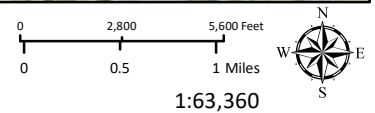




CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

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



1:63,360

LOCATION

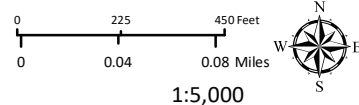
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



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

CASE: CDP 2025-0012
OWNER: HAYES, William
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— Highways (2017) - - - Driveways/Unnamed Roads
== Public Roads
== Private Roads



AERIAL IMAGERY

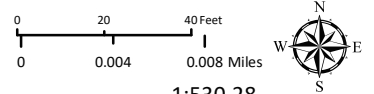
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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

CASE: CDP 2025-0012
OWNER: HAYES, William
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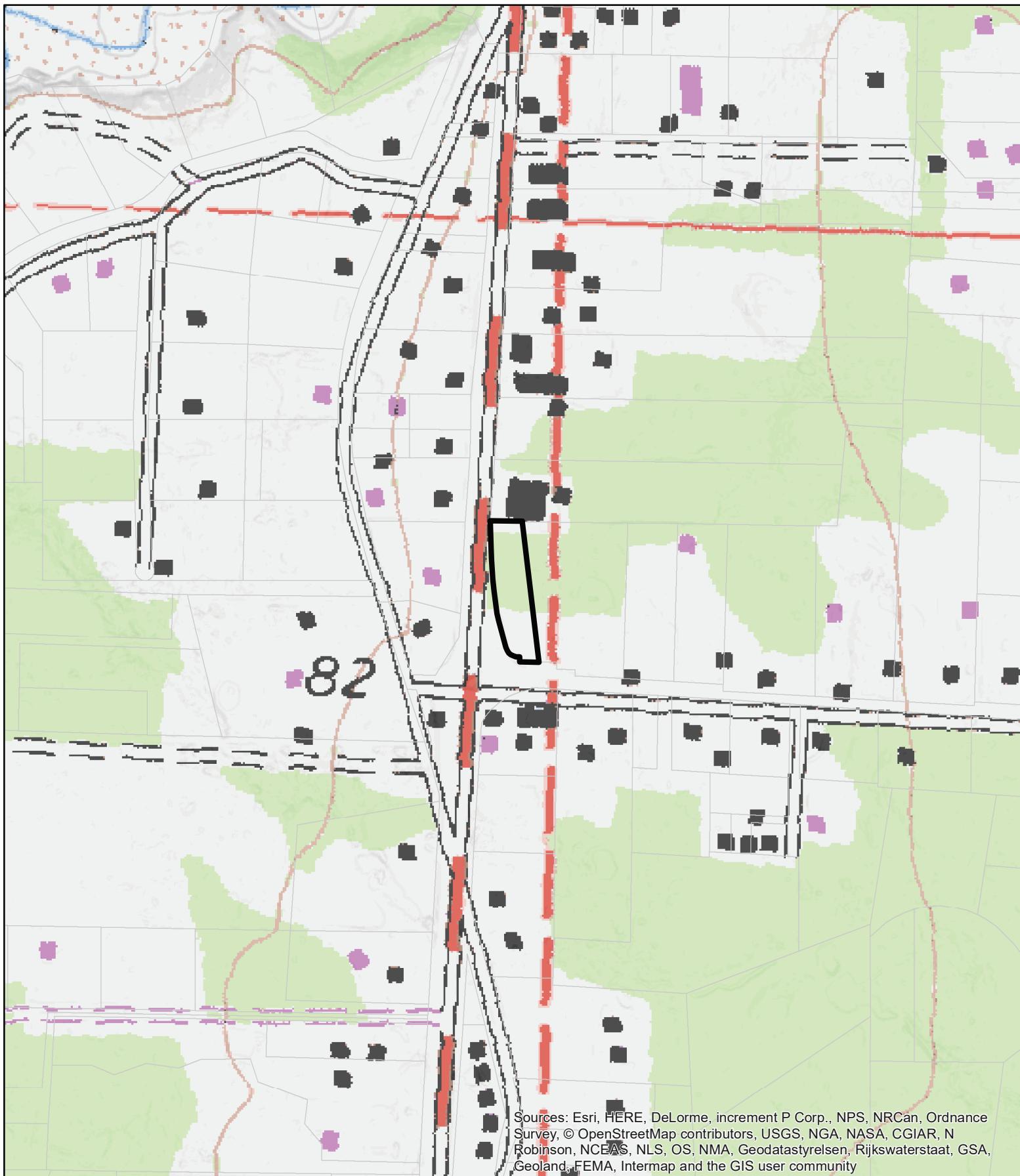
— Highways (2017)
— Public Roads



1:530.28

AERIAL IMAGERY

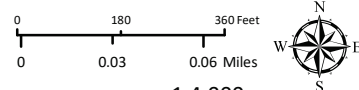
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Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

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



1:4,000
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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

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>	

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

A. Electricity

☐ Utility Company (service exists to the parcel).

☒ Utility Company (requires extension of services to site: 50 feet miles)

☐ On Site generation, Specify: _____

☐ None

B. Gas

☒ Utility Company/Tank

☐ On Site generation, Specify: _____

☐ None

C. Telephone: ☐ Yes

☒ No

13. Will there be any exterior lighting? ☒ Yes ☐ No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.
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: 0 cubic yards

B. Amount of fill: 0 cubic yards

C. Maximum height of fill slope: 0' feet

D. Maximum height of cut slope: 0' feet

E. Amount of import or export: 100 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 ☐ No B. Park, beach or recreation area? ☐ Yes ☒ No
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☒ No If yes, explain:
23.	Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes? A. Diking ☐ Yes ☒ No B. Filling ☐ Yes ☐ No C. Dredging ☐ Yes ☐ No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes ☐ Yes ☒ No Amount of material to be dredged or filled? 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.

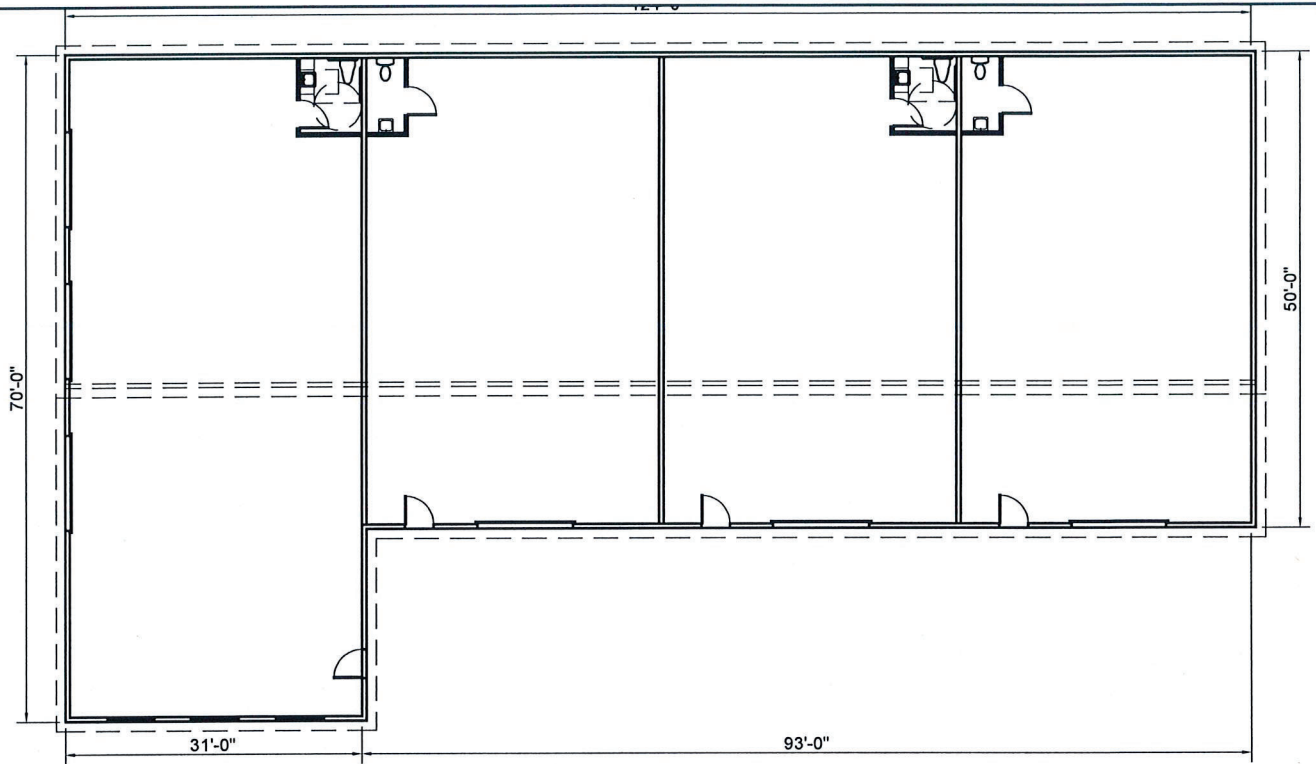
William Hayes
18501 N. Highway One
Fort Bragg, California
95437

A map showing the location of 18501 N. Hwy One. The map includes the Pacific Ocean to the west, Old Coast Hwy running north-south, and Highway One running east-west. Simpson Lane is shown as a short road branching off Highway One. An arrow points to the location of 18501 N. Hwy One on Highway One. Directional arrows on Highway One indicate travel 'TO FORT BRAGG' north and 'TO CASPAR' south.

[illegible]

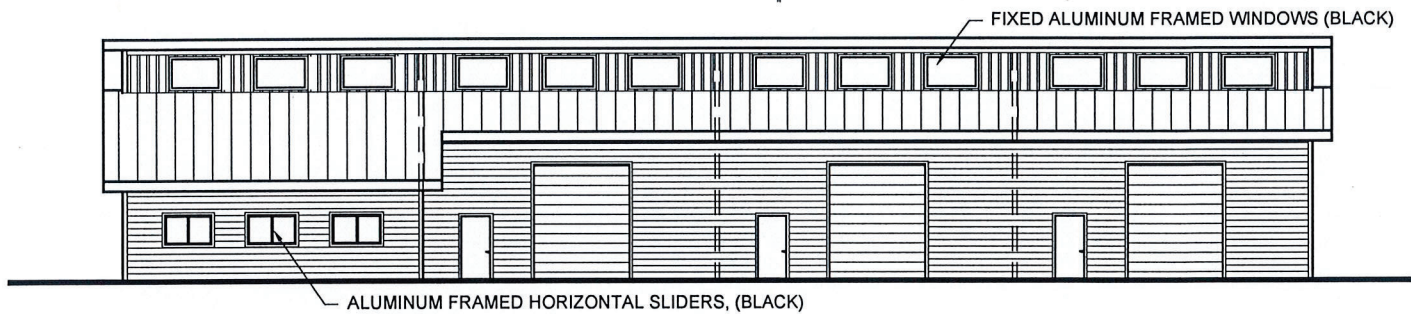
P.O. Box 598
Little River, CA 95456
707-937-2904





FLOOR PLAN - BUILDING ONE

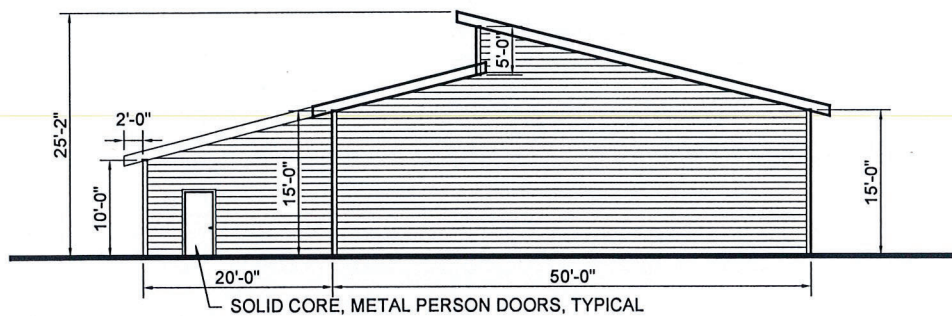
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WEST ELEVATION

SCALE: 1" = 20'-0"

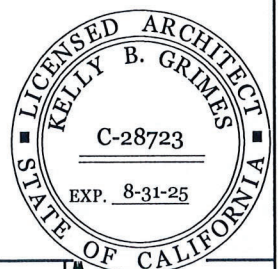
BUILDING ONE



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

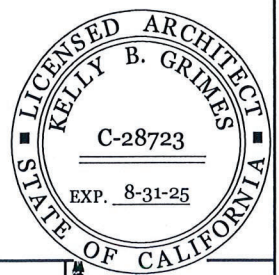
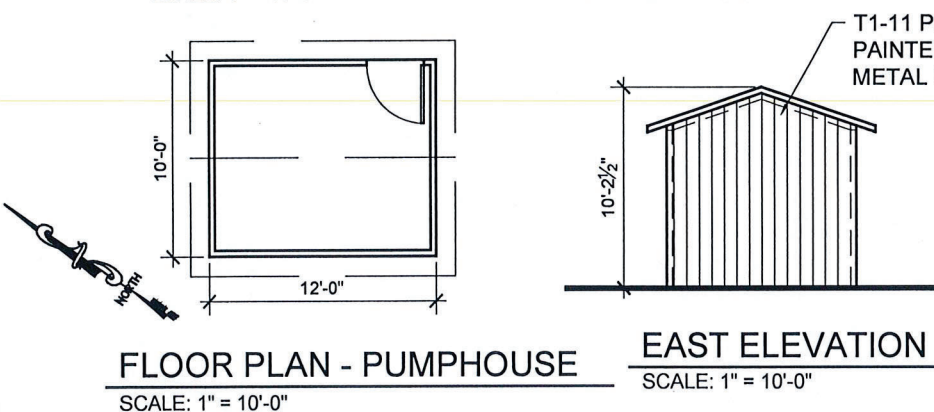
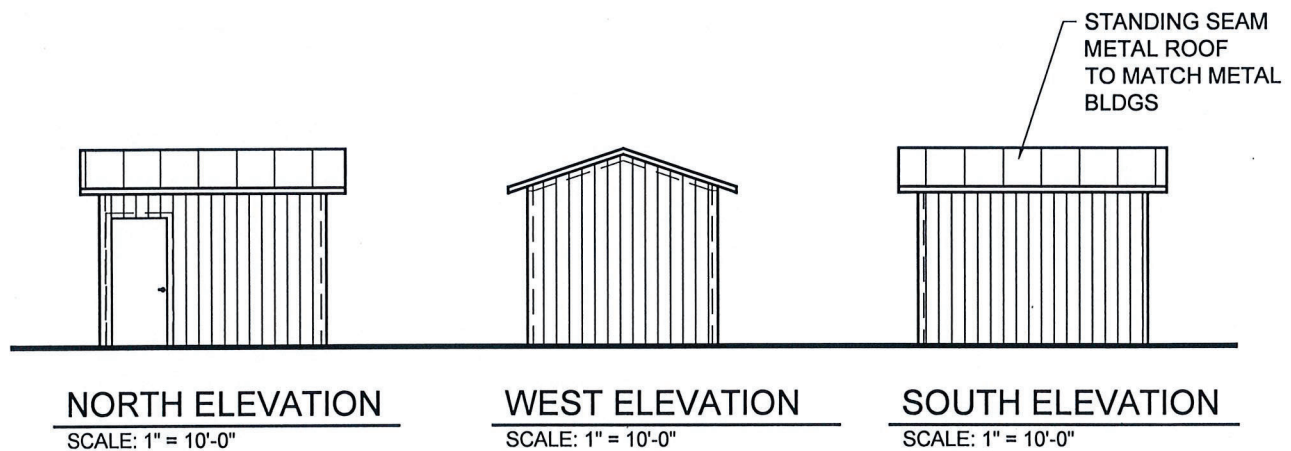
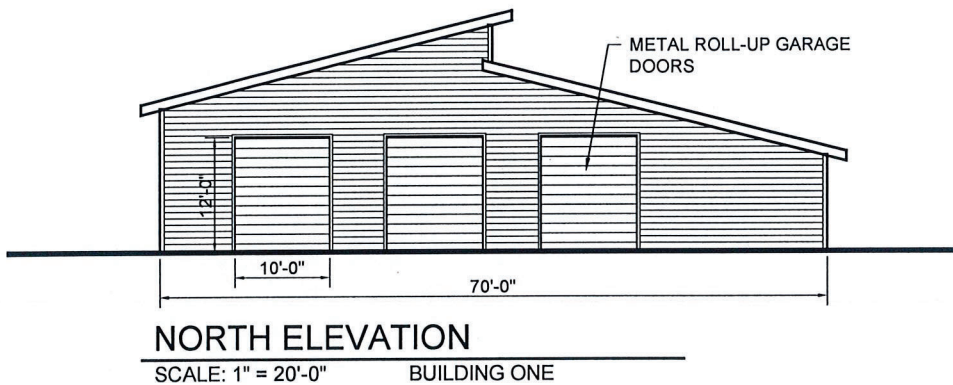
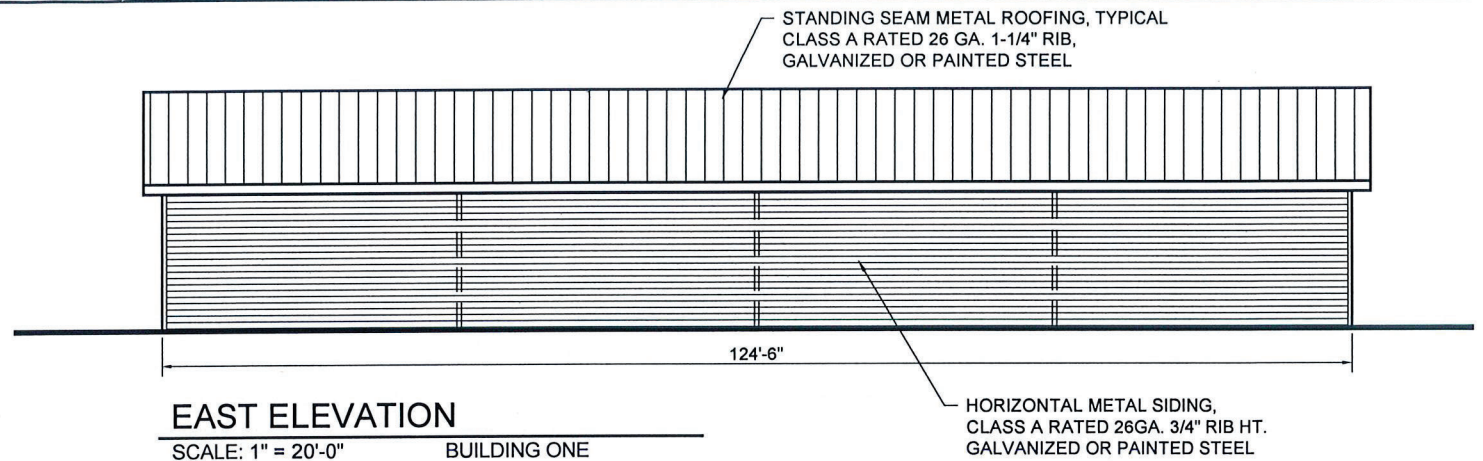
DRAWN BY: KBG

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

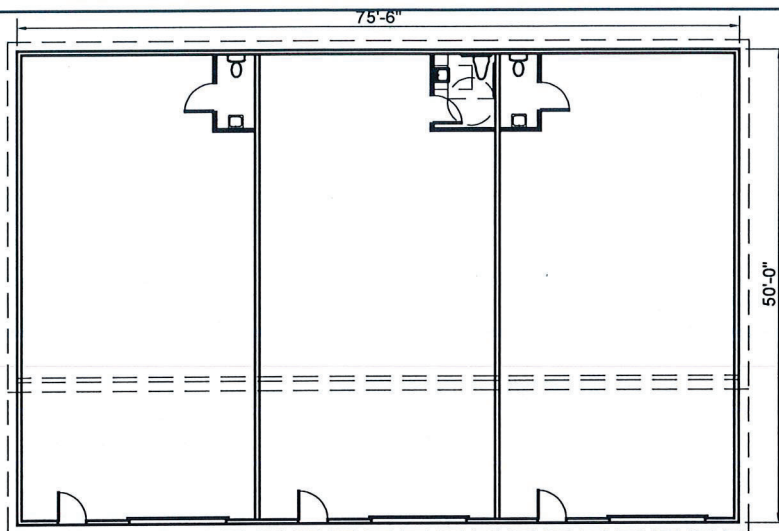
SHEET NAME:

**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

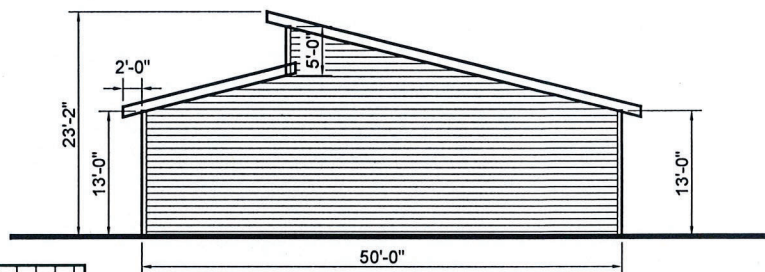
SCALE: 1" = 20'-0"

PLEASE NOTE:
ALL MATERIALS SAME AS
BUILDING ONE



WEST ELEVATION

SCALE: 1" = 20'-0"



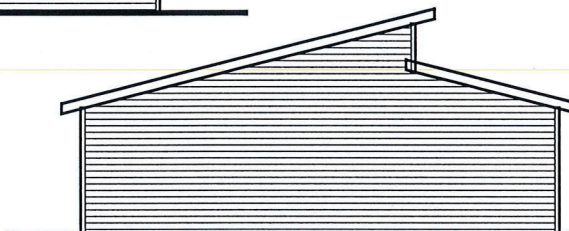
SOUTH ELEVATION

SCALE: 1" = 20'-0"



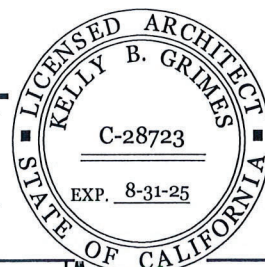
EAST ELEVATION

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

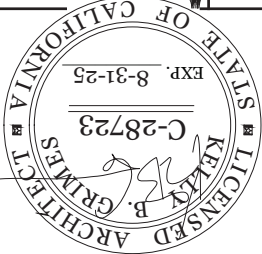
DRAWN BY: KBG

JOB: HAYES

SHEET NO: **A4** of 4

Kelly B. Grimes, Architect

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

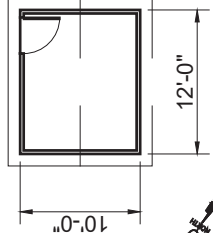
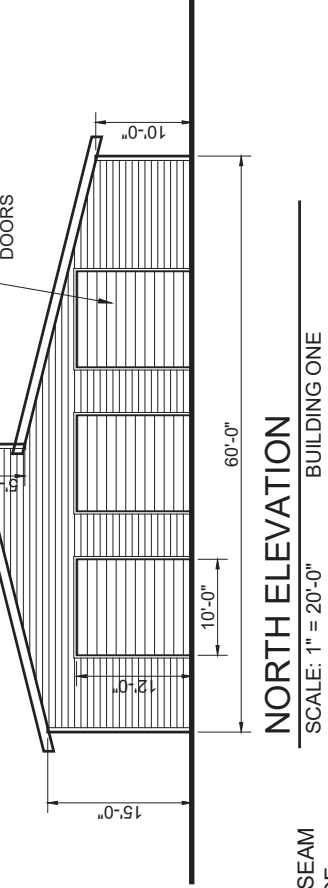
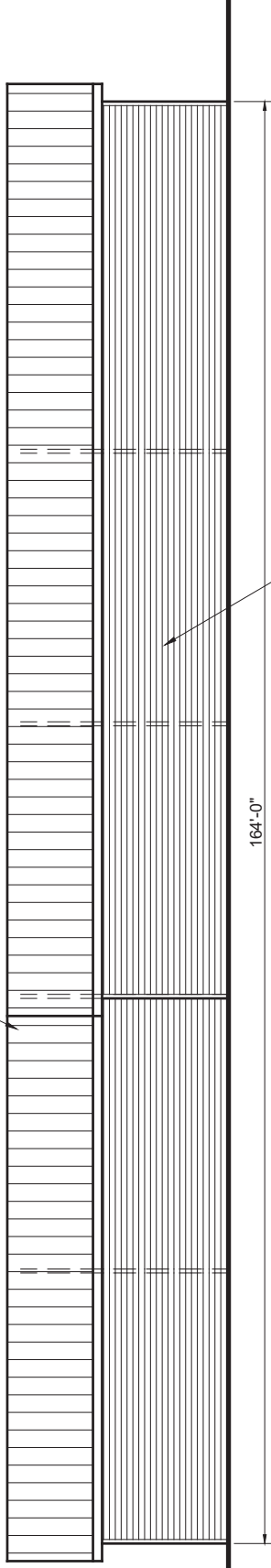
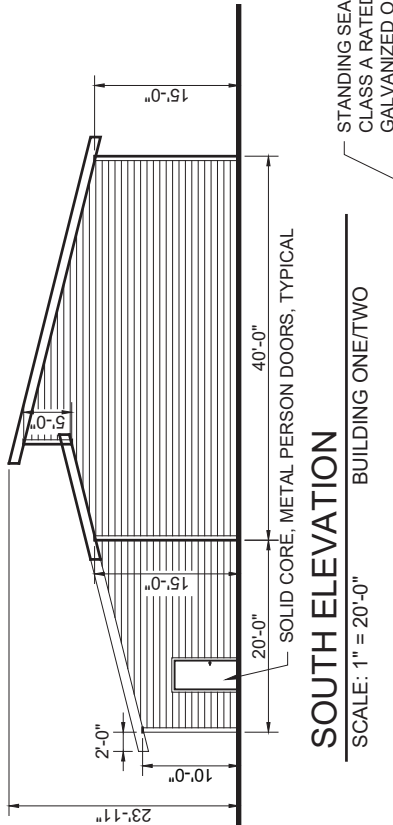


DATE:	MAY 7, 2025
SCALE:	AS NOTED
DRAWN BY:	KBG
JOB:	HAYES
SHEET NO:	A2 OF 4

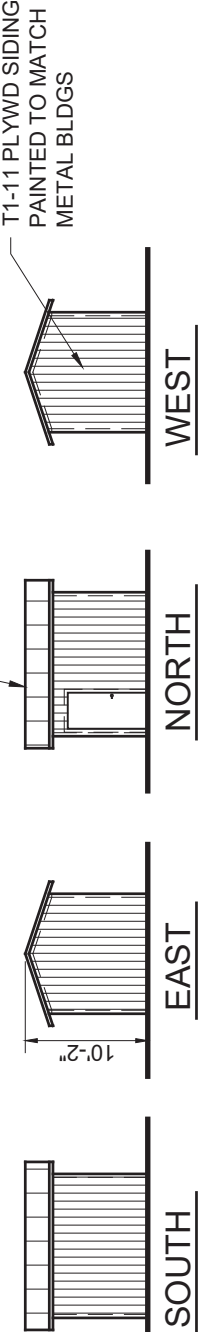
Kelly B. Grimes, Architect
P.O. Box 598
Little River, CA 95456
707-937-2904

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



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



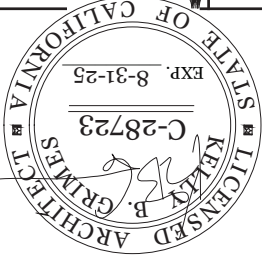
WILLIAM HAYES
18501 N. HIGHWAY ONE
FORT BRAGG, CA 95437

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

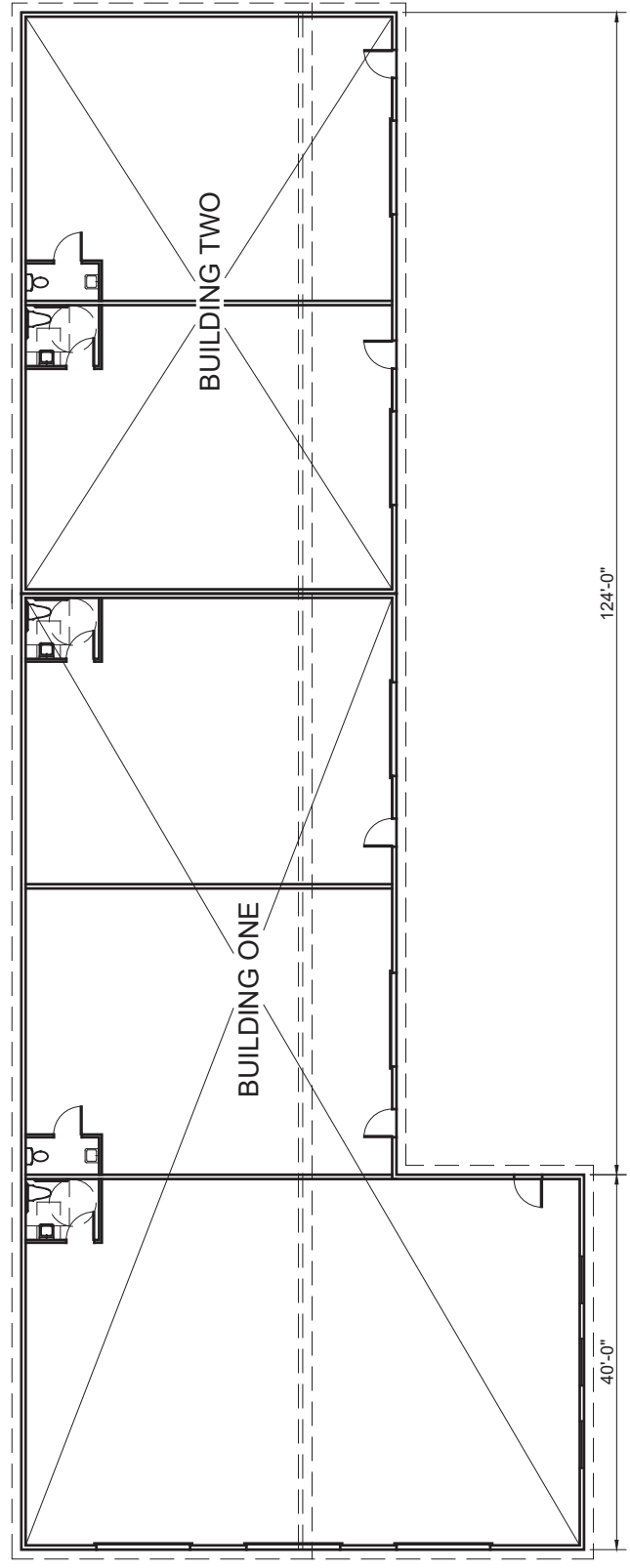
**BLDG ONE & TWO
FLOOR PLANS &
EXTERIOR ELEVATION
WEST**

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

Kelly B. Grimes, Architect
P.O. Box 598
Little River, CA 95456
707-937-2904



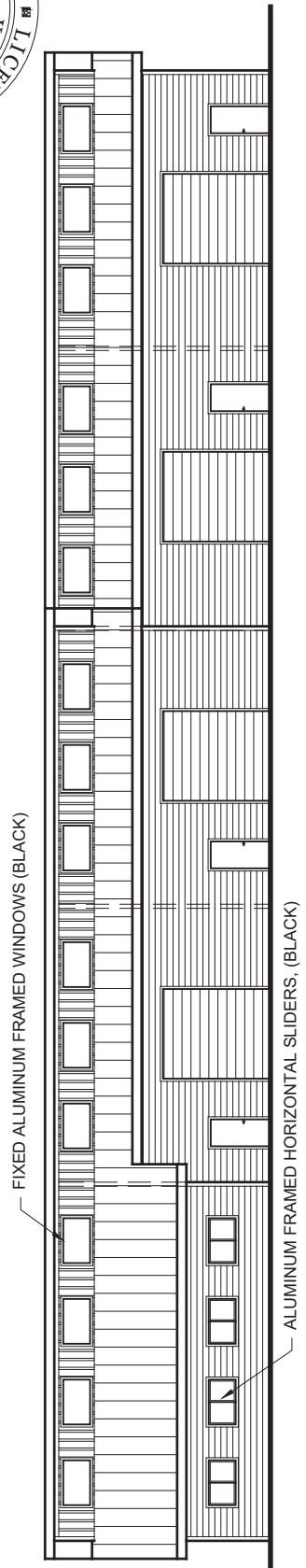
NEW WAREHOUSE BUILDINGS FOR:



FLOOR PLAN - BUILDING ONE & TWO
SCALE: 1" = 20'-0"
4880 SQ.FT. + 2480 SQFT = 7360 SQ.FT.



WEST ELEVATION
SCALE: 1" = 20'-0"
BUILDING ONE + TWO



State of California
Well Completion Report
Form DWR 188 Submitted
WCR2025-011635

Owner's Well Number: 1 Date Work Began: 11/19/2025 Date Work Ended: 11/26/2025
Local Permit Agency: Environmental Health Division - Fort Bragg Office County: Mendocino
Secondary Permit Agency: Mendocino County Planning and Building Permit Number: 6576 Permit Date: 10/29/2025

Well Owner (must remain confidential pursuant to Water Code 13752)	Planned Use and Activity
Name: <u>William Hayes</u> Business Name: <u>---</u> Address: <u>40650 Comptche Ukiah Road</u> City: <u>Mendocino</u> State: <u>California</u> Zip: <u>95460</u>	Activity: <u>New Production or Monitoring Well</u> Planned Use: <u>Water Supply</u> Water Supply: <u>Domestic</u>

Well Location		
Address: <u>18501 N HIGHWAY 1</u> City: <u>FORT BRAGG</u> Zip: <u>95437</u>		APN: <u>01714049</u> Township: <u>18N</u> Range: <u>18W</u> Section: <u>24</u> BM: <u>Mount Diablo</u> Ground Surface Elevation: Elevation Accuracy: Elevation Determination Method:
Latitude: <u>39 Deg. 25 Min. 11.418 Sec. N</u> Dec. Lat. : <u>39.413495</u> Vertical Datum: Location Accuracy: <u>20 Ft</u>	Longitude: <u>-123 Deg. 48 Min. 28.4904 Sec. W</u> Dec. Long. : <u>-123.807914</u> Horizontal Datum: <u>WGS84</u> Location Determination Method: <u>GPS</u>	

Borehole Information	Water Level and Yield of Completed Well
Orientation: <u>Vertical</u> # of casings (Specify): <u>1</u> Drilling Method: <u>Direct Rotary</u> Drilling Fluid: <u>Foam</u> Total Depth of Boring: <u>205 Feet</u> Total Depth of Completed Well: <u>205 Feet</u>	Depth to first water: <u>15 (Feet below surface)</u> Depth to Static Water Level: <u>10 (Feet)</u> Date Measured: <u>11/25/2025</u> Estimated Yield*: <u>1.25 (GPM)</u> Test Type: <u>Air Lift</u> Test Length*: <u>2 (Hours)</u> Total Drawdown: <u>195 (Feet)</u> *May not be representative of a well's long term yield.

Geologic Log - Free Form		
Depth from Surface (Feet to Feet)		Description
0	2	Dark sandy top soil
0	0	0
2	5	Brown sandy clay
5	13	Sand with little #3 sand
13	15	#3 sand with 3/8 pea (H2O)

Depth from Surface (Feet to Feet)		Description
15	25	Sandstone/quartz
25	45	Sandstone with little quartz + shale
45	65	Sandstone little quartz
65	85	Sandstone/quartz
85	125	Sandstone/quartz little shale
125	145	Sandstone/quartz
145	165	Sandstone little quartz (H20)
165	200	Sandstone little quartz
200	205	Shale

Casings										
Casing #	Depth from Surface (Feet to Feet)		Casing Type	Material	Casings Specifications	Wall Thickness (inches)	Outside Diameter (inches)	Screen Type	Slot Size if any (inches)	Description
1	0	45	Blank	PVC	OD: 5.563 in. SDR: 21 Thickness: 0.265 in.	0.265	5.563			
1	45	205	Screen	PVC	OD: 5.563 in. SDR: 21 Thickness: 0.265 in.	0.265	5.563	Milled Slots	0.032	

Annular Material					
Depth from Surface (Feet to Feet)		Fill	Fill Type Details	Filter Pack Size	Description
0	2	Cement	Portland Cement/Neat Cement		
2	20	Bentonite	Other Bentonite		Grout seal
20	205	Filter Pack	Other Gravel Pack		1/8"

Other Observations:

Borehole Specifications		
Depth from Surface (Feet to Feet)		Borehole Diameter (inches)
0	21	11.75
21	205	7.5

Certification Statement			
I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.			
Name: <u>SUPERIOR PUMP & DRILLING INC</u>			
Person, Firm or Corporation			
<u>P O BOX 1551</u>	<u>FORT BRAGG</u>	<u>California</u>	<u>95437</u>
Address	City	State	Zip
Signed: <u>electronic signature received</u>	<u>12/02/2025</u>	<u>495399</u>	
C-57 Licensed Water Well Contractor	Date Signed	License Number	

DWR Use Only**CSG #****State Well Number****Site Code****Local Well Number**

N

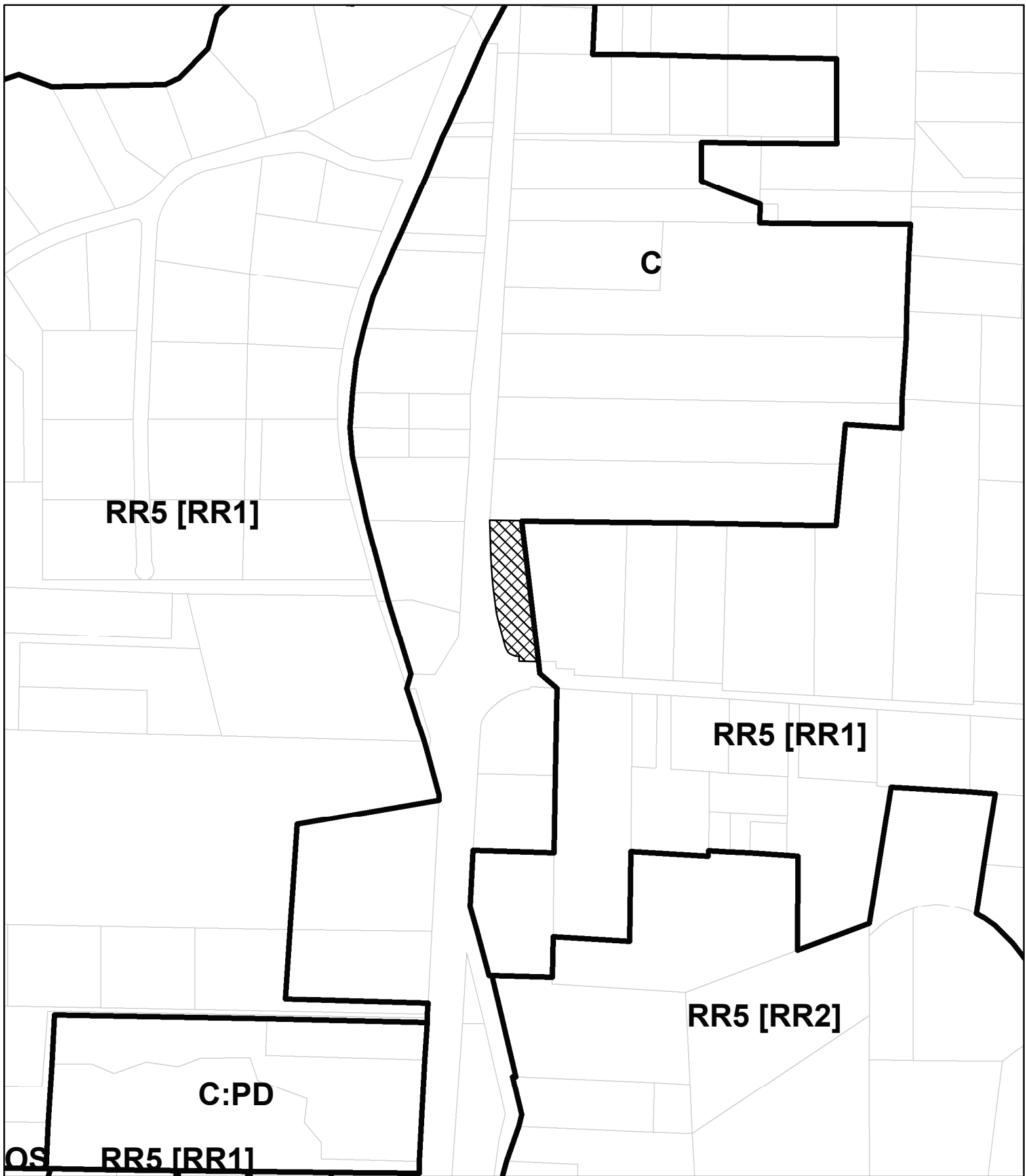
W

Latitude Deg/Min/Sec

Longitude Deg/Min/Sec

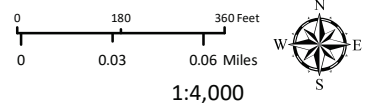
APN: ----**Township:** ----**Range:** ----**Section:** ----**Tract:** ----**SEQ:** ----**BM:** ----**Attachments**

- **18501 N Hwy 1 EH FINAL.pdf** - Location Map



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

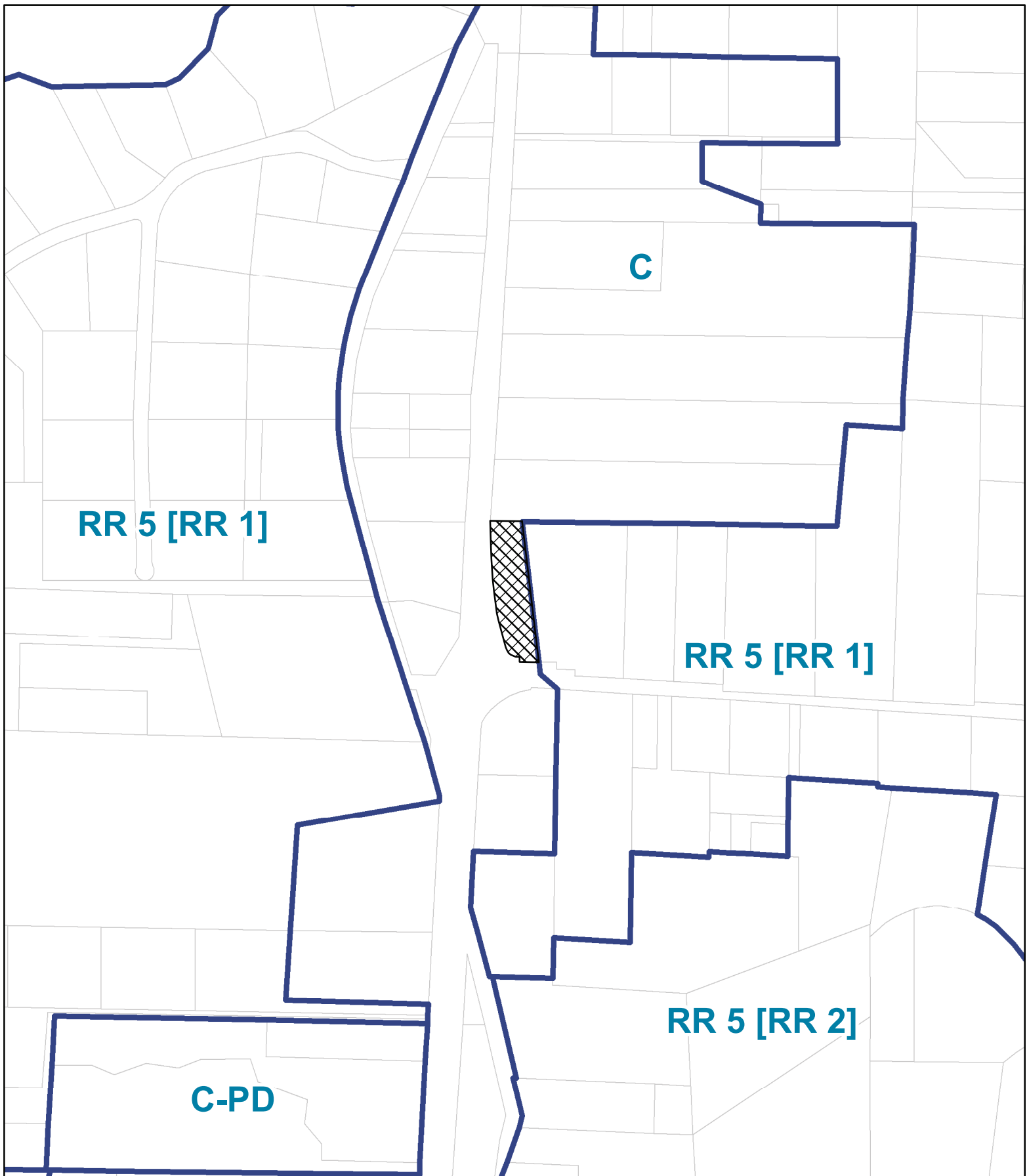
 Zoning Districts
 Assessors Parcels



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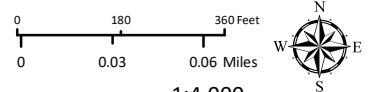
ZONING

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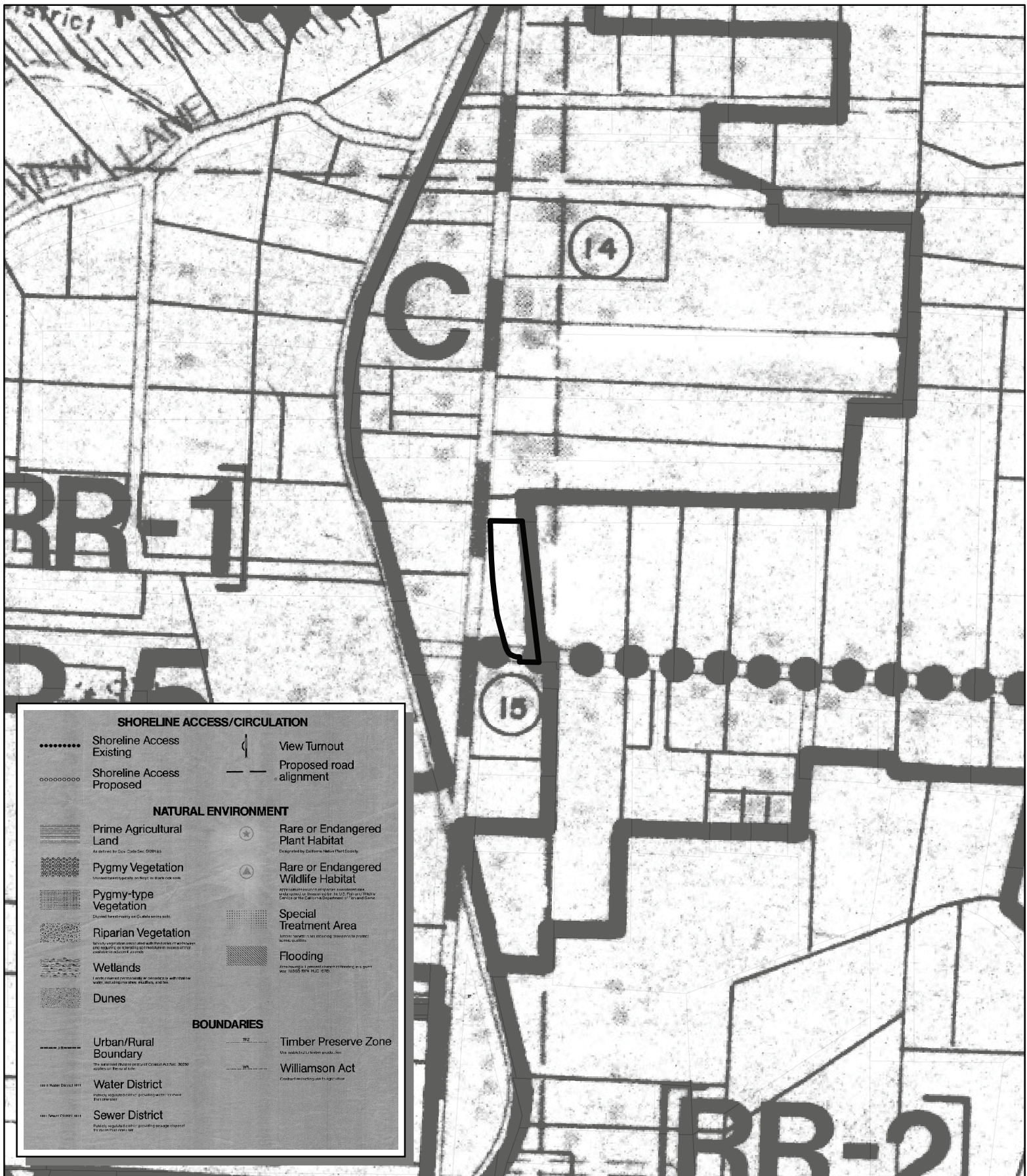
CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

 Assessor's Parcels



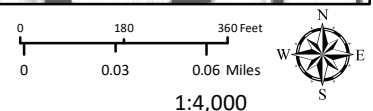
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GENERAL PLAN

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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

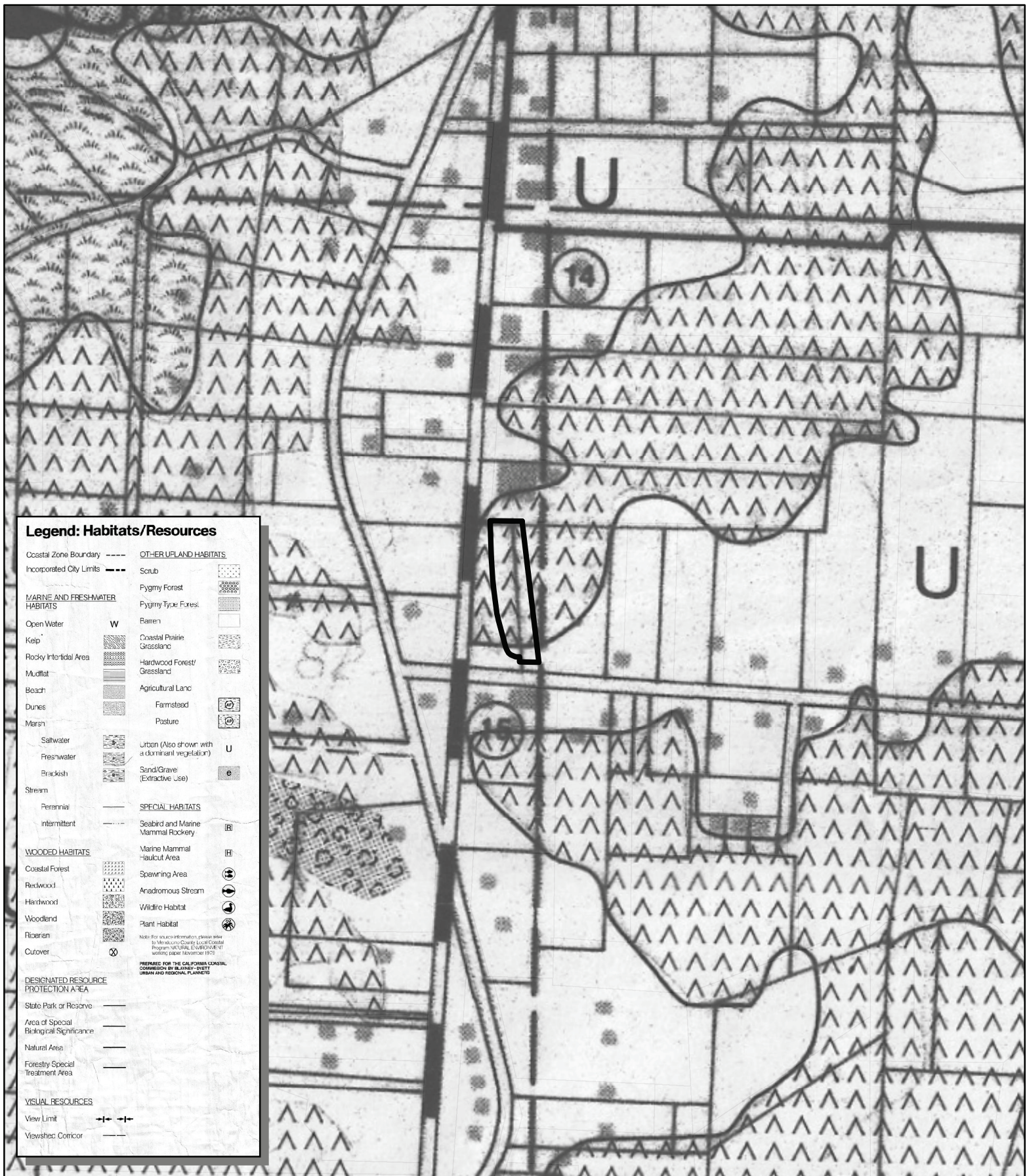
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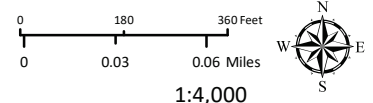
LCP LAND USE MAP 14: BEAVER

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

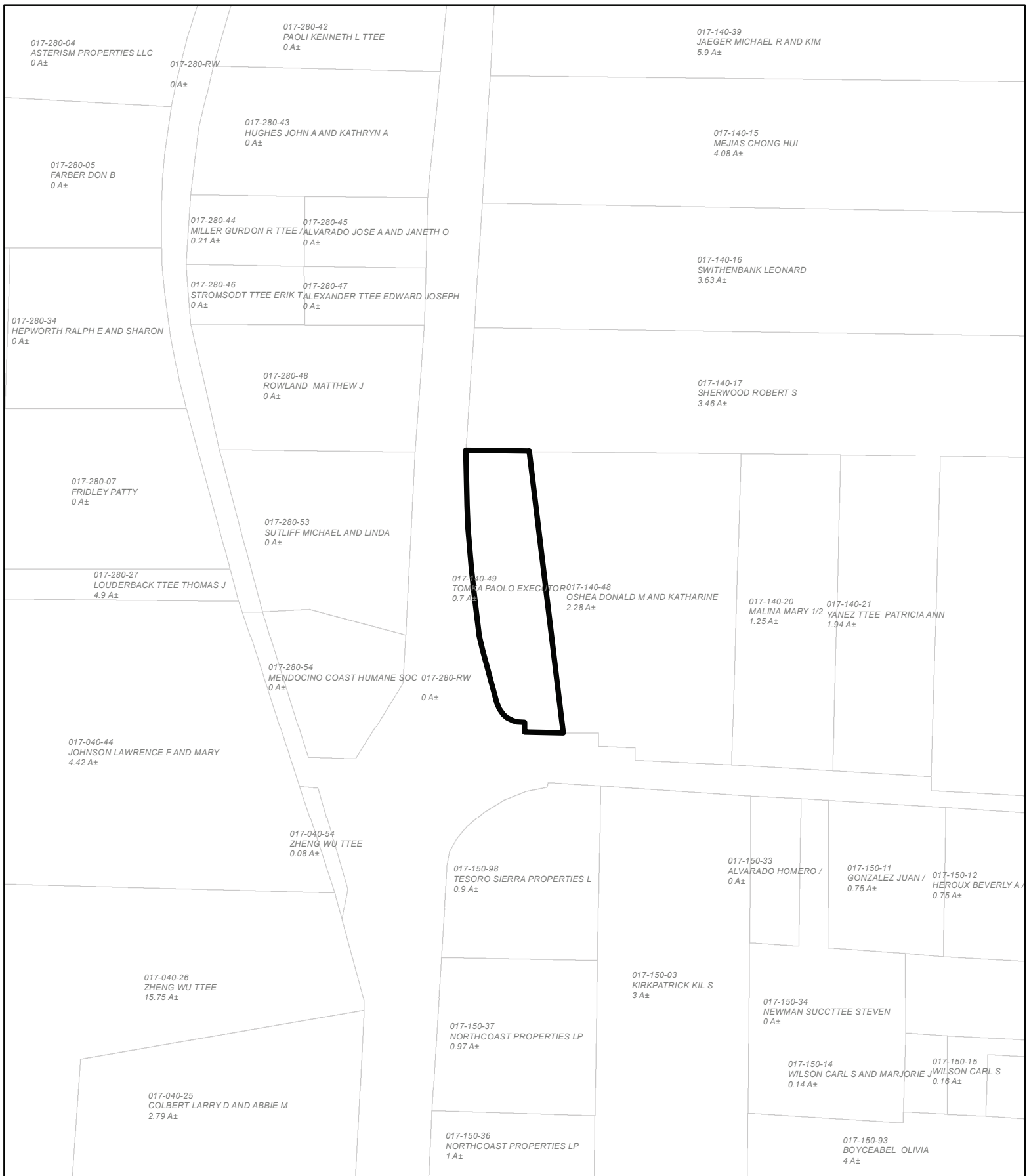
Assessors Parcels



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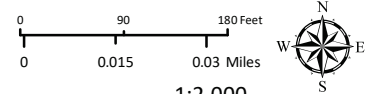
LCP HABITATS & RESOURCES

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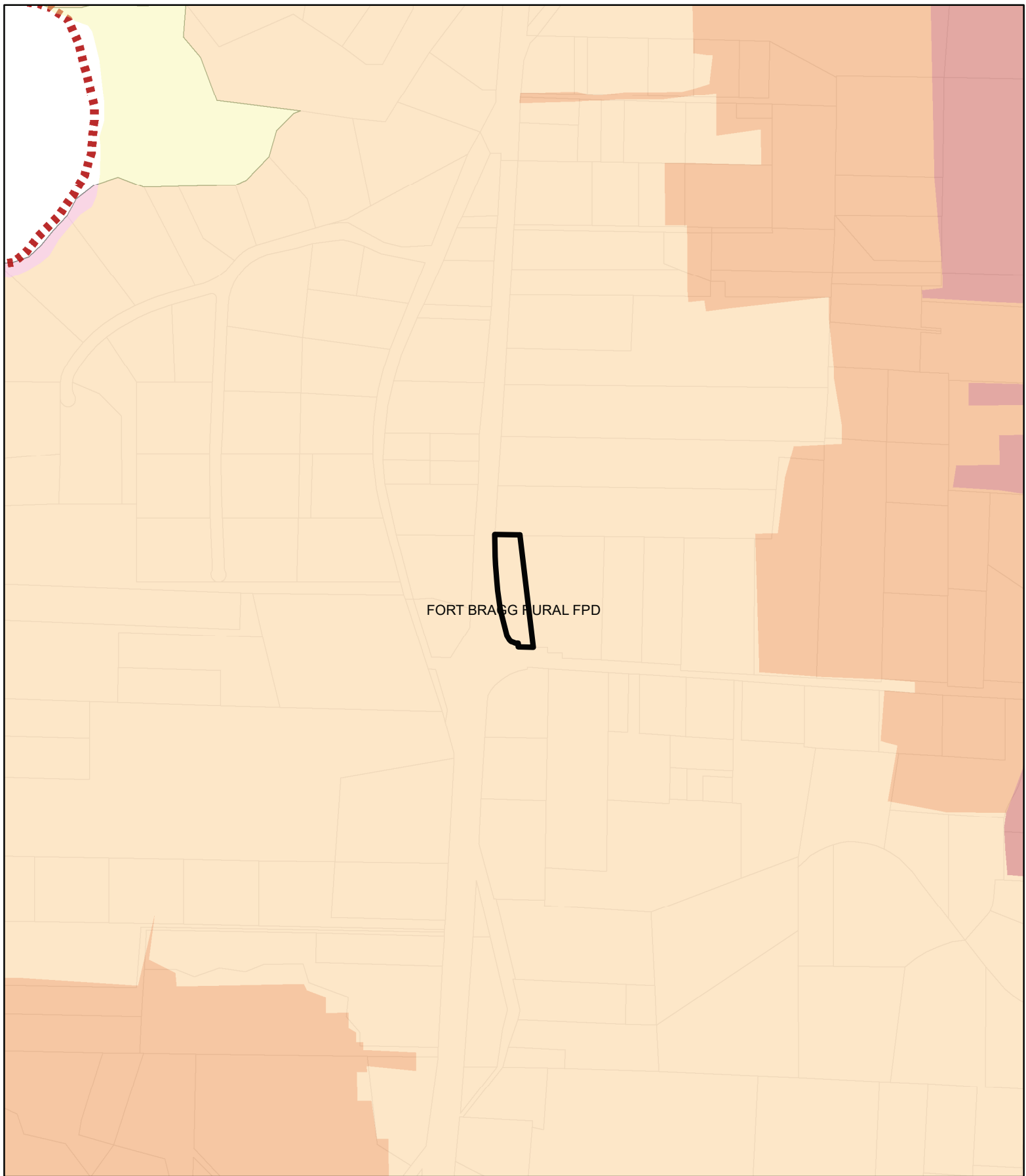
Assessors Parcels



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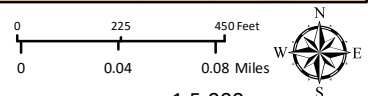
ADJACENT PARCELS

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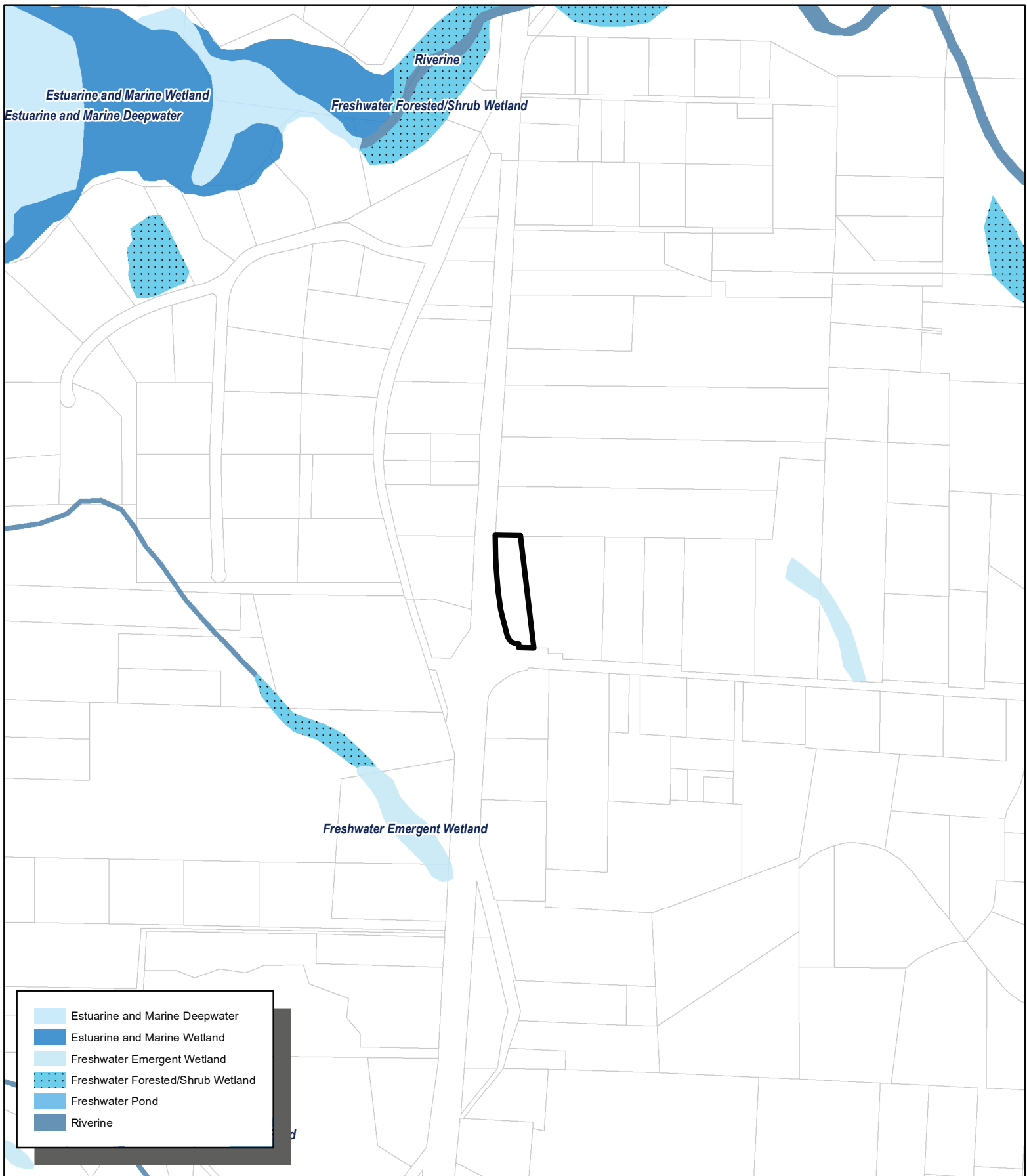
CASE: CDP 2025-0012
OWNER: HAYES, William
APN: 017-140-49
APLCT: William Hayes
AGENT: Kelly Grimes
ADDRESS: 18501 N Hwy 1, Fort Bragg

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



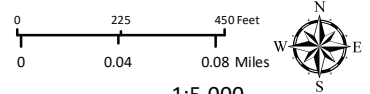
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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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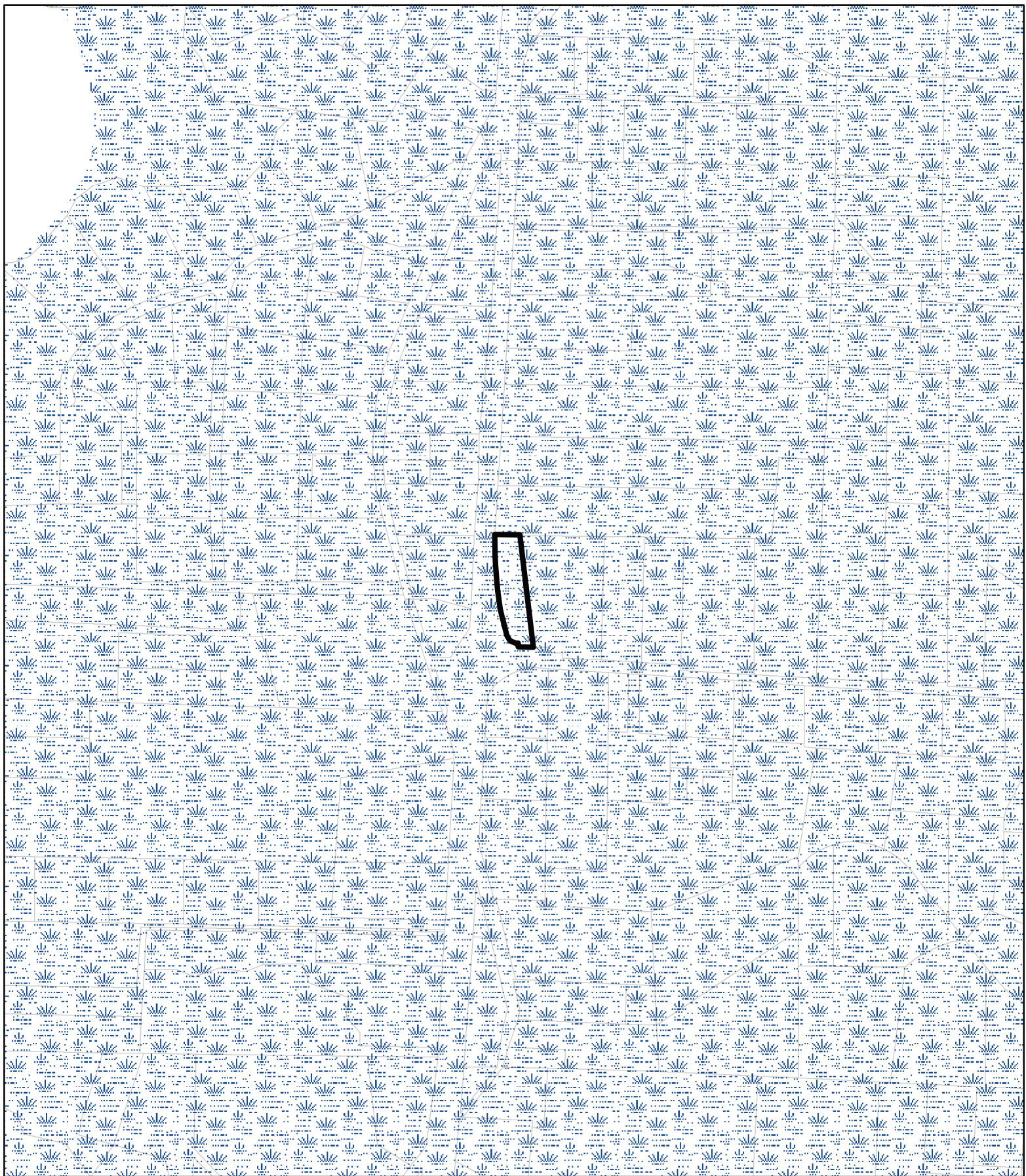
Assessor's Parcels



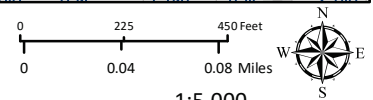
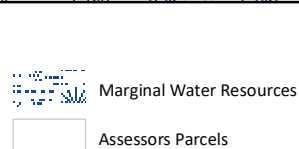
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WETLANDS

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1:5,000

COASTAL GROUND WATER RESOURCES

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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

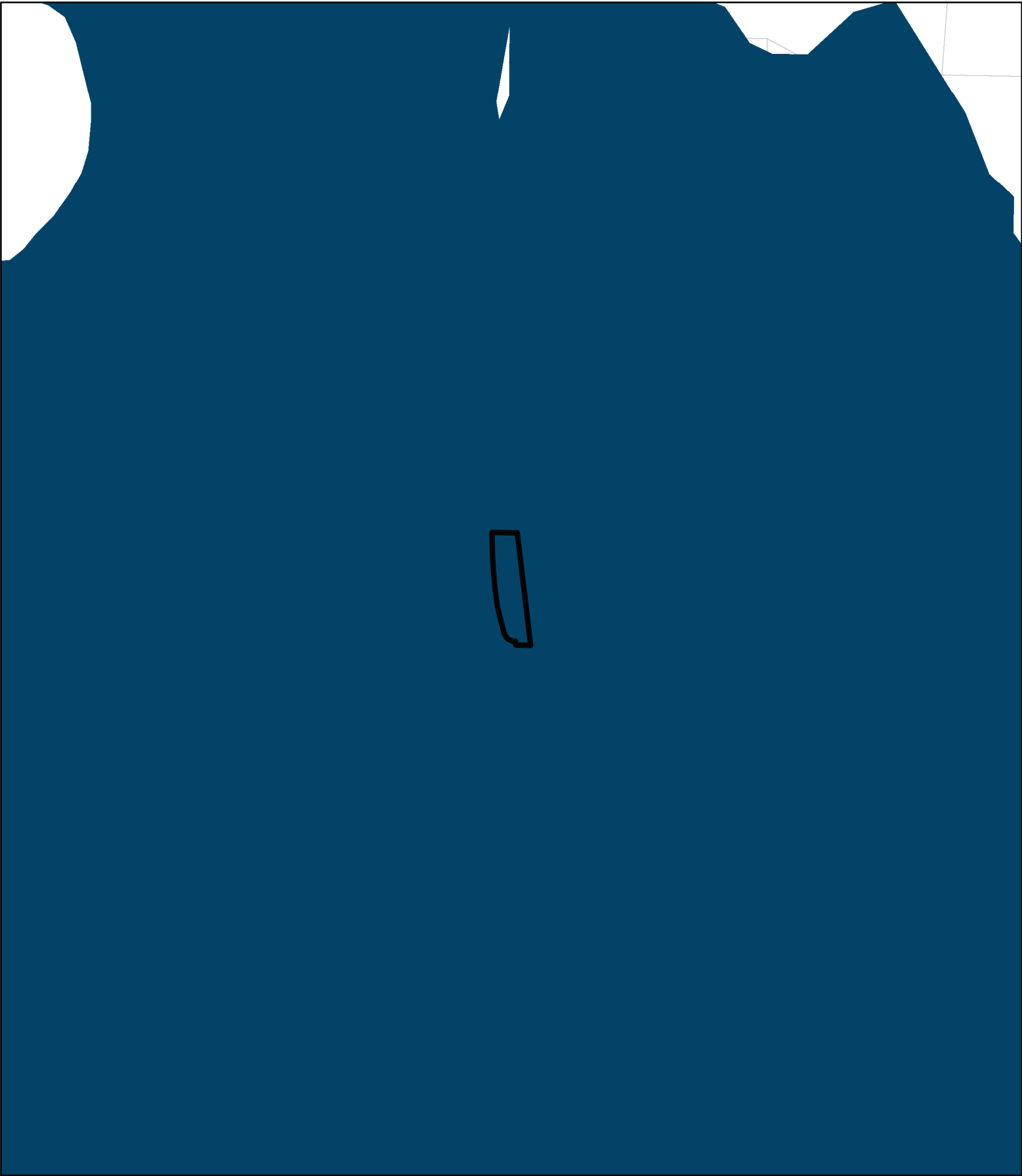
0 180 360 Feet
0 0.03 0.06 Miles



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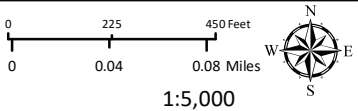
SCHOOL DISTRICT

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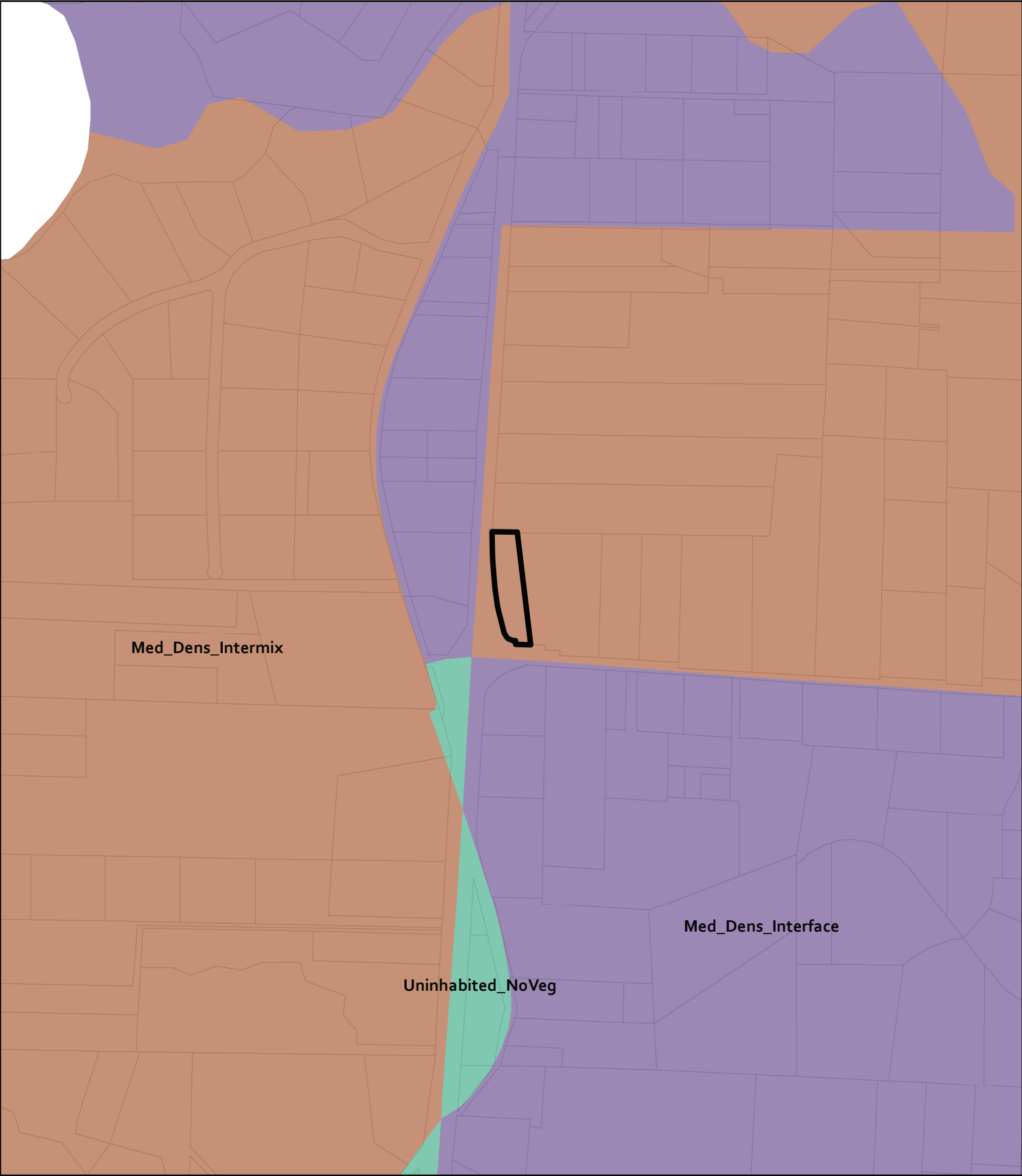
 Fort Bragg Stormwater Areas
 Assessors Parcels



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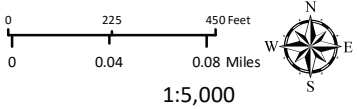
MS4 STORMWATER AREA

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 Assessors Parcels



1:5,000
WILDLAND URBAN INTERFACE

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