



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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 www.mendocinocounty.org/pbs

December 17, 2021

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

Archaeological Commission
 Sonoma State University
 Native Plant Society
 Caltrans
 Department of Forestry/ CalFire
 -Land Use

Coastal Commission
 Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 Elk Community Services

CASE#: CDP_2021-0044
DATE FILED: 8/25/2021
OWNER/APPLICANT: EMMETT DACEY & BARB SKOOG
AGENT: DEBRA LENNOX

REQUEST: Coastal Development Permit for the remodel of an existing 1228 square foot single-family residence (SFR) with a proposed 1215 square foot bedroom, 708 square foot deck addition, 309 square foot entry patio, 76 square foot second floor deck, 128 square foot entry deck, 1596 square foot office and garage, 120 square foot patio, 36 square foot office deck, and 2500 gallon water tank for emergency fire abatement.

LOCATION: In the coastal zone, 4.68± miles northwest of Elk Town center, lying on the east side of State Route 1 (SR). 0.34± miles north of its intersection with Cameron Road (CR 516); located at 1311 Cameron Road, Elk; APN: 126-070-14.

SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: STEVEN SWITZER
RESPONSE DUE DATE: December 31, 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_2021-0044

OWNER/

APPLICANT: EMMETT DACEY & BARB SKOOG

AGENT: DEBRA LENNOX

REQUEST: Coastal Development Administrative Permit for the remodel of an existing 1228 square foot single-family residence (SFR) with a proposed 1215 square foot bedroom, 708 square foot deck addition, 309 square foot entry patio, 76 square foot second floor deck, 128 square foot entry deck, 1596 square foot office and garage, 120 square foot patio, 36 square foot office deck, and 2500 gallon water tank for emergency fire abatement.

LOCATION: In the Coastal Zone, 4.68± miles northwest of Elk Town center, lying on the east side of State Route 1 (SR 1) 0.34± miles north of its intersection with Cameron Road (CR 516); located at 1311 Cameron Road, Elk; APN: 126-070-14.

APN/S: 126-070-14

PARCEL SIZE: 1.79± Acres

GENERAL PLAN: Rural Residential (RR [RR-5])

ZONING: Rural Residential (RR [RR:5])

EXISTING USES: Residential

DISTRICT: 5 (Ted Williams)

RELATED CASES: #PR2021-0049

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential RR [RR-5]	Rural Residential RR [RR:5]	1.61± Acres	RESIDENTIAL
EAST:	Rural Residential RR-10	Rural Residential RR:10	10.00± Acres	RESIDENTIAL
SOUTH:	Rural Residential RR [RR-5]	Rural Residential RR [RR:5]	1.26± Acres	RESIDENTIAL
WEST:	Rural Residential RR [RR-10]	Rural Residential RR [RR:10]	6.29± Acres	RESIDENTIAL

REFERRAL AGENCIES

LOCAL

- Archaeological Commission
- Building Division Fort Bragg
- Department of Transportation (DOT)
- Environmental Health (EH)
- Forestry Advisor
- Elk Community Services District

STATE

- Planning Division Fort Bragg
- Sonoma State University
- CALFIRE (Land Use)
- California Coastal Commission
- California Native Plant Society
- CALTRANS

TRIBAL

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

ADDITIONAL INFORMATION:

Pursuant to Division II –Mendocino County Coastal Zoning Code Chapter 20.416 DL—Development Limitations Combing Districts, the parcel is subject to a development limitation that must comply with the land use classification of [RR5] Rural Residential, 5 acre minimum zoning district.

Pursuant to California Administrative Code, Title 14, Section 921, the north western portion of the parcel is subject to Navarro River Special Treatment Area.

Notable vegetation on the site include Grand Fir (*Abies grandis*) Forest Alliance with a State Rank: S1.1 – S1: Critically imperiled statewide 0.1: Very threatened.

The proposed project will require vegetation removal of one tree.

California Department of Forestry and Fire Protection provided a preliminary clearance report with conditions of approval for an exception to the 30 foot setback as defined in Sec. 1276.01 of the “SRA Fire Safe Regulations.”

ENVIRONMENTAL DATA

1. MAC:

GIS
NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
ELK COMMUNITY SERVICES DISTRICT

4. FARMLAND CLASSIFICATION:

GIS
Rural Residential & Rural Commercial (R)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
Critical Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
Western Soil Classes 199 & 196

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
NO

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
NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS
NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11
NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS
YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
NO

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
NO

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
MAP 19: NAVARRO –Special Treatment Area

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500
Agricultural Land –Non-Prime & Timberland –High Productivity

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496
Navarro River Special Treatment Area

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
NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9
NO

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-2021-0044
CDF No(s)	
Date Filed	8-25-2021
Fee	paid
Receipt No.	P.R.J. 044652
Received by	Juliana
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Emmett Dacey & Barb Skoog
Mailing Address 1311 Cameron Rd
City Elk State CA Zip Code 95432 Phone 805-794-0027

PROPERTY OWNER

Name same
Mailing Address
City State Zip Code Phone

AGENT

Name Debra Lennox
Mailing Address PO Box 798
City Mendocino State CA Zip Code 95460 Phone 707-813-7886

PARCEL SIZE

1.79 Square feet
 Acres

STREET ADDRESS OF PROJECT

ASSESSOR'S PARCEL NUMBER(S)

126-070-14B

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

 8-25-21
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.

Remodel of (E) 1228 sf residence w/ (P) 1215 sf bedroom; 708 sf deck addition; 309 sf entry patio; 76 sf 2nd floor deck; 128 entry deck & (P) 1596 sf office & garage w/ storage; 120 sf patio; 36 sf office deck; 2500 gal water storage tank w/ hydrant for fire protection

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	1	2443
<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.

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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.

Existing 1228 sf Residence w/ 622 sf decks

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.

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7. Project Height. Maximum height of structure 22'-3" feet.

8. Lot area (within property lines): 1.79 square feet acres

9. Lot Coverage:

	EXISTING		NEW PROPOSED		TOTAL
Building coverage	<u>1228</u> square feet		<u>1824</u> square feet		<u>3052</u> square feet
Paved area	<u>0</u> square feet		<u>3185</u> square feet		<u>3185</u> square feet
Landscaped area	<u>0</u> square feet		<u>1000</u> square feet		<u>1000</u> square feet
Unimproved area	<u>76744</u> square feet		<u>70735</u> square feet		<u>70735</u> square feet

GRAND TOTAL: 77972 square feet
 (Should equal gross area of parcel)

10. Gross floor area: 4093 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing ²	Proposed ²	Total ²
Number of covered spaces	<u>2</u>		Size <u>2 x 10'x20'</u>
Number of uncovered spaces			Size _____
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.

7 low wattage, shielded downcast light fixtures

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.).

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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: _____

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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:

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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.

COMPLETE FOR PROJECTS
LOCATED WITHIN THE
COASTAL ZONE ONLY

DECLARATION OF POSTING

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

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

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

Remodel of (E) 1228 sf residence w/ (P) 1215 sf bedroom, 708 sf deck addition; 309 sf entry patio, 76 sf 2nd floor deck, 128 entry deck & (P) 1596 sf office & garage w/ storage; 120 sf patio; 36 sf office deck; 2500 gal water storage tank w/ hydrant for fire protection

Remodel of (E) 1228 SF RESIDENCE w/ (P) 1215 BEDROOM ADDITION
(Description of development)
(P) 309 SF ENTRY PATIO + DECKS (P) Garage/office/storage w/ deck + patio
(P) 2500 SF WATER TANK

Located at:
1311 Cameron Rd
126-070-14B

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

on mailbox

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

D. S. S. S. S.
Owner/Authorized Representative

8/23/21
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.

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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: 8/25/21


Applicant

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FORT BRAGG CA

Aspen Outdoor Wall Sconce

By Tech Lighting

LUMENS

Call Us 877.445.4486

Aspen Outdoor Wall Sconce
By Tech Lighting

Product Options

Finish: Bronze, Charcoal

Size: 8 Inch, 15 Inch, 26 Inch, 36 Inch

Details

- Stainless steel hardware
- Marine-grade powder coat finishes
- Designed by Sean Lavin in 2018
- Material: Metal
- Shade Material: Acrylic
- Title 24 compliant
- ETL Listed Wet
- Warranty: 5 years
- Made In China

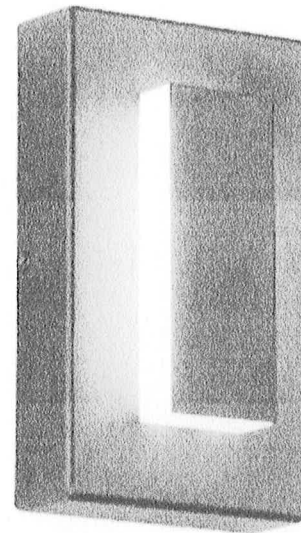
Dimensions

8 Inch Option Fixture: Width 5", Height 8", Depth 2.8"

15 Inch Option Fixture: Width 5", Height 15", Depth 3.5"

26 Inch Option Fixture: Width 5", Height 26", Depth 3.5"

36 Inch Option Fixture: Width 5", Height 36", Depth 3.5"



Notes:

Lighting

- 8 Inch Option: 12.5 Watt (700 Lumens) 120 Volt/277 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 70000 hours
- 15 Inch Option: 18 Watt (1120 Lumens) 120 Volt/277 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 70000 hours
- 26 Inch Option: 39 Watt (2328 Lumens) 120 Volt/277 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 70000 hours
- 36 Inch Option: 43.2 Watt (2556 Lumens) 120 Volt/277 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 70000 hours

Additional Details

Product URL:

<https://www.lumens.com/aspens-outdoor-wall-sconce-by-tech-lighting-TECP179098.html>

Rating: ETL Listed Wet

Product ID: TECP179098

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:



Created August 25th, 2021

SPECIFICATIONS

Certifications/Qualifications

Class 2 Yes
www.kichler.com/warranty

Dimensions

Weight 0.53 LBS
 Height 2.75"
 Length 4.50"
 Width 1.50"

Electrical

Input Voltage Single(120)V

Light Source

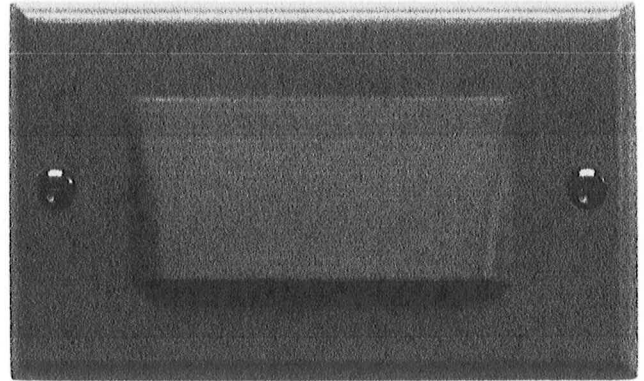
Delivered Lumens 30
 Expected Life Span (Hours) 40000
 Lamp Included Integrated
 Light Source LED

Mounting/Installation

Interior/Exterior Interior
 Location Rating Damp
 Mounting Style 1-Gang Recepticle Outlet Box

Photometrics

Color Rendering Index 82
 Color Temperature Range 3000
 Kelvin Temperature 3000K



FIXTURE ATTRIBUTES



Housing

Primary Material STEEL / ALUMINUM

Product/Ordering Information

SKU 12602AZ
 Finish Architectural Bronze
 Style Other
 UPC 783927352734

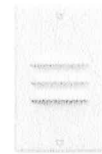
Finish Options

-  Architectural Bronze
-  White

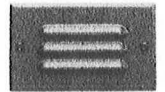
ALSO IN THIS FAMILY



12600WH



12606WH



12600AZ



12604WH



12602WH



12674WH



**Redwood Empire Title Company of
Mendocino County**

221 E. Pine Street
Fort Bragg, CA 95437
Phone: (707)964-8666 • Fax: (707)409-6305

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FORT BRAGG CA

Our No.: 20192079CW
Your No.:
Seller: Mark G. Conroe, Trustee of the Wallace
W. Conroe Trust Agreement dated
October 4, 2000
Buyer: Emmett Dacey and Barb Skoog

When replying Please Contact:
ESCROW OFFICER: Cheryl West
cwest@redwoodtitle.com

PRELIMINARY REPORT

Property Address: **1311 Cameron Road, Elk, CA 95432**

In response to the above referenced application for a policy of title insurance, **Redwood Empire Title Company of Mendocino County** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of October 3, 2019 at 07:30 AM.

Steve Burlesci
Chief Title Officer

sburlesci@redwoodtitle.com

The form of policy of title insurance contemplated by this report is:
CLTA Standard 1990 Owners Policy
Underwritten by Old Republic National Title Insurance Company

300'_126-070-14

APN	OWNER	ADDRESS	CITY	STATE	ZIP	SITUS_3
12607010	MCCRAY STEVASTENE J TTEE 1/2	1485 CERRO VERDE WAY	TRACY	CA	95376	1201 CAMERON RD
12607011	WOODHAMS RICHARD J & DAISY A	1222 DUTCH MILL DR	DANVILLE	CA	94526	
12607012	RASEY THOMAS A & JANELLE M	434 29TH AVE	SAN FRANCISCO	CA	94121	1331 CAMERON RD
12607013	JOHNSON JAMES F & CYNTHIA C	1321 CAMERON ELK RD		CA	95432	1321 CAMERON RD
12607014	DACEY EMMETT J /	1884 PETERSON AVE	SOUTH PASADENA	CA	91030	1311 CAMERON RD
12607015	SILER KYLE E	37060 N HWY 1	WESTPORT	CA	95488	1301 CAMERON RD
12607020	GALLAGHER DAVID & CORINNE	64 ANTELOPE COURT	CLAYTON	CA	94517	1337 CAMERON RD
12607021	GALLAGHER DAVID & CORINNE	64 ANTELOPE COURT	CLAYTON	CA	94517	1335 CAMERON RD
126090RW						



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CAL FIRE FILE # 482-20	Project Type: New Build	Battalion # 5	Date: PLANNING & BUILDING SERV December 17, 2020
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CONDITIONS OF APPROVAL OF STATE FIRE SAFE REGULATIONS

With reference to this file number, The California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in 14CCR, Natural Resources; DIV 1.5, be adhered to in order to gain "Final Clearance" from this department. Local agencies may have more restrictive requirements. These conditions are a summary of the 2016 SRA Fire Safe Regulations. To see the complete listing visit www.fire.ca.gov.

Building / Project Site Information	
Address: 1311 Cameron Rd.	APN: 126-070-14
City: Elk	Zip Code: 95432
Property Owner	
Name: Emmett Dacey & Barb Skoog	
Mailing Address: 1311 Cameron Rd.	
City: Elk	State: CA
Zip Code: 95432	Phone: (805) 794-0027
Email: cheers@barbskoog.com	
Agent Representing Property Owner	
Name: Debra Lennox	
Mailing Address: PO Box 798	
City: Mendocino	State: CA
Zip Code: 95460	Phone: (707) 813-7886
Email: dblelnox@mcn.org	
Mail Correspondence to:	
<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent
<input type="checkbox"/> Pick Up at CAL FIRE Howard Forest	

You must comply with the following marked (X) standards below to obtain FINAL CLEARANCE

X ADDRESS STANDARD

- Address must be posted at beginning of construction and maintained thereafter.
- Minimum 4" letter height, 1/2" stroke, reflectorized with contrasting background, visible from both directions of travel.
- Multiple addresses on a single driveway shall be mounted on a single post.
- Address shall be placed at each driveway entrance

X DRIVEWAY STANDARD

- Minimum 10' wide with 14' unobstructed horizontal clearance and 15' unobstructed vertical clearance.
- Driveway shall have an all-weather surface, with no more than 16% grade, and minimum 50' radius inside curvature on all turns.
- Driveways exceeding 150' but less than 800' require a turnout near the midpoint, driveways exceeding 800' shall provide turnouts no more than 400' apart. Turnout shall be a minimum of 12' wide, 30' long with 25' tapers on each end.
- A turnaround shall be provided to all building sites on driveways more than 300' in length and shall be within 50' of the building, a 40' radius turnaround or 60' hammerhead "T" shall be utilized.
- Gates shall be a minimum 14' wide, all gates providing access shall be located at least 30' from the roadway. Security gates shall have an approved means of emergency operation.



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**PLANNING & BUILDING SERV
 FORT BRAGG CA**

X MAINTAIN DEFENSIBLE SPACE AND FUELS MODIFICATION STANDARD

- All parcels 1 acre and larger shall provide a minimum 30' setback for all buildings from property lines and/ or the center of the road.
- All parcels less than 1 acre, the local jurisdiction shall provide for the same practical effect.
- Fuel modification and disposal of flammable vegetation and fuels caused by site development and construction, shall be completed prior to road construction or final inspection of building permit.
- Maintain defensible space 100' from each side and front and rear of the structure(s), but not beyond the property line. The intensity of fuels management may vary within the 100' perimeter of the structure, the most intense being within 30' of the structure.
- Remove that portion of a tree that extends within 10 feet of a chimney or stovepipe.
- Maintain a tree, shrub or other plant adjacent to or overhanging a structure.
- Maintain the roof structure free of leaves, needles, or other vegetative materials.

X EMERGENCY WATER STANDARD 5,000 gallon minimum dedicated emergency water storage

- Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, 2012 Edition and California Fire Code CCR 24 part 9, shall be accepted as meeting the requirements of this article.
- The hydrant or fire valve shall be 18" above grade, 8' from flammable vegetation, no closer than 4' and no further than 12' from roadway, and in a location apparatus using it will not block the roadway.
- The hydrant shall be not less than 50' nor more than ½ mile from the building it is to serve, shall be located at a turnout or turnaround along the driveway to that building or along a road that intersects with driveway.
- The hydrant head shall be 2 ½" National Hose male thread with cap for pressure and gravity flow systems, and 4 ½" for draft systems. They shall have suitable crash protection.
- A reflectorized blue marker minimum of 3" diameter shall be mounted on a fire-retardant post within 3' of the hydrant. The marker shall be no less than 3' or more than 5' above grade.

X ROAD STANDARD

- All roads shall be constructed to provide two 10' traffic lanes, not including shoulder and striping.
- Roadway shall be designed and maintained to support 75,000lb and provide an aggregate base. Project applicant shall provide engineering specifications to support design if requested.
- The grades for all roads, streets, private lanes, and driveways shall not exceed 16%.
- No roadway shall have an inside radius curvature of less than 50' and additional width of 4' shall be added to curves of 50-100'.
- Turnarounds are required on driveways and dead end roads. The minimum turning radius shall be 40 feet not including parking. If a hammerhead "T" is used the top of the "T" shall be a minimum of 60' in length.
- Turnouts shall be a minimum of 12' wide by 30' long and 25' tapers on each end.
- All one-way roads shall provide a minimum 12' traffic lane, not including shoulders. All one-way roads shall connect to a two-lane road at both ends. In no case shall it exceed 2640' in length and a turnout shall be placed at the approximate mid-point.
- Maximum lengths for dead end roads: Parcels zoned less than 1 acre- 800', parcels zoned 1-4.99 acres-1320', parcels zoned 5-19.99 acres-2640', parcels zoned 20 acres or larger- 5280'. Where parcels are zoned 5 acres or larger turnarounds shall be provided at maximum 1320' intervals. Each dead-end road shall have turn around constructed at its a terminus.

X SIGN STANDARD

- Size of letters, numbers, and symbols for street and road signs shall be a minimum 4" letter height, ½" stroke, reflectorized, and contrasting with background color of sign. Visible from both directions of travel for at least 100'.
- Height of street and road signs shall be uniform county wide, newly constructed or approved public and private roads must be identified by a name or number through a consistent countywide system. Signs shall be placed at the intersection of those roads streets or private lanes.
- A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead end road, one way road, or single lane conditions shall be placed at the intersection preceding the access limitation and no more than 100' before such access limitation.



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 FORT BRAGG CA

BRIDGE STANDARD

- All roadway structures shall be constructed to carry at least the maximum load and minimum vertical clearance as required by Vehicle Code Sections 35250, 35550, and 35750.
- The bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.
- Vehicle load limits shall be posted at both entrances to bridges.
- A bridge with only one lane shall provide for unobstructed view from one end to the other with turnouts at both ends.

CAL FIRE ADDITIONAL CONDITIONS OR COMMENTS:

EXCPTION REQUEST GRANTED

- See attached letter

EXCEPTION REQUEST DENIED

- See attached letter

Project review and approval by: *Anthony Massucco*
 Mendocino Unit - Fire Prevention Bureau

CONDITIONS OF APPROVAL INSTRUCTIONS

Review the specific standards marked (X) above that CAL FIRE has mandated for your project. Once you have completed your project and complied with all the marked standards above, contact CAL FIRE at (707) 459-7414 to request a final inspection. A CAL FIRE final inspection must be completed before Mendocino County Planning and Building Services staff will complete their final for your project. Allow two weeks for the final inspection to occur. The most common delays in obtaining a FINAL CLEARANCE from CAL FIRE is improperly addressed properties.



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

P.O. Box 944246
SACRAMENTO, CA 94244-2460
(916) 653-7772
Website: www.fire.ca.gov



December 16, 2020

Debra Lennox
PO Box 798
Mendocino, CA 95460

Re: 1311 Cameron Road
APN: 126-070-14 (Parcel B)
Request for Exception

CAL FIRE No. 482-20

Ms. Lennox,

After reviewing the site plan provided, an exception to the 30-foot setback as defined in §1276.01 of the "SRA Fire Safe Regulations" shall be granted for this project on the following conditions:

1. This will be a one-time exception applied only for this project.
2. All flammable material will be removed up to 10 feet on the side of the proposed building that does not conform to the 30-foot setback.
3. Building materials shall conform with those specified in Title 24 California Code of Regulations, Part 2, Chapter 7A "Materials and Construction Methods for Exterior Wildfire Exposure."
4. A dedicated 2,500 gallon water tank with hydrant, as specified in Article 4 of the "SRA Fire Safe Regulations" for fire protection shall be installed on the property.

If there are any questions regarding this exception, please feel contact me at (707) 391-6723; or chris.vallerga@fire.ca.gov.

Regards,



Chris A. Vallerga
Pre-Fire Planning
Mendocino Unit

Cc: MEU 4290 File



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 DEC 11 2020

MENDOCINO UNIT

CAL FIRE File # 482-2.0
* FOR OFFICE USE ONLY *

STATE FIRE SAFE REGULATIONS APPLICATION

RECEIVED
 AUG 25 2021
 PLANNING & BUILDING SERV
 FORT BRAGG, CA

Building / Project Site Information		
Address: 1311 Cameron Rd	APN: 126-070-14 Parcel B	
City: Elk	Zip Code: 95432	
Property Owner		
Name: Emmett Dacey & Barb Skoog		
Mailing Address: 1311 Cameron Rd		
City: Elk	State: CA	
Zip Code: 95432	Phone: (805) 794-0027	
Email: cheers@barbskoog.com		
Agent Representing Property Owner		
Name: Debra Lennox		
Mailing Address: PO Box 798		
City: Mendocino	State: CA	
Zip Code: 95460	Phone: (707) 813-7886	
Email: dblelnox@mcn.org		
Mail Correspondence to (choose one)		
<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent	<input type="checkbox"/> Pick Up at CAL FIRE Howard Forest
Project Information		
<input checked="" type="checkbox"/> Residential		<input type="checkbox"/> Commercial
<input checked="" type="checkbox"/> New Building	<input type="checkbox"/> Class K	<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Remodel/ Addition	<input type="checkbox"/> Replacement	<input type="checkbox"/> Other
Dwelling Sq. Ft: 3278	Attached Garage Sq. Ft:	
Accessory Building(s) Sq. Ft: 20	Detached Garage/ Shop Sq. Ft: 1920	
Agricultural Building(s) Sq. Ft:	Other Structure Sq. Ft:	
TOTAL SQUARE FEET: 5198		
Briefly describe the structure(s) to be built: Proposed 835 sf master bedroom addition & 1920 sf detached garage w/ storage & office		



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: DEBRA LENNOX
PO BOX 798

MENDOCINO CA 95460

Project Number: CDP_2021-0044
Project Description: Skoog, Residential Addition
Site Address: 1311 CAMERON RD

CDP_2021-0044

Receipt: PRJ_044652

Date: 8/25/2021

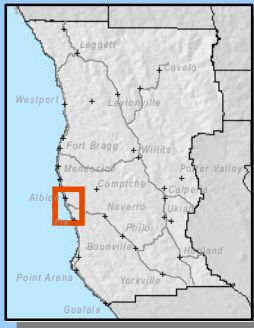
Pay Method: CHECK 1553

Received By: JULIANA CHERRY





<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822609		\$3,214.09
CDPA BASE			\$3,214.09
DOT FEES	1100-1910-826182		\$150.00
UMIN UMAJ COT DR CDPA CDPS SFR DOT2B			\$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
			\$111.00
SONOMA STATE UNIVERSITY	1100-2851-826390		\$75.00
			\$75.00
Total Fees Paid:			\$3,966.09

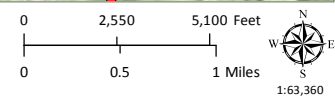


SUBJECT PARCEL/S



CASE: CDP 2021-0044
 OWNER: DACEY/SKOOG
 APN: 126-070-14
 APLCT: Emmett Dacey & Barb Skoog
 AGENT: Debra Lennox
 ADDRESS: 1311 Cameron Road, Elk

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



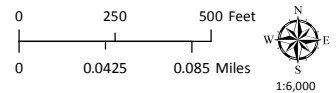
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 09/27/2021

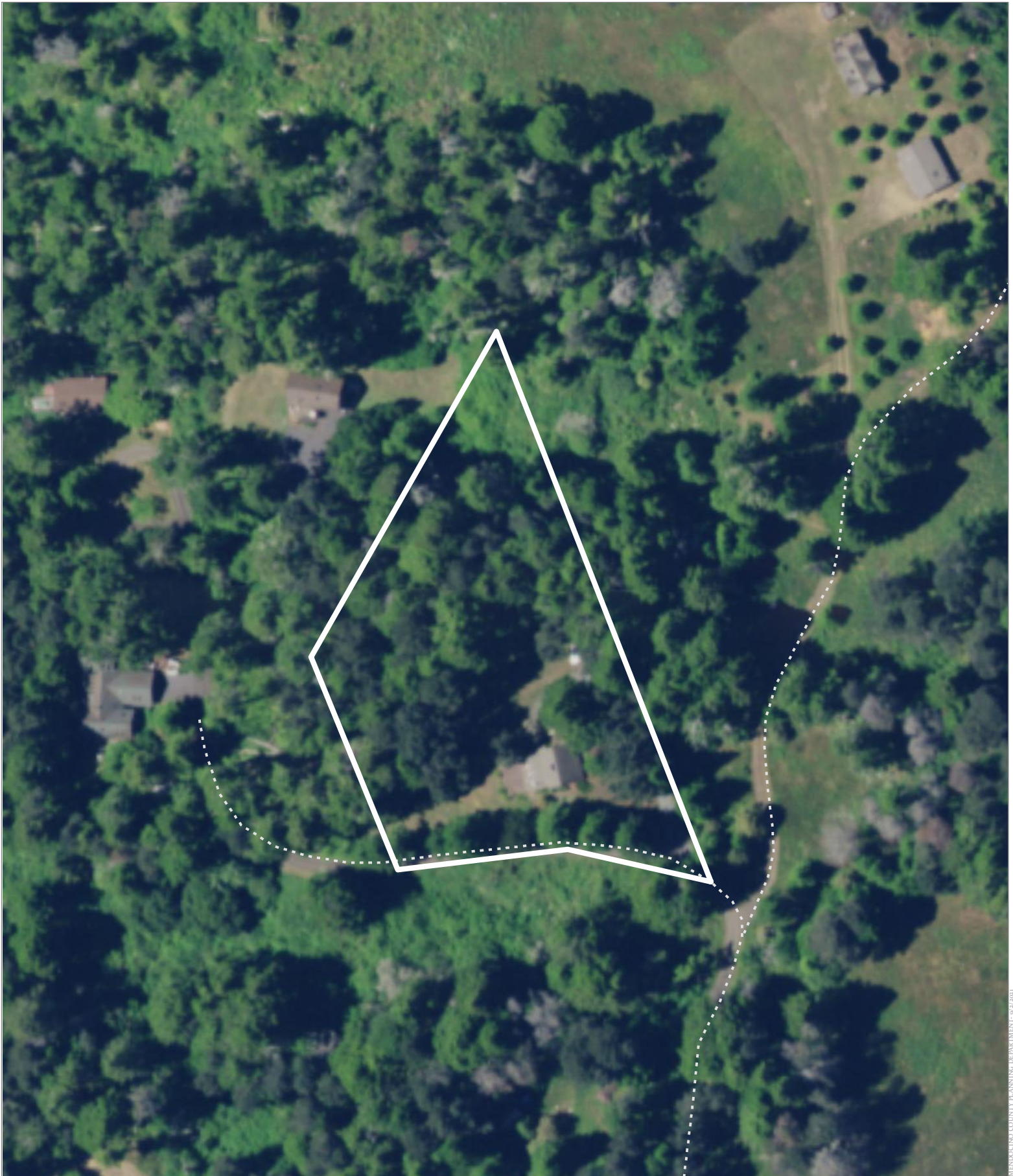


CASE: CDP 2021-0044
OWNER: DACEY/SKOOG
APN: 126-070-14
APLCT: Emmett Dacey & Barb Skoog
AGENT: Debra Lennox
ADDRESS: 1311 Cameron Road, Elk

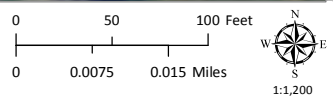
- Public Roads
- Private Roads



AERIAL IMAGERY



CASE: CDP 2021-0044
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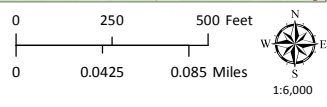
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 09/27/2021



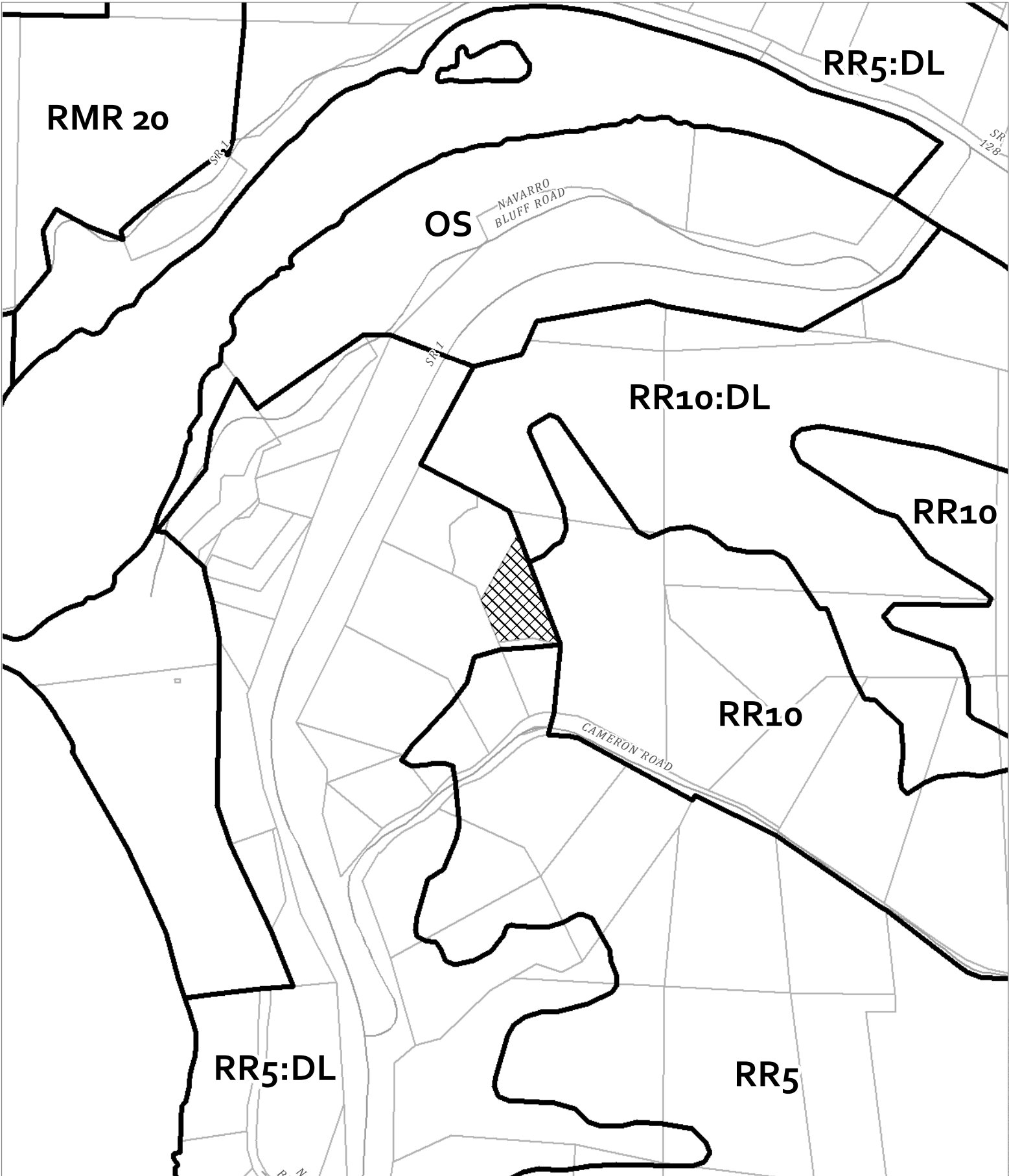
CASE: CDP 2021-0044
 OWNER: DACEY/SKOOG
 APN: 126-070-14
 APLCT: Emmett Dacey & Barb Skoog
 AGENT: Debra Lennox
 ADDRESS: 1311 Cameron Road, Elk

- Public Roads
- Private Roads





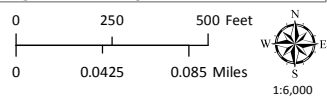
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENOCINGO COUNTY PLANNING DEPARTMENT - 09/27/2021

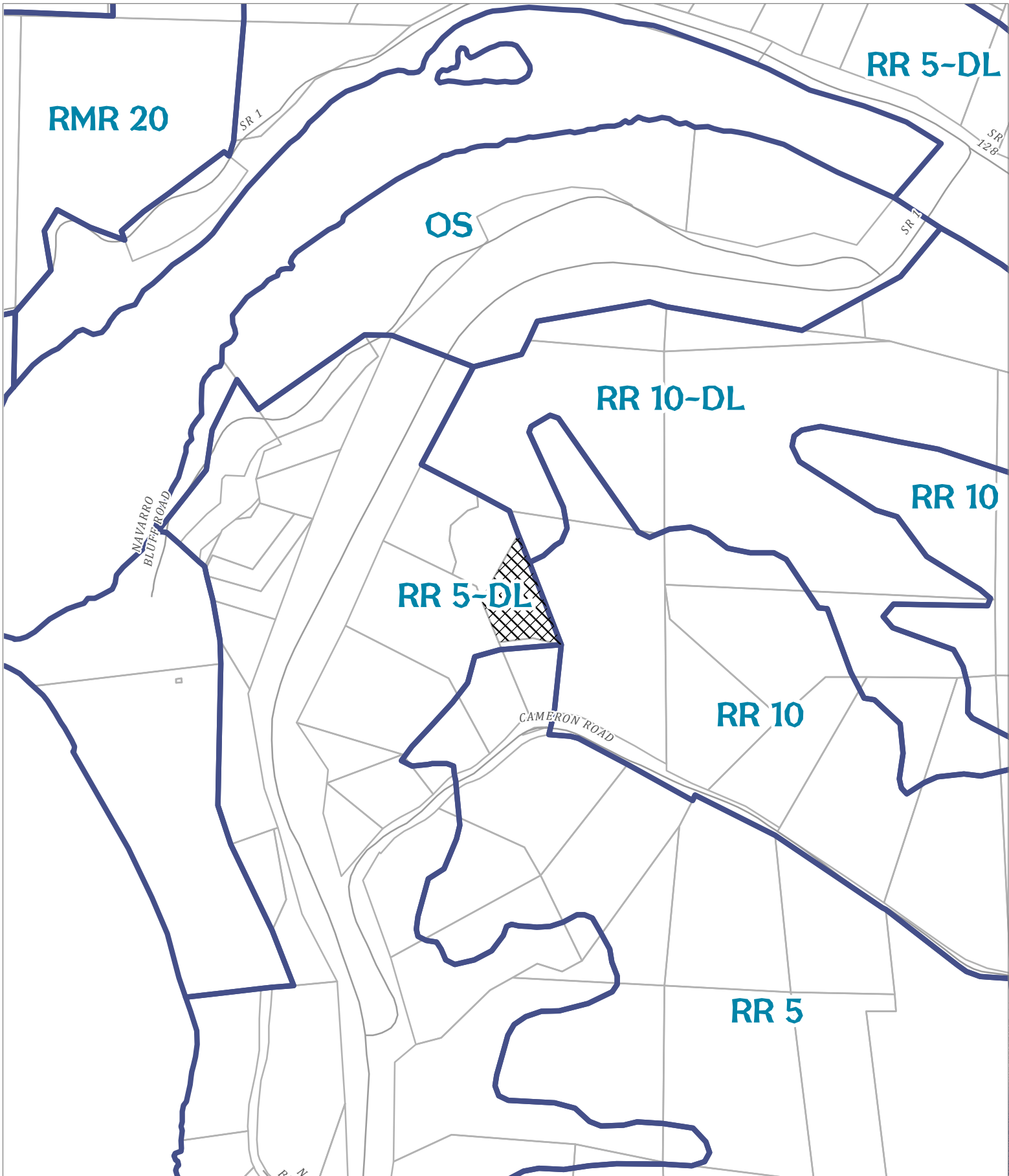


CASE: CDP 2021-0044
 OWNER: DACEY/SKOOG
 APN: 126-070-14
 APLCT: Emmett Dacey & Barb Skoog
 AGENT: Debra Lennox
 ADDRESS: 1311 Cameron Road, Elk



 Zoning Districts
 Public Roads

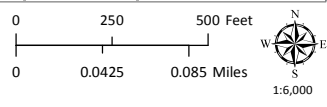


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2021

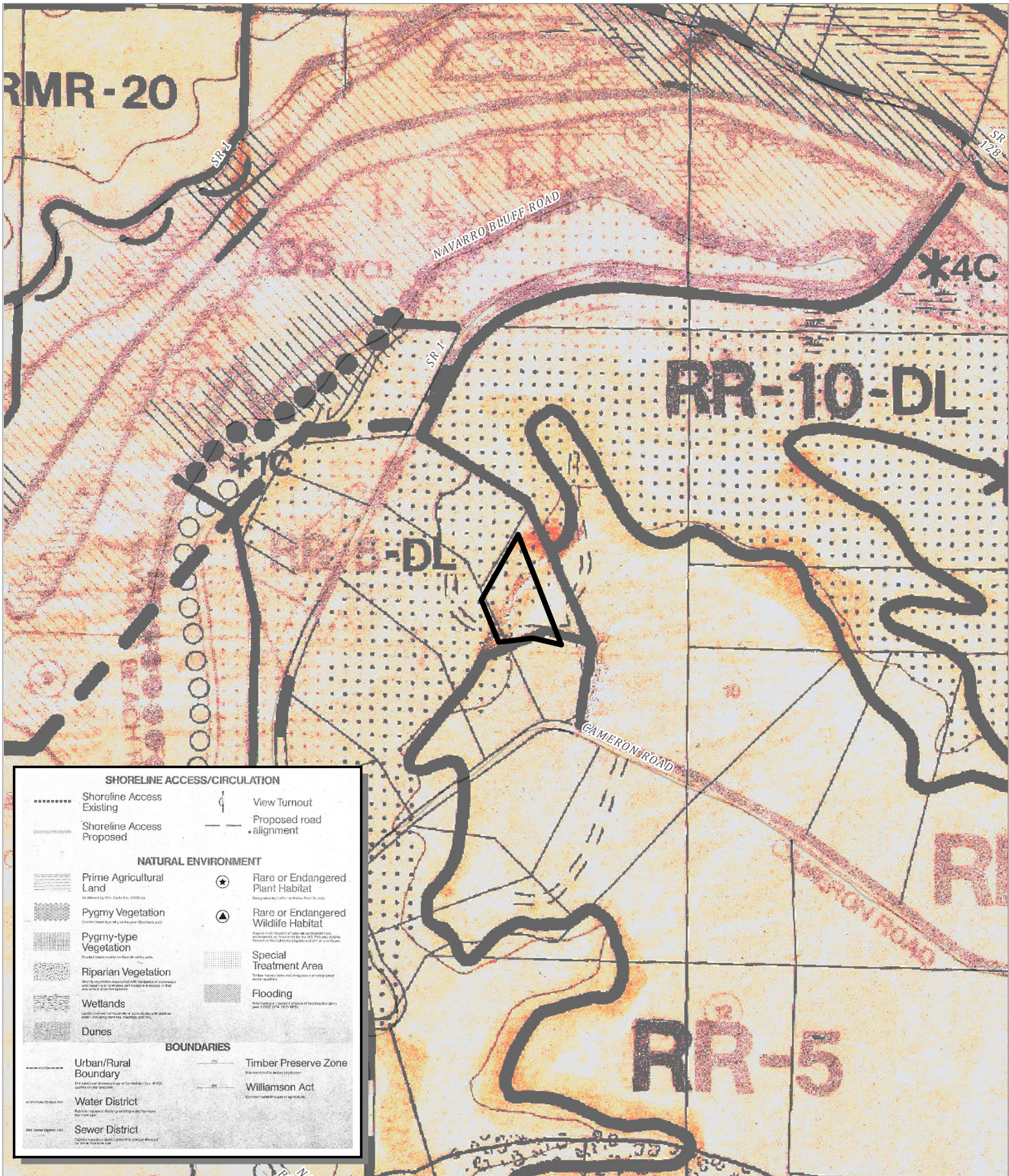


CASE: CDP 2021-0044
 OWNER: DACEY/SKOOG
 APN: 126-070-14
 APLCT: Emmett Dacey & Barb Skoog
 AGENT: Debra Lennox
 ADDRESS: 1311 Cameron Road, Elk

 General Plan Classes
 Public Roads

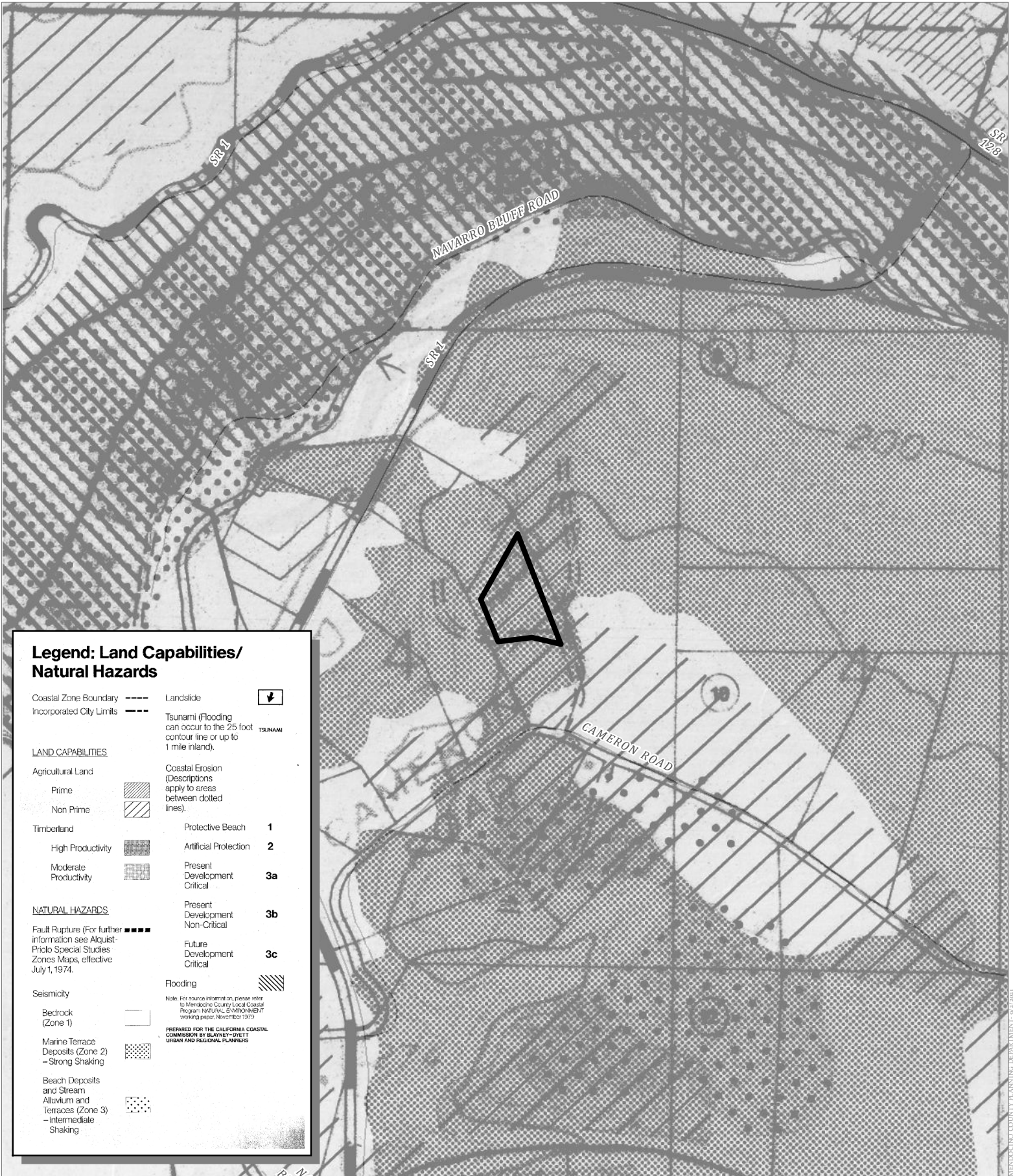


MENDOCINO COUNTY PLANNING DEPARTMENT - 09/27/2021



CASE: CDP 2021-0044
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MENDOCINO COUNTY PLANNING DEPARTMENT - 09-27-2021

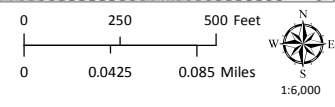


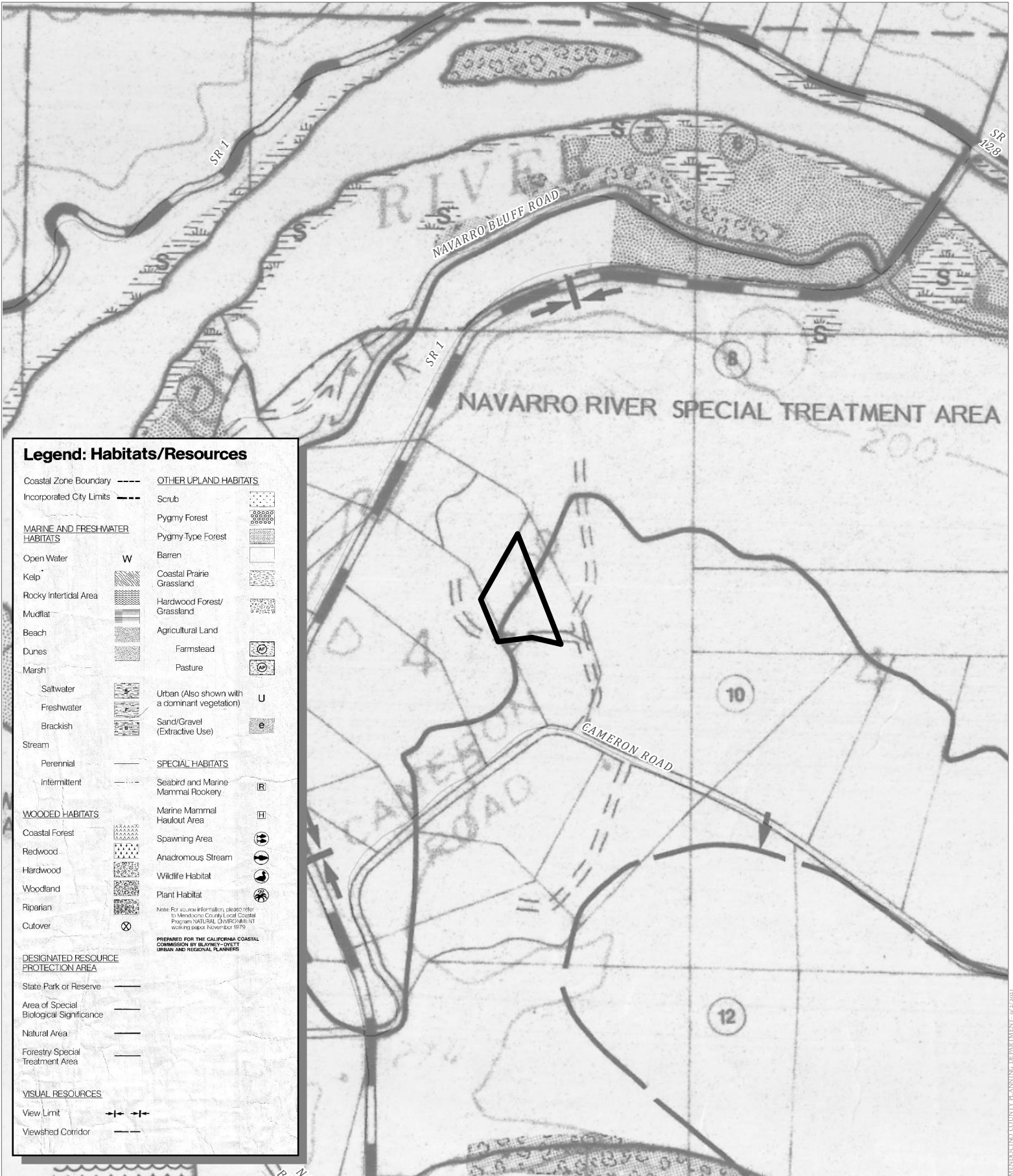
**Legend: Land Capabilities/
Natural Hazards**

- | | | | |
|---|-----|--|-----------|
| Coastal Zone Boundary | --- | Landslide | |
| Incorporated City Limits | --- | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). | TSUNAMI |
| LAND CAPABILITIES | | | |
| Agricultural Land | | Coastal Erosion (Descriptions apply to areas between dotted lines). | |
| Prime | | Protective Beach | 1 |
| Non Prime | | Artificial Protection | 2 |
| Timberland | | Present Development Critical | 3a |
| High Productivity | | Present Development Non-Critical | 3b |
| Moderate Productivity | | Future Development Critical | 3c |
| NATURAL HAZARDS | | | |
| Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974). | --- | Flooding | |
| Seismicity | | <small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.</small>
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BELKNOW-COYETT URBAN AND REGIONAL PLANNERS</small> | |
| Bedrock (Zone 1) | | | |
| Marine Terrace Deposits (Zone 2) - Strong Shaking | | | |
| Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking | | | |

CASE: **CDP 2021-0044**
 OWNER: **DACEY/SKOOG**
 APN: **126-070-14**
 APLCT: **Emmett Dacey & Barb Skoog**
 AGENT: **Debra Lennox**
 ADDRESS: **1311 Cameron Road, Elk**

Public Roads



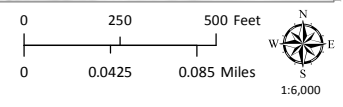


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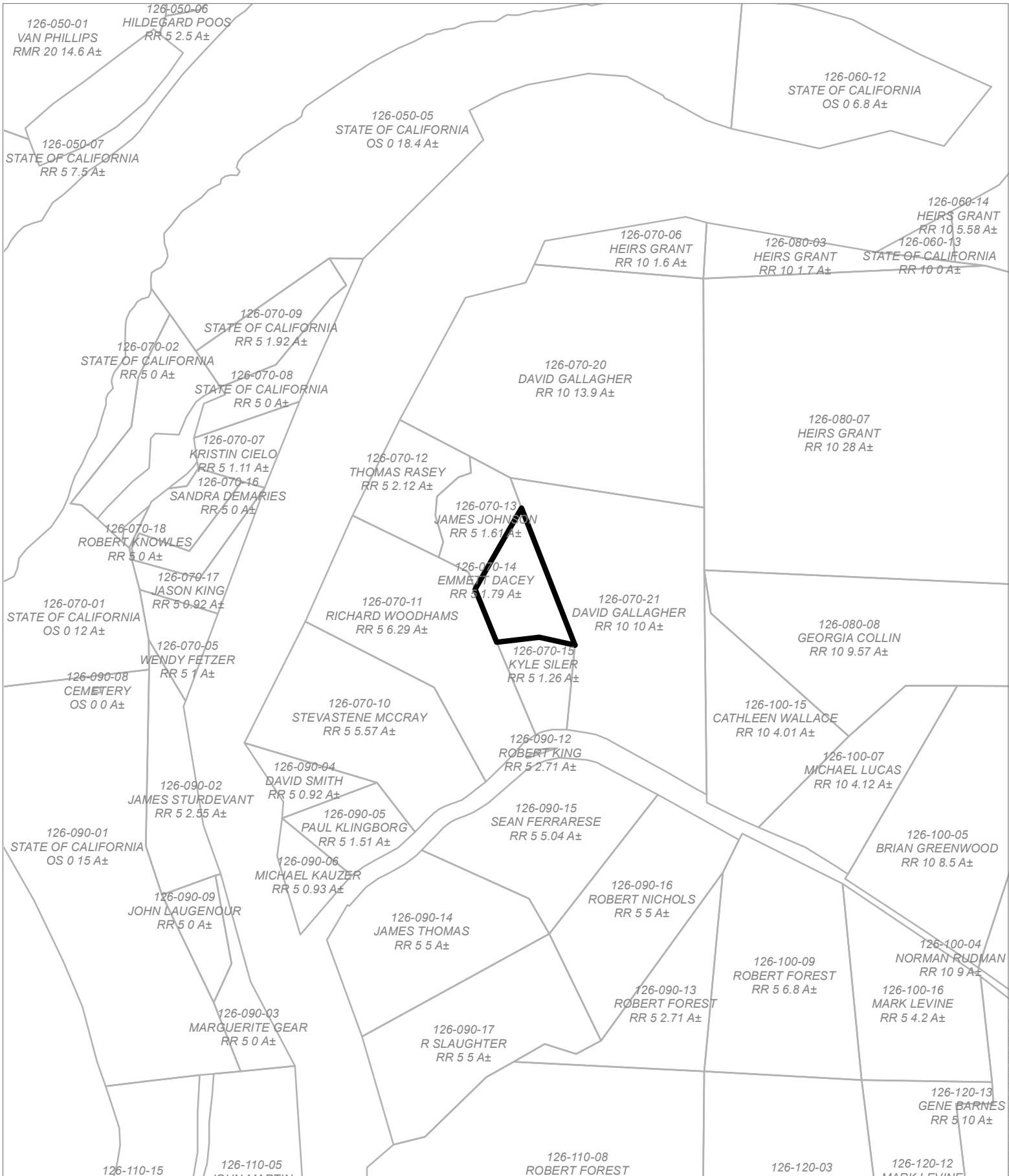
CASE: **CDP 2021-0044**
 OWNER: **DACEY/SKOOG**
 APN: **126-070-14**
 APLCT: **Emmett Dacey & Barb Skoog**
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— Public Roads

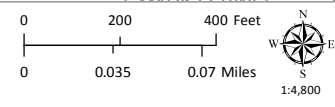


POST LCP CERTIFICATION & APPEAL JURISDICTION

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2021



CASE: CDP 2021-0044
 OWNER: DACEY/SKOOG
 APN: 126-070-14
 APLCT: Emmett Dacey & Barb Skoog
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ADJACENT PARCELS

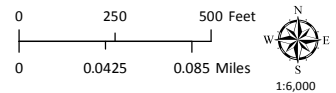
**ALBION LITTLE
RIVER FIRE
PROTECTION DISTRICT**



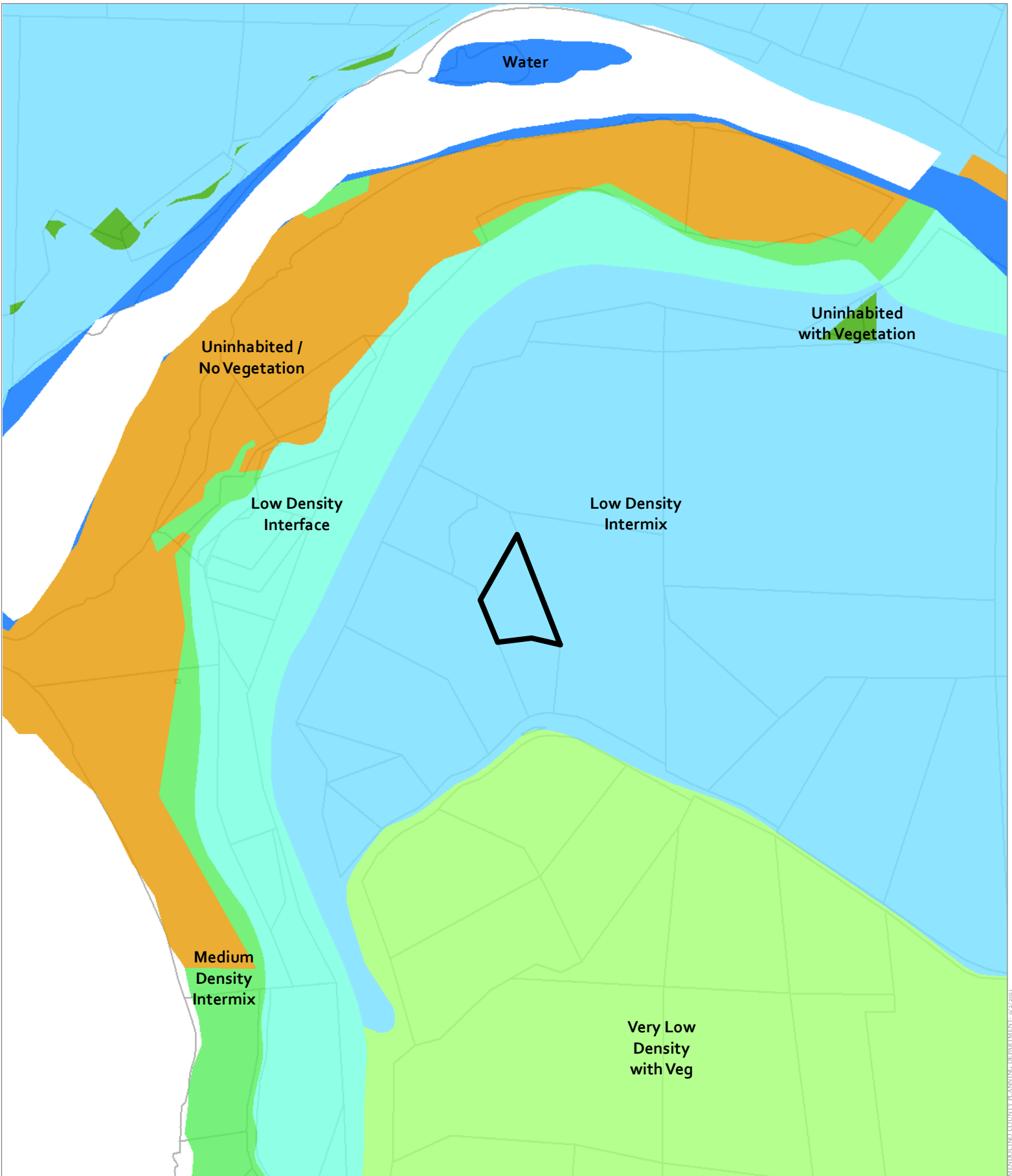
**ELK COMMUNITY
SERVICES
DISTRICT**

CASE: CDP 2021-0044
 OWNER: DACEY/SKOOG
 APN: 126-070-14
 APLCT: Emmett Dacey & Barb Skoog
 AGENT: Debra Lennox
 ADDRESS: 1311 Cameron Road, Elk

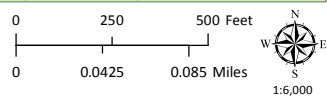
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



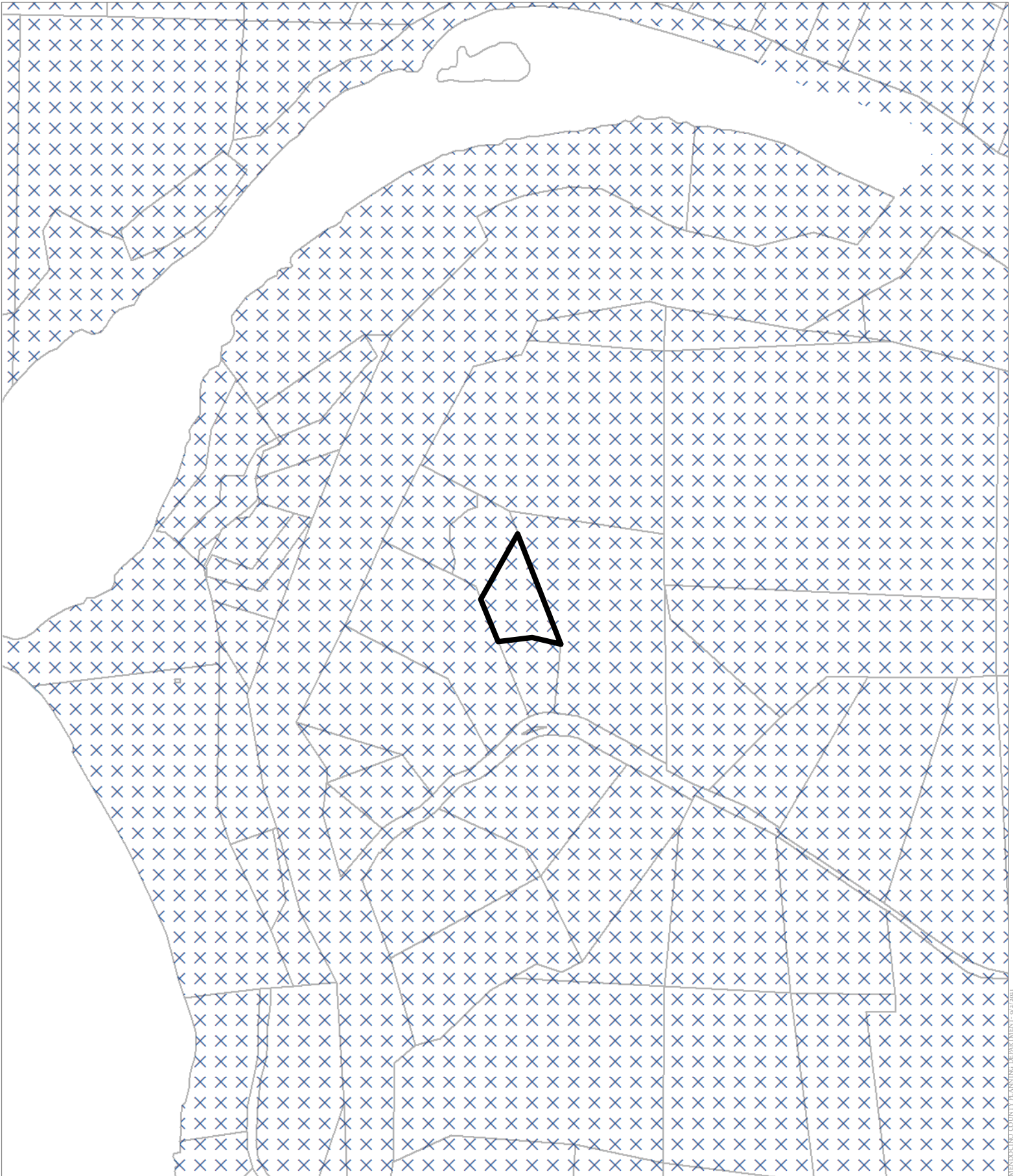
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA




CASE: CDP 2021-0044
 OWNER: DACEY/SKOOG
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 APLCT: Emmett Dacey & Barb Skoog
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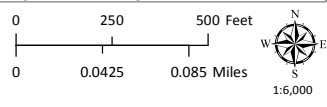


MENDOCINO COUNTY PLANNING DEPARTMENT - 09/27/2021



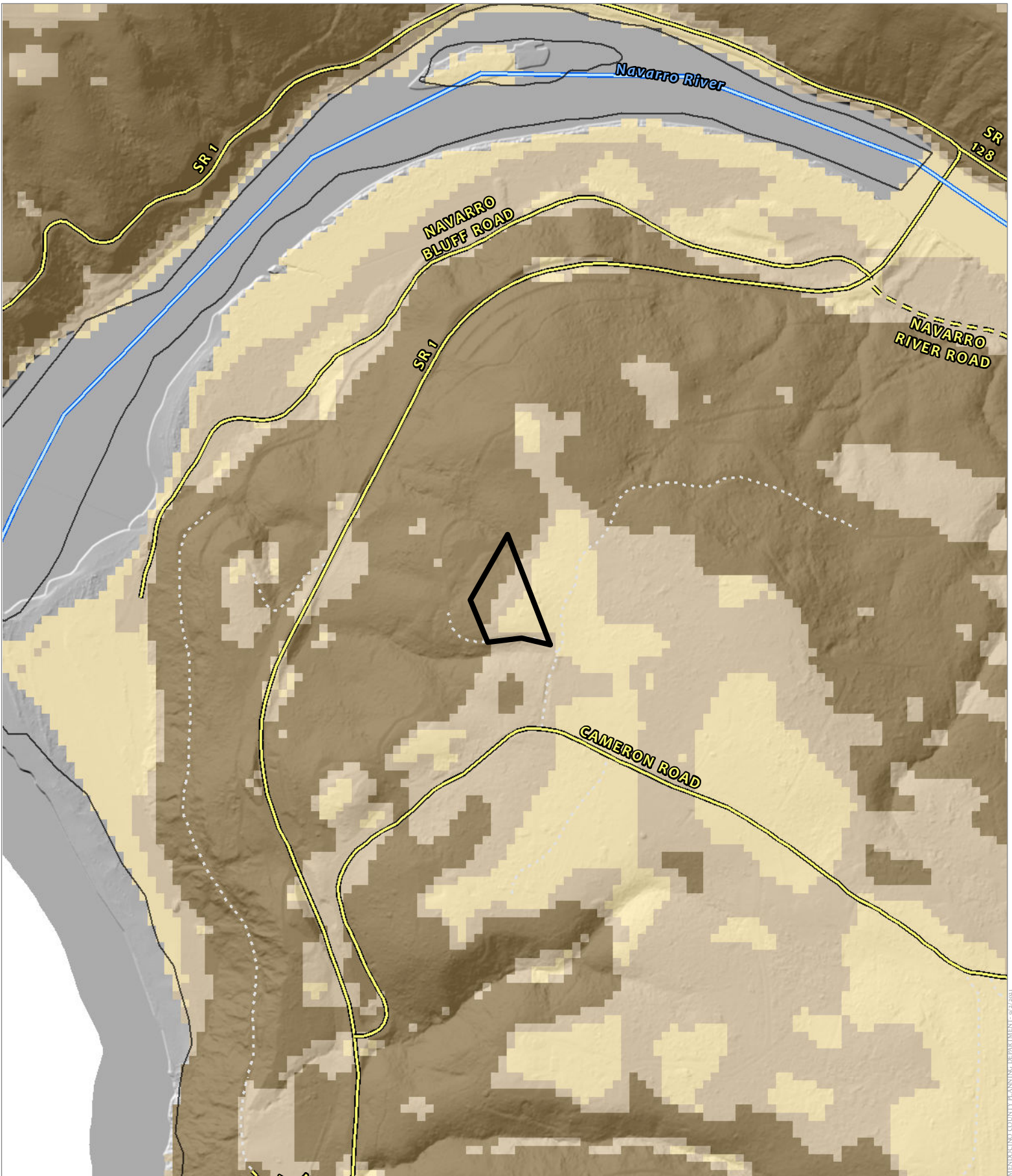
CASE: CDP 2021-0044
OWNER: DACEY/SKOOG
APN: 126-070-14
APLCT: Emmett Dacey & Barb Skoog
AGENT: Debra Lennox
ADDRESS: 1311 Cameron Road, Elk

 Critical Water Areas



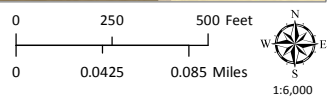
GROUND WATER RESOURCES

TRUCKEE COUNTY PLANNING DEPARTMENT 09.29.2021



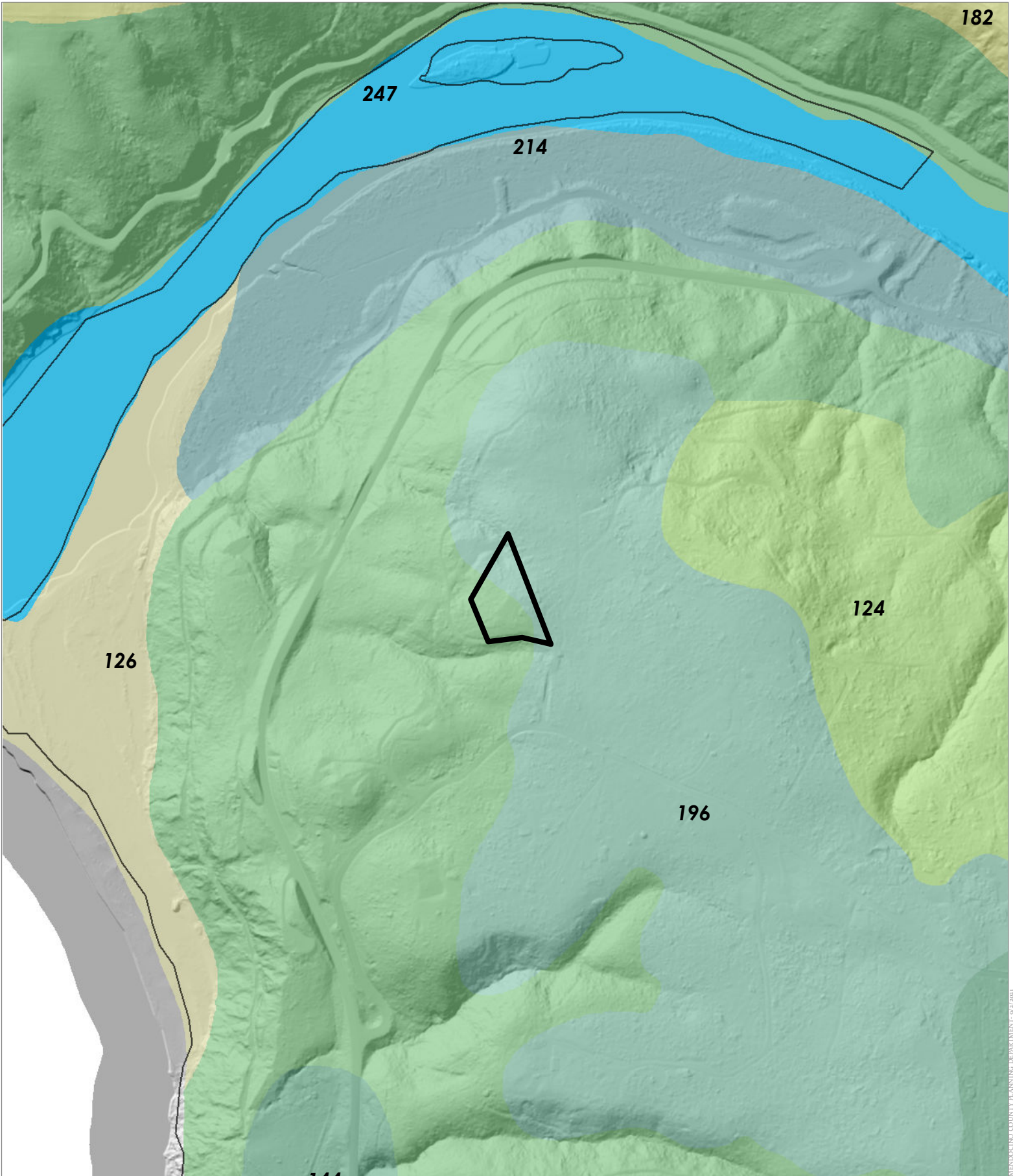
CASE: CDP 2021-0044
 OWNER: DACEY/SKOOG
 APN: 126-070-14
 APLCT: Emmett Dacey & Barb Skoog
 AGENT: Debra Lennox
 ADDRESS: 1311 Cameron Road, Elk

	Public Roads		15° - 32°
	Private Roads		33° - 72°
			0° - 14°



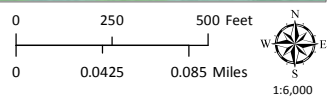
ESTIMATED SLOPE

MENDOCINO COUNTY PLANNING DEPARTMENT - 09/27/2021

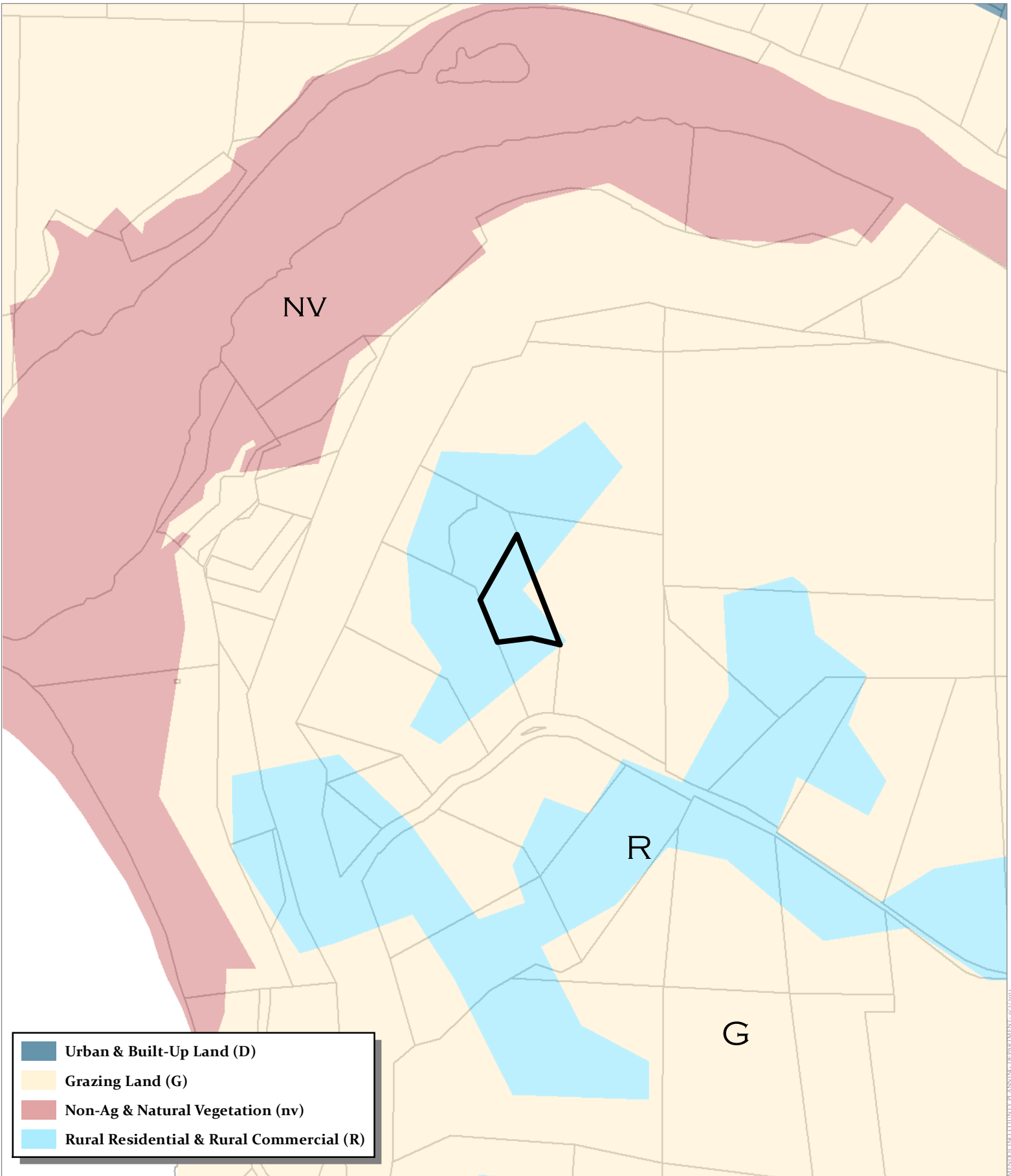


MENDOCINO COUNTY PLANNING DEPARTMENT - 09/27/2021

CASE: CDP 2021-0044
 OWNER: DACEY/SKOOG
 APN: 126-070-14
 APLCT: Emmett Dacey & Barb Skoog
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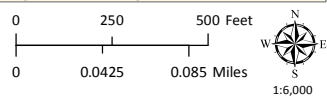


WESTERN SOIL CLASSES



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

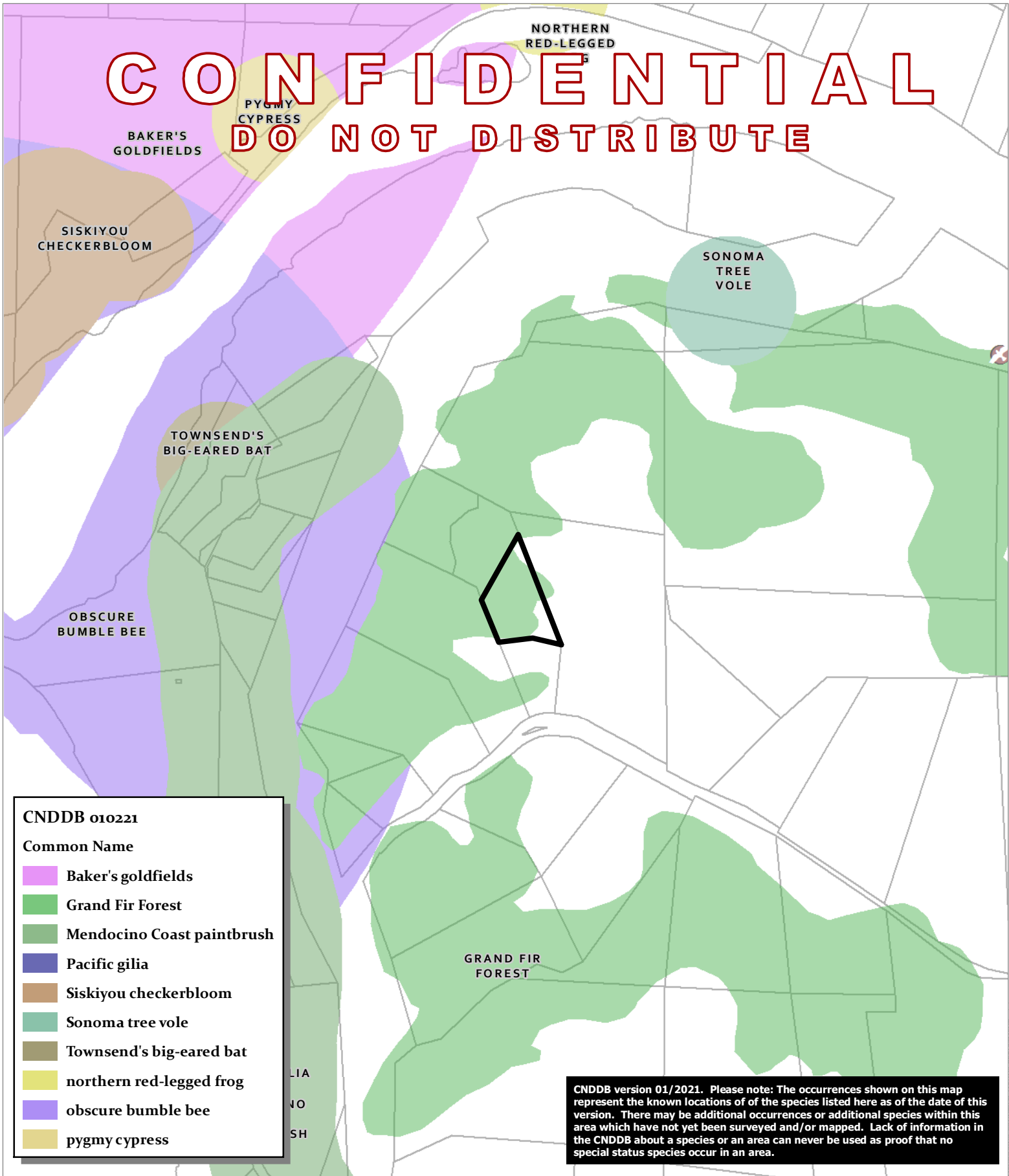
CASE: CDP 2021-0044
 OWNER: DACEY/SKOOG
 APN: 126-070-14
 APLCT: Emmett Dacey & Barb Skoog
 AGENT: Debra Lennox
 ADDRESS: 1311 Cameron Road, Elk



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2021

CONFIDENTIAL

DO NOT DISTRIBUTE

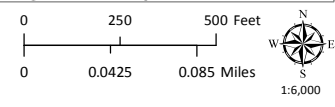


- CNDDDB 010221**
- Common Name**
- Baker's goldfields
 - Grand Fir Forest
 - Mendocino Coast paintbrush
 - Pacific gilia
 - Siskiyou checkerbloom
 - Sonoma tree vole
 - Townsend's big-eared bat
 - northern red-legged frog
 - obscure bumble bee
 - pygmy cypress

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 2021-0044
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 AGENT: Debra Lennox
 ADDRESS: 1311 Cameron Road, Elk

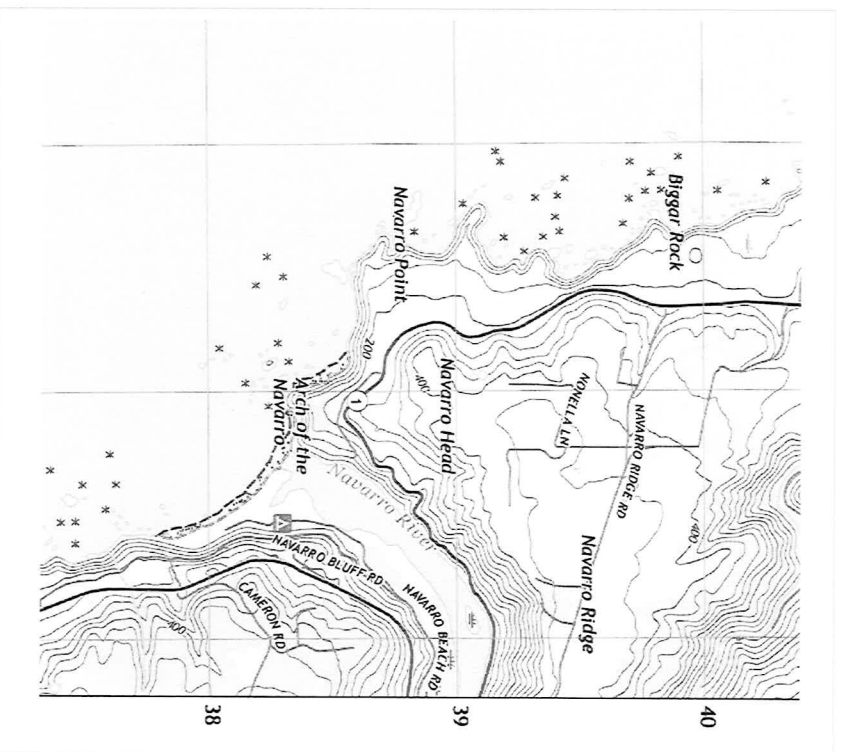
Spotted Owl Locations 010221



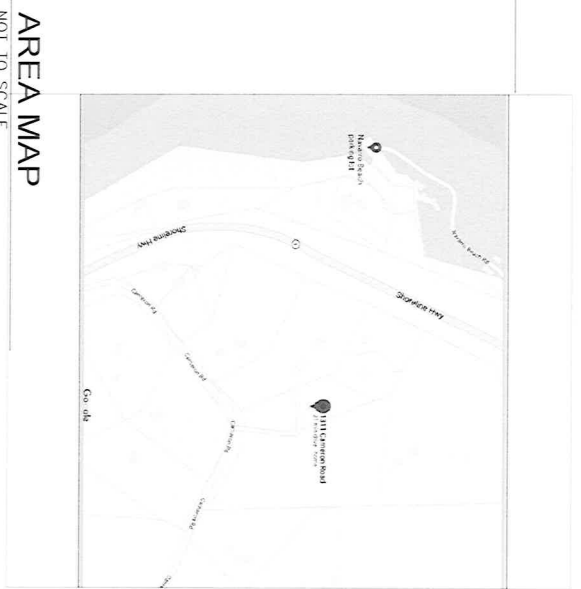
MENDOCINO COUNTY PLANNING DEPARTMENT - 09/27/2021

MASTER ADDITION, REMODEL & PROPOSED GARAGE

for BARBARA SKOOG & EMMETT DACEY
 1311 CAMERON ROAD, ELK, CA 95432
 AP# 126-070-140-0



VICINITY MAP
 NOT TO SCALE



AREA MAP
 NOT TO SCALE

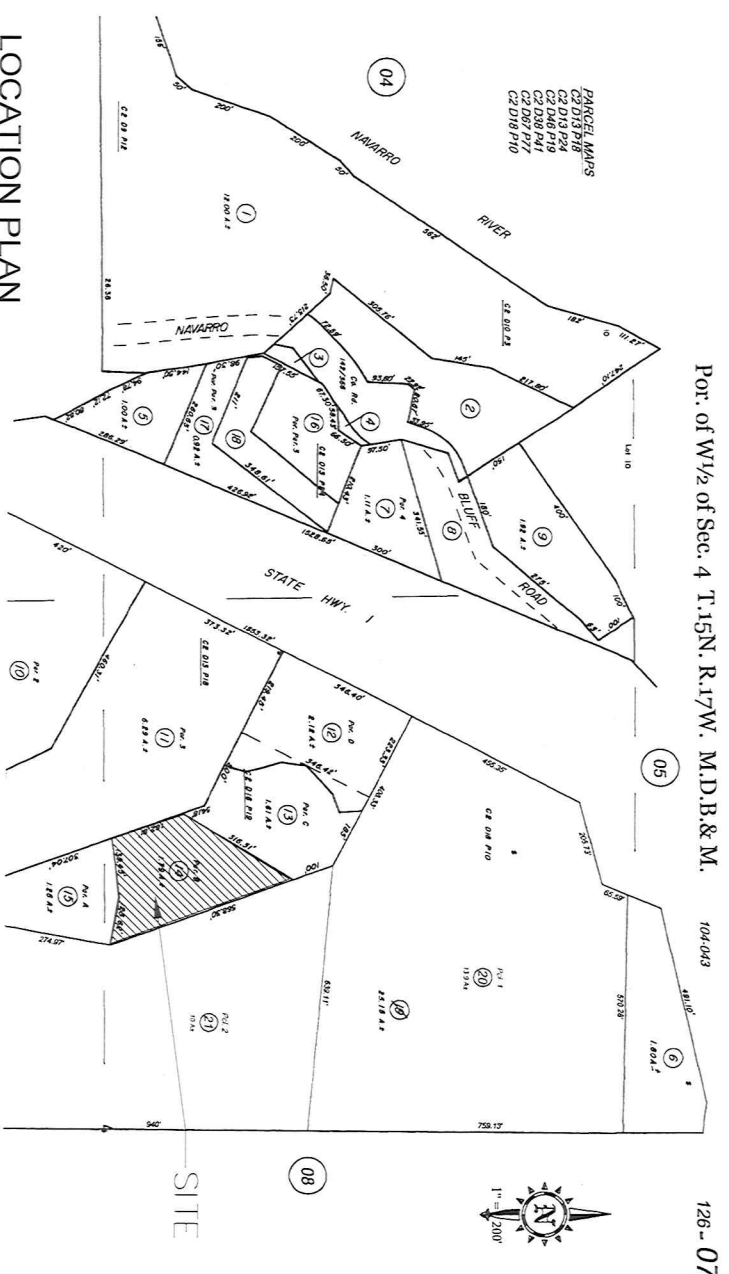
APN: 126-070-140-0
 PROJECT ADDRESS:
 1311 CAMERON ROAD
 ELK CA 95432
 OWNERS:
 BARBARA SKOOG & EMMETT DACEY
 1311 CAMERON RD.
 ELK, CA 95432
 ARCHITECT:
 DEBRA LENNOX, AIA
 PO BOX 798
 MENDOCINO, CA 95460
 707-937-0770

CONSTRUCTION NOTES:
 DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT SO THAT CLARIFICATION CAN BE MADE. IN DISCREPANCIES BETWEEN WRITTEN DESCRIPTIONS AND DRAWINGS, WRITTEN DESCRIPTIONS SHALL GOVERN.

PROJECT DESCRIPTION:
 THIS PROJECT INCLUDES A REMODEL OF (E) RESIDENCE W/ PROPOSED BEDROOM & DECK ADDITION AND PROPOSED OFFICE & GARAGE W/ STORAGE ABOVE & 120 SF PATIO, AND 2500 GAL. WATER STORAGE TANK FOR EMERGENCY FIRE ABATEMENT.
 SITE AND BUILDING NOTES:
 ZONING: RR-1
 CONSTITAL ZONE: YES
 CONSTRUCTION GROUP: TYPE VB
 BUILDING MATERIALS:
 EXTERIOR MATERIALS: BOARD & BATT
 ROOFING: COMPOSITION SHINGLES
 AREA CALCULATIONS
 LOT SIZE: 1.79 ACRES
 EXISTING RESIDENCE 1228 SF
 PROPOSED ADDITION 1215 SF
 PROPOSED GARAGE 1596 SF
 TOTAL LOT COVERAGE EXCLUDING WATER TANKS, GENERATOR, EXT DECKS AND SECOND STORES 3052 SF
 (N) PATIOS: 309 & 120 = 429 SF
 (E) DECKS: 480 WEST, 55 ENTRY, 57 2ND FLR, 50 KIT = 622 SF
 (N) DECKS: 708 MBR, 36 OFF, 76 2ND FLR, 128 ENTRY = 948 SF

INDEX OF DRAWINGS

ARCHITECTURAL	PROJECT INFORMATION & LOCATION MAPS
T1	PROJECT INFORMATION & LOCATION MAPS
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A2.0	EXISTING FLOOR PLANS
A2.1.0	PROPOSED FLOOR PLANS - 1 ST
A2.1.1	PROPOSED MASTER BEDROOM FLOOR & DOOR SCHED.
A2.1.2	PROPOSED ENTRY, KITCHEN, LAUNDRY, BATH & WINDOW SCHEDULE
A2.1.3	PROPOSED SECOND FLOOR PLAN - GUEST BR, LOFT & ROOF PLAN
A3.0	EXISTING EXTERIOR ELEVATIONS - RES
A3.1	PROPOSED EXTERIOR ELEVATIONS - RES
GA.2	PROPOSED GARAGE/OFFICE/STORAGE FLOOR PLANS
GA.3	PROPOSED GARAGE/OFFICE/STORAGE ELEVATIONS

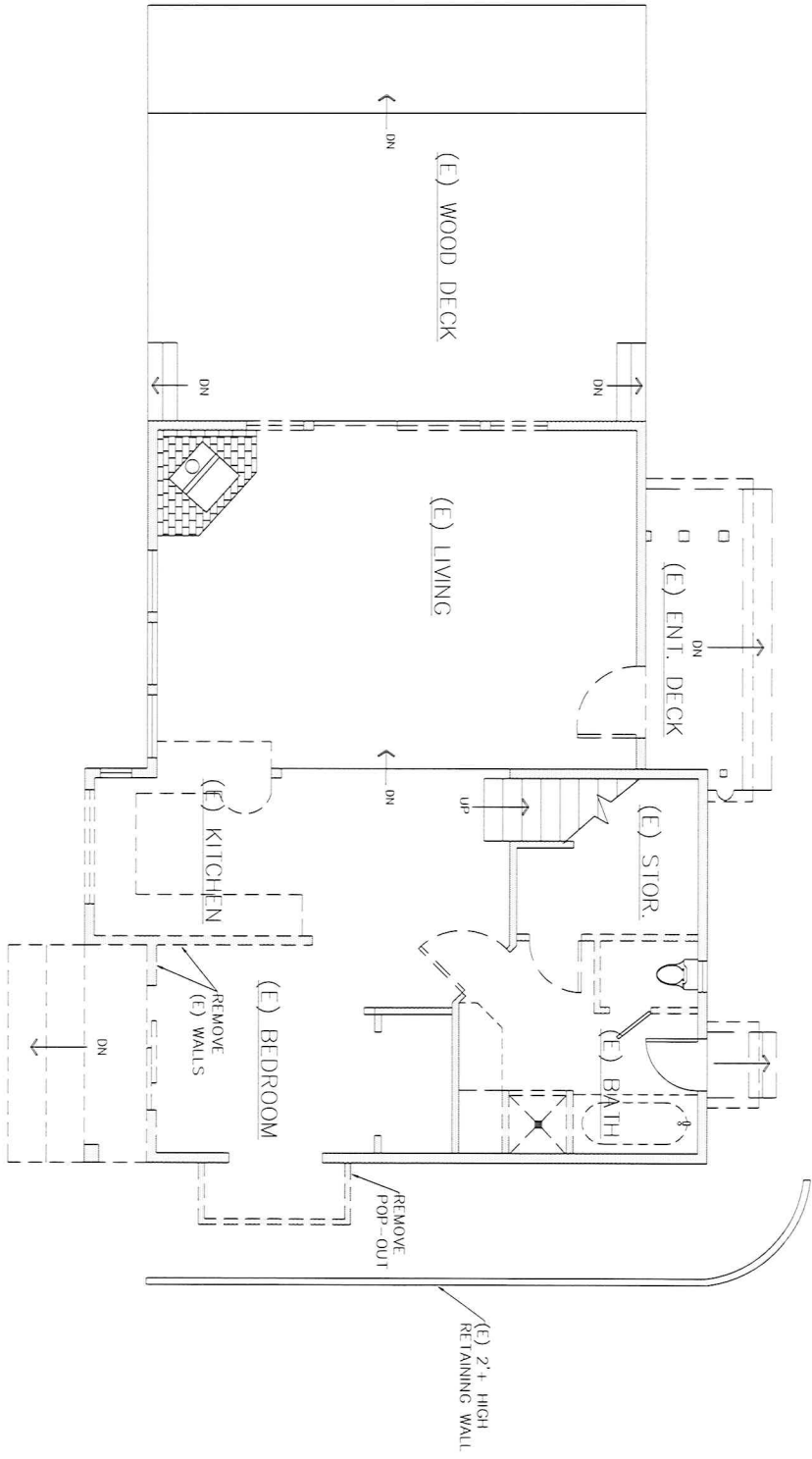


LOCATION PLAN
 NOT TO SCALE

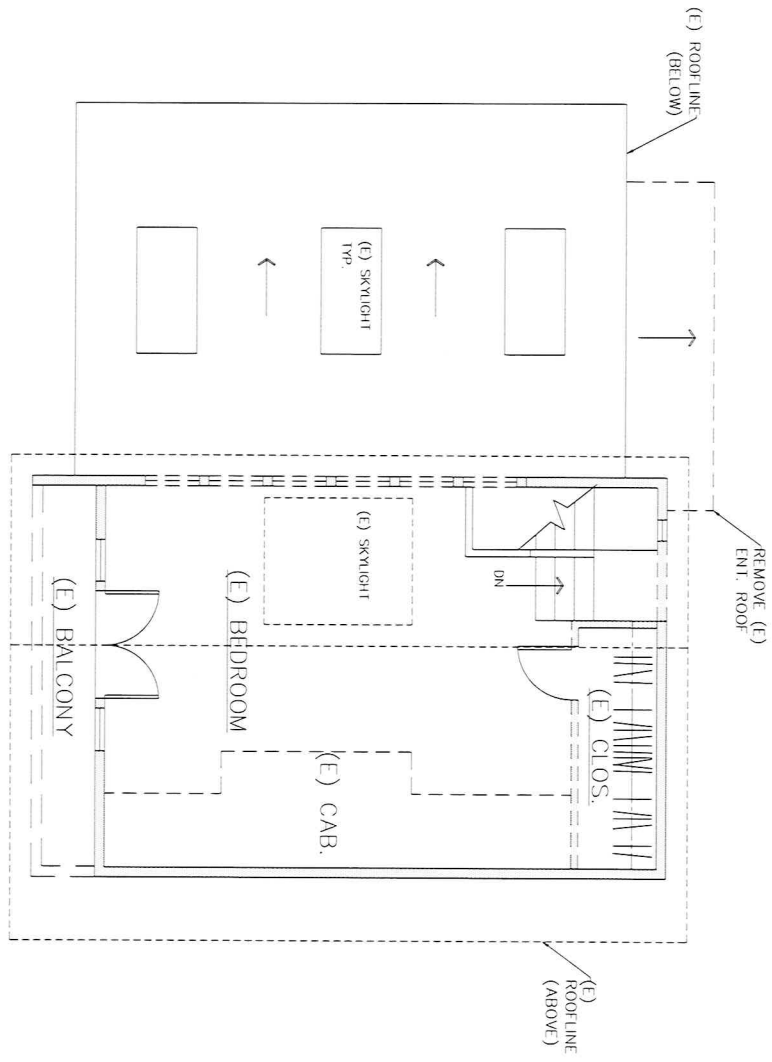
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SCALE: AS SHOWN DATE: 8/12/21 DRAWN: LH FILE: SKOOG 11 COVER SHEET T1 OF SHEETS	SITE PLAN AND PROJECT INFORMATION MASTER ADDITION, REMODEL & PROPOSED GARAGE BARBARA SKOOG & EMMETT DACEY 1311 CAMERON ROAD ELK, CA APN 126-070-140	Debra Lennox, AIA LEED A/P ARCHITECT PO Box 798 Mendocino, CA 95460 707-937-0770 Mendocino dbleenox@mcn.org/www.dbleenox.com	
	REVISION BY		

NOTE: DASHED = REMOVE



EXISTING FIRST FLOOR PLAN - 958 SF
SCALE: 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN - 270 SF
SCALE: 1/4" = 1'-0"

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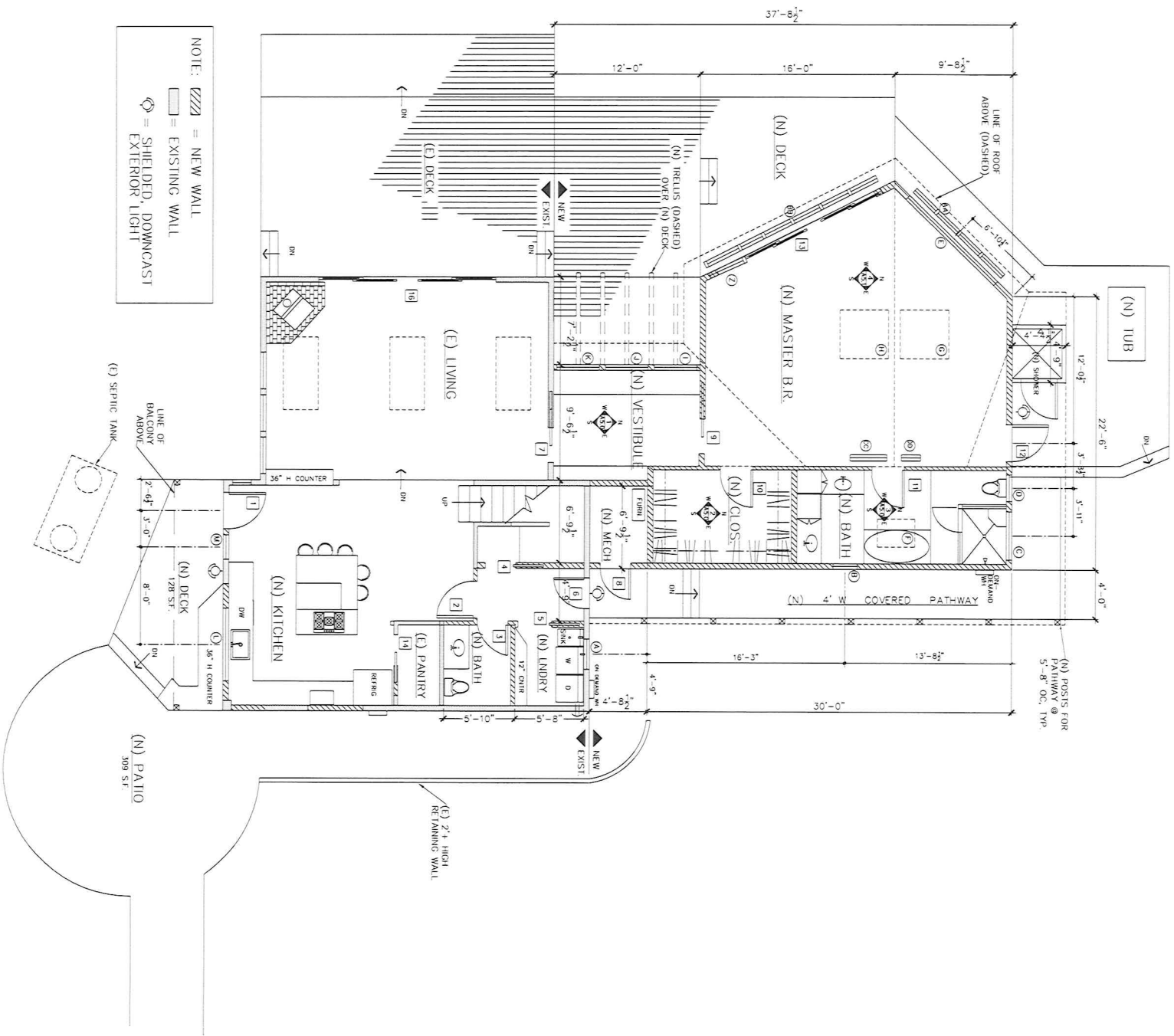
EXISTING FLOOR PLANS
MASTER ADDITION, REMODEL & PROPOSED GARAGE
BARBARA SKOOG & EMMETT DACEY
1311 CAMERON ROAD
ELK, CA APN 126-070-140

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A2.0
OF SHEETS

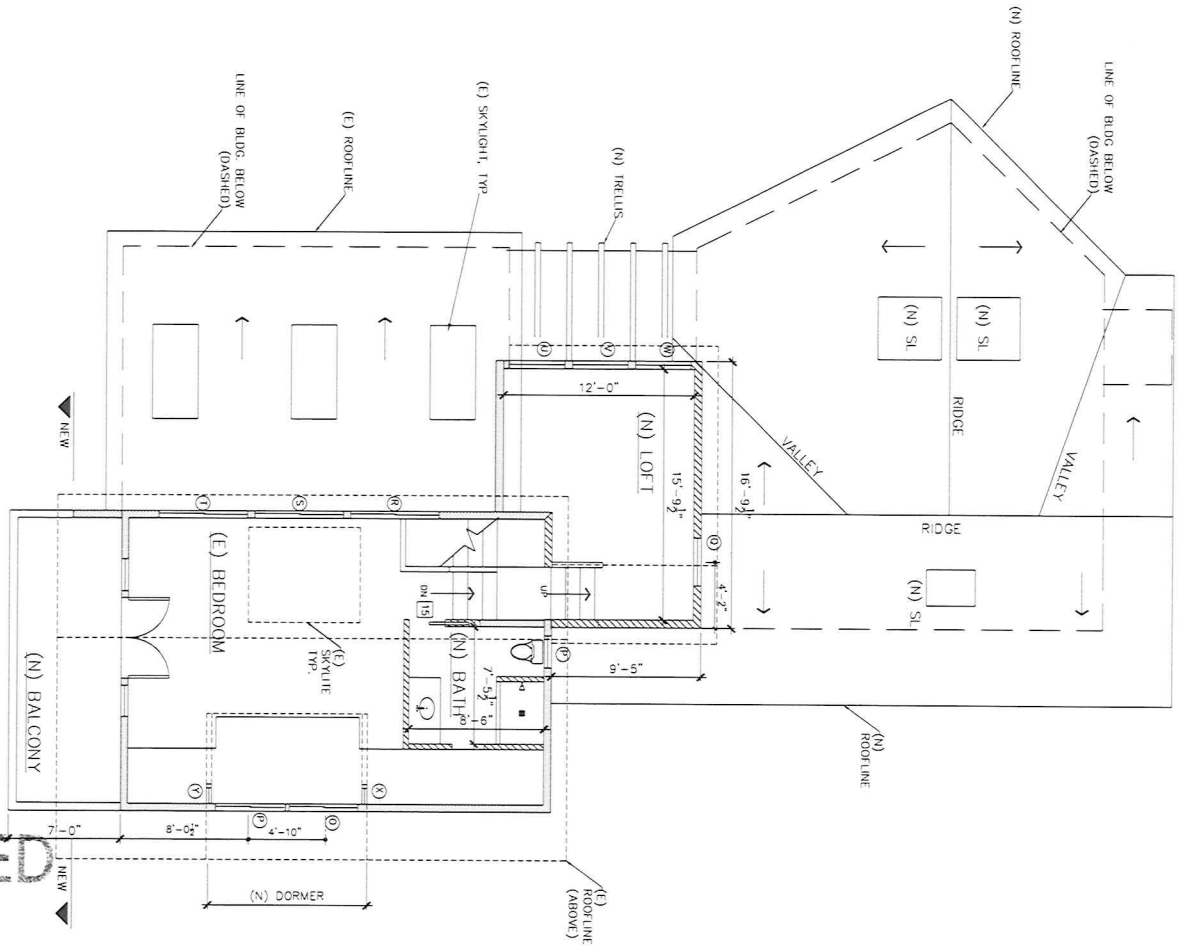
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DATE: 7/19/21
DRAWN: LH
FILE: SKOOG A2



NOTE: **|||||** = NEW WALL
▭ = EXISTING WALL
 = SHIELDED, DOWNCAST EXTERIOR LIGHT



NEW FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"



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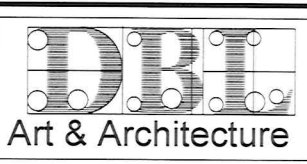


NEW SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

(N) RESIDENCE FLOOR PLANS

MASTER ADDITION, REMODEL & PROPOSED GARAGE
 BARBARA SKOOG & EMMETT DACEY
 1311 CAMERON ROAD
 ELK, CA APN 126-070-140

Debra Lennox, AIA
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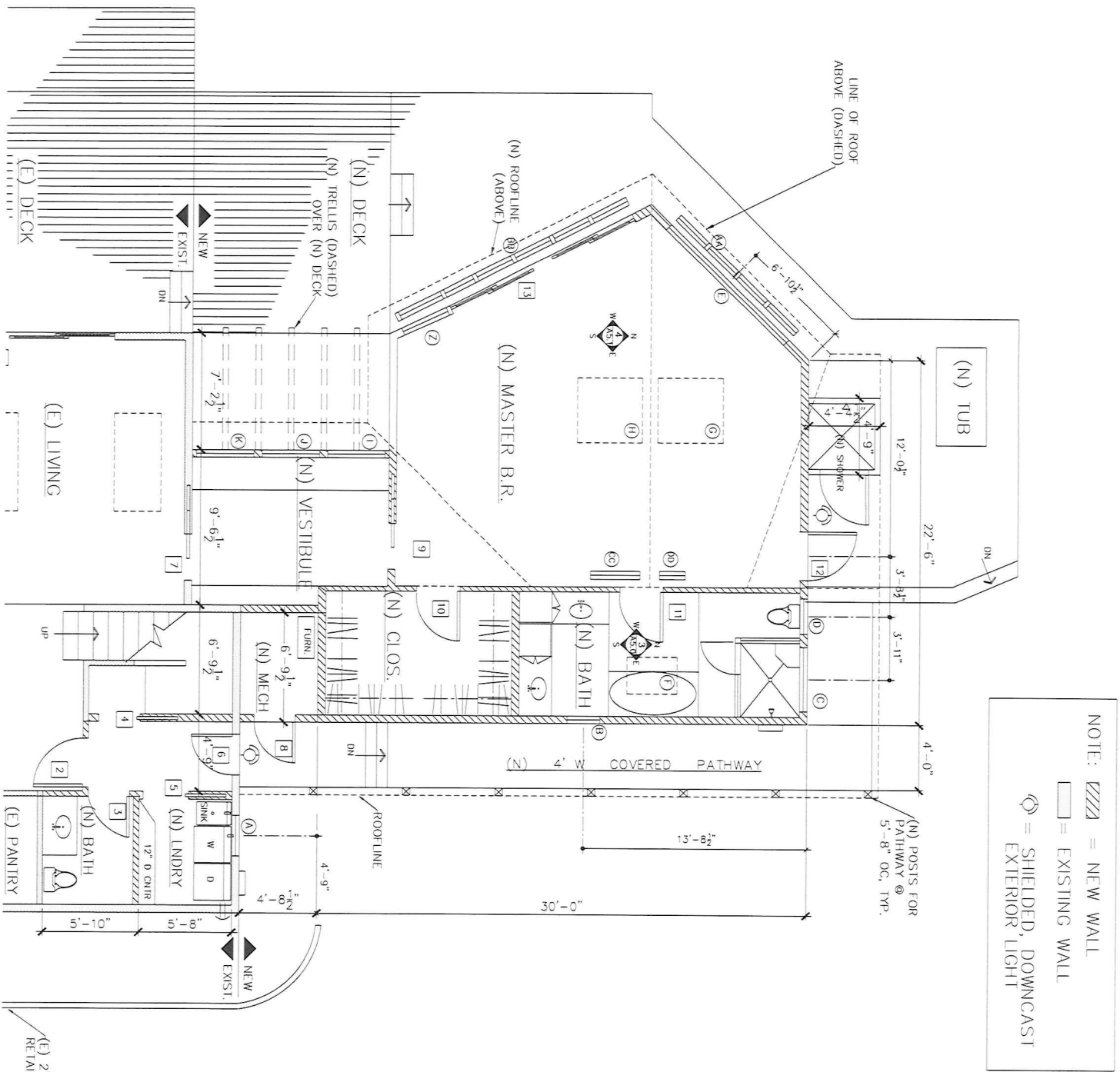
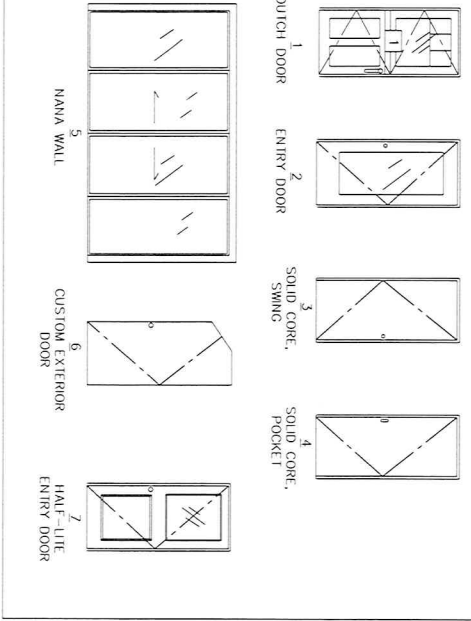
A2.1.0
 OF SHEETS

SCALE: AS NOTED
 DATE: 8/23/21
 DRAWN: LH
 FILE: SKOOG A2

□ DOOR SCHEDULE

SYMBOL	UNIT DIMENS	LOCK	TYPE	THK	REMARKS
1	3'-0" 6'-8"	LOCK & LATCH	1	1-3/4"	IN-SWING DUTCH DR W/ HALF LITE
2	2'-10" 6'-8"	LATCH	3	1-3/8"	BATHROOM DOOR
3	2'-6" 6'-8"	LOCK & LATCH	3	1-3/8"	BATHROOM DOOR
4	2'-6" 6'-8"	LATCH	4	1-3/8"	POCKET DOOR
5	2'-6" 6'-8"	LATCH	4	1-3/8"	POCKET DOOR
6	2'-6" 6'-8"	LOCK & LATCH	7	1-3/4"	RELOCATE (E) DOOR
7	3'-0" 6'-8"	LATCH	4	1-3/8"	POCKET DOOR
8	2'-6" 6'-8"	LATCH	6	1-3/4"	CUST. MECH. RM DOOR - OPEN OUT
9	3'-0" 6'-8"	LATCH	4	1-3/8"	POCKET DOOR
10	2'-6" 6'-8"	LATCH	3	1-3/8"	CLOSET DOOR
11	3'-0" 6'-8"	LOCK & LATCH	3	1-3/8"	BATHROOM DOOR
12	3'-0" 6'-8"	LOCK & LATCH	2	1-3/8"	ENTRANCE DOOR - OPEN OUT
13	12'-6" 6'-8"	LOCK & LATCH	5	NANA WALL	
14	2'-6" 6'-8"	LOCK & LATCH	4	1-3/8"	POCKET DOOR - PANTRY
15	2'-6" 6'-8"	LOCK & LATCH	4	1-3/8"	POCKET DOOR - BATHROOM
16	14'-6" 6'-8"	LOCK & LATCH	5	NANA WALL	

NOTE: ALL DOOR GLASS TO BE TEMPERED. HARDWARE TBD.
DOOR TYPES



NEW FIRST FLOOR PLAN - MASTER BEDROOM ADDITION



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

NOTE: Hatched = NEW WALL

Circle with dot = SHIELDED, DOWNCAST EXTERIOR LIGHT

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(N) 1ST FLR PLAN - MASTER BEDROOM, DOOR SCHED.

MASTER ADDITION, REMODEL & PROPOSED GARAGE
BARBARA SKOOG & EMMETT DACEY
1311 CAMERON ROAD
ELK, CA APN 126-070-140

Debra Lennox, AIA

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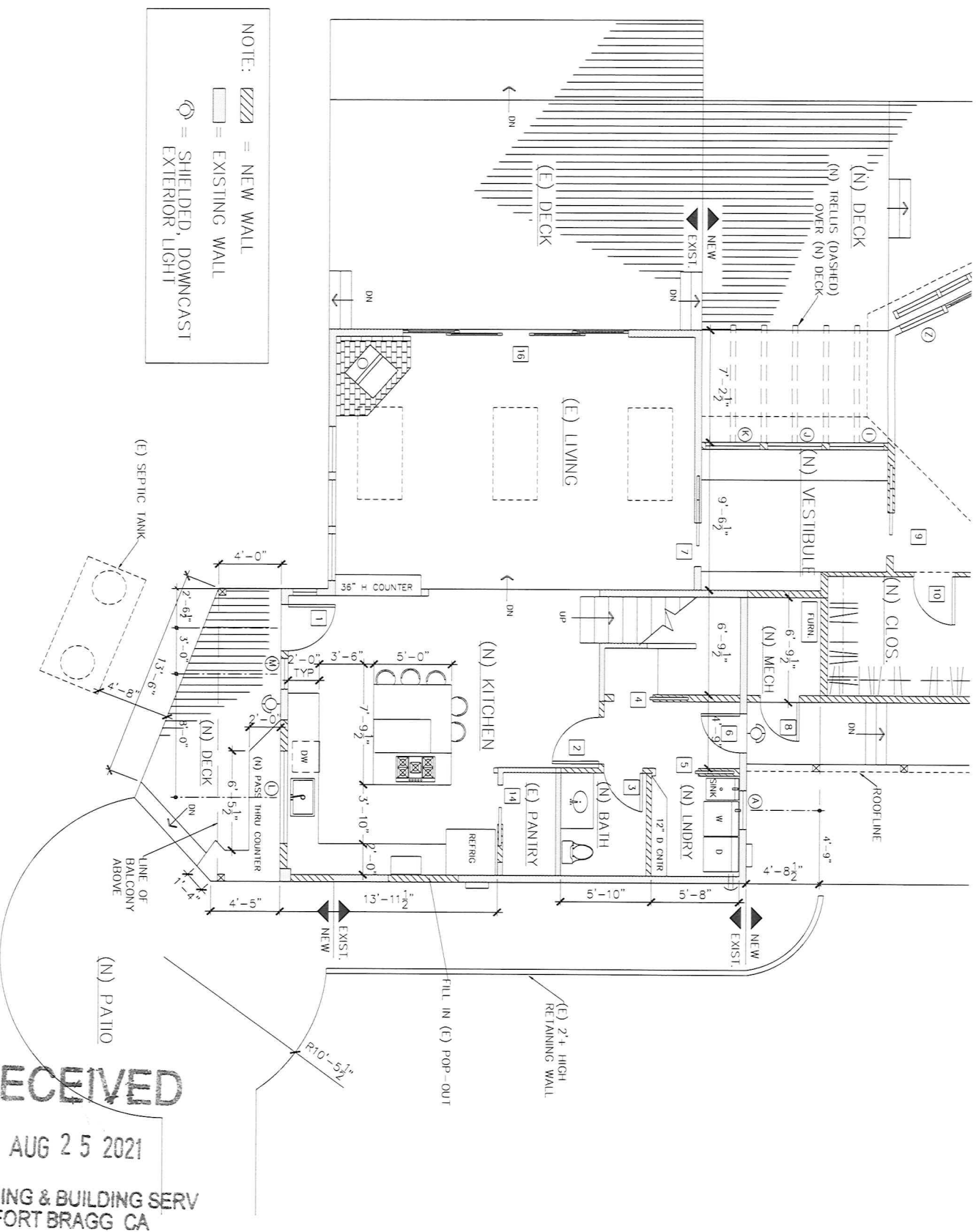
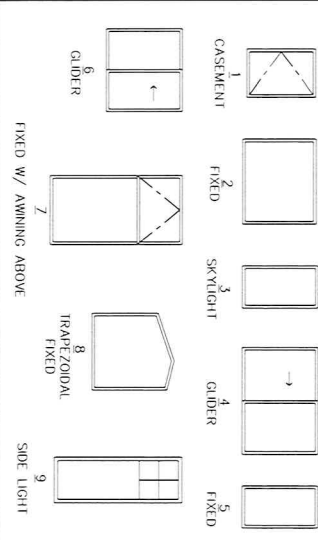
A2.1.1
OF SHEETS

WINDOW SCHEDULE
NOTE: VERIFY ALL R.O. DIMS W/ MFR'S SPECS

SYM.	UNIT DIMENS.	TYPE	HDR. ABOVE	SILL FIN.	REMARKS
(A)	2'-6" x 3'-6"	GLIDER	6"	6'-8"	GLIDER WINDOW
(B)	2'-0" x 2'-0"	GLIDER	6"	6'-8"	BATH GLIDER WINDOW
(C)	4'-0" x 4'-6"	GLIDER	2"	6'-8"	BATH WINDOW
(D)	2'-0" x 2'-0"	GLIDER	6"	6'-8"	BATH GLIDER WINDOW
(E)	10'-0" x 6'-8"	GLIDER	2"	6'-8"	BATH GLIDER WINDOW
(F)	2'-4" x 3'-0"	SKYLIGHT	3"	---	SKYLIGHT, M BA
(G)	4'-0" x 4'-0"	SKYLIGHT	3"	---	SKYLIGHT, M BR
(H)	4'-0" x 4'-0"	SKYLIGHT	3"	---	SKYLIGHT, M BR
(I)	3'-0" x 4'-0"	SKYLIGHT	2"	6'-8"	SKYLIGHT, M BR
(J)	3'-0" x 4'-0"	SKYLIGHT	2"	6'-8"	SKYLIGHT, M BR
(K)	3'-0" x 4'-0"	SKYLIGHT	2"	6'-8"	SKYLIGHT, M BR
(L)	6'-0" x 3'-2"	SKYLIGHT	4"	6'-8"	SKYLIGHT, M BR
(M)	2'-2" x 2'-0"	SKYLIGHT	9"	6'-8"	SKYLIGHT, M BR
(N)	4'-4" x 2'-0"	SKYLIGHT	4"	6'-8"	SKYLIGHT, M BR
(O)	4'-4" x 2'-0"	SKYLIGHT	4"	6'-8"	SKYLIGHT, M BR
(P)	2'-0" x 2'-0"	SKYLIGHT	6"	6'-8"	SKYLIGHT, M BR
(Q)	3'-0" x 3'-0"	SKYLIGHT	8"	---	SKYLIGHT, M BR
(R)	5'-7" x 2'-0"	SKYLIGHT	4"	6'-8"	SKYLIGHT, M BR
(S)	5'-7" x 2'-0"	SKYLIGHT	4"	6'-8"	SKYLIGHT, M BR
(T)	5'-7" x 2'-0"	SKYLIGHT	4"	6'-8"	SKYLIGHT, M BR
(U)	3'-0" x 4'-0"	SKYLIGHT	1"	6'-8"	SKYLIGHT, M BR
(V)	3'-0" x 4'-0"	SKYLIGHT	2"	6'-8"	SKYLIGHT, M BR
(W)	3'-0" x 4'-0"	SKYLIGHT	1"	6'-8"	SKYLIGHT, M BR
(X)	1'-0" x 2'-0"	SKYLIGHT	5"	6'-8"	SKYLIGHT, M BR
(Y)	1'-0" x 2'-0"	SKYLIGHT	5"	6'-8"	SKYLIGHT, M BR
(Z)	3'-0" x 6'-8"	SKYLIGHT	7"	6'-8"	SKYLIGHT, M BR
(AA)	15'-0" x 10'-0"	SKYLIGHT	---	---	SKYLIGHT, M BR
(BB)	10'-0" x 10'-0"	SKYLIGHT	---	---	SKYLIGHT, M BR

NOTE: ALL WINDOWS ARE MILGARD 'ESSENCE'. ALL GLAZING TO BE TEMPERED.

WINDOW TYPES:



NOTE: = NEW WALL
 = EXISTING WALL
 = SHIELDED, DOWNCAST EXTERIOR LIGHT

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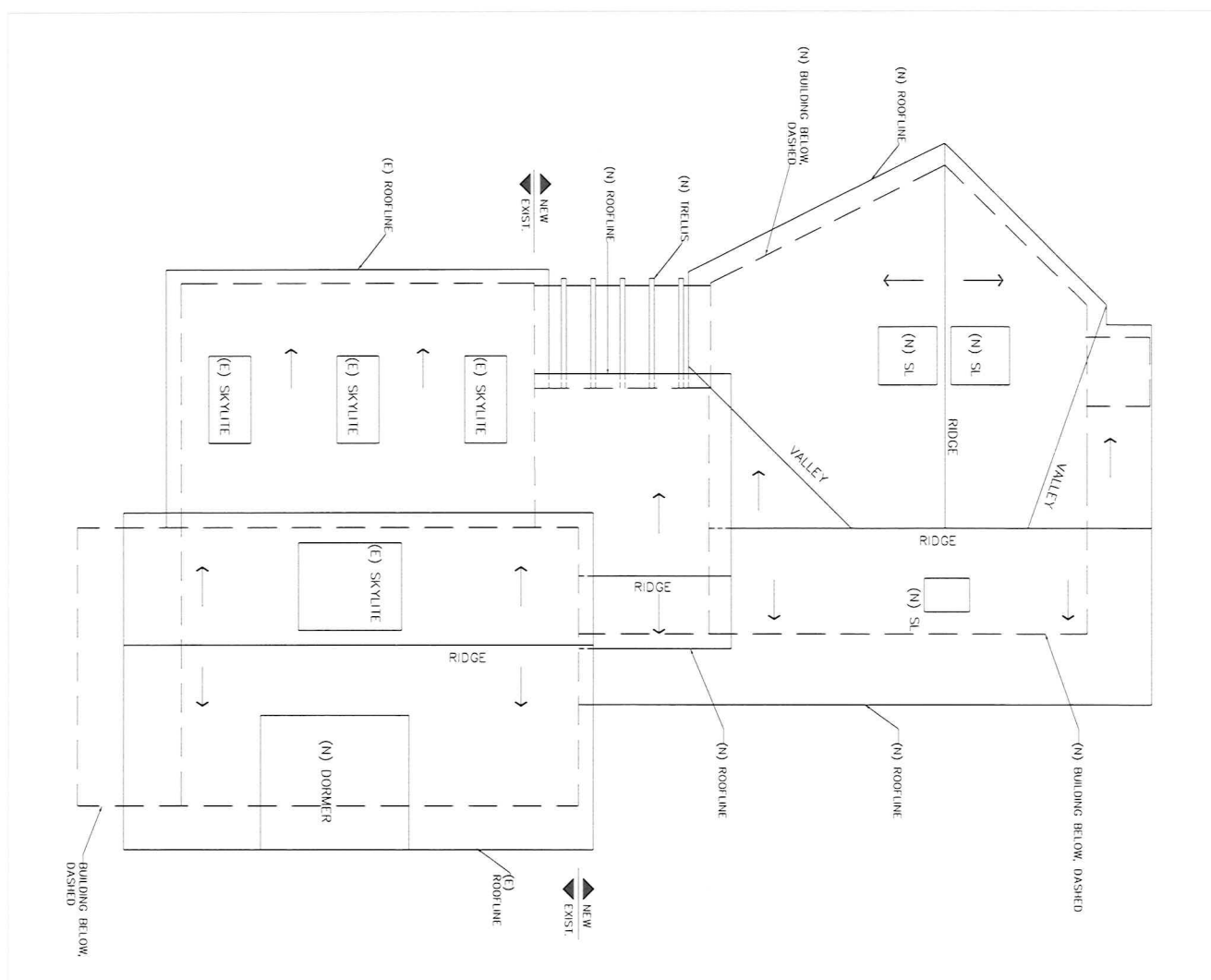
NEW FIRST FLOOR PLAN - ENTRY, KITCHEN, BATH/LAUNDRY
SCALE: 1/4" = 1'-0"
NORTH

<p>(N) 1ST FLR PLAN - ENTRY KIT., BATH/LNDRY & WIND SCHED</p> <p>MASTER ADDITION, REMODEL & PROPOSED GARAGE BARBARA SKOOG & EMMETT DACEY 1311 CAMERON ROAD ELK, CA APN 126-070-140</p>	<p>Debra Lennox, AIA LEED A/P ARCHITECT PO Box 798 Mendocino, CA 95460 707-937-0770 Mendocino dblennox@mcn.org/www.dblennox.com</p>	
	<p>REVISION BY</p>	



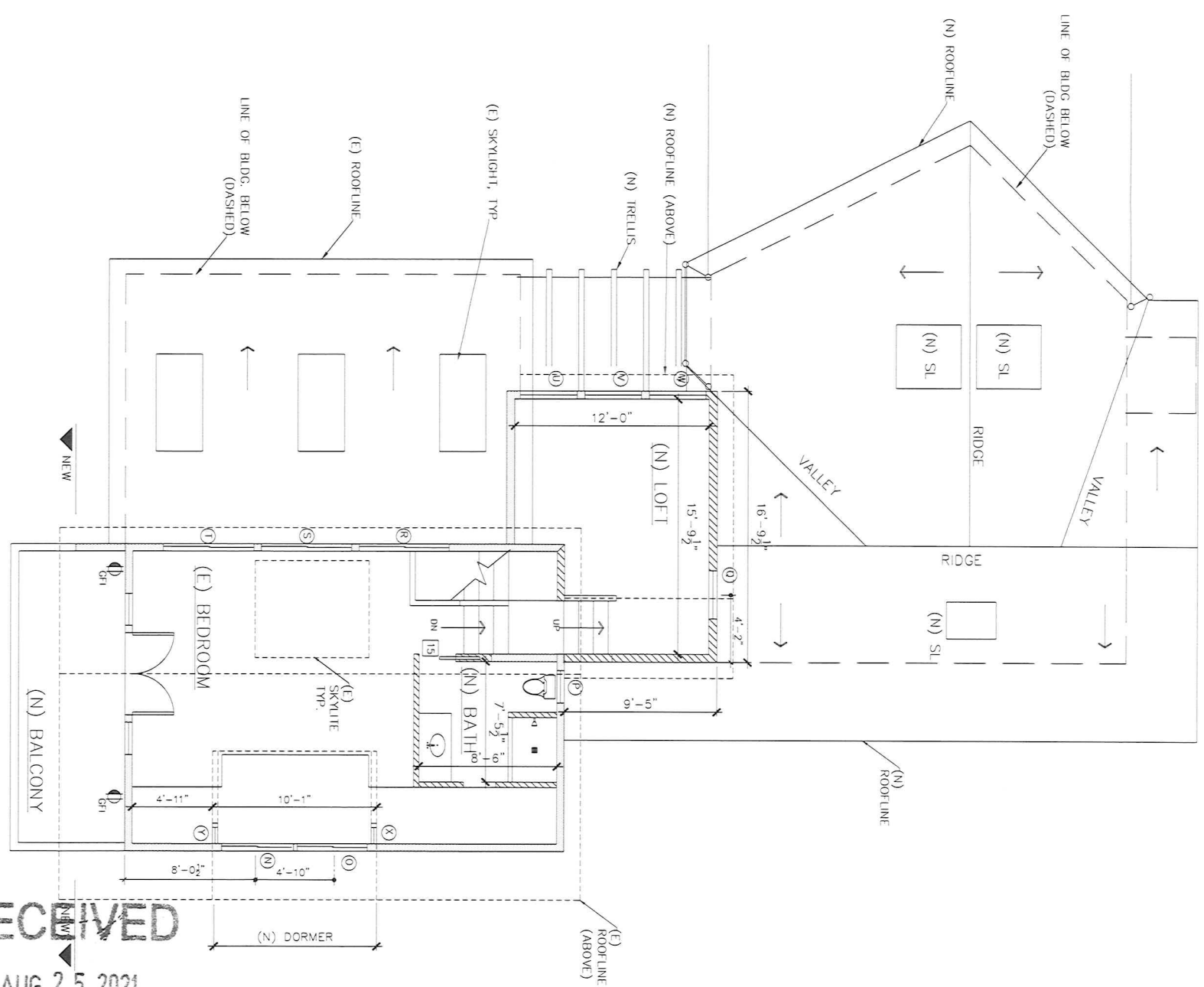
NEW & EXISTING ROOF PLAN

SCALE: 3/16" = 1'-0"



NEW SECOND FLOOR GUEST BR & LOFT

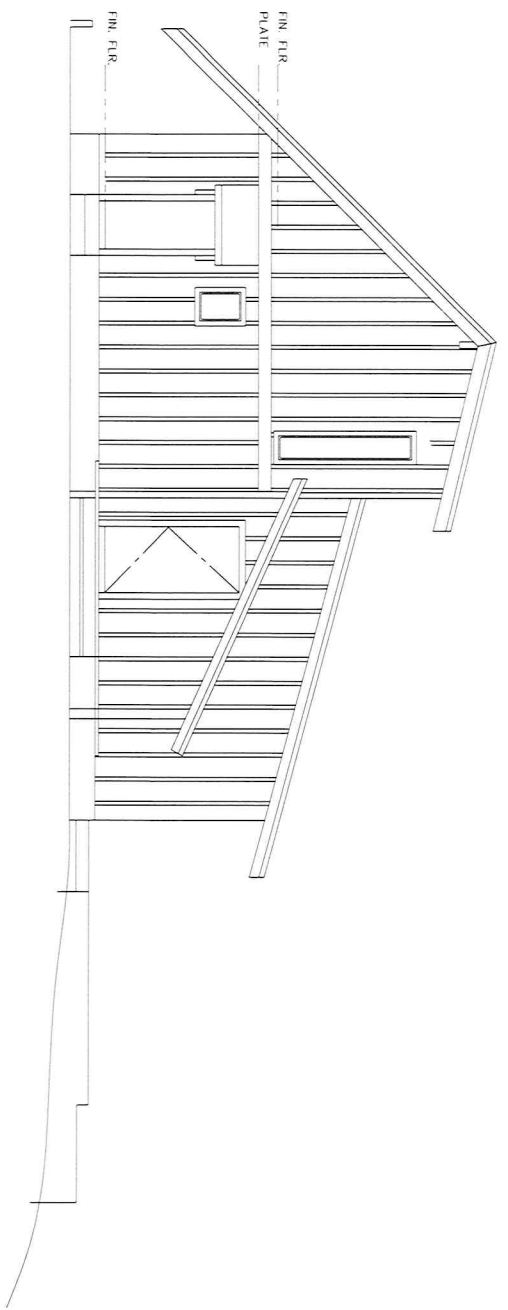
SCALE: 1/4" = 1'-0"



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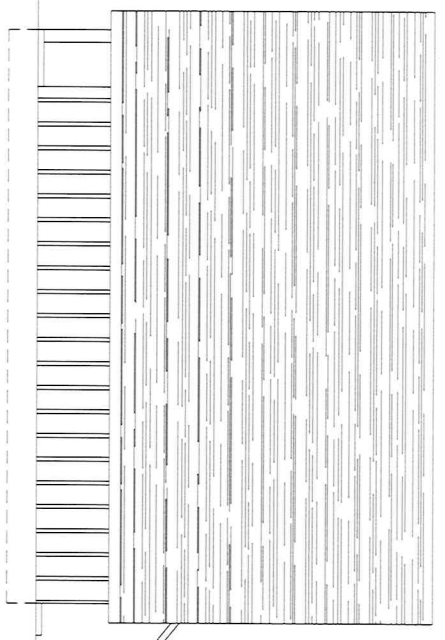
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SHEET A2.13 OF SHEETS	(N) 2ND FLR PLAN - GUEST BR & LOFT, ROOF PLAN MASTER ADDITION, REMODEL & PROPOSED GARAGE BARBARA SKOOG & EMMETT DACEY 1311 CAMERON ROAD ELK, CA APN 126-070-140	Debra Lennox, AIA LEED A/P ARCHITECT PO Box 798 Mendocino, CA 95460 707-937-0770 Mendocino dbleenox@mcn.org/www.dbleenox.com	
	SCALE: AS NOTED DATE: 7/19/21 DRAWN: LH FILE: SKOOG A2	REVISION BY	



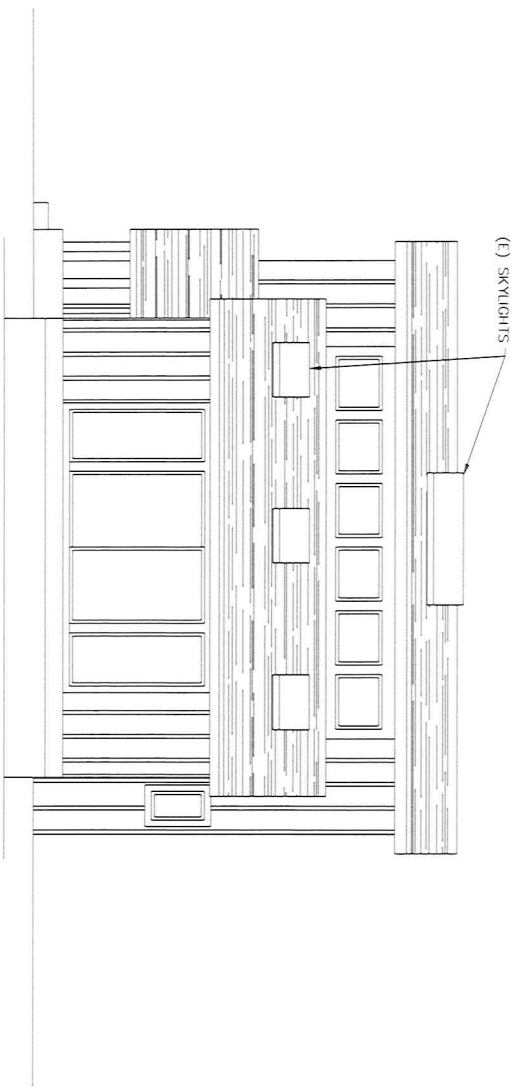
EXISTING NORTH ELEVATION

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



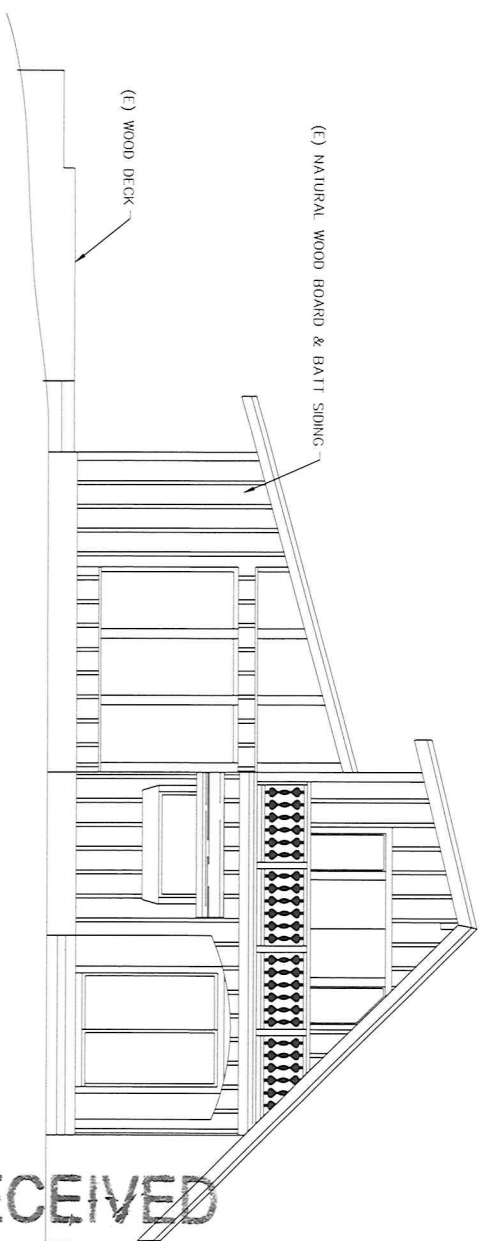
EXISTING EAST ELEVATION

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



EXISTING WEST ELEVATION

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



EXISTING SOUTH ELEVATION

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

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EXISTING ELEVATIONS

MASTER ADDITION, REMODEL & PROPOSED GARAGE
BARBARA SKOOG & EMMETT DACEY
1311 CAMERON ROAD
ELK, CA APN 126-070-140

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A3.0

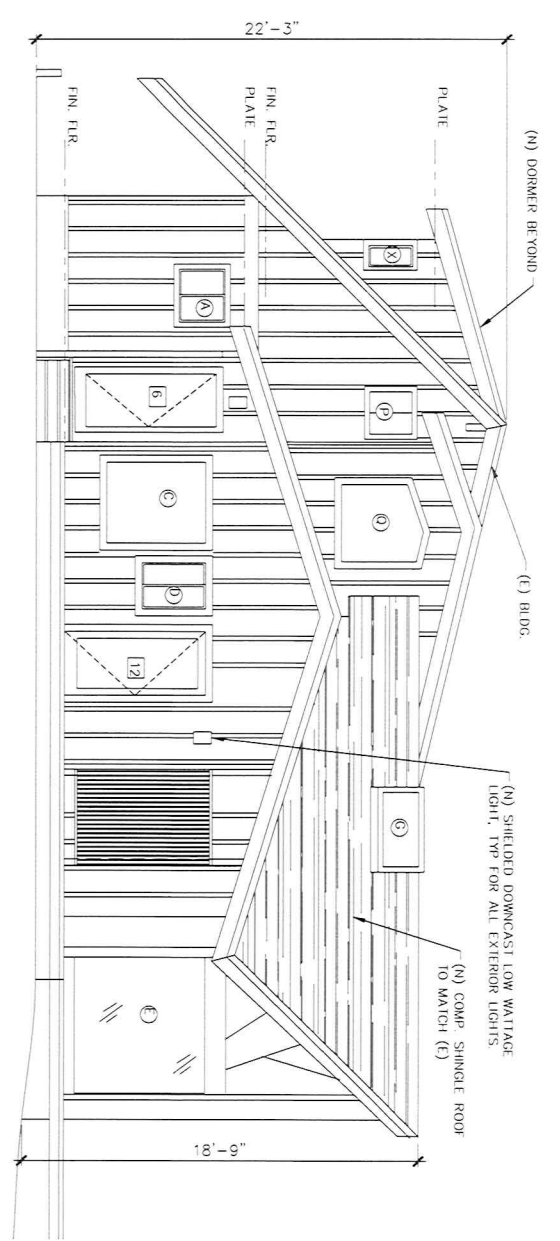
SHEET

FILE: SKOOG A3

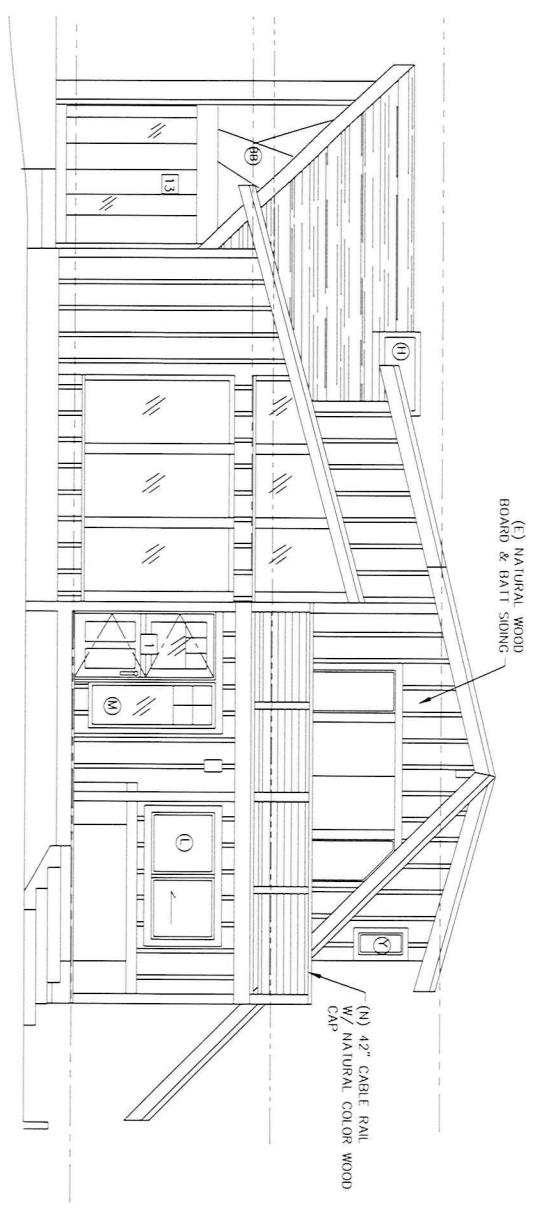
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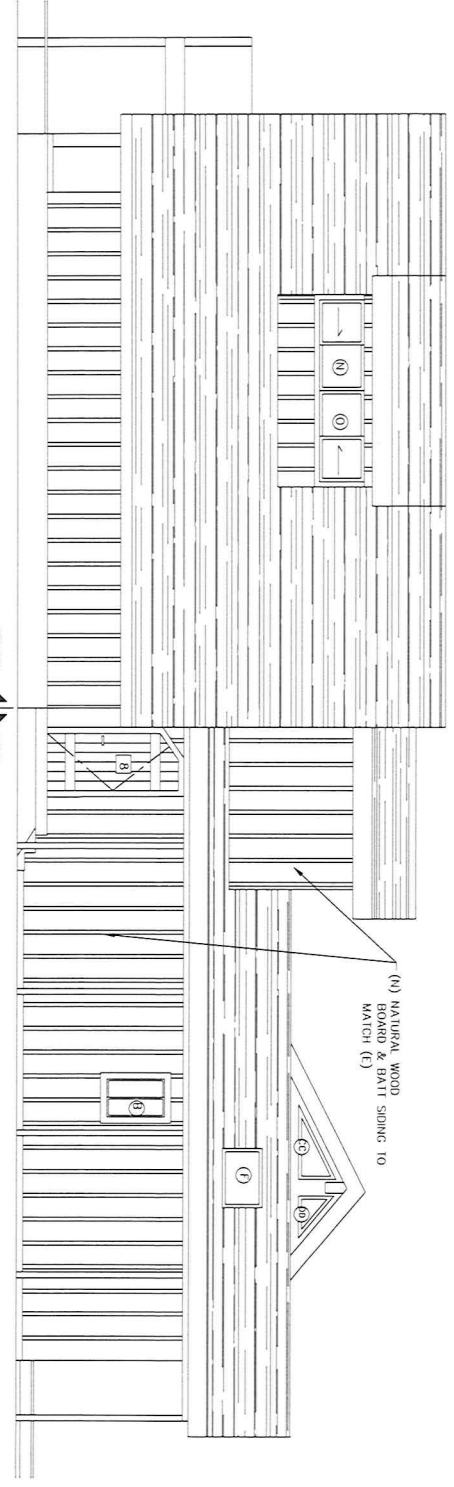
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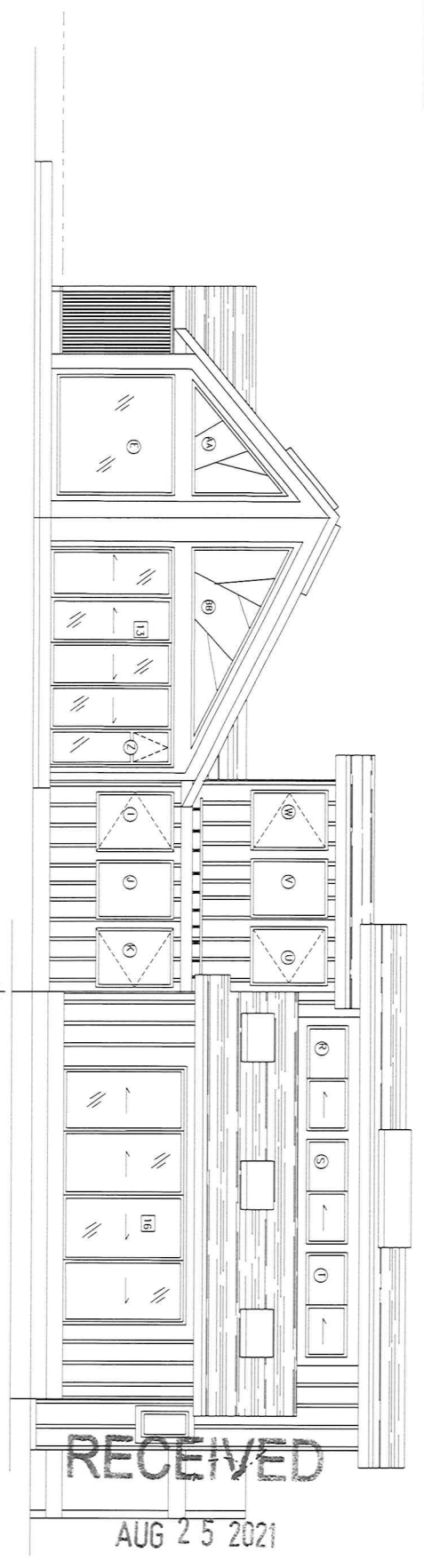
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



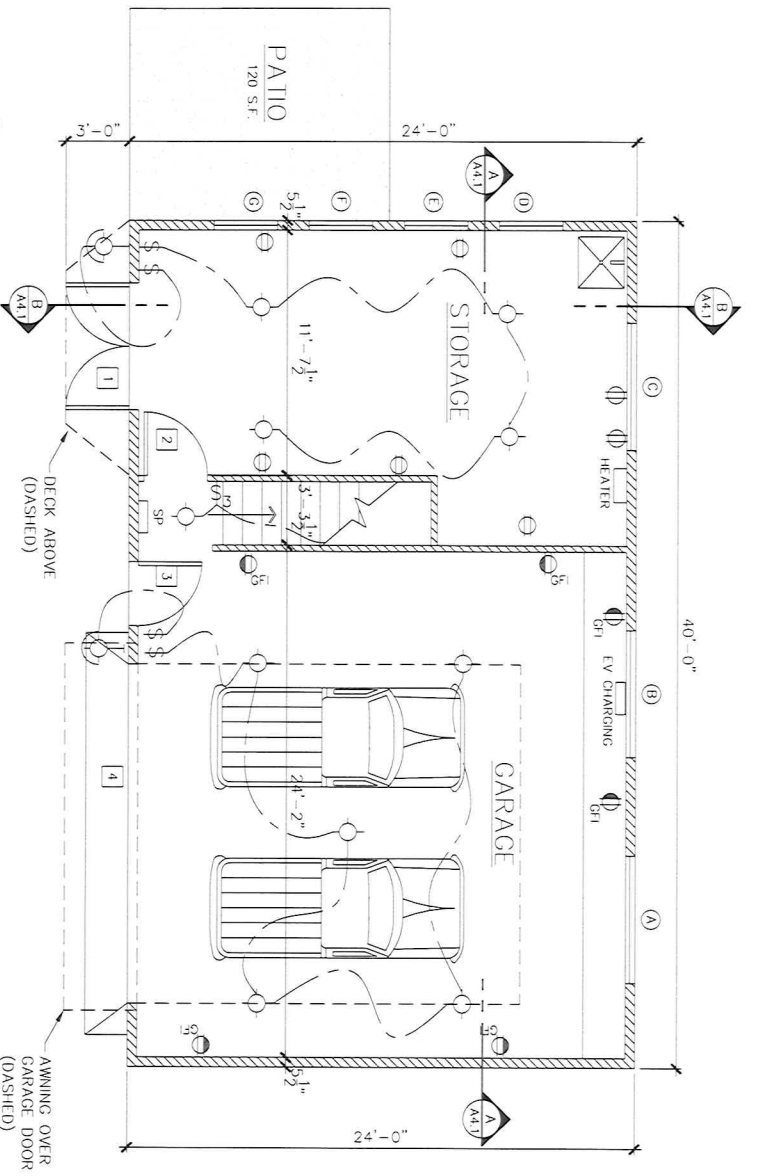
PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

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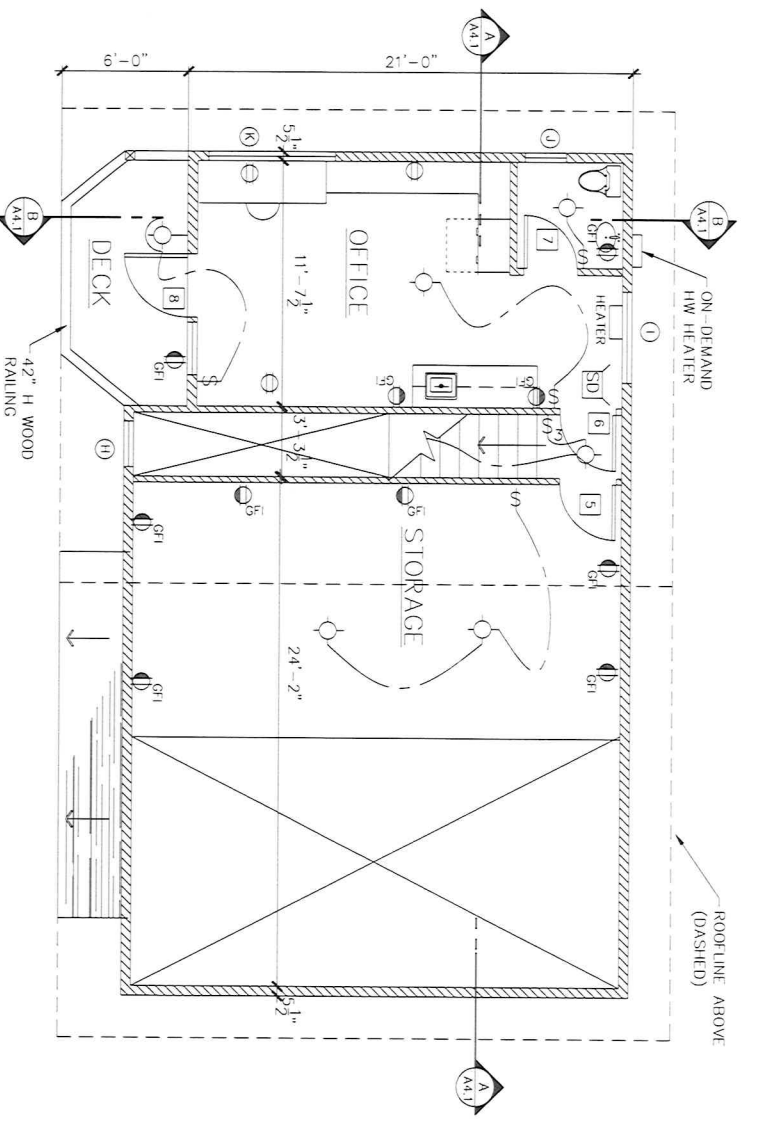
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SHEET A3.1 OF SHEETS	PROPOSED ELEVATIONS MASTER ADDITION, REMODEL & PROPOSED GARAGE BARBARA SKOOG & EMMETT DACEY 1311 CAMERON ROAD ELK, CA APN 126-070-140	Debra Lennox, AIA LEED A/P ARCHITECT PO Box 798 Mendocino, CA 95460 707-937-0770 Mendocino dbleenox@mcn.org/www.dbleenox.com	
	SCALE: 1/4" = 1'-0" DATE: 8/23/21 DRAWN: LH FILE: SKOOG_A3	REVISION BY	



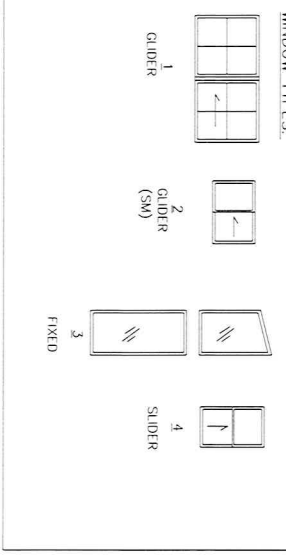
PROPOSED FIRST FLOOR PLAN - 960 S.F.
 SCALE: 1/4" = 1'-0"
 NORTH



PROPOSED SECOND FLOOR PLAN - 636 S.F.
 SCALE: 1/4" = 1'-0"
 NORTH

WINDOW SCHEDULE
 NOTE: VERIFY ALL R.O. DIMS W/ MGR'S SPECS

SYM	UNIT DIMENS.	TYPE	HDR. ABOVE	SILL F.F.	REMARKS
A	6'-0" x 3'-0"	1	6'-8"		GLIDER WINDOW - GAR.
B	6'-0" x 3'-0"	1	6'-8"		
C	6'-0" x 3'-0"	1	6'-8"		
D	3'-0" x 2'-0"	2	6'-8"		GLIDER WINDOW - STOR.
E	3'-0" x 2'-0"	2	6'-8"		
F	3'-0" x 2'-0"	2	6'-8"		
G	3'-0" x 2'-0"	2	6'-8"		
H	2'-0" x 2'-0"	3	6'-8"		STAIRCASE WINDOW - FIXED
I	4'-0" x 3'-0"	1	6'-8"		GLIDER WINDOW - OFFICE
J	2'-0" x 3'-0"	4	6'-8"		BATHROOM WINDOW
K	6'-0" x 3'-2"	1	6'-8"		GLIDER WINDOW - NO DIVIDERS

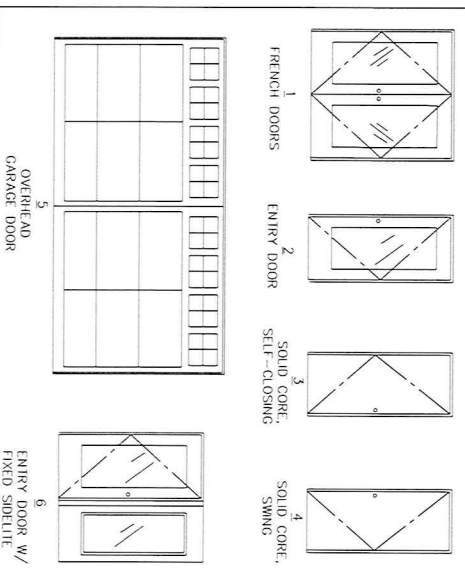


ELECTRICAL LEGEND

- \$ SWITCH
- \$3 3-WAY SWITCH
- \$b DIMMER SWITCH
- ⊖ 110 OUTLET
- ⊖15 15" A.F.F. MAX.
- ⊖44 44" A.F.F. MAX.
- ⊖ GROUND
- GF FAULT INT.
- ⊖220 220 OUTLET
- ⊖w WATERPROOF
- ⊖sp SUB-PANEL
- ⊖ SD SMOKE / CARBON MON. DETECTOR
- ⊖ HW HARD-WIRED W/ BATTERY BACK-UP
- ⊖ CIG. MOUNTED FIXTURE
- ⊖ SHIELDED, WALL MOUNTED, EXTER. WALL MOUNT FIXT.

DOOR SCHEDULE
 NOTE: ALL DOOR GLASS TO BE TEMPERED.

SYM	UNIT DIMENS.	LOCK	TYPE	THK.	REMARKS
1	6'-0" x 6'-8"	LOCK & LATCH	1	1-3/4"	FRENCH DOORS
2	3'-0" x 6'-8"	LOCK & LATCH	3	1-3/4"	SELF CLOSING DR. - 20 MIN.
3	3'-0" x 6'-8"	LOCK & LATCH	2	1-3/4"	ENTRY DOOR
4	16'-0" x 8'-0"		5	1-3/8"	OVERHEAD GAR. DOOR
5	3'-0" x 6'-8"	LOCK & LATCH	3	1-3/4"	SELF CLOSING DR. - 20 MIN.
6	3'-0" x 6'-8"	LOCK & LATCH	3	1-3/4"	SELF CLOSING DR. - 20 MIN.
7	2'-6" x 6'-8"	LOCK & LATCH	4	1-3/8"	RESTROOM DOOR
8	3'-0" x 6'-8"	LOCK & LATCH	6	1-3/4"	FRENCH DOOR W/ SIDELITE

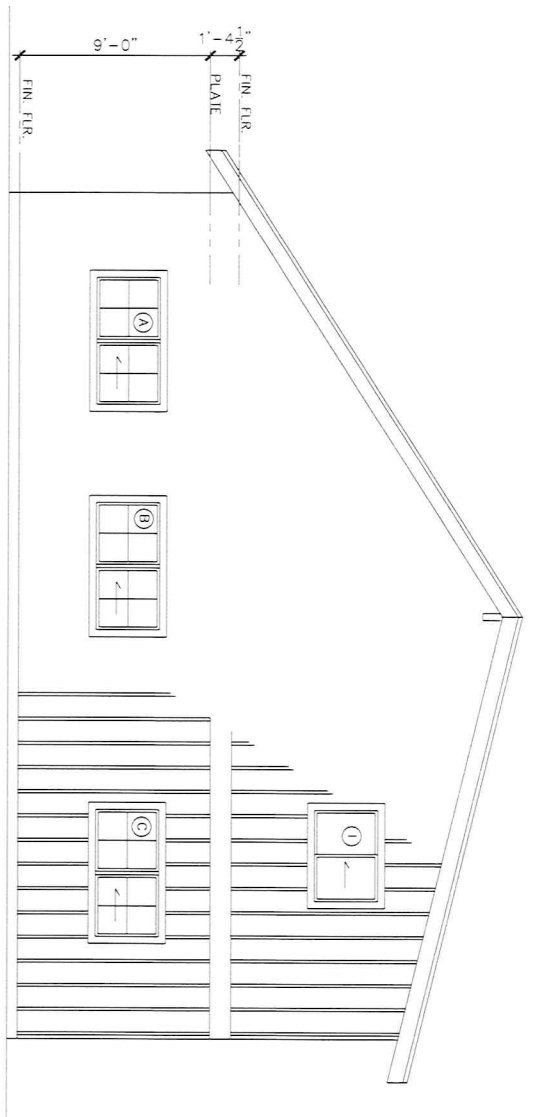


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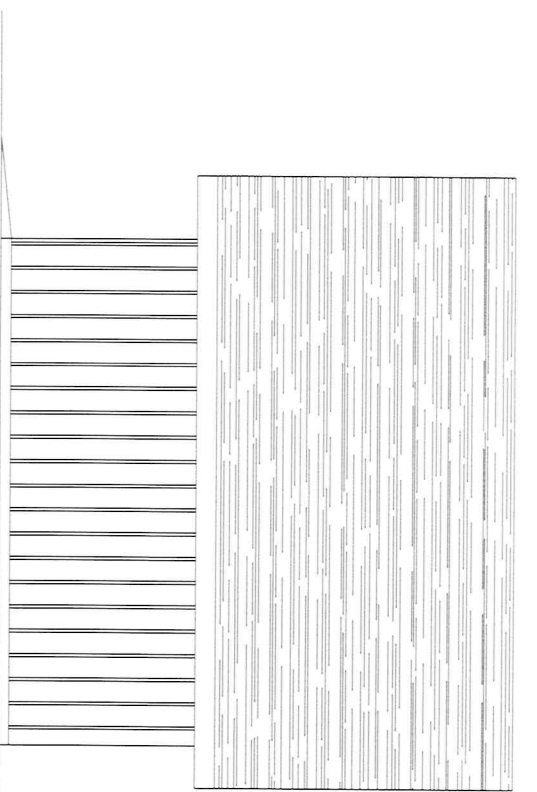
PLANNING & BUILDING SERV
 FORT BRAGG CA

<p>(P) GARAGE/SHOP - FLOOR PLANS, DOOR & WIND SCHED.</p> <p>MASTER ADDITION, REMODEL & PROPOSED GARAGE BARBARA SKOOG & EMMETT DACEY 1311 CAMERON ROAD ELK, CA APN 126-070-140</p>	<p>Debra Lennox, AIA LEED A/P ARCHITECT PO Box 798 Mendocino, CA 95460 707-937-0770 Mendocino dbleennox@mcn.org/www.dbleennox.com</p>	
<p>SHEET GA2 OF SHEETS</p>	<p>SCALE: AS NOTED DATE: 8/23/21 DRAWN: LH FILE: SKOOG GARAGE</p>	<p>REVISION BY</p>



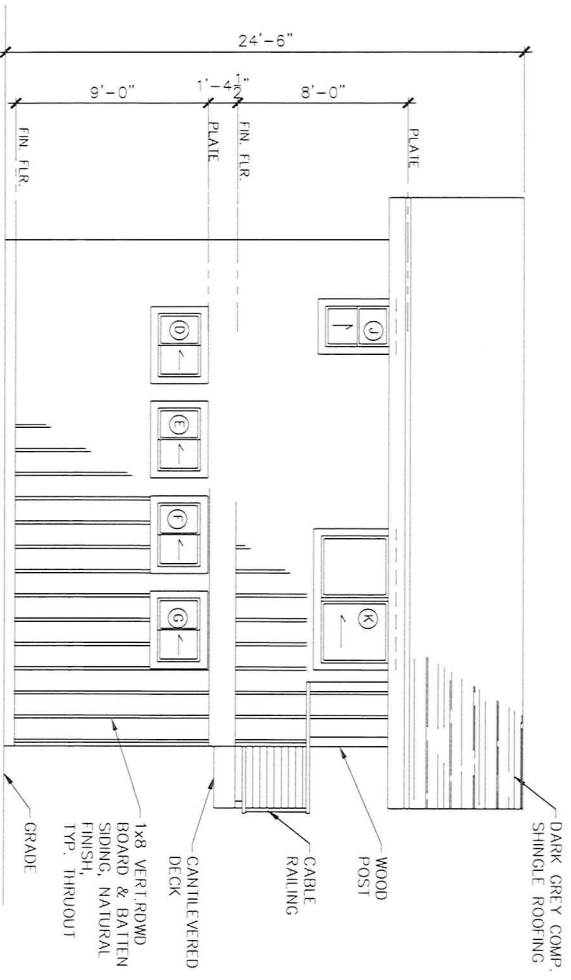
(P) NORTH ELEVATION

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



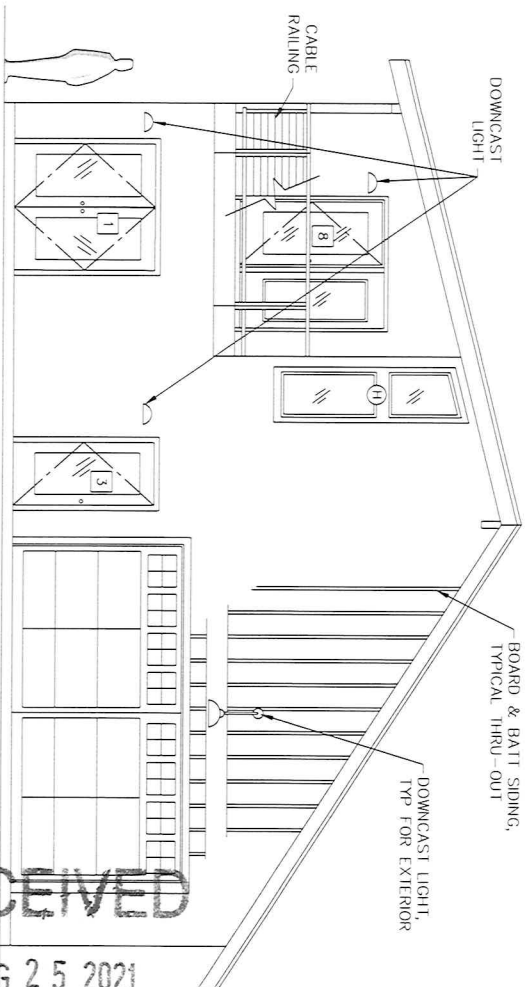
(P) EAST ELEVATION

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



(P) WEST ELEVATION

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



(P) SOUTH ELEVATION

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

RECEIVED

AUG 25 2021

PLANNING & BUILDING SERV
FORT BRAGG CA

PROPOSED GARAGE/SHOP- EXT. ELEVATIONS

MASTER ADDITION, REMODEL & PROPOSED GARAGE
BARBARA SKOOG & EMMETT DACEY
1311 CAMERON ROAD
ELK, CA APN 126-070-140

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SCALE: AS NOTED
DATE: 8/23/21
DRAWN: LH
FILE: SKOOG GAR

GAS

OF SHEETS