



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482

752 SOUTH FRANKLIN STREET • FT. BRAGG • CALIFORNIA • 95437

JULIA KROG, DIRECTOR

TELEPHONE: 707-234-6650

FAX: 707-463-5709

FB PHONE: 707-964-5379

FB FAX: 707-961-2427

pbs@mendocinocounty.gov

www.mendocinocounty.org/pbs

July 1, 2025

Planning – Ukiah
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor
Farm Advisor
LAFCO
Sonoma State University
Mendocino County Farm Bureau
Air Quality Management

California Highway Patrol
Archaeological Commission
Caltrans
Department of Forestry/ CalFire
-Land Use
-Resource Management
Resource Land Protection Com.
Department of Fish and Wildlife
California Coastal Commission
Regional Water Quality Control Board

County Addresser
Mendocino Transit Authority
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Fort Bragg Fire District
City of Fort Bragg Comm Development
Fort Bragg Unified School District

CASE#: CDP_2025-0012

DATE FILED: 5/12/2025

OWNER/APPLICANT: William Hayes

AGENT: Kelly Grimes, Architect

REQUEST: Administrative Coastal Development Permit to develop a vacant .70 (±) commercial zoned parcel in phases by establishing two steel warehouse buildings, production water well, water storage tank and treatment system, well house, french drain along east property line, septic system, fencing, sidewalks, parking and gravel road. Applicant wishes to place a temporary storage container for material and equipment storage during construction.

LOCATION: In the Coastal Zone, .5 (±) miles south of the City of Fort Bragg, on the north east corner of State Route 1 (SR 1) and Simpson Lane (CR 414) intersection; located at 18501 N. Highway 1, Fort Bragg, (APN: 017-140-49).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: Sandy Arellano

RESPONSE DUE DATE: July 15, 2025

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 _____

OWNER/ APPLICANT:	WILLIAM HAYES
AGENT:	KELLY GRIMES, ARCHITECT
REQUEST:	Administrative Coastal Development Permit to develop a vacant .70 (±) commercial zoned parcel in phases by establishing two steel warehouse buildings, production water well, water storage tank and treatment system, well house, french drain along east property line, septic sytem, fencing, sidewalks, parking and gravel road. Applicant wishes to place a temporary storage container for material and equipment storage during construction.
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APN/S:	017-140-49
PARCEL SIZE:	.70 (±) Acres
GENERAL PLAN:	Commercial
ZONING:	Coastal Commercial: 40K
EXISTING USES:	Vacant
DISTRICT:	4 Norvell
RELATED CASES:	CDP 49-05 Admin CDP for Weekend Flea Market

REFERRAL AGENCIES

<u>LOCAL</u> ☒ Air Quality Management District ☒ Archaeological Commission ☒ Assessor’s Office ☒ Building Division Fort Bragg ☒ County Addresser ☒ Department of Transportation (DOT) ☒ Environmental Health (EH) ☒ Farm Advisor ☒ LAFCO ☒ City of Fort Bragg Comm Dev Dept ☒ Fort Bragg Fire District	☒ Fort Bragg Unified School District ☒ Mendocino Transit Authority (MTA) ☒ Planning Division (Ukiah) ☒ Resource Lands Protection Com. ☒ Sonoma State University ☒ Mendocino County Farm Bureau <u>STATE</u> ☒ CALFIRE (Land Use) ☒ CALFIRE (Resource Management) ☒ California Coastal Commission	☒ California Dept. of Fish & Wildlife ☒ California Highway Patrol ☒ CALTRANS ☒ Regional Water Quality Control Board <u>TRIBAL</u> ☒ Cloverdale Rancheria ☒ Redwood Valley Rancheria ☒ Sherwood Valley Band of Pomo Indians
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ADDITIONAL INFORMATION:

Applicant proposes a four (4) phase project:

- 1) Water well and well equipment building, Septic System and gravel road.
- 2) Construct Building 1
- 3) Construct Building 2
- 4) Fence, final road and parking areas

[The site has historically been used as a permitted Flea Market operating on weekends and extended holidays. Previous to this use, was an unpermitted campsite. The site is currently vacant, with no permanent structures or utilities, is fenced in and currently only accessible through a chain-link gate on the south end of parcel off of Simpson Lane].

STAFF PLANNER: SANDY ARELLANO
arellanos@mendocinocounty.gov

DATE: 6/30/2025

ENVIRONMENTAL DATA

1. MAC:

GIS

N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

MODERATE

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

STATE- CalFire

Fort Bragg Rural Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

URBAN & BUILT-UP LAND (D)

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

212- TREGONING-CLEONE COMPLEX

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

NONE

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

TBD

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

N/A

21. STATE CLEARINGHOUSE REQUIRED:

Policy

N/A

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

MAP 14: BEAVER

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

BEACH DEPOSITS AND STREAM ALLUVIUM AND TERRACES (ZONE 3)- INTERMEDIATE SHAKING

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

COASTAL FOREST AND BARREN

27. COASTAL COMMISSION APPEALABLE AREA:

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

NO

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

NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

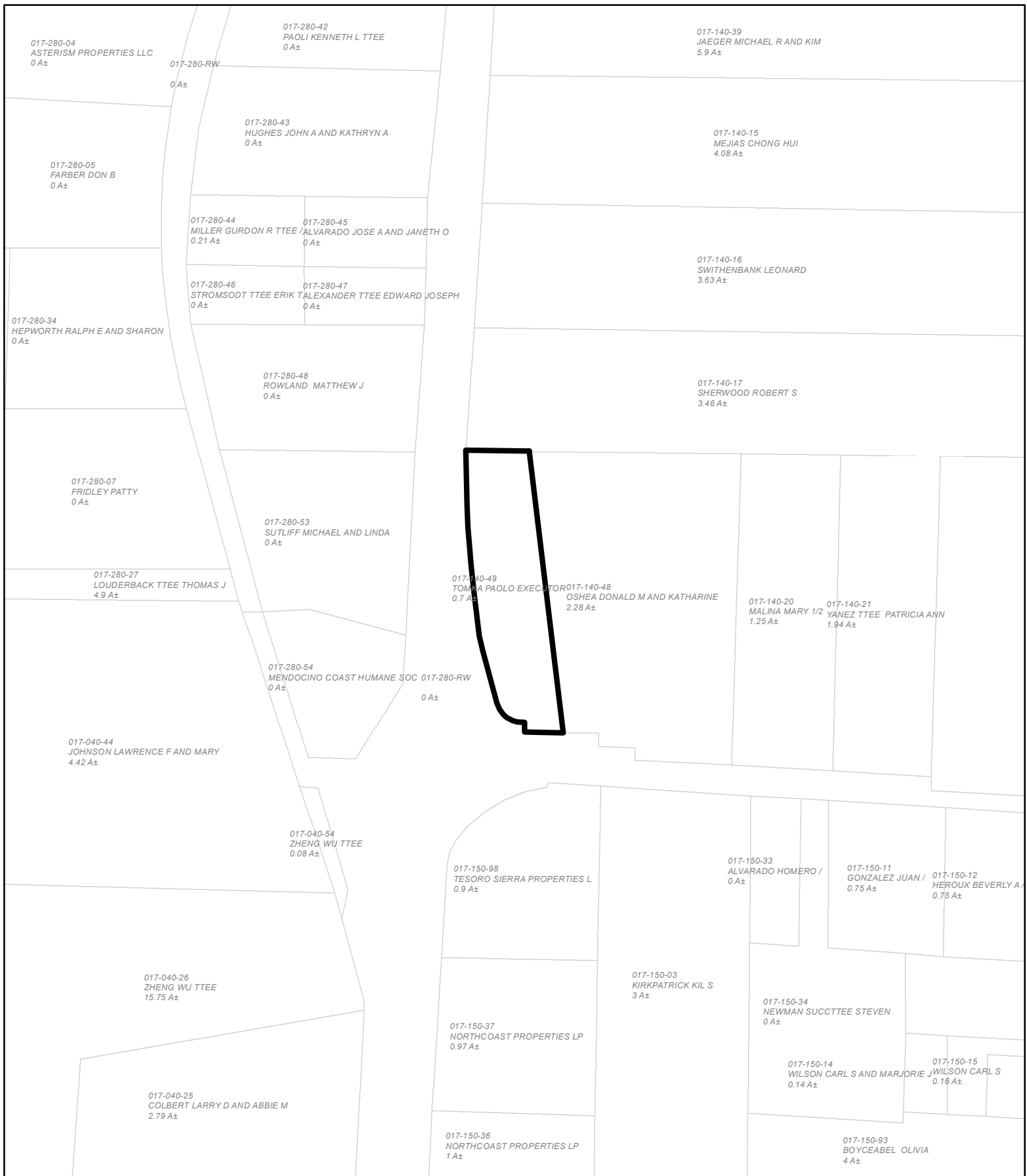
Biological Resources & Natural Area Map; GIS; General Plan 4-9

NO

31. BLUFFTOP GEOLOGY:

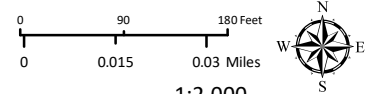
GIS; 20.500.020

NO



CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

Assessors Parcels



1:2,000

ADJACENT PARCELS

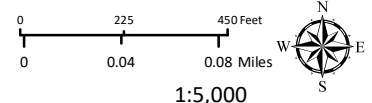
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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ADDRESS: 18501 N Hwy 1, Fort Bragg

— Highways (2017) - - - Driveways/Unnamed Roads
== Public Roads
== Private Roads



1:5,000

AERIAL IMAGERY

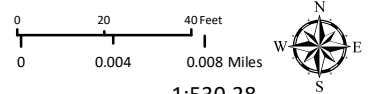
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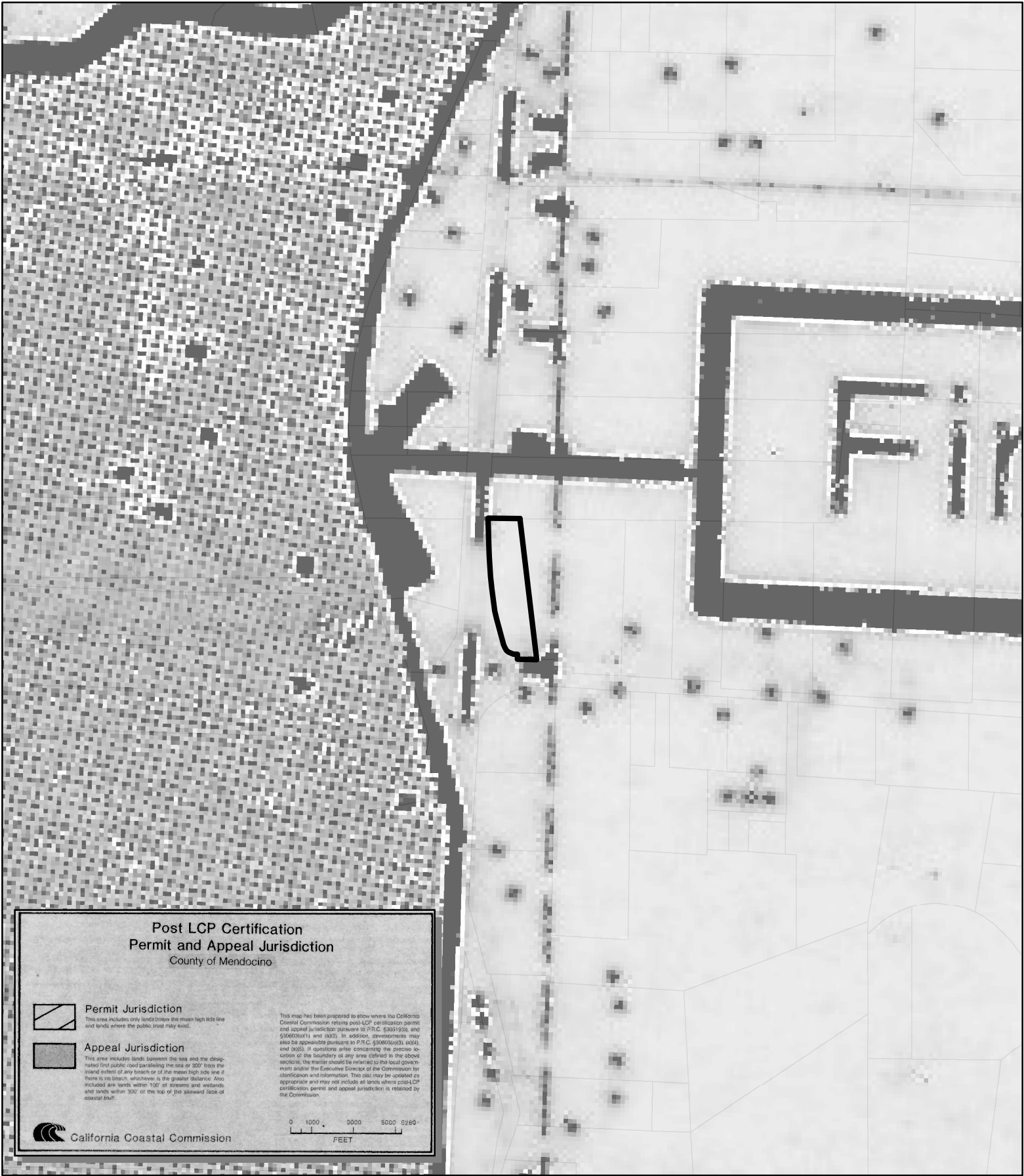
— Highways (2017)
— Public Roads



1:530.28

AERIAL IMAGERY

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CASE: CDP 2025-0012
OWNER: HAYES, William
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ADDRESS: 18501 N Hwy 1, Fort Bragg

 Assessors Parcels

POST LCP CERTIFICATION & APPEAL JURISDICTION

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COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.gov/planning



Case No(s)	CDP 2025-0012
CDF No(s)	TBD
Date Filed	5-12-2025
Fee	\$5,789-
Receipt No.	PRJ
Received by	Sandy Arellano
Office Use Only	

COASTAL ZONE APPLICATION FORM

RECEIVED

MAY 12 2025

PLANNING & BUILDING SERV
FORT BRAGG, CA

APPLICANT

Name	William Hayes		
Mailing Address	40650 Comptche Ukiah Rd	mendoswamp@yahoo.com	
City	Mendocino	State	Ca
Zip Code	95460	Phone	707-357-1886

PROPERTY OWNER

Name	William Hayes		
Mailing Address	40650 Comptche Ukiah Rd	Email:	
City	Mendocino	State	Ca
Zip Code	95460	Phone	707-357-1886

AGENT

Name	Kelly Grimes		
Mailing Address	P.O. Box 598	Email: grimie@mcn.org	
City	Little River	State	Ca
Zip Code	95456	Phone	707-937-2904

PARCEL SIZE

.7	☐ Square feet
	☒ Acres

STREET ADDRESS OF PROJECT

18501 N Hyw. 1, Fort Bragg, Ca 95437

ASSESSOR'S PARCEL NUMBER(S)

017-140-49-00

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

Signature of Applicant/Agent

5-7-25
Date

Signature of Owner

5/7/2025
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.

Develop an undeveloped parcel with water well, water storage tank, well house to hold pumps and treatment equipment, french drain along east property line, septic system, 2 steel warehouse buildings, Fencing, sidewalks, parking and gravel road. *Temporary Storage Container for building.*

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
☐ Single Family	_____	_____
☐ Mobile Home	_____	_____
☐ Duplex	_____	_____
☐ Multifamily	_____	_____

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:	10,748
Estimated employees per shift:	0
Estimated shifts per day:	0
Type of loading facilities proposed:	none

4. Will the proposed project be phased? ☒ Yes ☐ No

If Yes, explain your plans for phasing.

1. Well and well equipment building, Septic system and gravel road first.
2. Building 1 construction
3. Building 2 construction
4. fence work and final road grading and parking areas

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

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 25'-2" feet.

8. Lot area (within property lines): .7 ☐ square feet ☒ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>0</u> square feet	<u>10,748</u> square feet	<u>10,748</u> square feet
Paved area	<u>0</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Landscaped area	<u>0</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Unimproved area	<u>30,500</u> square feet	<u>19,752</u> square feet	<u>19,752</u> square feet

GRAND TOTAL: 30,500 square feet
(Should equal gross area of parcel)

10. Gross floor area: 10,748 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>0</u>	Proposed <u>10 +</u>	Total <u></u>
Number of covered spaces	<u>0</u>	Size <u></u>	
Number of uncovered spaces	<u>10 +</u>	Size <u></u>	
Number of standard spaces	<u>9 +</u>	Size <u>9'X18'</u>	
Number of handicapped spaces	<u>1</u>	Size <u>17'X18'</u>	

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.
downcast lighting at all entrances

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.).

For grading and road construction, complete the following:

A.	Amount of cut:	<u>0</u>	cubic yards
B.	Amount of fill:	<u>0</u>	cubic yards
C.	Maximum height of fill slope:	<u>0'</u>	feet
D.	Maximum height of cut slope:	<u>0'</u>	feet
E.	Amount of import or export:	<u>100</u>	cubic yards
F.	Location of borrow or disposal site: Kibesillah Rock Co, 33051 Ca-1 FortBragg, Ca 95437		

17.	Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No If yes, explain:
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 B. Park, beach or recreation area? ☐ Yes ☐ No ☒ 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? ⁰ _____ 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.

William Hayes
18501 N. Highway One
Fort Bragg, California
95437

A map showing the location of 18501 N. Hwy One. The Pacific Ocean is on the left. Old Coast Hwy runs vertically. Highway One runs vertically. Simpson Lane runs horizontally, intersecting Highway One. 18501 N. Hwy One is located on Highway One, north of Simpson Lane. Arrows indicate directions: TO FORT BRAGG (north) and TO CASPAR (south).

[illegible]

P.O. Box 598
Little River, CA 95456
707-937-2904

A1 OF 4

William Hayes
18501 N. Highway One
Fort Bragg, California
95437

PACIFIC OCEAN

OLD COAST HWY

TO FORT BRAGG

18501 N. HWY ONE

TO CASPAR

SIMPSON LANE

William F.
18501 N.
Fort Bragg
9

AP#

PACIFIC OCEAN

VIC
NO S

2800 GAL WATER STORAGE TANK

PUMPHOUSE & WELL

FIVE FOOT SETBACK

PROPERTY LINE

70'-0"

20'-0"

31'-6"

269'-7"

NEW 6' HIGH FENCE ON NORTH, WEST & SOUTH SIDES

POSSIBLE ACCESSIBLE PARKING SPOT

HIGHWAY ONE

PARKING AS NEEDED

138'-7"

DRIVEWAY

26'-0"

30'-11"

52'-7"

109'-6"

SIMPSON LANE

BUILDING ONE

BUILDING TWO

50'-0"

50'-0"

51'-6"

50'-7"

43'-0"

75'-6"

10'-0"

405'-0"

124'-6"

8'-6"

81'-7"

8'-10"

ROLLING GATE 30' SHOWN

FRENCH DRAIN ALONG EAST SIDE

LEACH FIELD AREA (20'x40' SHOWN)

POWER POLE

EXISTING SOLID WOOD FENCE ON EASTSIDE

SUPERCEDED

Temporary Storage for Construction

SITE PLAN
SCALE: 1" = 50'-0"

NORTH

SITE PLAN
SCALE: 1" = 50'-0"

WILLIAM HAYES
18501 N. HIGHWAY ONE
FORT BRAGG, CA 95437

SHEET NAME:

SITE PLAN - PROPOSED

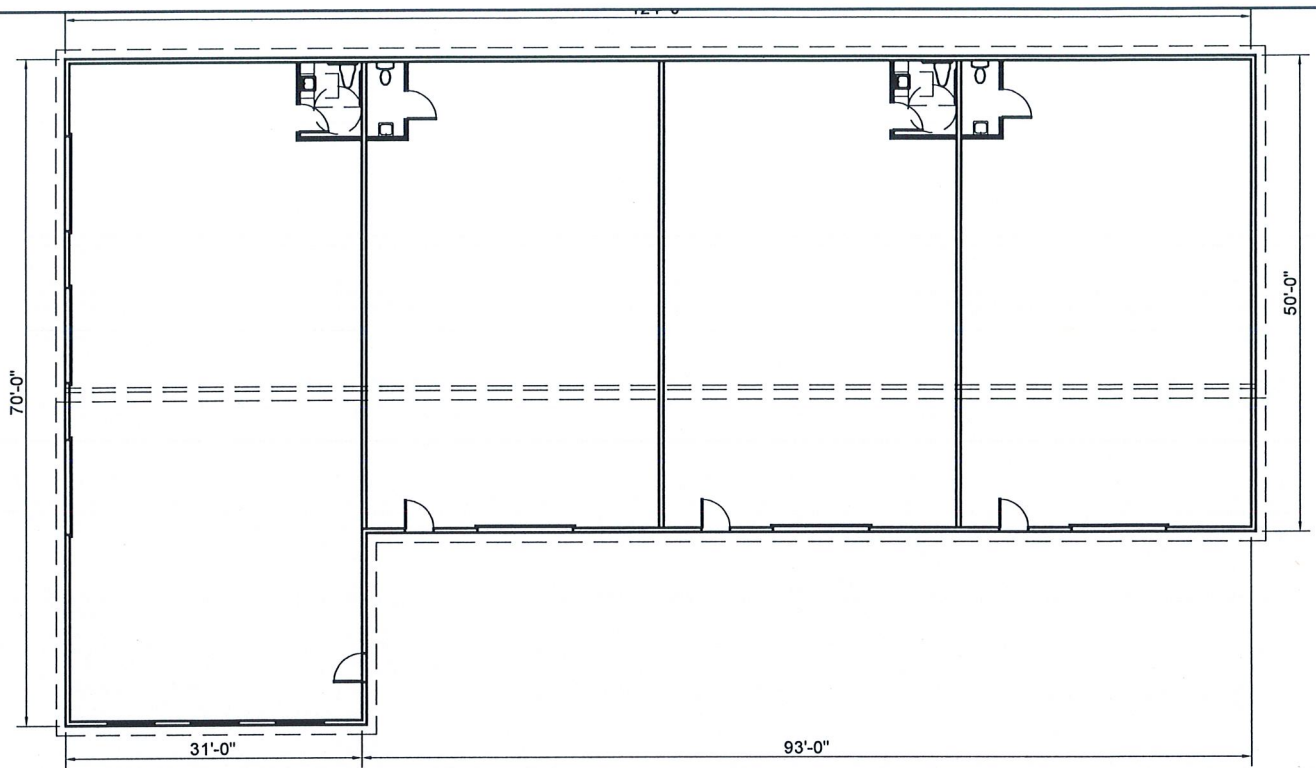
SHEET NO: **A1** OF 4



LICENSED ARCHITECT
 KELLY B. GRIMES
 C-28723
 EXP. 8-31-25
 STATE OF CALIFORNIA

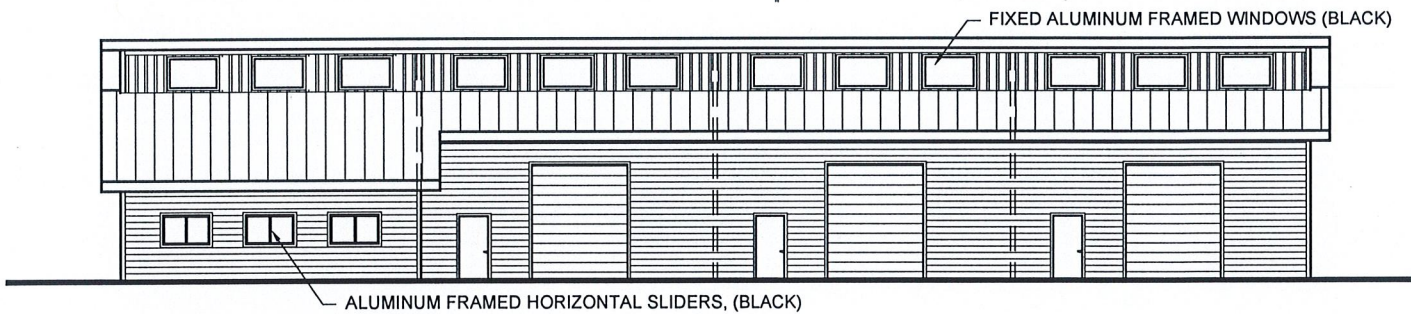
Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904



FLOOR PLAN - BUILDING ONE

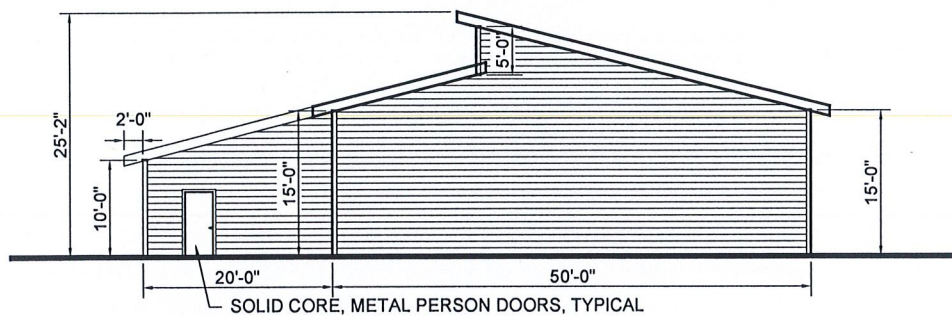
SCALE: 1" = 20'-0"



WEST ELEVATION

SCALE: 1" = 20'-0"

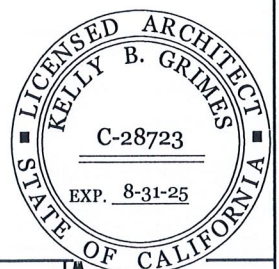
BUILDING ONE



SOUTH ELEVATION

SCALE: 1" = 20'-0"

BUILDING ONE



NEW WAREHOUSE BUILDINGS FOR:

WILLIAM HAYES

18501 N. HIGHWAY ONE
FORT BRAGG, CA 95437

A.P. #017-140-49-00

SHEET NAME:

**BLDG ONE FLOOR PLAN
EXTERIOR ELEVATIONS
WEST & SOUTH**

DATE: MAY 7, 2025

SCALE: AS NOTED

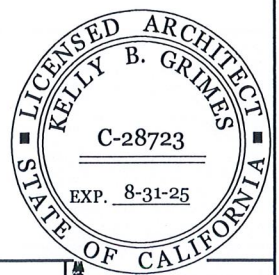
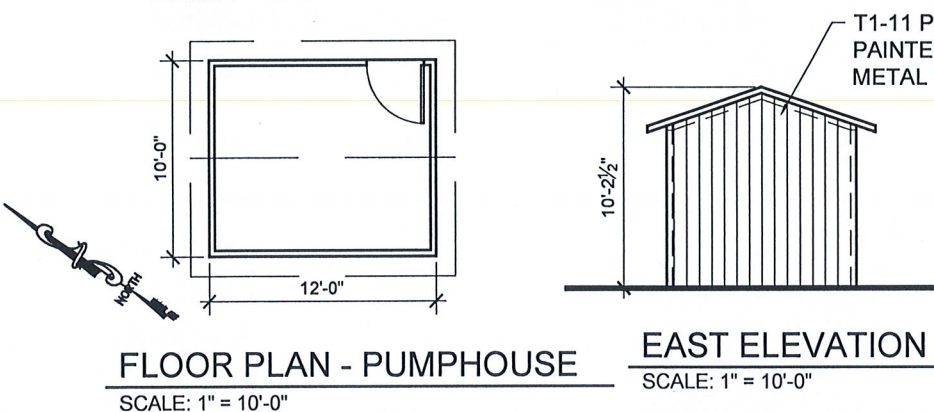
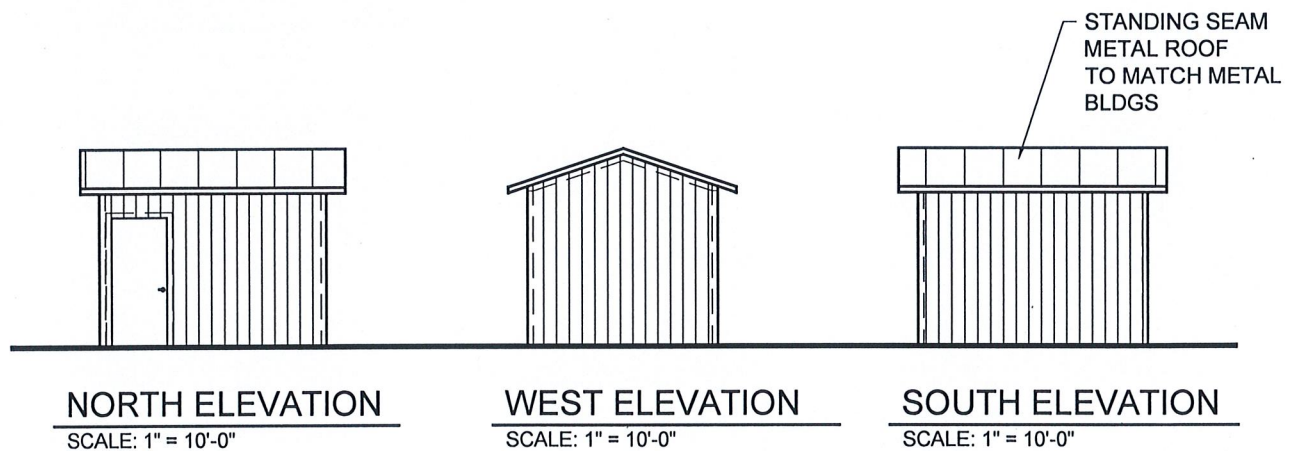
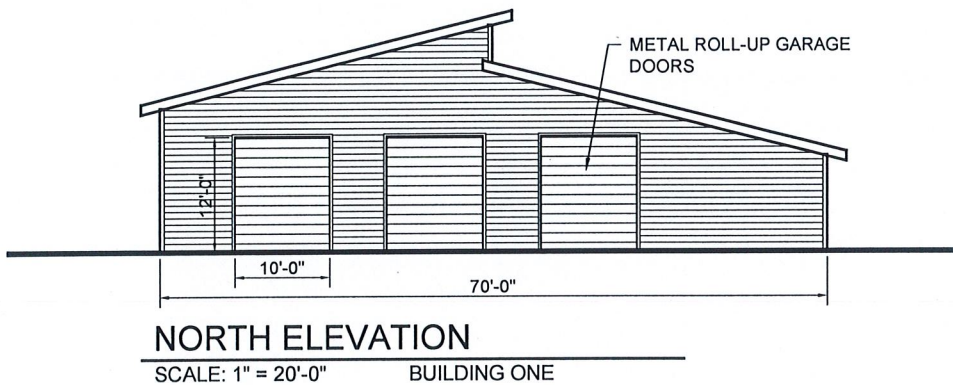
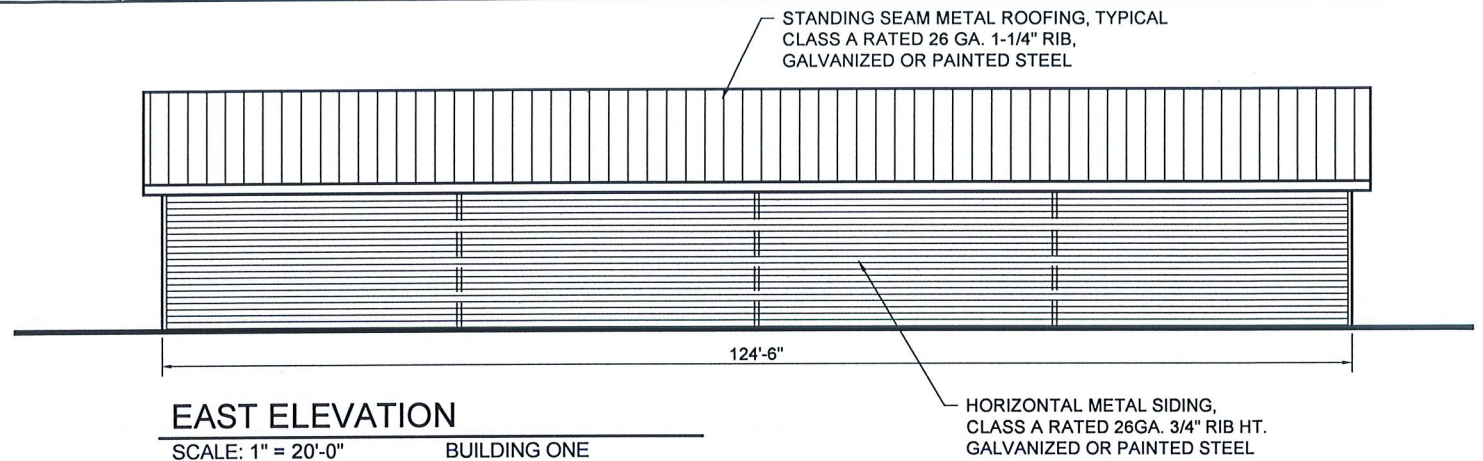
DRAWN BY: KBG

JOB: HAYES

SHEET NO: **A2** of 4

Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904



NEW WAREHOUSE BUILDINGS FOR:

WILLIAM HAYES
18501 N. HIGHWAY ONE
FORT BRAGG, CA 95437

A.P. #017-140-49-00

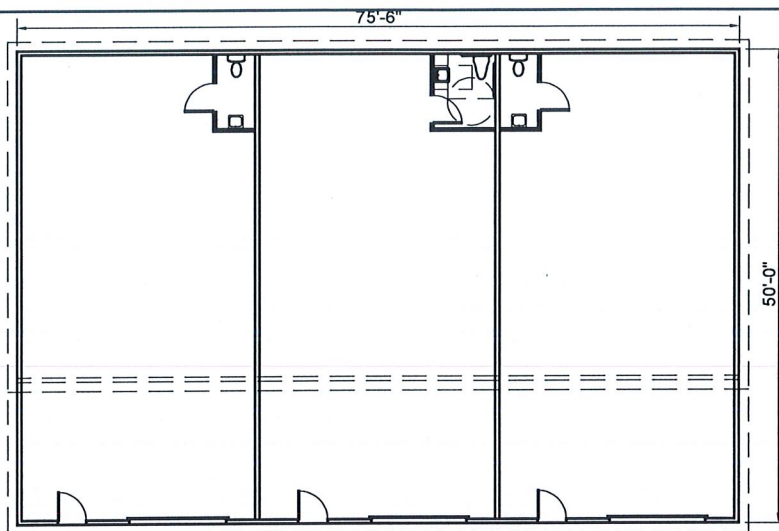
SHEET NAME:

**BLDG ONE - ELEVATIONS
EAST & NORTH
PUMPHOUSE- PLANS &
ELEVATIONS**

DATE: MAY 7, 2025
SCALE: AS NOTED
DRAWN BY: KBG
JOB: HAYES
SHEET NO: **A3** OF 4

Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904



FLOOR PLAN - BUILDING TWO

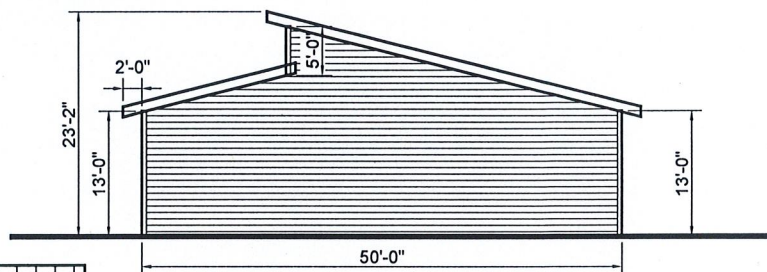
SCALE: 1" = 20'-0"

PLEASE NOTE:
ALL MATERIALS SAME AS
BUILDING ONE



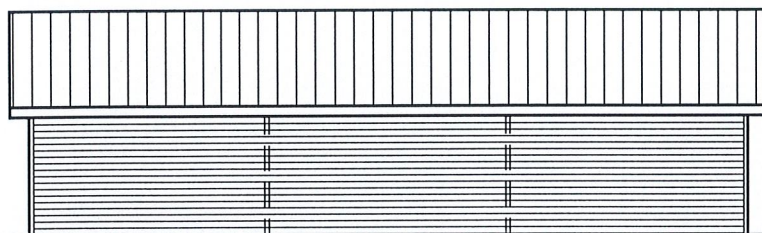
WEST ELEVATION

SCALE: 1" = 20'-0"



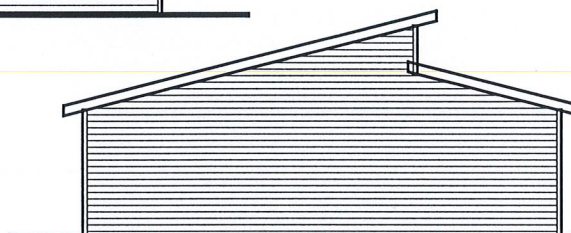
SOUTH ELEVATION

SCALE: 1" = 20'-0"



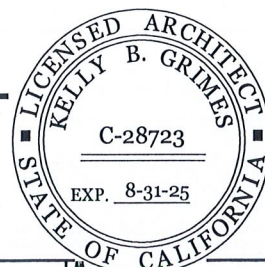
EAST ELEVATION

SCALE: 1" = 20'-0"



NORTH ELEVATION

SCALE: 1" = 20'-0"



NEW WAREHOUSE BUILDINGS FOR:

WILLIAM HAYES

18501 N. HIGHWAY ONE
FORT BRAGG, CA 95437

A.P. #017-140-49-00

SHEET NAME:

**BLDG TWO FLOOR PLAN
EXTERIOR ELEVATIONS
WEST, SOUTH, EAST
& NORTH**

DATE: MAY 7, 2025

SCALE: AS NOTED

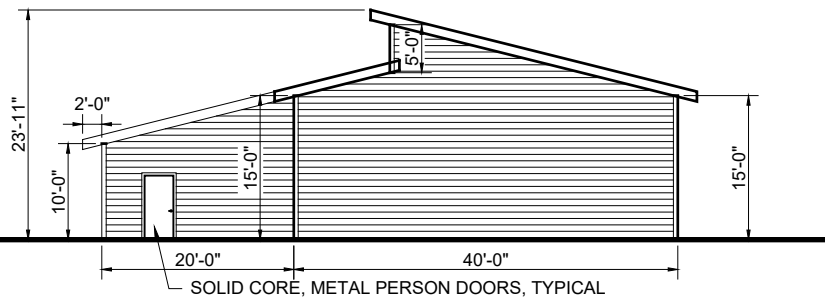
DRAWN BY: KBG

JOB: HAYES

SHEET NO: **A4** of 4

Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904

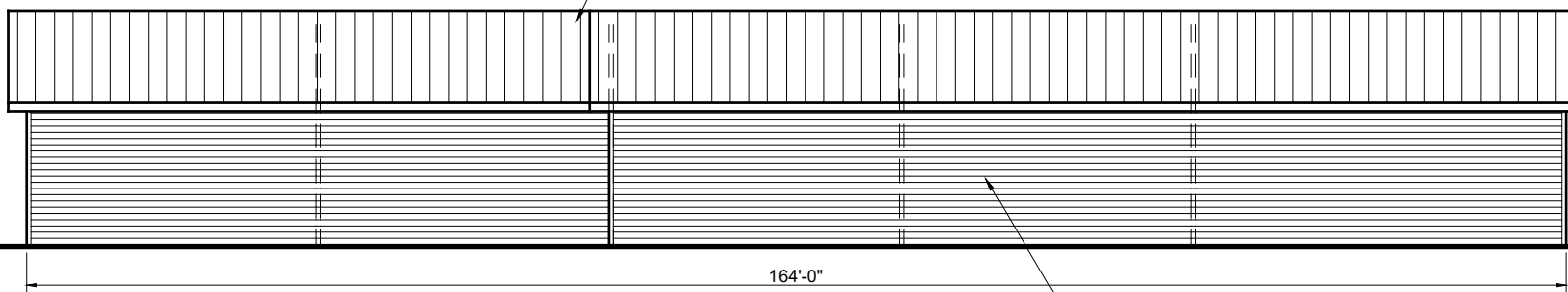


SOUTH ELEVATION

SCALE: 1" = 20'-0"

BUILDING ONE/TWO

STANDING SEAM METAL ROOFING, TYPICAL
CLASS A RATED 26 GA. 1-1/4" RIB,
GALVANIZED OR PAINTED STEEL

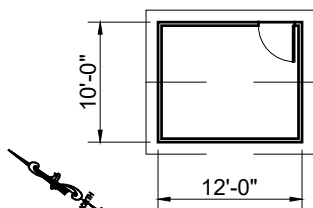


EAST ELEVATION

SCALE: 1" = 20'-0"

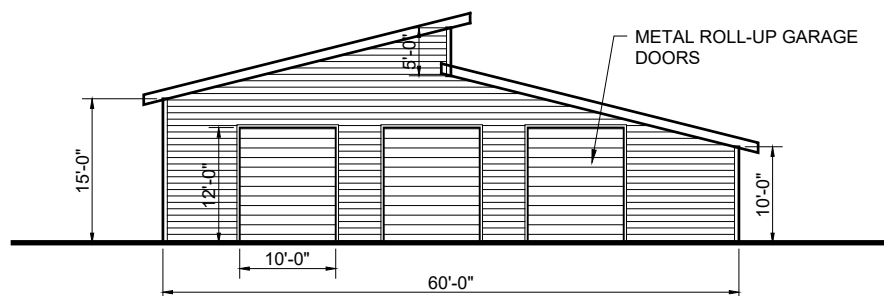
BUILDING ONE

HORIZONTAL METAL SIDING,
CLASS A RATED 26GA. 3/4" RIB HT.
GALVANIZED OR PAINTED STEEL



FLOOR PLAN - PUMPHOUSE

SCALE: 1" = 10'-0"



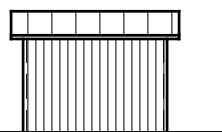
NORTH ELEVATION

SCALE: 1" = 20'-0"

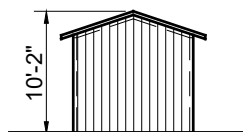
BUILDING ONE

STANDING SEAM
METAL ROOF
TO MATCH METAL
BLDGs

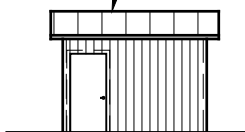
T1-11 PLYWD SIDING
PAINTED TO MATCH
METAL BLDGS



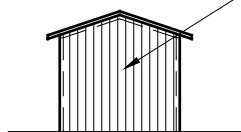
SOUTH



EAST



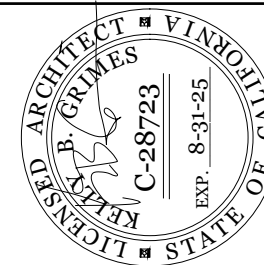
NORTH



WEST

EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"



Kelly B. Grimes, Architect
P.O. Box 598
Little River, CA 95456
707-937-2004

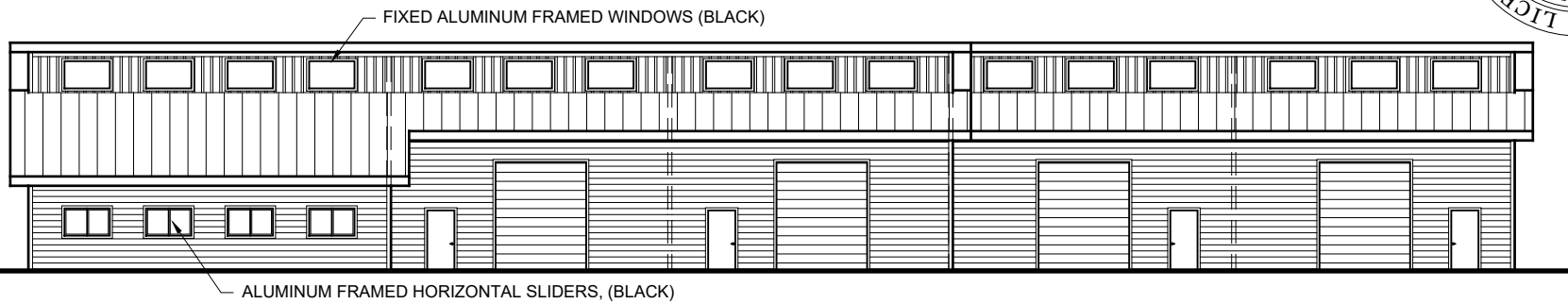
DATE: MAY 7, 2025
SCALE: AS NOTED
DRAWN BY: KGG
JOB: HAYES
SHEET NO: A2 OF 4

BLDG ONE FLOOR PLAN EXTERIOR ELEVATIONS WEST, NORTH & SOUTH

NEW WAREHOUSE BUILDINGS FOR:

WILLIAM HAYES
18501 N. HIGHWAY ONE
FORT BRAGG, CA 95437

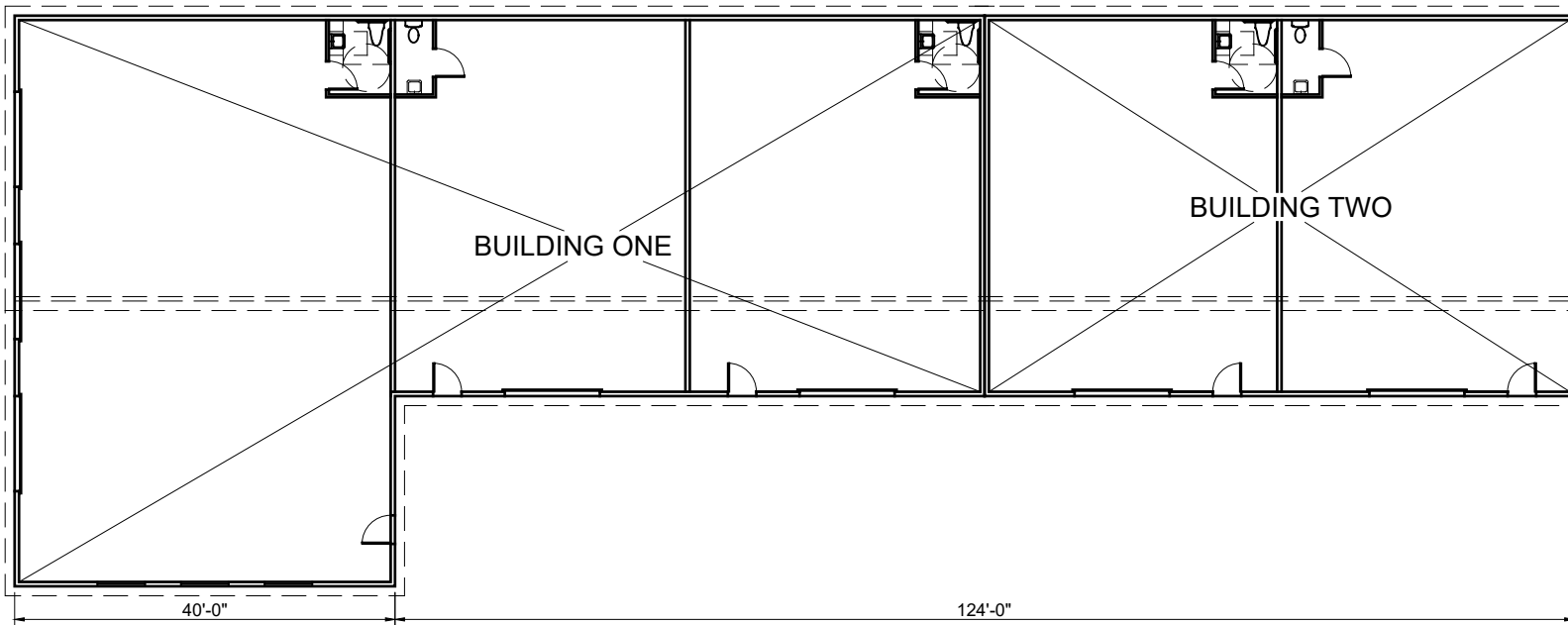
A.P. #017-140-49-00



WEST ELEVATION

SCALE: 1" = 20'-0"

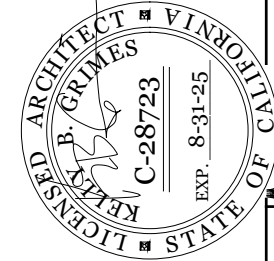
BUILDING ONE + TWO



FLOOR PLAN - BUILDING ONE & TWO

SCALE: 1" = 20'-0"

4880 SQFT. + 2480 SQFT = 7360 SQ.FT.

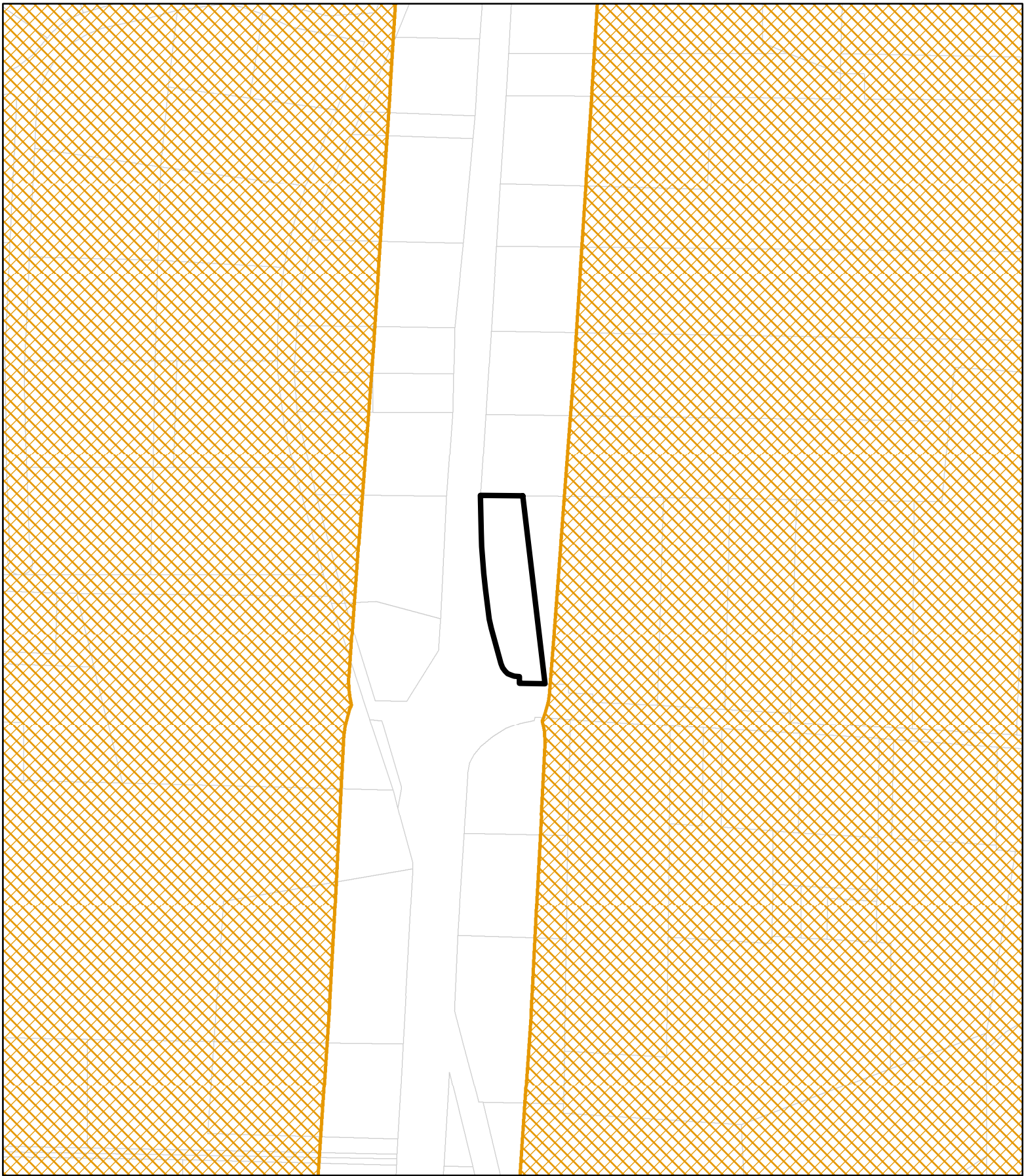


Kelly B. Grimes, Architect
P.O. Box 598
Little River, CA 95456
707-937-2004

DATE: MAY 7, 2025
SCALE: AS NOTED
DRAWN BY: KGG
JOB: HAYES
SHEET NO: A2 OF 4

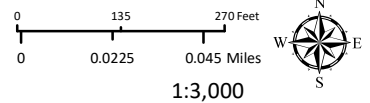
**BLDG ONE & TWO
FLOOR PLANS &
EXTERIOR ELEVATION
WEST**

NEW WAREHOUSE BUILDINGS FOR:
WILLIAM HAYES
18501 N. HIGHWAY ONE
FORT BRAGG, CA 95437
A.P. #017-140-49-00

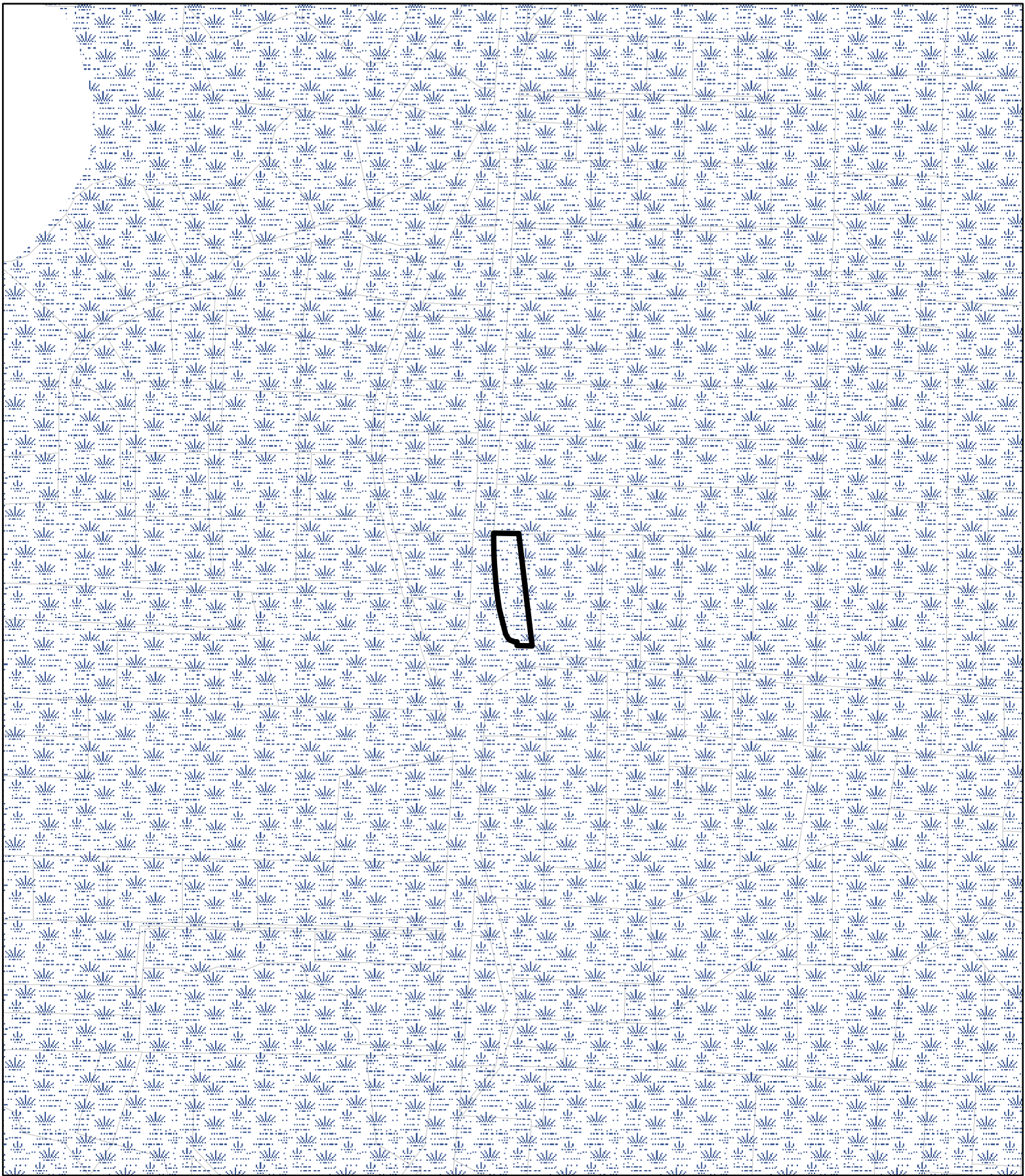


CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

 CDP Exclusion Areas
 Assessor's Parcels



1:3,000
CDP EXCLUSION



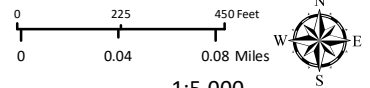
CASE: CDP 2025-0012
OWNER: HAYES, William
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Marginal Water Resources



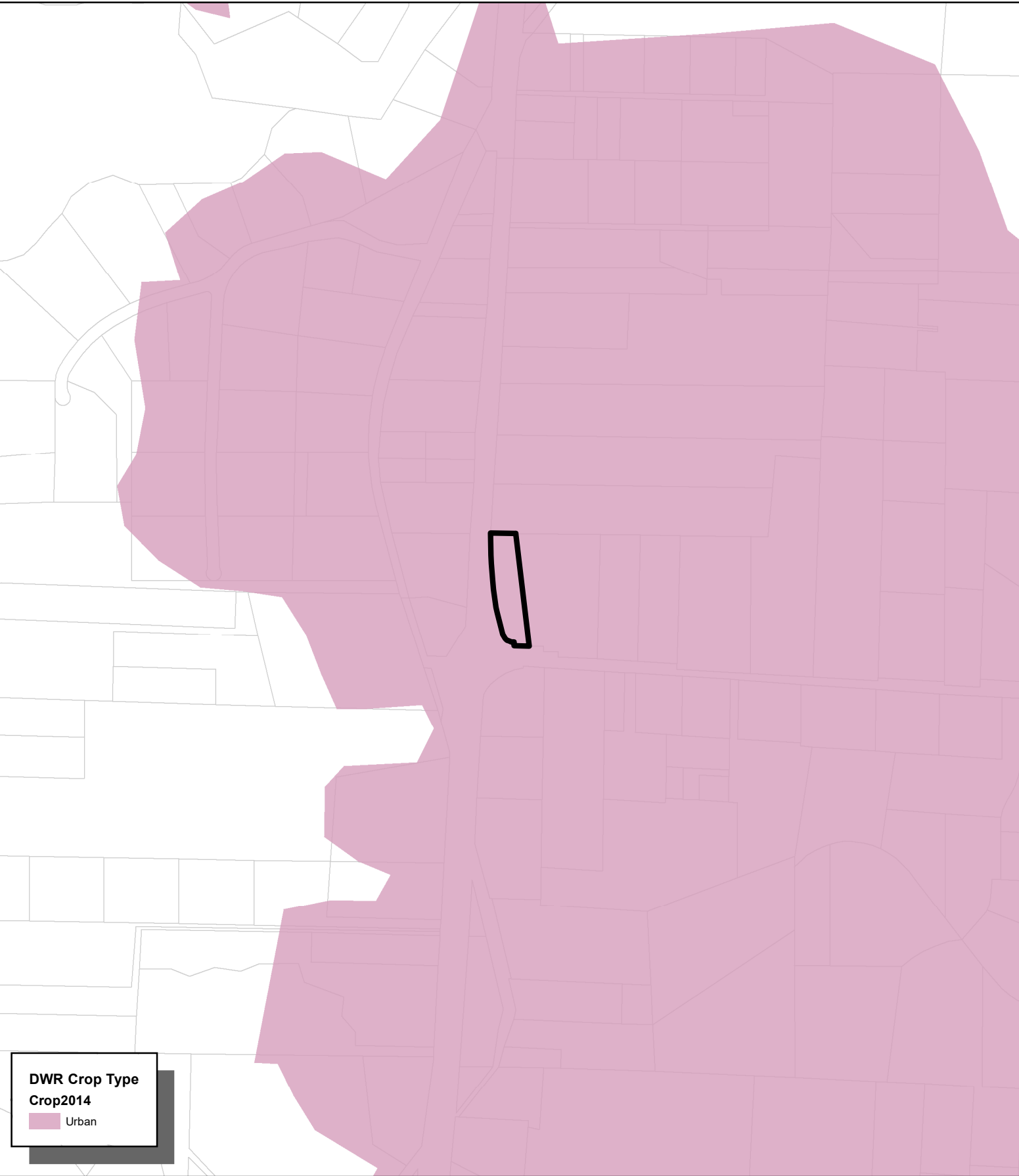
Assessors Parcels



1:5,000

COASTAL GROUND WATER RESOURCES

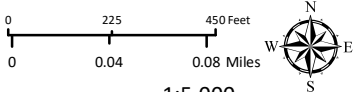
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DWR Crop Type
Crop2014
Urban

CASE: CDP 2025-0012
OWNER: HAYES, William
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AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

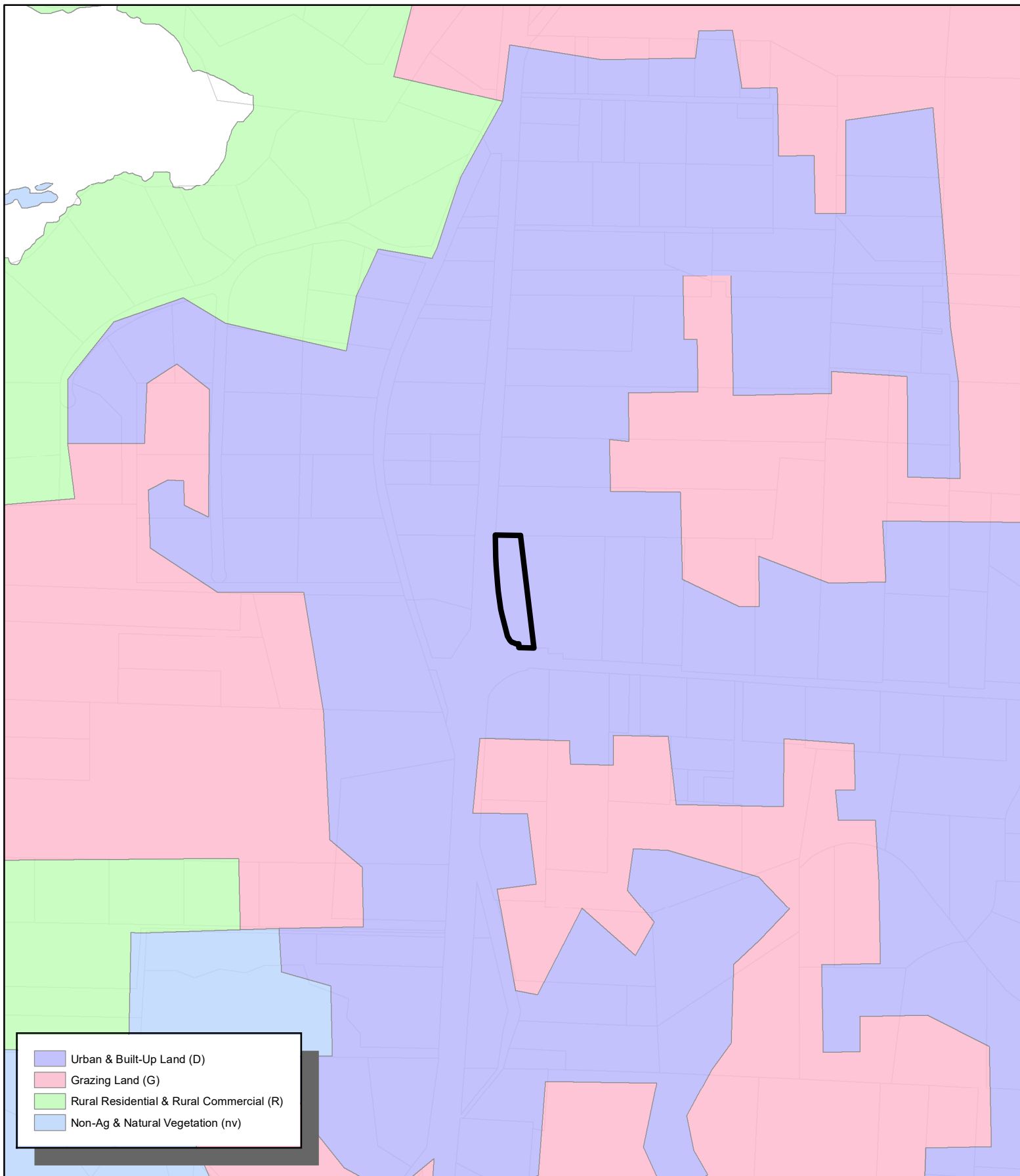
Assessors Parcels



1:5,000

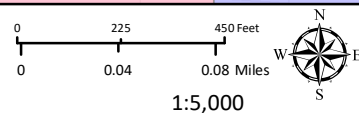
CROP TYPES

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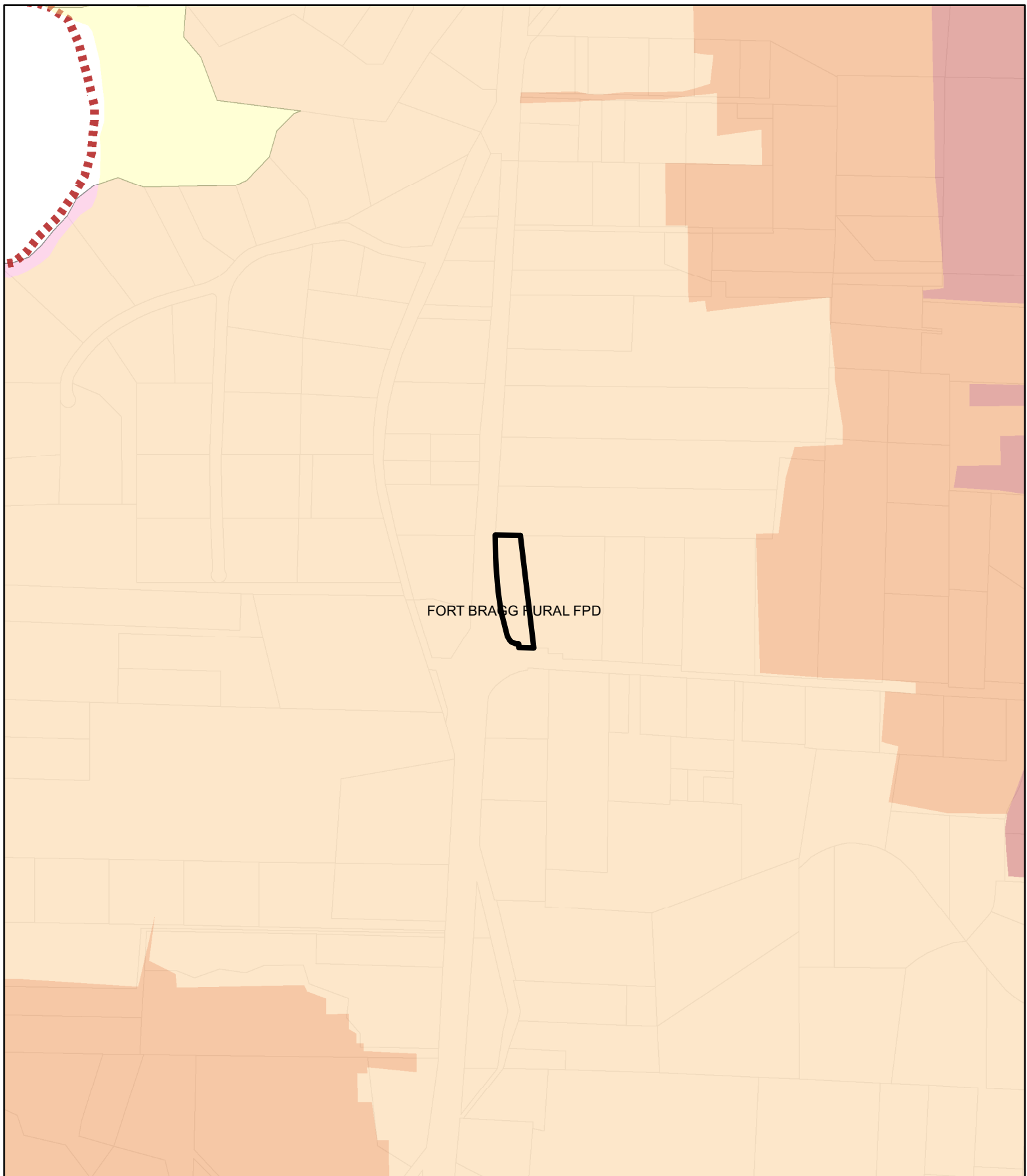
CASE: CDP 2025-0012
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ADDRESS: 18501 N Hwy 1, Fort Bragg

Assessors Parcels



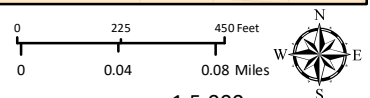
IMPORTANT FARMLANDS

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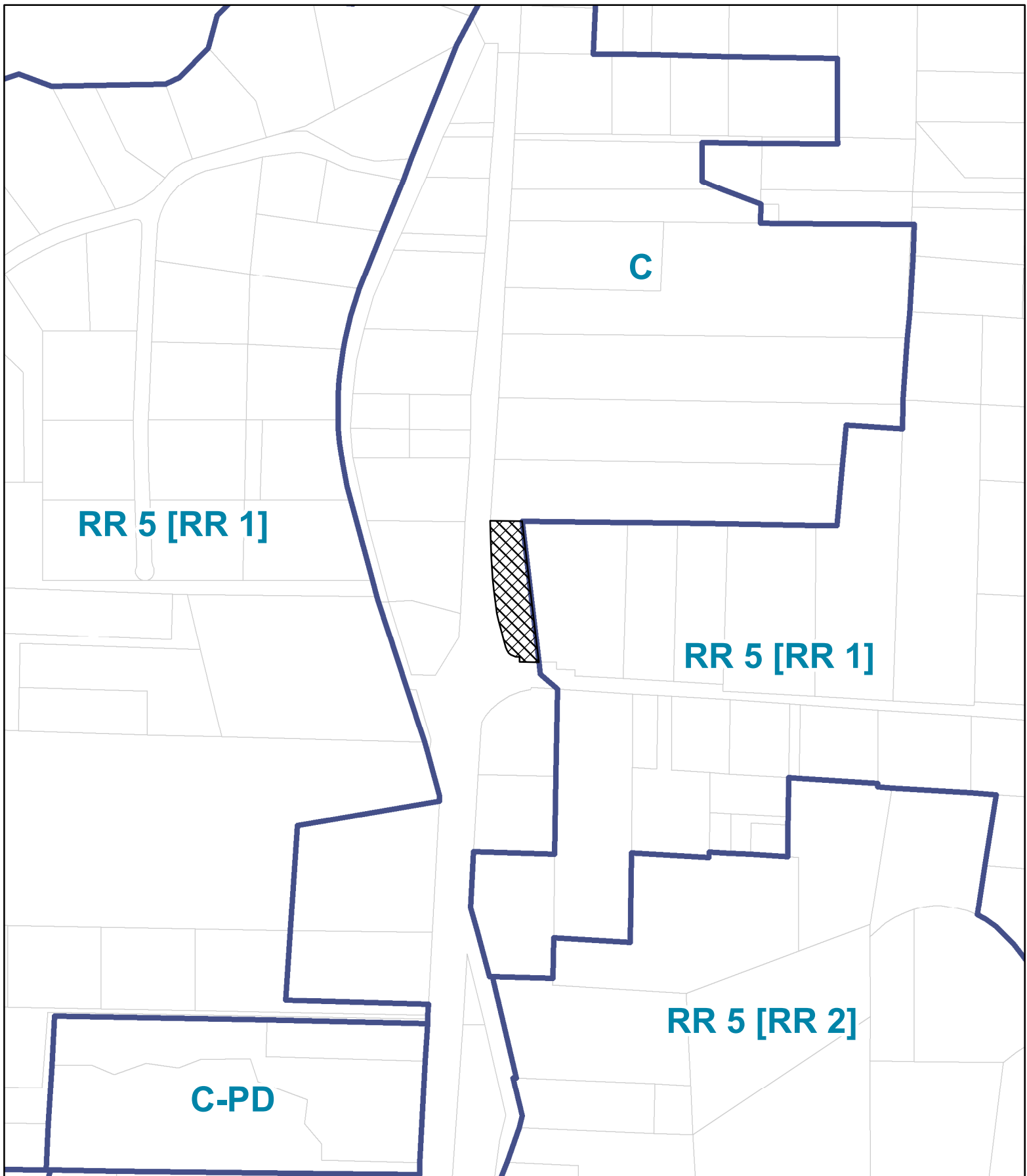
CASE: CDP 2025-0012
OWNER: HAYES, William
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APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

Very High Fire Hazard
High Fire Hazard
Moderate Fire Hazard
County Fire Districts
Assessors Parcels



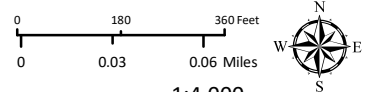
1:5,000
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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ADDRESS: 18501 N Hwy 1, Fort Bragg

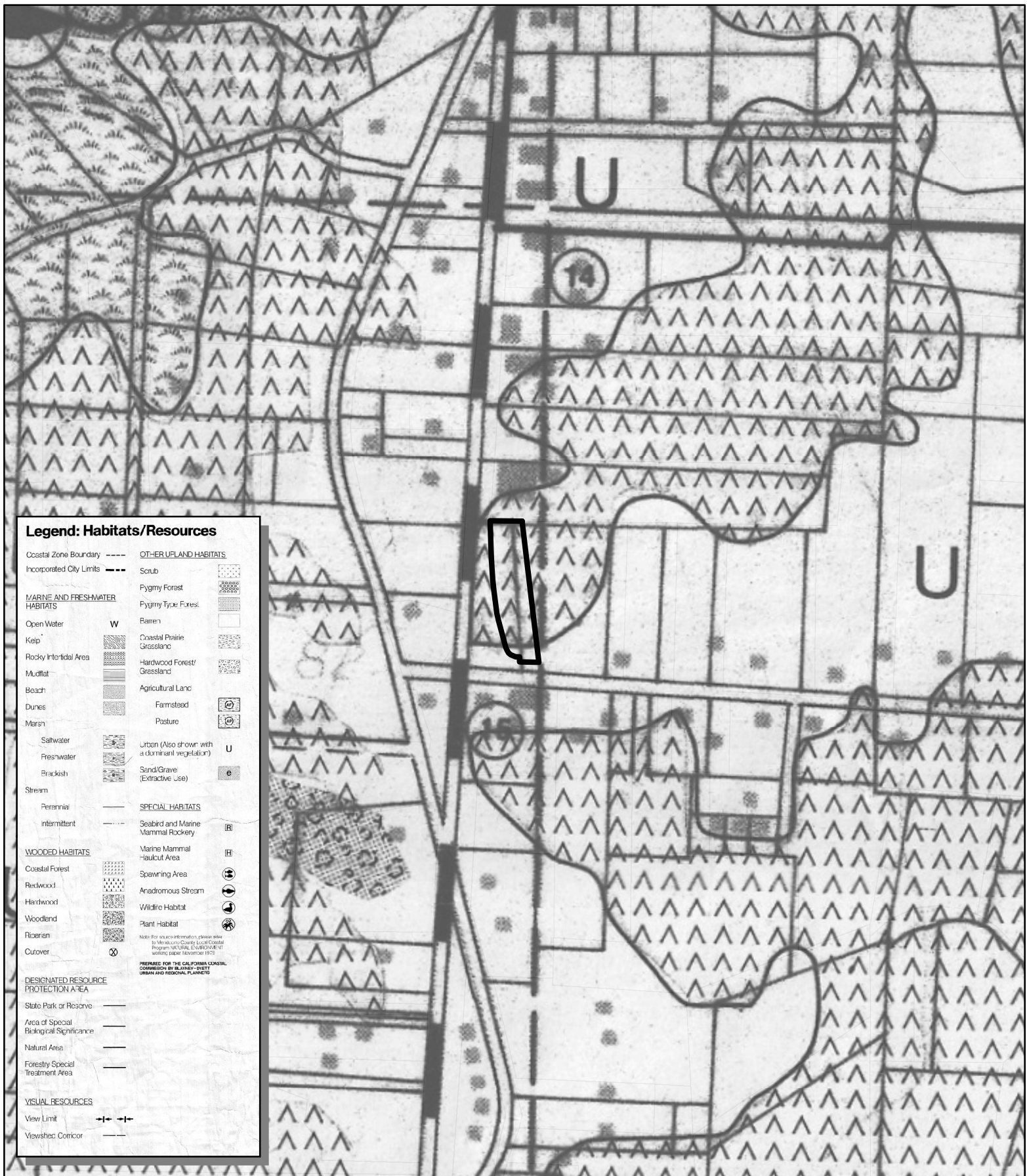
 Assessor's Parcels



1:4,000

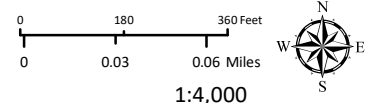
GENERAL PLAN

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CASE: CDP 2025-0012
OWNER: HAYES, William
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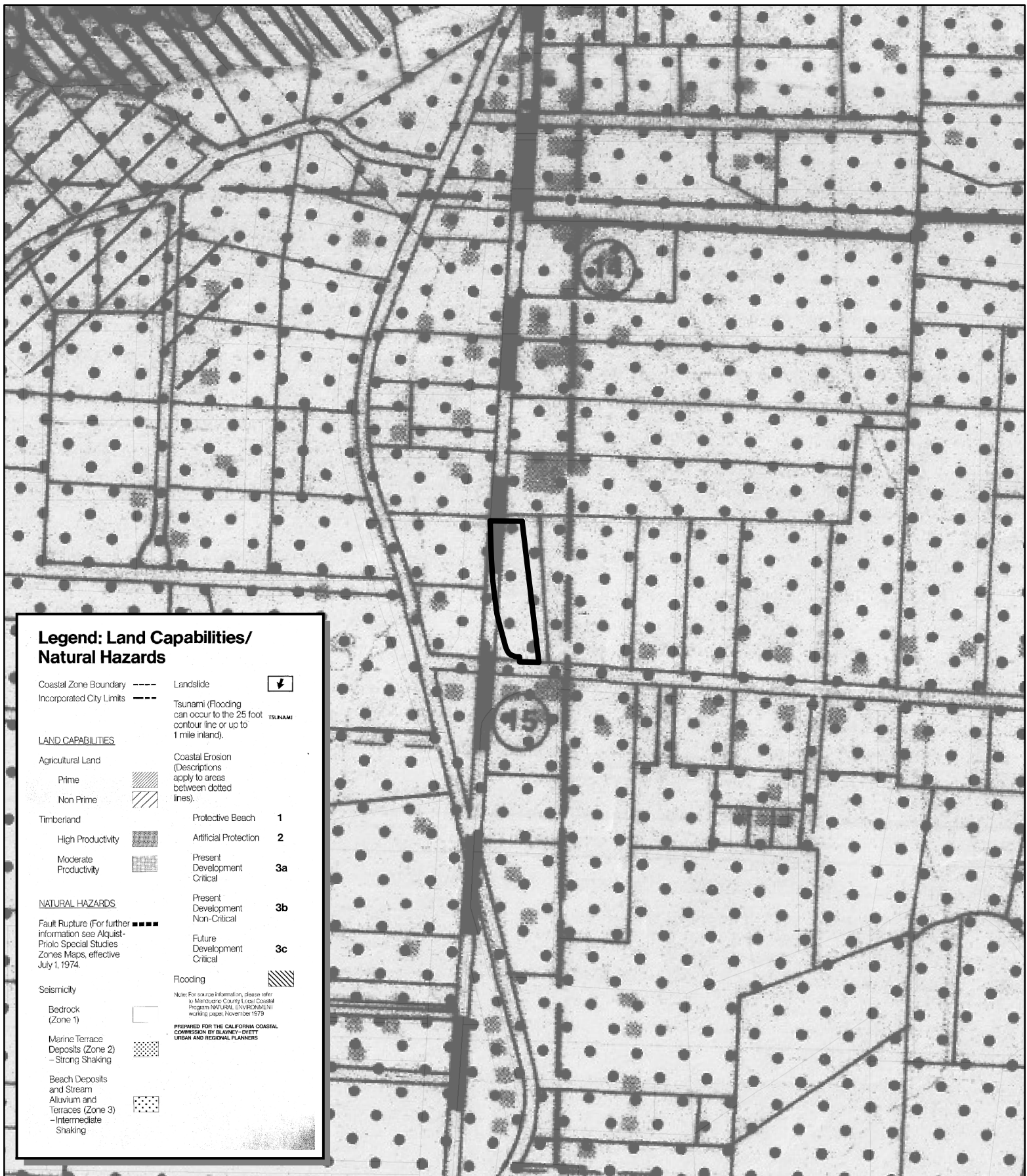
Assessors Parcels



1:4,000

LCP HABITATS & RESOURCES

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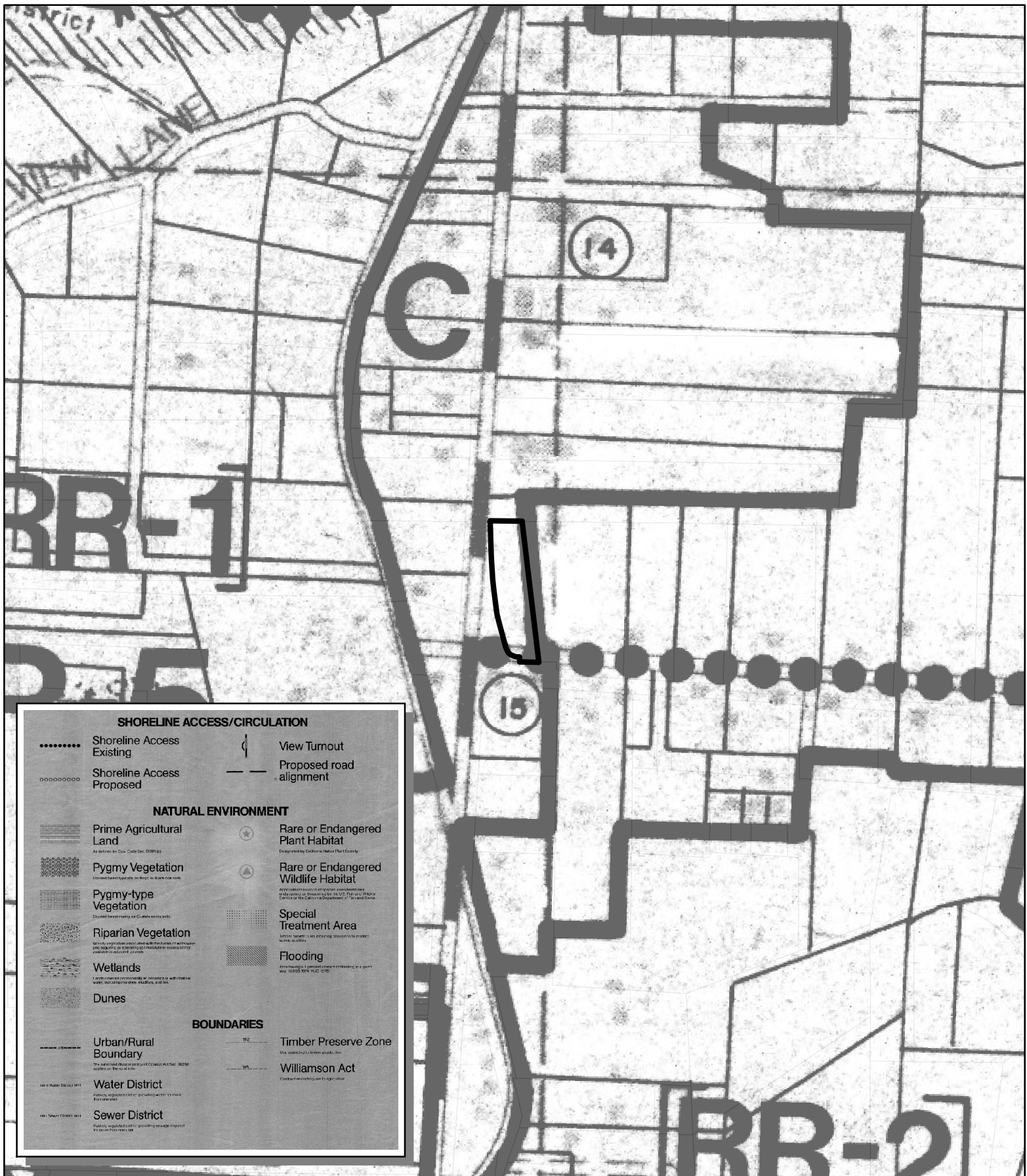


CASE: CDP 2025-0012
OWNER: HAYES, William
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APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

Assessors Parcels

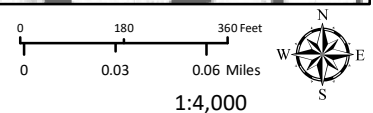
LCP LAND CAPABILITIES & NATURAL HAZARDS

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CASE: CDP 2025-0012
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APLCT: William Hayes
AGENT: Kelly Grimes
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Assessors Parcels



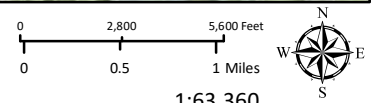
1:4,000
LCP LAND USE MAP 14: BEAVER

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CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

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



1:63,360
LOCATION

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Fort Bragg Unified

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CASE: CDP 2025-0012
OWNER: HAYES, William
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APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg



Assessors Parcels

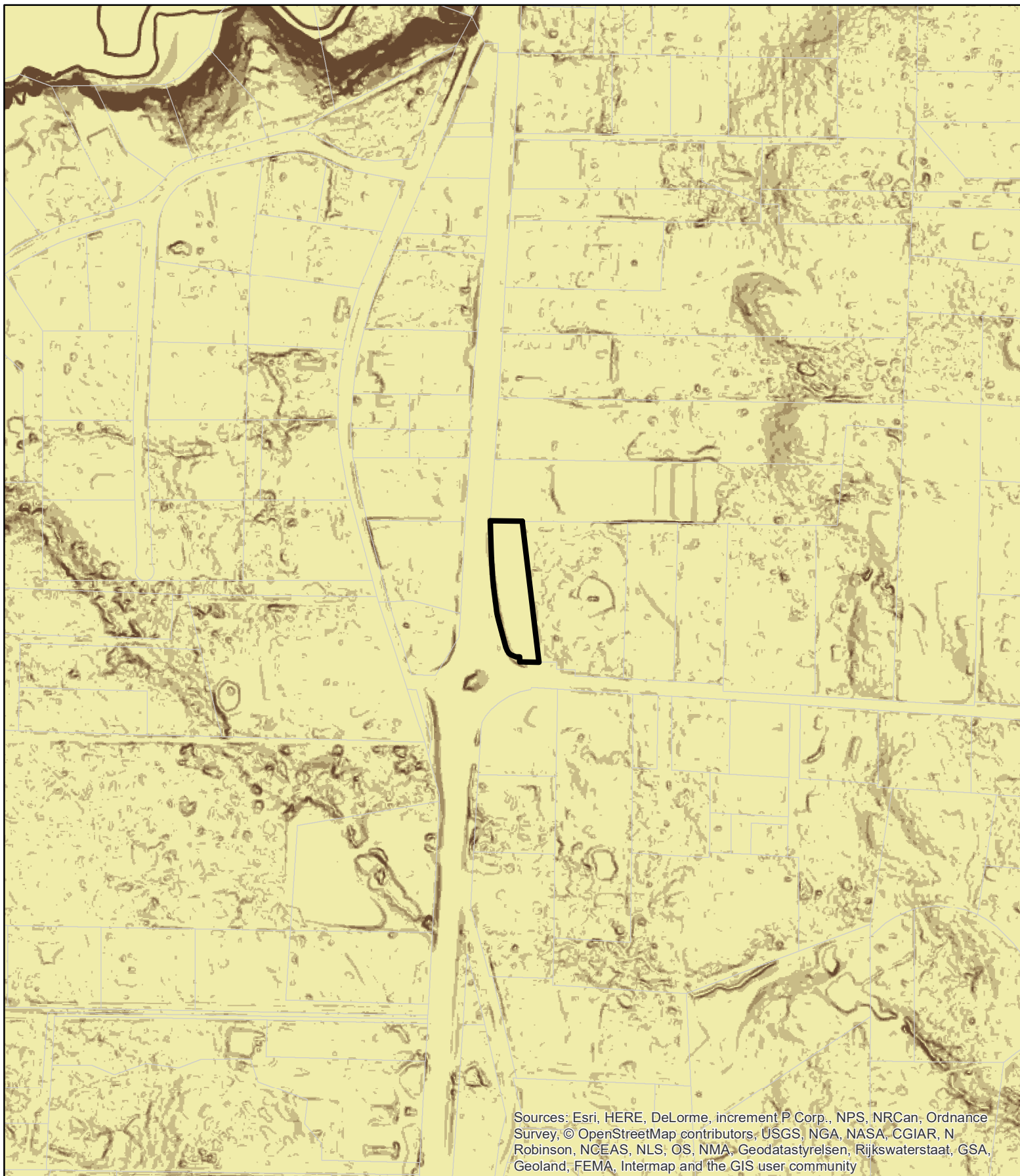
0 180 360 Feet
0 0.03 0.06 Miles



1:4,000

SCHOOL DISTRICT

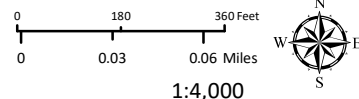
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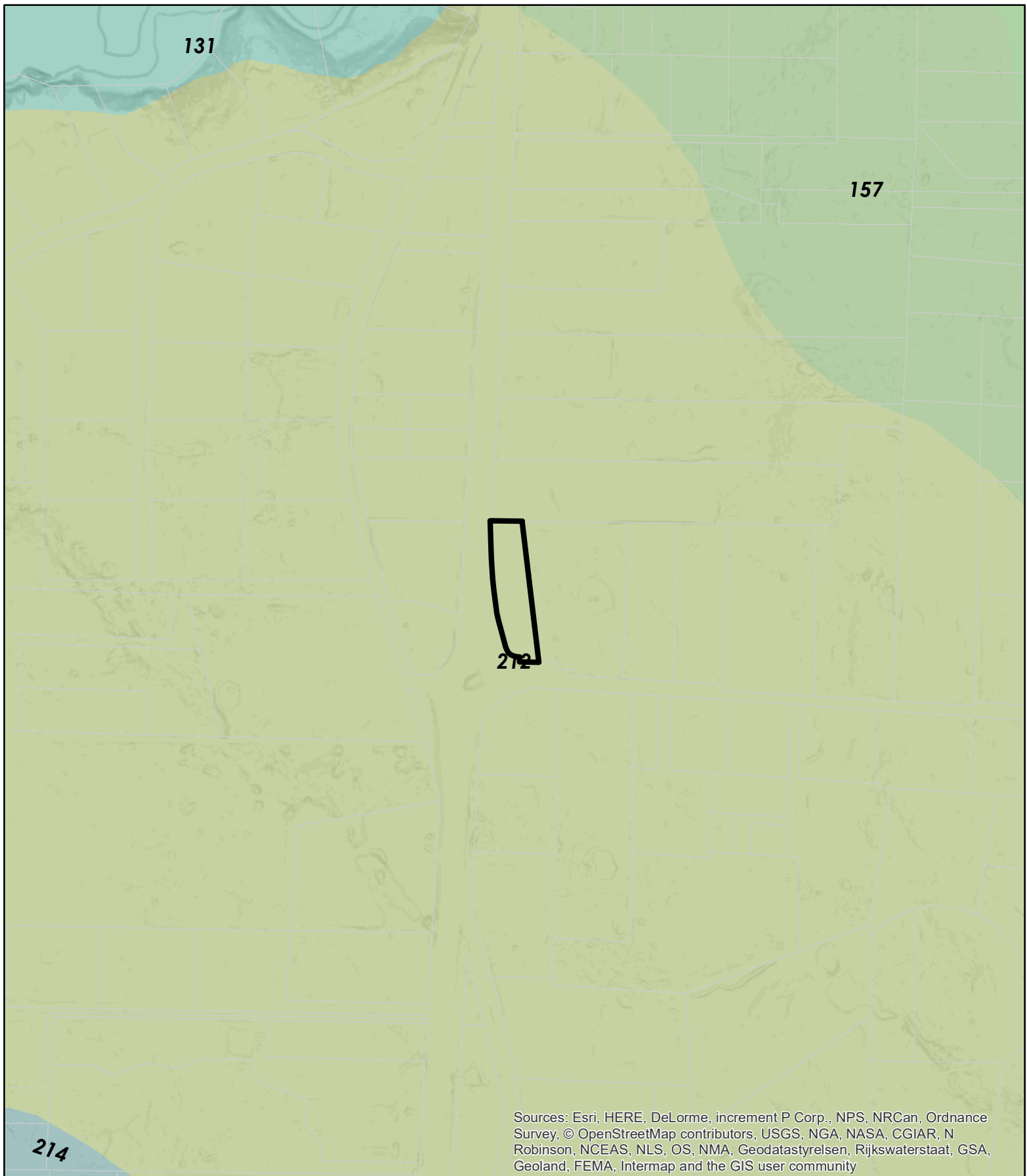
CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

	Assessors Parcels		20% - 30%
	0 - 10%		30% - 40%
	10% - 20%		40% - 50%



1:4,000
ESTIMATED SLOPE

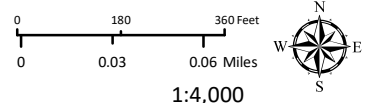
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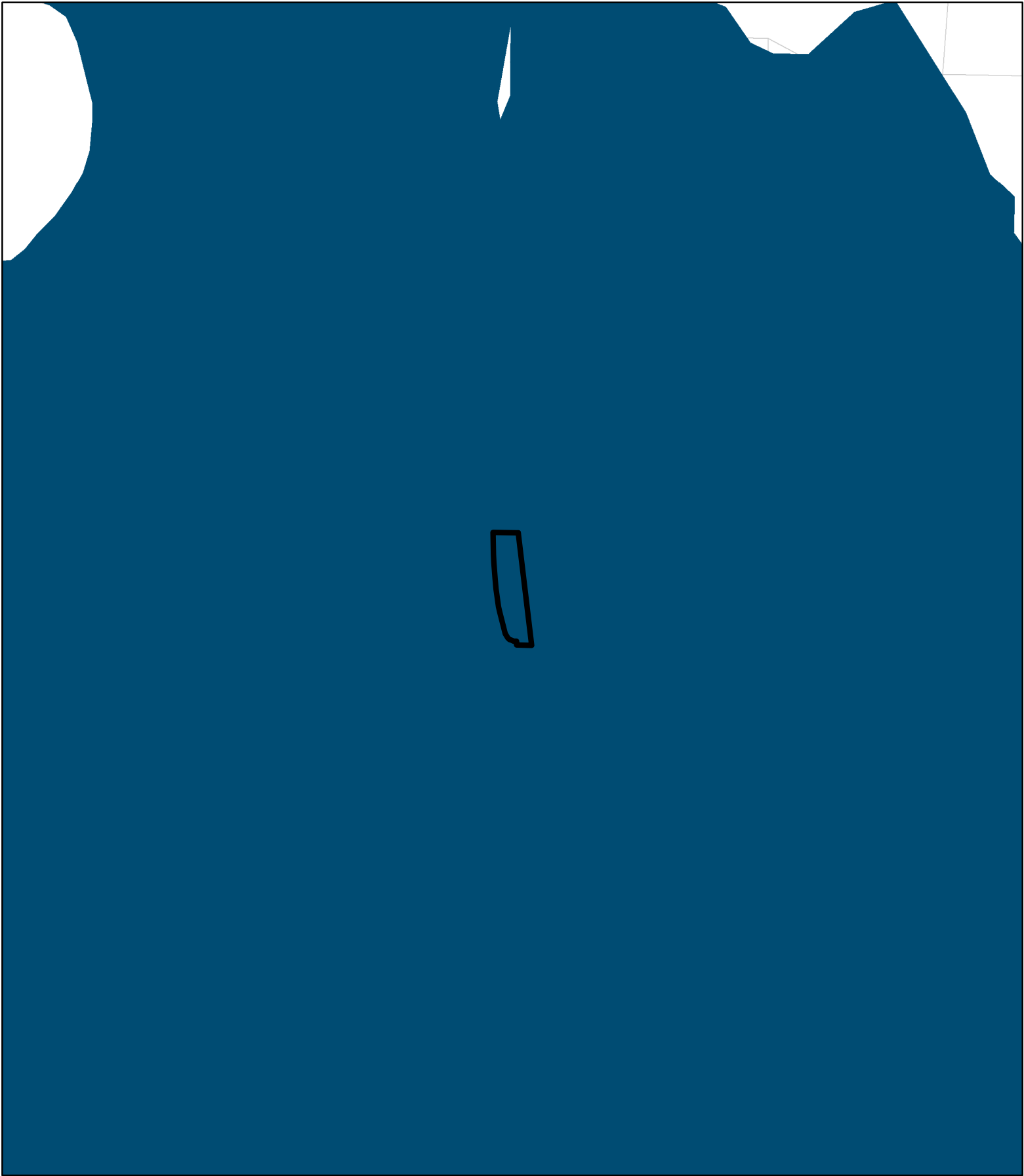
 Assessors Parcels



1:4,000

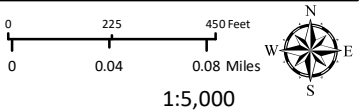
WESTERN SOIL CLASSIFICATIONS

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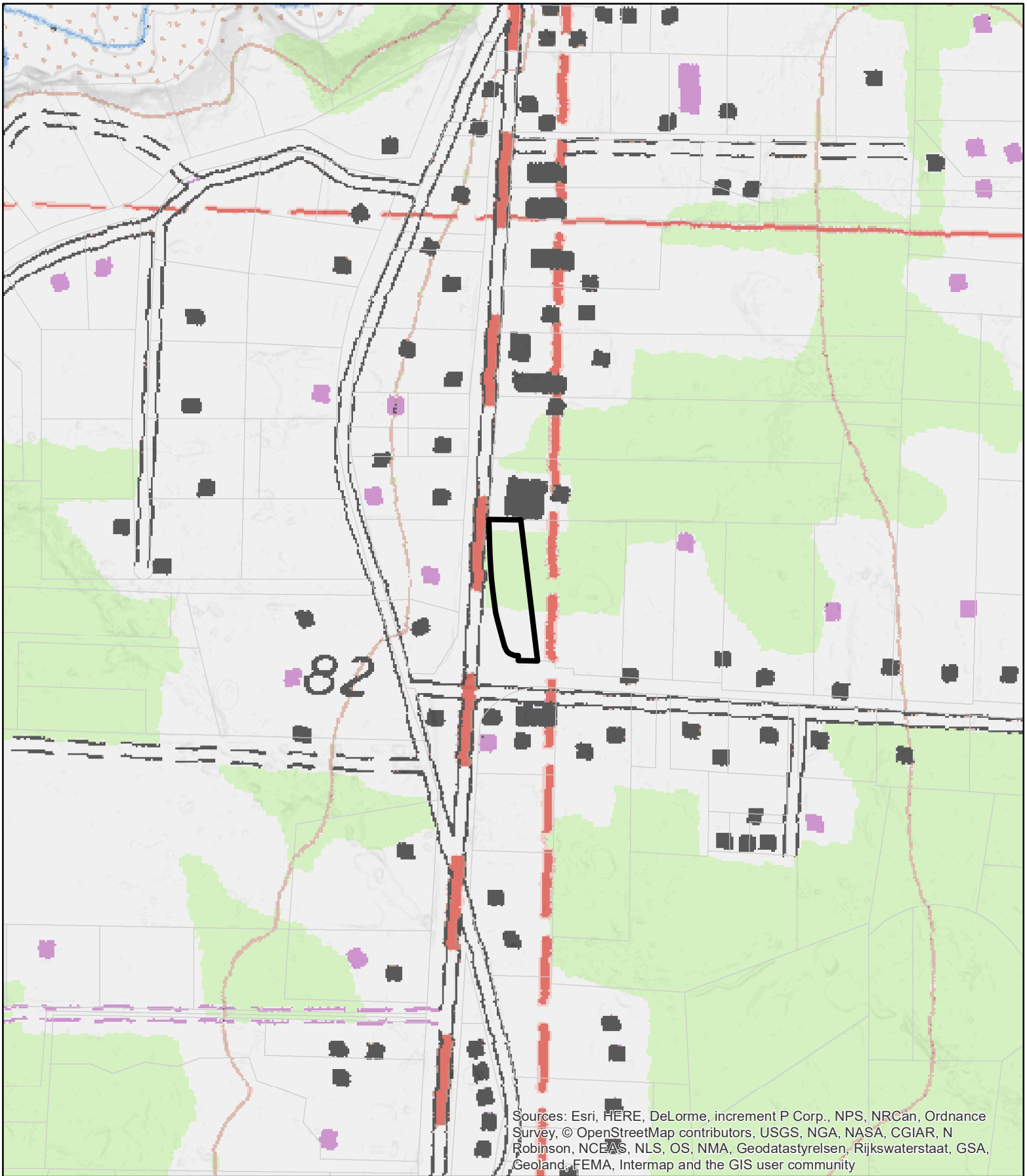
CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

 Fort Bragg Stormwater Areas
 Assessors Parcels



1:5,000
MS4 STORMWATER AREA

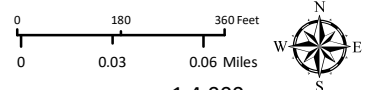
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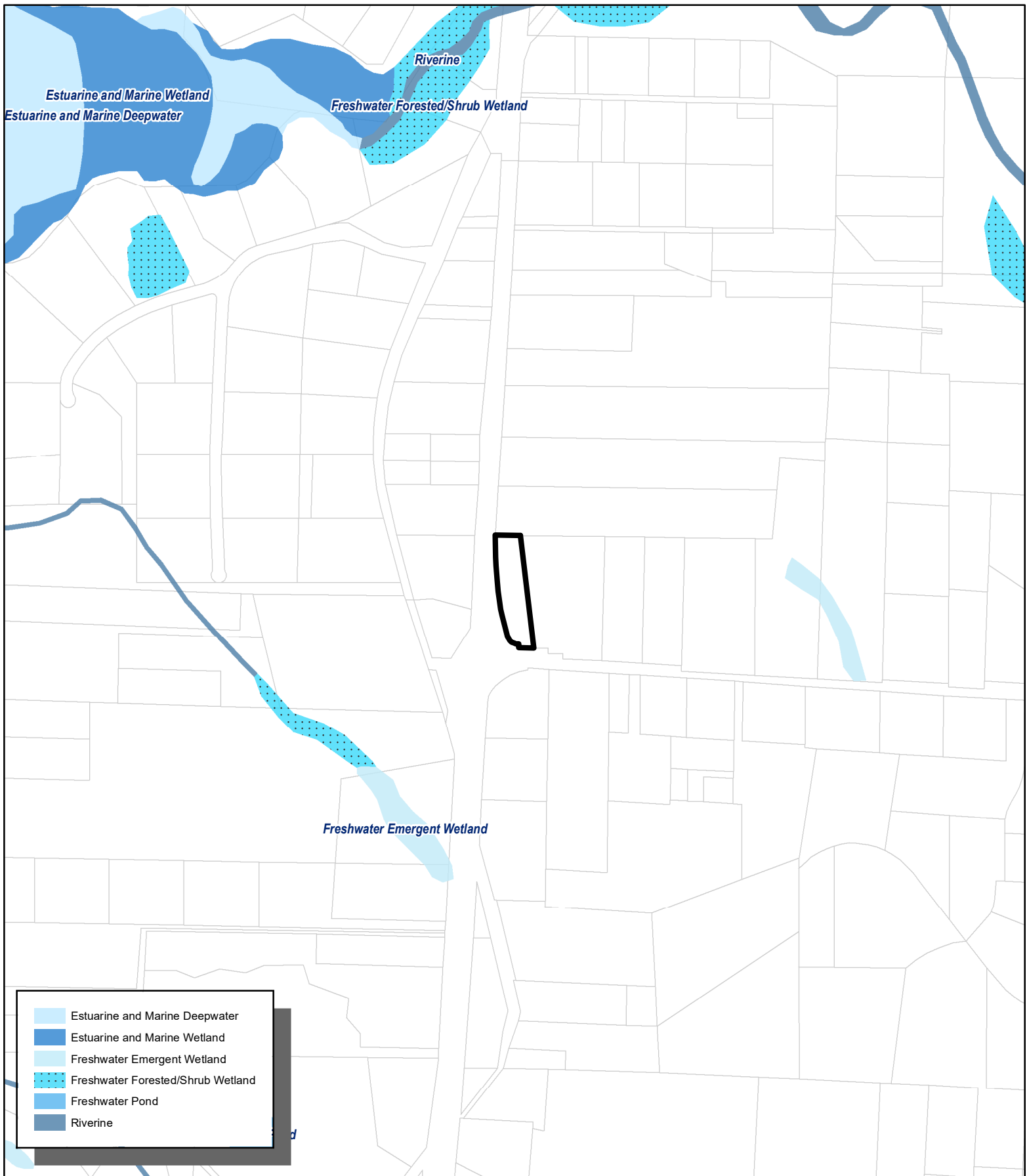
CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

 Assessors Parcels



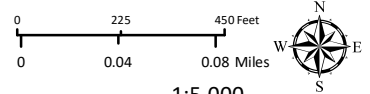
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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
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ADDRESS: 18501 N Hwy 1, Fort Bragg

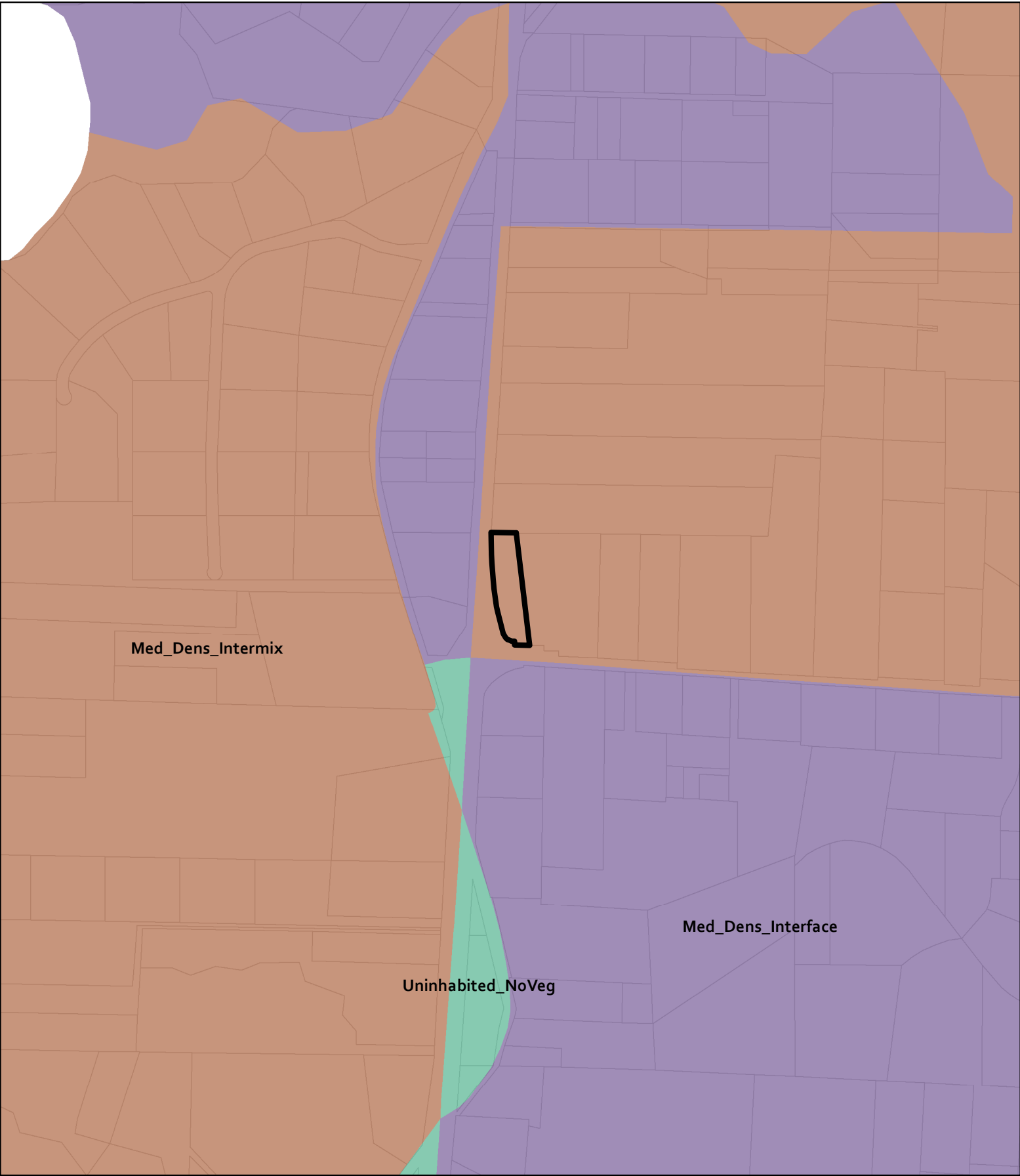
Assessors Parcels



1:5,000

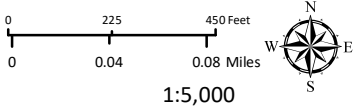
WETLANDS

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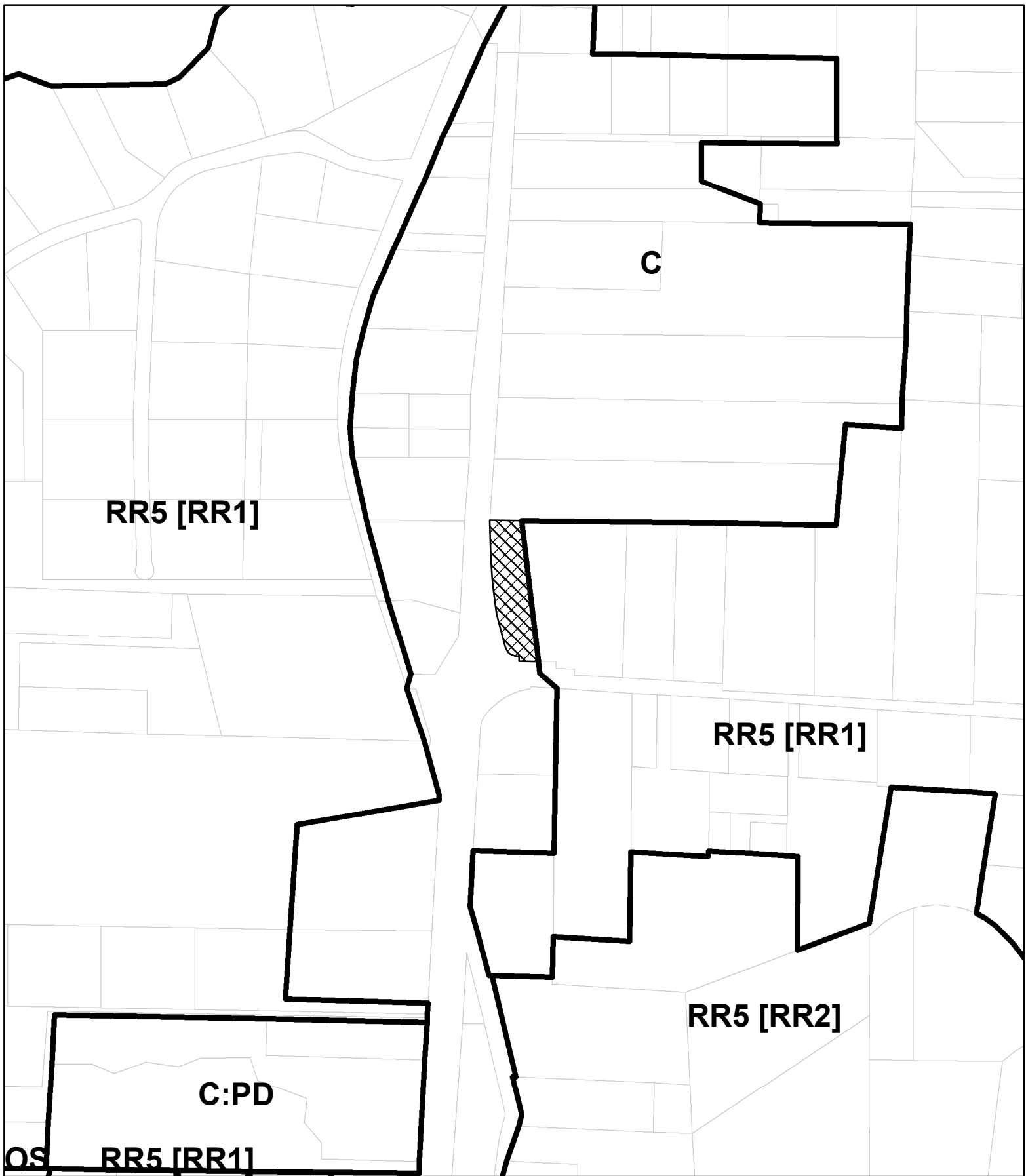
 Assessors Parcels



1:5,000

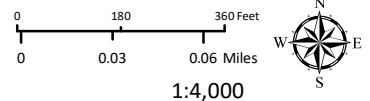
WILDLAND URBAN INTERFACE

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CASE: **CDP 2025-0012**
OWNER: **HAYES, William**
APN: **017-140-49**
APLCT: **William Hayes**
AGENT: **Kelly Grimes**
ADDRESS: **18501 N Hwy 1, Fort Bragg**

 Zoning Districts
 Assessors Parcels



1:4,000

ZONING

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