



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

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

JULIA KROG, DIRECTOR  
TELEPHONE: 707-234-6650  
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pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

June 5, 2023

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

Archaeological Commission  
Sonoma State University  
Department of Forestry/ CalFire  
-Land Use  
Department of Fish and Wildlife  
California Coastal Commission

Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians  
Pacific Reefs Water District  
Albion Little River Fire District

**CASE#:** CDP\_2023-0021

**DATE FILED:** 4/18/2023

**OWNER/APPLICANT:** SALLY BENSON & TERRY SURLES

**AGENT:** MEGHAN DURBIN, WYNN COASTAL PLANNING

**REQUEST:** Standard Coastal Development Permit to construct garage and workshop buildings with porches and concrete apron at entrance, and gravel driveway and walkways. Landscaping will include the planting of three (3) trees to improve view screening.

**LOCATION:** In the Coastal Zone, 1± miles south of Albion town center, on the western side of State Route (SR) 1, 450± feet to the northwest of its intersection with Nonella Lane (Private); located at 2401 Nonella Ln, Albion; APN: 123-280-15.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** STEVEN SWITZER

**RESPONSE DUE DATE:** June 19, 2023

**PROJECT INFORMATION CAN BE FOUND AT:**

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

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to [pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org). Please note the case number and name of the project coordinator with all correspondence to this department.

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

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

**REVIEWED BY:**

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

**CASE: CDP\_2023-0021**

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**OWNER/APPLICANT:** SALLY BENSON & TERRY SURLS

**AGENT:** MEGHAN DURBIN, WYNN COASTAL PLANNING & BIOLOGY

**REQUEST:** Standard Coastal Development Permit to construct garage and workshop buildings with porches and concrete apron at entrance, and gravel driveway and walkways. Landscaping will include the planting of three (3) trees to improve view screening.

**LOCATION:** In the Coastal Zone, 1± miles south of Albion town center, on the western side of State Route (SR) 1, 450± feet to the northwest of its intersection with Nonella Lane (Private); located at 2401 Nonella Ln, Albion; APN: 123-280-15.

**APN:** 123-280-15

**PARCEL SIZE:** 12.55± Acres

**GENERAL PLAN:** Rural Residential (RR10)

**ZONING:** Rural Residential (RR10)

**EXISTING USES:** Residential

**DISTRICT:** 5 (Williams)

**RELATED CASES:** CDP 21-02

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Rural Residential (RR5[RR1])	Rural Residential (RR5[RR1])	1± to 2.5±	Residential
<b>EAST:</b>	Range Lands (RL160)	Rangeland (RL160)	101±	Residential
<b>SOUTH:</b>	Rural Residential (RR10)	Rural Residential (RR10)	11±	Residential
<b>WEST:</b>	Rural Residential (RR5)	Rural Residential (RR5[RR1])	0.4± to 2±	Agricultural, Residential

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**REFERRAL AGENCIES**

**LOCAL**

- Air Quality Management District
- Archaeological Commission
- Assessor's Office
- Building Division (Fort Bragg)
- Department of Transportation (DOT)
- Environmental Health (EH)

- Albion Little River Fire District
- Planning Division (Fort Bragg)
- Sonoma State University
- Pacific Reefs Water District

**STATE**

- CALFIRE (Land Use)
- California Coastal Commission

- California Dept. of Fish & Wildlife

**TRIBAL**

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

**ADDITIONAL INFORMATION:**

CDP 21-02 approved the existing single-family residence and associated utilities on the subject parcel

CDPM 21-02 (2012) approved the addition of a Guest Cottage and Artist Studio

## ENVIRONMENTAL DATA

### 1. MAC:

GIS

*N/A*

### 2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

*High*

### 3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

*State Responsibility Area (SRA)*

### 4. FARMLAND CLASSIFICATION:

GIS

*Nonagricultural and Natural Vegetation, & Urban and Built-Up Land*

### 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 Classification 106*

### 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

*Freshwater Emergent Wetland*

### 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](http://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

*YES*

### 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

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

LCP Land Capabilities maps/GIS; 20.500

*Bedrock (Zone 1)*

### 26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

*Barren*

### 27. COASTAL COMMISSION APPEALABLE AREA:

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

*YES*

### 28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

*NO*

### 29. HIGHLY SCENIC AREA:

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

*HIGHLY SCENIC*

### 30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

*YES*

### 31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

*NO*



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

## SUBMITTAL

April 18, 2023

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

RE: Coastal Development Permit Application

Owner: Sally Benson & Terry Surles

Site: 2401 Nonella Lane  
Albion, CA 95410  
APN: 123-280-15-00

To Whom It May Concern:

Enclosed, please find a copy of our application to the County of Mendocino for a Coastal Development Permit for the above parcel.

The following items are included in this submittal:

1. Application Form and Project Description Questionnaire (2 copies)
2. Location Map (2 copies)
3. Site Plan (1 full sized, 2 letter size)
4. Floor Plans & Elevations (1 full sized, 2 letter size)
5. Signed Certification and Site View Authorization Form (1 copy)
6. Signed Declaration of Posting (1 copy)
7. Signed Indemnification Agreement (1 copy)
8. Proof of Applicant's Legal Interest in Property: Parcel Quest (1 copy)
9. Cost Recovery Form (1 copy)
10. Stamped Envelopes (26)
11. Mailing List (1 copy)
12. Filing Fee, Check #1358

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

We look forward to your review of this project. Please let me know if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Meghan Durbin".

Meghan Durbin  
Planner

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Encl: per above

CC: Sally Benson & Terry Surles (owners/applicants); file

**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-2023-0021
CDF No(s)	
Date Filed	4/18/2023
Fee	\$9,148.00
Receipt No.	PRJ
Received by	Sandy Arellano
Office Use Only	

## COASTAL ZONE APPLICATION FORM

### APPLICANT

Name Sally Benson & Terry Surles

Mailing Address PO Box 215

City Albion State CA Zip Code 95410 Phone 707-937-3283

### PROPERTY OWNER

Name Sally Benson & Terry Surles

Mailing Address PO Box 215

City Albion State CA Zip Code 95410 Phone 707-937-3283

### AGENT

Name Wynn Coastal Planning & Biology

Mailing Address 703 N Main St

City Fort Bragg State CA Zip Code 95437 Phone 707-964-2537

### PARCEL SIZE

12.55  Square feet  
 Acres

### STREET ADDRESS OF PROJECT

2401 Nonella Lane, Albion, CA 95410

### ASSESSOR'S PARCEL NUMBER(S)

123-280-15-00

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

*[Signature]* 4/14/23 *[Signature]* 4/14/23  
 Signature of Applicant/Agent Date Signature of Owner Date

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# 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.

Construct 728 sf garage and workshop building with 80 sf of porches, 200 sq ft concrete apron at garage vehicle entrance and 1193 sf gravel driveway and walkways. Add 3 additional trees to existing grove.

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	One	SFR: 1902
<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:

N/A

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.  
 Parcel includes existing 1464 sf SFR with 438 sf of decks/porches and 628 sf Guest Cottage with 86 sf of decks/porches.

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 14.5 feet.

8. Lot area (within property lines): 546,678  square feet  acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>2056</u> square feet	<u>808</u> square feet	<u>2864</u> square feet
Paved area	<u>538</u> square feet	<u>200</u> square feet	<u>738</u> square feet
Landscaped area	<u>0</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Unimproved area	<u>544,084</u> square feet	<u>545670</u> square feet	<u>543076</u> square feet
GRAND TOTAL:			<u>546,678</u> square feet (Should equal gross area of parcel)

10. Gross floor area: 2820 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <sup>4</sup>	Proposed <sup>1</sup>	Total <sup>5</sup>
Number of covered spaces	<u>1</u>	<u>                    </u>	Size <u>9' x 20'</u>
Number of uncovered spaces	<u>4</u>	<u>                    </u>	Size <u>9' x 19'</u>
Number of standard spaces	<u>0</u>	<u>                    </u>	Size <u>0</u>
Number of handicapped spaces	<u>0</u>	<u>                    </u>	Size <u>n/a</u>

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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 propane tank  
 On Site generation, Specify: \_\_\_\_\_  
 None

C. Telephone:  Yes  No

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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.  
 CDP, CEC & T-24 compliant high efficacy; low wattage; daylight and motion controlled; downcast shielded fixtures; "Almond WXT" LED wall sconce O/E

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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.).

Please see grading and drainage details as well as topographic lines shown in architectural plan set.

For grading and road construction, complete the following:

A. Amount of cut: 92 cubic yards  
 B. Amount of fill: 28 cubic yards  
 C. Maximum height of fill slope: 30 feet  
 D. Maximum height of cut slope: 18 feet  
 E. Amount of import or export: 0 cubic yards  
 F. Location of borrow or disposal site: 64 cubic yards net will remain on property for re-use. No spoils will be removed from 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:

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.

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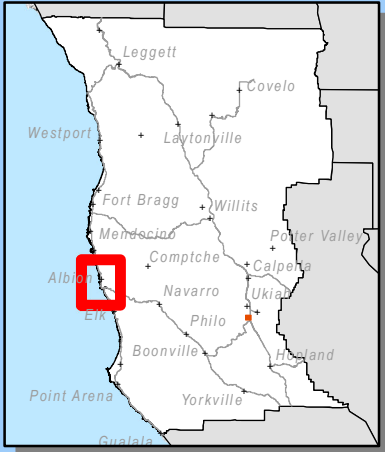
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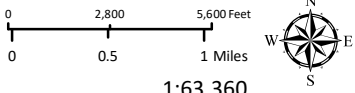
SUBJECT PARCEL



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**AGENT: Wynn Coastal Planning**  
**ADDRESS: 2401 Nonella Ln., Albion**

 Coastal Zone Boundary  Major Roads  
 Highways



1:63,360

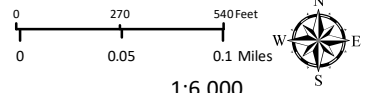
LOCATION

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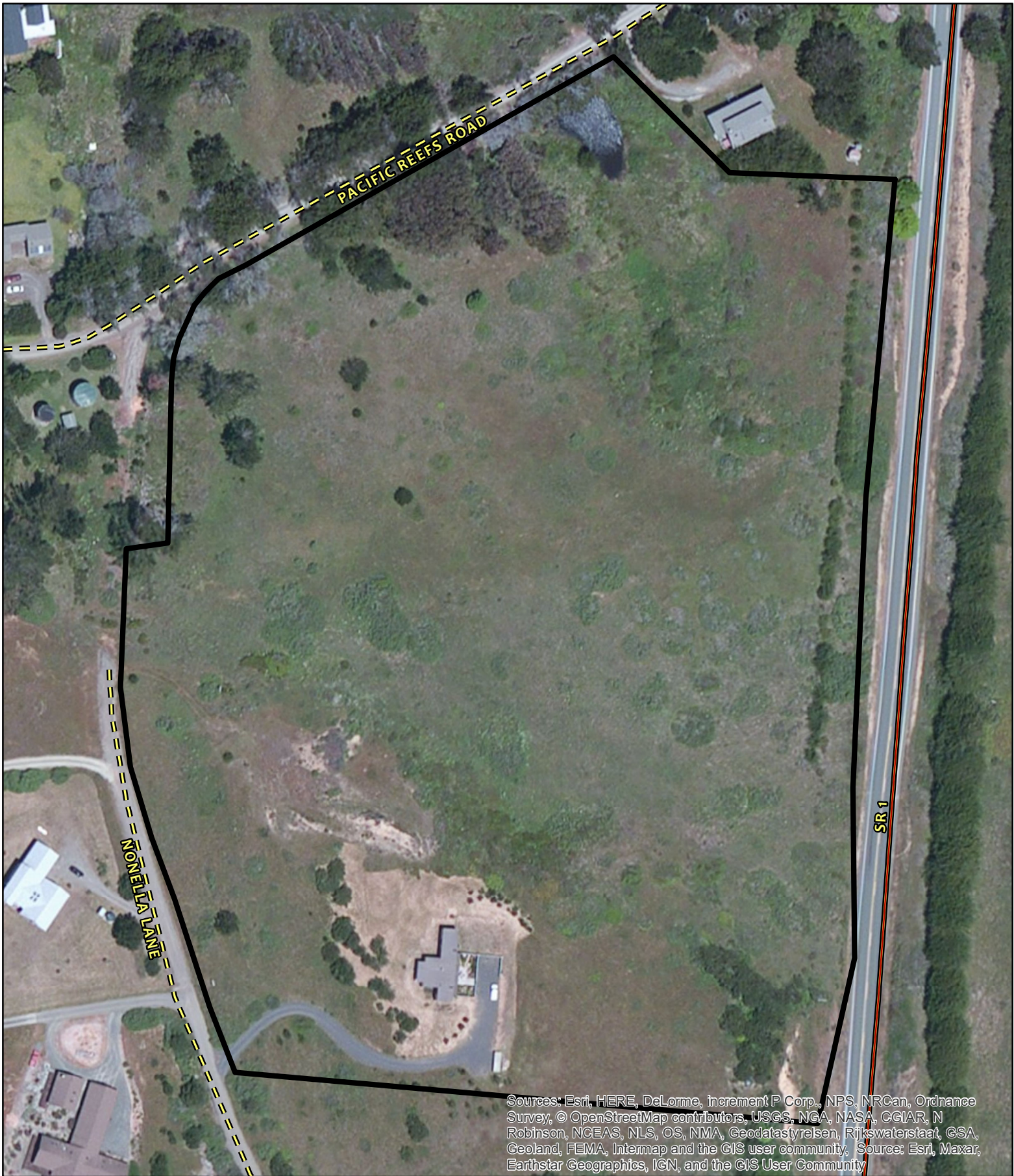
- Highways (2017)
- Public Roads
- Private Roads
- - - - Driveways/Unnamed Roads



1:6,000




**AERIAL IMAGERY**

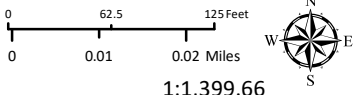
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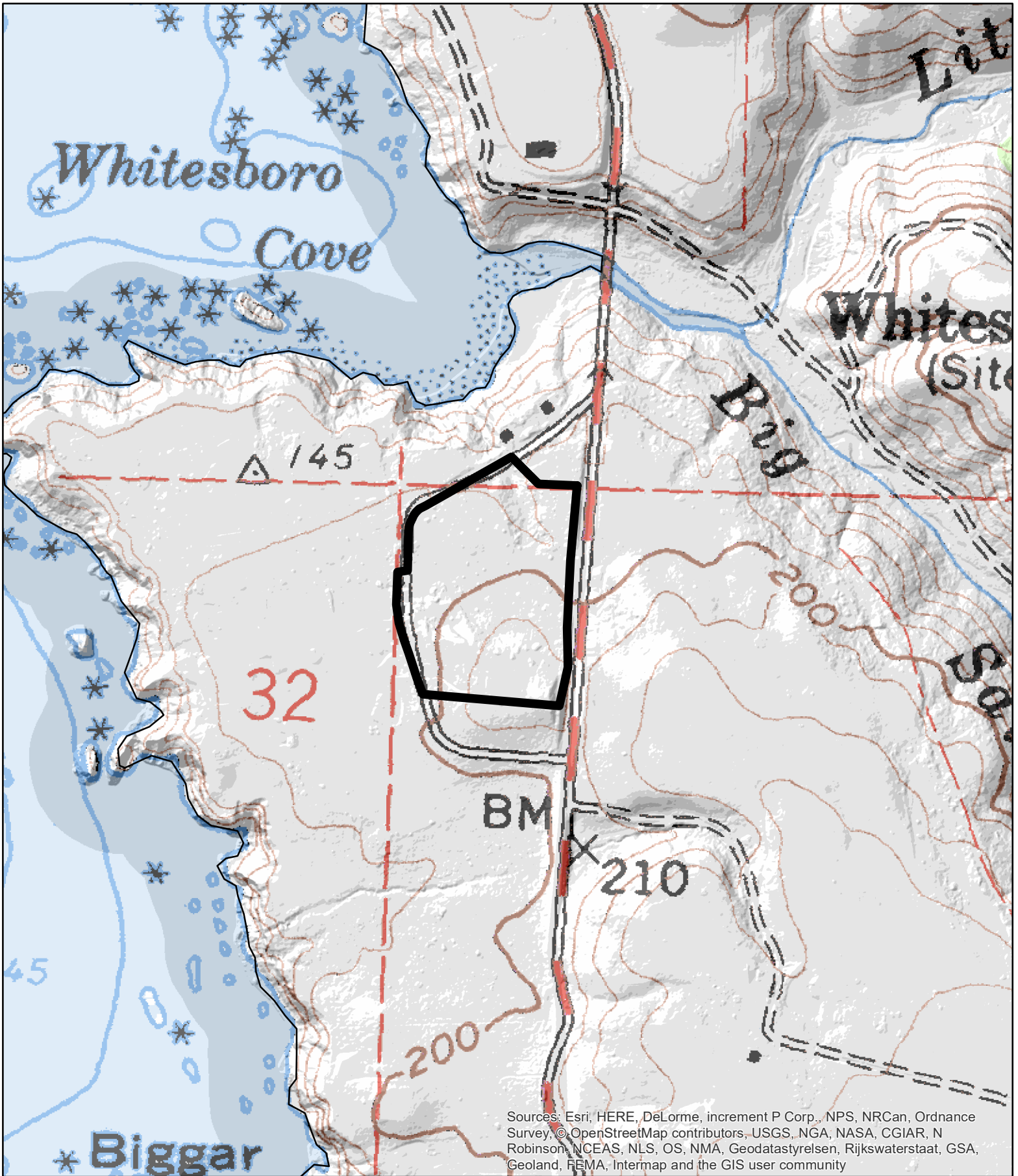
-  Highways (2017)
-  Private Roads
-  Public Roads



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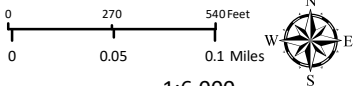
**AERIAL IMAGERY**

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1:6,000  
**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

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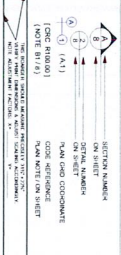
**GENERAL NOTES**

- 1. THESE PLANS AND SPECIFICATIONS ARE AN INSTRUMENT OF SERVICE AND NOT BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- 2. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A SURVEY OF THE SITE. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE TO VERIFY THE EXISTING CONDITIONS OR TO VERIFY THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE TO VERIFY THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.
- 3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).
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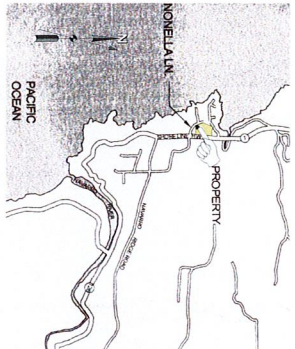
**ABBREVIATIONS**

NO.	DESCRIPTION	NO.	DESCRIPTION
1	AS-BUILT	11	EXISTING
2	PROPOSED	12	PROPOSED
3	OPTIONAL	13	OPTIONAL
4	REMOVED	14	REMOVED
5	TO BE MAINTAINED	15	TO BE MAINTAINED
6	TO BE DEMOLISHED	16	TO BE DEMOLISHED
7	TO BE RECONSTRUCTED	17	TO BE RECONSTRUCTED
8	TO BE REPLACED	18	TO BE REPLACED
9	TO BE REPAIRED	19	TO BE REPAIRED
10	TO BE RESTORED	20	TO BE RESTORED

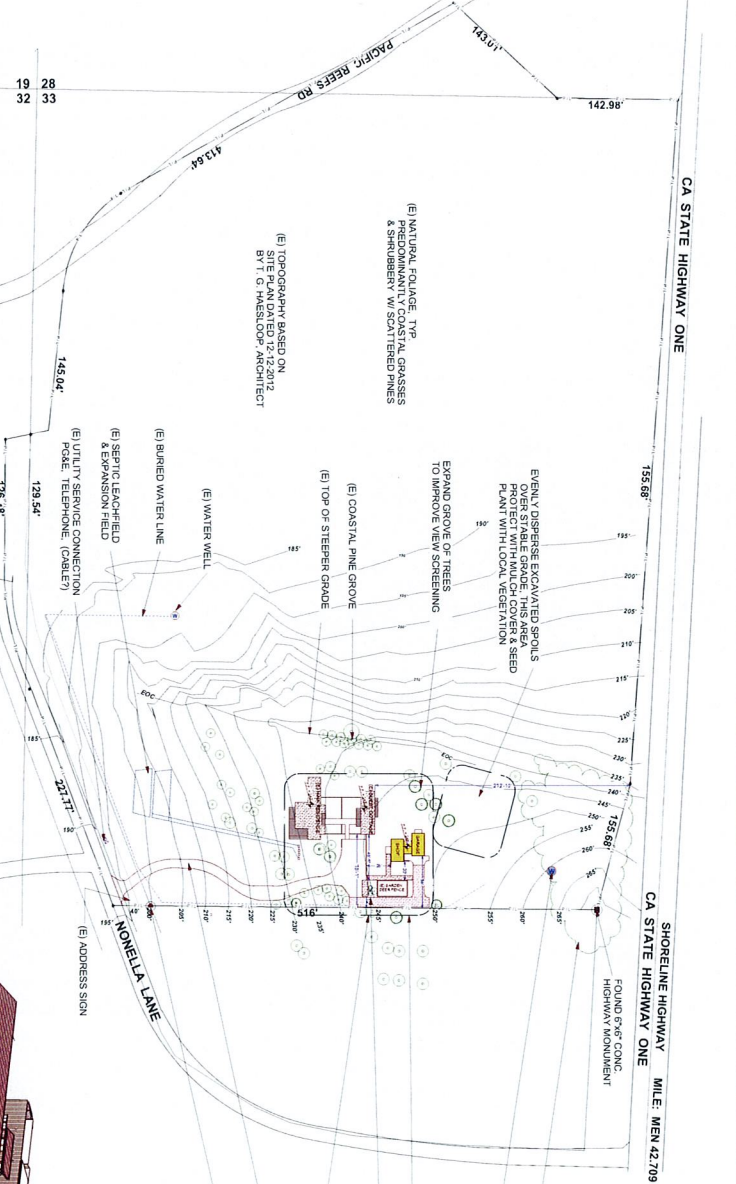
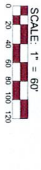
**REFERENCE KEY**



**VICINITY MAP**



**PARCEL PLAN**



**PROJECT DATA**

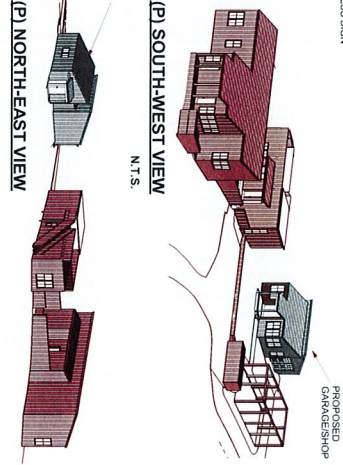
CRP OCCUPANCY, RESIDENTIAL	U	UB	LIGHT WOOD FRAMED
CRP CONSTRUCTION TYPE:	U	UN	UNCONDITIONED GARAGE
CRP DETACHED GARAGE:	U	UN	UNCONDITIONED GARAGE
CRP USE CATEGORY:	U	UN	UNCONDITIONED GARAGE
CRP FIRE SAFETY HAZARD ZONE:	U	UN	UNCONDITIONED GARAGE
CRP WIND REQUIREMENTS:	U	UN	UNCONDITIONED GARAGE
CRP SEISMIC DESIGN CATEGORY:	U	UN	UNCONDITIONED GARAGE
CRP GROUND SNOW LOAD:	U	UN	UNCONDITIONED GARAGE
CRP CODE ADOPTED:	U	UN	UNCONDITIONED GARAGE
CRP CODE ADOPTED:	U	UN	UNCONDITIONED GARAGE
CRP CODE ADOPTED:	U	UN	UNCONDITIONED GARAGE

**PROJECT AREAS**

TOTAL LOT AREA	546.67 sqft = 12.55 acre
EXISTING	0 sqft
PROPOSED	546.67 sqft
TOTAL	546.67 sqft

**PLAN INDEX**

1	SITE PLAN
2	PROPOSED BUILDING SITE
3	PROPOSED GARAGE/SHOP
4	PROPOSED GARAGE/SHOP



**PARCEL PLAN PROJECT DATA**

**SCOTT B. ANDERSON DESIGN & CONSTRUCTION**  
 848 5040  
 P.O. BOX 610, MENDOCINO, CA 95460  
 707-477-0570  
 sba5746@hotmail.com

**BENSON-SURLES GARAGE / SHOP**  
 2401 NONELLA LN. ALBION, CA 95410  
 A.P.No. 123 - 280 - 15  
 CDP: \_\_\_\_\_  
**Sally Benson & Terry Surles**  
 1312A MALLARD STREET SUITE 200  
 RICHMOND, CA 94801

DATE	01/15/22
DATE	04/03/23
DATE	04/03/23

RECEIVED

APR 18 2023

PLANNING & DESIGN GROUP

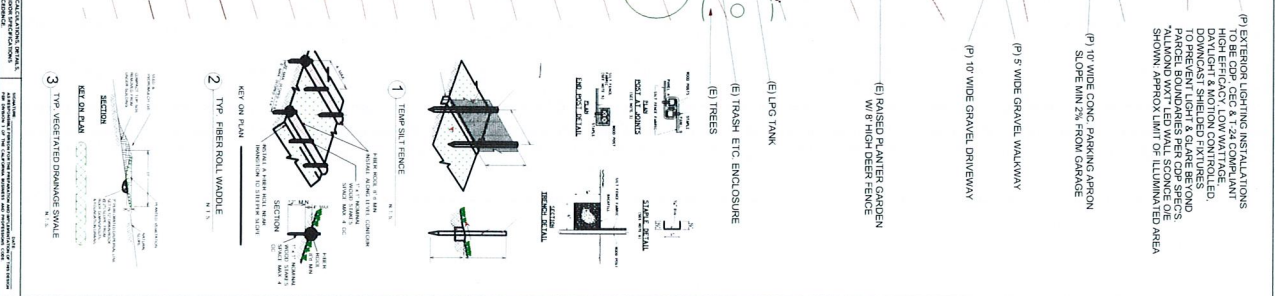
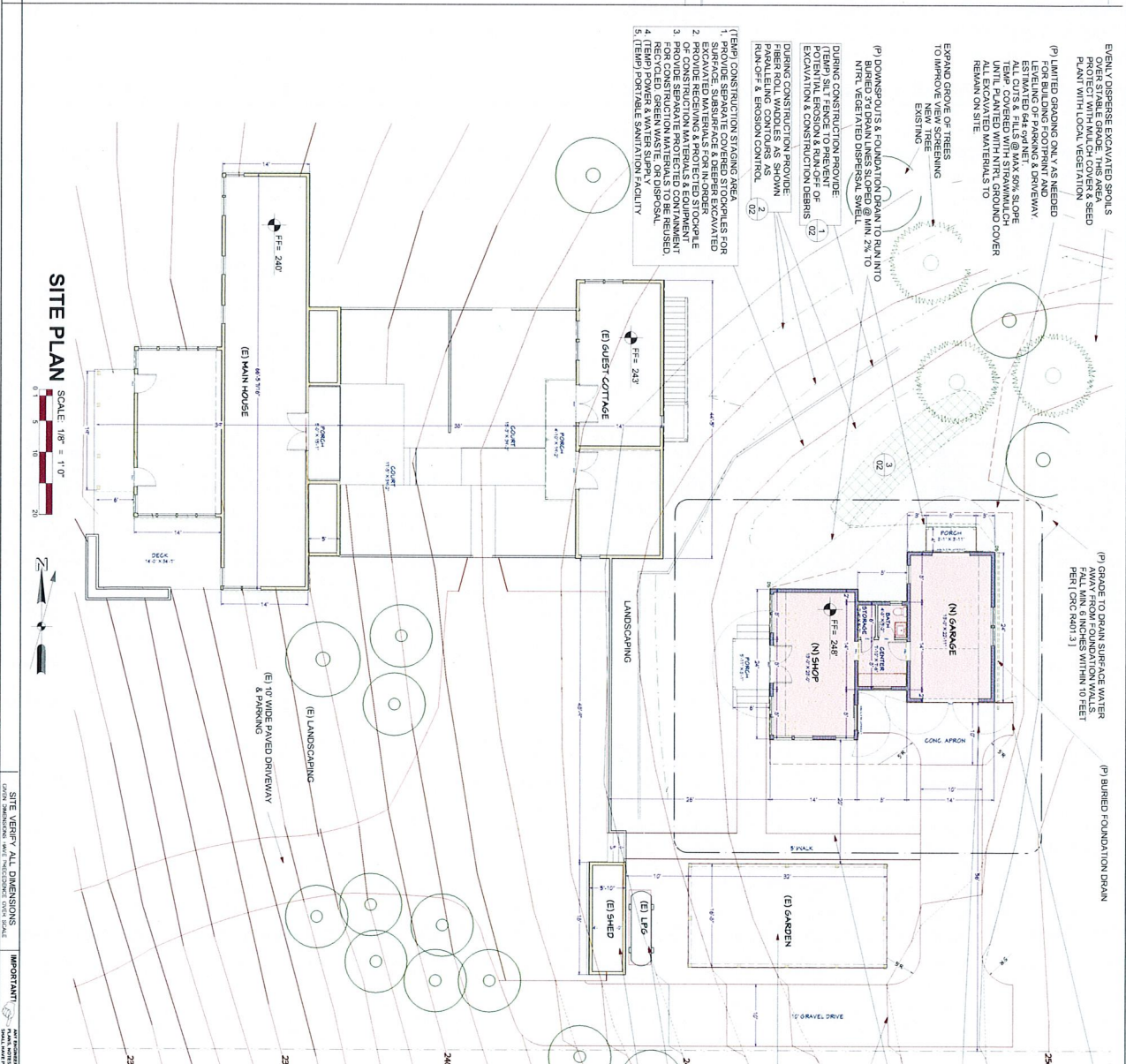
**SITE DEVELOPMENT NOTES**

- SP1: EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.
- SP2: ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.
- SP3: EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.
- SP4: EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.
- SP5: EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.

**SITE CONSTRUCTION BMPs**

- SC1: CONSTRUCTION STAGING AREA SHALL BE LIMITED TO THE MINIMUM AREA NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. ALL MATERIALS SHALL BE STORED IN A COVERED AREA OR PROTECTED BY A FIBER ROLL WADDELE.
- SC2: CONSTRUCTION STAGING AREA SHALL BE LIMITED TO THE MINIMUM AREA NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. ALL MATERIALS SHALL BE STORED IN A COVERED AREA OR PROTECTED BY A FIBER ROLL WADDELE.
- SC3: CONSTRUCTION STAGING AREA SHALL BE LIMITED TO THE MINIMUM AREA NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. ALL MATERIALS SHALL BE STORED IN A COVERED AREA OR PROTECTED BY A FIBER ROLL WADDELE.
- SC4: CONSTRUCTION STAGING AREA SHALL BE LIMITED TO THE MINIMUM AREA NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. ALL MATERIALS SHALL BE STORED IN A COVERED AREA OR PROTECTED BY A FIBER ROLL WADDELE.
- SC5: CONSTRUCTION STAGING AREA SHALL BE LIMITED TO THE MINIMUM AREA NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. ALL MATERIALS SHALL BE STORED IN A COVERED AREA OR PROTECTED BY A FIBER RILL WADDELE.

DATE: 01-21-2023  
 DRAWN BY: J.M.D.  
 CHECKED BY: S.M.  
 SCALE: 1/8" = 1'-0"

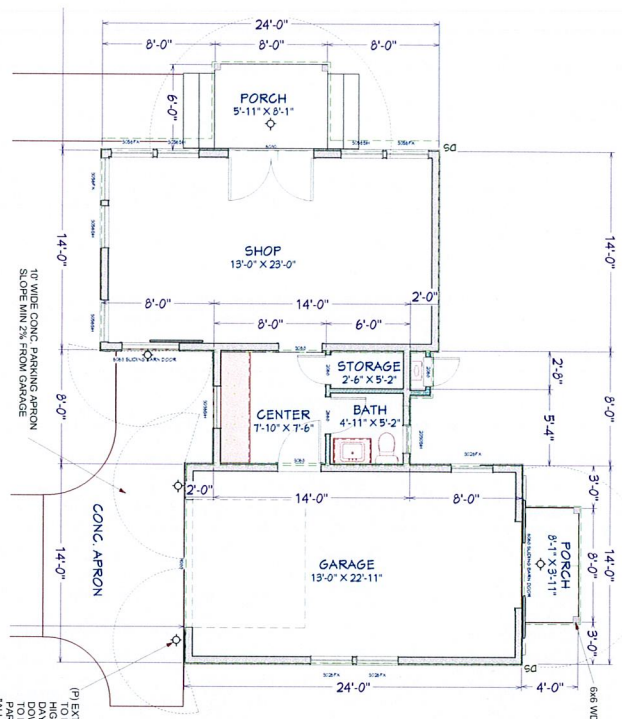


<p><b>SCOTT B. ANDERSON</b>          DESIGN &amp; CONSTRUCTION          88450540          P.O. BOX 610, MENDOCINO, CA 95460          707-477-0570          info@sba446@hotmail.com</p>	<p><b>SITE PLAN</b></p> <p><b>BENSON-SURLES GARAGE / SHOP</b>          2401 NONELLA LN. ALBION, CA 95410  <i>Sally Benson &amp; Terry Surles</i>          1312A MALLARD STREET SUITE 200          RICHMOND, CA 94801</p>	<p>A.P.No. 123 - 280 - 15          CDP: _____</p>
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RECEIVED  
 APR 18 2023

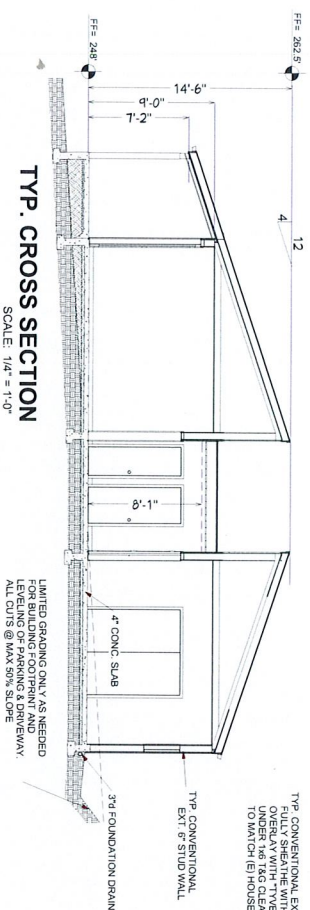


(P) GRADE TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. FALL MIN. 6 INCHES WITHIN 10 FEET PER I (IRC M601.3)



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

**TYP. CROSS SECTION**  
SCALE: 1/4" = 1'-0"



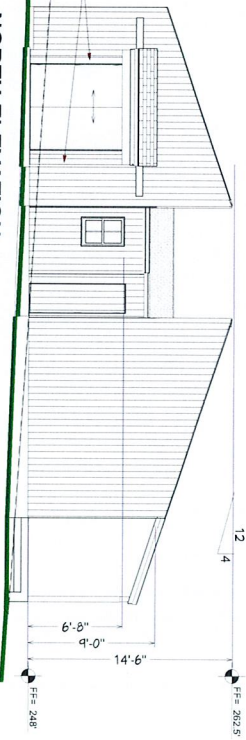
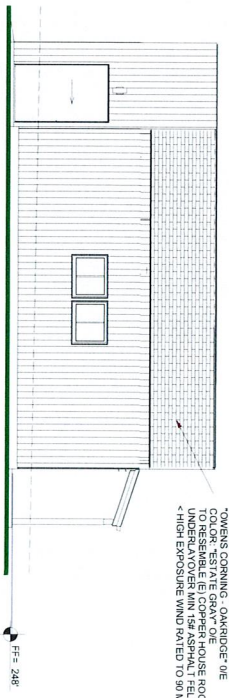
(P) EXTERIOR LIGHTING INSTALLATIONS TO BE COP, CECC & F-24 COMPLIANT. HIGH EFFICIENCY, LOW VOLTAGE, DOWNCAST SHIELDED FIXTURES, TO PREVENT LIGHT & GLARE BEYOND PROPERTY LINE. ALL COP SPECIES FINISHED WITH LEAST COP SPECIES SHOWN. APPROX LIMIT OF ILLUMINATED AREA

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

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

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

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



WUI COMPLIANT CLASS A COMP SHINGLE ROOFING. COPPER SHINGLES ORANGE-TONE TO RESEMBLE (E) COPPER HOUSE ROOF. UNDERLAYER MIN 1/8" ASPHALT FELT, TYP. HIGH STRENGTH WIND BARRIERS TO 50 MPH.

SITE VERIFY ALL DIMENSIONS. IMPORTANT: ALL DIMENSIONS TO MATCH (E) HOUSE & COTTAGE. CONCRETE PORCH & STEPS TO MATCH HOUSE. 6" WIDE PORCH COLUMN STAIN TO MATCH SIDING TO MATCH HOUSE. PVD WOOD DOOR TO MATCH HOUSE. COPPER ROOF GROUND EDGE, TYP.

**RECEIVED**  
MAY 11 2023

PLANNING & BUILDING SERV  
FORTY BRAGG CA

DATE: 3 9 23

PROJECT: 03  
DATE: 6-21-2023  
SCALE: 1/4" = 1'-0"

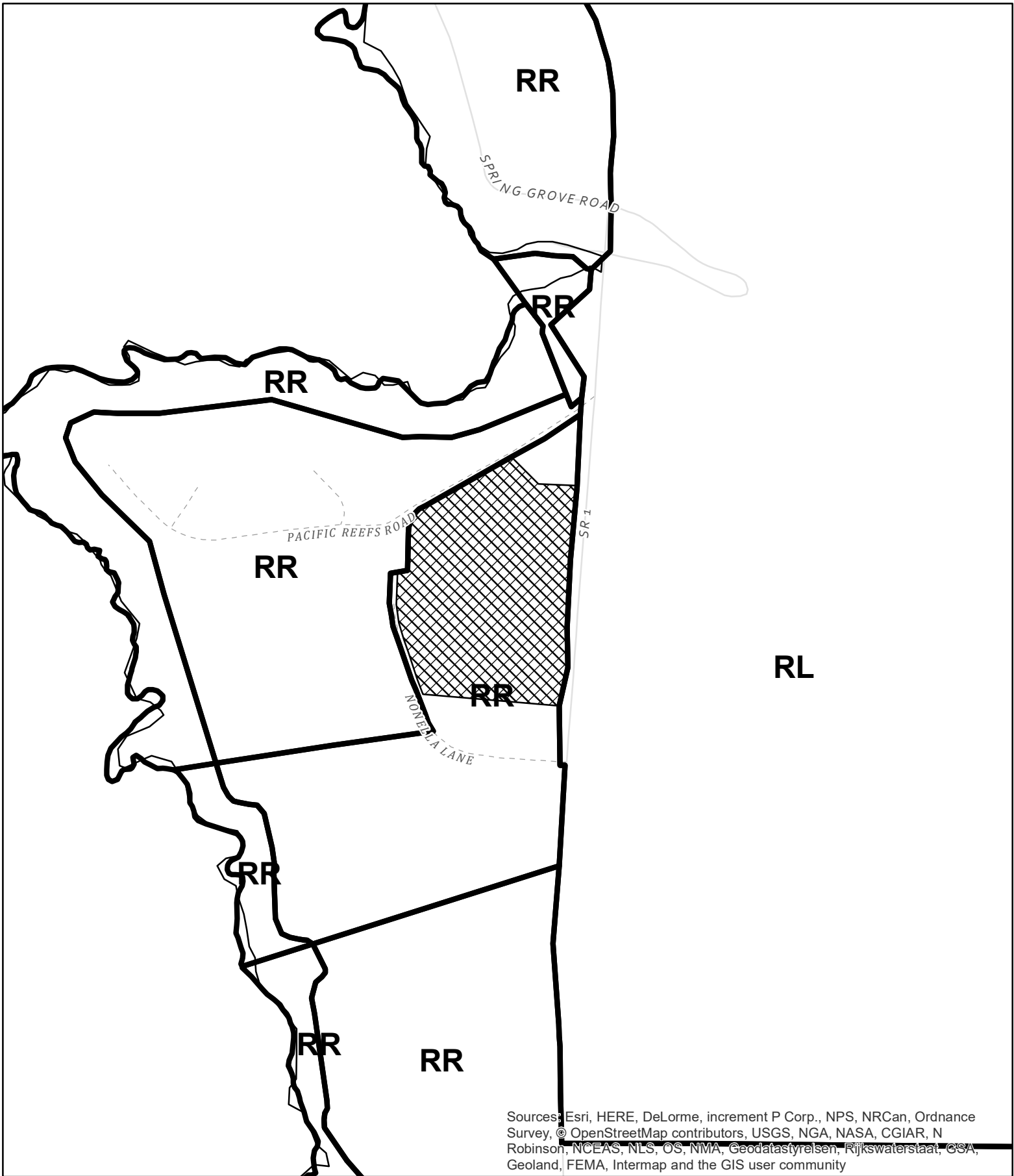
**SCOTT B. ANDERSON**  
DESIGN & CONSTRUCTION  
48450940  
P.O. BOX 610, MENDOCINO, CA 95460  
707-471-0670  
sba5746@hotmail.com

**FLOOR PLAN ELEVATIONS SECTION**

BENSON-SURLES GARAGE / SHOP  
2401 NONELLA LN. ALBION, CA 95410  
Sally Benson & Terry Surles  
1312A MALLARD STREET SUITE 200  
RICHMOND, CA 94801




A.P.No. 123 - 280 - 15  
CDP: \_\_\_\_\_

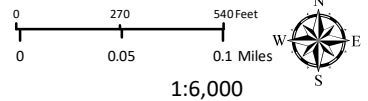
NO.	REVISION	DATE
1	CDP	02-09-23
2	UPDATE	04-25-23



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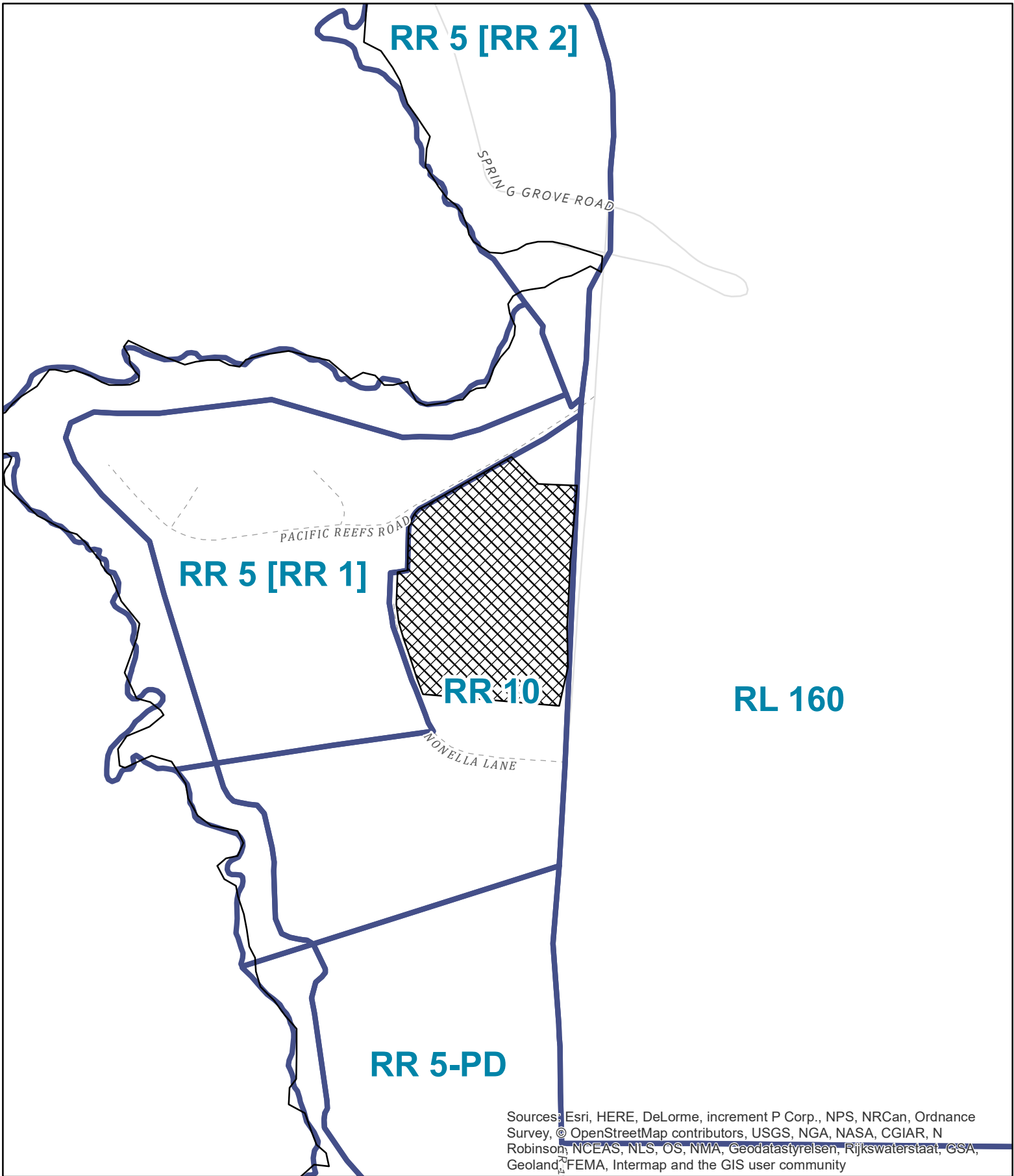
**CASE: CDP 2023-0021**  
**OWNER: BENSON, Sally**  
**APN: 123-280-15**  
**APLCT: Sally Benson & Terry Surles**  
**AGENT: Wynn Coastal Planning**  
**ADDRESS: 2401 Nonella Ln., Albion**

 Zoning Districts     Private Roads  
 Public Roads



ZONING

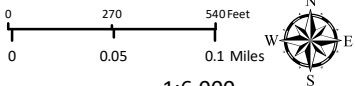
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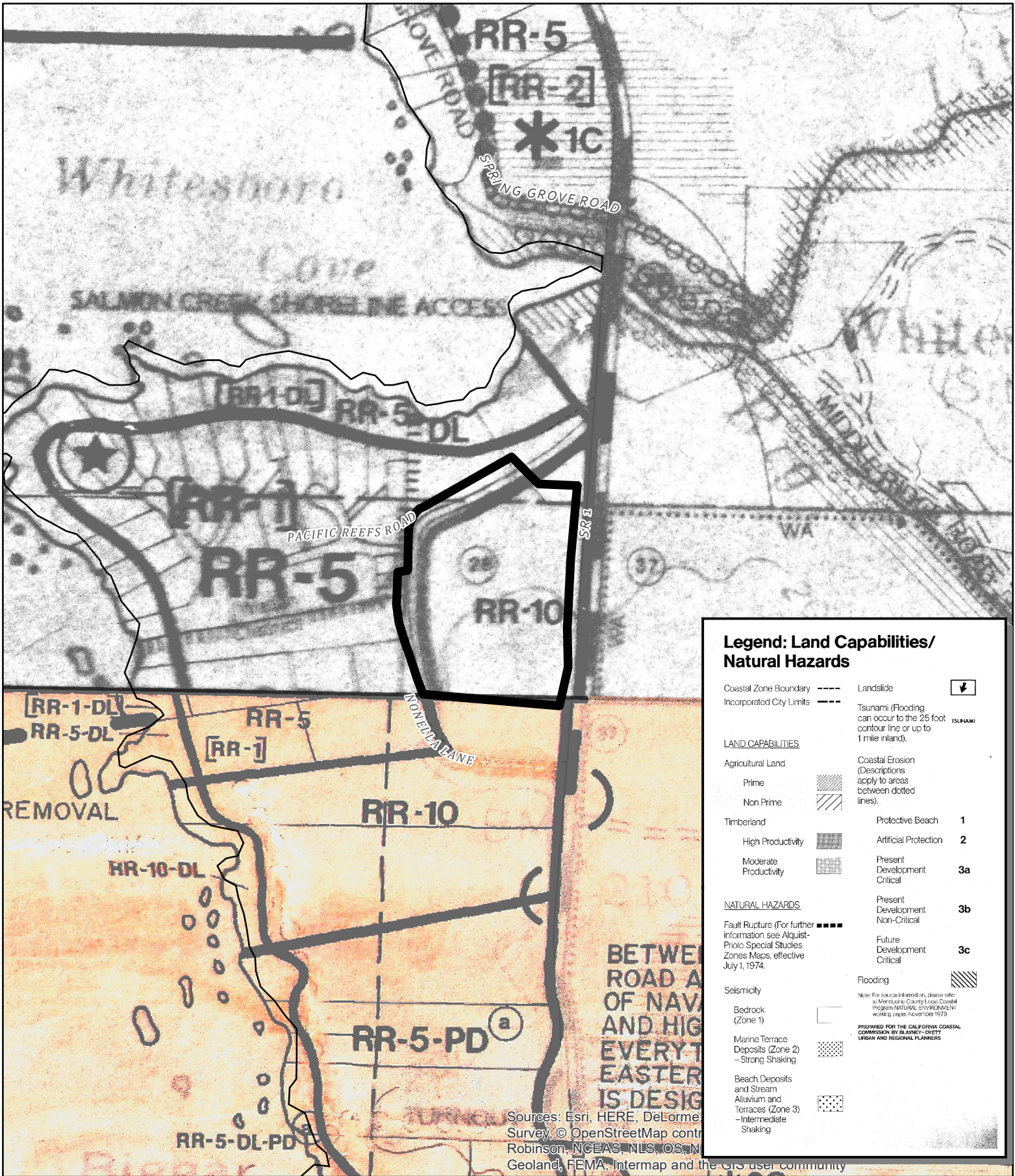
— Public Roads  
 - - - Private Roads



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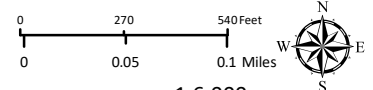
GENERAL PLAN

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— Public Roads  
 - - - Private Roads

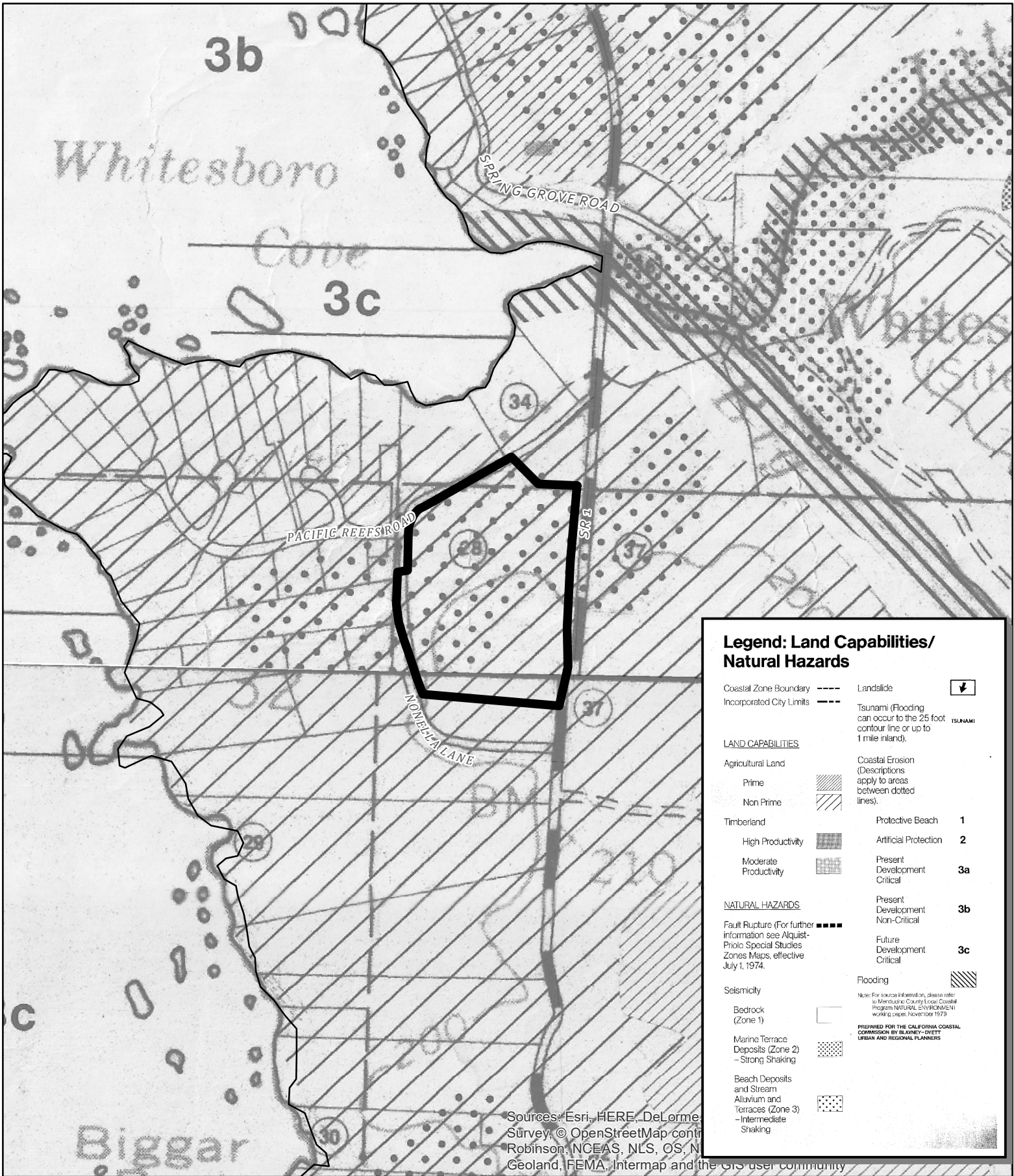


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LCP LAND USE MAP 18: ALBION

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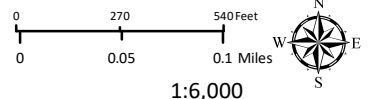
### Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
<b>LAND CAPABILITIES</b>			
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
<b>NATURAL HAZARDS</b>			
Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.	---	Flooding	
Seismicity		<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENTAL WORKING PAPER, November 1979.</small>	
Bedrock (Zone 1)		<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-DYETT URBAN AND REGIONAL PLANNERS</small>	
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

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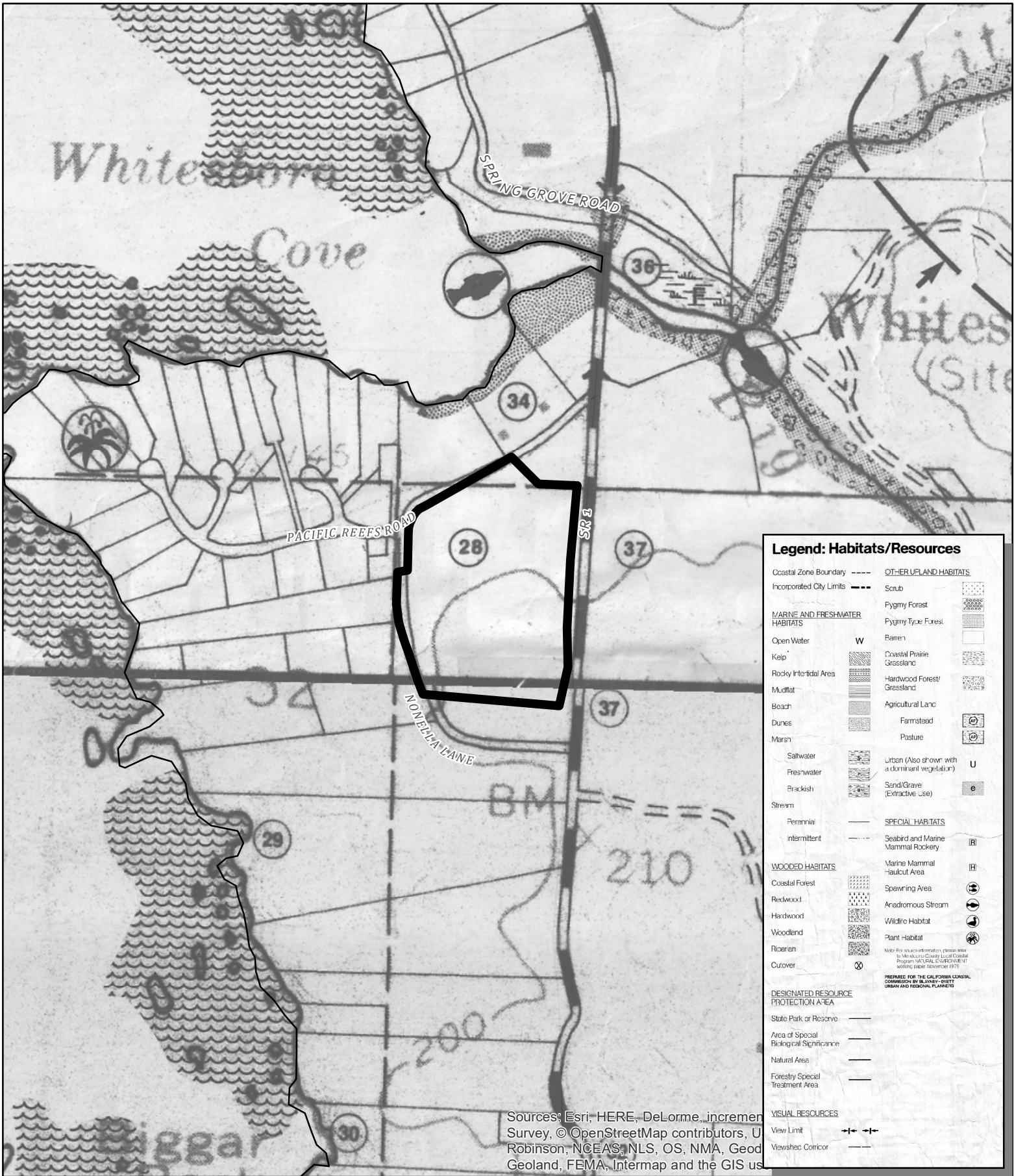
— Public Roads  
 - - - Private Roads



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LCP LAND CAPABILITIES & NATURAL HAZARDS

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**Legend: Habitats/Resources**

Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	---	Scrub
<b>MARINE AND FRESHWATER HABITATS</b>		Fygymy Forest
Open Water	W	Fygymy Type Forest
Kelp	[Pattern]	Barren
Rocky Intertidal Area	[Pattern]	Coastal Prairie/Greassland
Mudflat	[Pattern]	Hardwood Forest/Greassland
Beach	[Pattern]	Agricultural Land
Dunes	[Pattern]	Farmstead
Marsn	[Pattern]	Pasture
Saltwater	[Pattern]	Urban (Also shown with a dominant vegetation)
Freshwater	[Pattern]	Sand/Grave (Extractive Use)
Prackish	[Pattern]	
Stream	[Pattern]	<b>SPECIAL HABITATS</b>
Perannial	[Pattern]	Seabird and Marine Mammal Rookery
Intermittent	[Pattern]	Marine Mammal Haulcut Area
<b>WOODED HABITATS</b>		Spawning Area
Coastal Forest	[Pattern]	Anadromous Stream
Redwood	[Pattern]	Wildfire Habitat
Hardwood	[Pattern]	Plant Habitat
Woodland	[Pattern]	
Rioeren	[Pattern]	
Curover	[Pattern]	
<b>DESIGNATED RESOURCE PROTECTION AREA</b>		
State Park or Reserve	[Pattern]	
Area of Special Biological Significance	[Pattern]	
Natural Area	[Pattern]	
Forestry Special Treatment Area	[Pattern]	
<b>VISUAL RESOURCES</b>		
View Limit	[Symbol]	
Viewshed Corridor	[Symbol]	

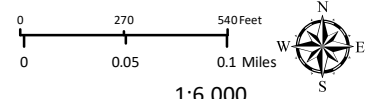
Note: For more information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT WORKING PAPER November 1992.

PERMITS FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-OVERT URBAN AND RURAL PLANNERS

Sources: Esri, HERE, DeLorme, InCREMENT Survey, © OpenStreetMap contributors, U Robinson, NCEAS, NLS, OS, NMA, Geod Geoland, FEMA, Intermap and the GIS us

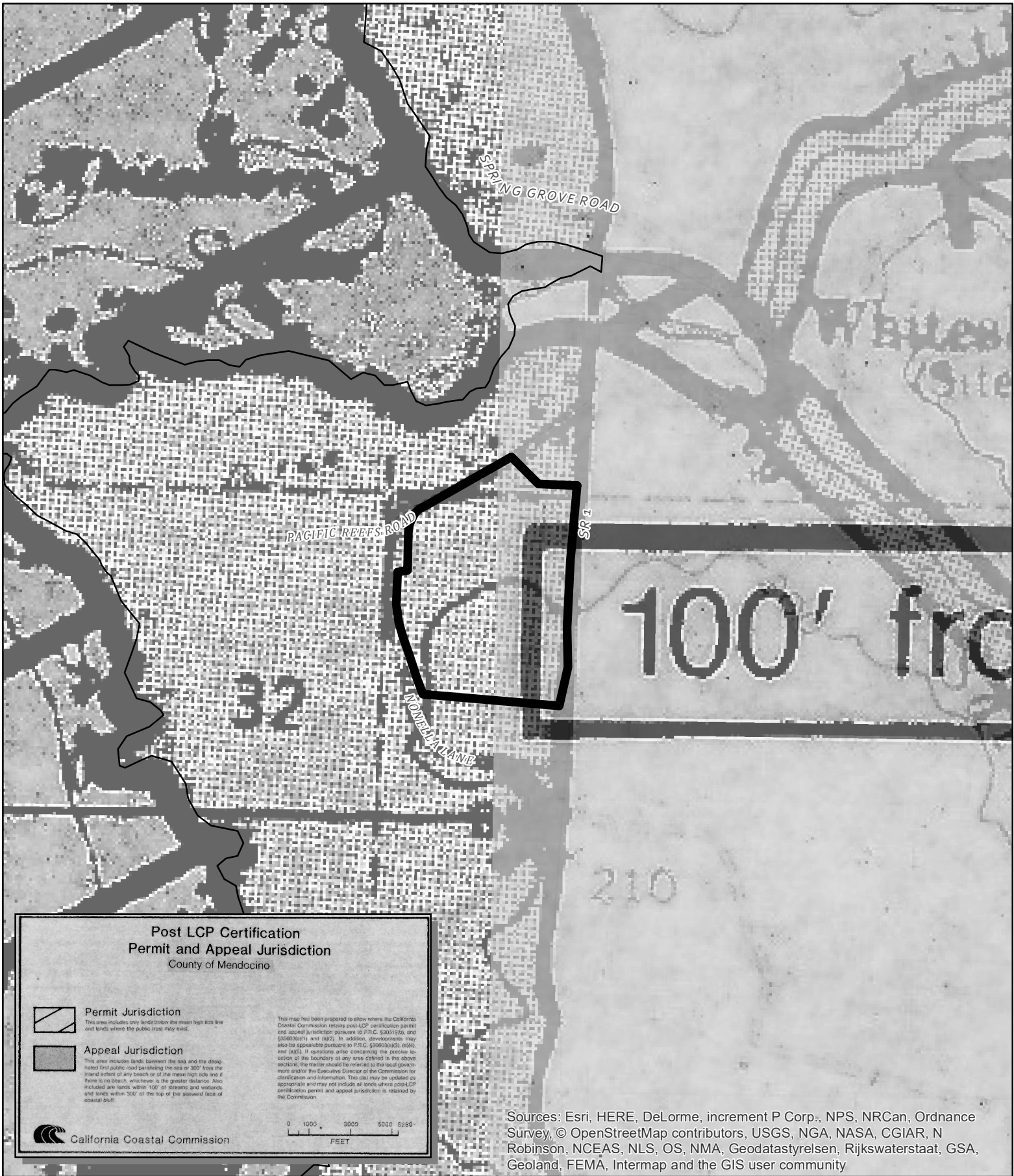
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— Public Roads  
 - - - Private Roads



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**LCP HABITATS & RESOURCES**

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

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

**Appeal Jurisdiction**  
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of coastal dunes.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30019.05, and §30602(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.R.C. §30605(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area depicted in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This plot may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

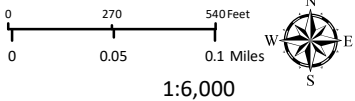
0 1000 3000 5000 5280  
FEET

California Coastal Commission

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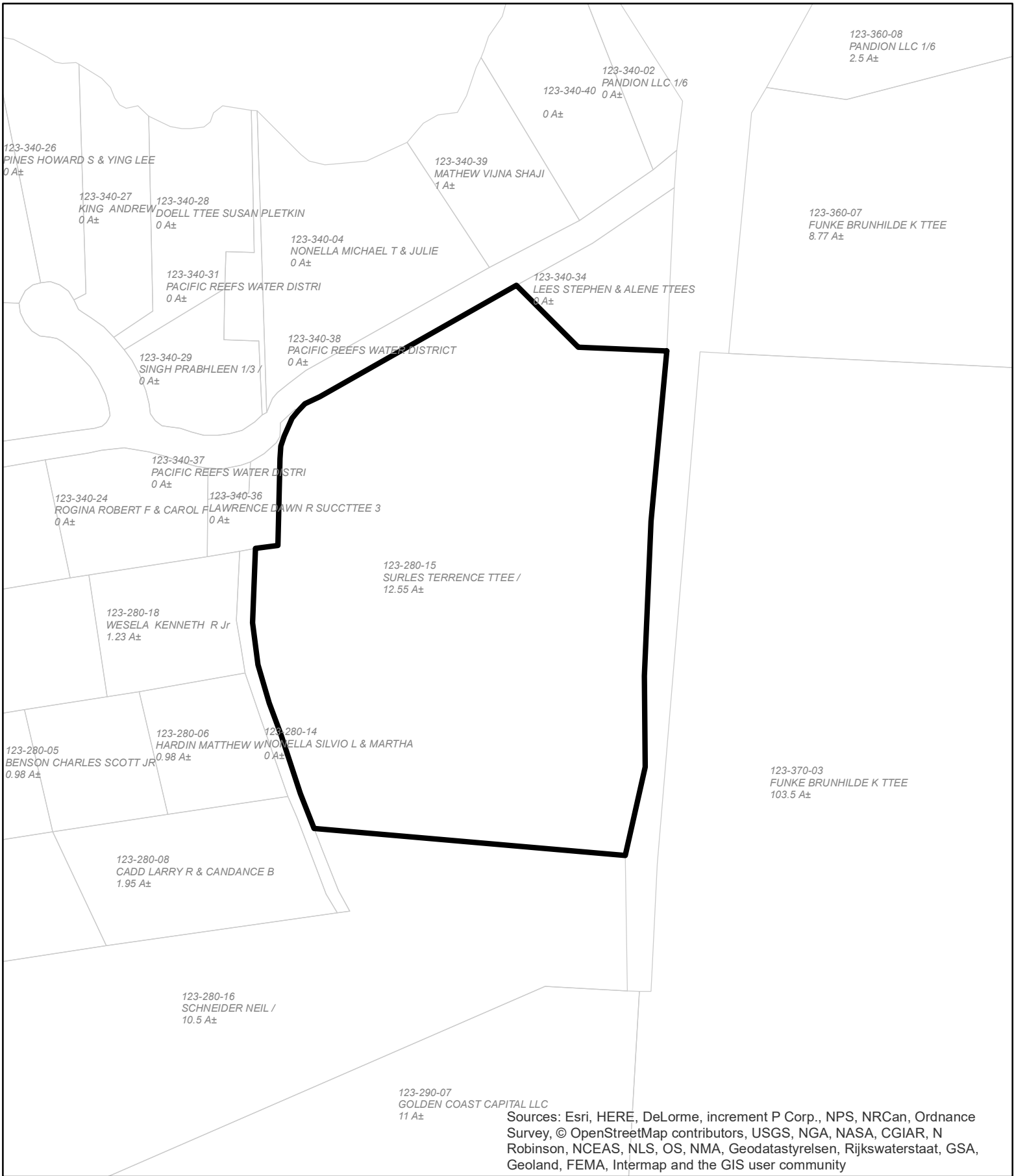
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Public Roads  
Private Roads




**POST LCP CERTIFICATION & APPEAL JURISDICTION**

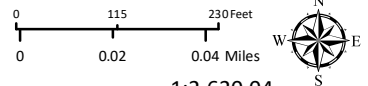
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**ADDRESS: 2401 Nonella Ln., Albion**

 Assessors Parcels

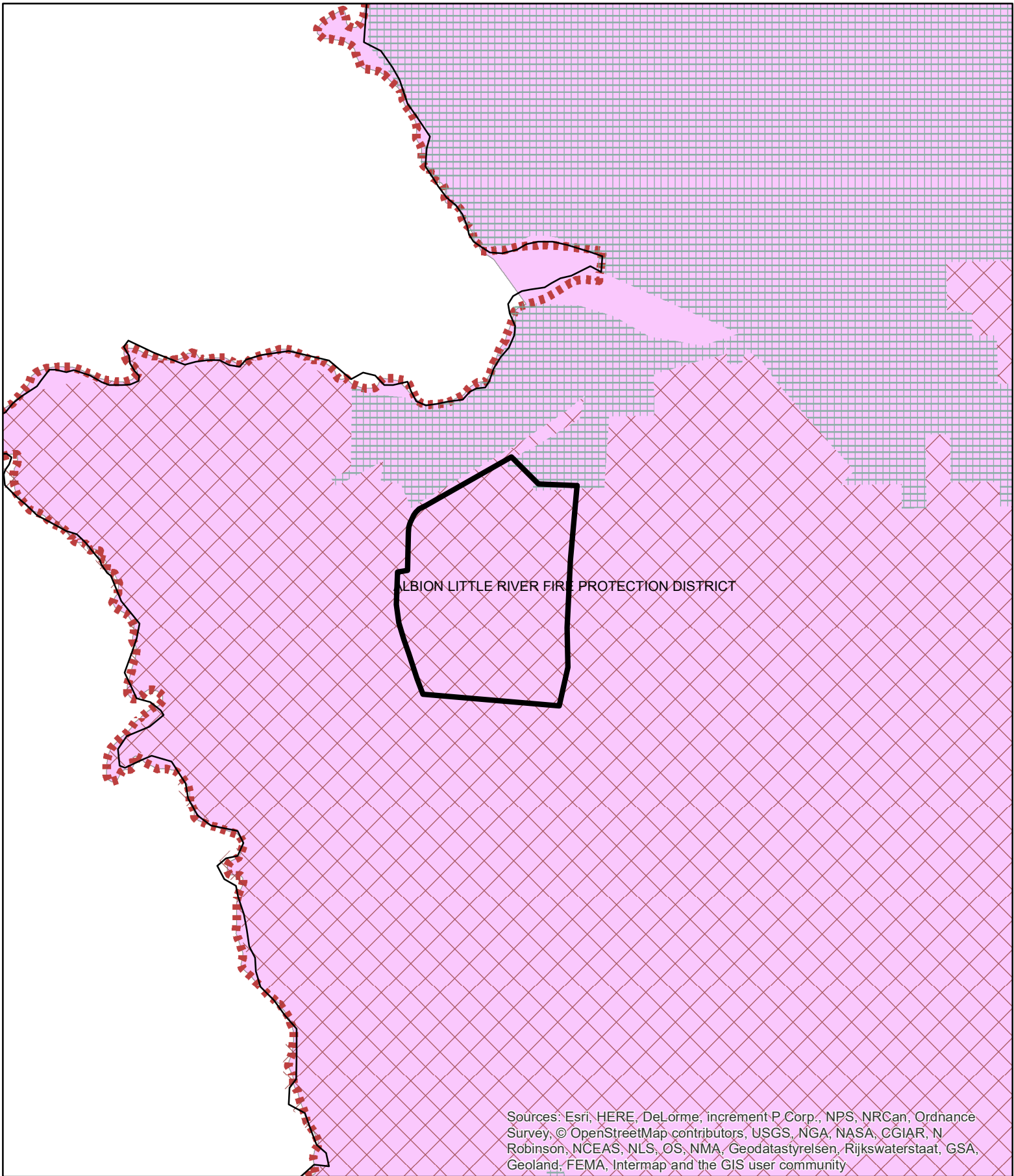


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ADJACENT PARCELS

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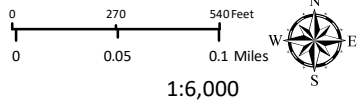


ALBION LITTLE RIVER FIRE PROTECTION DISTRICT

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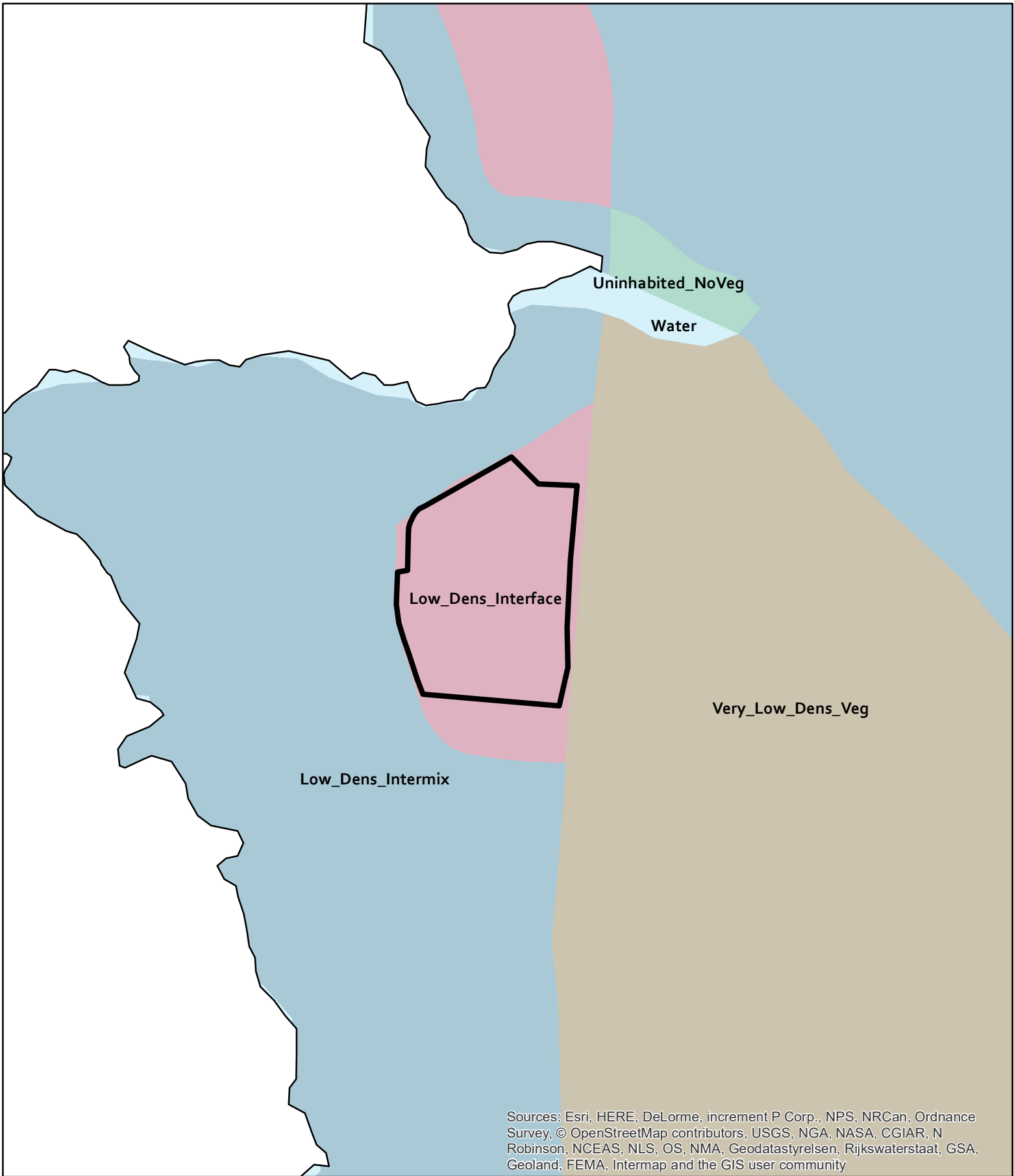
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



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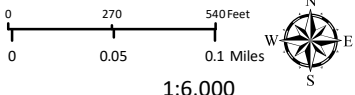
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

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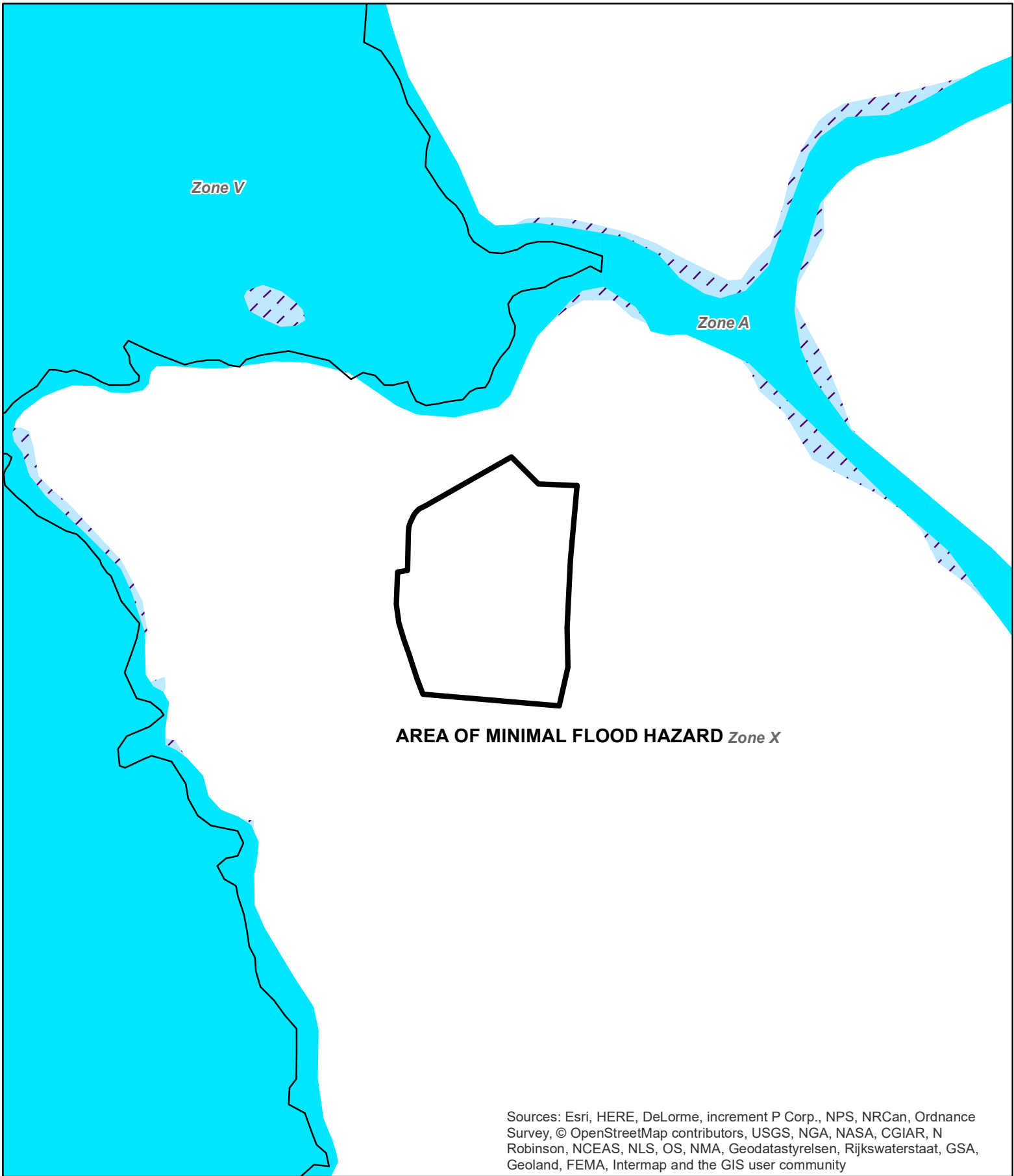
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**APLCT: Sally Benson & Terry Surles**  
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1:6,000

**WILDLANDS-URBAN INTERFACE**

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Zone V

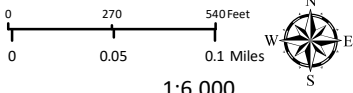
Zone A

AREA OF MINIMAL FLOOD HAZARD Zone X

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**APLCT: Sally Benson & Terry Surles**  
**AGENT: Wynn Coastal Planning**  
**ADDRESS: 2401 Nonella Ln., Albion**

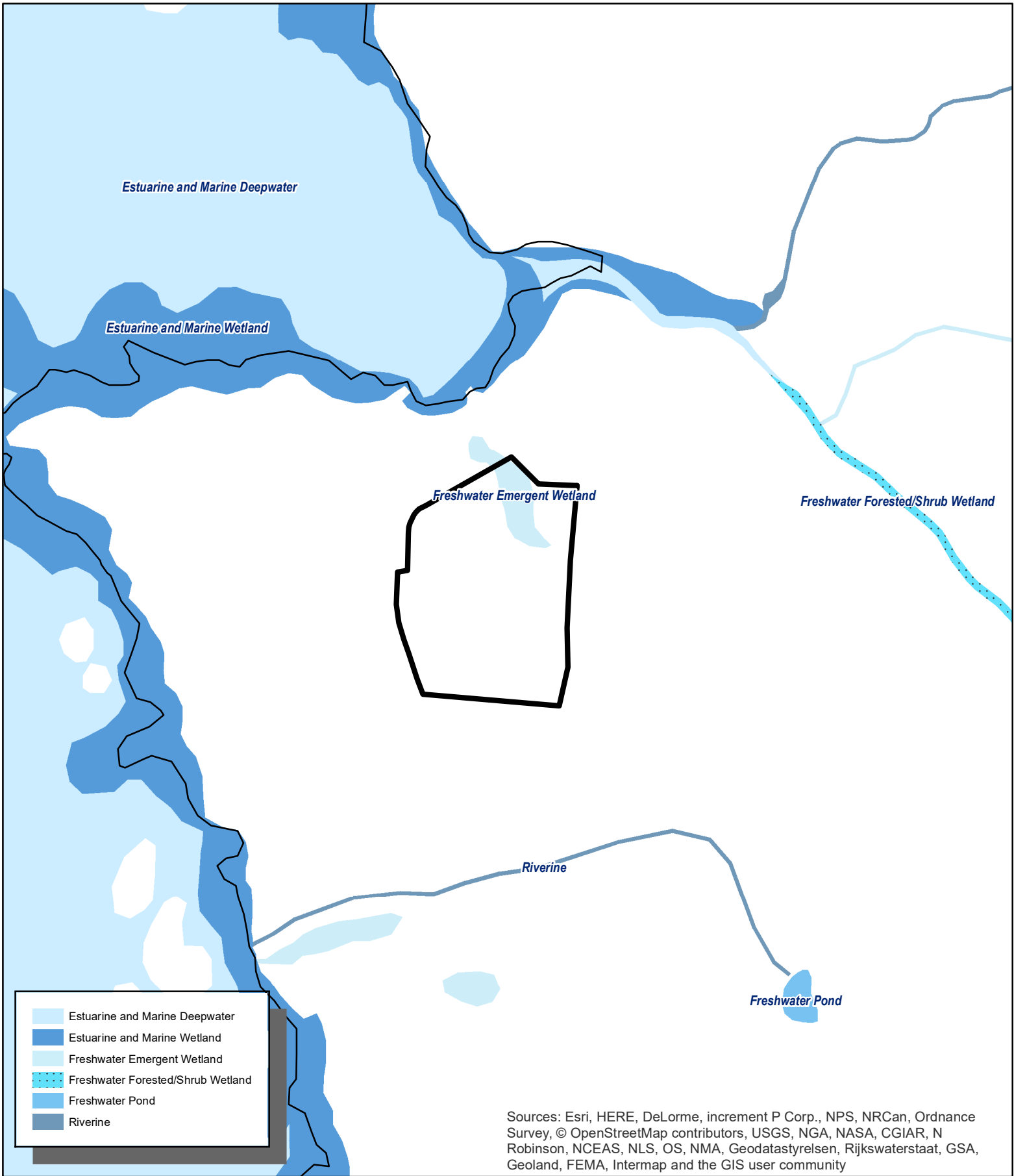
 1% Annual Chance Flood Hazard  
 Tsunami Inundation Zones



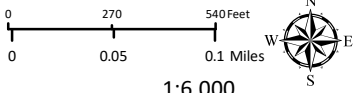
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FLOOD & TSUNAMI INUNDATION ZONES

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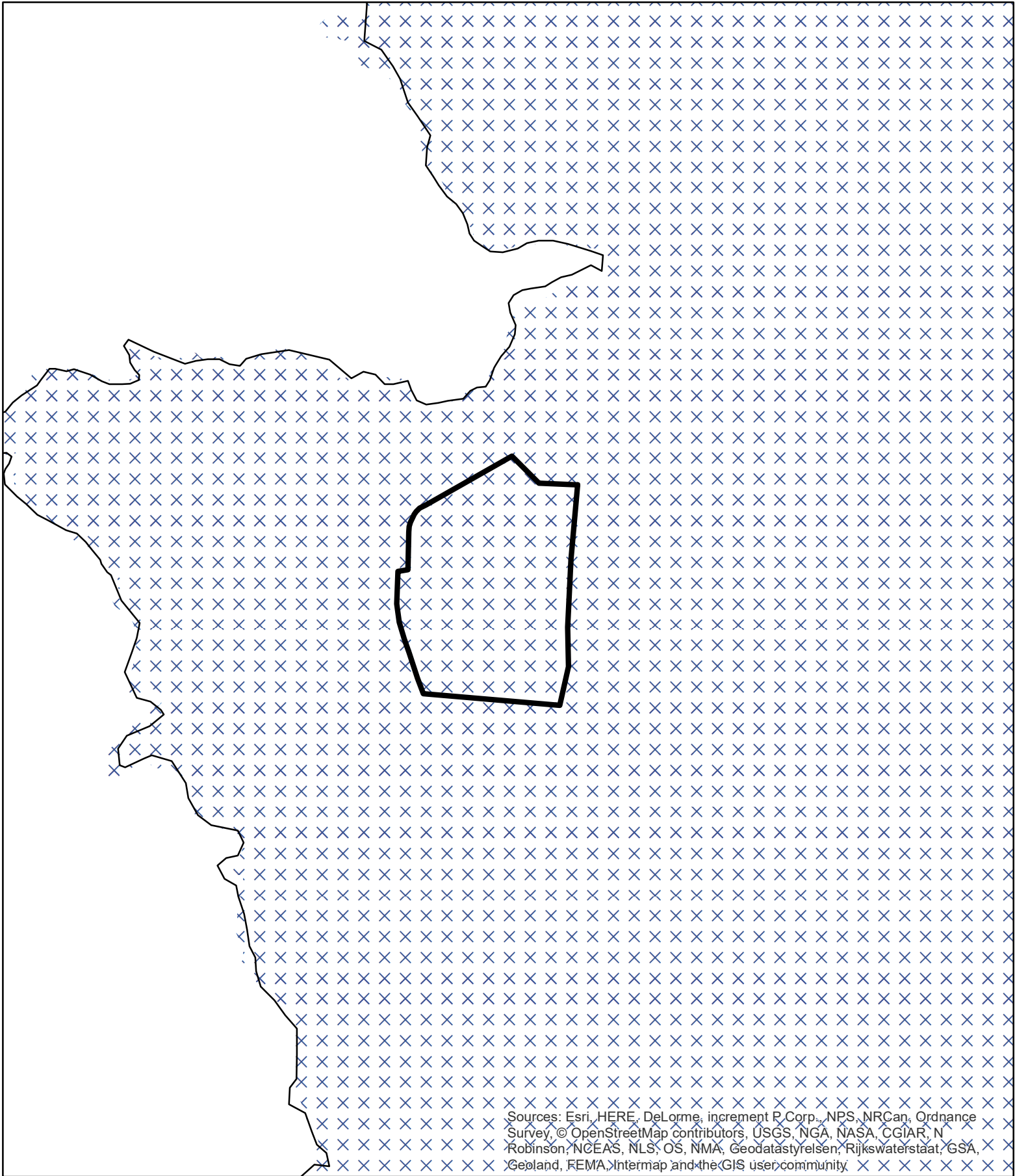
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**WETLANDS**

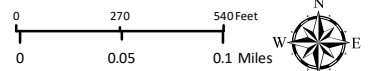
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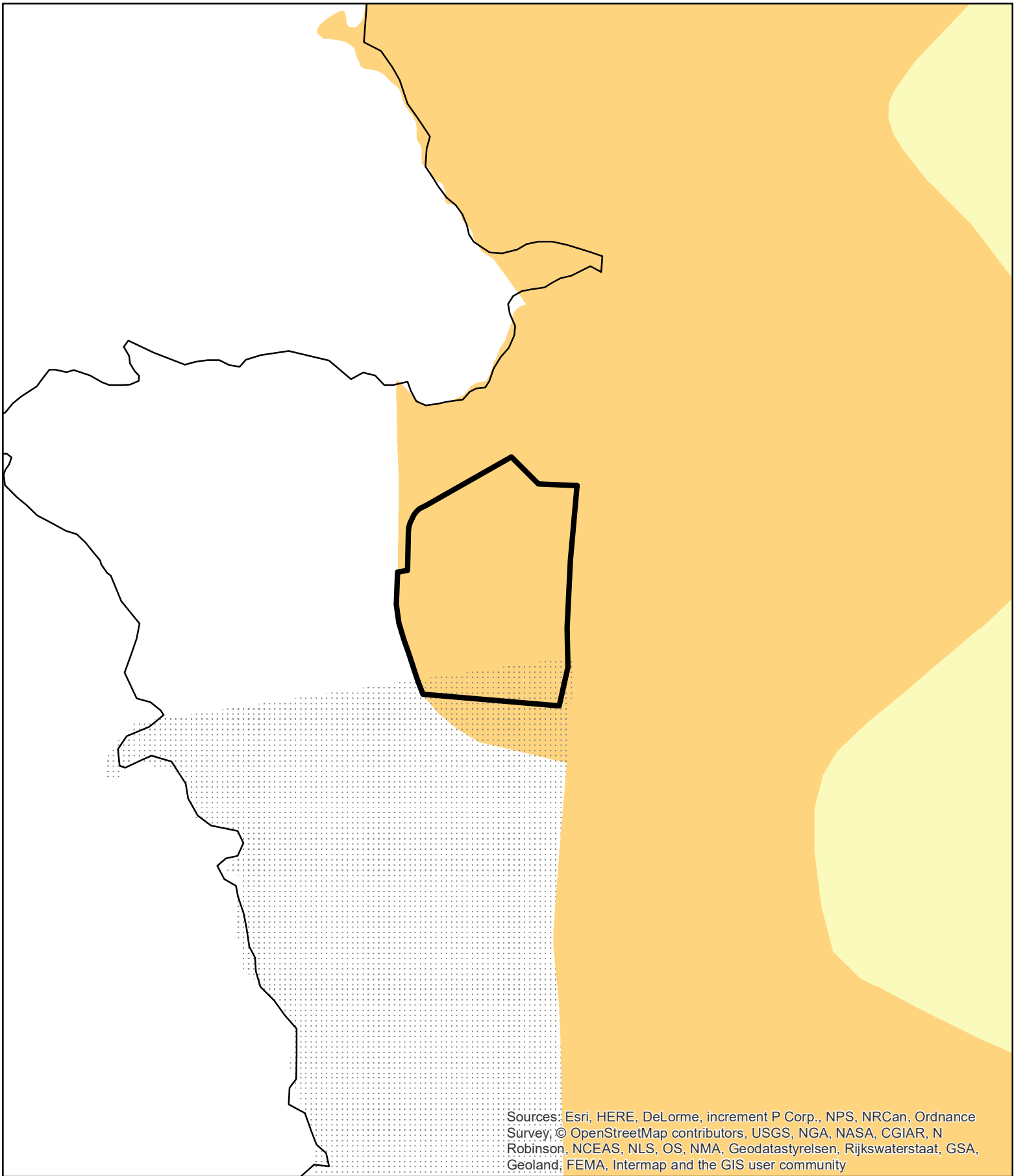
 Critical Water Resources



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**COASTAL GROUND WATER RESOURCES**

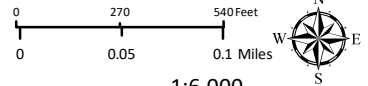
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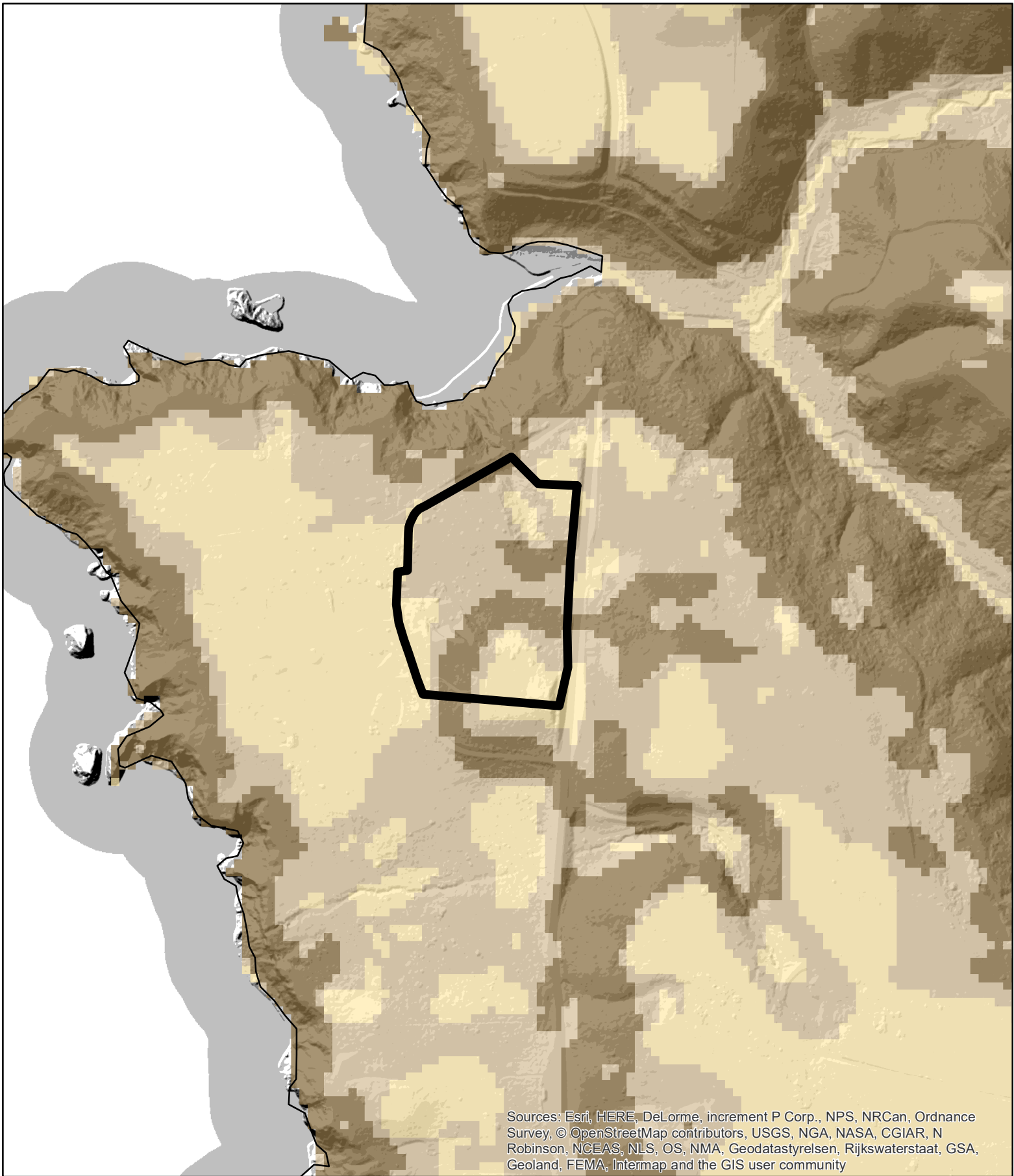
 Tree Removal Area
  Highly Scenic Area (Conditional)
  Highly Scenic Area



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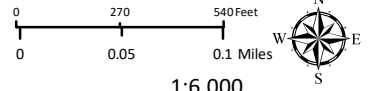
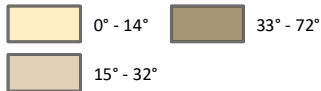
**HIGHLY SCENIC & TREE REMOVAL ZONES**

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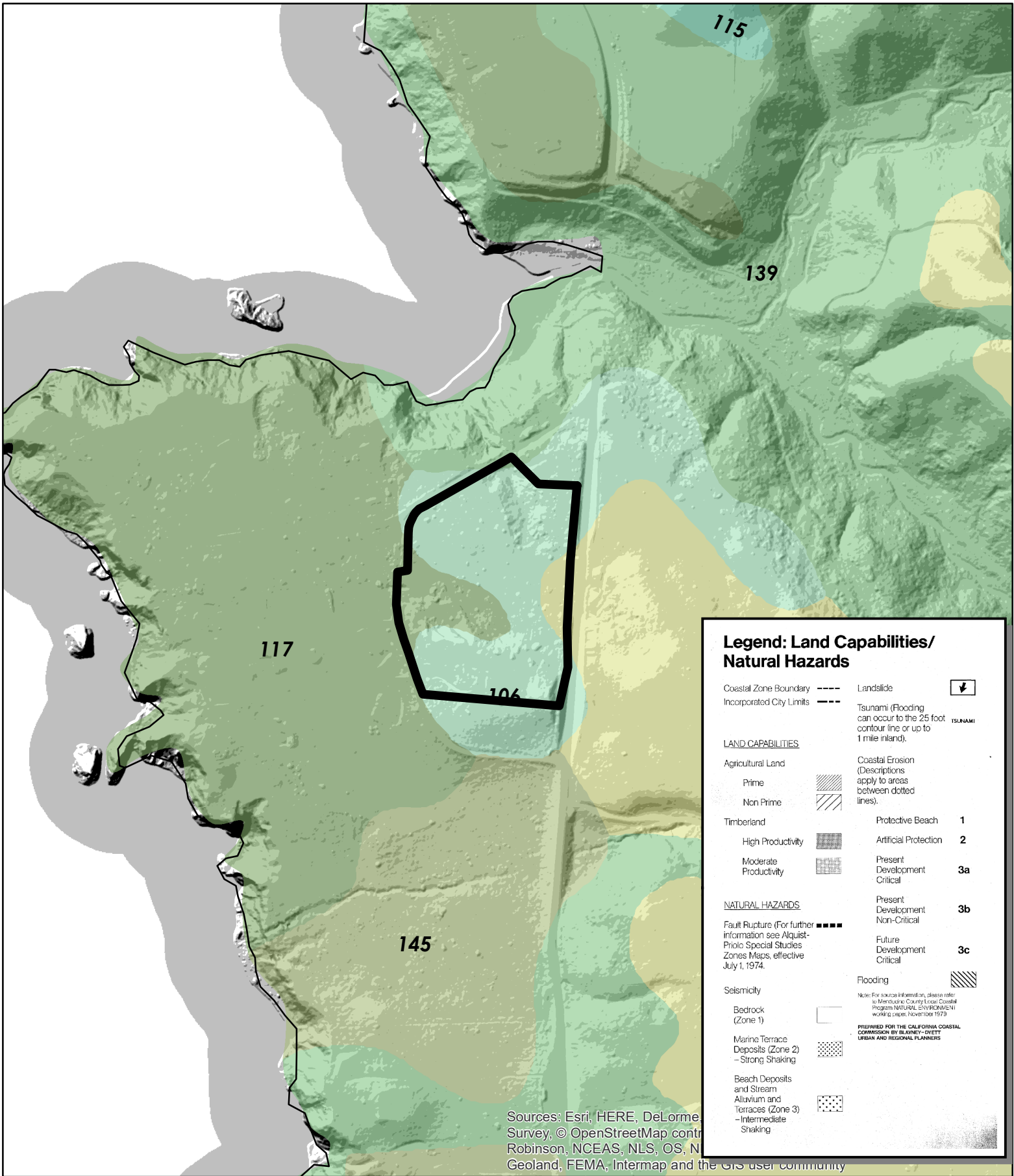
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**ESTIMATED SLOPE**

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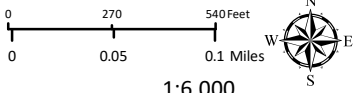


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### Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
<b>LAND CAPABILITIES</b>			
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
<b>NATURAL HAZARDS</b>			
Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.	---	Flooding	
Seismicity		<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENTAL WORKING PAPER, November 1979.</small>	
Bedrock (Zone 1)		<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-DYETT URBAN AND REGIONAL PLANNERS</small>	
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

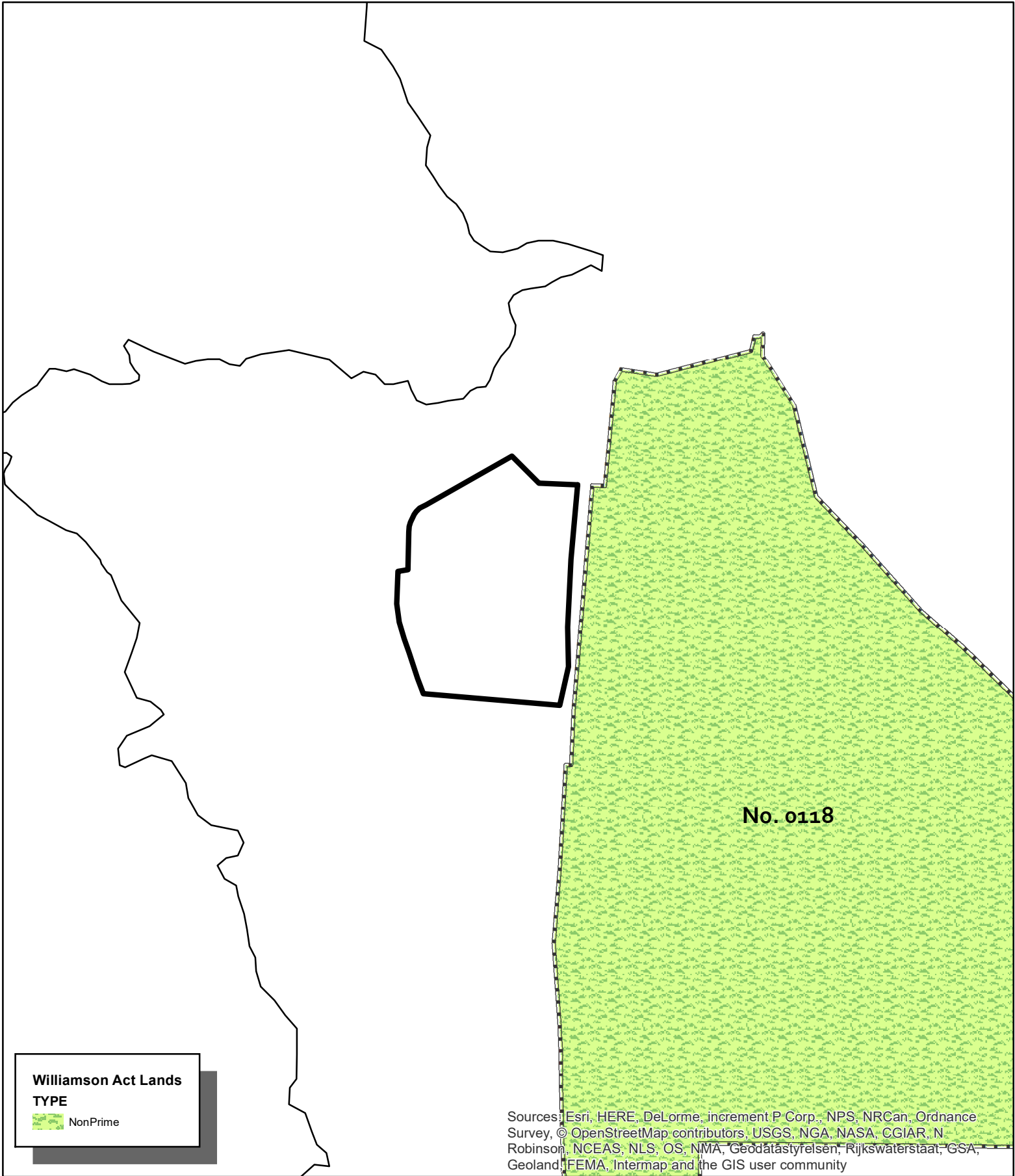
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**WESTERN SOIL CLASSIFICATION**

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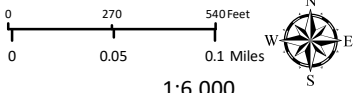




**Williamson Act Lands**  
**TYPE**  
 NonPrime

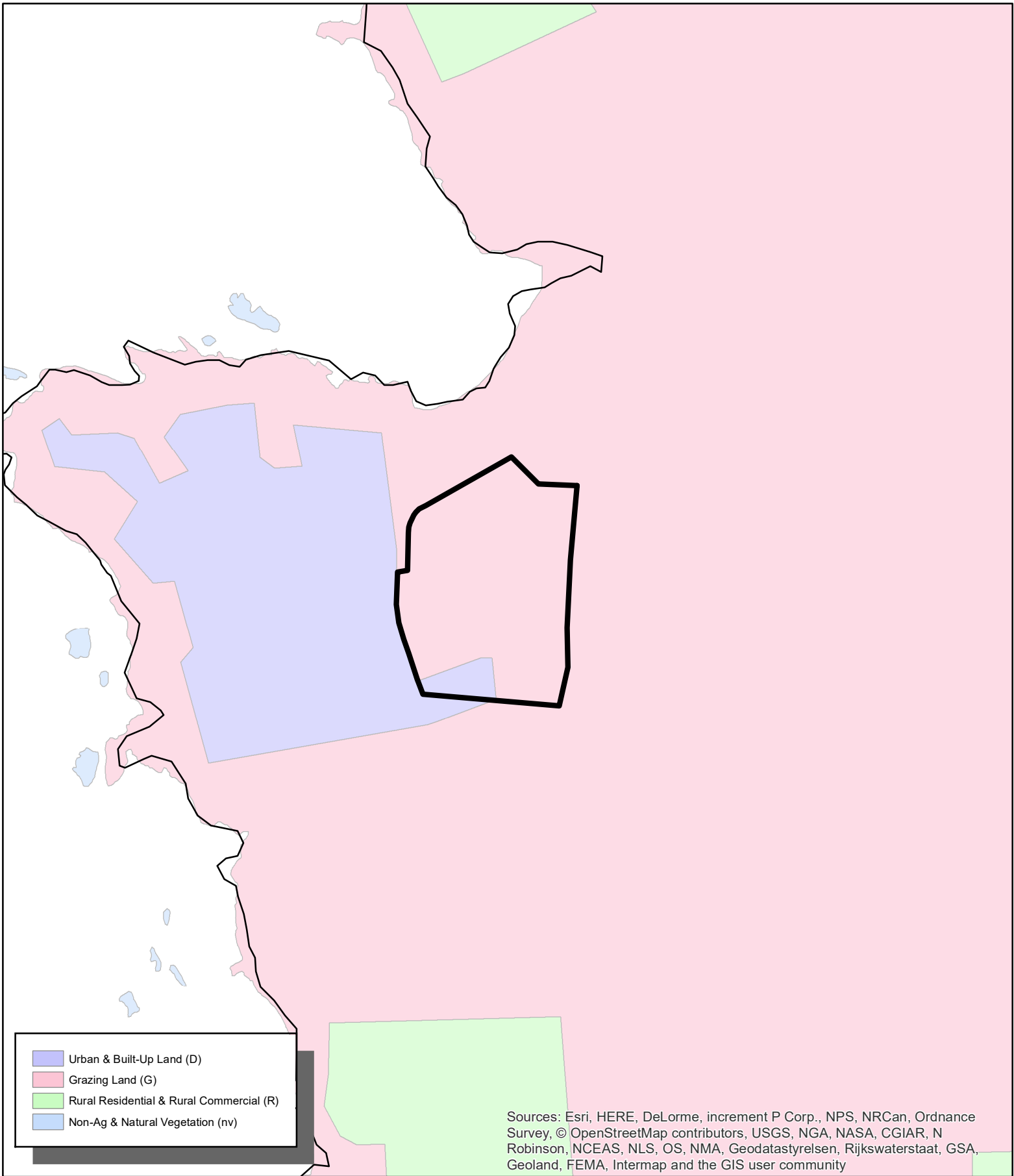
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**WILLIAMSON ACT**

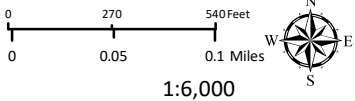
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- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)
- Non-Ag & Natural Vegetation (nv)

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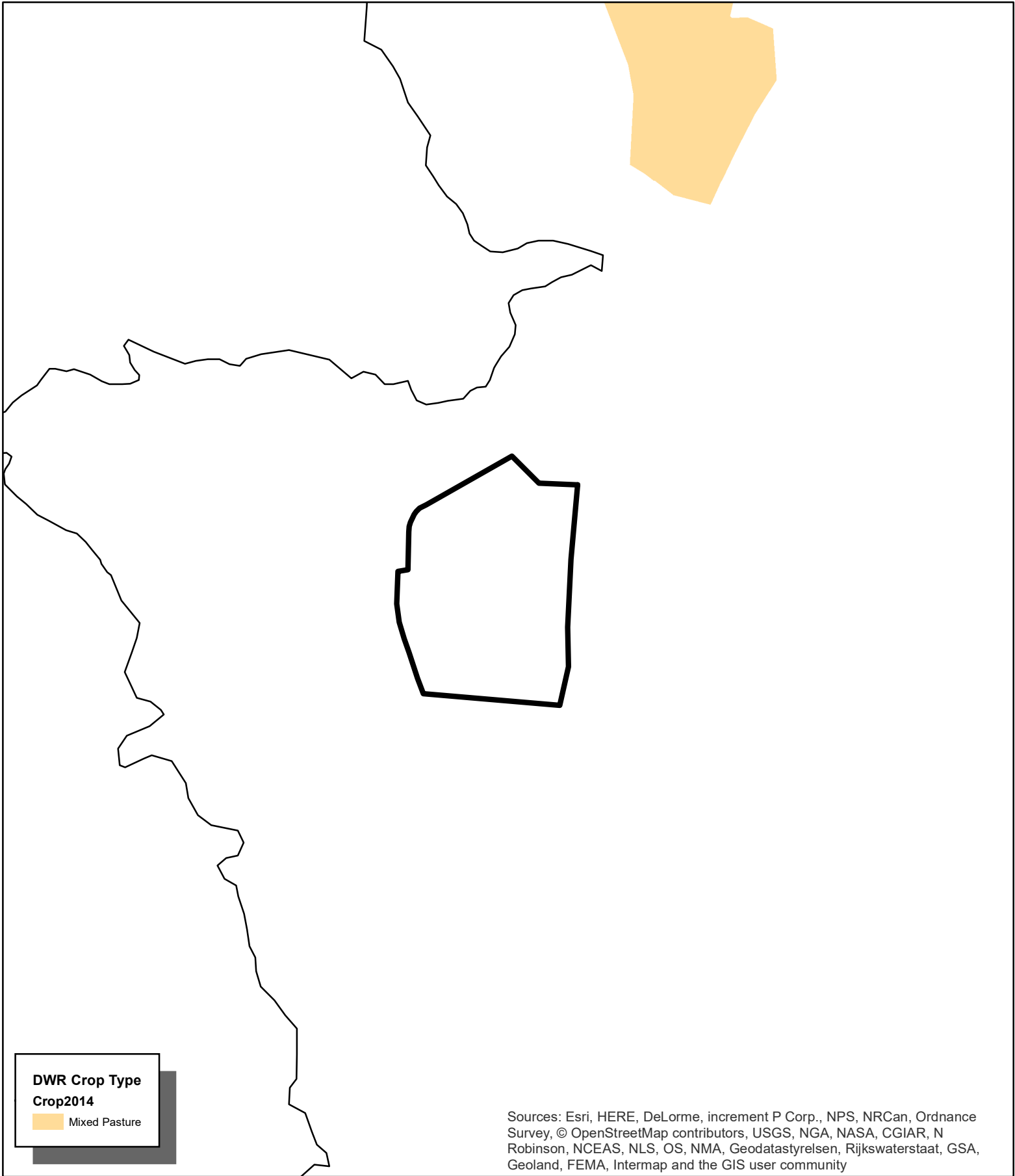
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**IMPORTANT FARMLANDS**

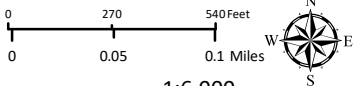
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**DWR Crop Type**  
**Crop2014**  
 Mixed Pasture

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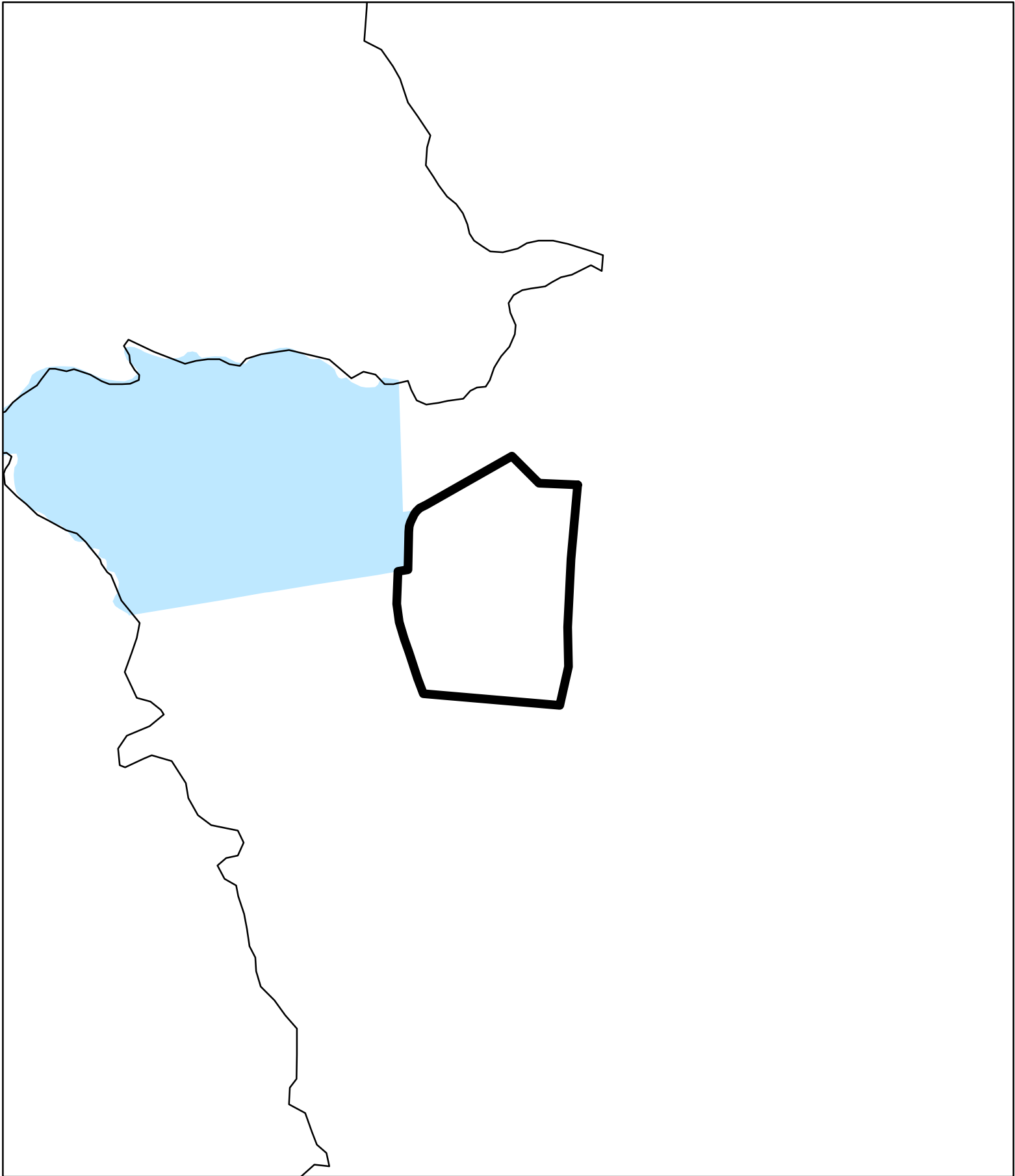
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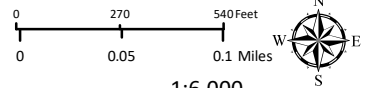
**DWR CROP TYPE**

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 County Water Districts



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COUNTY WATER DISTRICT

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