



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
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

July 26, 2023

Department of Transportation
Environmental Health - Fort Bragg
Building Inspection -Fort Bragg
Assessor
Air Quality Management
Archaeological Commission

Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife
California Coastal Commission
Westport Municipal Advisory Council
Cloverdale Rancheria

Potter Valley Tribe
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Fort Bragg Rural Fire District

CASE#: CDP_2023-0015

DATE FILED: 5/22/2023

OWNER/AGENT: ROBERT A. JR & KELLY T. DOORNBOS

APPLICANT: LACO ASSOCIATES (BECKY DALSKA)

REQUEST: Coastal Development Permit to allow the construction of a 2,860 square-foot single-family residence with an 824 square-foot garage, a 42 square-foot mechanical room, covered and uncovered patios, a second floor terrace, a concrete utility pad, a driveway, and an on-site septic system.

LOCATION: In the Coastal Zone, approximately 9± miles north of Fort Bragg, lying on the west side of Highway 1, less than 1± mile from its intersection with Camp 2 Ten Mile Road (CR 428); located at 32935 Ocean Meadows Circle (CR 449), Fort Bragg, Fort Bragg; APN: 015-350-40-00.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: SUSAN SUMMERFORD

RESPONSE DUE DATE: August 9, 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: CDP_2023-0015

OWNER/ APPLICANT: ROB & KELLY DOORNBOS

AGENT: LACO ASSOCIATES (BECKY DALSKÉ)

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APN: 015-350-40-00

PARCEL SIZE: 0.91± acres

GENERAL PLAN: Rural Residential 5 (Rural Residential 1) RR5 [RR1]

ZONING: Rural Residential (RR)

EXISTING USES: Vacant parcel in an established residential neighborhood.

DISTRICT: 4th (Gjerde)

RELATED CASES: PR2023-0006 (Septic System Permit)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential 5 [RR 1]	Rural Residential (RR)	0.94± acres	Residential
EAST:	Rural Residential 5 [RR 1]	Rural Residential (RR)	1.03± acres; 0.88± acres	Residential
SOUTH:	Rural Residential 5 [RR 1]	Rural Residential (RR)	0.95± acres	Residential
WEST:	Rural Residential 5 [RR 1]	Rural Residential (RR)	0.96± acres; 0.97± acres	Residential

REFERRAL AGENCIES

LOCAL

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

- Fort Bragg Rural Fire District
- STATE**
- CALFIRE (Land Use)
- California Coastal Commission
- California Dept. of Fish & Wildlife

TRIBAL

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

ADDITIONAL INFORMATION: The proposed project is the development of a currently vacant 0.91± acre parcel located in an established Rural Residential neighborhood in the Coastal Zone. The proposed development consists of a 2,860 square-foot single-family residence with an 824 square-foot garage, a 42 square-foot mechanical room, covered and uncovered patios, a second floor terrace, a concrete utility pad, a driveway, and an on-site septic system located at 32935 Ocean Meadows Circle, Fort Bragg. APN 015-350-40-00

STAFF PLANNER: SUSAN SUMMERFORD

DATE: 7/26/2023

ENVIRONMENTAL DATA

1. MAC:

GIS

Westport

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CalFire (State)

4. FARMLAND CLASSIFICATION:

GIS

D: Urban and Built Up Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

X: Area of Minimal Flood Hazard

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soils #117(Dingman-Beaughton complex)

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

Residential

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Non-Prime Agricultural; Zone 3 (intermediate shaking)

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Coastal Prairie Grassland

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

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)	CDR 2023-0015
CDF No(s)	-
Date Filed	5-22-2023
Fee	49,208-
Receipt No.	PRJ-056555
Received by	Sandy D. Arellano
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Robert and Kelly Doornbos
Mailing _____
Address P.O. Box 1202
City Durham State CA Zip Code ~~95939~~ 95938 Phone 530 774 5475

PROPERTY OWNER

Name Robert and Kelly Doornbos
Mailing _____
Address P.O. Box 1202
City Durham State CA Zip Code ~~95939~~ 95938 Phone 530 774 5475

AGENT

Name LACO Associates (Becky Dalske)
Mailing _____
Address 1072 N State Street
City Ukiah State CA Zip Code 95482 Phone (707) 462-0222

PARCEL SIZE

0.91 Square feet
 Acres

STREET ADDRESS OF PROJECT

32935 Ocean Meadows Circle, Fort Bragg, CA 95437

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ASSESSOR'S PARCEL NUMBER(S)

015-350-40

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

R. Of. 4/25/23 R. Of. 4/25/23
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.

The project is the development of a 2,860 square-foot single-family residence with a 824 square-foot garage, a 42 square-foot mechanical room, covered and uncovered patios, a second floor terrace, a concrete utility pad, a driveway, and an on-site septic system.

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	2,860
<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.

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 18 feet.

8. Lot area (within property lines): 40,350 square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>0</u> square feet	<u>6,580</u> square feet	<u>6,580</u> square feet
Paved area	<u>0</u> square feet	<u>1,503</u> square feet	<u>1,503</u> square feet
Landscaped area	<u>0</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Unimproved area	<u>40,350</u> square feet	<u>29,337</u> square feet	<u>29,337</u> square feet
Gravel Driveway		<u>2,890</u> square feet	<u>2,890</u> square feet
		GRAND TOTAL: <u>40,350</u> square feet	

(Should equal gross area of parcel)

10. Gross floor area: 3,726 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>N/A</u>	Proposed <u>6</u>	Total <u>6</u>
Number of covered spaces	<u>3</u>	<u>3</u>	Size <u>9 x 20 feet</u>
Number of uncovered spaces	<u>3</u>	<u>3</u>	Size <u>9 x 20 feet</u>
Number of standard spaces	<u>6</u>	<u>6</u>	Size <u>9 x 20 feet</u>
Number of handicapped spaces	<u>N/A</u>	<u>N/A</u>	Size <u>N/A</u>

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: Propane tanks
 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.

All exterior lighting is shown on the Site Plan. Additionally Lighting Specifications are included in the application.

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.).

See Grading and Drainage Plan, attached. The existing terrain to be graded is relatively flat.

For grading and road construction, complete the following:

- A. Amount of cut: 80 cubic yards
B. Amount of fill: 80 cubic yards
C. Maximum height of fill slope: 3 feet
D. Maximum height of cut slope: 1 feet
E. Amount of import or export: 289 (import, sand borrow) cubic yards
F. Location of borrow or disposal site: Kibesillah Rock Quarry

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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?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	The proposed residence may be visible from State Highway 1; however, it would be barely visible behind other residences. Additionally, while the residence is in close proximity to a beach, it would likely not be visible due to topography.
B.	Park, beach or recreation area?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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:
The project involves installation of a propane tank on a concrete utility pad.

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

A.	Diking	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
B.	Filling	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
C.	Dredging	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
D.	Placement of structures in open coastal waters, wetlands, estuaries or lakes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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

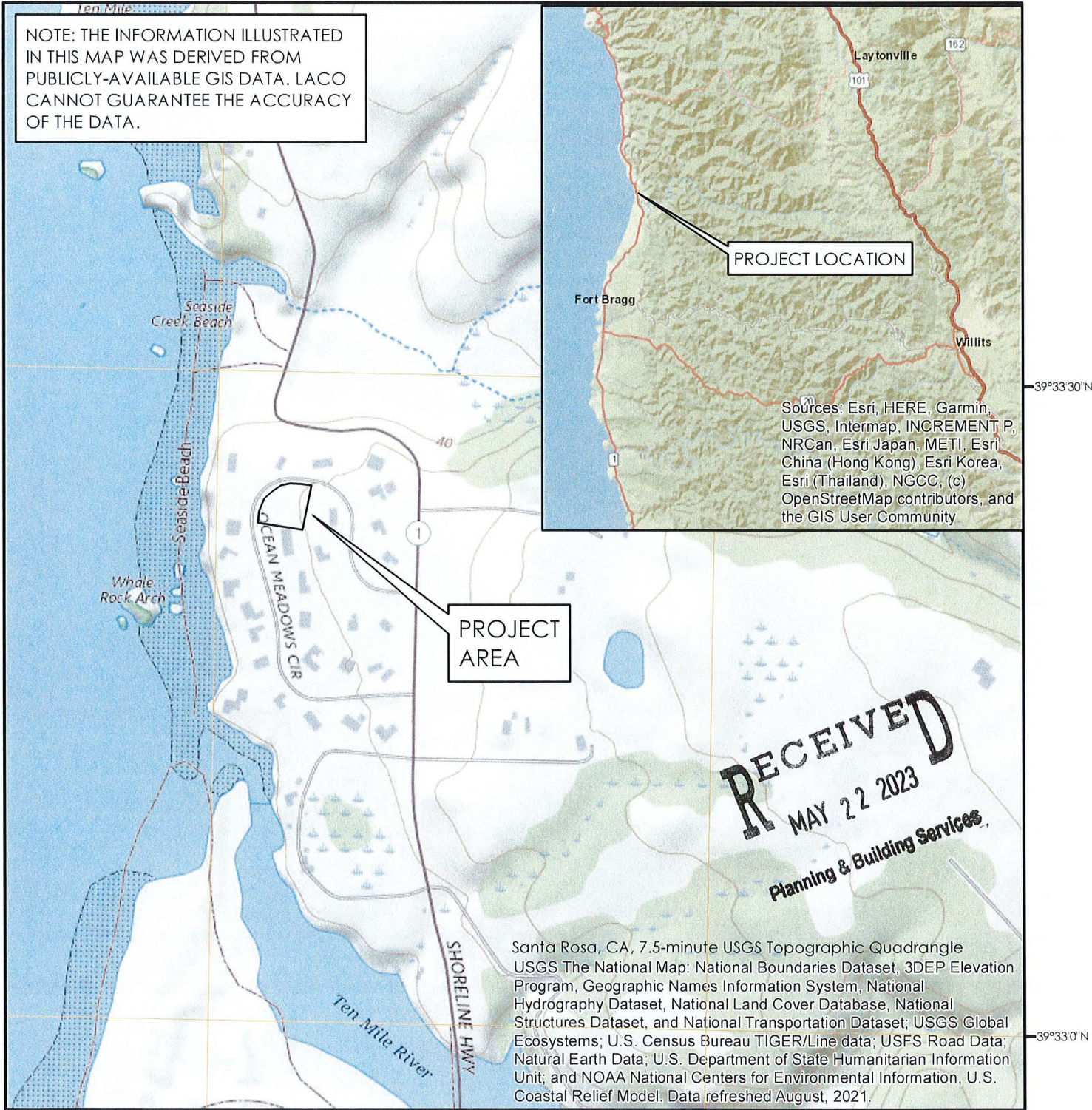
If you need additional room to answer any question, attach additional sheets.

LACO

Eureka | Ukiah | Santa Rosa | Chico
1-800-515-5054 www.lacoassociates.com

PROJECT	OCEANS MEADOWS CDP	BY	AAM	FIGURE	1
CLIENT	ROBERT AND KELLY DOORNBOS	CHECK	RMD	JOB NO.	10204.00
LOCATION	OCEAN MEADOWS CIR, FORT BRAGG, CA	DATE	09/06/2022		
PROJECT LOCATION					

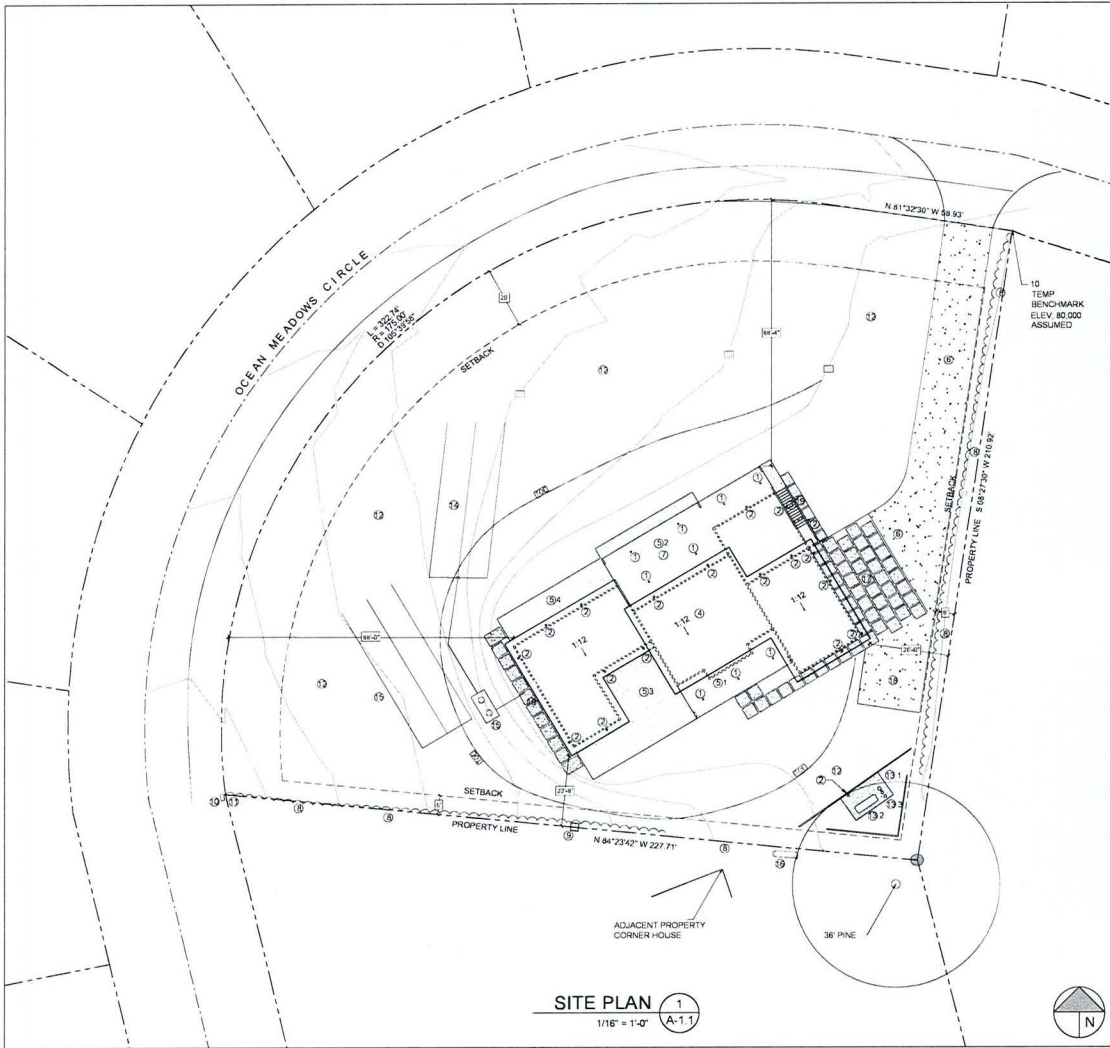
All data, information, and drawings and the design and/or services herein, as an instrument of professional services, is the property of LACO Associates and shall not be reused in whole or part for any other project without LACO Associates' express written authorization.



123°46'0" W

123°45'30" W





SITE PLAN 1
1/16" = 1'-0" A-1.1

SATELLITE SITE VIEW



SITE PLAN NOTES

1. ALL CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY SHALL CONFORM TO CURRENT COUNTY STANDARDS AND SPECIFICATIONS.
2. FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY. FINISHED GROUND SLOPE WITHIN FIVE FEET OF THE BUILDING OR STRUCTURE SHALL SLOPE AWAY AT A 1% OR ALL EXTERIOR HARD SURFACES INCLUDING TERRACES SHALL BE INSTALLED WITH A 1% MINIMUM SLOPE AND SHALL DRAIN AWAY FROM THE BUILDING. DRAINAGE DRAINS SHALL HAVE A MINIMUM SLOPE OF 1% MAXIMUM ALLOWABLE GRADED SLOPE IS HORIZONTAL TO 1 VERTICAL (1%).
3. LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. EXISTING DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
4. NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND RUNOFF DIRECTED TO LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POPUP DRAINAGE (EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR OBSERVATIONS THAT DIRECT WATER AWAY FROM THE BUILDING. THRU-CURB DRAINS ARE NOT ALLOWED.
5. ALL CONTRACTORS AND SUBCONTRACTORS SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES TO PROTECT STORM WATER QUALITY AND PREVENT POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.
6. CONTRACTORS SHALL PROVIDE CONSTRUCTION STAKES AT THE MINIMUM SETBACK LINE IN CLOSE PROXIMITY OF THE PROPOSED ADJUNCTION. THESE CONSTRUCTION STAKES SHALL BE IN PLACES WHEN THE FORMS ARE READY TO BE INSPECTED BY THE COUNTY.
7. CALL BEFORE YOU DIG CALL UNDERGROUND SERVICE ALERT (800) AT 811 OR AT 415-222-7828 AT LEAST 5 WORKING DAYS BEFORE EXCAVATING.
8. UTILITY WORK IN THE STREET RIGHT-OF-WAY NOT INSTALLED BY CONTRACTOR WILL REQUIRE A PERMIT FROM THE AGENCY PERFORMING SUCH WORK.
9. NO CONSTRUCTION EQUIPMENT, SOIL DISTURBANCE OR HUMAN ACTIVITIES SHALL TAKE PLACE DOWNLOUP OF THE SETBACK BARRIER DURING CONSTRUCTION.
10. ALL AREAS OF DISTURBED SOIL SHALL BE RESEEDED AND COVERED WITH VEGETATION AS SOON AS POSSIBLE AFTER DISTURBANCE, BUT NO LESS THAN ONE COVERING WITHIN 90 DAYS AFTER DISTURBANCE. MULCHES MAY BE USED TO COVER GROUND AREAS TEMPORARILY.
11. GRADING AND OTHER SIGNIFICANT GROUND DISTURBING ACTIVITIES SHALL BE RESTRICTED TO THE PERIOD OF JUNE 15 - NOVEMBER 15.
12. TEMPORARY CONSTRUCTION FENCING SHALL BE INSTALLED AT THE SETBACK BARRIER TO PREVENT CONSTRUCTION ACTIVITIES FROM ENCRoACHING INTO BUFFER.

SATELLITE LOT VIEW



LANDSCAPE NOTES

1. USE PLANTS SUITABLE TO THE AREA WITH NO ADDITIONAL WATER REQUIREMENTS (XERISCAPING).
2. PLANTS SHALL BE PLANTED IN THE FALL AND WATERED BY HAND THE FIRST YEAR. NO ADDITIONAL WATER IS REQUIRED.
3. PLANTS USED ARE NATIVE TO THE NORTHWEST COASTAL SEASIDE AREA.
4. USE PLANTS THAT ARE IMPORTANT FOR FOOD SHELTER AND COVER FOR THE WILDLIFE.
5. MUST COMPLY WITH THE CALIFORNIA DEPARTMENT OF FORESTRY "WY 100" PLANTING RECOMMENDATIONS - SPACE NATIVE SHRUBS 19 APART. USE THE RELEVANT PLANTS.

KEY NOTES

- ① 8' RECESSED CAN WITH LED FEATURE - DOWNCAST MODEL: 2711MKA RTE HOUSING HALO SCAT @ FIRST FLOOR COVERED PATIO
- ② PROGRESS LIGHTING CYLINDER 14 LIGHT 12IN BLACK DARK SKY OUTDOOR WALL LIGHT P181-20
- ③ DARK BRONZE HORIZONTAL LED DECK LIGHT WITH DOWNCAST LOUVERS MODEL: 1548BZLL
- ④ NEW RESIDENCE FOOTPRINT - 6,580 SF
- ⑤ PATIO
- ⑥ COVERED PATIO 1
- ⑦ COVERED PATIO 2
- ⑧ UNCOVERED PATIO 3
- ⑨ UNCOVERED PATIO 4
- ⑩ GRAVEL DRIVEWAY
- ⑪ UPPER LEVEL TERRACE
- ⑫ EXISTING BRUSH TO REMAIN
- ⑬ EXISTING BRICK PILLAR
- ⑭ UTILITY BOX / POWER AND WATER
- ⑮ F.D. BENT REBAR
- ⑯ UNIMPROVED LANDSCAPING
- ⑰ 6IN 5 HEIGHT PRIVACY WOOD FENCE
- ⑱ 1.1 WELL
- ⑲ PROPANE
- ⑳ WATER VALVE
- ㉑ LEACH FIELD
- ㉒ FUTURE LEACH FIELD
- ㉓ ADJACENT PROPERTY EXISTING PROPANE TANK
- ㉔ NEW CONCRETE 4 X 4 PAVEMENT DRIVEWAY
- ㉕ GRAVEL PARKING AREA
- ㉖ IN CONCRETE 4 X 4 PAVEMENT DRIVEWAY



234 W 3RD ST, SUITE E
CHICO, CA 95928
530-895-5731
WWW.DESIGNSI.NET

- 04/23/2020 Meeting with engineer
- 10/10/22 Meeting with engineer
- 10/10/22 Meeting with engineer
- 10/10/22 Meeting with engineer
- 10/10/22 Meeting with engineer
- 02/23/23 Meeting with engineer

LEGEND

- SETBACK LINE
- PROPERTY LINE

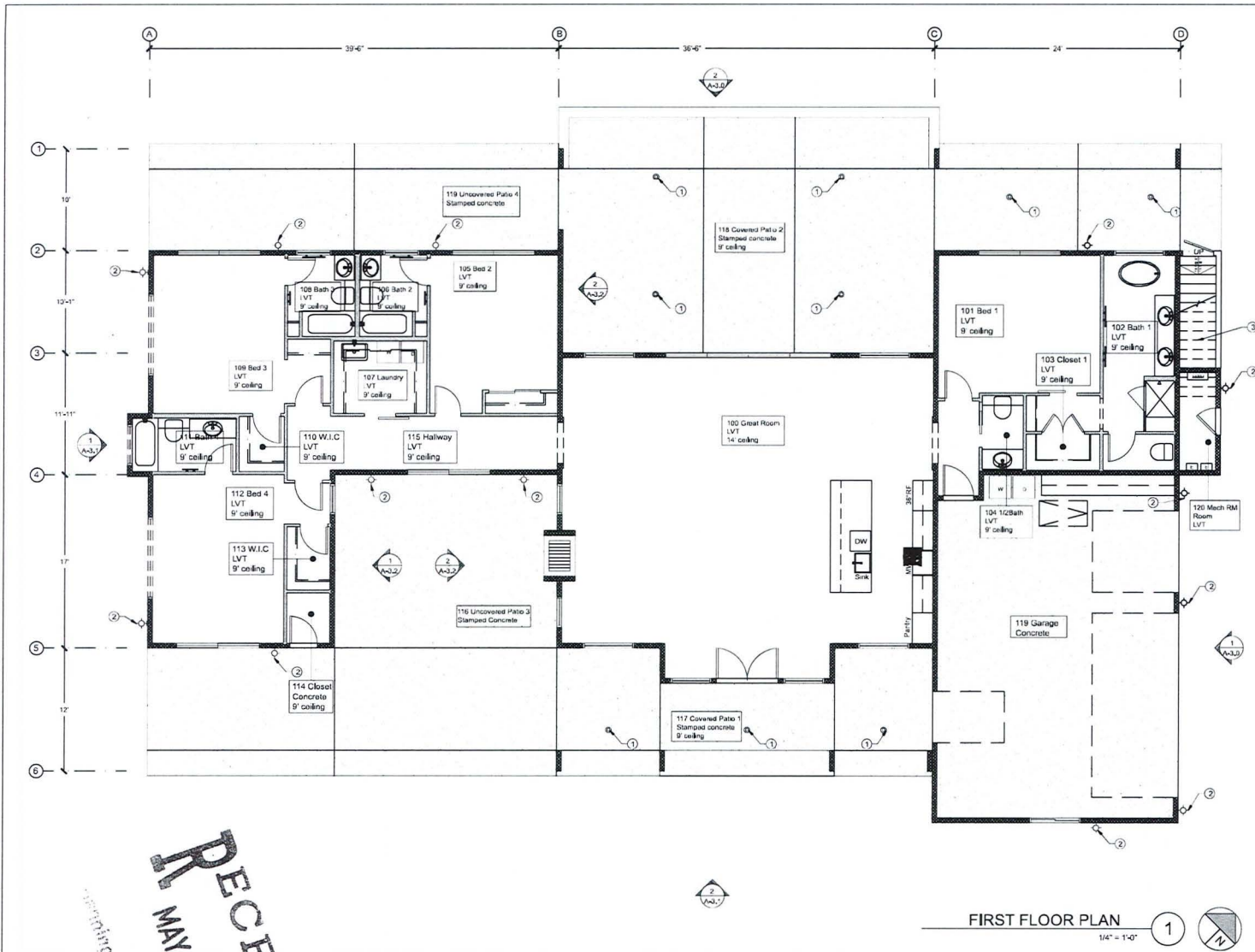
DOORNBOS RESIDENCE
32935 OCEAN MEADOWS CR.
FORT BRAGG, CA.
NOT FOR CONSTRUCTION

ROBERT MONTGOMERY
ASSOC. ARCH. CO. # 2138

PROPOSED SITE PLAN

MM GF
1/16" = 1'-0"
04/23/19

A-1.1



FIRST FLOOR PLAN 1
1/4" = 1'-0"

GENERAL NOTES

KEYNOTES

- 6" RECESSED CAN WITH LED FIXTURE - DOWNCAST, MODEL: SYLVANIA RTS, HOUSING: HALO IC-AT
- PROGRESS LIGHTING CYLINDER 14 IGT 12-IN BLACK DARK SKY OUTDOOR WALL LIGHT P5641-20
- DARK BRONZE HORIZONTAL LED DECK LIGHT, WITH DOWNCAST LOUVERS, MODEL: 1546R/411, CO4 E-3 - HINKI BY LIGHTING

design
S
Intelligence made visible

734 W 3RD ST, SUITE E
CHICO, CA 95928
530-865-6731
WWW.DESIGNSLINE.IT

09/22/22 SCHEMATIC SET - CHINA/MS
10/12/22 M.A. J. WITH ENGINEER
10/19/22 SCHEDULES
12/08/22 CLIENT REVIEW
03/15/23 CLIENT REVIEW
03/22/23 CLIENT REVIEW
03/22/23 CLIENT REVIEW
03/22/23 CLIENT REVIEW

LEGEND

- 7 X 6 EXTERIOR WALL
- 2 X 4 BATH HIGH WALL
- LINE OF STRUCTURE ABOVE
- LINE OF STRUCTURE BELOW

DOORNBOS RESIDENCE
32935 OCEAN MEADOWS CR.
FORT BRAGG, CA.
NOT FOR CONSTRUCTION

AREA CALCS

CONDITIONED	2ND FL
FIRST FLOOR RESIDENCE	2763 SF
UNCONDITIONED	
FIRST FLOOR GARAGE	504 SF
Mechanical Room	112 SF
Garage 119	1172 SF
FIRST FLOOR UNCOVERED PATIOS	
- PATIO 1	450 SF
- PATIO 2	1172 SF
FIRST FLOOR UNCOVERED PATIOS	
- PATIO 1	450 SF
- PATIO 2	1172 SF

FIRST FLOOR PLAN

DATE: 09/27/19

A-2.0

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 MAY 22 2023
 Planning & Building Services

GENERAL NOTES



2931 WARD ST. SUITE E
CHICO, CA 95928
530-885-2731
WWW.DESIGNSDNET

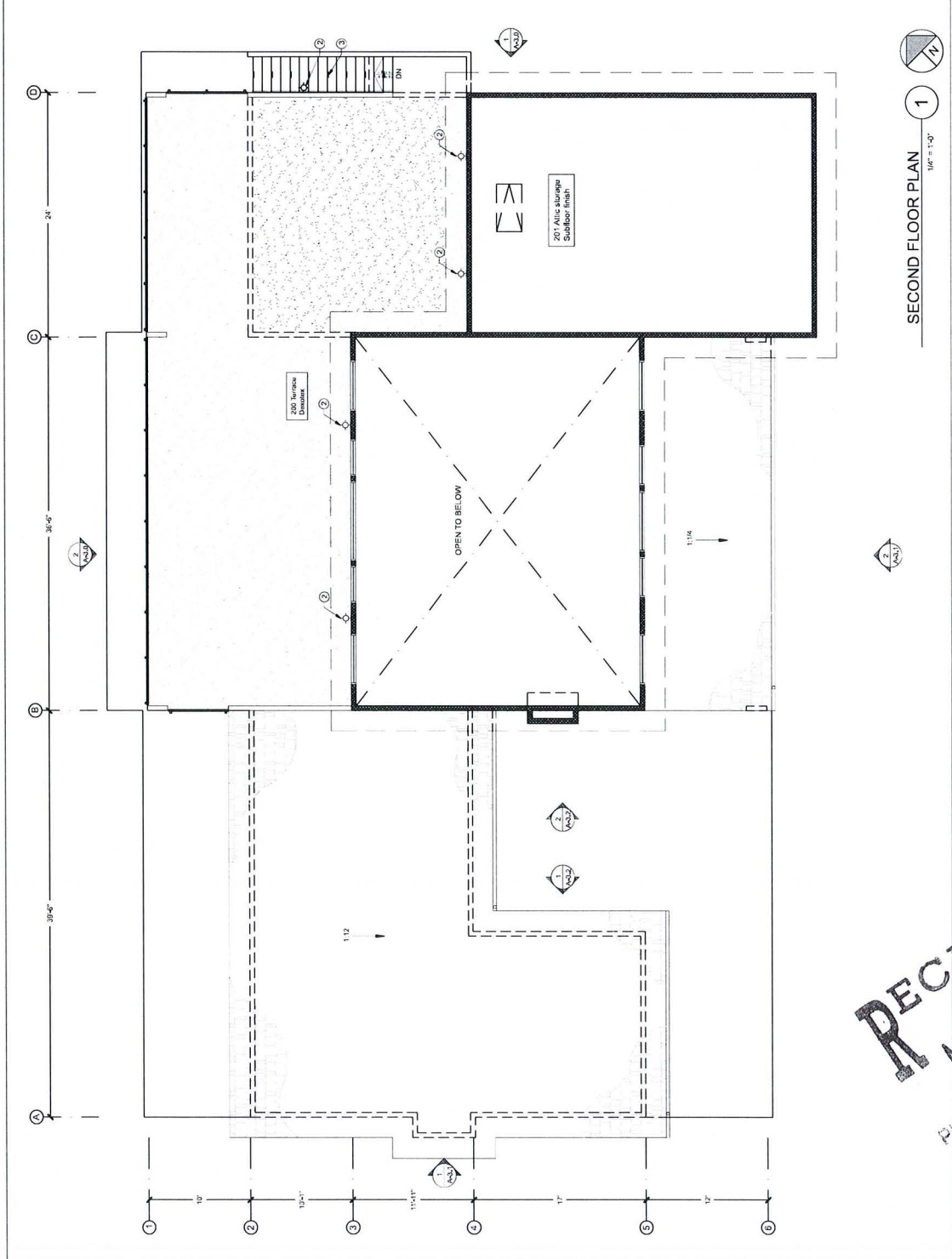
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE CODES.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE CODES.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE CODES.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE CODES.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE AND ALL APPLICABLE CODES.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SAFETY CODE AND ALL APPLICABLE CODES.
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL CODE AND ALL APPLICABLE CODES.
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HEALTH CARE CODE AND ALL APPLICABLE CODES.
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR CODE AND ALL APPLICABLE CODES.
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PENAL CODE AND ALL APPLICABLE CODES.
- 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL CODE AND ALL APPLICABLE CODES.
- 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROBATE CODE AND ALL APPLICABLE CODES.
- 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA EVIDENCE CODE AND ALL APPLICABLE CODES.
- 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FAMILY CODE AND ALL APPLICABLE CODES.
- 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA EDUCATION CODE AND ALL APPLICABLE CODES.
- 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA GOVERNMENT CODE AND ALL APPLICABLE CODES.
- 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HUMAN RESOURCES CODE AND ALL APPLICABLE CODES.
- 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA JUDICIARY CODE AND ALL APPLICABLE CODES.
- 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MILITARY AND NAVY CODE AND ALL APPLICABLE CODES.
- 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROFESSIONS AND BUSINESS CODE AND ALL APPLICABLE CODES.
- 21. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA REALITY AND TRANSFER CODE AND ALL APPLICABLE CODES.
- 22. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA REVENUE AND TAXATION CODE AND ALL APPLICABLE CODES.
- 23. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SOCIAL SERVICES CODE AND ALL APPLICABLE CODES.
- 24. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA UTILITIES CODE AND ALL APPLICABLE CODES.
- 25. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA VEHICLES AND TRAFFIC CODE AND ALL APPLICABLE CODES.
- 26. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA WELFARE AND PENSIONS CODE AND ALL APPLICABLE CODES.
- 27. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA WILLS AND TESTAMENTS CODE AND ALL APPLICABLE CODES.
- 28. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA WORKERS COMPENSATION CODE AND ALL APPLICABLE CODES.
- 29. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ZONING AND PLANNING CODE AND ALL APPLICABLE CODES.
- 30. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROFESSIONAL ENGINEERING AND ARCHITECTURE CODE AND ALL APPLICABLE CODES.

LEGEND

---	2 X 4 LATHING WALL
---	7 X 4 INTERIOR WALL
---	FINISH OF STRUCTURE ABOVE
---	FINISH OF STRUCTURE BELOW

KEYNOTES

1. 6" RECESSED CAN WITH LED FIXTURE - DOWNCAST, MODEL: SYLVANIA RTE. HOUSING HALO ECAT
2. PROGRESS LIGHTING CIVIL INFR. 14" LIGHT 12-IN BLACK DARK SKY OUTDOOR WALL LIGHT 1500-1400
3. DARK BRONZE HORIZONTAL LED DECK LIGHT 1500-1400
4. SUBMIT: 1. CO-FF - HIRKBY LIGHTING



SECOND FLOOR PLAN 1
1/4" = 1'-0"

AREA CALC

AREA CALC
DATE: 05/22/23
DRAWN BY: [Name]

SECOND FLOOR PLAN

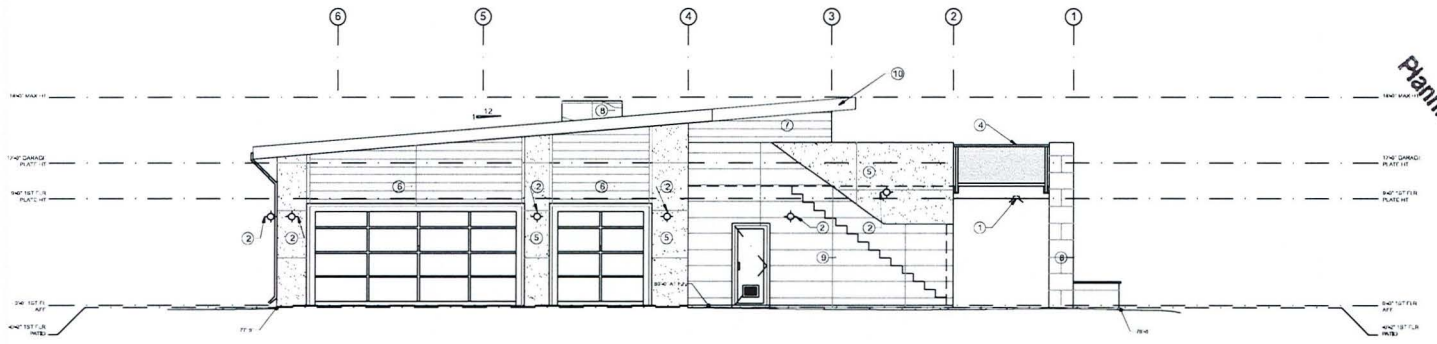
DATE: 05/22/23
DRAWN BY: [Name]

A-2.1

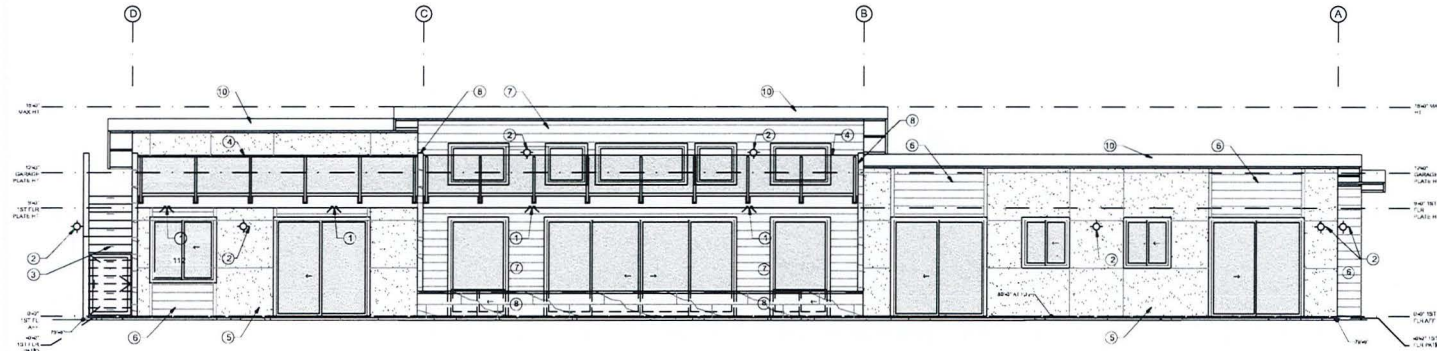
DOORNBOS RESIDENCE
32935 OCEAN MEADOWS CR
FORT BRAGG, CA
NOT FOR CONSTRUCTION

RECEIVED
MAY 22 2023
Planning & Building Services

RECEIVED
 MAY 22 2023
 Planning & Building Services



NORTH ELEVATION 1
 1/4" = 1'-0"



WEST ELEVATION 2
 1/4" = 1'-0"



NORTH ELEVATION CONCEPT RENDER 4



WEST ELEVATION CONCEPT RENDER 3

GENERAL NOTES

1. 6" RECESSED CAN WITH LED FIXTURE - DOWNCAST, MODEL: SYLVANIA RTR, HOUSING: HALO IC-AT
2. PROGRESS LIGHTING CYLINDER 14 LIGHT 124N BLACK DARK SKY OUTDOOR WALL LIGHT P5641-20
3. DARK BRONZE HORIZONTAL LED DECK LIGHT, WITH DOWNCAST LOUVERS, MODEL: 15466241, COH E7 - HIKELY LIGHTING
4. 48" HEIGHT HAND RAIL, TYPE 1B.D.
5. HARDI ARCHITECTURAL COLLECTION, FINE SAND PANELS, TO BE PAINTED IN SW - DHURIE BEIGE, 4" X 8" SAND PANEL - COLOR CHART C
6. AZEK BUILDING PRODUCTS - PVC TONGUE AND GROOVE - MAHOGANY - COLOR CHART E
7. HARDI ARCHITECTURAL COLLECTION, ARTISAN HORIZONTAL SHIP-LAP SIDING PRIMED, TO BE PAINTED IN SW - NEEDLEPOINT NAVY, SEE '2 - COLOR CHART A
8. 4" X 8" NICHHA WALL PANEL - SANDSTONE MASONRY SERIES - AUTUMN BROWN - COLOR CHART F
9. 16" HARDI ARCHITECTURAL COLLECTION, FINE GROOVED SAND SIDING PRIMED, TO BE PAINTED IN SW - NEEDLEPOINT NAVY - COLOR CHART A
10. FACIA TO BE PAINT'ED SW BLACK FOX COLOR CHART D

KEYNOTES

1. 6" RECESSED CAN WITH LED FIXTURE - DOWNCAST, MODEL: SYLVANIA RTR, HOUSING: HALO IC-AT
2. PROGRESS LIGHTING CYLINDER 14 LIGHT 124N BLACK DARK SKY OUTDOOR WALL LIGHT P5641-20
3. DARK BRONZE HORIZONTAL LED DECK LIGHT, WITH DOWNCAST LOUVERS, MODEL: 15466241, COH E7 - HIKELY LIGHTING
4. 48" HEIGHT HAND RAIL, TYPE 1B.D.
5. HARDI ARCHITECTURAL COLLECTION, FINE SAND PANELS, TO BE PAINTED IN SW - DHURIE BEIGE, 4" X 8" SAND PANEL - COLOR CHART C
6. AZEK BUILDING PRODUCTS - PVC TONGUE AND GROOVE - MAHOGANY - COLOR CHART E
7. HARDI ARCHITECTURAL COLLECTION, ARTISAN HORIZONTAL SHIP-LAP SIDING PRIMED, TO BE PAINTED IN SW - NEEDLEPOINT NAVY, SEE '2 - COLOR CHART A
8. 4" X 8" NICHHA WALL PANEL - SANDSTONE MASONRY SERIES - AUTUMN BROWN - COLOR CHART F
9. 16" HARDI ARCHITECTURAL COLLECTION, FINE GROOVED SAND SIDING PRIMED, TO BE PAINTED IN SW - NEEDLEPOINT NAVY - COLOR CHART A
10. FACIA TO BE PAINT'ED SW BLACK FOX COLOR CHART D

COLOR CHART

 A. SHERWIN WILLIAMS - SW 0032 NEEDLEPOINT NAVY	 B. SHERWIN WILLIAMS - SW 6633 INVENTIVE ORANGE
 C. SHERWIN WILLIAMS - SW 7534 DHURIE BEIGE	 D. SHERWIN WILLIAMS - SW 7020 BLACK FOX
 E. AZEK BUILDING PRODUCTS - MAHOGANY	 F. NICHHA WALL PANEL - AUTUMN BROWN



234 W 3RD ST, SUITE E
 CHECO, CA 95928

WWW.DESIGNSI.NET
 08/22/2018 10:13 AM
 10/10/2019 10:13 AM
 08/27/2019 10:13 AM
 08/27/2019 10:13 AM
 08/27/2019 10:13 AM

LEGEND

DOORNBOS
 RESIDENCE
 32935 OCEAN MEADOWS CR.
 FORT BRAGG, CA.
 NOT FOR CONSTRUCTION

NORTH & WEST ELEVATIONS

DATE: 09/27/19
 SCALE: 1/4" = 1'-0"

A-3.0

GENERAL NOTES

RECEIVED

MAY 22 2023

Planning & Building Services



234 W 3RD ST, SUITE E
CHICO, CA 95928
530-965-5731
WWW.DESIGNSI.NET

8/22/22 SCHEDULE 1 FOR OWNERS
8/22/22 MEETING WITH CLIENTS
8/22/22 CONTRACT TO ARCH
8/22/22 2.5% REVISED
8/22/22 3.5% REVISED
8/22/22 5.0% REVISED
8/22/22 6.0% REVISED
8/22/22 7.0% REVISED
8/22/22 8.0% REVISED

LEGEND

KEYNOTES

1. 6" RECESSED CAN WITH LED FIXTURE - DOWNCAST, MODEL: SYLVANIA RTB, HOUSING: HALO IC-AT
2. PROGRESS LIGHTING CYLINDER 14 ICHT 12-IN BLACK DARK SKY OUTDOOR WALL LIGHT P5641-20
3. DARK BRONZE HORIZONTAL LED DECK LIGHT, WITH DOWNCAST LOUVERS, MODEL: 15468741, CO4 F3 - HINKLEY LIGHTING
4. 48" HEIGHT HAND RAIL, TYPE T&D.
5. HARDI ARCHITECTURAL COLLECTION, FINE SAND PANELS, TO BE PAINTED IN SW - DHURIE BEIGE - 4' X 8' SAND PANEL - COLOR CHART C
6. AZEK BUILDING PRODUCTS - PVC TONGUE AND GROOVE - MAHOGANY - COLOR CHART E
7. HARDI ARCHITECTURAL COLLECTION, ARTESAN HORIZONTAL SHEPLAP SIDING PRIMED, TO BE PAINTED IN SW - NEEDLEPOINT NAVY - SE - 12 - COLOR CHART A
8. 4' X 8' NICHA WALL PANEL - SANDSTONE MASONRY SERIES - AUTUMN BROWN - COLOR CHART F
9. 16" HARDI ARCHITECTURAL COLLECTION, FINE GROOVED SAND SIDING PRIMED, TO BE PAINTED IN SW - NEEDLEPOINT NAVY - COLOR CHART A
10. FACIA TO BE PAINTED SW BLACK FOX COLOR CHART D

COLOR CHART

 A. SHERWIN WILLIAMS - SW 0032 NEEDLEPOINT NAVY	 B. SHERWIN WILLIAMS - SW 6833 INVENTIVE ORANGE
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DOORNBOS RESIDENCE

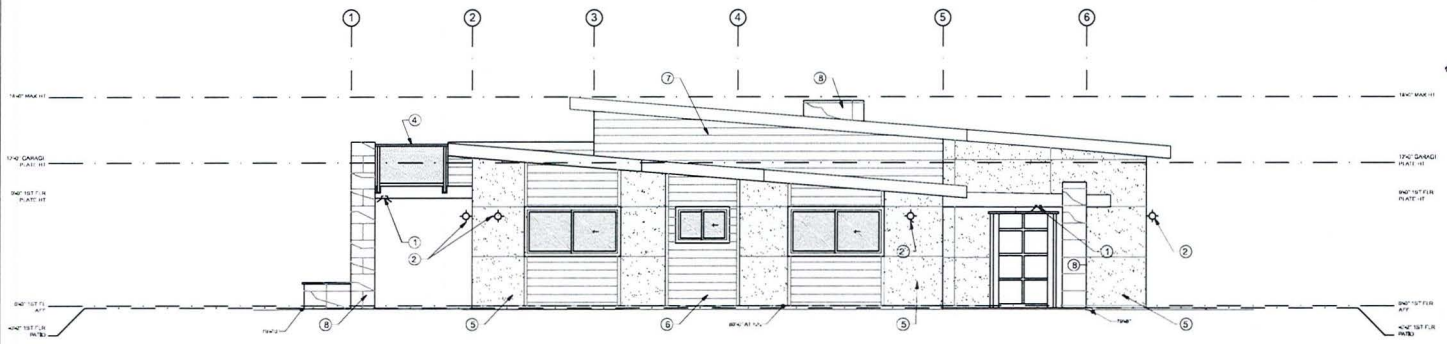
32935 OCEAN MEADOWS CR.
FORT BRAGG, CA

NOT FOR CONSTRUCTION

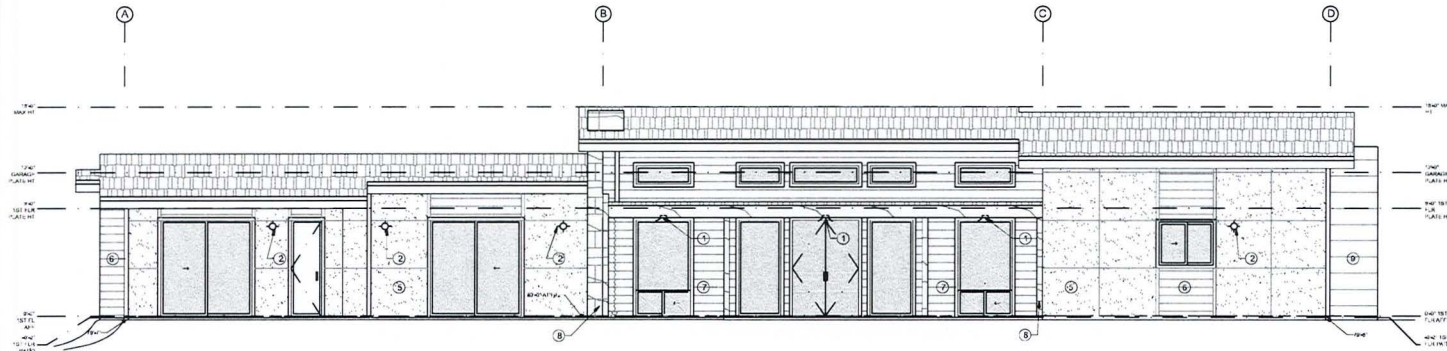
SOUTH & EAST ELEVATIONS

SCALE: MM, GF
DATE: 1/4" = 1'-0"
REV: 09/27/19

A-3.1



SOUTH ELEVATION 1
1/4" = 1'-0"



EAST ELEVATION 2
1/4" = 1'-0"



SOUTH ELEVATION RENDER 4



EAST ELEVATION RENDER 3

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

R. O. A. 4/25/23
Owner/Authorized Agent Date

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

AUTHORIZATION OF AGENT

I hereby authorize LACO Associates (Becky Dalske) to act as my representative and to bind me in all matters concerning this application.

R. O. A. 4/25/23
Owner Date

MAIL DIRECTION

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

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

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Planning & Building Services

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:

A single-family residence and associated infrastructure, including a well, on-site septic system, and driveway.

(Description of development)

Located at:

32925 Ocean Meadows Circle, Fort Bragg, CA 95437; APN: 015-350-40

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

32925 Ocean Meadows Circle, Fort Bragg, CA 95437; APN: 015-350-40

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

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R. O. A.

Owner/Authorized Representative

5/16/2023

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.

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: 4/25/23

R. Q. I.
Applicant

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RECORDING REQUESTED BY:
Redwood Empire Title Company of Mendocino
County

2020-15039
Recorded at the request of
REDWOOD EMPIRE TITLE
11/10/2020 09:31 AM
Fee: \$16.00 Pgs: 1 of 2

OFFICIAL RECORDS
Katrina Bartolomie - Clerk-Recorder
Mendocino County, CA



**Mail Tax Statements and
When Recorded Mail Document To:**

Robert A. Doombos Jr. and Kelly Tennis Doombos,
Trustees of The Doombos Family Trust of 2009
760 Hillgrove Court
Chico, CA 95926

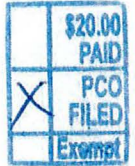
Escrow No.: 20202042CW

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s) Documentary Transfer Tax stamps in the sum of \$204.60

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated area of Fort Bragg



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

William Arthur Barker III and Valarie Joan Barker, Trustees of the Barker Family Trust

hereby **GRANT(S)** to

Robert A. Doombos Jr. and Kelly Tennis Doombos, Trustees of The Doombos Family Trust of 2009

the following described real property:

PARCEL ONE:

Lot 7, Block 1, as numbered and designated on the map of Tract No. 119, entitled "Ocean Meadows Subdivision", filed for record August 20, 1969 in Map Case 2, Drawer 14, Page 5, Mendocino County Records.

APN: 015-350-40

PARCEL TWO:

An undivided 1/31 interest in and to the parcel of land described in the Deed to Wilke Realty, Inc., dated May 13, 1970 recorded May 19, 1970 in Book 817, Page 404 of Official Records.

APN: 015-350-54

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Dated: October 30, 2020

William Arthur Barker III and Valarie Joan Barker, Trustees
of the Barker Family Trust

William Arthur Barker III
William Arthur Barker III, Trustee
Valarie Joan Barker
Valarie Joan Barker, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento
On 11/5/2020 before me,
Garrett Gilardi, Notary Public,
personally appeared William Arthur Barker III
& Valarie Joan Barker

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature *Garrett Gilardi* (Seal)



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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.**

<p>AP# 000-000-00 LASTNAME, FIRSTNAME STREET ADDRESS CITY, STATE ZIP</p>	<p>AP# 015-350-42 GALE, WILLIAM RANSE AND MICHELLE L. 13631 MONT FORT ROAD HERALD, CA 95638</p>	<p>AP# 015-350-21 BEAVER, GREG DONALD AND WENDY 6401 OLD RIVER ROAD UKIAH, CA 95482</p>
<p>AP# 015-350-18 BAYLIN REAL ESTATE, LLC 32942 OCEAN MEADOWS CIRCLE FORT BRAGG, CA 95437</p>	<p>AP# 015-350-41 LEACH, BRIAN D. AND CATHLEEN N. 32951 OCEAN MEADOWS CIRCLE FORT BRAGG, CA 95437</p>	<p>AP# 015-350-22 SINGH, HARSHMEET AND MALHOTRA, NIKITA 7316 DOVER LANE DUBLIN, CA 94568</p>
<p>AP# 015-350-19 SAUBER, JAMES G. and DONNA, LEE 32932 OCEAN MEADOWS CIRCLE FORT BRAGG, CA 95437</p>	<p>AP# 015-350-42 GALE, WILLIAM RANSE AND MICHELLE L. 32961 OCEAN MEADOWS CIRCLE FORT BRAGG, CA 95437</p>	<p>AP# 015-350-23 MIHOS, MICHAEL E. PO BOX 1677 FORT BRAGG, CA 95437</p>
<p>AP# 015-350-20 PRENGAMAN, GEORGE AND DORIA 32912 OCEAN MEADOWS CIRCLE FORT BRAGG, CA 95437</p>	<p>AP# 015-350-14 WALKER, R. STEPHEN AND JANICE 32982 OCEAN MEADOWS CIRCLE FORT BRAGG, CA 95437</p>	<p>AP# 015-350-24 MURPHEY, JAMES I. AND LANGE, MARIA G. W. PO BOX 1696 FORT BRAGG, CA 95437</p>
<p>AP# 015-350-21 BEAVER, GREG DONALD AND WENDY 32904 OCEAN MEADOWS CIRCLE FORT BRAGG, CA 95437</p>	<p>AP# 015-350-15 MILLER, CADE AND TERESA 2040 HUMBOLDT ROAD CHICO, CA 95928</p>	<p>AP# 015-350-25 SACCONI, JOSEPH E. PO BOX 6762 STATELINE, NV 89449</p>
<p>AP# 015-350-22 SINGH, HARSHMEET AND MALHOTRA, NIKITA 32874 OCEAN MEADOWS CIRCLE FORT BRAGG, CA 95437</p>	<p>AP# 015-350-16 RIDENHOUR, PHILIP AND NORTHCUTT, RICHARD 60 PASCACK ROAD WESTWOOD, NJ 07675</p>	<p>AP# 015-350-38 HAVLENA, JAMES THEODORE AND ROGERS, MARY ELIZABETH 32803 OCEAN MEADOWS CIRCLE FORT BRAGG, CA 95437</p>
<p>AP# 015-350-23 MIHOS, MICHAEL E. 32854 OCEAN MEADOWS CIRCLE FORT BRAGG, CA 95437</p>	<p>AP# 015-350-17 AZAD, ANEES A. AND BARBARA, ANN 303 ADAMS STREET #406 OAKLAND, CA 94610</p>	<p>AP# 015-350-39 MIHOS, MICHAEL E. PO BOX 1677 FORT BRAGG, CA 95437</p>
<p>AP# 015-350-24 MURPHEY, JAMES I. AND LANGE, MARIA G. W. 32824 OCEAN MEADOWS CIRCLE FORT BRAGG, CA 95437</p>	<p>AP# 015-350-19 SAUBER, JAMES AND DONNA LEE 4271 OAK MEADOW ROAD PLACERVILLE, CA 95667</p>	<p align="center">RECEIVED MAY 22 2023 Planning & Building Services</p>
<p>AP# 015-350-39 MIHOS, MICHAEL E. 32853 OCEAN MEADOWS CIRCLE FORT BRAGG, CA 95437</p>	<p>AP# 015-350-20 PRENGAMAN, GEORGE E. AND DORIA 140 N BROADWAY APT D1 IRVINGTON, NY 10533</p>	



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SVCS.

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

JULIA KROG, 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.

R. Ol.

4/25/23

Applicant Signature

Date

RECEIVED
MAY 22 2023
 Planning & Building Services

OFFICE USE ONLY:

CDP 2023-0015
 Project or Permit Number



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: ROB & KELLY DOORNBOS FARMS
 760 HILLGROVE COURT

CDP_2023-0015

CHICO CA 95926

Receipt: PRJ_056555

Date: 5/22/2023

Project Number: CDP_2023-0015

Pay Method: CHECK 0439

Project Description: SFR/GARAGE/DRIVEWAY, DOORNBOS, FORT

Received By: SANDY ARELLANO

Site Address: 32935 OCEAN MEADOWS CIRCLE

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822609		\$5,999.00
CDPS BASE			\$5,999.00
DOT FEES	1100-1910-826182		\$150.00
UMIN UMAJ COT DR CDPA CDPS SFR DOT2B			\$150.00
EH FEES	1100-4011-822606		\$281.00
CDPA CDPS EM EH FEE			\$281.00
ENVIRONMENTAL REVIEW	1100-2851-826184		\$2,400.00
			\$2,400.00
GENERAL PLAN	1100-2851-826188		\$175.00
			\$175.00
RECORDS MANAGEMENT	1222-2852-826260		\$128.00
			\$128.00
SONOMA STATE UNIVERSITY	1100-2851-826390		\$75.00
			\$75.00
Total Fees Paid:			\$9,208.00



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: ROB & KELLY DOORNBOS FARMS
760 HILLGROVE COURT

CHICO

CA 95926

Project Number: CDP_2023-0015

Project Description: SFR/GARAGE/DRIVEWAY, DOORNBOS, FORT

Site Address: 32935 OCEAN MEADOWS CIRCLE

CDP_2023-0015

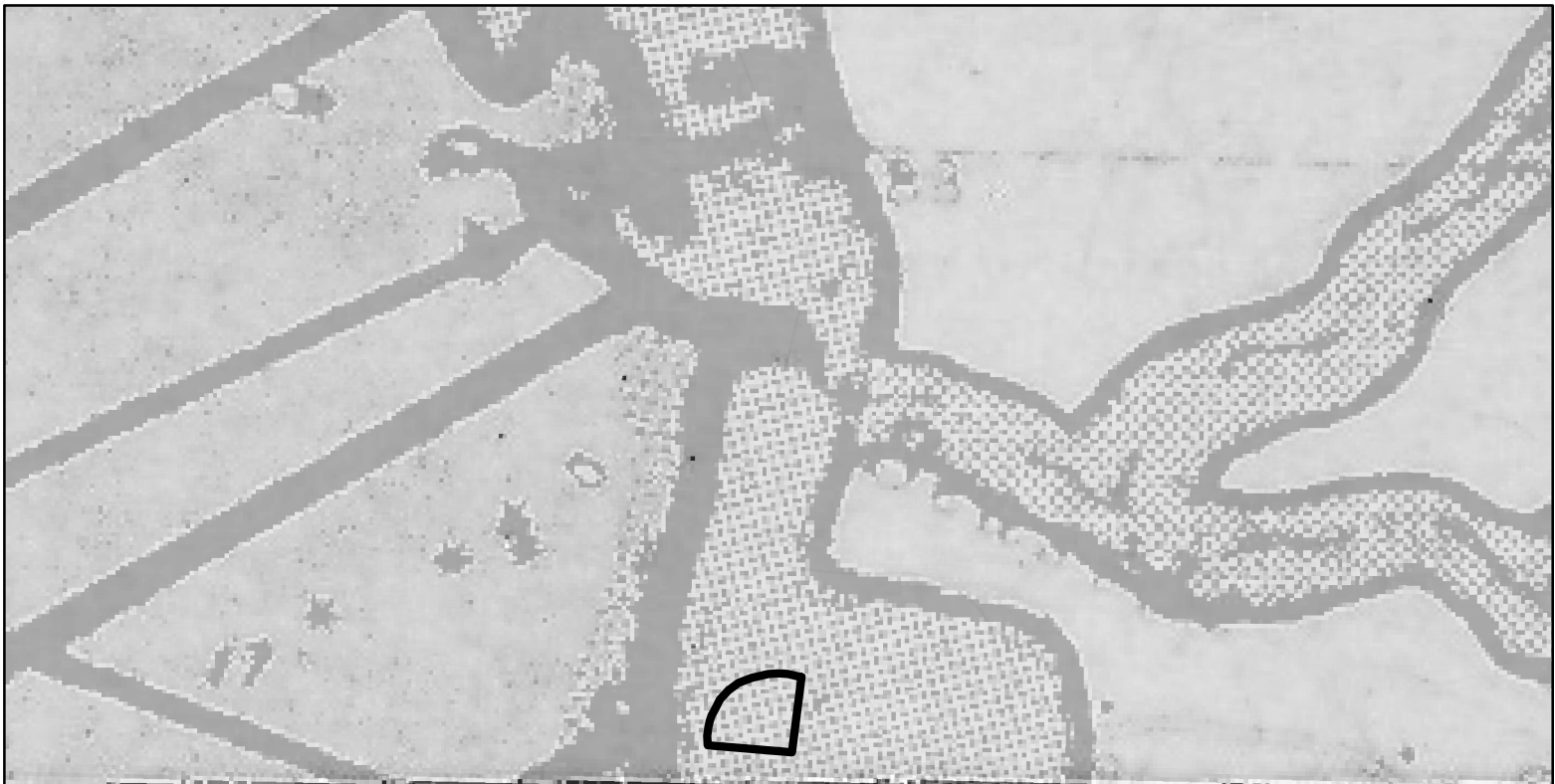
Receipt: PRJ_056555

Date: 5/22/2023

Pay Method: CHECK 0439

Received By: SANDY ARELLANO



<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822609		\$5,999.00
CDPS BASE			\$5,999.00
DOT FEES	1100-1910-826182		\$150.00
UMIN UMAJ COT DR CDPA CDPS SFR DOT2B			\$150.00
EH FEES	1100-4011-822606		\$281.00
CDPA CDPS EM EH FEE			\$281.00
ENVIRONMENTAL REVIEW	1100-2851-826184		\$2,400.00
			\$2,400.00
GENERAL PLAN	1100-2851-826188		\$175.00
			\$175.00
RECORDS MANAGEMENT	1222-2852-826260		\$128.00
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SONOMA STATE UNIVERSITY	1100-2851-826390		\$75.00
			\$75.00
Total Fees Paid:			\$9,208.00




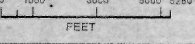
OCEAN MEADOWS CIRCLE

Pursuant to the Ca. Code of Regulations Title 14, Section 13577(i)(2), the jurisdiction in this area is the first of parcels or 300 feet from the high tide line, whichever is the greater distance.

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

 <p>Permit Jurisdiction This area includes only lands below the mean high tide line and lands where the public trust may exist.</p>	 <p>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 500' of the top of the seaward face of coastal dunes.</p>	<p>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. §30619(b), and §30620(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.R.C. §30603(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area covered 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 map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.</p>
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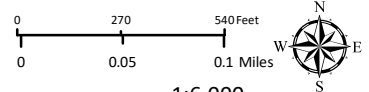
 California Coastal Commission



CASE: CDP 2023-0015
OWNER: DOOMBOS, Robert & Kelly
APN: 015-350-40
APLCT: Robert & Kelly Doombos
AGENT: LACO Associates
ADDRESS: 32935 Ocean Meadows Circle

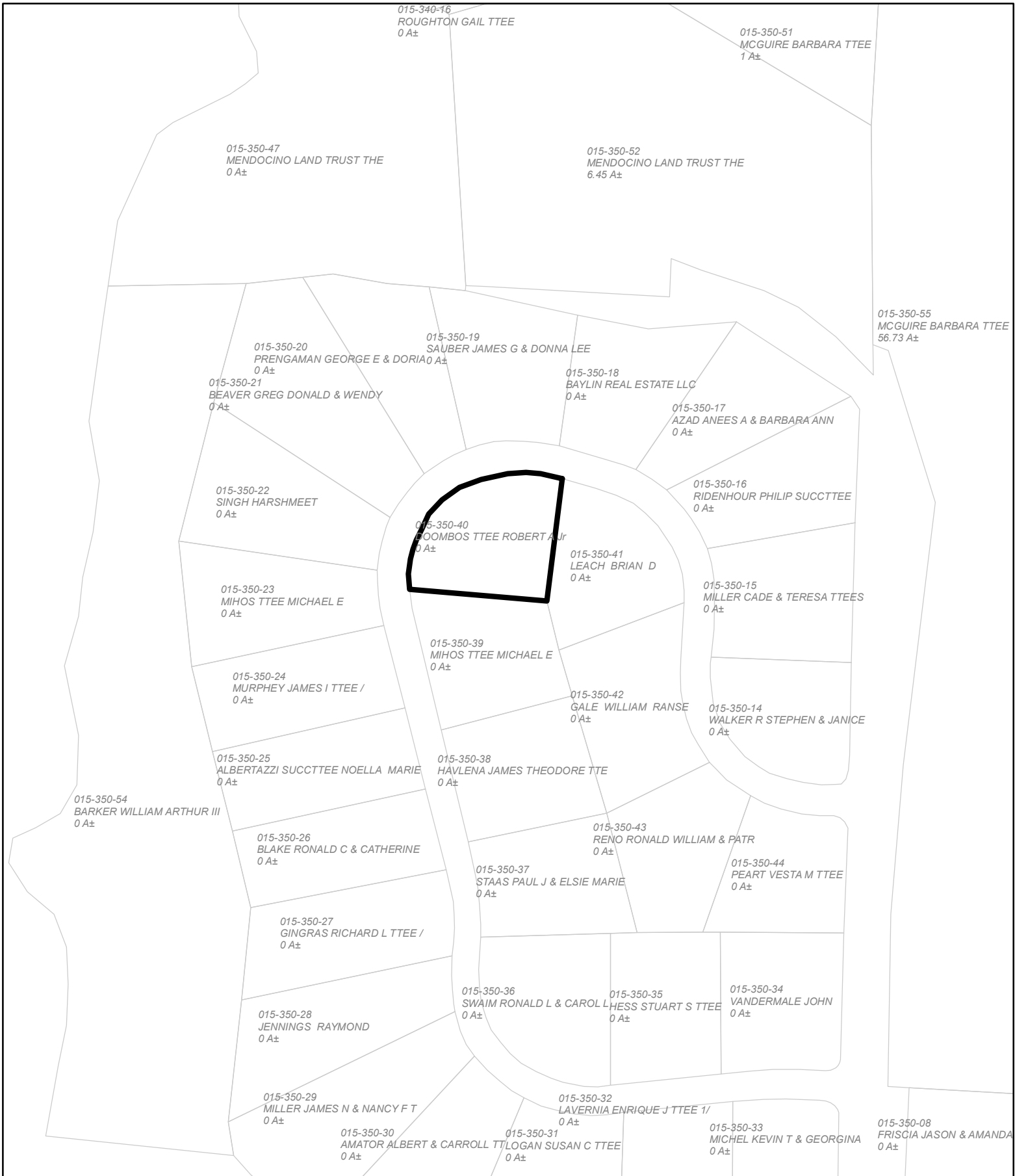
Public Roads

POST LCP CERTIFICATION & APPEAL JURISDICTION




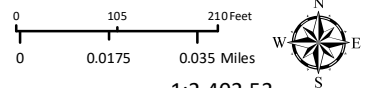
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 Assessor's Parcels



1:2,402.53

ADJACENT PARCELS

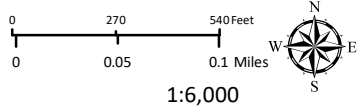
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Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

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ADDRESS: 32935 Ocean Meadows Circle

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



1:6,000

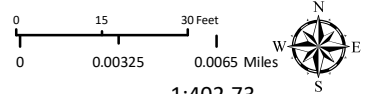
AERIAL IMAGERY

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Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

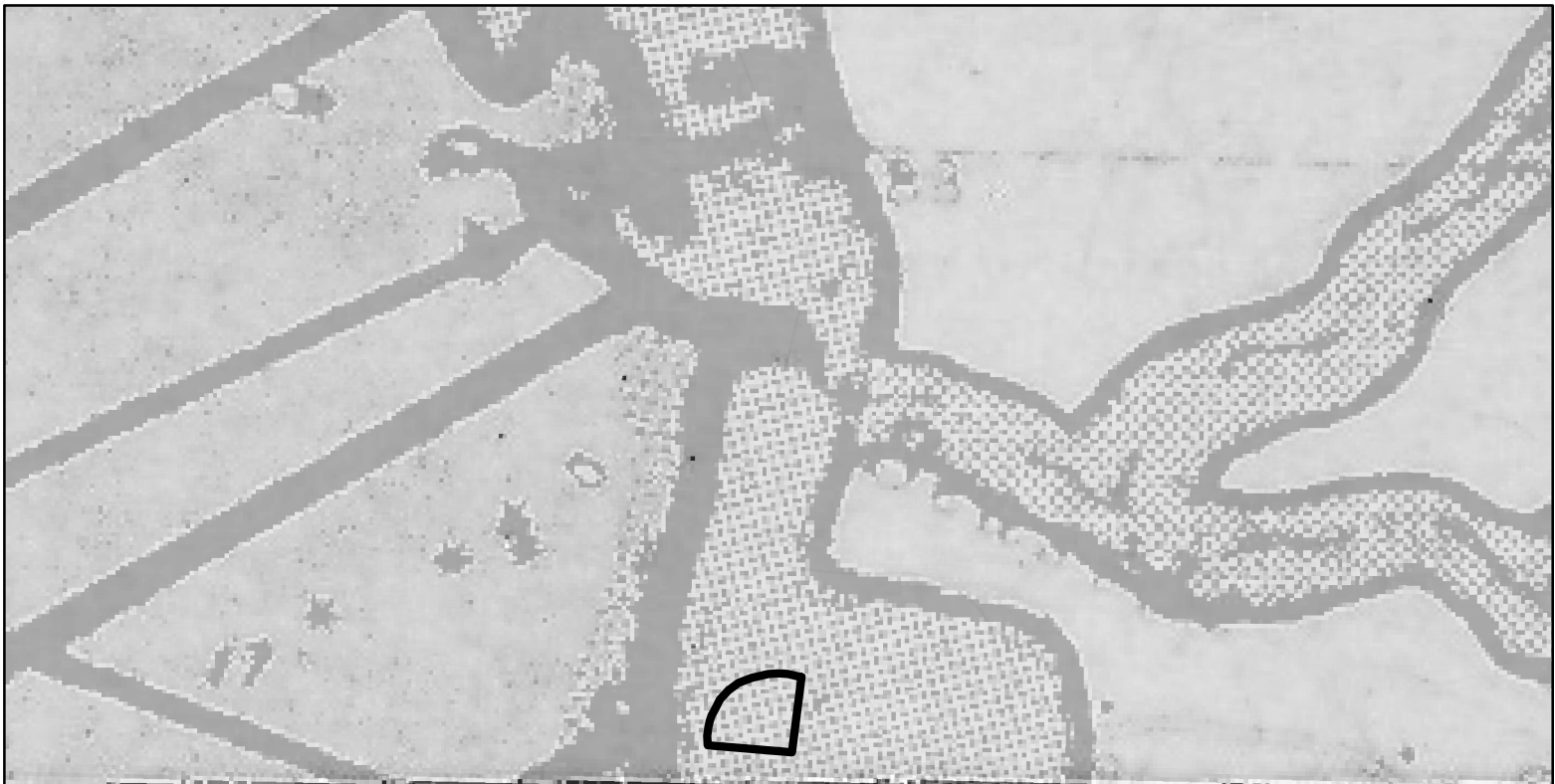
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1:402.73

AERIAL IMAGERY



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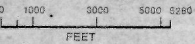
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**Post LCP Certification
Permit and Appeal Jurisdiction
County of Mendocino**

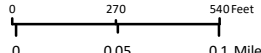
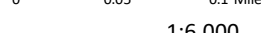
 <p>Permit Jurisdiction This area includes only lands below the mean high tide line and lands where the public trust may exist.</p>	 <p>Appeal Jurisdiction This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of 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 500' of the top of the seaward face of coastal dunes.</p>	<p>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. §30619(b), and §30620(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.R.C. §30620(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area covered 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 map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.</p>
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 California Coastal Commission



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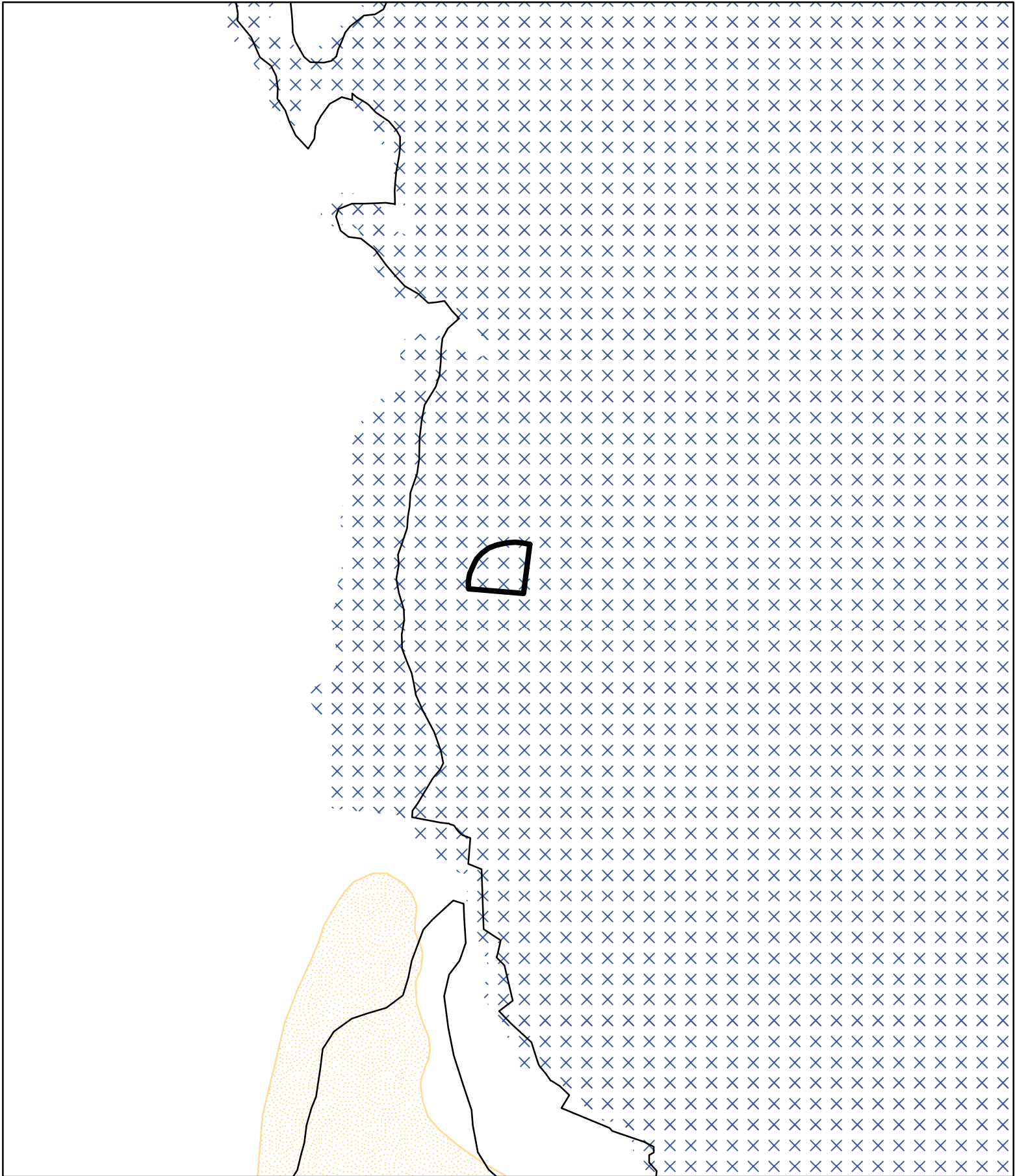
Public Roads



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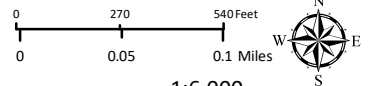
POST LCP CERTIFICATION & APPEAL JURISDICTION

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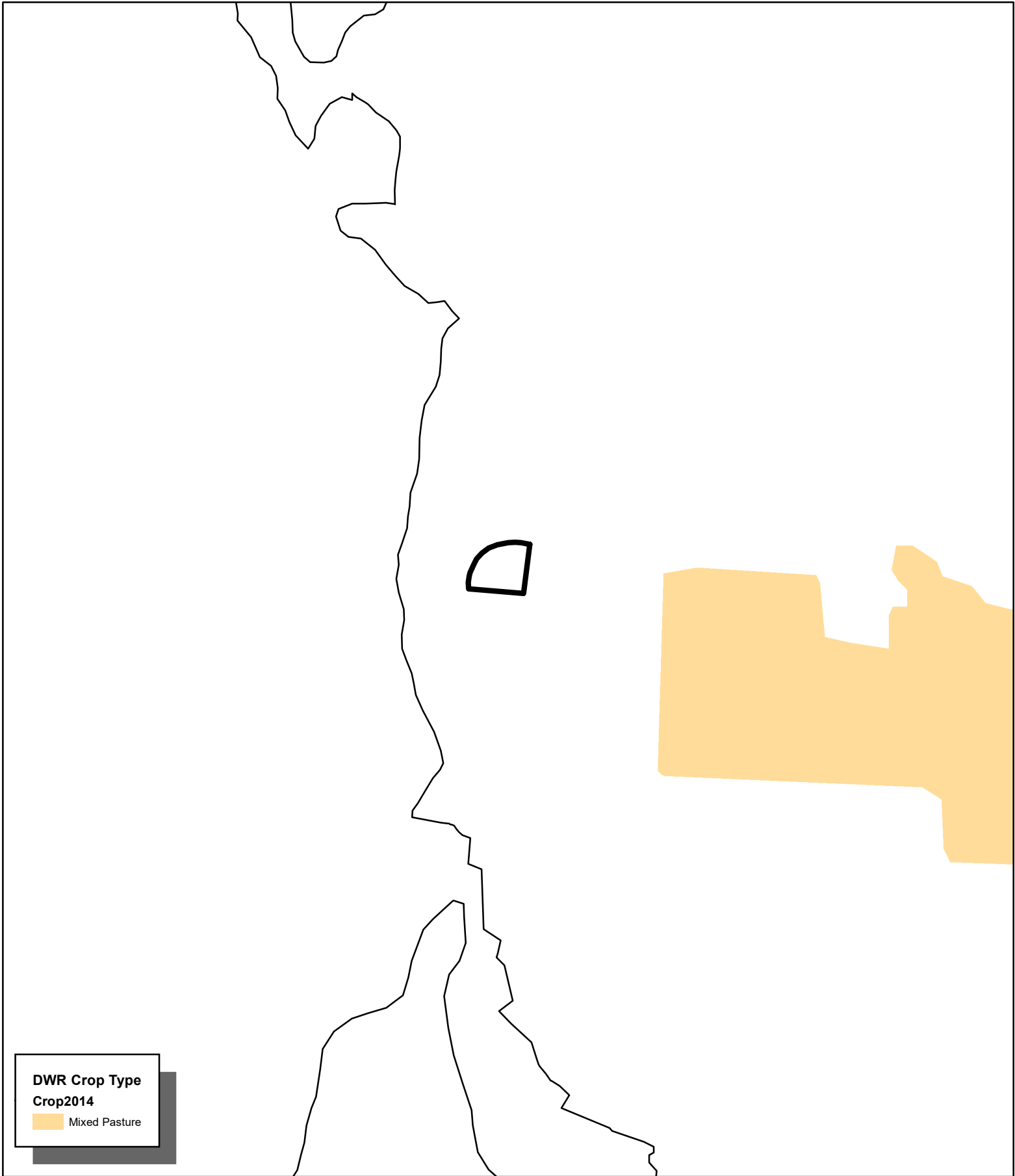
 Critical Water Resources
 Dunes



1:6,000

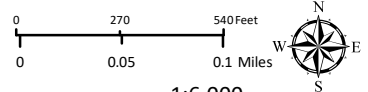
COASTAL GROUND WATER RESOURCES

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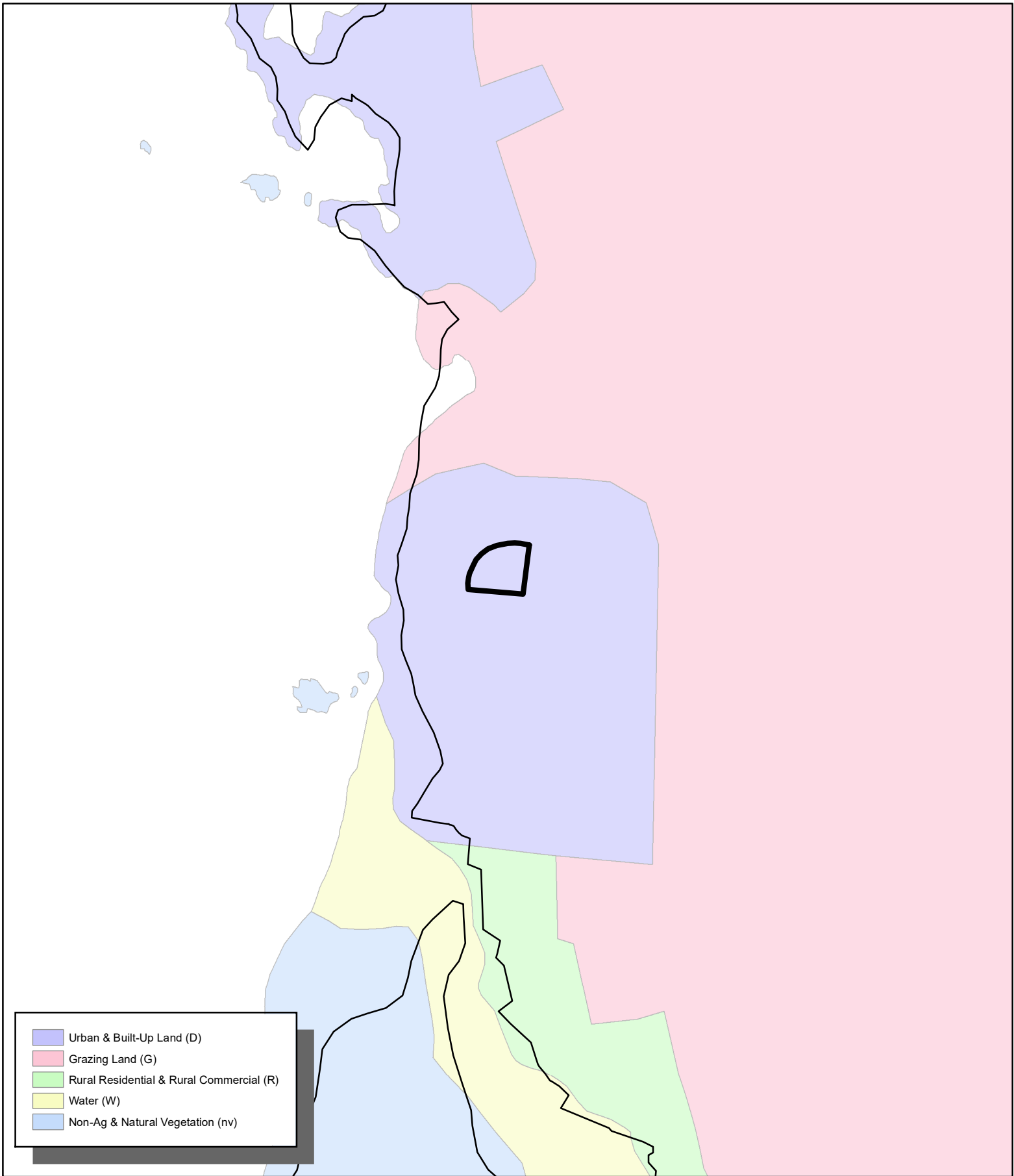
DWR Crop Type
Crop2014
Mixed Pasture

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APN: 015-350-40
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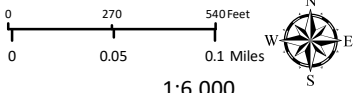


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DWR CROP TYPE

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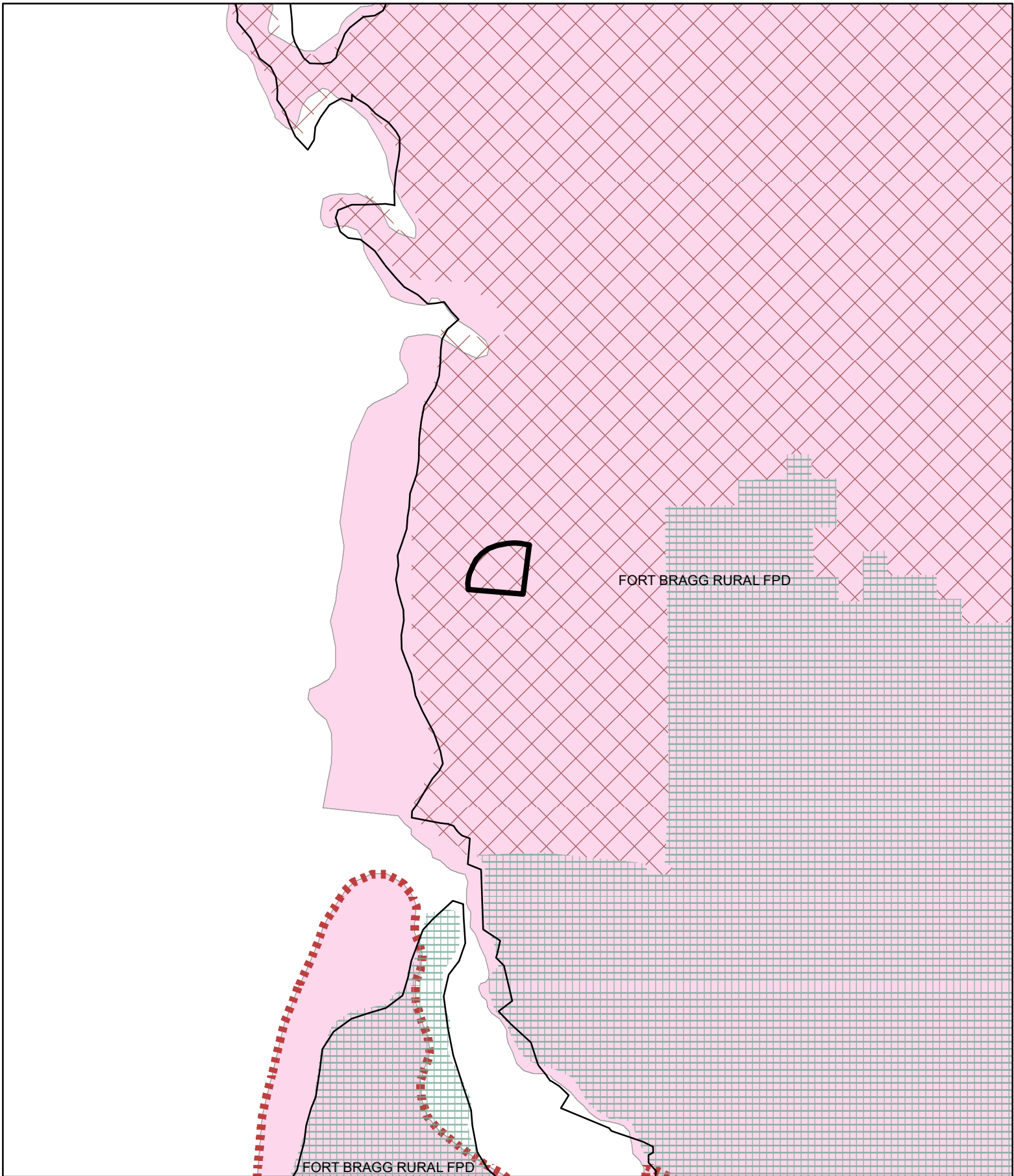
- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)
- Water (W)
- Non-Ag & Natural Vegetation (nv)






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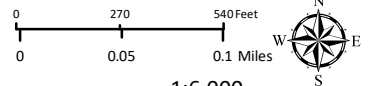
IMPORTANT FARMLANDS

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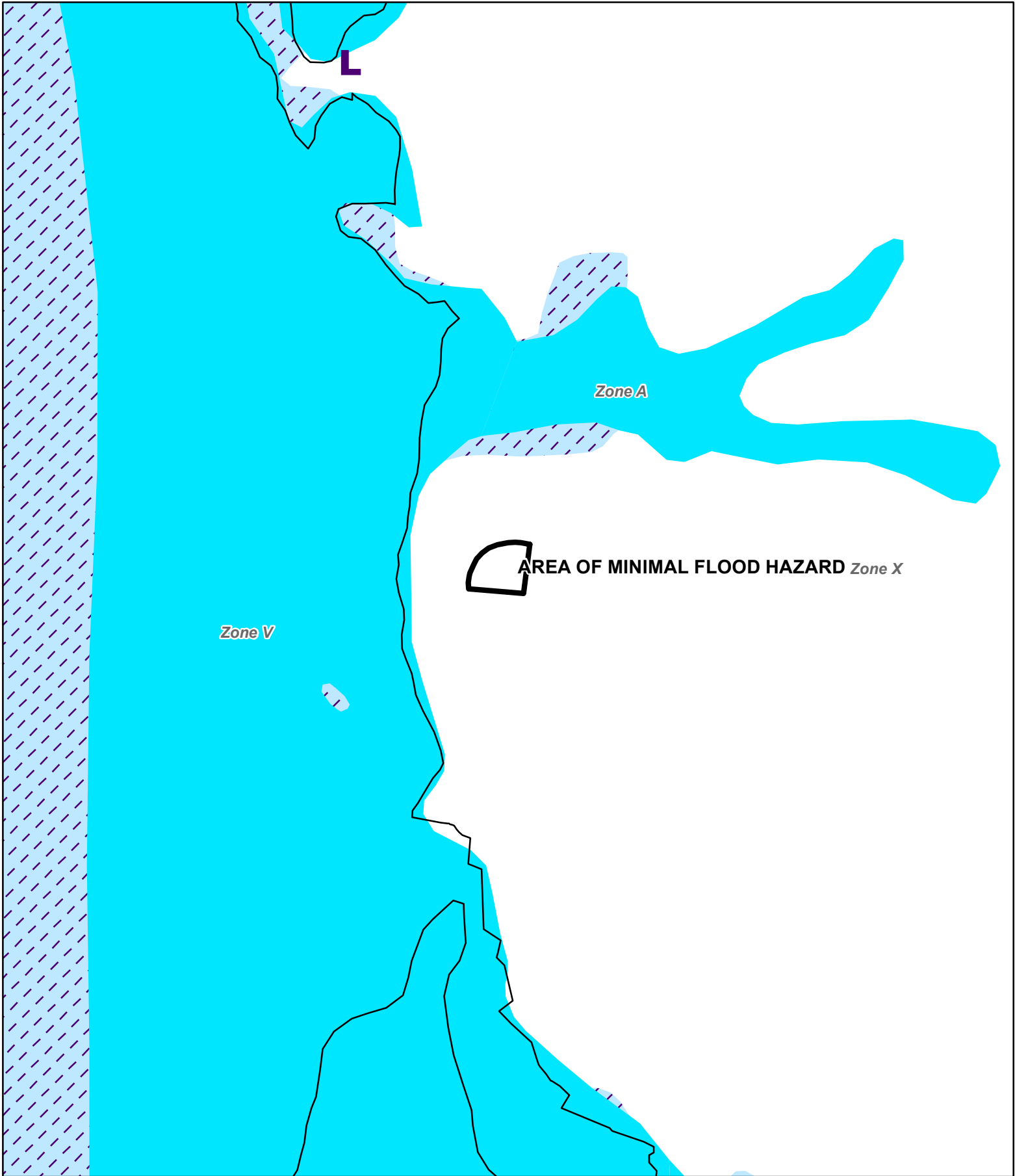
CASE: CDP 2023-0015
OWNER: DOOMBOS, Robert & Kelly
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-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts





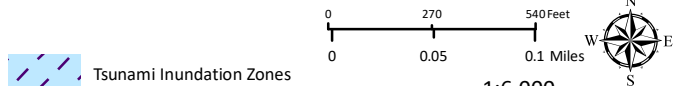
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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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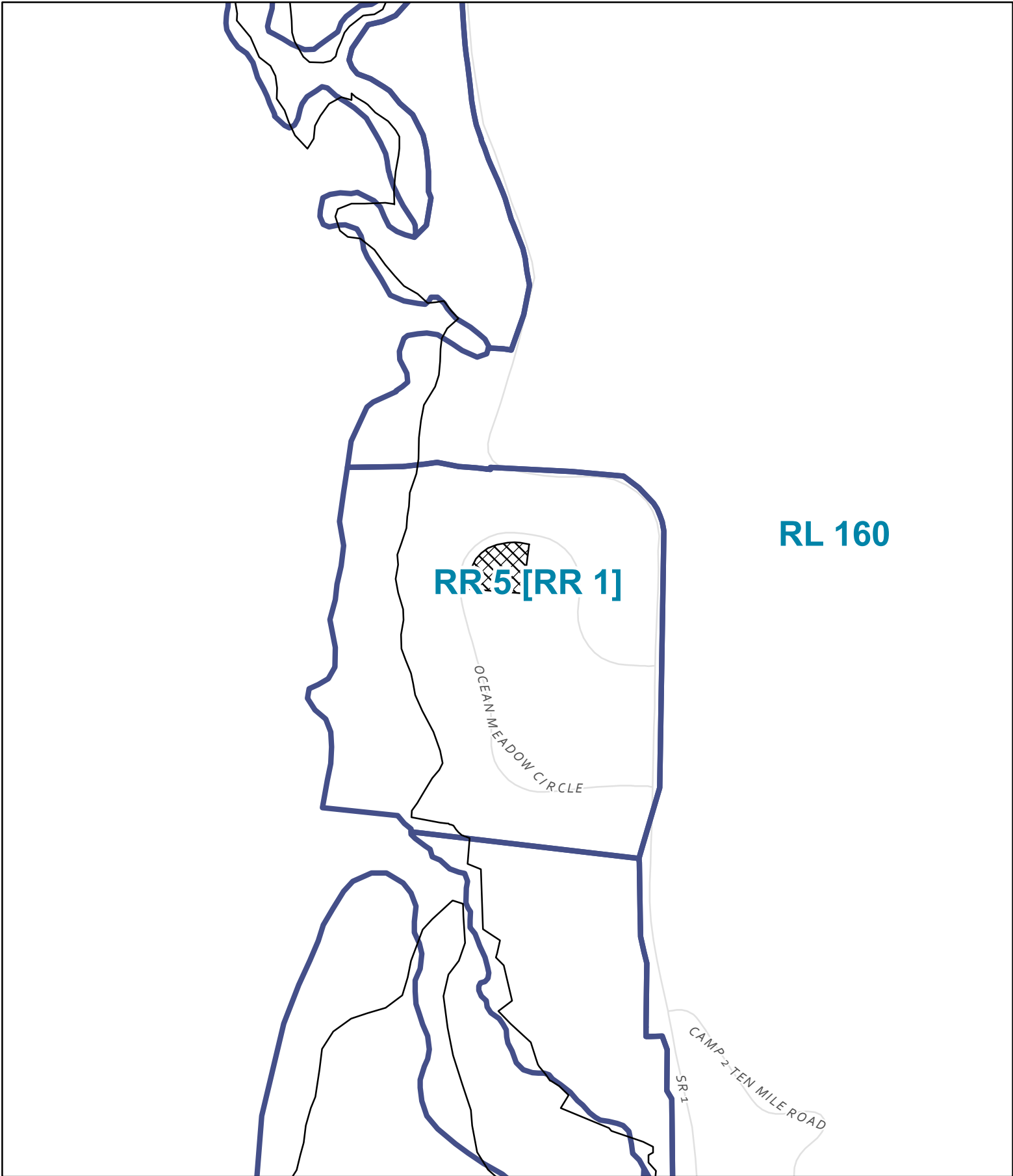
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 LOMA Letters
 1% Annual Chance Flood Hazard



1:6,000
FLOOD ZONES

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RR 5 [RR 1]

RL 160

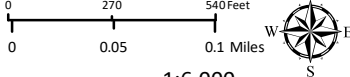
OCEAN MEADOW CIRCLE

CAMP 2-TEN MILE ROAD

SR 1

Public Roads

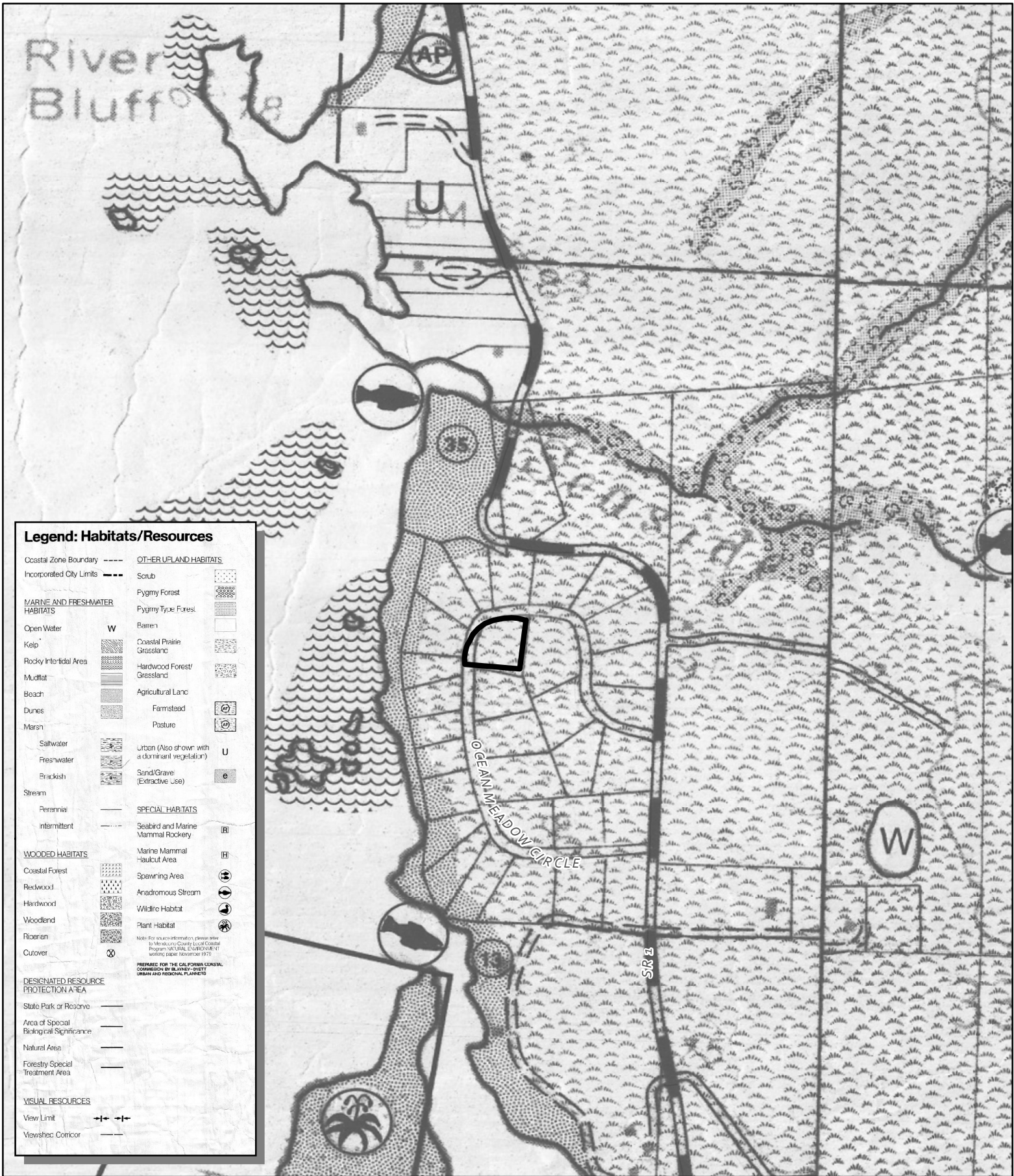
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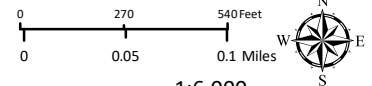
GENERAL PLAN

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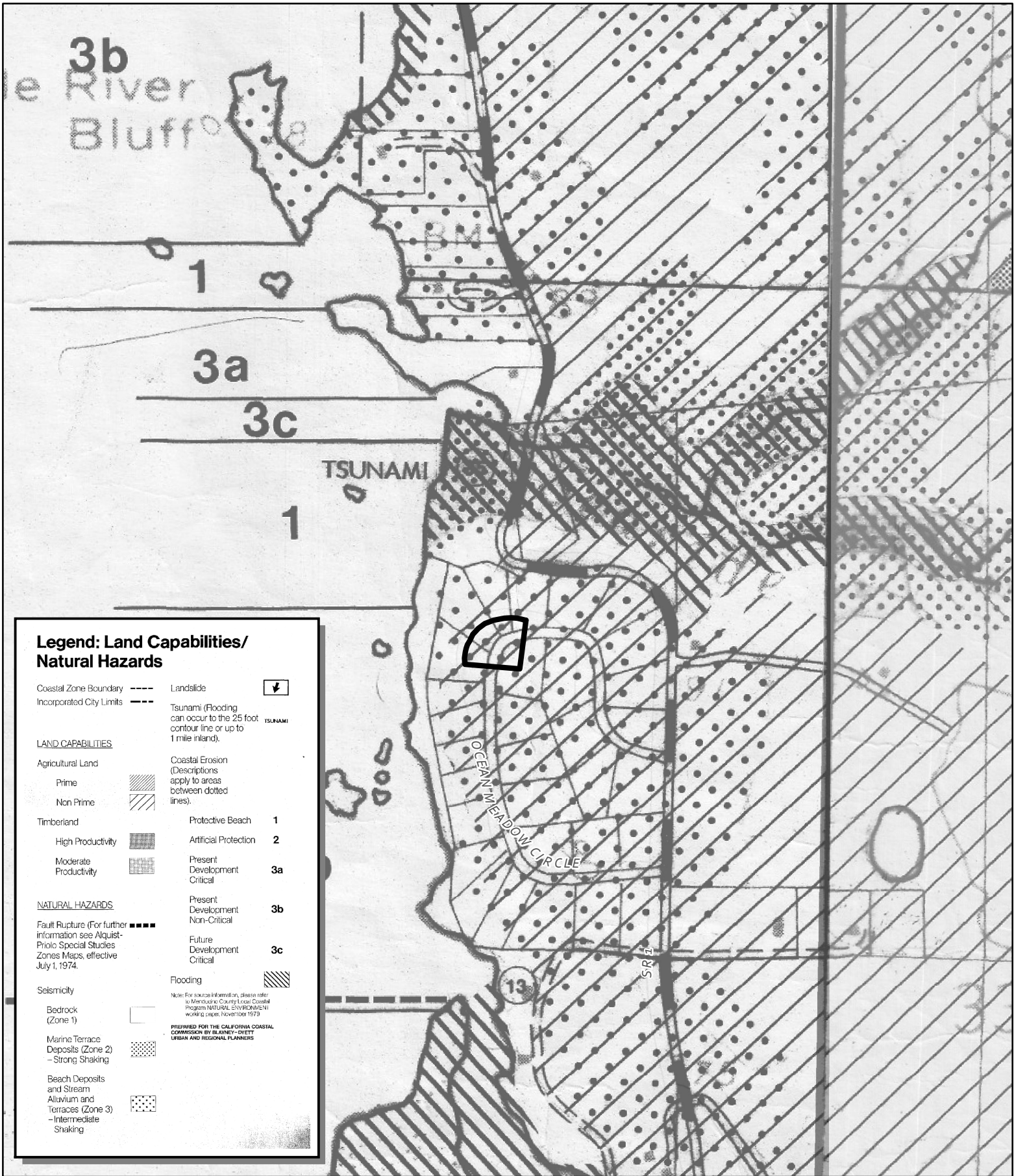
Public Roads



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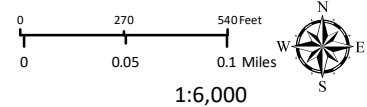
LCP HABITATS & RESOURCES

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**Legend: Land Capabilities/
Natural Hazards**

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

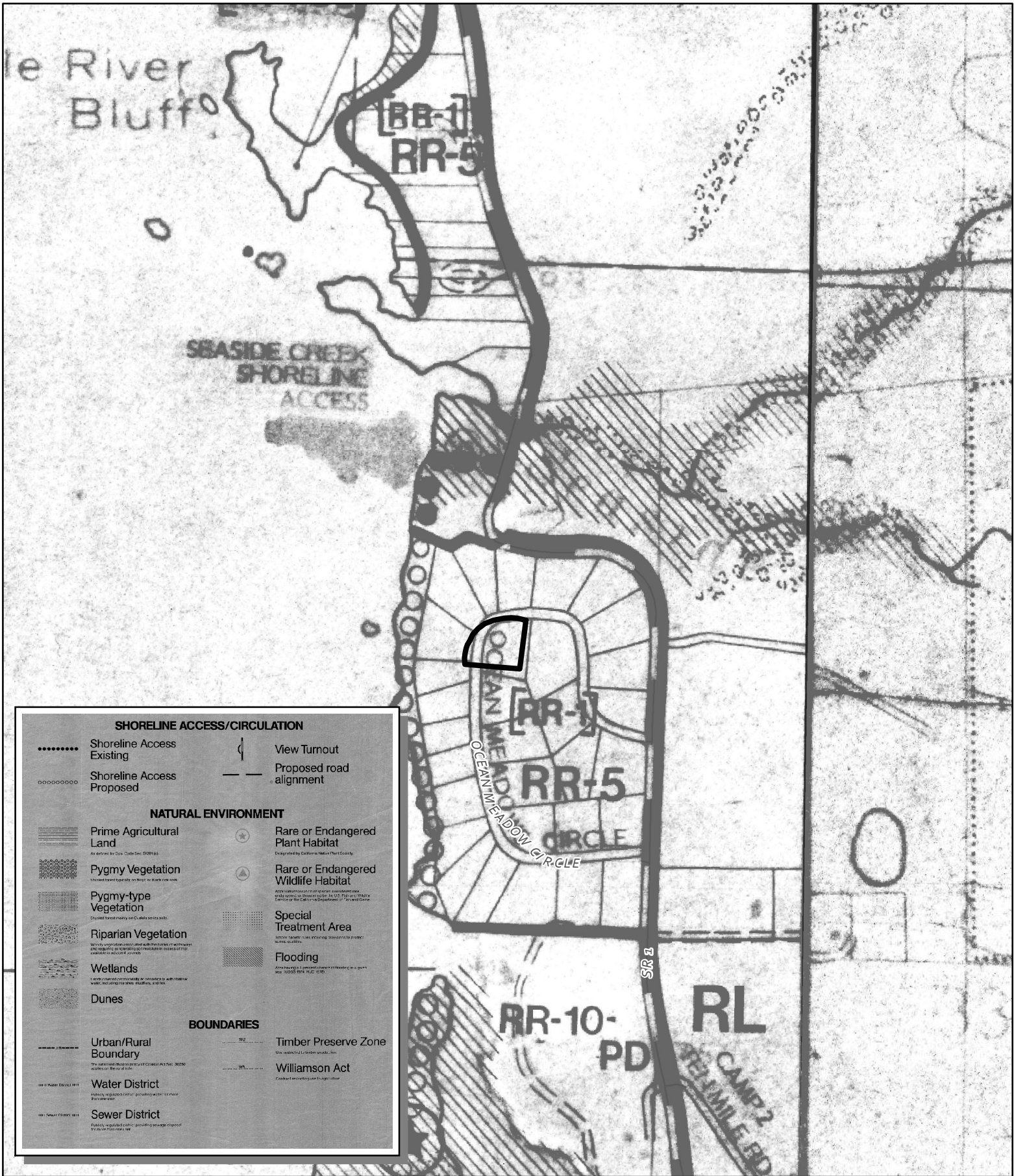


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Public Roads

LCP LAND CAPABILITIES & NATURAL HAZARDS

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SHORELINE ACCESS/CIRCULATION

..... Shoreline Access Existing
 oooooooooo Shoreline Access Proposed

View Turnout
 Proposed road alignment

NATURAL ENVIRONMENT

Prime Agricultural Land
As defined by State Code Sec. 50380.05

Pygmy Vegetation
Subsided terrain typically on slopes or black rock soils

Pygmy-type Vegetation
Classified forest inventory on Coastal terrace soils

Riparian Vegetation
Moist riparian habitat associated with riparian corridors and requires special management practices to maintain ecological integrity

Wetlands
Large riparian corridors are associated with riparian habitat and riparian forests, fields, and law

Dunes

Rare or Endangered Plant Habitat
Designated by California Native Plant Society

Rare or Endangered Wildlife Habitat
Approximate location of riparian and woodland area that may be associated with the U.S. Fish and Wildlife Service or the California Department of Fish and Game

Special Treatment Area
Forest lands that require special management to protect scenic quality

Flooding
Approximate location of riparian area existing in a park with 100-year FLD 1570

BOUNDARIES

Urban/Rural Boundary
The Urban/Rural Boundary is established by Ordinance No. 2020-0001 of Newport City.

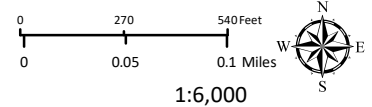
Water District
Publicly regulated utility providing water service to the area.

Sewer District
Publicly regulated utility providing sewage disposal to the area.

Timber Preserve Zone
State established timber preserve.

Williamson Act
Contract farming with the government.

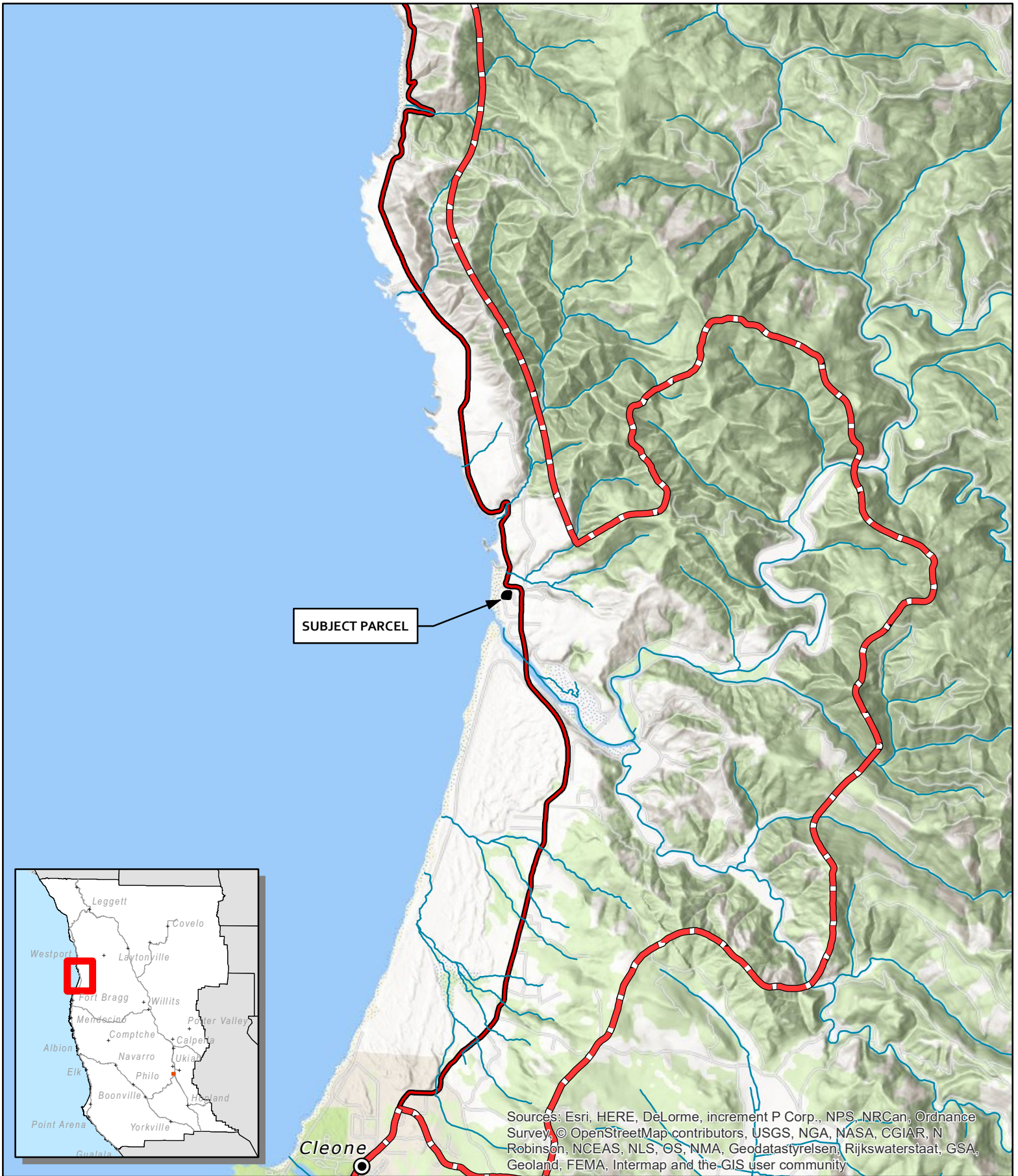
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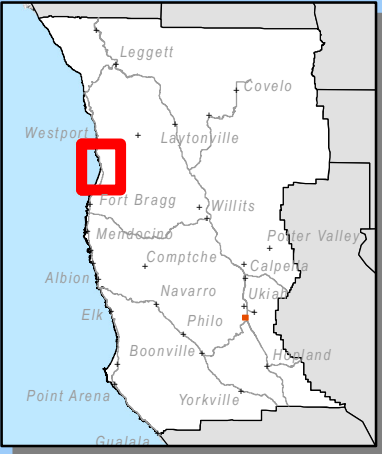
Public Roads

1:6,000
 LCP LAND USE MAP 10: NEWPORT

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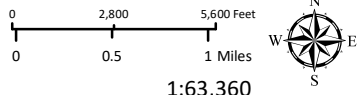
SUBJECT PARCEL



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

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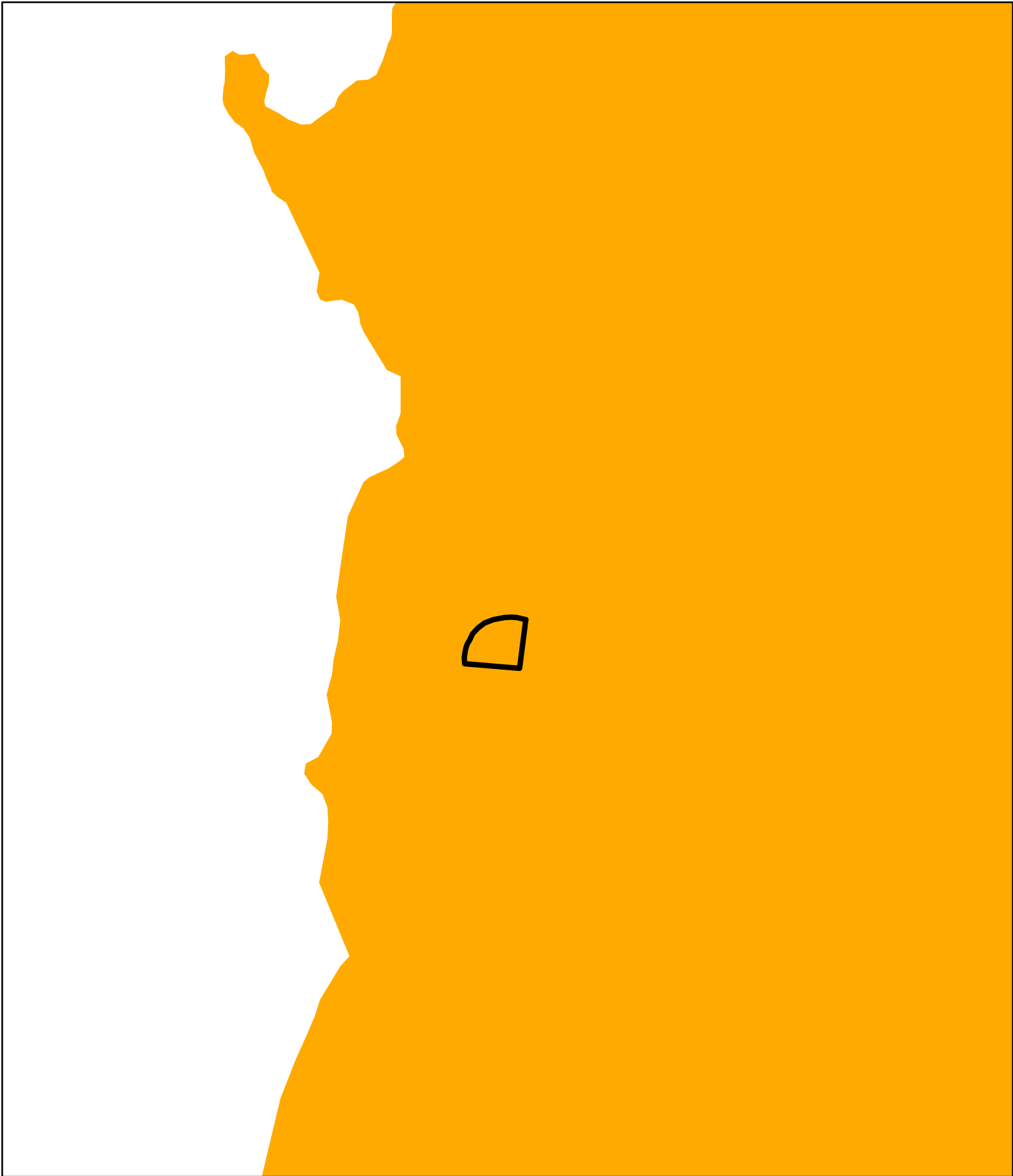
- Major Towns & Places
- Coastal Zone Boundary
- Highways
- Hydrology



1:63,360

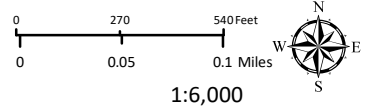
LOCATION

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 Westport MAC



WESTPORT MUNICIPAL ADVISORY COUNCIL

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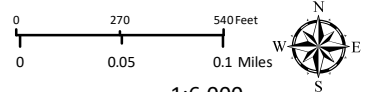


Mackerricher SP



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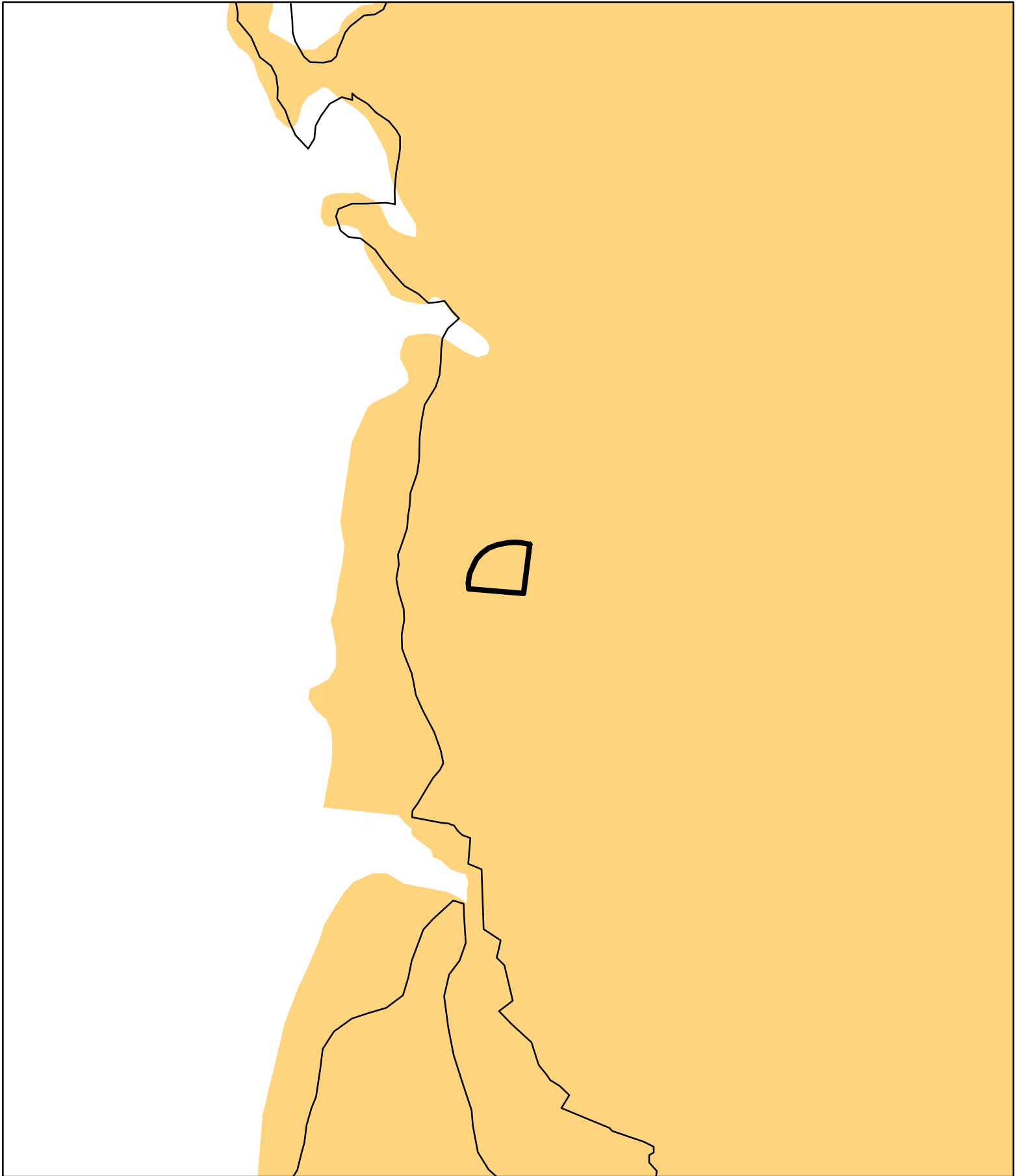
 State Parks




1:6,000

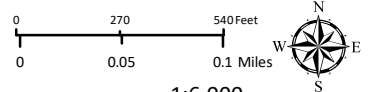
STATE PARKS

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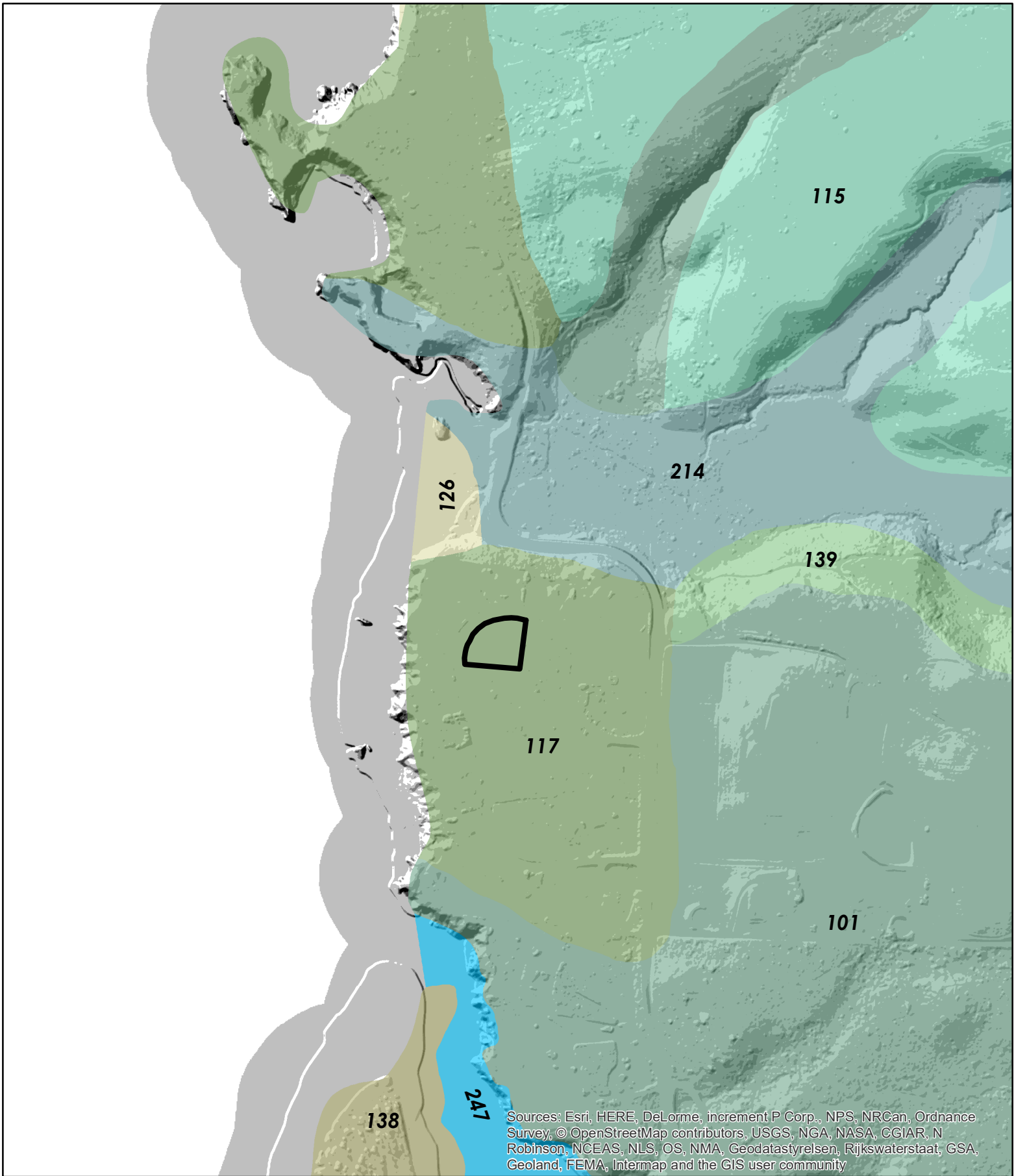
 Highly Scenic Area



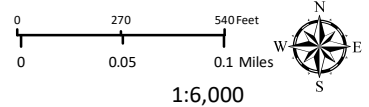
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HIGHLY SCENIC AREA

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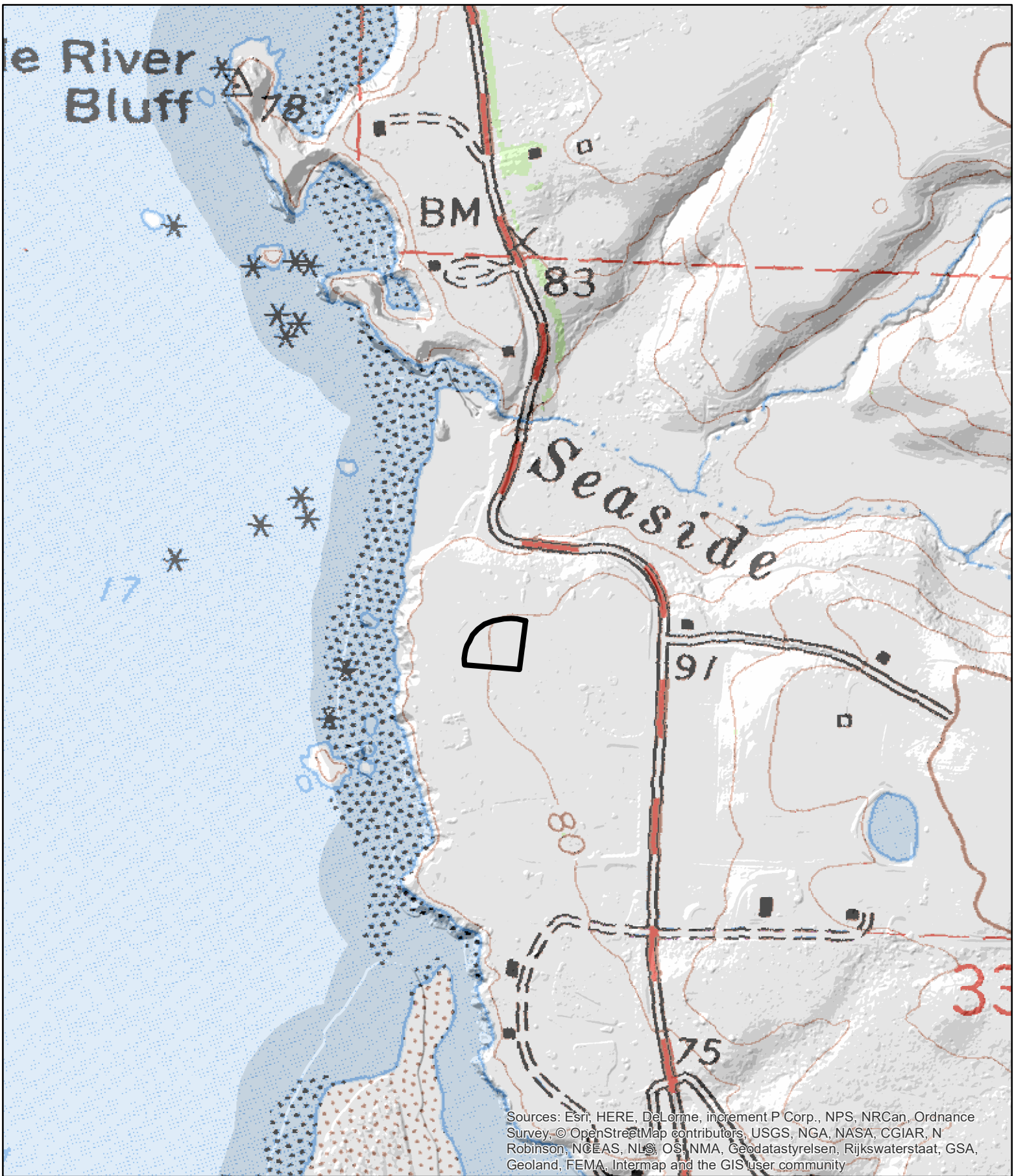


CASE: CDP 2023-0015
OWNER: DOOMBOS, Robert & Kelly
APN: 015-350-40
APLCT: Robert & Kelly Doombos
AGENT: LACO Associates
ADDRESS: 32935 Ocean Meadows Circle



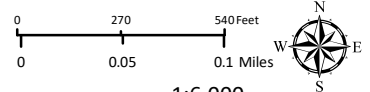
WESTERN SOIL CLASSIFICATIONS

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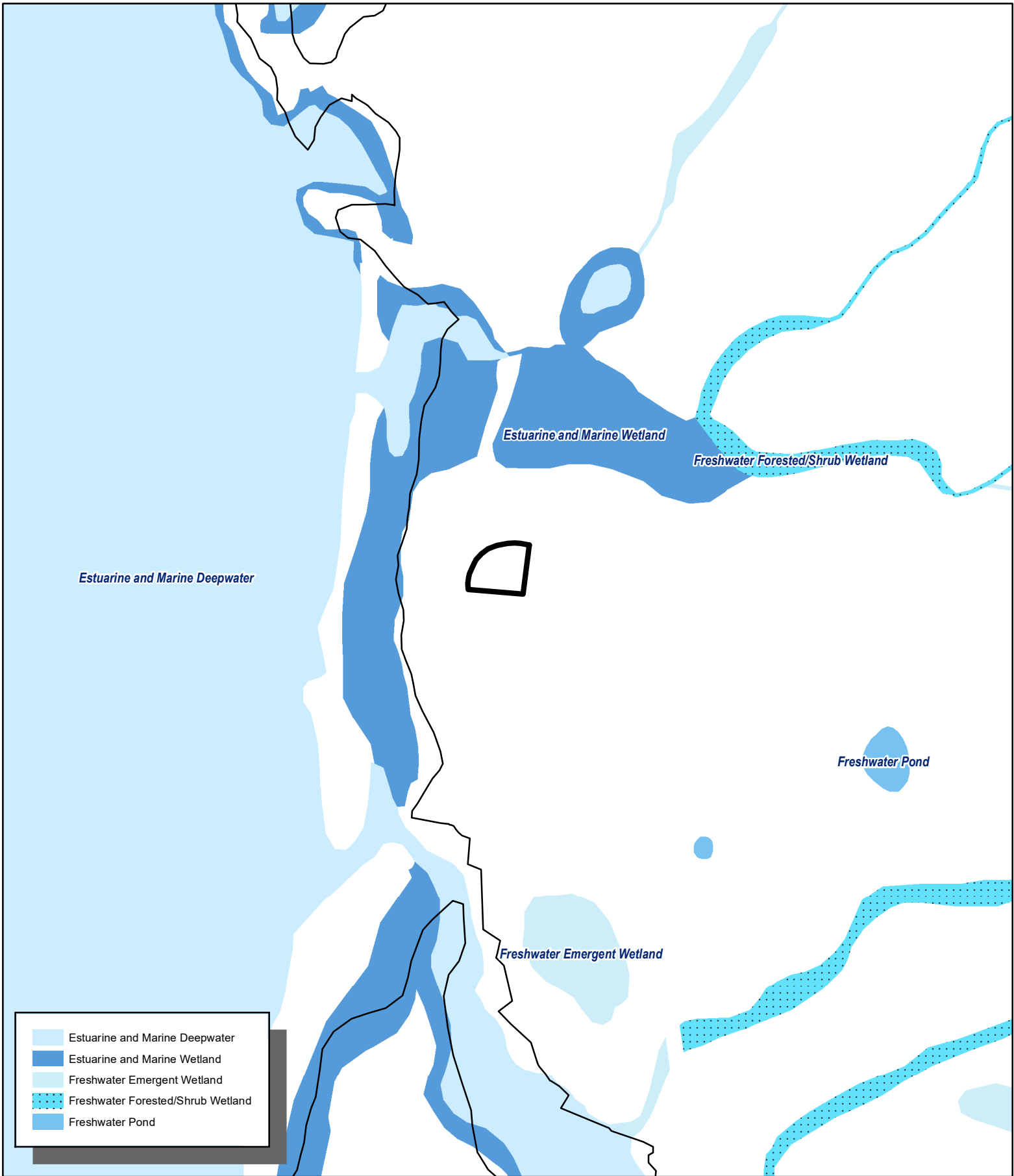
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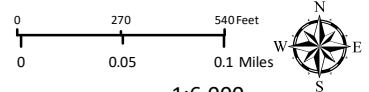


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TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

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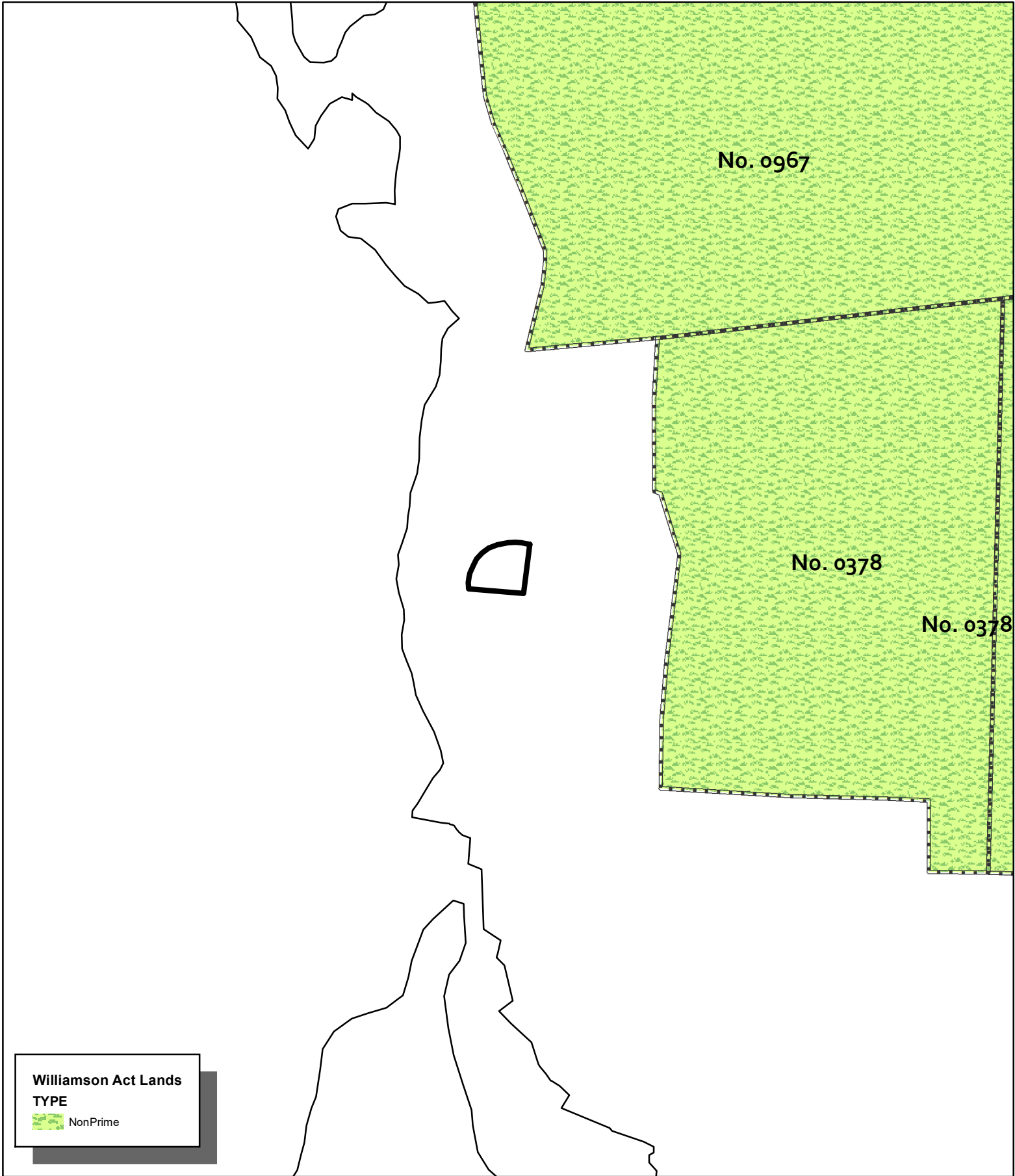
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WETLANDS

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**Williamson Act Lands
TYPE**

 NonPrime

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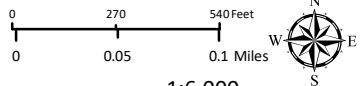
OWNER: DOOMBOS, Robert & Kelly

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APLCT: Robert & Kelly Doombos

AGENT: LACO Associates

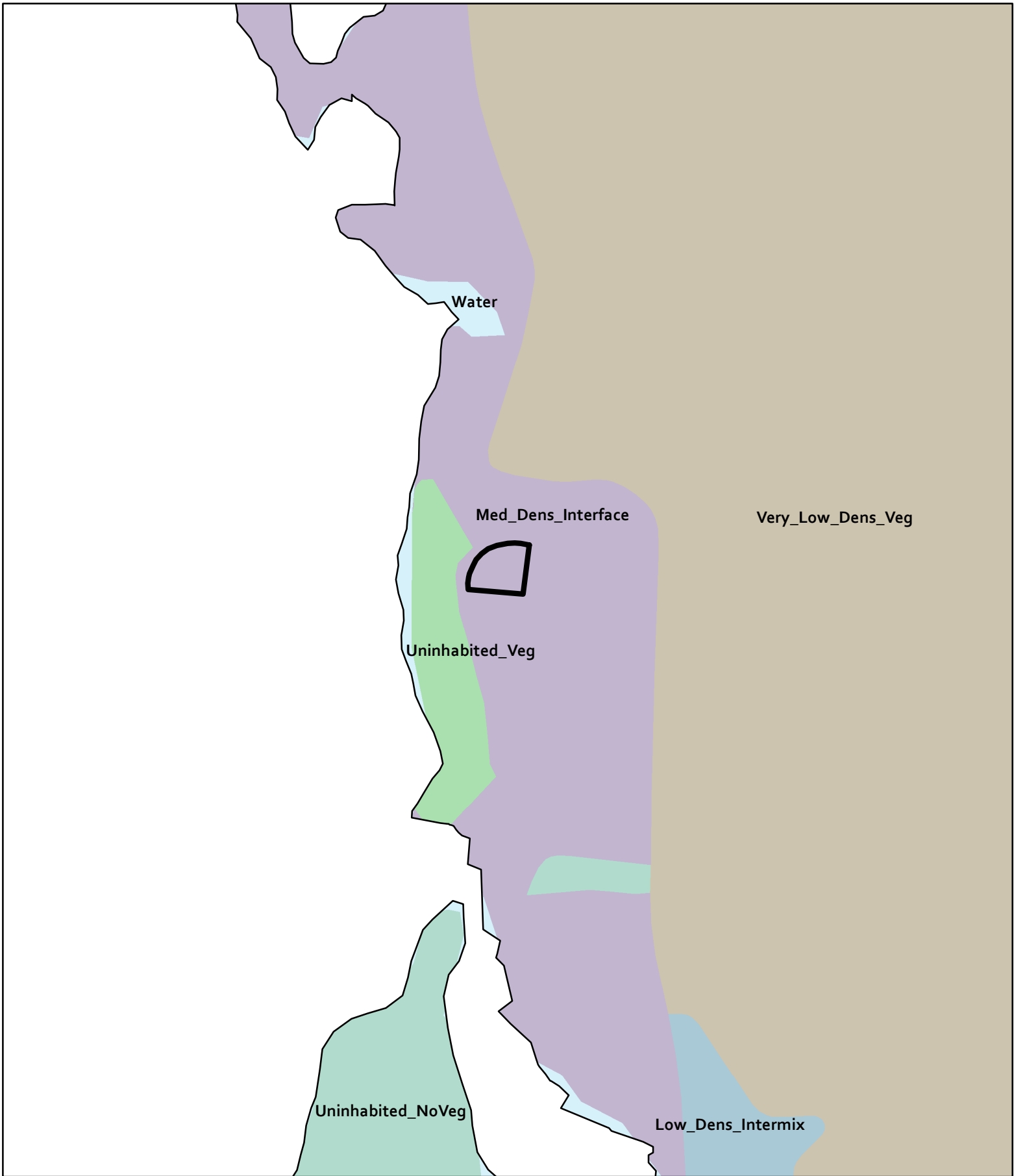
ADDRESS: 32935 Ocean Meadows Circle



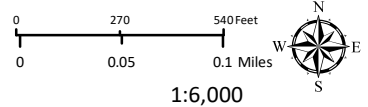
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WILLIAMSON ACT

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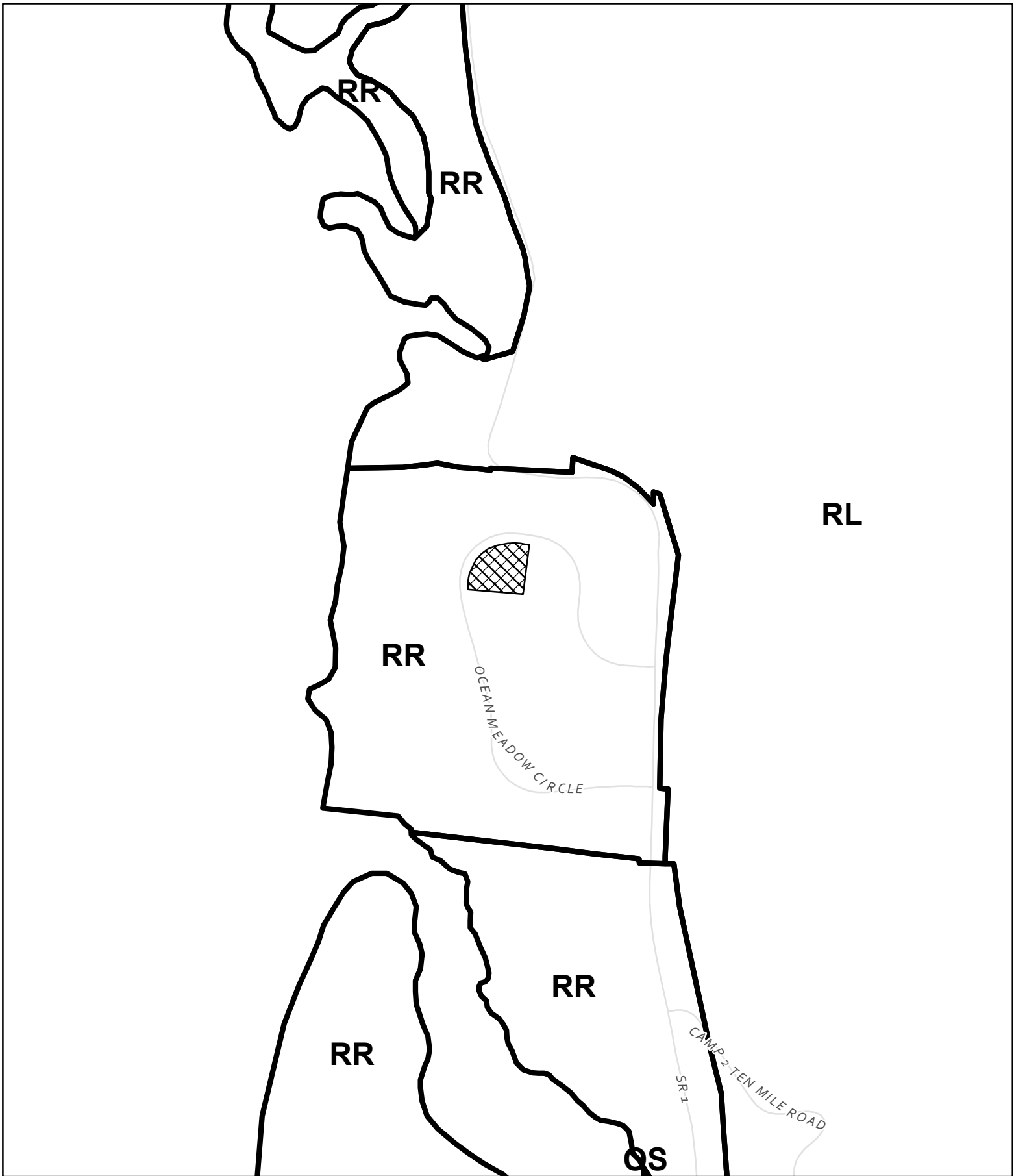


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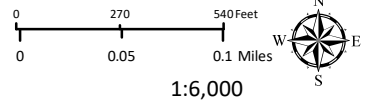
WILDLAND-URBAN INTERFACE

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 Zoning Districts
 Public Roads



1:6,000

ZONING

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