



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

May 13, 2020

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

Assessor
Air Quality Management
Archaeological Commission
CalFire - Prevention

Coastal Commission
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDP_2020-0004

DATE FILED: 1/30/2020

OWNER/APPLICANT: MIRA MOELLER

AGENT: CARL RITTIMAN ASSOCIATES, INC

REQUEST: Standard Coastal Development permit request to reroof an existing single-family residence and replace the on-site septic system. There is no to be no increase of septic system capacity.

LOCATION: In the Coastal Zone, 0.8± miles north of the Town of Mendocino, on the west side of Road 500D (CR 500D), 400 feet from its intersection with State Route 1 (SR 1), located at 11700 Road 500D, Mendocino (APN: 118-320-03).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: TIA SAR

RESPONSE DUE DATE: May 27, 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_2020-0012

OWNER/ APPLICANT: MOELLER, MIRA TTEE

AGENT: CARL RITTIMAN ASSOCIATES, INC

REQUEST: Standard Coastal Development permit request to reroof an existing single-family residence and replace the on-site septic system. There is no increase of septic system capacity.

LOCATION: In the Coastal Zone, .8± miles north of the Town of Mendocino, on the west side of Road 500D (CR 500D), 400 feet from its intersection with State Route 1 (SR 1), located at 11700 Road 500D, Mendocino (APN: 118-320-03).

APN/S: 118-320-03

PARCEL SIZE: 0.2± Acre

GENERAL PLAN: Rural Residential, minimum parcel size five acres: Rural (RR5(2):R)

ZONING: Division II: Rural Residential, minimum parcel size five acres, (RR:5); Flood Plain Combining District (FP)

EXISTING USES: Residential

DISTRICT: 5th

RELATED CASES: N/A

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	RR 5 [RR-2]	Rural Residential	.4 Acre±	Residential
EAST:	RR 5 [RR-2]	Rural Residential	.5 Acre±	Residential
SOUTH:	RR 5 [RR-2]	Rural Residential	1.38 Acre±	Residential
WEST:	Ocean	Ocean	Ocean	Ocean

REFERRAL AGENCIES

<u>LOCAL</u>	<input checked="" type="checkbox"/> Department of Transportation	<input checked="" type="checkbox"/> California Coastal Commission
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> Environmental Health (FB)	<u>TRIBAL</u>
<input checked="" type="checkbox"/> Archaeological Commission	<input checked="" type="checkbox"/> Planning Division (Ukiah)	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Assessor’s Office	<u>STATE</u>	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Building Division (FB)	<input checked="" type="checkbox"/> CALFIRE (Land Use)	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: The proposed project is to reroof and replace the failing septic system for the existing pre-coastal residence. The proposed development is outside of the identified Flood Zone. No new development is requested.

STAFF PLANNER: TIA SAR **DATE:** 5/13/2020

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Mendocino Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

NO

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Areas

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

116 Western Soil

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

None (Existing Shoreline Access along Road 500D)

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Bedrock (Zone 1)

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Barren Land

27. COASTAL COMMISSION APPEALABLE AREA:

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

Yes, Appealable

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

NO

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

Yes, Highly Scenic

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

NO

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

Yes, Blufftop

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120 WEST FIR 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-2020-0004
CDF No(s)	n/a
Date Filed	01-30-2020
Fee	\$2399.00
Receipt No.	PRJ-038127
Received by	M WALPMAN J
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name MIRA MOELLER
Mailing Address 61 SEQUOIA ROAD
City Fairfax State CA Zip Code 94930 Phone _____

PROPERTY OWNER

Name MIRA MOELLER ET AL
Mailing Address 61 SEQUOIA ROAD
City Fairfax State CA Zip Code 94930 Phone _____

AGENT

Name CARL RITTMAN
Mailing Address P.O. BOX 590
City MENDOCINO State CA Zip Code 95460 Phone 707 937 0804

PARCEL SIZE

0.2 Square feet
X Acres

STREET ADDRESS OF PROJECT

11700 ROAD 500D, MENDOCINO

ASSESSOR'S PARCEL NUMBER(S)

118-320-03

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

Carl Rittman
Signature of Applicant/Agent

1-7-2020
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.

① remove and replace root filled pipes in existing leachfield. existing leachfield is in driveway so no vegetation will be removed. No increase in septic system capacity repairs are only being made to return sewage disposal system to normal operating condition ② Re roof existing residence

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 existing	800
<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.
single family residence as shown on site map

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 below grade feet. for leachfield repair,
EXISTING ROOFLINE FOR RESIDENTIAL ROOF REPLACEMENT

8. Lot area (within property lines): ≈ 8000 ☒ square feet ☐ acres

9. Lot Coverage:	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>800</u> square feet	<u>NA</u> square feet	<u>800</u> square feet
Paved area	_____ square feet	_____ square feet	_____ square feet
Landscaped area	_____ square feet	_____ square feet	_____ square feet
Unimproved area	<u>7200</u> square feet	<u>NA</u> square feet	<u>7200</u> square feet
GRAND TOTAL: <u>8000</u> square feet (Should equal gross area of parcel)			

10. Gross floor area: 800 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>2</u>	Proposed <u>0</u>	Total <u>2</u>
Number of covered spaces	_____	_____	Size _____
Number of uncovered spaces	<u>2</u>	_____	Size <u>15' x 20'</u>
Number of standard spaces	_____	_____	Size _____
Number of handicapped spaces	<u>1</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.

EXISTING

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 checked="" type="checkbox"/> Yes <input 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 type="checkbox"/> No N/A

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

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:

① replace root filled piping within existing leachfield
② re-roof existing residence
(Description of development)

Located at:

11700 ROAD 500D APN 118-320-03

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

11700 ROAD 500D

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


Owner/Authorized Representative

1-27-2020
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.

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: ① Replace root filled piping within
existing leach field
② re roof existing residence

LOCATION: 11700 ROAD 500D APN 118-320-03

APPLICANT: MIRA MOELLER

ASSESSOR'S PARCEL NUMBER(S): 118-320-03

DATE NOTICE POSTED: 1.30.2020

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

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

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: 1.25.2020



Applicant *agent*

(Form 1040)

Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

Supplemental income and loss
(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

Attach to Form 1040, 1040NR, or Form 1041.

Go to www.irs.gov/ScheduleE for instructions and the latest information.

2018

MIRA MOELLER

PART I

Income or Loss From Rental Real Estate and Royalties

Your social security number

***-**-2430

Schedule C or C-EZ (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

A Did you make any payments in 2018 that would require you to file Form(s) 1099? (see instructions)

Yes ☐ No ☒

B If "Yes," did you or will you file required Form(s) 1099? (see instructions)

Yes ☐ No ☐

1a Physical address of each property (street, city, state, ZIP code)

A 500 D ROAD, MENDOCINO, CA 95460

B 2516 CEDAR BERRY AV, SANTA ROSA, CA 95404

1b Type of Property
(from list below)A 1
B 1
C

2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.

	Fair Rental Days	Personal Use Days	QJV
A	365		<input type="checkbox"/>
B	365		<input type="checkbox"/>
C			<input type="checkbox"/>

Type of Property:

- 1 Single Family Residence 3 Vacation/Short-Term Rental 5 Land 7 Self-Rental
2 Multi-Family Residence 4 Commercial 6 Royalties 8 Other (describe)

Income:

	Properties:	A	B	C
3 Rents received				
4 Royalties received		6,820.	28,480.	
5 Advertising				
6 Auto and travel (see instructions)			1,265.	
7 Cleaning and maintenance				
8 Commissions		821.	525.	
9 Insurance			172.	
10 Legal and other professional fees		247.	680.	
11 Management fees				
12 Mortgage interest paid to banks, etc. (see instructions)				
13 Other interest			6,273.	
14 Repairs				
15 Supplies		144.	175.	
16 Taxes		443.	152.	
17 Utilities		321.	5,687.	
18 Depreciation expense or depletion		210.	69.	
19 Other (list) ▶ STMT 8 STMT 9		2,387.	15,828.	
20 Total expenses. Add lines 5 through 19		5,114.	34,401.	
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198		1,706.	-5,921.	
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)			5,921.	

23a Total of all amounts reported on line 3 for all rental properties	23a	35,300.	
b Total of all amounts reported on line 4 for all royalty properties	23b		
c Total of all amounts reported on line 12 for all properties	23c	6,273.	
d Total of all amounts reported on line 18 for all properties	23d	18,215.	
e Total of all amounts reported on line 20 for all properties	23e	39,515.	
24 Income. Add positive amounts shown on line 21. Do not include any losses	24	1,706.	
25 Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here	25	5,921.	
26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Schedule 1 (Form 1040), line 17, or Form 1040NR, line 18. Otherwise include this amount in the total on line 41 on page 2	26	-4,215.	

For Paperwork Reduction Act Notice, see the separate instructions.

Schedule E (Form 1040) 2018

62157 10-18-18

7

16110319 310964 MOELMIRA

2018.03010 MOELLER, MIRA

MOELMIR1

State Return

AP# 118-320-05
Bernardini, Tracey
P.O. Box 606
Lincoln, CA 95648

AP# 118-320-09
State of California
Russian Gulch State Park
CA-1
Mendocino, CA 95460

AP# 118-320-10
Camp Bedhead LLC
P.O. Box 1005
Mendocino, CA 95460

AP# 118-320-11
Camp Bedhead LLC
Mendocino, CA 95460

AP# 118-320-12
Camp Bedhead LLC
Mendocino, CA 95460

AP# 119-010-01
Blue, Alaina
3554 Miami Street
Sacramento, CA 95812

AP# 119-010-48
Kelada, Joe
P.O. Box 2877
Granite Bay, CA 95746



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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pbs@mendocinocounty.org
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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

1.27.2020

Applicant Signature

Date

Agent

OFFICE USE ONLY:

Project or Permit Number



Mendocino County

Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: CARL RITTIMAN ASSOCIATES INC
PO BOX 590

MENDOCINO

CA 95460

Project Number: CDP_2020-0004

Project Description: Moeller, Septic & Roof

Site Address: 11700 RD 500 D

CDP_2020-0004

Receipt: PRJ_033127

Date: 1/30/2020






Pay Method: CHECK 1061

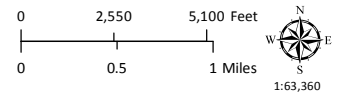
Received By: JESSIE WALDMAN

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822609		\$1,707.00
CDPA MINOR BASE			\$1,707.00
DOT FEES	1100-1910-826182		\$90.00
UMIN UMAJ COT DR SMARA CDPA CDPS RE			\$90.00
EH FEES	1100-4011-822606		\$300.00
CDPA CDPS EM EH FEE			\$300.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00
SONOMA STATE UNIVERSITY	1100-2851-826390		\$75.00
			\$75.00
Total Fees Paid:			\$2,399.00



CASE: **CDP 2020-0004**
 OWNER: **MOELLER, Mira**
 APN: **118-320-03**
 APLCT: **Mira Moeller**
 AGENT: **Carl Rittiman**
 ADDRESS: **11700 Road 500 D, Mendocino**




-  Major Towns & Places
-  City Limits
-  Major Rivers
-  Highways
-  Major Roads

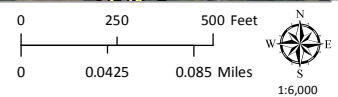


LOCATION MAP



CASE: CDP 2020-0004
OWNER: MOELLER, Mira
APN: 118-320-03
APLCT: Mira Moeller
AGENT: Carl Rittiman
ADDRESS: 11700 Road 500 D, Mendocino



-  Named Rivers
-  Public Roads
-  Private Roads

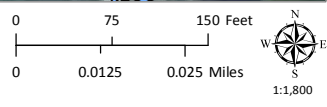


AERIAL IMAGERY

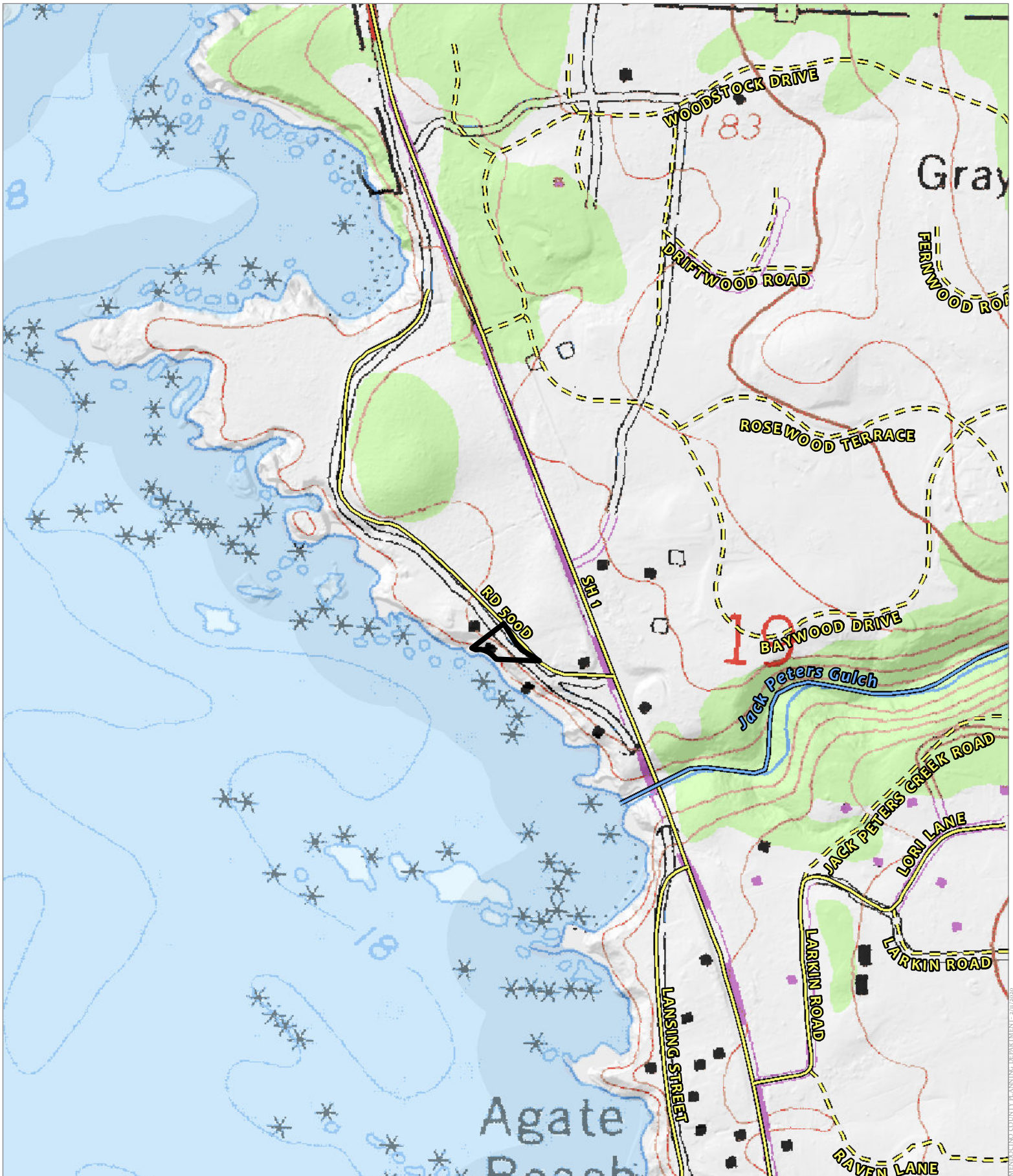


CASE: CDP 2020-0004
OWNER: MOELLER, Mira
APN: 118-320-03
APLCT: Mira Moeller
AGENT: Carl Rittiman
ADDRESS: 11700 Road 500 D, Mendocino

-  Named Rivers
-  Public Roads



AERIAL IMAGERY



N →
1"=20'

11700 ROAD 500D
APN 118-320-03

SEE THE ATTACHED PLAN #
FOR THE DESIGN AND
CONSTRUCTION NOTES

(E) TWO BEDROOM
SINGLE FAMILY
RESIDENCE
TO BE RE-ROOFED

(E) DECK

BLUFF FACE

(E) 1.25" PVC 304 40
FENCE LINE

SUN ROOM

EXISTING
WELL

EXISTING
PRESSURIZED
STANDARD
LEACHFIELD
LATERAL PIPES
TO BE REMOVED
AND REPLACED

DRIVEWAY

P/L

← JACK PETERS CREEK ROAD →

RECEIVED (E) FENCE /
PROPERTY
LINE

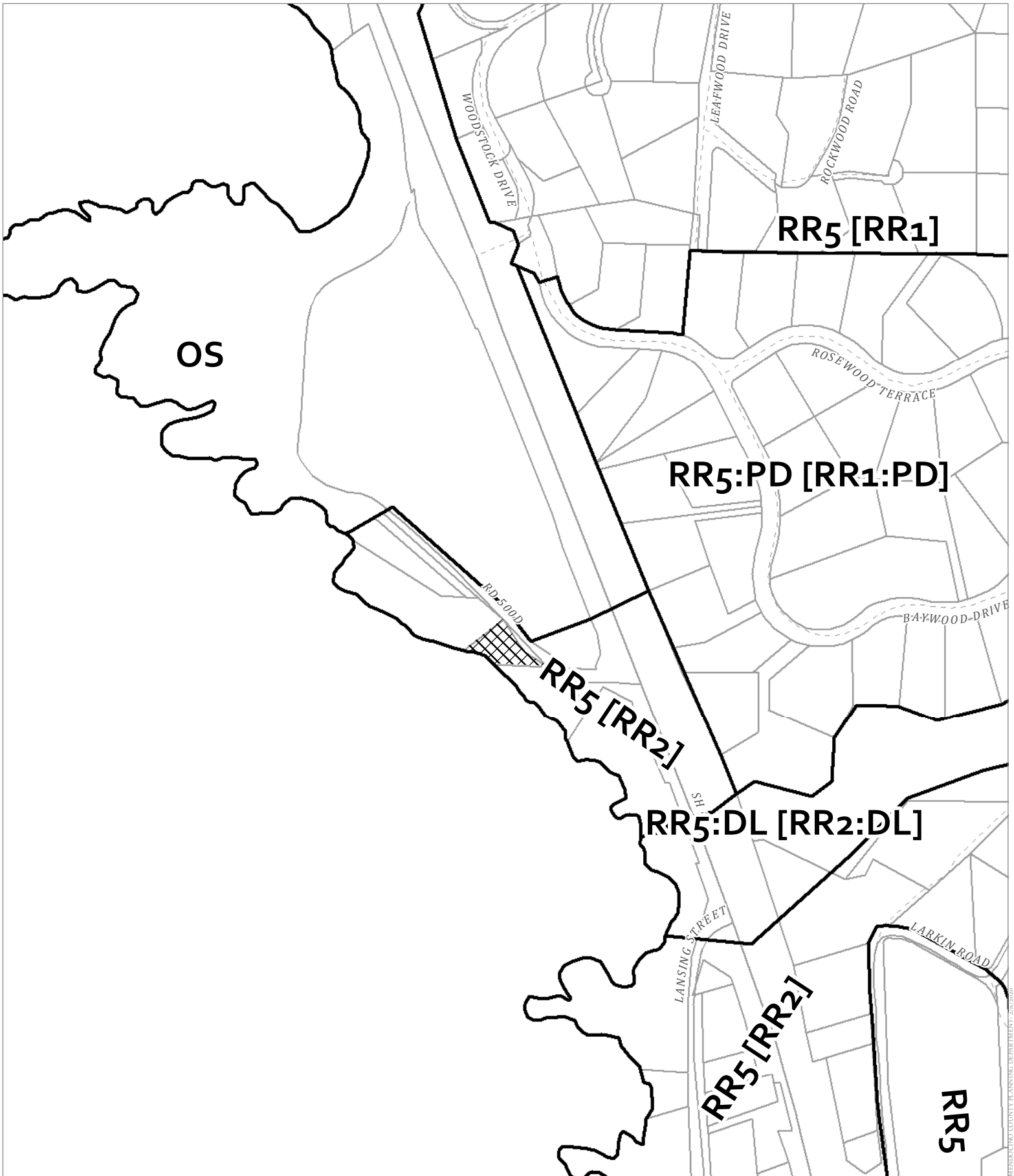
MAR 09 2020

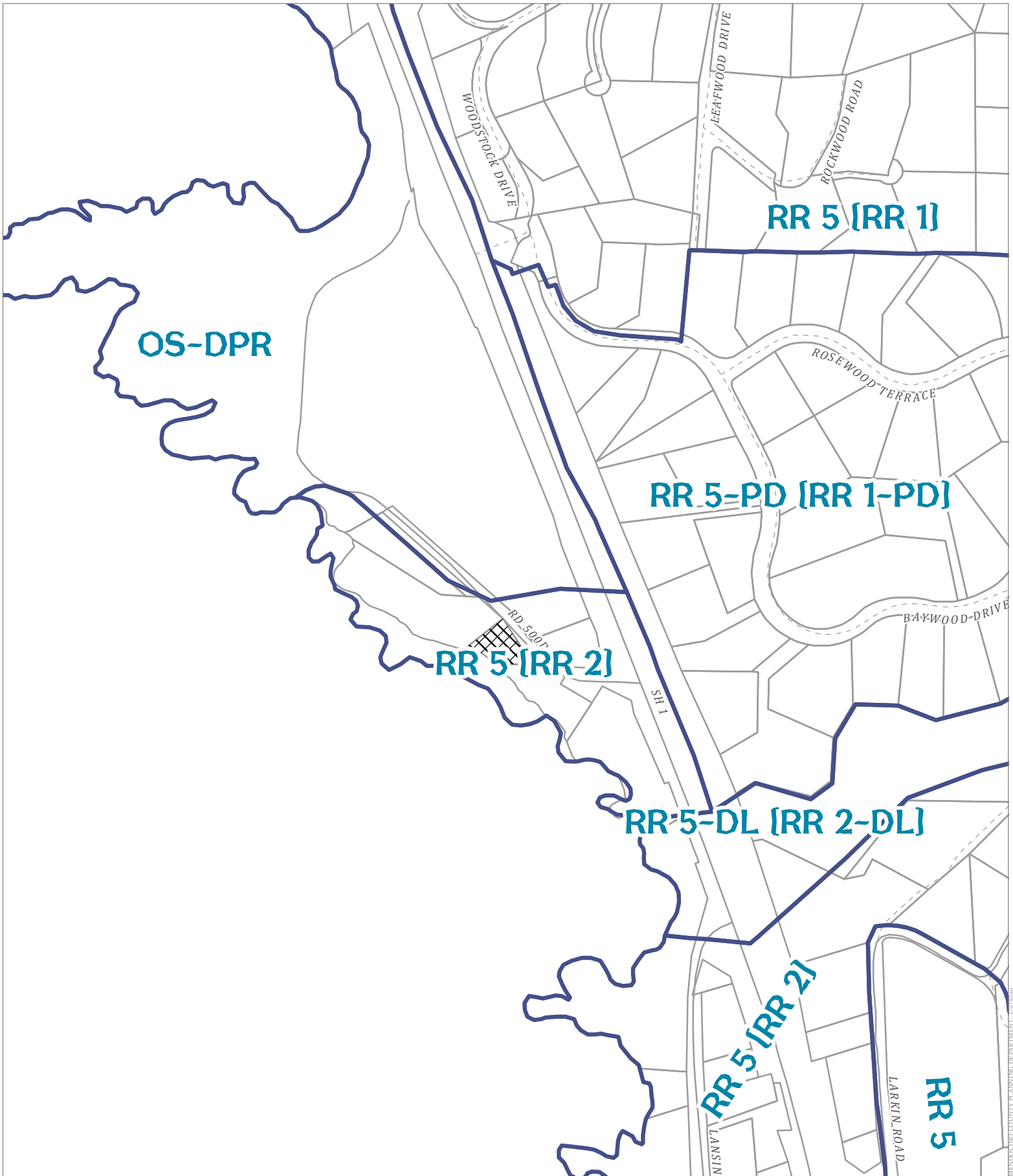
PLANNING & BUILDING SERV
FORT BRAGG CA

(E) FENCE

LEACHFIELDS
TO BE REMOVED

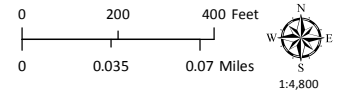
(E) 1200 GALLON
WATERPROOF CONCRETE
SEPTIC TANK / PUMP
CHAMBER



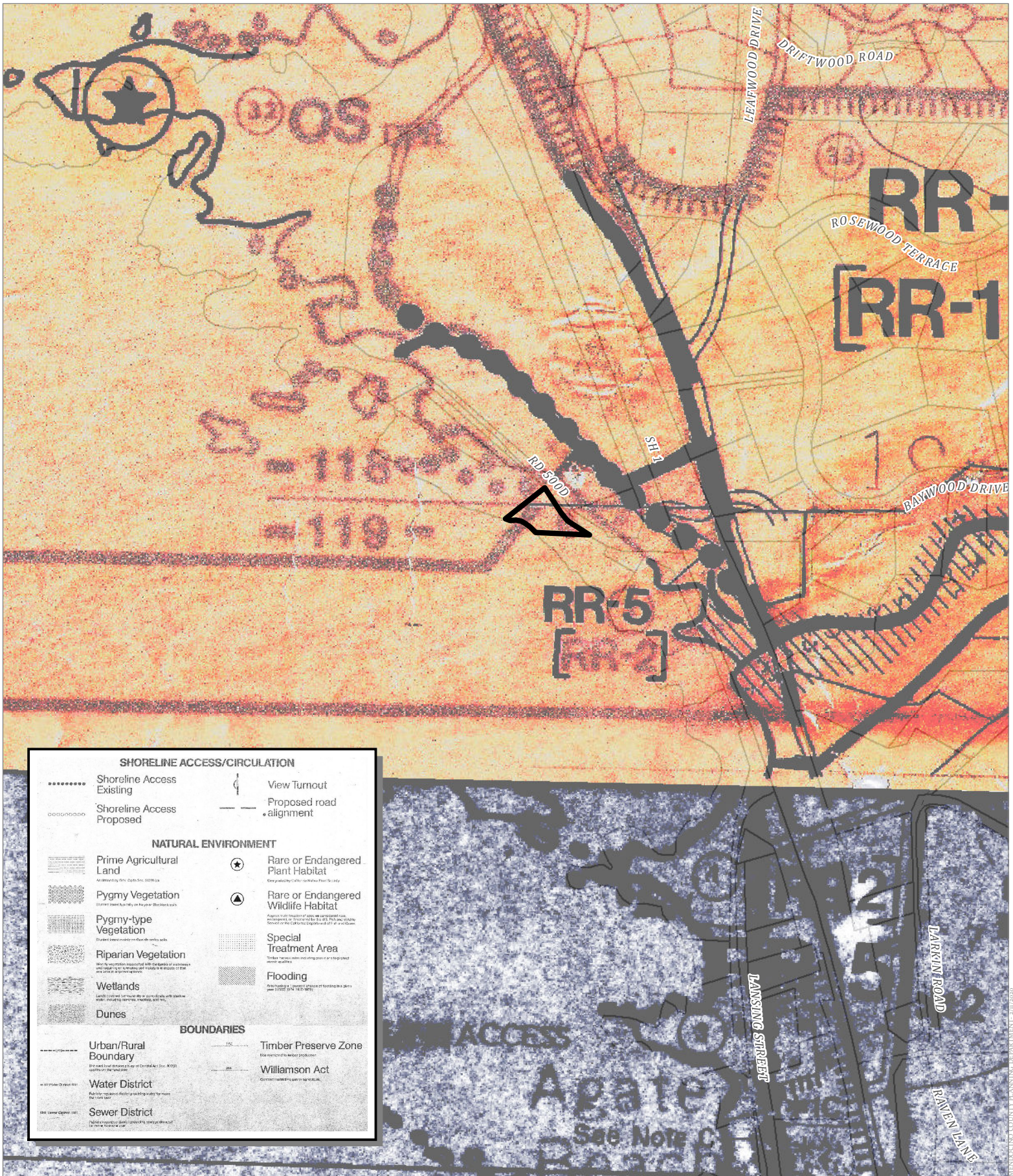


CASE: CDP 2020-0004
 OWNER: MOELLER, Mira
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 AGENT: Carl Rittiman
 ADDRESS: 11700 Road 500 D, Mendocino

- General Plan Classes
- Public Roads
- Assessors Parcels



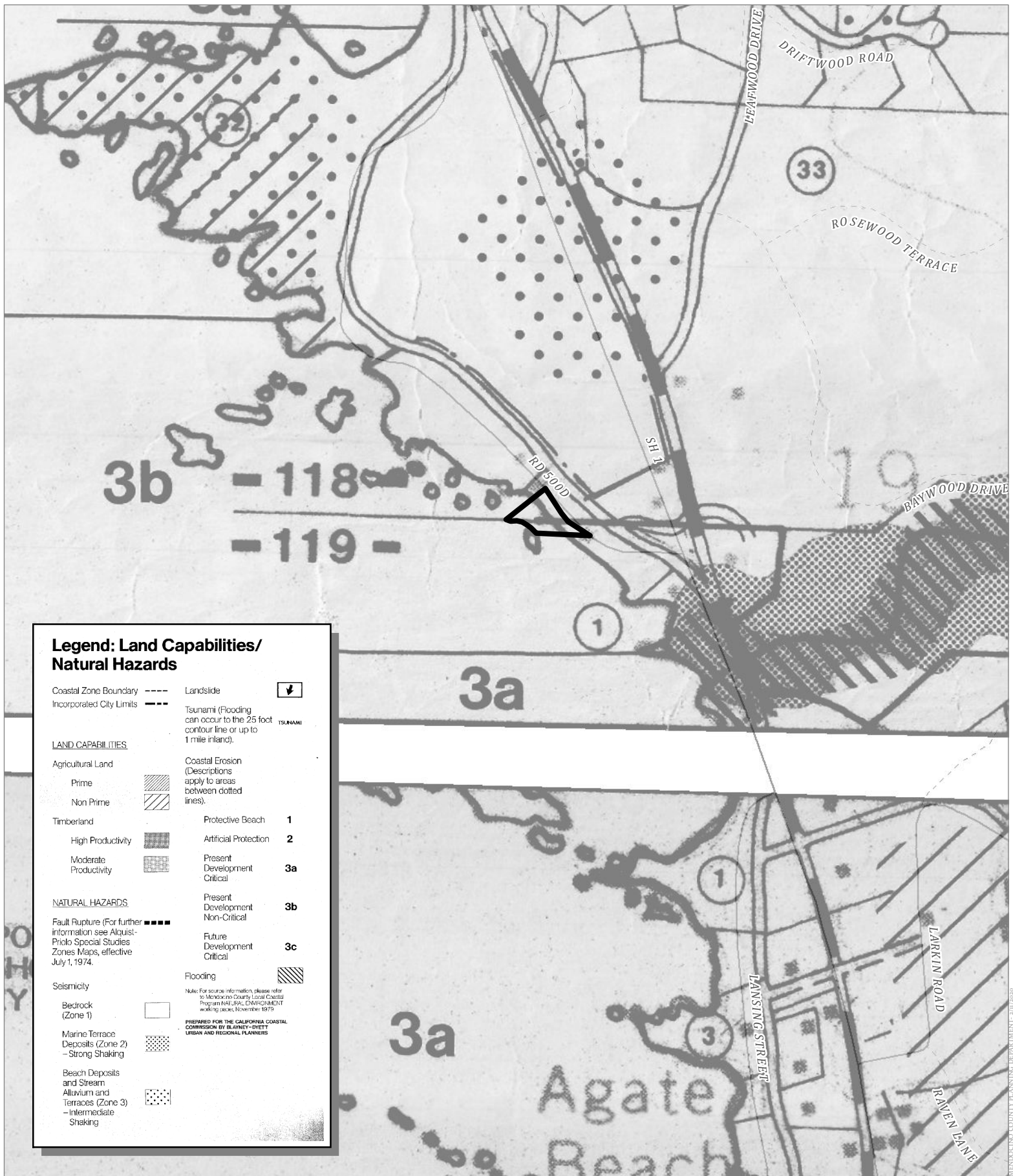
GENERAL PLAN CLASSIFICATIONS



CASE: CDP 2020-0004
 OWNER: MOELLER, Mira
 APN: 118-320-03
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Public Roads
 Assessor's Parcels

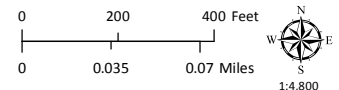
LCP LAND USE MAP 15: CASPAR

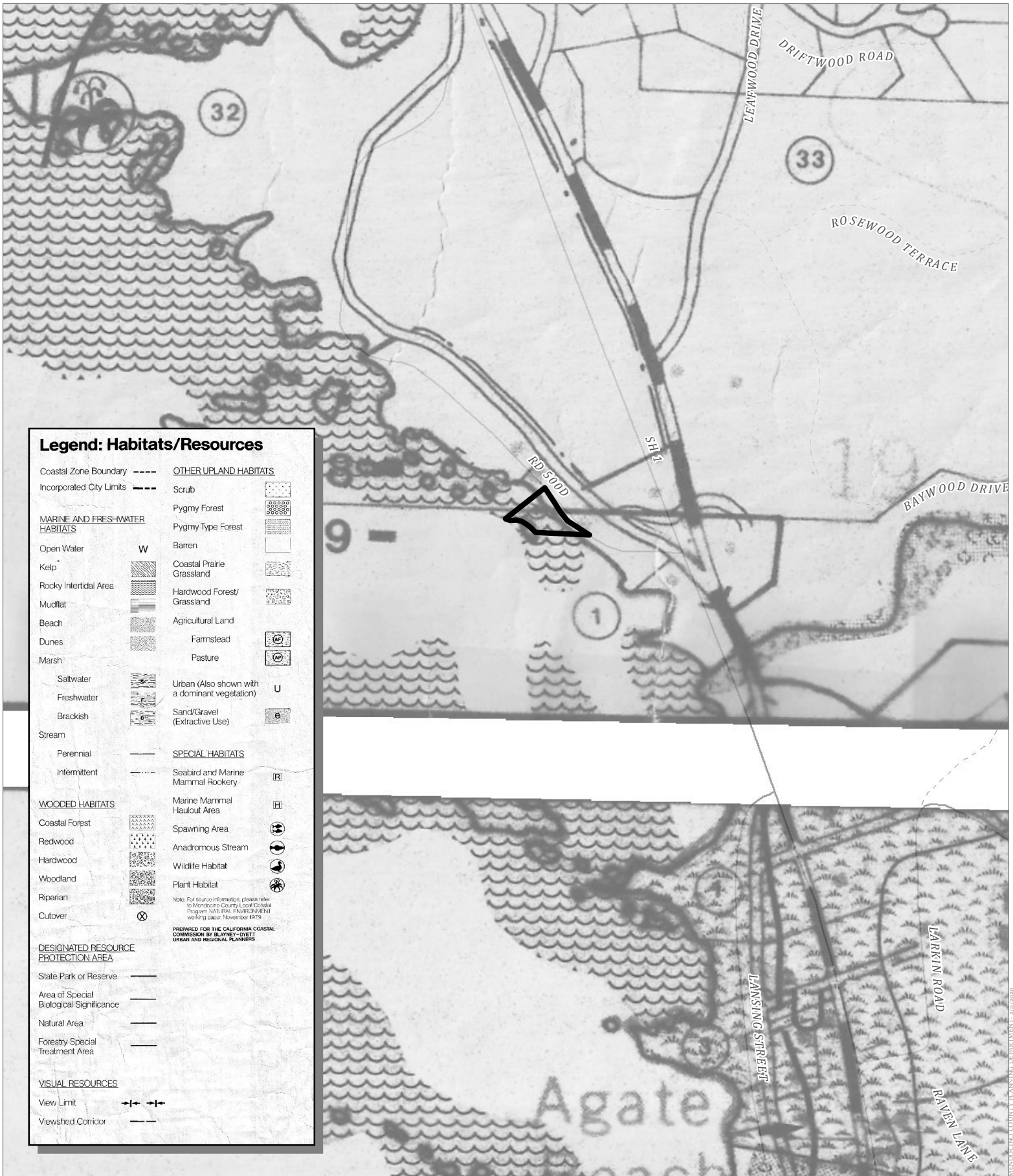


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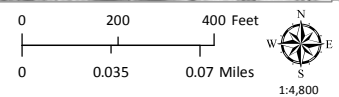
Public Roads

LCP LAND CAPABILITIES & NATURAL HAZARDS



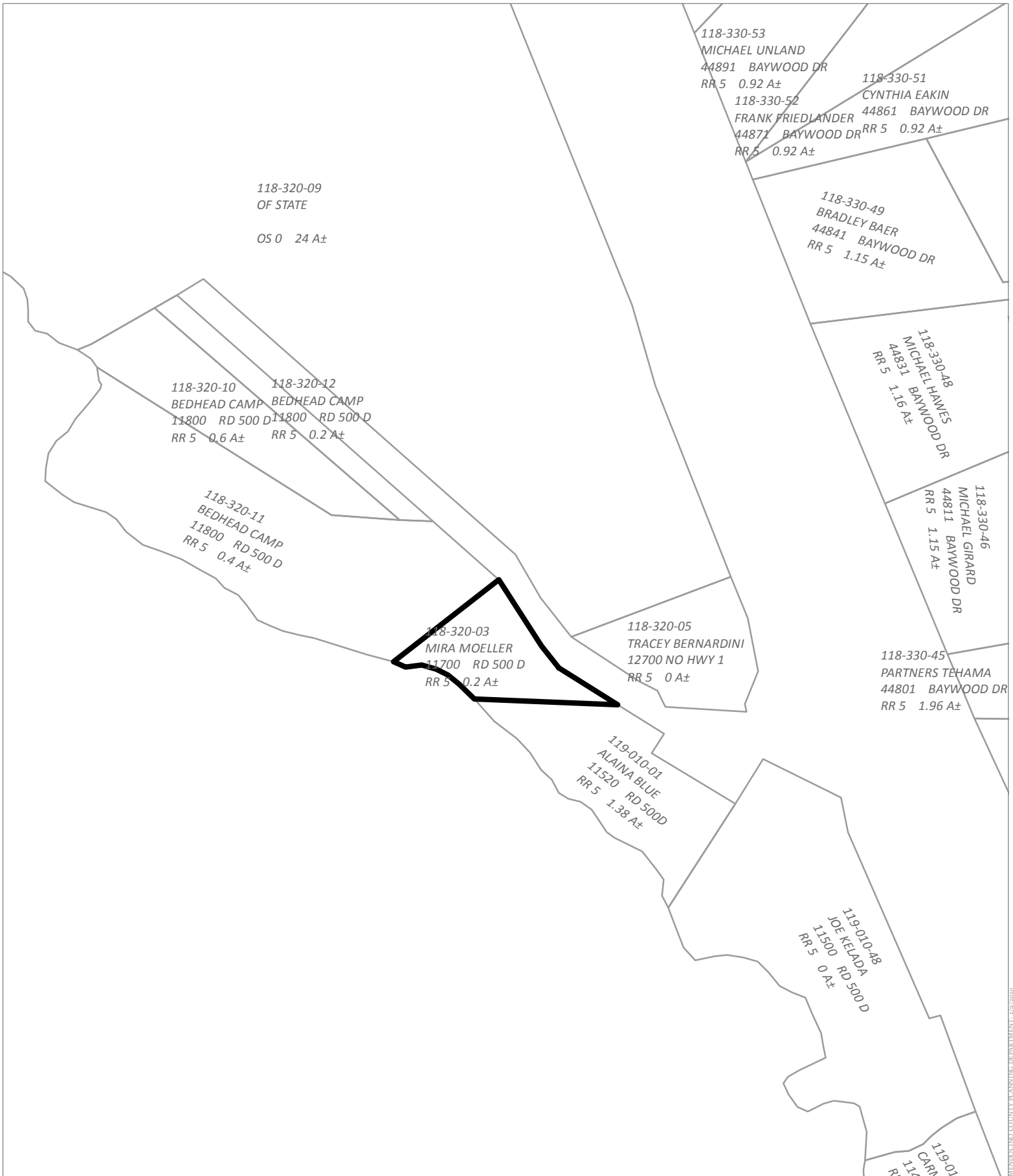


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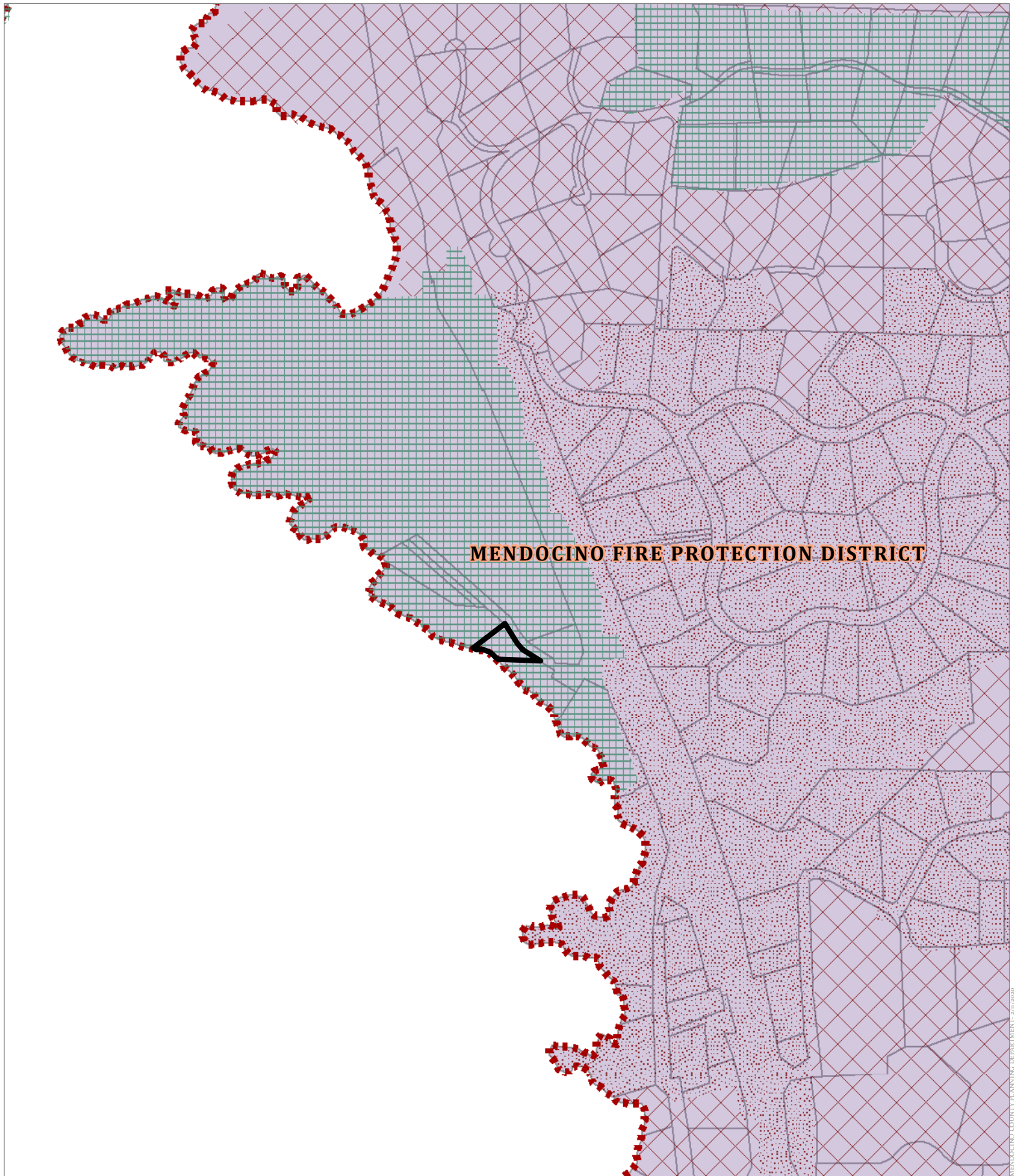


LCP HABITATS & RESOURCES








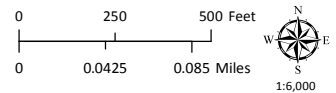


MENDOCINO COUNTY PLANNING DEPARTMENT 1-21/7/2020

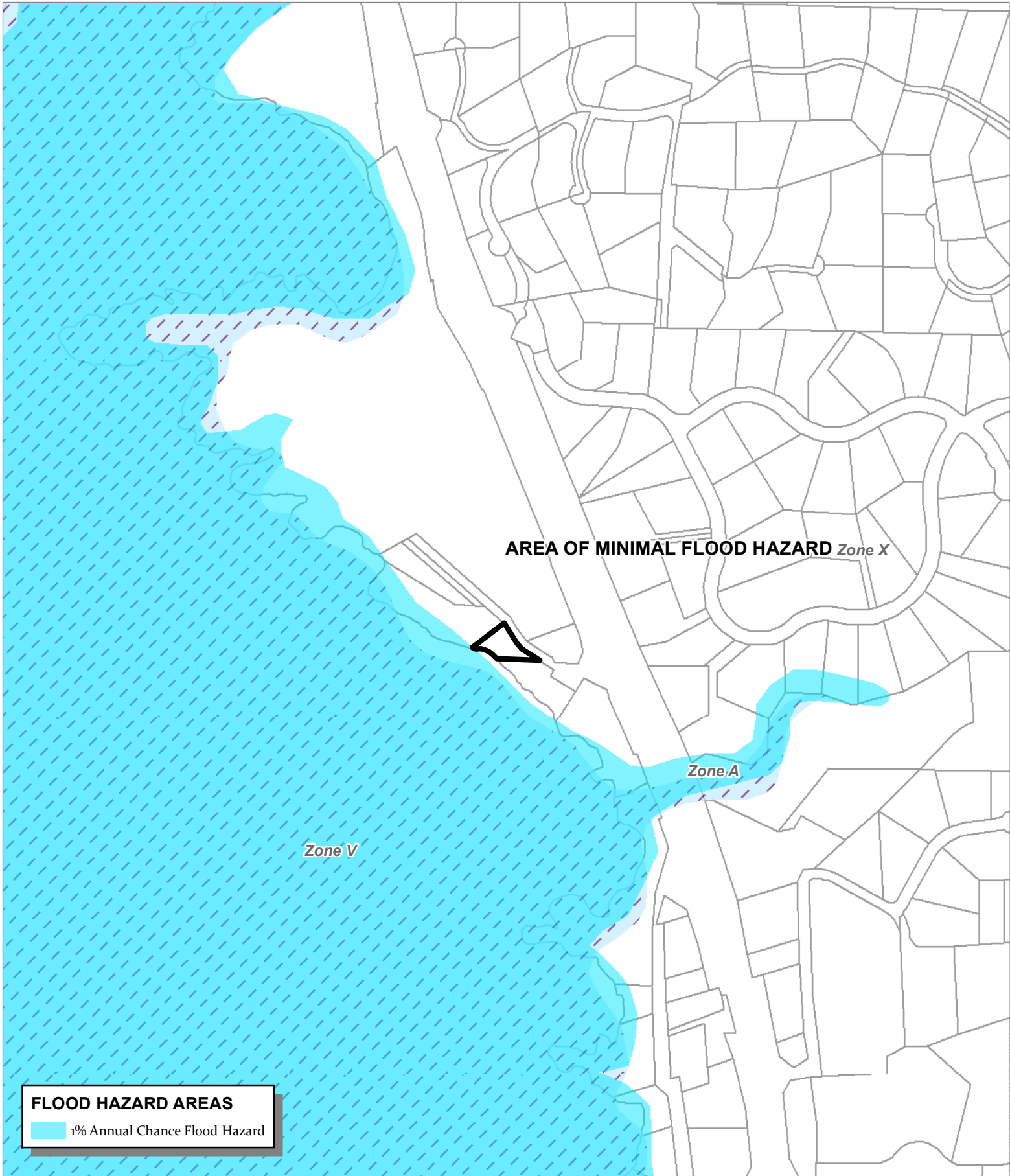


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-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts
-  Assessor's Parcels



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



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SPECIAL FLOOD HAZARD AREAS

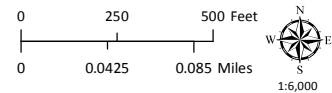


NATIONAL WETLANDS INVENTORY

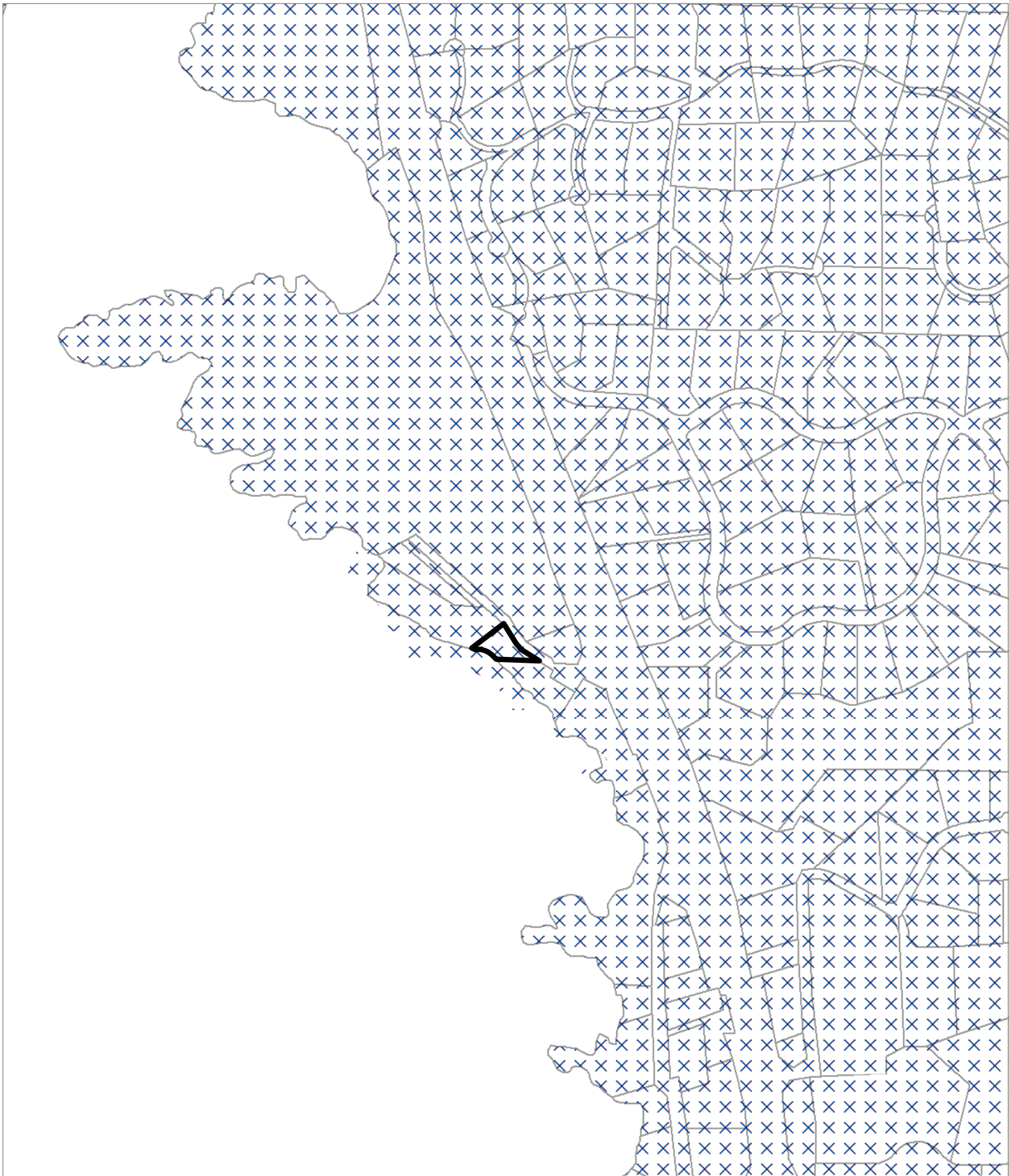
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland

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Assessors Parcels



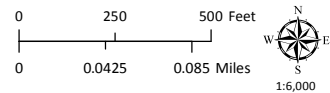
WETLANDS



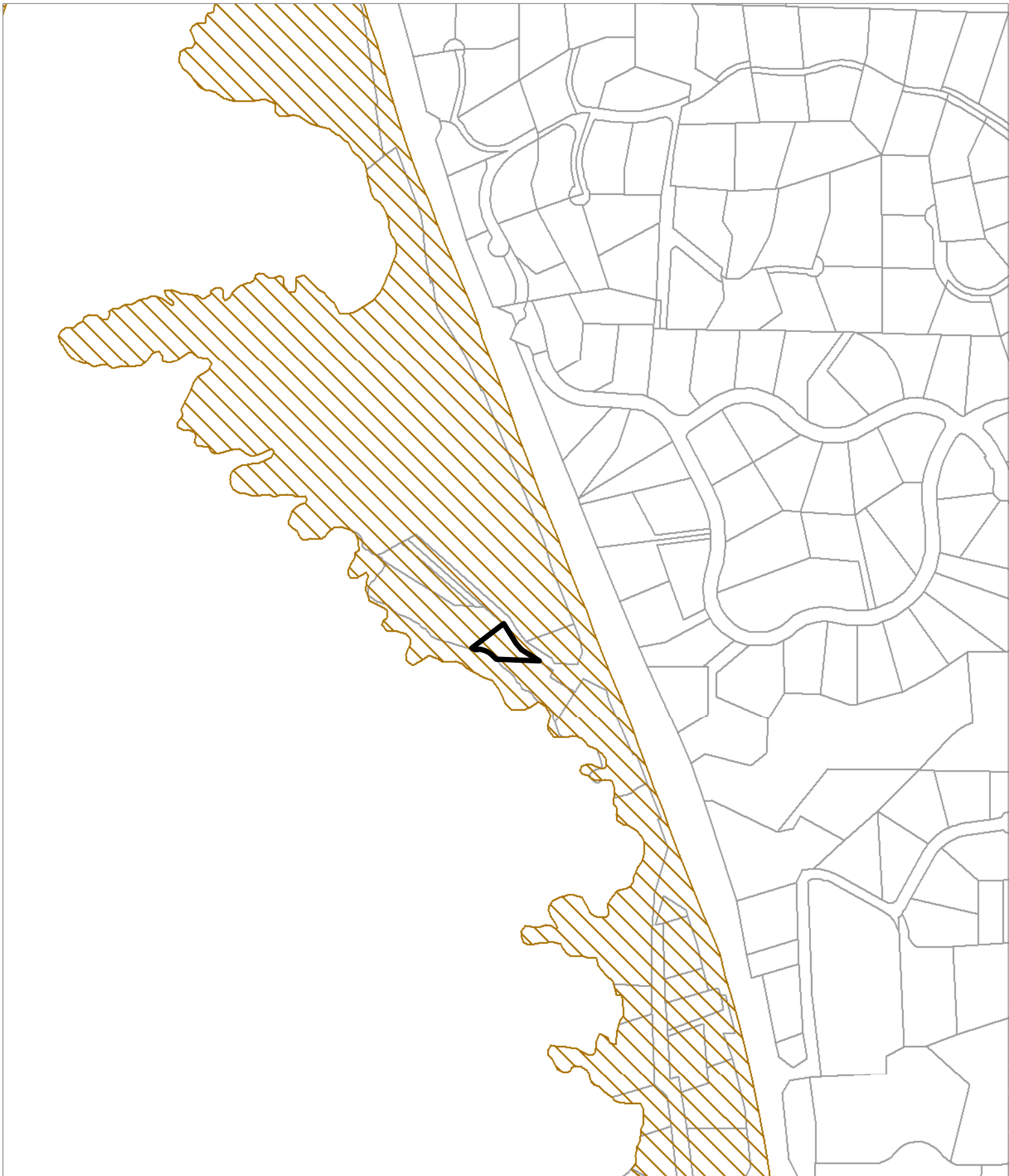
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/17/2020

CASE: CDP 2020-0004
OWNER: MOELLER, Mira
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AGENT: Carl Rittiman
ADDRESS: 11700 Road 500 D, Mendocino

× × Critical Water Areas
√ √
Assessors Parcels





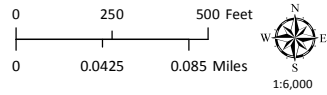
GROUND WATER RESOURCES



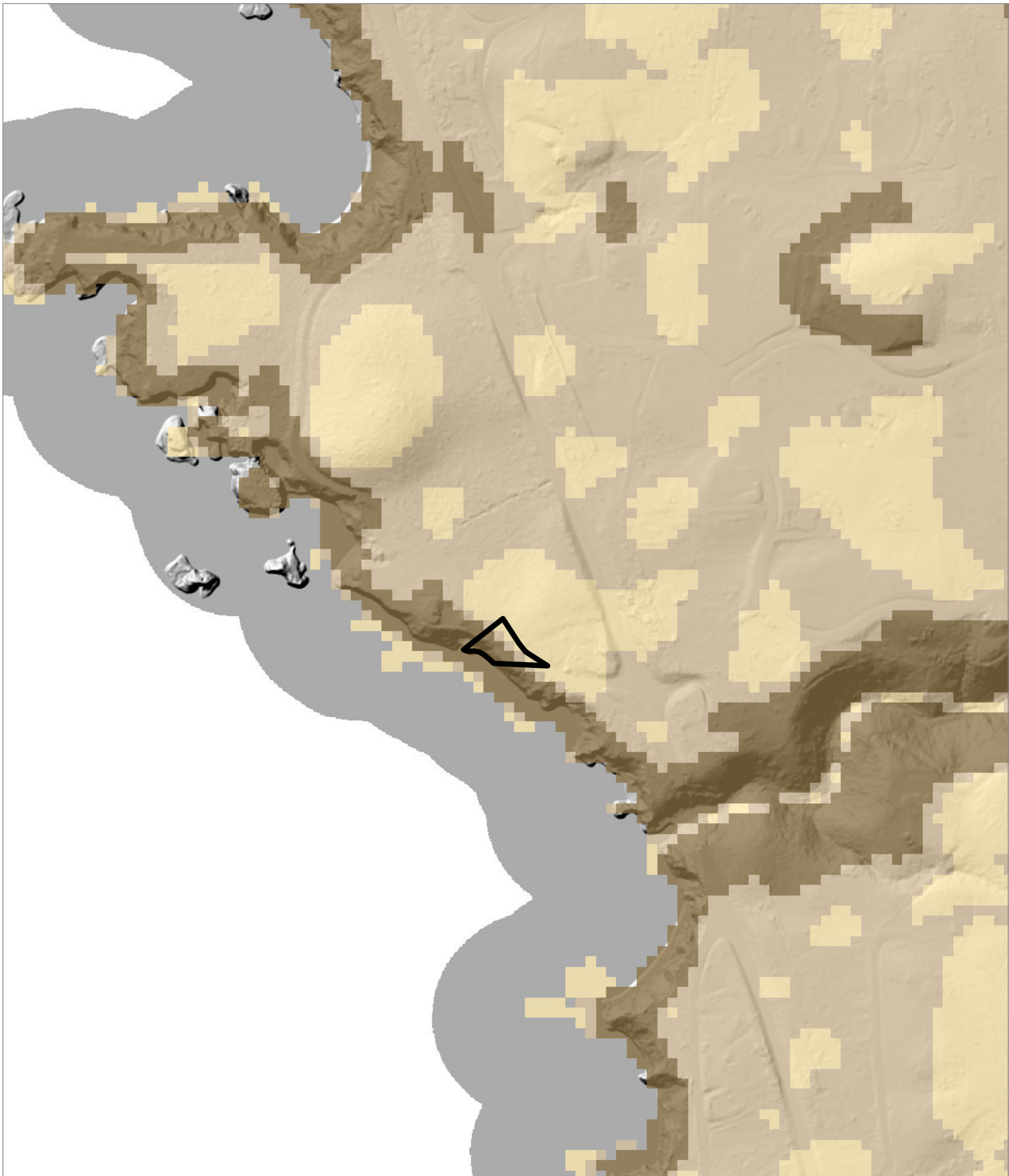
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/17/2020

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


-  Highly Scenic Area
-  Assessors Parcels



HIGHLY SCENIC & TREE REMOVAL AREAS



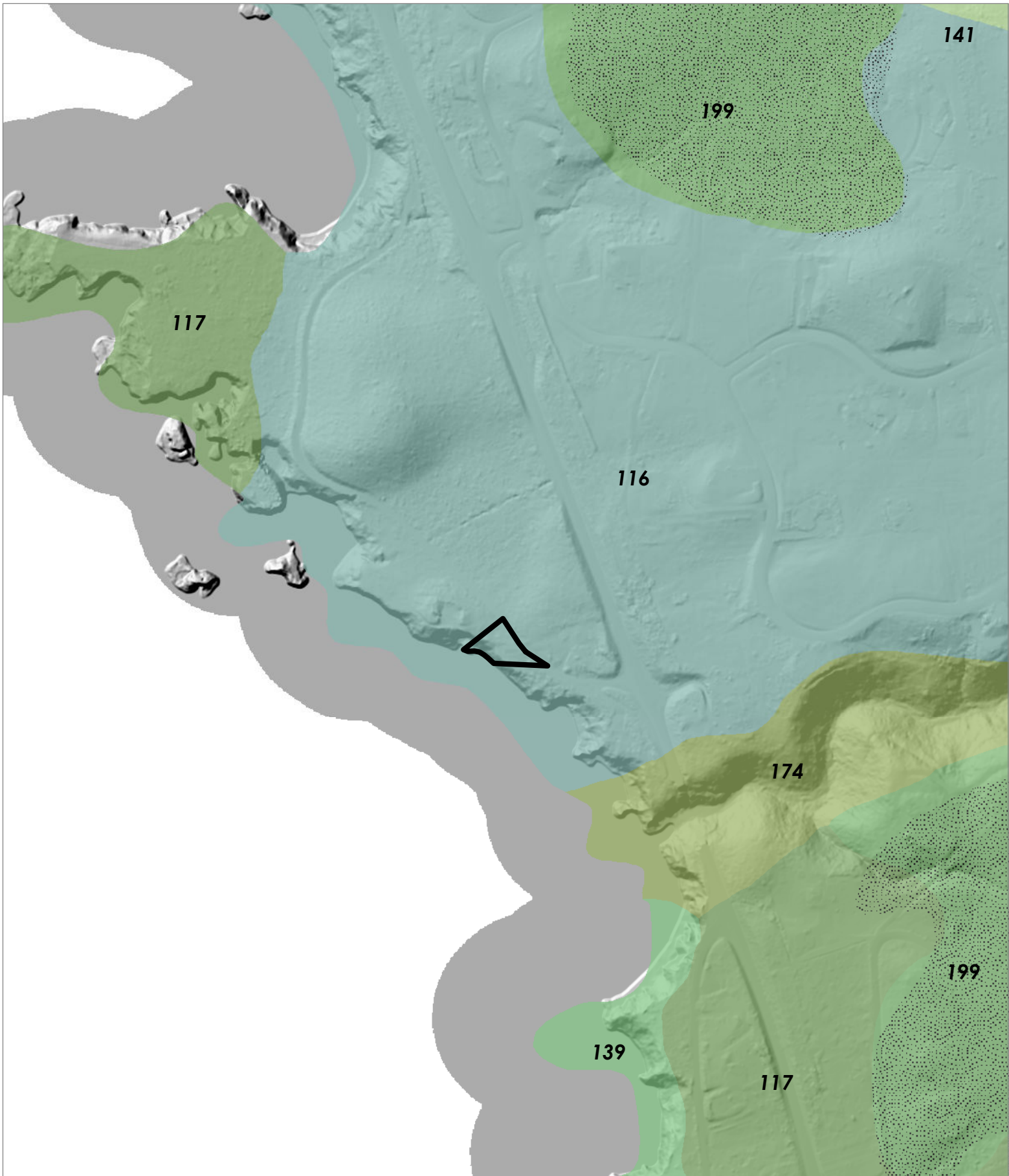
CASE: **CDP 2020-0004**
OWNER: **MOELLER, Mira**
APN: **118-320-03**
APLCT: **Mira Moeller**
AGENT: **Carl Rittiman**
ADDRESS: **11700 Road 500 D, Mendocino**

	0° - 14°
	15° - 32°
	33° - 72°


0 200 400 Feet
0 0.035 0.07 Miles

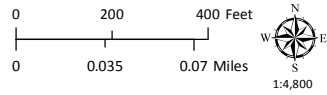
1:4,800

ESTIMATED SLOPE

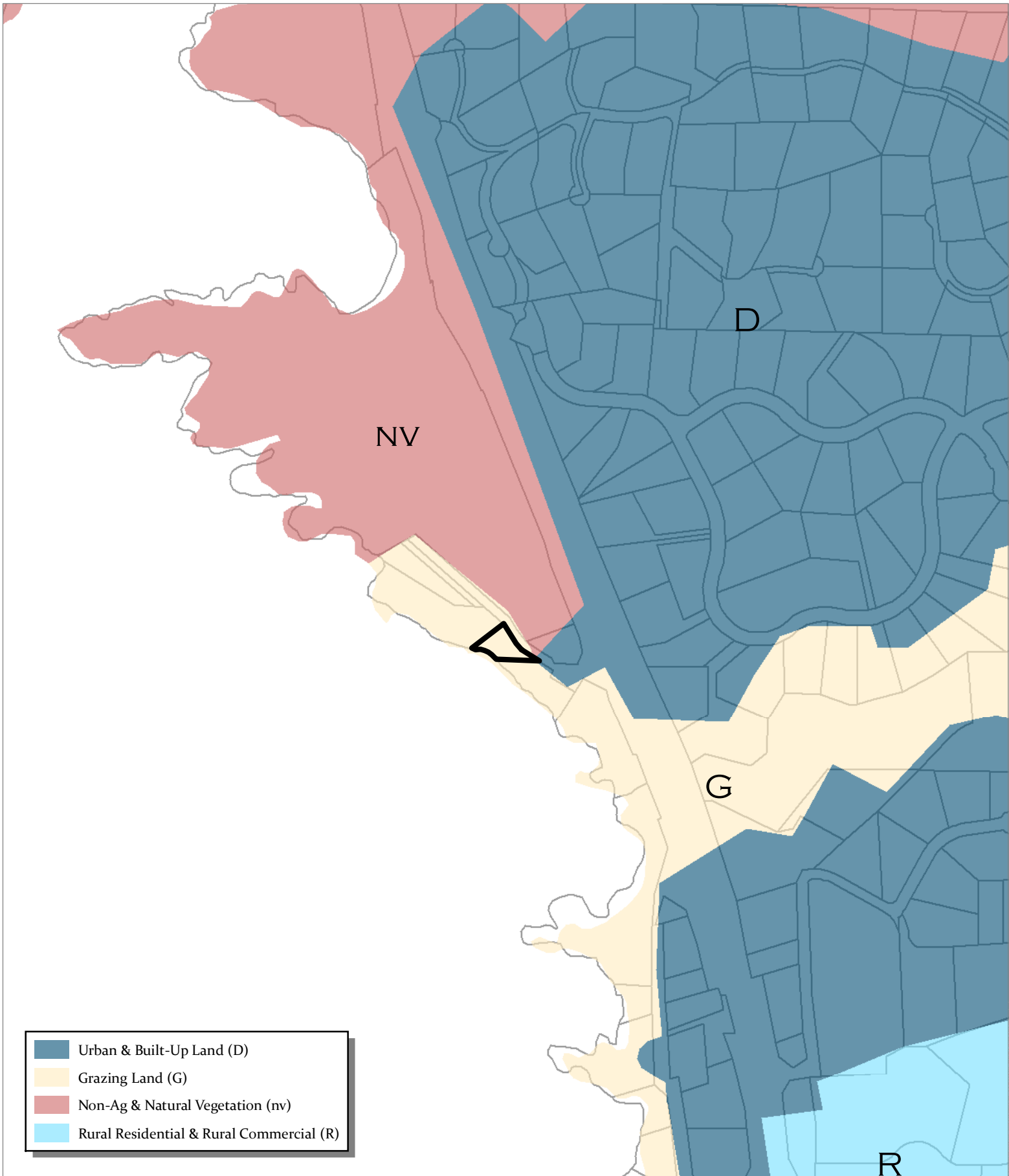


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 Shinglemill-Gibney Complex

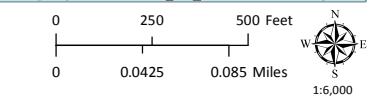


WESTERN SOIL CLASSES



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 Assessors Parcels



FARMLAND CLASSIFICATIONS