



COUNTY OF MENDOCINO
 DEPARTMENT OF PLANNING AND BUILDING SERVICES
 790 SOUTH FRANKLIN STREET · FORT BRAGG · CALIFORNIA · 95437

IGNACIO GONZALEZ, DIRECTOR
 Telephone 707-964-5379
 FAX 707-961-2427
 www.co.mendocino.ca.us/planning

June 30, 2009

Planning-Ukiah
 DOT
 Environmental Health
 Building Inspection (FB)

Assessor
 MCWA
 SSI
 US Fish & Wildlife

Dept of Fish & Game
 Coastal Commission
 Westport MAC

***CASE#:** CDP #13-2009
OWNER: Beck Regalia & Tabitha Korhummel
REQUEST: Remodel existing ~1,184 ft² single family residence with an ~1,814 ft² second story addition, for a total of ~2,988 ft². Construct ~2,496 ft² RV/boat storage with second story office/workshop and solar panels, extend driveway 200' to proposed RV storage unit.

APPEALABLE AREA: Yes

LOCATION: In the Coastal Zone, approximately 2 miles north of Westport, on the east side of Highway One, approximately 1/4 south of its intersection with Branscomb Rd at 38501 North Highway One (APN: 013-240-15).

***PROJECT COORDINATOR:** Abbey Stockwell

RESPONSE DUE DATE: July 15, 2009

***PLEASE NOTE THE CASE NUMBER AND NAME OF PROJECT COORDINATOR WITH ALL CORRESPONDENCE TO THIS DEPARTMENT.**

Attached to this form is information describing the above noted project(s). The County Department of Planning and Building Services is soliciting your input, which will be used in staff analysis. If we do not receive a response within fifteen (15) days, we will assume no response is forthcoming.

You are invited to comment on any aspect of the proposed project(s). Please address any concerns or recommendations on environmental considerations and specific information regarding permits you may require to the project coordinator at the above address.

REVIEWED BY: Name _____ Department: _____ Date _____

_____ No Comment

_____ Comment to follow

_____ Comments attached or Below

COASTAL DEVELOPMENT PERMIT REVIEW SHEET

<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> ADMINISTRATIVE	<input type="checkbox"/> MODIFICATION	CDP # 13-2009
<input type="checkbox"/> USE PERMIT	<input type="checkbox"/> VARIANCE	<input type="checkbox"/> _____	DATE FILED: 4.21.09
APPEALABLE AREA	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO HSA		GOV'T CODE DATE:

OWNER: Beck Regalia & Tabitha Korhummel
PO Box 2, Westport CA 95488

APPLICANT: Beck Regalia
PO Box 2, Westport CA 95488

REQUEST: Remodel existing ~1,184 ft² single family residence with an ~1,814 ft² second story addition, for a total of ~2,988 ft². Construct ~2,490 ft² RV/boat storage with second story office/workshop and solar panels, extend driveway 200' to proposed RV storage unit

LOCATION: In the Coastal Zone, approximately 2 miles north of Westport, on the east side of Highway One, approximately 1/4 south of its intersection with Brandscomb Rd at 38501 North Highway One (APN: 013-240-15)

STREET ADDRESS: 38501 North Highway One APN: 013-240-15

GENERAL PLAN: RL-160 [*4C] **ZONING:** RL: L-160 [*4C] **PARCEL SIZE:** 2.99 ac

EXISTING USES: SFR **SUPERVISORIAL DISTRICT :** 4

TOWNSHIP: **RANGE:** **SECTION:** **USGS QUAD#:**

RELATED CASES:
PERMITS ON HOLD PENDING CDP:

REFERRAL AGENCIES:

<input checked="" type="checkbox"/> Planning (Ukiab)	<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> Sewer District
<input checked="" type="checkbox"/> Environmental Health (FE)	<input type="checkbox"/> Caltrans	<input type="checkbox"/> Water District
<input checked="" type="checkbox"/> Building Inspection (FB)	<input checked="" type="checkbox"/> Northwest Information Center	<input type="checkbox"/> Fire District
<input checked="" type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Department of Fish & Game	<input type="checkbox"/> Community Svcs
<input type="checkbox"/> MHRB	<input type="checkbox"/> Department of Parks & Recreation	<input type="checkbox"/> City Planning
<input checked="" type="checkbox"/> Assessor	<input type="checkbox"/> RWQCB	<input type="checkbox"/> School District
<input checked="" type="checkbox"/> County Water Agency	<input checked="" type="checkbox"/> US Fish & Wildlife Service	<input checked="" type="checkbox"/> Westport MAC
<input type="checkbox"/> Air Quality Management District	<input type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> Friends of Sillbowner Gulch
<input type="checkbox"/> ALUC	<input type="checkbox"/> Trails Advisory Council	<input type="checkbox"/> Point Arena City Hall
<input type="checkbox"/> Guafala Municipal Advisory Council	<input type="checkbox"/> Native Plant Society	

ADDITIONAL INFORMATION:

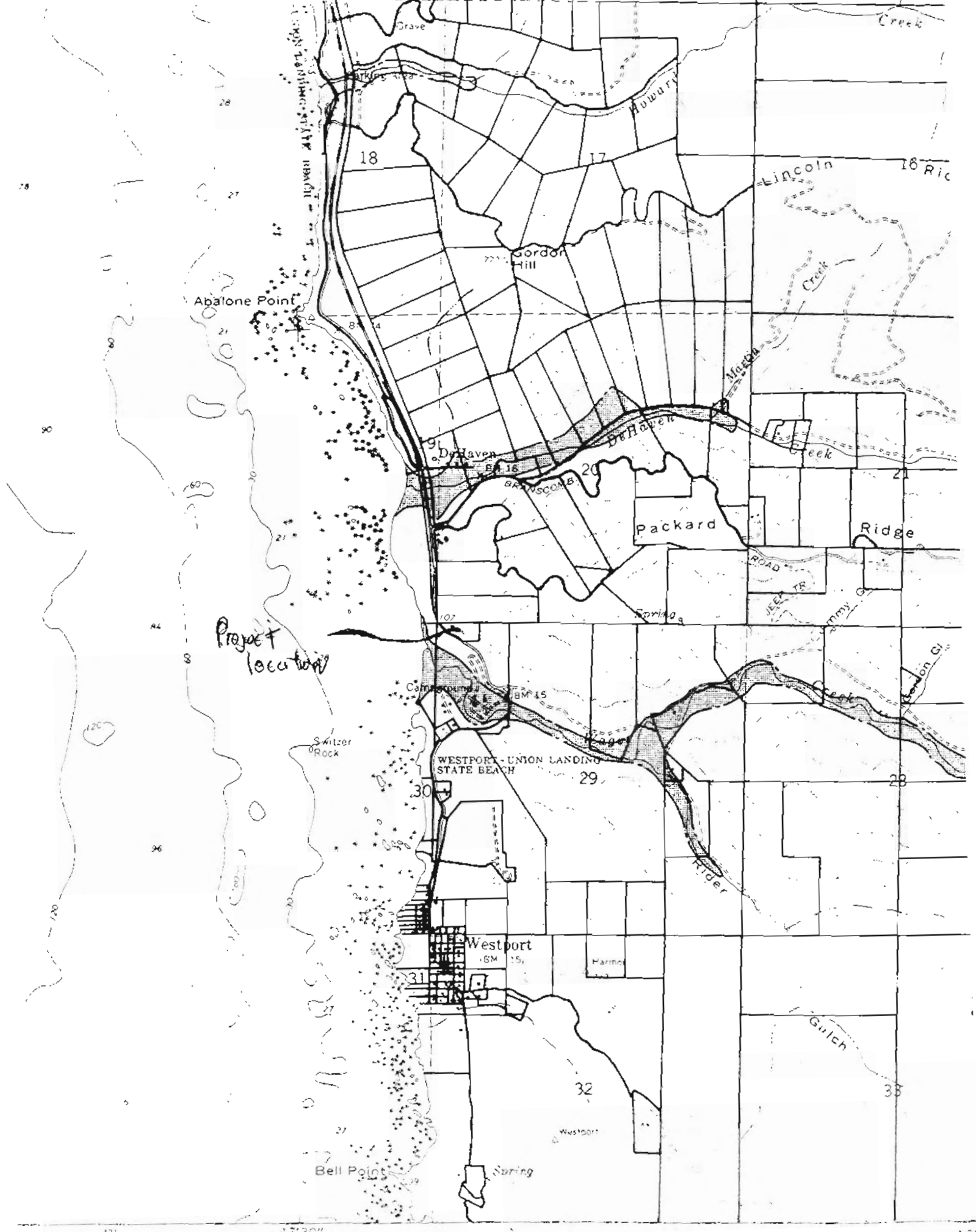
ASSESSOR'S PARCEL #:

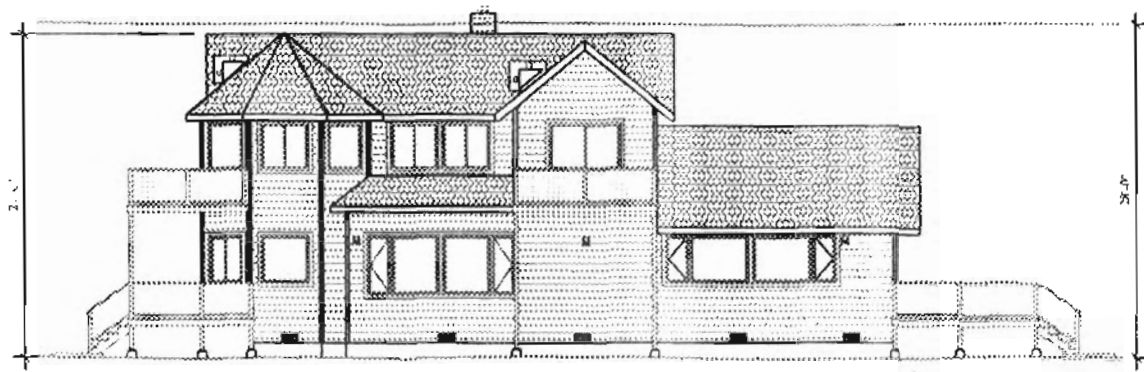
PROJECT COORDINATOR: Abbey Stockwell **PREPARED BY:** AS **DATE:** 6.26.09

ENVIRONMENTAL DATA
(To be completed by Planner)

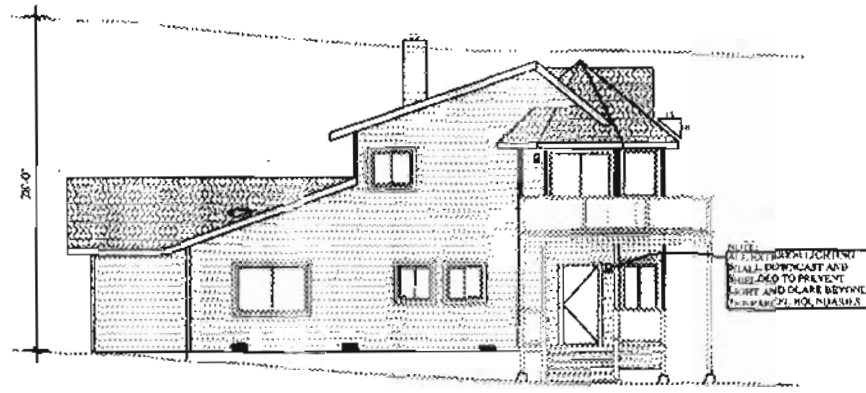
ENVIRONMENTAL DATA	
Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	1. CDP Exemption or CDP Exclusion.
<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2. LUP Map Number. 7
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	3. Blufftop Parcel.
<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4. Highly Scenic Area: East of Hwy 1.
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5. Adjacent to State Forest/Park/Recreation Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	6. Within: Adjacent to Agriculture Preserve or Timberland Production.
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	7. Within Mendocino Historic Preservation District: Zone A or B:
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	8. Alquist-Priolo Earthquake Fault Zone (Manchester to Gualala).
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	9. Floodplain/Floodway Map.
<input type="checkbox"/>	<input type="checkbox"/>
	10. Natural Diversity Data Base. Whitney's farewell-to-spring, maple-leaved checkerbloom??? Not on parcel but adjacent
<input type="checkbox"/>	<input type="checkbox"/>
	11. ESHA - Riparian, Wetland, Rare Plants, Sand Dunes, Pygmy Vegetation/Soils.
<input type="checkbox"/>	<input type="checkbox"/>
	12. Building Envelopes/Buffer Zones.
<input type="checkbox"/>	<input checked="" type="checkbox"/>
	13. Geotechnical Hazards: Coastal Bluff, >20% Slopes.
<input checked="" type="checkbox"/>	<input type="checkbox"/>
	14. Coastal Groundwater Study Zone: CWR
<input checked="" type="checkbox"/>	<input type="checkbox"/>
	15. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF# 106-09 Moderate
CEQA Status: _____	

ADDITIONAL INFORMATION: Adj zoning: W= OS, N=RMR 20, S&E= RL 160 ;
Watershed= North Coastal

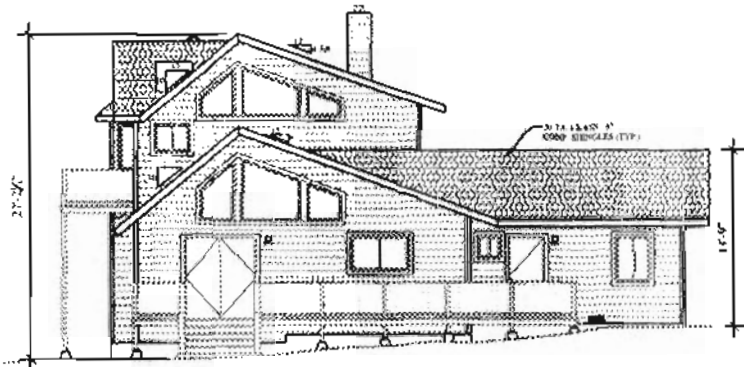




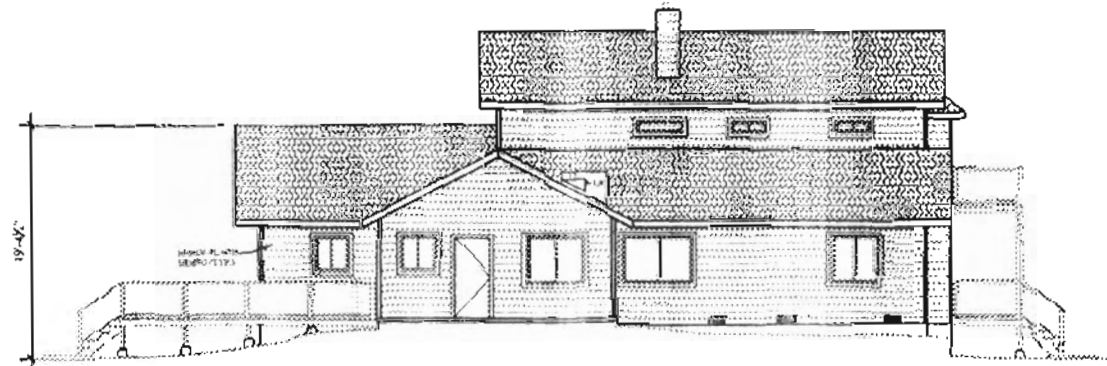
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

NOT TO SCALE

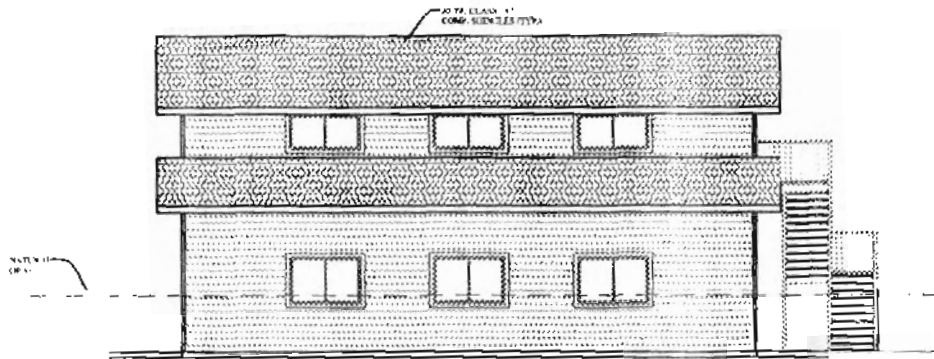
3-D
 DAN DESIGN & DRAFTING
 DANIELL STONE
 P.O. BOX 10000
 WESTPORT, CALIF. 95488

ELEVATIONS

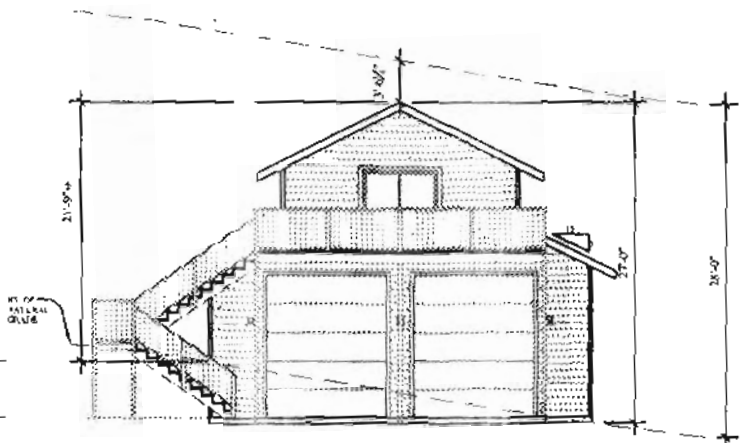
REGALIA RESIDENCE
 38501 HIGHWAY 1
 WESTPORT, CA. 95488

DATE: _____
 SCALE: _____
 JOB #: _____
 DRAWN BY: _____

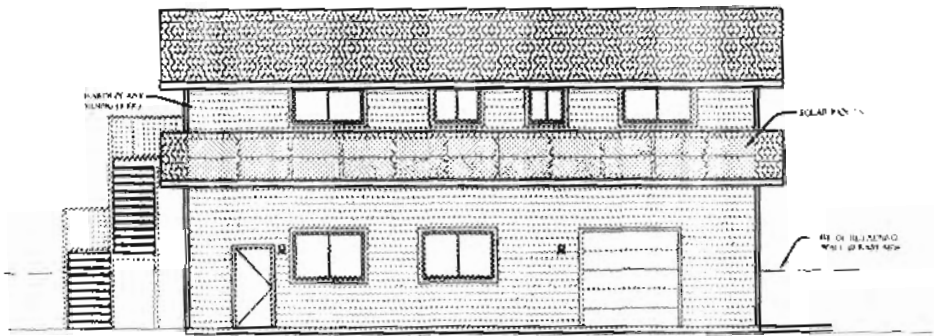
SHEET #
 A-1



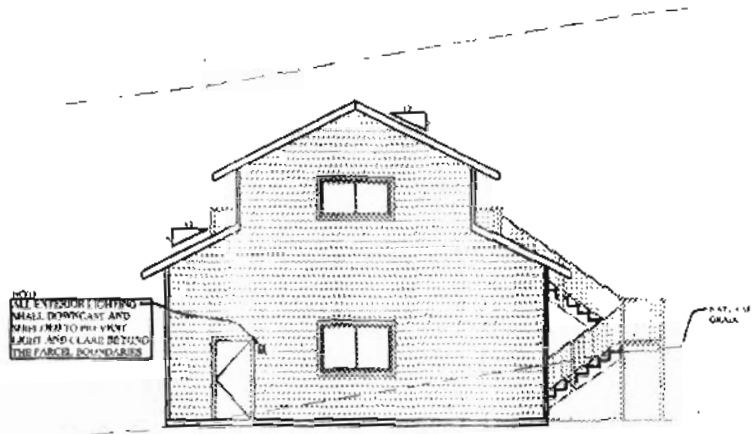
NORTHWEST ELEVATION



NORTHWEST ELEVATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION

NOT TO SCALE

3-1
DARYL W. JOHNSON ARCHITECT
DANIEL L. STONE
7501 BOX 1007 FORT BRAGG CA 94543
(707) 944-8428

RV / STORAGE
ELEVATIONS

REGALIA RESIDENCE
38501 HIGHWAY 1
WESTPORT, CA 95488

REGALIA
D.L.S.
ARCHITECT