



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
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pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

May 08, 2024

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

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
Redwood Coast Fire District

CASE#: UM_2024-0003

DATE FILED: 3/4/2024

OWNER/APPLICANT: LIGHTHOUSE POINTE VACATION OWNERS ASSOCIATION

AGENT: JERRY SARGENT, AGENT MANAGER

REQUEST: Modification of Coastal Development Use Permit CDU 20-92 to legalize an existing fire suppression pump house, two (2) 10,000 gallon water storage tanks, and to authorize the installation of a fire alarm control panel within the existing pump house.

LOCATION: In the Coastal Zone, 1.75± miles northwest of Point Arena, on the west side of State Route 1 at its intersection with Lighthouse Road (CR 509), located at 22900 S. Highway 1; (APN: 027-011-12).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: LIAM CROWLEY

RESPONSE DUE DATE: May 22, 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: UM_2024-0003

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APPLICANT: LIGHTHOUSE POINTE VACATION OWNERS ASSOCIATION

AGENT: JERRY SARGENT

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APN/S: 027-011-12

PARCEL SIZE: 4.57± Acres

GENERAL PLAN: Rural Residential 5-Acre Minimum (RR:5)

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

EXISTING USES: RV/Mobile home Campground

DISTRICT: 5 (Williams)

RELATED CASES: See below.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR:5)	Rural Residential (RR:5)	30± Acres	Residential
EAST:	Remote Residential (RMR:20)	Remote Residential (RMR:20)	12.5± Acres	Residential
SOUTH:	Agricultural (AG:60)	Agricultural (AG:60)	377± Acres	Open Space
WEST:	Rural Residential (RR:5)	Rural Residential (RR:5)	0.75±, 4.6± Acres	Residential

REFERRAL AGENCIES

LOCAL

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

- Planning Division (Fort Bragg)

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
-

ADDITIONAL INFORMATION: Related permits on this site include the following:

- **CDUM 20-92(01):** Coastal Development Use Permit Modification for the Rollerville Junction recreational vehicle campground to allow an existing residence to be converted to a 50 seat restaurant, add a glass-screened deck for outdoor dining, and construct a new septic system. Approved 01/17/2002.
- **CDU 20-92:** Coastal Development Use Permit to upgrade and expand existing RV campground adding 8 new spaces, a 10,000 gallon water tank, a swimming pool, an employee caretaker mobile home, and upgrading water, sewer, and electrical systems. Approved 03/18/1993.
- **U 22-70:** Use Permit to convert a portion of travel trailer camp grounds to a permanent mobile home park of (10) units. Approved 10/14/1969.
- **U 42-69:** Land Use Permit #291 was approved by the Planning Commission on September 19, 1969 for a 30-space campground.

STAFF PLANNER: LIAM CROWLEY

DATE: 5/7/2024

ENVIRONMENTAL DATA

1. MAC:

GIS

None

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

Rural Residential and Rural Commercial (R)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

None

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Marginal Water Resources

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western Soil Class Unit No. 117

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

None

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

No

10. TIMBER PRODUCTION ZONE:

GIS

None

11. WETLANDS CLASSIFICATION:

GIS

None

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

None

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

None

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

Yes

17. LANDSLIDE HAZARD:

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

Susceptibility to Deep-Seated Landslides Map Class 5-7

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

No

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

None

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

None

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

Prime Agricultural Land

**3 Visitor Accommodations & Services Combining District*

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Prime Agricultural Land

Beach Deposits & Stream Alluvium & Terraces

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Barren Habitat

27. COASTAL COMMISSION APPEALABLE AREA:

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

Yes

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

No

29. HIGHLY SCENIC AREA:

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

HIGHLY SCENIC

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

None

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

No



PLANNING & BUILDING SERVICES

CASE NO: UM 2024-0003
DATE FILED: 3/4/2024
FEE: \$4075-
RECEIPT NO: PRY 061090
RECEIVED BY: Sandy Avellano
Office Use Only

APPLICATION FORM

APPLICANT:

Name: Light House Pointe VOA Phone: 707-882-2440
Mailing Address: 22900 Shoreline HWY. 50.
City: PT. ARENA State/Zip: CA. 95468 Email:

PROPERTY OWNER:

Name: Rick SARGENT Phone: 949-367-0388
Mailing Address: 27405 PARTE Real suite 100
City: MISSION VIEJO State/Zip: CA. 92691 Email:

AGENT:

Name: JERRY SARGENT Phone: 707-684-9218
Mailing Address: PO BOX 445
City: Guakaha State/Zip: CA 95445 Email: jerryj.sargent@9mail.co

ASSESSOR'S PARCEL NUMBER/S: 027-011-12

TYPE OF APPLICATION:

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

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

Signature of Applicant/Agent: Jerry J. Sargent
Date: 2-5-24
Signature of Owner: [Signature]
Date: 2/6/24

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SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. If the proposal is for cancellation of a Williamson Act contract, please specify a proposed alternative use for the land.

CDU 20-92 MODIFICATION for APN 027-011-12:

1. Modification APPROVAL OF EXISTING FIRE SUPPRESSION PUMP HOUSE
2. Modification APPROVAL OF EXISTING (2) 10,000 gal. WATER STORAGE TANKS
3. APPROVAL OF BF 2023-0788 LIGHTHOUSE POINT RESORT; FIRE SPRINKLER MONITORING SYSTEM

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: <input type="checkbox"/> Other:					
		FIRE SUPPRESSION BUILDINGS	345 SQ. FT.		345 SQ. FT.
		(2) WATER TANKS	10,000 gal.		20,000 gal.
GRAND TOTAL (Equal to gross area of Parcel):					

3. Is the project commercial, industrial, or institutional? If yes, complete item 3. If no, skip to item 4.

Estimated No. of Employees per shift: N/A

Estimated No. of shifts per day: N/A

Type of loading facilities proposed: _____

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4. Will the project be phased? (Work being done over separate periods of time)

NO YES If yes, explain your plans for phasing:

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

NO YES If yes, explain:

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

NO YES If yes, explain:

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

	Number	Size
No. of covered spaces:	_____	_____
No. of uncovered spaces:	_____	_____
No. of standard spaces:	_____	_____
No. of accessible spaces:	_____	_____
Existing no. of spaces:	_____	_____
Proposed additional spaces:	_____	_____
Total:	_____	_____

N/A

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

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

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

Amount of cut: _____ cubic yards

Amount of fill: _____ cubic yards

Max. height of fill slope: _____ feet

Max. height of cut slope: _____ feet

Amount of import/export: _____ cubic yards

Location of borrow or disposal site: _____

N/A

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

NO YES

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

NO YES

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

NO YES If yes, explain how:

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

NO YES

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

NO YES

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

Diking: NO YES

Filling: NO YES

Dredging: NO YES

Structures: Open Coastal Waters Wetlands Estuaries Lakes

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

Location of dredged material disposal site?: NONE

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

16. Will there be any exterior lighting?

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

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

Electricity: Utility Company (service exists to parcel)

Utility Company (requires extension of service to site): _____ feet _____ miles

On Site Generation – Specify:

Gas: Utility Company/Tank

On Site Generation – Specify:

None

Telephone: NO YES

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18. What will be the method of sewage disposal?

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

N/A

19. What will be the domestic water source:

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

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

- NO
- YES If yes, list below (Assessor's Parcel Number, address, etc.)

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

STATE OF CA. DEPT. of HOUSING + COMMUNITY DEVELOP.
 DIVISION of CODES + STANDARDS PERMIT.
 EXP. 10-31-2024 See ATTACHED COPY
 EXHIBIT A.

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

NORTH END OF APN 027-011-12
 APPROX. 400 YARDS EAST OF LIGHTHOUSE RD.
 APPROX 150 YARDS WEST OF HWY. 150.

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

- NO
- YES

N/A

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

- NO
- YES

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25. What is the maximum height of all structures?
 Existing: 12-6" feet WATER TANKS
 Proposed: _____ feet

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?
 Existing: 345 square feet
 Proposed: _____ square feet

27. What is the total lot area within property lines?
 Total Lot Area: 4012 acres square feet

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful:

N/A

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.

NORTH - Residential PROPERTY - STORVETTE LANDS
EAST - AGRICULTURE
SOUTH - AGRICULTURE
WEST - ONE Residential PROPERTY - STORVETTE LANDS

30. Indicate the surrounding land uses:

	Vacant	Residential	Agriculture	Commercial	Industrial	Public Facility	Timberland	Other
North:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
East:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
South:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
West:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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EX HBL1 - A

State of California
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

Permit to operate

October 31, 2024

Park ID No.
23-0306-MP

Inc or Unc	Mobilehome Lots With Drains	Recreational Vehicle Lots With Drains	Lots Without Drains	Total Lots
U	1	41	5	47

OPERATOR

LIGHT HOUSE POINTE VACATION OWNERS
PO BOX 154
POINT ARENA, CA 95468

PARK NAME & ADDRESS

LIGHTHOUSE POINTE RESORT
22900 SHORELINE HWY SOUTH 1
POINT ARENA, CA 95468

CONDITIONAL USES

Emergency Preparedness Plan - November 24, 2010

Fire Hydrant System Status: Certified test results on file

HCD-1 VERIFIED

THIS PERMIT EXPIRES October 31, 2024

THIS PERMIT IS ISSUED IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA HEALTH AND SAFETY CODE AND IS SUBJECT TO SUSPENSION OR REVOCATION AS PROVIDED THEREIN. THIS PERMIT IS NOT TRANSFERABLE. THE DEPARTMENT SHALL BE NOTIFIED WITHIN 30 DAYS OF ANY CHANGE OF NAME, OWNERSHIP OR OPERATOR.

P.O. Box 278180
Sacramento, CA 95827-3180
(916) 445-9471

From Toll Free: 1-800-735-2929
From Other Areas: 1-800-735-2922

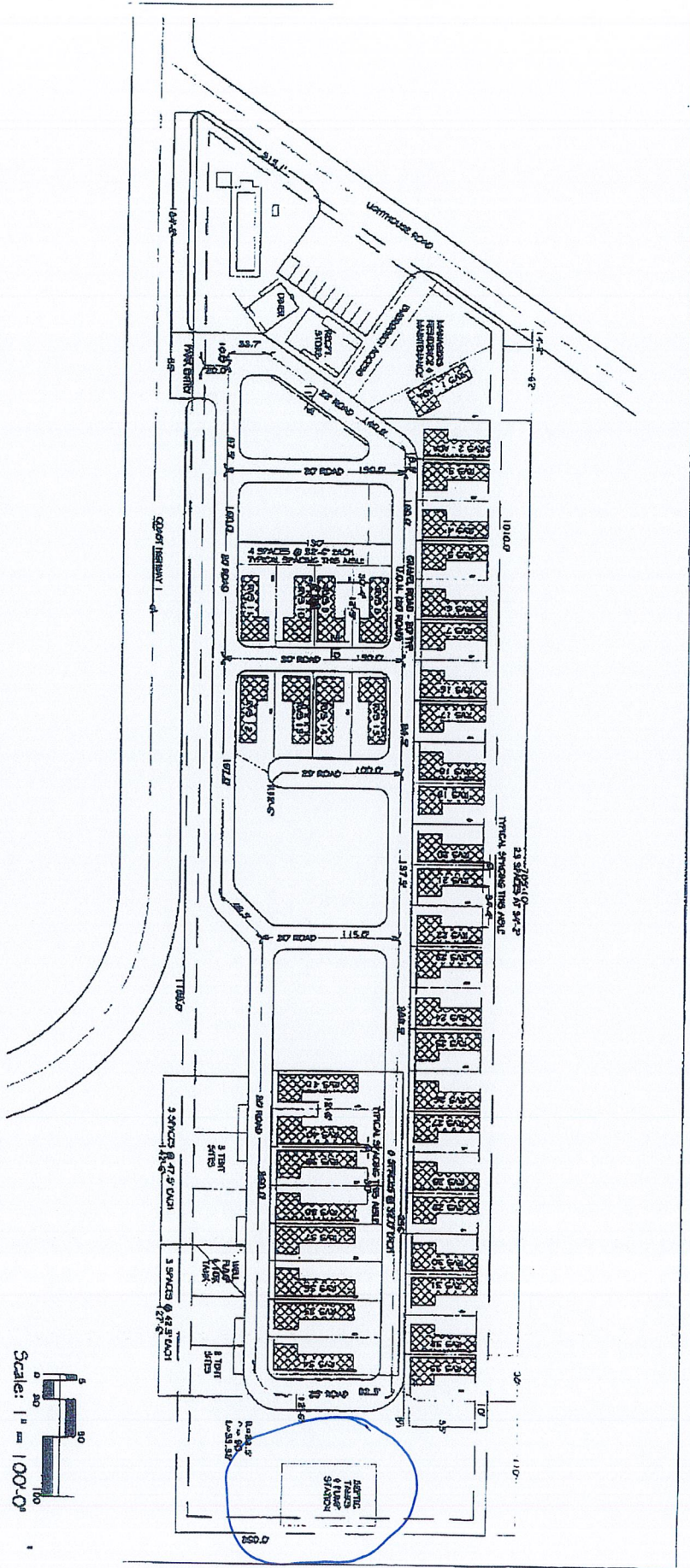
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Planning
 Architecture
 Landscape Design

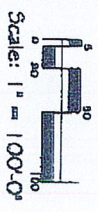
Don

Wardle & Associates

115 Cavallo Parkway #4
 Marina, California 94158
 Tel: (415) 253-0550
 Fax: (415) 253-0551

R.V. PARK PLOT PLAN
 LighthousePointe R.V. Park
 Point Arena, California

November 9, 2005
 Sheet No.
 PP





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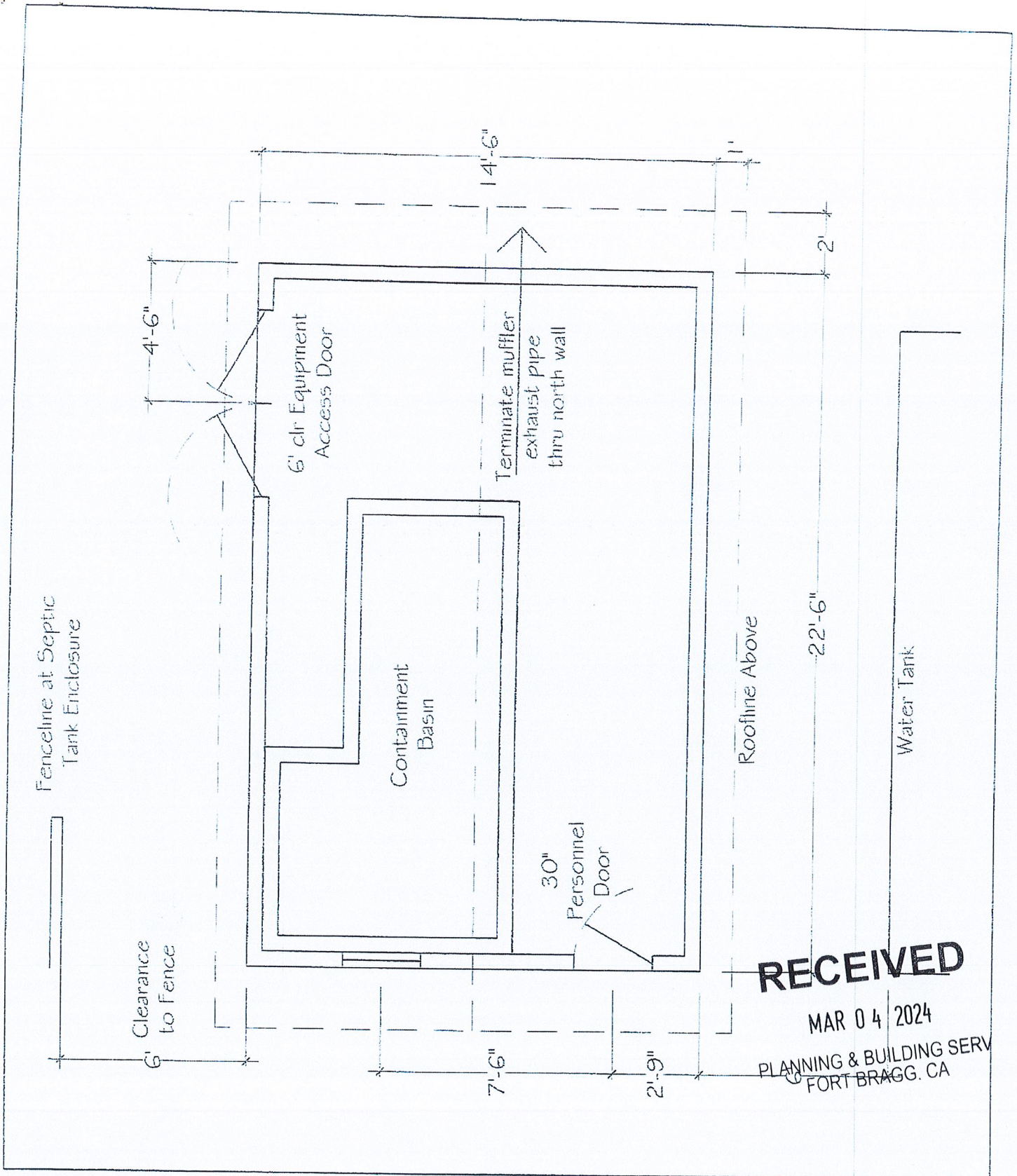
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PLANNING	
ARCHITECTURE	
INTERIOR DESIGN	
Wudtke & Associates	135 Camino Dorado #4 Ft. Bragg, CA 94500 907 200 0258 Fax

~~Pump House~~
Site Plan
FIRE SUPPRESSION SYSTEM

Scale: 1" = 20'-0"
Date: April 25, 2008



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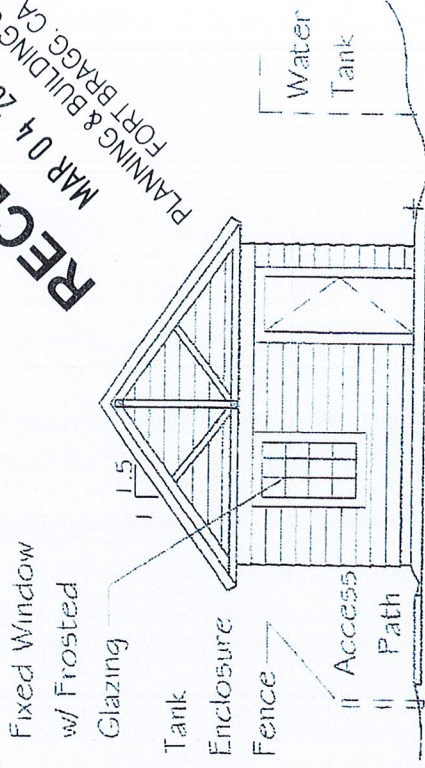
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Don	■ PLANNING
Wudtke &	■ ARCHITECTURE
Associates	■ INTERIOR DESIGN
	135 Camino Dorado, #4
	Napa, California 94558
	707 255 0256 Fax
	707 255 0248 Phone

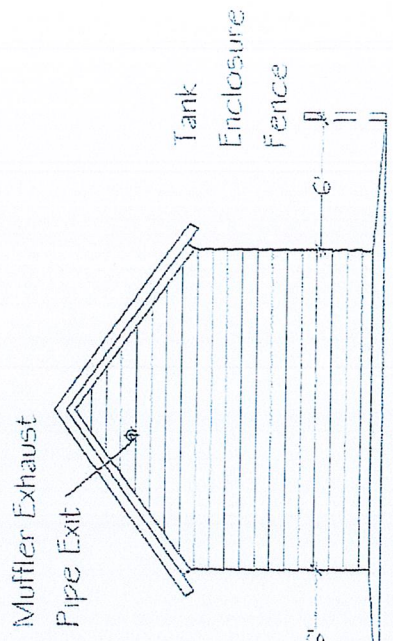
Pump House Plan
Fire suppression system

Scale: 1" = 4'-0"
Date: April 25, 2008

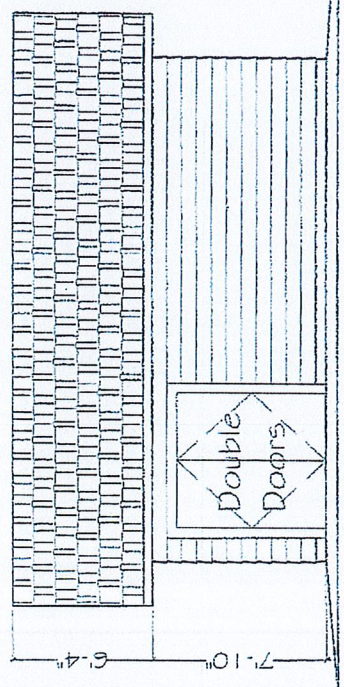
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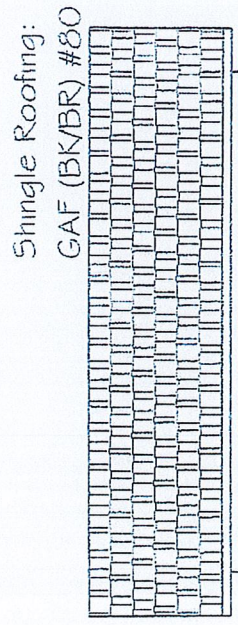
South Elevation
 Scale: 1" = 8'-0"
 P. House F.F. 75.0
 Water Tank F.F. 72.0



North Elevation
 Scale: 1" = 8'-0"



West Elevation
 Scale: 1" = 8'-0"



East Elevation
 Scale: 1" = 8'-0"

Pump House Elevation

Scale: 1 1/2" = 1'-0"
 Date: April 29, 2008

Don	PLANNING
Wudtke & Associates	ARCHITECTURE
	INTERIOR DESIGN
135 Camino Dorado, #4	
Napa, California 94558	
707 265 0256 Fax	
707 265 0248 Phone	

FIRE SUPPRESSION HOUSE

WEST

FENCE

FIRE
Pumphouse

F.F. 74.0

NORTH FENCE

174 FT.

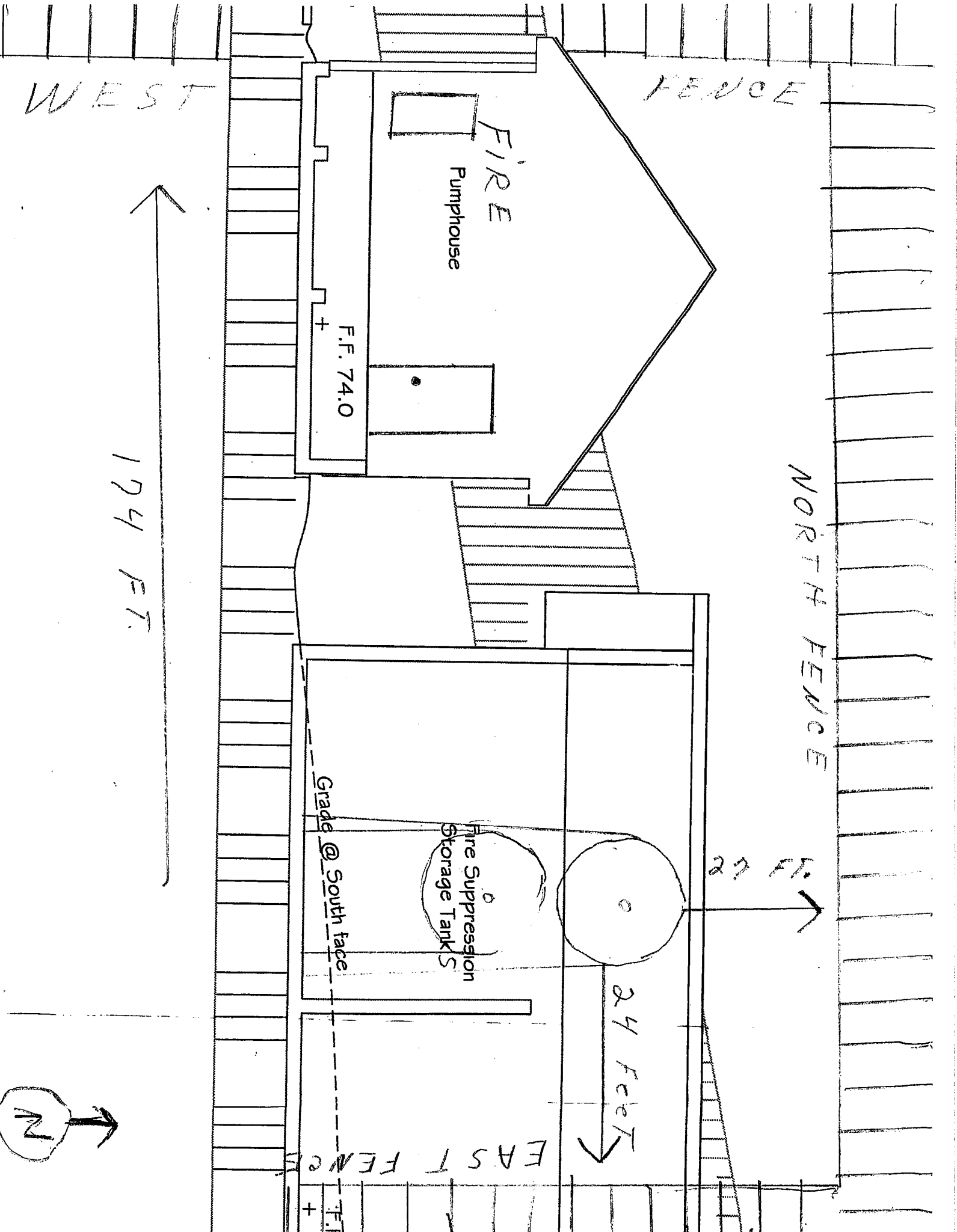
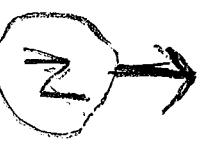
24 FT

Fire Suppression
Storage Tanks

Grade @ South face

24 Feet

EAST FENCE









VILLE J







CAUTION
HOT

DIESEL ENGINE
FIRE PUMP
CONTROLLER





WELCOME
ROLLERS
TO THE HOUSE





