



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

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October 23, 2023

**PUBLIC HEARING NOTICE OF PENDING ACTION**  
**STANDARD COASTAL DEVELOPMENT PERMIT**

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, November 9, 2023, at 11:00 a.m. or as soon thereafter as the item may be heard, will conduct a public hearing on the below described project that is located in the Coastal Zone. This meeting will take place at the Planning & Building Services Conference Room, located at 860 North Bush Street, Ukiah and virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing online on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>. In lieu of personal attendance the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.gov](mailto:pbscommissions@mendocinocounty.gov) or via Telecomment. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>, and is available for viewing on the Mendocino County YouTube page, <https://www.youtube.com/MendocinoCountyVideo>

**CASE#:** CDP\_2022-0036

**DATE FILED:** 10/20/2022

**OWNER:** RONA PECKICH & DONNA VIGIL

**APPLICANT/AGENT:** ABBIE COLBERT

**REQUEST:** Add second PG&E underground electrical service with new 100 Amp meter to previously developed parcel. Service is to power a gate used by 16 nearby parcels.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 3.06± miles south of Fort Bragg city center; lying on the west side of State Route 1 (SR 1), 0.39± miles southwest of its intersection with Ocean Drive (CR 436), located at 34250 Sunset Way, Fort Bragg; APN: 017-080-49.

**SUPERVISORIAL DISTRICT:** 4 (Gjerde)

**STAFF PLANNER:** DIRK LARSON

The staff report, and notice, will be available 10 days before the hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

As you are an adjacent property owner and/or interested party, you are invited to submit comments, at or prior to the hearing; all correspondence should contain reference to the above noted case number. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 120 W Fir Street, Fort Bragg, California, or by e-mail to [pbscommissions@mendocinocounty.gov](mailto:pbscommissions@mendocinocounty.gov) no later than November 8, 2023. Individuals wishing to address the Coastal Permit Administrator during the public hearing under Public Expression are welcome to do so via e-mail at [pbscommissions@mendocinocounty.gov](mailto:pbscommissions@mendocinocounty.gov), or telecomment, in lieu of personal attendance.

All public comment will be made available to the Coastal Permit Administrator, staff, and the general public as they are received and processed by the Clerk, and can be viewed as attachments under its respective case number listed at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

The decision of the Coastal Permit Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final unless appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project. If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Coastal Permit Administrator at or prior to, the public hearing.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m.

JULIA KROG, Director of Planning and Building Services



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**COASTAL PERMIT ADMINISTRATOR  
STAFF REPORT-STANDARD CDP**

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**NOVEMBER 9, 2023  
CDP\_2022-0036**

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**SUMMARY**

**OWNER:** RONA PECKICH AND DONNA VIGIL  
34250 SUNSET WAY  
FORT BRAGG, CA 95437

**APPLICANT/AGENT:** ABBIE COLBERT  
34561 PELICAN WAY  
FORT BRAGG, CA 95437

**REQUEST:** Add second PG&E underground electrical service with new 100A meter to previously developed parcel. Service is to power a gate used by 16 nearby parcels.

**LOCATION:** In the Coastal Zone, 3.06± miles south of Fort Bragg city center; lying on the west side of Hwy 1 (SR 1), 0.39± miles southwest of its intersection with Ocean Drive (CR 436), located at 34250 Sunset Way, Fort Bragg; APN 017-080-49.

**TOTAL ACREAGE:** 2± Acres

**GENERAL PLAN:** Rural Residential- 5 Acre Minimum (RR5)

**ZONING:** Rural Residential- 5 Acre Minimum (RR:5)

**SUPERVISORIAL DISTRICT:** 4<sup>TH</sup> (Gjerde)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt, Section 15304(f) of CEQA Guidelines

**RECOMMENDATION:** APPROVE WITH CONDITIONS

**STAFF PLANNER:** DIRK LARSON

**BACKGROUND**

**PROJECT DESCRIPTION:** Applicant requests a Coastal Development Permit to add second PG&E underground electrical service with new 100A meter to previously developed parcel. Service is to power a gate used by 16 nearby parcels.

**APPLICANT'S STATEMENT:** The applicant provided the following description:

*“Add a second PG&E electrical service with new 100A meter to a previously developed parcel that has a SFR with electric service, solar roof panels, detached garage, driveway, well, septic system, paved asphalt access road, subdivision gate with side fencing & USPS provided clustered mailboxes on a concrete slab. Source of power for all homes on Sunset Way is from Pacific Way on the west. Purpose of new underground electrical service is to energize existent subdivision gate that is approx. 700 ft east of the SFR on the parcel. Source of power for the 2<sup>nd</sup> electrical service is from a PG&E power pole that is 33 ft south of Sunset Way on Ocean Drive. Trench and fill for underground electrical service conduit will be 12” wide x 30” deep x 35 ft along Ocean Drive and 20 ft long on the subject parcel all located on flat sandy loam. Gate is used by subdivision residents of sixteen (16) parcels on Sunset Way and Pelican Way.”*

**RELATED APPLICATIONS:**

**On-Site**

- CDP\_2002-0071 for a Single-Family Residence (effective 11/22/2002)
- BF\_2002-1011 for a Single-Family Residence (finaled 10/10/2003)
- BF\_2002-1012 for a detached garage (finaled 10/10/2003)
- BF\_2009-0345 for Roof Mount Solar (finaled 7/10/2004)
- BF\_2012-0415 for replacement of 200 amp service (finaled 7/26/2012)
- BF\_2012-0416 for addition to existing Roof Mount Solar (finaled 7-26-12)
- BF\_2013-0486 for installation of a propane system (finaled 7-23-13)

**SITE CHARACTERISTICS:** Project area contains a Single-Family Residence with a detached garage situated on a 2± acre mostly level parcel with open grasses and a few trees present in the northern half of the property. The site is located at the junction of Sunset Way and Pelican Way and serves as the entrance to a sixteen (16) unit subdivision in which approximately half of the lots are currently developed with residences. Ingress and egress to the entire subdivision is accessed through the subject parcel.

**SURROUNDING LAND USE AND ZONING:**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LOT SIZES</b>	<b>USES</b>
<b>NORTH</b>	Rural Residential (RR5(2))	Rural Residential (RR:5)	10.52± Acres	Vacant, Residential
<b>EAST</b>	Rural Residential (RR5(2))	Rural Residential (RR:5)	10.82± Acres	Vacant, Residential
<b>SOUTH</b>	Rural Residential (RR5(2))	Rural Residential (RR:5)	2.06± Acres	Residential
<b>WEST</b>	Rural Residential (RR5(2))	Rural Residential (RR:5)	1.98± Acres	Residential

**PUBLIC SERVICES:**

Access: Sunset Way (Private)  
 Fire District: Fort Bragg Rural Fire Dept  
 Water District: NONE  
 Sewer District: NONE  
 School District: Fort Bragg Unified

**AGENCY COMMENTS:** On February 1, 2023 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

<b>REFERRAL AGENCIES</b>	<b>COMMENT</b>
Department of Transportation	No Response
Air Quality Management District	No Response
Environmental Health-FB	No Response
Archeological Commission	Comments
Building Services-FB PBS	Comments
Fort Bragg Rural Fire Dept.	No Comments
Sonoma State University	Comments
CalFire (Land Use)	No Response
California Coastal Commission	No Response
California Dept of Fish & Wildlife	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response



Sherwood Valley Band of Pomo Indians	No Response
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### LOCAL COASTAL PROGRAM CONSISTENCY

**Land Use:** The subject lot is classified as Rural Residential (RR) by the Mendocino County Coastal Element Chapter 2.2: Land Use Classifications (see attached *General Plan Classifications*). The Rural Residential classification is intended...

*“...to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability.”*

*Principal Permitted Use: Residential and associated utilities, light agriculture, home occupation.”*

The proposed project involves installation of underground utilities to service an entrance gate to a sixteen (16) unit subdivision. The intent of the project is to provide security to the property owners and parcels currently developed with single-family residences. The underground utilities are associated with and incidental to the existing residential use on the subject parcel and will have no impact on any future agricultural uses therein.

**Zoning:** The subject lot is within the Rural Residential (RR) zoning district as outlined in Mendocino County Code (MCC) Chapter 20.376 (see attached *Zoning Display Map*). The Rural Residential district is intended *“to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability.”*

The work being proposed is intended to preserve and protect the existing residential uses in place and to serve any future development within the subdivision as well. Considered an accessory use, it will have no impact to those principally permitted uses currently in place nor disrupt future small-scale farming. Since the work is to occur underground, there are no concerns regarding setbacks, height limits, or lot coverage and furthermore, much of the work is to occur within the existing County right-of-way. The project is consistent with intent of the zoning district and the impact of this proposal will be minimal on any agricultural applicability in the future.

**Visual Resources:** The project is mapped within a Highly Scenic Area (see attached map). The proposed project will be primarily at or below grade. The proposed work consists of trenching within the right-of-way and along the entrance road to the subdivision and is not anticipated to have any visual impacts on the subject property or surrounding areas. The project is consistent with Mendocino County Code (MCC) Chapter 20.504.

**Habitats and Natural Resources:** No ESHA has been identified on the project site and although there exist some sensitive habitats as identified in the California Natural Diversity Database (CNDDDB) to the north of the project area, the recognized habitats lie well beyond the 100 ft buffer from the project site. The Local Coastal Plan (LCP) and Resources mapping identifies the site within the Coastal Prairie Grassland (see attached map) however, the work is to occur within the existing right-of-way, previously disturbed ground, and contains little to no vegetation at present. This proposal will have no impact on any sensitive habitats or resources.

**Archeological/Cultural Resources:** On February 1<sup>st</sup>, 2023, the project was referred out to the Northwest Information Center at Sonoma State University (NWIC) to determine whether the proposed project could adversely affect cultural resources. NWIC responded, *“Although the general vicinity has sensitivity for archaeological resources, the proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended.”*

Due to the comments received by NWIC, the project was not referred to nor presented to the Mendocino

County Archaeological Commission. Although no surveys were recommended, the project has been conditioned to include the 'Discovery Clause' which requires that upon any discovery of cultural resources during construction, all work shall cease, and the Director of Planning and Building Services shall be notified. To ensure consistency with MCC § 22.12.090, the 'Discovery Clause' has been added as a 'Condition of Approval'.

Add something about referrals to the three tribes

**Grading, Erosion, and Runoff:** The proposed project involves trench work in which an approximately 35 ft ditch will occur along Ocean Drive and a 20 ft long ditch will be dug within the portion of the subject parcel where access to the residential subdivision exists and where the security gate is located. The trenching is to be 12 inches wide by 30 inches deep and will be back-filled to existing grade after the electrical conduit is installed. Since most of the work will be located within the existing paved rights-of-way, those portions disturbed will be re-surfaces with asphalt to conform to the existing surface and grade. No BMPs were identified in the project application to be implemented during construction but the applicant shall employ best management practices as identified in Condition #10 of the associated 'Conditions of Approval'.

**Transportation, Utilities, and Public Services:** The project site is located along Ocean Drive and Sunset Way, a private road, and Ocean Drive is accessed off State Hwy 1. The project would have minimal impacts to traffic and local roadways. The only impacts to be anticipated would be some minimally increased traffic during the trenching work and the equipment present during this phase. Although the project area is located within the rights-of-way, the work is to occur along the edges of the paved roads and would be temporary and incidental to the trips generated for use of existing single-family residences within the subdivision. The project would be consistent with MCC Section 20.516.015(C).

**Public Access:** LCP mapping does not associate the project site with any proposed shoreline access or other minimum access locations. The project site is not located on or directly adjacent to a designated access point, trail, or recreation area. The project would not result in intensive land use increases and is consistent with MCC Chapter 20.528.

## **ENVIRONMENTAL DETERMINATION:**

### **FINDINGS:**

1. Pursuant to MCC Section 20.532.095(A)(1), the proposed development is in conformity with the certified local coastal program. The project is located within the Rural Residential land use classification, which is outlined in Chapter 2.2 of the Mendocino County Coastal Element. The proposed project involves temporary trenchwork to be done to install electrical conduit to serve an entry/security gate and will be backfilled to grade when completed. The current primary use of the subject parcel is Single-Family Residential, and the project will be incidental to this primary use; and
2. Pursuant to MCC Section 20.532.095(A)(2), the proposed development will be provided with adequate utilities, access roads, drainage, and other necessary facilities. This project is not expected to use water or produce sewage, and existing utility service to the single-family residence is sufficient to serve the development. The project site is accessed via Sunset Way, a paved private road; and
3. Pursuant to MCC Section 20.532.095(A)(3), the proposed development is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserves the integrity of the zoning district. The proposed use most closely resembles an accessory use, which is a permitted use per MCC Section 20.456.015(O). The proposed project would not impact agricultural viability of the lot, and conforms to all other applicable regulations for the Rural Residential zoning district; and

4. Pursuant to MCC Section 20.532.095(A)(4), the proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. The proposed project is a Class 4 - minor alteration exemption and meets the criteria to be Categorically Exempt from further review under the California Environmental Quality Act and therefore would not have any significant adverse impacts on the environment within the meaning of the Act; and
5. Pursuant to MCC Section 20.532.095(A)(5), the proposed development will not have any adverse impacts on any known archaeological or paleontological resource. The application was referred to the Northwest Information Center, who noted that a previous survey identified no cultural resources and recommended that no further survey be conducted. The application was also referred to several local tribes, who did not comment on archaeological or paleontological resources. The project has been conditioned to require that any discovery of archaeological or paleontological resources during construction or other activities would be handled properly in accordance with State and local regulations; an
6. Pursuant to MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development. The proposed project is not expected to contribute incrementally to traffic volumes, as the intensity of land use would not change.
7. Pursuant to MCC Section 20.532.095(B)(1),

**CONDITIONS OF APPROVAL:**

1. The action shall become final on the 11<sup>th</sup> day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Coastal Code. The permit shall become effective after the 10<sup>th</sup> working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. This Coastal Development Permit shall expire and become null and void at the expiration of two years after the effective date, except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division II of Title 20 of the Mendocino County Code (MCC).
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from Count, State and Federal agencies having jurisdiction.
5. The applicant shall secure all required Building Permits for the proposed project as required by the Building Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
  - a. The permit was obtained or extended by fraud.
  - b. One or more of the conditions upon which the permit was granted have been violated.
  - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
  - d. A final judgement of a court of competent jurisdiction has declared on or more conditions to be void or ineffective or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.

7. This Coastal Development Permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within one hundred (100) feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.190 of the Mendocino County Coastal Code.
9. Conditions approving this Coastal Development Permit shall be printed on or attached to any building permit application and shall be a part of on-site construction drawings.
10. Standard erosion control Best Management Practices (BMPs) shall be employed during construction activities to avoid or minimize erosion and sedimentation from construction activities. BMPs shall be shown on submitted site plans for all building permits associated with the project.

9/29/23  
\_\_\_\_\_  
DATE

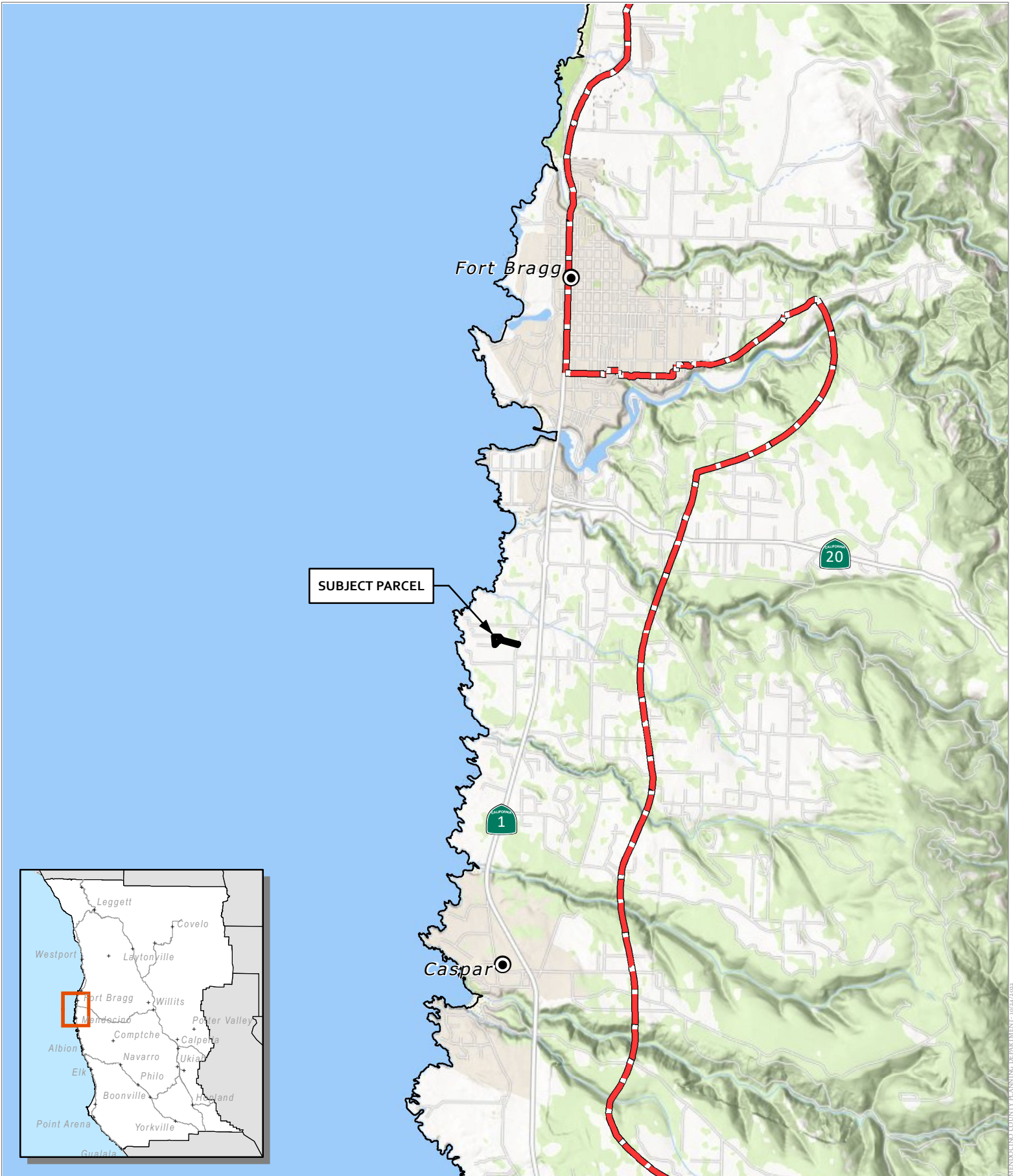
  
\_\_\_\_\_  
DIRK LARSON  
PLANNER III

Appeal Period: 10 Days  
Appeal Fee: \$2,674.00

**ATTACHMENTS:**

- |  |                                   |
|--|-----------------------------------|
| A. Location Map                                | L. Fire Hazard Map                |
| B. Aerial Imagery Detail Map                   | M. Wildland-Urban Interface Map   |
| C. Site/Tentative Map                          | N. MS4 Stormwater Map             |
| D. Topographic Map                             | O. Coastal Ground Water Resources |
| E. Zoning Map                                  | P. Highly Scenic Map              |
| F. General Plan Map                            | Q. Estimated Slope                |
| G. LCP Land Use Map                            | R. Western Soils Map              |
| H. LCP Land Capabilities & Natural Hazards Map | S. Important Farmlands Map        |
| I. LCP Habitats & Resources Map                | T. Wetlands Map                   |
| J. LCP Certification & Appeal Map              | U. Fire Map and Site Plan         |
| K. Adjacent Parcels Map                        | V. State Fire Safe Regs           |



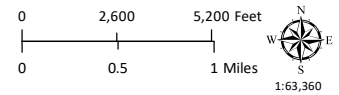


SUBJECT PARCEL



**CASE: CDP 2022-0036**  
**OWNER: PECKICH, Rona & VIGIL, Donna**  
**APN: 017-080-49**  
**APLCT: Abbie Colbert**  
**AGENT: Abbie Colbert**  
**ADDRESS: 34250 Sunset Way, Fort Bragg**

- Major Towns & Places
- ▬ Coastal Zone Boundary





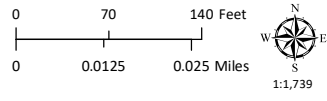
LOCATION





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 Public Roads  
 Private Roads



AERIAL IMAGERY

MENDOCINO COUNTY PUBLIC WORKS DEPARTMENT - 10/21/2022



non-exclusive roadway & PUE  
per 1728 OR 311 reserved for  
the benefit of lots 1, 2, 3, 4, 5 and others

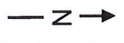
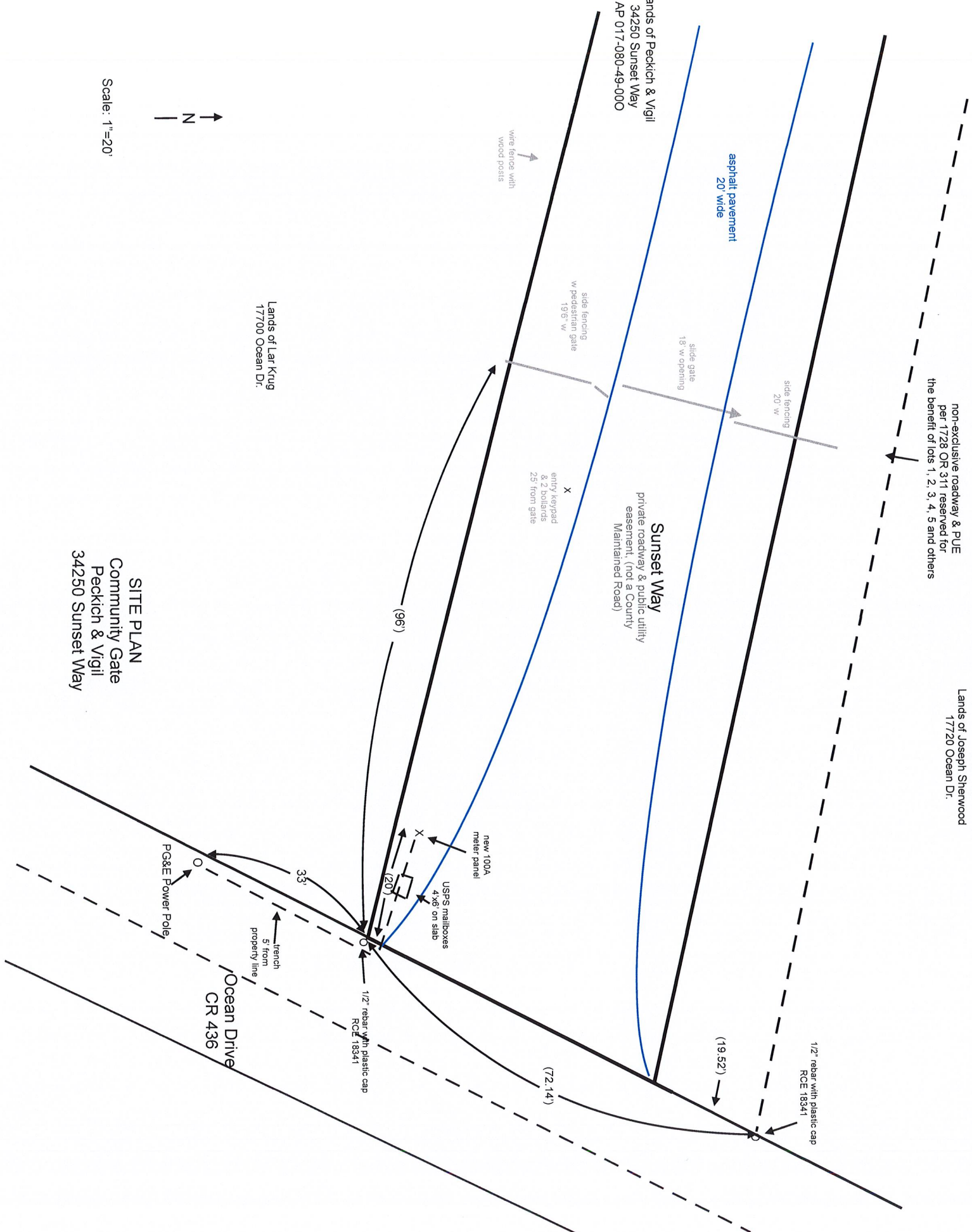
Lands of Joseph Sherwood  
17720 Ocean Dr.

Lands of Peckich & Vigil  
34250 Sunset Way  
AP 017-080-49-000

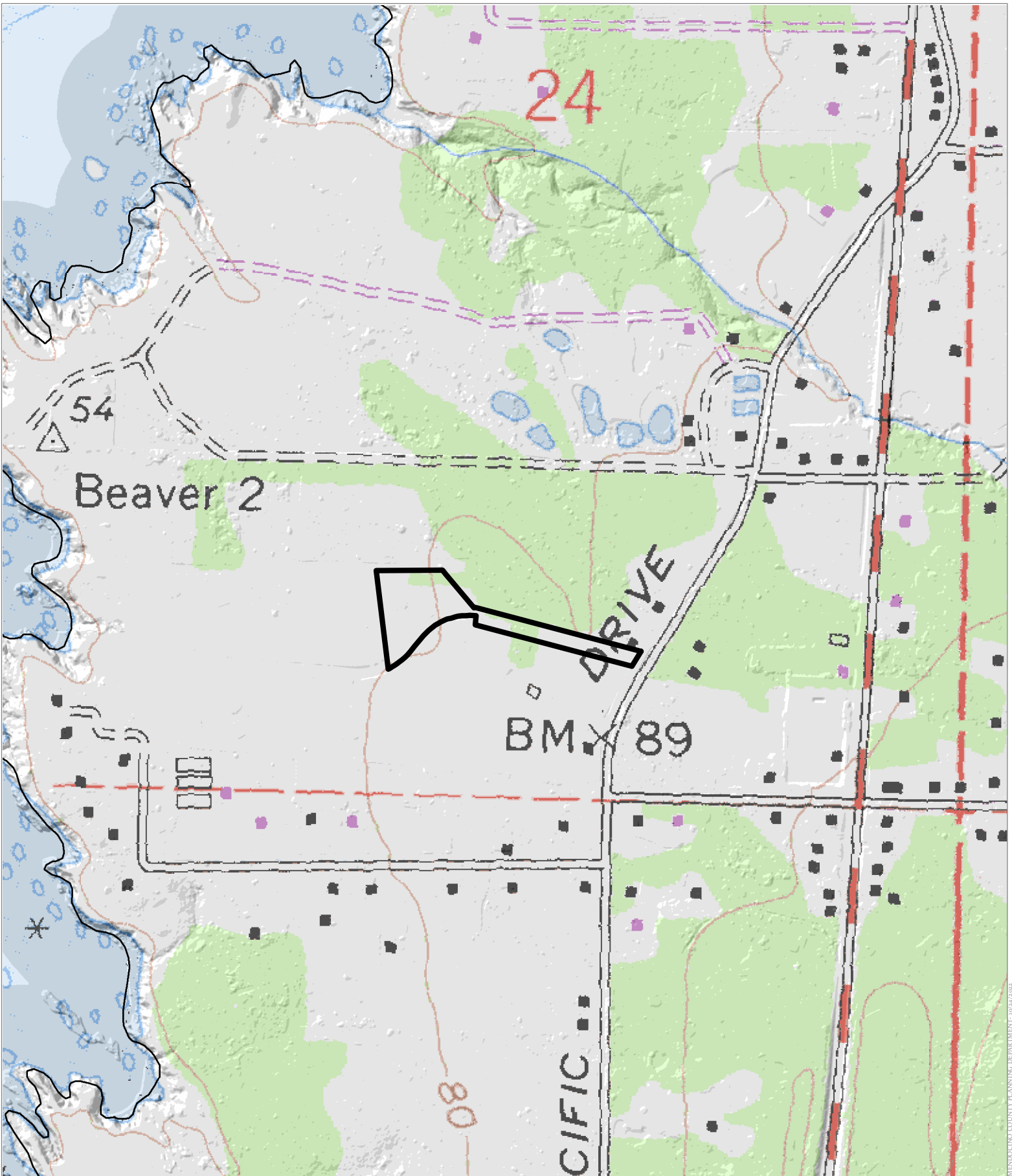
Lands of Lar Krug  
17700 Ocean Dr.

Sunset Way  
private roadway & public utility  
easement (not a County  
Maintained Road)

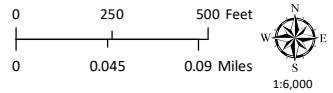
SITE PLAN  
Community Gate  
Peckich & Vigil  
34250 Sunset Way



Scale: 1"=20'

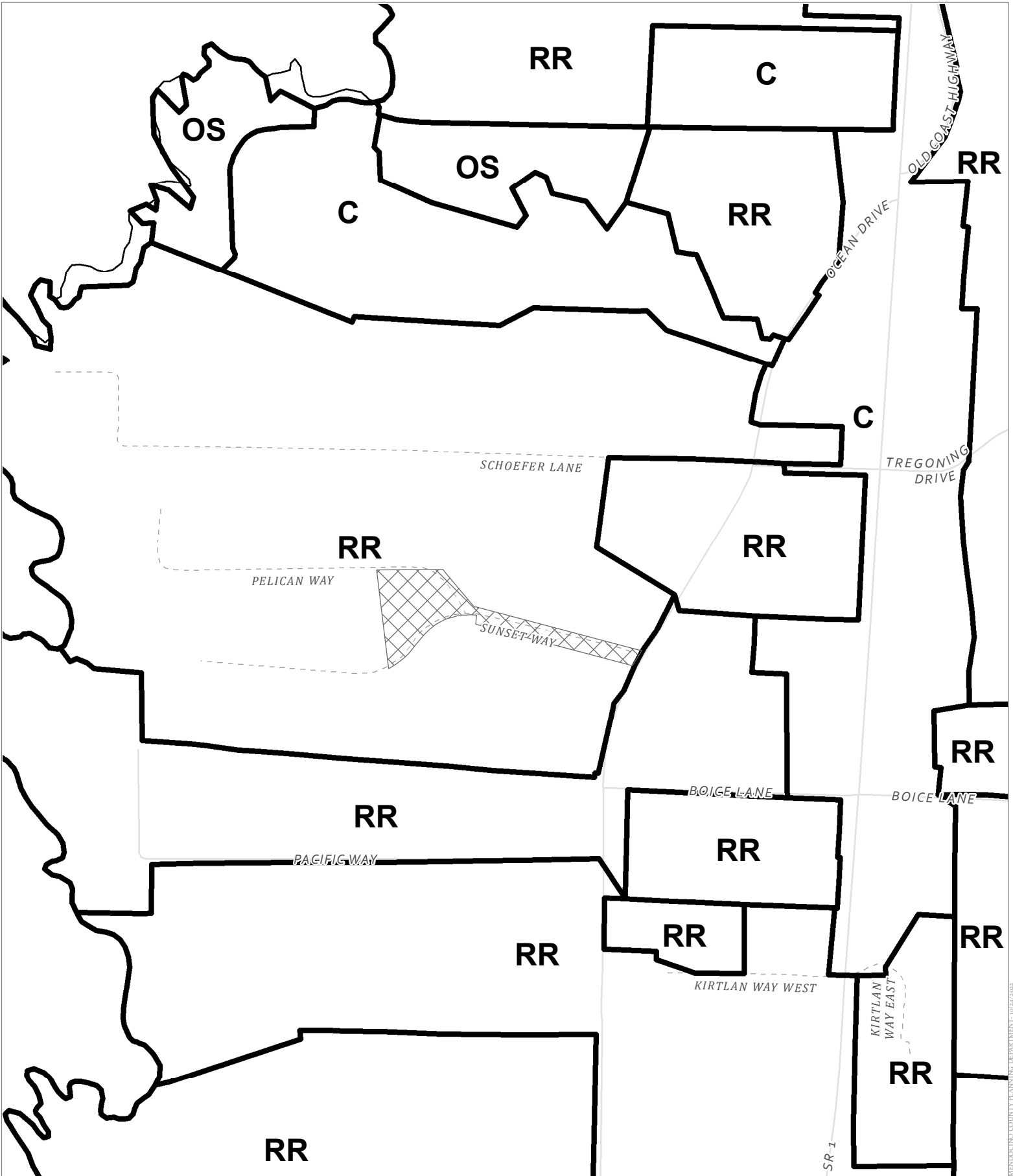


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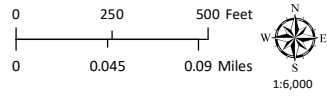
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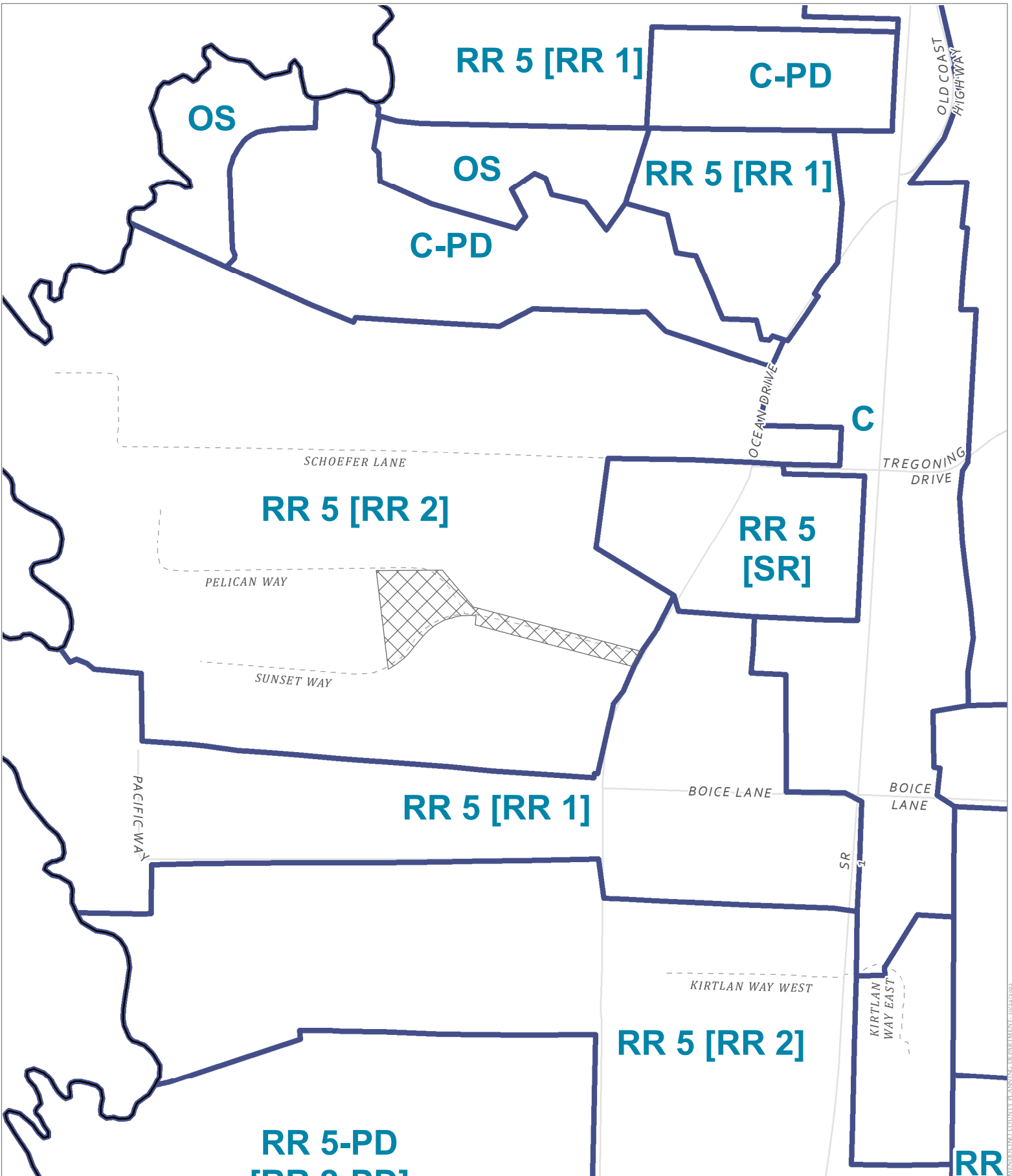


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 Zoning Districts  
 Public Roads

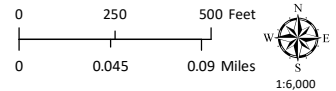


ZONING



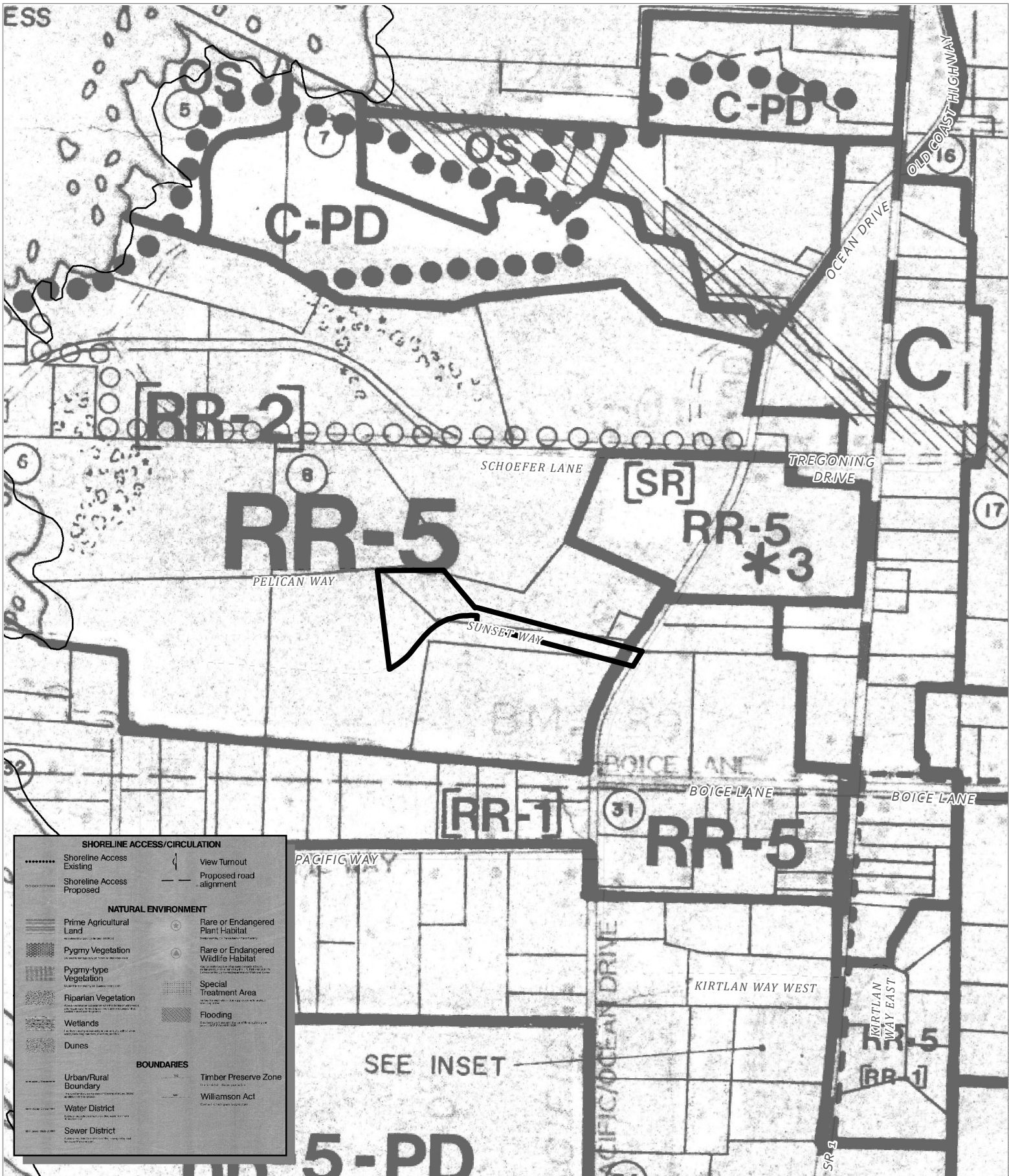
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 General Plan Classes  
 Public Roads



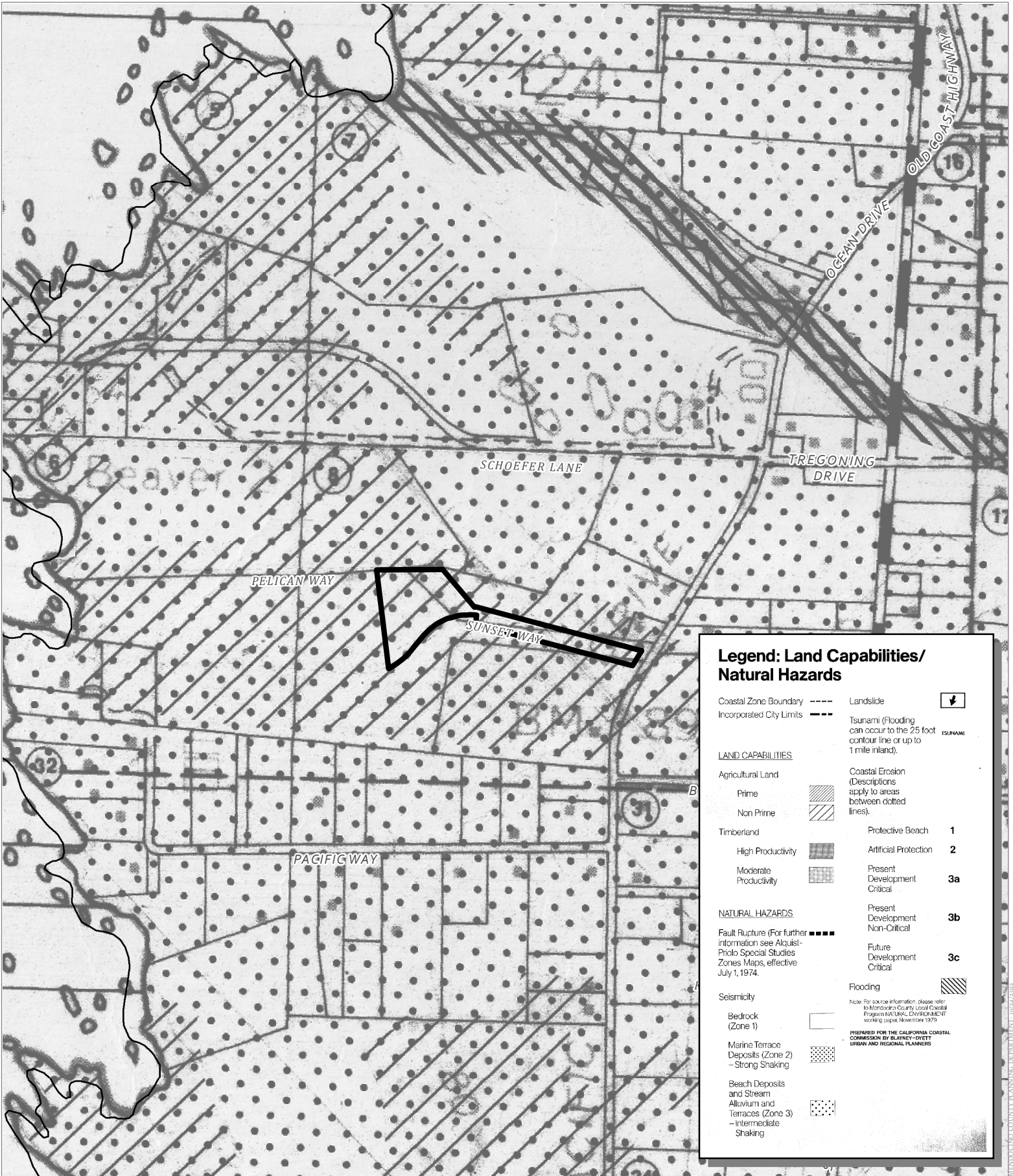
GENERAL PLAN

MENDOCINO COUNTY PLANNING DEPARTMENT 10/24/2022



**CASE: CDP 2022-0036**  
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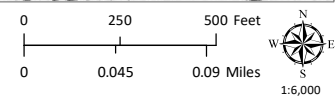


### Legend: Land Capabilities/ Natural Hazards

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

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**AGENT: Abbie Colbert**  
**ADDRESS: 34250 Sunset Way, Fort Bragg**

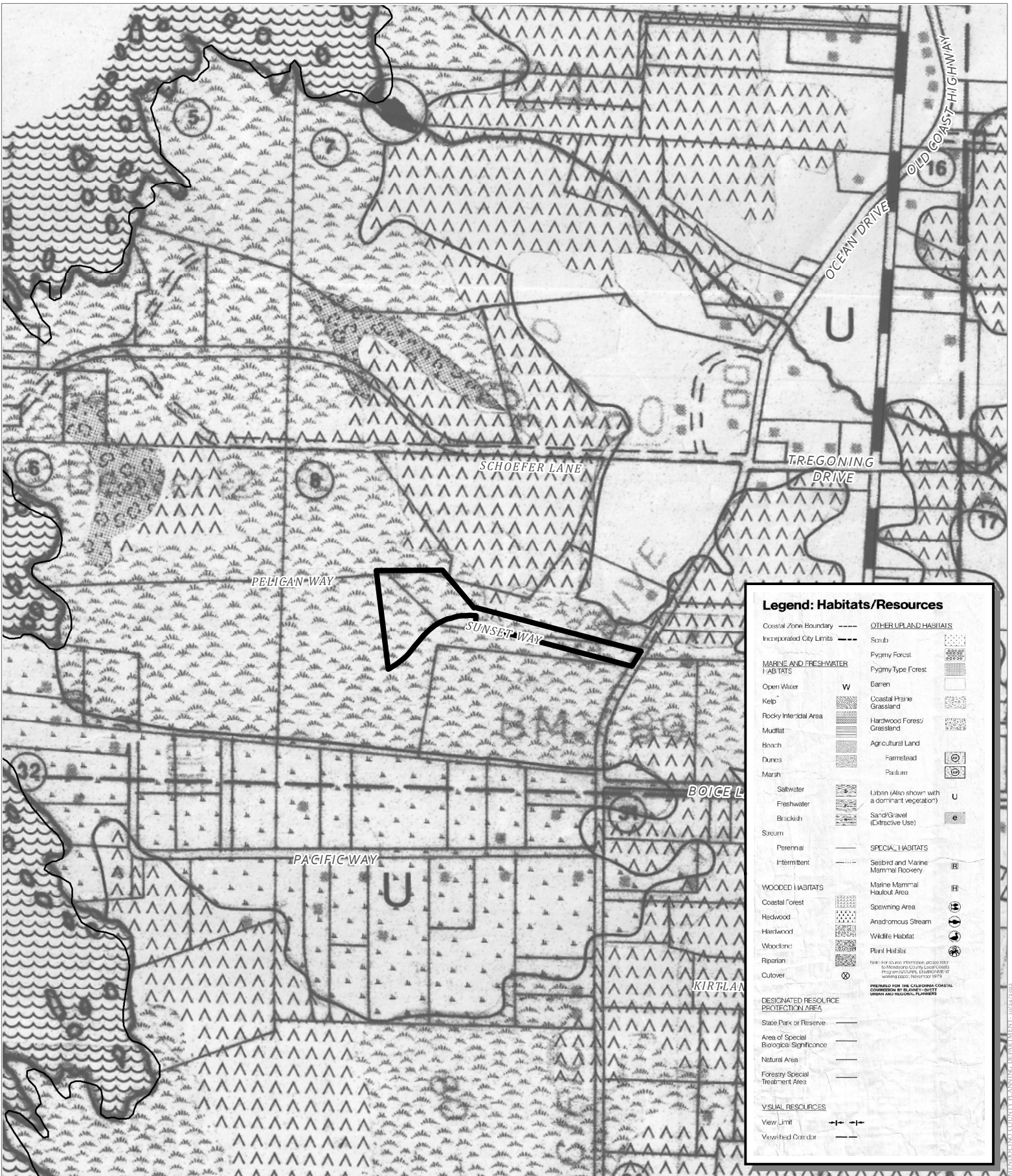
Public Roads



LCP LAND CAPABILITIES & NATURAL HAZARDS

MENDOCINO COUNTY PLANNING DEPARTMENT 10/24/2022





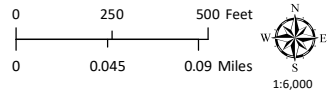
**Legend: Habitats/Resources**

Coastal Zone Boundary	---	<b>OTHER UPLAND HABITATS</b>
Incorporated City Limits	---	Scrub
<b>MARINE AND FRESHWATER HABITATS</b>		Pygmy Forest
Open Water	W	Pygmy Type Forest
Kelp	W	Barren
Rocky Intertidal Area	W	Coastal Prairie
Mudflat	W	Grassland
Beach	W	Hardwood Forest/Grassland
Dunes	W	Agricultural Land
Marsh	W	Farmstead
Saltwater	W	Pasture
Freshwater	W	Urban (Also shown with a dominant vegetation)
Brackish	W	Sand/Gravel (Extractive Use)
Stream	W	
Perennial	---	<b>SPECIAL HABITATS</b>
Intermittent	---	Seabird and Marine Mammal Roostery
<b>WOODED HABITATS</b>		Marine Mammal Haulout Area
Coastal Forest	W	Spawning Area
Redwood	W	Anadromous Stream
Hardwood	W	Wildlife Habitat
Woodland	W	Plant Habitat
Riparian	W	
Cutover	W	
<b>DESIGNATED RESOURCE PROTECTION AREA</b>		
State Park or Reserve	---	
Area of Special Biological Significance	---	
Natural Area	---	
Forestry Special Treatment Area	---	
<b>VISUAL RESOURCES</b>		
View Limit	---+---	
Viewshed Corridor	---	

Map for source information, please refer to Mendocino County Local Coastal Program (LCP) and Local Coastal Order (LCO) for more information. Approved by the CALIFORNIA COASTAL COMMISSION BY PLANNING DISTRICT BOARD AND REGIONAL PLANNERS

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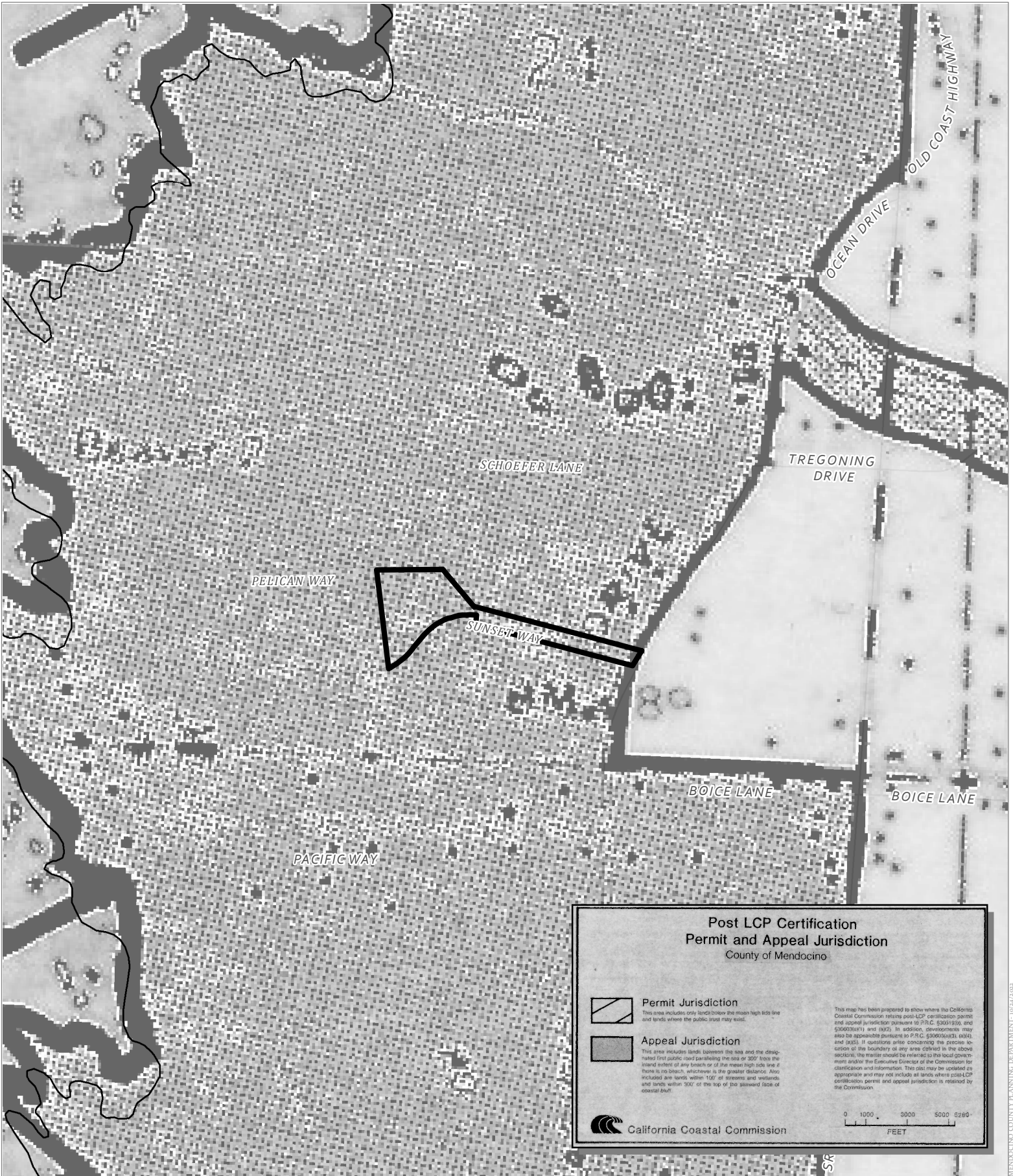
Public Roads



**LCP HABITATS & RESOURCES**

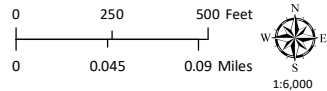
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/24/2022





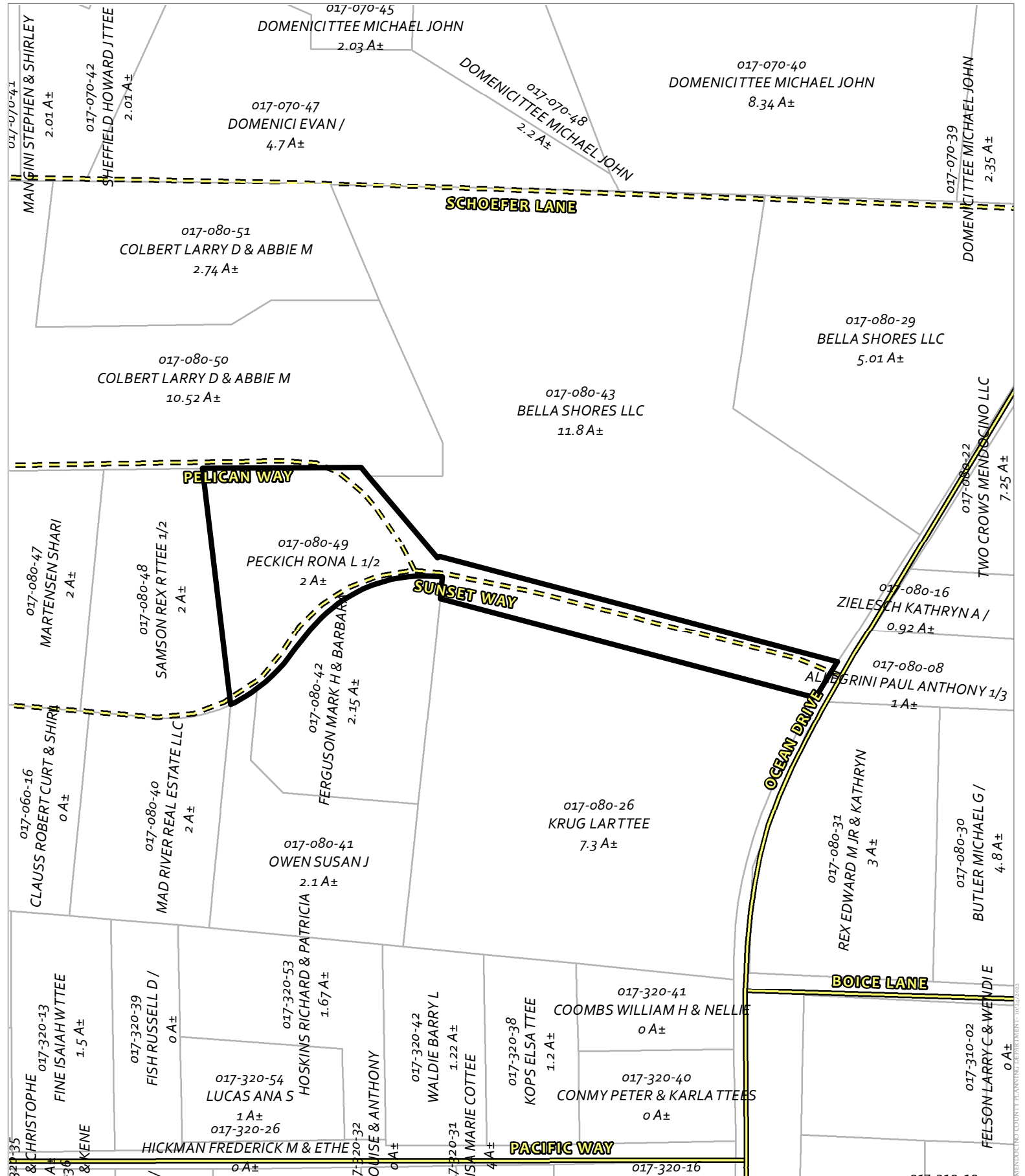
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Public Roads





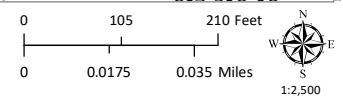
**POST LCP CERTIFICATION & APPEAL JURISDICTION**

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/24/2022



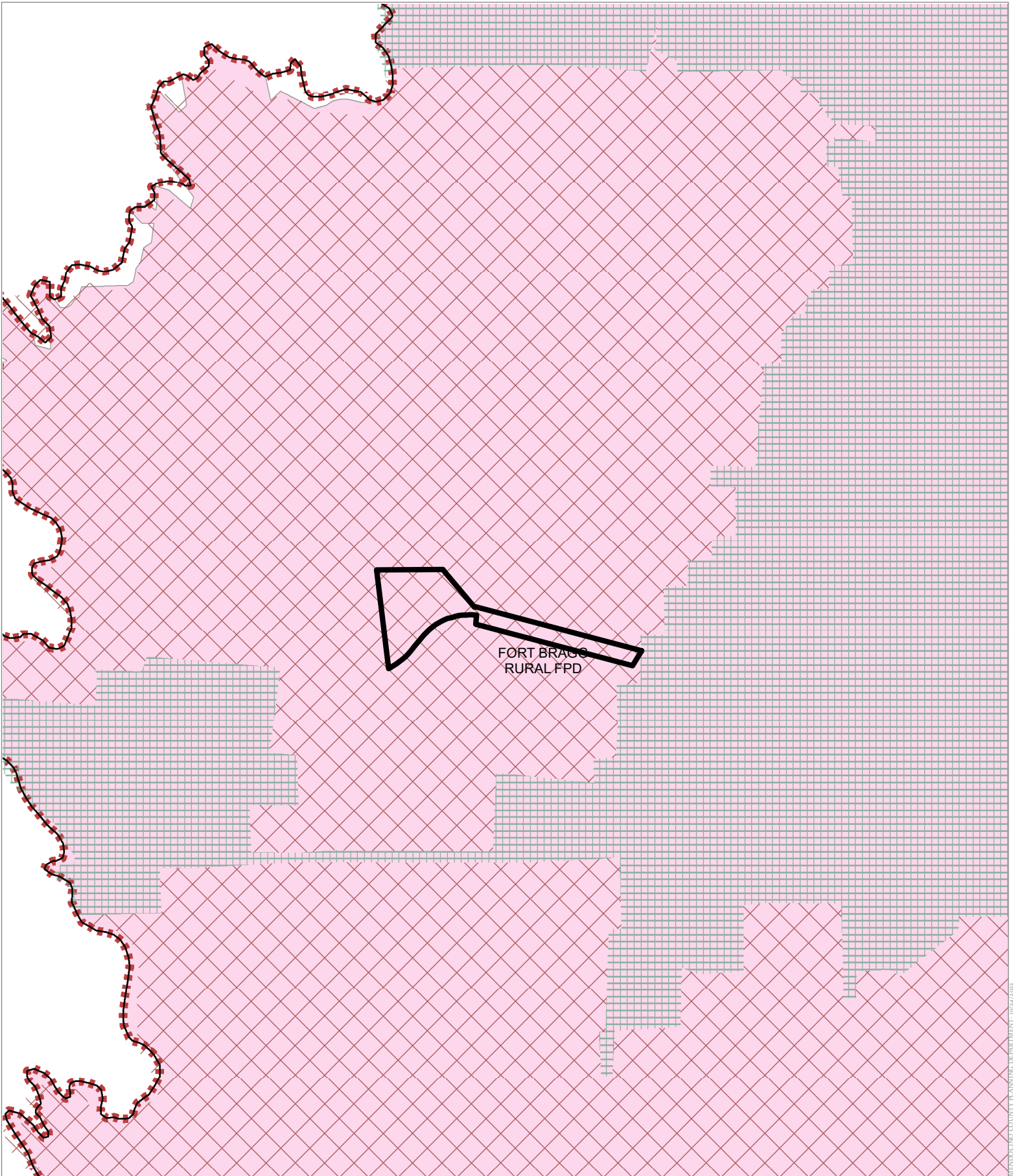
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 Public Roads  
 Private Roads



ADJACENT PARCELS


MENDOCINO COUNTY PLANNING DEPARTMENT - 1/10/2022

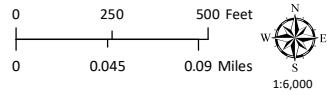


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 High Fire Hazard

 County Fire Districts

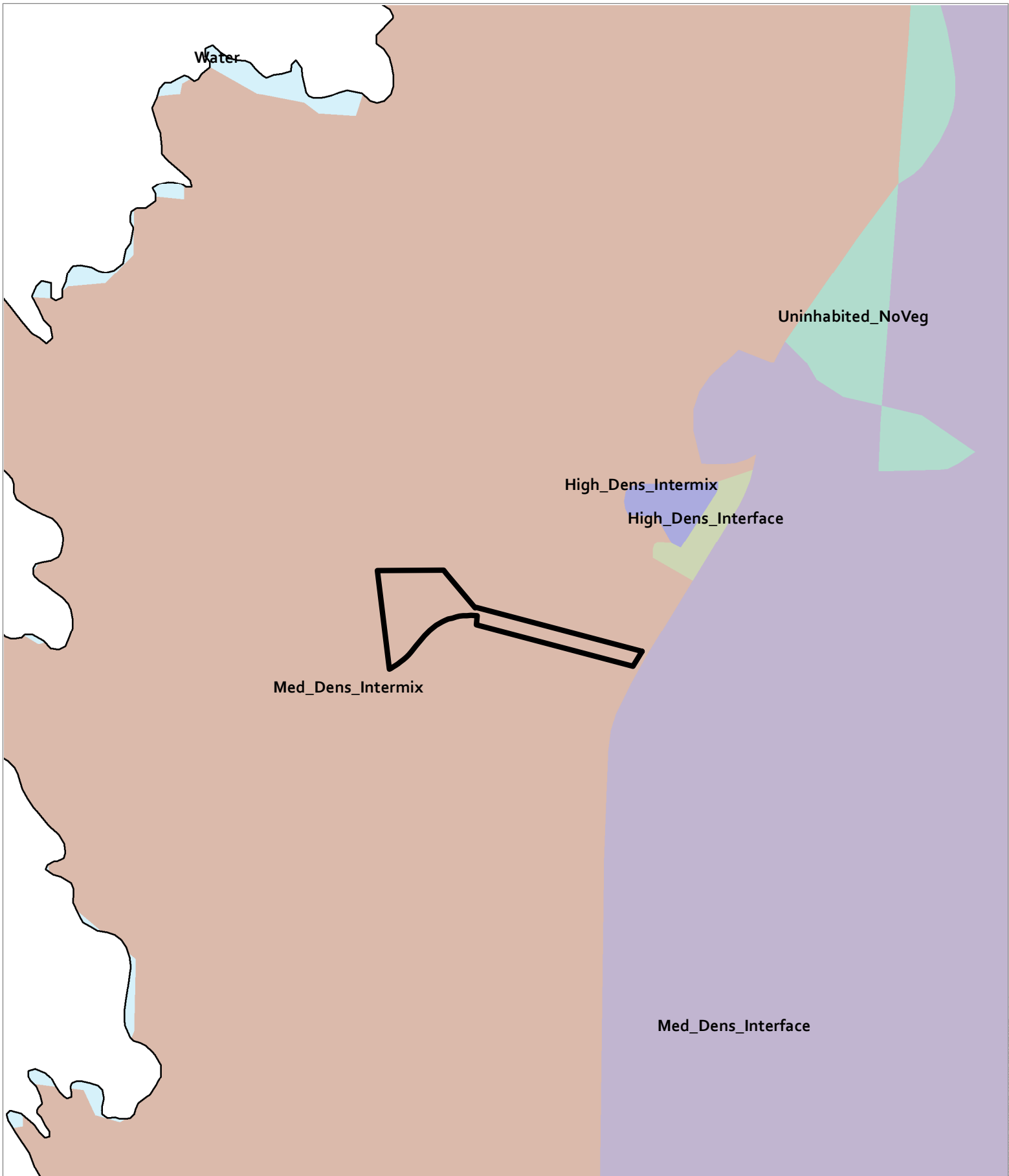
 Moderate Fire Hazard



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

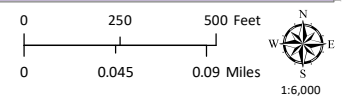
HUMBOLDT COUNTY PLANNING DEPARTMENT - 10/24/2022



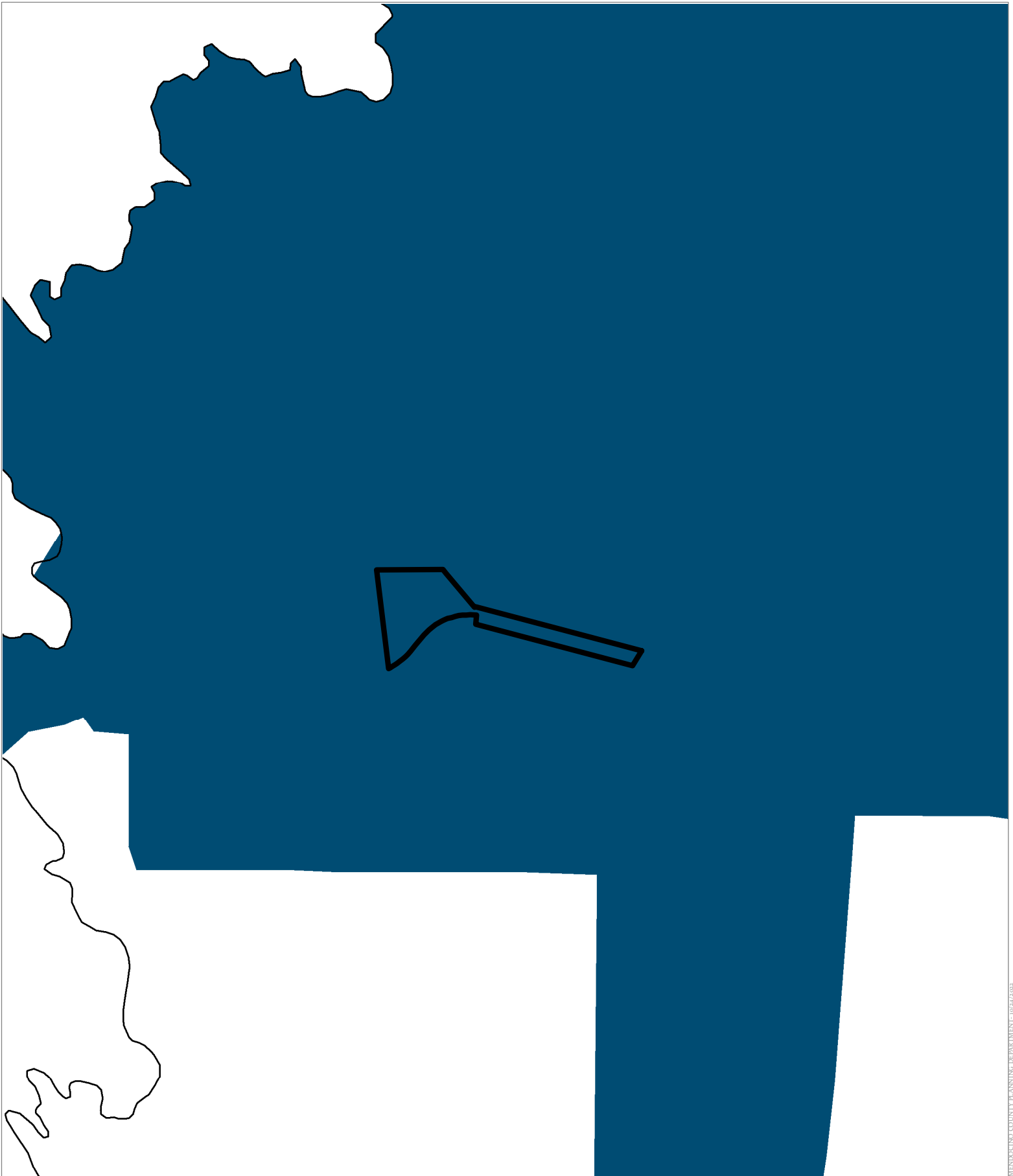


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/24/2022

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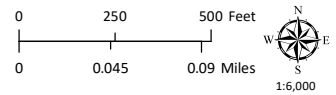
**WILDLAND-URBAN INTERFACE**



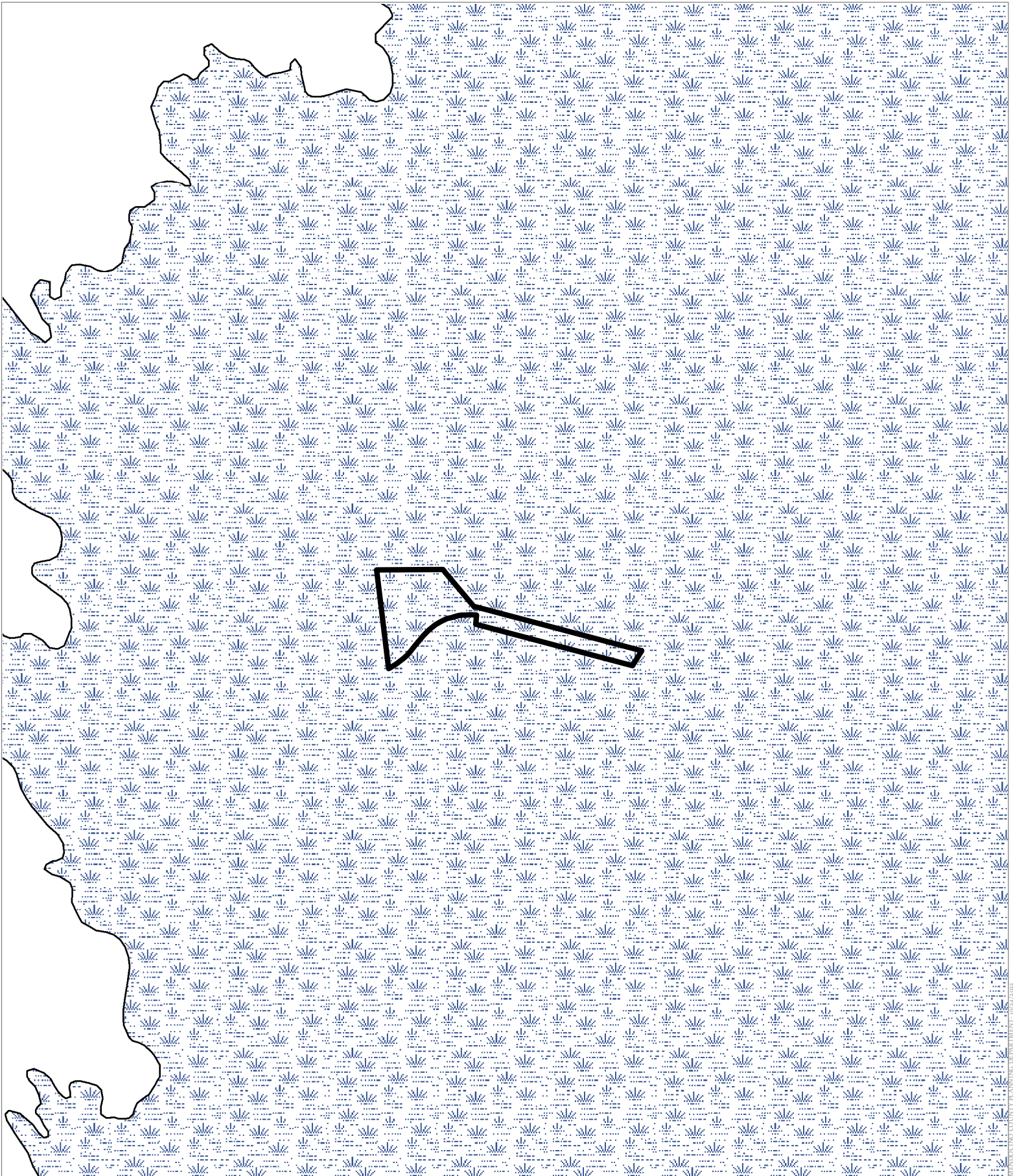
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/24/2022

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 Fort Bragg Stormwater Areas

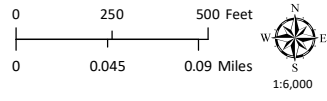


**MS4 STORMWATER AREAS**

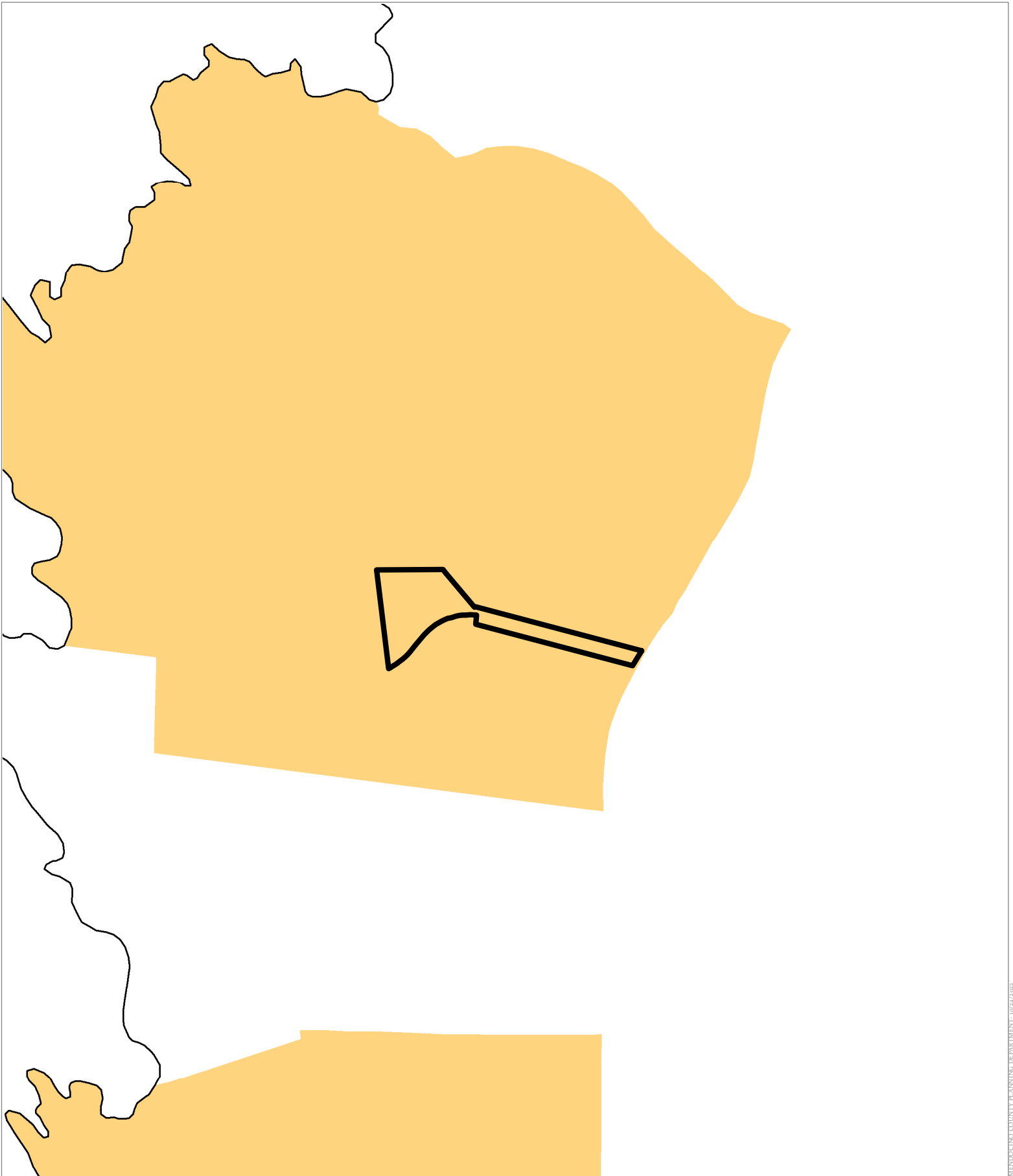


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 Marginal Water Resources



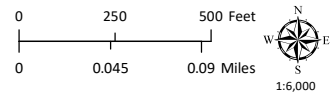
### COASTAL GROUND WATER RESOURCES



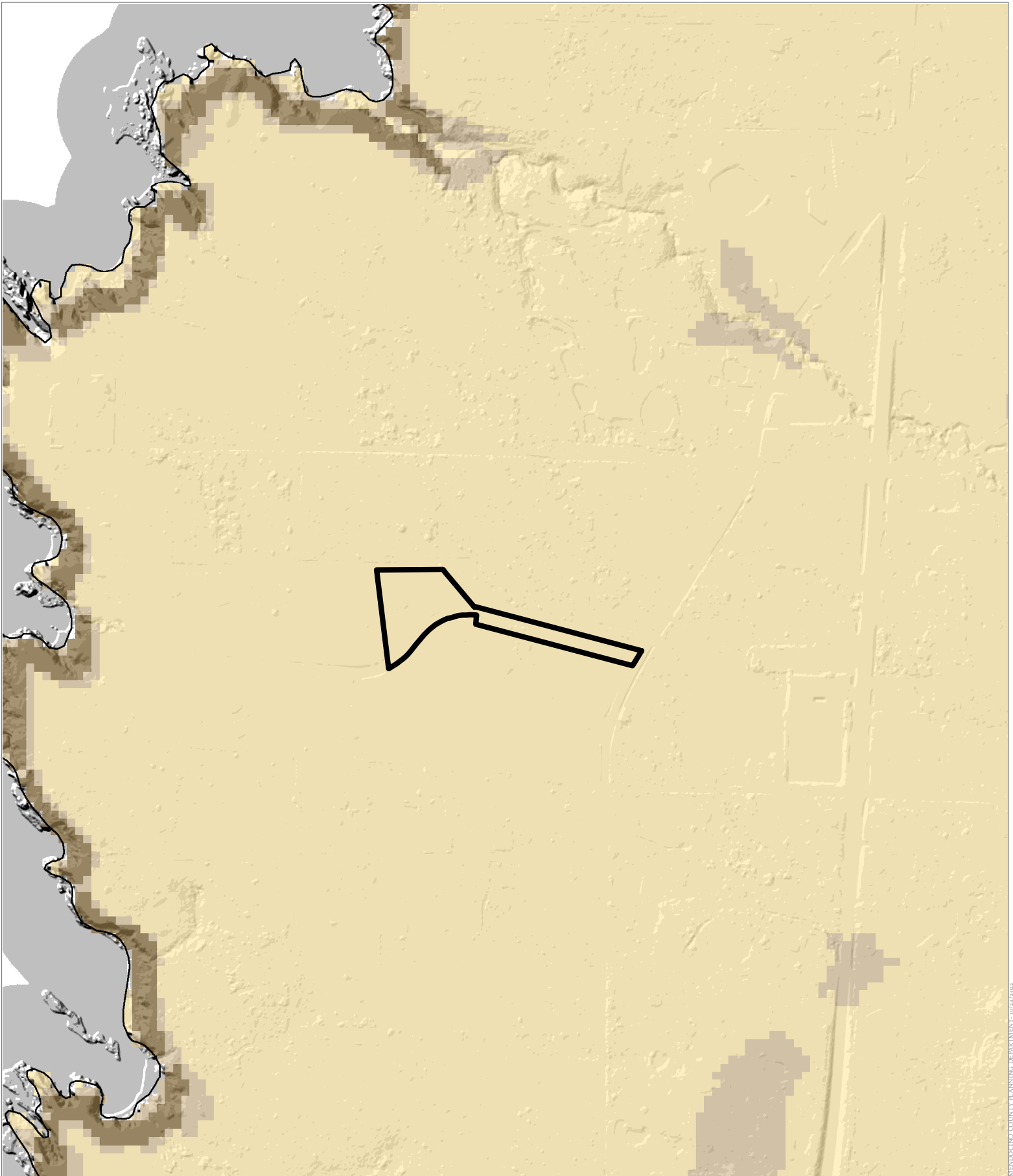
MEMPHIS COUNTY PLANNING DEPARTMENT - 10/24/2022

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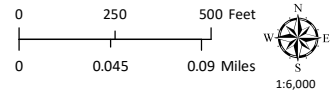
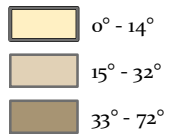
 Highly Scenic Area



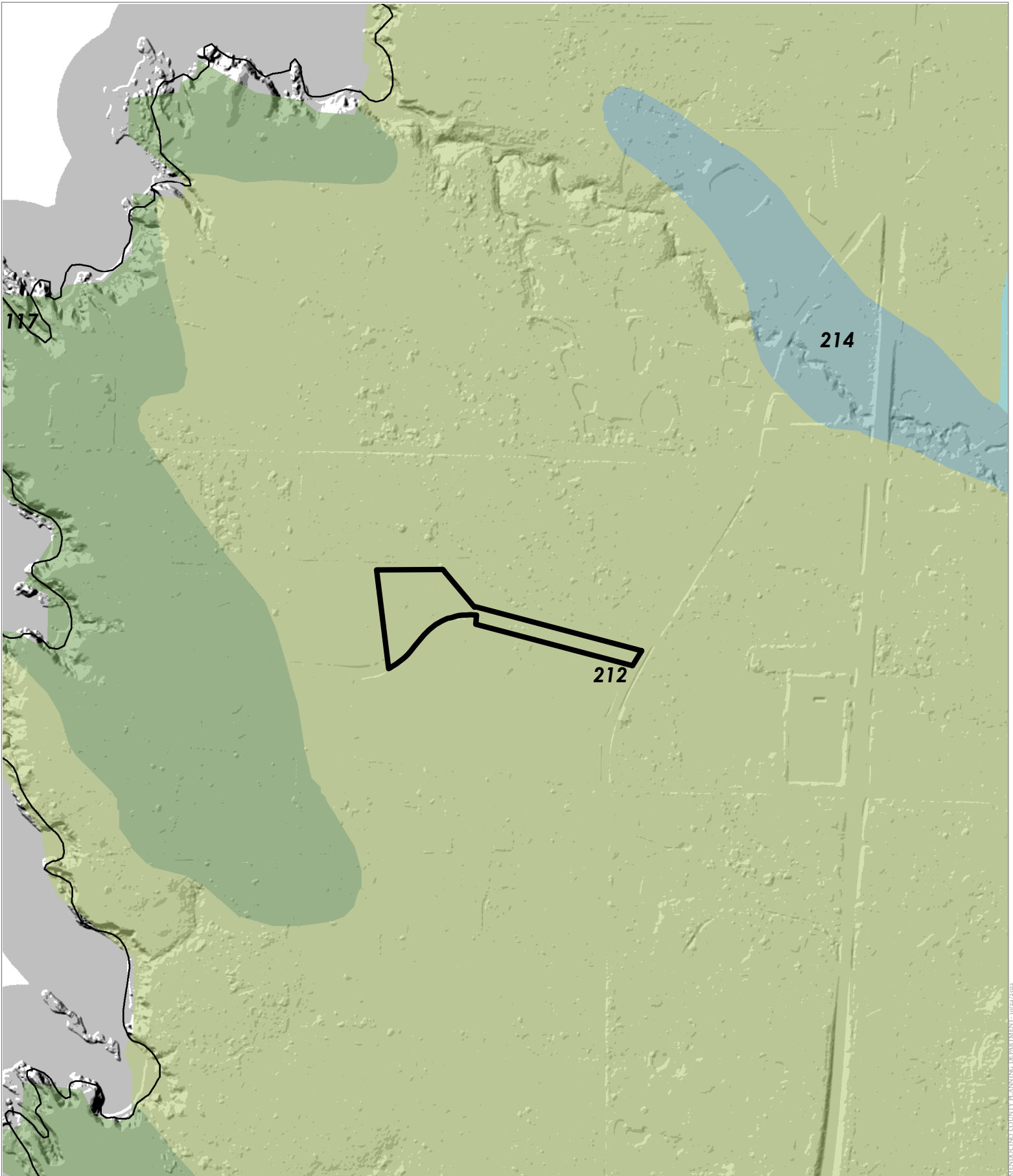
**HIGHLY SCENIC AREA**



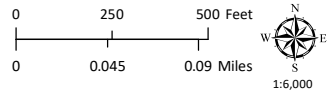
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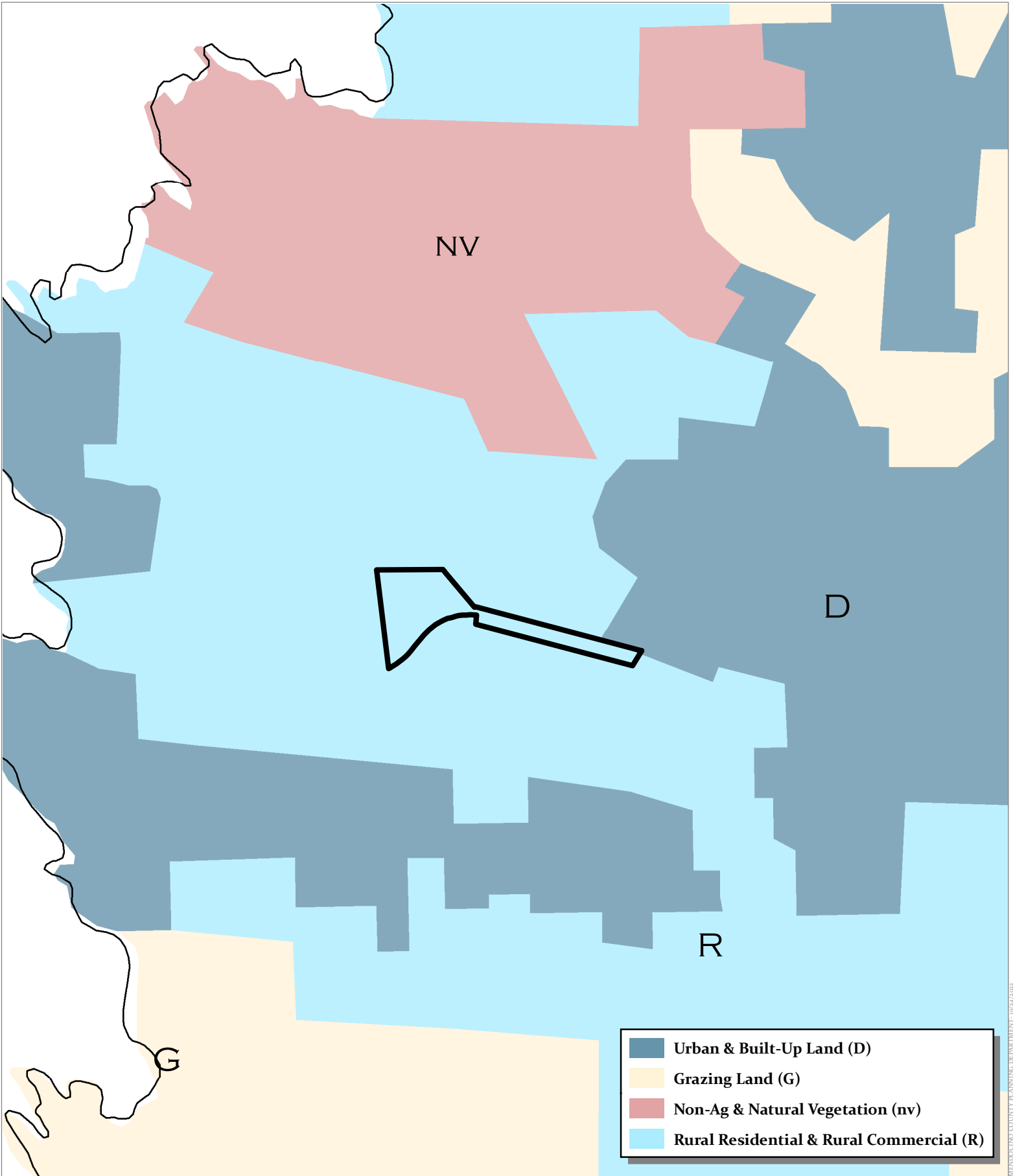
**ESTIMATED SLOPE**



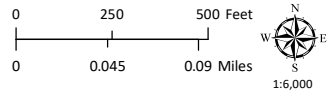
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**WESTERN SOILS**

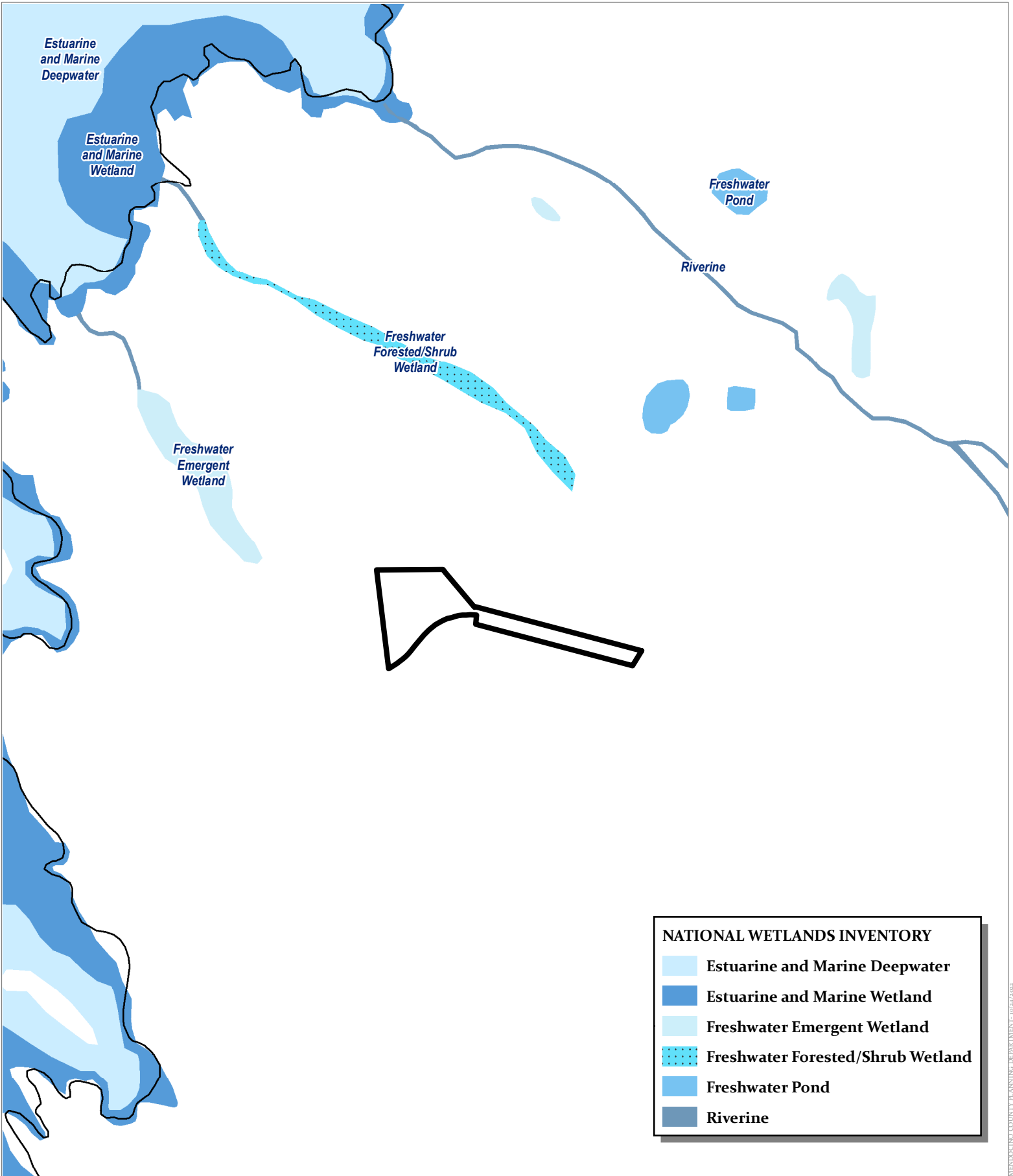


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**IMPORTANT FARMLANDS**

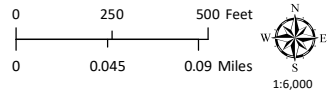




**NATIONAL WETLANDS INVENTORY**

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

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**WETLANDS**



APPLICANT TO TRENCH, INSTALL CONDUIT, AND BACKFILL. REFERENCE PGE DOCUMENTS  
 -063928 METHODS AND REQUIREMENTS FOR INSTALLING NON-RESIDENTIAL UNDERGROUND ELECTRIC SERVICES 0 - 600 V  
 -062288- UNDERGROUND CONDUITS(TABLE 6, 7, 16)  
 -058817- TERMINATING UNDERGROUND ELECTRIC SERVICES 0-600 VOLTS IN CUSTOMER-OWNED FACILITIES (NON-RESIDENTIAL, UNDERGROUND SERVICE TERMINATION PULL BOX, AND GENERAL INFORMATION ON PAGE 1&2)  
 -038193- MINIMUM REQUIREMENTS FOR THE DESIGN AND INSTALLATION OF ELECTRIC CONDUIT, INSULATED CABLE, AND FACILITIES  
 -054712- PERMANENT WOOD POST INSTALLATION UNDERGROUND ELECTRIC SERVICE  
 -ALL CONDUITS TO BE MINIMUM PVC SCHEDULE 40 PER DOCUMENT 062288 AND 063928  
 -TOTAL NUMBER OF FACTORY BENDS IN SECONDARY CONDUIT RUNS HAVING A MAXIMUM LENGTH OF 200' MUST NOT EXCEED 315 DEGREES. (PER DOCUMENT #038193)  
 AT THE POLE AND METER PANEL : APPLICANT TO INSTALL 3" CONDUIT SWEEP; 90 DEGREE, 24" RADIUS PER DOCUMENT 062288, TABLE 16, CODE # 360405

NOTE TO APPLICANT: TRENCH PATH FOR NEW UNDERGROUND SERVICE TO MAINTAIN 5 FOOT MINIMUM CLEARANCE FROM EXISTING FENCE LINE.

LEGEND	
INSTALL	DESCRIPTION
●	RISER 1/0A XLP
-sv-	1/0A XLP UG SERVICE
⊠	100A 120/240V 1φ METER

-LOC\_1-APPLICANT TO-  
 -TRENCH 55' FROM PRIMARY POLE TO NEW METER LOCATION(35' IN FRANCHISE)  
 -INSTALL 55'-3" CONDUIT, 2-3"-90 DEGREE VERTICAL SWEEPS(24" RADIUS) AND 1-3"-90 DEGREE HORIZONTAL SWEEP(36" RADIUS CODE#360328)  
 -PGE TO-  
 -INSTALL 24'-2" RISER(1/0A XLP TPX)  
 -PULL 90' OF 1/0A XLP  
 -SET 100AMP 120/240V 1φ METER

COORDINATE #  
 214881363745  
 LOADING DISTRICT  
 COASTAL  
 TX SIZE - 10KVA  
 KVA 1φ - 7.7KVA  
 KVA 3φ - NA  
 % L.F. - 40%

TX LOADING DETAILS  
 EXISTING= 5.7KVA  
 ADDED= 2.0KVA  
 NEW TOTAL= 7.7KVA

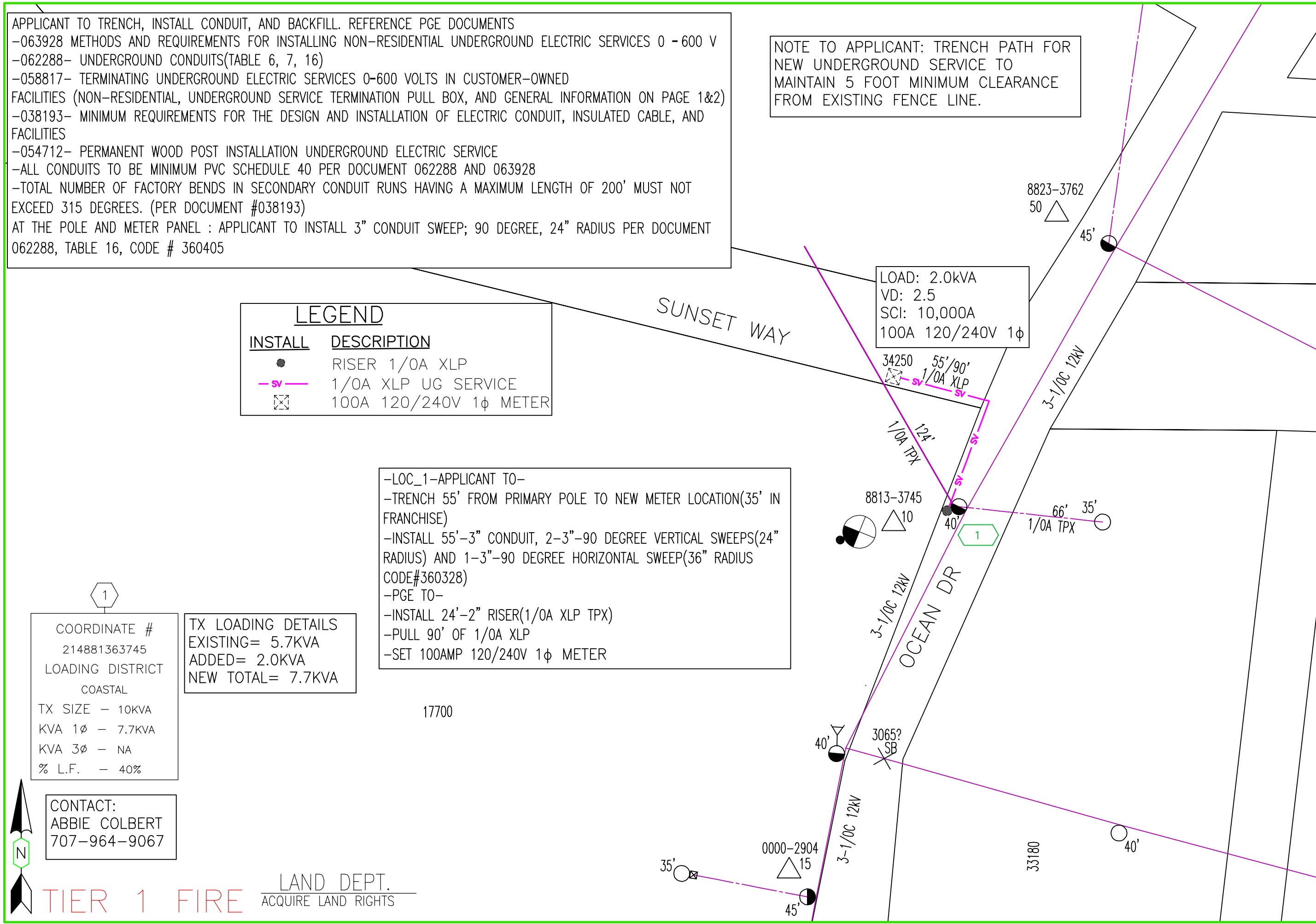
CONTACT:  
 ABBIE COLBERT  
 707-964-9067

LAND DEPT.  
 ACQUIRE LAND RIGHTS

TIER 1 FIRE

LOAD: 2.0kVA  
 VD: 2.5  
 SCI: 10,000A  
 100A 120/240V 1φ

EST: DEREK STEWART	530-488-0210	<b>CONSTRUCTION SKETCH</b> INSTALL UG SERVICE 34250 SUNSET WAY-FORT BRAGG	NO ENVIRONMENTAL ISSUES	Know what's below. Call before you dig.	NO GAS CONFLICT: NO	NEAR LOC: NA
ADE: GAVIN MCCOOL	530-320-9920		811			
SUPV: MARTIN NEPPER	530-228-4032		PRIMARY VOLTAGE: 12 kV	VOLTAGE AREA: 2		
REP: FRANK KASPER	209-470-0033		LATITUDE: 39.40273	LONGITUDE: -123.8123		
PLNR:		SOURCE SIDE DEVICE: 43415				
NOTIF: 122894764	JPA#: NA	SUB & CIRCUIT: FORT BRAGG A 1102	RAPTOR ZONE: NO			
SCALE: NTS	DATE: 07/20/2022	LOADING AREA: LIGHT	ARRESTER DIST: 3			
PM: 35331138	SHEET: 1 OF 1 REV. 0	CORROSION AREA: SEVERE	INSULATION DIST: AA			
		EXEMPT EQUIP. INST.: N/A	FIRE AREA: SRA-TIER 1			





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](mailto:Mendocino4290@fire.ca.gov)

MEU 4290 Rev 01/2022

## CAL FIRE MENDOCINO UNIT STATE FIRE SAFE REGULATIONS APPLICATION

<b>CAL FIRE File Number (Office Use Only)</b>	<b>Mendocino County Planning and Building Services Department Building Permit Number</b> <i>BF-2022-0637</i>
---	---

Building / Project Site Information	
<b>Address</b> 34250 Sunset Way	<b>APN:</b> 017-080-49-00
<b>City:</b> Fort Bragg	<b>Zip Code:</b> 95437

Property Owner Information	
<b>Name:</b> Rona Peckich & Donna Vigil	
<b>Mailing Address:</b> 34250 Sunset Way	
<b>City:</b> Fort Bragg	<b>State:</b> Ca
<b>Zip Code:</b> 95437	<b>Phone Number:</b> (949)294-8893
<b>Email:</b> rona827@gmail.com	

Property Owner's Agent or Representative	
<b>Name:</b> Abbie Colbert	
<b>Mailing Address:</b> 34561 Pelican Way	
<b>City:</b> Fort Bragg	<b>State:</b> CA
<b>Zip Code:</b> 95437	<b>Phone Number:</b> (707)964-9067
<b>Email:</b> abbiacolbert@comcast.net	
<b>Mail Conditions of Approval to:</b> Abbie Colbert. 34561 Pelican Way Fort Bragg, CA 95437	





STATE OF CALIFORNIA- THE NATURAL RESOURCES AGENCY  
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GAVIN NEWSOM, GOVERNOR

[Mendocino4290@fire.ca.gov](mailto:Mendocino4290@fire.ca.gov)

MEU 4290 Rev 01/2022

Project Information	
<b>1. Project Classification:</b> <i>(Circle One)</i> → Residential/ Commercial/ Agriculture/ Industrial	<b>2. Project Type:</b> <i>(Circle One)</i> New Building/ Replacement/ → Addition/ Subdivision
<b>3. Square Footage:</b>	<b>4. Will Hazardous Materials be stored on site?</b> Yes/ No <input type="checkbox"/> <input checked="" type="checkbox"/>
<b>5. Briefly describe the structure(s) to be built:</b> Installation 2nd electric service for community gate via underground trenching from PG&E pole on Ocean Dr.	
<b>6. Was this parcel formed prior to January 1<sup>st</sup>, 1991?</b>	Select Yes/No yes
<b>7. Is there a working fire hydrant within ½ mile of the project parcel?</b>	Select Yes/No no
<b>8. Is the parcel within a Fire Protection District?</b>	Select Yes/No not sure
<b>9. Is the parcel within a 5-mile driving distance of a staffed, year-round fire station?</b>	Select Yes/No yes
<b>10. Is the parcel 1 acre or greater in size?</b>	Select Yes/No yes
<b>11. If the parcel is greater than 1 acre, will the proposed structure(s) have 30' setbacks from the property boundaries?</b>	Select Yes/No no
<b>12. Will your project require a new road, or an extension of an existing road?</b>	Select Yes/No no
<b>13. If yes, please answer the following questions:</b>	How Many Feet? _____ Road Grade: _____ Surface: _____
<b>14. Will your project require a new driveway, or an extension of an existing driveway?</b>	Select Yes/No no
<b>15. If yes, please answer the following questions:</b>	How Many Feet? _____ Road Grade %: _____ Surface: _____





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MEU 4290 Rev 01/2022

Project Information (Continued)	
16. Is there an existing bridge on the parcel that provides access to the project site?	no Select Yes/No
17. Will a bridge be installed or constructed to provide access to the project site?	no Select Yes/No
18. Is a plot plan attached as required?	Select Yes/No
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 Select Yes/No
23. Will timberland be converted to non-timber use?	no Select Yes/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 Select Yes/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: <i>Abbie Colbert</i>	
Date: <u>10/20/22</u>	Print Name: Abbie Colbert