard analysis if the structural engineer/owner determines that developing one will significantly reduce construction and design costs.

### Building Foundation Support

Conventional reinforced concrete spread-footing foundations may be used to support the proposed structures as originally recommended. All footings should be founded at least 18 inches into firm and undisturbed residual soil and/or decomposed bedrock encountered below the native topsoil. Footings meeting the foregoing requirements may be designed for the following bearing pressures:

Dead plus long-term live load                      3,000 pounds per square foot (psf)

All loads, including wind and seismic      4,000 psf



Tara Jackson

**Addendum to Geotechnical/Geologic Hazard Report - Inn at Newport Ranch**

October 30, 2020

Page 3

**Limitations**

The recommendations presented in the report are based on the proposed construction as currently planned. Revisions to the planned construction could affect our recommendations. If the construction will differ from the descriptions herein, we should be contacted to review our recommendations and determine if revisions are needed.

SHN appreciates this opportunity to be of further assistance on this project. If you have any comments or concerns regarding the content of this addendum, please call me at (707) 441-8855.

Sincerely,

**SHN**



Giovanni A. Vadurro, CEG 2554  
Engineering Geologist



Exp. 5/30/21

**References**

American Society of Civil Engineers. (2016). "ASCE/SEI 7-16: Minimum Design Loads for Buildings and Other Structures." Reston, VA: ASCE.

California Building Standards Commission. (2019). "2019 California Building Code." California Code of Regulations, Title 24, Part 2, Volume 2 of 2, based on the 2018 International Building Code. Sacramento, CA: California Building Standards Commission.

Structural Engineers Association of California. (2019). "Seismic Design Maps." NR:SEAOC. Accessed at: <https://seismicmaps.org>



WHEN RECORDED, PLEASE MAIL  
COPY TO: MENDOCINO COUNTY  
PLANNING & BUILDING SERVICES  
DEPARTMENT

WHEN RECORDED, PLEASE MAIL  
THIS INSTRUMENT TO:

00004722  
Recorded at the request of  
JACKSON-GRUBE FAMILY INC  
Book 2244 Page 293  
04/05/1995 08:45A  
Fee: \$11.00 No of Pages: 3

OFFICIAL RECORDS  
MENDOCINO COUNTY CALIF  
MARSHA A. YOUNG, RECORDER

JACKSON GRUBE FAMILY, INC.

3300 SOUTH OCEAN BLVD

PALM BEACH FL 33482

CERTIFICATE OF COMPLIANCE  
(66499.35(a) OF THE GOVERNMENT CODE)

Notice is hereby given that the County of Mendocino has reviewed the status  
surrounding the creation of the land parcel presently owned by:

JACKSON-GRUBE FAMILY, INC.

AS DESCRIBED IN Book 1571, Page 487 of the official records of said County  
and hereby declares this 31<sup>st</sup> day of March 1995, pursuant to Section  
66499.35(a) of the Government Code of the State of California, that said parcel has  
not been created in violation of State law or County Ordinance.

CC App. # 39-90  
SV # \_\_\_\_\_  
MS # \_\_\_\_\_

A/P # 15-070-47X, 15-070-50X  
15-070-51X, 15-070-52X  
As one legal parcel as described  
in attached Exhibit "A." See  
also Exhibit "B" attached.

RAYMOND HALL  
Planning & Building Services Department  
Mendocino County

By Frank Lynch  
Frank Lynch, Supervising Planner

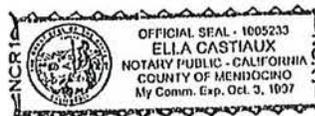
NOTE: A CERTIFICATE OF COMPLIANCE DOES NOT GUARANTEE THE ISSUANCE OF SUBSEQUENT  
BUILDING PERMITS NOR DOES IT MAKE ANY REFERENCE AS TO THE LEGALITY OF THE USE OR  
STRUCTURE ON THE PARCEL. THE REQUIREMENTS OF THE (1) PUBLIC HEALTH DEPARTMENT, (2)  
BUILDING INSPECTION DEPARTMENT, AND (3) COUNTY ZONING REGULATIONS MUST BE COMPLIED  
WITH PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

STATE OF CALIFORNIA  
County of Mendocino

On the 4<sup>th</sup> day of April, 1995, before me, the undersigned, a Notary Public in  
and for said State, personally appeared Frank Lynch, Supervising Planner of the  
Planning and Building Services Department, County of Mendocino, personally known to me  
(or proved to me on the basis of satisfactory evidence) to be the person whose name is  
subscribed to the within instrument and acknowledged to me that he executed the same  
in his authorized capacity, and that by his signature on the instrument the person, or  
the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Ella Castiaux



(2)

Exhibit "A"

All that real property situated in Mendocino County, State of California, more particularly described as follows:

The South Half of the Northwest Quarter and the North Half of the Southwest Quarter of Section 21, T20N R17W, M.D.M.

APN A portion of 15-07-47, 50, 51 and 52

This real property description has been prepared by me in conformance with the Professional Land Surveyors' Act.

*Joseph J. Scherf*  
Joseph J. Scherf  
My License Expires 6-30-96

12-9-94  
Date



EXHIBIT "B"

In reference to Certificate of Compliance #CC

I HEREBY WAIVE MY RIGHT TO NOTICE OF MERGER HEARING and any provisions of  
Hendocino County Code Section 17-108 and Article 1.5 of Chapter 3 of Division  
2 of the Government Code (Subdivision Map Act).

Signed: Jackson-Boulbe Family Inc.  
Willard P. Jackson, Pres.  
PROPERTY OWNER/AGENT

3/8/95  
DATE

APNs 015-010-34, -48  
Roger A & Michele M Burch  
PO Box 1300  
Morgan Hill, CA 95038

APNs 015-070-59, -61, -62, -65, -67  
PO Box 1300  
Attn A  
Morgan Hill, CA 95038

APNs 015-010-41  
Hilltop JG LLC  
35 Miller Ave #295  
Mill Valley, CA 94941

APN 015-070-39  
William & Carla K Schneiderman  
1423 Holly Street  
Berkeley, CA 94703

APNs 015-070-70, -71  
Jackson Grube Family Inc  
PO Box 430  
Middlebury, VT 05753

APN 015-070-66  
015-130-03-00  
Jeffrey Cottee Jackson  
PO Box 430  
Middlebury, VT 05753

APN 015-070-39  
OCCUPANT  
31755 Bruhel Point Road  
Westport, CA 95488

APN 015-010-41  
OCCUPANT  
31800 Bruhel Point Road  
Westport, CA 95488



### ACKNOWLEDGMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors in Resolution No.'s 11-072, 16-150, 18-122 and 19-170):

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

*I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended*

*Willard Jackson*

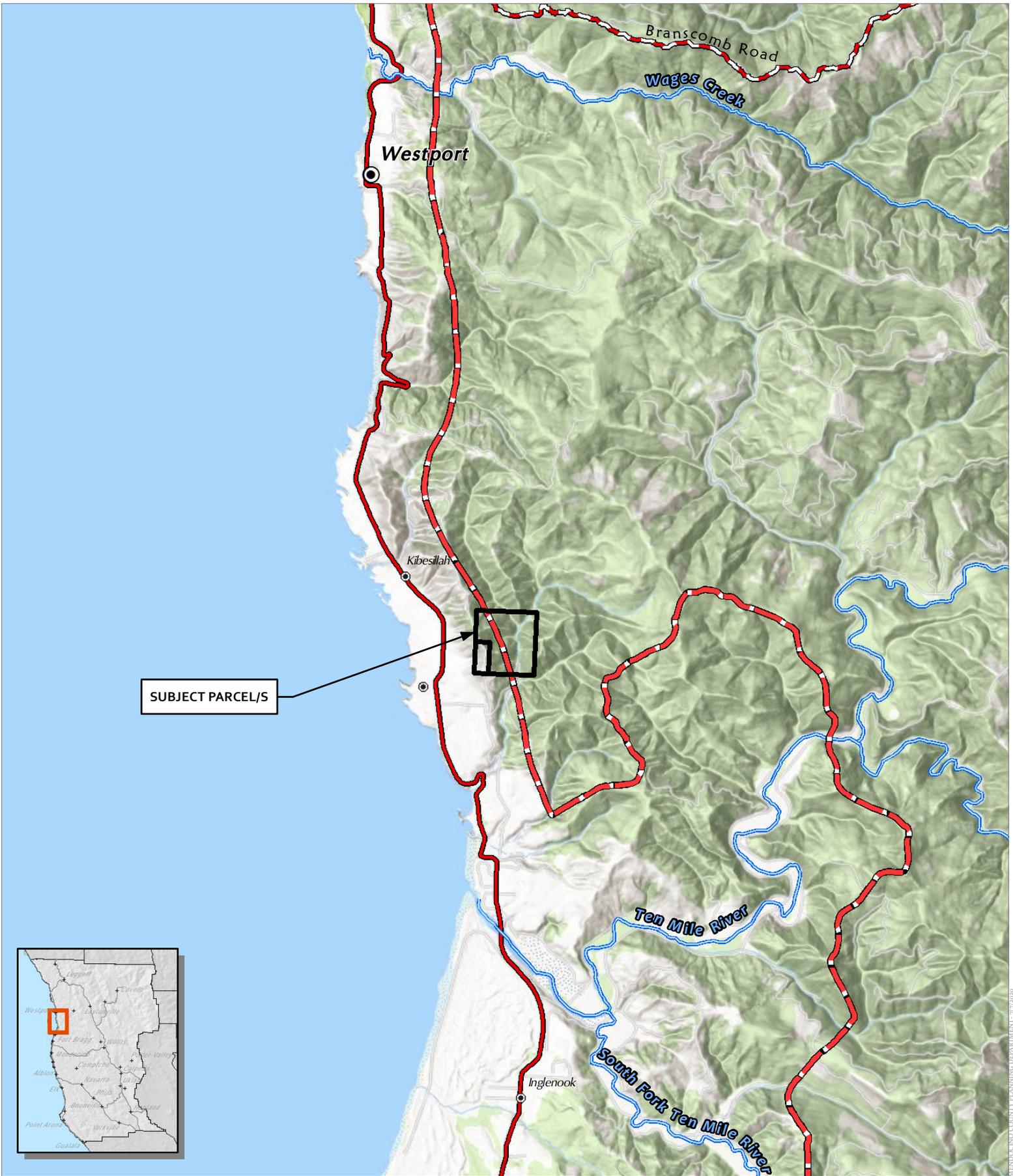
*July 16, 2020*

Applicant Signature

Date

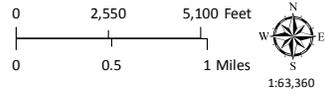
#### OFFICE USE ONLY:

Project or Permit Number



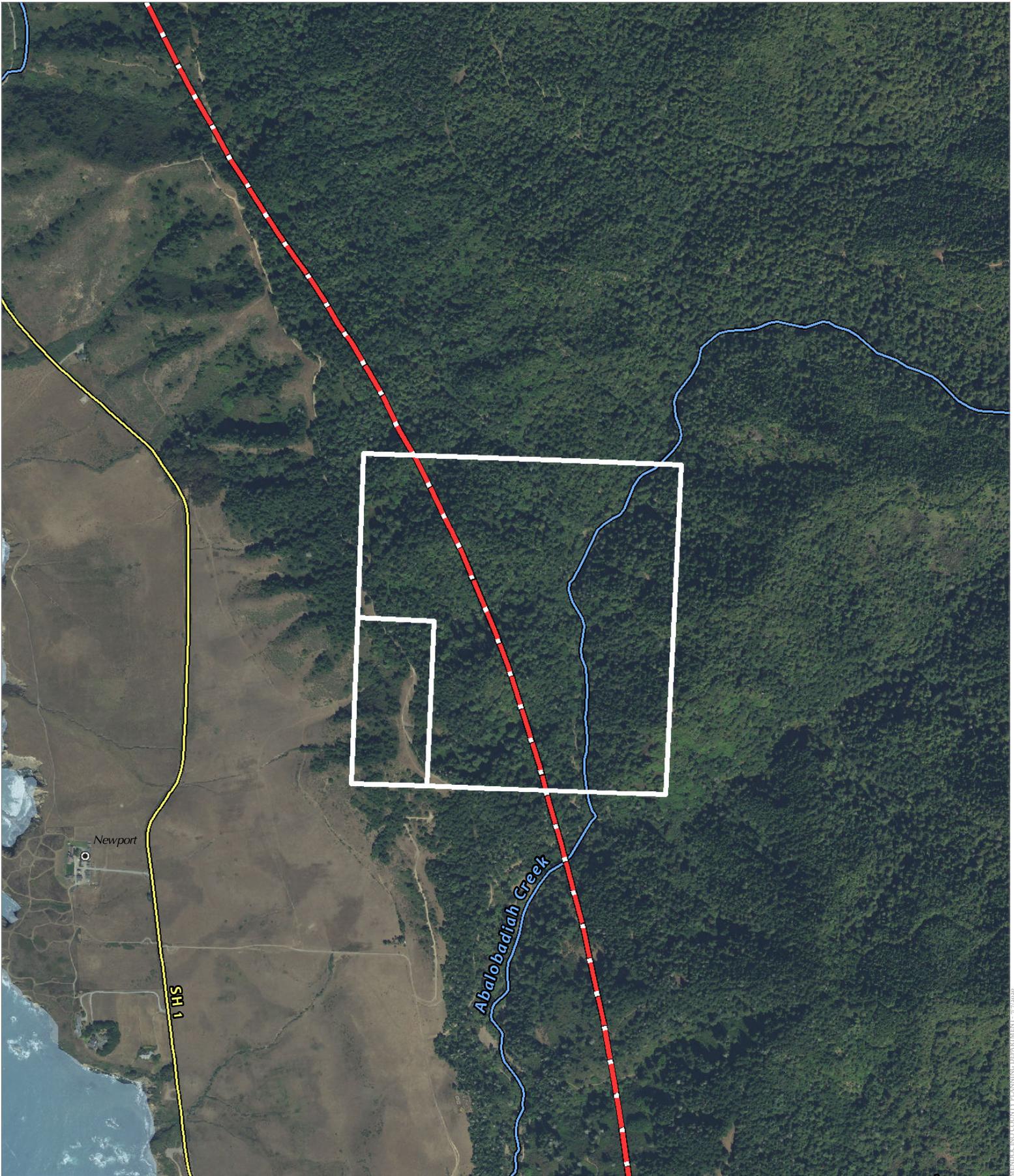
CASE: **CDPR 2020-0002**  
 OWNER: **Jackson Grube Family, Inc.**  
 APN: **015-070-70, 71**  
 APLCT: **Willard Jackson**  
 AGENT: **Tara Jackson**  
 ADDRESS: **31485 N. Highway 1, Westport**

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



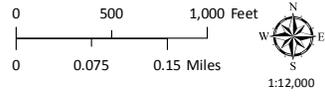
**LOCATION MAP**

MENDOCINO COUNTY PLANNING DEPARTMENT 7/7/2020



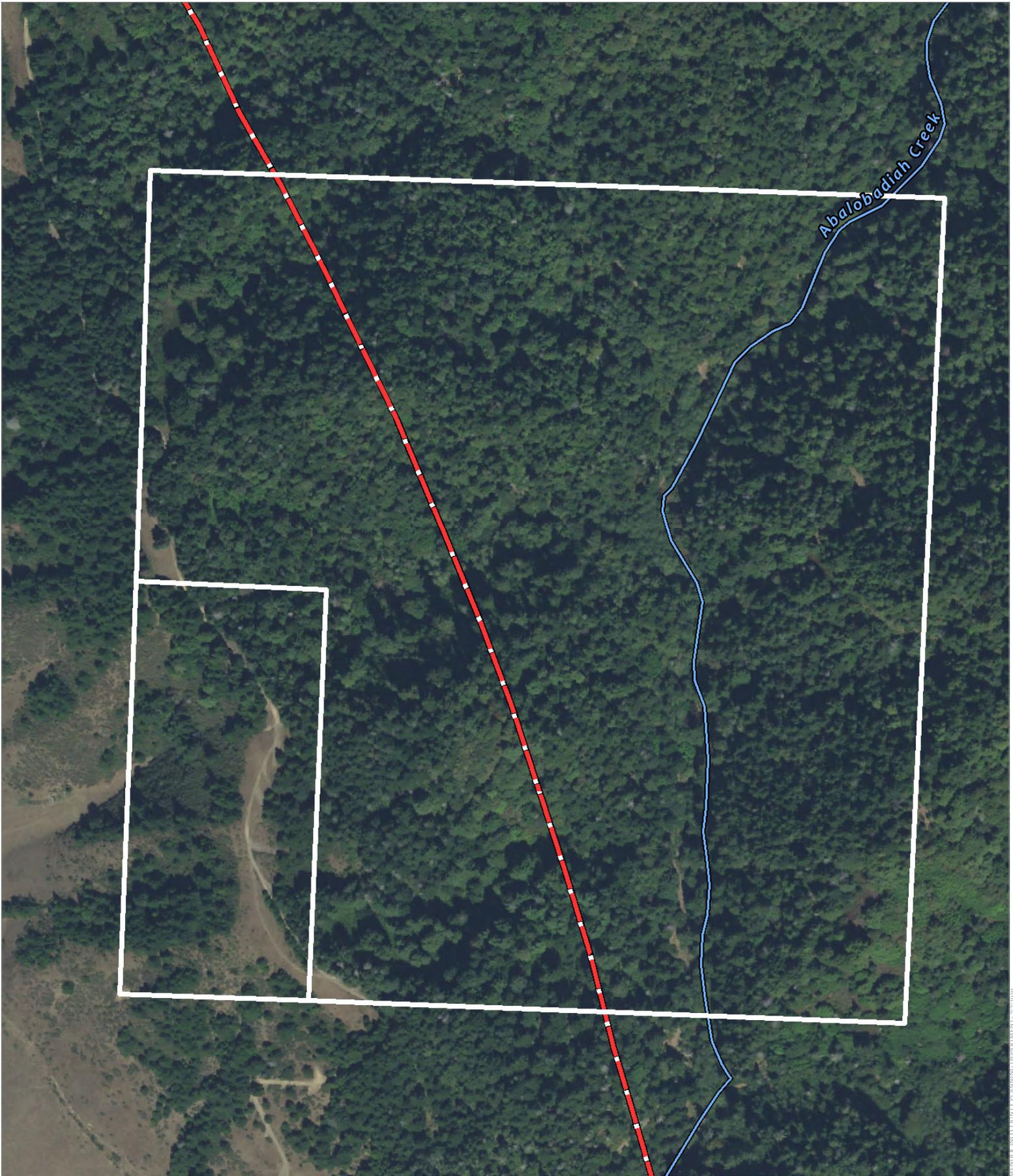
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APLCT: **Willard Jackson**  
AGENT: **Tara Jackson**  
ADDRESS: **31485 N. Highway 1, Westport**

-  Coastal Zone Boundary
-  Named Rivers
-  Public Roads



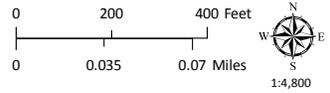
**AERIAL IMAGERY**

PHOTO COURTESY OF TECHNOLOGY DEPARTMENT 7/2020

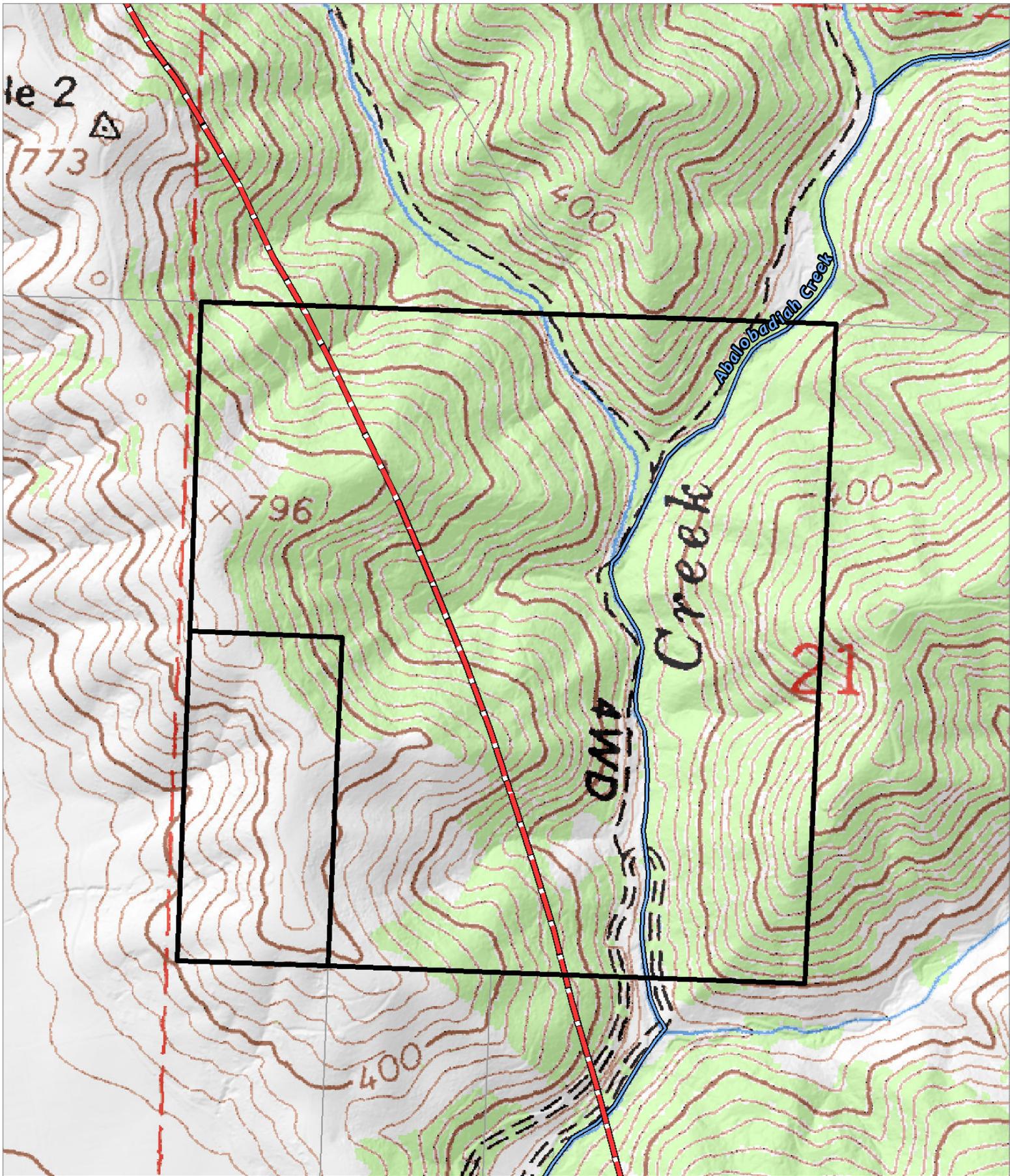


CASE: **CDPR 2020-0002**  
OWNER: **Jackson Grube Family, Inc.**  
APN: **015-070-70, 71**  
APLCT: **Willard Jackson**  
AGENT: **Tara Jackson**  
ADDRESS: **31485 N. Highway 1, Westport**

-  Coastal Zone Boundary
-  Named Rivers

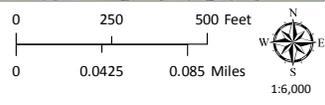


AERIAL IMAGERY



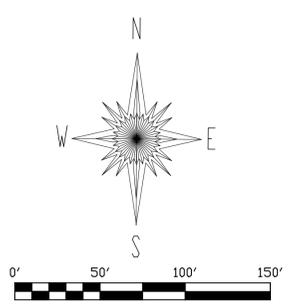
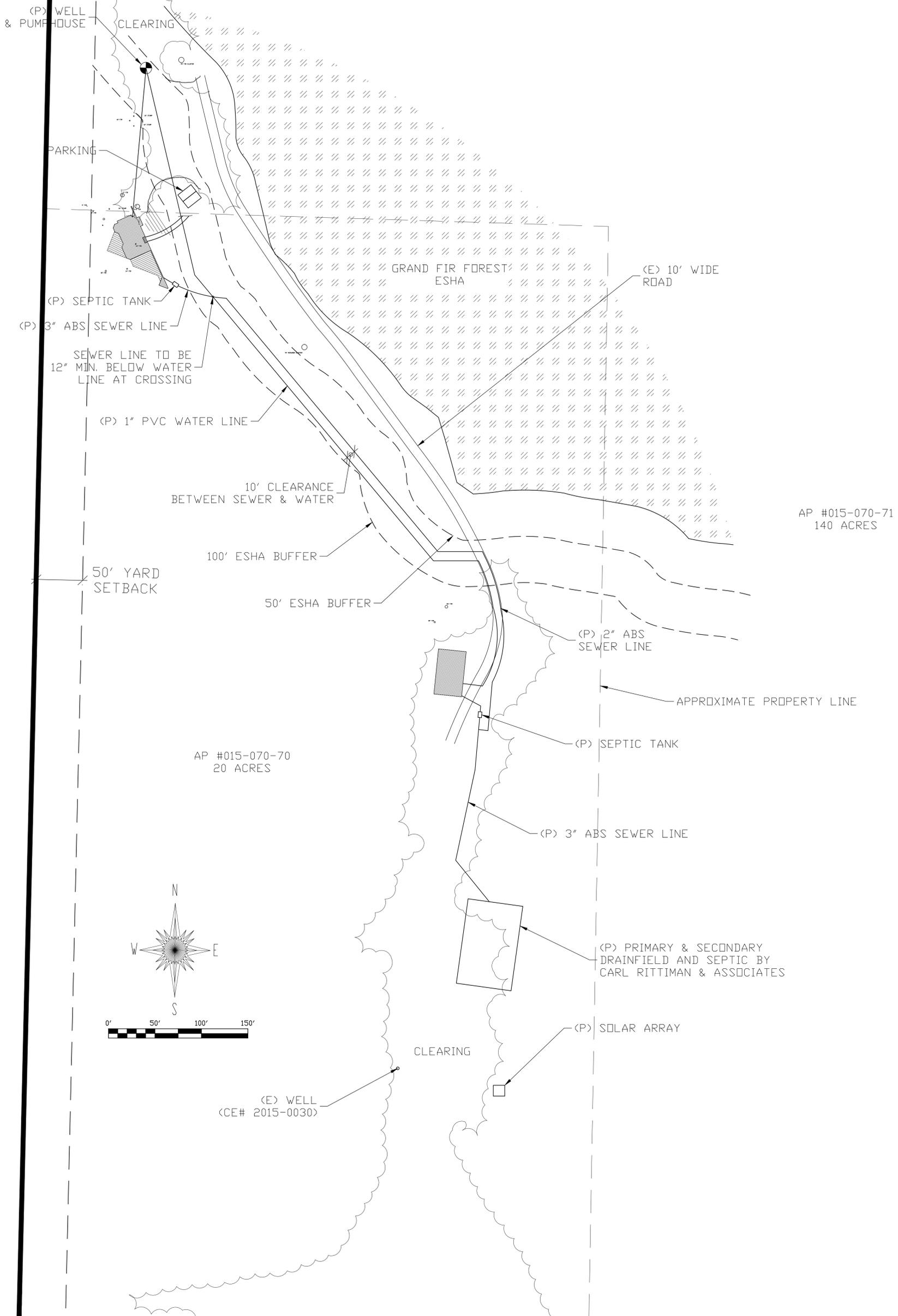
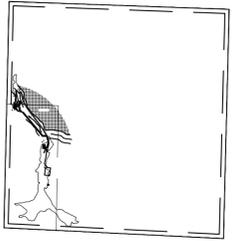
CASE: CDPR 2020-0002  
 OWNER: Jackson Grube Family, Inc.  
 APN: 015-070-70, 71  
 APLCT: Willard Jackson  
 AGENT: Tara Jackson  
 ADDRESS: 31485 N. Highway 1, Westport

-  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	<b>JACKSON GRUBE</b>  31485 N. HIGHWAY 1 WESTPORT, CA 95488	 <b>Wynn Coastal Planning</b> 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)

(P) WELL & PUMPHOUSE

CLEARING

PARKING

(P) SEPTIC TANK

(P) 3" ABS SEWER LINE

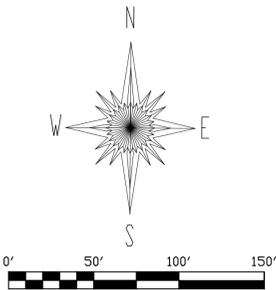
SEWER LINE TO BE 12" MIN. BELOW WATER LINE AT CROSSING

(P) 1" PVC WATER LINE

10' CLEARANCE BETWEEN SEWER & WATER

50' YARD SETBACK

AP #015-070-70  
20 ACRES



(E) WELL (CE# 2015-0030)

CLEARING

(P) 2" ABS SEWER LINE

APPROXIMATE PROPERTY LINE

(P) SEPTIC TANK

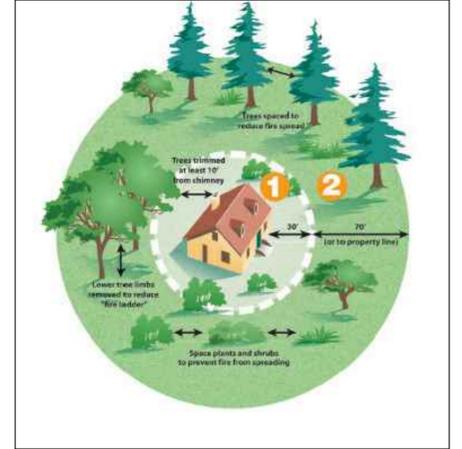
(P) 3" ABS SEWER LINE

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

(P) SOLAR ARRAY

GRAND FIR FOREST ESHA

(E) 10' WIDE ROAD



AP #015-070-71  
140 ACRES

**Fire climbs neighboring trees like a ladder. To reduce the chance of fire climbing a tree, remove lower tree limbs 6 to 15 feet from the ground (or the lower third of branches on smaller trees).**



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

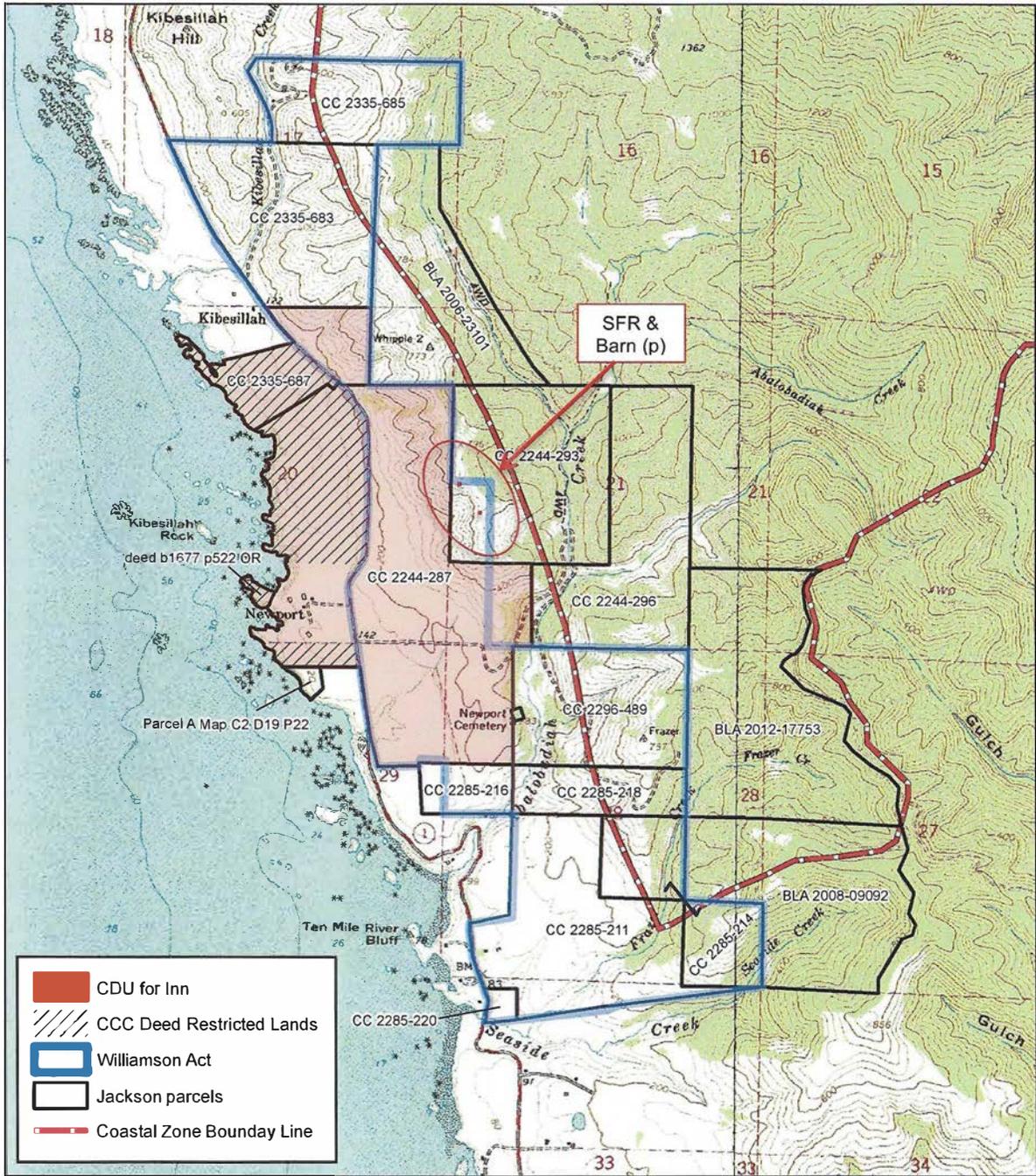
JACKSON GRUBE

31485 N. HIGHWAY 1  
WESTPORT, CA 95488

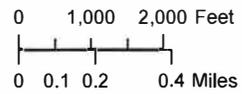


**Wynn Coastal Planning**  
703 N. Main Street  
Fort Bragg, California 95437  
(707) 964-2537  
www.WCPlan.com

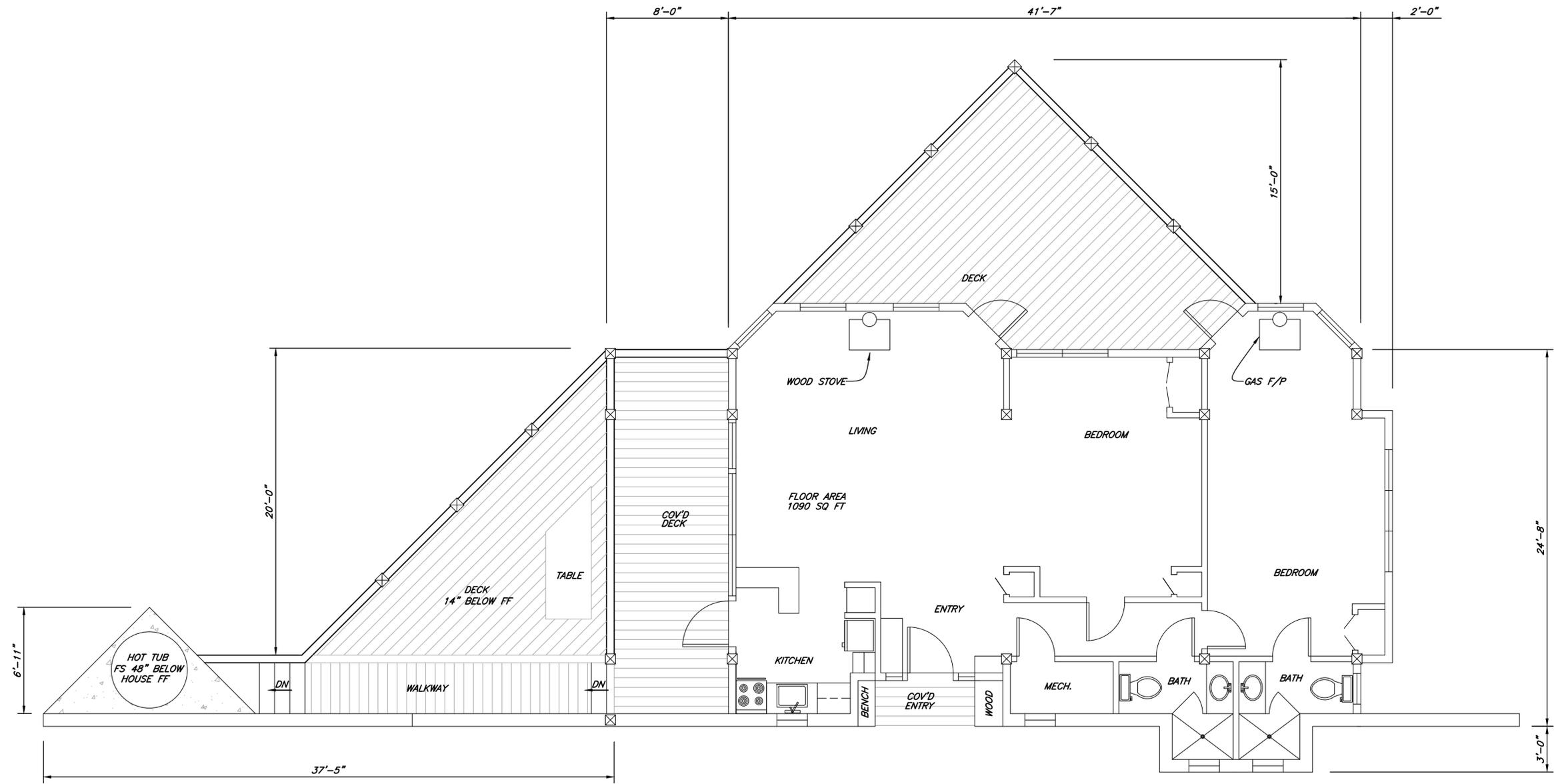
Based on a  
Topographic Map by:  
SHN Consulting Engineers  
335 S. Main Street  
Willits, California 95490  
(707) 459-4518



**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'



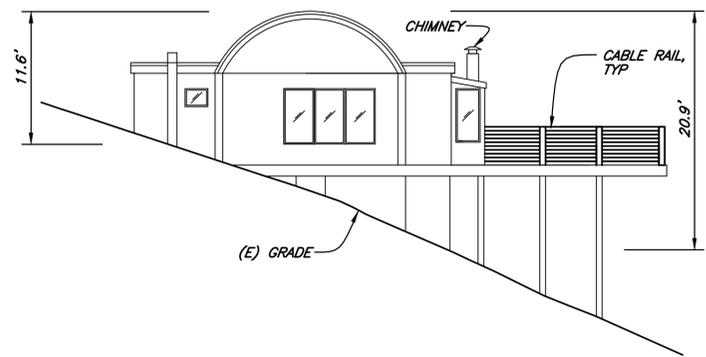
VERIFY SCALES  
 BAR IS ONE INCH ON  
 ORIGINAL DRAWING  
 0 1"  
 THIS DRAWING IS FOR  
 SCALES ACCORDINGLY

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

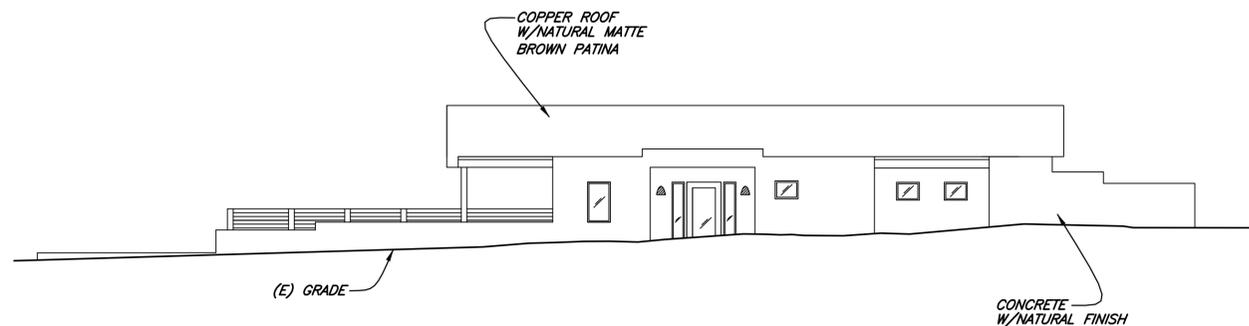
NO.	DATE	REVISION	BY

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

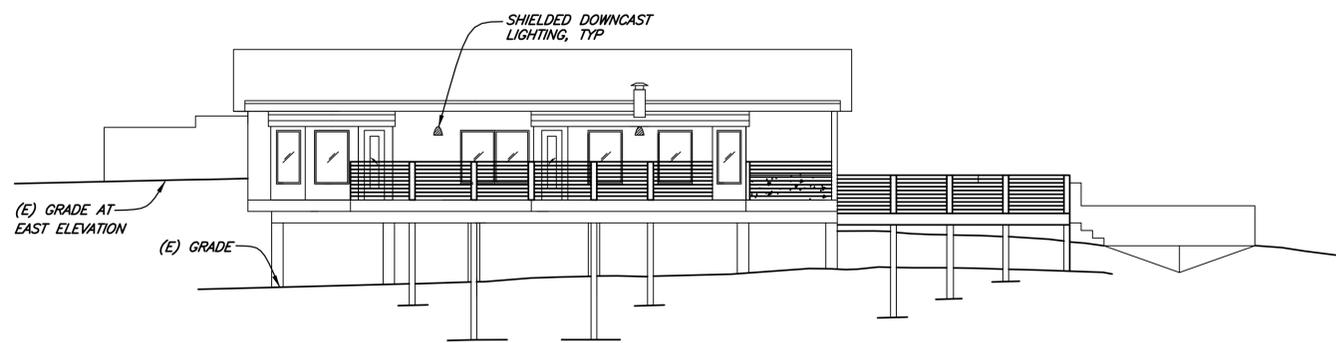
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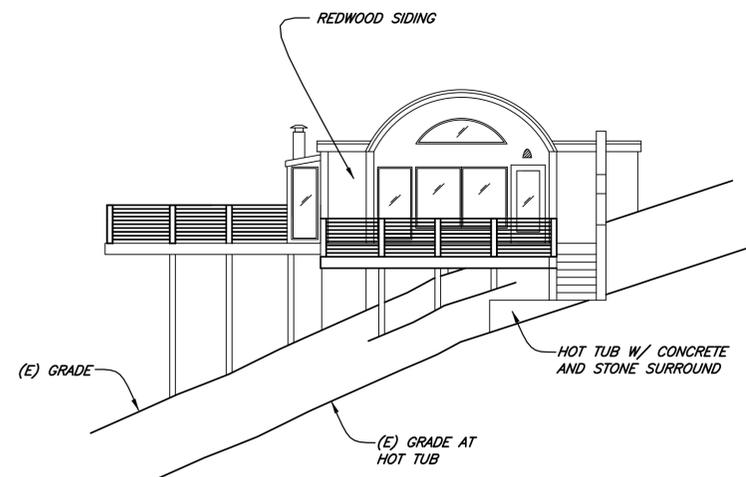
**NORTH ELEVATION**  
 1/8"=1'



**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 BAR IS ONE INCH ON 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

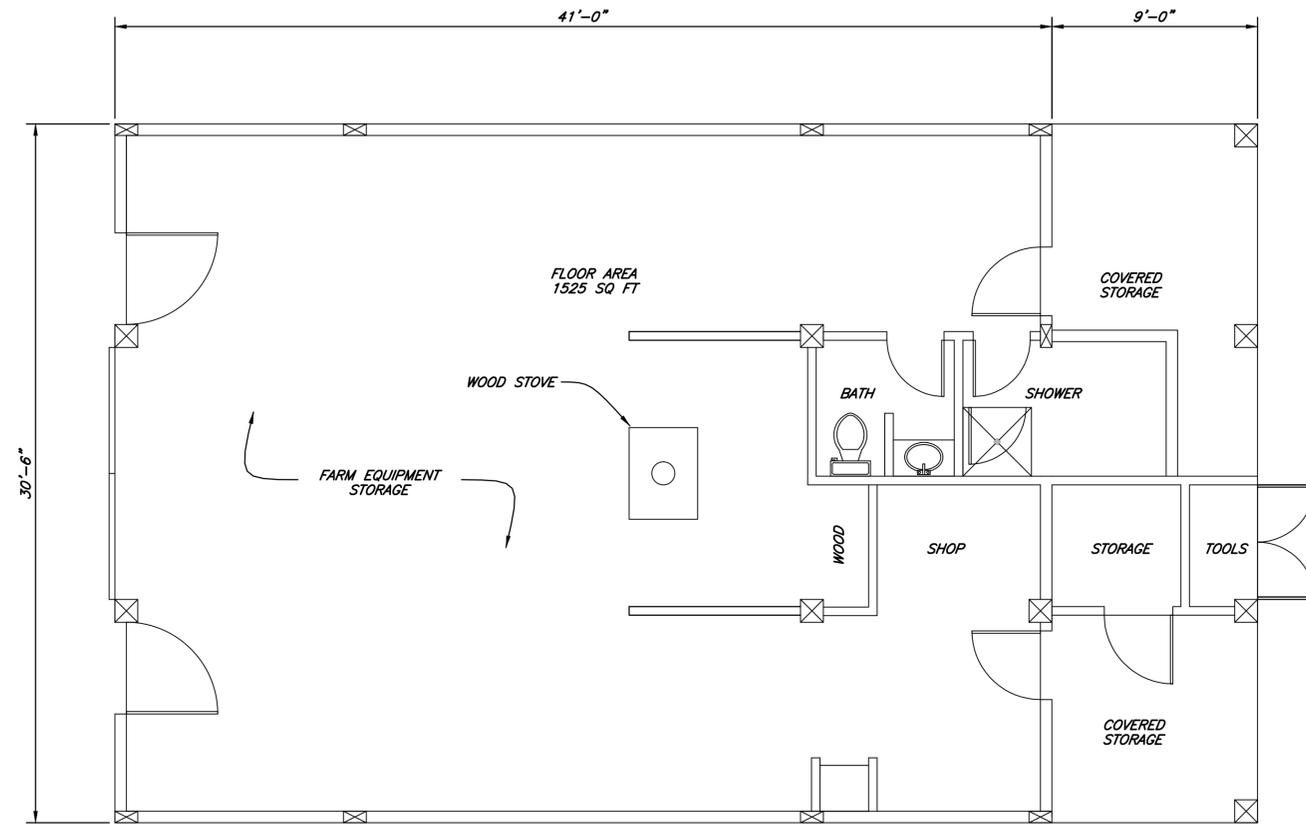
DSGN	JGI	DR	DSF	CHK	JGI	APVD

LANDS OF JACKSON GRUBE  
 31888 NORTH HWY 1  
 WESTPORT, CA

**ELEVATIONS**

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

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 \\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 TO BE USED AT THE SCALES INDICATED  
 SCALES ACCORDINGLY

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



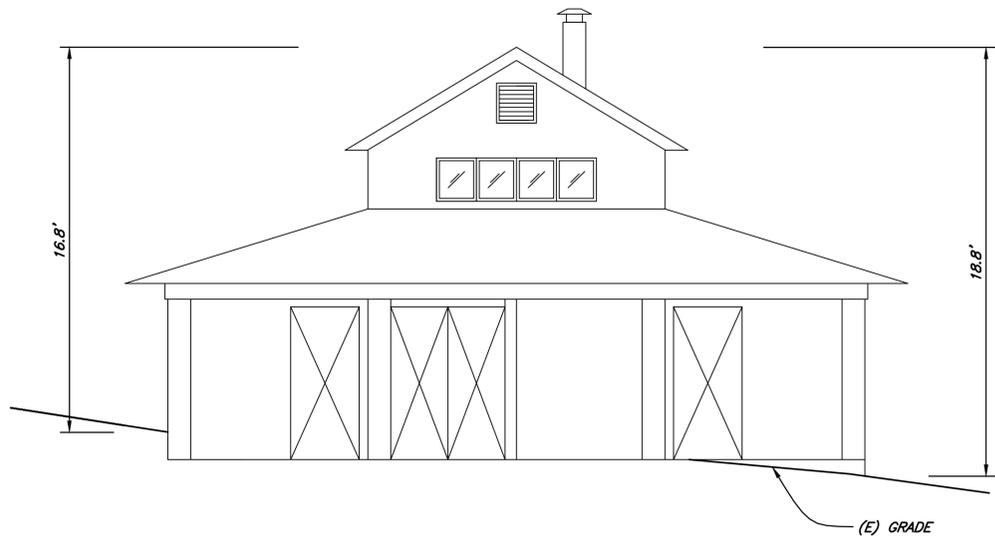
NO.	DATE	REVISION	BY

DSGN	JGI
DR	DSF
CHK	JGI
APVD	

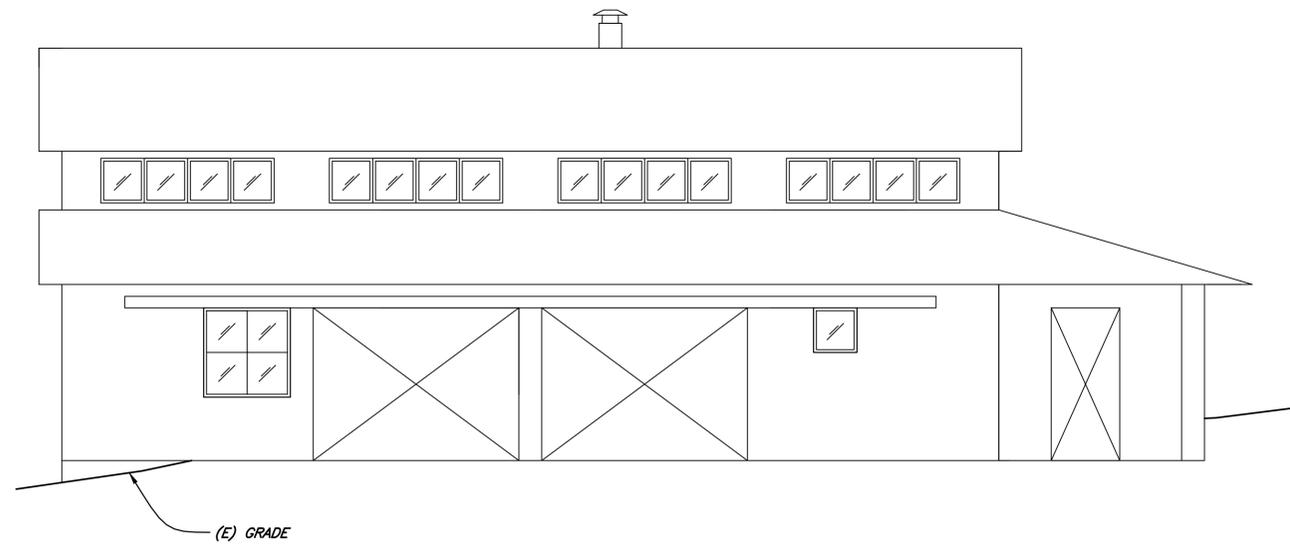
LANDS OF JACKSON GRUBE  
 31888 NORTH HWY 1  
 WESTPORT, CA  
**FLOOR PLAN**

SHEET	<b>A-3</b>
1	
DATE	12/2014
PROJ. NO.	414037

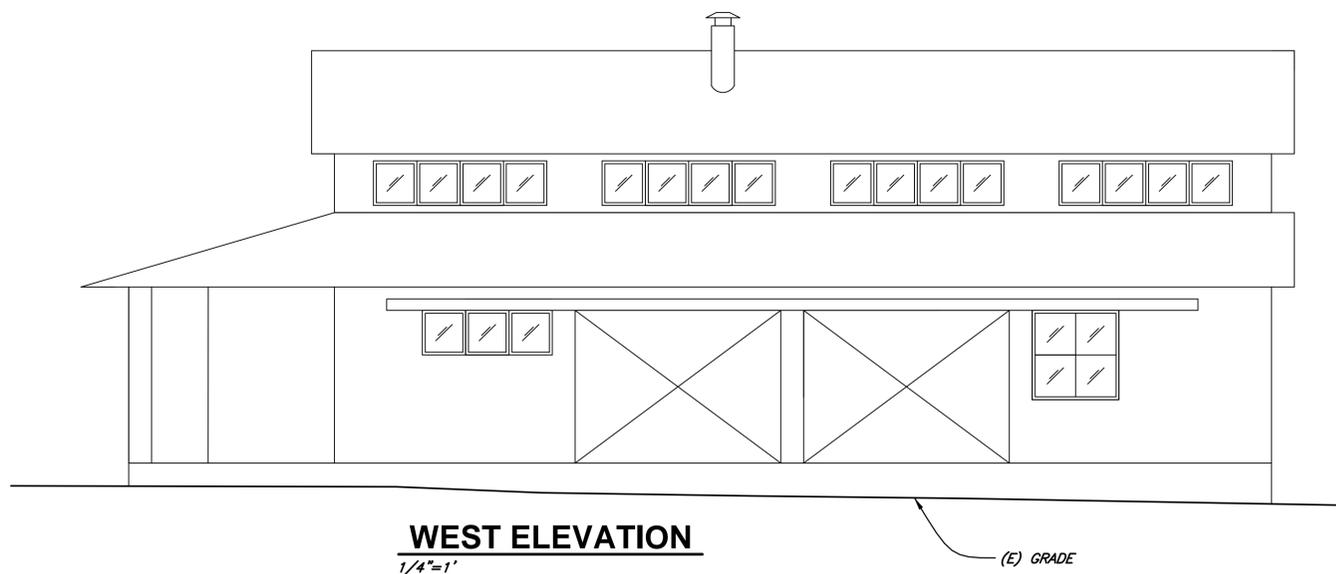
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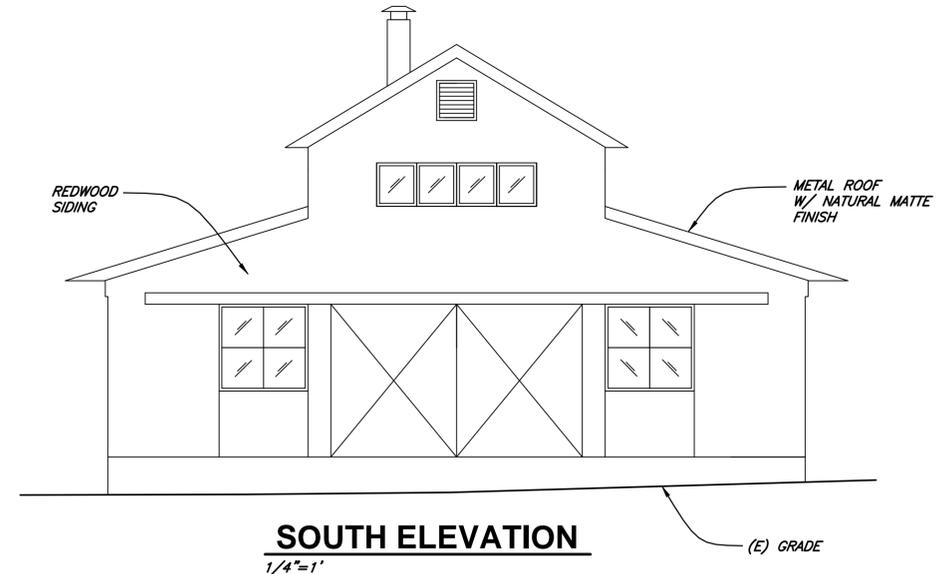
**NORTH ELEVATION**  
 1/4"=1'



**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 FOR  
 SCALES ACCORDINGLY

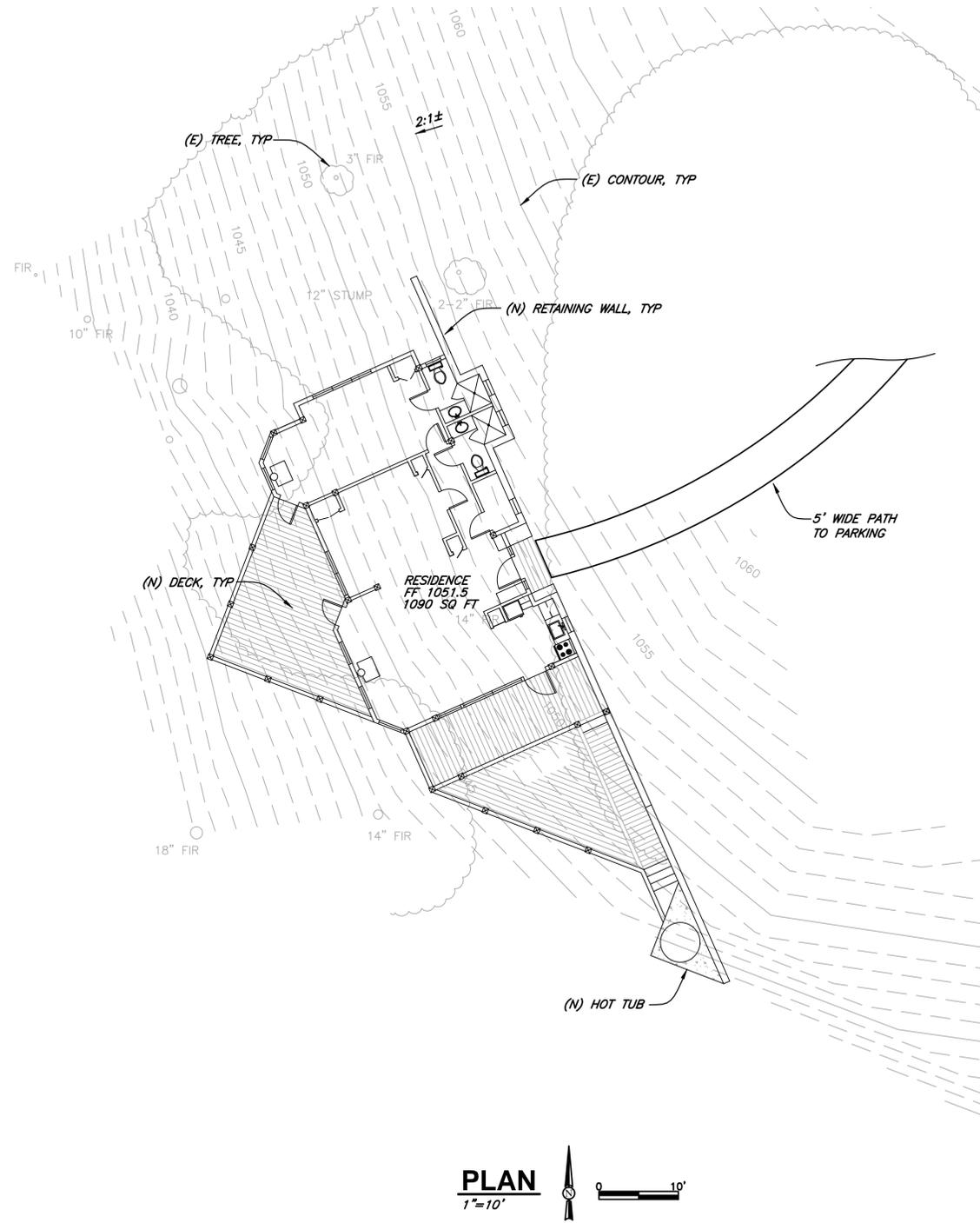
**SW**  
**CONSULTING ENGINEERS  
 & GEOLOGISTS, INC.**  
 335 S. MAIN ST.  
 WILLITS, CA 95490  
 (707)459-4518  
 FAX (707)459-1884

NO.	DATE	REVISION	BY

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

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

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 \\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  
 THIS DRAWING IS TO BE USED AT THE SCALES INDICATED  
 0 1"

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

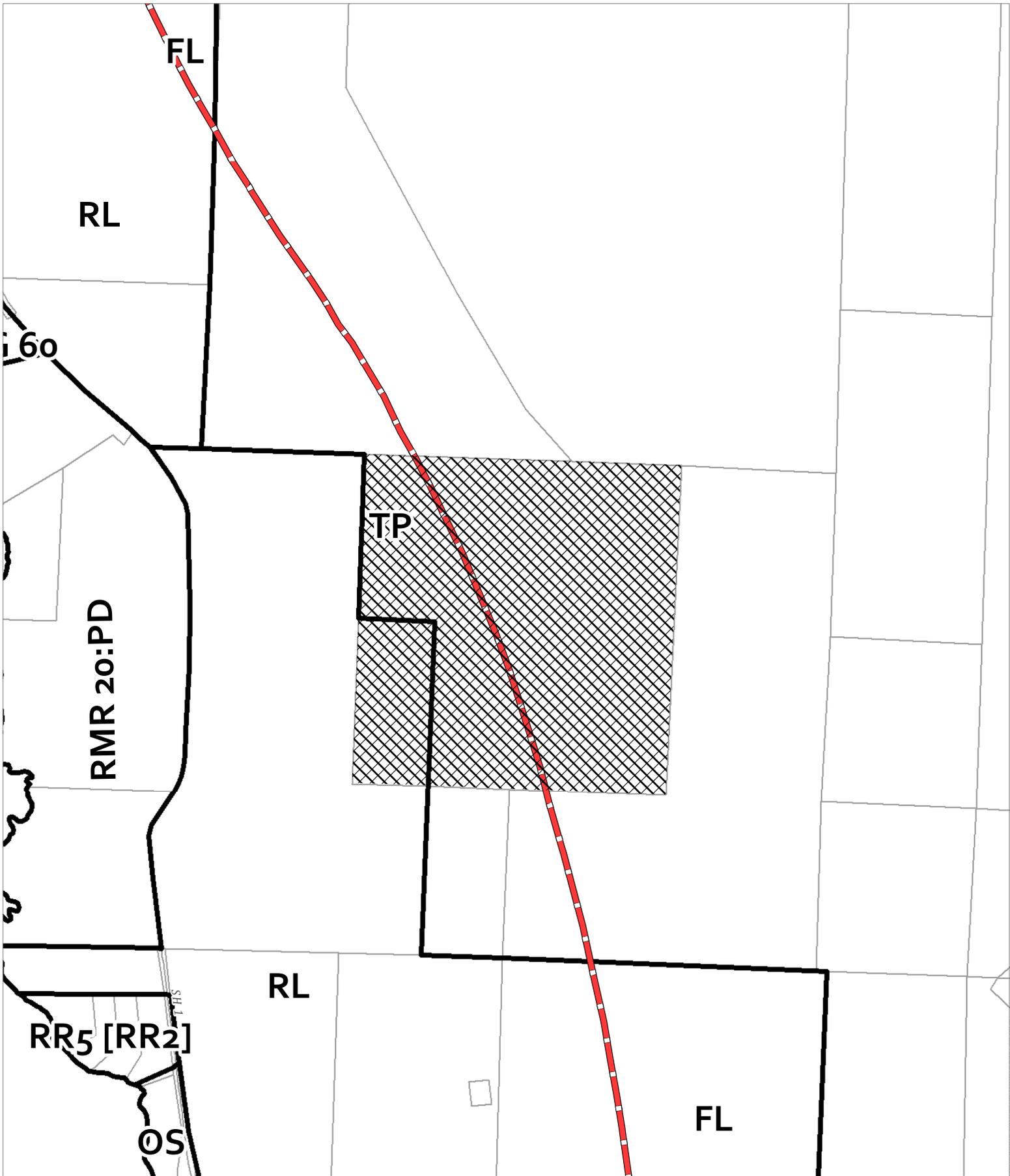


NO.	DATE	REVISION	BY

DSGN	JGI
DR	DSF
CHK	GNH
APVD	

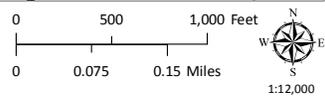
LANDS OF JACKSON GRUBE  
 31888 NORTH HWY 1  
 WESTPORT, CA  
**TREE HOUSE FOUNDATION PLAN**

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

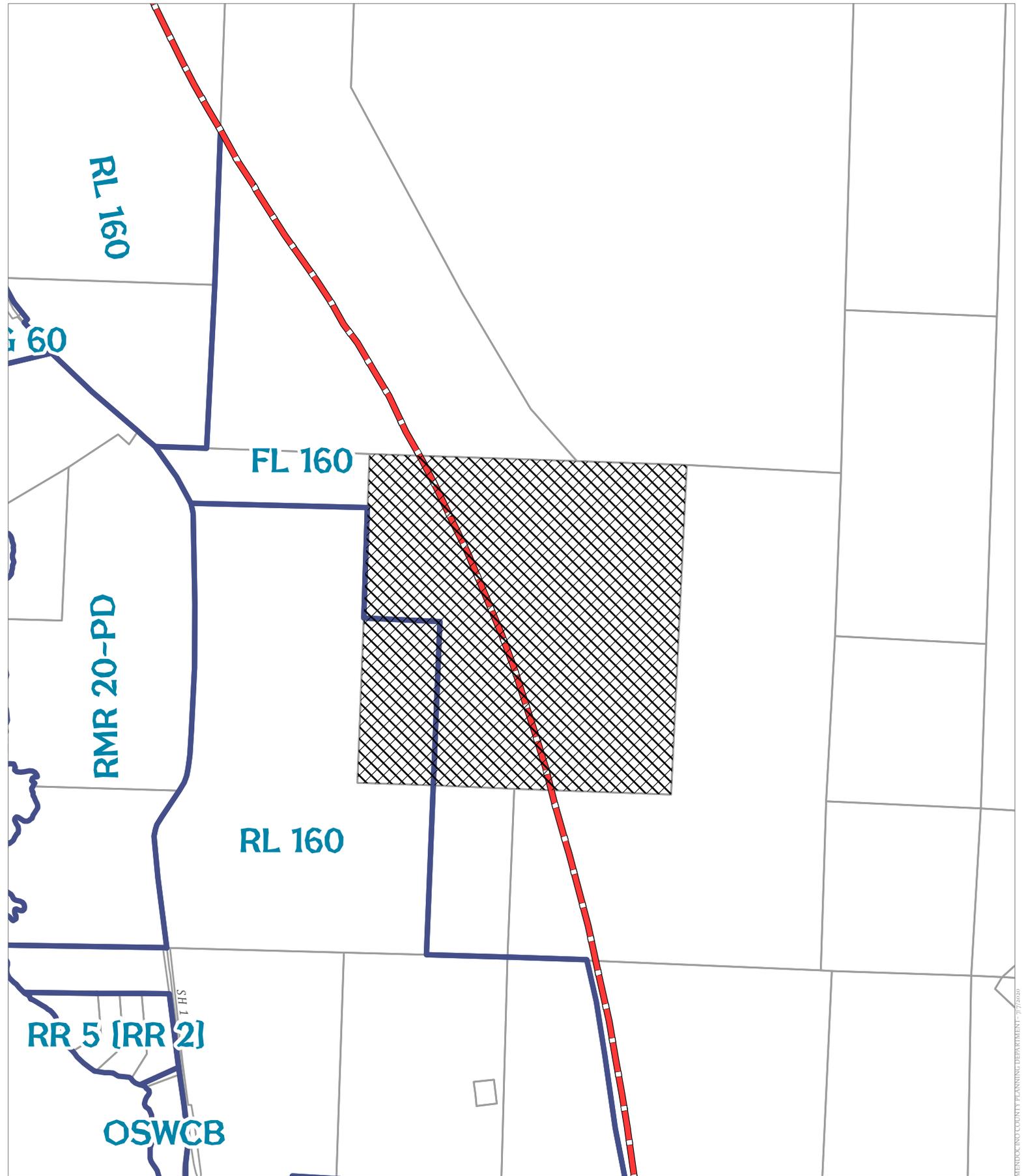


CASE: **CDPR 2020-0002**  
 OWNER: **Jackson Grube Family, Inc.**  
 APN: **015-070-70, 71**  
 APLCT: **Willard Jackson**  
 AGENT: **Tara Jackson**  
 ADDRESS: **31485 N. Highway 1, Westport**

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

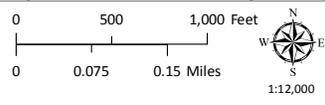


**ZONING DISPLAY MAP**

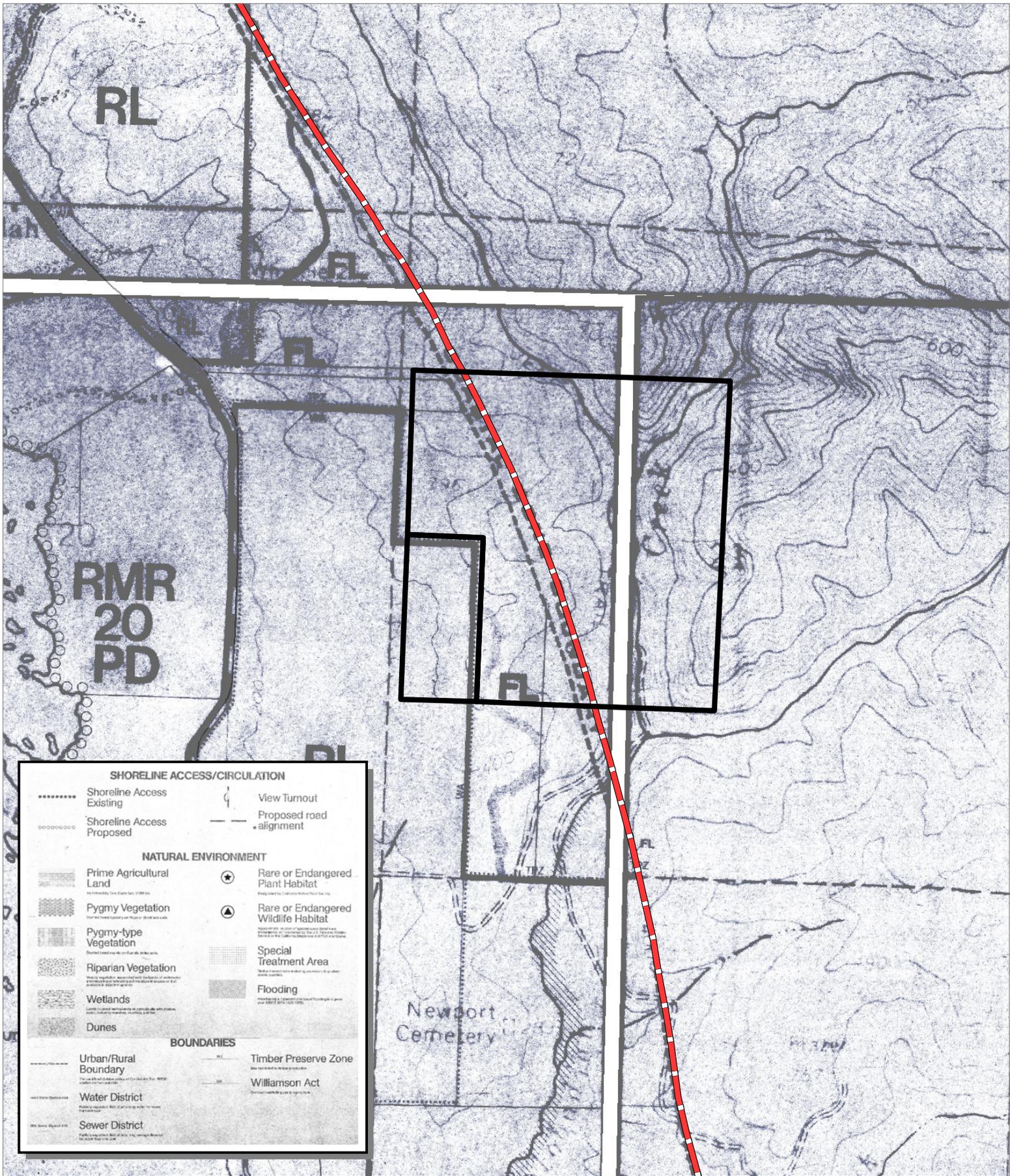


CASE: **CDPR 2020-0002**  
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 ADDRESS: **31485 N. Highway 1, Westport**

-  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**

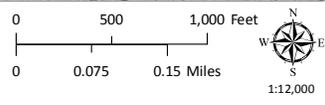
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

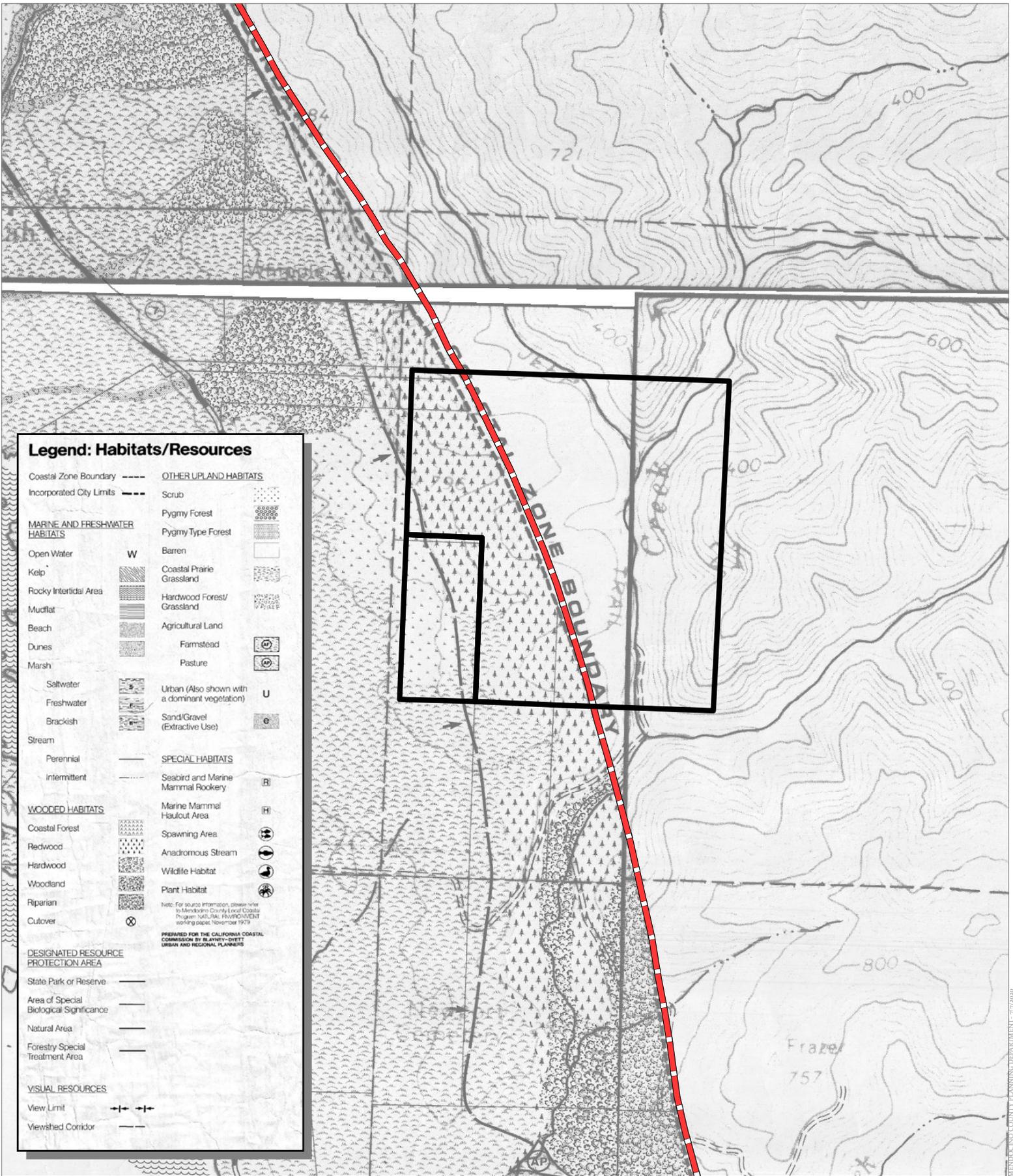
**BOUNDARIES**

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

CASE: **CDPR 2020-0002**  
 OWNER: **Jackson Grube Family, Inc.**  
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Coastal Zone Boundary  
 Public Roads



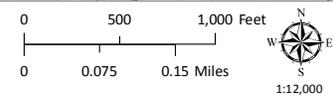


**Legend: Habitats/Resources**

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
<b>MARINE AND FRESHWATER HABITATS</b>			
Open Water	W	Pygmy Forest	[Pattern]
Kelp	[Pattern]	Pygmy Type Forest	[Pattern]
Rocky Intertidal Area	[Pattern]	Barren	[Pattern]
Mudflat	[Pattern]	Coastal Prairie	[Pattern]
Beach	[Pattern]	Grassland	[Pattern]
Dunes	[Pattern]	Hardwood Forest/	[Pattern]
Marsh	[Pattern]	Grassland	[Pattern]
Saltwater	[Pattern]	Agricultural Land	[Pattern]
Freshwater	[Pattern]	Farmstead	[Symbol]
Brackish	[Pattern]	Pasture	[Symbol]
Stream		Urban (Also shown with	U
Perennial	---	a dominant vegetation)	
Intermittent	---	Sand/Gravel	e
<b>WOODED HABITATS</b>			
Coastal Forest	[Pattern]	(Extractive Use)	
Redwood	[Pattern]	<b>SPECIAL HABITATS</b>	
Hardwood	[Pattern]	Seabird and Marine	R
Woodland	[Pattern]	Mammal Rookery	
Riparian	[Pattern]	Marine Mammal	H
Cutover	[Symbol]	Haulout Area	
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979			
<b>DESIGNATED RESOURCE PROTECTION AREA</b>			
State Park or Reserve	---	Spawning Area	[Symbol]
Area of Special Biological Significance	---	Anadromous Stream	[Symbol]
Natural Area	---	Wildlife Habitat	[Symbol]
Forestry Special Treatment Area	---	Plant Habitat	[Symbol]
<b>VISUAL RESOURCES</b>			
View Limit	---+---+---		
Viewshed Corridor	---		

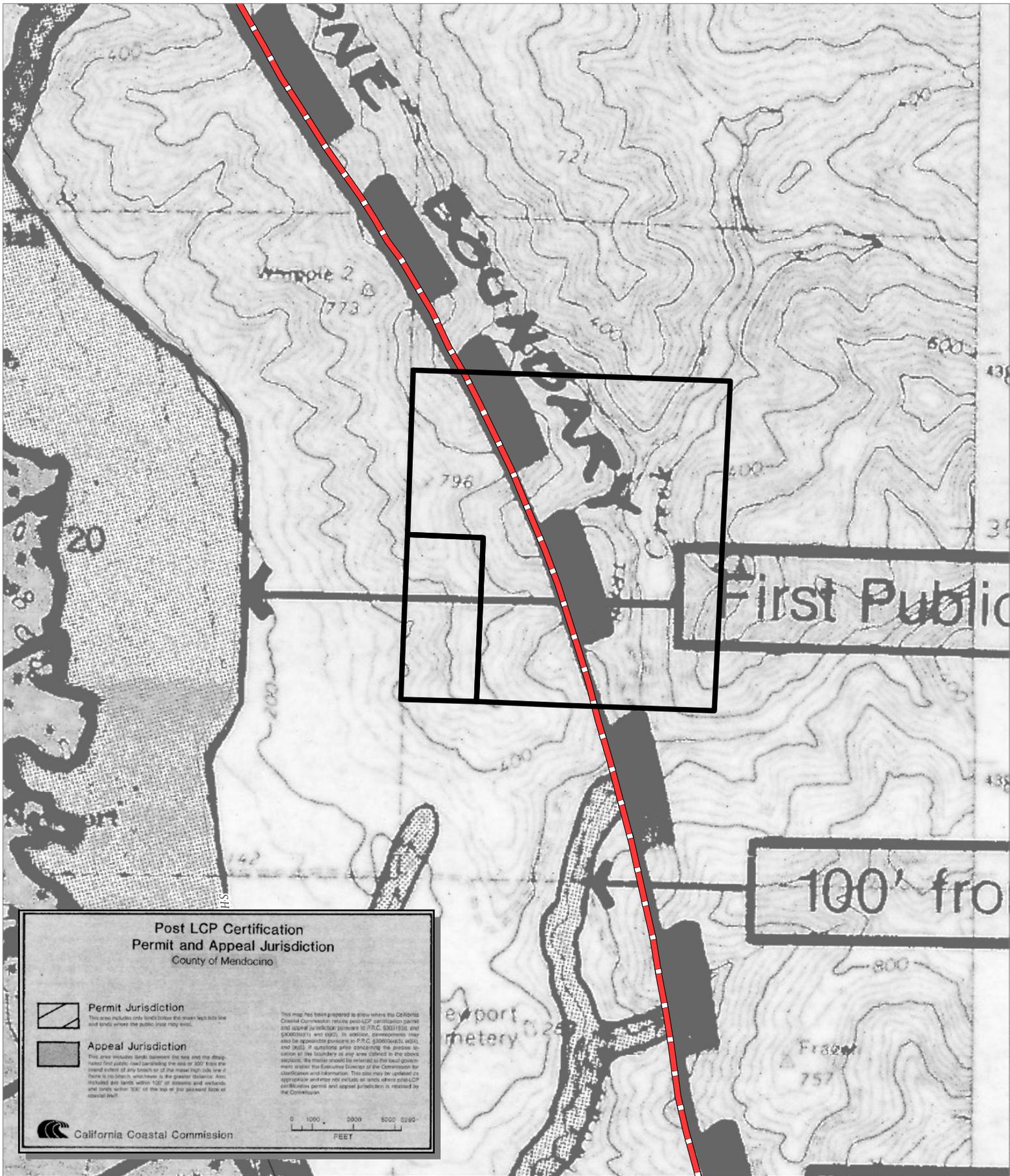
CASE: CDPR 2020-0002  
 OWNER: Jackson Grube Family, Inc.  
 APN: 015-070-70, 71  
 APLCT: Willard Jackson  
 AGENT: Tara Jackson  
 ADDRESS: 31485 N. Highway 1, Westport

Coastal Zone Boundary  
 Public Roads



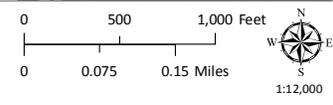
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/7/2020





CASE: **CDPR 2020-0002**  
 OWNER: **Jackson Grube Family, Inc.**  
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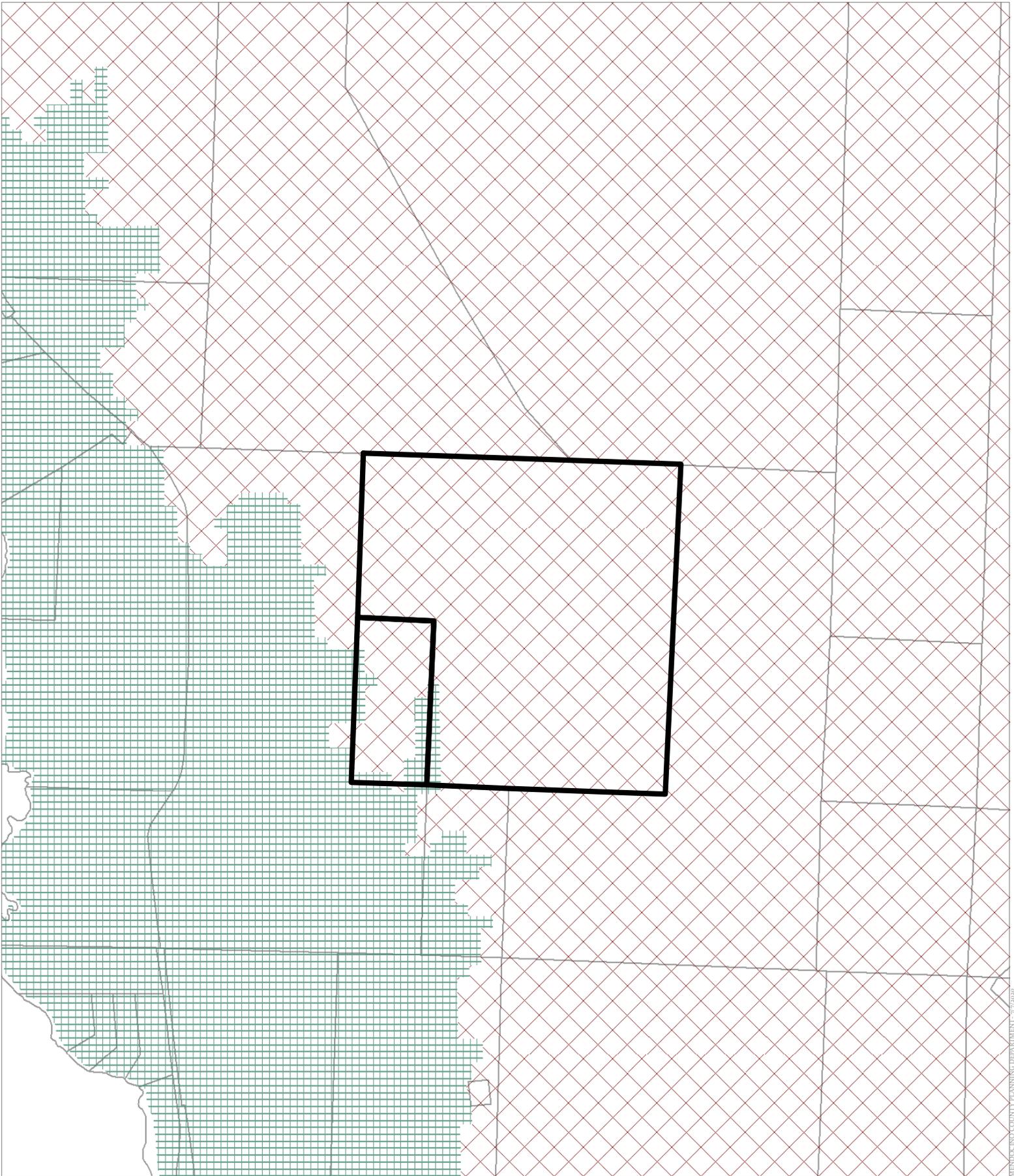
 Coastal Zone Boundary  
 Public Roads



**POST LCP CERTIFICATION AND APPEAL JURISDICTION**

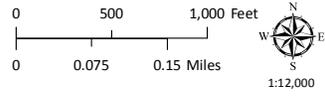
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/21/20





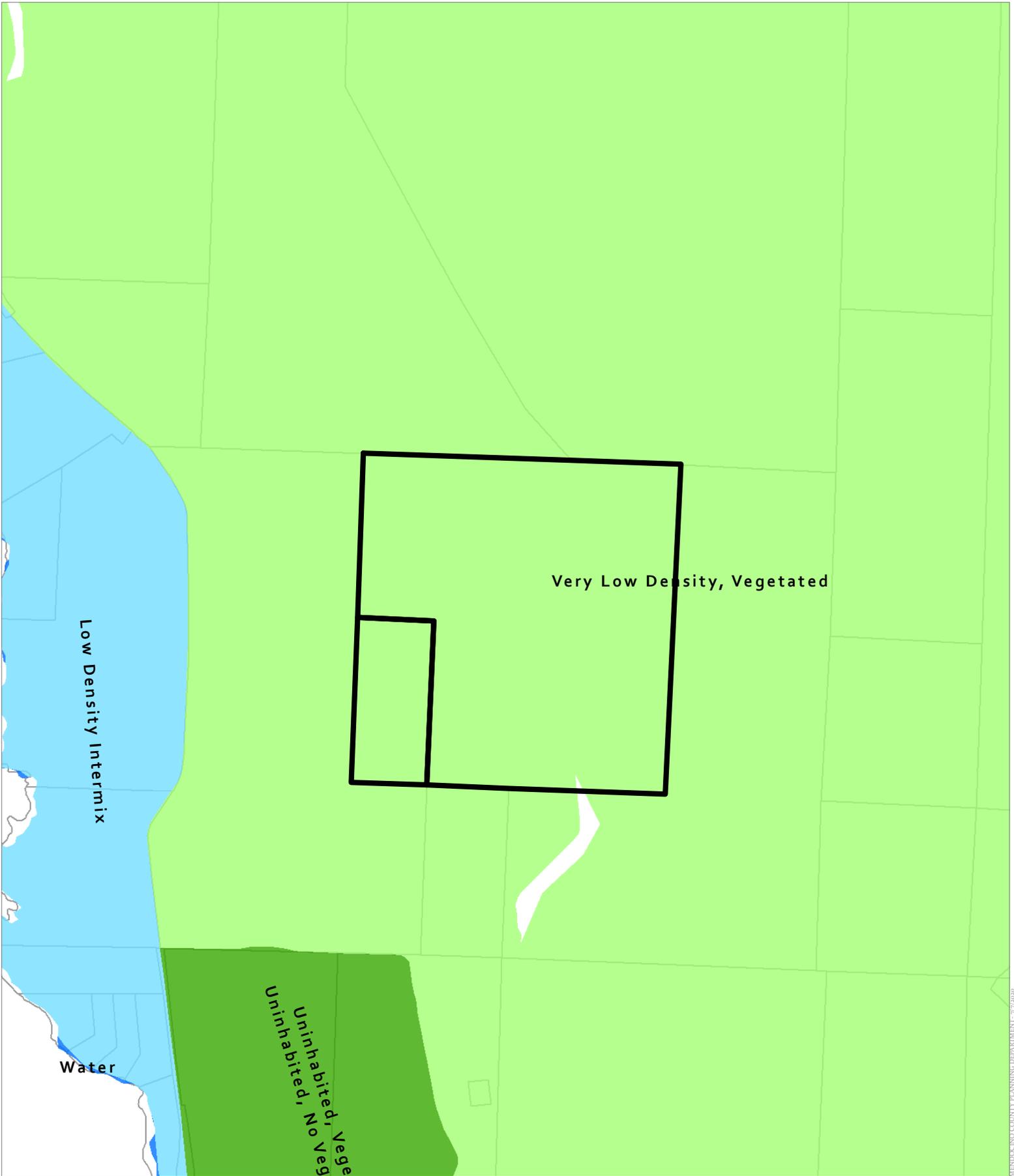
CASE: **CDPR 2020-0002**  
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 AGENT: **Tara Jackson**  
 ADDRESS: **31485 N. Highway 1, Westport**

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



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

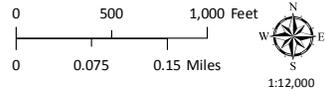
MENDOCINO COUNTY PLANNING DEPARTMENT 7/12/2020



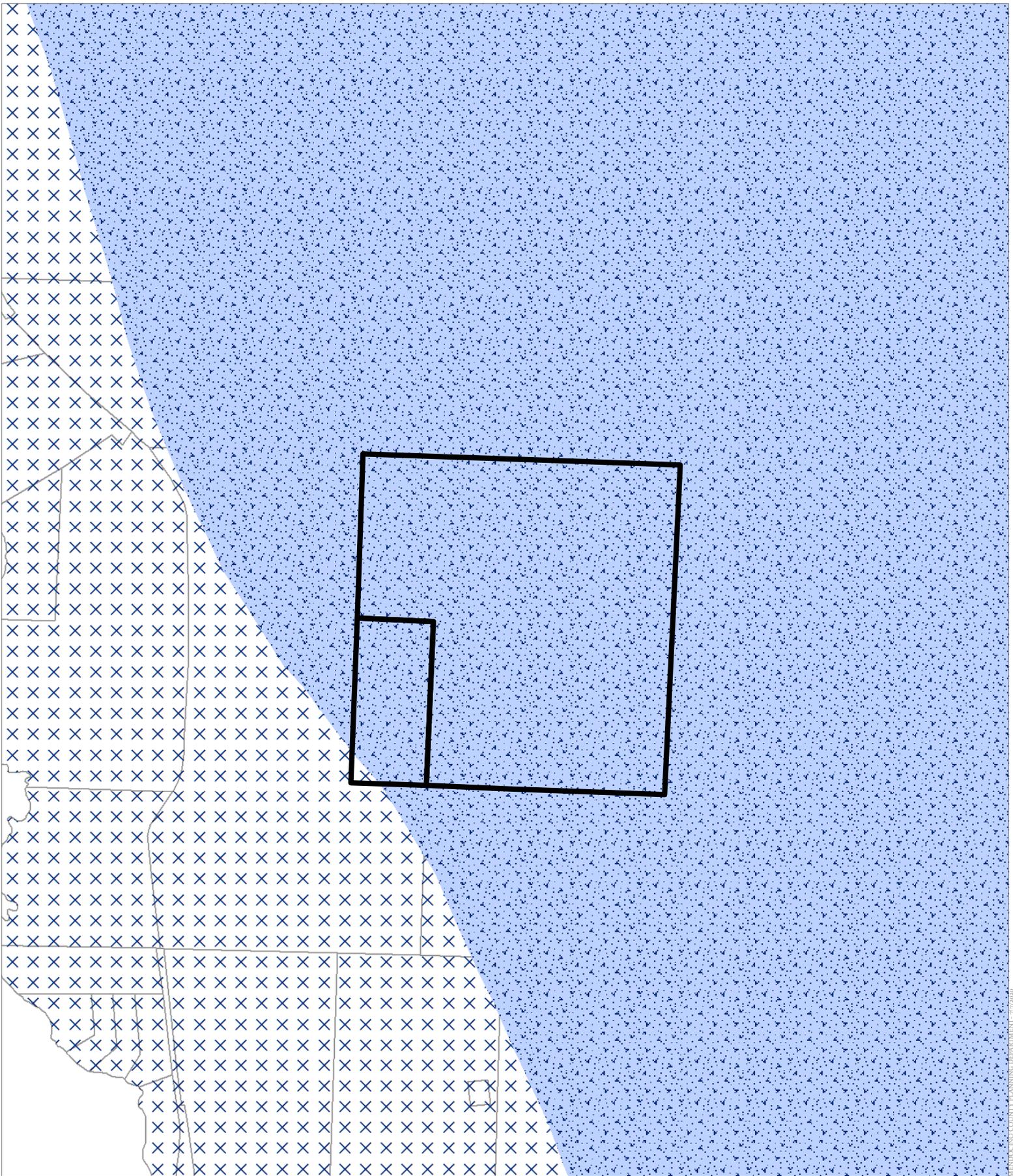
MENDOCINO COUNTY PLANNING DEPARTMENT 7/2020

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

- Water
- Assessors Parcels

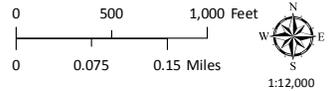


**WILDLAND-URBAN INTERFACE ZONES**



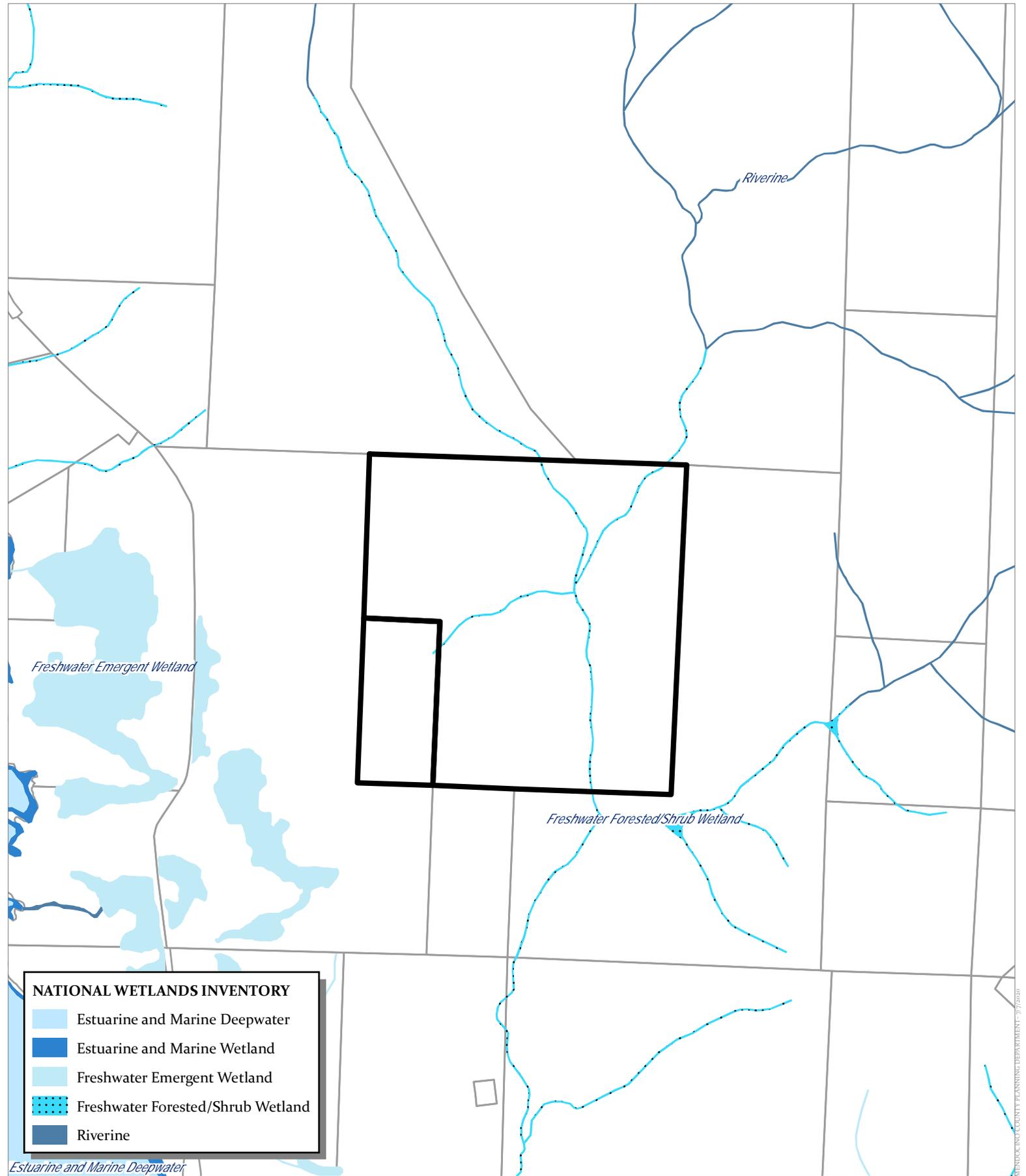
CASE: **CDPR 2020-0002**  
 OWNER: **Jackson Grube Family, Inc.**  
 APN: **015-070-70, 71**  
 APLCT: **Willard Jackson**  
 AGENT: **Tara Jackson**  
 ADDRESS: **31485 N. Highway 1, Westport**

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



**GROUND WATER RESOURCES**

HASKELL COUNTY PLANNING DEPARTMENT 7/2020

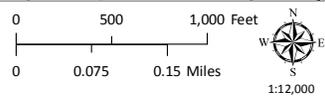


**NATIONAL WETLANDS INVENTORY**

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

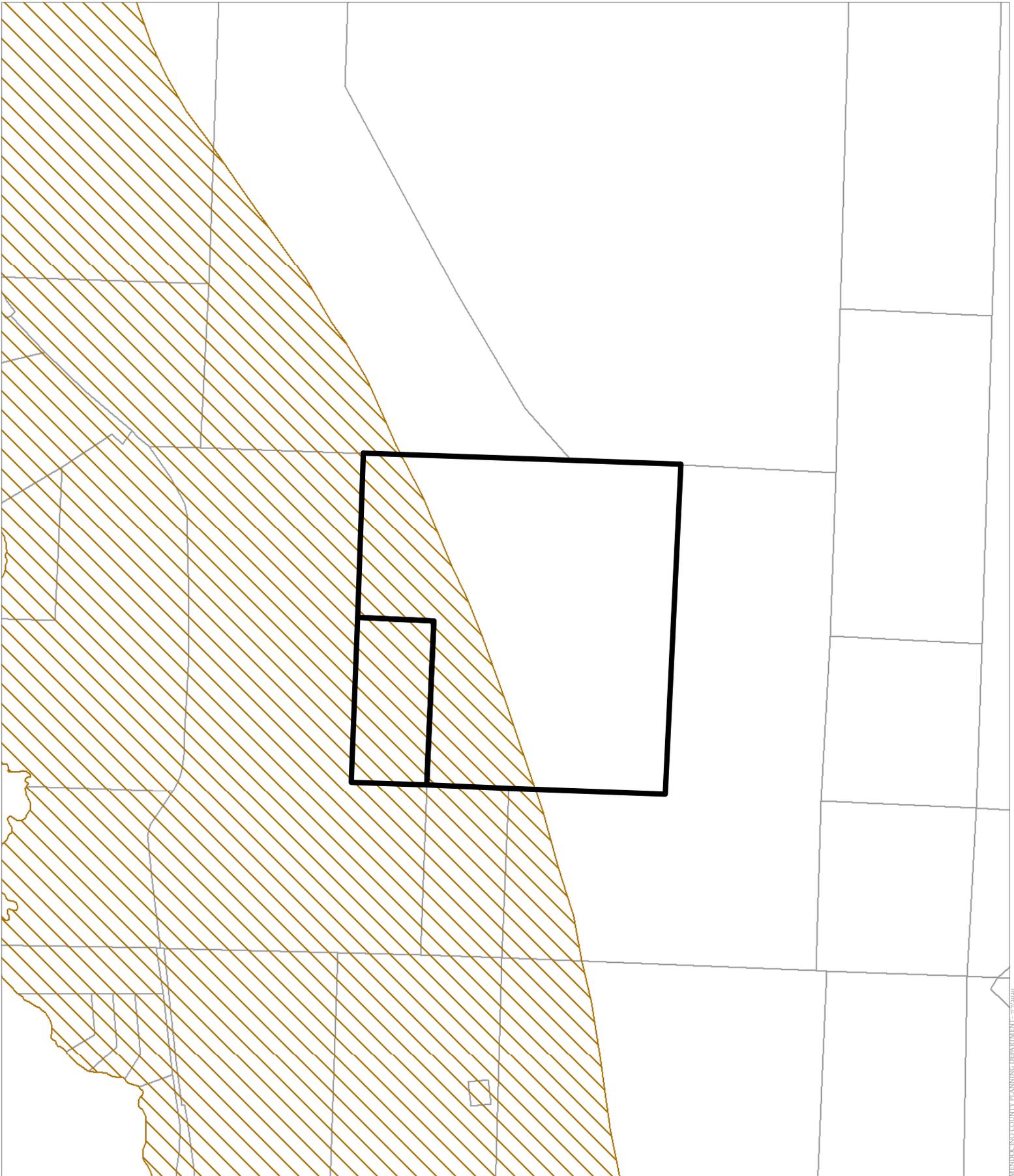
CASE: **CDPR 2020-0002**  
 OWNER: **Jackson Grube Family, Inc.**  
 APN: **015-070-70, 71**  
 APLCT: **Willard Jackson**  
 AGENT: **Tara Jackson**  
 ADDRESS: **31485 N. Highway 1, Westport**

Assessors Parcels



**WETLANDS**

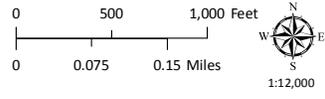
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/2020



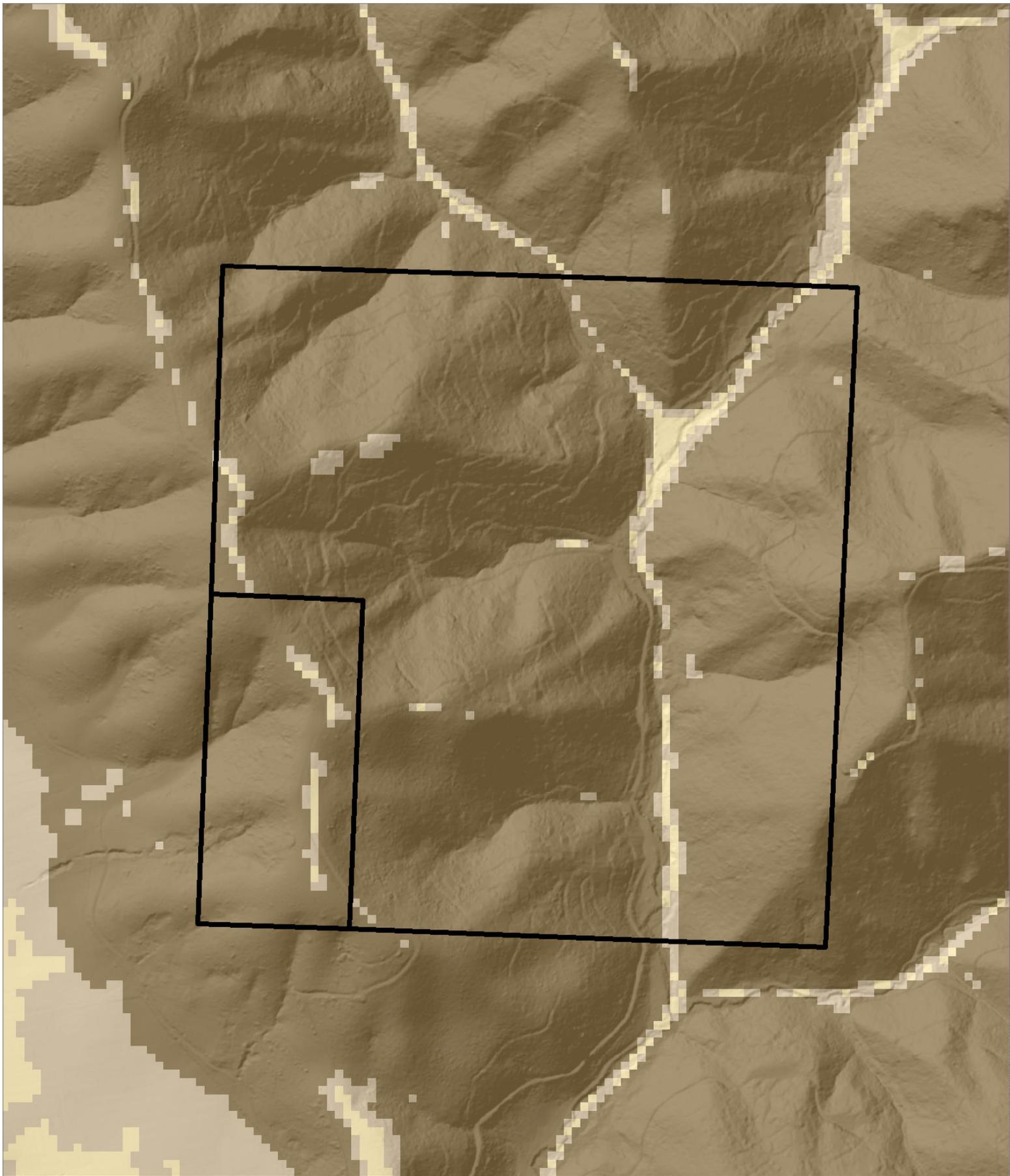
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/12/2020

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

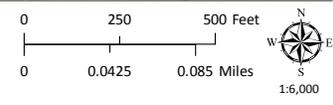
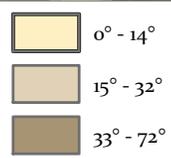
 Highly Scenic Area  
 Assessor's Parcels



HIGHLY SCENIC & TREE REMOVAL AREAS

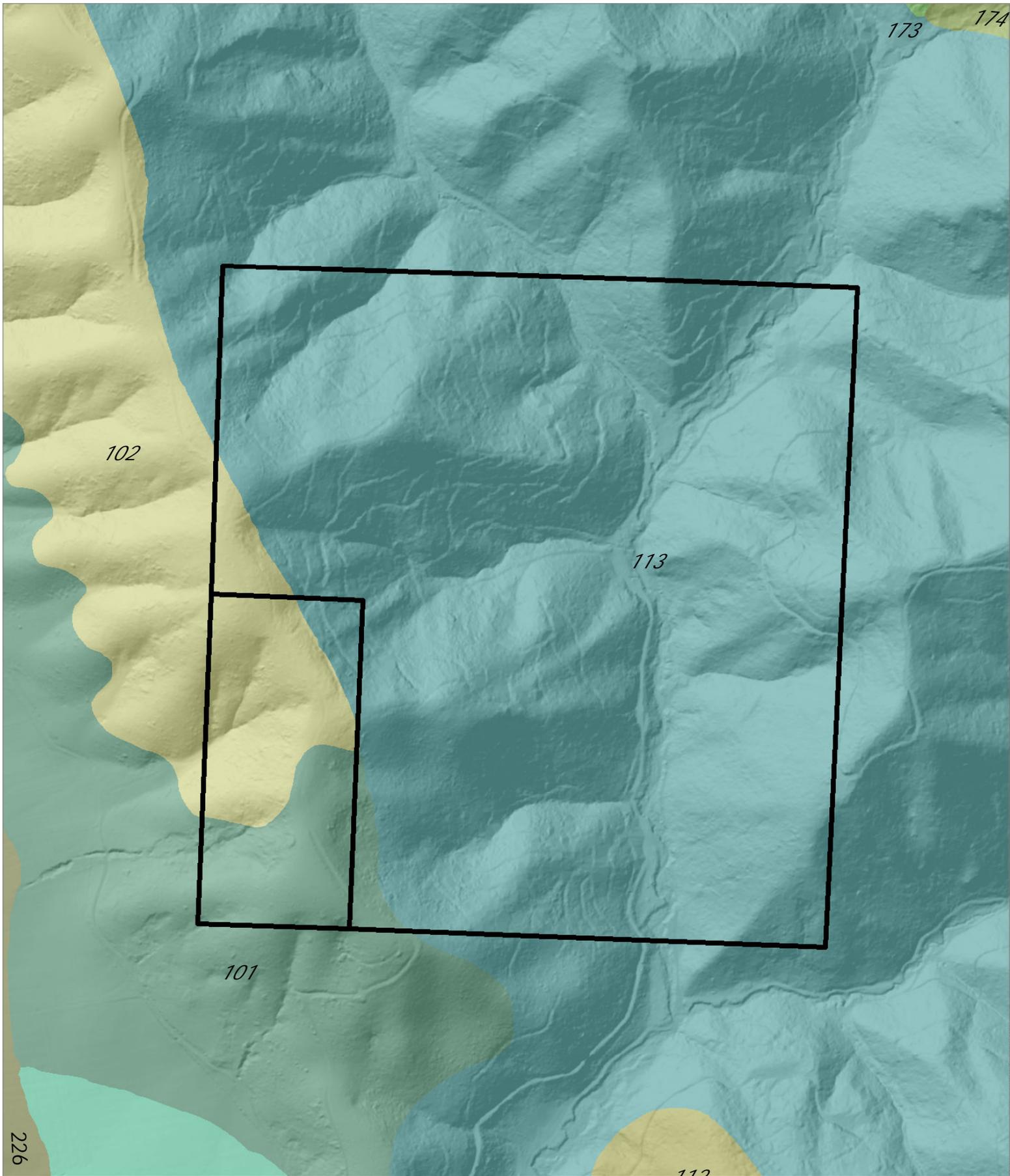


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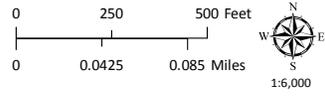
**ESTIMATED SLOPE**

WENDOCKING COUNTY PLANNING DEPARTMENT 7/7/2020



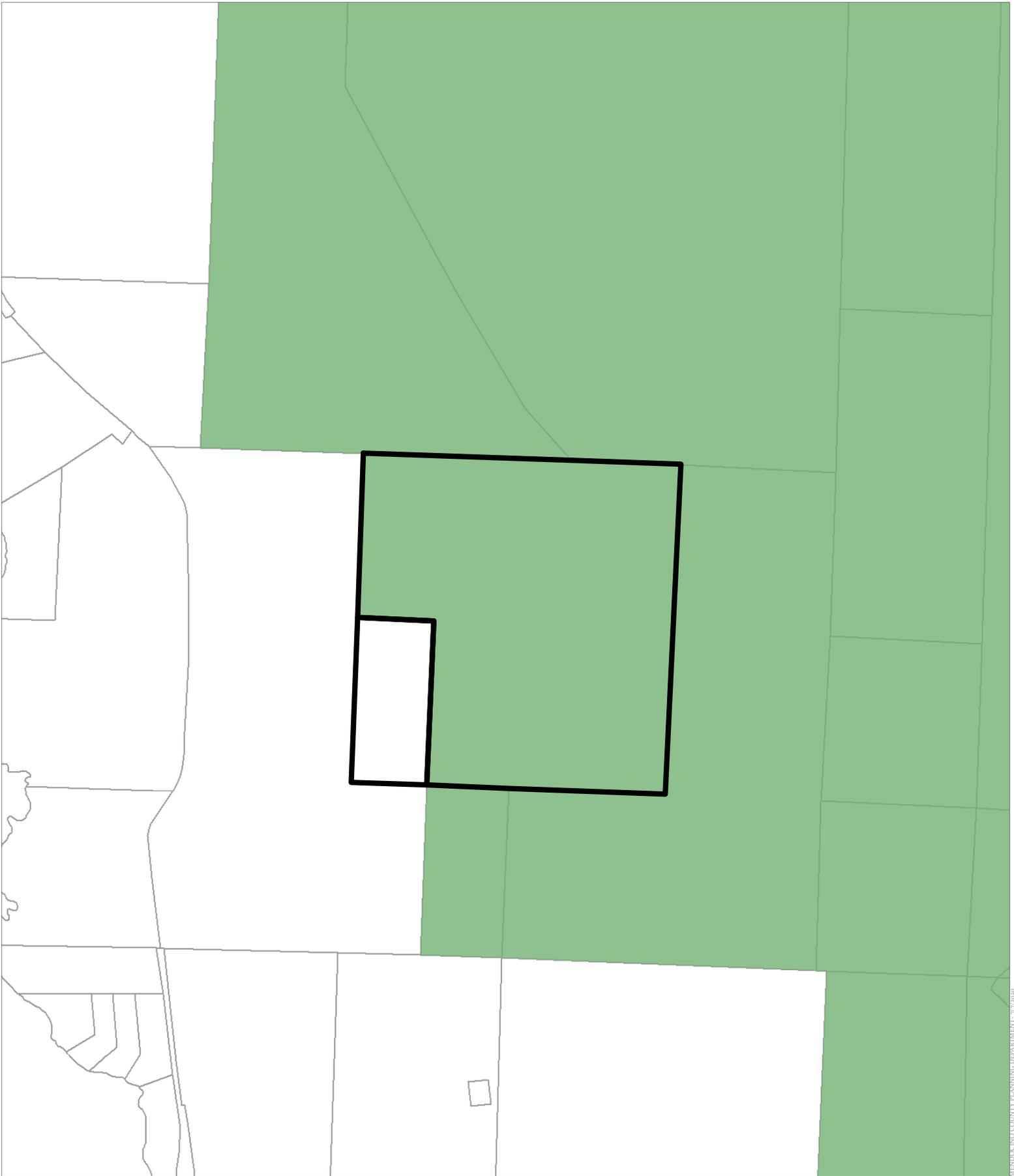
226

CASE: **CDPR 2020-0002**  
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**WESTERN SOIL CLASSIFICATIONS**

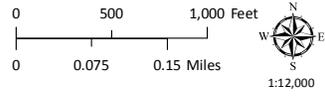
MENDOCINO COUNTY PLANNING DEPARTMENT 7/7/2020



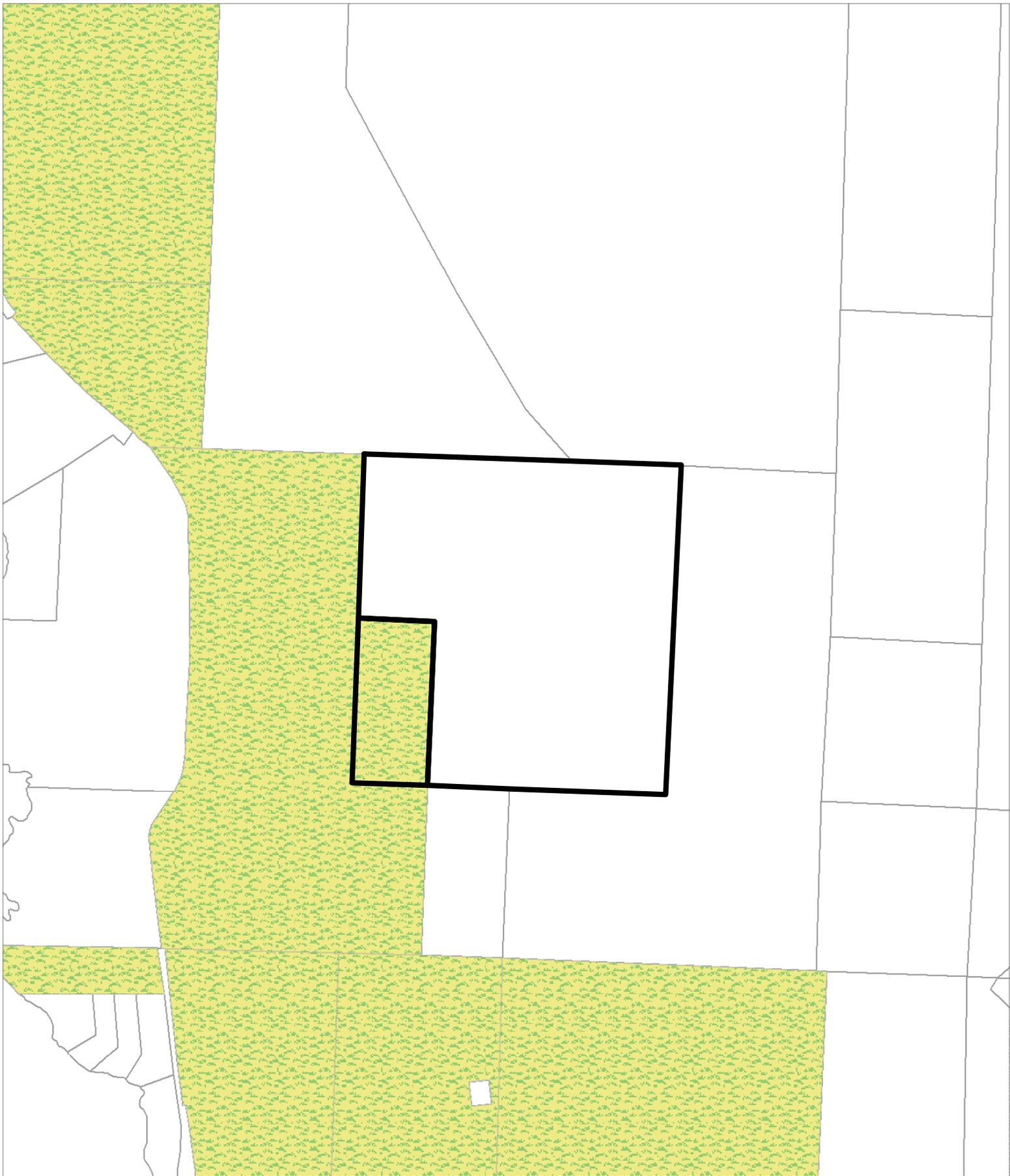
MENDOCINO COUNTY PLANNING DEPARTMENT 7/7/2020

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AGENT: **Tara Jackson**  
ADDRESS: **31485 N. Highway 1, Westport**

 TPZ 2018  
 Assessor's Parcels

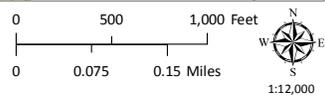


**TIMBERLAND PRODUCTION ZONES**



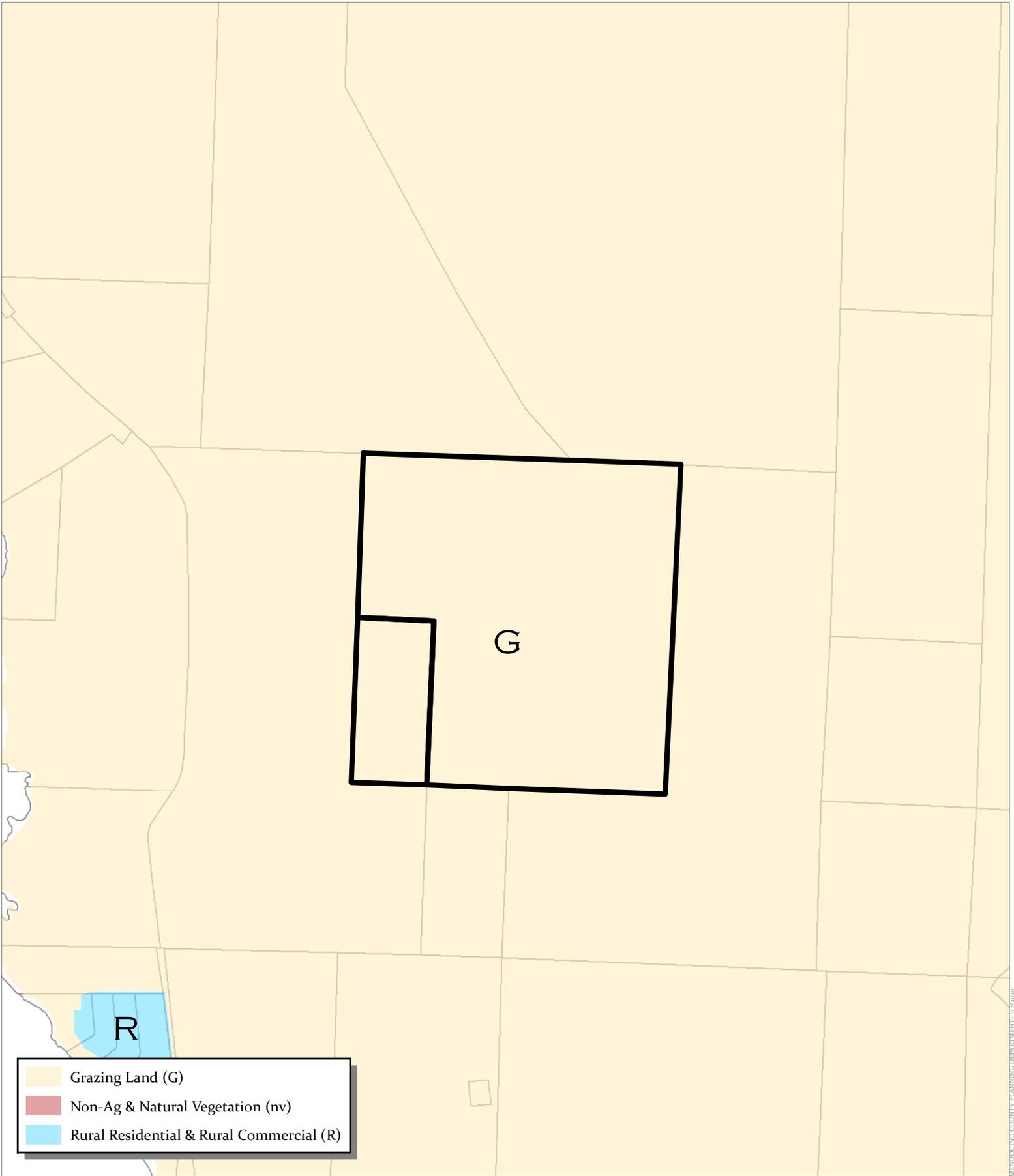
CASE: **CDPR 2020-0002**  
 OWNER: **Jackson Grube Family, Inc.**  
 APN: **015-070-70, 71**  
 APLCT: **Willard Jackson**  
 AGENT: **Tara Jackson**  
 ADDRESS: **31485 N. Highway 1, Westport**

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



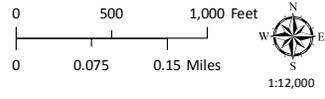
**LANDS IN WILLIAMSON ACT CONTRACTS**

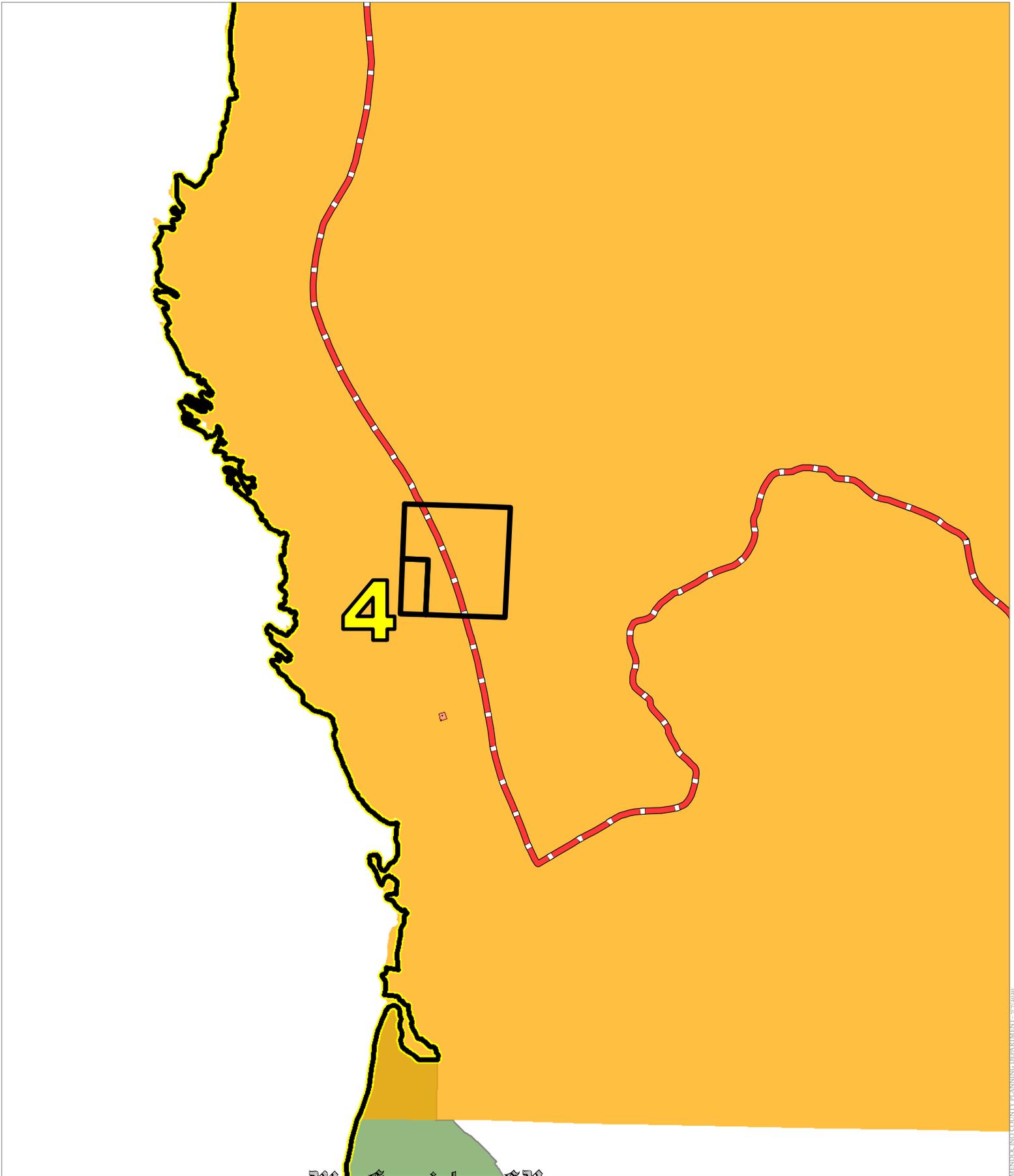
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/12/2020



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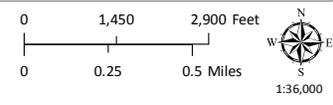
 Assessors Parcels





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



MENDOCINO COUNTY PLANNING DEPARTMENT 7/7/2020