

2 January, 2018

Julia Acker, Senior Planner
Mendocino County Planning & Building Services
120 West Fir Street
Fort Bragg, CA 95437

Hello Julia, we hope that this email and letter arrive at time of good health and happiness for you as the New Year begins. Fiona and I have addressed all of the questions and issues that require attention before the Coastal Commission (and Mendocino County) may proceed regarding our property at 15251 Seadrift Avenue in Caspar. The questions and issues herein refer to your letter dated November 21, 2017. The issues addressed in the MCC Section 20.532.060 and Coastal Act Section 30010 are explained as follows:

Acker letter 1a-c - *Regarding neighborhood recent structure size comparability only one property has been identified having been built since 1992 (2003). This property is located at 45440 Pacifica Drive with a similar square footage as our proposed plan #3 ($\approx 3,300 \text{ ft}^2$). This information is further explained in the following pages.*

30010.1 - *The property was purchased from Michael Teller of 715 North State Street, #807, Ukiah, CA 95482 on 08/09/2016 (document #10606), through Mendo Realty, John Kruzic, 1061 Main St, Mendocino, CA 95460.*

30010.2 - *The property was purchased for \$160,000 on August 9, 2016.*

30010.3 - *"Fair market value in real estate valuations is determined through the modal and/or mean comparable values of similar properties with all or most parameters and variables as same or similar." (American Society of Appraisers 2015). "Fair market value is the most probable price that a particular parcel of property should sell for in both a competitive and open market with all conditions for that market being met by the property itself." (Federal Trade Commission 2016). In attached documents, four properties are listed at comparable values with a mode between \$171,000 and \$250,000, and a mean value of \$212,800.*

30010.4-9 - *Not applicable.*

30010.10 - *Total fees, expenses, and costs associated with property maintenance since it was purchased: \$30,665.61. These expenses are further itemized in the attached document. Property purchase price and additional maintenance fees and expenses total \$190,665.61*

30010.11 - *No related revenue was received.*

Sec. 20.532.060 (A) - *All topographic measurements (hypsoetry) were determined at a scale of smaller (more accurate) than 1"=200' (1:2400). See attached documents for more detailed maps than are requested. These include adjacent streets, hypsoetry, graphic scale bar, north arrow, relief contours (isohypse) of one-foot intervals, and the proposed structure footprints (for context). The property is located on an elevated marine terrace exhibiting a maximum relief of only ten feet (10') -- the required five-foot isohypse intervals would only represent 2-3 contour lines across the property.*

Sec. 20.532.060 (B-E1-4) - *An extensive biologic survey was conducted by July 2016 by Kjeldsen Biological Consulting, 923 St. Helena Avenue, Santa Rosa, CA 95404. The full report is on file with the Mendocino County Planning & Building Service (Fort Bragg office).*

Sec. 20.532.060 (B-E5) - *A slightly entrenched swale has been identified on the parcel and the appropriate 50' buffer corridor has been identified. This swale and buffer are identified in the attached documents.*

Sec. 20.532.060 (B-E6-11) - *Not applicable.*

Julia, I am hoping that our responses to your questions and inquiries are appropriate, helpful, and clear. You will find a total of seventeen (17) pages attached here.

Thank you again -- your time and work are appreciated.

Respectfully,

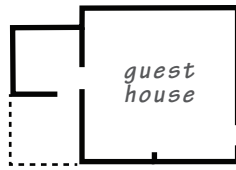


Thomas R. Paradise

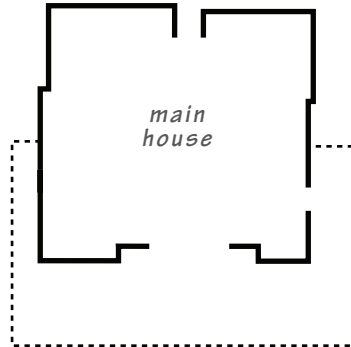


Fiona M. Davidson

2016

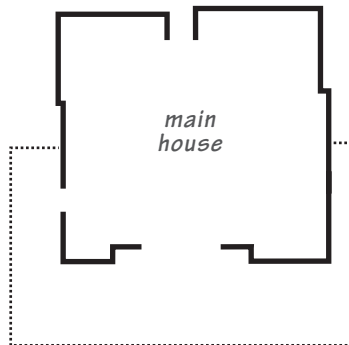
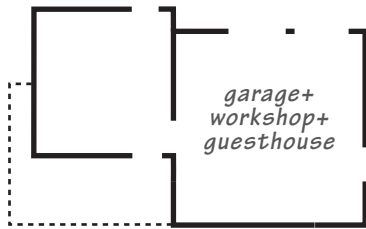


TOTAL FOOTPRINT:
 structures: 4,500²
 decks: 1,550²



2017

TOTAL FOOTPRINT:
 structures: 4,400²
 decks: 1,650²



Plan footprint changes: 2016-2018

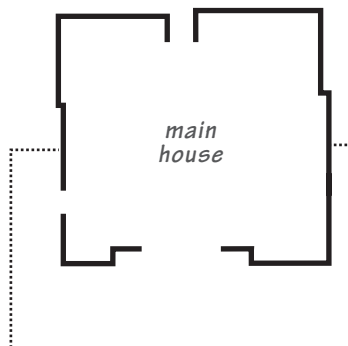
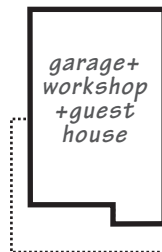
Originally in 2016, on the two-acre parcel it was planned to site 3 structures (2016): a main house, a two-car garage with a workshop, greenhouse, and a guesthouse.

In **March 2017**, it was then recommended that the guesthouse, garage, workshop, and greenhouse be combined to decrease the structural footprints and access.



2018

TOTAL FOOTPRINT:
 structures: 3,260²
 decks: 1,400²



In **December 2017**, It was recommended that the overall footprints be decreased by merging all structures (other than the main house) by creating a two-floor structure. The two-story guesthouse with garage and workshop would still sit below the tree canopy on the property, with an average height less than 18 feet.

PLAN #1

Structural footprint: 4450 ft²



PLAN #2

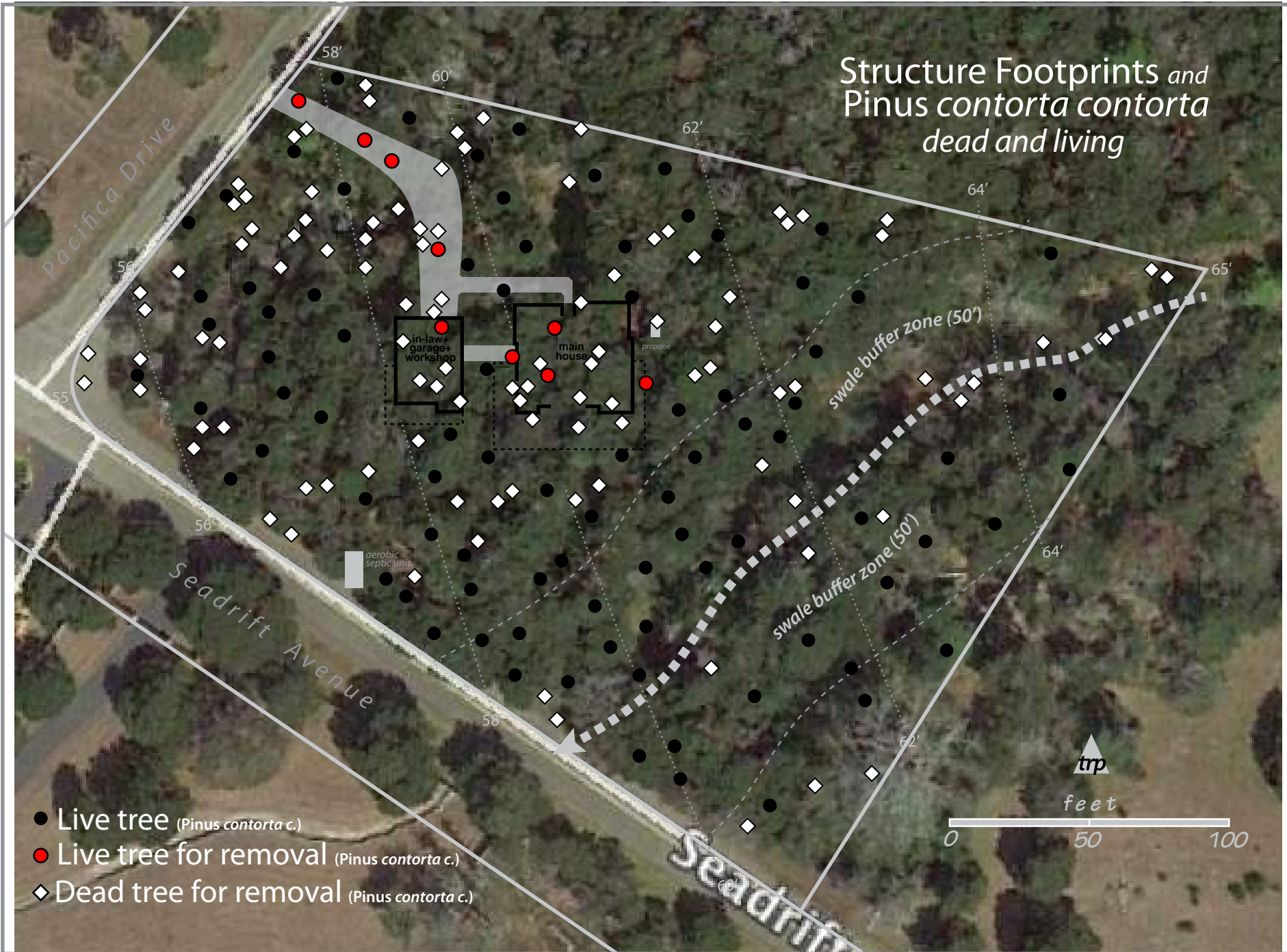
Structural footprints: 4550 ft²



PLAN #3

Structural footprint: 3400 ft²

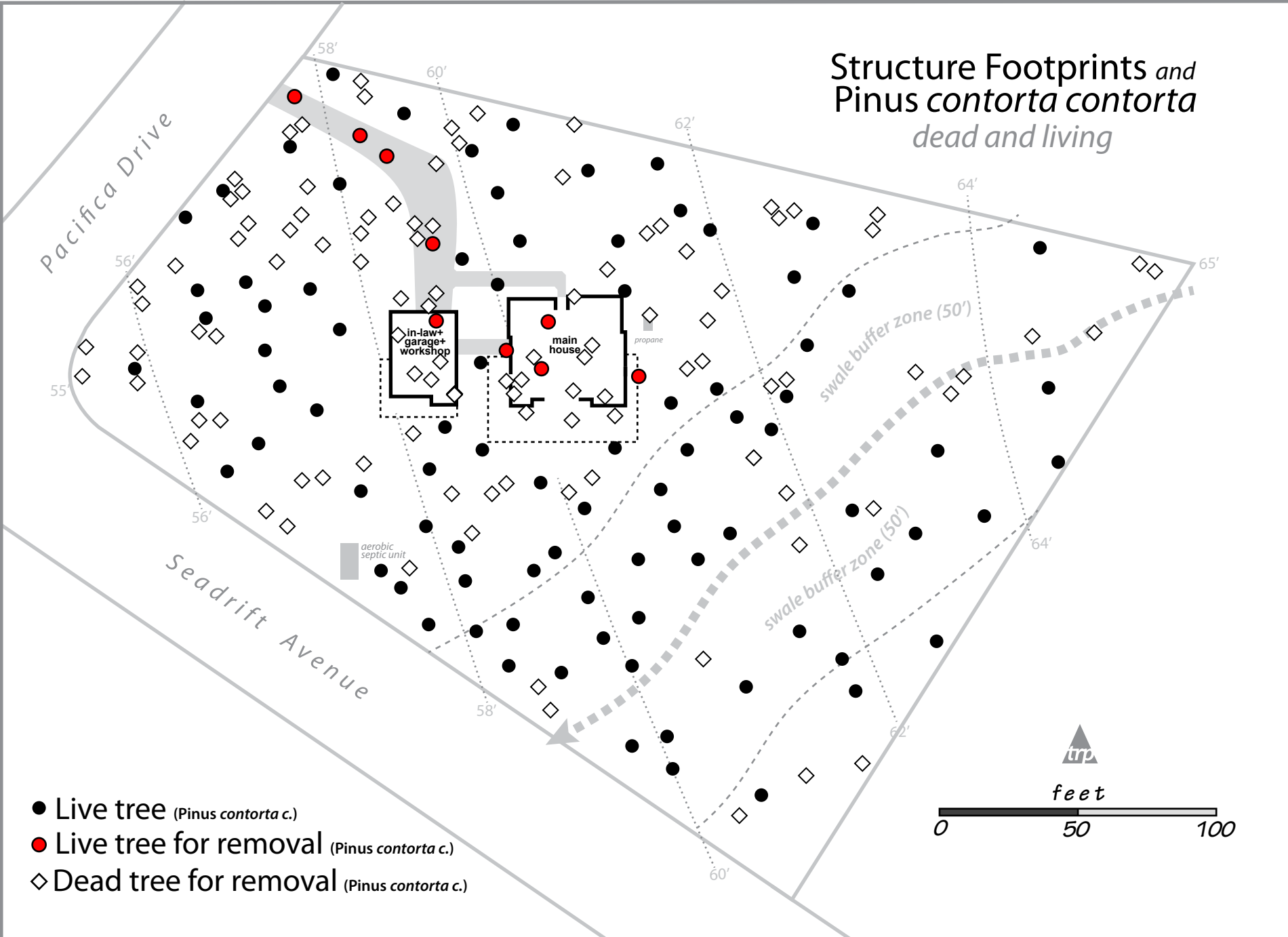




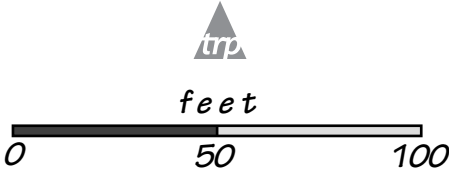
Structure Footprints and
Pinus contorta contorta
dead and living

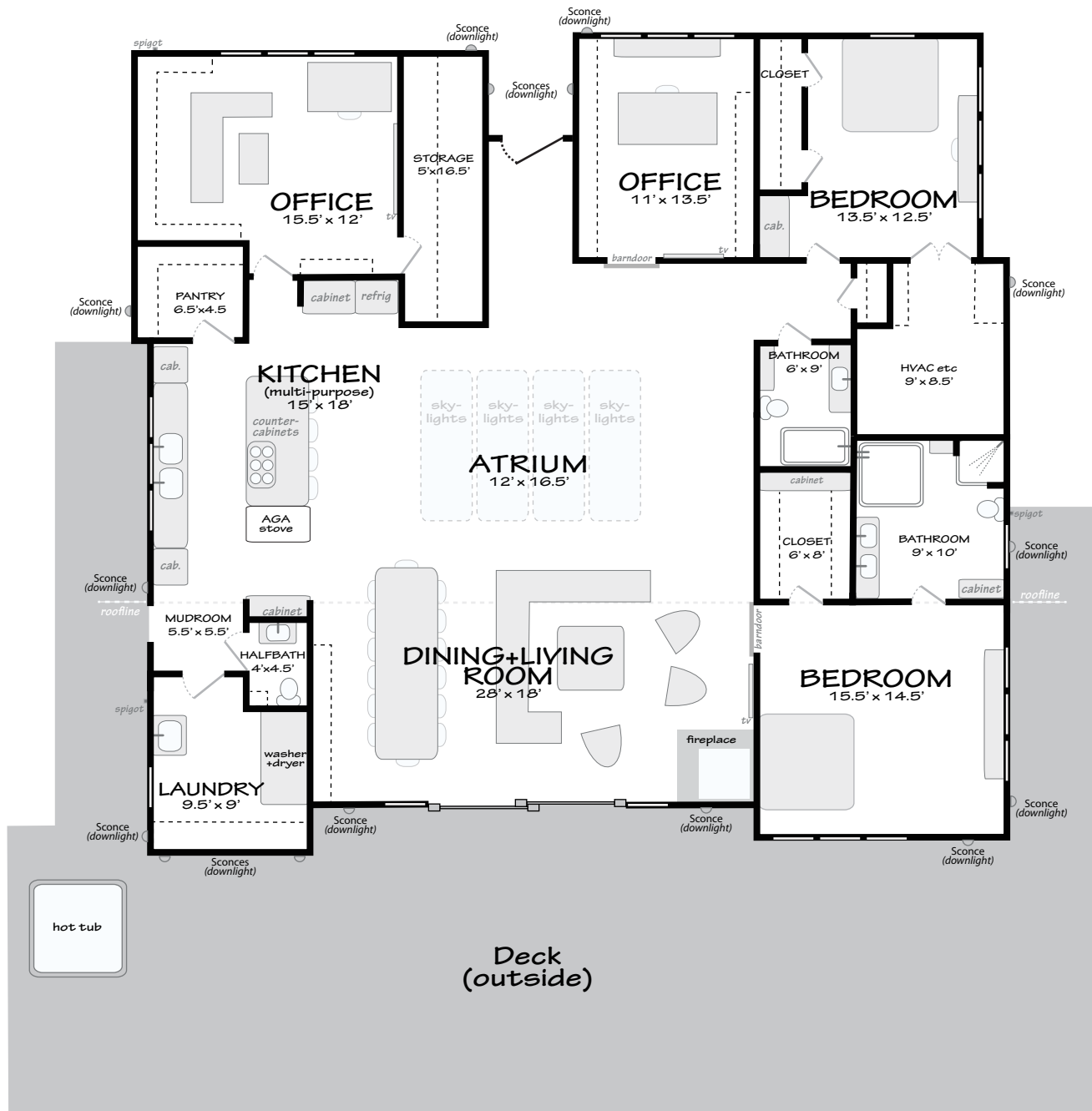
- Live tree (*Pinus contorta c.*)
- Live tree for removal (*Pinus contorta c.*)
- ◆ Dead tree for removal (*Pinus contorta c.*)

Structure Footprints and *Pinus contorta contorta* dead and living



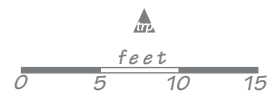
- Live tree (*Pinus contorta c.*)
- Live tree for removal (*Pinus contorta c.*)
- ◇ Dead tree for removal (*Pinus contorta c.*)

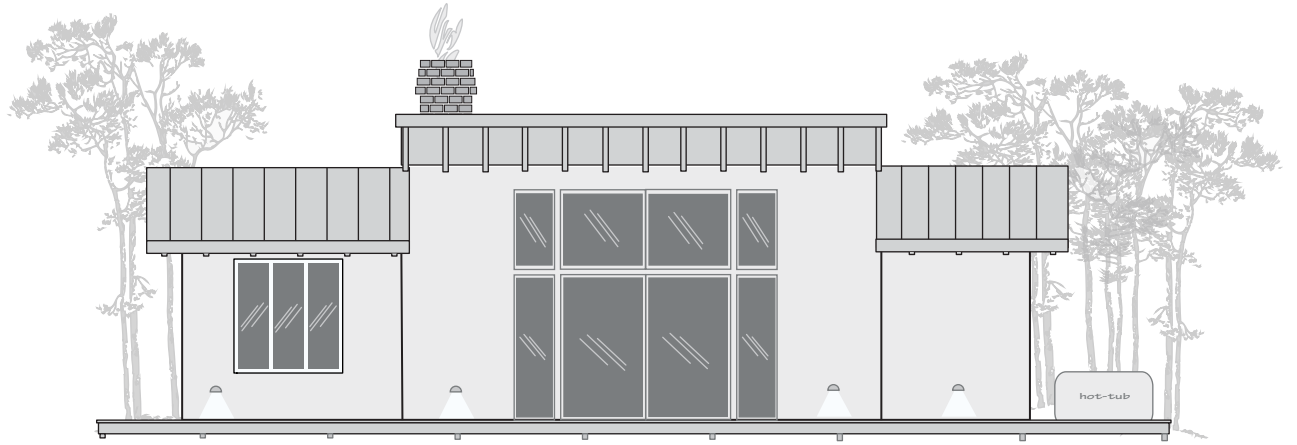




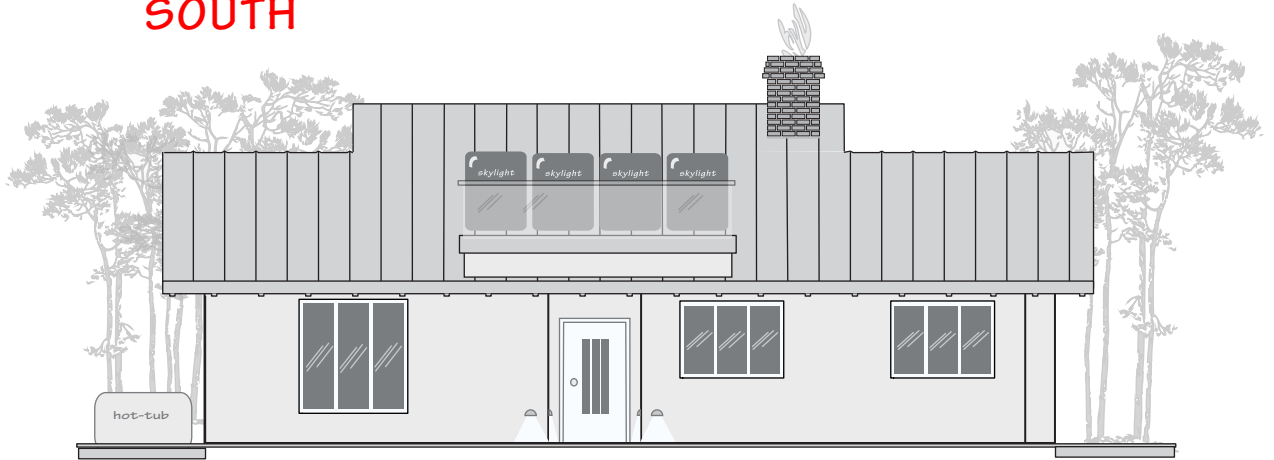
Estimated square footage:

house: 2400 ft²
 decking: 1400 ft²

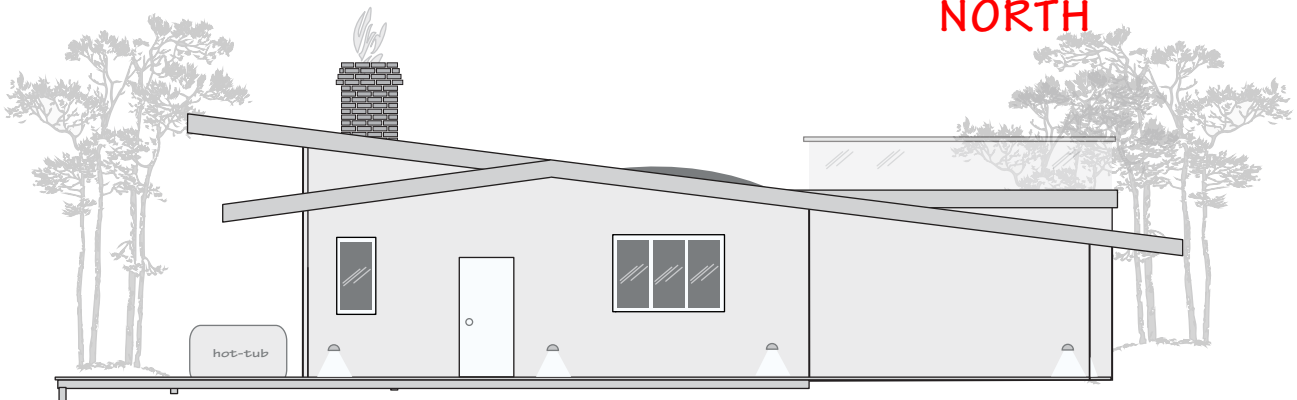




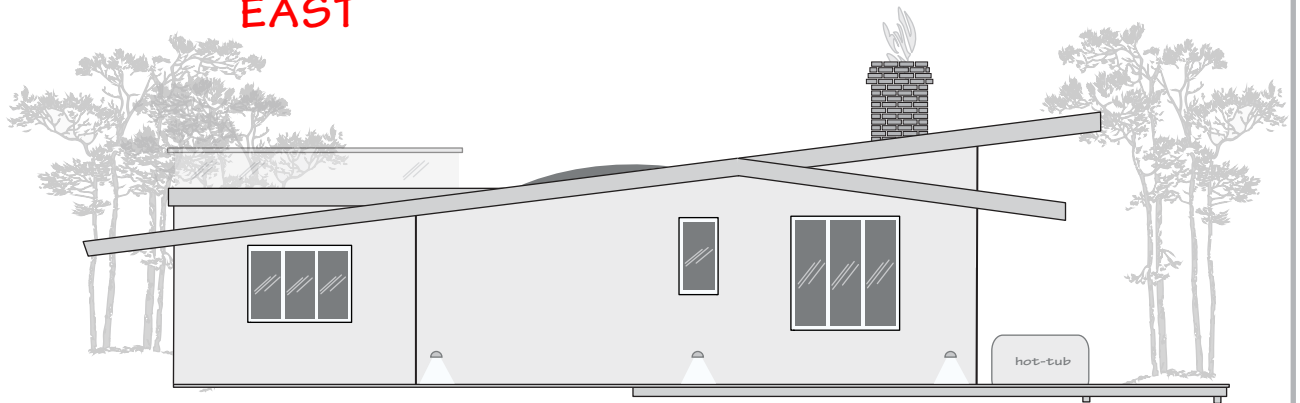
SOUTH



NORTH

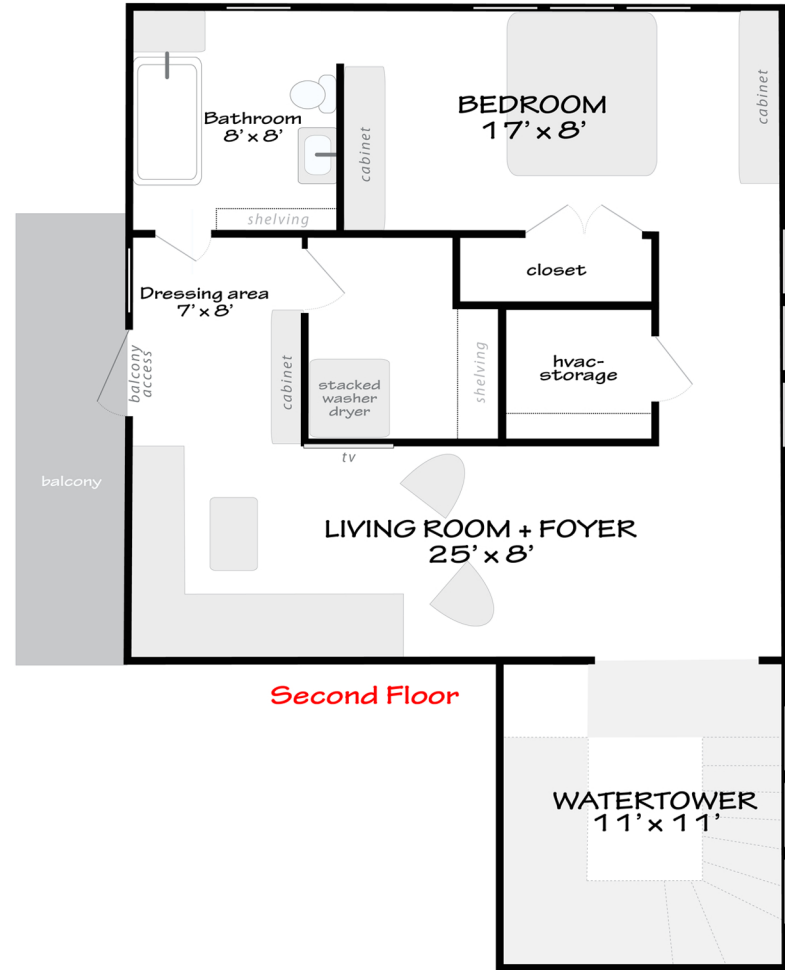
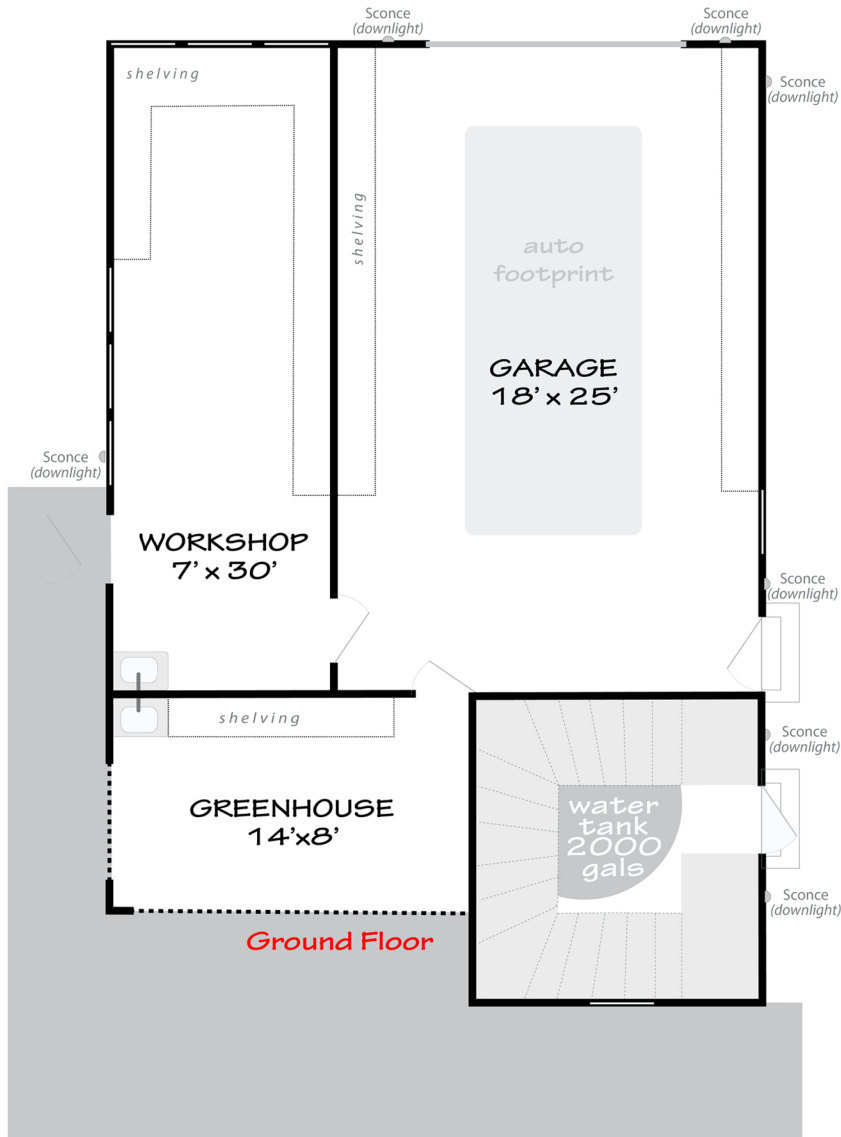


EAST

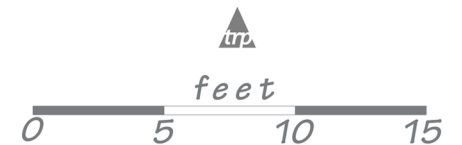


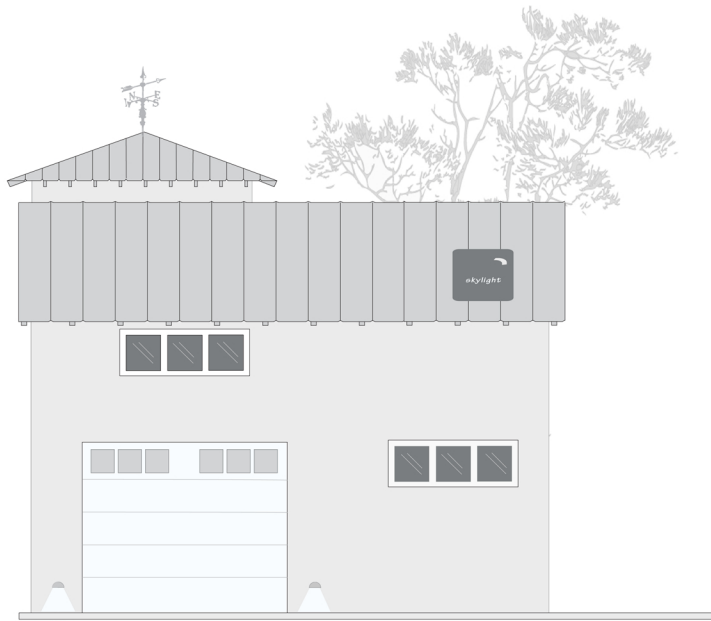
WEST





Estimated square footage:
Footprint: 860ft²
Structure: 1600ft² (living space: 625ft²)





NORTH



EAST

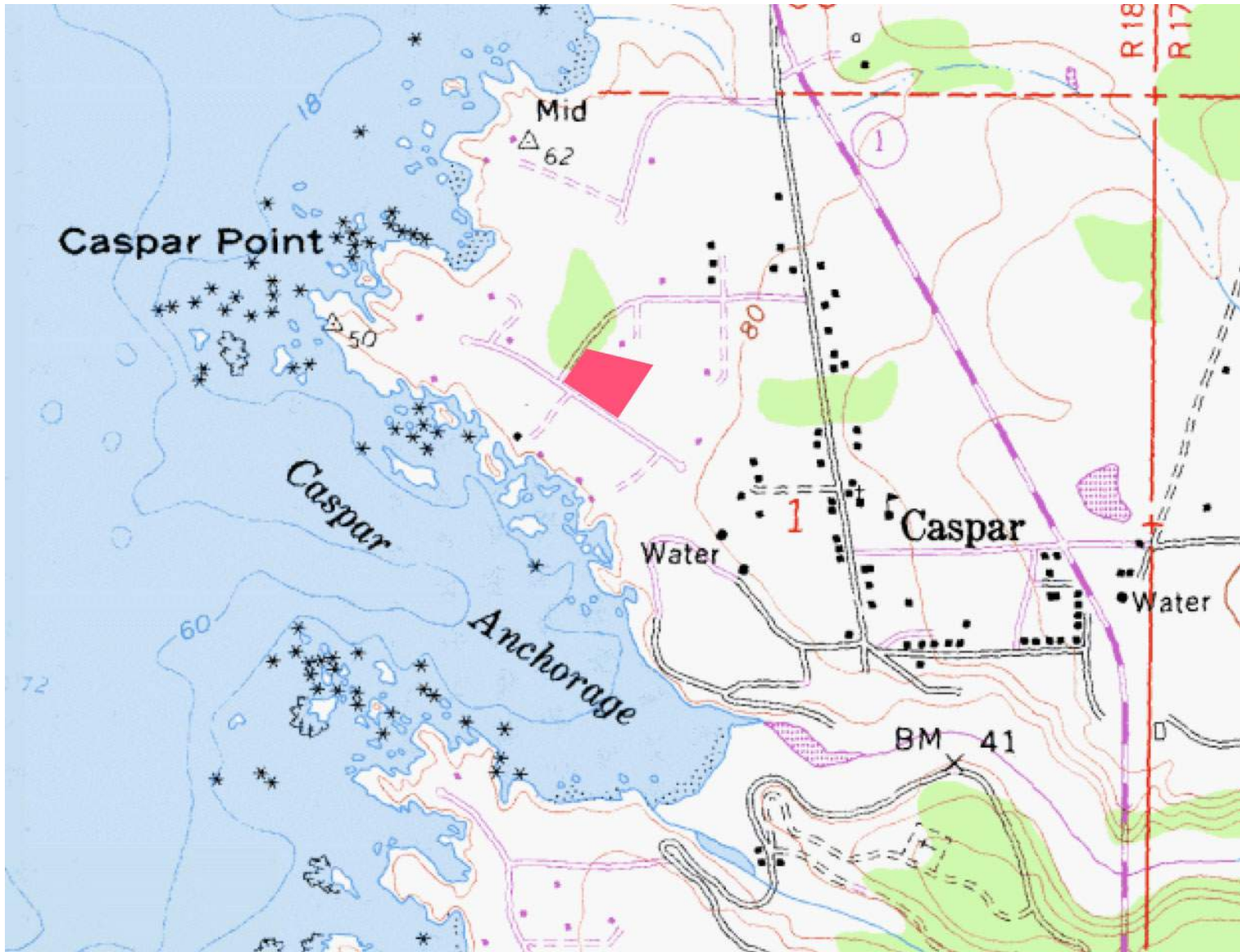


SOUTH



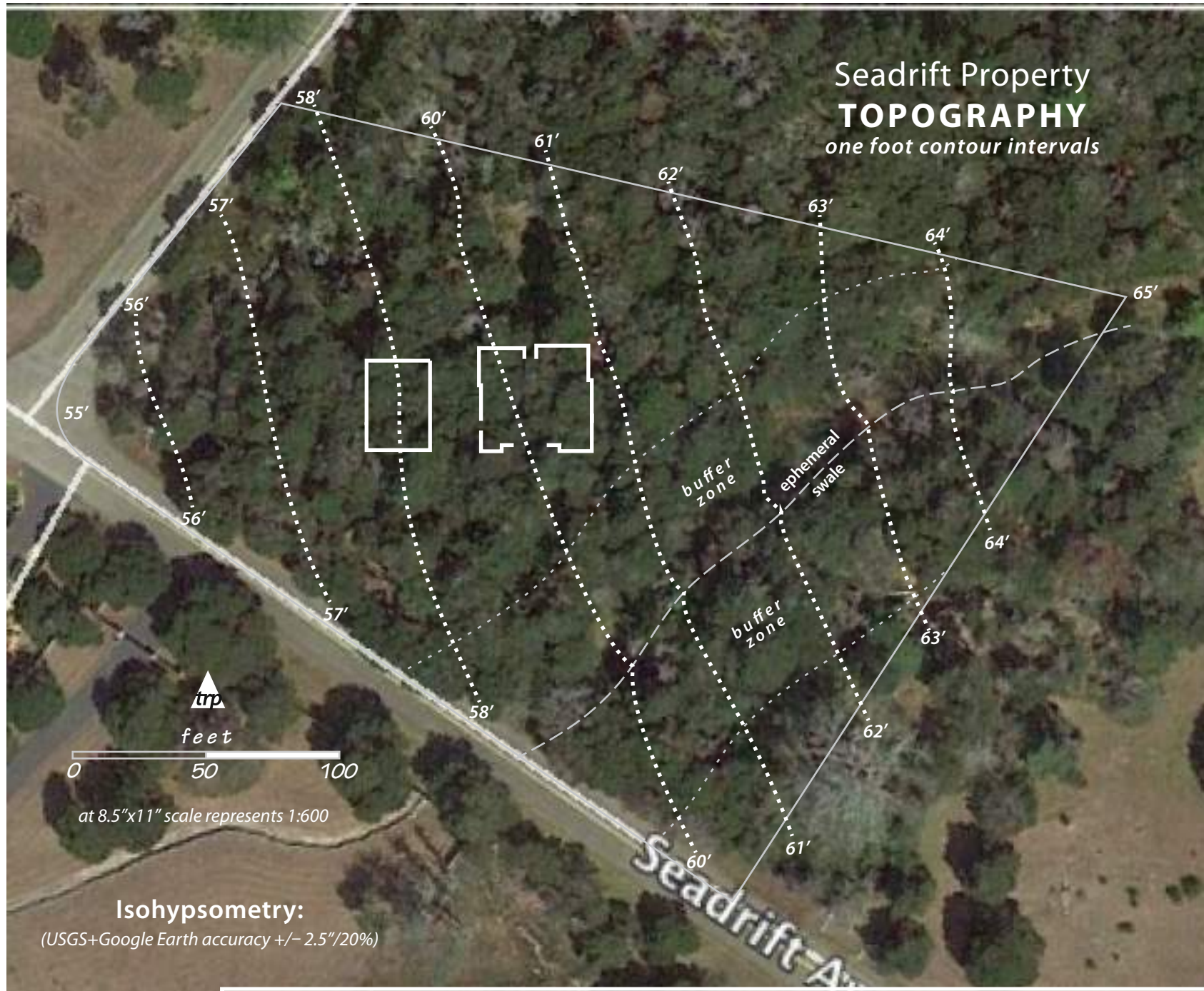
WEST





Seadrift Property TOPOGRAPHY

one foot contour intervals



Isohypsometry:
(USGS+Google Earth accuracy +/- 2.5"/20%)

COMPARABLE PROPERTY VALUES
For 15251 Seadrift avenue, Caspar, CA 95460
December 2017

With the complex nature of searching for comparable properties in the region, we examined sites mostly to the west of Highway One, and ranging in size 1-3 acres. Three parcels were located without our search parameters. However, one property was located on Schoefer Lane in Fort Bragg at 6.39 acres, but once the value was normalized to a two-acre parcel cost, it was well within our other comparable values that ranged from \$171,000 to \$257,000. Once the combined values were averaged, the mean cost for a two-acre parcel similar to 15251 Seadrift Avenue property would cost approximately \$212,800. The various comparable lot addresses, asking prices, and converted values are listed below:

	<i>asking price</i>	<i>2 acre comp.</i>
COMPARABLE Properties (Coastal Mendocino County)		
<i>(west or close to Highway One w/o CDP): \$212,800 (avg)</i>		
1291 N Main St, Fort Bragg, CA 95437 (2.5 acres)	214,000	171,200
24860 Ward Ave, Fort Bragg, CA 95437 (1.09 acres)	94,500	173,000
33520 Schoefer Ln, Fort Bragg, CA 95437 (6.39 acres)	799,000	250,000
44791 Baywood Dr, Mendocino, CA 95460 (1.86 acres)	239,000	257,000
		851,200
18751 Cypress Rd, Fort Bragg, CA 95437 (0.62 acres)	249,000	803,000
<i>(outlier property not included)</i>		

The only house in the neighborhood that has been built since 1992 is located across the street from our Seadrift property at **45440 Pacifica Dr, Caspar, CA 95420**. It was constructed in 2003 and measures 3,300 square feet. Please note that our proposed structural footprint is the same or smaller in size than most of the structures in the neighborhood of Seadrift Avenue and Pacific Drive.



FINANCIAL INVESTMENT

for purchase, and planning for 15251 Seadrift Avenue, Caspar, CA 95460

All expenses related to the property purchase and Mendocino County Planning Agency meetings, discussions, and proposed property planning and development total **\$190,666** (December 31, 2017). Itemized expenses are listed below, grouped as (a) costs and fees directly related to the parcel purchase, and (b) expenses paid for travel to/from Fort Bragg/Caspar from Fayetteville, Arkansas during July-August (Summer break), and March (Spring Break) 2015, 2016, and 2017.

Mendocino County Planning Agency and the California Coastal Commission

15251 Seadrift Avenue, Caspar CA 95460

APN #118-040-10-00

Financial Investment in 15251 Seadrift – Caspar, CA

Purchase price	160,000
Closing costs \$1,081.95	1,081.95
Wire fee \$20.00	20

Coastal Permit Applications and Associated Fees

Coastal Permit Application Fee (<i>Check # 2019</i>)	2548
Andy Harney – Application Consultant+Contractor (<i>Check #1869</i>)	650
Septic/Well Plan – Ritterman (<i>Check #1924</i>)	4925
Biological Survey – Kjelsdsen (<i>Check #1996</i>)	3680
Taxes 2016/2017 (<i>Check #2018</i>)	190.7
Taxes 206/2017 Adjustment (<i>Check #2105</i>)	1322
Taxes 2017/2018 (<i>Check #2106</i>)	1797.96

TOTAL FINANCIAL INVESTMENT ***\$176,216***

TRAVEL-related costs (Tom Paradise ONLY)

ROAD TRAVEL (Paradise only): July 2015

<i>Travel Per Diem** (2004 miles at \$0.57)</i>	1,142
<i>Food M&IE (14 days at \$46/day)</i>	644
<i>Tucumcari Discovery Inn</i>	124
<i>Flagstaff Days Inn</i>	158
<i>Bodega Bay Inn</i>	232
<i>Fort Bragg Surf Motel</i>	364
<i>Fort Bragg Seabird Hotel</i>	485
<i>Reno Siena</i>	134
<i>Wendover NV Stateline Inn</i>	86
<i>Green River WY Hampton Inn</i>	123
<i>Loveland CO Inn</i>	165
<i>Salina KS Hotel</i>	136

AIR TRAVEL (Paradise only): MARCH 21-24, 2016

<i>Airfare (Paradise only): March 21-24, 2016</i>	588
<i>Food M&IE* (4 days at \$51/day)</i>	204
<i>Fort Bragg Surf Motel</i>	364
<i>Hertz car rental</i>	145

ROAD TRAVEL (Paradise only): July 2016

<i>Travel Per diem** (2004 miles at \$0.54)</i>	1,082
<i>Food M&IE (14 days at \$51/day)</i>	714
<i>Tucumcari Discovery Inn</i>	135
<i>Flagstaff Howard Johnson</i>	84
<i>Bishop Vagabond Inn</i>	131
<i>Fort Bragg Vista Manor</i>	788
<i>Portland Garden Inn</i>	144
<i>Richland Inn</i>	128
<i>Rapid City</i>	373
<i>Council Bluffs Inn</i>	133

AIR TRAVEL (Paradise only): March 20-24, 2017

<i>Food M&IE* (5 days at \$51/day)</i>	255
<i>Fort Bragg Vista Manor</i>	439
<i>Hertz rental car</i>	167

ROAD TRAVEL (Paradise only): July 2017

<i>Travel per diem** (2004 miles at \$0.535)</i>	1,072
<i>Food M&IE* (14 days at \$51/day)</i>	714
<i>Winslow Posada</i>	153
<i>San Diego Hampton (430/2)</i>	215
<i>Fort Bragg Vista Manor</i>	1,210
<i>San Francisco Geary Parkway</i>	435
<i>Coalinga Best Western</i>	125
<i>Albuquerque Hampton Inn</i>	135
<i>Clinton Hampton Inn</i>	136

TRAVEL COST total **\$14,450**

** \$51 is the lowest M&IE per diem in California and is used 2017*

*** \$0.535 per mile business rate (2017)*

** \$51 is the lowest M&IE per diem in California and is used 2016*

*** \$0.54 per mile business rate (2016)*

** \$46 is the lowest M&IE per diem in California and is used 2015*

*** \$0.57 per mile business rate (2015)*

2004 miles based on Google Earth/Maps direct route