



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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

STEVE DUNNICLIFF, DIRECTOR  
 TELEPHONE: 707-234-6650  
 FAX: 707-463-5709  
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 FB FAX: 707-961-2427  
 pbs@co.mendocino.ca.us  
 www.co.mendocino.ca.us/planning

October 5, 2016

**Planning – MHRB**

Planning – Ukiah  
 Department of Transportation  
 Environmental Health - Fort Bragg  
 Building Inspection - Fort Bragg  
 Assessor  
 Archaeological Commission  
 Sonoma State University

Department of Forestry/ CalFire  
 Department of Fish and Wildlife  
 Coastal Commission  
 Department of Parks & Recreation  
 State Clearinghouse  
 US Fish & Wildlife Service  
 Cloverdale Rancheria  
 Redwood Valley Rancheria

Sherwood Valley Band of Pomo Indians  
 County Addresser- Russ Ford  
 \* MCCSD Sewer District  
 \* MCCSD Water District  
 \* Mendocino Fire District  
 \* Mendocino School District

**CASE#:** U\_2016-0007

**DATE FILED:** 6/21/2016

**OWNER/APPLICANT:** STATE OF CALIFORNIA PARK

**AGENT:** SCHLOSSER NEWBERGER ARCHITECTS

**REQUEST:** A Coastal Development Use Permit request to establish a Sheriff Substation in an existing Carriage House associated with the Ford House, a local historic resource, and a request to construct a concrete slab foundation to support the Carriage House building, reconstruct the Carriage House exterior, and grade a gravel pathway to the building.

**ENVIRONMENTAL DETERMINATION:** 15303 - Class 3 Categorical Exempt

**LOCATION:** In the Coastal Zone, located on the south side of Main Street approximately 500 feet west of its intersection with Lansing Street. Located at 45035 Main St., Mendocino; APN 119-240-01.

**STAFF PLANNER:** JULIANA CHERRY

**RESPONSE DUE DATE:** 10/19/2016

Attached to this form is information describing the above noted project(s). The County Planning and Building Services Department is soliciting your input, which will be used in staff analysis, and will be 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@co.mendocino.ca.us](mailto:pbs@co.mendocino.ca.us). Please note the case number and name of the staff planner 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 \_\_\_\_\_





**ENVIRONMENTAL DATA  
(To be completed by Planner)**

**COUNTY WIDE**

- | Yes                                 | No                                  |                                                                                                                                                                                                                                |
|-------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | NO                                  | 1. <b>Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____</b>                                                                                                                                                  |
|                                     | NO                                  | 2. <b>Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____</b>                                                                                                                                                    |
|                                     | NO / NO                             | 3. <b>Within/Adjacent to Agriculture Preserve / Timberland Production</b>                                                                                                                                                      |
|                                     | NO                                  | 4. <b>Within/Near Hazardous Waste Site</b>                                                                                                                                                                                     |
|                                     | YES                                 | 5. <b>Natural Diversity Data Base</b><br>Lasthenia californica, Erigeron supplex, Agrostis blasdalei, Erysimum<br>concinnum, Carex saliniformis, Microseris borealis, Gilia millefoliata, Gilia capitata, Calileptoneta wapiti |
|                                     | NO                                  | 6. <b>Airport CLUP Planning Area – ALUC#_____</b>                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 7. <b>Adjacent to State Forest/Park/Recreation Area.</b><br>Within Mendocino Headlands State Park.                                                                                                                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 8. <b>Adjacent to Equestrian/Hiking Trail.</b><br>Adjacent to undesignated trails.                                                                                                                                             |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. <b>Hazard/Landslides Map</b>                                                                                                                                                                                                |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 10. <b>Require Water Efficient Landscape Plan.</b>                                                                                                                                                                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 11. <b>Biological Resources/Natural Area Map.</b><br>Within Mendocino Headlands Natural Area                                                                                                                                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. <b>Fire Hazard Severity Classification:</b> <input type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF#<br>Moderate Fire Hazard                                                                                         |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 13. <b>Soil Type(s)/Pygmy Soils.</b><br>Urban and Cabrillo-Heeser complex                                                                                                                                                      |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 14. <b>Wild and Scenic River.</b>                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 15. <b>Specific Plan Area.</b><br>Mendocino Town Plan                                                                                                                                                                          |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 16. <b>State Permitting Required/State Clearinghouse Review</b>                                                                                                                                                                |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 17. <b>Oak Woodland Area</b>                                                                                                                                                                                                   |

**COASTAL ZONE**

- | Yes                                 | No                                  |                                                                                                                                         |
|-------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
|                                     | NO                                  | 16. <b>Exclusion Map.</b>                                                                                                               |
|                                     | Critical                            | 17. <b>Coastal Groundwater Study Zone.</b>                                                                                              |
|                                     | YES                                 | 18. <b>Highly Scenic Area/Special Communities.</b><br>Town of Mendocino                                                                 |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 19. <b>Land Capabilities/Natural Hazards Map.</b><br>Non-Prime agricultural land                                                        |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 20. <b>Habitats/ESHA/Resources Map.</b><br>Development is limited to rehabilitation of existing facilities.                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 21. <b>Appealable Area/Original Jurisdiction Map.</b><br>Special Community, Between sea and public road.                                |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 22. <b>Blayney-Dyett Map.</b><br>Map 17: Mendocino                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 23. <b>Ocean Front Parcel (Blufftop Geology).</b><br>Parcel is blufftop but development is approximately 350 feet away from bluff edge. |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 24. <b>Adjacent to beach/tidelands/submerged land/Public Trust Land.</b>                                                                |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 25. <b>Noyo Harbor/Albion Harbor.</b>                                                                                                   |



Planning and Building Services

Case No: U-2016-0007
CalFire No:
Date Filed: 6/21/2016
Fee: \$4,402.00
Receipt No:
Received By: RL
Office use only

### APPLICATION FORM

**APPLICANT**

Name: MENDOCINO CO. FACILITIES & FLEETS Phone: 707-234-6054

Mailing Address: 841 LOW GAP ROAD

City: UKIAH State/Zip: CA 95482 email: andersond@co.mendocino.ca.us

**PROPERTY OWNER**

Name: STATE DEPT. OF PARKS & RECREATION Phone: 707-937-3118

Mailing Address: 12301 N. HWY 1, BOX 1

City: MENDOCINO State/Zip: CA. 95460 email: loren.rex@parks.ca.gov

**AGENT**

Name: SCHLOSSER NEWBERGER ARCHITECTS Phone: 707-961-0911

Mailing Address: 435 N. MAIN ST.

City: FORT BRAGG State/Zip: CA. 95437 email: bob@lsndesign.com

Parcel Size: 11.5 (Sq. feet/Acres) Address of Property: \_\_\_\_\_

Assessor Parcel Number(s): 119-240-01

**TYPE OF APPLICATION:**

- |                                                    |                                                      |                                             |
|----------------------------------------------------|------------------------------------------------------|---------------------------------------------|
| <input type="checkbox"/> Administrative Permit     | <input type="checkbox"/> Flood Hazard                | <input type="checkbox"/> Rezoning           |
| <input type="checkbox"/> Agricultural Preserve     | <input type="checkbox"/> General Plan Amendment      | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use          | <input type="checkbox"/> Land Division-Minor         | <input type="checkbox"/> Use Permit-Minor   |
| <input type="checkbox"/> CDP- Admin                | <input type="checkbox"/> Land Division-Major         | <input type="checkbox"/> Use Permit-Major   |
| <input type="checkbox"/> CDP- Standard             | <input type="checkbox"/> Land Division-Parcel        | <input type="checkbox"/> Variance           |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other              |
| <input type="checkbox"/> Development Review        | <input type="checkbox"/> Modification of Conditions  |                                             |
| <input type="checkbox"/> Exception                 | <input type="checkbox"/> Reversion to Acreage        |                                             |

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

Robert Schloman \_\_\_\_\_  
 Signature of Applicant/Agent Date Signature of Owner Date



**SITE A1 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.

REHABILITATE EXIST. HISTORIC GARAGE BUILDING.  
ADD NEW CONC. SLAB FLOOR. REBUILD EXTERIOR  
TO MATCH ORIGINAL CONSTRUCTION.  
REGRADE EXIST. GRAVEL ACCESS TO BUILDING  
TO PROVIDE ACCESSIBLE PATH OF TRAVEL  
GRADE FROM PATH AREA TO MEET EDGES OF  
EXISTING GRAVELED AREA. PROVIDE EXTERIOR  
DOOR HIDDEN BEHIND EXIST. GARAGE DOOR  
FOR ACCESS. PROVIDE INTERIOR STORAGE  
AREA FOR STATE PARKS AND WORK AREA  
FOR SHERIFF'S STAFF.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family <u>MUSEUM</u>	1	<del>0</del>	1760	<del>0</del>	1760
<input type="checkbox"/> Mobile Home <u>CARRIAGE HOUSE</u>	1	<del>0</del>	440	<del>0</del>	440
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Multifamily					
<input checked="" type="checkbox"/> Other: <u>SHED</u>	1	<del>0</del>	36	<del>0</del>	36
<input checked="" type="checkbox"/> Other: <u>PUBLIC BATHROOMS</u>	1	<del>0</del>	459	<del>0</del>	459
<b>Total Structures Paved (includes decks)</b>	1	1	5653	16	5669
<b>Area Landscaped Area</b>	1	<del>0</del>	2000	<del>0</del>	2000
<b>Unimproved Area</b>	1	<del>0</del>	490592	<del>0</del>	490592
<b>GRAND TOTAL (Equal to gross area of Parcel)</b>			500,940	16	500,940



3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: 2

Estimated shifts per day: 1

Type of loading facilities proposed: EXISTING PAVED ACCESS

4. Will the proposed project be phased?  Yes  No If yes, explain your plans for phasing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Will vegetation be removed on areas other than the building sites and roads?  Yes  No Explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

	Number	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	<u>2</u>	
Proposed Additional Spaces	<u>0</u>	
Total	<u>2</u>	

8. Is any road construction or grading 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.).

IMPROVEMENT OF EXISTING GRAVEL ACCESS TO  
PROVIDE ACCESSIBLE PATH OF TRAVEL TO EXIST.  
CARRIAGE HOUSE.

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

- A. Amount of cut 0 cubic yards
- B. Amount of fill 18 cubic yards
- C. Maximum height of fill slope 1 feet
- D. Maximum height of cut slope 0 feet
- E. Amount of import or export 18 cubic yards
- F. Location of borrow or disposal site N/A



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

11. 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.

12. Will the development provide public or private recreational opportunities?  Yes  No  
 If yes, explain below:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

13. Is the proposed development visible from State Highway 1 or other scenic route? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------

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

Diking :  Yes  No  
 Filling:  Yes  No  
 Dredging:  Yes  No

Placement of structures in:  
 open coastal waters  
 wetlands  
 estuaries  
 lakes

If so, amount of material to be dredged or filled? N/A cubic yards.  
 Location of dredged material disposal site? N/A  
 Has a U.S. Army Corps of Engineers permit been applied for?  Yes  No

16. 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.  
SURFACE MOUNTED LIGHT AT EACH EXTERIOR DOOR.

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

A. Electricity:  
 Utility Company (service exists to the parcel)  
 Utility Company (requires extension of service to site: \_\_\_\_\_ feet \_\_\_\_\_ miles)  
 On Site Generation - Specify: \_\_\_\_\_

B. Gas:  
 Utility Company/Tank  
 On Site Generation - Specify: \_\_\_\_\_  
 None

C. Telephone:  Yes  No

18. What will be the method of sewage disposal?  
 Community sewage system - Specify supplier N/A  
 Septic Tank  
 Other - Specify: \_\_\_\_\_

19. What will be the domestic water source:  
 Community water system - Specify supplier N/A  
 Well  
 Spring  
 Other - Specify: \_\_\_\_\_



20. Are there any associated projects and/or adjacent properties under your ownership?  
 Yes  No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):  
STATE PARKS FORD HOUSE ACCESS IMPROVEMENTS  
STATE PARKS BATHROOM IMPROVEMENTS  
STATE PARKS ACCESSIBLE TRAIL IMPROVEMENTS

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:  
BUILDING PERMIT  
M. H. R. B. PERMIT APPROVED

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

23. Are there existing structures on the property?  Yes  No  
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.  
FORD HOUSE MUSEUM  
STATE PARKS BATHROOMS  
PUMP HOUSE

24. Will any existing structures be demolished or removed?  Yes  No  
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures 11'-2" feet. Maximum height of proposed structures 11'-10" feet.

26. Gross floor area of existing structures 4455 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 4455 square feet (including covered parking and accessory buildings).

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

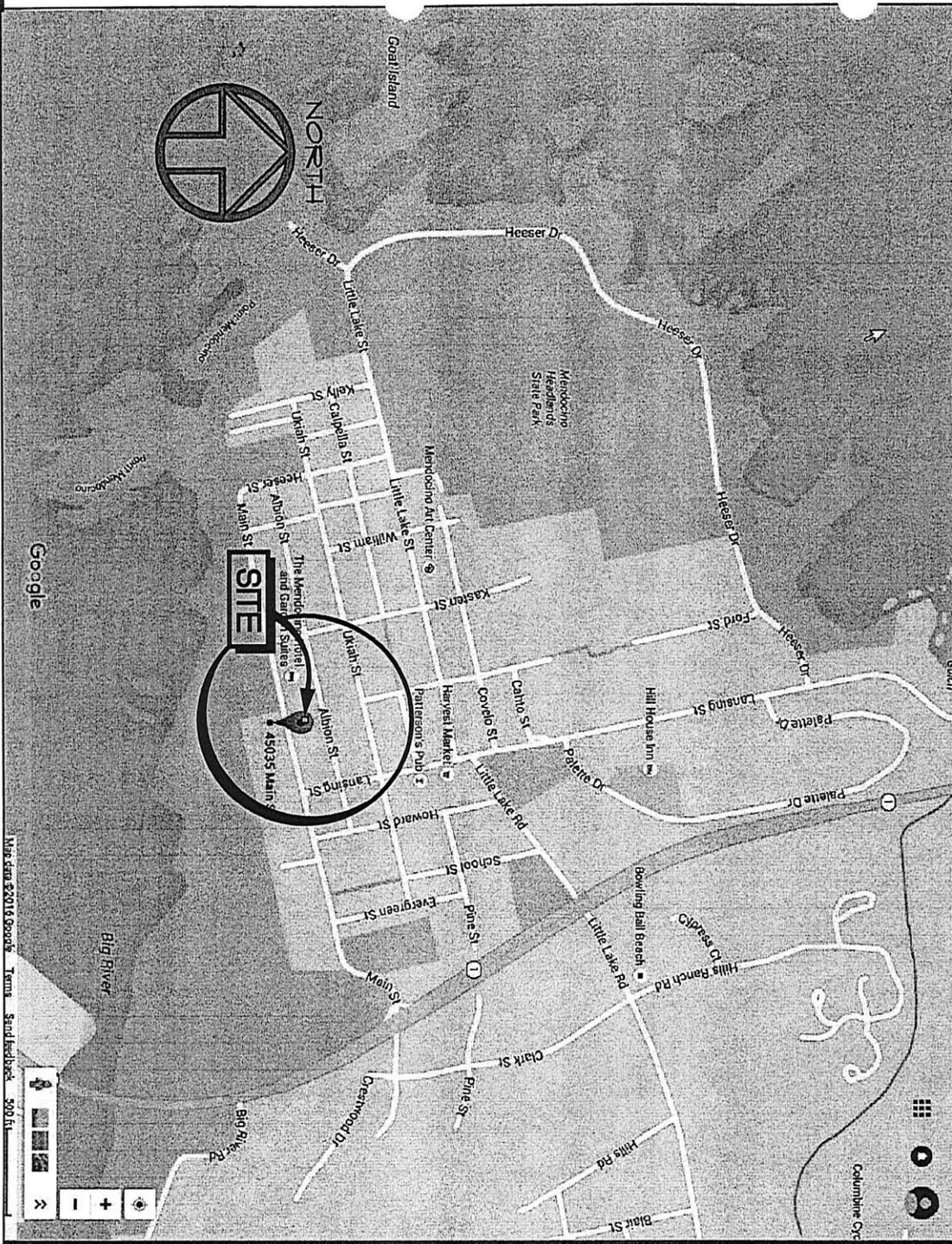
28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.  
OPEN SPACE WITH MUSEUM BUILDING, PUBLIC BATHROOMS, CARRIAGE HOUSE AND SHED.

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.  
MENDOCINO HEADLANDS STATE PARK TO EAST AND WEST.  
COMMERCIAL DEVELOPMENT ON MAIN ST. TO THE NORTH.

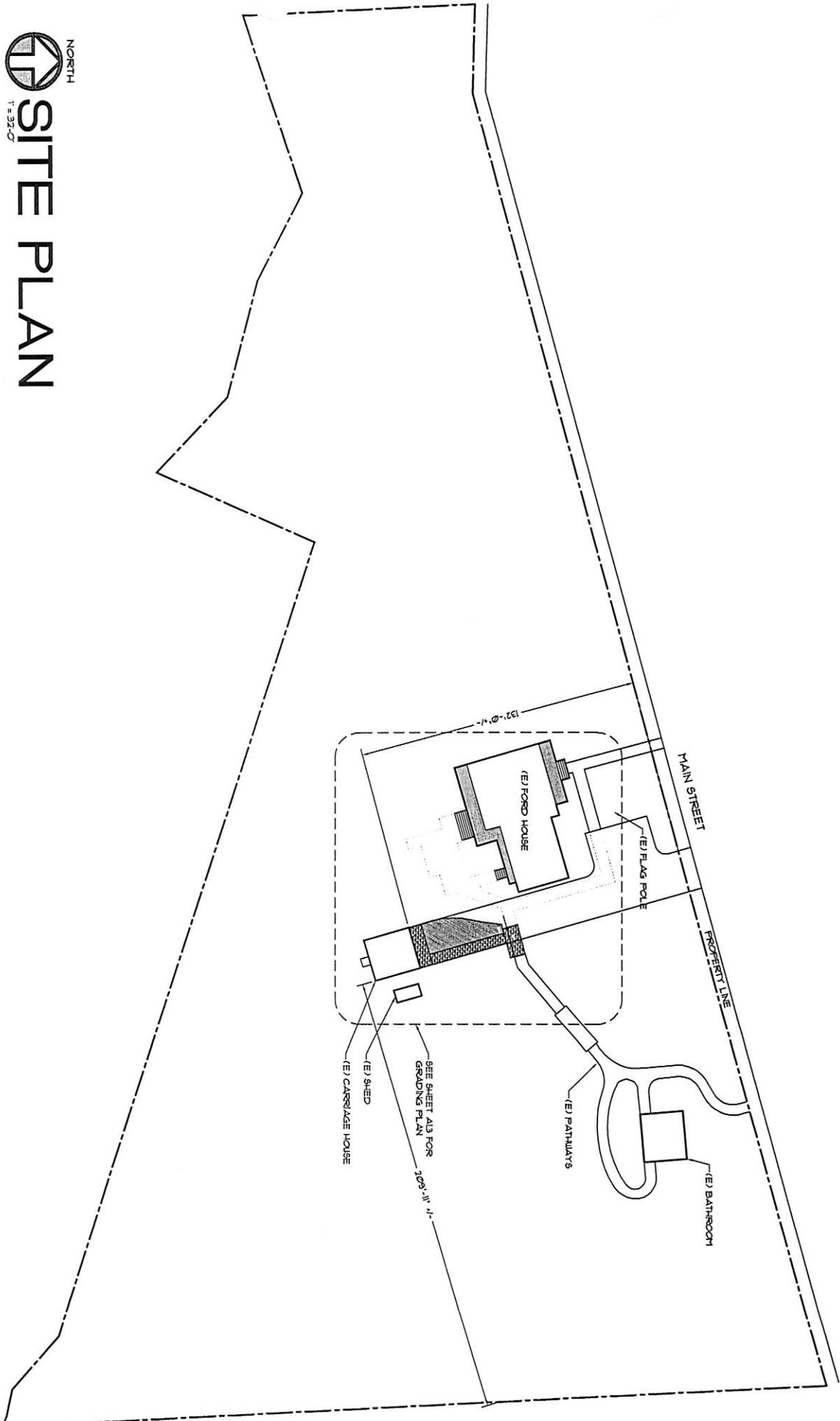
30. Indicate the surrounding land uses:

	North	East	South	West
Vacant		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Residential Agricultural				
Commercial Industrial	<input checked="" type="checkbox"/>			
Institutional Timberland				
Other				

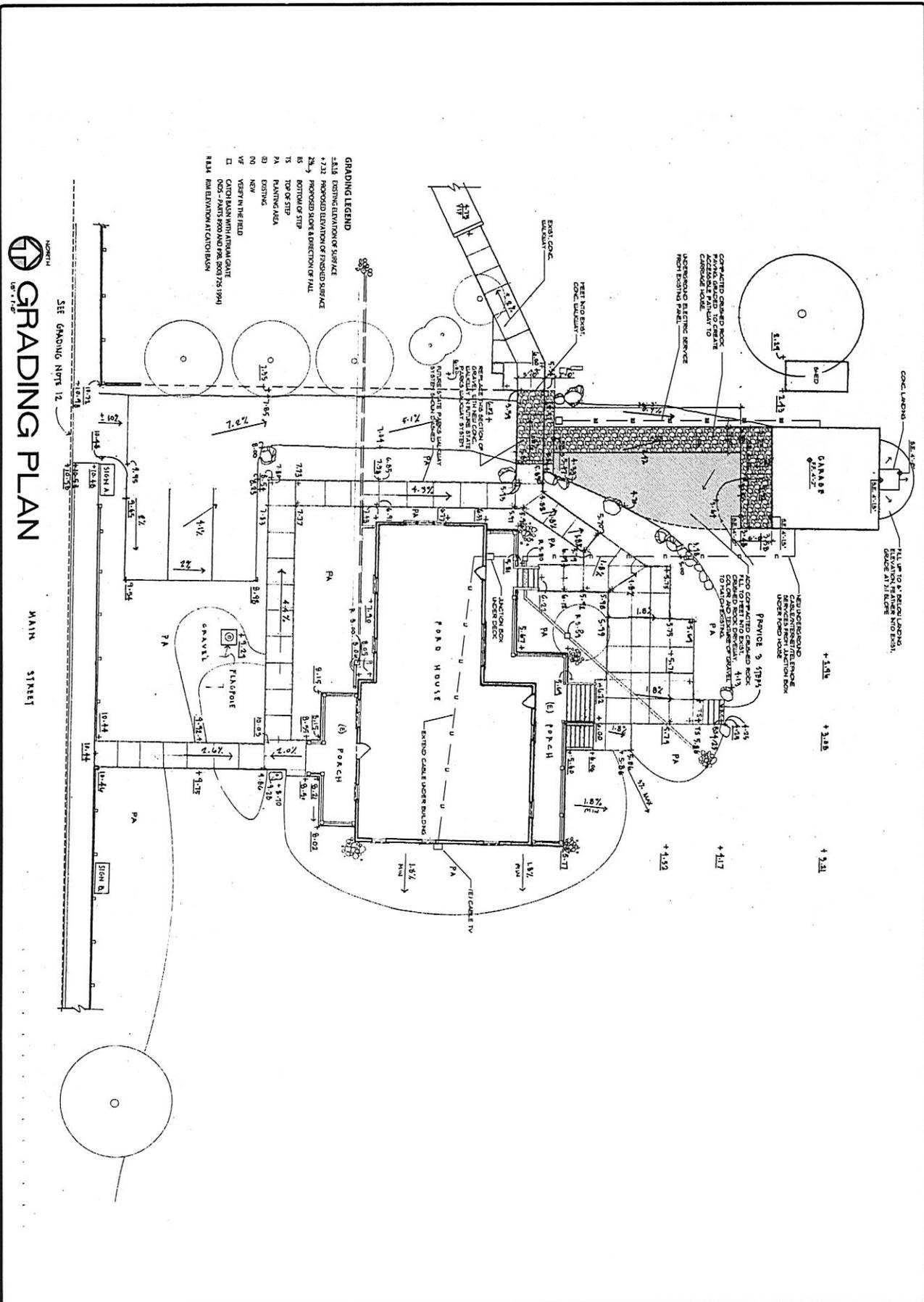
# VICINITY MAP



NORTH  
 1" = 32'-0"  
**SITE PLAN**



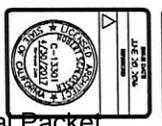




NORTH  
 GRADING PLAN  
 15' = 1" = 1/2"

MAIN STREET

A1.2



SHERIFF'S SUBSTATION REMODEL AT:  
**FORD CARRIAGE HOUSE**  
 45035 MAIN STREET  
 MENDOCINO, CALIFORNIA 95460

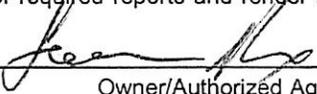
GRADING PLAN





**CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY**

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

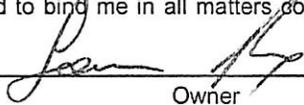
  
 \_\_\_\_\_  
 Owner/Authorized Agent

4/21/16  
 \_\_\_\_\_  
 Date

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

AUTHORIZATION OF AGENT

I hereby authorize SA Architects to act as my representative and to bind me in all matters concerning this application.

  
 \_\_\_\_\_  
 Owner

4/21/16  
 \_\_\_\_\_  
 Date

**MAIL DIRECTION**

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

<b>Name</b>	<b>Name</b>	<b>Name</b>
<b>Mailing Address</b>	<b>Mailing Address</b>	<b>Mailing Address</b>

**INDEMNIFICATION AND HOLD HARMLESS**

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

**INDEMNIFICATION AGREEMENT**

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Applicant:  Date: 4/21/16

COMPLETE FOR  
PROJECTS LOCATED IN  
THE COASTAL ZONE ONLY

**DECLARATION OF POSTING**

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on 6/17/16 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

REHABILITATE EXIST. CARRIAGE HOUSE FOR USE AS  
SHERIFFS SUBSTATION AND STATE PARKS STORAGE.  
(Description of development)

Located at:

45035 MAIN ST. MENDOCINO, CA. 95460  
119-240-01  
(Address of development and Assessor's Parcel Number)

The public notice was posted at:

FENCE LOCATED DUE NORTH OF PROPOSED PROJECT  
ON MAIN STREET, MENDOCINO, CA. 95460  
(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

Robert Schlar  
Owner/Authorized Representative

6/17/16  
Date

(A copy of the notice which was posted shall be attached to this form).

**NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.**

**COASTAL ZONE DEVELOPMENT**  
 COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. This form must be typed.

AP# 000-000-00 LASTNAME, FIRSTNAME STREET ADDRESS CITY, STATE ZIP	119-237-15 MAN GINI, JUDITH ANITA TTEE P.O. Box 1613 MENDOCINO, CA. 95460	119-238-09 HEIDT HILDEGARDE H TTEE P.O. Box 980 MENDOCINO, CA. 95460
119 237 07 and 11923512 CIMMIY OTTI ROBERT E & SUSAN B P.O. BOX 57 MENDOCINO, CA 95460	119 238 19 LENIHAN MICHAEL & EVA P.O. BOX 395 MENDOCINO, CA 95460	119-217-10 CHRISTGAV DANIEL W. & ELIZABETH P.O. BOX 272 MENDOCINO, CA 95460
119 237 05 FAMILY TREE PROPERTIES LLC P.O. BOX 1922 MENDOCINO, CA. 95460	119-217-03 CROWN HAWK TTEES OF P.O. BOX 1305 MENDOCINO, CA. 95460	
119 23 703 ABC 8 J INVESTMENT COMPANY 2190 RUTH AVE. S. LAKE TAHOE, CA. 96150	119-250-07 MENDOCINO POTARY FOUNDATION P.O. BOX 1910 MENDOCINO, CA. 95460	
119 237-14 KIEFER KATHLEEN SANDOR MYERS 21104 MOUNT EVANS DR. RENO, NV 89508	119-235-09 HINDMAN ANDREW A TTEE 1020 VALEJO ST. UNIT 6 SAN FRANCISCO, CA. 94133	
119 237-10 WILLIAMS ROGER A TTEE P.O. BOX 220 FRIDAY HARBOR, WA 98250	119-237-04 BURBS JAN A TTEE P.O. BOX 494 MENDOCINO, CA. 95460	
119 23 605 HUTTLESTON MICHAEL M & MARILYN 2155 BRENNANS RD. NEWCASTLE, CA. 95658	119-217-13 ONSTAD ARIANNA CANADA 821590 44760 ROSEWOOD TERRACE MENDOCINO, CA. 95460	
119-236-02 MATHEWS CLYTIE M. TTEE P.O. BOX 376 MENDOCINO, CA. 95460	119-235-15 AYES JEDEDIAH D. & MEGAN TTEES P.O. BOX 206 MENDOCINO, CA 95460	

**COASTAL ZONE DEVELOPMENT**  
COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. This form must be typed.

AP# 000-000-00 LASTNAME, FIRSTNAME STREET ADDRESS CITY, STATE ZIP	11923817 MENDOCINO HISTORICAL RESEARCH PO BOX 922 MENDOCINO, CA 95460	11923814 LANDBANK PROPERTIES NO2 LP 567 PIETA CO LN. SANTA BARBARA, CA. 93108
11921716 ROBERTO MARK S & JANET M TTEES 3300 ROCKVIEW DR SPRINGFIELD, OH 45504	11921704 SIEG RON & THEO 114 AUBURN ST. SAN RAFAEL, CA. 94901	11923801 JARVIS NICHOLS BLDG. PARTNERHIP P.O. BOX 44 MENDOCINO, CA. 95460
11921707 HOPPER JAMES MICHAEL TTEE / 2803 BELLHAVEN PL DAVIS, CA 95618	11923505 OBRIEN EDWARD FRANCES III P.O. BOX 837 MENDOCINO, CA. 95460	11921706 PNP LLC 205 W CLAY ST. UKIAH, CA. 95482
11921708 AGUILAR RICHMOND L & CAROL C PO BOX 983 MENDOCINO, CA 95460	11923816 REED ARVIN & BETH M TTEES P.O. BOX 1001 MENDOCINO, CA. 95460	11923808 and 119237-06 RICARD, GLEN A TTEE P.O. BOX 47 MENDOCINO, CA. 95460
11923713 MEYER MATTHEW R TTEE 776 JOSEPHINE LN HEALDSBURG, ca 95448	11923514 CLAY DARLENE TTEE P.O. BOX 350 MENDOCINO, CA 95460	11925025 PORTIS STEPHEN 1650 CASTLE ROAD SONOMA, CA. 95476
11923612 & 11923610 AYRES JEDEDIAH D & MEGAN TTEES PO BOX 206 MENDOCINO, CA 95460	11923601 11923818 & 11923804 KABIR BLUESTAR LLC 12644 LAKEWOOD BLVD. STE 100 DOWNEY, CA 90242	11923709 MCELROY SANDRA SPEK & SHUL 11101 GURLEY LANE MENDOCINO, CA. 95460
11923807 CORBETT JEFFREY A TTEE 13803 STRAWBERRY CIR PENN VALLEY, CA 95946	11923502 TEMPLE OF KWAN TIA INC P.O. BOX 633 MENDOCINO, CA. 95460	11923711 & 119238-10 RAYMOND LOIS JEAN B TTEE 322 GEORGE PL UKIAH, CA. 95482
11923503 REEVES HANNELIESEL TTEE PO BOX 345 MENDOCINO, CA 95460	11923815 BEAR FLAG MANAGEMENT LLC P.O. BOX 396 MENDOCINO, CA. 95460	11923712 and 119237-01 ZACHA WCLIA TTEE P.O. BOX 250 MENDOCINO, CA 95460

COMPLETE FOR  
PROJECTS LOCATED IN  
THE COASTAL ZONE ONLY

## NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE COUNTY OF MENDOCINO.

PROPOSED DEVELOPMENT: REHABILITATE EXISTING  
CARRIAGE HOUSE FOR USE AS SHERIFF'S  
SUBSTATION AND STATE PARKS STORAGE.

LOCATION: 45035 MAIN STREET  
MENDOCINO, CA. 95460

APPLICANT: COUNTY OF MENDOCINO  
DEPT. OF FACILITIES AND FLEETS

ASSESSOR'S PARCEL NUMBER: 119-240-01

DATE NOTICE POSTED: 6/17/16

### FURTHER INFORMATION IS AVAILABLE AT:

COUNTY OF MENDOCINO  
DEPARTMENT OF PLANNING & BUILDING SERVICES  
[www.co.mendocino.ca.us/planning](http://www.co.mendocino.ca.us/planning)  
860 North Bush Street, Ukiah, CA 95482, 707-234-6650  
120 West Fir Street, Fort Bragg, CA 95437, 707-964-5379  
HOURS: 8:00 - 5:00

File:  
Sheriff Use Permit

Log No.:  
CEQA No.: 11293

California Department of Parks and Recreation  
Historical Review  Archaeological Review  Both   
Project Evaluation  
(P.R.C. 5024, 5024.5 and E.O. W-26-92)

**PROJECT:** Mendocino Headlands Outbuildings Renovations  
**PARK UNIT:** Mendocino Headlands **DISTRICT:** Mendocino  
**Project Manager:** Loren Rex **Date:** 3-11-2015  
**Contact Phone #:** 77-937-3118 **FAX #:** **Email:** loren.rex@parks.ca.gov  
**PROJECT DESCRIPTION / DEFINE A.P.E. BOUNDARY:** The PEF states:

This project is designed to enhance the security and accessibility of the Ford House Museum, its visitors and the Ford House Comfort Station. The project consists of redesigning the Ford House Comfort Station to increase security, reduce vandalism and provide better access for the general public. Additionally the Ford House Storage Building will be redesigned and repurposed to be used as a Mendocino County Sheriff's Department sub-station. The footprint of the buildings is not anticipated to change but the electrical/plumbing/mechanical will have to be reconfigured as well as the entry to the buildings to accommodate their new functionality. The Ford House Comfort Station is not historic and was built in the 1980s but the Storage building is over 50 years old and will need historic review. A detailed description of the proposed project is attached.

**Source of Funding/Amount:**

**CULTURAL RESOURCES:**

HISTORIC  ARCHAEOLOGICAL  TRADITIONAL CULTURAL PROPERTY (TCP)  NONE   
POTENTIALLY PRESENT (i.e. potentially buried resources or survey inconclusive due to inaccessibility)   
**APE visited by Cultural Resources Staff** Yes  No   
Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Methods of Inventory:**

Records Review  Site History Research  Field Survey  Subsurface Testing  Other

**Explain Findings:** In 1970 Mendocino Headlands was listed as a District on the National Register of Historic Places. In 2010, the Ford House was individually listed on the National Register. The 2010 nomination listed the Storage Building as a non-contributing resource to the Ford House.

**NEGATIVE SURVEY DETERMINATION:**

**NO EFFECT: No Historical Resources Present**

[If no cultural resources are present, or potentially present within the project APE, no further documentation is required. Proceed to review section VII. APPROVAL AND CERTIFICATION for signature]

**I. EXISTING CONDITIONS/RESOURCE STATUS Attach appropriate documentation (DPR 523 forms, etc.):**

**A. Resources within APE:** [Site Number(s)/Description(s)/Date of Latest Recordation Form(s)/Additional Documentation (reports, studies, etc)]: Mendocino Headlands NRHP District/ The community was the first of a number of towns that developed as a result of lumber operations along the California coastline. It was started in 1851. Some buildings which remain date back to 1852-55; with majority covering a period 1860-1900./NRHP c.1970

Jerome B. Ford House/The Jerome B. Ford house is a 1 1/2 story wood frame vernacular building consisting of an original north-facing front-gabled section built in 1854 and a left (east) extending wing added c1865. The house is 63' east-west and 50' north-south, overall, including porches on the north and south elevations. Formerly part of a very large complex of buildings of the Mendocino Lumber Company, it was built to be the home of the company's manager and is now the only structure surviving of the vast lumber company complex/NRHP c.2010

**B. Newly identified resources recorded or updated previous records?:** Yes  No

**Explain/List:** A DPR 523 for the Storage Building and Comfort Station will be produced after completion of this project.

Log No.: CEQA No.:

**II. ELIGIBILITY DETERMINATION(S)** (use continuation page [separate file] for additional resources identified):

**A. Resource Evaluation and Significance** (If resource is nominated or listed, do NOT fill out section IIB below. Attach appropriate recordation forms to review package. If not, move to section IIB below).

**Resource Name / Site Number:** Mendocino Headlands Hisotric Distirct: NRHP#19710925/ Jemore B Ford House:NRHP# 20100623 Faciility #158-A-4-05-3-001/ Storage Building: Facility# 158-A-4-08-0-001/ Comfort Station: Faciltiy # 158-A-5-05-2-001

**Resource Type is:** Individual Building/Structure  Archaeological Site(s)  Landscape District   
Historic District  Archaeological District  TCP  National Historic Landmark  Cultural Preserve

**Nominated for  or Listed  on:** **California Register:** Yes  No  **National Register:** Yes  No   
(If Nominated: Eligibility Concurrence status by OHP: Yes  No  In process 

**B. Site/Structure Eligibility Determination (for newly recorded, non-nominated or listed resources):**

Not Eligible

**Explain (include documentation of negative DOE):**

Mendocino Headlands is listed on the National Register of Historic Places; however the original nomination only listed the Presbyterian Church, Masonic Hall, McCallen House, Chinese Joss House and "Hotel Row" as architectural resources with high historical value. In 2010 an individual nomination for the Jerome B. Ford House was listed on the NRHP. That nomination listed the two outbuildings (Storage Building & Storage Outbuilding) as non-contributing resources to the Ford House. This nomination only focused on the architectural style and historic significance of the Ford House as an individual resource. If the original 1970 District nomination was updated to meet modern standards the c. 1916 Storage Building would be listed as a compatible non-contributing resource to the NRHP listed historic district based on its similar architectural style to the district and date of construction that postdates to district period of significance of 1851-1900.

Until the Mendocino and Headlands Historic District nomination form is updated, the Storage Building should be considered a potentially eligible compatible non-contributor the National Register of Historic Places District.

Potentially Eligible

**Criteria:** A – Events  B – People  C—Design  D—Information

Significance Statement:

Integrity Discussion:

**III. DPR POLICY COMPLIANCE**

**A. Is project consistent with General Plan?:** Yes  No  GP date: 1976

**B. If no General Plan, is project scope consistent with current resource use?:** Yes  No

**C. Is project consistent with Cultural Resource Management Directives?:** Yes  No

**Comments:** The project has been specifically designed to responsibly develop Mendocino Headlands State Park and manage its historic resources, "now and in the future."

**IV. IMPACT ASSESSMENT**

**A. Historic Resources**

**Historic Facility Name(s):** Mendocino Headlands, Ford House, Storage Building, Comfort Station

**Will the proposed project impact historic resources?** Yes  No

**Describe impacts or non-impacts and provide Comments:**

**Mendocino Headlands NRHP District:** After completion of this project, the Historic District will maintain its status on the National Register of Historic Places. The historic setting, feeling and association of the district will not be compromised; the project will maintain the historic look of the District by using compatible materials and not altering the design of the park. **NO IMPACT**

**Jerome B. Ford House NRHP Resource:** Based on the 2010 NRHP nomination, this project will not alter any resources that contribute to the historic significance of the Ford House. The Storage Buildings is listed as 'non-contributing' and with this in mind the project's alteration will not deter from the historic significance of a mid-nineteenth century Gothic revival style house. **NO IMPACT**

**Storage Building:** This project proposes to replace all failing exterior siding with matching lapped redwood boards, replace existing electrical in place and replace the back door and double hung window in kind. Additionally the project proposes to covert one of the two double doors into as single ADA compatible doorway. Based on the construction plans, this modification will be done in a way that the original barn style door can be reinstalled at any time. Further while the ADA door in functioning, the historic look and feeling of the building will remain. With these alterations in mind, the Storage Building will maintain its status as a potentially eligible

Log No.: CEQA No.:

compatible non-contributing resource to the NRHP listed district at Mendocino Headlands State Park. **NO IMPACT with treatment measure (See V.B.)**

Comfort Station: Constructed in 1982, the non-historic Comfort Station's architectural detail such as it lapped horizontal siding, gabled roof, and ornamental pillars makes it a compatible non-contributing resource to the NRHP listed historic district. Work proposed for this project includes, concrete landings and sidewalk extension, and a 125 square foot addition that will not alter the footprint of the building. Completion of the project will maintain the comfort station's compatible appearance of the non-historic building. **NO IMPACT with treatment measure (See V.B)**

Is proposed project consistent with Secretary of Interior's Standards and Guidelines?: Yes  No

Explain: All new work will replace existing deteriorating material with matching in kind features. Additionally the ADA door on the Storage Building is designed so that the door can be removed and the original door be reinstalled. This design is completely reversible.

**B. Archaeological Resources**

Site Number(s):

Archaeological Site Type: Historic  Prehistoric  Unknown

Will the proposed project impact archaeological resources? Yes  No

Describe impacts or non-impacts and provide Comments:

Is proposed project consistent with Secretary of Interior's Standards and Guidelines in relation to archaeological resources?:

Yes  No

Explain:

**V. TREATMENTS AND MITIGATION**

A. Would project redesign lessen resource impacts?: Yes  No

Explain: As designed this project does not impact any historic resources. No redesign necessary.

B. Are appropriate treatment measures included within project scope?: Yes  No

Explain:

**ADDITIONAL TREATMENT MEASURE:** Prior to construction a DPR historian needs to photograph and record the Storage Building and Comfort Station and complete DPR 523 forms. After completion of the project, the DPR 523 must be updated with photos of construction.

C.. Does treatment involve salvaging historic fabric or excavating archaeological deposits?: Yes  No

If yes, has a recordation program or archaeological treatment plan been approved by a senior-level CRS? Yes  No

Explain: Project proposes to remove material and replace with new in-kind material.

D. In order to bring the project into compliance with the Secretary of the Interiors Standards, the project should proceed with the following modifications or special provisions (Identify specific treatment measures): As designed the project is in compliance with the Secretary of the Interiors Standards. No modification or special provisions necessary.

**VI. DETERMINATION**

A. Is documentation sufficient for Determination of Effect?: Yes  No

If no, check below:

NO DETERMINATION OF EFFECT CURRENTLY POSSIBLE

Explain:

Log No.: CEQA No.:

If Yes: the reviewer has sufficient documentation to determine that the Proposed Project will have:

- No Effect: No Historical Resources Present (See Section )
- No Effect: No Historical Resources Affected
- No Adverse Effect
- Adverse Effect

on the Historical or Archaeological Resources of the State Park System.

Explain: This project is in compliance with the Secretary of the Interiors Standards and does not impact the status of any resource (listed or potentially eligible) on the National Register of Historic Places. No historical resource affected.

Has a Secondary Review of this DOE been completed by a Cultural Resource Specialist?: Yes  No

**VII. APPROVAL AND CERTIFICATION**

(APPROVAL OF THIS PROJECT IS CONTINGENT ON PROJECT SCOPE NOT BEING CHANGED FROM ABOVE DESCRIPTION. IF SCOPE IS CHANGED, PROJECT MANAGER MUST CONTACT CULTURAL RESOURCE REVIEWER(S) FOR POTENTIAL REVIEW.)

Primary Reviews:

**Historical Review**

I recommend this project be Approved  Not Approved  Approved Conditionally

Explain: As designed, this project proposes to use compatible material and maintain the historic feeling and setting of the National Register of Historic Places listed district at Mendocino Headlands State Park. No historic resource will be affected. With adherence to Section V.B. Treatment Measure this project is approved as designed.

Historical Reviewer: Dan Osanna *Dan Osanna* Date: 3-18-2015

Title: Supervisor, Cultural Resource Program Phone #: 916-445-8836

Hours Spent on Evaluation: 3

**Archaeological Review**

I recommend this project be Approved  Not Approved  Approved Conditionally

Explain:

Archaeological Reviewer: Date:

Title: Phone #:

Hours Spent on Evaluation:

**Restoration Architect Review**

I recommend this project be Approved  Not Approved  Approved Conditionally

Explain:

Architectural Reviewer: Date:

Title: Phone #:

Hours Spent on Evaluation:

Log No.:

CEQA No.:

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**Secondary Review:**

I recommend this project be Approved  Not Approved  Approved Conditionally

**Explain:**

**Secondary Reviewer:**

**Title:**

**Phone #:**

**Comments:**

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**Project Manager:**

I understand that this project as proposed or modified may affect historical or archaeological resources. I will insure that all treatment measures necessary for the project to conform with Historic Preservation standards and professional guidelines will be carried out as specified above. If project scope is changed, I will contact cultural resource reviewer(s) for potential re-review.

**Project Manager:**

**Title:**

**Phone #:**

**Date:**

**FAX #:**

Note: All review packages must include a project map and appropriate documentation. For archaeological surveys, attach DPR 649 (or equivalent) with coverage map and site records. For historic structures, attach DPR 523 or 750. For archaeological sites, attach DPR 523.