



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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FAX: 707-463-5709
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

September 19, 2023

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

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

Regional Water Quality Control Board
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Manchester band of Pomo Indians
Redwood Coast Fire District

CASE#: CDP_2023-0034

DATE FILED: 8/22/2023

OWNER: 15550 MANCHESTER LLC

APPLICANT/AGENT: BRAD BRERETON

REQUEST: Standard Coastal Development Permit to drill an additional water well, install a water tank, replace existing fencing, add new fencing, and convert part of the existing single-family residence to a bathroom.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 3± north of Manchester, on the west side of State Route 1, located at 15550 South Highway 1; (APN: 132-170-03).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: LIAM CROWLEY

RESPONSE DUE DATE: October 3, 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

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APN/S: 132-170-03

PARCEL SIZE: 9.3± Acres

GENERAL PLAN: Rangeland (RL:160) and Visitor Accommodations and Services Combining District (*2C)

ZONING: Rangeland (RL)

EXISTING USES: Residential

DISTRICT: 5 (Williams)

RELATED CASES: See additional information below.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rangeland (RL:160)	Rangeland (RL)	13±, 4± Acres	Residential
EAST:	Rangeland (RL:160)	Rangeland (RL)	1±, 64± Acres	Residential
SOUTH:	Rangeland (RL:160)	Rangeland (RL)	15± Acres	Vacant
WEST:	N/A (Pacific Ocean)	N/A (Pacific Ocean)	N/A (Pacific Ocean)	N/A (Pacific Ocean)

REFERRAL AGENCIES

LOCAL

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

- Sonoma State University

STATE

- CALFIRE (Land Use)
- California Coastal Commission
- California Dept. of Fish & Wildlife
- CALTRANS
- Regional Water Quality Control Board

FEDERAL

- US Department of Fish & Wildlife

TRIBAL

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

ADDITIONAL INFORMATION: Related projects include:

- Use Permit U 73-84 for a dwelling group and visitor accommodations, withdrawn on 01/28/85.
- Local Coastal Program Consistency Review LCP 86-20 for a single-family residence, studio, and garage on western portion of property, approved by Planning & Building Services on 02/20/86 but evidently never finalized as the structures were never built.
- General Plan Amendment GP 13-86 which relocated the proposed east-west vertical shoreline access across the property from the northern boundary line of the parcel to the southern boundary line and amend Policy 4.11-4 of the Coastal Element to read as follows: *"Prior to issuance of a coastal development permit for a visitor serving facility, an offer to dedicate an easement for pedestrian access to the beach shall be obtained as provided in Policy 3.6-5 through acquisition, or through agreement with Caltrans."* This amendment was adopted by the Board of Supervisors on 01/26/1987 under Resolution No. 87-015. However, it appears that only the Land Use Map change was ever finalized. The currently adopted Coastal Element does not reflect this language.
- Waiver of Coastal Development Permit Requirements for a covered porch, fence, and concrete slab. Approved by the Coastal Commission 11/12/1986 as Permit No. 1-86-176W.
- Coastal Development Permit No. 1-87-121 for a barn/agricultural building and grading an existing trail. Approved by the Coastal Commission on 11/20/1987.

STAFF PLANNER: LIAM CROWLEY

DATE: 9/19/2023

ENVIRONMENTAL DATA

1. MAC:

GIS

No

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

State Responsibility Area (SRA)

4. FARMLAND CLASSIFICATION:

GIS

Grazing Land (G)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

None, only western boundary of parcel along shoreline

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Marginal Water Resources (MWR)

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soil Class Map Unit No. 105

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

Estuarine and Marine Wetland along shoreline

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

No

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

N/A

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

Proposed shoreline access along southern boundary, *2C Visitor Accommodations Combining District, Prime Agricultural Land

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Prime Agricultural Land, Beach Deposits and Stream Alluvium and Terraces – Intermediate Shaking

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Viewshed corridor boundary

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

Yes

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

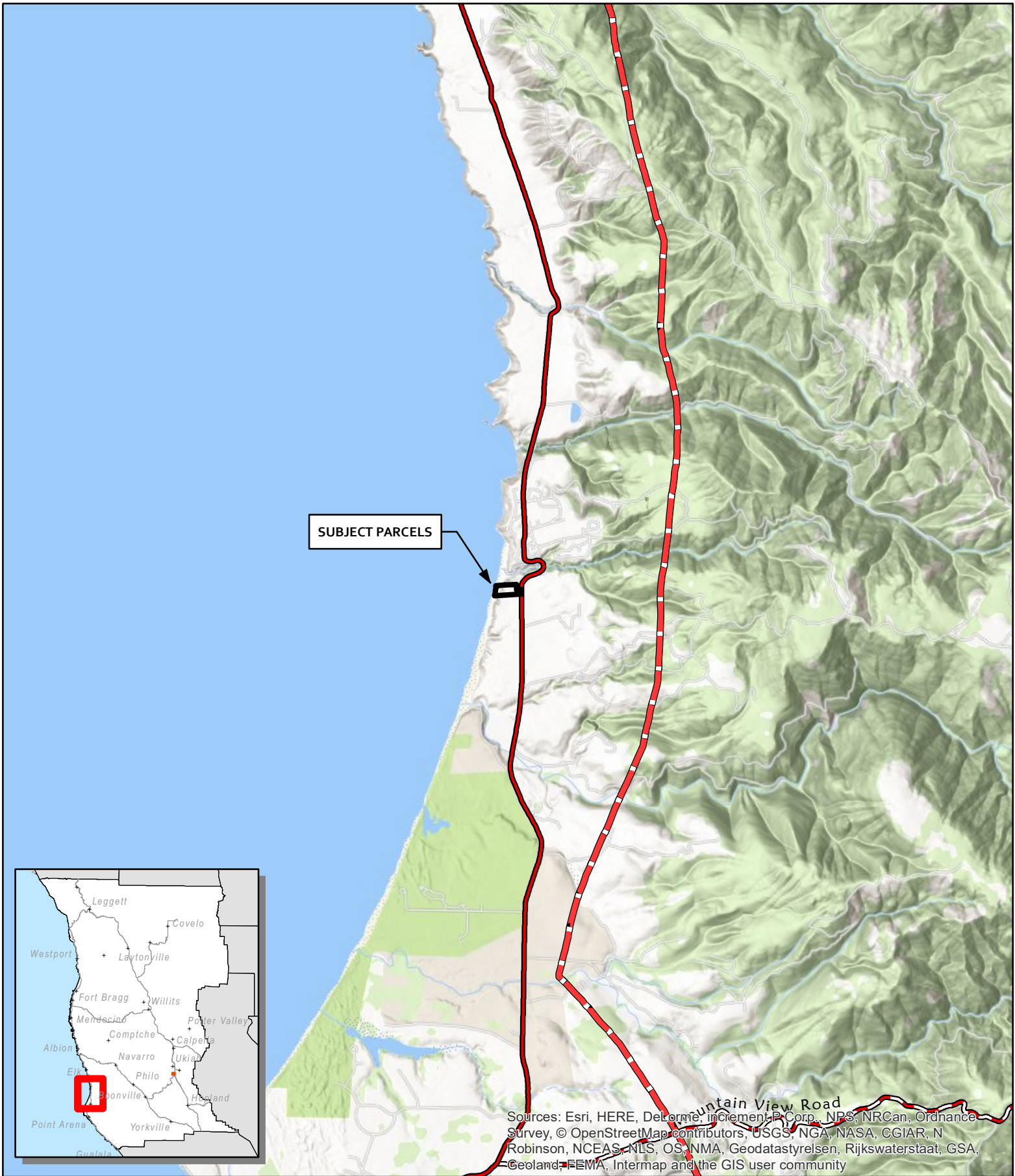
Biological Resources & Natural Area Map; GIS; General Plan 4-9

N/A

31. BLUFFTOP GEOLOGY:

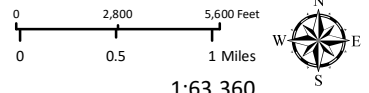
GIS; 20.500.020

Yes, along western portion abutting the sea



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APN: 132-170-03
APLCT: Brad Brereton
AGENT: Brad Brereton
ADDRESS: 15550 S. Hwy 1, Manchester

- Coastal Zone Boundary
- Highways
- Major Roads



1:63,360

LOCATION

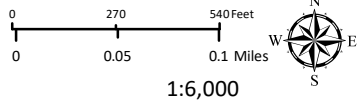
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- Highways
- Public Roads
- - - - - Driveways/Unnamed Roads



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AERIAL IMAGERY

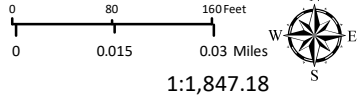
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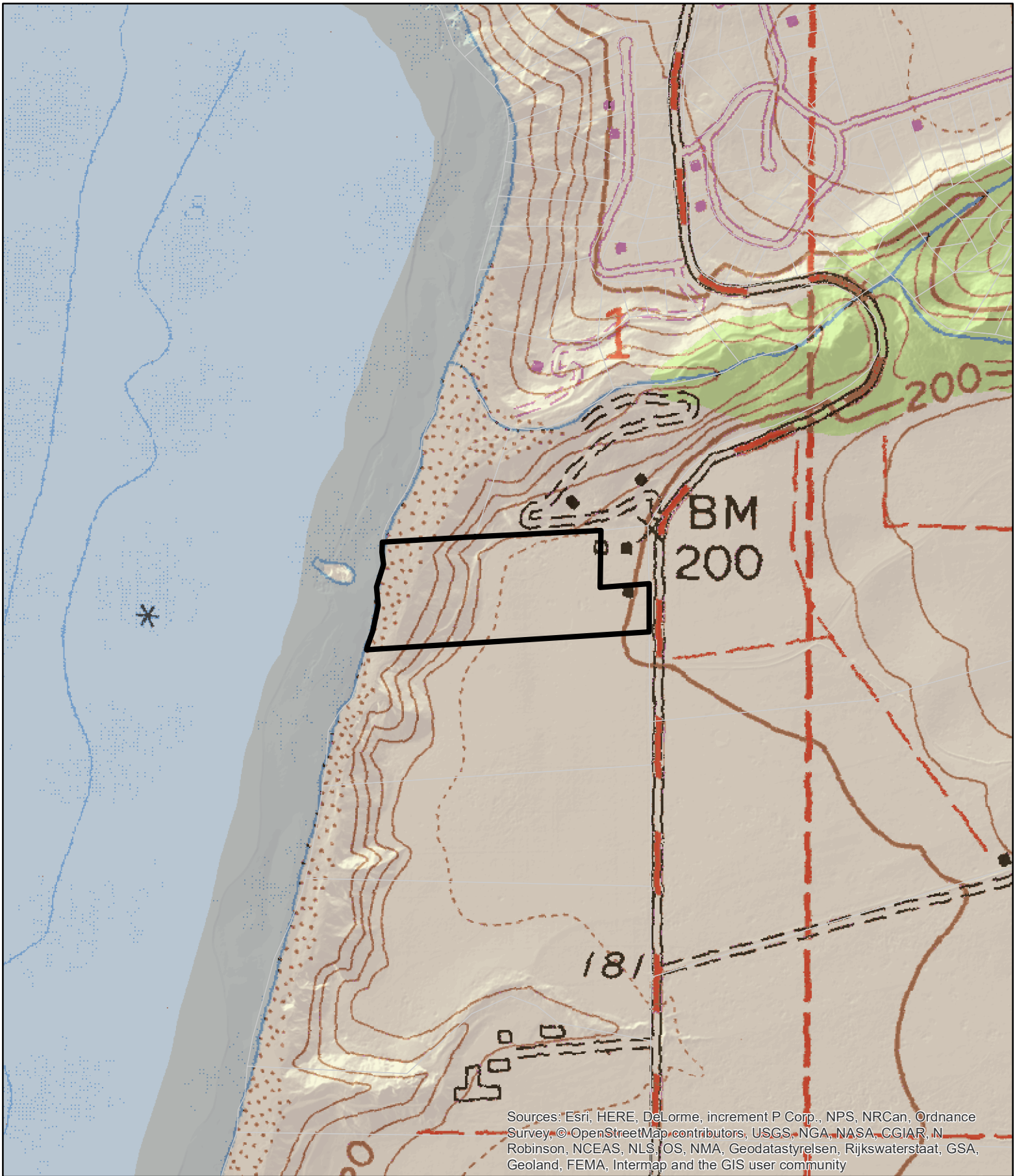
-  Highways
-  Public Roads
-  Driveways/Unnamed Roads



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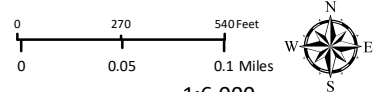
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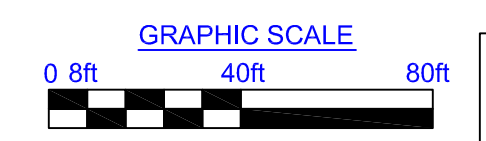
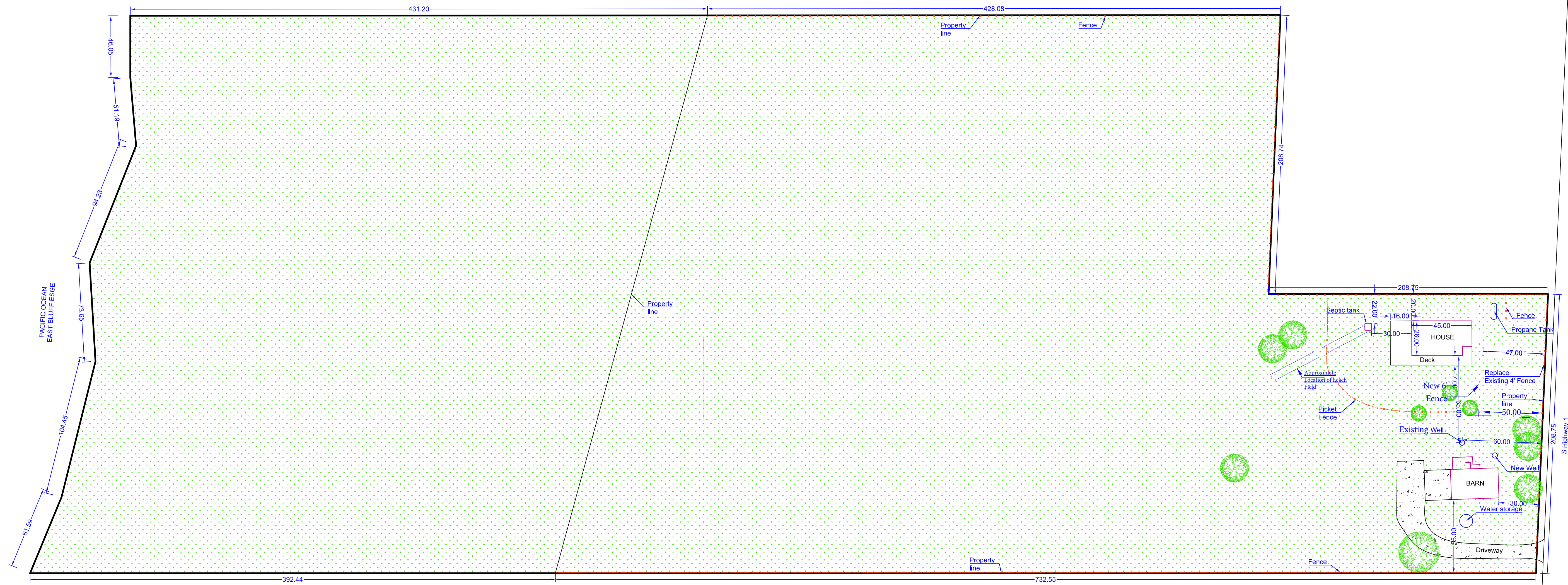
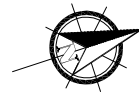
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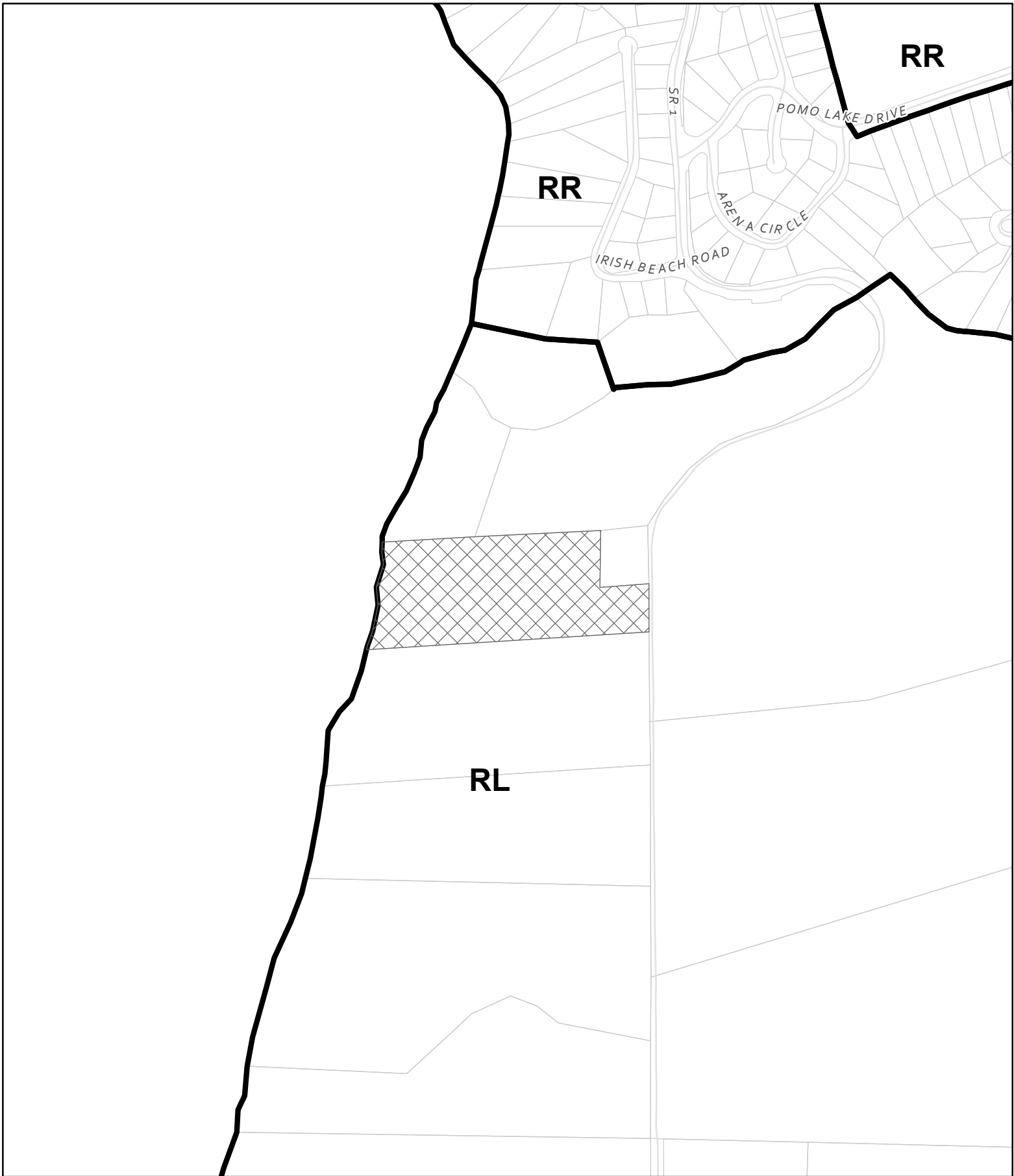
 Assessors Parcels






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TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

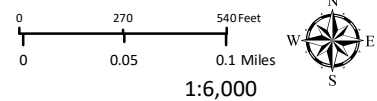
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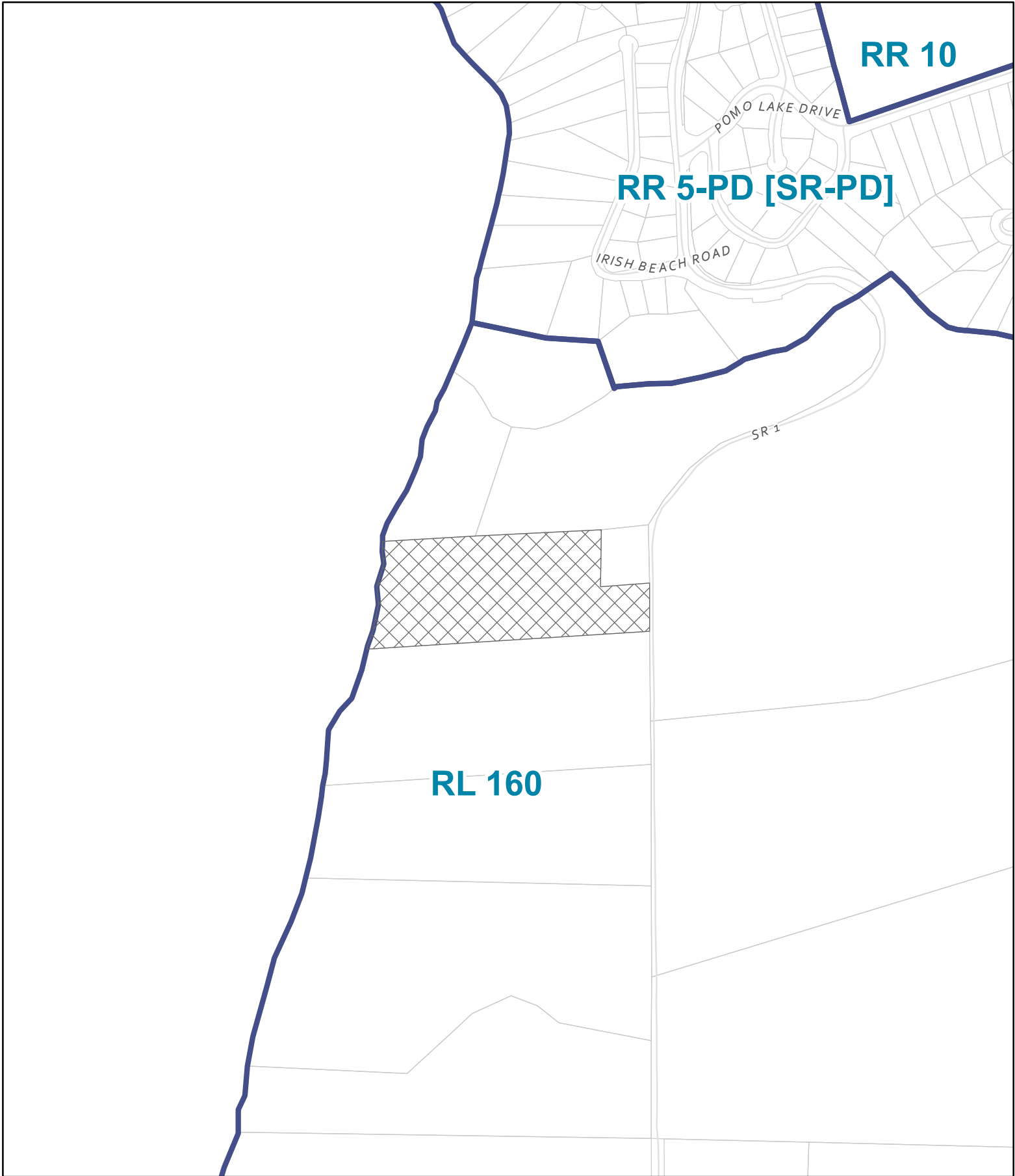
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-  Zoning Districts
-  Public Roads
-  Assessors Parcels





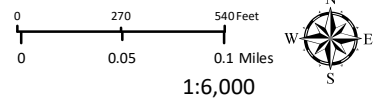
ZONING

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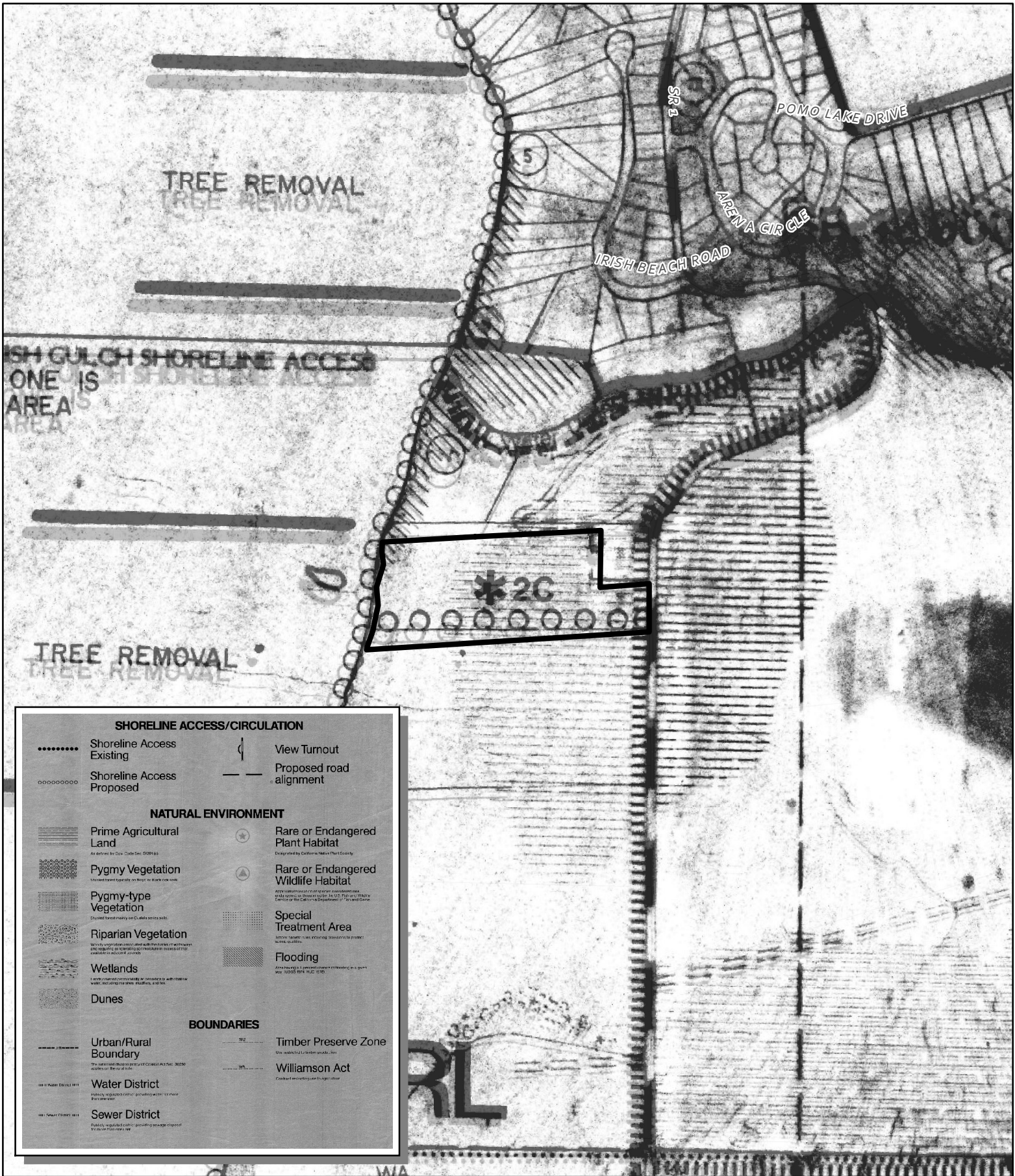
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 Public Roads
 Assessors Parcels



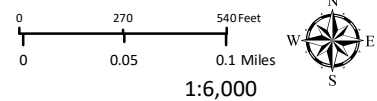
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GENERAL PLAN

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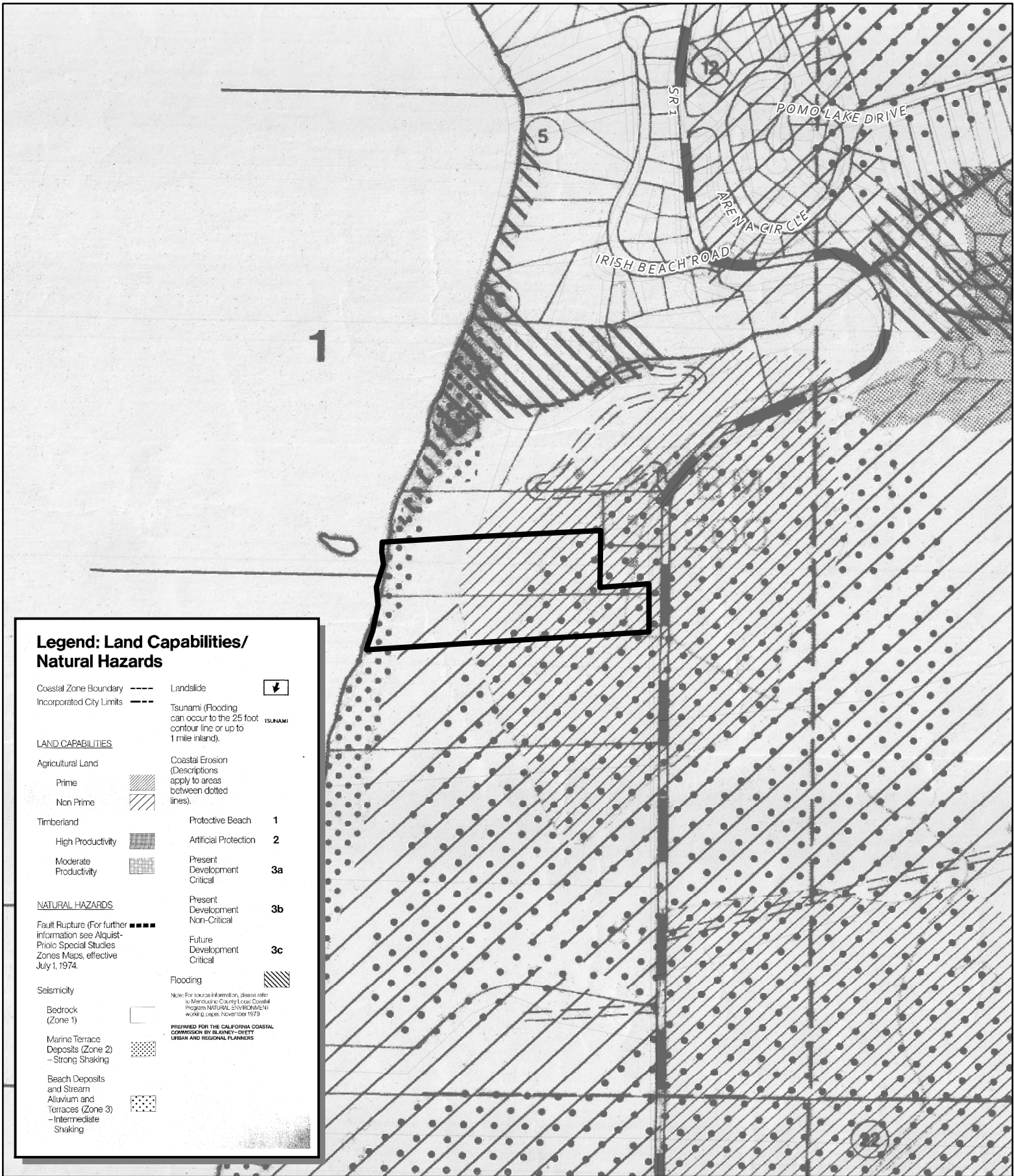
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LCP LAND USE MAP 22: MALLO PASS CREEK

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**Legend: Land Capabilities/
Natural Hazards**

- Coastal Zone Boundary - - - -
- Incorporated City Limits - - - -
- Landslide
- Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).

LAND CAPABILITIES

- Agricultural Land
 - Prime
 - Non Prime
- Timberland
 - High Productivity
 - Moderate Productivity
- Coastal Erosion (Descriptions apply to areas between dotted lines).
 - Protective Beach 1
 - Artificial Protection 2
 - Present Development Critical 3a
 - Present Development Non-Critical 3b
 - Future Development Critical 3c

NATURAL HAZARDS

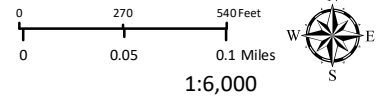
- Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.
- Seismicity
 - Bedrock (Zone 1)
 - Marine Terrace Deposits (Zone 2) - Strong Shaking
 - Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking
- Flooding

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENTAL WORKING GROUP, November 1979.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-DYETT URBAN AND REGIONAL PLANNERS

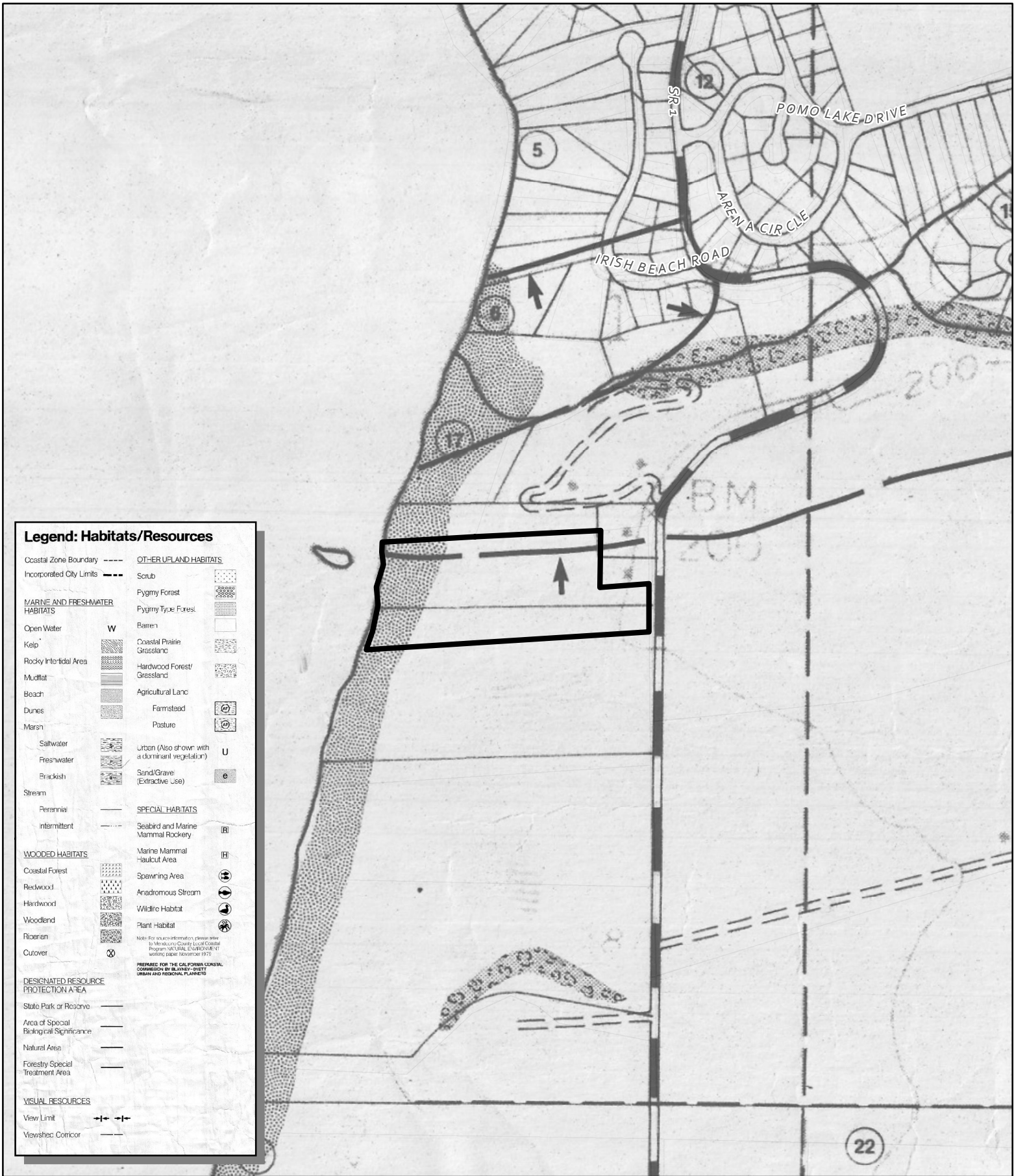
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LCP LAND CAPABILITIES & NATURAL HAZARDS

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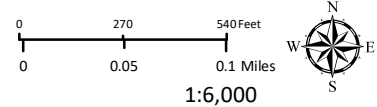


Legend: Habitats/Resources

Coastal Zone Boundary	---	OT-HER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
MARINE AND FRESHWATER HABITATS		Pygmy Forest	[Pattern]
Open Water	W	Pygmy Tree Forest	[Pattern]
Kelp	[Pattern]	Barren	[Pattern]
Rocky Intertidal Area	[Pattern]	Coastal Prairie	[Pattern]
Mudflat	[Pattern]	Grossland	[Pattern]
Beach	[Pattern]	Hardwood Forest/	[Pattern]
Dunes	[Pattern]	Grossland	[Pattern]
Marsh	[Pattern]	Agricultural Land	[Pattern]
Saltwater	[Pattern]	Farmstead	[Pattern]
Freshwater	[Pattern]	Pasture	[Pattern]
Brackish	[Pattern]	Urban (Also shown with	U
Stream		a dominant vegetation)	
Perennial	—	Sand/Grave	e
Intermittent	---	(Extractive Use)	
WOODED HABITATS		SPECIAL HABITATS	
Coastal Forest	[Pattern]	Seabird and Marine	[Symbol]
Redwood	[Pattern]	Mammal Rockery	[Symbol]
Hardwood	[Pattern]	Marine Mammal	[Symbol]
Woodland	[Pattern]	Haulcut Area	[Symbol]
Riparian	[Pattern]	Spawning Area	[Symbol]
Cuover	[Symbol]	Anadromous Stream	[Symbol]
DESIGNATED RESOURCE PROTECTION AREA		Wildfire Habitat	[Symbol]
State Park or Reserve	—	Plant Habitat	[Symbol]
Area of Special Biological Significance	—	<small>Note: For more information, please refer to Marin County Local Coastal Program NATURAL ENVIRONMENT working paper November 1992.</small>	
Natural Area	—	<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINY-O'NEILL URBAN AND REGIONAL PLANNERS</small>	
Forestry Special Treatment Area	—		
VISUAL RESOURCES			
View Limit	--- --- ---		
Viewshed Corridor	---		

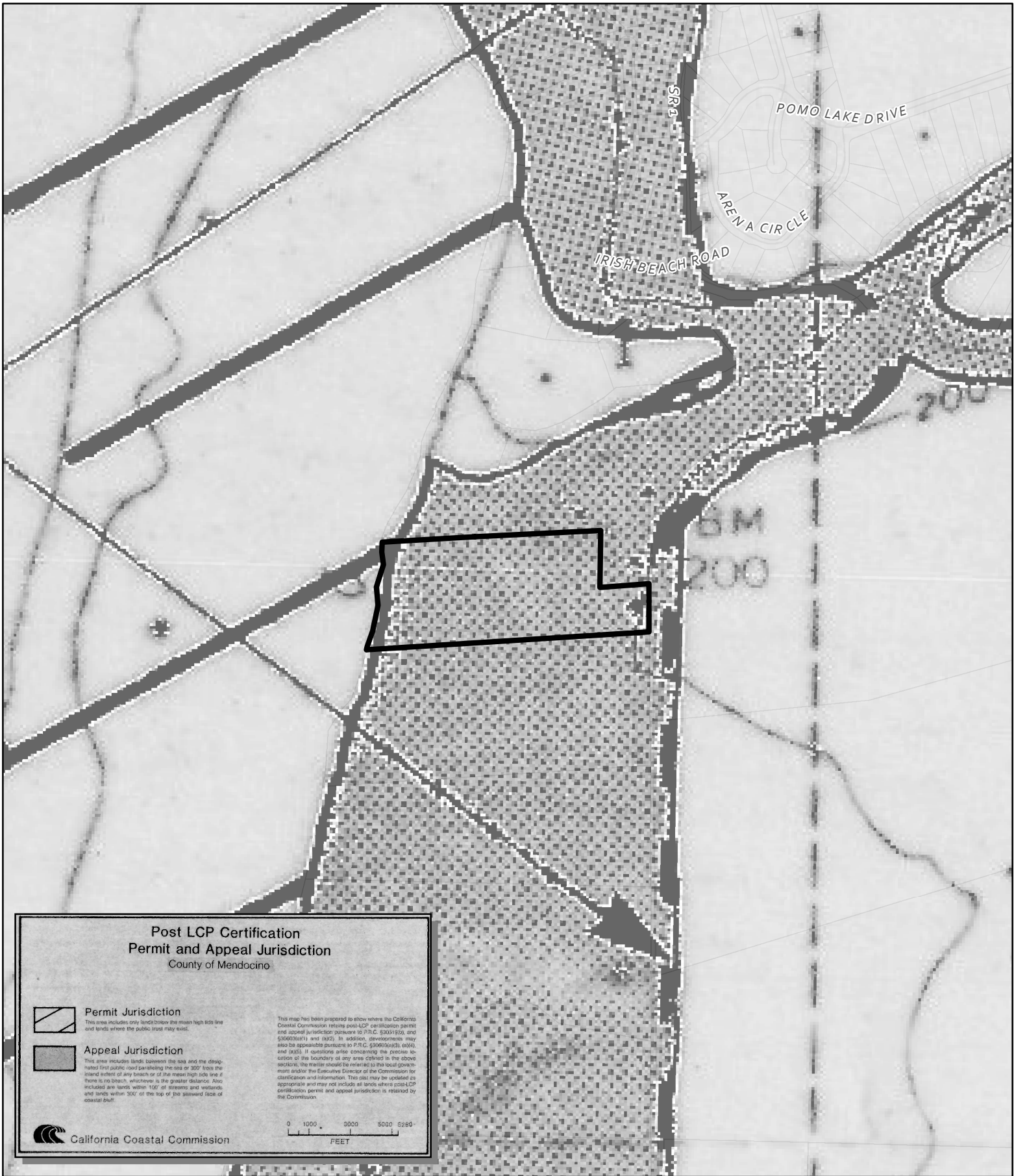
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 Assessors Parcels



1:6,000
LCP HABITATS & RESOURCES

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

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

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

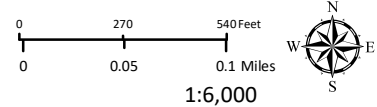
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30519(b), and §30603(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.R.C. §30603(a)(3), (b)(4), and (b)(5). If questions arise concerning the precise location of the boundary of any area defined 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 data may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

0 1000 3000 5000 5260

FEET

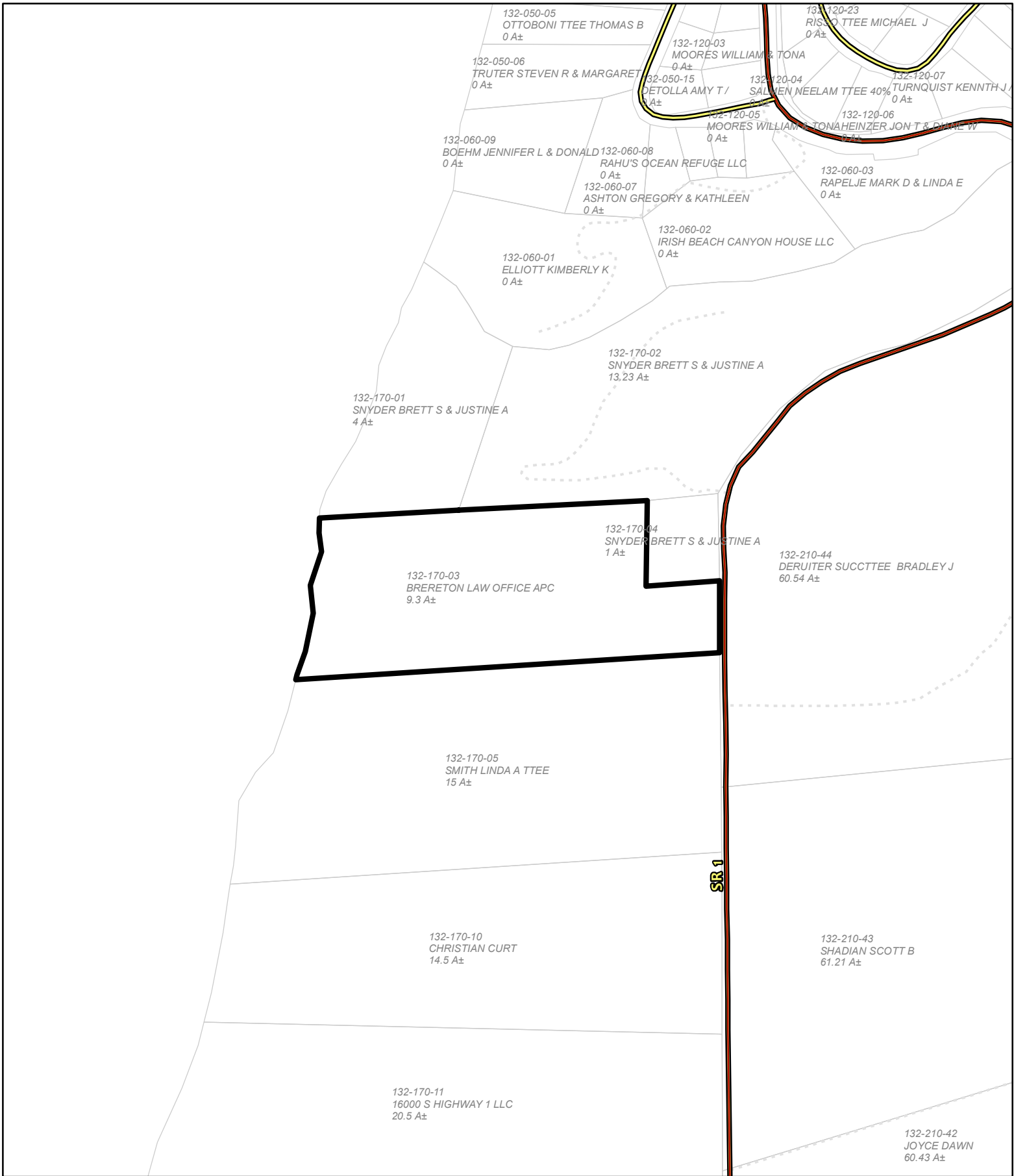
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Public Roads
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POST LCP CERTIFICATION & APPEAL JURISDICTION

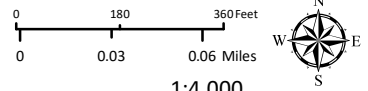
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-  Public Roads
-  Driveways/Unnamed Roads

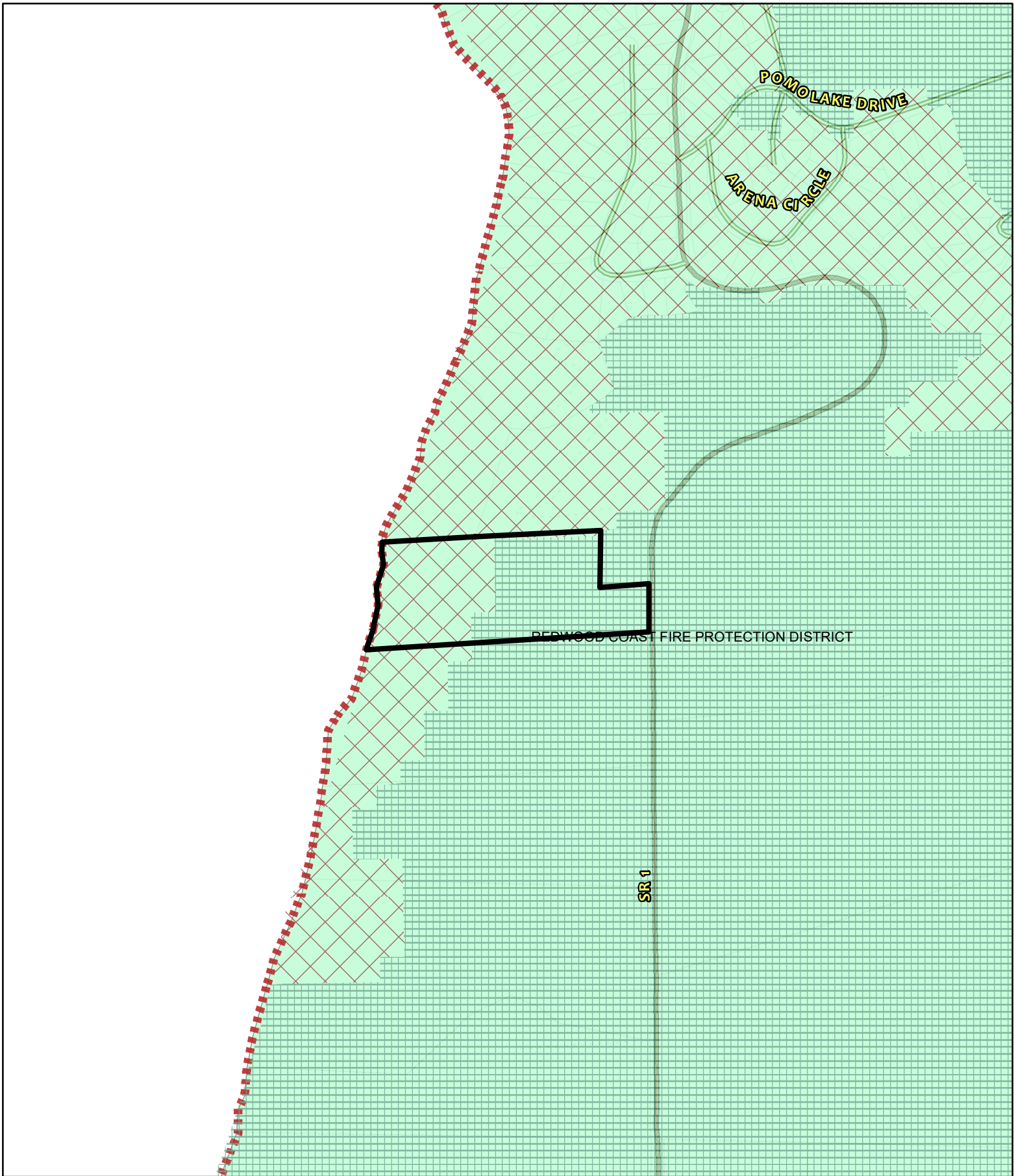
 Assessors Parcels









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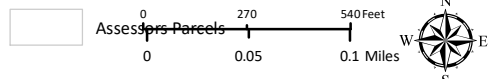
ADJACENT PARCELS

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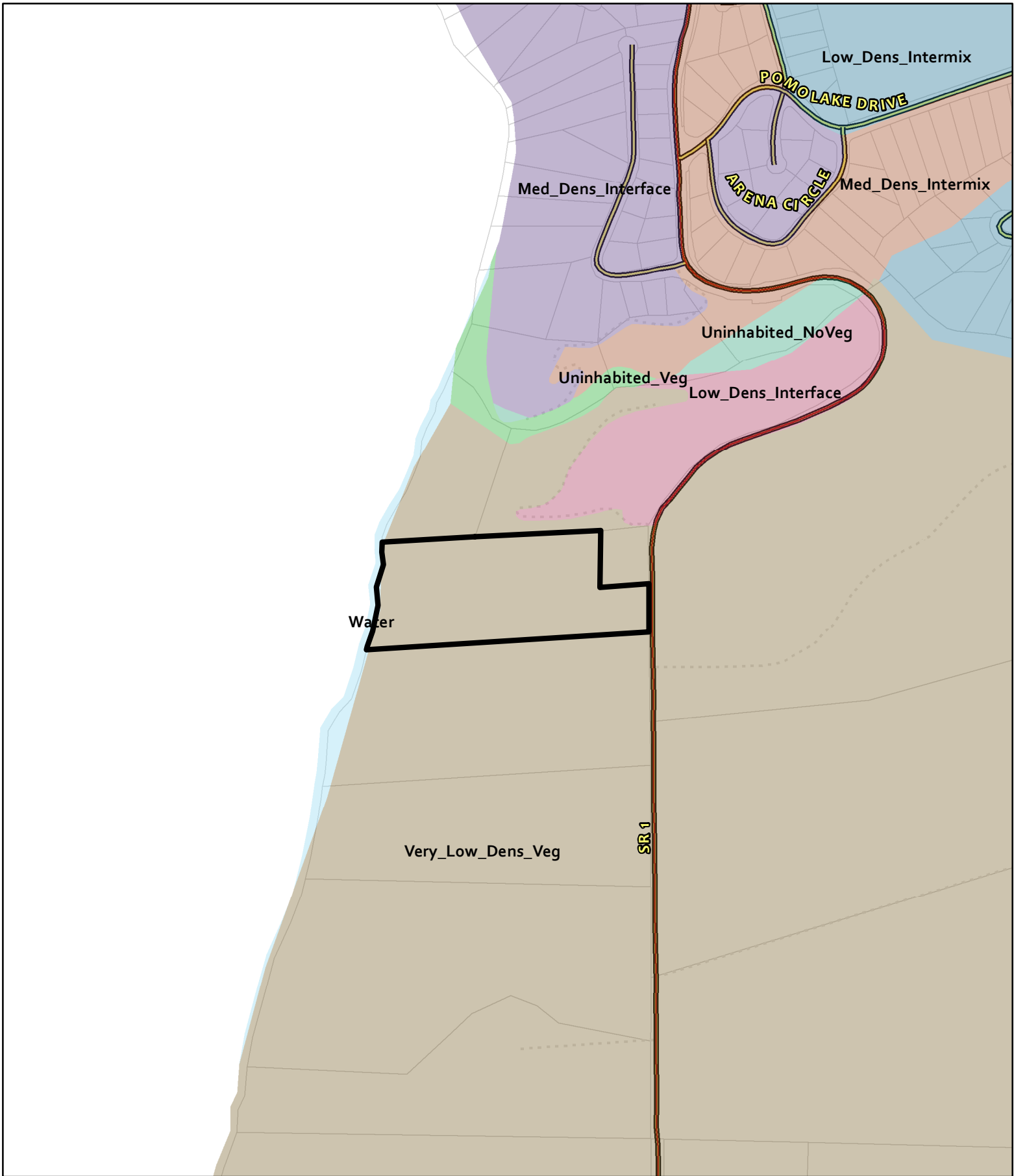
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-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts
-  Highways
-  Public Roads
-  Driveways/Unnamed Roads



1:6,000
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

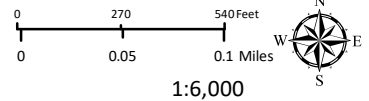
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- Highways
- = Public Roads
- - - - Driveways/Unnamed Roads

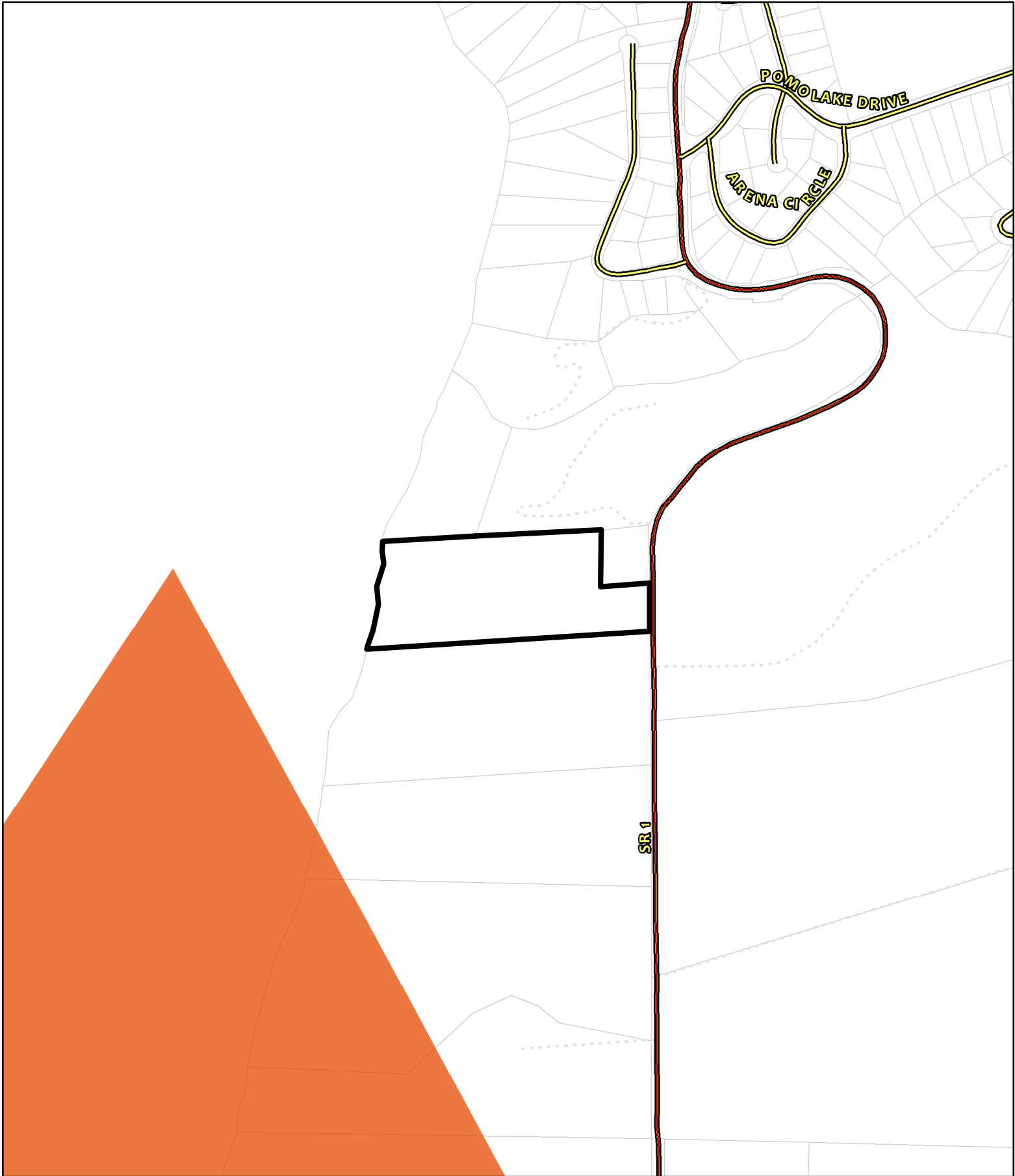
Assessors Parcels



1:6,000

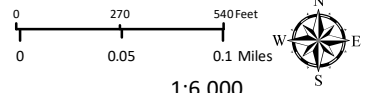
WILDLAND-URBAN INTERFACE

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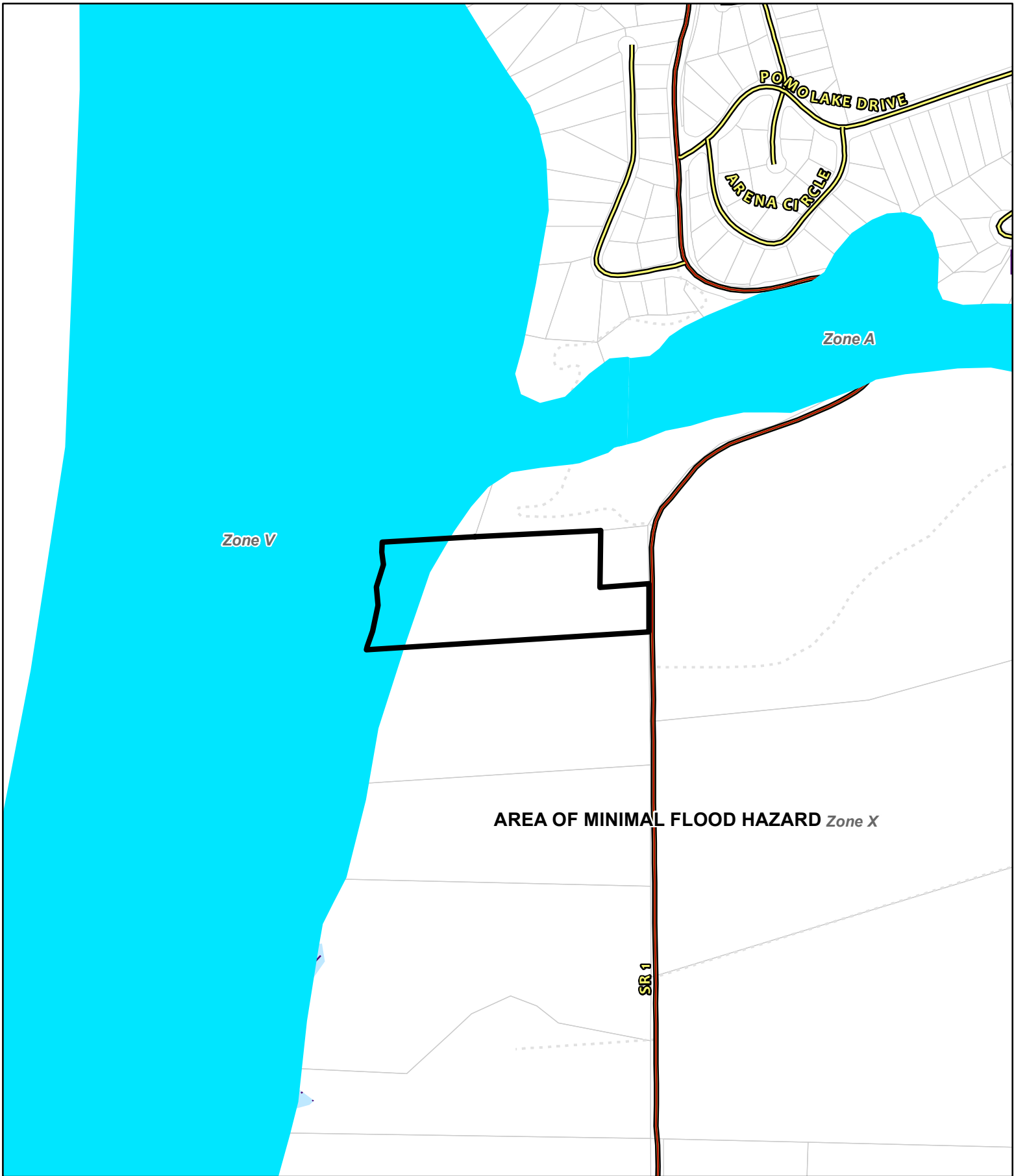
CASE: CDP 2023-0034
OWNER: Brereton Law Office APC
APN: 132-170-03
APLCT: Brad Brereton
AGENT: Brad Brereton
ADDRESS: 15550 S. Hwy 1, Manchester

- San Andreas Fault Zone
- Highways
- Public Roads
- Driveways/Unnamed Roads
- Assessors Parcels










EARTHQUAKE FAULT ZONES

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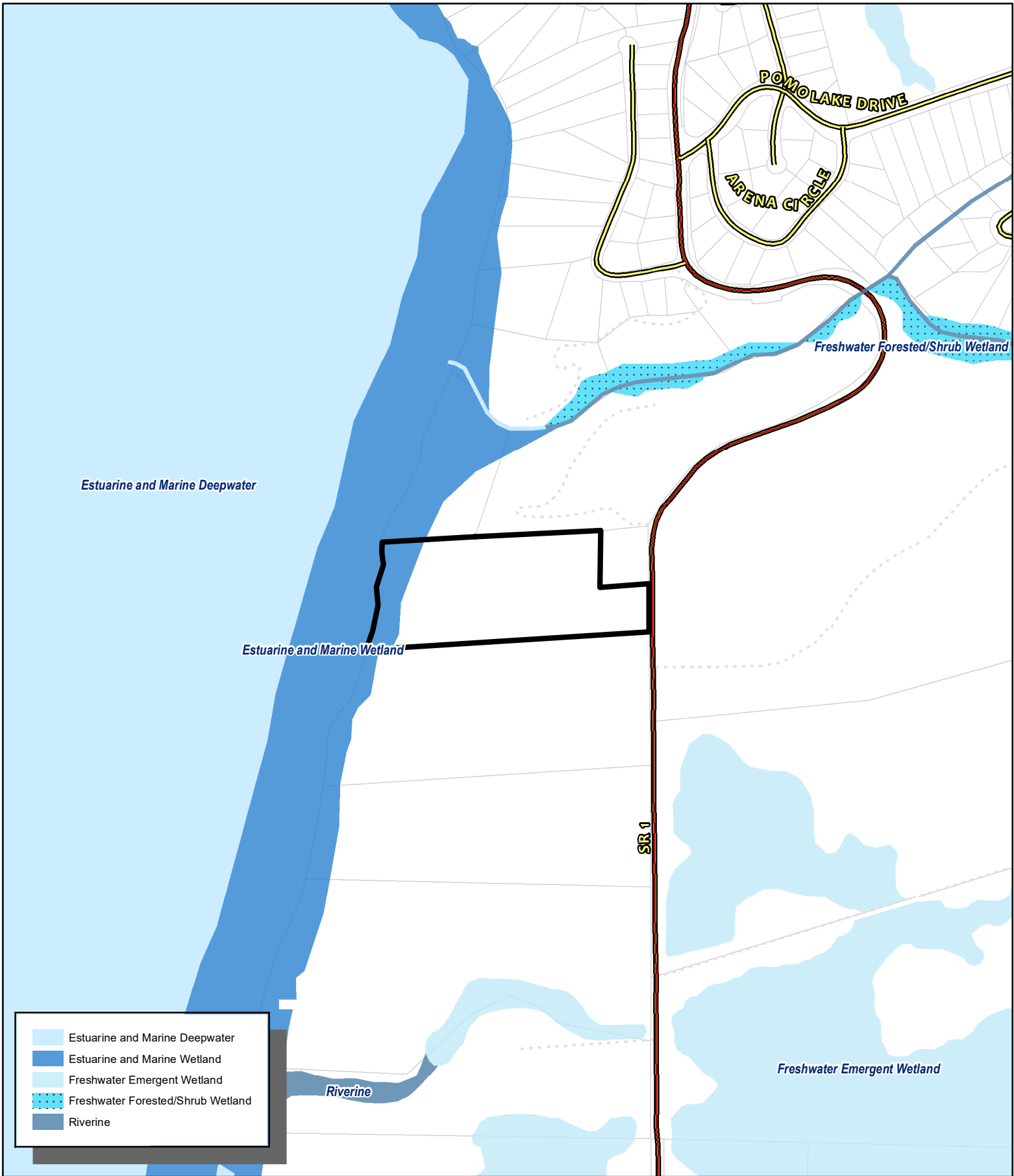


CASE: CDP 2023-0034
OWNER: Brereton Law Office APC
APN: 132-170-03
APLCT: Brad Brereton
AGENT: Brad Brereton
ADDRESS: 15550 S. Hwy 1, Manchester

-  LOMA Letters
-  1% Annual Chance Flood Hazard
-  Tsunami Inundation Zones
-  Highways
-  Public Roads
-  Driveways/Unnamed Roads

Assessors Parcels
 0 270 540 Feet
 0 0.05 0.1 Miles
 1:6,000

FLOOD ZONES

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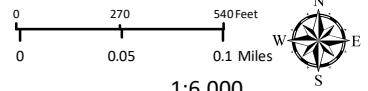


	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Riverine

CASE: CDP 2023-0034
OWNER: Brereton Law Office APC
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AGENT: Brad Brereton
ADDRESS: 15550 S. Hwy 1, Manchester

- Highways
- Public Roads
- Driveways/Unnamed Roads

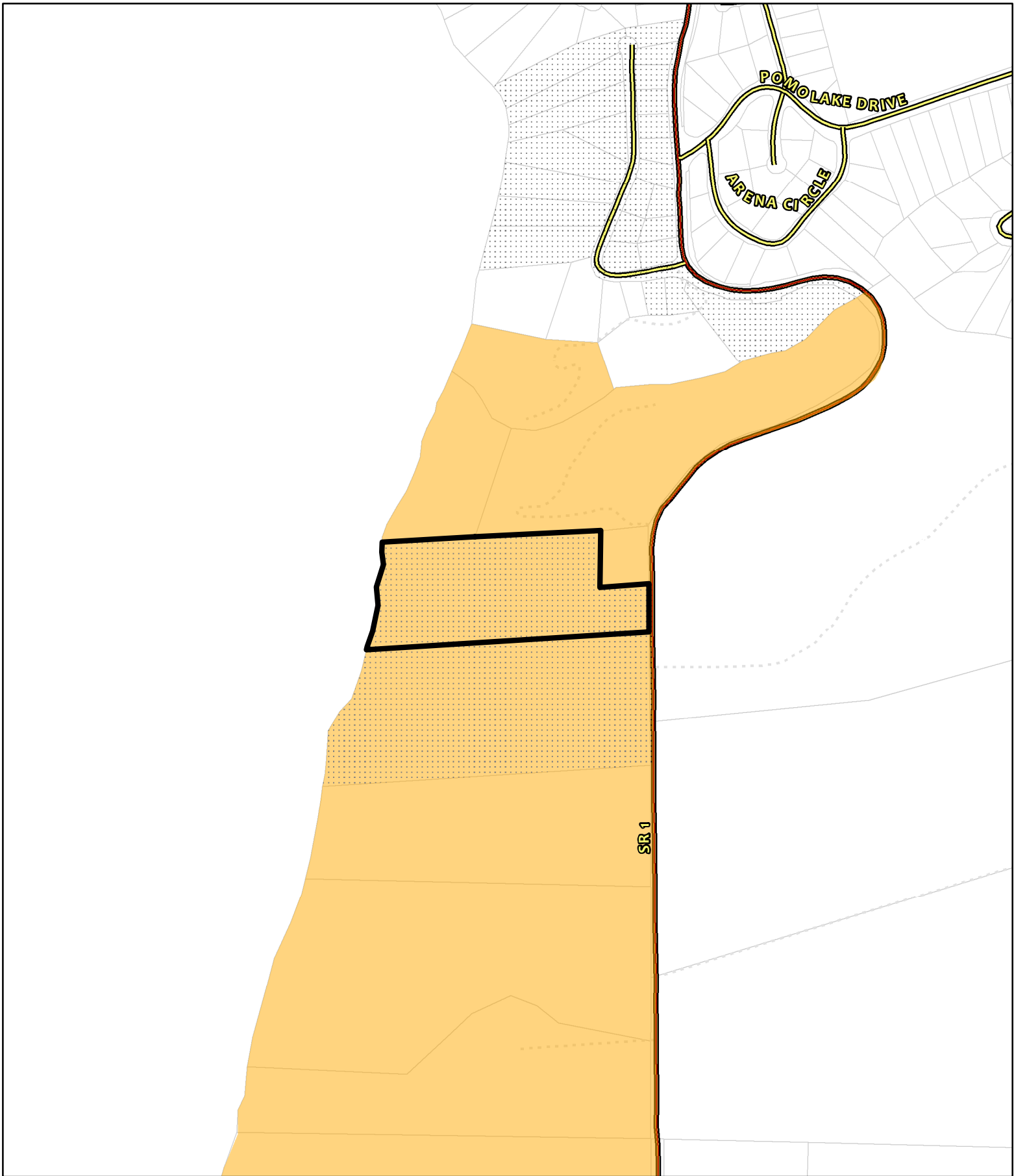
Assessors Parcels



1:6,000

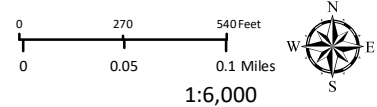
WETLANDS

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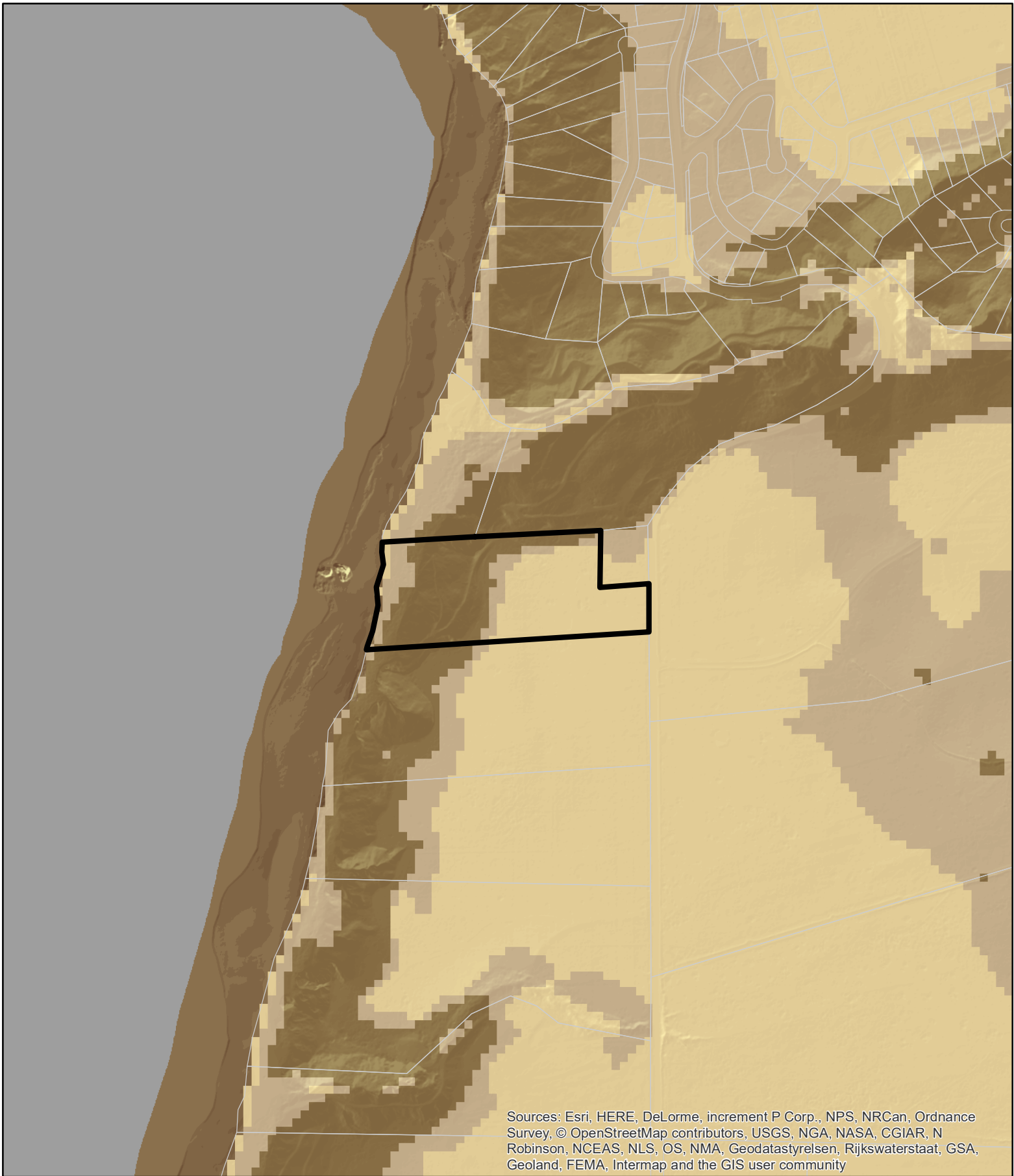
CASE: CDP 2023-0034
OWNER: Brereton Law Office APC
APN: 132-170-03
APLCT: Brad Brereton
AGENT: Brad Brereton
ADDRESS: 15550 S. Hwy 1, Manchester

- Tree Removal Area
- Highly Scenic Area
- Public Roads
- Driveways/Unnamed Roads
- Highways
- Assessors Parcels



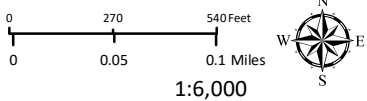
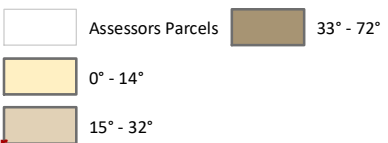
HIGHLY SCENIC & TREE REMOVAL ZONES

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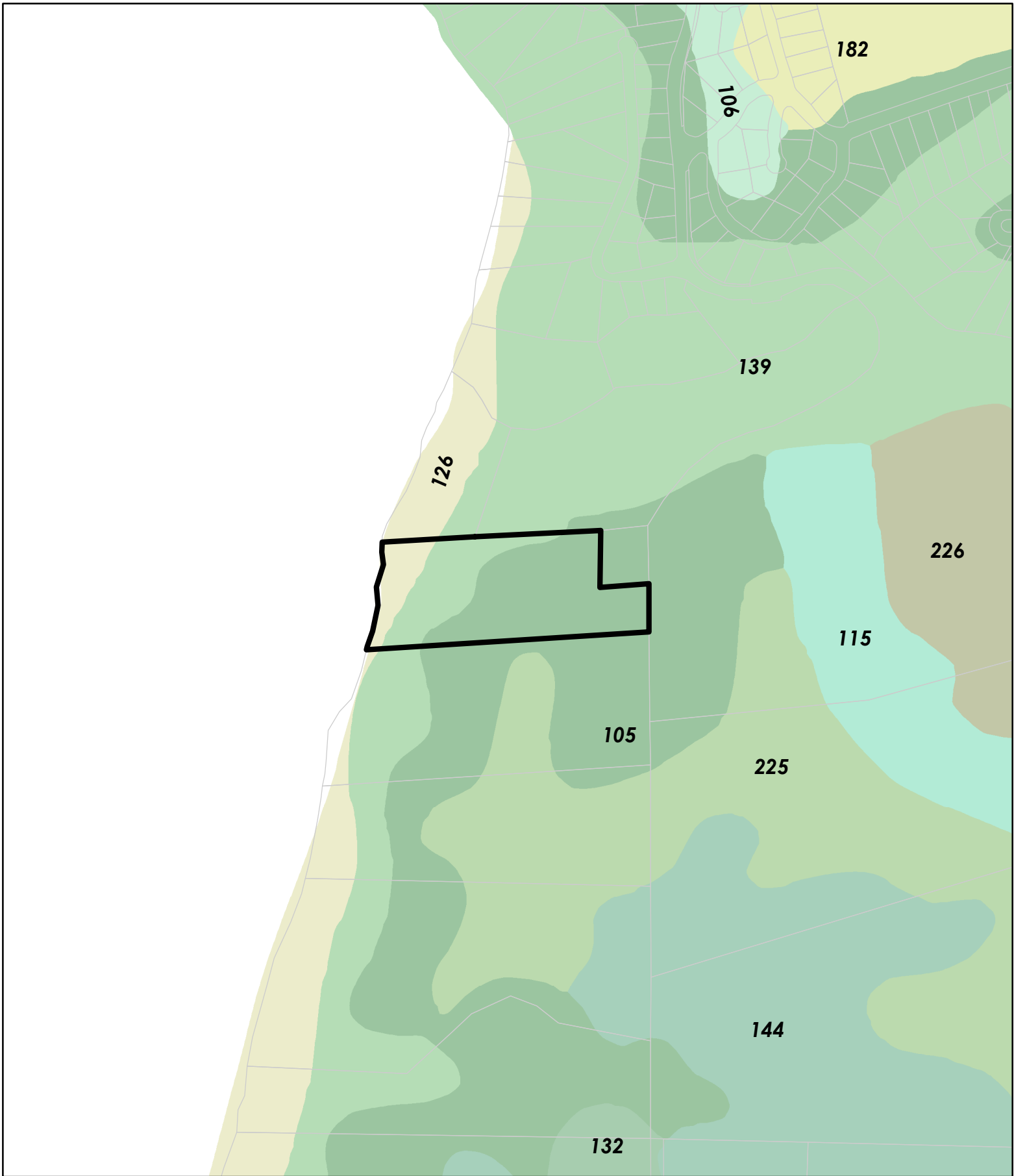
Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: CDP 2023-0034
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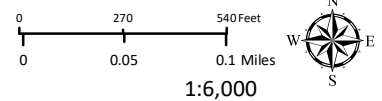
ESTIMATED SLOPE

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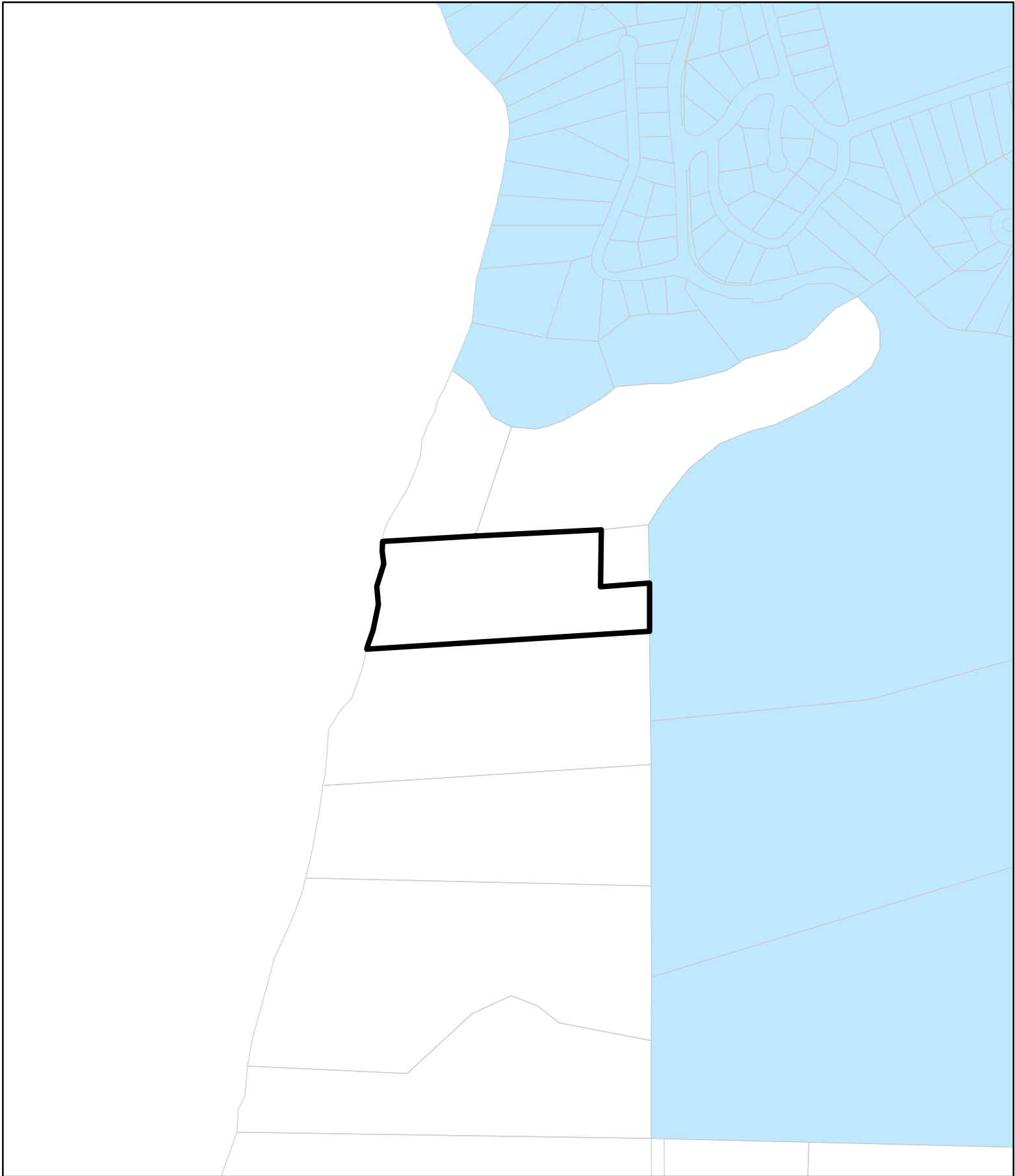
CASE: CDP 2023-0034
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 Assessors Parcels





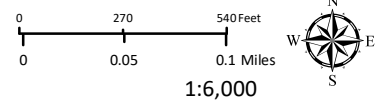
WESTERN SOIL CLASSIFICATIONS

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 Assessors Parcels
 County Water Districts



WATER DISTRICTS

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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)
CDF No(s)
Date Filed
Fee
Receipt No.
Received by

Office Use Only

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Brad Brereton
Mailing Address 1362 Pacific Avenue, Suite 221
City Santa Cruz State CA Zip Code 95060 Phone (831) 429-6391

PROPERTY OWNER

Name 15550 Machester LLC
Mailing Address 1362 Pacific Avenue, Suite 221
City Santa Cruz State CA Zip Code 95060 Phone (831) 429-6391

AGENT

Name Brad Brereton
Mailing Address 1362 Pacific Avenue, Suite 221
City Santa Cruz State CA Zip Code 95060 Phone (831) 429-6391

PARCEL SIZE

9.3 Square feet
 Acres

STREET ADDRESS OF PROJECT

15550 S. Highway One, Machester, CA

ASSESSOR'S PARCEL NUMBER(S)

132-170-03

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

DocuSigned by:

Brad Brereton

8/22/2023

Signature of Applicant/Agent

Date

DocuSigned by:

Brad Brereton

8/22/2023

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.

See Exhibit 1 attached

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	One plus a detached garage	1140 square feet plus porch / deck
<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.

- (1) Drill well replacement
- (2) Install water tank
- (3) Build fences
- (4) Construct additional bathroom

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.

- (1) Residential home: two bedroom, one bath
- (2) Garage/farm building: used as a garage

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 See Exhibit 1 attached feet.

8. Lot area (within property lines): 9.3 square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>2565</u> square feet	<u>0</u> square feet	<u>2565</u> square feet
Paved area	<u>200</u> square feet	<u>0</u> square feet	<u>200</u> square feet
Landscaped area	<u>2500</u> square feet	<u>0</u> square feet	<u>2500</u> square feet
Unimproved area	<u>399843</u> square feet	<u>0</u> square feet	<u>399843</u> square feet

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

10. Gross floor area: 2565 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing ⁴	Proposed ⁰	Total ⁴
Number of covered spaces	<u>2</u>	_____	_____
Number of uncovered spaces	<u>2</u>	_____	_____
Number of standard spaces	<u>Above</u>	_____	_____
Number of handicapped spaces	<u>None</u>	_____	_____

Size 180 sq ft
 Size 180 sq ft
 Size _____
 Size _____

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

A. Electricity

- Utility Company (service exists to the parcel).
- Utility Company (requires extension of services to site: _____ feet _____ miles)
- On Site generation, Specify: _____
- None

B. Gas

- Utility Company/Tank
- On Site generation, Specify: _____
- None

C. Telephone: Yes No

13. Will there be any exterior lighting? Yes No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

No new exterior lighting will be added. There are existing porch lights.

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 This application requests a permit to drill a replacement well for existing well

16. Is any grading or road construction planned? Yes No

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

- A. Amount of cut: _____ cubic yards
- B. Amount of fill: _____ cubic yards
- C. Maximum height of fill slope: _____ feet
- D. Maximum height of cut slope: _____ feet
- E. Amount of import or export: _____ cubic yards
- F. Location of borrow or disposal site: _____

<p>17. Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:</p>
<p>18. Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring may be required.</p>
<p>19. Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)</p>
<p>20. Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:</p>
<p>21. Is the proposed development visible from:</p> <p>A. State Highway 1 or other scenic route? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:</p>
<p>23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?</p> <p>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</p> <p>Amount of material to be dredged or filled? _____ cubic yards.</p> <p>Location of dredged material disposal site: _____</p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

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

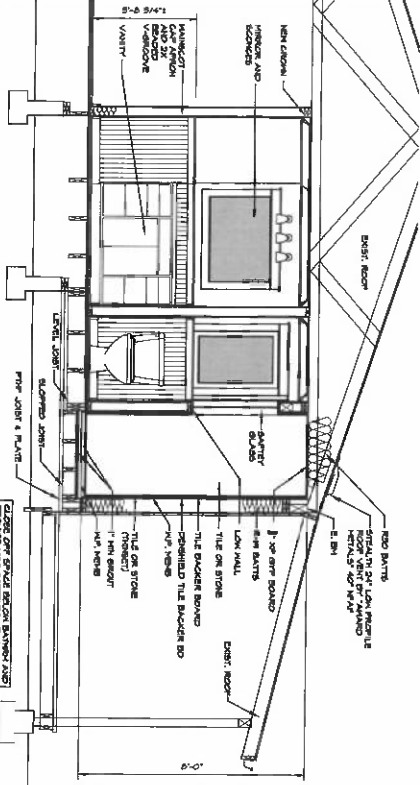
EXHIBIT 1 to Coastal Zone Application Form related to 15550 S. Highway One, Manchester, CA

1. Describe your project and include secondary improvements
 - a. Drill a replacement water well for residential use in close proximity to existing water well for same purpose
 - b. Install a water tank
 - c. Replace existing 3.5 ft plastic fence along Highway 1 with 3.5 ft typical grape stake picket fencing
 - d. Add 6 ft fence 30 ft from highway between house and road
 - e. Add full bathroom to an existing house

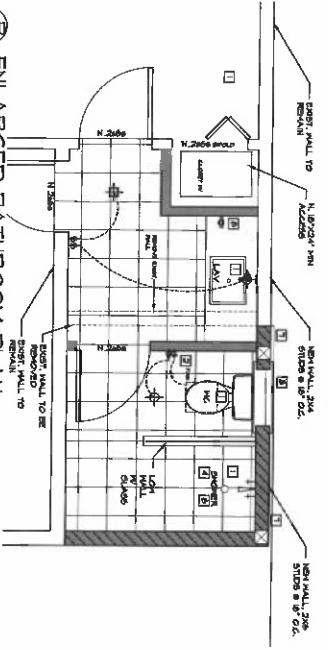
7. Project Height: Maximum height of structure
 - a. Well: 2 ft
 - b. Water tank:
 - c. Picket fence: 3.5 ft
 - d. Fence: 6 ft
 - e. Bathroom: within roof

PLAT DATE: 3/14/2020 7:48:58 AM

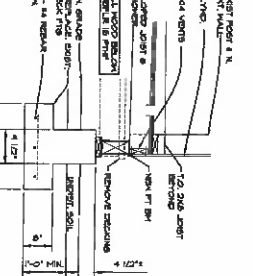
BATHROOM ELEVATION



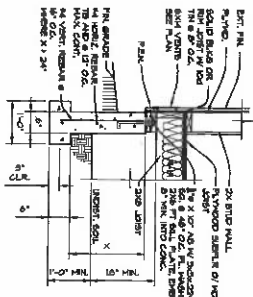
ENLARGED BATHROOM PLAN



EXIST. FOOTING

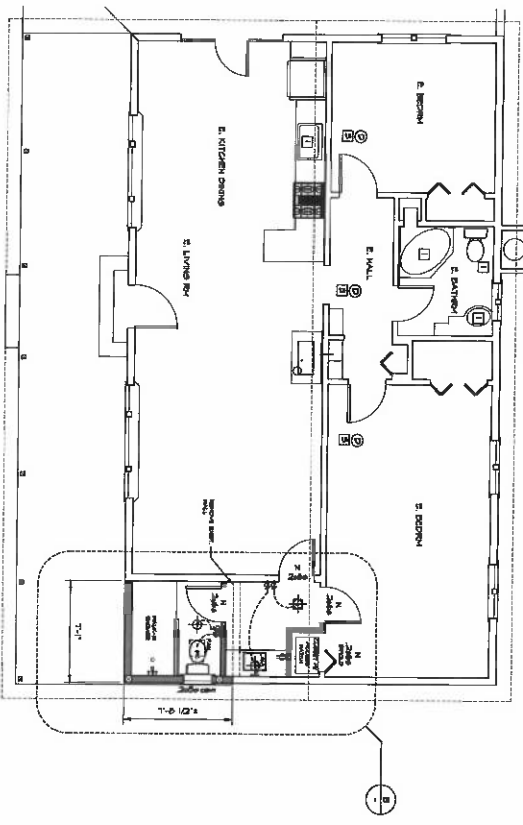


EXIST. FOOTING

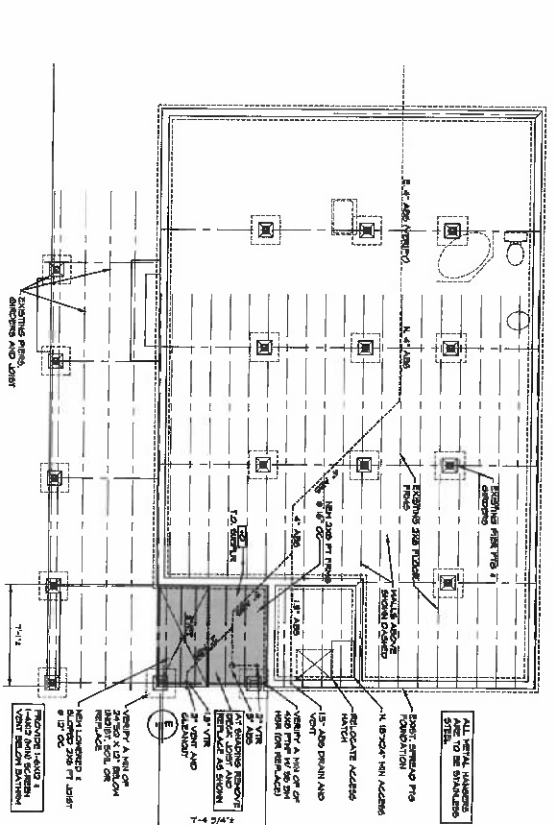


- 1. THE FOLLOWING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
- 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE BOOK (IMC) AND THE INTERNATIONAL PLUMBING AND HEATING CODE BOOK (IPHC).
- 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE BOOK (IEC).
- 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE BOOK (IFSC).
- 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY EFFICIENCY CODE BOOK (IEEC).
- 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODE BOOK (ISAC).
- 8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY STANDARDS AND GUIDELINES (IASA).
- 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING STANDARDS AND GUIDELINES (IGBS).
- 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN STANDARDS AND GUIDELINES (ISDS).

FLOOR PLAN



FOUNDATION / FLOOR FRM'G PLAN



New Bathroom
 1550 S Hwy 1
 Manchester, CA
 Owner: Brad & Maria Drexton
 255 Riverside
 95067-2222

ADR
 Architectural Design & Restoration, Inc.
 1000 S. Main Street, Suite 100
 San Jose, CA 95128
 PH: (408) 452-8442

FLOOR PLAN, FND PLAN & DTLs

A2.0



STATE OF CALIFORNIA- THE NATURAL RESOURCES AGENCY
 DEPARTMENT OF FORESTRY AND FIRE PROTECTION
 MENDOCINO UNIT
 17501 NORTH HIGHWAY 101
 WILLITS, CA 95490
 (707) 459-7414
 www.fire.ca.gov

GAVIN NEWSOM, GOVERNOR

Mendocino4290@fire.ca.gov
 MEU 4290 Rev 10/2022 Fillable

CAL FIRE MENDOCINO UNIT STATE FIRE SAFE REGULATIONS APPLICATION

<i>CAL FIRE File Number (Office Use Only)</i>	Mendocino County Planning and Building Services Department Building Permit Number
---	---

Building / Project Site Information	
Address: 15550 S. Highway One	APN: 132- 170-03
City: Manchester	Zip Code: 95459

Property Owner Information	
Name: Brad Brereton	
Mailing Address: 1362 Pacific Avenue	
City: Santa Cruz	State: CA
Zip Code: 95060	Phone Number: (831) 429-6391
Email: bcbreton@gmail.com	

Property Owner's Agent or Representative	
Name: Brad Brereton	
Mailing Address: Above	
City: Above	State: Above
Zip Code: Above	Phone Number: Above
Email: Above	
Mail Conditions of Approval to:	



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 DEPARTMENT OF FORESTRY AND FIRE PROTECTION
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 17501 NORTH HIGHWAY 101
 WILLITS, CA 95490
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 www.fire.ca.gov

GAVIN NEWSOM, GOVERNOR

Mendocino4290@fire.ca.gov
 MEU 4290 Rev 10/2022 Fillable

Project Information	
1. Project Classification: Residential	2. Project Type: Remodel / Addition
3. Square Footage: 1,230 sq ft	4. Will Hazardous Materials be stored on site? No
5. Briefly describe the structure(s) to be built: See Exhibit 1 attached	
6. Was this parcel formed prior to January 1 st , 1991?	Yes
7. Is there a working fire hydrant within ½ mile of the project parcel?	No
8. Is the parcel within a Fire Protection District?	Yes
9. Is the parcel within a 5-mile driving distance of a staffed, year-round fire station?	Yes
10. Is the parcel 1 acre or greater in size?	Yes
11. Will the proposed structure(s) have 30' setbacks from the property boundaries? If not, you will need to request an exception.	Yes
12. Will your project require a new road, or an extension of an existing road?	No
13. If yes, please answer the following questions:	How Many Feet? N/A Road Grade: N/A Surface: N/A
14. Will your project require a new driveway, or an extension of an existing driveway?	No
15. If yes, please answer the following questions:	How Many Feet? N/A Road Grade %: N/A Surface: N/A



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 DEPARTMENT OF FORESTRY AND FIRE PROTECTION
 MENDOCINO UNIT
 17501 NORTH HIGHWAY 101
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 www.fire.ca.gov

GAVIN NEWSOM, GOVERNOR

Mendocino4290@fire.ca.gov
 MEU 4290 Rev 10/2022 Fillable

Project Information (Continued)	
16. Is there an existing bridge on the parcel that provides access to the project site?	No
17. Will a bridge be installed or constructed to provide access to the project site?	No
18. Is a plot plan attached as required?	Yes
Subdivision Information (Only Required for Subdivision Projects)	
19. Current acreage before split?	20. Number of newly created parcels:
21. Acreage of newly created parcel(s):	
Timber and Land Conversion Activities	
22. Will trees be cut, and timber products be sold, bartered, traded, or exchanged?	No
23. Will timberland be converted to non-timber use?	No
If yes, a harvest permit may be required from the CAL FIRE Resource Management office. For questions regarding Timber or Land Conversions, call (707) 459-7440.	
Exception Request	
24. Will your project require an exception to ANY State Fire Safe Regulation?	No
If YES, attach a separate page identifying the applicable section pertinent to your request, facts supporting the request, as well as details of the exception or mitigation measures proposed, and a map showing the proposed location of the exception or mitigation measure.	
<i>I hereby agree to maintain the property in compliance with the Fire Safe Regulations established in the Public Resources Code Section 4290. The information submitted in this application is complete and accurate to the best of my knowledge.</i>	
Signature of Property Owner or Authorize Agent:	
Date:	Print Name: Brad Brereton