



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
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

June 19, 2023

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor

Air Quality Management
California Department of Forestry/ CalFire
-Land Use
Cloverdale Rancheria

Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Potter Valley Tribe
Potter Valley Fire Protection District

CASE#: U_2022-0009 & UM_2023-0001

DATE FILED: 10/27/2022

OWNER: HARTSTONE BIBLE CONFERENCE

APPLICANT/AGENT: BRIAN FOUST

REQUEST: A Minor Use Permit to add a 2,263 square foot lobby addition with a wrap-around porch onto an existing metal construction multipurpose building. The addition also will include new toilets, parking and entrances to the new building that will all be constructed to comply with ADA accessibility standards.

LOCATION: 4± miles north of the town of Potter Valley, on the west side of Van Arsdale Road (CR 242), 2± miles northwest of its intersection with Eel River Road (CR 240B), located at 17856 and 17840 Van Arsdale Rd., Potter Valley (APNs: 171-080-12).

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: KEITH GRONENDYKE

RESPONSE DUE DATE: July 03, 2023

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: U_2022-0009

OWNER: HARTSTONE BIBLE CAMP

APPLICANT/AGENT: BRIAN FOUST

REQUEST: A Minor Use Permit to add a 2,263 square foot lobby addition with a wrap-around porch onto an existing metal construction multipurpose building. The addition also will include new toilets, parking and entrances to the new building that will all be constructed to comply with ADA accessibility standards.

LOCATION: 4± miles north of the town of Potter Valley, on the west side of Van Arsdale Road (CR 242), 2± miles northwest of its intersection with Eel River Road (CR 240B), located at 17856 and 17840 Van Arsdale Rd., Potter Valley (APNs: 171-080-12).

APN/S: 171-080-12

PARCEL SIZE: 25.4± ACRES

GENERAL PLAN: Rangeland 160 (RL160), 160 acre minimum & Rural Residential (RR10), 10 acre minimum

ZONING: Rangeland 160 (RL:160), 160 acre minimum & Rural Residential (RR:10), 10 acre minimum

EXISTING USE: Hartstone Bible Camp

DISTRICT: Supervisorial District 1 (McGourty)

RELATED CASES:

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR10) Rangeland (RL160)	Rural Residential (RR10) Rangeland (RL160)	39.4±, 4.7±, 1.9±, 4.3± acres	Vacant and residential
EAST:	Rural Residential (RR10)	Rural Residential (RR10)	17.75± acres	Residential
SOUTH:	Rural Residential (RR10)	Rural Residential (RR:10)	17.6± acres	Residential
WEST:	Rangeland (RL160) Rural Residential (RR10)	Rangeland (RL160) Rural Residential (RR10)	23±, 4.2± acres	Residential

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Assessor's Office
- Building Division Ukiah

- Department of Transportation (DOT)
 - Environmental Health (EH)
 - Potter Valley Fire Protection District
- STATE**

- CALFIRE (Land Use)
- TRIBAL**
- Cloverdale Rancheria
 - Potter Valley Tribe
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

STAFF PLANNER: KEITH GRONENDYKE

DATE: 1/17/2023

ENVIRONMENTAL DATA

1. MAC:

GIS

No

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Very High and High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Calfire / Potter Valley Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

Rural Residential & Rural Commercial

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NA

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

SANHEDRIN-KEKAWAKA-SPEAKER

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

NA

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

NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

Yes

17. LANDSLIDE HAZARD:

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

NA

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NA

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:

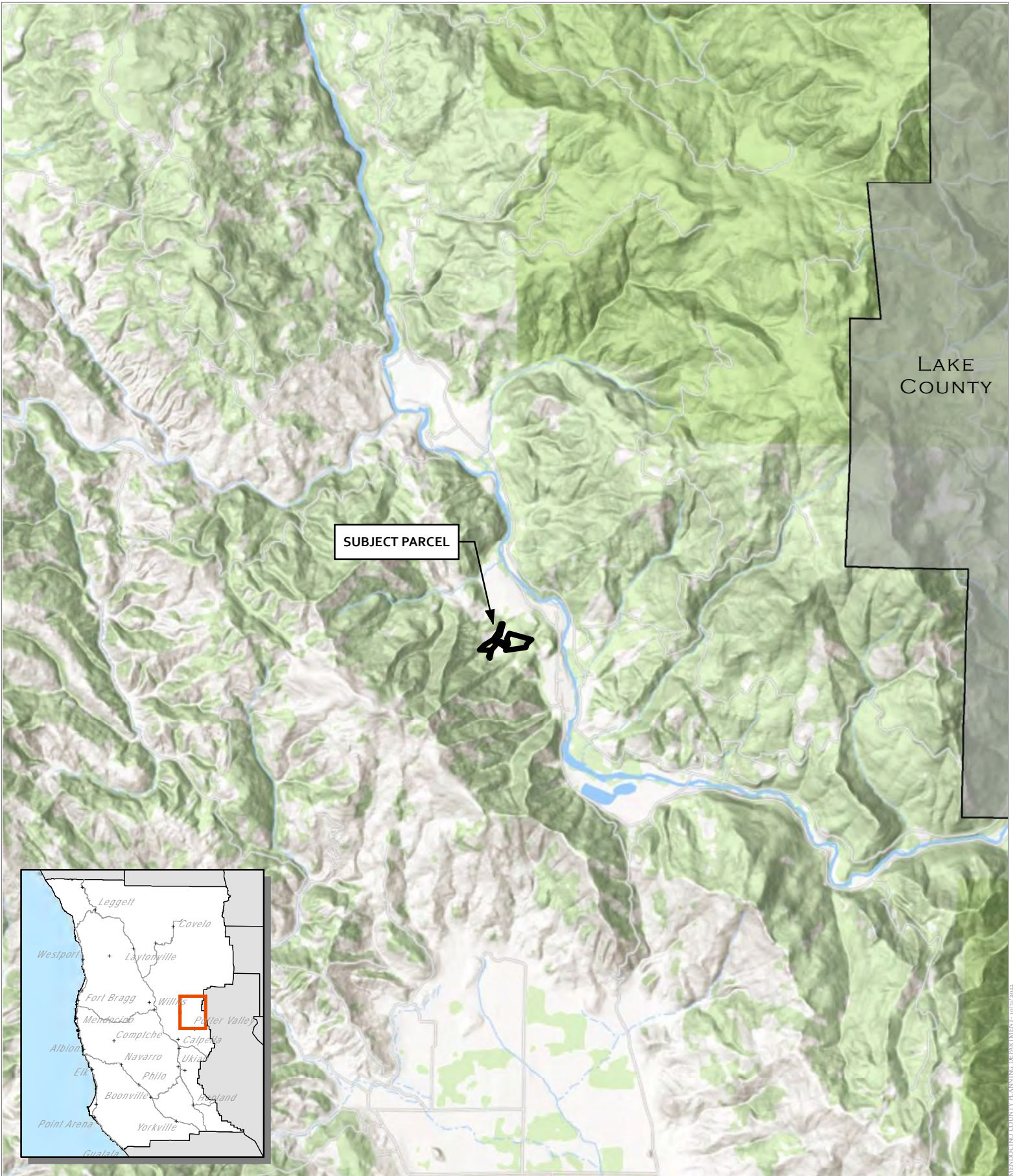
USDA

NO

23. HARBOR DISTRICT:

Sec. 20.512

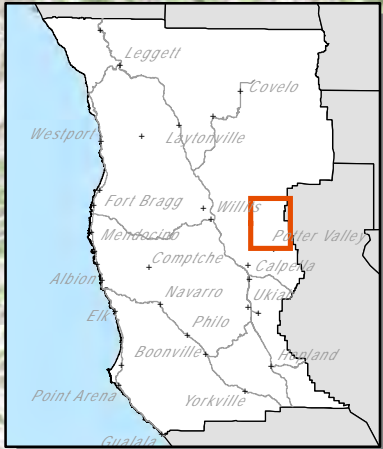
NA



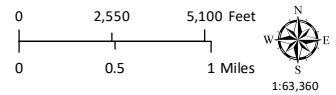
LAKE COUNTY

SUBJECT PARCEL

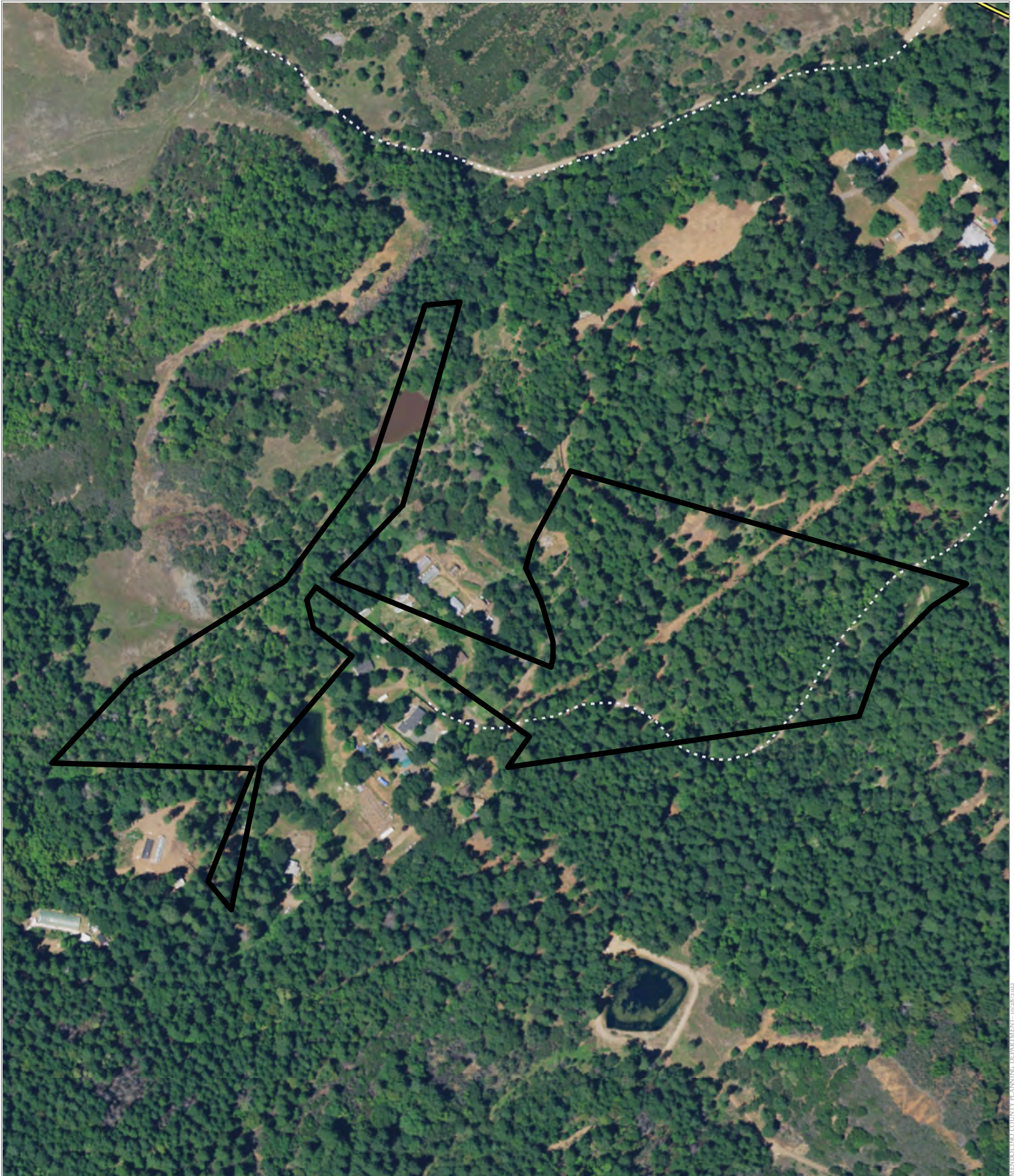
10



CASE: U 2022-0009
OWNER: Hartstone Bible Camp
APN: 171-080-14
APLCT: Brian Foust
AGENT: Brian Foust
ADDRESS: 18350 Van Arsdale Road, Potter Valley




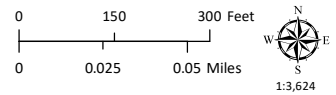
LOCATION



MENDOCINO COUNTY PLANNING DEPARTMENT | 10/28/2022

CASE: U 2022-0009
OWNER: Hartstone Bible Camp
APN: 171-080-14
APLCT: Brian Foust
AGENT: Brian Foust
ADDRESS: 18350 Van Arsdale Road, Potter Valley

 Public Roads



AERIAL IMAGERY



PLANNING & BUILDING SERVICES

Office Use Only box containing case number, date filed, fee, receipt number, and received by information.

APPLICATION FORM

APPLICANT:

Name: Brian Foust Phone: 415.615.2418
Mailing Address: 330 Capistrano Ave
City: San Francisco State/Zip: 94112 Email: brian@foustarchitecture

PROPERTY OWNER:

Name: Hartstone Bible Camp Phone: 406.9946.2699
Mailing Address: 17856 Van Arsdale Rd
City: Potter Valley State/Zip: Ca Email: zech@hartstonebiblecamp.org

AGENT:

Name: Brian Foust Phone: 415.615.2418
Mailing Address: 330 Capistrano Ave
City: San Francisco State/Zip: Ca Email: brian@foustarchitecture.com

ASSESSOR'S PARCEL NUMBER/S: 171-080-14

TYPE OF APPLICATION:

- Administrative Permit
Agricultural Preserve: New Contract
Agricultural Preserve: Cancellation
Agricultural Preserve: Rescind & ReEnter
Airport Land Use
Development Review
Exception
Flood Hazard Development Permit
General Plan Amendment
Land Division - Minor
Land Division - Major
Land Division - Parcel
Land Division - Re-Subdivision
Modification of Conditions
Reversion to Acreage
Rezoning
Use Permit - Cottage
Use Permit - Minor
Use Permit - Major
Use Permit - Modification
Variance
Other

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

Signature of Applicant/Agent: Brian Foust Date: 10/14/2022
Signature of Owner: [Signature] Date: 10/21/2022

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services 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. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

The project consists of a lobby addition onto an existing multipurpose building. The addition will include new accessible toilets.

New accessible parking and entrant to the building. Project will also include a new lobby area with a wrap around porch.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: <input type="checkbox"/> Other:	1	1	2,152	2,263	4,415
GRAND TOTAL (Equal to gross area of Parcel):					

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

Estimated No. of Employees per shift: 1

Estimated No. of shifts per day: 2

Type of loading facilities proposed: None

4. Will the project be phased?

YES NO If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads?

YES NO If no, explain:

A min of trees will be removed to the new building footprint, possibly more to comply with WUI requirements.

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?

YES NO If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
No. of covered spaces:	0	
No. of uncovered spaces:	2	12x18
No. of standard spaces:	0	
No. of accessible spaces:	2	12x18
Existing no. of spaces:	0	
Proposed additional spaces:	2	12x18
Total:	2	

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

YES NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

The existing private road on the property is being moved over 3'-3" +/- for accommodate the edge of the building.

9. For grading or road construction, complete the following:

Amount of cut: ⁰_____ cubic yards
 Amount of fill: ⁰_____ cubic yards
 Max. height of fill slope: ⁰_____ feet
 Max. height of cut slope: ⁰_____ feet
 Amount of import/export: ⁰_____ cubic yards
 Location of borrow or disposal site: _____

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

YES NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

YES NO

12. Will the development provide public or private recreation opportunities?

YES NO If yes, explain how:

The project is on an existing campground.

13. Is the proposed development visible from State Highway 1 or other scenic route?

YES NO

14. Is the proposed development visible from a park, beach or other recreational area?

YES NO

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

Diking: YES NO

Filling: YES NO

Dredging: YES NO

Structures: Open Coastal Waters Wetlands Estuaries Lakes

If so, what is the amount of material to be dredged/filled?: _____ cubic yards

Location of dredged material disposal site?: _____

Has a U.S. Army Corps of Engineers permit been applied for? YES NO

16. Will there be any exterior lighting?

YES NO If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

Lighting will be provide at the wrap ground porch, the walkway from the accessible parking to the wrap around porch and at the building signage. All lighting will be LED and have cut offs to minimize light pollution.

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

Electricity: Utility Company (service exists to parcel)
 Utility Company (requires extension of service to site): _____ feet _____ miles
 On Site Generation – Specify:

Gas: Utility Company/Tank
 On Site Generation – Specify:
 None

Telephone: YES NO

18. What will be the method of sewage disposal?

- Community Sewage System (specify supplier): _____
- Septic Tank
- Other (specify): _____

19. What will be the domestic water source:

- Community Water System (specify supplier): _____
- Well
- Spring
- Other (specify): _____

20. Are there any associated projects and/or adjacent properties under your ownership?

- YES NO If yes, explain: (e.g., Assessor's Parcel Number, address, etc.)

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, State and Federal agencies:

The only other permit on this property is for a maintenance facility building BU_2021_1261

22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)

18350 Van Arsdale Road, Potter Valley CA 95469. Location is southwest of Van Arsdale Rd, approximately 1.3 miles north of the intersection of Van Arsdale Road and Eel River Road.

23. Are there existing structures on the property? If yes, describe below and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.

- YES NO

The 10 cabins are used for campers to stay in. The Maintenance building is for housing supplies and tools used for basic camp maintenance and repairs. The Dinning Hall is used for the prep and serving of food for campers. The Bath House is used as restrooms and shower facility for campers. The Snack Shack is used to store and serve small amount of snack like food items for campers. The Mobile is a mobile home used to house full time staff. The Chapel is used for group meeting.

including the relocation site, if applicable.

- YES NO

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.

2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Brian Foust

10/14/2022

Owner/Authorized Agent

Date

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

AUTHORIZATION OF AGENT

Brian Foust

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



Owner

10/21/2022

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

Name Brian Foust	Name Zech Browning	Name
Mailing Address Foust Architecture 330 Capistrano Ave San Francisco, Ca 94112	Mailing Address Hartstone Bible Camp 17856 Van Arsdale Rd. Potter Valley, Ca 95469	Mailing Address

COMPLETE FOR PROJECTS
LOCATED IN 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:

(Description of development)

Located at:

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

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

Owner/Authorized Representative

Date

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

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

COMPLETE FOR PROJECTS
LOCATED IN THE COASTAL
ZONE ONLY

NOTICE OF PENDING PERMIT

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

PROPOSED DEVELOPMENT: _____

LOCATION: _____

APPLICANT: _____

ASSESSOR'S PARCEL NUMBER: _____

DATE NOTICE POSTED: _____

FURTHER INFORMATION IS AVAILABLE AT:

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SERVICES
pbs@mendocinocounty.org
860 North Bush Street, Ukiah, CA 95482, 707-234-6650
120 West Fir Street, Fort Bragg, CA 95437, 707-964-5379
HOURS: 8:00 - 5:00

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.

10/14/2022

Date

Brian Foust

Applicant



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SVCS.

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482
120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

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

ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

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

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

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

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

Applicant Signature

10/14/2022

Date

OFFICE USE ONLY:

Project or Permit Number

Coastal Zone Development

Complete for projects located in the coastal zone only

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

APN Lastname, Firstname Street Address City, State Zip		



Mendocino County Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 463-4281

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

Date: 10/24/2022

Mendocino County

OCT 27 2022

Planning & Building Services

PROJECT FEE ESTIMATE

Contact: TO BE ASSIGNED

Applicant Name:

Situs Address: 18350 VAN ARSDALE RD

Project Number: EST_2022-0333

Type: ZONING

Desc: Hartstone.Expansion.Es

<u>Fee Description</u>	<u>Account</u>	<u>Qty</u>	<u>Amount</u>
GENERAL PLAN	1100-2851-826188		\$175.00
RECORDS MANAGEMENT	1222-2852-826260		\$128.00
UMIN BASE	1100-2851-822605		\$2,829.00
UMIN OR UMAJ EH	1100-4011-822606		\$353.00
UMIN UMAJ COT DR CDPA CDPS COUNTY RO.	1100-1910-826182		\$400.00

Total Fee Estimate for EST_2022-0333 : \$3,885.00

TOTAL ESTIMATE: \$3,885.00

Application fees will be increasing. The applicant is responsible to pay the current fee at time of filing the application. Estimates are not a guaranteed fee for filing.



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: HARTSTONE BIBLE CONFERENCE
 17856 VAN ARSDALE ROAD

POTTER VALLEY CA 95469

Project Number: U_2022-0009

Project Description: HartstoneBibleConference.Expansion.Nonconl

Site Address: 18350 VAN ARSDALE RD

U_2022-0009

Receipt: PRJ_052881

Date: 10/27/2022

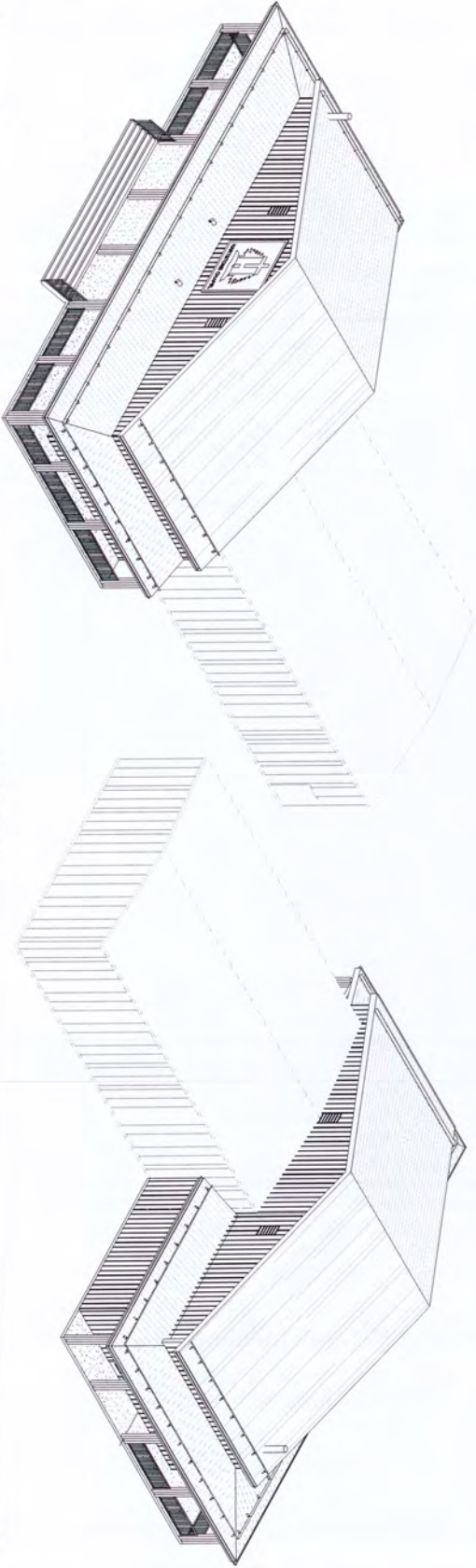
Pay Method: CHECK 3885

Received By: LIAM CROWLEY

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822605		\$2,829.00
UMIN BASE			\$2,829.00
DOT FEES	1100-1910-826182		\$400.00
UMIN UMAJ COT DR CDPA CDPS COUNTY R			\$400.00
EH FEES	1100-4011-822606		\$353.00
UMIN OR UMAJ EH			\$353.00
GENERAL PLAN	1100-2851-826188		\$175.00
			\$175.00
RECORDS MANAGEMENT	1222-2852-826260		\$128.00
			\$128.00

Total Fees Paid: \$3,885.00

FRONT ELEVATION



2 FRONT ISOMETRIC

1 REAR ISOMETRIC



HARTSTONE CHAPEL & CAMP
17955 100th AVE. S.W. RD.
POTTENWALLEY, CA 94669

MULTIPURPOSE
BUILDING ADDITION



FOUST ARCHITECTURE
1000 CALIFORNIA STREET
SAN FRANCISCO, CA 94114
bfouster@foustarchitecture.com
T. 415.615.2418



No. Issue Date

DATE 10/27/2022
PROJECT NO.
PROJECT NAME
SCALE As indicated

SHEET TITLE
RENDERINGS

A0.0f



A1.0

DATE: 10/27/2022
 DRAWN BY: [Name]
 PROJECT NUMBER: [Number]
 SCALE: As indicated

SHEET TITLE: SITE PLAN - OVERALL

No. Issue Date



FOUST ARCHITECTURE
 San Francisco, CA 94114
 foust@foustarchitecture.com
 T. 415.615.2418



**MULTIPURPOSE
 BUILDING ADDITION**

HANSHONE BIBLE CAMP
 POTTENWALLEY, CA 94669

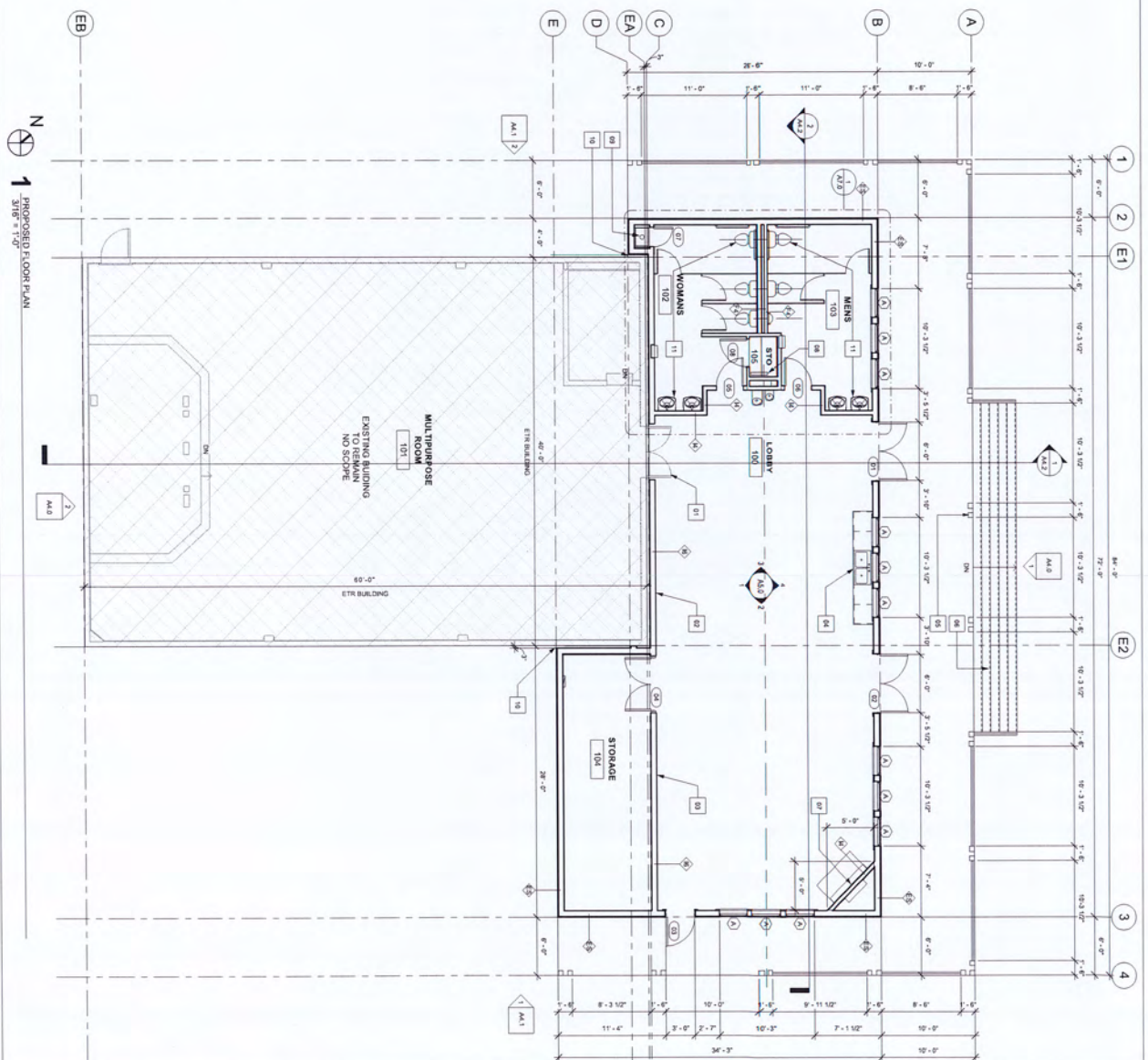


GENERAL FLOOR PLAN NOTES

1. ALL DIMENSIONS GIVEN TO FACE OF FINISH VERTICAL SURFACE FROM TOP OF FINISH FLOOR UNLESS NOTED.
2. CONTRACTOR TO RECHECK ALL DIMENSIONS OF EXISTING WORK AND SHALL BE RESPONSIBLE FOR CORRECTING ANY DISCREPANCIES. DIMENSIONS SHALL BE REPORTED TO THE ARCHITECT FOR CORRECTION TO CONTRACT DOCUMENTS.
3. WRITTEN DIMENSIONS GIVEN, DO NOT SCALE DIMENSIONS.
4. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
5. OTHER LOCAL CODES AND ORDINANCES FOR FLOOR SPACING.
6. ALL WOOD AS SPECIFIED FOR FLOOR FINISHES.
7. ALL FINISHES UNLESS SPECIFIED OTHERWISE.
8. ALL CONCRETE FINISHES WORK DONE AT THRESHOLDS TO MEET SPEC STANDARDS FROM TO START.
9. CALC AND DETAIL FOR LOCATING IRONWORK AND CONNECTION OF GROUNDWATER WITH SPEC 3105B.11. SEE 3105B.11 FOR MORE INFORMATION REGARDING IRONWORK CONNECTION WITH SPEC 3105B.11.

FLOOR PLAN NETWORKS

1. EXISTING DOORS TO REMAIN. PROVIDE NEW HUNT.
2. NEW TEACHING WALL, PROVIDE OUTLET AND BLOCKING FOR TV.
3. NEW METALLIC WALL, COORDINATE BLOCKING WITH OWNER.
4. NEW OUTSIDE WOODEN WATER AND POWER COORDINATE CABINET LAYOUT WITH OWNER.
5. NEW PORCH STRUCTURE, S.E.D.
6. NEW EXTENSION STAIR.
7. NEW ENCLOSED GAS FURNACE, PROVIDE GAS LINE, PROVIDE RECONNECTIVE WANTE.
8. METAL LADDER BOSS TO WALL TO PROVIDE ACCESS TO STORAGE ABOVE BATHROOMS.
9. WOP SINK AND WATER HEATER, SEE ENLARGED BATHROOM PLAN.
10. BLENDING EXPANSION JOINT.
11. NEW BATHROOM AND PARTNERS, SEE ENLARGED BATHROOM PLAN.



HART STONE BILLE CAMP
POTTERVILLE, OHIO 45888

MULTIPURPOSE BUILDING ADDITION

FOUSET ARCHITECTURE

4804 Mission St., #1114
Springfield, OH 45504
info@foussetarchitecture.com
T. 415.615.2418

A2.0

PROPOSED FLOOR PLAN

NO. ISSUE DATE

DATE 10/27/2022

ISSUE DATE

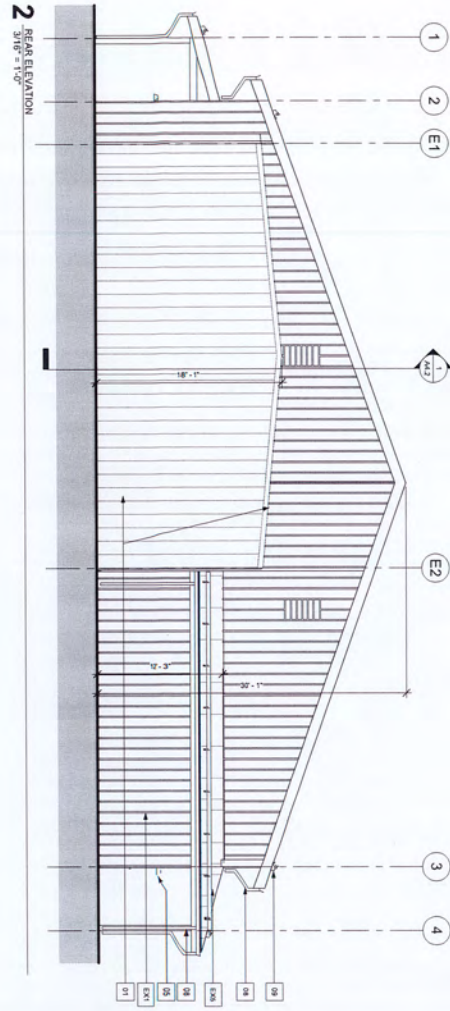
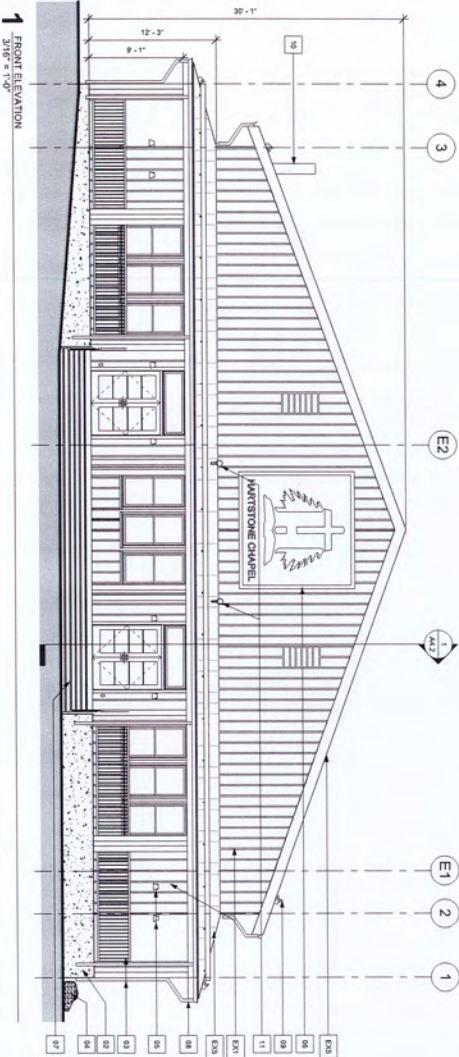
PROJECT NO.

PROJECT NAME

SCALE As indicated

SHEET TITLE

PROPOSED FLOOR PLAN



TYPE	DESCRIPTION	MANUFACTURER	MODEL	STATUS	NOTES
E1	EXTENSION FLOOR	JAMES HARDIE	TRIM BOARD	EXISTS	W/ APPROVED
E2	EXTENSION WALL	JAMES HARDIE	TRIM BOARD	EXISTS	W/ APPROVED
E3	EXTENSION WINDOW	MAVEN	UL TRAK WINDOW	NEW	W/ APPROVED
E4	EXTENSION DOOR	JAMES HARDIE	UL TRAK WINDOW	NEW	W/ APPROVED
E5	EXTENSION ROOF	JAMES HARDIE	TRIM BOARD	EXISTS	W/ APPROVED

ELEVATION/SECTION GENERAL NOTES:

- ALL DIMS ARE GIVEN TO FACE OF FINISH & VERTICAL DIMS ARE FROM TOP OF FINISH FLOOR UNLESS NOTED.
- CONTRACTOR TO RE-EVALUATE ALL DIMENSIONS OF EXISTING AND NEW WORK AND SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS SHALL BE REPORTED TO THE ARCHITECT FOR CORRECTION PRIOR TO CONSTRUCTION.
- WRITTEN DIMENSIONS GOVERN, DO NOT SCALE DRAWINGS.
- ALL CONCRETE FINISH WORK COME AT THRESHOLD TO MEET DEC STANDARDS PRIOR TO CONSTRUCTION.
- CALC AND DETAIL FOR MOUNTING HANGERS AND CONNECTION OF GUARDRAILS SHALL BE PROVIDED FOR REVIEW AND APPROVAL PRIOR TO INSTALL FOR COMPLIANCE WITH LOCAL CODES.
- ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER DEC 3106.3.
- LOCATE WINDOW AND DOOR JAMBES AT MIN FROM CORNERS UNLESS NOTED.

ELEVATION/SECTION KEYNOTES:

- EXISTING W/FA BALKING AND ROOF TO REMAIN
- NEW CONCRETE FOUNDATION AND SLAB
- NEW EXTERIOR POCHI-BALAND AND COLUMNS
- NEW LANDSCAPE ROCK TO PROTECT EDGE OF BUILDING
- NEW LIGHTING
- NEW SOIL WITH EXTERIOR SPOTS/GRANTS
- NEW DUTTER & DOWNPOUT ALONG WITH POCHI-POST & PROVIDE SHAKING LOCK
- NEW SNOWGUARDS
- NEW SNOWGUARDS
- REPLACE VENT
- SOIL ACCENT LIGHTS, REVIEW PLACEMENT IN FIELD WITH OWNER



HARTSTONE BIBLE CAMP
POTTER VALLEY, CA 95899

MULTIPURPOSE BUILDING ADDITION



FOUST ARCHITECTURE
San Francisco, CA 94114
fhoust@foustarchitecture.com
T. 415.615.2418



No. 1444 Date

Date 10/27/2022

Issue Date

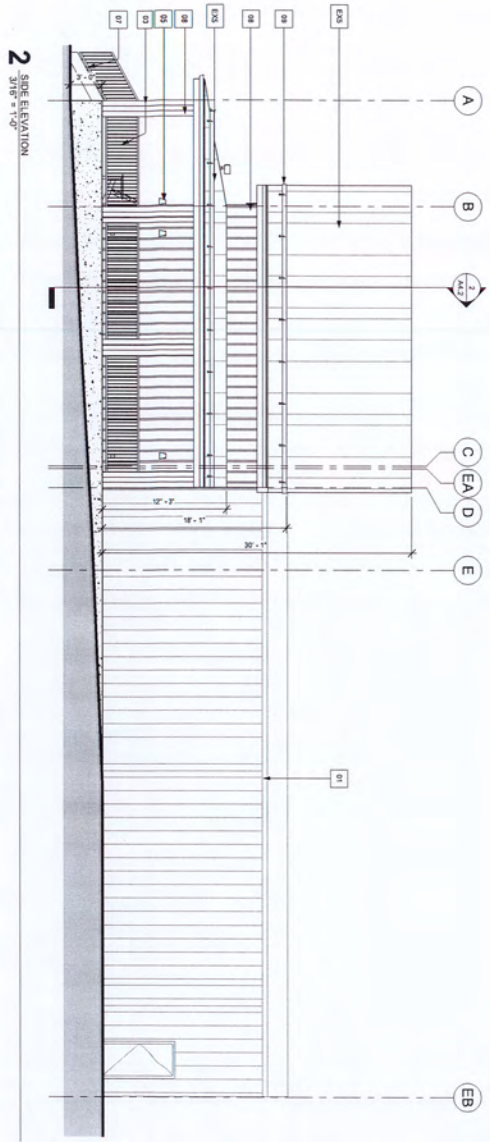
Project Number

Scale As Indicated

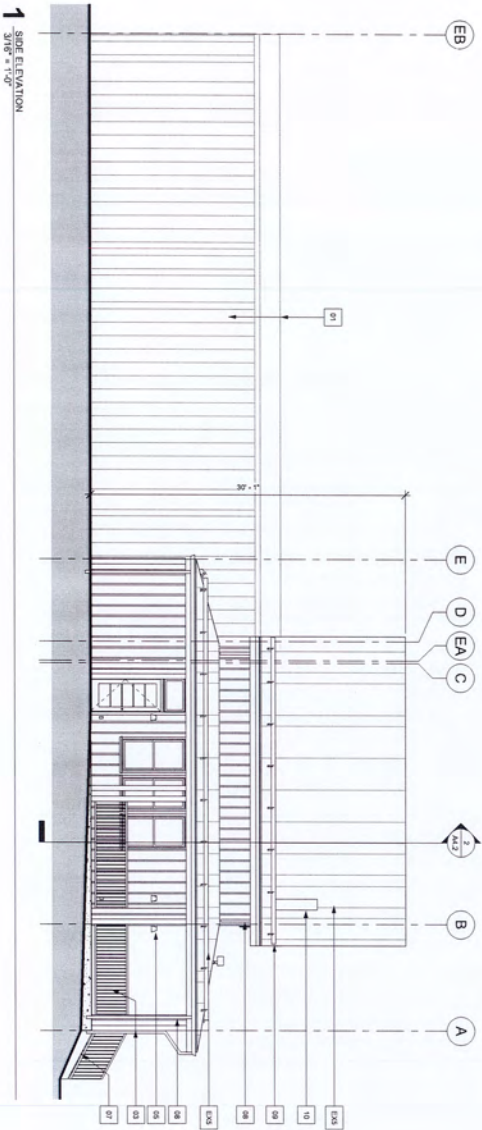
Sheet Title

EXTENSION ELEVATIONS

A4.0



2 SIDE ELEVATION
3/16" = 1'-0"



1 SIDE ELEVATION
3/16" = 1'-0"

TYPE	DESCRIPTION	MANUFACTURER	MODEL	NOTES
EX-01	EXTERIOR WALL	JAMES HARDY	THIN BOARDS	MID APPROVED
EX-02	EXTERIOR DOORS	WALKER	ULTRALITE WOODGRAIN CLAD	MID APPROVED
EX-03	EXTERIOR WINDOWS	WALKER	ULTRALITE WOODGRAIN CLAD	MID APPROVED
EX-04	EXTERIOR ROOFING	WALKER	METAL PANELS	MID APPROVED
EX-05	EXTERIOR FINISHES	WALKER	METAL PANELS	MID APPROVED

ELEVATION/SECTION GENERAL NOTES:

1. ALL DIMS AND DIMS TO FACE OF FINISH A VERTICAL DIMS ARE FROM TOP OF FINISH
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS OF EXISTING AND NEW WORK AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY. ANY DISCREPANCIES BETWEEN DIMENSIONS IN THE FRONT TO CONSTRUCTION SHALL BE REPORTED TO THE ARCHITECT FOR REVIEW.
3. WRITTEN DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS.
4. ALL CONCRETE FINISHES WORK DONE AT THRESHOLDS TO MEET CFC STANDARDS FROM CFC 2019.11
5. ALL CONCRETE SETBACKS FOR WINDOW HANDRAILS AND CONNECTIONS OF GUARDRAILS SHALL BE PROVIDED FOR REVIEW AND APPROVAL PRIOR TO INSTALL FOR COMPLIANCE WITH CFC 2019.11
6. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CFC 2019.3
7. LOCKER WINDOW AND DOOR SHALL BE NEW FROM CORNING U.S.A.

ELEVATION/SECTION KEYNOTES:

1. EXISTING METAL BUILDING AND ROOF TO REMAIN
2. NEW CONCRETE FOUNDATION AND SLAB
3. NEW EXTERIOR POINCH SILL AND ANG COLUMNS
4. NEW LANDSCAPE SLOTT TO PROTECT EDGE OF BUILDING
5. NEW LIGHTING
6. NEW SOUL WITH EXTERIOR SPOT LIGHTS
7. NEW CONCRETE EXTERIOR STAIR
8. NEW GUTTER & DOWNPOUT, ALUM WITH PITCH POST & PROVIDE SINK-BLOCK
9. NEW SNOWGUARDS
10. FINISHACE VENT
11. SHOW ACCENT LIGHTS, REVIEW PLACEMENT IN FIELD WITH OWNER



MULTIPURPOSE BUILDING ADDITION

HANSTONE BUILT CAMP
17550 VAN ARSDALE RD.
POTTER VALLEY, CA 95469



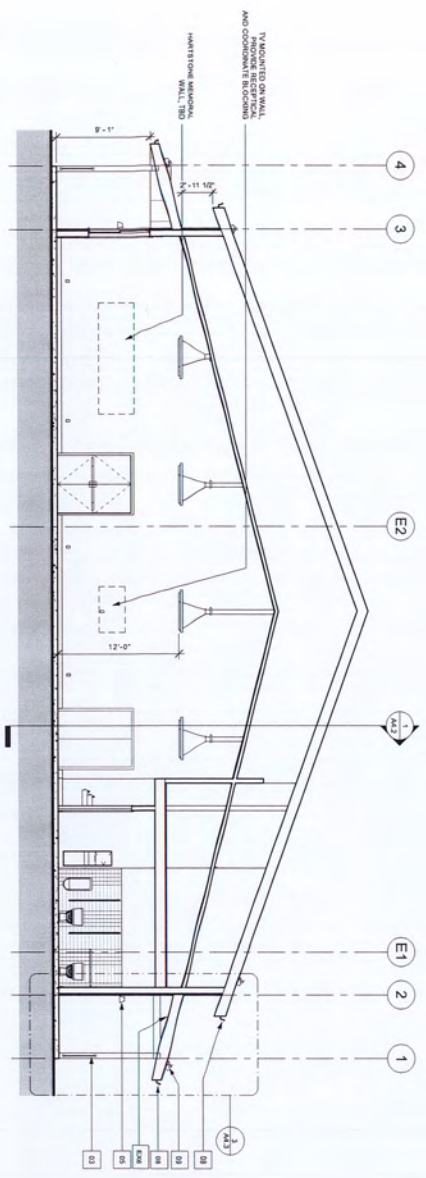


FFOUST ARCHITECTURE
4804 Mission St.
San Francisco, CA 94114
Drawing: 1-415-615-5418

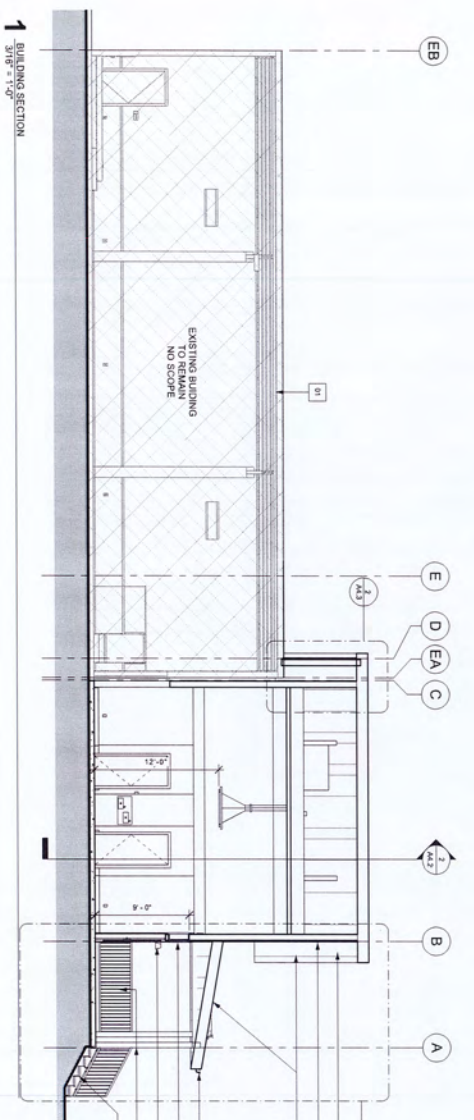
A4.1

No.	Issue	Date

Date: 10/21/2022
 Issue Date:
 Project No.:
 Project Number:
 Scale: As indicated
 Sheet Title:
 EXTERIOR ELEVATIONS



2 BUILDING SECTION
3/16" = 1'-0"



1 BUILDING SECTION
3/16" = 1'-0"

EXTERIOR FINISHES

TYPE	DESCRIPTION	MANUFACTURER	MODEL	NOTES
E01	EXTERIOR WALL	JAMES HANSEN	TRIAL BOARDS	W/ APPROVED
E02	EXTERIOR TRIM	JAMES HANSEN	TRIAL BOARDS	W/ APPROVED
E03	EXTERIOR WINDOWS	WARRIOR	TRIAL BOARDS	W/ APPROVED
E04	EXTERIOR DOORS	WARRIOR	TRIAL BOARDS	W/ APPROVED
E05	EXTERIOR SCAFFOLD	JAMES HANSEN	TRIAL BOARDS	W/ APPROVED

ELEVATION/SECTION GENERAL NOTES:

1. ALL WORK SHALL BE DONE TO FACE OF FINISH & VERTICAL DIMS ARE FROM 10' OF FINISH.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS OF (E) AND (D) WORK AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY. ANY DISCREPANCY TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
3. WRITTEN DIMENSION COVERS, DO NOT SCALE DRAWINGS.
4. ALL CONCRETE FINISH WORK SHALL BE AT THE SHOULDER TO MEET OAC STANDARDS FROM FACE OF FINISH.
5. CHECK AND NOTIFY FOR CORRECTING, AMENDMENTS AND CONNECTION OF GUARDRAILS SHALL BE PROVIDED FOR REVIEW AND APPROVAL PRIOR TO INSTALL FOR COMPLIANCE WITH ALL CITY ORDINANCES.
6. ALL TRIM/ROCK/CLADDING SHALL BE FINISHED WITH A FINISH/STAIN PER OAC PLAN 3.
7. LOCATE WINDOWS AND DOOR JAMBES & SET FROM CORNERS U/L.N.

ELEVATION/SECTION KEYNOTES:

1. EXISTING METAL BUILDING AND ROOF TO REMAIN
2. NEW CONCRETE FOUNDATION AND SLAB
3. NEW EXTERIOR PORCH RAILING AND COLUMNS
4. NEW LANDSCAPE ROCK TO PROTECT EDGE OF BUILDING
5. NEW LIGHTING
6. NEW SIGN WITH EXTERIOR SPOTLIGHTS
7. NEW CONCRETE EXTERIOR STAIR
8. NEW GUTTER & DOWNPOUT ALONG WITH PORCH POST & PROVIDE SHADING DEVICE
9. NEW SHOWDOWNS
10. REPLACE WENT
11. SIGN ACCENT LIGHTS, REVIEW PLACEMENT FIELD WITH OWNER



HARTSTONE BIBLE CAMP
1786 VAN ARSDALE RD.
POTTER VALLEY, CA 95969

MULTIPURPOSE BUILDING ADDITION



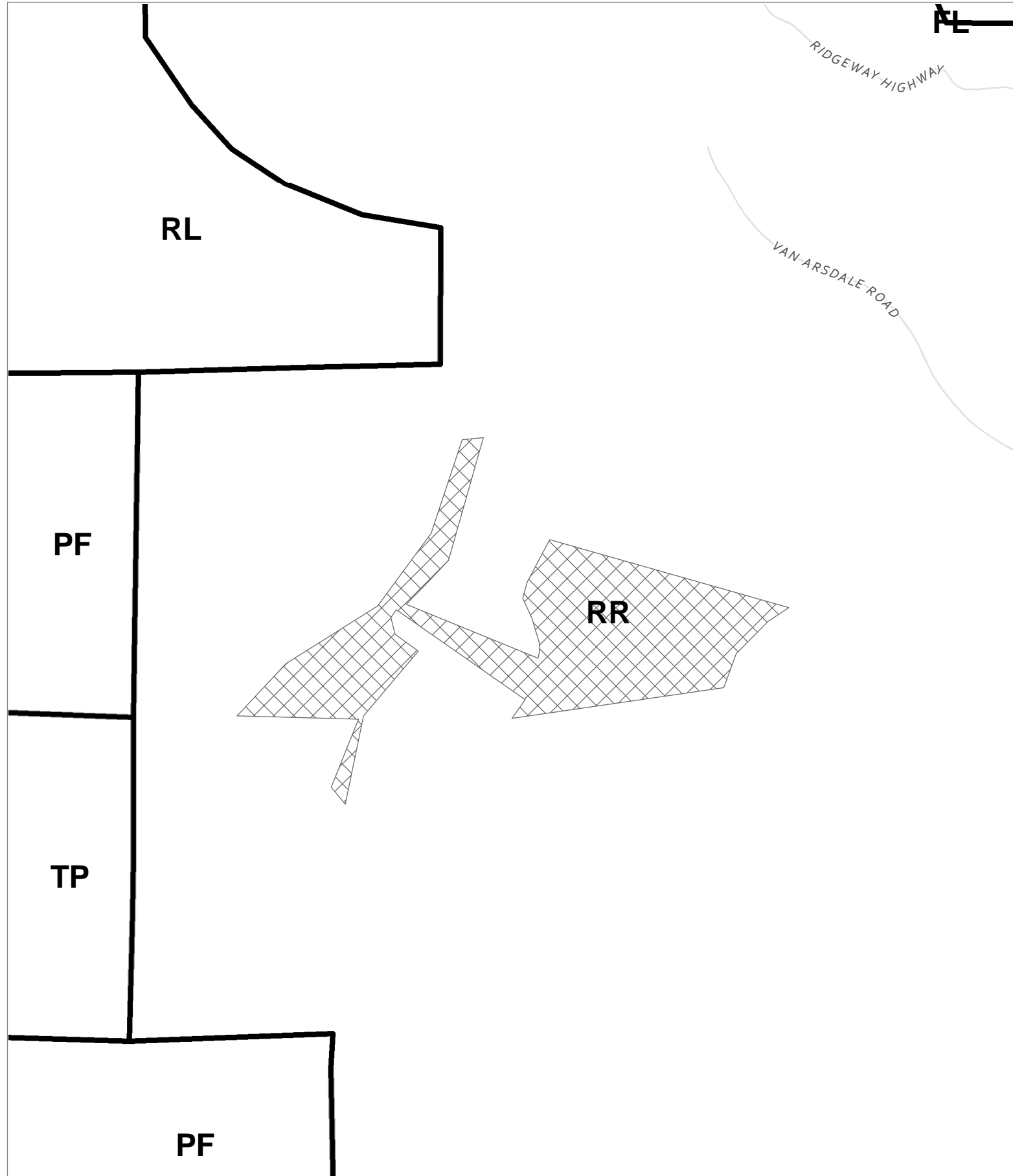
FOUST ARCHITECTURE
4804 Mission St., #1114
San Francisco, CA 94114
info@foust.com
F 415.615.2418



No.	Issue	Date

Project Name: _____
 Project No.: _____
 Issue Date: _____
 Scale: As Indicated
 Sheet Title: BUILDING SECTIONS

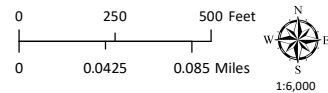
A4.2



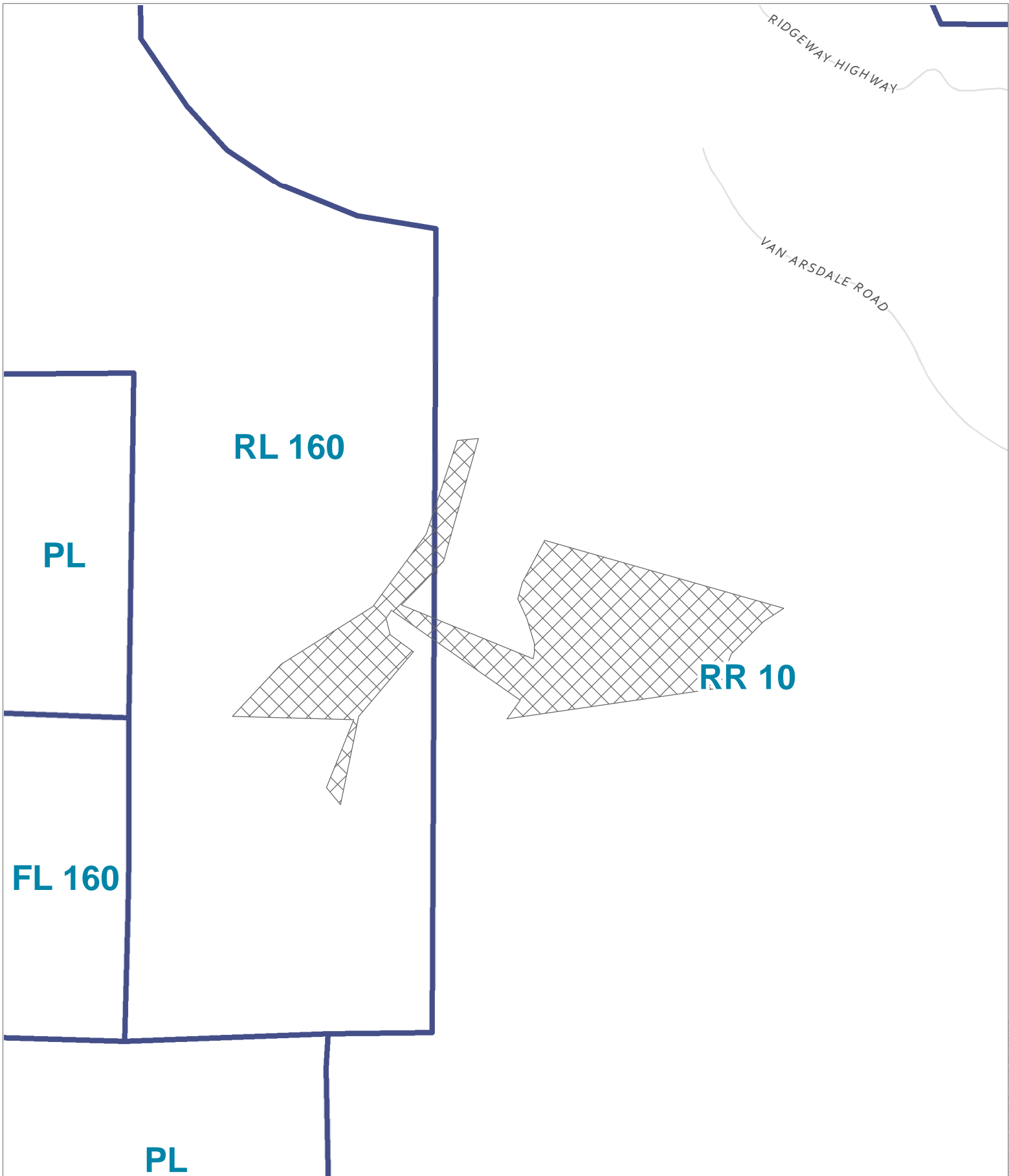
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/21/2022

CASE: U 2022-0009
OWNER: Hartstone Bible Camp
APN: 171-080-14
APLCT: Brian Foust
AGENT: Brian Foust
ADDRESS: 18350 Van Arsdale Road, Potter Valley



 Zoning Districts
 Public Roads

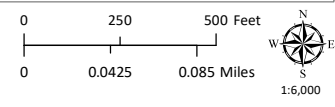


ZONING

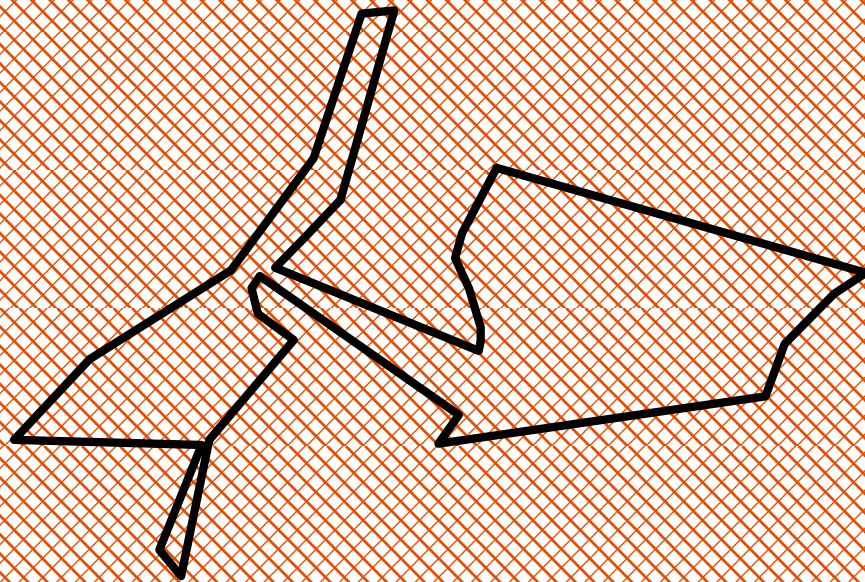


CASE: U 2022-0009
OWNER: Hartstone Bible Camp
APN: 171-080-14
APLCT: Brian Foust
AGENT: Brian Foust
ADDRESS: 18350 Van Arsdale Road, Potter Valley

 General Plan Classes
 Public Roads

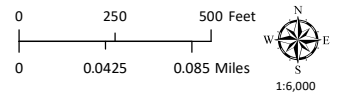


GENERAL PLAN

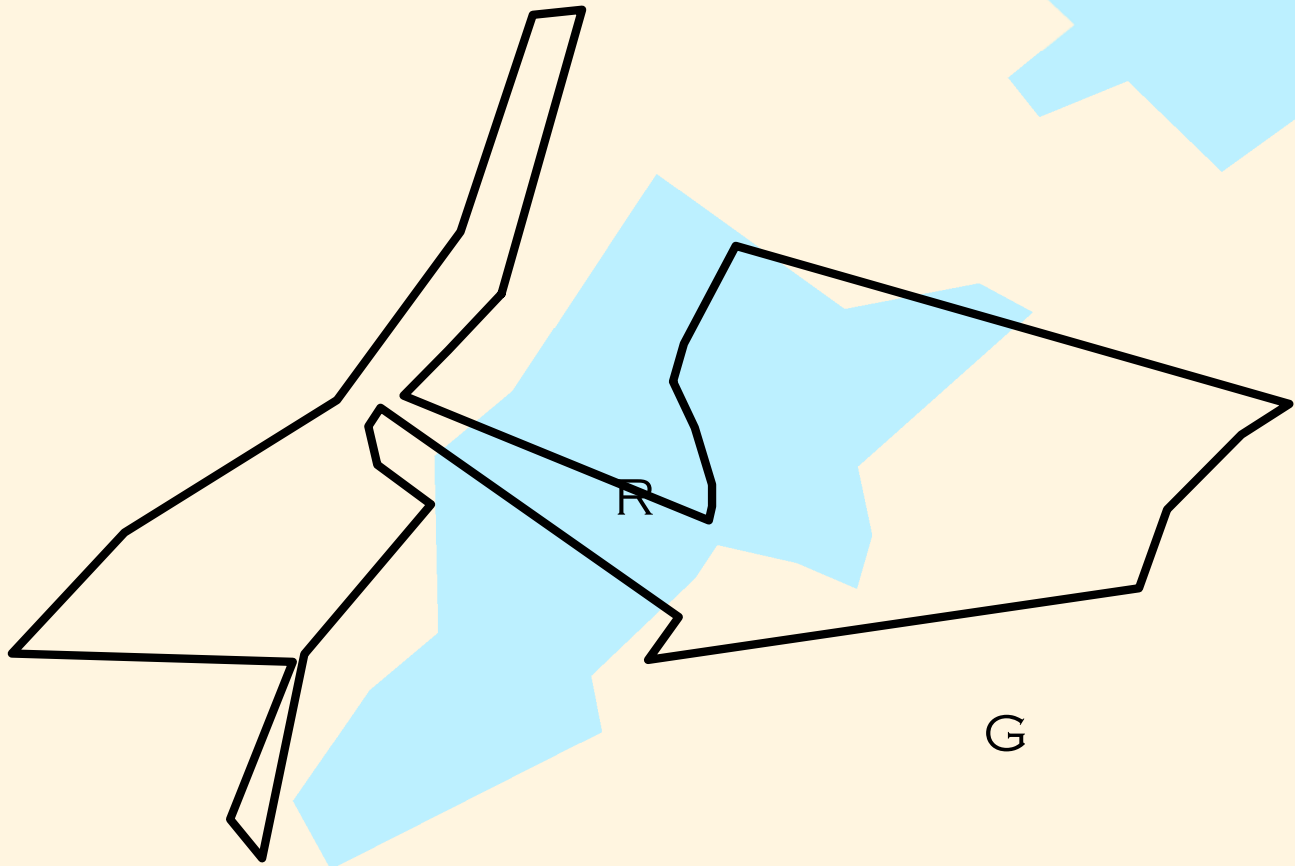




CASE: U 2022-0009
OWNER: Hartstone Bible Camp
APN: 171-080-14
APLCT: Brian Foust
AGENT: Brian Foust
ADDRESS: 18350 Van Arsdale Road, Potter Valley

 PV Tribe Ancestral Areas

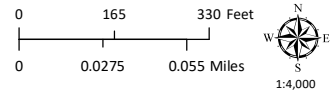


POTTER VALLEY TRIBE ANCESTRAL AREAS

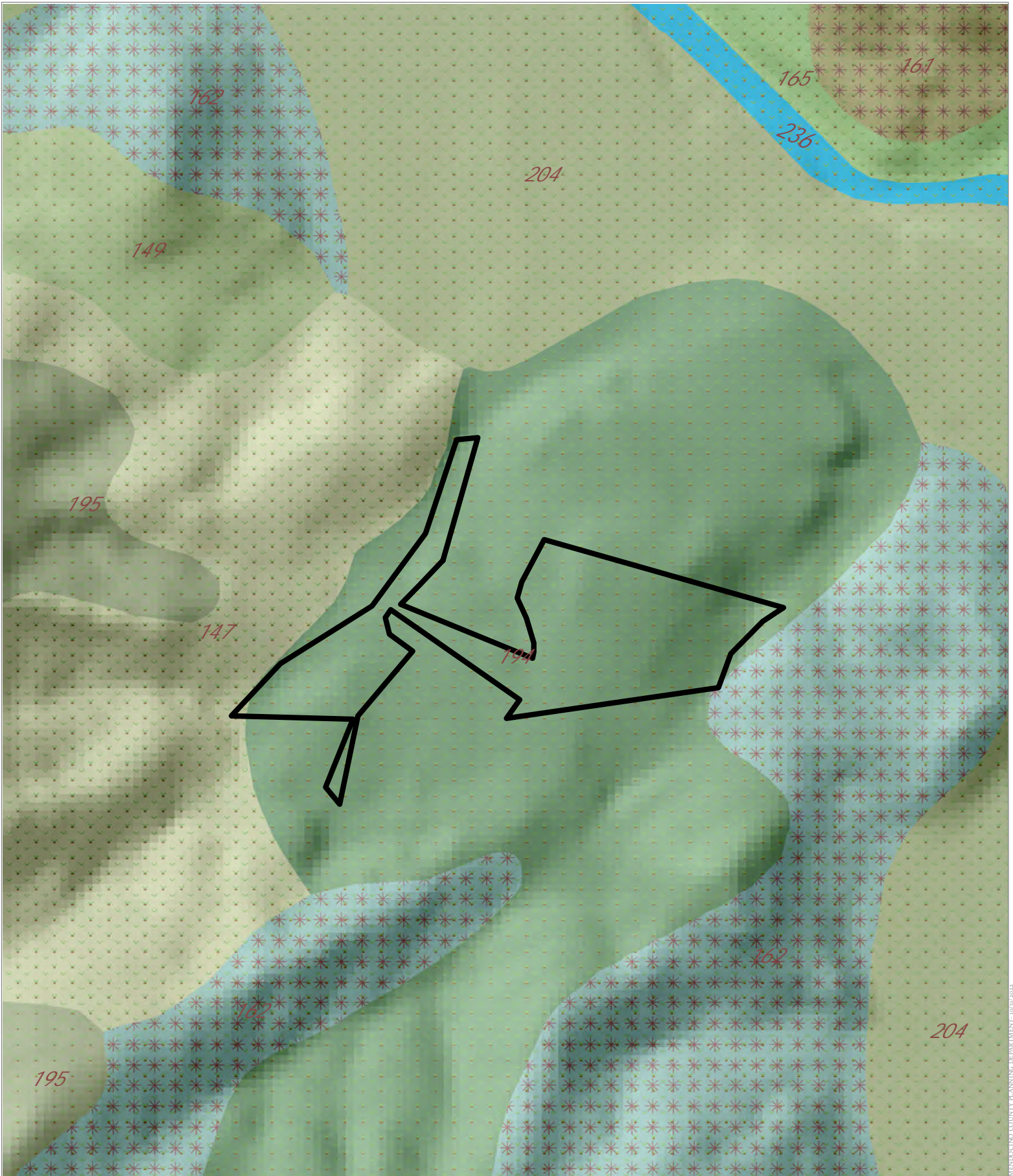


	Grazing Land (G)
	Rural Residential & Rural Commercial (R)

CASE: U 2022-0009
OWNER: Hartstone Bible Camp
APN: 171-080-14
APLCT: Brian Foust
AGENT: Brian Foust
ADDRESS: 18350 Van Arsdale Road, Potter Valley

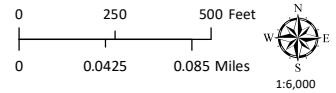


IMPORTANT FARMLANDS



CASE: U 2022-0009
OWNER: Hartstone Bible Camp
APN: 171-080-14
APLCT: Brian Foust
AGENT: Brian Foust
ADDRESS: 18350 Van Arsdale Road, Potter Valley

- ← * * Eastern Rock Inclusions
- ◊ ◊ ◊ Naturally Occurring Asbestos

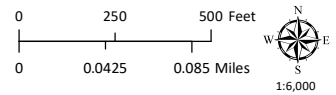
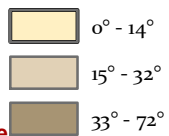


EASTERN SOIL CLASSIFICATIONS

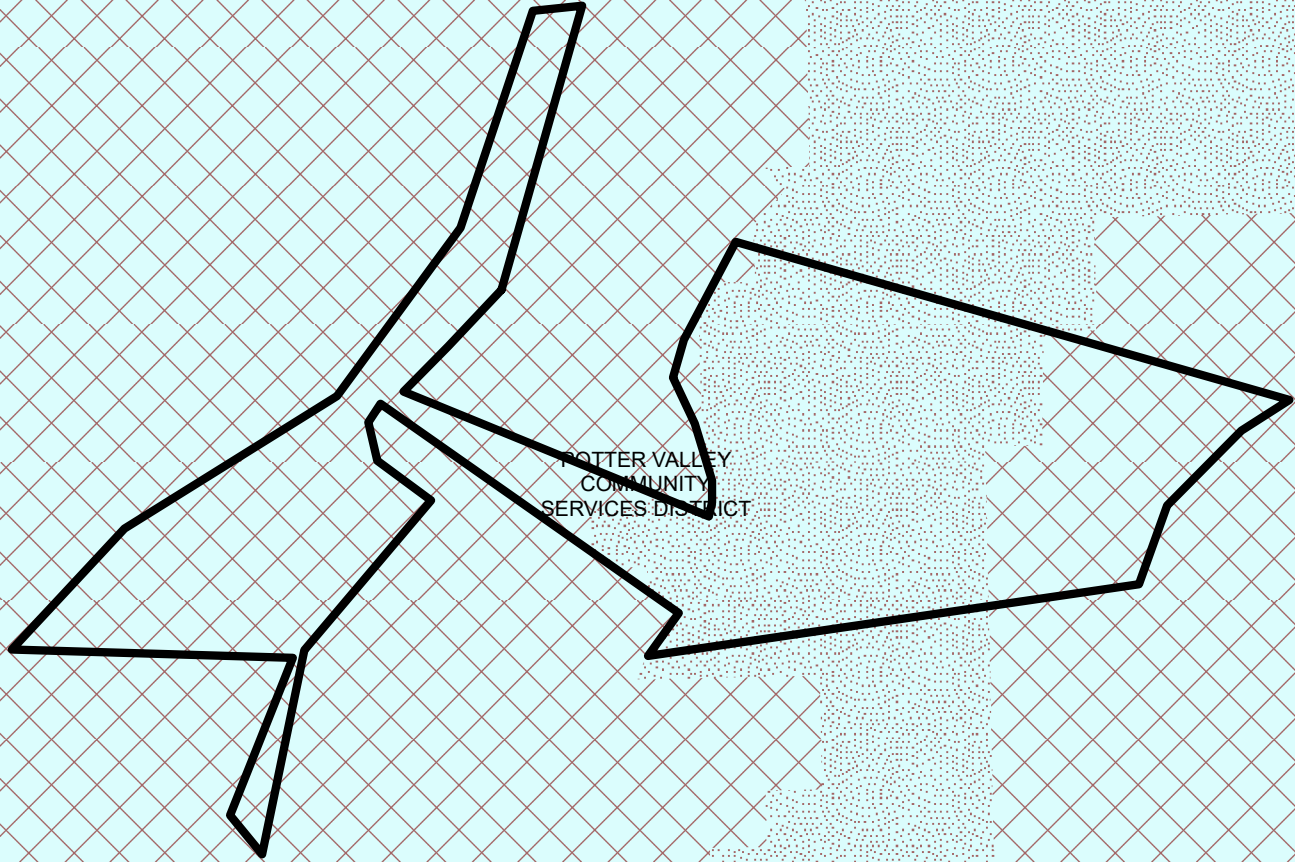


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/21/2022



CASE: U 2022-0009
OWNER: Hartstone Bible Camp
APN: 171-080-14
APLCT: Brian Foust
AGENT: Brian Foust
ADDRESS: 18350 Van Arsdale Road, Potter Valley




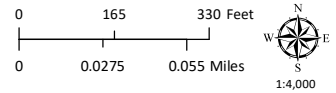
ESTIMATED SLOPE



CASE: U 2022-0009
OWNER: Hartstone Bible Camp
APN: 171-080-14
APLCT: Brian Foust
AGENT: Brian Foust
ADDRESS: 18350 Van Arsdale Road, Potter Valley

 Very High Fire Hazard
 High Fire Hazard

 County Fire Districts



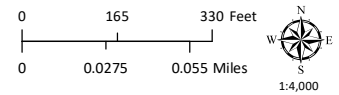
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

MERCED COUNTY PLANNING DEPARTMENT 10/28/2022

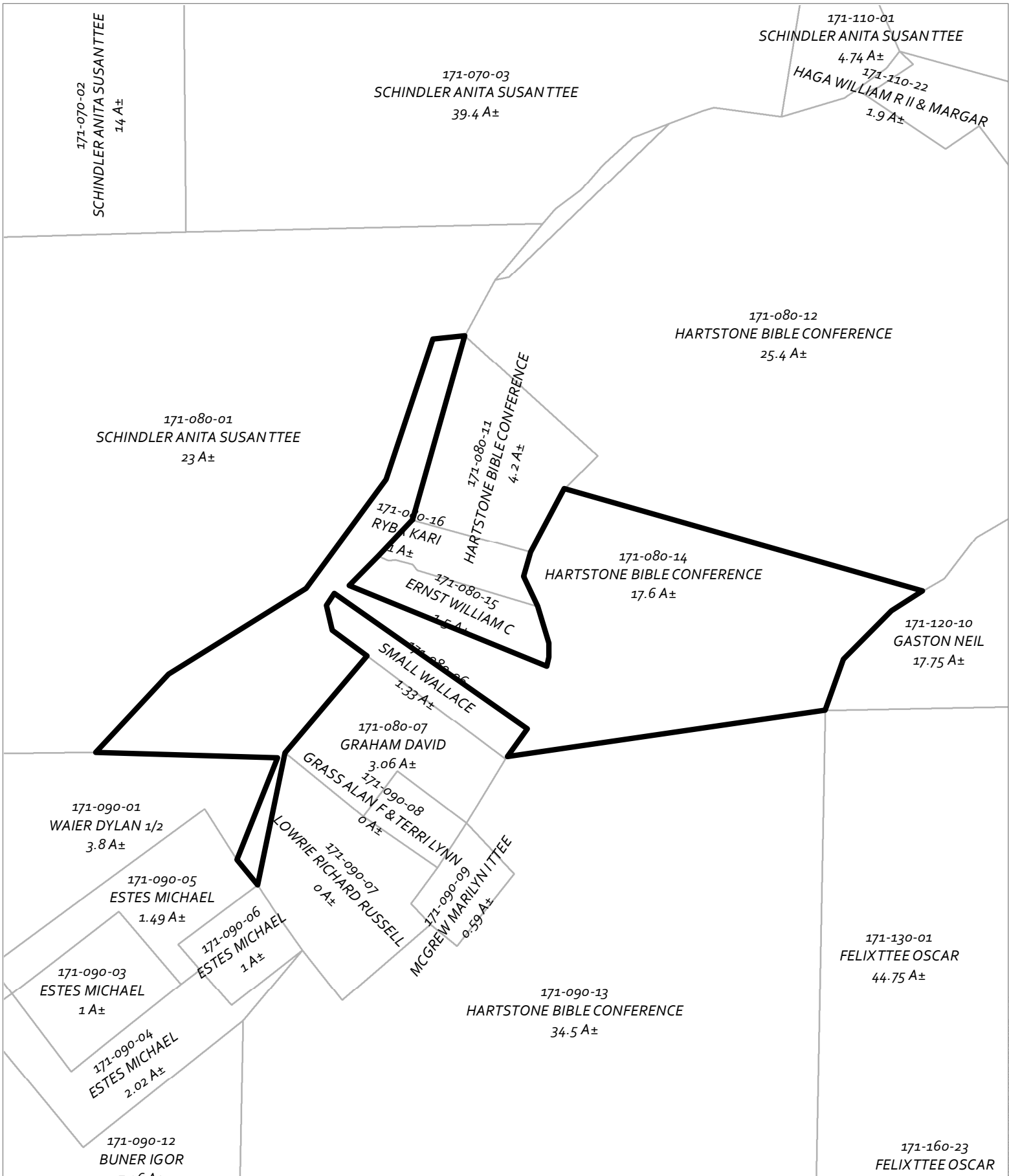


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/28/2022

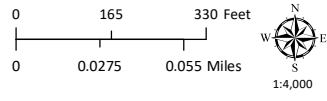
CASE: U 2022-0009
OWNER: Hartstone Bible Camp
APN: 171-080-14
APLCT: Brian Foust
AGENT: Brian Foust
ADDRESS: 18350 Van Arsdale Road, Potter Valley



WILDLAND-URBAN INTERFACE



CASE: U 2022-0009
OWNER: Hartstone Bible Camp
APN: 171-080-14
APLCT: Brian Foust
AGENT: Brian Foust
ADDRESS: 18350 Van Arsdale Road, Potter Valley



ADJACENT PARCELS