



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

IGNACIO GONZALEZ, INTERIM DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning

February 2, 2018

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

Assessor
Sonoma State University
Department of Forestry/ CalFire
Department of Fish and Wildlife

Coastal Commission
US Fish & Wildlife Service
* Mendocino School District
* Tribal contacts

CASE#: CDP_2017-0049

DATE FILED: 12/13/2017

OWNER/APPLICANT: PITTS PAMELA KOEBERER TTEE

REQUEST: Coastal Development Permit for the construction of a 560 square-foot guest cottage, its connection to water and electrical supply and extension of paved driveway to accommodate additional parking. Existing development on the parcel includes a single family residence, garage, garden shed and pump house.

ENVIRONMENTAL DETERMINATION: Categorically Exempt - 15303 Class 3(e) new construction of an accessory structure.

LOCATION: 44470 GORDON LN., MENDOCINO; AP 119-420-39-00

STAFF PLANNER: JESSIE WALDMAN

RESPONSE DUE DATE: FEBRUARY 16, 2018

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@co.mendocino.ca.us. 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:

Pamela Koeberer Pitts

APPLICANT:

Tom & Pam Pitts

AGENT:

Kelly Grimes

REQUEST:

Coastal Development Permit for the construction of a 560 square-foot guest cottage, connection to water and electrical supply and extenstion of paved driveway to accommodate additional parking. Existing development on the parcel includes a single family residence, garage, garden shed and pump house.

LOCATION:

The site is 2 miles southeast of the Mendocino town center and 0.5 miles East of the intersection of Highway 1 and Gordon Lane, located at 44470 Gordon Lane, Mendocino (APN: 119-420-39).

ACREAGE:

5.0 +/- acres

GENERAL PLAN:

Rural Residential (RR5)

ZONING:

RR:5

COASTAL ZONE:

YES

EXISTING USES:

Residential

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

17 N

RANGE:

17 W

SECTION:

32

USGS QUAD#:

42

RELATED CASES ON SITE: CDP_2006-0045 (SFR), BF_2007-1014 (SFR), CE_2002-0116 (Test well)

RELATED CASES IN VICINITY: MS_2-89, LCP_89-94, CDP_106-02 (SFR), CE_28-97 (Test Well); CDP_32-03 (SFR), CE_4-99 (Well)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Rural Residential (RR5)	RR5	5.1 +/- acres	Residential
EAST:	Rural Residential (RR5)	RR5	5.9 +/- acres	Residential
SOUTH:	Rural Residential (RR5(2))	RR5(2)	1.4 +/- acres	Residential
WEST:	Rural Residential (RR5); Rural	RR5	4 +/- acres; 7.1 +/- acres	Residential

REFERRAL AGENCIES:

☒ Planning (FB)

☒ Department of Transportation

☒ Environmental Health (FB)

☒ Building Inspection (FB)

☐ Emergency Services

☒ Assessor

☐ Farm Advisor

☐ Agriculture Commissioner

☐ Forestry Advisor

☐ Air Quality Management District

☐ ALUC

☐ County Water Agency

☐ Archaeological Commission

☒ Sonoma State University

☒ US Fish & Wildlife Service

☐

☐ Russian River Flood Control/Water Conservation Improvement District

☐ Trails Advisory Council

☐ Native Plant Society

☐ State Clearinghouse

☐ Caltrans

☒ CalFire

☒ Department of Fish & Game

☒ Coastal Commission

☐ RWQCB

☐ Division of Mines & Geology

☐ Department of Health Services

☐ Department of Parks & Recreation

☐ Department of Conservation

☐ Soil Conservation Service

☐ Army Corps of Engineers

☐ CHP

☐ MTA

☐ County Addresser

☐ LAFCO

☐ Gualala MAC

☐ Laytonville MAC

☐ Westport MAC

☐ Sierra Club

☒ Mendocino School District

☐ Sewer District

☐ Water District

☒ Mendocino Fire District

☐ Community Svcs

☐ City Planning

ADDITIONAL INFORMATION:

ASSESSOR'S PARCEL #: 119-420-39-00

PROJECT COORDINATOR: JESSIE WALDMAN PREPARED BY: JESSIE WALDMAN DATE: 01/23/2018

ENVIRONMENTAL DATA

(To be completed by Planner)

COUNTY WIDE

Yes	No	
<input type="radio"/>	<input type="radio"/>	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
<input type="radio"/>	<input type="radio"/>	2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
<input type="radio"/>	<input type="radio"/>	3. Within/Adjacent to Agriculture Preserve / Timberland Production
<input type="radio"/>	<input type="radio"/>	4. Within/Near Hazardous Waste Site
<input type="radio"/>	<input type="radio"/>	5. Natural Diversity Data Base
<input type="radio"/>	<input type="radio"/>	6. Airport CLUP Planning Area – ALUC#_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF# 486-17 Mendocino Fire Protection District: High Fire
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils. W141: Ferncreek sandy loam, 2 to 9 % slopes/ Not a pygmy soil
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

COASTAL ZONE

Yes	No	
	NO	16. Exclusion Map.
	Marginal	17. Coastal Groundwater Study Zone.
	HS-C	18. Highly Scenic Area/Special Communities. Project located in Conditionally Highly Scenic Area. Not visible from Highway 1.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Land Capabilities/Natural Hazards Map. Timberland: High Productivity/Beach Deposits & Stream Alluvium & Terraces (Zone 3) – Intermediate Shaking)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Habitats/ESHA/Resources Map. Coastal Redwoods
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Blayney-Dyett Map. No distinct characteristics
<input type="checkbox"/>	<input checked="" type="checkbox"/>	23. Ocean Front Parcel (Blufftop Geology).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Noyo Harbor/Albion Harbor.

COUNTY OF MENDOCINO
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www.co.mendocino.ca.us/planning



Case No(s)	CDP-2017-0049
CDF No(s)	486-17
Date Filed	12-13-2017
Fee	\$4052.00
Receipt No.	PLJ-018547
Received by	WALDMAN
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name TOM & PAM PITTS
Mailing _____
Address 1043 VIA NUEVA
City LAFAYETTE State CA Zip Code 94549 Phone 925-284-3030

PROPERTY OWNER

Name SAME AS APPLICANT
Mailing _____
Address _____
City _____ State _____ Zip Code _____ Phone _____

AGENT

Name KELLY B. GRIMES, ARCHITECT
Mailing _____
Address PO BOX 598
City LITTLE RIVER State LA Zip Code 95456 Phone 707-937-2904

PARCEL SIZE

5.06 ☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

44470 GORDON LANE

ASSESSOR'S PARCEL NUMBER(S)

119-420-39

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

Kelly Grimes
Signature of Applicant/Agent

12-12-2017
Date

[Signature]
Signature of Owner

Nov 9, 2017
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.

Pitts Project Description

- Construct a 560 sqft single story Guest Cottage.
- Extend the existing driveway to accommodate an m additional vehicle alongside the building.
- Connect to existing septic and water supply.
- Extend existing on site electrical supply to new building.

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	<u>1 guest cottage</u>	<u>560 sq.ft.</u>
<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.

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 GARDEN SHED
EXISTING PUMPHOUSE

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 15'-6" feet.

8. Lot area (within property lines): 5.06 ☐ square feet ☒ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>3150</u> square feet	<u>560</u> square feet	<u>3760</u> square feet
Paved area	<u>200</u> square feet	<u>—</u> square feet	<u>200</u> square feet
Landscaped area	<u>~40,000</u> square feet	<u>15,000</u> square feet	<u>55,000</u> square feet
Unimproved area	<u>161,450</u> square feet	<u>—</u> square feet	<u>161,450</u> square feet
GRAND TOTAL: <u>220,410</u> ^{~ 5.06 ACRES} square feet (Should equal gross area of parcel)			

10. Gross floor area: 3910 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>5+</u>	Proposed <u>1</u>	Total <u>6+</u>
Number of covered spaces	<u>one car garage</u>		Size <u>12x24</u>
Number of uncovered spaces	<u>5</u>		Size <u>10x20</u>
Number of standard spaces	<u>—</u>		Size <u>—</u>
Number of handicapped spaces	<u>—</u>		Size <u>—</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: _____ 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.

FULLY SHIELDED DOWNLIGHTS WILL NOT SHINE BEYOND
PROPERTY BOUNDARIES.

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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
18.	Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
21.	Is the proposed development visible from: A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If you need additional room to answer any question, attach additional sheets.

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: _____

Nov. 9, 2017

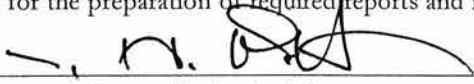
W. N. [Signature]

Applicant

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.



Owner/Authorized Agent

Nov. 9, 2017

Date

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

AUTHORIZATION OF AGENT

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



Owner

Nov. 9, 2017

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

NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE
IS PENDING BEFORE THE COUNTY OF MENDOCINO:

PROPOSED DEVELOPMENT :

CONSTRUCT A 560 SQFT. SINGLE STORY
GUEST COTTAGE, EXTEND DRIVEWAY TO
ACCOMMODATE ONE NEW PARKING SPACE.

LOCATION: 44470 GORDON LANE

MENDOCINO, CA.

APPLICANT: TOM & PAM PITTS

ASSESSOR'S PARCEL NUMBER(S): 119-420-39

DATE NOTICE POSTED: DECEMBER 12, 2017

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
860 NORTH BUSH STREET
UKIAH, CA 95482
707-234-6650

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 12/12/17 (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:

CONSTRUCT A 560 SQFT SINGLE STORY GUEST COTTAGE
EXTEND DRIVEWAY TO BUILDING ~ 30'
(Description of development)

Located at:

44470
~~44470~~ GORDON LANE
119-420-39
(Address of development and Assessor's Parcel Number)

The public notice was posted at:

THE FRONT POST ON ENTRY GATE.

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

[Signature]
Owner/Authorized Representative

Nov. 9, 2007
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.

APN, OWNER, ADDRESS, CITY, STATE, ZIP

11942009, GORDON FLORA MAY TTEE, 44550 GORDON LN, MENDOCINO, CA, 95460
11942010, MCCLENDON TERENCE LEE /, PO BOX 98, CUNDLE TOWN NSW AUS, CA, A2430
11942017, WADELLE KEVIN J TTEE, 5581 TERRA GRANADA DR #1A, WALNUT CREEK, CA, 94595
11942024, ROYSTON GLENN S, 1183 SHURTLEFF AVE, NAPA, CA, 94559
11942025, WEHNER KENT F & KAREN C TTEES, PO BOX 18554, SO LAKE TAHOE, CA, 96151
11942036, BIRCHARD JOHN CARL & BARBARA L, PO BOX 1329, MENDOCINO, CA, 95460
11942037, ROBERTS HARVEY L JR & LORI D, PO BOX 3, MENDOCINO, CA, 95460
11942038, VANGHEEM JACK W & FLORENCE TTEE, PO BOX 613, MENDOCINO, CA, 95460
11942039, PITTS PAMELA KOEBERER TTEE 1/2, 1043 VIA NUEVA, LAFAYETTE, CA, 94549
11942052, GORDON FLORA MAY TTEE, 44550 GORDON LN, MENDOCINO, CA, 95460
121070RV, , , , ,



CHARL E. SCHAFMIKE
TREASURER-TAX COLLECTOR
 501 Low Gap Road, Room #1060
 Ukiah, CA 95482
 www.mendocinocounty.org

MENDOCINO COUNTY SECURED TAX STATEMENT
FOR FISCAL YEAR JULY 1, 2017 TO JUNE 30, 2018

2017 - 2018

PROPERTY INFORMATION

ASSESSMENT NUMBER: 42913 TAX RATE AREA: 104-004
 PARCEL NUMBER: 119-420-3900 ACRES: 5.06
 LOCATION: 44470 GORDON LN ME
 LIEN DATE OWNER: PITTS PAMELA KOEBERER TTEE 1/2

SEE REVERSE FOR IMPORTANT INFORMATION

Please Bring Entire Bill When Paying in Person.
 Your Canceled Check is Your Best Receipt.

004963

PITTS PAMELA KOEBERER TTEE 1/2
 1043 VIA NUEVA
 LAFAYETTE CA 94549-2726



See reverse for electronic
 payment information

TELEPHONE NUMBERS

Tax Collection (707) 234-6875
 Address Change (707) 234-6800
 Exemptions (707) 234-6801
 Assessed Values (707) 234-6800
 Tax Rates (707) 234-6872
 Personal Property (707) 234-6815

COUNTY VALUES AND EXEMPTIONS

VALUE DESCRIPTION	VALUE
LAND	
IMPROVEMENTS	335,682
PERSONAL PROPERTY	623,711
HOMEOWNER'S EXEMPTION	
OTHER EXEMPTION	
NET ASSESSED VALUE	959,393

VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS

TELEPHONE NUMBERS	DESCRIPTION	TAX RATE PERCENT	AGENCY TAXES/CHARGES
(707)234-6860	COUNTY WIDE BASE TAX	1.000	9,593.92
(707)234-2898	REDWOODS JC BOND	.011	105.52
(707)961-1234	MENDOCINO COAST HOSP	.015	143.90
(707)937-5868	MENDOCINO UNIF BOND	.086	825.06
(707)937-5868	MENDOCINO UNIF MAINT		30.00
(707)937-0131	MENDOCINO FIRE PROT		70.00

DUE AND PAYABLE ON 11/1/2017

1ST INSTALLMENT \$ 5,384.20
 DELINQUENT AFTER 12/10/2017

DUE AND PAYABLE ON 2/1/2018

2ND INSTALLMENT \$ 5,384.20
 DELINQUENT AFTER 4/10/2018

TOTAL TAXES
\$ 10,768.40

RETURN THIS STUB WITH YOUR PAYMENT

PLEASE MAKE CHECK PAYABLE TO:
MENDOCINO COUNTY TAX COLLECTOR
 501 LOW GAP RD., ROOM #1060
 UKIAH, CA 95482

2ND INSTALLMENT PAYMENT CAN NOT BE ACCEPTED
 UNLESS THE 1ST INSTALLMENT HAS BEEN PAID.

ASSESSED TO ▼

PITTS PAMELA KOEBERER TTEE 1/2
 1043 VIA NUEVA
 LAFAYETTE, CA 94549

▲ DETACH HERE ▲

2ND INSTALLMENT PAYMENT STUB

MENDOCINO COUNTY SECURED PROPERTY TAXES

PARCEL NUMBER	TAX RATE AREA	ASSESSMENT NO.
119-420-3900	104-004	42913

2ND

2017 - 2018

IF PAID BY 4/10/2018

\$ 5,384.20

10% PENALTY \$ 538.42
 COST CHARGE \$ 20.00

AFTER APRIL 10, 2018 PAY THIS AMOUNT ➔ \$ 5,942.62

42913 21194203900000538420000594262001076840

PLEASE MAKE CHECK PAYABLE TO:
MENDOCINO COUNTY TAX COLLECTOR
501 LOW GAP RD., ROOM #1060
UKIAH, CA 95482

TO PAY TOTAL TAX OF \$ 10,768.40 RETURN
BOTH STUBS WITH PAYMENT BY DEC. 10, 2017

ASSESSED TO ▼

PITT'S PAMELA KOEBERER TTEE 1/2
1043 VIA NUEVA
LAFAYETTE, CA 94549

MENDOCINO COUNTY SECURED PROPERTY TAXES

PARCEL NUMBER	TAX RATE AREA	ASSESSMENT NO.
119-420-3900	104-004	42913

1ST

2017 - 2018

IF PAID BY 12/10/2017	\$ 5,384.20
-----------------------	-------------

10 % PENALTY \$ 538.42

AFTER DECEMBER 10, 2017 PAY THIS AMOUNT → \$ 5,922.62

42913 11194203900000538420000592262001076840

**THOMAS H. PITTS REVOCABLE
SEPARATE PROPERTY TRUST**

UAD 03/02/2001 RSTD 05/05

1043 VIA NUEVA
LAFAYETTE, CA 94549-2726



UBS Financial Services Inc.

1004

25-80/440

DEC 6, 2017
DATE

PAY TO THE
ORDER OF

Mendocino County Tax Collector \$ 5,384.20

Fifty-three hundred eighty four & 20/100

DOLLARS



Resource Management Account*

800-762-1000
UMB Bank, N.A.
Kansas City, MO 64106

ABCDEFGHIJ KLMNOPQRST UVWXYZ

MEMO 119.420.3900

[Signature]

⑆044000804⑆

8112607731⑆01004

**U.S. Postal Service®
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UKIAH, CA 95482

Certified Mail Fee \$3.35
Extra Services & Fees (check box, add fee)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

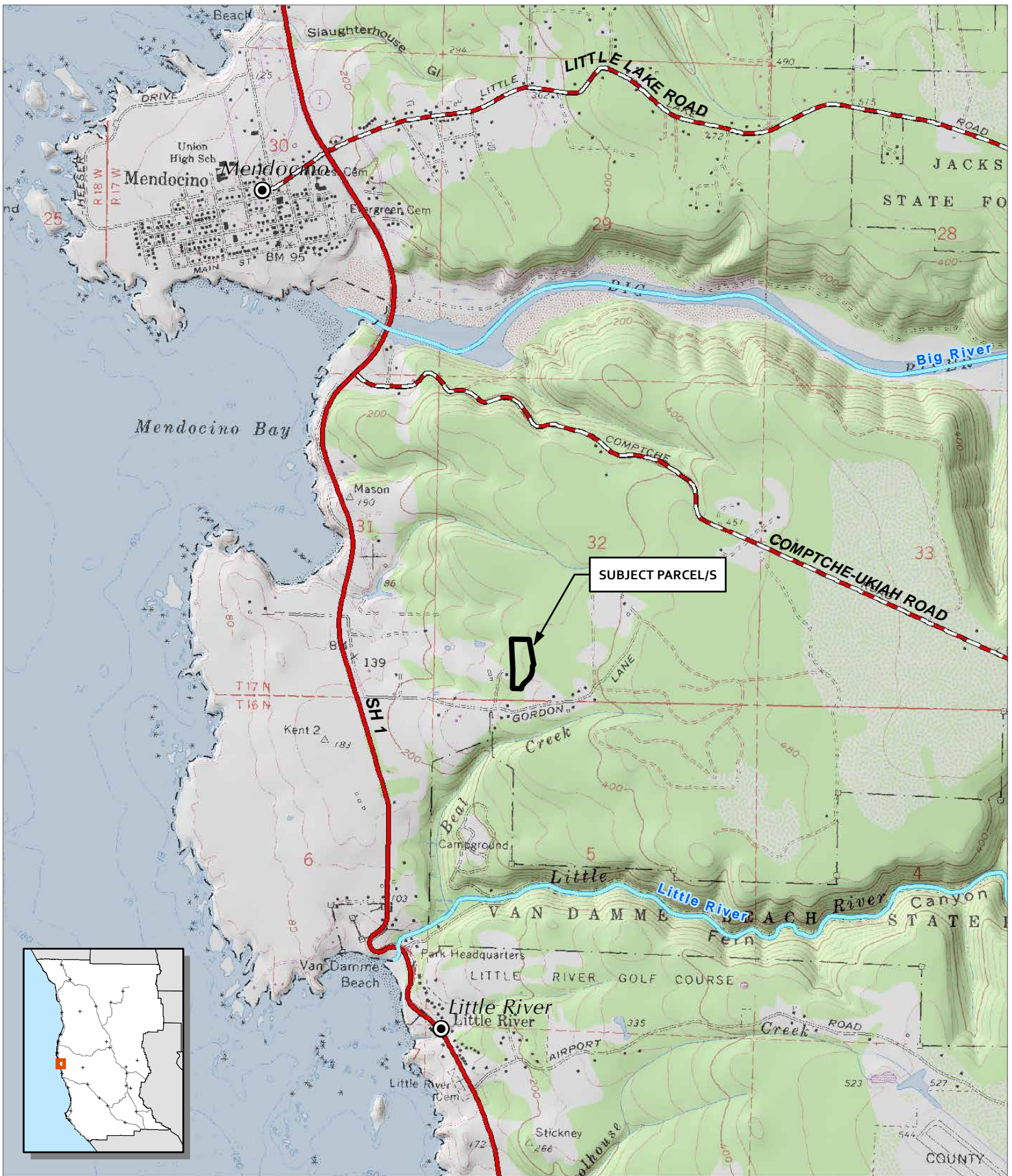
Sent To Mendocino County Tax Collector
Street and Apt. No., or PO Box No. 501 Low Gap Rd., Rm. 1060
City, State, ZIP+4® UKIAH, CA 95482

PS Form 3800, April 2015 PSN 7530-02-000-9011

See Reverse for Instructions

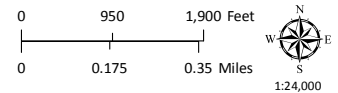


7016 3560 0000 8994 0387



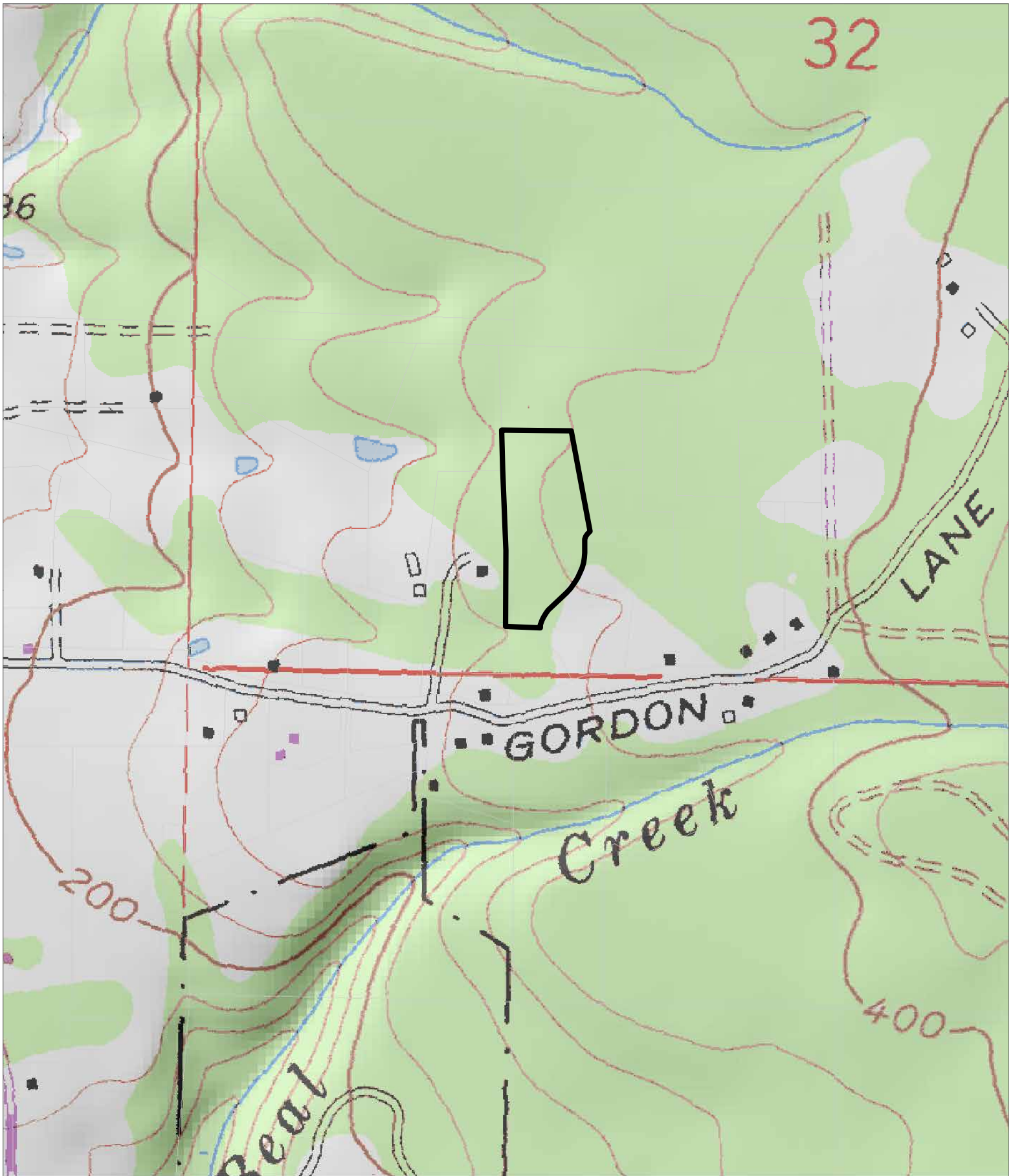
CASE: CDP 2017-0049
 OWNER: PITTS, Pamela
 APN: 119-420-39
 APLCT: Tom & Pam Pitts
 AGENT: Kelly B. Grimes
 ADDRESS: 44470 Gordon Lane, Mendocino

Major Towns & Places
 Major Roads
 Major Rivers
 Highways

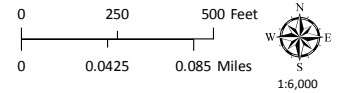


LOCATION MAP

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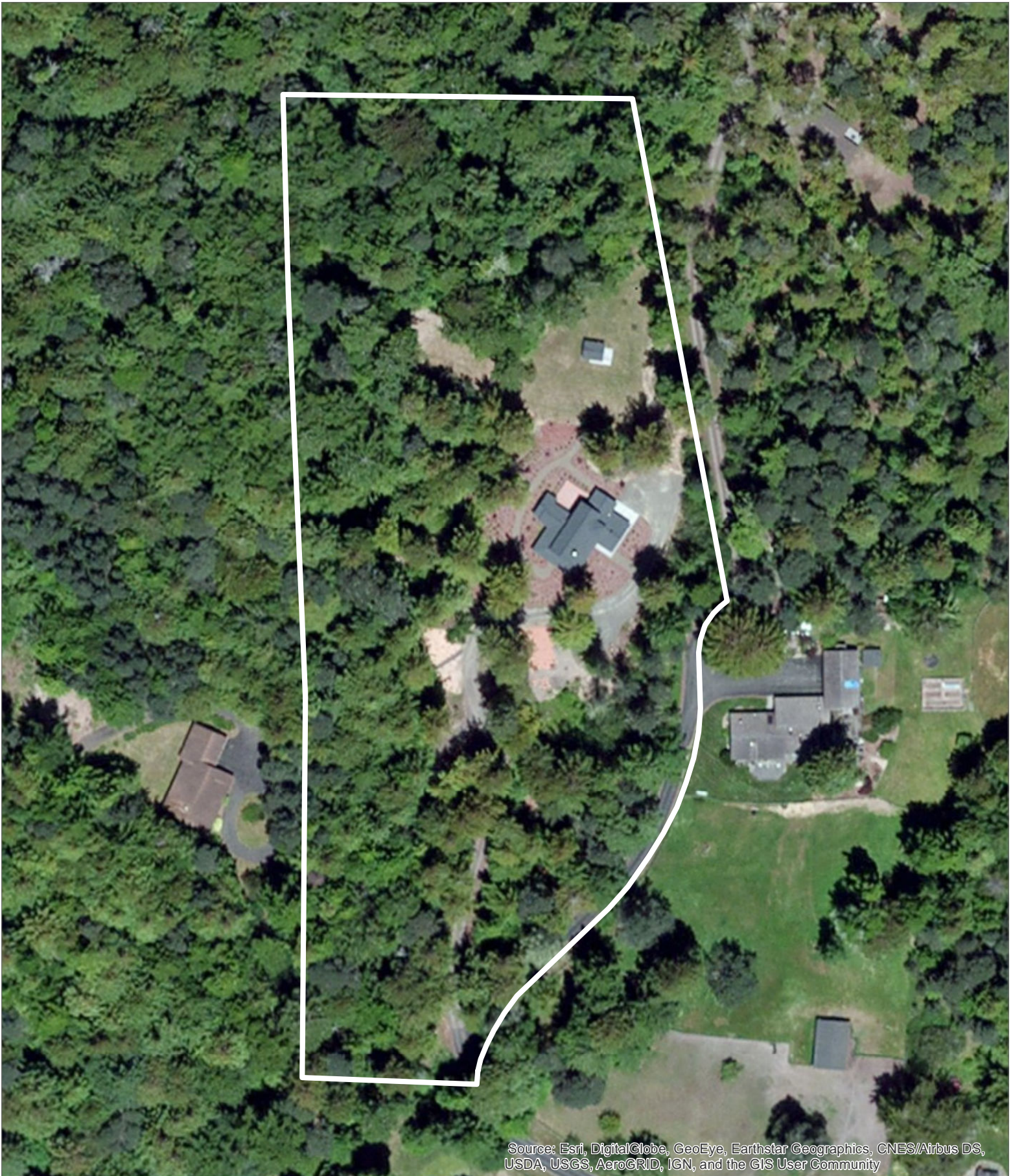


CASE: CDP 2017-0049
OWNER: PITTS, Pamela
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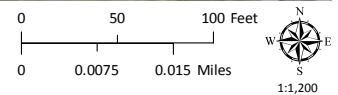
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CASE: CDP 2017-0049
OWNER: PITTS, Pamela
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APLCT: Tom & Pam Pitts
AGENT: Kelly B. Grimes
ADDRESS: 44470 Gordon Lane, Mendocino



AERIAL IMAGERY

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PARCEL 2
5.03 ACRES

EAST
289.28'

PARCEL 3
5.06 ACRES

(E) GARDEN SHED
(N) GUEST COTTAGE
(E) GRAVEL PARKING &
DRIVEWAY HAMMERHEAD
STYLE TURNAROUND
(E) RESIDENCE
(E) TURNOUT

EXTEND EXISTING GRAVEL
DRIVEWAY TO PROVIDE
PARKING SPOT FOR GUEST
COTTAGE VEHICLE

PARCEL 1
5.88 ACRES

$\Delta = 24^{\circ}06'09''$
R = 100'
L = 42.07'

$\Delta = 32^{\circ}06'39''$
R = 200'
L = 112.03'

$\Delta = 99^{\circ}54'56''$
R = 50'
L = 87.19'

$\Delta = 47^{\circ}41'33''$
R = 145'
L = 120.70'

S 74° 34' 48" E
6.72'

N 88° 35' 19" E
137.10'

(E) PUMPHOUSE
AND 3000 GALLON
H2O STORAGE TANK
(E) GATE

N 02° 27' 48" E
188.47'

N 02° 01' 21" E
121.04'

N 02° 31' 05" W
287.11'

N 0° 03' 35" W
336.05'

S 10° 11' 12" E
389.80'

N 14° 11' 13" E
38.83'

N 46° 17' 02" E
75.59'

PARCEL 1
M.C.2, DR 23, PG 52
M.C.R.

A NEW GUEST COTTAGE FOR:

TOM & PAM PITTS
44470 GORDON LANE
MENDOCINO, CA 95460

GORDON LANE C.R. 404A
A.P. # 119-420-39

NOTES

SHEET NAME: **SITE PLAN**

A New Guest Cottage for:

Tom & Pam Pitts
44470 Gordon Lane
Mendocino, California
95460

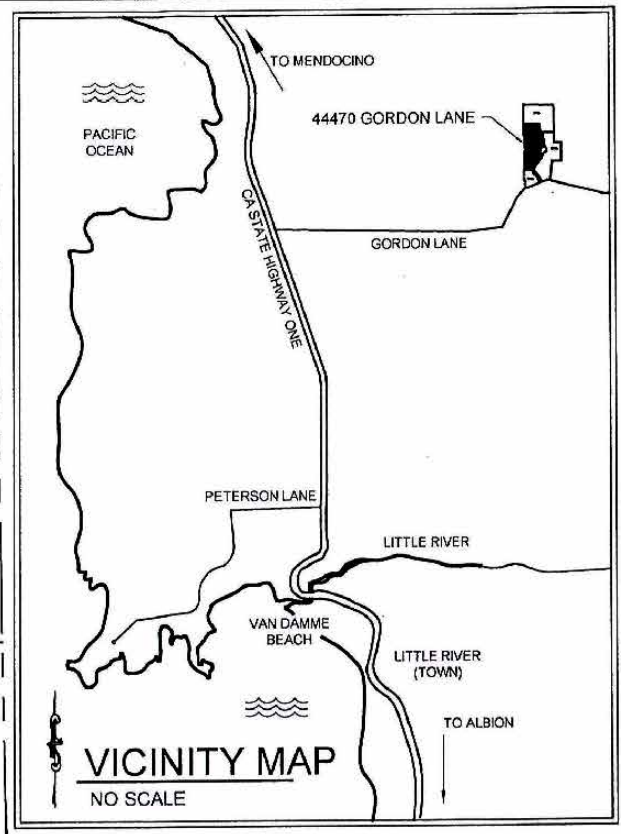
A.P. # 119-420-39

SITE PLAN

SCALE: 1" = 150'-0"



50' 100' 200'



DATE: DECEMBER 12, 2017
SCALE: AS NOTED
DRAWN BY: KGG
JOB: PITTS
SHEET NO: **A1** of 3

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

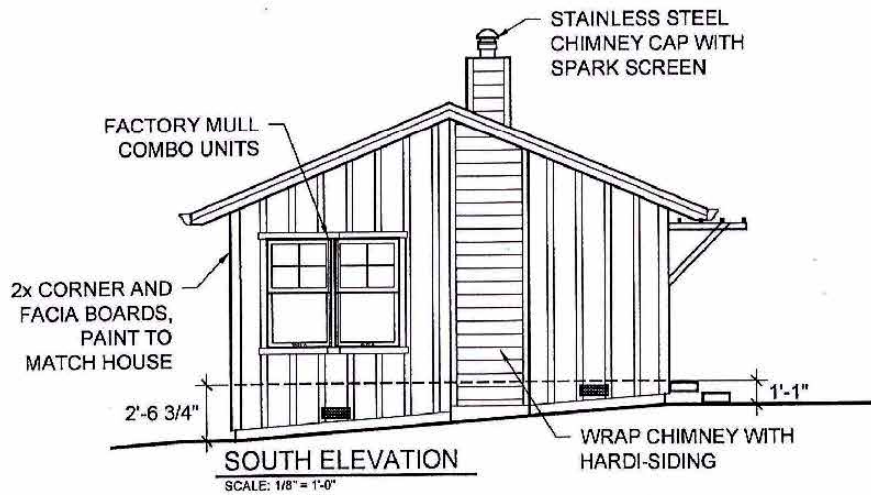
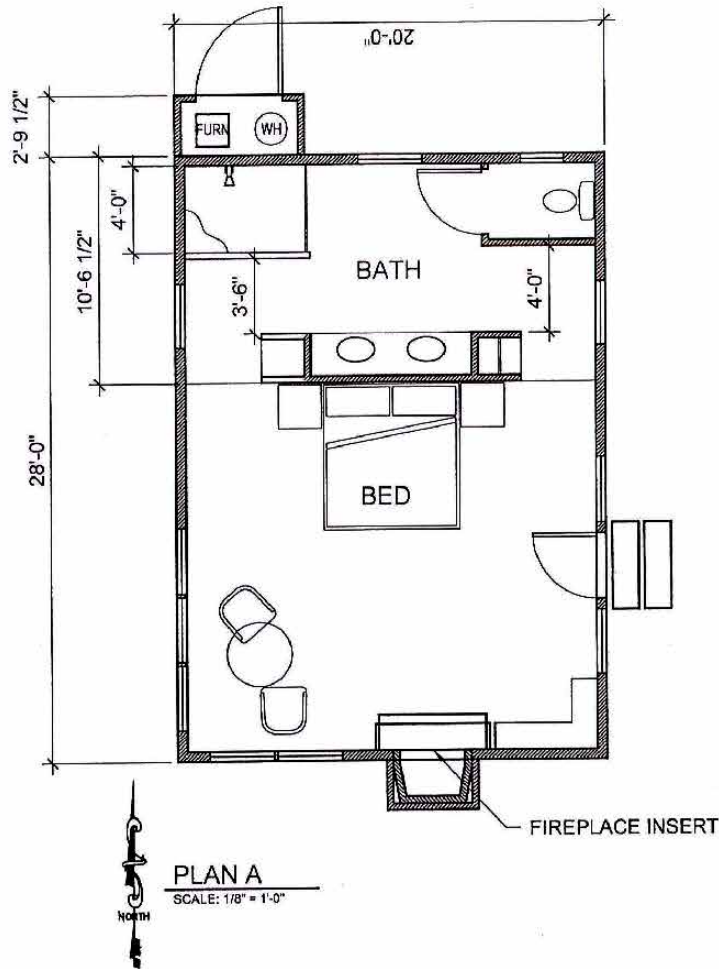


CASE: CDP 2017-0049
OWNER: PITTS, Pamela
APN: 119-420-39
APLCT: Tom & Pam Pitts
AGENT: Kelly B. Grimes
ADDRESS: 44470 Gordon Lane, Mendocino

NO SCALE

SITE PLAN

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A NEW GUEST COTTAGE FOR:

TOM & PAM PITTS

44470 GORDON LANE
MENDOCINO, CA 95460

A.P. # 119-420-39

NOTES

SHEET NAME:

FLOOR PLAN & SOUTH ELEVATION

DATE: DECEMBER 12, 2017

SCALE: AS NOTED

DRAWN BY: KBO

JOB: PITTS

SHEET NO: **A2** of 3

Kelly B. Grimes, Architect

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



CASE: CDP 2017-0049

OWNER: PITTS, Pamela

APN: 119-420-39

APLCT: Tom & Pam Pitts

AGENT: Kelly B. Grimes

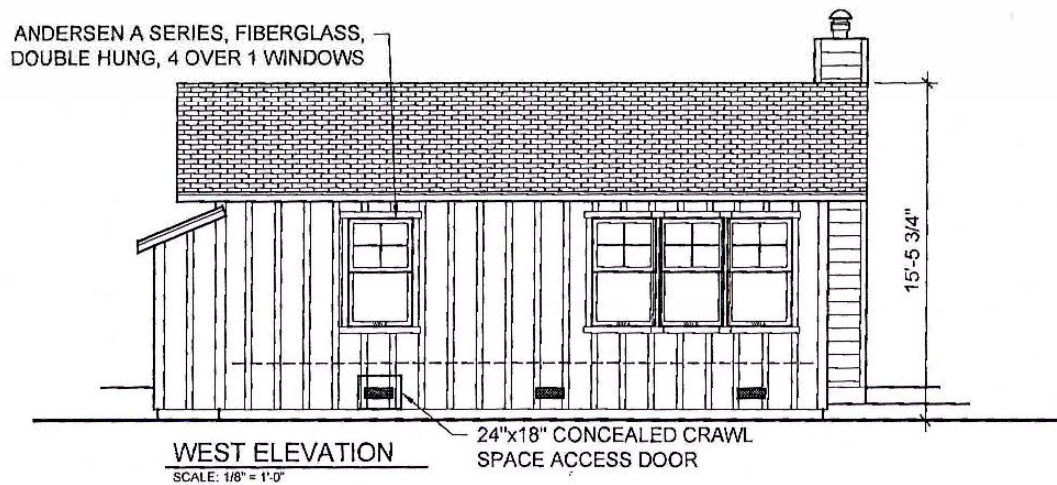
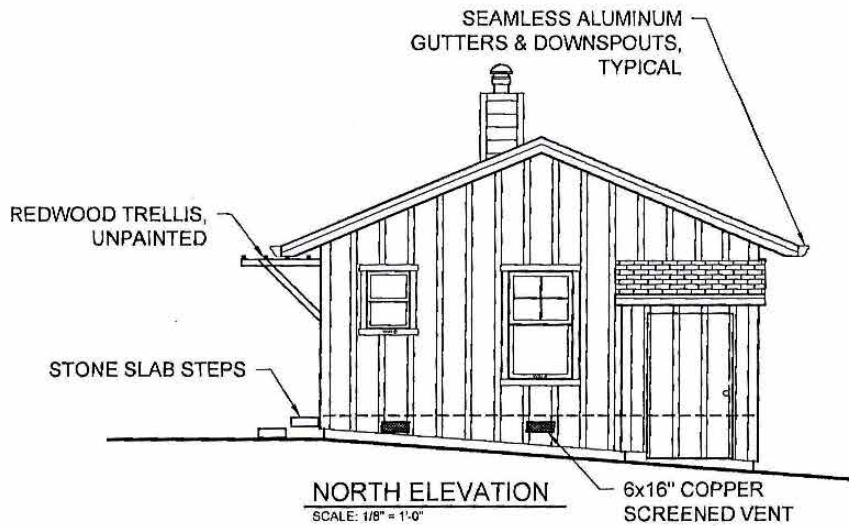
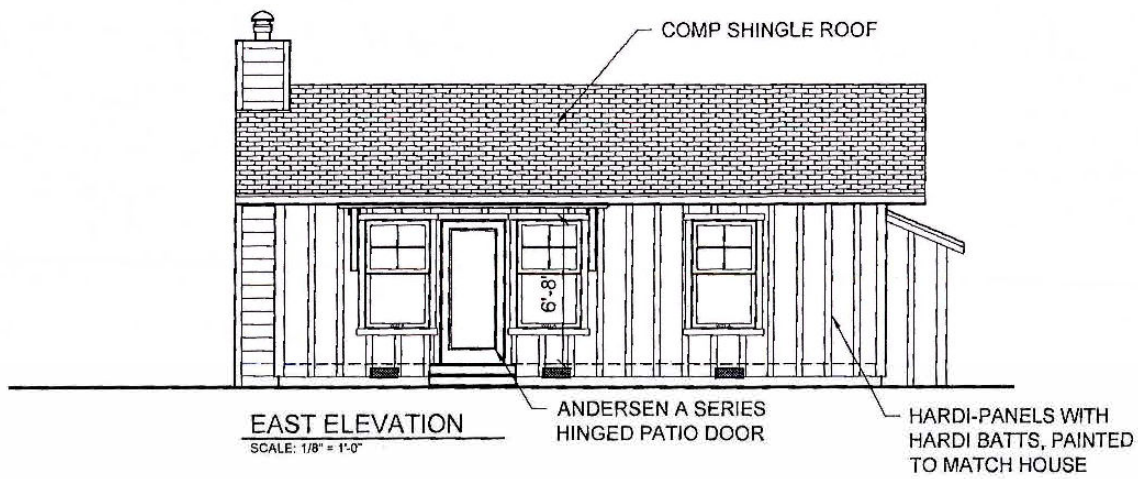
ADDRESS: 44470 Gordon Lane, Mendocino

NO SCALE

FLOOR PLAN

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A NEW GUEST COTTAGE FOR:

TOM & PAM PITTS

44470 GORDON LANE
MENDOCINO, CA 95460

A.P. # 119-420-39

NOTES

SHEET NAME:

NORTH, EAST & WEST ELEVATIONS

DATE: DECEMBER 12, 2017

SCALE: AS NOTED

DRAWN BY: KBG

JOB: PITTS

SHEET NO: **A3** of 3

Kelly B. Grimes, Architect

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



CASE: CDP 2017-0049

OWNER: PITTS, Pamela

APN: 119-420-39

APLCT: Tom & Pam Pitts

AGENT: Kelly B. Grimes

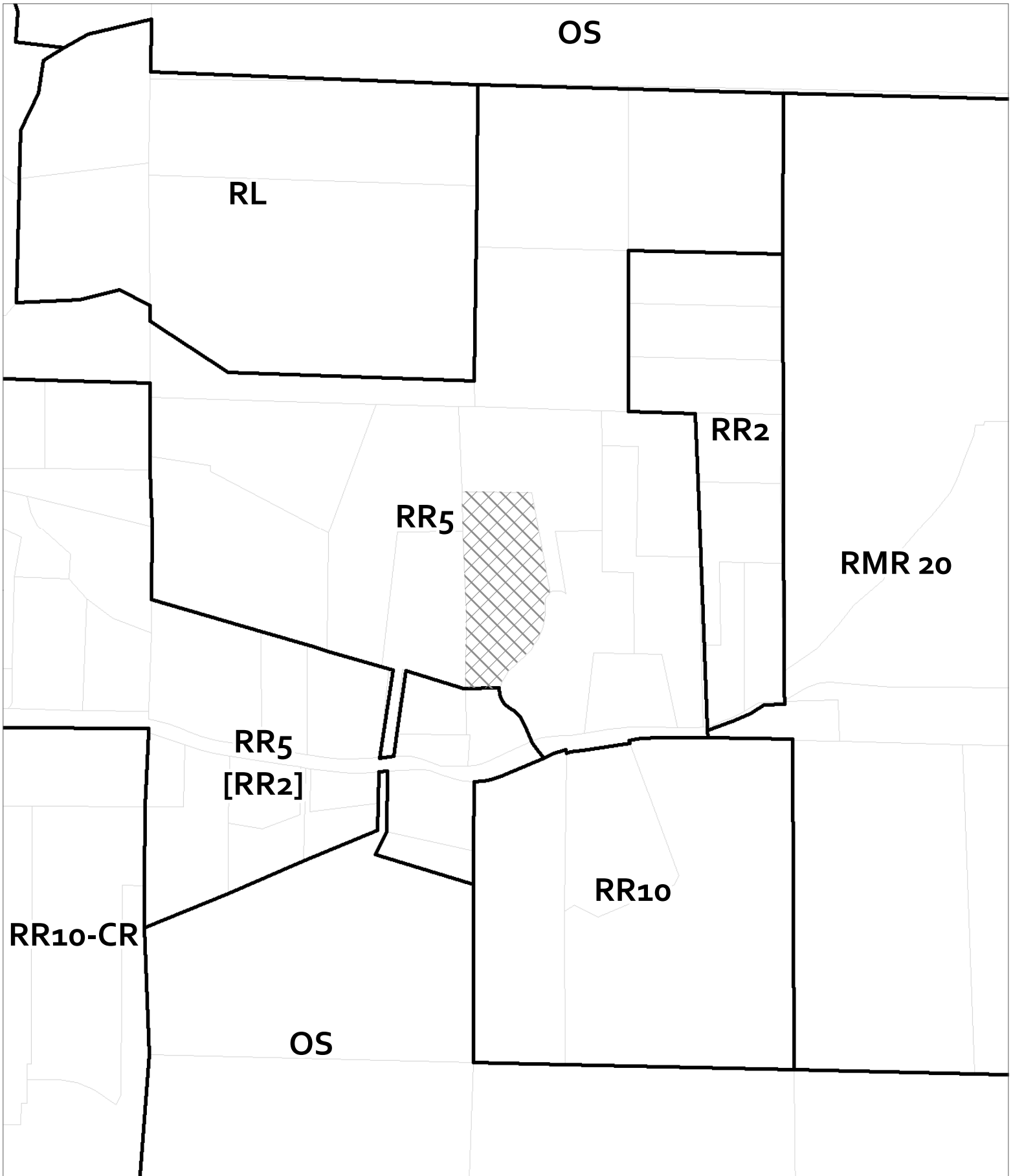
ADDRESS: 44470 Gordon Lane, Mendocino

NO SCALE


ELEVATIONS

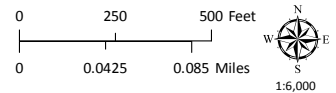
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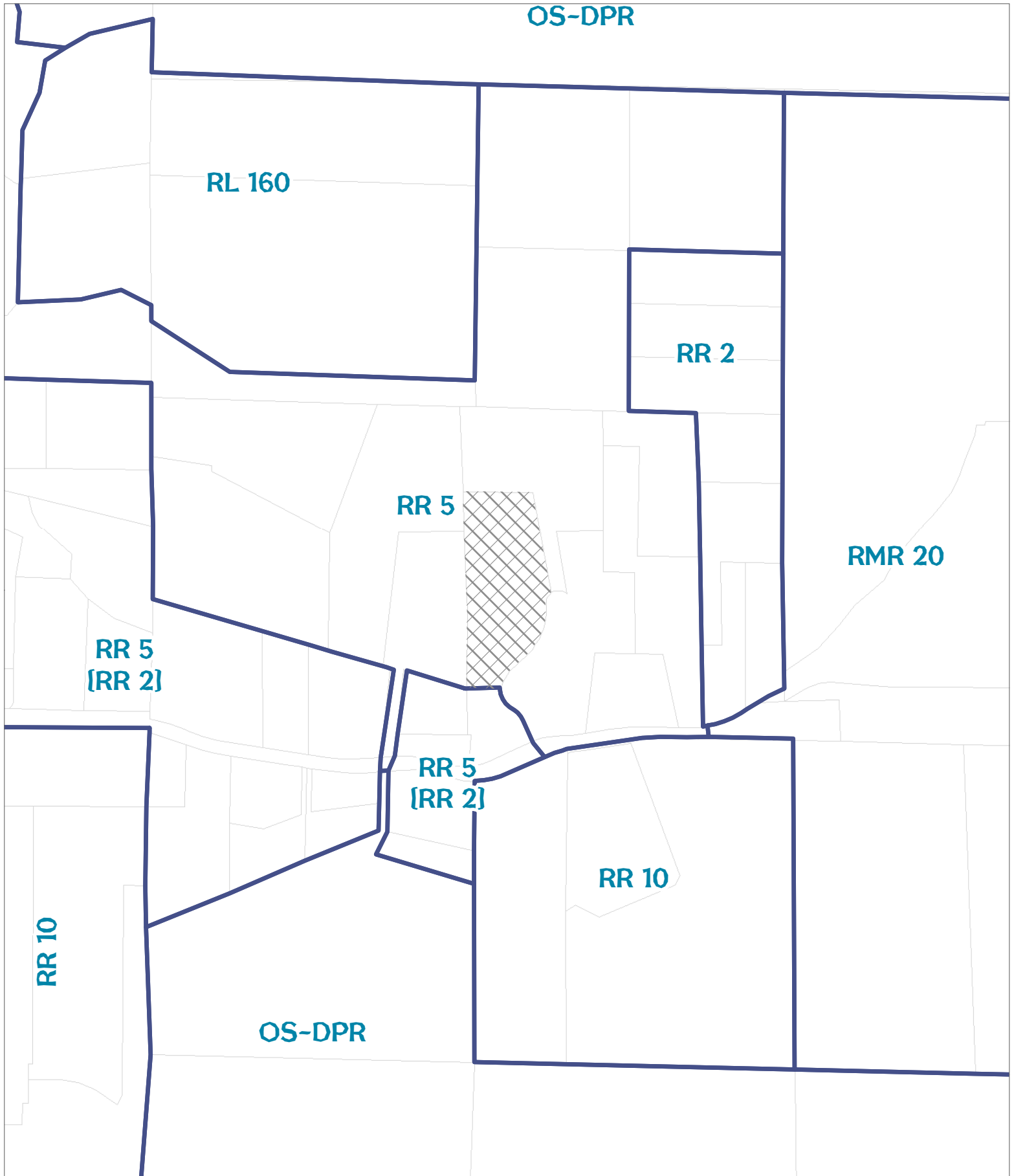
CASE: CDP 2017-0049
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AGENT: Kelly B. Grimes
ADDRESS: 44470 Gordon Lane, Mendocino

 Zoning Districts




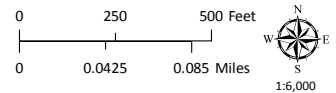
ZONING DISPLAY MAP

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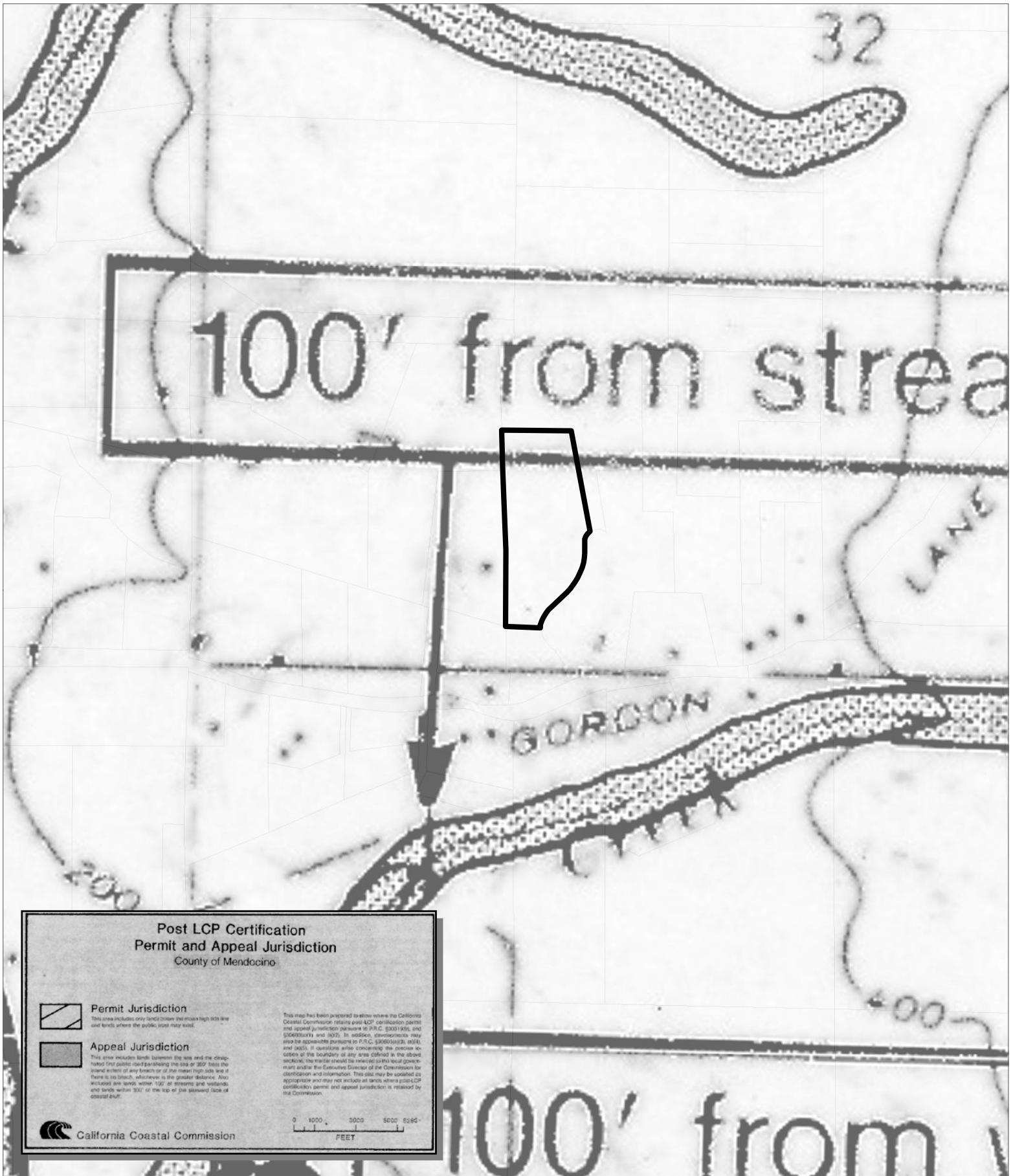
CASE: CDP 2017-0049
OWNER: PITTS, Pamela
APN: 119-420-39
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AGENT: Kelly B. Grimes
ADDRESS: 44470 Gordon Lane, Mendocino

 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

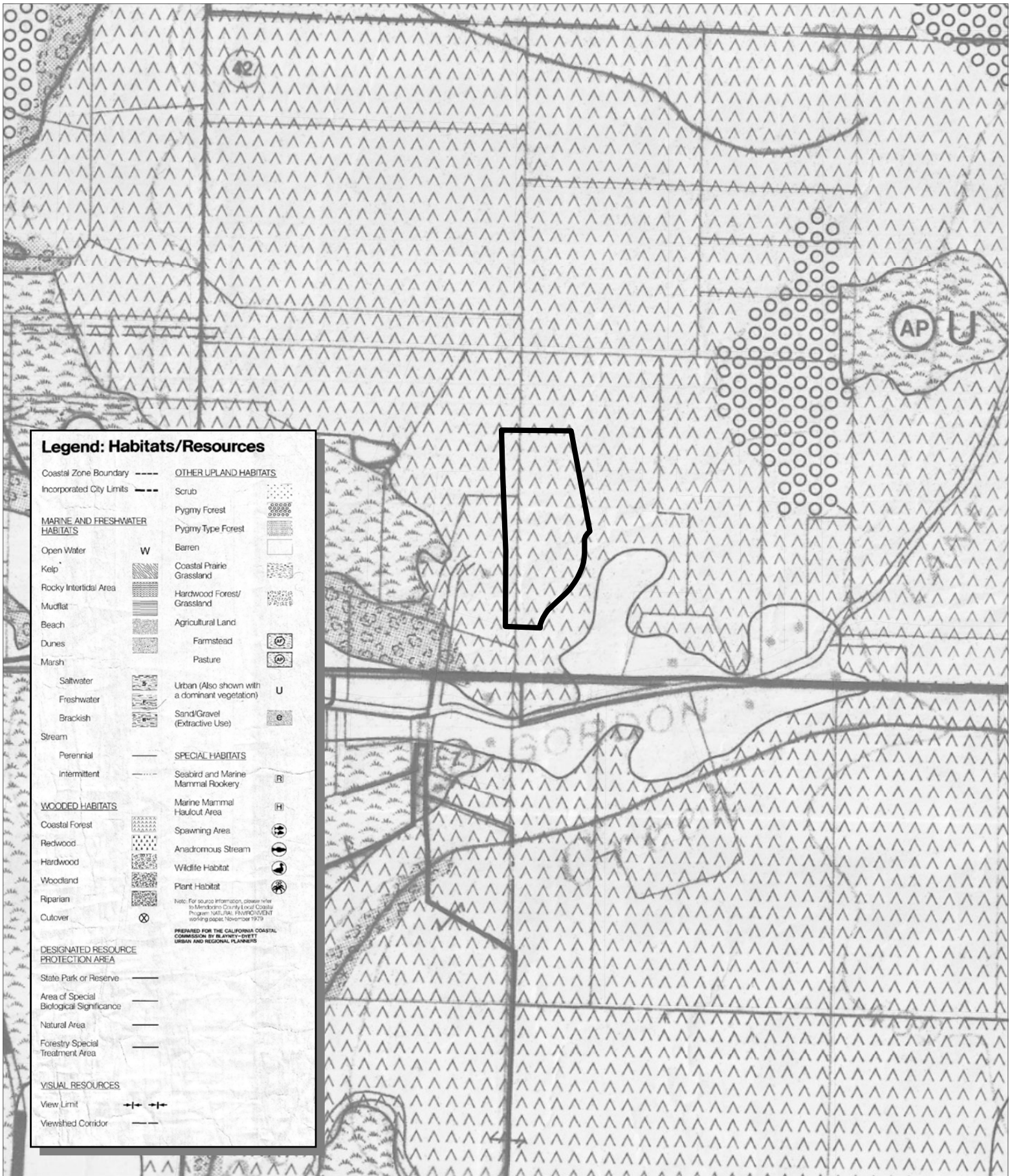
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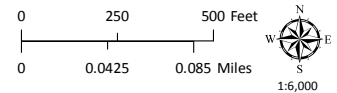
CASE: CDP 2017-0049
OWNER: PITTS, Pamela
APN: 119-420-39
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ADDRESS: 44470 Gordon Lane, Mendocino

APPEALABLE AREAS

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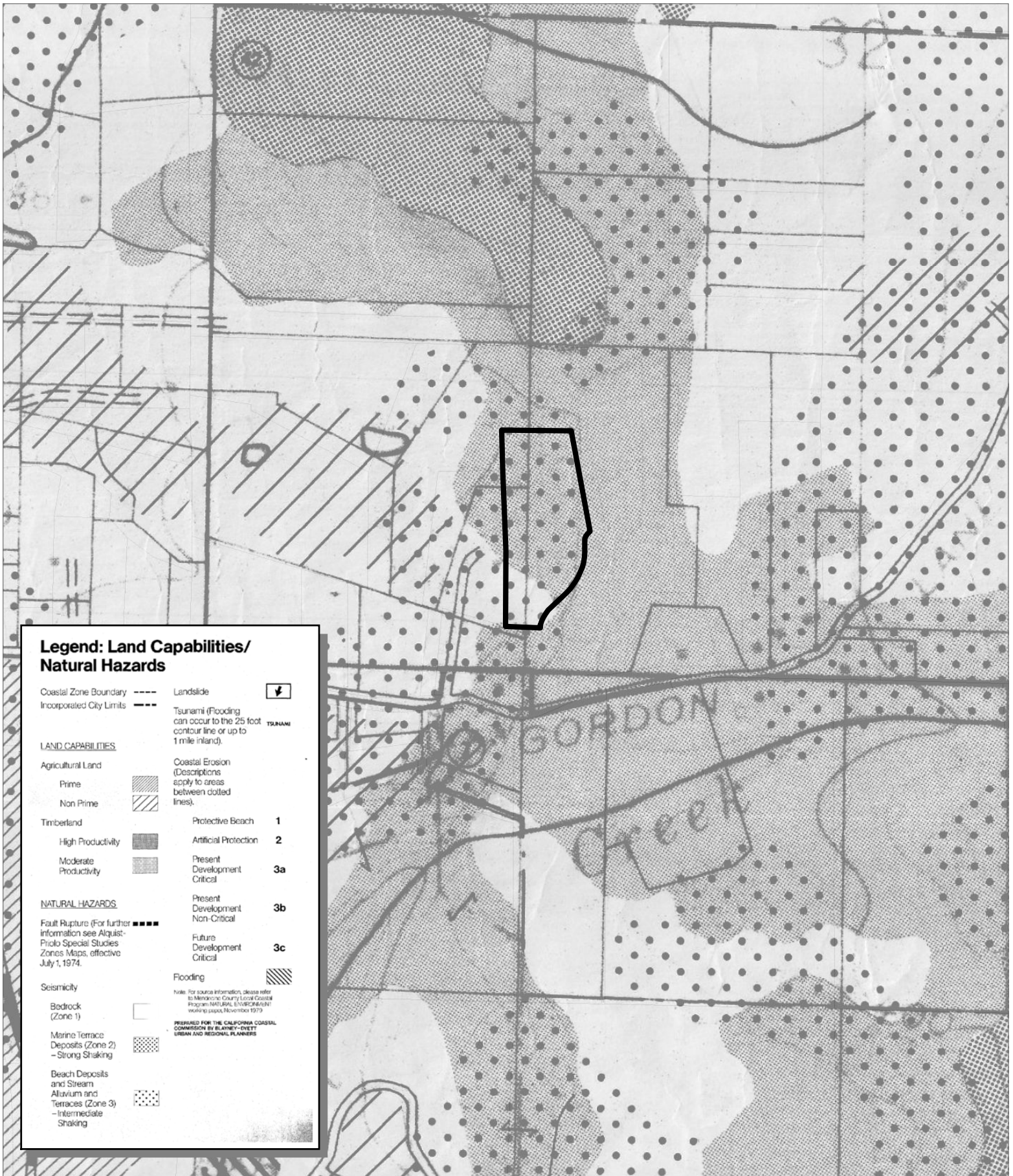


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 OWNER: PITTS, Pamela
 APN: 119-420-39
 APLCT: Tom & Pam Pitts
 AGENT: Kelly B. Grimes
 ADDRESS: 44470 Gordon Lane, Mendocino



LCP HABITATS & RESOURCES

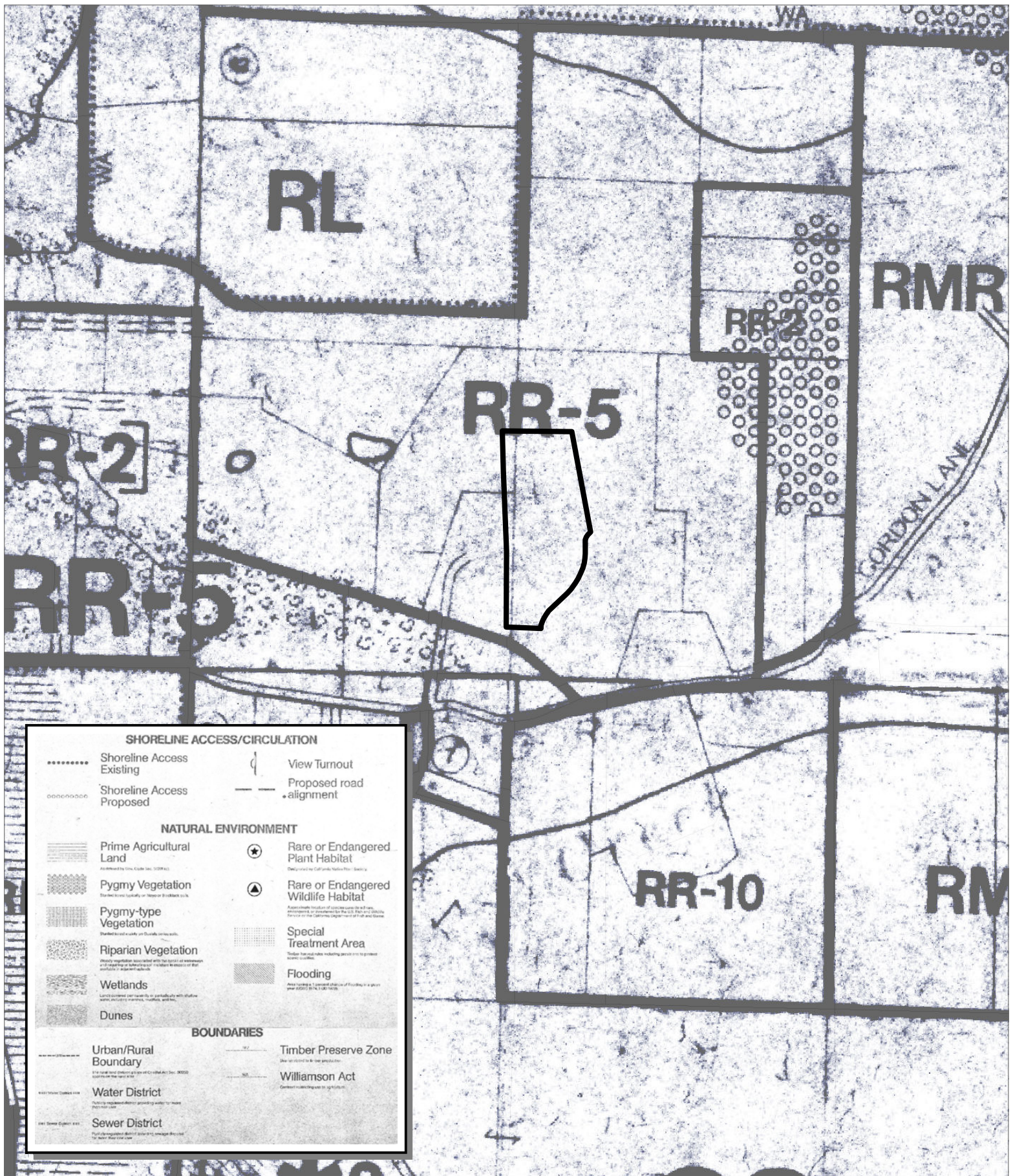
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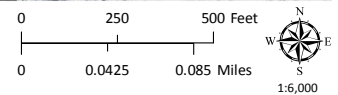
CASE: CDP 2017-0049
OWNER: PITTS, Pamela
APN: 119-420-39
APLCT: Tom & Pam Pitts
AGENT: Kelly B. Grimes
ADDRESS: 44470 Gordon Lane, Mendocino

LCP LAND CAPABILITIES & NATURAL HAZARDS

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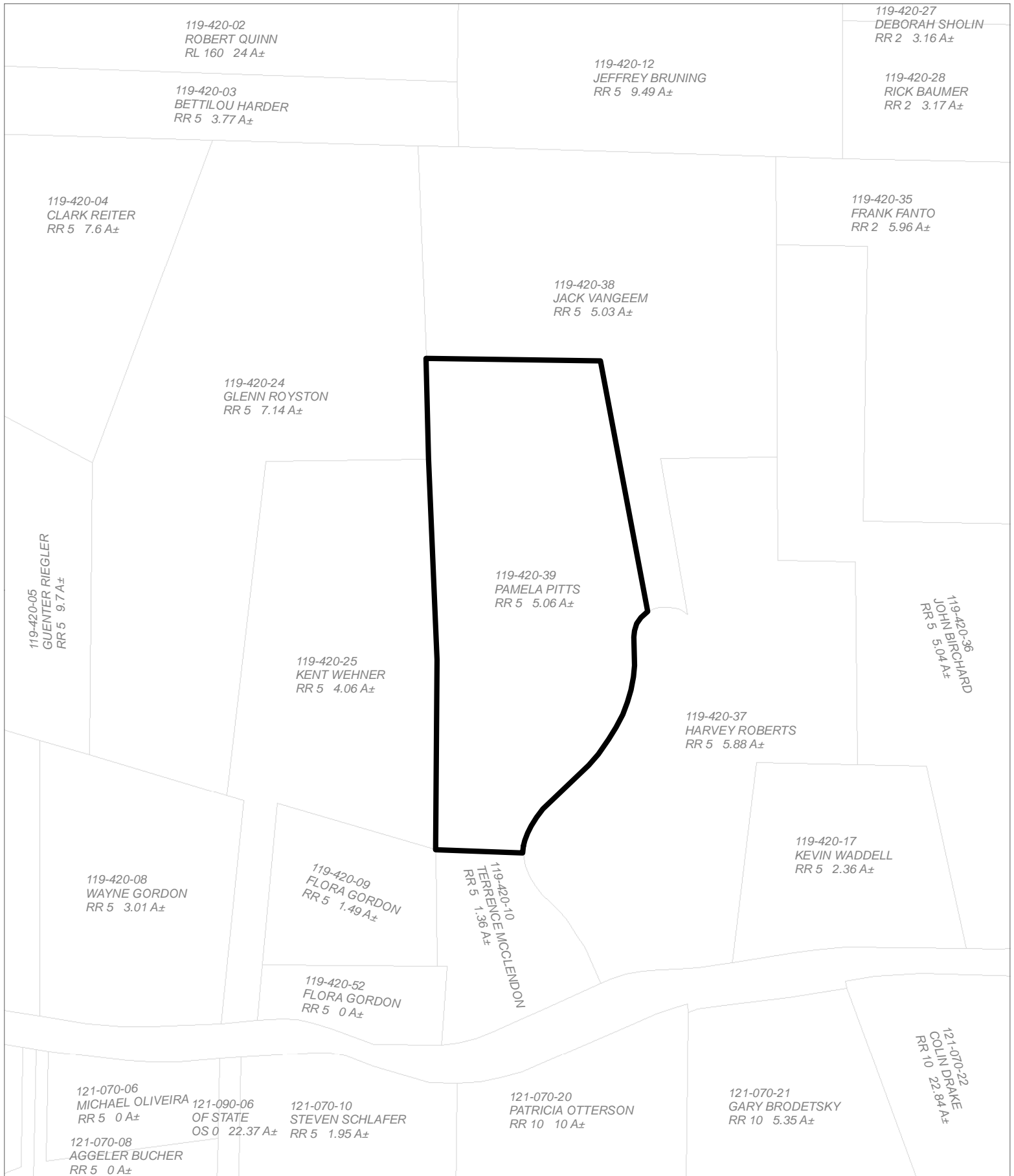


CASE: CDP 2017-0049
 OWNER: PITTS, Pamela
 APN: 119-420-39
 APLCT: Tom & Pam Pitts
 AGENT: Kelly B. Grimes
 ADDRESS: 44470 Gordon Lane, Mendocino

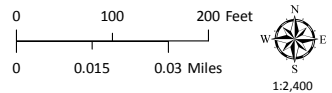


LCP LAND USE MAP 17: MENDOCINO

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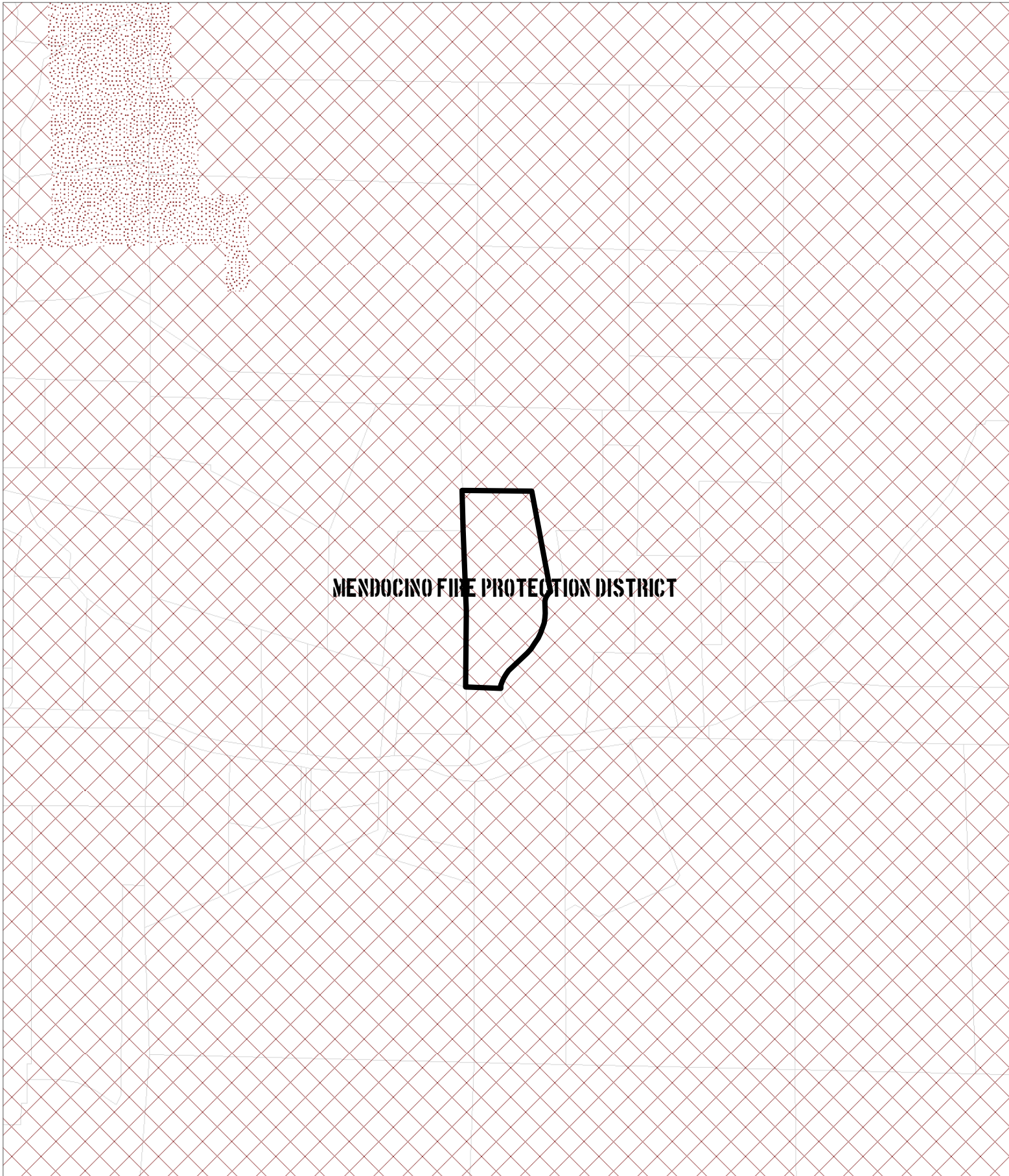


CASE: CDP 2017-0049
OWNER: PITTs, Pamela
APN: 119-420-39
APLCT: Tom & Pam Pitts
AGENT: Kelly B. Grimes
ADDRESS: 44470 Gordon Lane, Mendocino






ADJACENT PARCELS

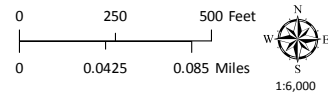
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MENDOCINO FIRE PROTECTION DISTRICT

CASE: CDP 2017-0049
OWNER: PITTS, Pamela
APN: 119-420-39
APLCT: Tom & Pam Pitts
AGENT: Kelly B. Grimes
ADDRESS: 44470 Gordon Lane, Mendocino

-  County Fire Districts
-  Very High Fire Hazard
-  High Fire Hazard

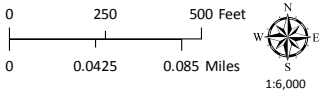


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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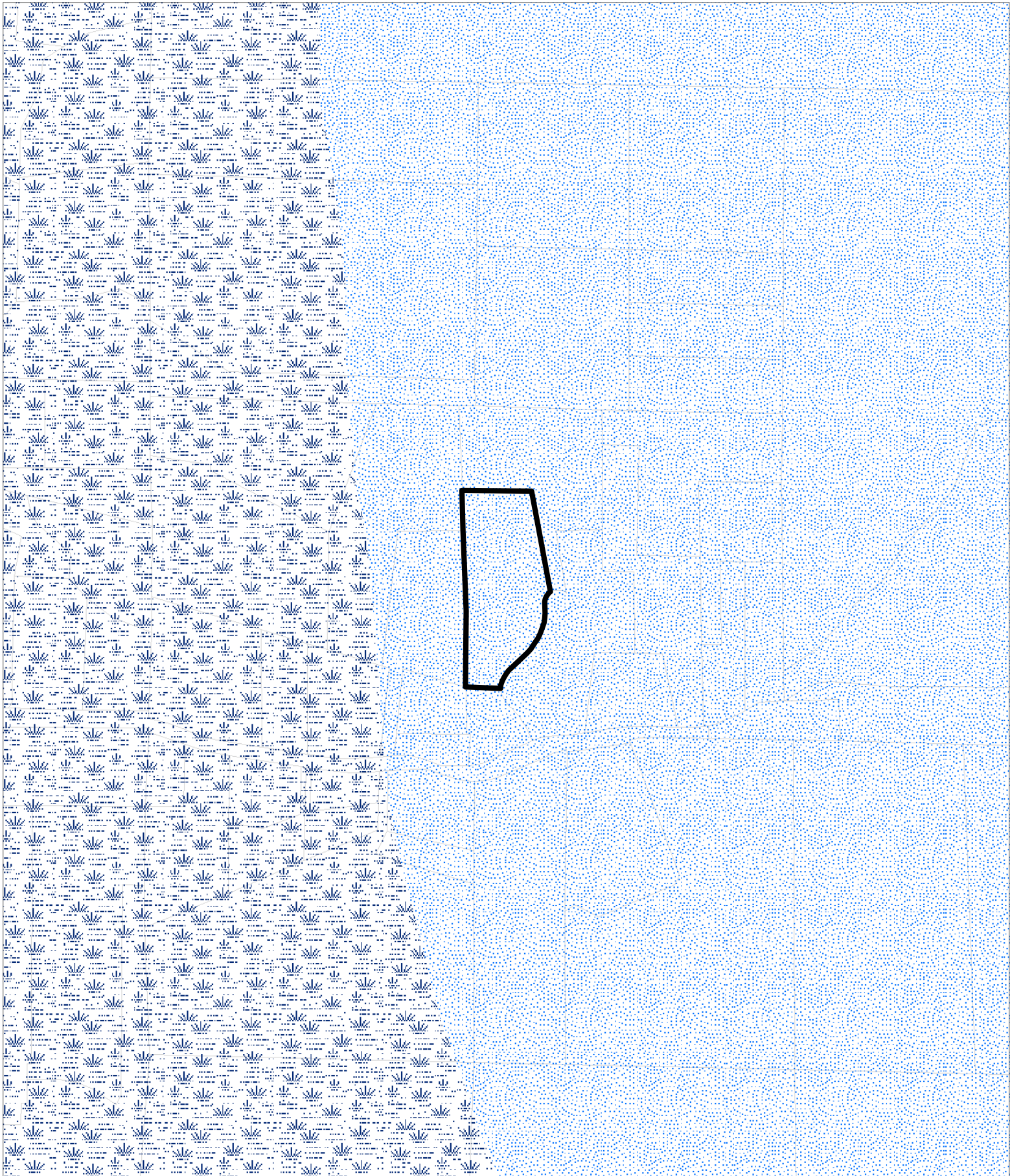


CASE: CDP 2017-0049
OWNER: PITTS, Pamela
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APLCT: Tom & Pam Pitts
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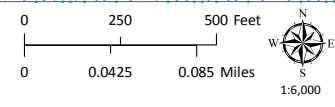
WILDLAND-URBAN INTERFACE ZONES

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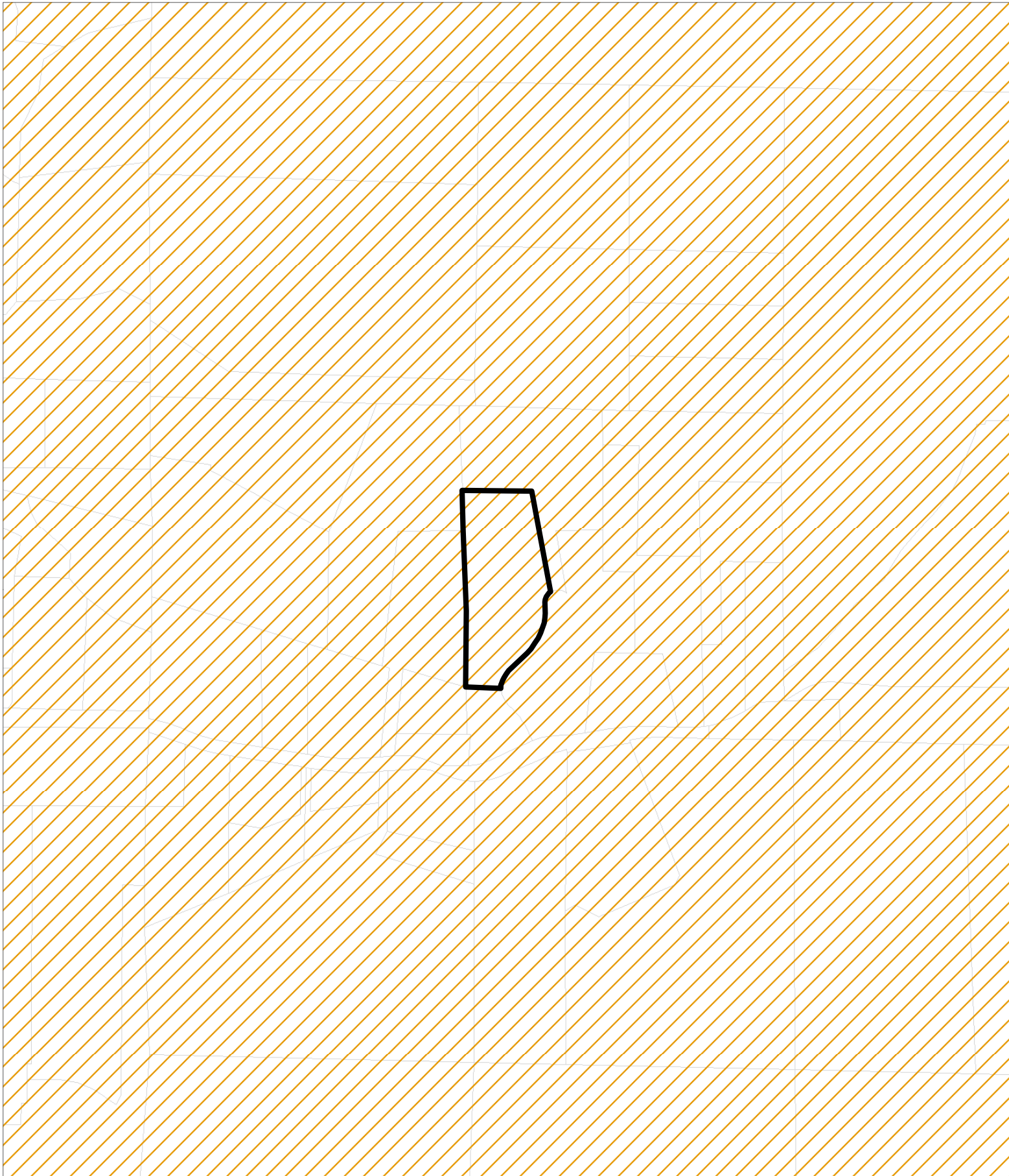
CASE: CDP 2017-0049
OWNER: PITTS, Pamela
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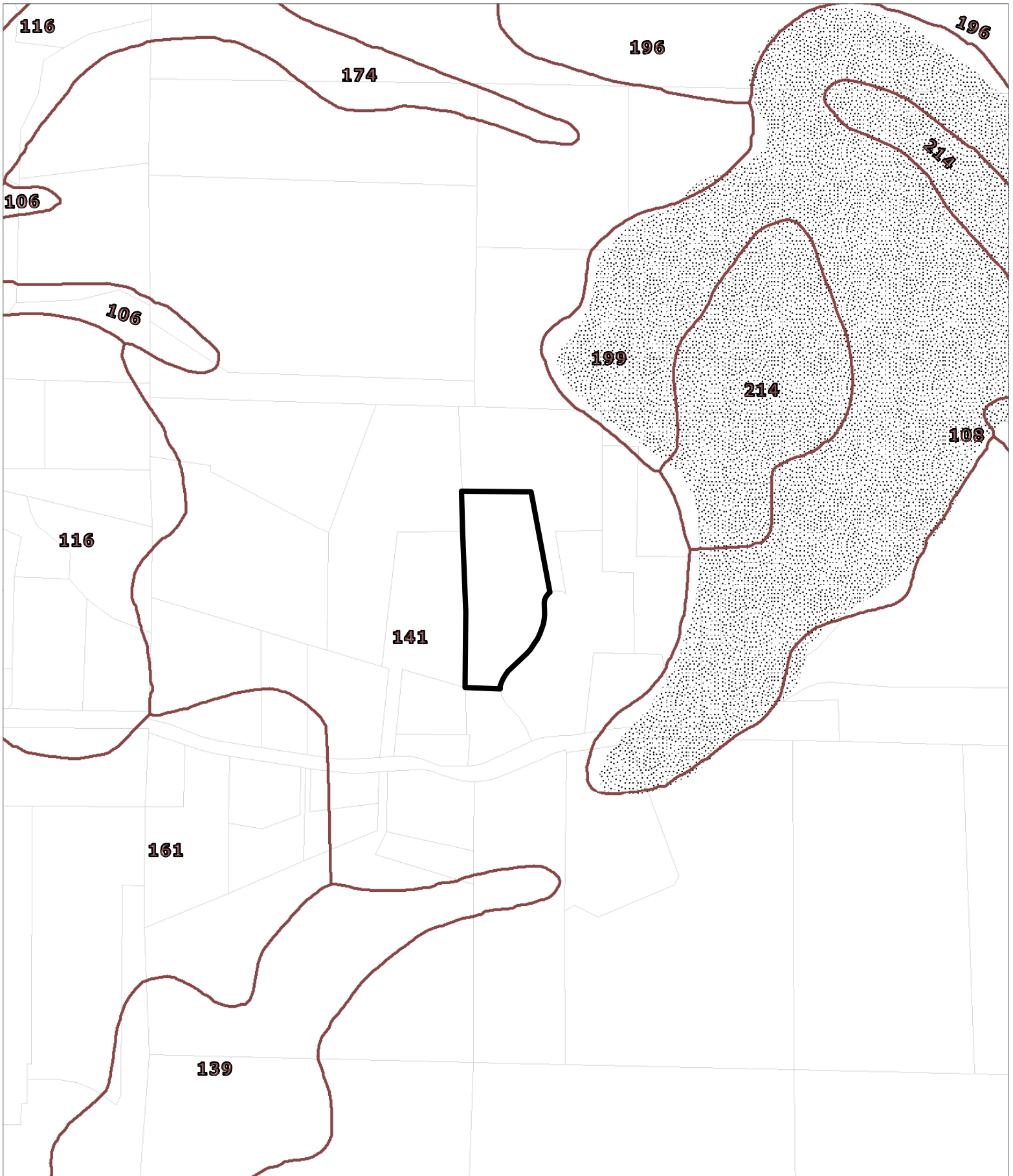
-  Sufficient Water Resources
-  Marginal Water Resources






GROUND WATER RESOURCES

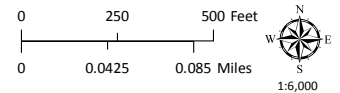
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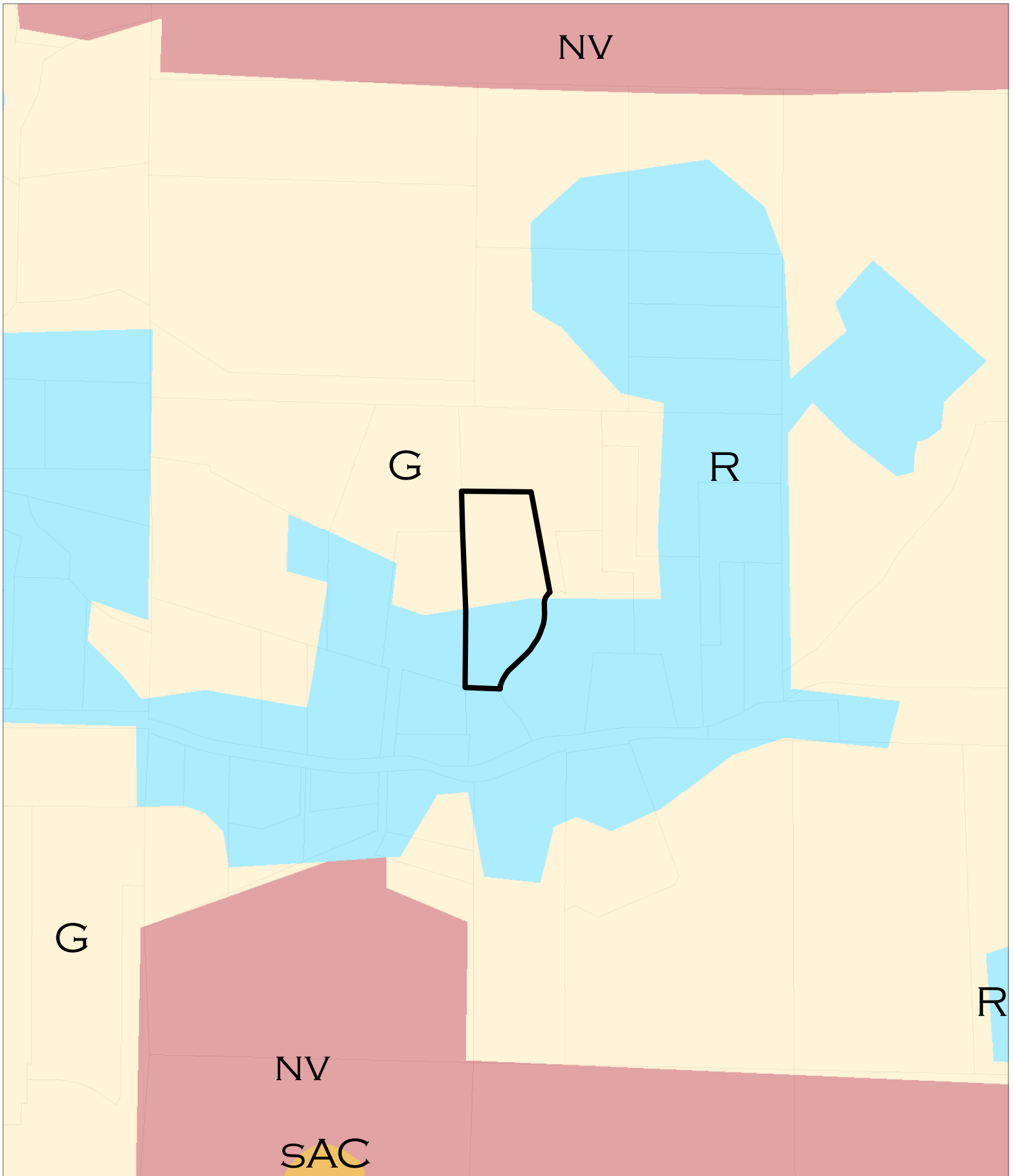
CASE: CDP 2017-0049
 OWNER: PITTS, Pamela
 APN: 119-420-39
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 AGENT: Kelly B. Grimes
 ADDRESS: 44470 Gordon Lane, Mendocino

-  Western Soil Classes
-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex



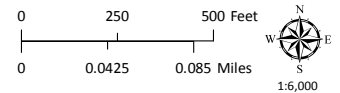
LOCAL SOILS

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- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)
- Semi-Ag & Rural Commercial (sAC)



IMPORTANT FARMLAND

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DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Mendocino Unit
17501 North Highway 101
Willits, CA 95490



Attention: Fire Safe Applicant

CAL FIRE has received and reviewed your **State Fire Safe Regulation Application Form**. Please keep copies of your Fire Safe Application and conditions of Approval forms for your records. Your Fire Safe documents will be maintained by CAL FIRE a maximum of 5 years.

Please review the requirements for your specific project in the attached Conditions of Approval. Once you have complied with the requirements listed in the Conditions of Approval, contact the CAL FIRE receptionist at (707) 459-7414 to **Request a Final Inspection**. The CAL FIRE Final Inspection must be completed before Mendocino County Planning and Building Services staff will complete their final for your project. **Processing your request for Final inspection is approximately two weeks, depending on emergency incidents.** The most common delays in obtaining a Final Clearance are **improperly addressed properties**.

100 Feet of Defensible Space

In January 2006 new state law (PRC 4291) expanded defensible space clearance around homes and structures from 30 feet to 100 feet. Proper clearance to 100 feet increases the chance of your house surviving an uncontrolled wildfire. Please visit the CAL FIRE web link <http://www.fire.ca.gov> or contact the Mendocino Unit Headquarters for additional information:

Tree Removal Requirements

California Forest Practice Regulations may apply to your project if you are permanently removing trees, selling timber or firewood, trading timber or firewood, selling or trading other solid wood forest products from your project. For further information and assistance please contact the CAL FIRE Resource Management Office in Willits at (707) 459-7440. Additional information is provided with your documents and is available on the CAL FIRE web site at: http://www.fire.ca.gov/rsrc-mgt_forestpractice.php

As part of obtaining a building permit, you should ask yourself the following important questions:

Am I permanently removing any of the tree species listed below for my construction project?

If yes, contact (707) 459-7440.

Am I selling or trading any timber, firewood, or other solid wood forest products that come from my construction project?

If yes, contact (707) 459-7440.

Please be aware that in addition to the State Fire Safe Regulations there are other California rules and regulations regarding tree removal that **may** apply to your residential or other construction projects that are under the jurisdiction of the California Department of Forestry and Fire Protection (CAL FIRE). Local agencies may have additional requirements pertaining to vegetation removal.

These rules and regulations may apply if you answered "yes" to one or both of the questions above and are removing one or more of the following tree species:

Conifers:

coast redwood (*Sequoia sempervirens*)
Douglas-fir (*Pseudotsuga menziesii*)
grand fir (*Abies grandis*)
western hemlock (*Tsuga heterophylla*)
western red cedar (*Thuja plicata*)
bishop pine (*Pinus muricata*)
Monterey pine (*Pinus radiata*)
Sitka spruce (*Picea sitchensis*)
incense cedar (*Libocedrus decurrens*)
Port-Orford cedar (*Chamaecyparis lawsoniana*)
California red fir (*Abies magnifica*)
white fir (*Abies concolor*)
Jeffrey pine (*Pinus jefferyi*)
ponderosa pine (*Pinus ponderosa*)
sugar pine (*Pinus lambertiana*)
western white pine (*Pinus monticola*)
lodgepole pine (*Pinus contorta*)
noble fir (*Abies procera*)
knobcone pine (*Pinus attenuata*)

gray pine (*Pinus sabiniana*)
mountain hemlock (*Tsuga mertensiana*)
Brewer spruce (*Picea breweriana*)
Engelmann spruce (*Picea engelmannii*)
Sierra redwood (*Sequoiadendron giganteum*)
foxtail pine (*Pinus balfouriana*)
Western juniper (*Juniperus occidentalis*)

Hardwoods:

tanoak (*Lithocarpus densiflorus*)
red alder (*Alnus rubra*)
white alder (*Alnus rhombifolia*)
eucalyptus (*Eucalyptus spp.*)
Pacific madrone (*Arbutus menziesii*)
Golden chinkapin (*Castanopsis chrysophylla*)
Pepperwood (*Umbellularia californica*)
Oregon white oak (*Quercus garryana*)
California black oak (*Quercus kelloggii*)

Pertinent regulations include but are not limited to the following:

- Public Resources Code Sections 4290, 4291, 4526, 4527, 4571, and 4581
- Title 14 California Code of Regulations Section 895.1 ("Commercial Species"), 1038 (b) and (c), 1103, 1104.1(a), and 1602(a)

For further information and assistance please contact the CAL FIRE Resource Management Headquarters Office in Willits at (707) 459-7440. You may also review the CAL FIRE website for additional information at www.fire.ca.gov.

Owner/Agent Information

CAL FIRE File Number 486-17 Date 12/04/17
Owner's Last Name Pitts Owner's First Name Tom and Pam
Owner's Phone Number 925-284-3030
Owner's Mailing Address 1043 Via Nueva Agent/Phone # KelleyB. Grimes/ 707-937-2904
Lafayette, CA 94549

Project Information

Project Street # 44470 Project Street Name Gordon Ln. Type of Project residence
Project City/Community Mendocino Battalion 6 Fort Bragg Finaled ☐

Conditions of Approval

With reference to the above case number, the California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in Title 14, "Natural Resources; Div. 1.5, be adhered to in order to gain a "Final Clearance" and "Approval for occupancy" from this Department. Local agencies may have additional requirements that may be more restrictive.

☒ Address Standard

California Code of Regulations, Title 14, Section 1274.01

Address must be posted at the beginning of construction and maintained thereafter. It shall be posted on BOTH sides of a mailbox or post at driveway entrance so it is visible from BOTH directions of travel. Minimum 3 inch letter height, 3/8 inch stroke. Reflectorized, contrasting with background color. Sequential numbering issued by Mendocino County will be utilized. Multiple Addresses will be on a single post.

☒ Driveway Standard

California Code of Regulations, Title 14, Section 1273.10

Driveway will be minimum 10 feet wide, all weather surface. It shall be a maximum of 16 % grade, minimum 50 feet inside radius on turns, and have a minimum 15 feet vertical clearance. Driveways longer than 150 feet, but less than 800 feet require a turnout near the midpoint. Driveways longer than 800 feet require turnouts every 400 feet. Turnouts shall be a minimum 10 feet wide and 30 feet long with a 25 foot taper at each end. A 40 foot radius turnaround or 60 foot hammerhead "T" is required for driveways longer than 300 feet and must be within 50 feet of the building. Gates will be 2 feet wider than the traffic lane and located at least 30 feet in from the road.

☐ Road Standard

California Code of Regulations, Title 14, Section 1273

Roads will have two-10 foot traffic lanes (20 ft. wide road surface), Minimum 40,000 lb. load capacity, and have an all weather surface. Roads will have a maximum grade of 16%, a minimum curve radius of 50 foot, and a minimum of 15 foot vertical clearance. Dead end roads shall not exceed: 800 ft for parcels 1 acre or less - 1320 ft. for parcels 1 to 4.99 acres - 2640 ft. for parcels 5 to 19.99 acres - 5280 ft. for parcels 20 acres or larger. Dead end roads are also required to have turnarounds every 1320 ft. and at terminus. Turnarounds shall be a minimum 40 ft. radius or 60 ft. hammerhead "T". Roads shall be officially recognized by Mendocino County with approved signs at each intersection and visible for 100 feet from both directions. The sign shall be minimum 3 inch letter height, 3/8 inch stroke, reflectorized and contrasting with background color. One Way Road Standards (if approved) are available from this office.

☐ **Bridge Standard**

California Code of Regulations, Title 14, Section 1273.07

Bridges shall have a minimum 40,000 lb. load capacity, minimum 15 foot vertical clearance. Appropriate signing including: Weight limits, Vertical Clearance, One Way Road, Single Lane conditions shall be posted. One lane bridges shall provide an unobstructed view from one end to the other with turnouts at both ends.

☐ **Emergency Water Supply Standard**

California Code of Regulations, Title 14, Section 1275.01

Subdivisions shall meet or exceed either PUC Revised General Order #103, NFPA Standard 1231, or ISO Rural Class 8 Standard (local jurisdiction may require more as these are minimum standards). Fire Hydrant shall be 18 inches above grade, minimum 4 feet and maximum 12 feet from road or driveway. Hydrant shall be minimum 50 feet and maximum 1/2 mile from building it serves, and minimum 8 feet from flammable vegetation. Hydrant shall have 2 1/2 inch male National Hose fitting, suitable crash protection and located where Fire Apparatus using it will not block entry. Hydrant shall be identified with a 3 inch reflectorized blue dot on driveway sign, or placed within 3 feet of hydrant, or identified by blue highway marker as specified by State Fire Marshal.

☒ **Defensible Space Standard**

California Code of Regulations, Title 14, Section 1276.01

All parcels 1 acre or larger shall provide a minimum 30 foot setback for all buildings from all property lines and/or center of a road. All parcels less than 1 acre shall provide for same practical effect by standards set forth by local jurisdiction.

☒ **Maintaining Defensible Space**

Public Resources Code, Section 4291

Any person who owns, leases, or controls any property within the State Responsibility Area, shall at all times maintain a firebreak by clearing an area of all flammable vegetation or other combustible material 30 feet immediately around and adjacent to any building or structure. Additionally, a fuel reduction zone is required for an additional 70 feet or to the property line, whichever is nearer, this zone shall eliminate the fuel continuity. The total defensible space is 100 feet or to the property line. This subdivision does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

CAL FIRE:ADDITIONAL COMMENTS:

Ryan Smith, Battalion Chief

By: Mitch Bosma Forestry Aide 

Reviewing Official

Patricia Austin
Fire Prevention Bureau