



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

April 02, 2024

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

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Elk Community Services District

CASE#: CDP\_2020-0037

DATE FILED: 12/23/2020

OWNER/APPLICANT/AGENT: THOMAS & KELLEY PARSONS

REQUEST: Standard Coastal Development Permit to construct a new single-family residence with detached garage and covered walkway, barn, septic system, gravel driveway, two (2) 5,000-gallon water storage tanks for fire abatement, and convert an existing test well into a production well.

LOCATION: In the Coastal Zone, 4.8± miles south of Elk town center, lying on the west side of Highway 1 (SR 1); 2.5± miles north of its intersection with Cypress Point Road (CR 576), located at 12200 S. Hwy 1; APN: 131-070-06.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: STEVEN SWITZER

RESPONSE DUE DATE: April 16, 2024

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\_2020-0037

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**APPLICANT:** THOMAS & KELLEY PARSONS

**AGENT:** THOMAS & KELLEY PARSONS

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**APN/S:** 131-070-06

**PARCEL SIZE:** 11.5± Acres

**GENERAL PLAN:** Range Lands (RL160)

**ZONING:** Rangeland (RL160)

**EXISTING USES:** (VACANT) residential test well

**DISTRICT:** 5 (Williams)

**RELATED CASES:** PR2019-0045- Septic (*Hold*), CDP\_2022-0023 –*Test Well*, PR2023-0026 –*Test Well*, CDPM\_2023-0003 –*Test Well Modification to CDP\_2022-0023*

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Range Lands (RL160)	Rangeland (RL160)	13.1± Acres	Residential
<b>EAST:</b>	Range Lands (RL160)	Rangeland (RL160)	29.7± Acres	Residential
<b>SOUTH:</b>	Range Lands (RL160)	Rangeland (RL160)	5.2± Acres	Residential
<b>WEST:</b>	Pacific Ocean	Pacific Ocean	Pacific Ocean	Pacific Ocean

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## REFERRAL AGENCIES

### LOCAL

- Air Quality Management District
- Archaeological Commission
- Assessor's Office
- Building Division (FB)
- Environmental Health (EH)
- Elk Community Services District
- Sonoma State University

### STATE

- CALFIRE (Land Use)
- California Coastal Commission
- California Dept. of Fish & Wildlife
- CALTRANS

### FEDERAL

- US Department of Fish & Wildlife

### TRIBAL

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

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## **ADDITIONAL INFORMATION:**

**STAFF PLANNER:** STEVEN SWITZER

**DATE:** 4/2/2024

## 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*

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)

*NO*

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS

*Marginal*

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part

*Western Soil Classification 182*

**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

*Marine Beach Natural Intertidal Non-vegetated*

**12. EARTHQUAKE FAULT ZONE:**

Earthquake Fault Zone Maps; GIS

*NO*

**13. AIRPORT LAND USE PLANNING AREA:**

Airport Land Use Plan; GIS

*NO*

**14. SUPERFUND/BROWNFIELD/HAZMAT SITE:**

GIS; General Plan 3-11

*NO*

**15. NATURAL DIVERSITY DATABASE:**

CA Dept. of Fish & Wildlife Rarefind Database/GIS

*NO*

**16. STATE FOREST/PARK/RECREATION AREA ADJACENT:**

GIS; General Plan 3-10

*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

*N/A*

**19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

*NO*

**20. SPECIFIC PLAN/SPECIAL PLAN AREA:**

Various Adopted Specific Plan Areas; GIS

*NO*

**21. STATE CLEARINGHOUSE REQUIRED:**

Policy

*YES*

**22. OAK WOODLAND AREA:**

USDA

*NO*

**23. HARBOR DISTRICT:**

Sec. 20.512

*NO*

### FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

**24. LCP LAND USE CLASSIFICATION:**

LCP Land Use maps/GIS

*Prime Agricultural Land*

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

LCP Land Capabilities maps/GIS; 20.500

*Marine Terrace Deposits (zone 2)*

**26. LCP HABITATS & RESOURCES:**

LCP Habitat maps/GIS; 20.496

*Barren, Upland Habitats*

**27. COASTAL COMMISSION APPEALABLE AREA:**

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

*Appealable*

**28. CDP EXCLUSION ZONE:**

CDP Exclusion Zone maps/GIS

*NO*

**29. HIGHLY SCENIC AREA:**

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

*HIGHLY SCENIC*

**30. BIOLOGICAL RESOURCES & NATURAL AREAS:**

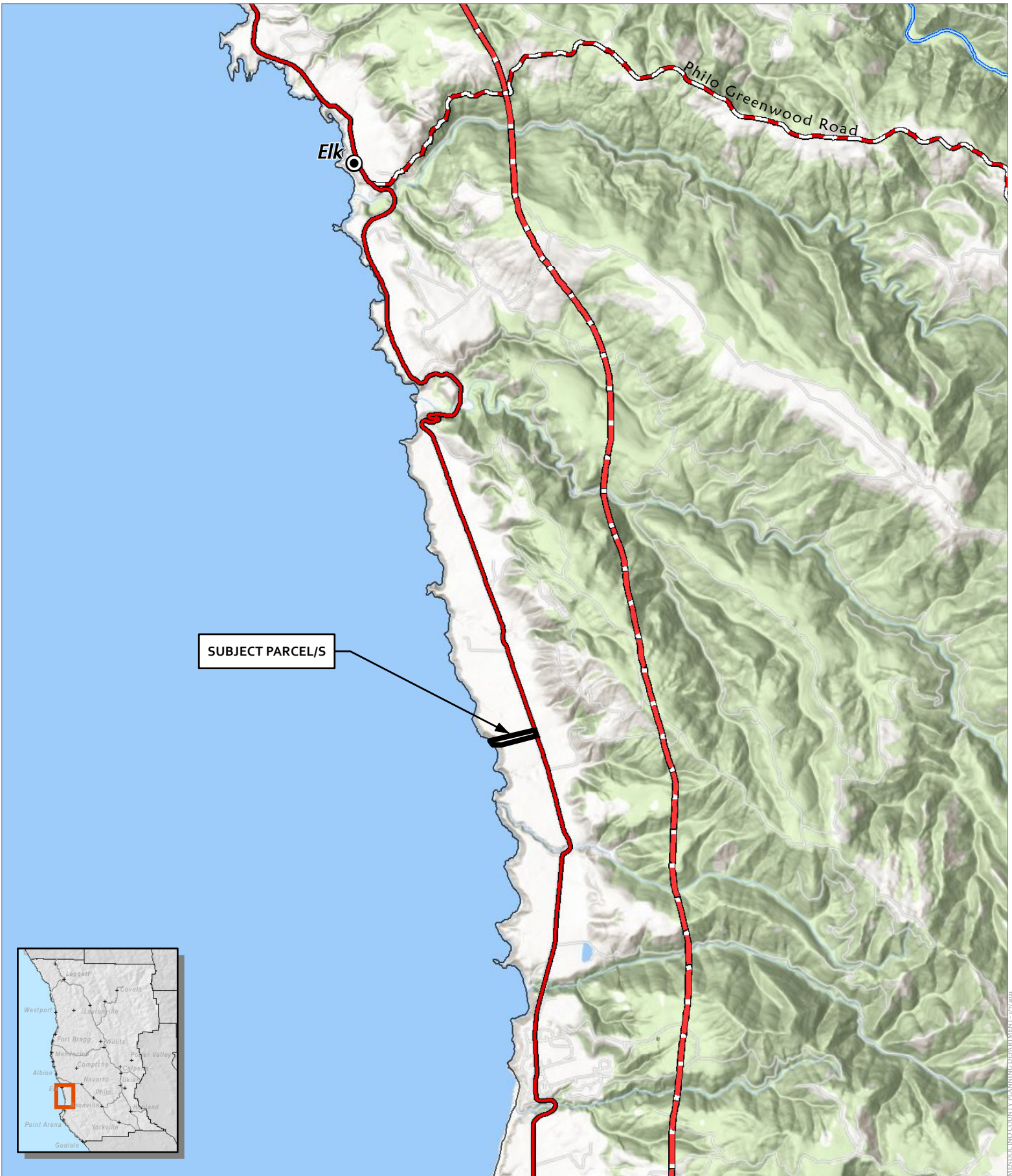
Biological Resources & Natural Area Map; GIS; General Plan 4-9

*YES, Point Arena Mountain Beaver*

**31. BLUFFTOP GEOLOGY:**

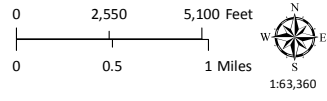
GIS; 20.500.020

*YES*



CASE: CDP 2020-0037  
 OWNER: PARSONS, Thomas & Kelley  
 APN: 131-070-06  
 APLCT: Tom & Kelly Parsons  
 AGENT: Elee Tsai  
 ADDRESS: 12200 S. Highway 1, Elk

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




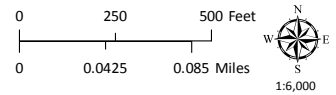
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2021



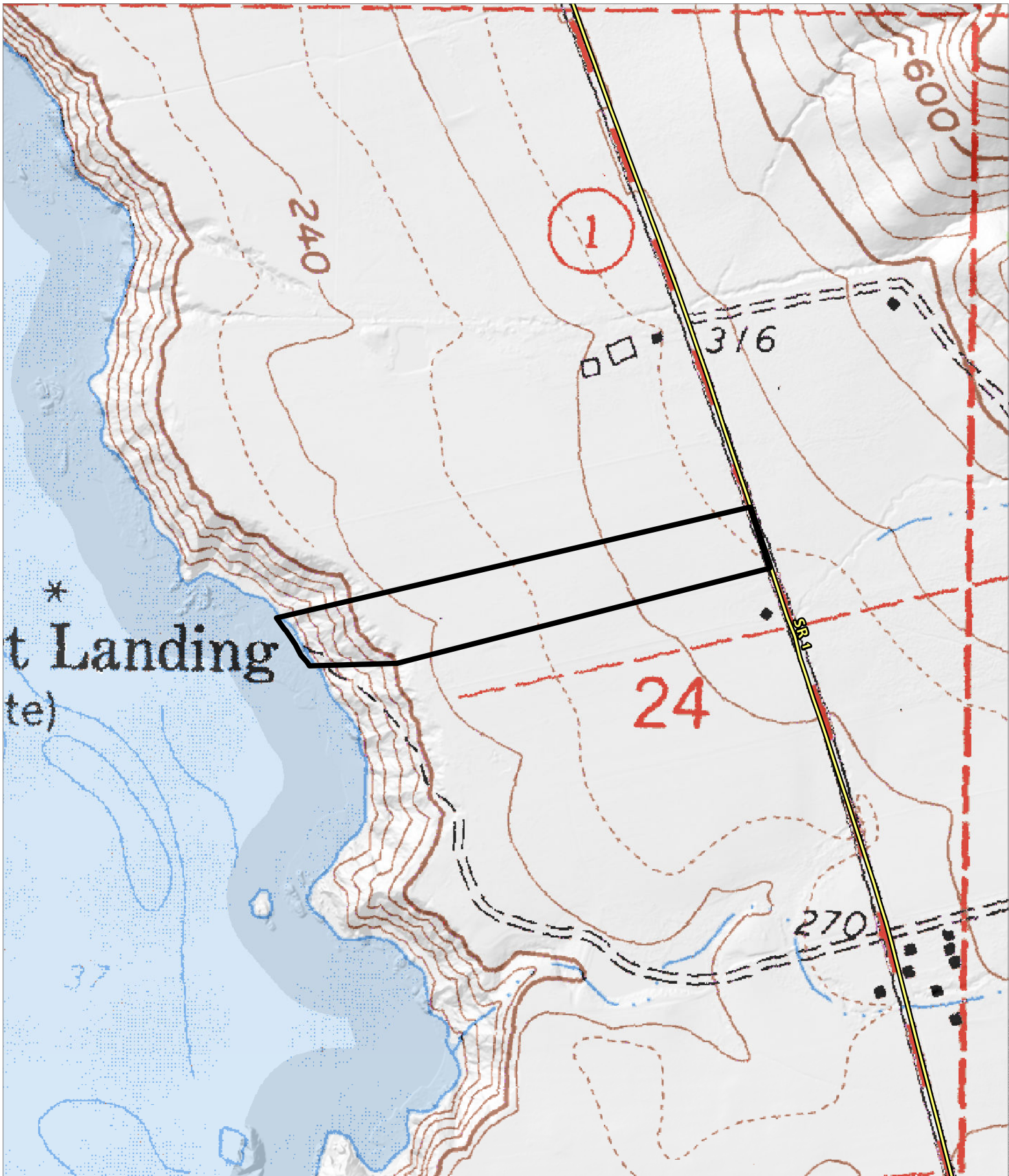
CASE: CDP 2020-0037  
OWNER: PARSONS, Thomas & Kelley  
APN: 131-070-06  
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AGENT: Elee Tsai  
ADDRESS: 12200 S. Highway 1, Elk

 Public Roads



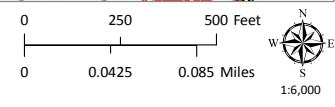
AERIAL IMAGERY

ATTACHMENT



CASE: CDP 2020-0037  
 OWNER: PARSONS, Thomas & Kelley  
 APN: 131-070-06  
 APLCT: Tom & Kelly Parsons  
 AGENT: Elee Tsai  
 ADDRESS: 12200 S. Highway 1, Elk

 Public Roads



**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO  
COUNTY BUILDING SERVICES



Case No(s)	CDP 2020-0037
CDF No(s)	
Date Filed	
Fee	
Receipt No.	
Received by	
Office Use Only	

# COASTAL ZONE APPLICATION FORM

## APPLICANT

Name: Tom & Kelley Parsons  
 Address: 1617 Wood Rd  
 City: Fulton State: CA Zip Code: 95439  
 Email: tparsons@sonic.net Phone: 707-953-9023

## PROPERTY OWNER

Name: Tom & Kelley Parsons  
 Address: 1617 Wood Rd  
 City: Fulton State: CA Zip Code: 95439  
 Email: tparsons@sonic.net Phone: 707-953-9023

## AGENT

Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Email: \_\_\_\_\_  
 Phone: \_\_\_\_\_

## PARCEL SIZE

11.5  Square feet  
 Acres

## STREET ADDRESS OF PROJECT

12200 S Hwy 1 Elk CA

## ASSESSOR'S PARCEL NUMBER(S)

131-07-004

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

*Sam R*  
Signature of Applicant/Agent

2/20/24  
Date

*Sam R*  
Signature of Owner

2/20/24  
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. *Currently the property has no existing structures. A test well has been drilled. It is fenced with a dirt path 8'± wide. We are proposing to build a single family residence, a detached garage connected to the residence with a covered breezeway and a barn for storage and livestock. Also to have septic system, gravel driveway, 2- 500 gal fire suppression tanks and meet all fire requirements*

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	2	2663 <sup>sq ft</sup>
<input type="checkbox"/> Mobile Home	_____	742 <sup>sq ft</sup>
<input type="checkbox"/> Duplex	_____	house garage
<input type="checkbox"/> Multifamily	_____	_____
<input checked="" type="checkbox"/> Barn	1	1659 <sup>sq ft</sup>

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: \_\_\_\_\_

N/A

4. Will the proposed project be phased?  Yes  No

If Yes, explain your plans for phasing.



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 N/A

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 House 17' 10" feet.  
Barn 22'

8. Lot area (within property lines): 11.5  square feet  acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage <span style="margin-left: 20px;"><i>Barn &amp; House</i></span>	_____ square feet	<u>4064</u> square feet	<u>4064</u> square feet
Paved area	_____ square feet	_____ square feet	_____ square feet
Landscaped area	_____ square feet	_____ square feet	_____ square feet
Unimproved area	_____ square feet	_____ square feet	<u>496876</u> square feet
GRAND TOTAL:			<u>500,940</u> square feet
(Should equal gross area of parcel)			

10. Gross floor area: 4064 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>0</u>	Proposed <u>5</u>	Total <u>5</u>
Number of covered spaces	<u>2</u>		Size <u>742</u>
Number of uncovered spaces	<u>3</u>		Size <u>834</u>
Number of standard spaces	_____		Size _____
Number of handicapped spaces	_____		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: 50 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.

See page A3 There are 3 concealed lens down facing lights on garage

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.).

Flat - Improve existing driveway to gravel and meet fire requirements for road.

For grading and road construction, complete the following:

- A. Amount of cut: 40 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: \_\_\_\_\_  
\_\_\_\_\_

17. Will vegetation be removed on areas other than the building sites and roads?  Yes  No  
 If yes, explain:  
 The eight trees that were on the eastern edge of the property that were planted without a permit and required to be removed by the Coastal Comm. were removed.

18. Does the project involve sand removal, mining or gravel extraction?  Yes  No  
 If yes, detailed extraction, reclamation and monitoring may be required.

19. Will the proposed development convert land currently or previously used for agriculture to another use?  Yes  No  
 If yes, how many acres will be converted? \_\_\_\_\_ acres (An agricultural economic feasibility study may be required.)

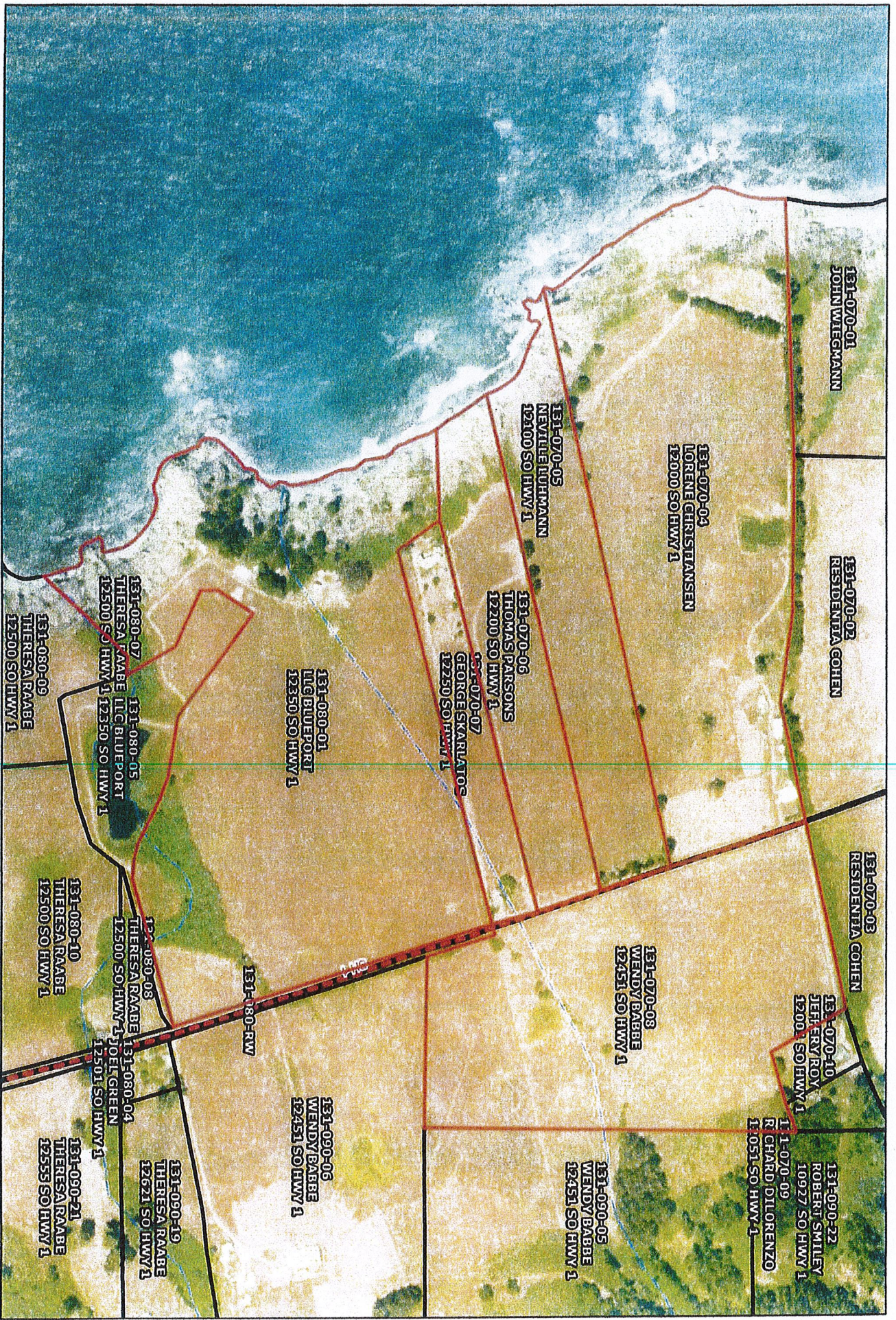
20. Will the development provide public or private recreational opportunities?  Yes  No  
 If yes, explain:

21. Is the proposed development visible from:  
 A. State Highway 1 or other scenic route?  Yes  No  
 B. Park, beach or recreation area?  Yes  No

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?  Yes  No  
 If yes, explain:

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?  
 A. Diking  Yes  No  
 B. Filling  Yes  No  
 C. Dredging  Yes  No  
 D. Placement of structures in open coastal waters, wetlands, estuaries or lakes  Yes  No  
 Amount of material to be dredged or filled? \_\_\_\_\_ cubic yards.  
 Location of dredged material disposal site: \_\_\_\_\_ N/A  
 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.



131-070-01  
JOHN WIEGMANN

131-070-02  
RESIDENTIA COHEN

131-070-03  
RESIDENTIA COHEN

131-070-10  
JEFFERY ROY  
12001 SO HWY 1

131-090-22  
ROBERT SMILEY  
10927 SO HWY 1  
1-1-070-09  
R CHARD D LORENZO  
1-051 SO HWY 1

131-070-04  
LORENE CHRISTIANSEN  
12000 SO HWY 1

131-070-08  
WENDY BARBE  
12451 SO HWY 1

131-090-05  
WENDY BARBE  
12451 SO HWY 1

131-070-05  
NEVILLE LUHMANN  
12100 SO HWY 1

131-070-06  
THOMAS PARSONS  
12200 SO HWY 1

131-070-07  
GEORGE SKARLATOS  
12250 SO HWY 1

131-080-01  
LIG BLUEPORT  
12350 SO HWY 1

131-080-RW

131-090-06  
WENDY BARBE  
12451 SO HWY 1

131-080-07  
THERESA RAABE LIG BLUEPORT  
12500 SO HWY 1 12350 SO HWY 1

131-080-09  
THERESA RAABE  
12500 SO HWY 1

131-080-10  
THERESA RAABE  
12500 SO HWY 1

131-090-21  
THERESA RAABE  
12553 SO HWY 1

131-080-08  
THERESA RAABE  
12500 SO HWY 1

131-080-04  
JOEL GREEN  
12501 SO HWY 1

131-090-19  
THERESA RAABE  
12671 SO HWY 1

Map produced by the Mendocino County Assessors Office, October, 2020. Parcel data updated 2019. Aerial photography NAIP 2018. Road data from July 2016.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND.  
Reasonable effort has been made to ensure the accuracy of the map and data provided, however errors and omissions may still exist.  
Do not make a business decision based on this data. Data does not represent surveyed information and is approximate.

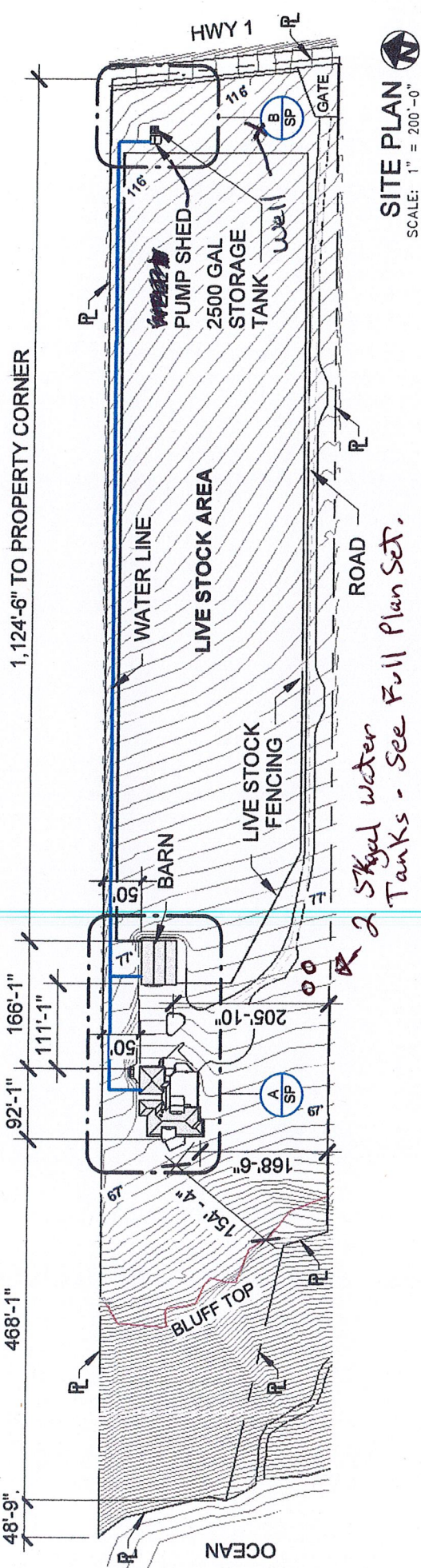
DO NOT USE THIS MAP TO DETERMINE PROPERTY BOUNDARIES.

LOCATION MAP

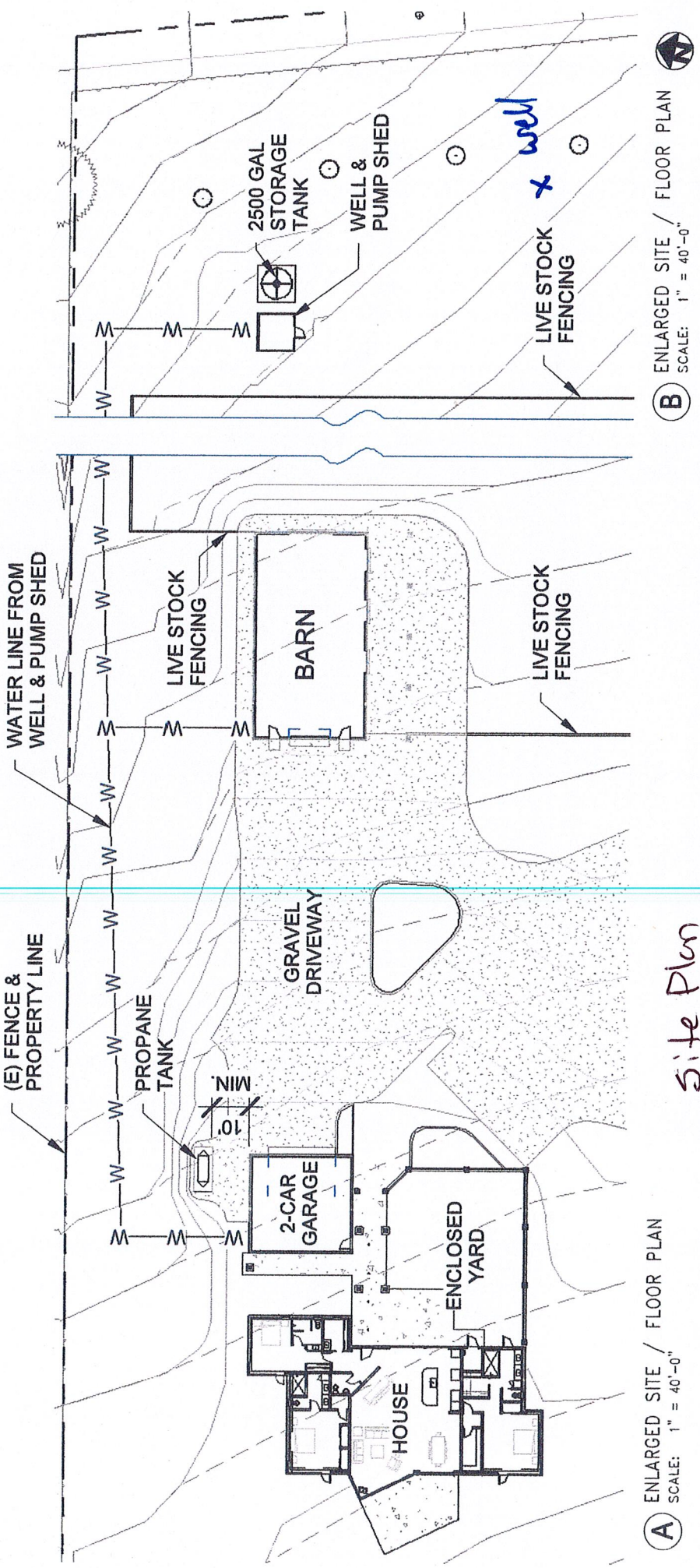


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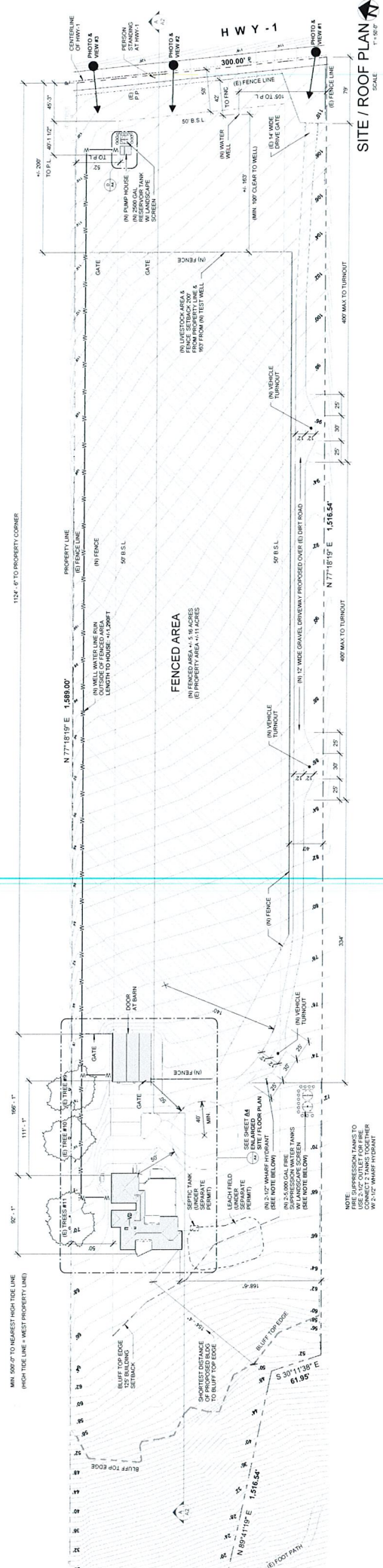
N



*2 Skid water Tanks - See Full Plan Set.*



*Site Plan*



**SITE / ROOF PLAN**  
SCALE 1" = 50'

124'-6" TO PROPERTY CORNER

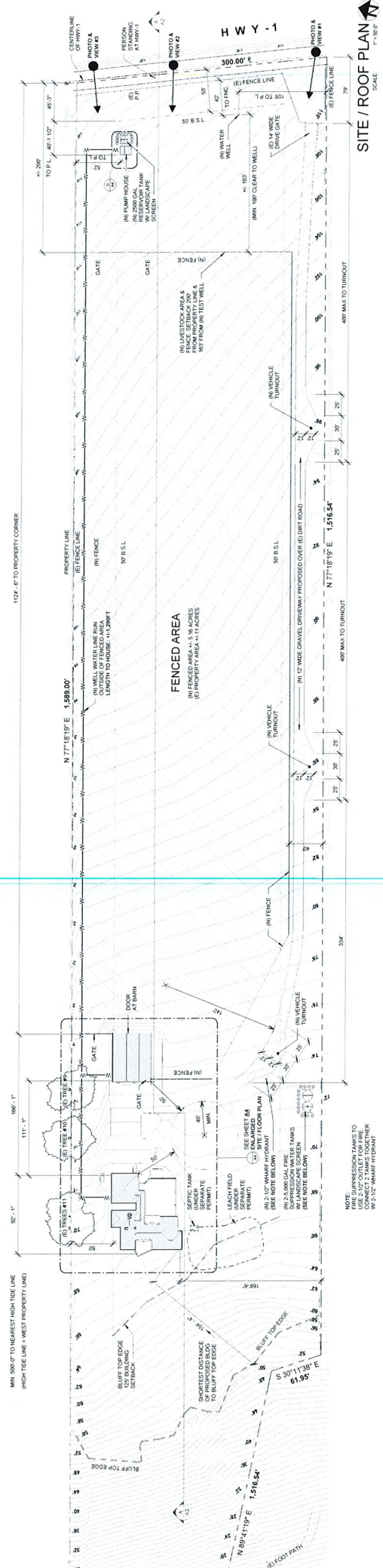
MIN. 500 FT TO HIGHEST HIGH TIDE LINE  
(FROM TIDE LINE - WEST PROPERTY LINE)

MIN. 500 FT TO HIGHEST HIGH TIDE LINE  
(FROM TIDE LINE - WEST PROPERTY LINE)

**FENCED AREA**  
(A) FENCED AREA = 5.18 ACRES  
(B) PROPERTY AREA = 11.1 ACRES

SEE SHEET 6A  
SITE / FLOOR PLAN  
FOR 2.5-5,000 GAL FIRE  
SUPPRESSION TANKS  
MANUSCRIPT TO BE  
SUBMITTED TO THE  
FIRE DEPARTMENT  
(SEE NOTE BELOW)

NOTE:  
FIRE SUPPRESSION TANKS TO  
BE CONNECTED TO TANKS TOGETHER  
WITH 1/2" WIDEPH FITTING



**SITE / ROOF PLAN**  
SCALE 1" = 50'

124'-6" TO PROPERTY CORNER

MIN. 500 FT TO HIGHEST HIGH TIDE LINE  
(FROM TIDE LINE - WEST PROPERTY LINE)

MIN. 500 FT TO HIGHEST HIGH TIDE LINE  
(FROM TIDE LINE - WEST PROPERTY LINE)

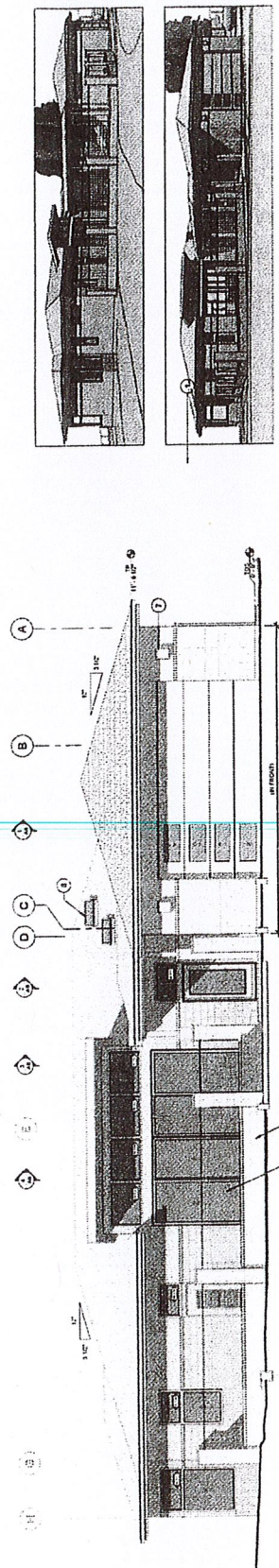
**FENCED AREA**  
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(B) PROPERTY AREA = 11.1 ACRES

SEE SHEET 6A  
SITE / FLOOR PLAN  
FOR 2.5-5,000 GAL FIRE  
SUPPRESSION TANKS  
MANUSCRIPT TO BE  
SUBMITTED TO THE  
FIRE DEPARTMENT  
(SEE NOTE BELOW)

NOTE:  
FIRE SUPPRESSION TANKS TO  
BE CONNECTED TO TANKS TOGETHER  
WITH 1/2" WIDEPH FITTING

12. MATERIALS AND FINISHES:  
 Exterior Wall: Stucco  
 Exterior Floor: Composite Decking  
 Interior Wall: Drywall  
 Interior Floor: Hardwood  
 Roofing: Asphalt Shingles  
 Windows: Vinyl Siding  
 Doors: Fiberglass  
 Siding: Aluminum  
 Paint: Exterior Acrylic Latex  
 Stucco: Portland Cement  
 Decking: Composite  
 Drywall: 5/8" Type X  
 Hardwood: Engineered Hardwood  
 Asphalt Shingles: 30 Year  
 Vinyl Siding: 30 Year  
 Fiberglass: Fiberglass  
 Aluminum: Powder Coat  
 Exterior Acrylic Latex: 5 Year  
 Portland Cement: Type I  
 Composite Decking: 25 Year  
 Engineered Hardwood: 25 Year  
 30 Year: 30 Year  
 25 Year: 25 Year  
 5 Year: 5 Year  
 25 Year: 25 Year  
 30 Year: 30 Year

NO.	DESCRIPTION	DATE



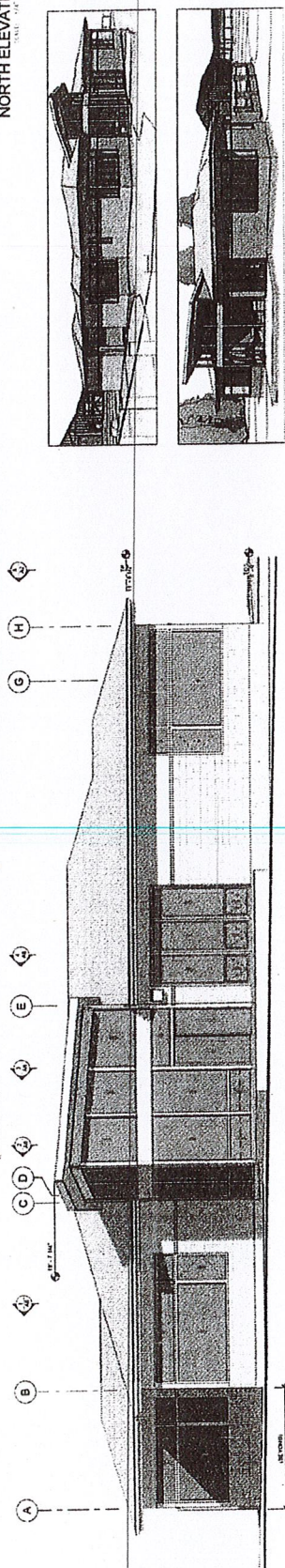
**EAST ELEVATION 1**

**EXTERIOR BUILDING MATERIAL LIST:**

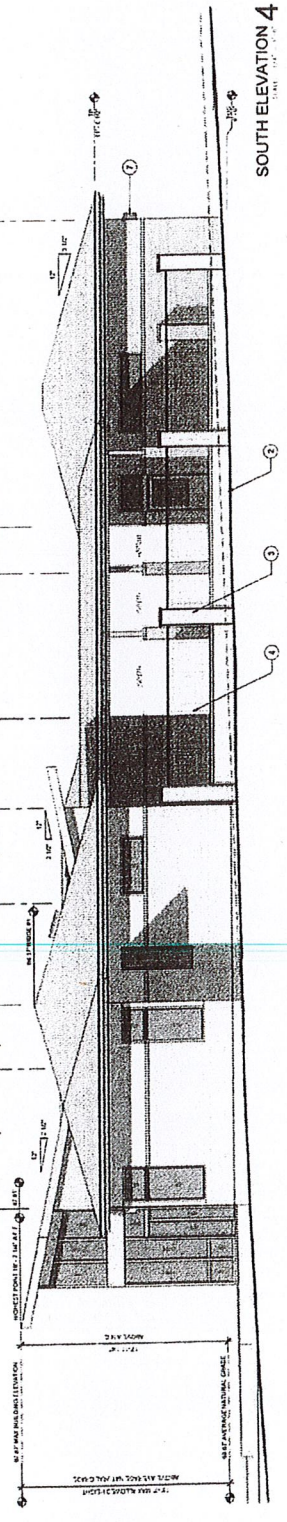
- SIDING: 8" RICH CRUIVAL W/ TEXTURE
- ROOFING: 30 YEAR FIBER CEMENT BOARD
- WINDOWS: BRONZE ANODIZED ALUMINUM FRAME
- DOORS: BRONZE ANODIZED ALUMINUM FRAME
- SIDING: 30 YEAR ALUMINUM VINYL SIDING
- ROOFING: 30 YEAR COMPOSITE SHINGLES
- ROOFING: CLASS A ASPHALT COMPOSITION SHINGLES
- ROOFING: 5 YEAR EXTERIOR PAINT
- ROOFING: 30 YEAR FIBER CEMENT BOARD
- ROOFING: 5 YEAR EXTERIOR PAINT



**NORTH ELEVATION 2**



**WEST ELEVATION 3**



**SOUTH ELEVATION 4**

**TOM & KELLEY PARSONS RESIDENCE**  
 12200 SO HWY 1, ELK, CA 95432

WESTERN HOUSE ELEVATIONS

NO.	DESCRIPTION	DATE

A7

NO.	DESCRIPTION
1	EXTERIOR WALL MATERIAL LIST
2	EXTERIOR FLOOR MATERIAL LIST
3	EXTERIOR ROOFING MATERIAL LIST
4	EXTERIOR WINDOW MATERIAL LIST
5	EXTERIOR DOOR MATERIAL LIST
6	EXTERIOR SIDING MATERIAL LIST

- EXTERIOR BUILDING MATERIAL LIST:**
- SCREEN 1 3/4" CHAIN WALL W/ TEXTURE
  - SCREEN 2 PAINTED 3/4" FRESH CEMENT BOARD
  - SCREEN 3 BRONZE ANODIZED ALUMINUM FRAME
  - SCREEN 4 BRONZE ANODIZED ALUMINUM FRAME
  - SCREEN 5 COPPER PANNA
  - SCREEN 6 COPPER PANNA
  - SCREEN 7 COMPOSITION SHINGLES
  - SCREEN 8 UMI CEILING
  - SCREEN 9 W/ P/W WIRE FUNCTION

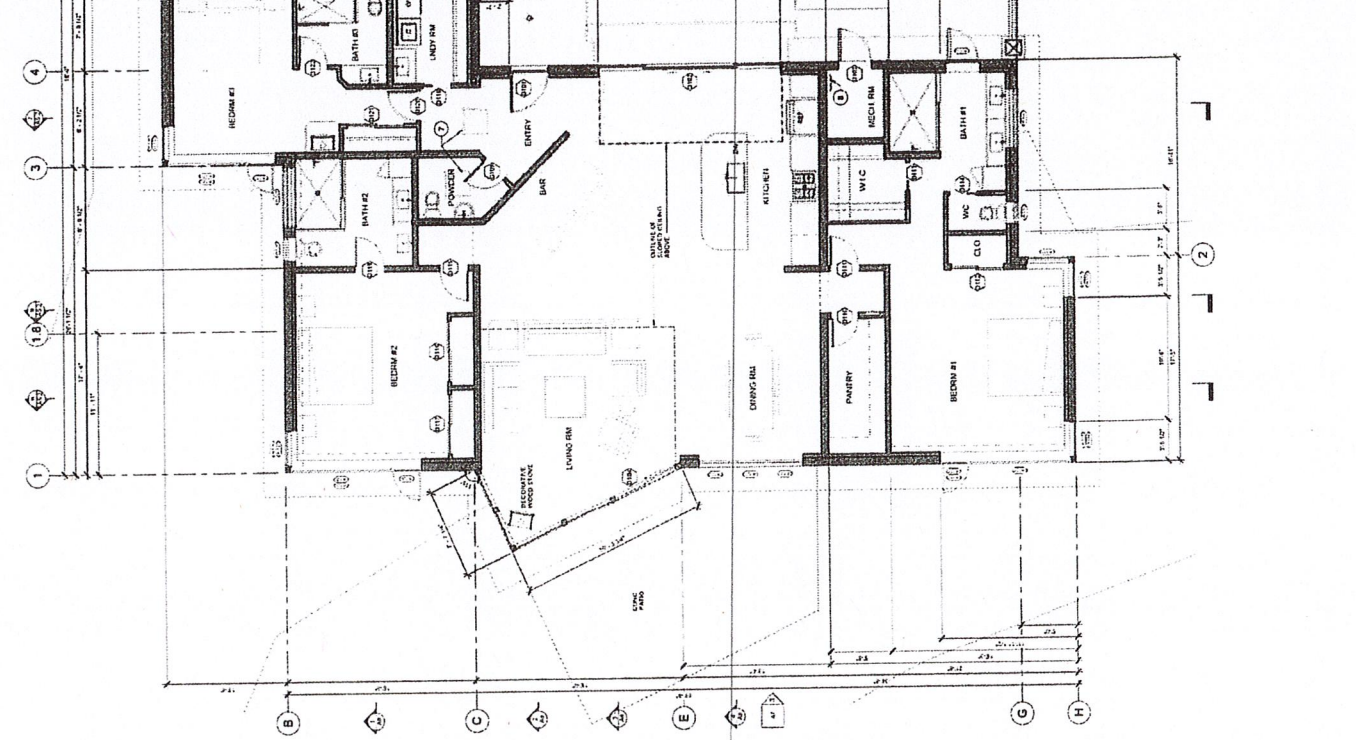
- KEYNOTES - FLOORPLAN**
1. CONCRETE SLAB
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  98. BRICK WALL
  99. BRICK WALL
  100. BRICK WALL

**DOWN SCHEDULE**

MARK	DESCRIPTION	WD	HT	LOCATION
D101	FRONT DOOR	3'-6"	7'-0"	ENTRY
D102	REAR DOOR	3'-6"	7'-0"	REAR ENTRY
D103	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D104	EXTERIOR DOOR	3'-0"	7'-0"	EXTERIOR
D105	SCREEN DOOR	3'-0"	7'-0"	SCREEN
D106	SCREEN DOOR	3'-0"	7'-0"	SCREEN
D107	EXTERIOR DOOR	3'-0"	7'-0"	EXTERIOR
D108	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D109	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D110	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D111	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D112	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D113	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D114	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D115	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D116	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D117	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D118	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D119	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D120	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D121	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D122	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D123	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D124	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D125	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D126	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D127	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D128	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D129	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D130	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D131	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D132	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D133	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D134	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D135	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D136	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D137	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D138	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D139	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D140	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D141	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D142	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D143	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D144	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D145	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D146	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D147	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D148	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D149	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR
D150	INTERIOR DOOR	3'-0"	7'-0"	INTERIOR

**WINDOW SCHEDULE**

MARK	WD	HT	ILLUM	LOCATION
W101	2'-0"	7'-0"	ENTRY	ENTRY
W102	2'-0"	7'-0"	ENTRY	ENTRY
W103	2'-0"	7'-0"	ENTRY	ENTRY
W104	2'-0"	7'-0"	ENTRY	ENTRY
W105	2'-0"	7'-0"	ENTRY	ENTRY
W106	2'-0"	7'-0"	ENTRY	ENTRY
W107	2'-0"	7'-0"	ENTRY	ENTRY
W108	2'-0"	7'-0"	ENTRY	ENTRY
W109	2'-0"	7'-0"	ENTRY	ENTRY
W110	2'-0"	7'-0"	ENTRY	ENTRY
W111	2'-0"	7'-0"	ENTRY	ENTRY
W112	2'-0"	7'-0"	ENTRY	ENTRY
W113	2'-0"	7'-0"	ENTRY	ENTRY
W114	2'-0"	7'-0"	ENTRY	ENTRY
W115	2'-0"	7'-0"	ENTRY	ENTRY
W116	2'-0"	7'-0"	ENTRY	ENTRY
W117	2'-0"	7'-0"	ENTRY	ENTRY
W118	2'-0"	7'-0"	ENTRY	ENTRY
W119	2'-0"	7'-0"	ENTRY	ENTRY
W120	2'-0"	7'-0"	ENTRY	ENTRY
W121	2'-0"	7'-0"	ENTRY	ENTRY
W122	2'-0"	7'-0"	ENTRY	ENTRY
W123	2'-0"	7'-0"	ENTRY	ENTRY
W124	2'-0"	7'-0"	ENTRY	ENTRY
W125	2'-0"	7'-0"	ENTRY	ENTRY
W126	2'-0"	7'-0"	ENTRY	ENTRY
W127	2'-0"	7'-0"	ENTRY	ENTRY
W128	2'-0"	7'-0"	ENTRY	ENTRY
W129	2'-0"	7'-0"	ENTRY	ENTRY
W130	2'-0"	7'-0"	ENTRY	ENTRY
W131	2'-0"	7'-0"	ENTRY	ENTRY
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W136	2'-0"	7'-0"	ENTRY	ENTRY
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W139	2'-0"	7'-0"	ENTRY	ENTRY
W140	2'-0"	7'-0"	ENTRY	ENTRY
W141	2'-0"	7'-0"	ENTRY	ENTRY
W142	2'-0"	7'-0"	ENTRY	ENTRY
W143	2'-0"	7'-0"	ENTRY	ENTRY
W144	2'-0"	7'-0"	ENTRY	ENTRY
W145	2'-0"	7'-0"	ENTRY	ENTRY
W146	2'-0"	7'-0"	ENTRY	ENTRY
W147	2'-0"	7'-0"	ENTRY	ENTRY
W148	2'-0"	7'-0"	ENTRY	ENTRY
W149	2'-0"	7'-0"	ENTRY	ENTRY
W150	2'-0"	7'-0"	ENTRY	ENTRY



**TOM & KELEY PARSONS**  
 RESIDENCE  
 12200 SO HWY 1, E.K.K. CA 95432

HOUSE FLOOR PLAN  
 SHEET 1 OF 2

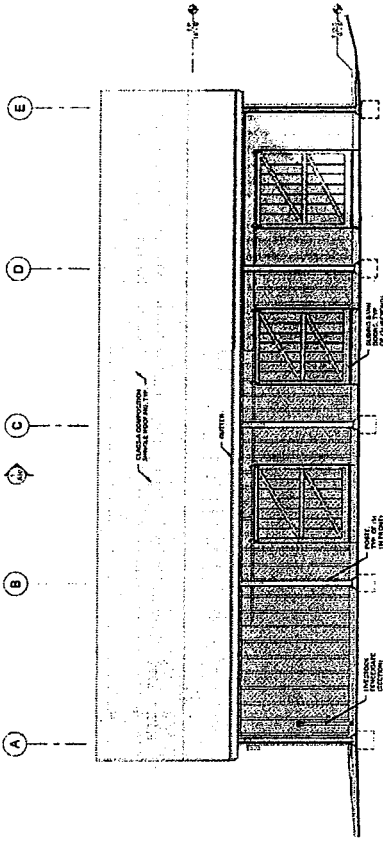
**A5**

FLOOR PLAN

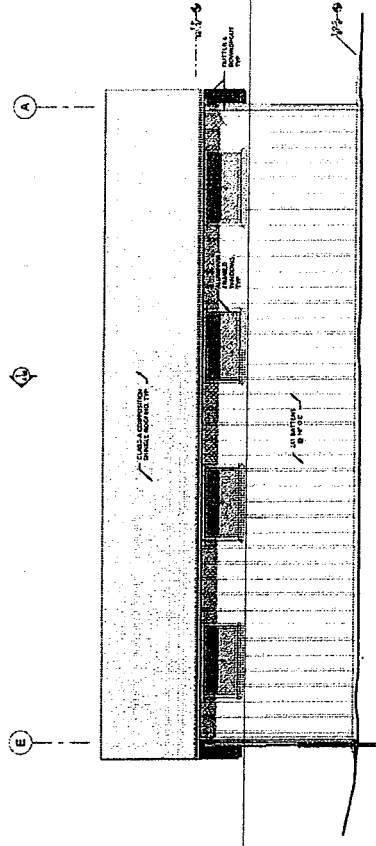


GENERAL NOTES	
1.	OWNER: [REDACTED]
2.	ARCHITECT: [REDACTED]
3.	DATE: [REDACTED]
4.	PROJECT: [REDACTED]
5.	[REDACTED]
6.	[REDACTED]
7.	[REDACTED]
8.	[REDACTED]
9.	[REDACTED]
10.	[REDACTED]
11.	[REDACTED]
12.	[REDACTED]
13.	[REDACTED]
14.	[REDACTED]
15.	[REDACTED]
16.	[REDACTED]
17.	[REDACTED]
18.	[REDACTED]
19.	[REDACTED]
20.	[REDACTED]

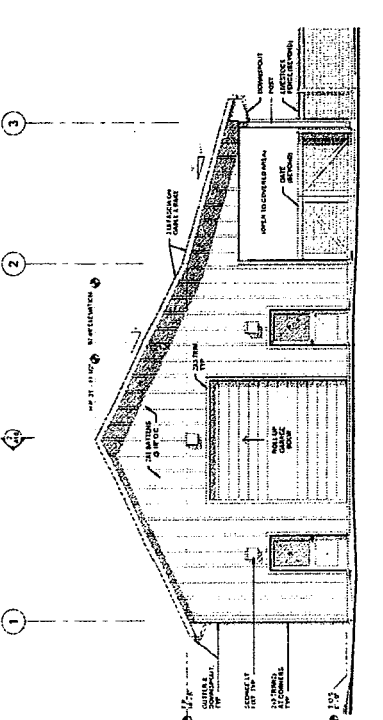
REVISIONS		
NO.	DATE	DESCRIPTION



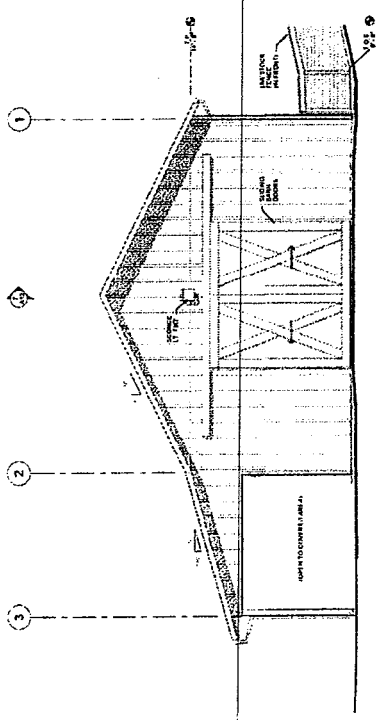
SOUTH ELEVATION 2



NORTH ELEVATION 4



WEST ELEVATION 1

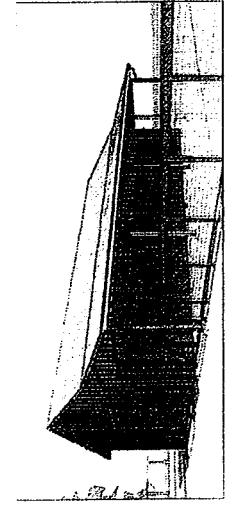
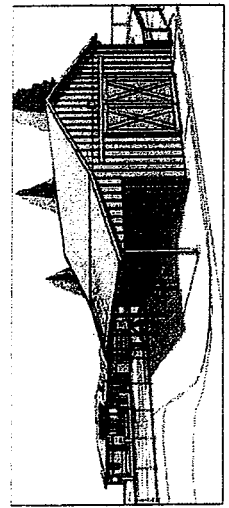
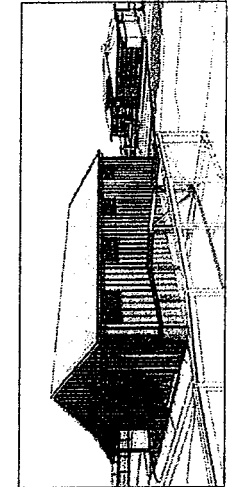


EAST ELEVATION 3

TOM & KELLEY PARSONS  
LIVESTOCK BARN  
12200 HWY-1 ELK, CA 95642

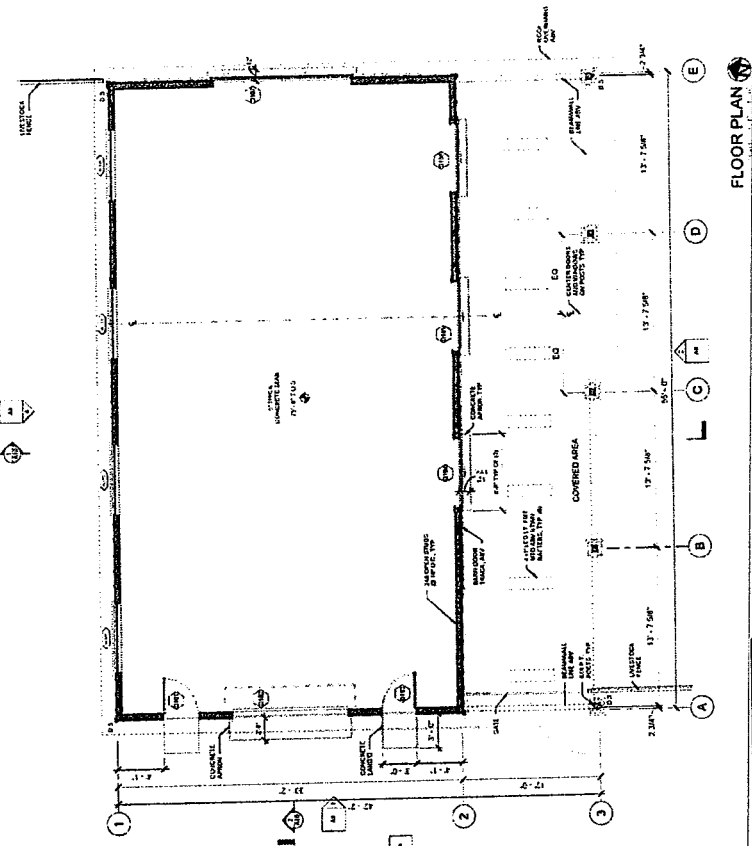
PROJECT DATA	
PROJECT NO.	
DATE	
CLIENT	
ARCHITECT	
SCALE	
SHEET	

A9



1. All work shall conform to the California Building Code and all applicable local codes and regulations.  
 2. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authority having jurisdiction.  
 3. The contractor shall provide and maintain access to all existing utilities and structures on the site.  
 4. The contractor shall be responsible for the protection of all existing structures and utilities on the site.  
 5. The contractor shall provide and maintain safe working conditions at all times.  
 6. The contractor shall be responsible for the disposal of all waste materials in accordance with local regulations.  
 7. The contractor shall provide and maintain proper drainage for the entire site.  
 8. The contractor shall be responsible for the completion of all work within the specified time frame.  
 9. The contractor shall provide and maintain accurate records of all work performed.  
 10. The contractor shall be responsible for the final inspection and approval of the project by the local authority having jurisdiction.

REVISIONS	DATE	BY	DESCRIPTION



FLOOR PLAN

TOM & KELLEY PARSONS  
 LIVESTOCK BARN  
 12200 HWY-1 ELK, CA 95432

NO.	DATE	DESCRIPTION

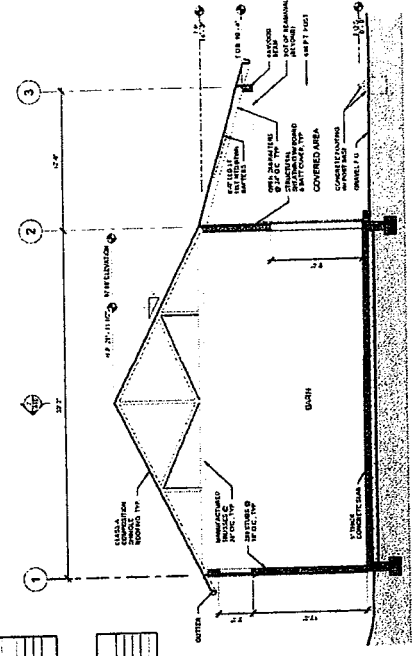
A10

**DOOR SCHEDULE**

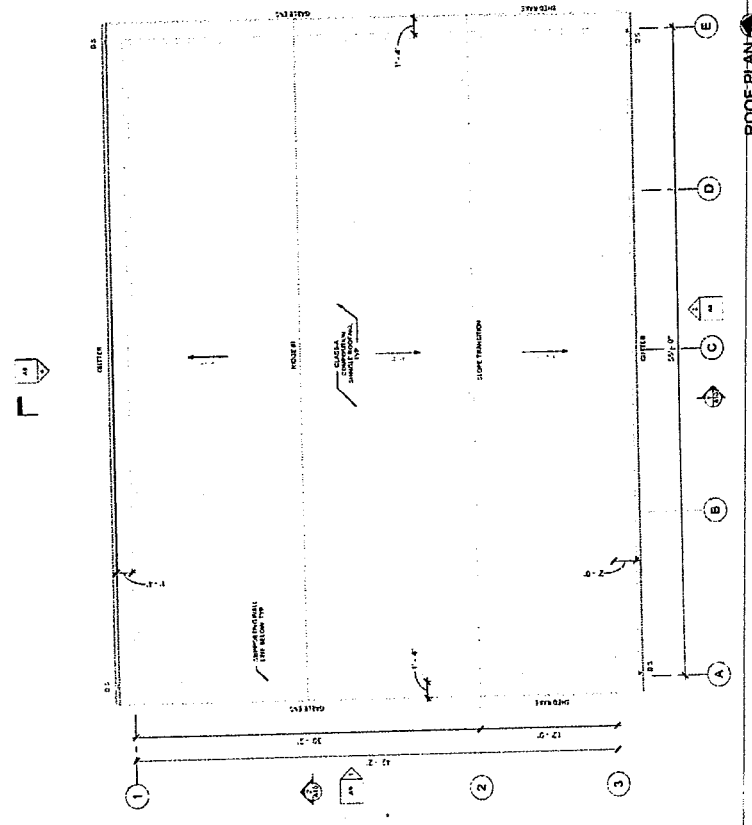
NO.	DESCRIPTION	TYPE	FINISH

**WINDOW SCHEDULE**

NO.	DESCRIPTION	TYPE	FINISH

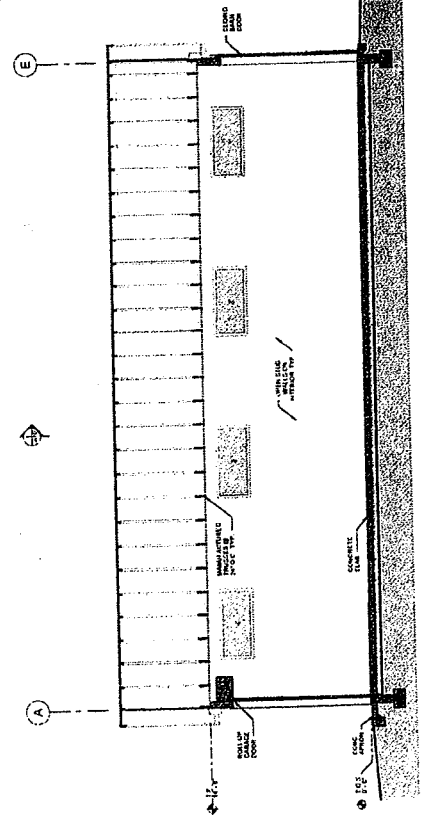


SECTION 1



ROOF PLAN



SECTION 2

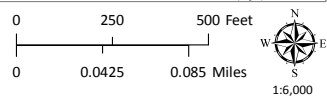


SECTION 2



CASE: CDP 2020-0037  
 OWNER: PARSONS, Thomas & Kelley  
 APN: 131-070-06  
 APLCT: Tom & Kelly Parsons  
 AGENT: Elee Tsai  
 ADDRESS: 12200 S. Highway 1, Elk

 Zoning Districts  
 Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2021



AG 60

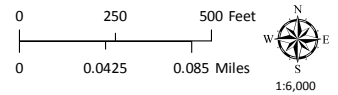
AG 60

RL 160

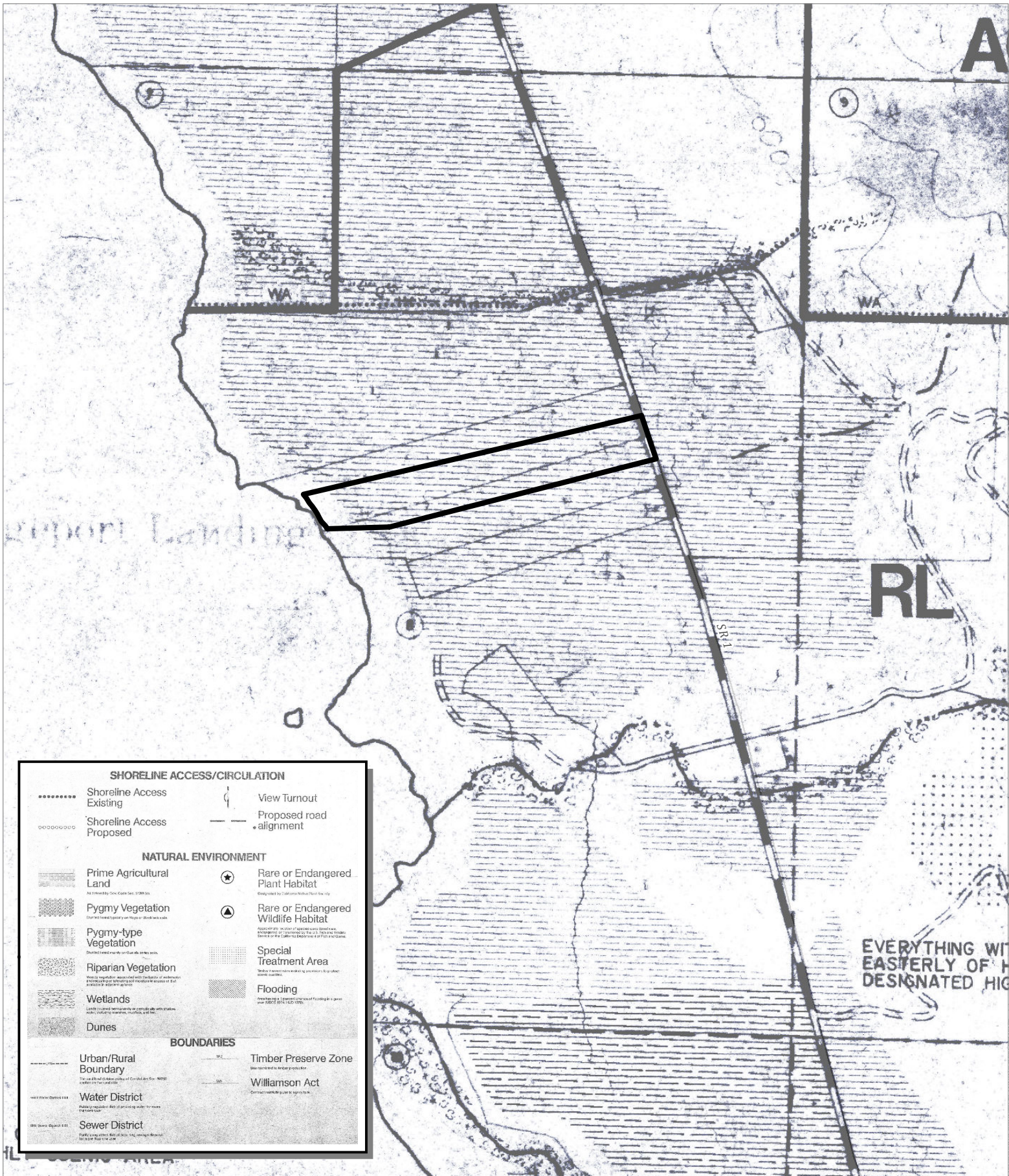
SR 1

CASE: CDP 2020-0037  
OWNER: PARSONS, Thomas & Kelley  
APN: 131-070-06  
APLCT: Tom & Kelly Parsons  
AGENT: Elee Tsai  
ADDRESS: 12200 S. Highway 1, Elk

 General Plan Classes  
 Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2021



**SHORELINE ACCESS/CIRCULATION**

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

**NATURAL ENVIRONMENT**

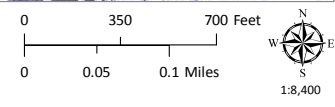
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

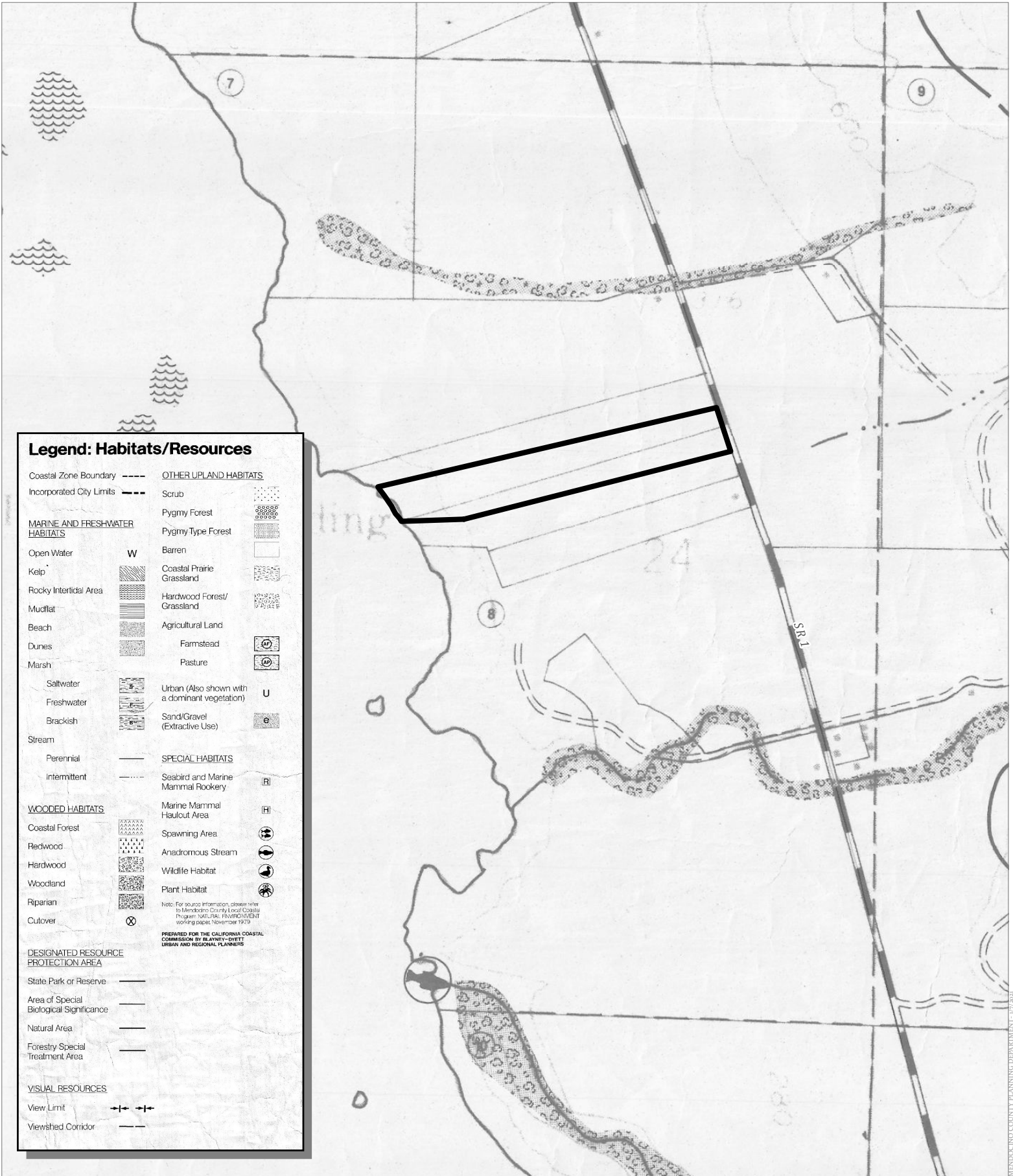
**BOUNDARIES**

- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

CASE: CDP 2020-0037  
 OWNER: PARSONS, Thomas & Kelley  
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 ADDRESS: 12200 S. Highway 1, Elk

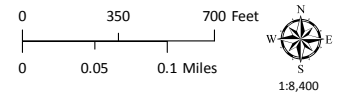
Public Roads





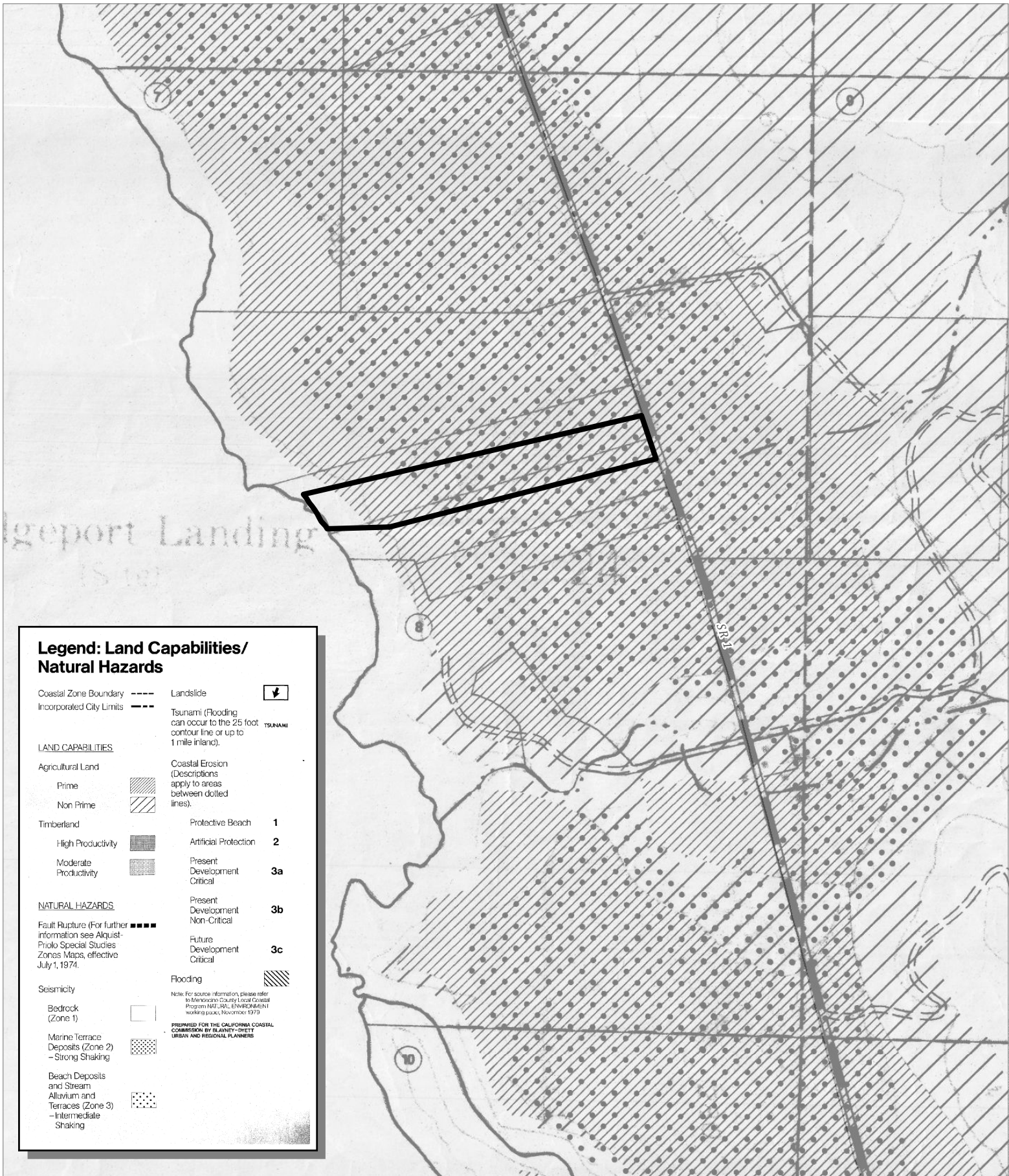
CASE: CDP 2020-0037  
 OWNER: PARSONS, Thomas & Kelley  
 APN: 131-070-06  
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 AGENT: Elee Tsai  
 ADDRESS: 12200 S. Highway 1, Elk

Public Roads



LCP HABITATS & RESOURCES

ATTACHMENT



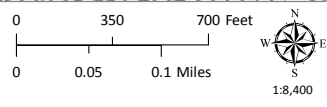
**Legend: Land Capabilities/  
Natural Hazards**

- Coastal Zone Boundary - - - -
  - Incorporated City Limits - - - -
- LAND CAPABILITIES**
- Agricultural Land
    - Prime [diagonal lines]
    - Non Prime [diagonal lines]
  - Timberland [diagonal lines]
  - High Productivity [stippled]
  - Moderate Productivity [stippled]
- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.) [thick dashed line]
  - Seismicity
    - Bedrock (Zone 1) [white box]
    - Marine Terrace Deposits (Zone 2) - Strong Shaking [stippled]
    - Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [stippled]
  - Landslide [arrow pointing down]
  - Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). [wavy line]
  - Coastal Erosion (Descriptions apply to areas between dotted lines).
    - Protective Beach 1 [diagonal lines]
    - Artificial Protection 2 [diagonal lines]
    - Present Development Critical 3a [diagonal lines]
    - Present Development Non-Critical 3b [diagonal lines]
    - Future Development Critical 3c [diagonal lines]
  - Flooding [stippled]

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1973.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-DWETT URBAN AND REGIONAL PLANNERS

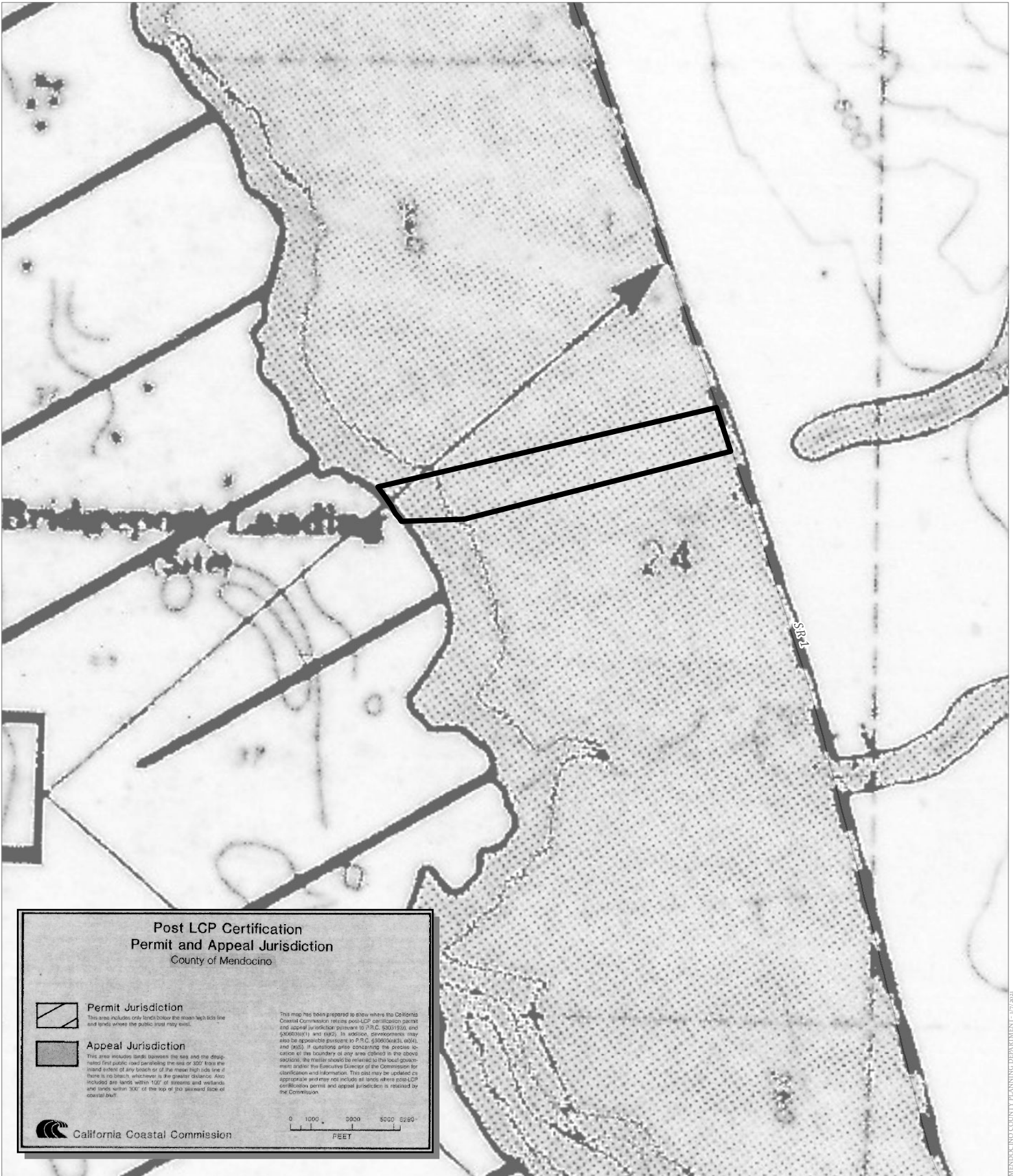
Public Roads



CASE: CDP 2020-0037  
 OWNER: PARSONS, Thomas & Kelley  
 APN: 131-070-06  
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 AGENT: Elee Tsai  
 ADDRESS: 12200 S. Highway 1, Elk

LCP LAND CAPABILITIES & NATURAL HAZARDS

ATTACHMENT

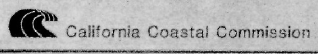
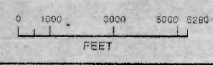


MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2024

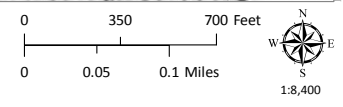
**Post LCP Certification  
Permit and Appeal Jurisdiction**  
County of Mendocino

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

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30019.50, and §30020.01 and 19.52. In addition, developments may also be appealable pursuant to P.R.C. §30020.03, 06.04, and 06.05. In questioning areas concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government under the Executive Director of the Commission for clarification and information. This plat may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.



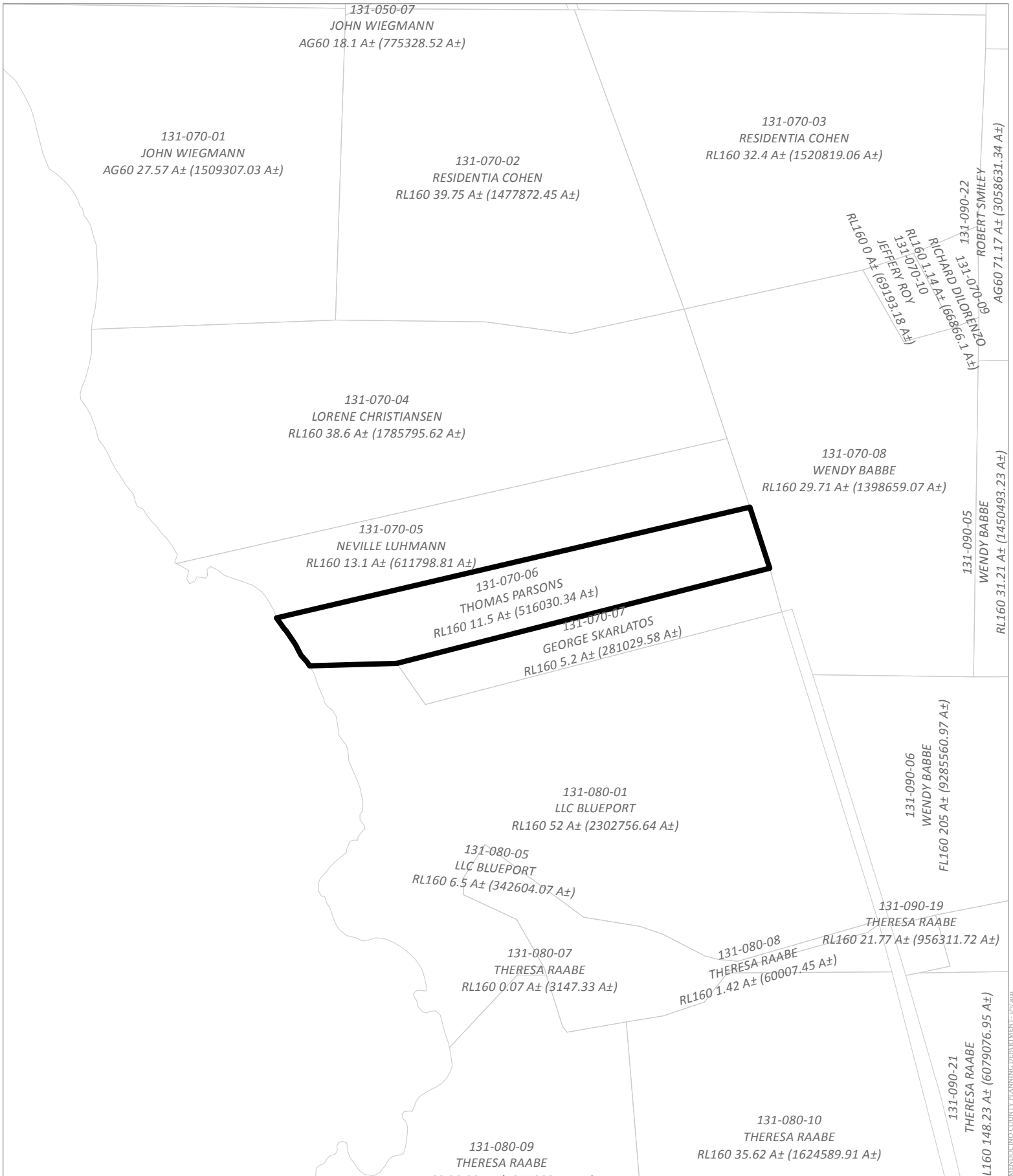
— Public Roads



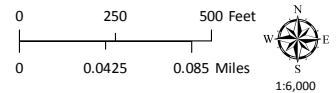
CASE: **CDP 2020-0037**  
 OWNER: **PARSONS, Thomas & Kelley**  
 APN: **131-070-06**  
 APLCT: **Tom & Kelly Parsons**  
 AGENT: **Elee Tsai**  
 ADDRESS: **12200 S. Highway 1, Elk**

**POST LCP CERTIFICATION & APPEAL JURISDICTION**

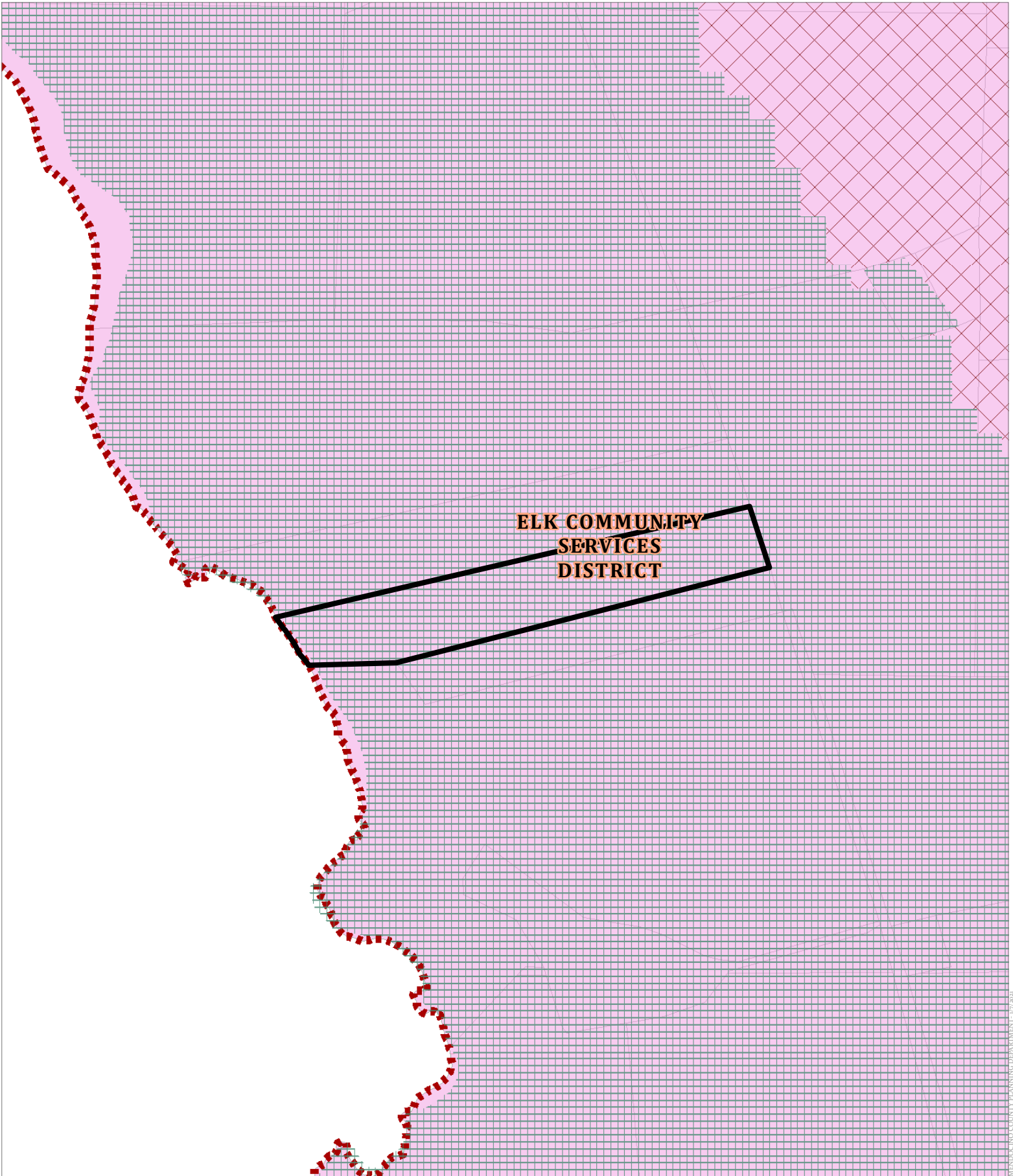




CASE: CDP 2020-0037  
 OWNER: PARSONS, Thomas & Kelley  
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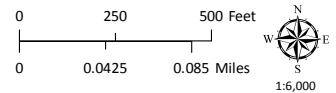


ADJACENT PARCELS



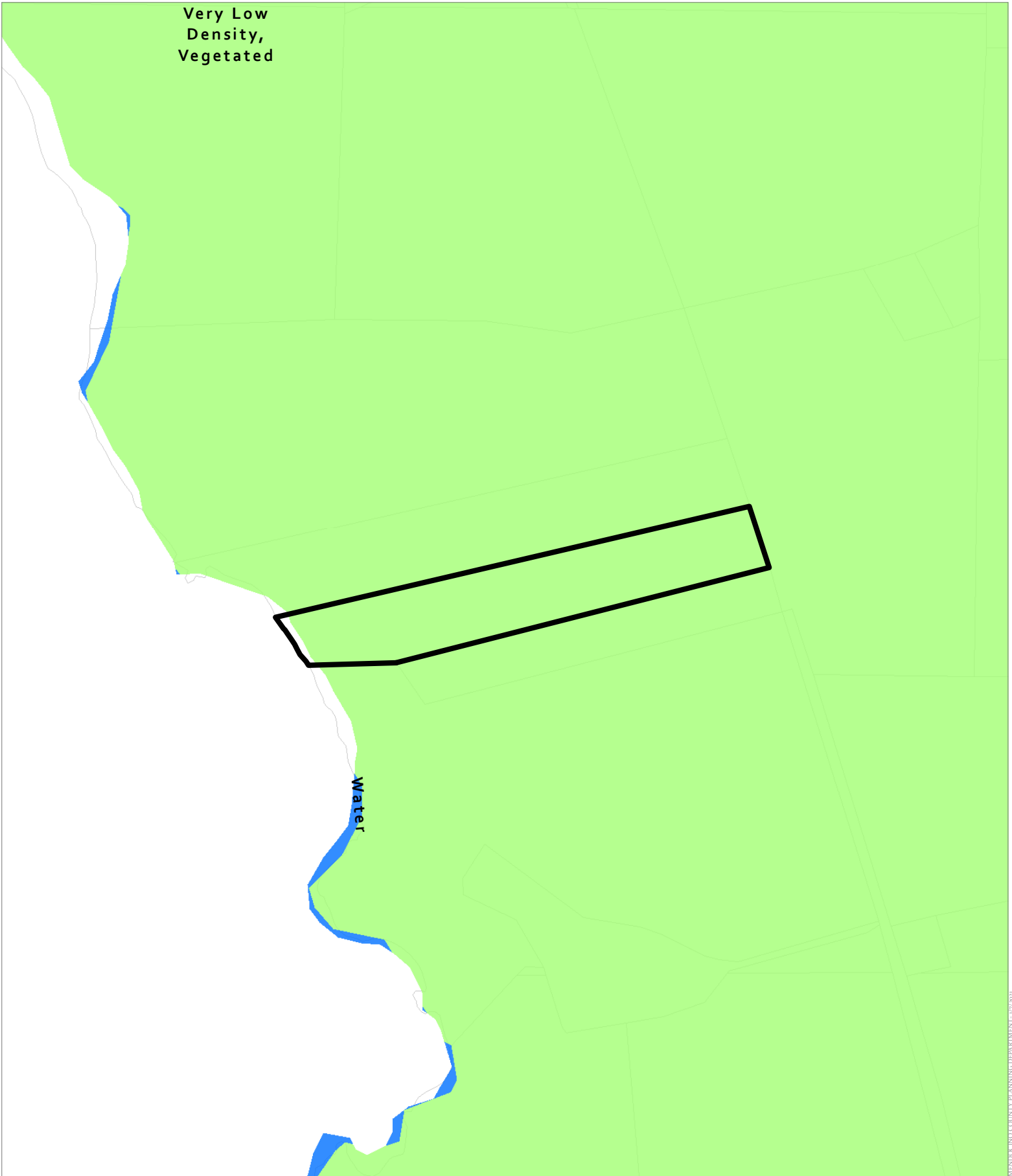
CASE: CDP 2020-0037  
 OWNER: PARSONS, Thomas & Kelley  
 APN: 131-070-06  
 APLCT: Tom & Kelly Parsons  
 AGENT: Elee Tsai  
 ADDRESS: 12200 S. Highway 1, Elk

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



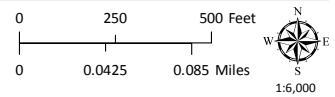
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

Very Low  
Density,  
Vegetated



CASE: CDP 2020-0037  
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AGENT: Elee Tsai  
ADDRESS: 12200 S. Highway 1, Elk

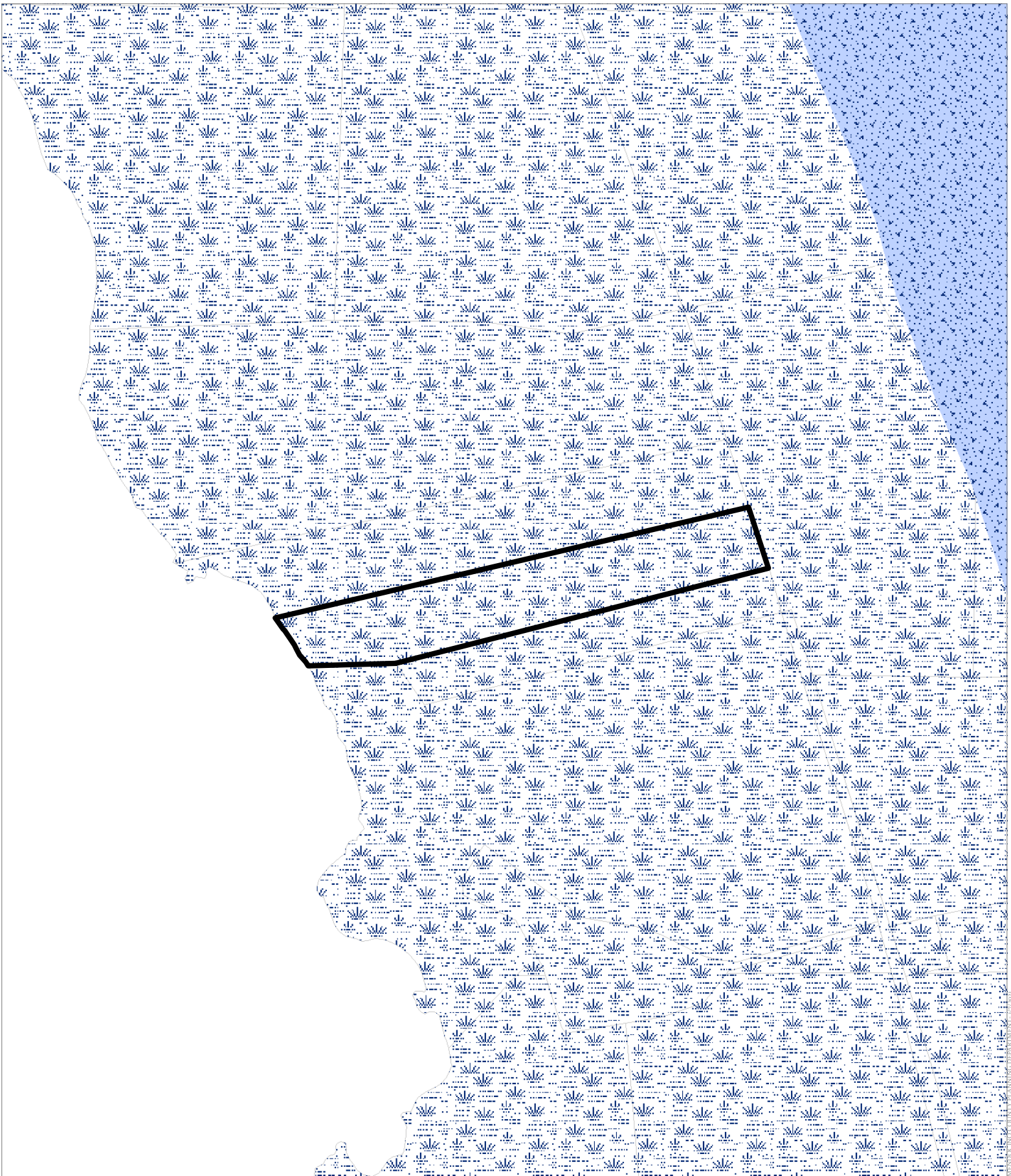
Water





WILDLAND-URBAN INTERFACE ZONES

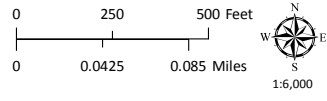
ATTACHMENT

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2021



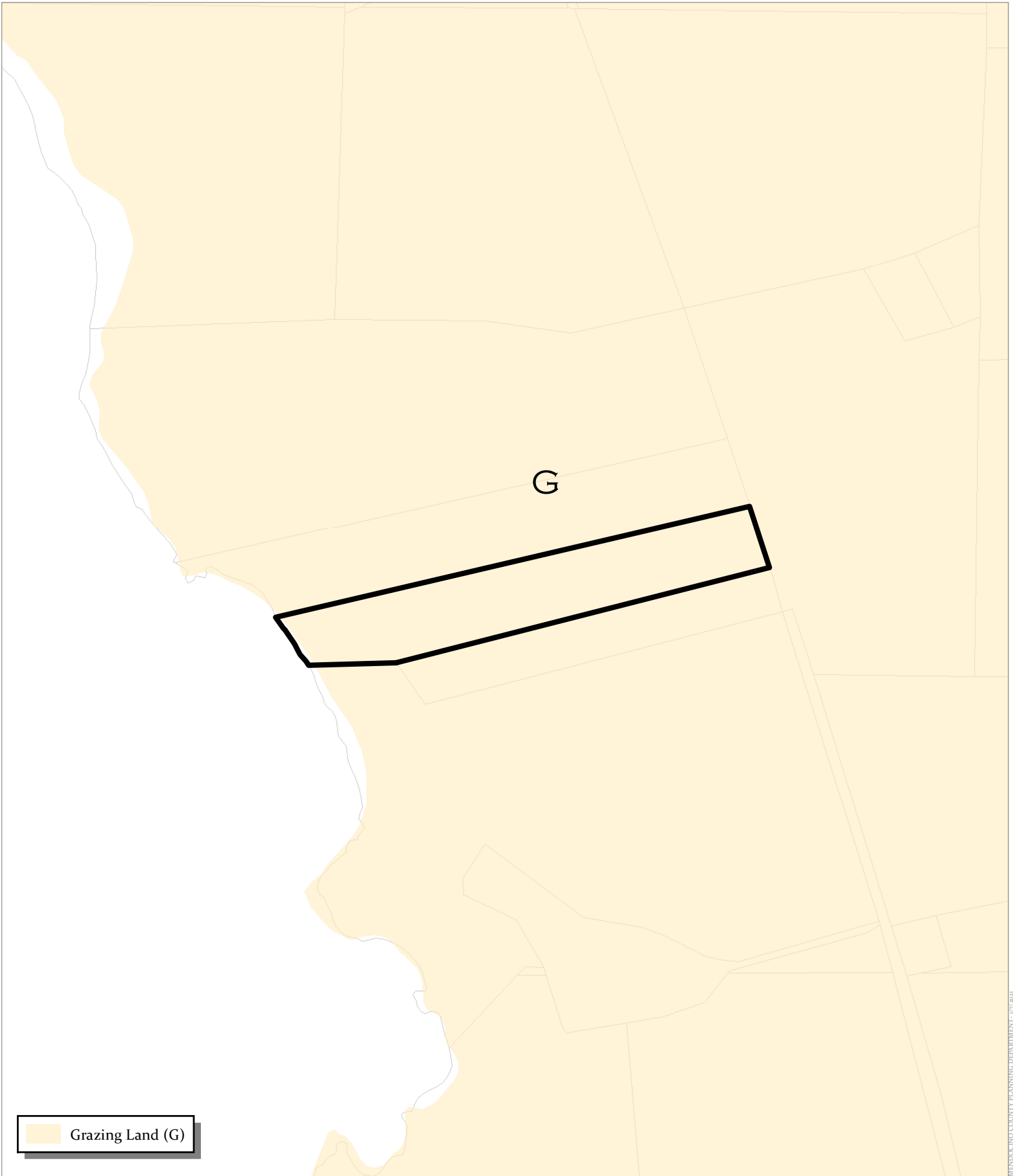
CASE: CDP 2020-0037  
OWNER: PARSONS, Thomas & Kelley  
APN: 131-070-06  
APLCT: Tom & Kelly Parsons  
AGENT: Elee Tsai  
ADDRESS: 12200 S. Highway 1, Elk

 Marginal Water Resources  
 Critical Water Resources Bedrock



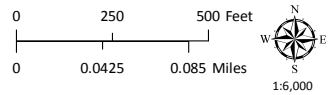
GROUND WATER RESOURCES

ATTACHMENT



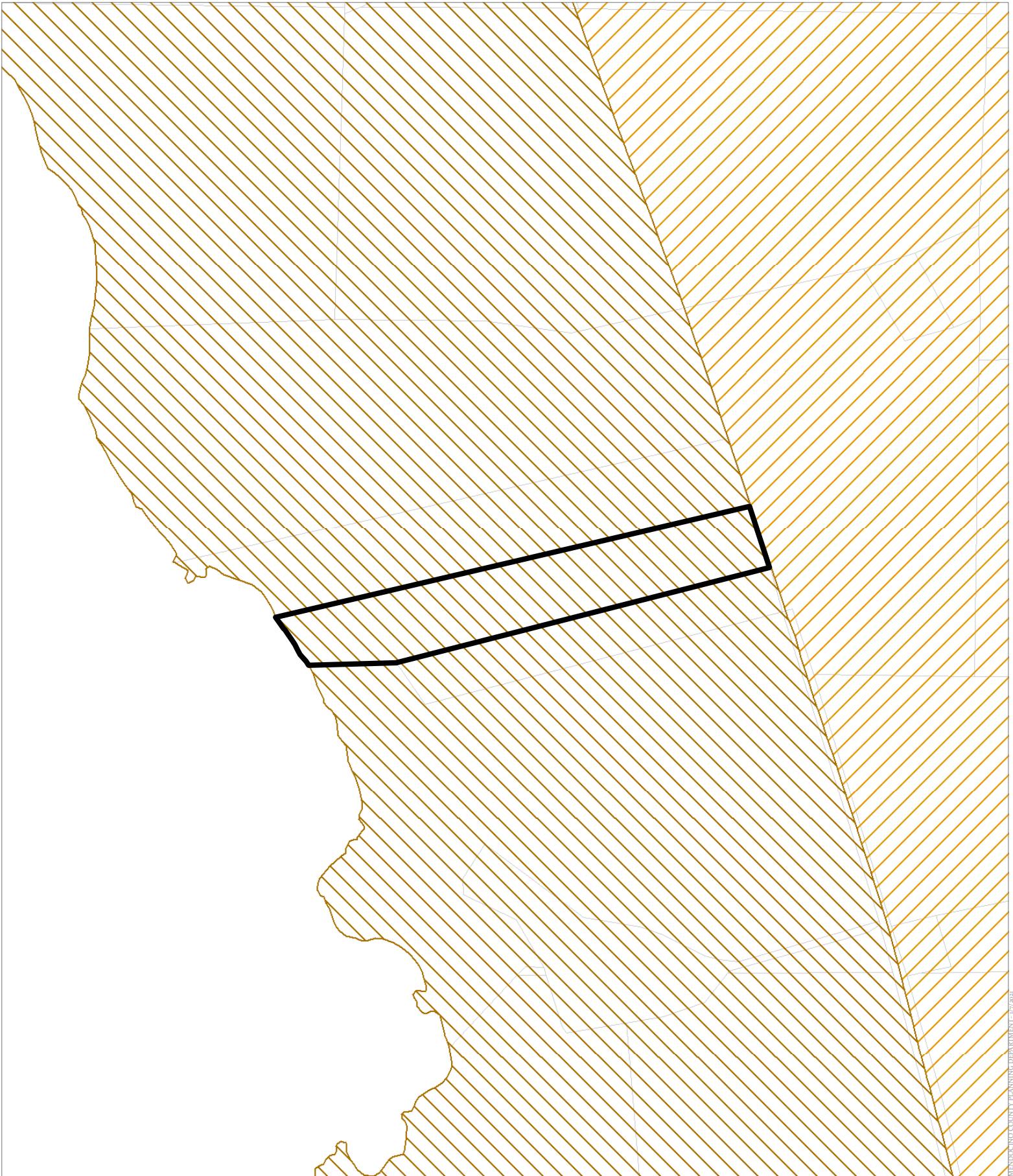
Grazing Land (G)

CASE: CDP 2020-0037  
OWNER: PARSONS, Thomas & Kelley  
APN: 131-070-06  
APLCT: Tom & Kelly Parsons  
AGENT: Elee Tsai  
ADDRESS: 12200 S. Highway 1, Elk





FARMLAND CLASSIFICATIONS

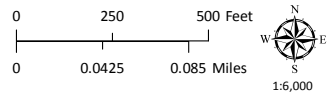
ATTACHMENT



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/7/2020

CASE: CDP 2020-0037  
 OWNER: PARSONS, Thomas & Kelley  
 APN: 131-070-06  
 APLCT: Tom & Kelly Parsons  
 AGENT: Elee Tsai  
 ADDRESS: 12200 S. Highway 1, Elk

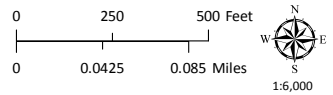
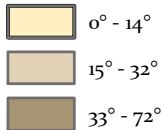
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)



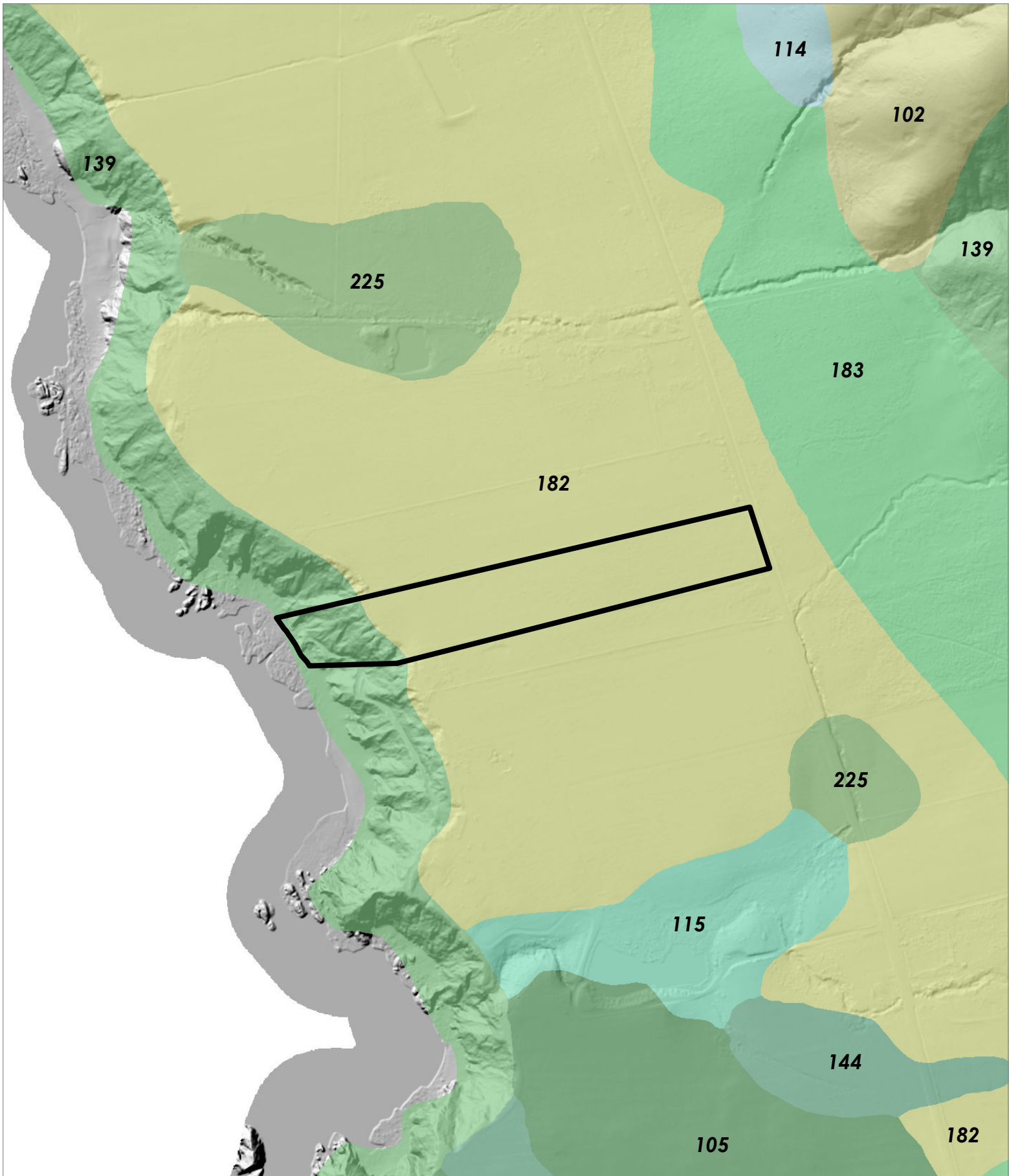
**HIGHLY SCENIC & TREE REMOVAL AREAS**



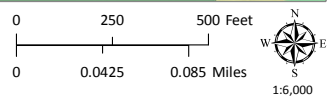
CASE: CDP 2020-0037  
 OWNER: PARSONS, Thomas & Kelley  
 APN: 131-070-06  
 APLCT: Tom & Kelly Parsons  
 AGENT: Elee Tsai  
 ADDRESS: 12200 S. Highway 1, Elk



ESTIMATED SLOPE



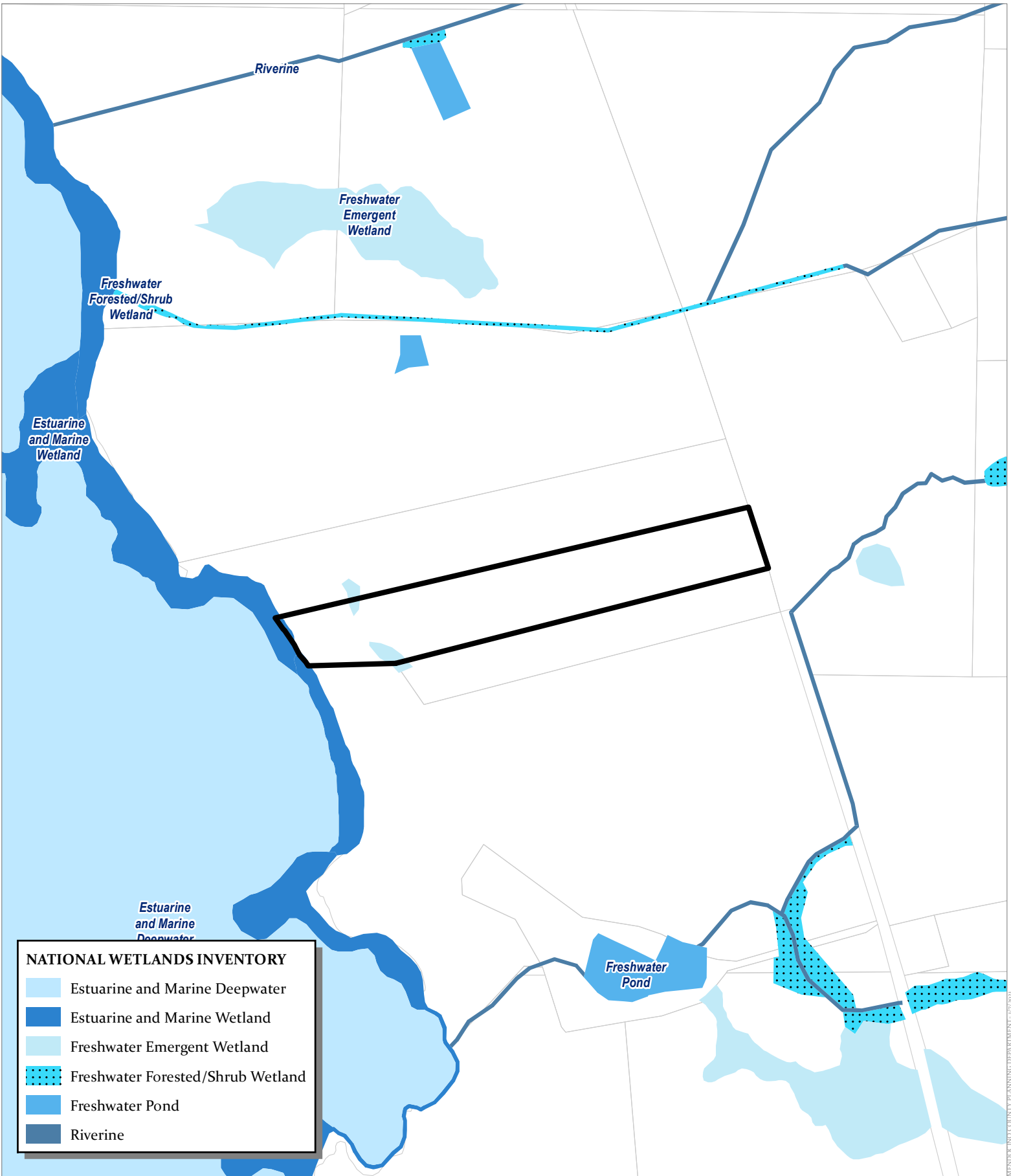
CASE: CDP 2020-0037  
 OWNER: PARSONS, Thomas & Kelley  
 APN: 131-070-06  
 APLCT: Tom & Kelly Parsons  
 AGENT: Elee Tsai  
 ADDRESS: 12200 S. Highway 1, Elk



WESTERN SOIL CLASSES

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/7/2021

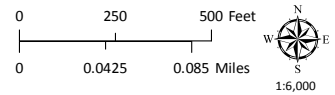




**NATIONAL WETLANDS INVENTORY**

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

CASE: CDP 2020-0037  
 OWNER: PARSONS, Thomas & Kelley  
 APN: 131-070-06  
 APLCT: Tom & Kelly Parsons  
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WETLANDS