



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

September 14, 2020

Planning – Ukiah
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg

Assessor
CalFire - Prevention
Department of Fish and Wildlife
California Coastal Commission

Fort Bragg Rural Fire District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDP_2020-0016
DATE FILED: 4/22/2020
OWNER/APPLICANT: SUSAN GARRETT
AGENT: MARK MERTLE

REQUEST: A request for a Standard Coastal Development Permit to process an after-the-fact remodel and expansion of a legal non-conforming second residential unit by XYZ square feet. Additionally, the request includes phased-construction of a multi-story garage (576 sq. ft.) with an upstairs 'Game Room'.

LOCATION: In the Coastal Zone, 2.5± miles south of the City of Fort Bragg center, lying on the west side of Freitas Lane (Private), 430± feet north of its intersection with Boice Lane (Private), located at 17750 Freitas Ln., Fort Bragg (APN: 017-172-14).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: MATT GOINES

RESPONSE DUE DATE: September 28, 2020

PROJECT INFORMATION CAN BE FOUND AT:

https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
Recommend conditional approval (attached).
Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
Recommend denial (Attach reasons for recommending denial).
Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
Other comments (attach as necessary).

REVIEWED BY:

Signature Department Date

CASE: CDP_2020-0016

OWNER/

APPLIANCT: SUSAN GARRETT

AGENT: MARK MERTLE

REQUEST: A request for a Standard Coastal Development Permit to process an after-the-fact remodel and expansion of a legal non-conforming second residential unit by 50 square feet. Additionally, the request includes phased-construction of a multi-story garage (576 sq. ft.) with an upstairs 'Game Room'.

LOCATION: In the Coastal Zone, 2.5± miles south of the City of Fort Bragg center, lying on the west side of Freitas Lane (Private), 430± feet north of its intersection with Boice Lane (Private), located at 17750 Freitas Ln., Fort Bragg (APN: 017-172-14).

APN/S: 017-172-14

PARCEL SIZE: 0.84± Acres

GENERAL PLAN: Rural Residential [RR5(1):U]

ZONING: Rural Residential (RR:5)

EXISTING USES: Residential

DISTRICT: 4th Supervisorial District

RELATED CASES: BF_2018-0143 (Remodel) → BF_2018-0489 (Remodel)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential (RR:5)(1)	Rural Residential (RR:5)(1)	1.0± Acres	Residential
EAST:	Rural Residential (RR:5)(1)	Rural Residential (RR:5)(1)	1.80± Acres	Residential
SOUTH:	Rural Residential (RR:5)(1)	Rural Residential (RR:5)(1)	0.79± Acres	Residential
WEST:	Rural Residential (RR:5)(1)	Rural Residential (RR:5)(1)	0.90± Acres & 0.95± Acres	Residential

REFERRAL AGENCIES

LOCAL

- Assessor's Office
- Building Division (FB)
- Department of Transportation
- Environmental Health
- Fort Bragg Rural Fire District
- Planning Division (Ukiah)

STATE

- CALFIRE (Land Use)
- California Dept. of Fish & Wildlife
- California Coastal Commission

TRIBAL

- Cloverdale Rancheria
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians
-

ADDITIONAL INFORMATION: Per the Mendocino County Assessor's Office, both residential units were constructed during the 1940's.

STAFF PLANNER: MATT GOINES

DATE: 8/27/2020

ENVIRONMENTAL DATA

1. MAC:

GIS
NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS
Urban and 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 Wohly-Casabonne Loams

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
NO

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
NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy
NO

22. OAK WOODLAND AREA:

USDA
NO

23. HARBOR DISTRICT:

Sec. 20.512
NO

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS
17: 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
Partial "Coastal Forest"

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
YES

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
N/A

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020
N/A

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
 790 SOUTH FRANKLIN STREET
 FORT BRAGG, CA 95437
 Telephone: 707-964-5379
 FAX: 707-961-2427
 pbs@co.mendocino.ca.us
 www.co.mendocino.ca.us/planning



Case No(s)	CDP-2020-0016
CDF No(s)	#118-20
Date Filed	A-22-2020
Fee	\$ 5,501.55
Receipt No.	PRJ-031609
Received by	@WALDMATAJ
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Sue Garrett
 Mailing Address 11588 Bottlerock Rd
 City Kelseyville State CA Zip Code 95451 Phone 707-279-4011

PROPERTY OWNER

Name Sue Garrett
 Mailing Address 11588 Bottlerock Rd
 City Kelseyville State CA Zip Code 95451 Phone 707-279-4011

AGENT

Name Mark Mertle
 Mailing Address 489 S. Harrison St.
 City Fort Bragg State CA Zip Code 95437 Phone 707-964-9273

PARCEL SIZE

.95 Square feet
 Acres

STREET ADDRESS OF PROJECT

11740 Freitas Ln., Fort Bragg, CA 95437
A.K.A. 17750 Freitas Ln.

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 FORT BRAGG CA

ASSESSOR'S PARCEL NUMBER(S)

017-172-140

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

[Signature] 3-23-2020
 Signature of Applicant/Agent Date Signature of Owner 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.

Home Remodel
Existing Pump house/well
Existing Septic System

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	_1	1236
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> 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: _____
 Estimated employees per shift: _____
 Estimated shifts per day: _____
 Type of loading facilities proposed: _____

4. Will the proposed project be phased? Yes No

If Yes, explain your plans for phasing.

House remodel phase one.
Garage/Game room phase two.

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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.
 Existing Single Family Residence
 Existing Pump House

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 20 feet.

8. Lot area (within property lines): .95 square feet acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>2428</u> square feet	<u>3112</u> square feet	<u>3112</u> square feet
Paved area	<u>0</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Landscaped area	<u>1000</u> square feet	<u>0</u> square feet	<u>1000</u> square feet
Unimproved area	<u>37954</u> square feet	<u>37270</u> square feet	<u>37270</u> square feet
GRAND TOTAL:			<u>41382</u> square feet
(Should equal gross area of parcel)			

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

11. Parking will be provided as follows:

Number of Spaces	Existing <u>4</u>	Proposed <u>0</u>	Total <u>4</u>
Number of covered spaces	<u>0</u>		Size _____
Number of uncovered spaces	<u>4</u>		Size <u>10x20</u>
Number of standard spaces	<u>0</u>		Size _____
Number of handicapped spaces	<u>0</u>		Size _____

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: _____ 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.

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: _____ cubic yards
B. Amount of fill: _____ cubic yards
C. Maximum height of fill slope: _____ feet
D. Maximum height of cut slope: _____ feet
E. Amount of import or export: _____ cubic yards
F. Location of borrow or disposal site: _____

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? _____ cubic yards.

Location of dredged material disposal site: _____

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.

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

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.

Sue Garrett

Owner/Authorized Agent

Date

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

AUTHORIZATION OF AGENT

Mark Mertle

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

Susan Garrett

Owner

3-23-2020

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 One of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

**COMPLETE FOR PROJECTS
LOCATED WITHIN 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 _____ (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:

Complete remodel Single Family Residence

(Description of development)

Located at: 17740 Freitas Lane, Fort Bragg, CA 95437 A.P.N. 071-172-14
AKA 17750

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

Southeast corner of property line 17740 Freitas Ln., Fort Bragg, CA 95437

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)



Owner/Authorized Representative



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.

SUBMIT ONLY ONE COPY

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.

Date: 3-23-2020

Susan Garrett
Applicant
Susan Garrett

Property Detail

Mendocino, CA SUSAN RANOCHAK, ASSESSOR

Parcel # (APN): **017-172-14-00**Use Description: **RESID. SINGLE FAMILY**Parcel Status: **ACTIVE**Owner Name: **GARRETT SUSAN K TTEE**Mailing Address: **11588 BOTTLE ROCK RD KELSEYVILLE CA 95451**Situs Address: **17750 FREITAS LN FORT BRAGG CA 95437-8363 R005**

Legal

Description:

ASSESSMENTTotal Value: **\$124,568**Use Code: **0001**Zoning: **RR5(1)5**Land Value: **\$27,333**Tax Rate Area: **076011**Census Tract: **110.02/5**Impr Value: **\$97,235**Year Assd: **2017**

Improve Type:

Other Value:

Property Tax:

Price/SqFt:

% Improved **78%**

Delinquent Yr

Exempt Amt:

HO Exempt?: **N****SALES HISTORY**

	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Transfer</u>
Recording Date:	05/23/2006	04/01/1994	12/01/1978	05/23/2006
Recorded Doc #:	10062	07534	27353	10062
Recorded Doc Type:				
Transfer Amount:		\$9,000		
Sale 1 Seller (Grantor):				
1st Trst Dd Amt:		Code1:	2nd Trst Dd Amt:	Code2:

PROPERTY CHARACTERISTICS

Lot Acres:	Year Built:	Fireplace:
→ Lot SqFt: ± 36,600 sq.ft	Effective Yr:	A/C:
Bldg/Liv Area:	Total Rooms:	Heating:
Units:	Bedrooms:	Pool:
Buildings:	Baths (Full):	Park Type:
Stories:	Baths (Half):	Spaces:
Style:	Garage SqFt:	Site Inffnce:
Construct:		Timber Preserve:
Quality:		Ag Preserve:
Building Class:		
Condition:		
Other Rooms:		

COMPLETE FOR PROJECTS
LOCATED WITHIN 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 : Complete remodel Single Family Residence

LOCATION: 17740 Freitas Ln. Fort Bragg, CA 95437
AKA 17750

APPLICANT : Sue Garrett 11588 Bottlerock Rd., Kelseyville, CA 95451

ASSESSOR'S PARCEL NUMBER(S): 017-172-14

DATE NOTICE POSTED: _____

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
860 NORTH BUSH STREET
UKIAH, CA 95482
707-463-4281

Untitled Map

Site map for tree removal 17740 Freitas lane

Legend

17750 Freitas Ln.
Fort Bragg, CA 95437

17740 Freitas Ln
Fort Bragg, CA 95437

Location Of Posting
For CDP

Freitas Lane

Barbizon Lane



100 ft

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FORT BRAGG CA

Google Earth

76-011

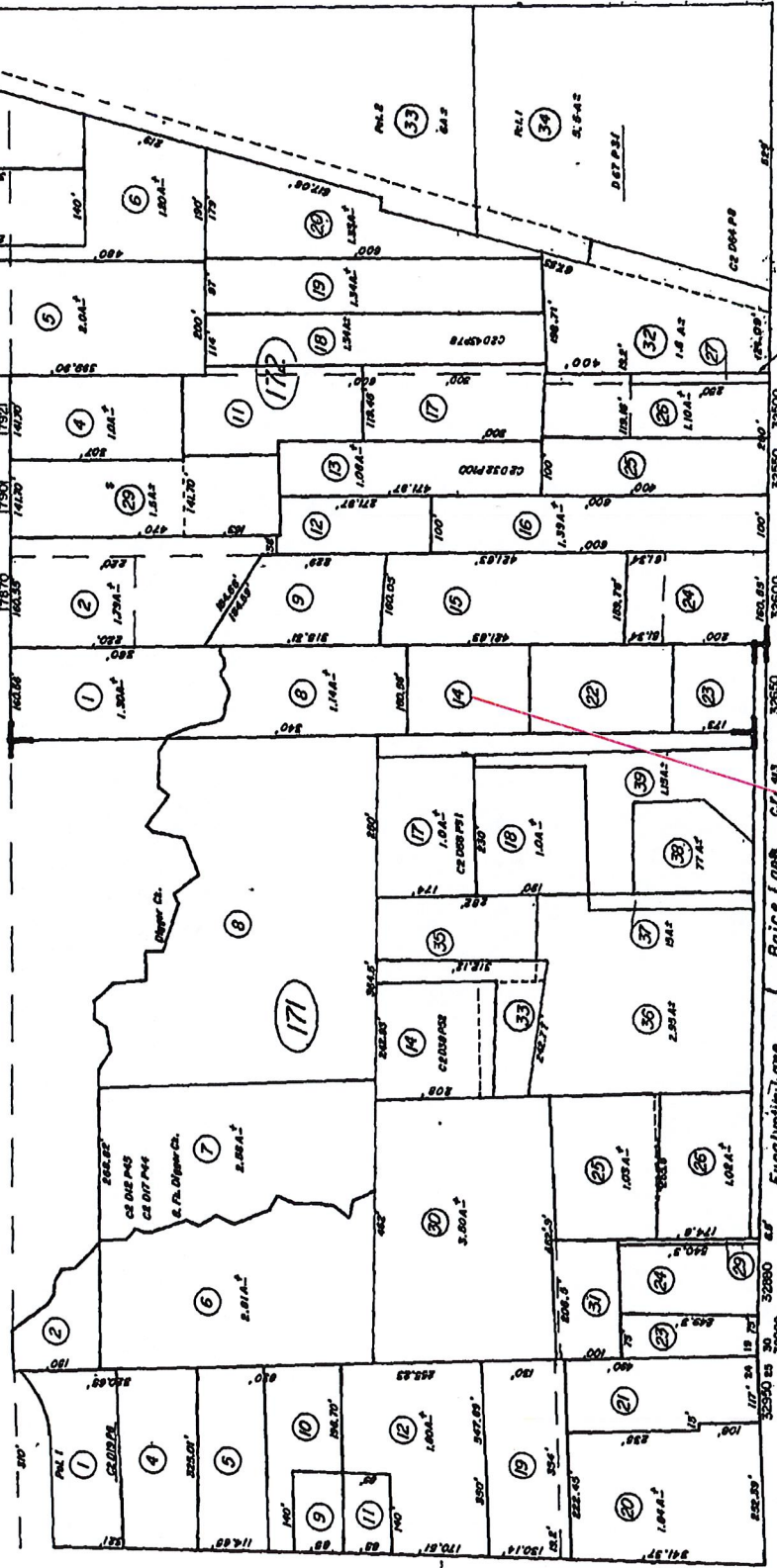
17-17

S.1/2 of S.W.1/4 of Sec. 19, T.18N. R.17W., MDB&M
Por. of S.E.1/4 of S.E.1/4 of Sec. 24 T.18N. R.18W., MDB&M

16



22



8

22

31

APN 017-172-14
17740 Freitas Ln, Ft. Bragg, CA
AKA 17750

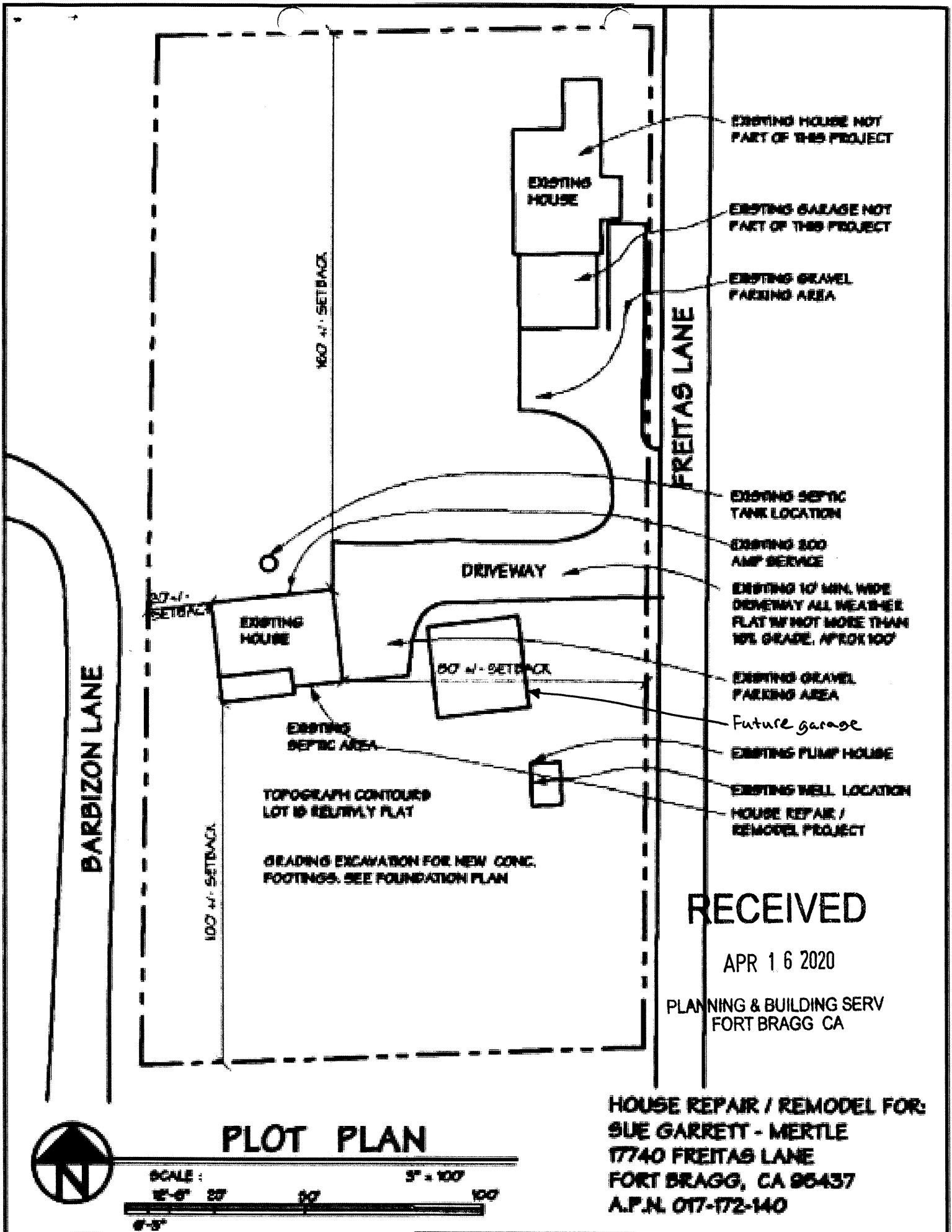
Assessor's Map
County of Mendocino, Calif.
March, 1971

NOTE: This map was prepared for
assessment purposes only. No liability
is assumed for the data delineated
hereon.

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EXISTING HOUSE NOT PART OF THIS PROJECT

EXISTING GARAGE NOT PART OF THIS PROJECT

EXISTING GRAVEL PARKING AREA

EXISTING SEPTIC TANK LOCATION

EXISTING 300 AMP SERVICE

EXISTING 10' MIN. WIDE DRIVEWAY ALL WEATHER FLAT W/ NOT MORE THAN 1% GRADE, APPROX 100'

EXISTING GRAVEL PARKING AREA

Future garage

EXISTING PUMP HOUSE

EXISTING WELL LOCATION

HOUSE REPAIR / REMODEL PROJECT

BARBIZON LANE

FREITAS LANE

160' +/- SETBACK

100' +/- SETBACK

50' +/- SETBACK

100' +/- SETBACK

DRIVEWAY

EXISTING HOUSE

EXISTING HOUSE

EXISTING SEPTIC AREA

TOPOGRAPHY CONTOURS LOT IS RELATIVELY FLAT

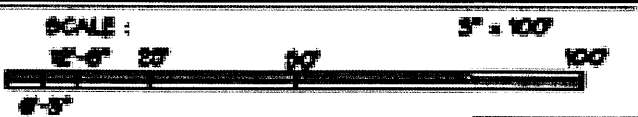
GRADING EXCAVATION FOR NEW CONC. FOOTINGS. SEE FOUNDATION PLAN

RECEIVED

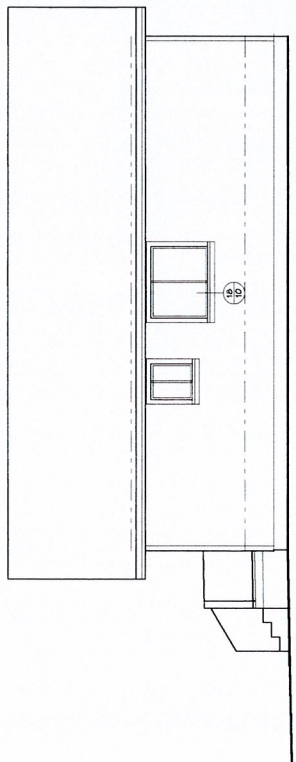
APR 16 2020

PLANNING & BUILDING SERV
FORT BRAGG CA

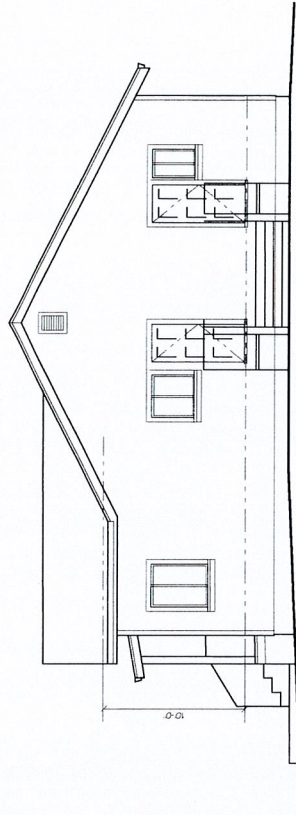
PLOT PLAN



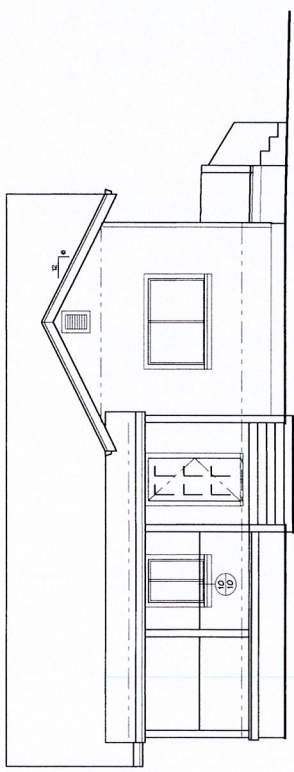
HOUSE REPAIR / REMODEL FOR:
SUE GARRETT - MERTLE
17740 FREITAS LANE
FORT BRAGG, CA 95437
A.P.N. 017-172-140



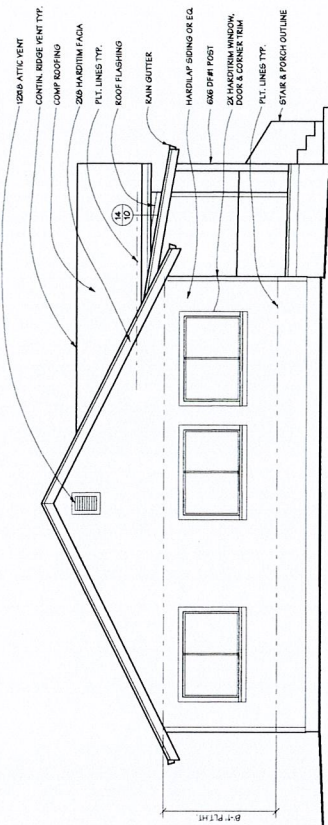
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



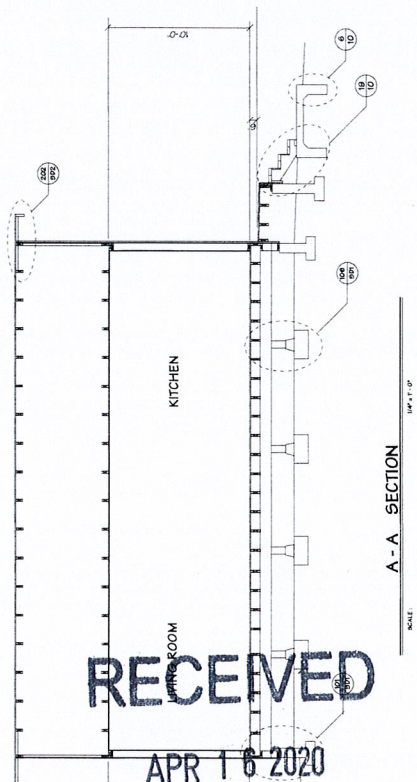
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



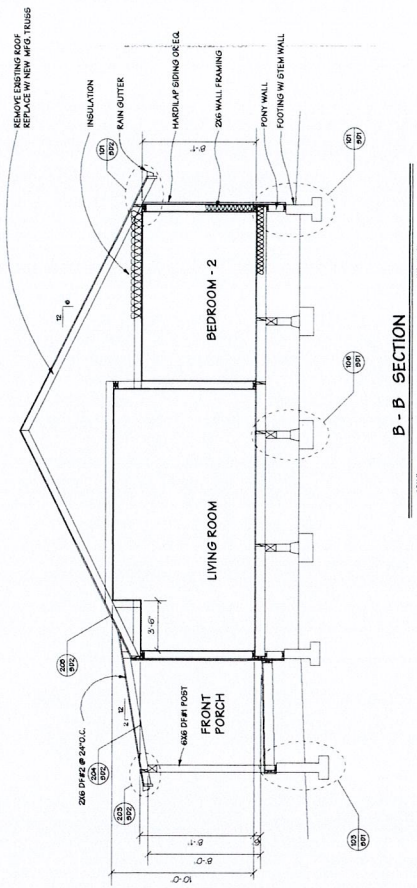
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



A - A SECTION
SCALE: 1/4" = 1'-0"



B - B SECTION
SCALE: 1/4" = 1'-0"

OAK SPRINGS STUDIO
BRIAN J.F. MANNING
P.O. BOX 535 HOPLAND CA, 95449
707 744-1611

HOUSE REPAIR / REMODEL FOR:
SUE GARRETT - MERTLE
1740 FREITAS LANE
FORT BRAGG, CA 95437
707-772-140

DATE:
1-28-18
SHEET:
9

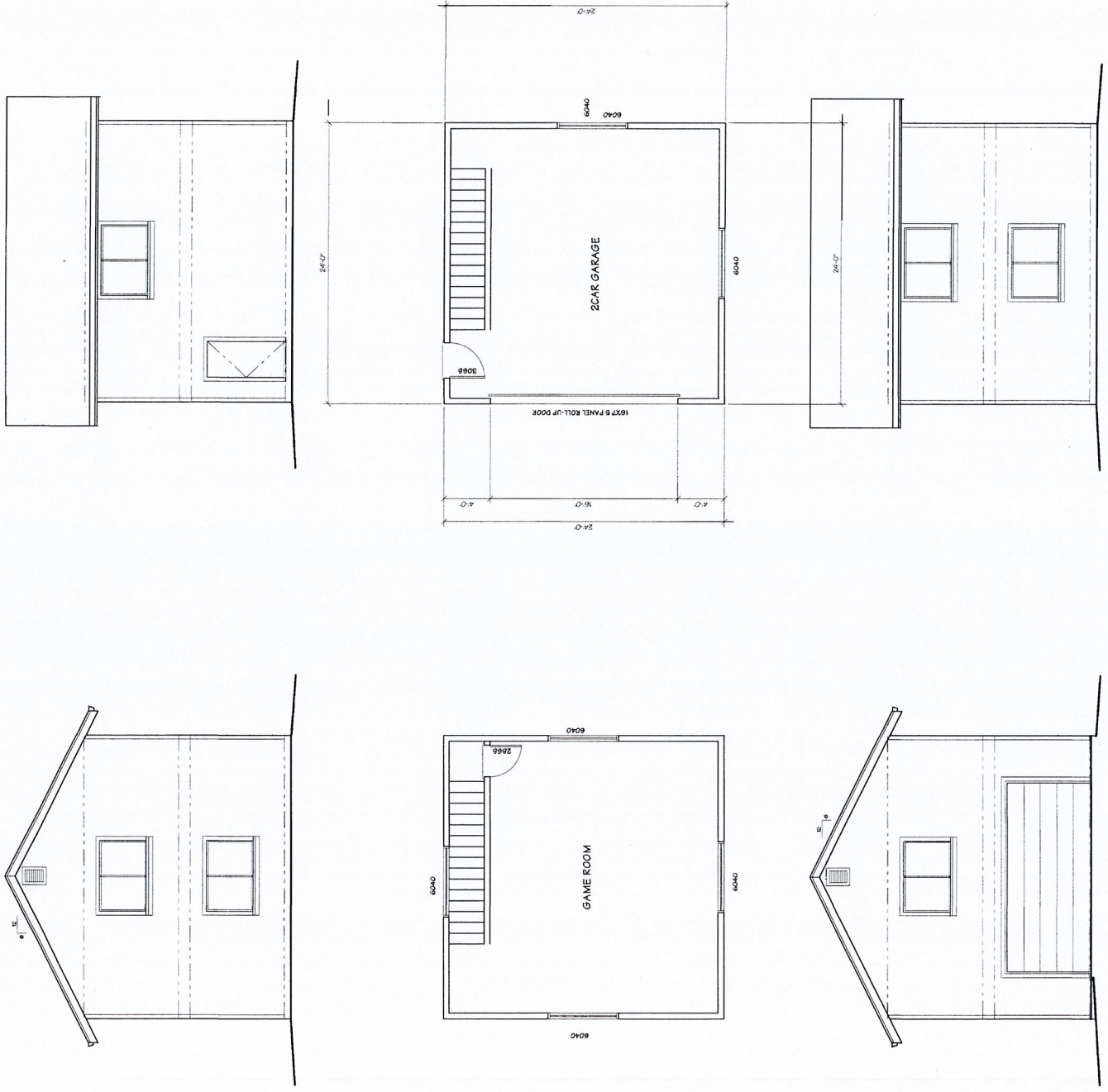


OAK SPRINGS STUDIO
 BRIAN J.F. MANNING
 P.O. BOX 535 HOPLAND CA, 95449
 (707) 744-1611

HOUSE REPAIR / REMODEL & GARAGE FOR:
 SUE GARRETT - MERLE
 17740 FREITAS LANE
 FORT BRAGG, CA 95437
 172-140

DATE:
 7/11/18

SHEET:



RECEIVED

APR 16 2020

PLANNING & BUILDING SERV
 FORT BRAGG CA



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
 860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

BRENT SCHULTZ, DIRECTOR
 TELEPHONE: 707-234-6650
 FAX: 707-463-5709
 FB PHONE: 707-964-5379
 FB FAX: 707-961-2427
 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

ACKNOWLEDGMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors in Resolution No.'s 11-072, 16-150, 18-122 and 19-170):

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended

[Handwritten Signature]

3-17-2020

Applicant Signature

Date

OFFICE USE ONLY:

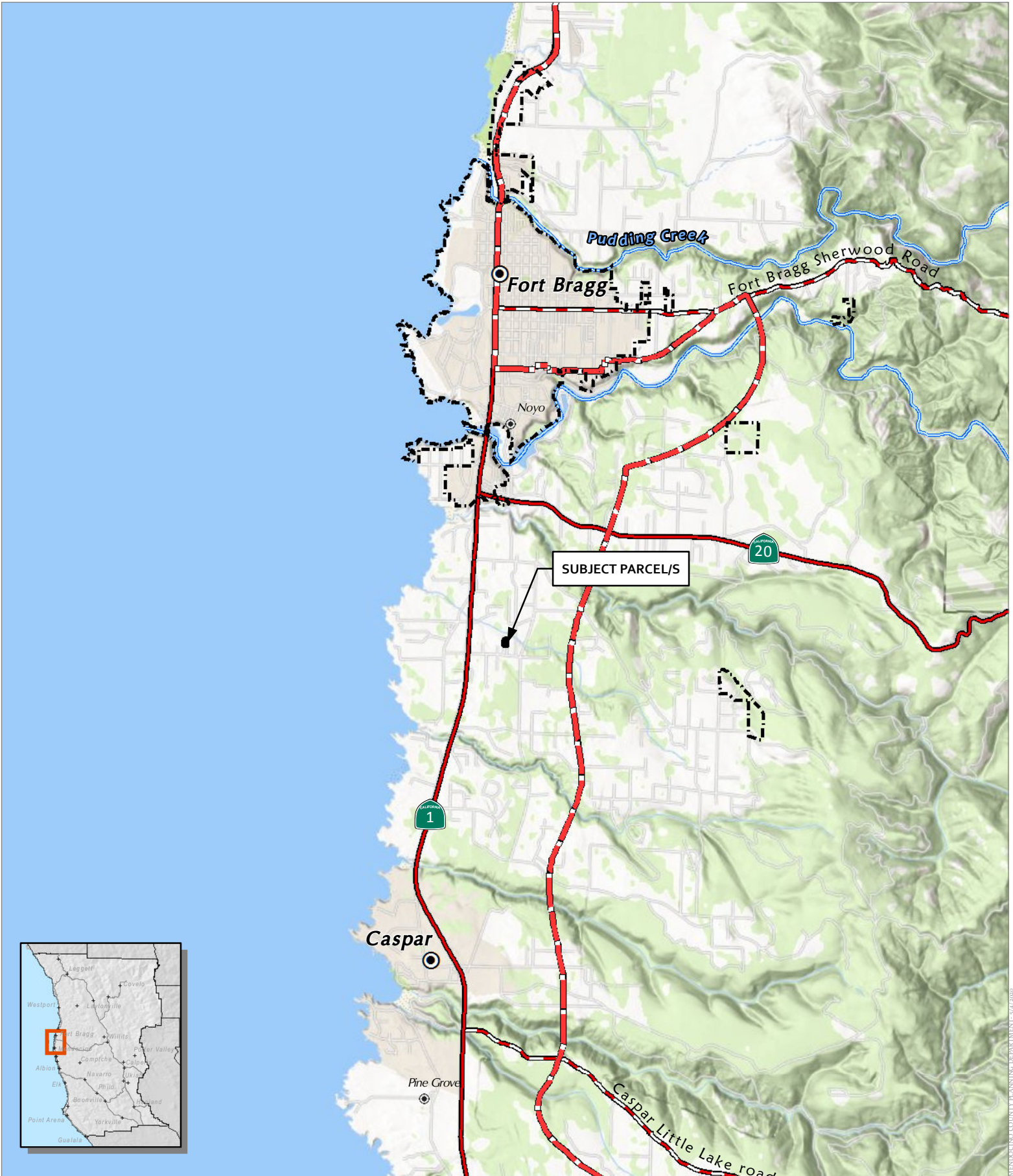
CDP-2020-0016

Project or Permit Number







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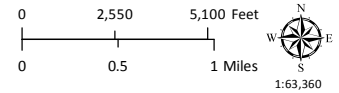
APR 22 2020

PLANNING & BUILDING SERV
 FORT BRAGG CA



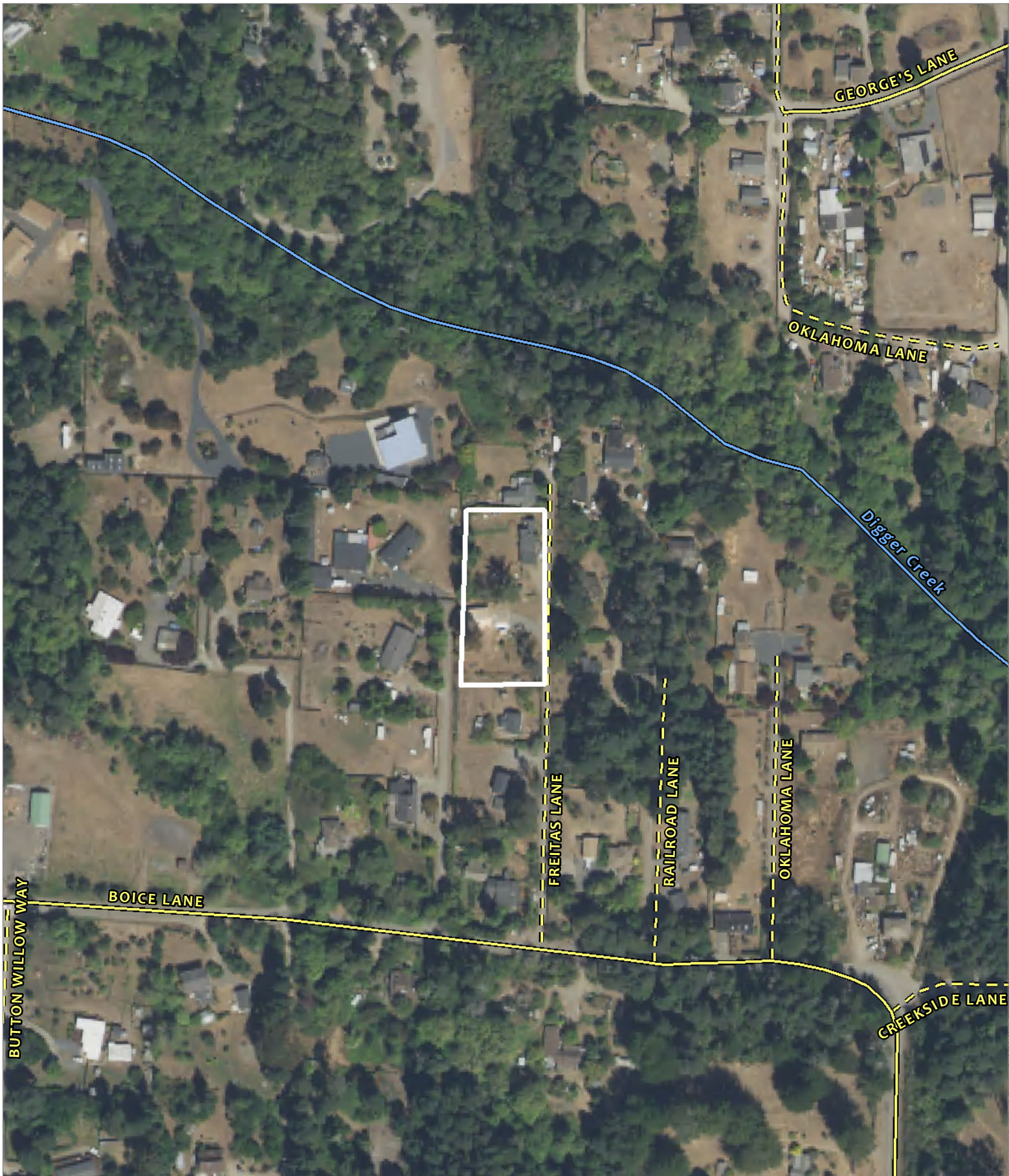
CASE: CDP 2020-0016
 OWNER: GARRETT, Susan
 APN: 017-172-14
 APLCT: Sue Garrett
 AGENT: Mark Mertle
 ADDRESS: 17750 Freitas Lane, Fort Bragg

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






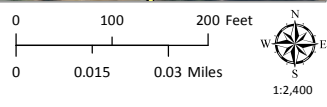
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 5/17/2020



CASE: CDP 2020-0016
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APLCT: Sue Garrett
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-  Named Rivers
-  Public Roads
-  Private Roads

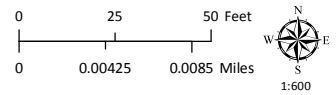


AERIAL IMAGERY

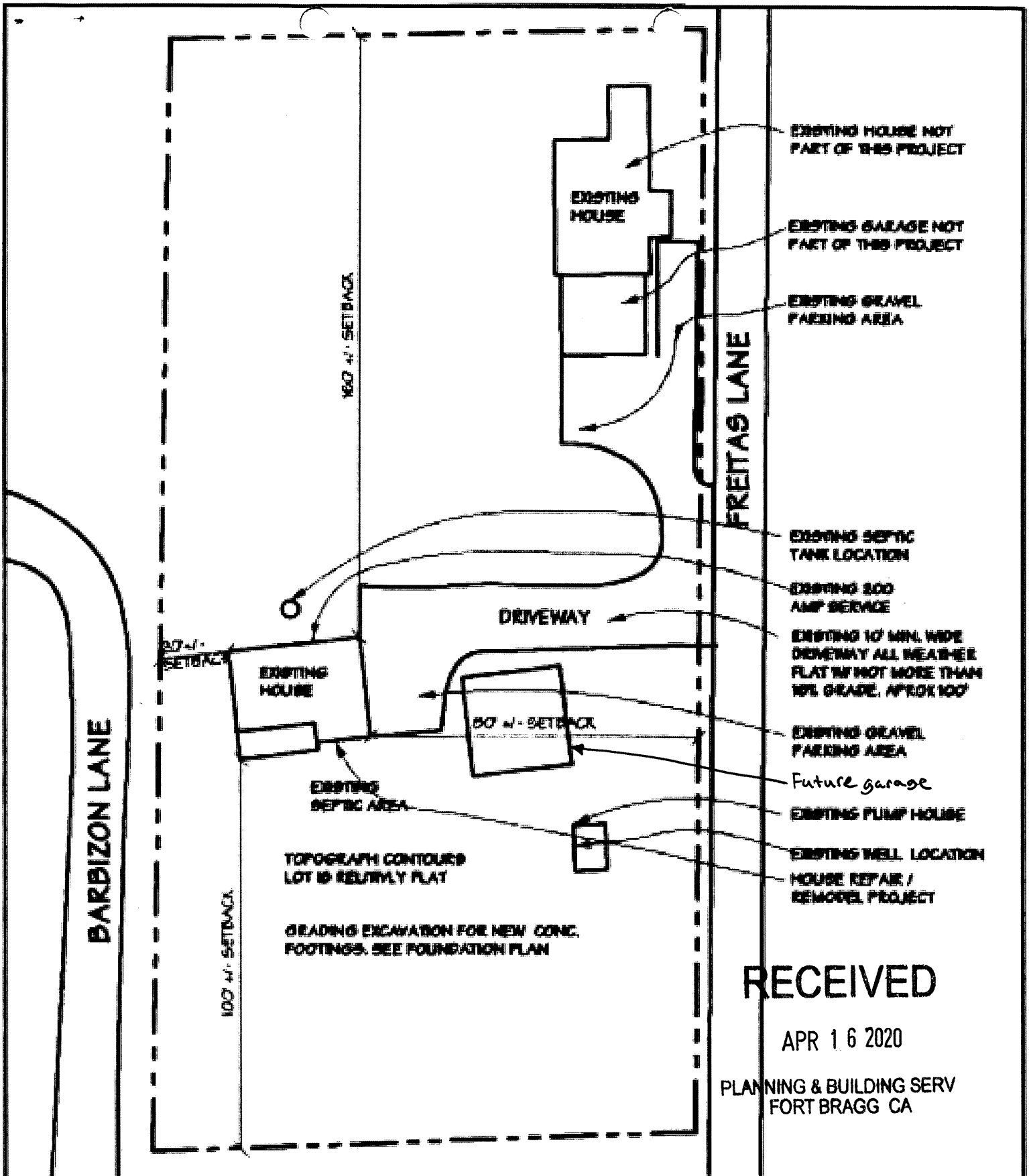


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== Private Roads



AERIAL IMAGERY



EXISTING HOUSE NOT PART OF THIS PROJECT

EXISTING GARAGE NOT PART OF THIS PROJECT

EXISTING GRAVEL PARKING AREA

EXISTING SEPTIC TANK LOCATION

EXISTING 300 AMP SERVICE

EXISTING 10' MIN. WIDE DRIVEWAY ALL WEATHER FLAT W/ NOT MORE THAN 1% GRADE, APPROX 100'

EXISTING GRAVEL PARKING AREA

Future garage

EXISTING PUMP HOUSE

EXISTING WELL LOCATION

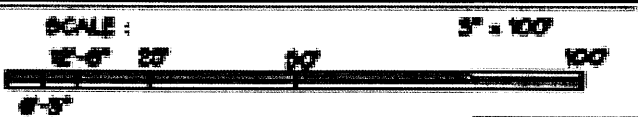
HOUSE REPAIR / REMODEL PROJECT

RECEIVED

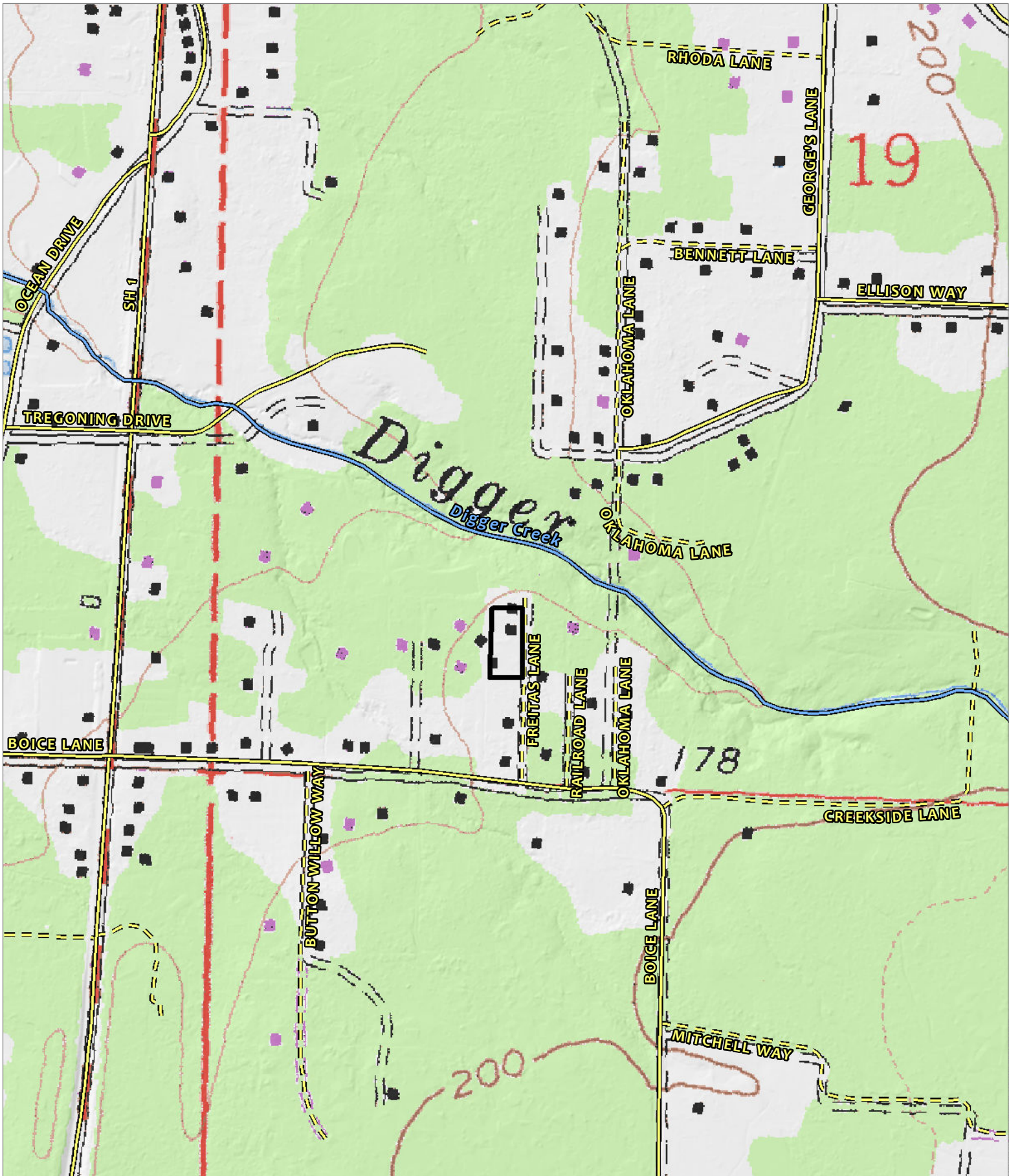
APR 16 2020

PLANNING & BUILDING SERV
FORT BRAGG CA




PLOT PLAN

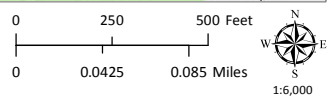


**HOUSE REPAIR / REMODEL FOR:
SUE GARRETT - MERTLE
17740 FREITAS LANE
FORT BRAGG, CA 95437
A.P.N. 017-172-140**

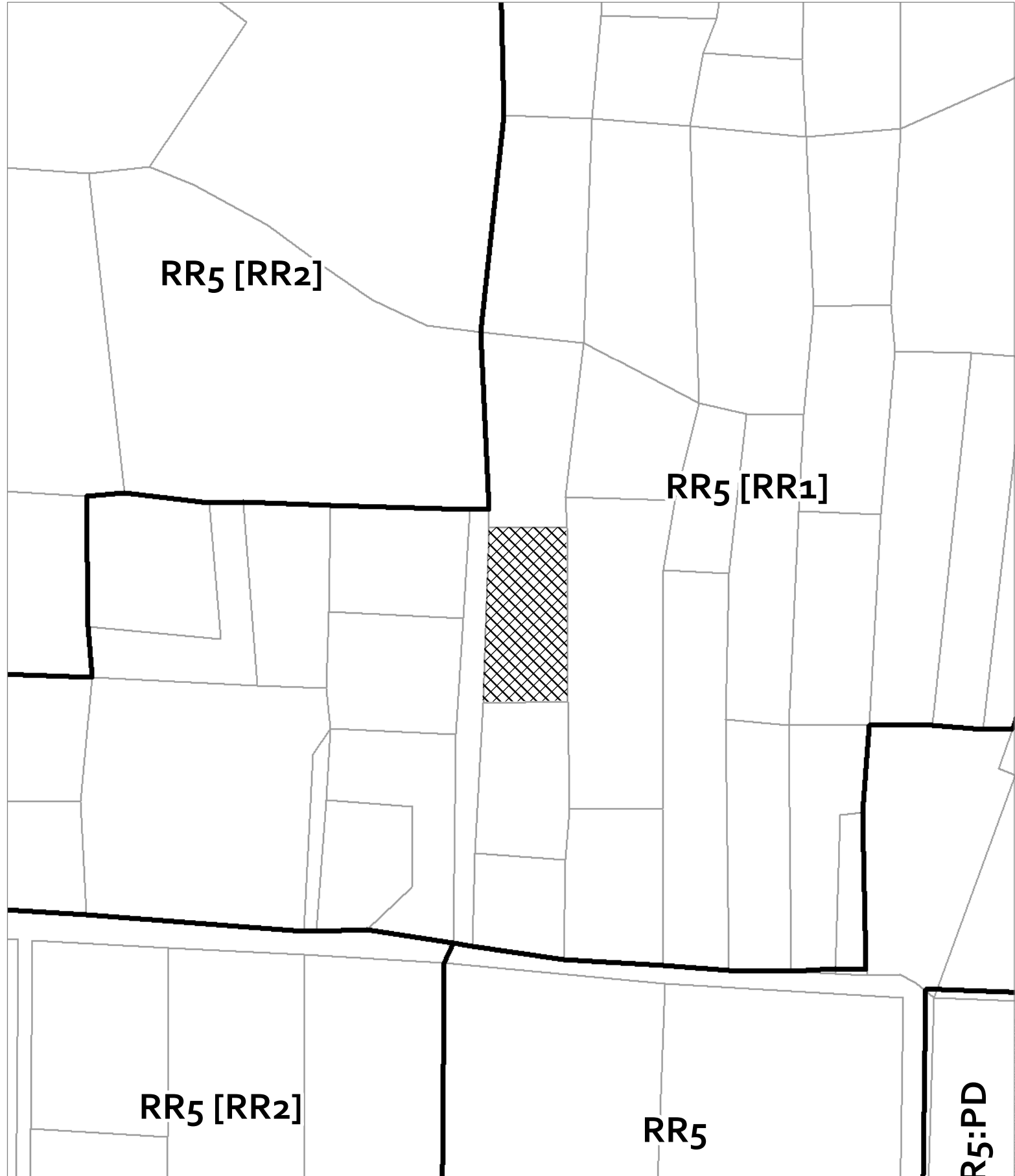


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-  Named Rivers
-  Public Roads
-  Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET



RR5 [RR2]

RR5 [RR1]

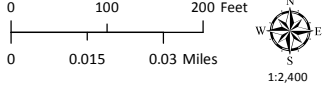
RR5 [RR2]

RR5

R5:PD

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-  Zoning Districts
-  Assessors Parcels



RR 5 [RR 2]



RR 5 [RR 1]

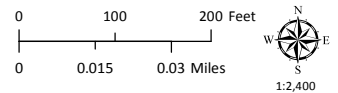
RR 5 [RR 2]

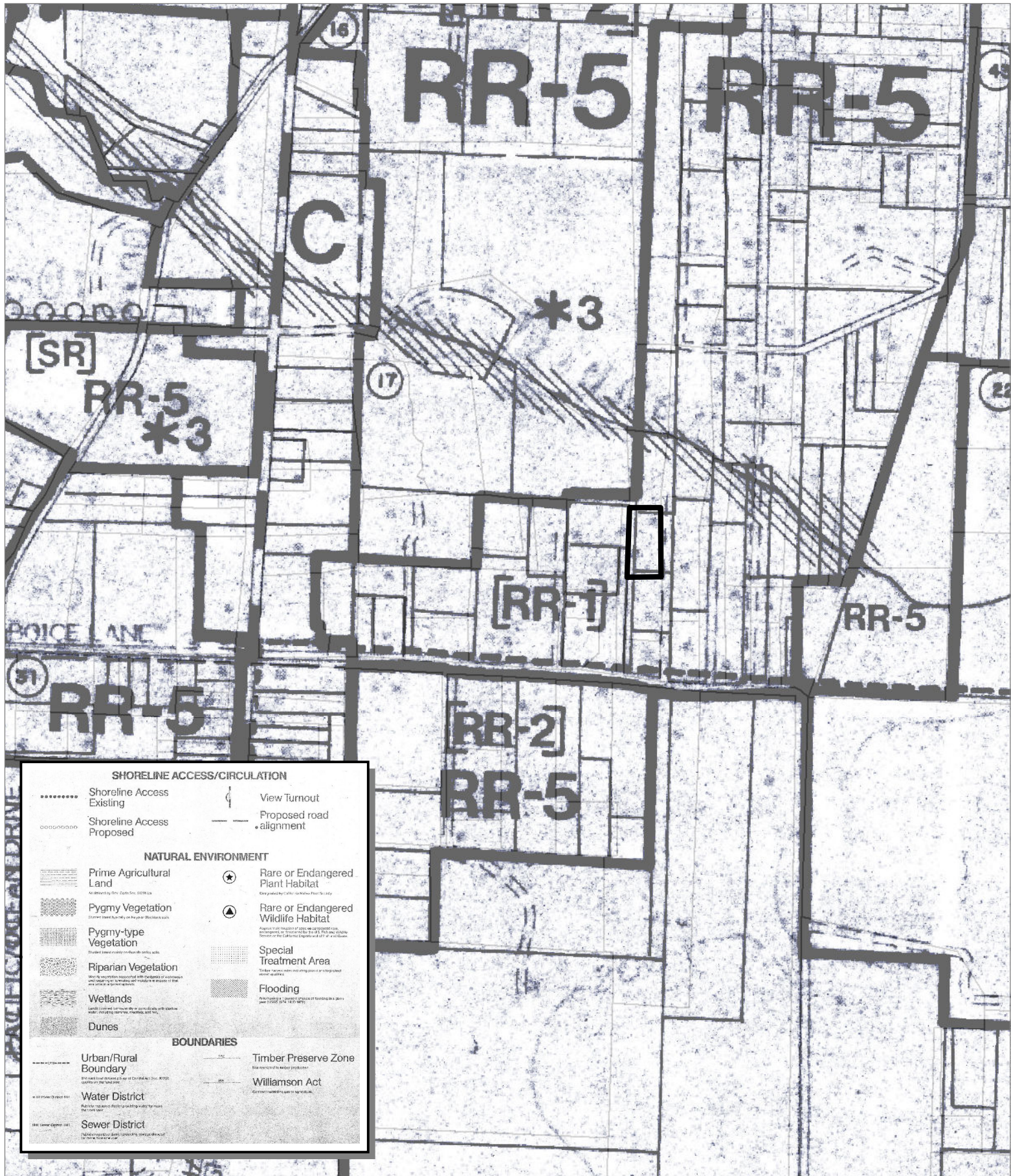
RR 5

RR 5-PD


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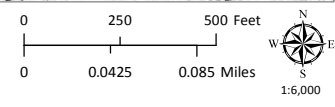
-  General Plan Classes
-  Assessors Parcels



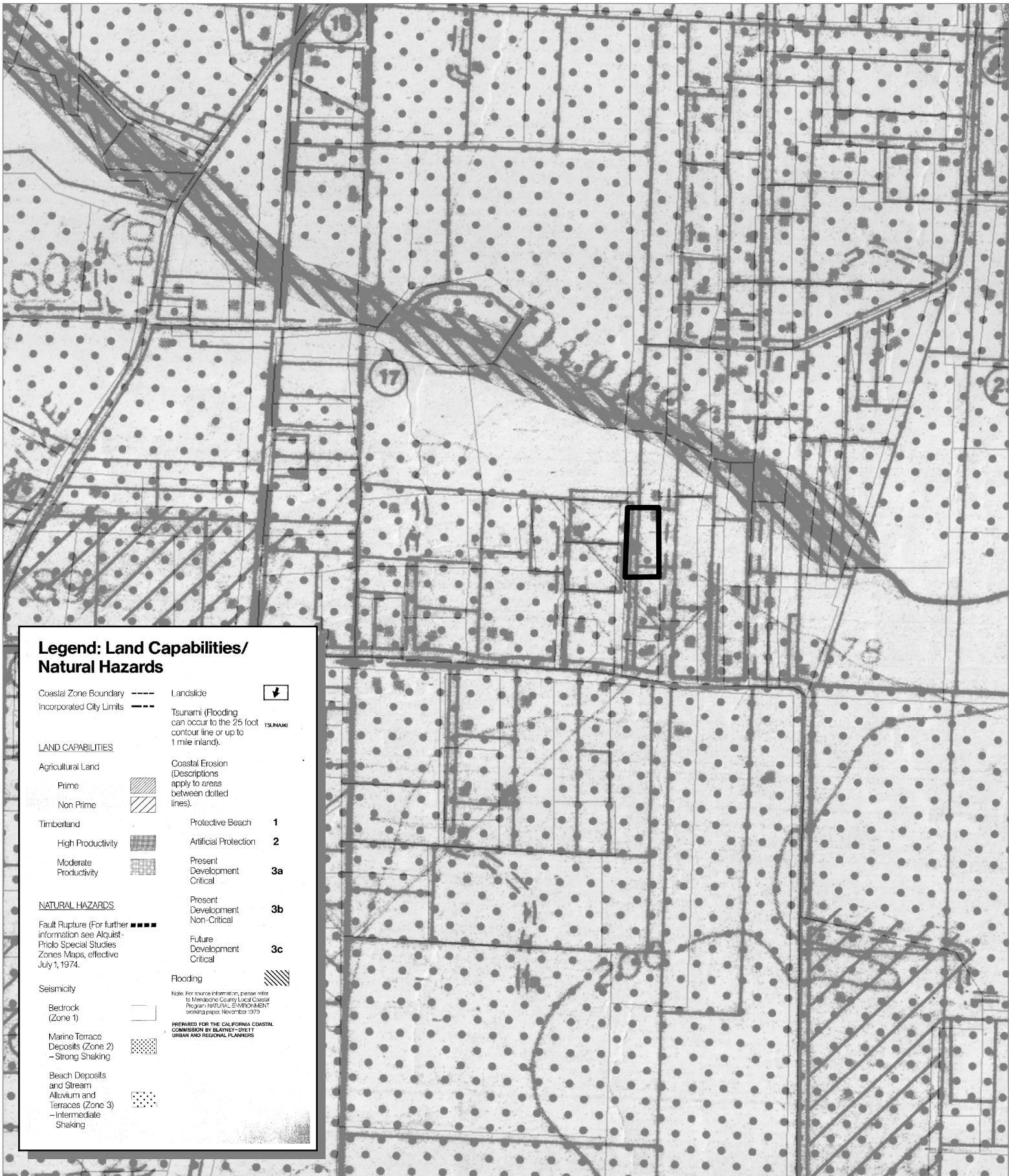


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 Assessors Parcels



MENDOCINO COUNTY PLANNING DEPARTMENT 5/4/2020



**Legend: Land Capabilities/
Natural Hazards**

Coastal Zone Boundary ---
Incorporated City Limits ---

LAND CAPABILITIES

Agricultural Land
Prime [diagonal lines] Non Prime [cross-hatch]

Timberland [diagonal lines]

High Productivity [grid] Moderate Productivity [grid]

NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.) [dashed line]

Seismicity
Bedrock (Zone 1) [white] Marine Terrace Deposits (Zone 2) - Strong Shaking [grid] Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [dots]

Landslide [arrow pointing down]

Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). [wavy line]


Coastal Erosion (Descriptions apply to areas between dotted lines).
Protective Beach 1 [diagonal lines] Artificial Protection 2 [diagonal lines] Present Development Critical 3a [grid] Present Development Non-Critical 3b [grid] Future Development Critical 3c [grid]

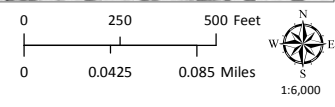
Flooding [diagonal lines]

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.

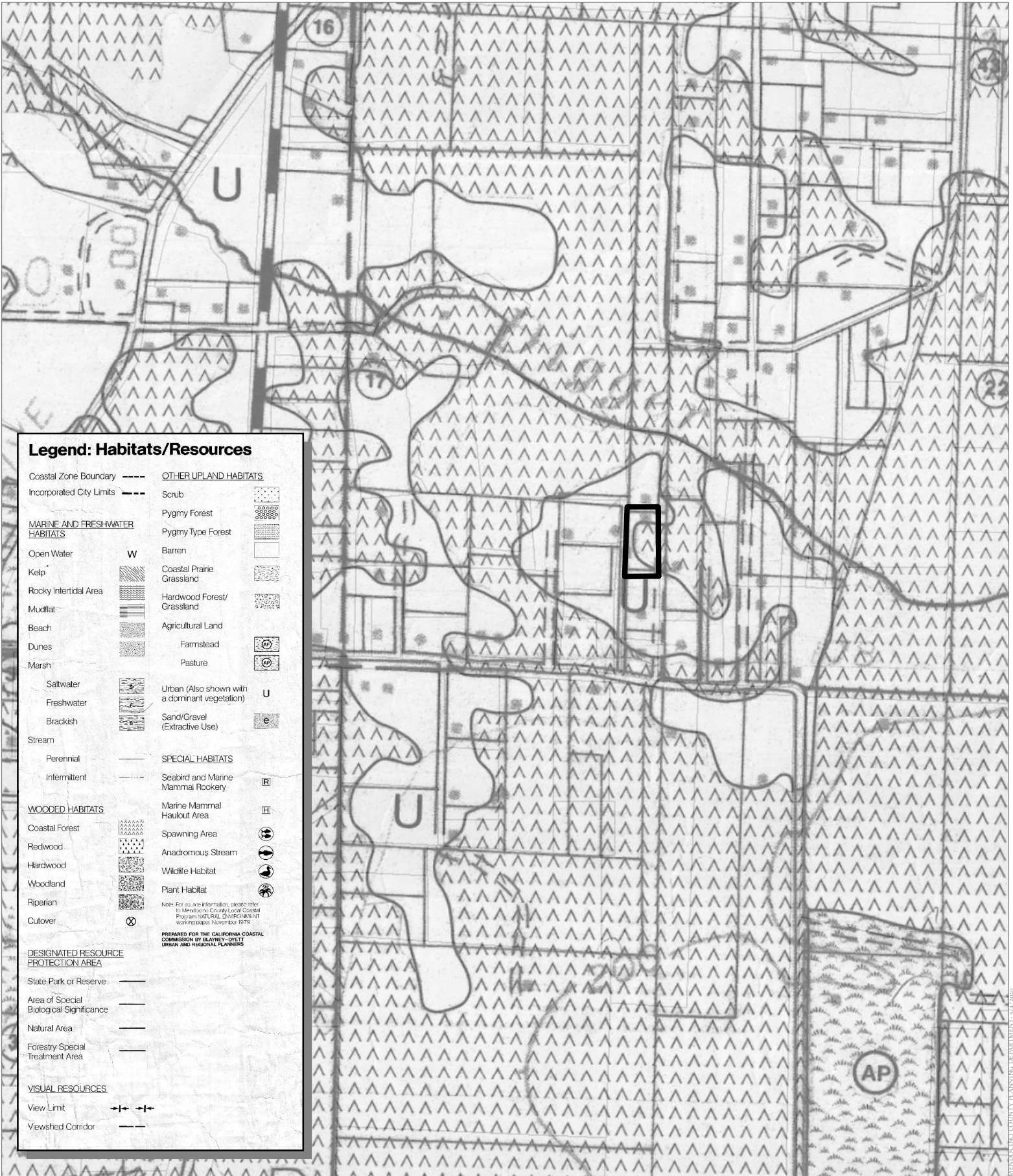
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-O'LETT URBAN AND REGIONAL PLANNERS

CASE: CDP 2020-0016
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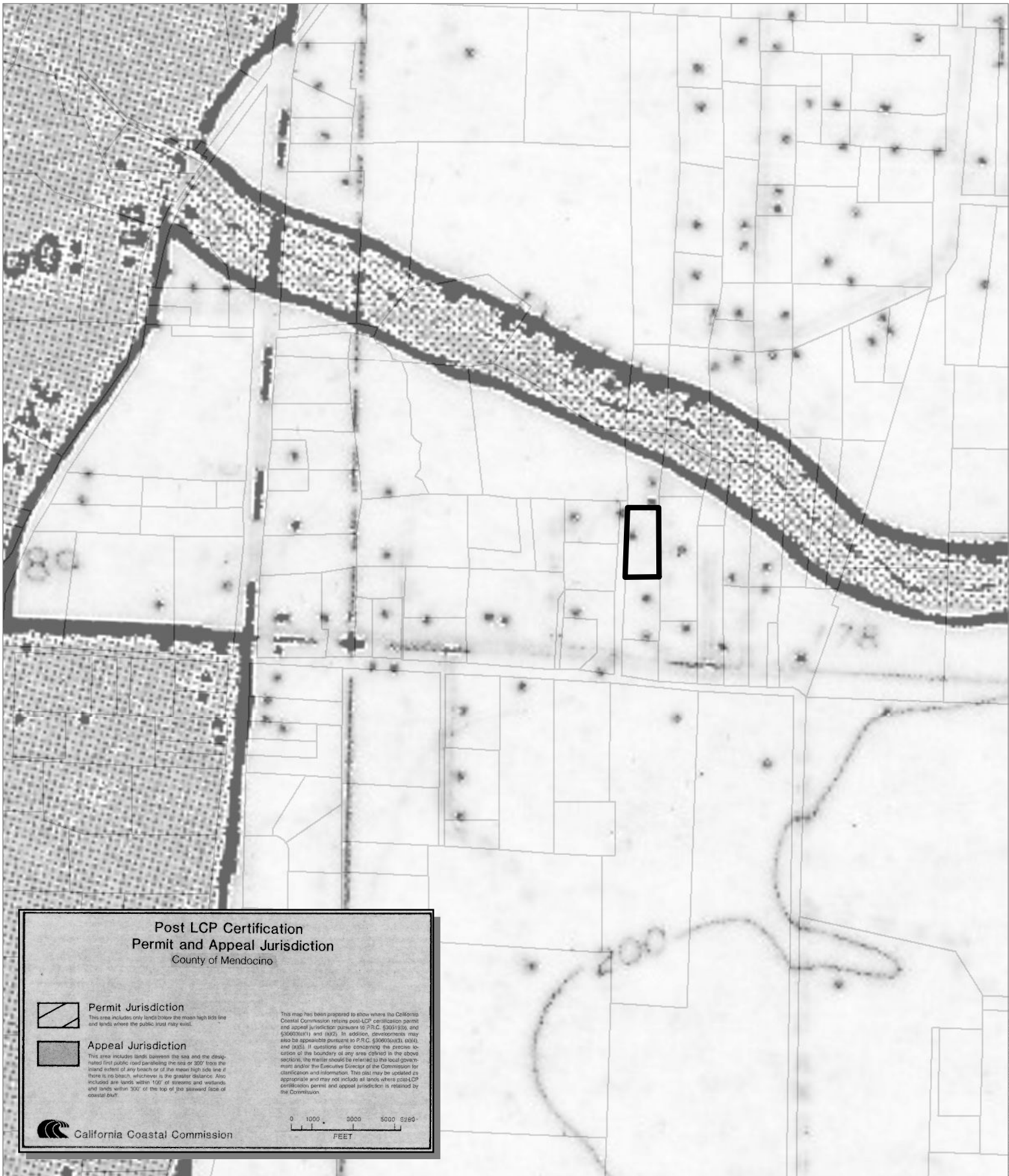
 Assessors Parcels



MENDOCINO COUNTY PLANNING DEPARTMENT 7/14/2020



MENDOCINO COUNTY PLANNING DEPARTMENT - 5/14/2020



**Post LCP Certification
Permit and Appeal Jurisdiction**
County of Mendocino

Permit Jurisdiction
This area includes only lands below the mean high tide line and lands where the public trust may exist.

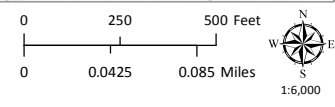
Appeal Jurisdiction
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the planned face of coastal dune.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §3001950, and §30020411 and §3002, in addition, developments may also be appealable pursuant to P.R.C. §30003043, 0404, and 9055. If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

0 1000 3000 5000 5280
FEET

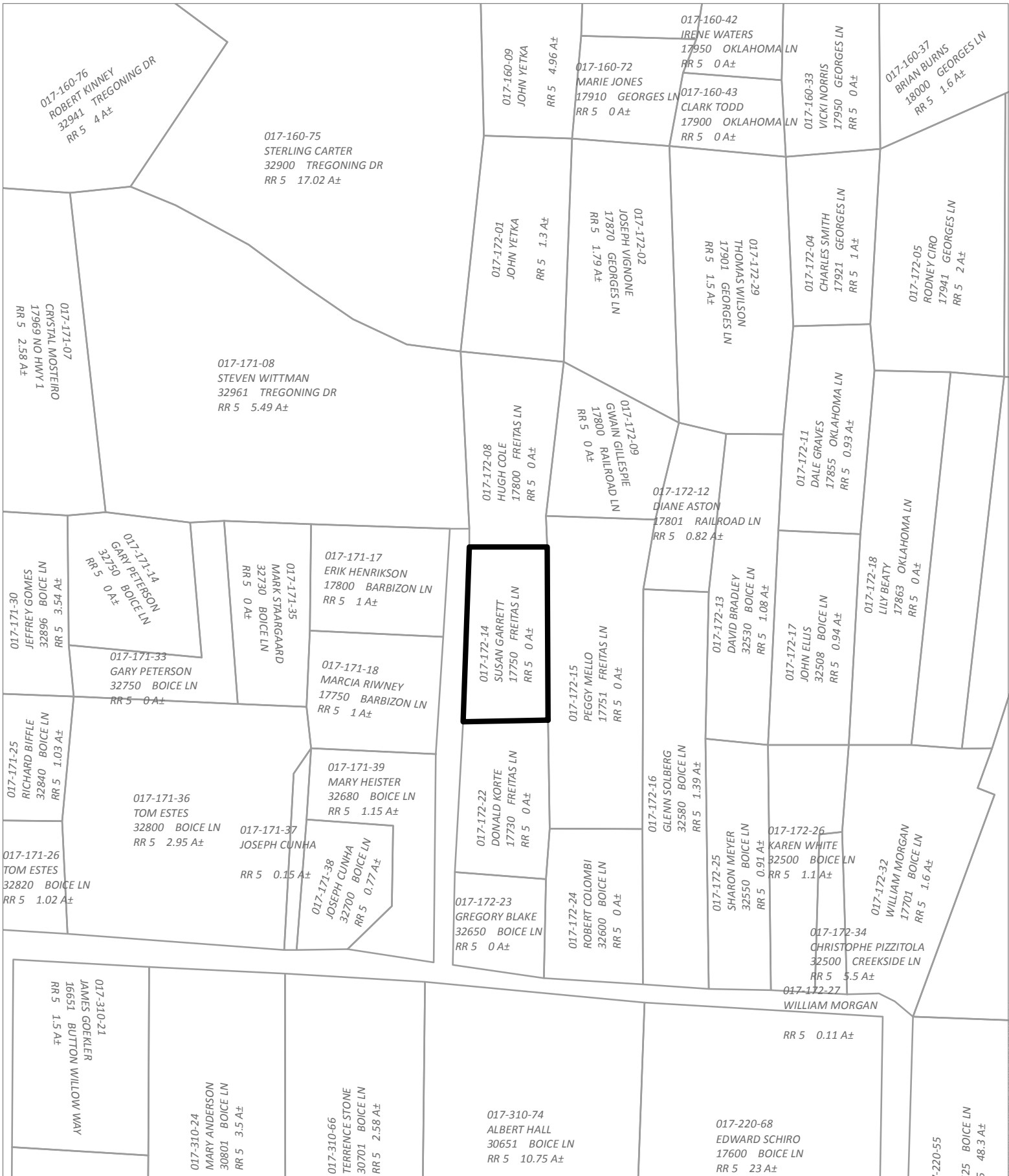
CASE: **CDP 2020-0016**
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 AGENT: **Mark Mertle**
 ADDRESS: **17750 Freitas Lane, Fort Bragg**

Assessor's Parcels



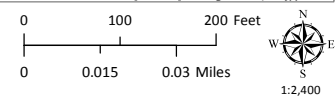
POST LCP CERTIFICATION & APPEALS JURISDICTION

MENDOCINO COUNTY PLANNING DEPARTMENT - 5/4/2020



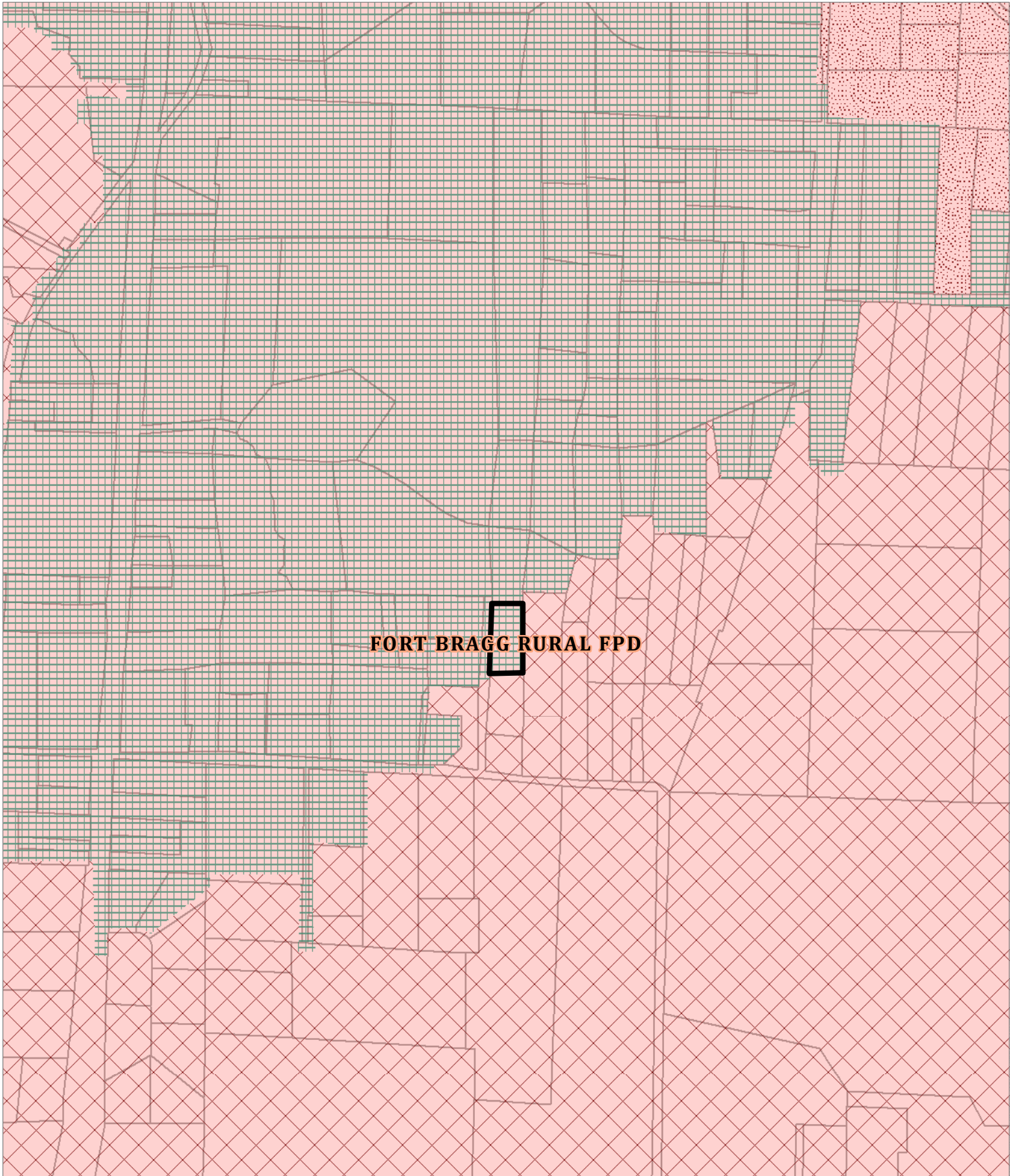
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Assessors Parcels








ADJACENT PARCELS

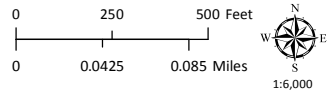
MENDOCINO COUNTY PLANNING DEPARTMENT 5/17/2020



FORT BRAGG RURAL FPD

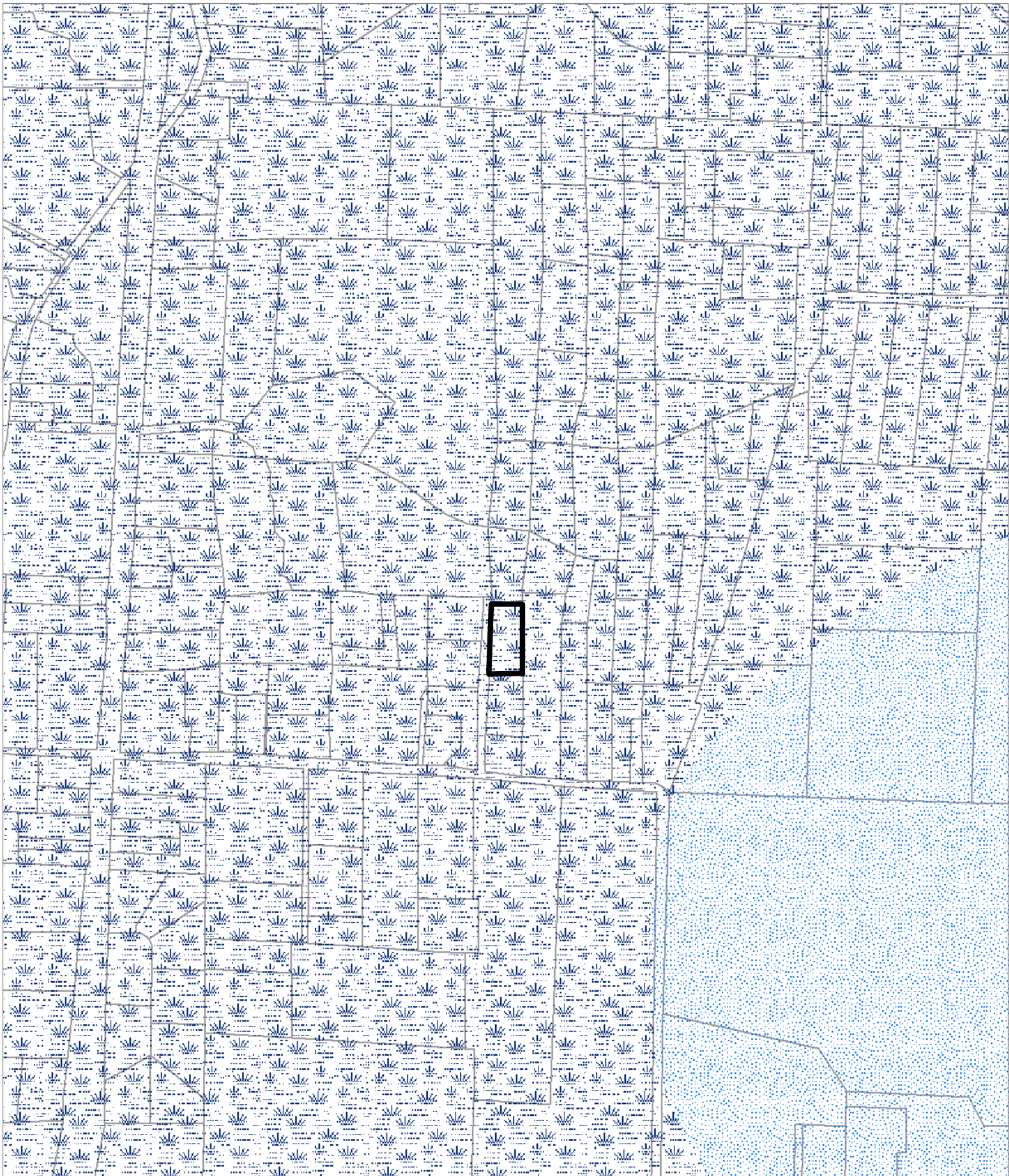
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-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts
-  Assessors Parcels






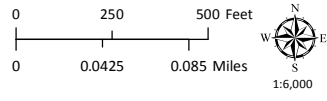
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT 3/4/2020

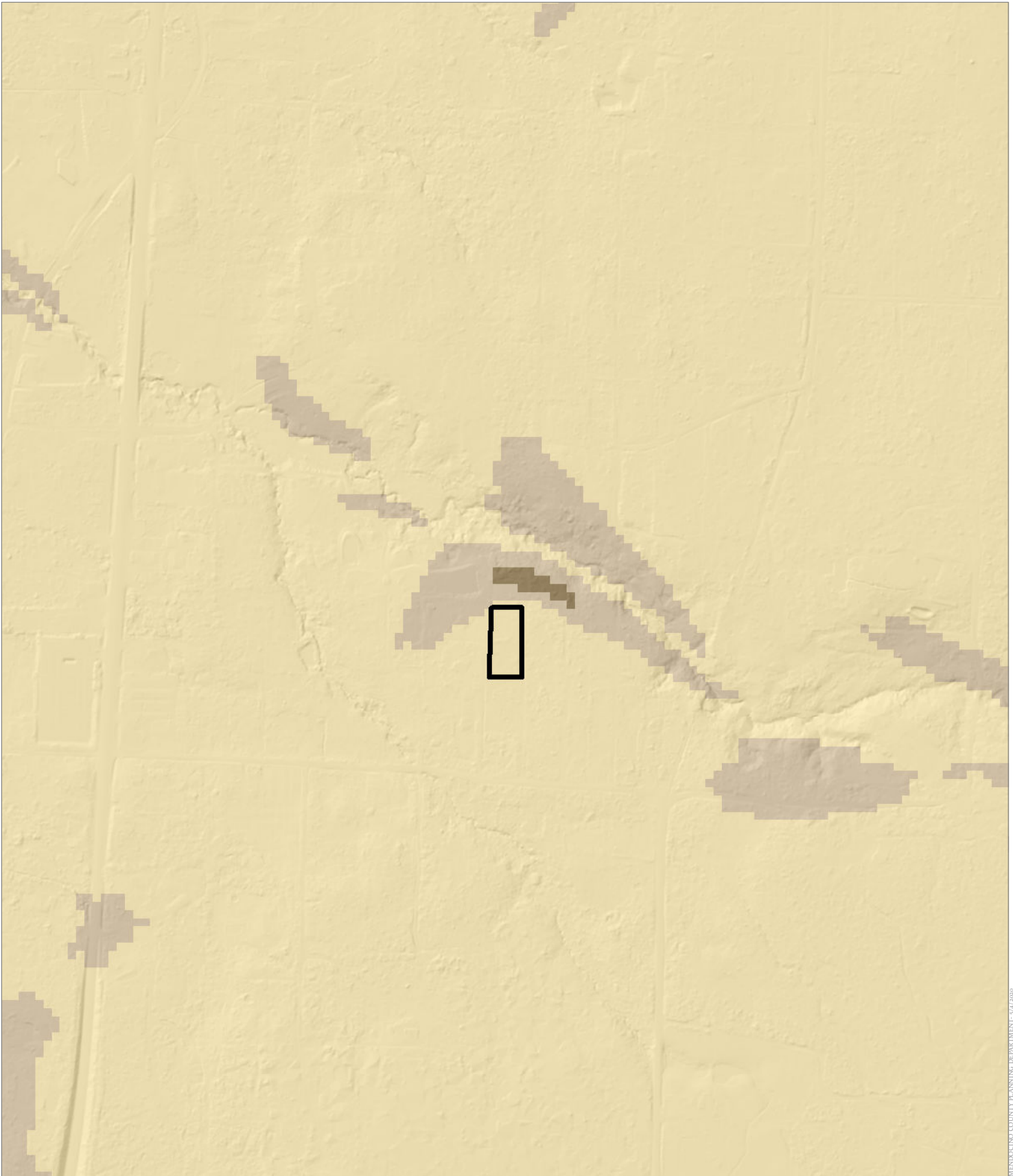


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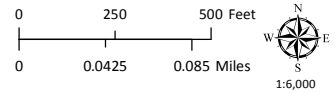
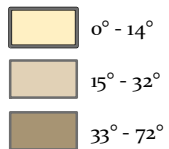
-  Sufficient Water Resources
-  Marginal Water Resources
-  Assessors Parcels



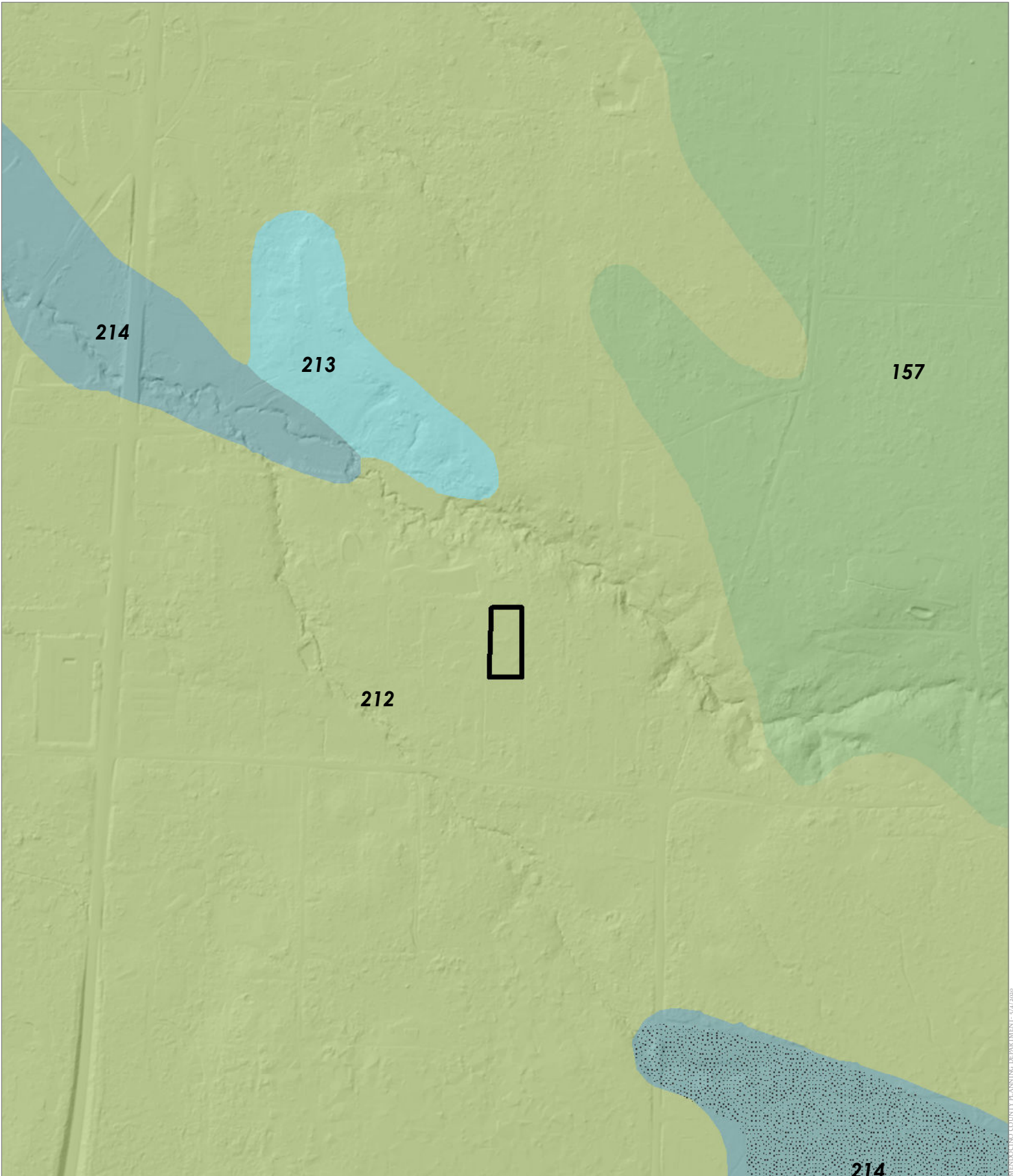
GROUND WATER RESOURCES




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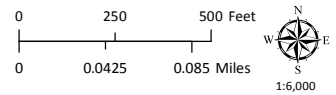


ESTIMATED SLOPE



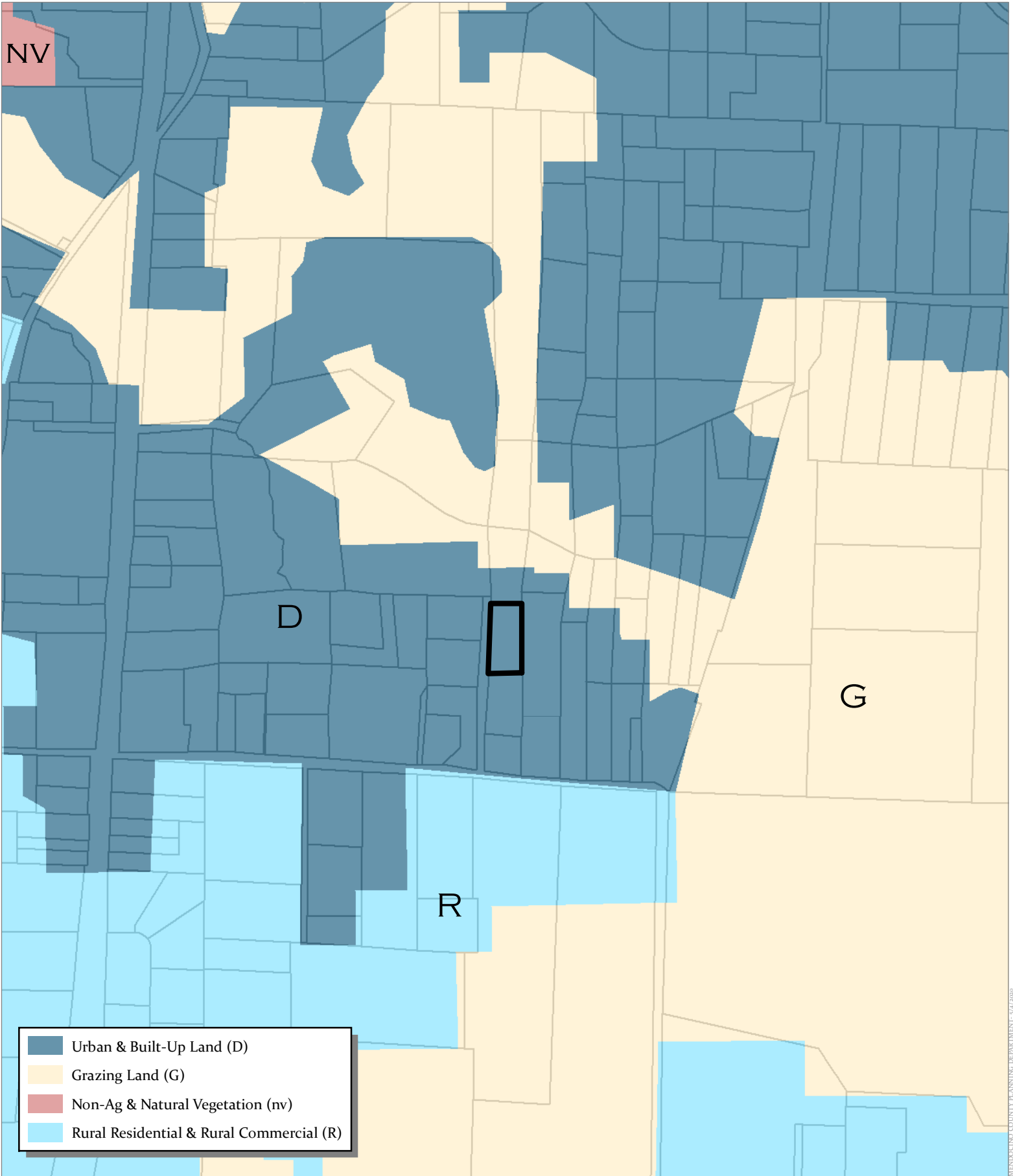
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 **Shinglemill-Gibney Complex**




WESTERN SOIL CLASSES

MERCED COUNTY PLANNING DEPARTMENT - 5/17/2020



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 Assessor's Parcels

