



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 GONZALEZ, INTERIM DIRECTOR
 JULIA 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

October 15, 2021

Planning – Ukiah
 Department of Transportation
 Environmental Health - Fort Bragg
 Building Inspection - Fort Bragg
 Assessor
 Air Quality Management

Sonoma State University
 Native Plant Society
 Department of Forestry/ CalFire
 -Land Use
 Department of Fish and Wildlife
 Coastal Commission

County Addresser- Russ Ford
 Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 Mendocino Fire District

CASE#: CDP_2021-0007

DATE FILED: 1/28/2021

OWNER/APPLICANT: Erin Simpson & Jonah Shipley

AGENT: KELLY B. GRIMES, ARCHITECT

REQUEST: Standard Coastal Development Permit for an addition to the upstairs garage/storage area, which will be converted into a Guest Cottage, with adjoining small balcony and full bath, as well as the conversion of an existing office space into a Family Care Unit.

LOCATION: In the Coastal Zone, 2± miles north of the town of Mendocino, 2000± feet east of the Pacific Ocean, on the south side of Cypress Dr. (private), 430 feet from the closest intersection with Bishop Ln.; located at 45201 Cypress Dr., Mendocino; APN: 118-230-25.

SUPERVISORIAL DISTRICT: 4 (Gjerde)

STAFF PLANNER: JULIANA CHERRY

RESPONSE DUE DATE: October 29, 2021

PROJECT INFORMATION CAN BE FOUND AT:

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. 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_2021-0007

OWNER: ERIN SIMPSON & JONAH SHIPLEY

APPLICANT: SAME

AGENT: KELLY B GRIMES, ARCHITECT

REQUEST: Standard Coastal Development Permit for an addition to the upstairs garage/storage area, which will be converted into a Guest Cottage, with adjoining small balcony and full bath, as well as the conversion of an existing office space into a Family Care Unit.

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APN/S: 118-230-25

PARCEL SIZE: 1.3± acres

GENERAL PLAN: Rural Residential, five acre minimum lot size variable to one acre minimum lot size (RR-5[RR-1])

ZONING: Rural Residential, five acre minimum lot size variable to one acre minimum lot size (RR-5[RR-1])

EXISTING USES: Single Family Residence, office, and garage.

DISTRICT: 4 (Gjerde)

RELATED CASES: None

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential, five acre minimum lot size variable to one acre minimum lot size (RR-5[RR-1])	Rural Residential, five acre minimum lot size variable to one acre minimum lot size (RR-5[RR-1])	1.12± acres	Residential
EAST:	Rural Residential, five acre minimum lot size variable to one acre minimum lot size (RR-5[RR-1])	Rural Residential, five acre minimum lot size variable to one acre minimum lot size (RR-5[RR-1])	1.18± acres	Residential
SOUTH:	Rural Residential, five acre minimum lot size variable to one acre minimum lot size (RR-5[RR-1])	Rural Residential, five acre minimum lot size variable to one acre minimum lot size (RR-5[RR-1])	0.71±; 0.54±; 0.55± acres	Residential
WEST:	Rural Residential, five acre minimum lot size variable to one acre minimum lot size (RR-5[RR-1])	Rural Residential, five acre minimum lot size variable to one acre minimum lot size (RR-5[RR-1])	1± acres	Residential

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor's Office
- Building Division Fort Bragg
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Forestry Advisor
- LAFCO
- City Planning Department
- Community Services District
- Mendocino Fire District
- MAC

- Sanitation District
 - School District
 - Water District
 - Mendocino Transit Authority (MTA)
 - Planning Division Ukiah
 - Resource Lands Protection Com.
 - Sonoma State University
 - Trails Advisory Council
- #### STATE
- CALFIRE (Land Use)
 - CALFIRE (Resource Management)
 - California Coastal Commission
 - California Div. of Land Use Protection
 - California Div. of Mine Reclamation
 - California Dept. of Fish & Wildlife
 - California Highway Patrol

- California Native Plant Society
 - California State Clearinghouse
 - CALTRANS
 - Regional Water Quality Control Board
 - Sierra Club
- #### FEDERAL
- Sierra Club
 - US Department of Fish & Wildlife
 - US Department of Health Services
 - US Department of Parks & Recreation
 - US Natural Resources Conservation
- #### TRIBAL
- Cloverdale Rancheria
 - Potter Valley Tribe
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

STAFF PLANNER: JULIANA CHERRY/al

DATE: 10/15/2021

ENVIRONMENTAL DATA

1. MAC:

GIS

None

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate Fire Hazard Zone

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS

Urban & Built-Up Land (D)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

None

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soil Class 117

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

None

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

No

10. TIMBER PRODUCTION ZONE:

GIS

No

11. WETLANDS CLASSIFICATION:

GIS

No

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

None

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, Swamp Harebelle

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

N/A

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

N/A

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

No

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

None

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Prime Ag, and Beach Deposits and Stream Alluvium and Terraces (Zone 3) Intermediate Shaking

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

None

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

Yes

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

No

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

None

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

No

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning



Case No(s)	CDP-2021-0007
CDF No(s)	
Date Filed	1/28/2021
Fee	\$5551.55
Receipt No.	PRJ 039366
Received by	Tia Sar
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Erin & Jonah Shipley
Mailing Address P.O. Box 1721
City Mendocino State CA. Zip Code 95460 Phone _____

PROPERTY OWNER

Name SAME AS ABOVE
Mailing Address _____
City _____ State _____ Zip Code _____ Phone _____

AGENT

Name Kelly B. Grimes Architect
Mailing Address P.O. Box 598
City Little River State CA. Zip Code 95456 Phone 937-2904

PARCEL SIZE

60,000 Square feet
 Acres

STREET ADDRESS OF PROJECT

45201 Cypress Drive

ASSESSOR'S PARCEL NUMBER(S)

118-230-25-00

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

Kelly B. Grimes 1-25-21 [Signature] 01/25/2021
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.

1. Convert upstairs garage storage area to Guest Cottage w/ small balcony and full bath.
 2. Convert existing office to a family care unit.

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	house, office, garage	1312, 624, 449
<input type="checkbox"/> Mobile Home	_____	_____
<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.

OFFICE CONVERSION IS PHASE ONE
 GARAGE CONVERSION IS PHASE TWO

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.

Residence, Garage, Office → Family Care Unit.

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.

7. Project Height. Maximum height of structure 20 FT. 9 inches feet. garage height

8. Lot area (within property lines): 59,455 square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>2265</u> square feet	<u>120</u> square feet	<u>2385</u> square feet
Paved area	<u>3611</u> square feet	<u>-</u> square feet	<u>3611</u> square feet
Landscaped area	<u>2000</u> square feet	<u>-</u> square feet	<u>2000</u> square feet
Unimproved area	<u>51,629</u> square feet	<u>-</u> square feet	<u>51,629</u> square feet

GRAND TOTAL: 59,455 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>3</u>	Proposed <u>-</u>	Total <u>3</u>
Number of covered spaces	<u>ONE</u>		Size <u>10' x 24'</u>
Number of uncovered spaces	<u>Multiple</u>		Size <u>10' x 20'</u>
Number of standard spaces	_____		Size _____
Number of handicapped spaces	_____		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.

Fully shielded downlight

14. What will be the method of sewage disposal?

- Community sewage system, specify supplier _____
 Septic Tank
 Other, specify _____

15. What will be the domestic water source?

- Community water system, specify supplier _____
 Well
 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.

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.)

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

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.

SUBMIT ONLY ONE COPY

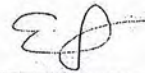
INDEMNIFICATION AND HOLD HARMLESS

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: 01 / 25 / 2021

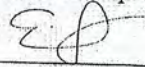


Applicant

SUBMIT ONLY ONE COPY

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.



Owner/Authorized Agent

01 / 25 / 2021

Date

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

AUTHORIZATION OF AGENT

I hereby authorize Kelly B. Grimes, Architect to act as my representative and to bind me in all matters concerning this application.



Owner

01 / 25 / 2021

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

CORRECTED (if checked)

RECIPIENT'S/LENDER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone no.

LoanCare, LLC
P.O. Box 8068
Virginia Beach, VA 23450
(800) 274-6600

PAYER'S/BORROWER'S name, street address (including apt. no.) city or town, state or province, country, and ZIP or foreign postal code

ERIN M SIMPSON
JONAH SHIPLEY
45201 CYPRESS DR
MENDOCINO, CA 95460

Caution: The amount shown may not be fully deductible by you. Limits based on the loan amount and the cost and value of the secured property may apply. Also, you may only deduct interest to the extent it was incurred by you, actually paid by you, and not reimbursed by another person.

OMB No. 1545-0047
2020
Form **1098**

1 Mortgage interest received from payer(s)/borrower(s) \$ 824.10	2 Outstanding mortgage principal \$ 510,400.00	3 Mortgage origination date 01/17/20
4 Refund of overpaid interest \$ 0.00	5 Mortgage insurance premiums \$ 0.00	6 Points paid on purchase of principal residence \$ 418.53
7 <input type="checkbox"/> If address of property securing mortgage is the same as PAYER'S/BORROWER'S address (the box is checked, or the address or description is entered in box 8): 8 Address or description of property securing mortgage (see instructions) 45201 CYPRESS DRIVE MENDOCINO, CA 95460		
9 Number of properties securing this mortgage 01		

10 Other Real Estate Taxes Paid \$0.00	11 Mortgage acquisition date 01/22/20
---	--

Mortgage Interest Statement

Account number (see instructions):
45032646

Copy B For Payer/Borrower

The information in boxes 1 through 9 and 11 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if the IRS determines that an underpayment of tax results because you overstated a deduction for this mortgage interest or for these points, reported in boxes 1 and 6, or because you didn't report the refund of interest (box 4), or because you claimed a nondeductible item.

RECIPIENT'S/LENDER'S TIN 54-1322898	PAYER'S/BORROWER'S TIN *****2030
--	-------------------------------------

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: CONVERT EXISTING OFFICE
TO A FAMILY CARE UNIT.

CONVERT STORAGE AREA OF GARAGE SECOND
FLOOR INTO A GUEST COTTAGE W/ BALCONY
ABOVE GARAGE DOOR

LOCATION: 45201 Cypress Dr.

APPLICANT: ERIN & SONAH SHIPLEY

ASSESSOR'S PARCEL NUMBER(S): 118-230-25

DATE NOTICE POSTED: 1-27-21

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

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

Properties within 300' of 118-230-25

APN	OWNER	ADDRESS	CITY	STATE	ZIP	SITUS_3
11820017	RUEDIGER GINA K & DANIEL J 1/2	12933 SW WESTFALL RD	SHERWOOD	OR	97140	
11823001	LOVE ARTHUR R TTEES /	PO BOX 728	MENDOCINO	CA	95460	12851 BISHOP LN
11823017	HALL ROBERT C COTTEE 1/2	600 HAWTHORN RD	SACRAMENTO	CA	95864	
11823018	HALL ROBERT C COTTEE 1/2	600 HAWTHORN RD	SACRAMENTO	CA	95864	45260 CYPRESS DR
11823022	HENRY MARY LOU TTEE	PO BOX 485	MENDOCINO	CA	95460	45100 CYPRESS DR
11823023	JLP PROPERTIES	777 ALDRIDGE RD	VACAVILLE	CA	95688	45111 CYPRESS DR
11823024	CAYLOR BRADLEY & SONDRA D	45151 CYPRESS DR	MENDOCINO	CA	95460	45151 CYPRESS DR
11823025	JONES RODNEY R	PO BOX 189	MENDOCINO	CA	95460	45201 CYPRESS DR
11823026	BURKE DAVID L TTEE /	3136 SOUTH COURT	PALO ALTO	CA	94306	45251 CYPRESS DR
11823027	WILSON DONALD RICHARD & MARGAR	715 LINDA FALLS TERRACE	ANGWIN	CA	94508	45301 CYPRESS DR
11823034	DOTEN MICHAEL S TTEE /	3532 BRIGHTON AVE	OAKLAND	CA	94602	12858 BISHOP LN
11823035	406 BOTULPH LANE GROUP LLC	406 BOTULPH LN STE 1	SANTA FE	NM	87502	12864 BISHOP LN
11823036	SIEGER SCOTT N & DEBBIE A	8618 ROYAL ESTATES WAY	FAIR OAKS	CA	95628	12875 BISHOP LN
11823041	SHORELANDS ROAD & WATER CO	PO BOX 398	MENDOCINO	CA	95460	
11823042	SHORELANDS ROAD & WATER CO	PO BOX 398	MENDOCINO	CA	95460	45121 CYPRESS DR
11823043	SHORELANDS ROAD & WATER CO	PO BOX 398	MENDOCINO	CA	95460	
11823044	SHORELANDS ROAD & WATER CO	PO BOX 398	MENDOCINO	CA	95460	
11823048	NOBLE MARY JANE GOODYEAR TTEE	6256 LOCKWOOD DR	WINDSOR	CA	95492	45250 FERN DR
11823049	YOUNG ORAH I TTEE	45230 FERN DR	MENDOCINO	CA	95460	45230 FERN DR

APN	OWNER	ADDRESS	CITY	STATE	ZIP	SITUS_3
11823050	OWINGS ELIZABETH ANN TTEE	45200 FERN DR	MENDOCINO	CA	95460	45200 FERN DR
11823051	BONFIGLIO RICHARD L & CELESTE	PO BOX 707	WOODACRE	CA	94973	45160 FERN DR
11823052	SUAREZ VICTOR R JR & LARENE D	45130 FERN DR	MENDOCINO	CA	95460	45130 FERN DR
11823054	TINFO ILJA TTEE	PO BOX 784	MENDOCINO	CA	95460	45251 FERN DR
11823055	MOOREHEAD JAMES L & ARLENE L T	301 SNUFFIN ST	UKIAH	CA	95482	45225 FERN DR
11823056	BRAUDRICK PETER /	PO BOX 722	MENDOCINO	CA	95460	45201 FERN DR
11823057	BOELE MARC A & KATHLEEN R	45175 FERN DR	MENDOCINO	CA	95460	45175 FERN DR
11823058	SHEDD MARGARET S TTEE 1/3	1260 NORFOLK WAY	SACRAMENTO	CA	95831	45151 FERN DR
11823064	COURSEY DONALD L & LYNDA MINAH	240 QUAIL DR	UKIAH	CA	95482	45150 CYPRESS DR
11823065	SUSMAN KENNETH R TTEE	45200 CYPRESS DR	MENDOCINO	CA	95460	45200 CYPRESS DR
11823066	GIBBS R KELLEY /	2423 ADELINE ST	OAKLAND	CA	94607	45230 CYPRESS DR
118230RW						

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 1-26-21 (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:

Convert office to a family care unit, convert upstairs garage into a guest cottage w/ balcony
(Description of development)

Located at:

45201 Cypress Dr. Apt# 118-230-25
(Address of development and Assessor's Parcel Number)

The public notice was posted at:

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

[Signature]
Owner/Authorized Representative

1-26-21
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.



Mendocino County

Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: KELLY B. GRIMES, ARCHITECT
P.O. BOX 598

LITTLE RIVER CA 95456

Project Number: CDP_2021-0007

Project Description: Standard CDP, FCU & GC

Site Address: 45201 CYPRESS DR

CDP_2021-0007

Receipt: PRJ_039366

Date: 1/28/2021



Pay Method: CHECK 2880

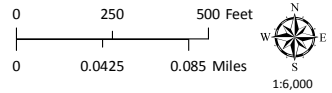
Received By: TIA SAR

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822609		\$4,799.55
CDPS BASE			\$4,799.55
DOT FEES	1100-1910-826182		\$150.00
UMIN UMAJ COT DR CDPA CDPS SFR DOT2E			\$150.00
EH FEES	1100-4011-822606		\$300.00
CDPA CDPS EM EH FEE			\$300.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
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SONOMA STATE UNIVERSITY	1100-2851-826390		\$75.00
			\$75.00
Total Fees Paid:			\$5,551.55



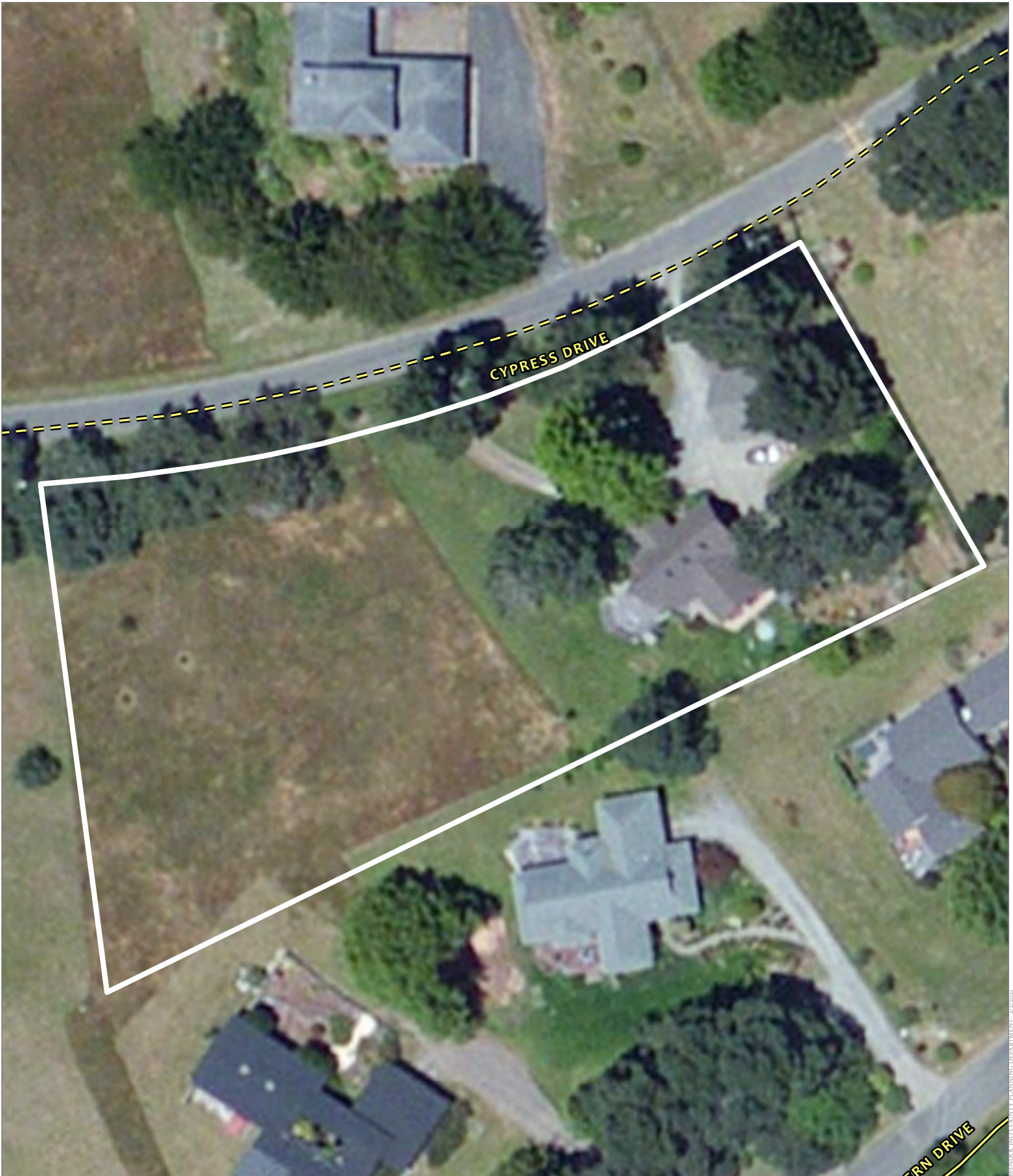
CASE: CDP 2021-0007
OWNER: SIMPSON, Erin
APN: 118-230-25
APLCT: Erin & Jonah Shipley
AGENT: Kelly B. Grimes
ADDRESS: 45201 Cypress Drive, Mendocino

-  Named Rivers
-  Public Roads



Russian Gulch

AERIAL IMAGERY

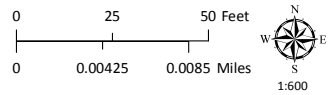


CYPRESS DRIVE

ERN DRIVE

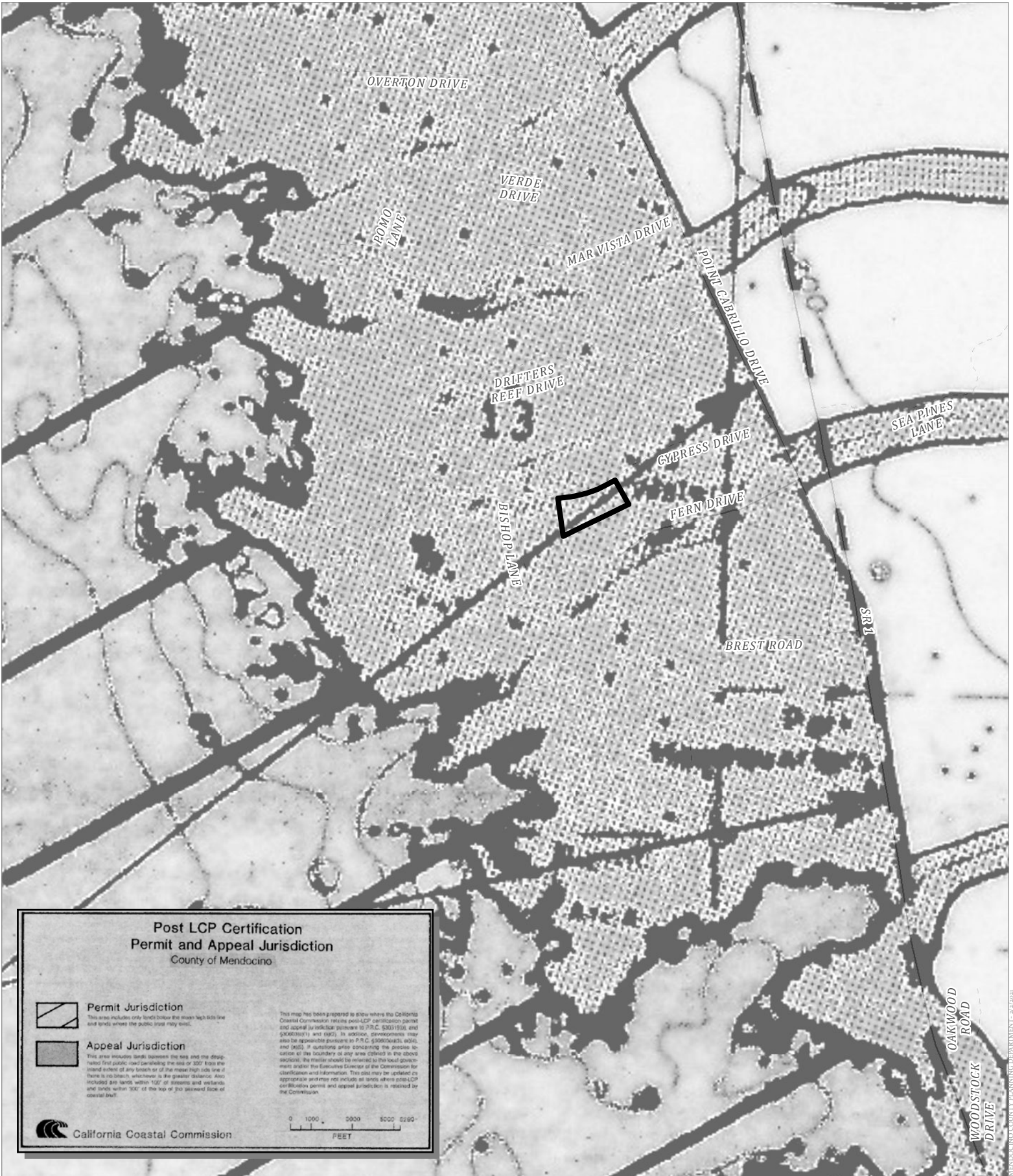
CASE: CDP 2021-0007
OWNER: SIMPSON, Erin
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Public Roads



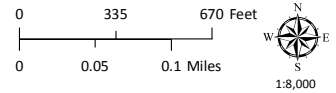
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/2/2021

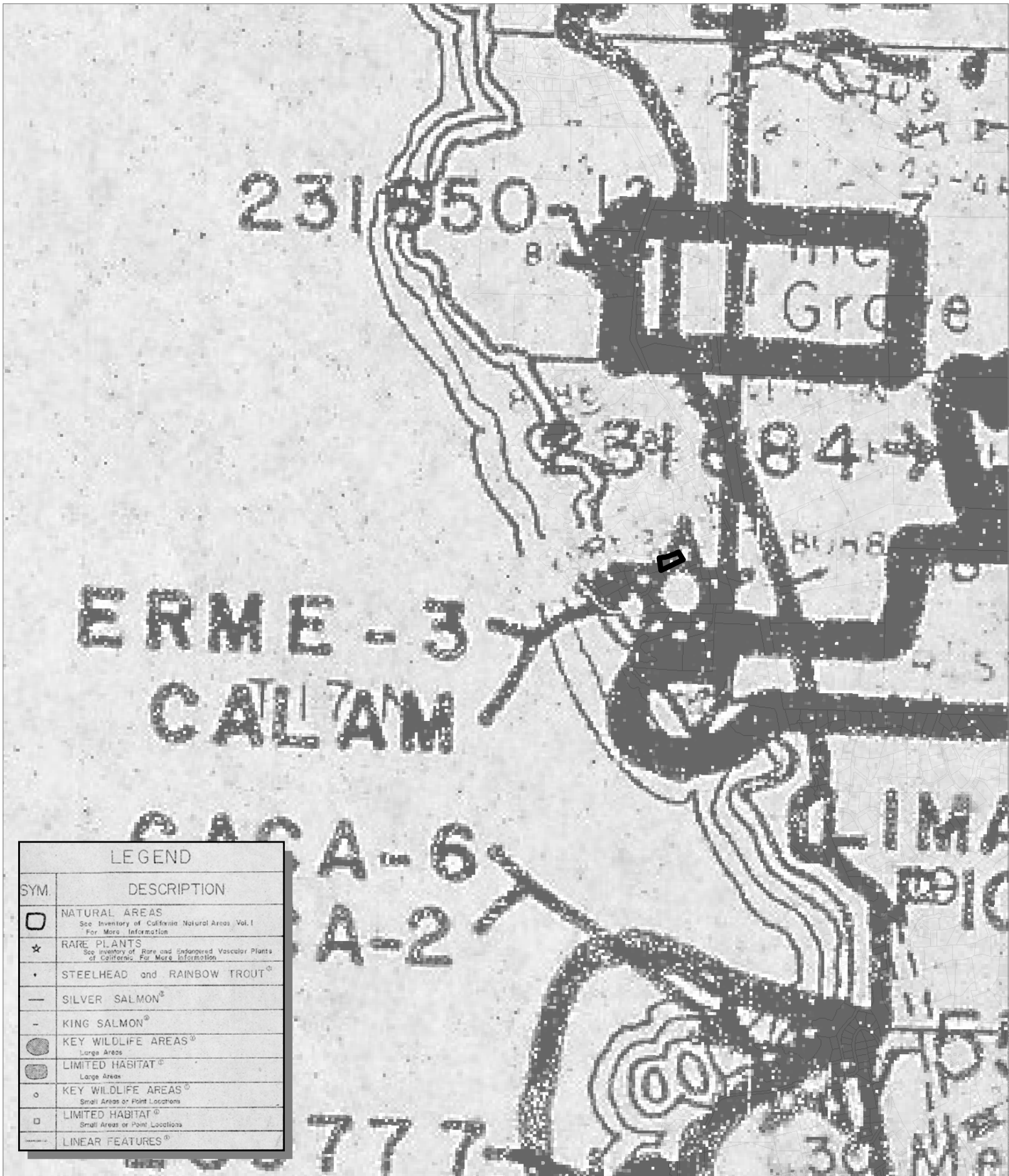


CASE: CDP 2021-0007
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 APN: 118-230-25
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Public Roads

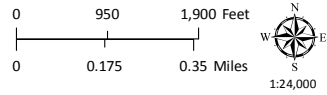


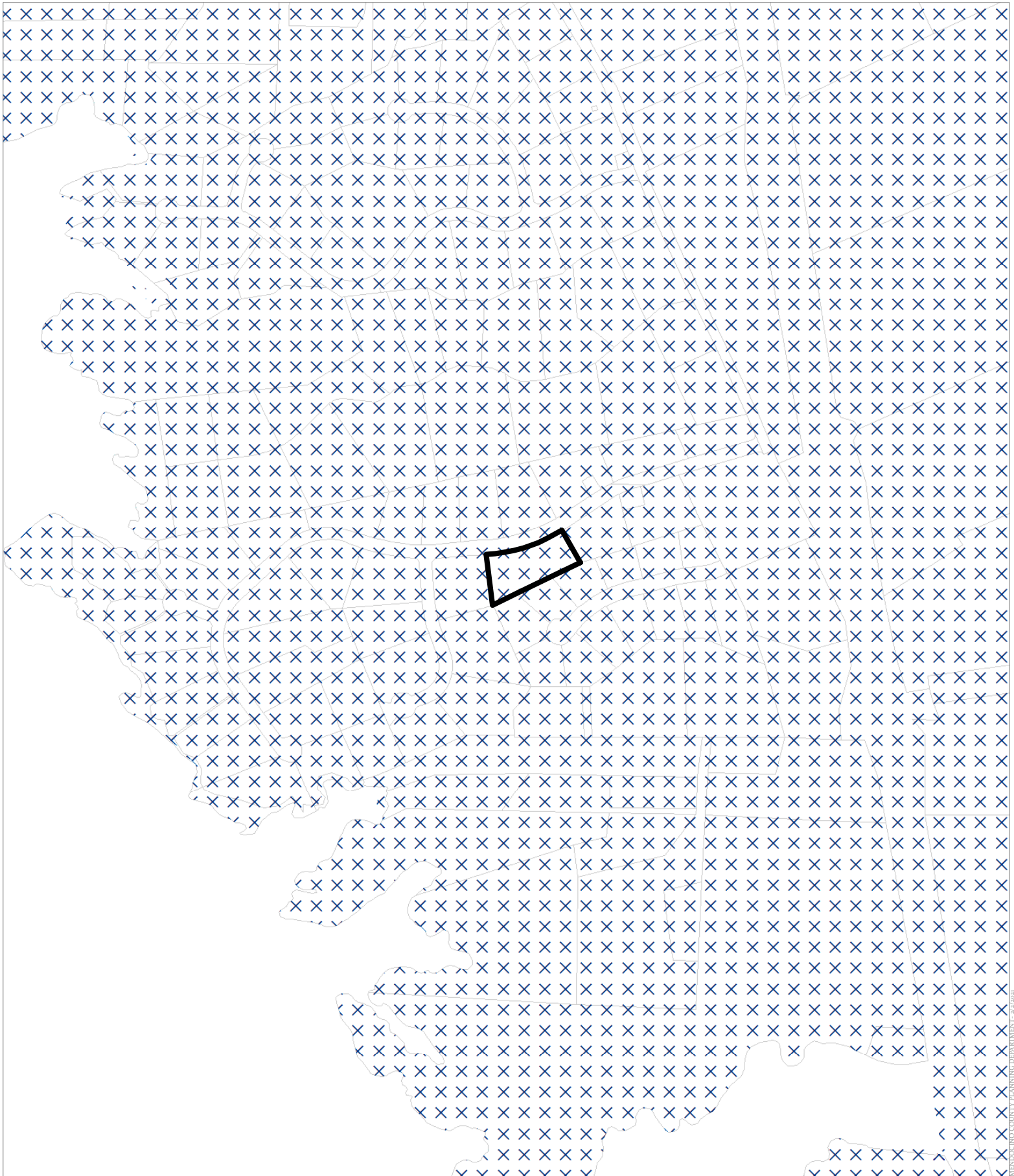
POST LCP CERTIFICATION & APPEAL JURISDICTION



LEGEND	
SYM.	DESCRIPTION
□	NATURAL AREAS <small>See Inventory of California Natural Areas, Vol. I For More Information</small>
★	RARE PLANTS <small>See Inventory of Rare and Endangered Vascular Plants of California For More Information</small>
•	STEELHEAD and RAINBOW TROUT [®]
—	SILVER SALMON [®]
-	KING SALMON [®]
●	KEY WILDLIFE AREAS [®] <small>Large Areas</small>
●	LIMITED HABITAT [®] <small>Large Areas</small>
○	KEY WILDLIFE AREAS [®] <small>Small Areas or Point Locations</small>
□	LIMITED HABITAT [®] <small>Small Areas or Point Locations</small>
—	LINEAR FEATURES [®]


CASE: CDP 2021-0007
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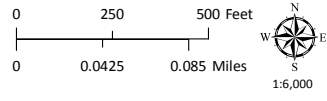




MENDOCINO COUNTY PLANNING DEPARTMENT - 2/2/2018

CASE: CDP 2021-0007
OWNER: SIMPSON, Erin
APN: 118-230-25
APLCT: Erin & Jonah Shipley
AGENT: Kelly B. Grimes
ADDRESS: 45201 Cypress Drive, Mendocino

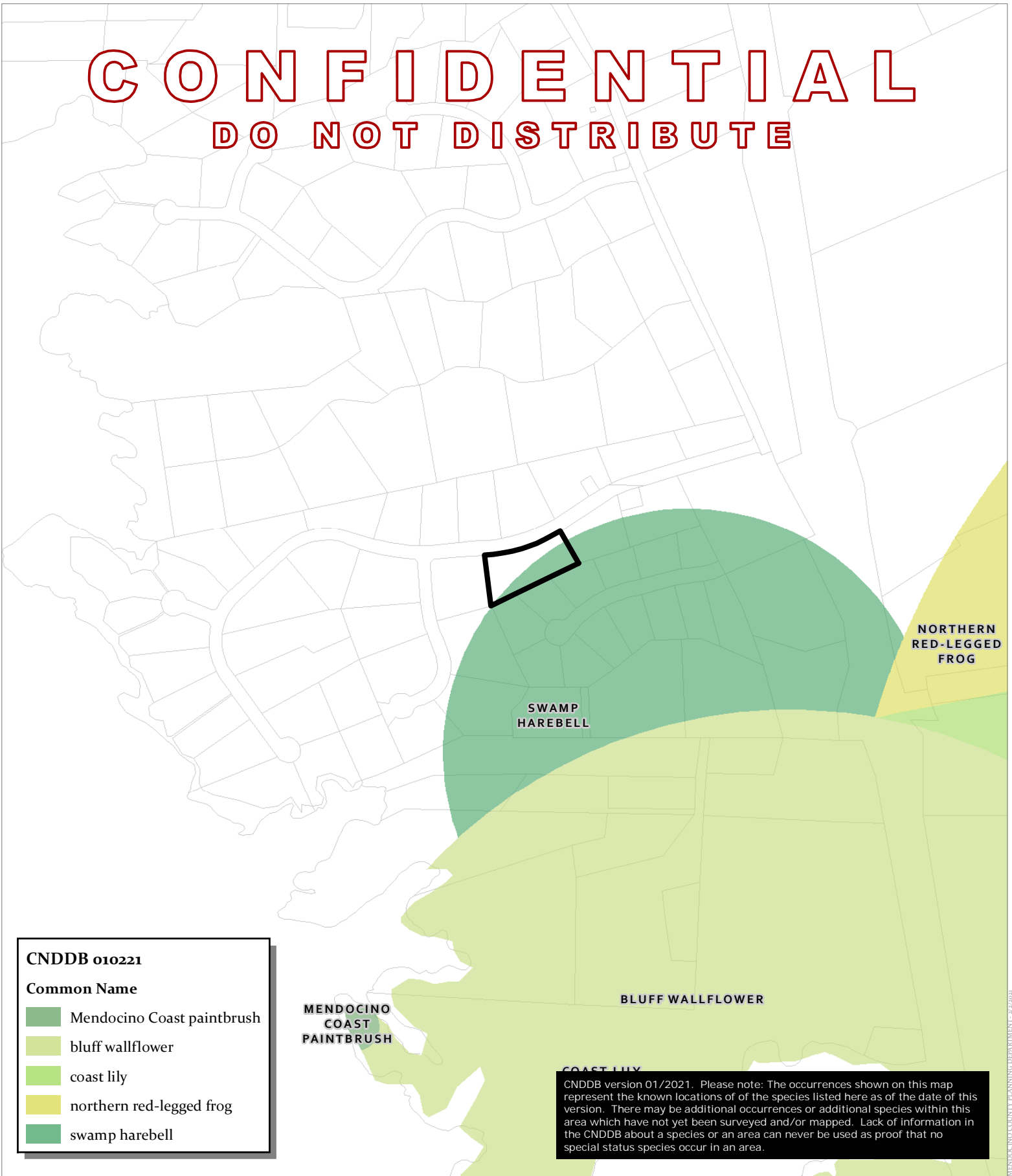
 Critical Water Areas



GROUND WATER RESOURCES

CONFIDENTIAL

DO NOT DISTRIBUTE



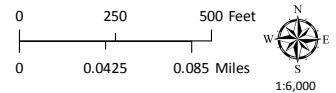
CNDDDB 010221

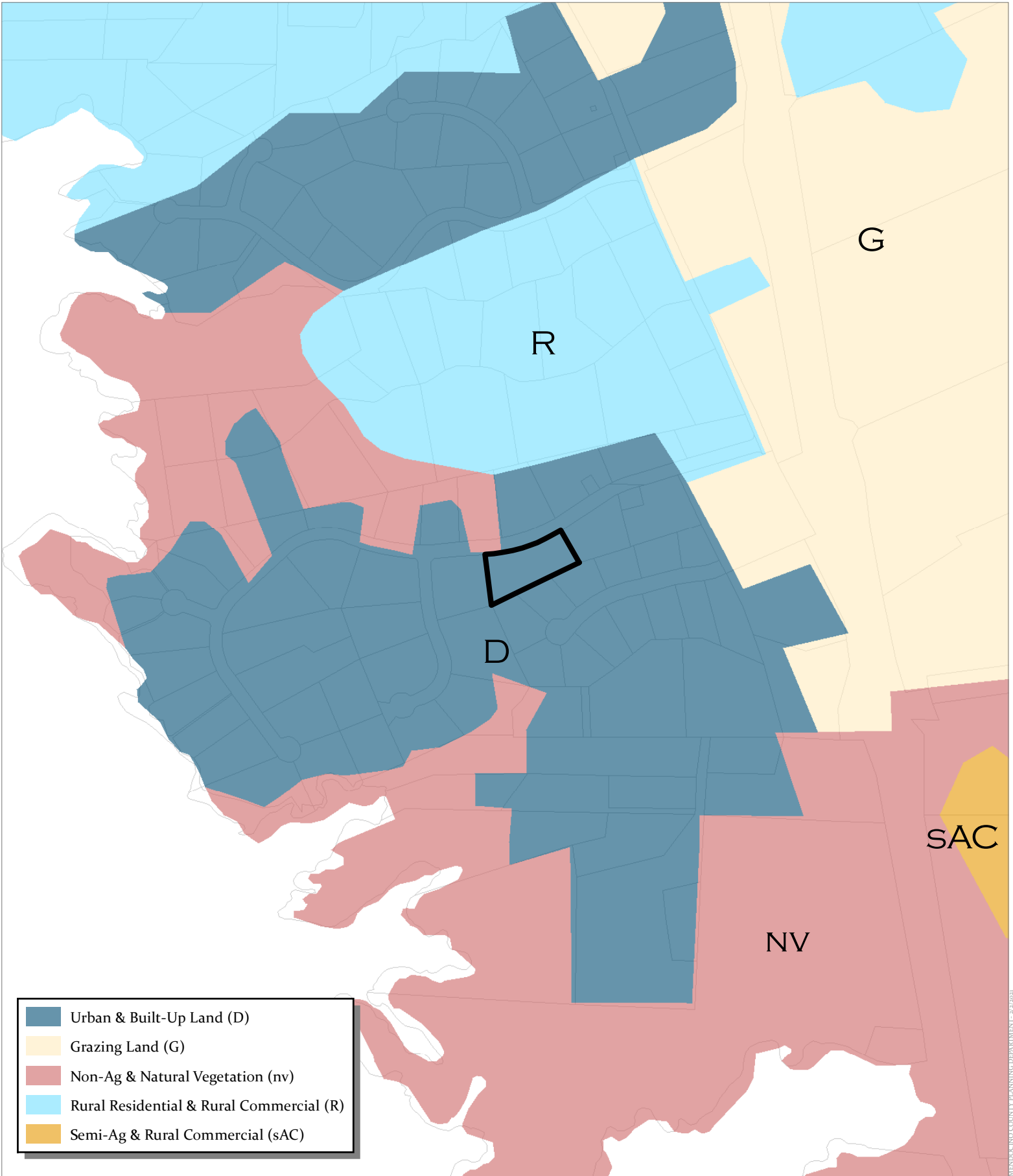
Common Name

- Mendocino Coast paintbrush
- bluff wallflower
- coast lily
- northern red-legged frog
- swamp harebell

CNDDDB version 01/2021. Please note: The occurrences shown on this map represent the known locations of the species listed here as of the date of this version. There may be additional occurrences or additional species within this area which have not yet been surveyed and/or mapped. Lack of information in the CNDDDB about a species or an area can never be used as proof that no special status species occur in an area.

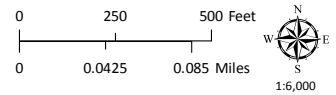
CASE: CDP 2021-0007
 OWNER: SIMPSON, Erin
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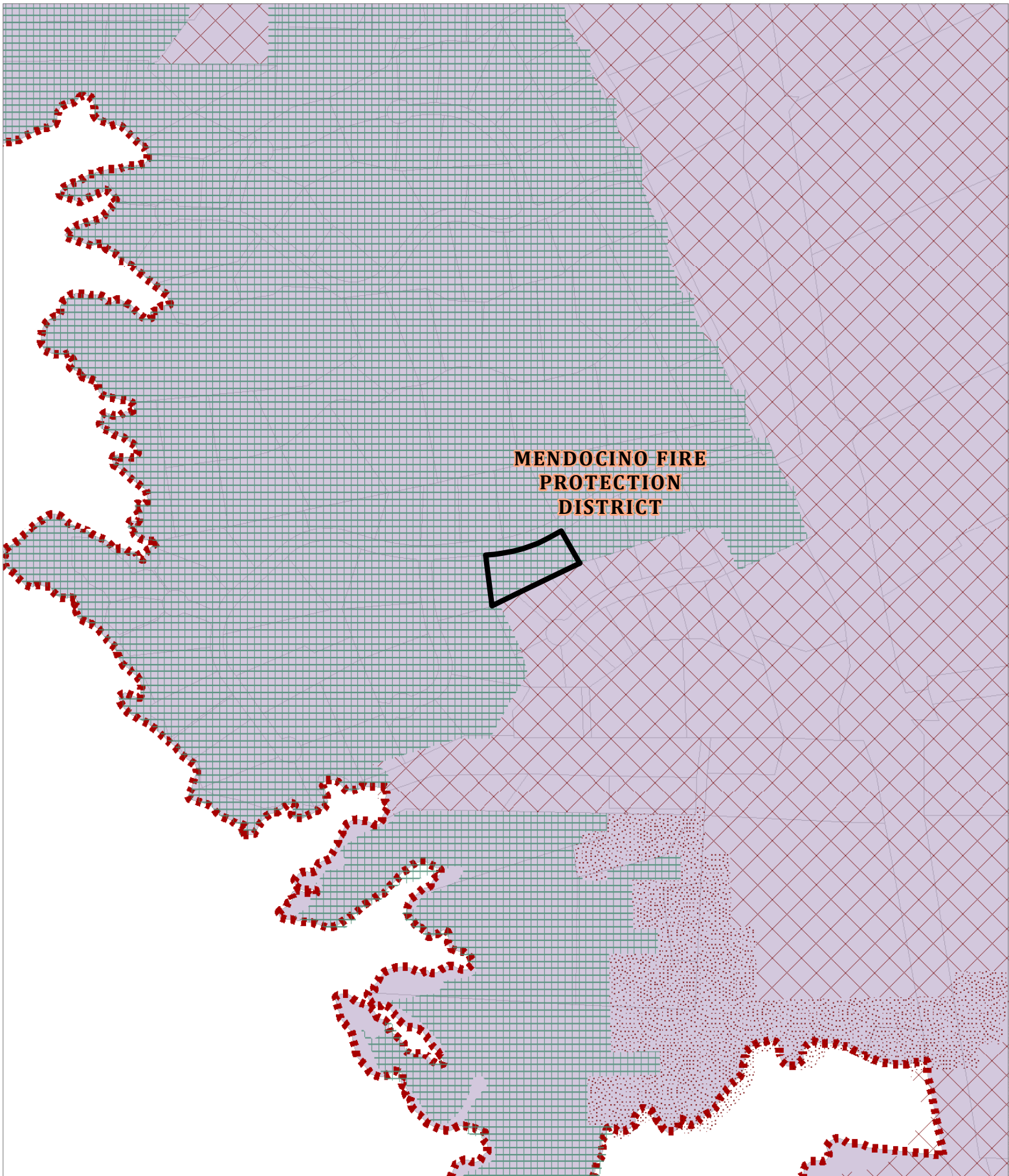




- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)
- Semi-Ag & Rural Commercial (sAC)

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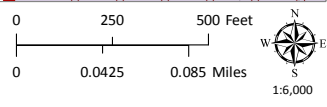




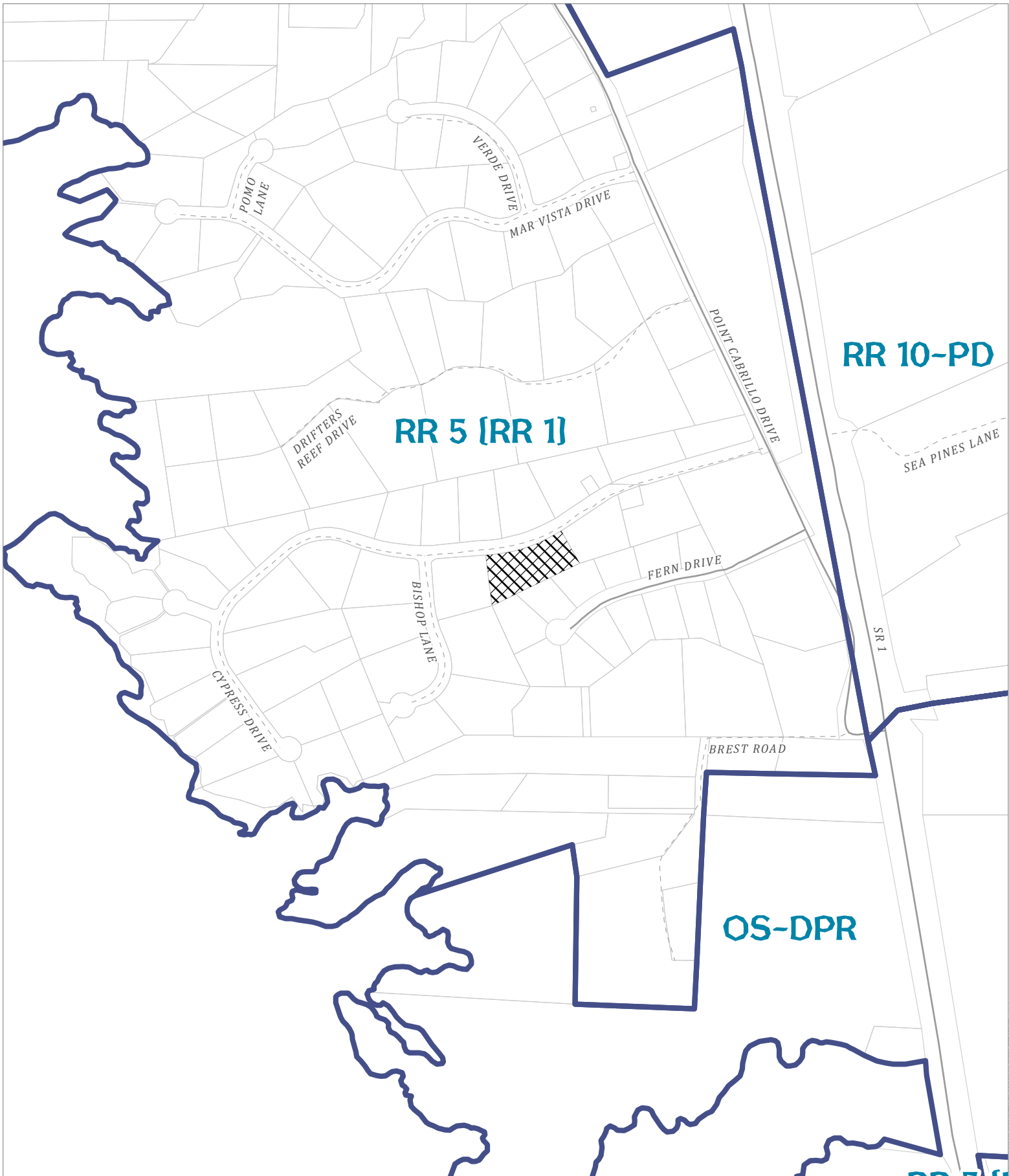
**MENDOCINO FIRE
PROTECTION
DISTRICT**

CASE: CDP 2021-0007
 OWNER: SIMPSON, Erin
 APN: 118-230-25
 APLCT: Erin & Jonah Shipley
 AGENT: Kelly B. Grimes
 ADDRESS: 45201 Cypress Drive, Mendocino

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

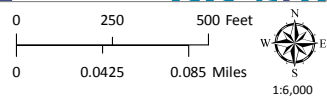


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/2/2021



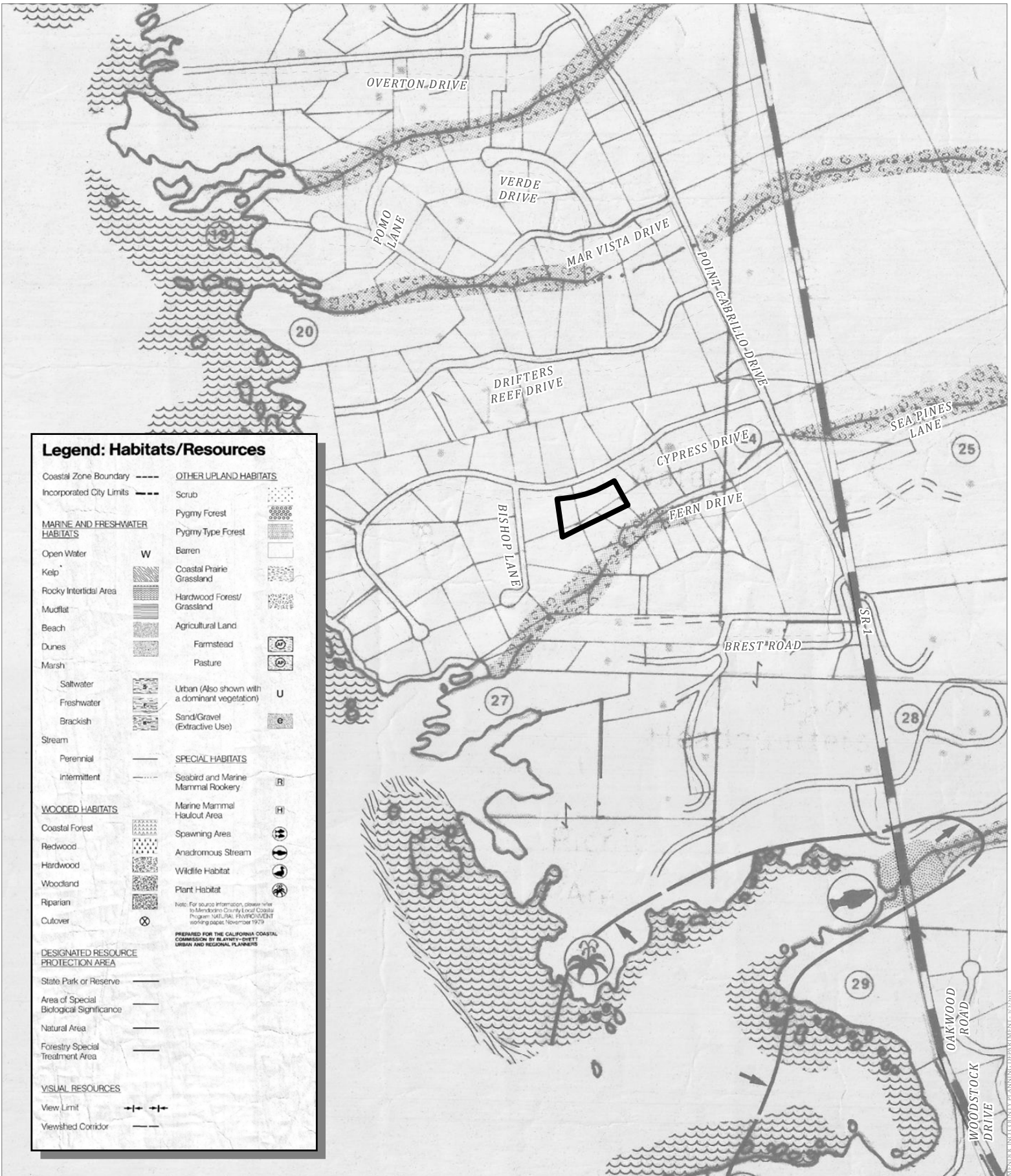
CASE: CDP 2021-0007
 OWNER: SIMPSON, Erin
 APN: 118-230-25
 APLCT: Erin & Jonah Shipley
 AGENT: Kelly B. Grimes
 ADDRESS: 45201 Cypress Drive, Mendocino

 General Plan Classes
 Public Roads



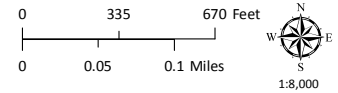
GENERAL PLAN CLASSIFICATIONS

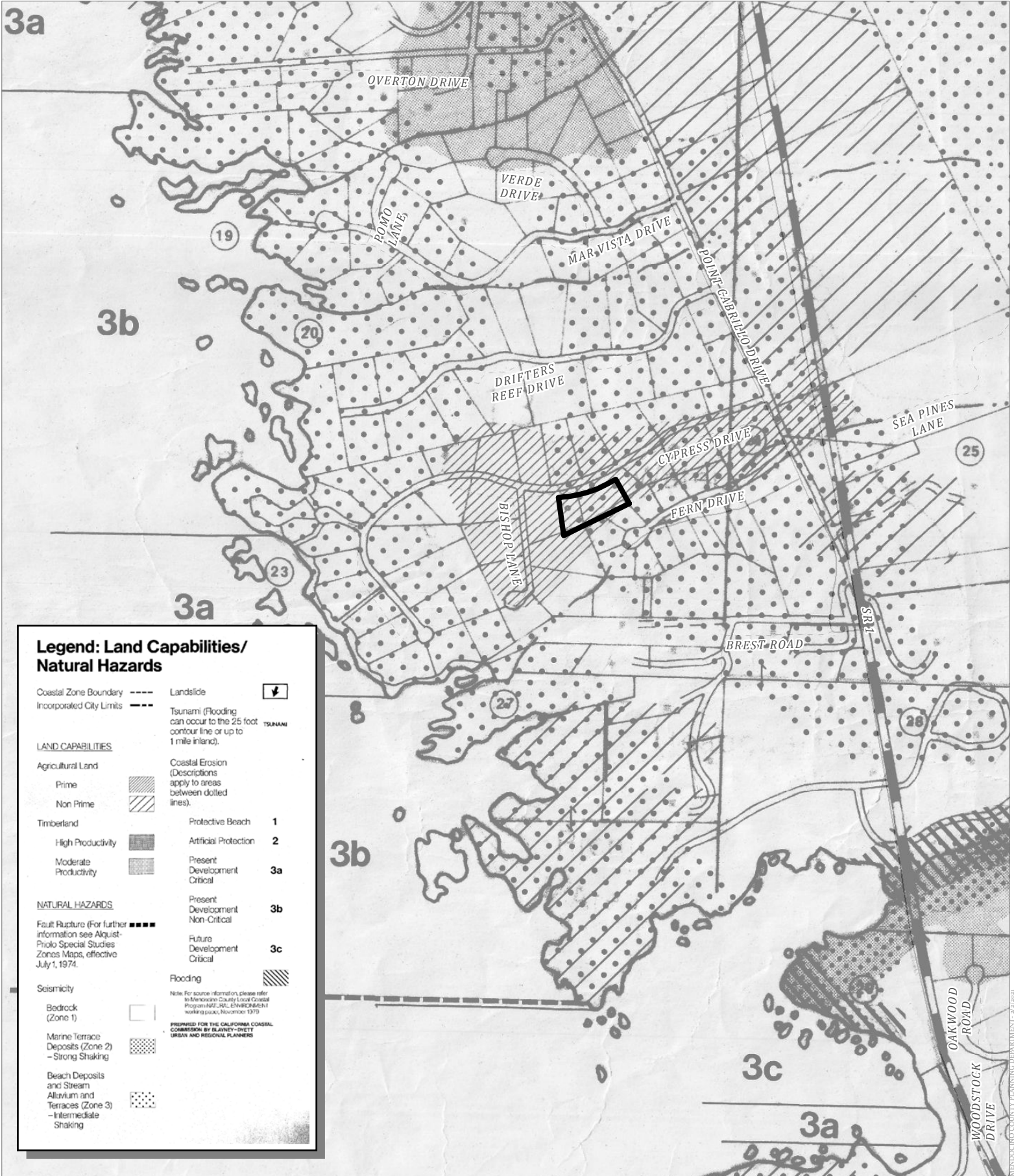
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/2/2021



CASE: CDP 2021-0007
 OWNER: SIMPSON, Erin
 APN: 118-230-25
 APLCT: Erin & Jonah Shipley
 AGENT: Kelly B. Grimes
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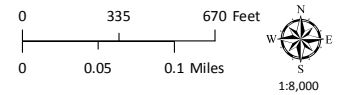
— Public Roads

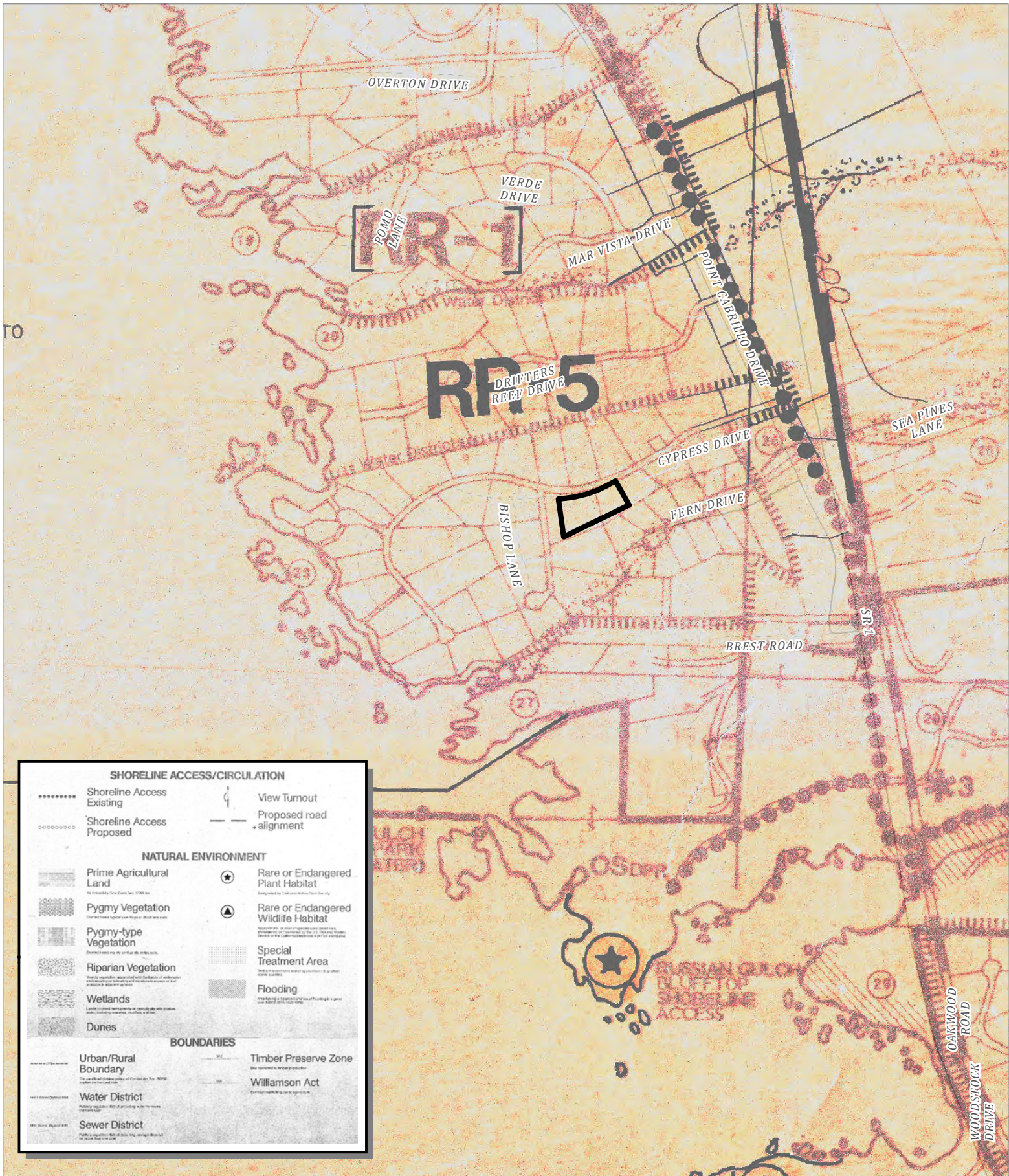




CASE: CDP 2021-0007
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Public Roads

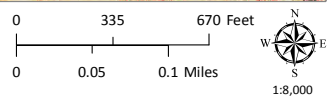


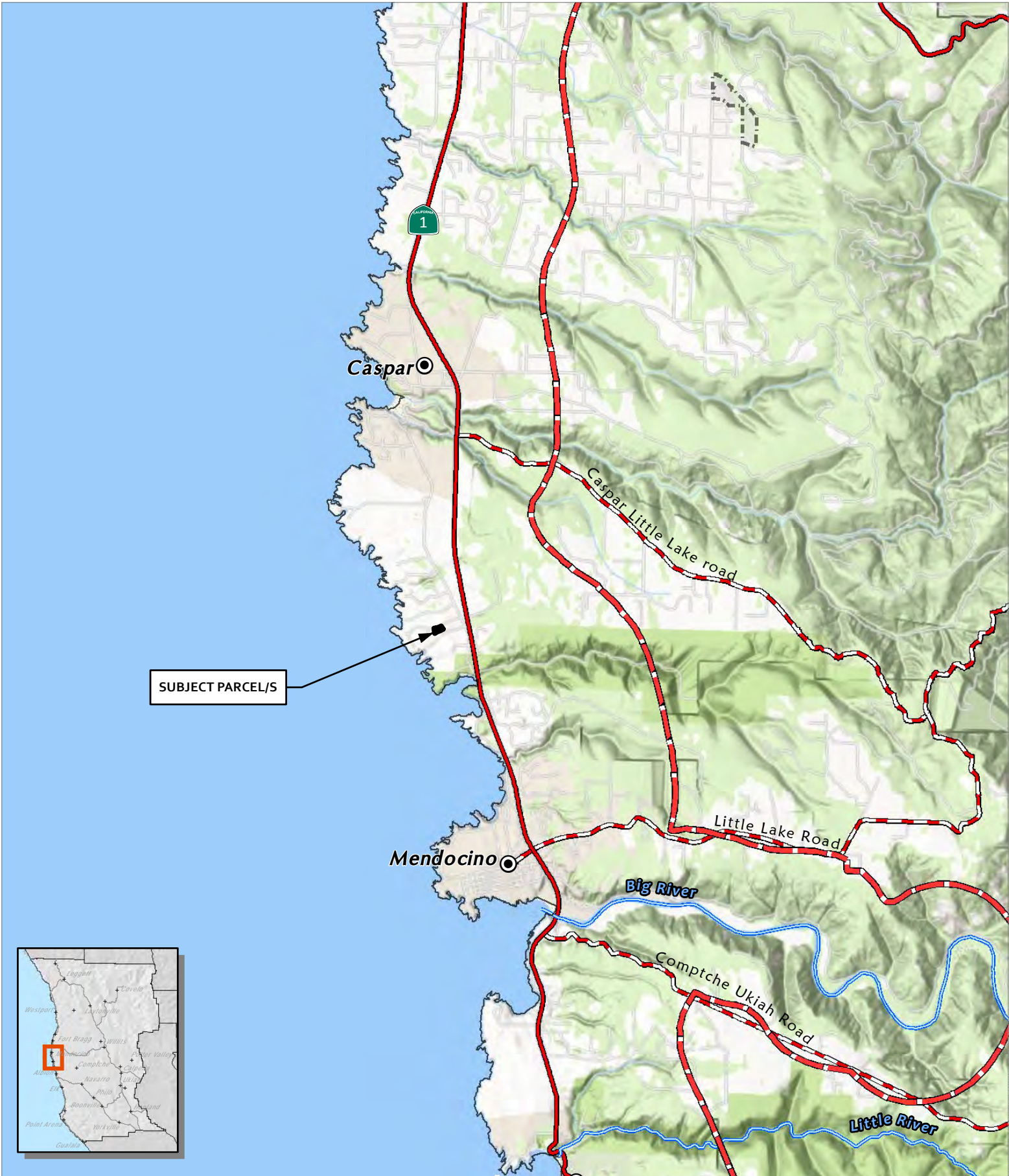


SHORELINE ACCESS/CIRCULATION	
-----	Shoreline Access Existing
.....	Shoreline Access Proposed
⤵	View Turnout
---	Proposed road alignment
NATURAL ENVIRONMENT	
[Pattern]	Prime Agricultural Land <small>All Intensity One-Grade Use (SRM 3)</small>
[Pattern]	Pygmy Vegetation <small>Characterized by open oak woodlands</small>
[Pattern]	Pygmy-type Vegetation <small>Characterized by open oak woodlands</small>
[Pattern]	Riparian Vegetation <small>Wetlands associated with the riparian zone and the presence of water</small>
[Pattern]	Wetlands <small>Wetlands characterized by standing water</small>
[Pattern]	Dunes
[Symbol]	Rare or Endangered Plant Habitat <small>Designated by California Native Plant Society</small>
[Symbol]	Rare or Endangered Wildlife Habitat <small>Designated by California Native Plant Society</small>
[Pattern]	Special Treatment Area <small>Wetlands associated with riparian zone</small>
[Pattern]	Flooding <small>Wetlands associated with riparian zone</small>
BOUNDARIES	
---	Urban/Rural Boundary
---	Water District
---	Sewer District
---	Timber Preserve Zone
---	Williamson Act

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Public Roads



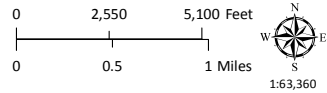


SUBJECT PARCEL/S



CASE: CDP 2021-0007
 OWNER: SIMPSON, Erin
 APN: 118-230-25
 APLCT: Erin & Jonah Shipley
 AGENT: Kelly B. Grimes
 ADDRESS: 45201 Cypress Drive, Mendocino

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

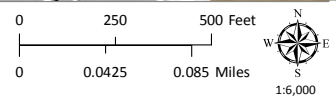
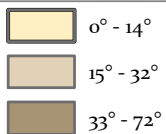


LOCATION MAP

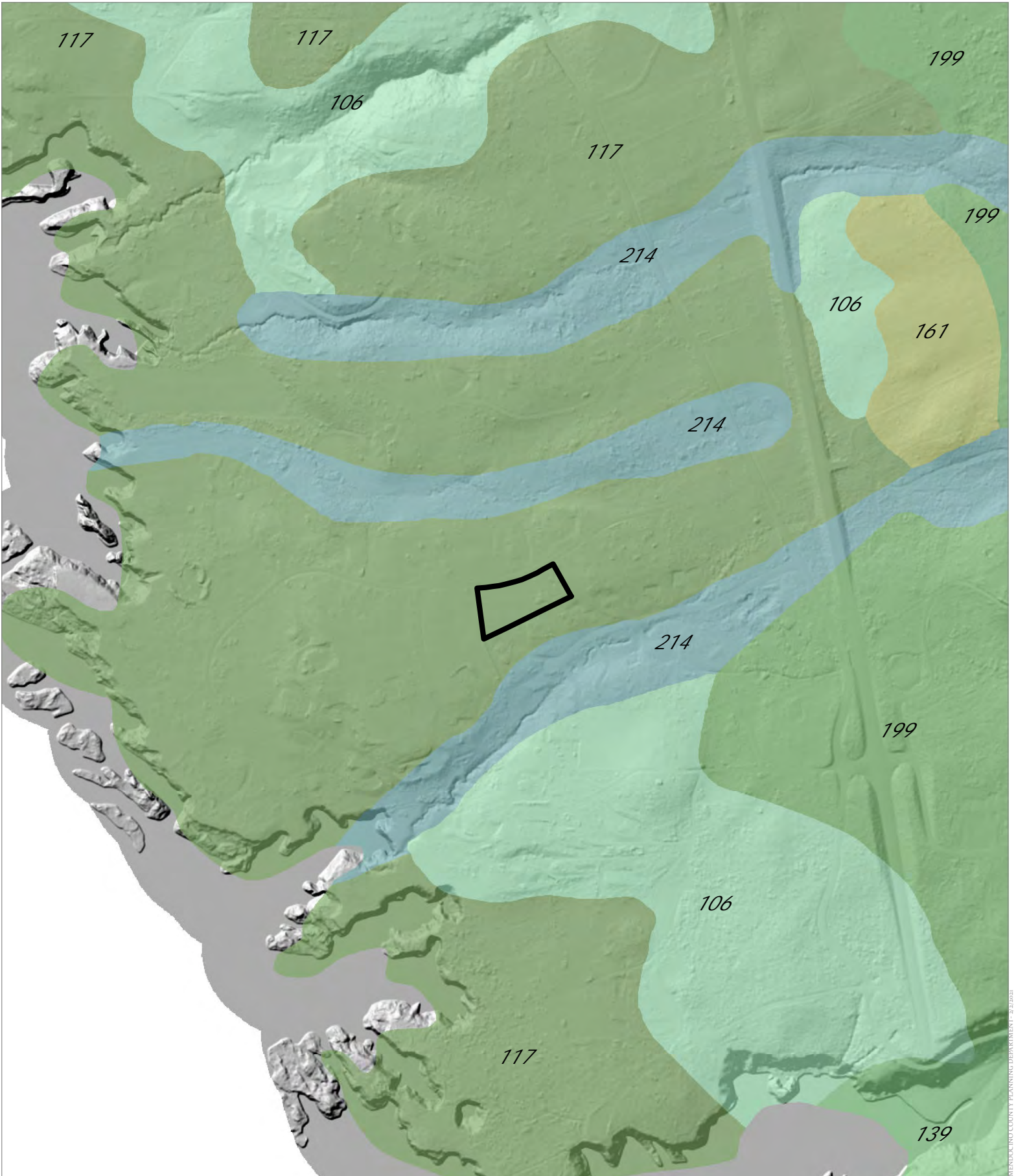
MENDOCINO COUNTY PLANNING DEPARTMENT 2/21/24




CASE: CDP 2021-0007
OWNER: SIMPSON, Erin
APN: 118-230-25
APLCT: Erin & Jonah Shipley
AGENT: Kelly B. Grimes
ADDRESS: 45201 Cypress Drive, Mendocino

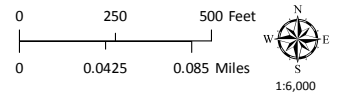


ESTIMATED SLOPE

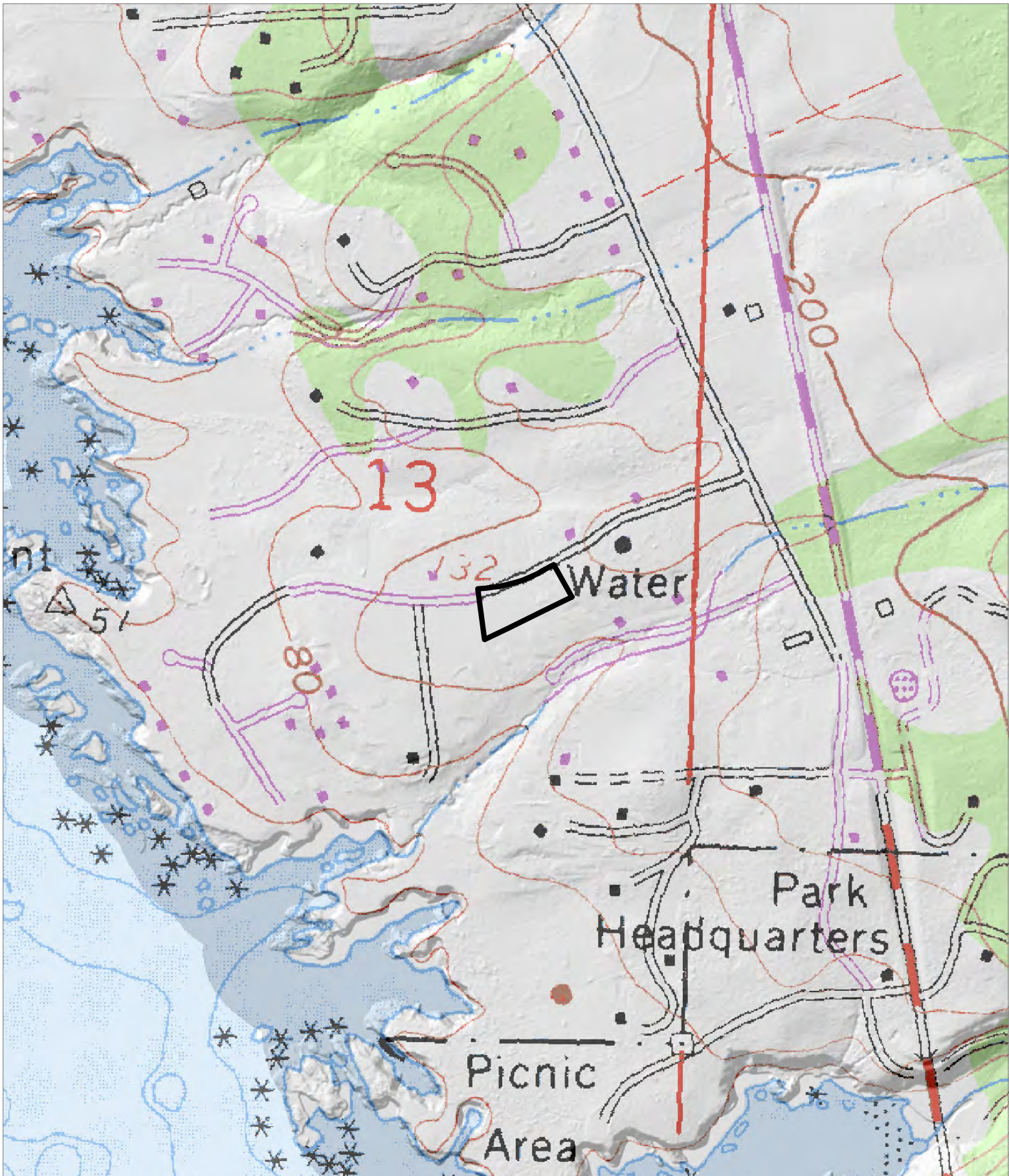


CASE: CDP 2021-0007
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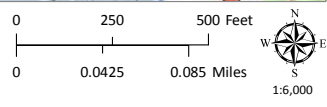
 Shinglemill-Gibney Complex



WESTERN SOIL CLASSES

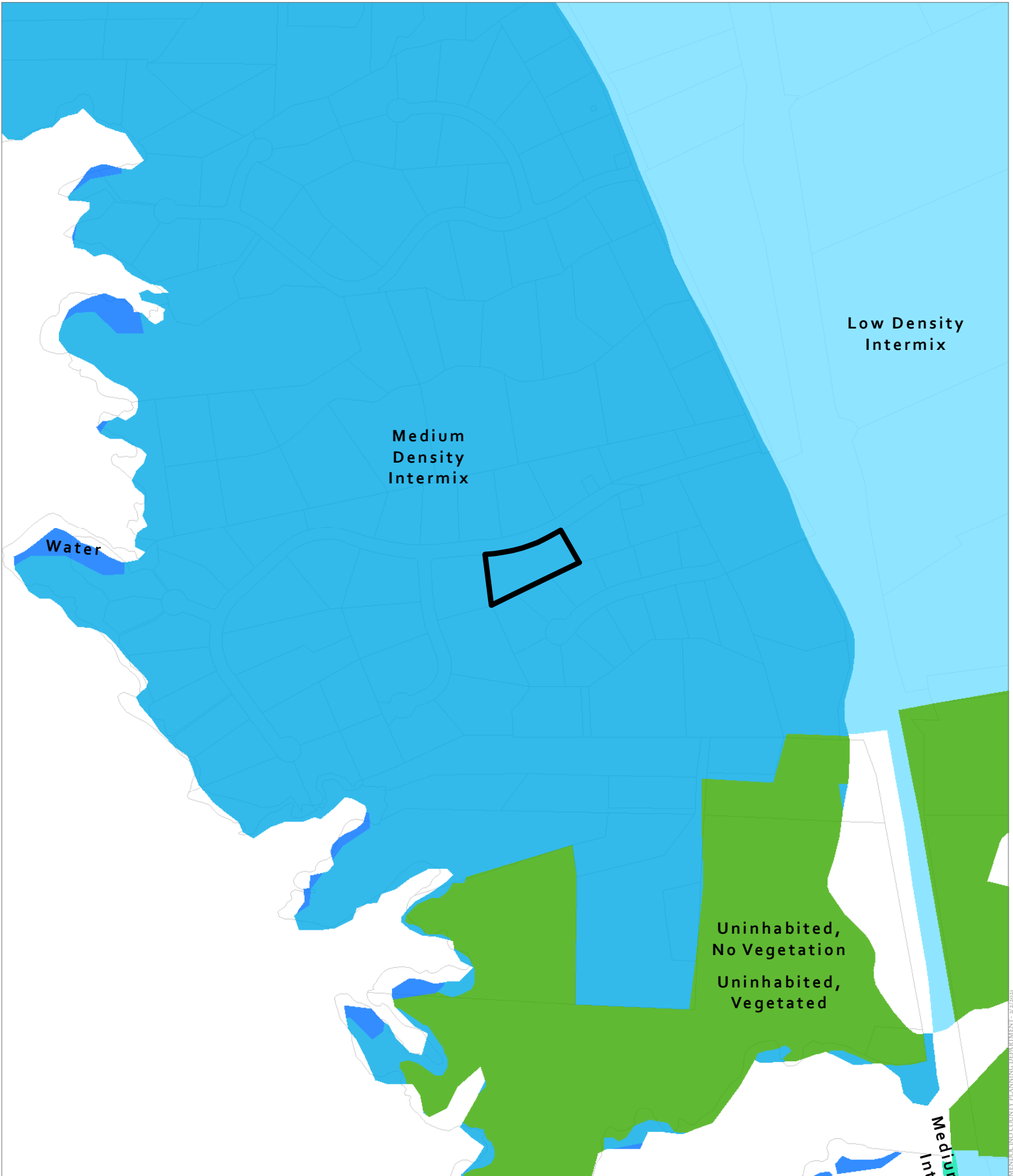


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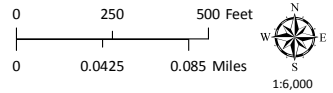
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

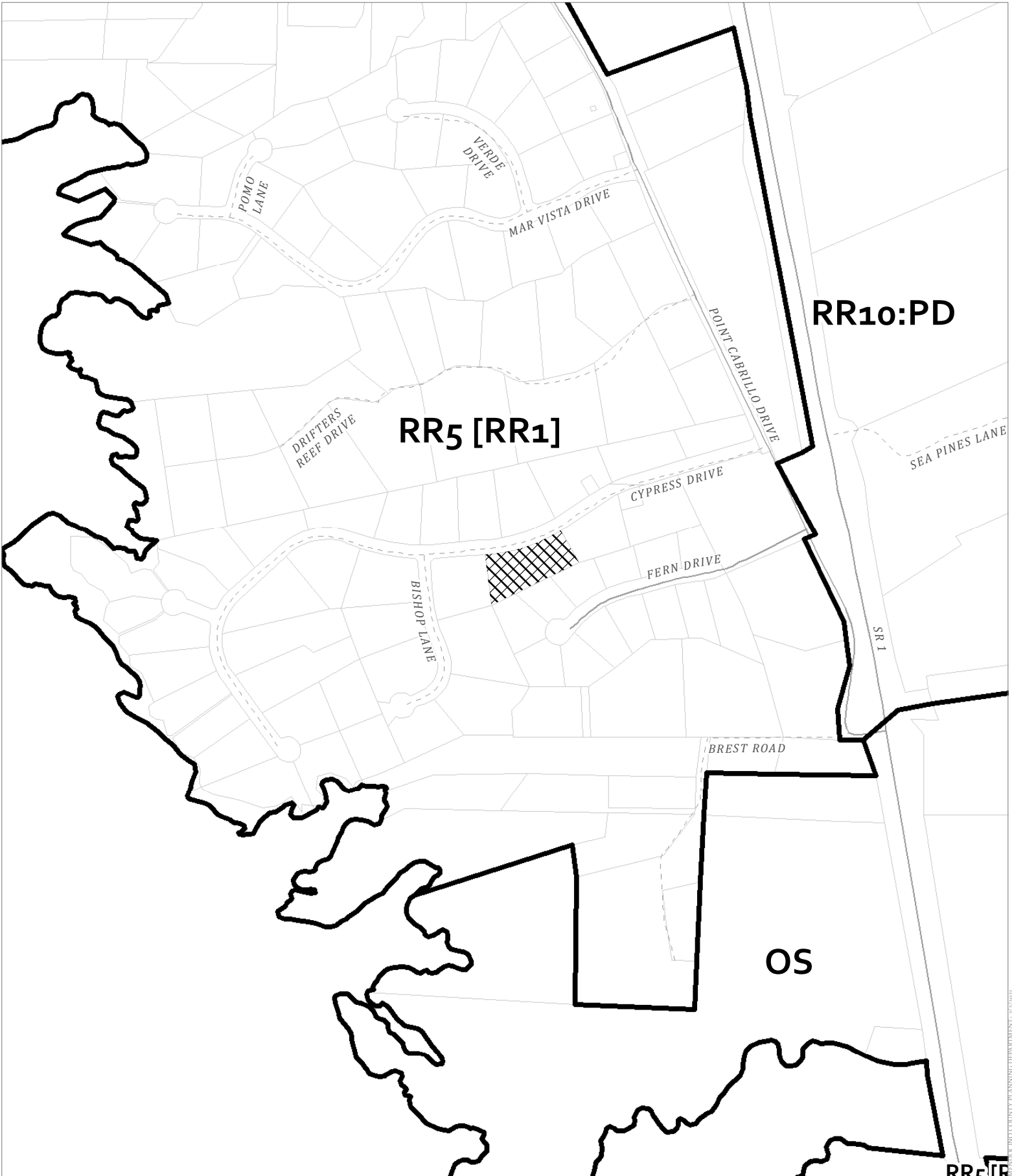
MENDOCINO COUNTY PLANNING DEPARTMENT 9/21/2021





CASE: CDP 2021-0007
 OWNER: SIMPSON, Erin
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 AGENT: Kelly B. Grimes
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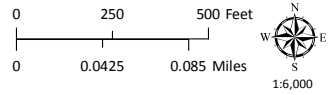
 Water





CASE: CDP 2021-0007
 OWNER: SIMPSON, Erin
 APN: 118-230-25
 APLCT: Erin & Jonah Shipley
 AGENT: Kelly B. Grimes
 ADDRESS: 45201 Cypress Drive, Mendocino

 Zoning Districts
 Public Roads



RR10:PD

RR5 [RR1]

OS

A remodeled garage and a new family care unit for:

Jonah and Erin Shipley
45201 Cypress Drive
Mendocino, California
95460

AP# 118-230-25

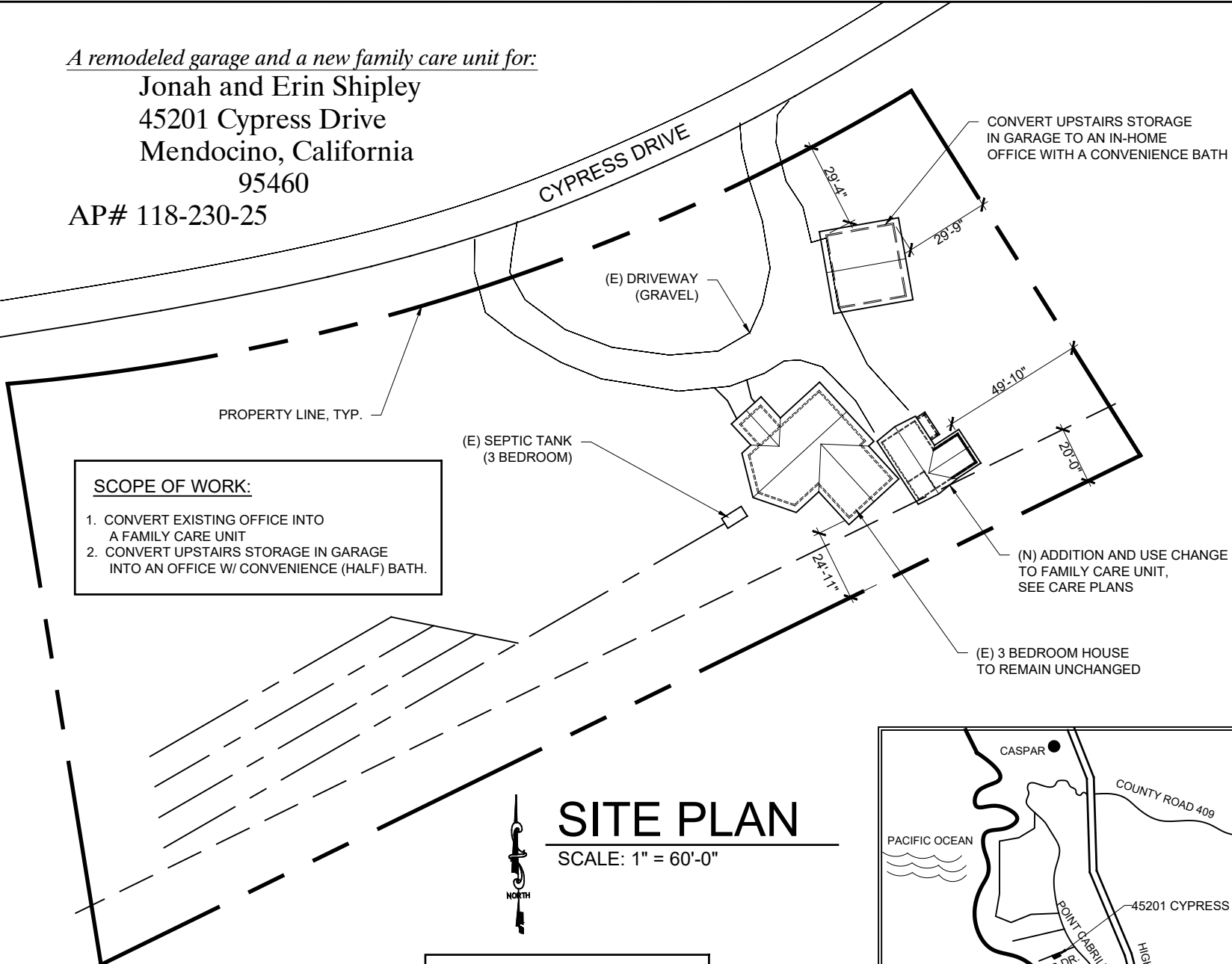
Kelly B. Grimes, Architect
P.O. Box 598
Little River, CA 95456
707-937-2904



DATE: JANUARY 20, 2021
SCALE: AS NOTED
DRAWN BY: RBG
JOB: SHIPLEY
SHEET NO: A1 of 6

NOTES: _____
SHEET NAME: SITE PLAN

COASTAL DEVELOPMENT PERMIT FOR:
ERIN & JONAH SHIPLEY
45201 CYPRESS DRIVE
MENDOCINO, CA 95460
A.P. # 118-230-25



SCOPE OF WORK:

1. CONVERT EXISTING OFFICE INTO A FAMILY CARE UNIT
2. CONVERT UPSTAIRS STORAGE IN GARAGE INTO AN OFFICE W/ CONVENIENCE (HALF) BATH.

SITE PLAN

SCALE: 1" = 60'-0"

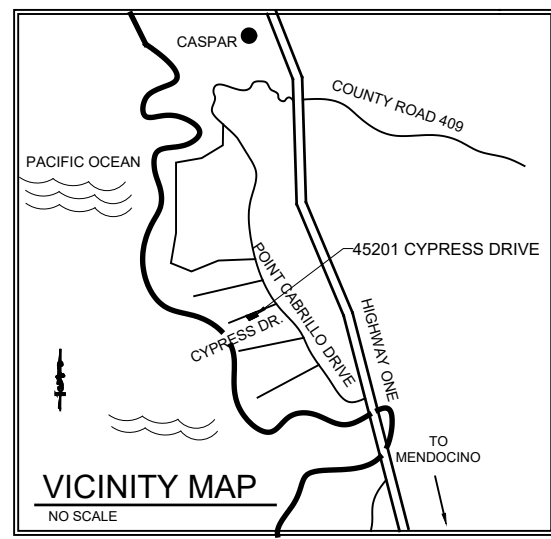


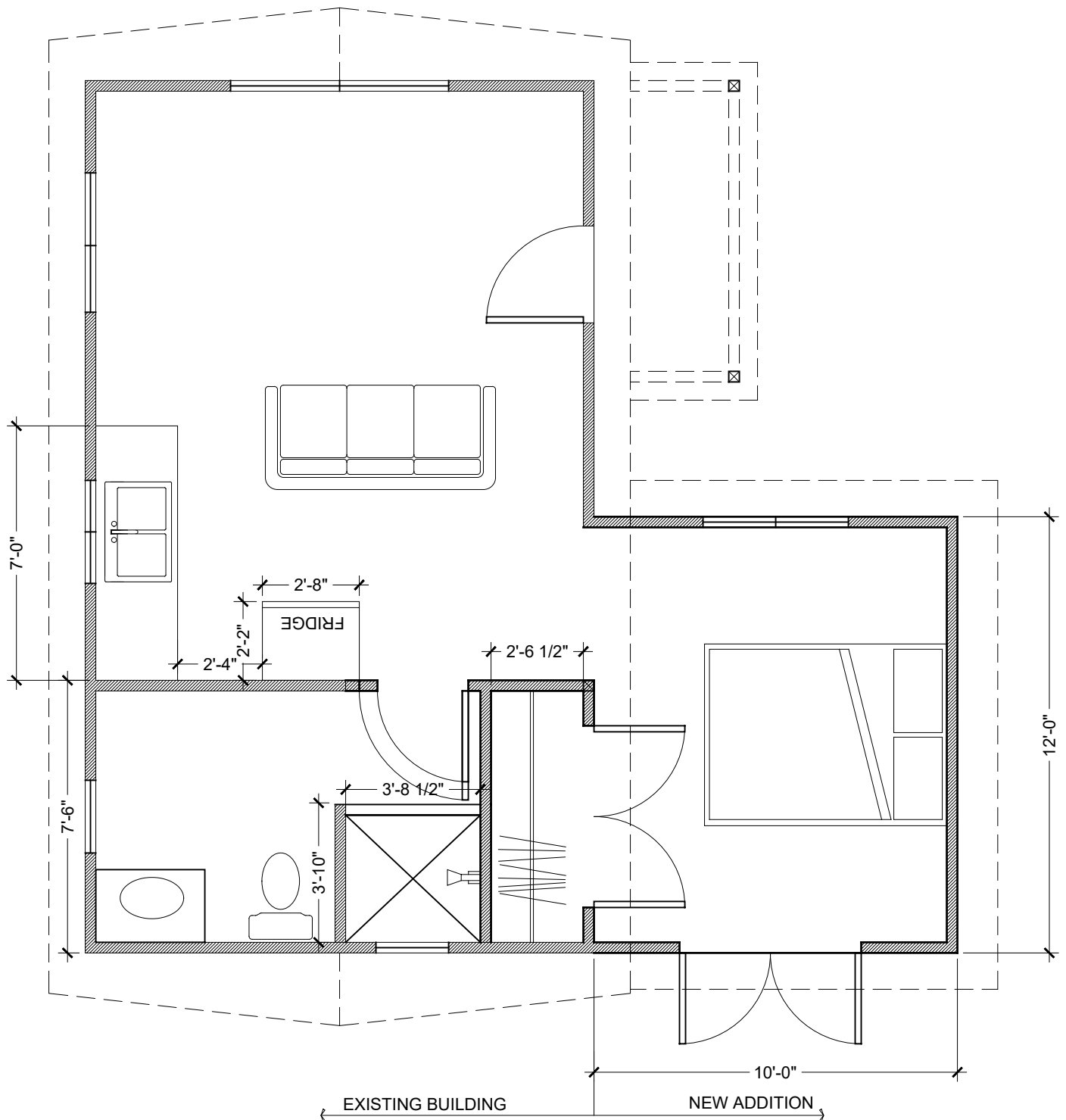
ABBREVIATIONS

@	AT
(E)	EXISTING
(N)	NEW
TYP	TYPICAL
W/	WITH

DRAWING INDEX:

A1	SITE PLAN
A2	FAMILY CARE UNIT PLAN
A3	FAMILY CARE UNIT ELEVATIONS
A4-1	GARAGE/OFFICE PLAN, FLOOR 1
A4-2	GARAGE/OFFICE PLAN, FLOOR 2
A5	GARAGE/OFFICE ELEVATIONS
A6	GARAGE/OFFICE SECTIONS





(N) FLOOR PLAN

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

COASTAL DEVELOPMENT PERMIT FOR:

ERIN & JONAH SHIPLEY

45201 CYPRESS DRIVE
MENDOCINO, CA 95460

A.P. # 118-230-25

NOTES:

SHEET NAME:

FAMILY CARE PLAN

DATE: JANUARY 20, 2021

SCALE: AS NOTED

DRAWN BY: KBG

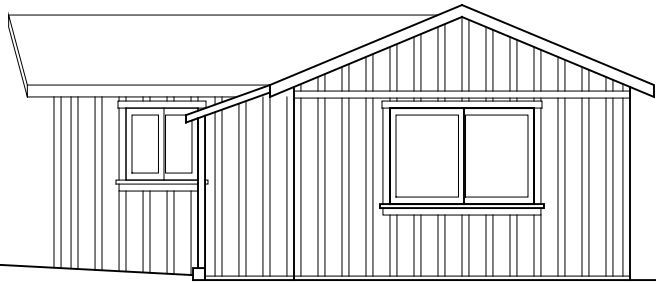
JOB: SHIPLEY

SHEET NO: **A2** of 6

Kelly B. Grimes, Architect

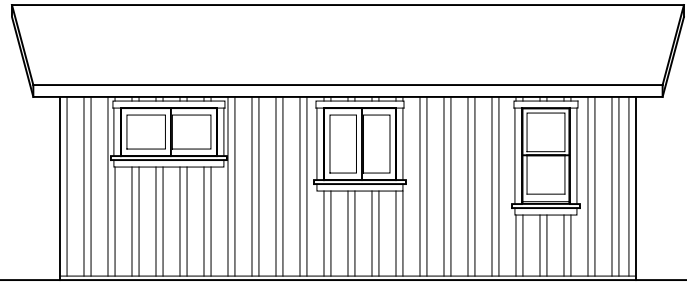
P.O. Box 598
Little River, CA 95456
707-937-2904





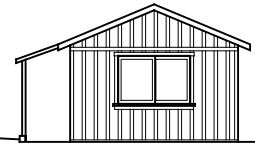
(N) NORTH ELEVATION

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



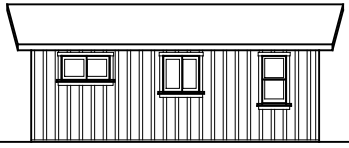
(N) WEST ELEVATION

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



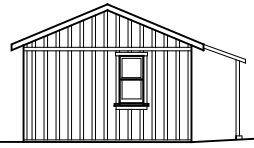
(E) NORTH ELEVATION

SCALE: 1/16" = 1'-0"



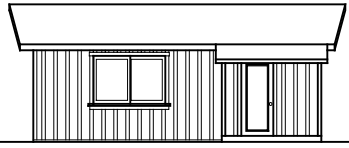
(E) WEST ELEVATION

SCALE: 1/16" = 1'-0"



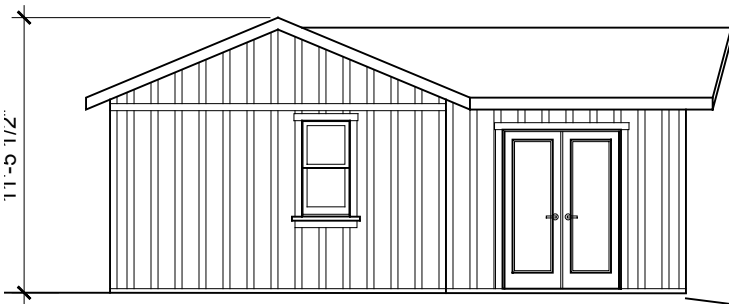
(E) SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



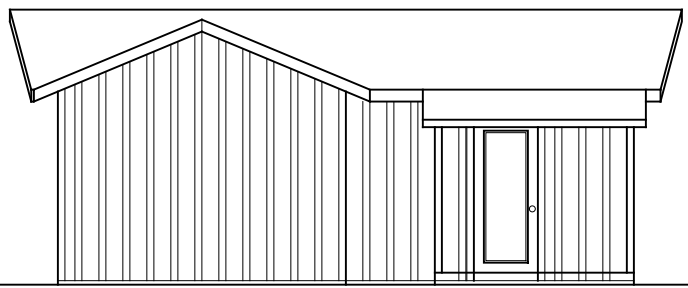
(E) EAST ELEVATION

SCALE: 1/16" = 1'-0"



(N) SOUTH ELEVATION

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



(N) EAST ELEVATION

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

Kelly B. Grimes, Architect
P.O. Box 308
Little River, CA 95456
707-937-2904



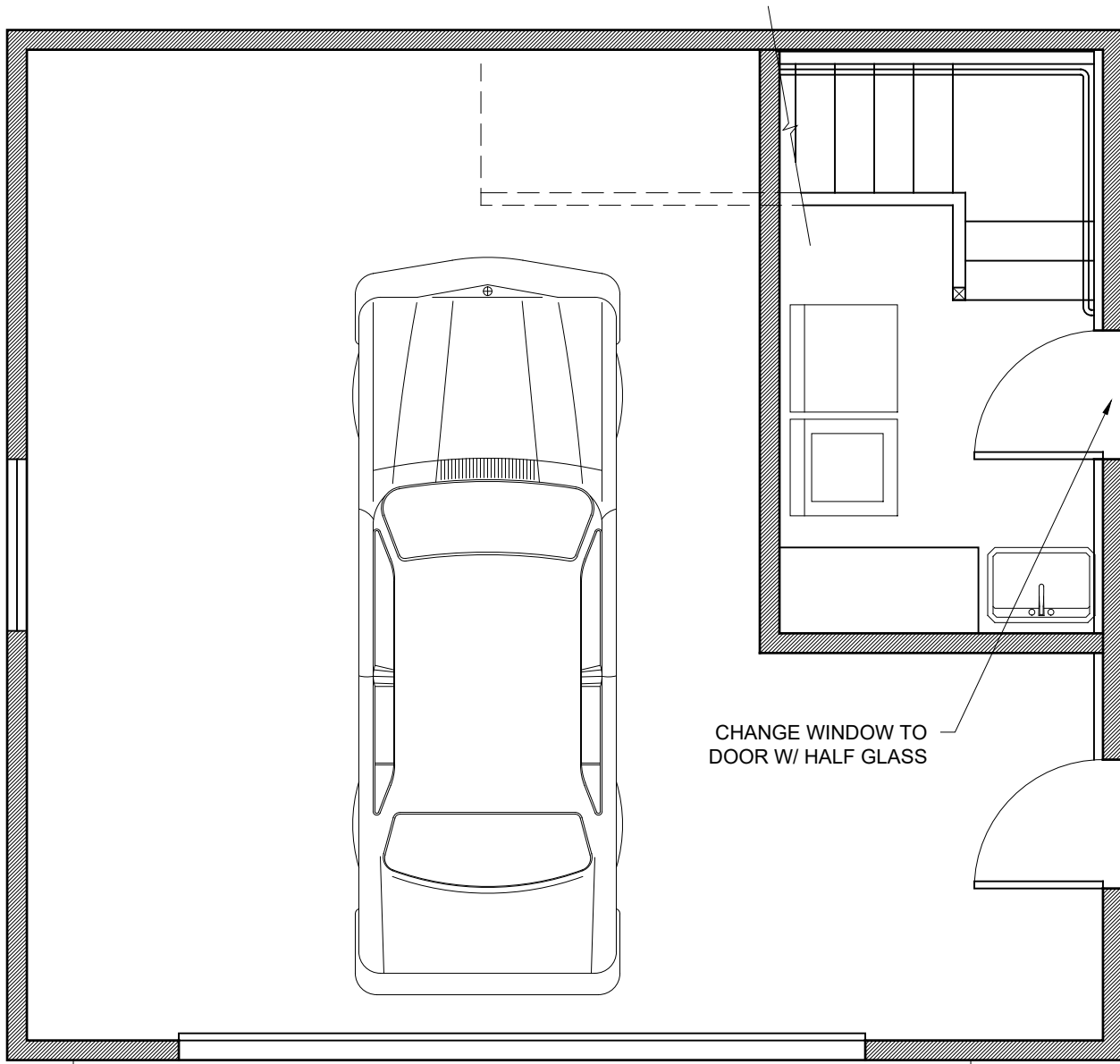
DATE: JANUARY 20, 2021
SCALE: AS NOTED
DRAWN BY: KBG
JOB: SHIPLEY
SHEET NO. **A3** of 6

NOTES:

FAMILY CARE ELEVATIONS

A.P. # 118-230-25

COASTAL DEVELOPMENT PERMIT FOR:
ERIN & JONAH SHIPLEY
45201 CYPRESS DRIVE
MENDOCINO, CA 95460



CHANGE WINDOW TO
DOOR W/ HALF GLASS



GARAGE W/ LAUNDRY PLAN

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

COASTAL DEVELOPMENT PERMIT FOR:

ERIN & JONAH SHIPLEY

45201 CYPRESS DRIVE
MENDOCINO, CA 95460

A.P. # 118-230-25

NOTES:

SHEET NAME:

GARAGE/OFFICE PLAN 1

DATE: JANUARY 20, 2021

SCALE: AS NOTED

DRAWN BY: KBG

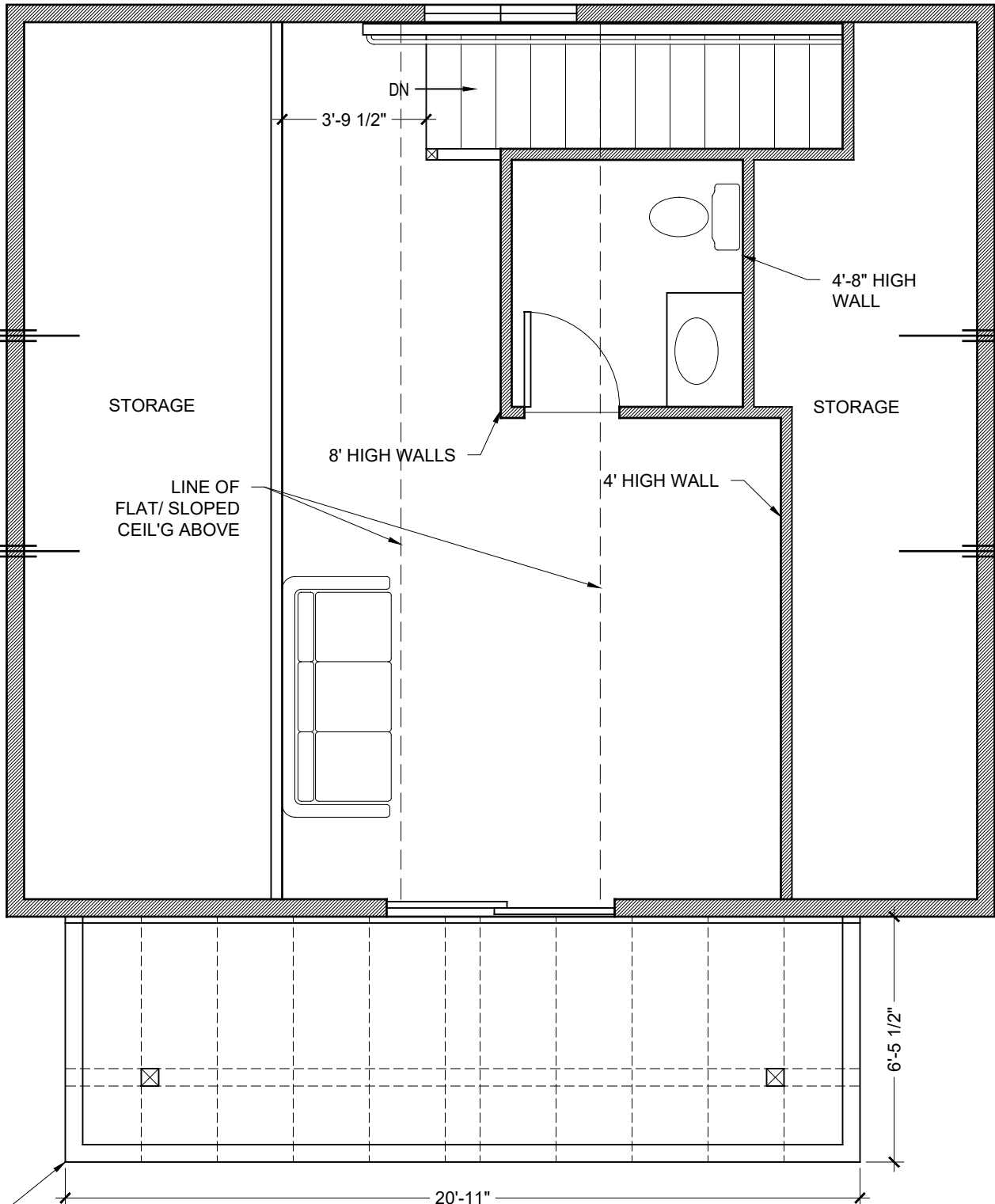
JOB: SHIPLEY

SHEET NO: **A4-1** OF 6

Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904





(N) HOME OFFICE (UPPER GARAGE) PLAN

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

COASTAL DEVELOPMENT PERMIT FOR:

ERIN & JONAH SHIPLEY
 45201 CYPRESS DRIVE
 MENDOCINO, CA 95460

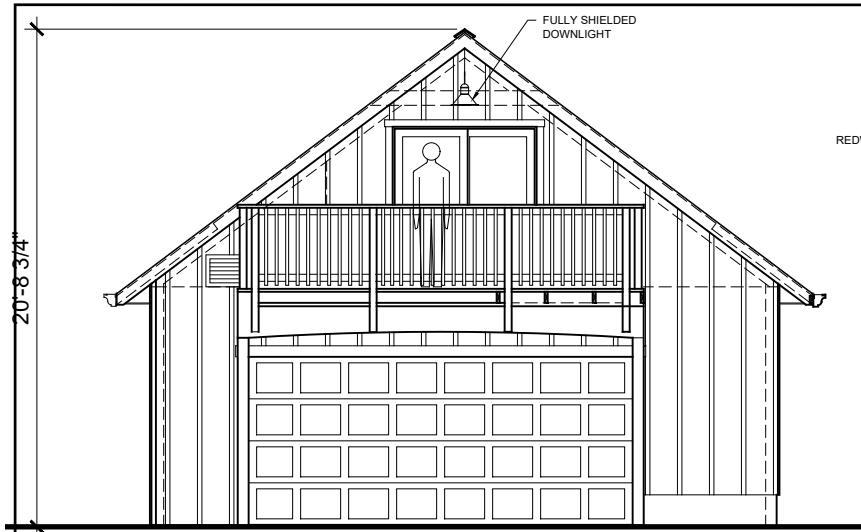
A.P. # 118-230-25

NOTES:

SHEET NAME:
GARAGE/OFFICE PLAN 2

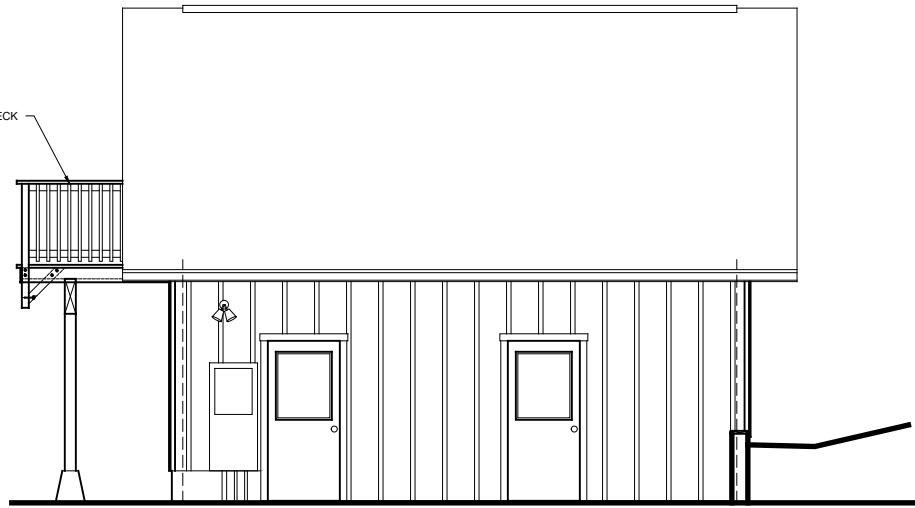
DATE: JANUARY 20, 2021
 SCALE: AS NOTED
 DRAWN BY: KBG
 JOB: SHIPLEY
 SHEET NO: **A4-2** of 6

Kelly B. Grimes, Architect
 P.O. Box 598
 Little River, CA 95456
 707-937-2904



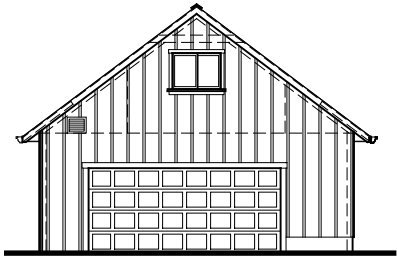
(N) WEST ELEVATION

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



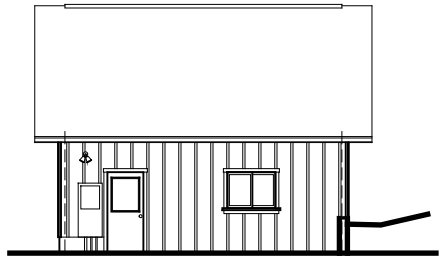
(N) SOUTH ELEVATION

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



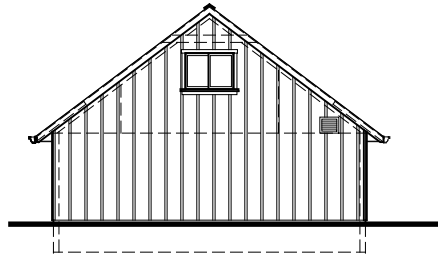
(E) WEST ELEVATION

SCALE: 1/16" = 1'-0"



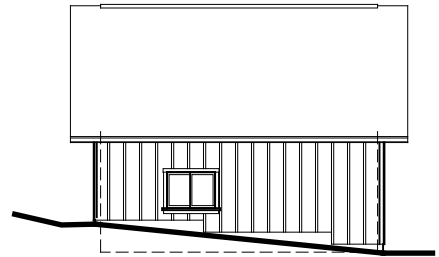
(E) SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



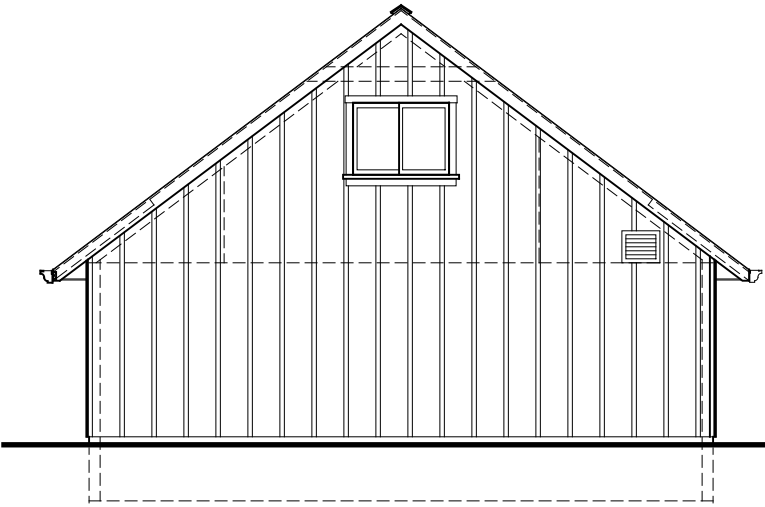
(E) EAST ELEVATION

SCALE: 1/16" = 1'-0"



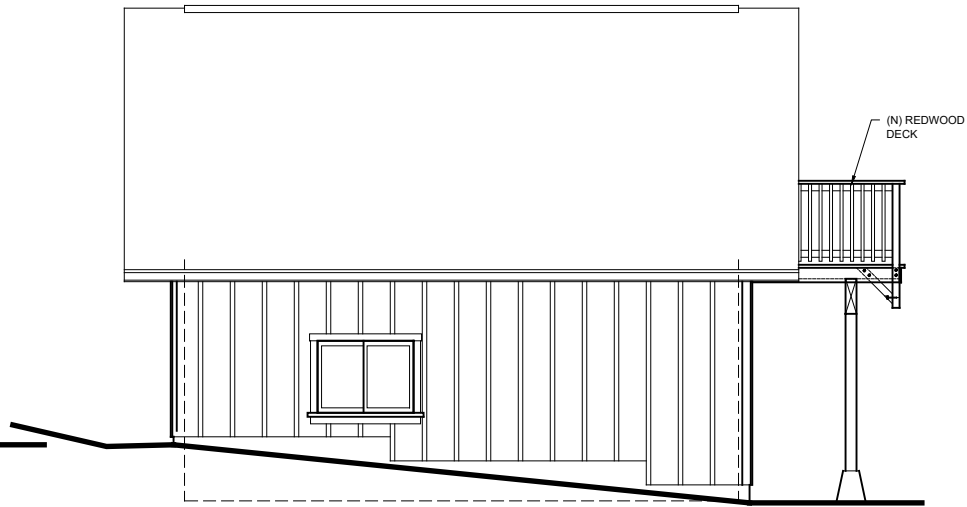
(E) NORTH ELEVATION

SCALE: 1/16" = 1'-0"



(N) EAST ELEVATION

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



(N) NORTH ELEVATION

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

Kelly B. Grimes, Architect
 P.O. Box 398
 Little River, CA 95456
 707-937-2904



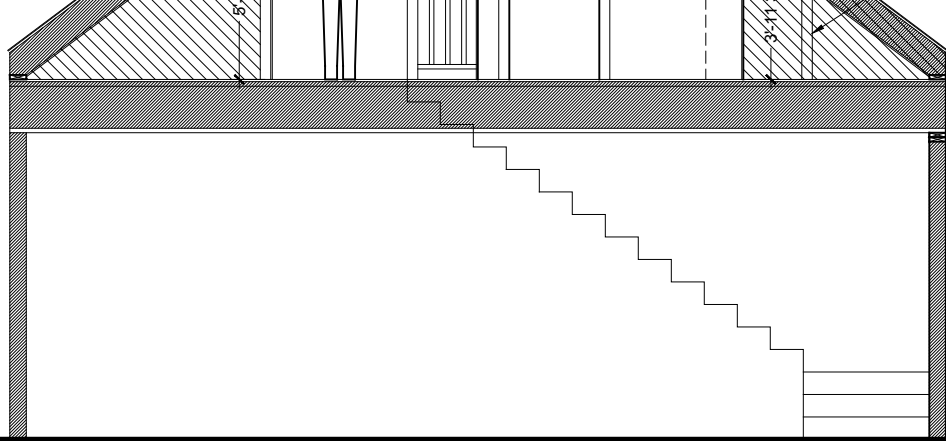
DATE: JANUARY 20, 2021
 SCALE: AS NOTED
 DRAWN BY: KRG
 JOB: SHIPLEY
 SHEET NO. **A5** of 6

NOTES:

SHEET NAME: **GARAGE ELEVATIONS**

COASTAL DEVELOPMENT PERMIT FOR:
ERIN & JONAH SHIPLEY
 45201 CYPRESS DRIVE
 MENDOCINO, CA 95460

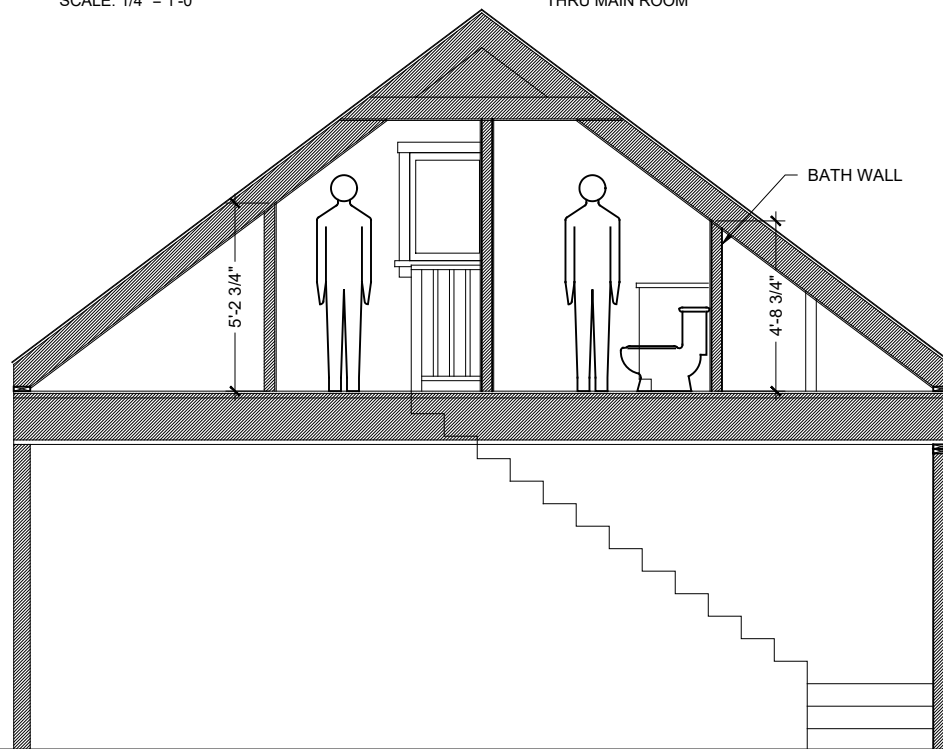
A.P. # 118-230-25



(N) HOME OFFICE SECTION AA

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

THRU MAIN ROOM



(N) HOME OFFICE SECTION BB

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

THRU BATHROOM

COASTAL DEVELOPMENT PERMIT FOR:

ERIN & JONAH SHIPLEY

45201 CYPRESS DRIVE
MENDOCINO, CA 95460

A.P. # 118-230-25

NOTES:

SHEET NAME:

HOME OFFICE SECTIONS

DATE: JANUARY 20, 2021

SCALE: AS NOTED

DRAWN BY: KBG

JOB: SHIPLEY

SHEET NO: **A6** OF 6

Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904

