September 14, 2020

CASE#: CDP_2020-0016
DATE FILED: 4/22/2020
OWNER/APPLICANT: SUSAN GARRETT
AGENT: MARK MERTLE
REQUEST: A request for a Standard Coastal Development Permit to process an after-the-fact remodel and expansion of a legal non-conforming second residential unit by XYZ square feet. Additionally, the request includes phased-construction of a multi-story garage (576 sq. ft.) with an upstairs ‘Game Room’.
LOCATION: In the Coastal Zone, 2.5± miles south of the City of Fort Bragg center, lying on the west side of Freitas Lane (Private), 430± feet north of its intersection with Boice Lane (Private), located at 17750 Freitas Ln., Fort Bragg (APN: 017-172-14).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: MATT GOINES
RESPONSE DUE DATE: September 28, 2020

PROJECT INFORMATION CAN BE FOUND AT:
https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals

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

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

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

REVIEWED BY:

Signature ___________________ Department ___________________ Date ________________
CASE: CDP_2020-0016

OWNER/APPLICANT: SUSAN GARRETT

AGENT: MARK MERTLE

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

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

APN/S: 017-172-14

PARCEL SIZE: 0.84± Acres

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

ZONING: Rural Residential (RR:5)

EXISTING USES: Residential

DISTRICT: 4th Supervisorial District

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

<table>
<thead>
<tr>
<th></th>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
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<tbody>
<tr>
<td>NORTH</td>
<td>Rural Residential (RR:5)(1)</td>
<td>Rural Residential (RR:5)(1)</td>
<td>1.0± Acres</td>
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<td>Rural Residential (RR:5)(1)</td>
<td>0.90± Acres &amp; 0.95± Acres</td>
<td>Residential</td>
</tr>
</tbody>
</table>

REFERRAL AGENCIES

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

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

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

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

STAFF PLANNER: MATT GOINES

DATE: 8/27/2020
### ENVIRONMENTAL DATA

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
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<tbody>
<tr>
<td>1. MAC</td>
<td>GIS</td>
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<tr>
<td>2. FIRE HAZARD SEVERITY ZONE</td>
<td>CALFIRE FRAP maps/GIS</td>
<td>Moderate</td>
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<tr>
<td>3. FIRE RESPONSIBILITY AREA</td>
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<td>State Responsibility Area</td>
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<tr>
<td>4. FARMLAND CLASSIFICATION</td>
<td>GIS</td>
<td>Urban and Built-up Land (D)</td>
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<td>5. FLOOD ZONE CLASSIFICATION</td>
<td>FEMA Flood Insurance Rate Maps (FIRM)</td>
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<td>6. COASTAL GROUNDWATER RESOURCE AREA</td>
<td>Coastal Groundwater Study/GIS</td>
<td>Marginal</td>
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<td>7. SOIL CLASSIFICATION</td>
<td>Mendocino County Soils Study Eastern/Western Part</td>
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<td>8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL</td>
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<td>9. WILLIAMSON ACT CONTRACT</td>
<td>GIS/Mendocino County Assessor’s Office</td>
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<td>10. TIMBER PRODUCTION ZONE</td>
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<td>11. WETLANDS CLASSIFICATION</td>
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<td>12. EARTHQUAKE FAULT ZONE</td>
<td>Earthquake Fault Zone Maps; GIS</td>
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<td>13. AIRPORT LAND USE PLANNING AREA</td>
<td>Airport Land Use Plan; GIS</td>
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<tr>
<td>14. SUPERFUND/BROWNFIELD/HAZMAT SITE</td>
<td>GIS; General Plan 3-11</td>
<td>NO</td>
<td></td>
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<td>15. NATURAL DIVERSITY DATABASE</td>
<td>CA Dept. of Fish &amp; Wildlife Rarest Find Database/GIS</td>
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<td>16. STATE FOREST/PARK/RECREATION AREA ADJACENT</td>
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<td>17. LANDSLIDE HAZARD</td>
<td>Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44</td>
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<td>18. WATER EFFICIENT LANDSCAPE REQUIRED</td>
<td>Policy RM-7; General Plan 4-34</td>
<td>NO</td>
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<td>19. WILD AND SCENIC RIVER</td>
<td><a href="http://www.rivers.gov">www.rivers.gov</a> (Eel Only); GIS</td>
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<td>20. SPECIFIC PLAN/SPECIAL PLAN AREA</td>
<td>Various Adopted Specific Plan Areas; GIS</td>
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<td>21. STATE CLEARINGHOUSE REQUIRED</td>
<td>Policy</td>
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<td>22. OAK WOODLAND AREA</td>
<td>USDA</td>
<td>NO</td>
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<td>23. HARBOR DISTRICT</td>
<td>Sec. 20.512</td>
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<td>24. LCP LAND USE CLASSIFICATION</td>
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<td>25. LCP LAND CAPABILITIES &amp; NATURAL HAZARDS</td>
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<td>Beach deposits and stream alluvium and terraces (zone 3) intermediate shaking</td>
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<tr>
<td>26. LCP HABITATS &amp; RESOURCES</td>
<td>LCP Habitat maps/GIS; Secs. 20.496</td>
<td>Partial “Coastal Forest”</td>
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<td>27. COASTAL COMMISSION APPEALABLE AREA</td>
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<td>NO</td>
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<td>28. CDP EXCLUSION ZONE</td>
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<tr>
<td>29. HIGHLY SCENIC AREA</td>
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<tr>
<td>30. BIOLOGICAL RESOURCES &amp; NATURAL AREAS</td>
<td>Biological Resources &amp; Natural Area Map; GIS; General Plan 4-6</td>
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<tr>
<td>31. BLUFFTOP GEOLOGY</td>
<td></td>
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For projects within the coastal zone only:

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<tr>
<th>Item</th>
<th>Description</th>
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<td>N/A</td>
<td></td>
</tr>
<tr>
<td>31. BLUFFTOP GEOLOGY</td>
<td></td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>
COASTAL ZONE APPLICATION FORM

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

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

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

PARCEL SIZE
.95 Acres

STREET ADDRESS OF PROJECT
11740 Freitas Ln., Fort Bragg, CA 95437
A.K.A. 17750 Freitas Ln.

ASSESSOR'S PARCEL NUMBER(S)
017-172-140

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

Signature of Applicant/Agent: 3-23-2020
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 provide of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.
   Home Remodel
   Existing Pump house/well
   Existing Septic System

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

   TYPE OF UNIT         NUMBER OF STRUCTURES         SQUARE FEET PER DWELLING UNIT
   X Single Family       1                           1236
   □ Mobile Home
   □ Duplex
   □ Multifamily

   If Multifamily, number of dwelling units per building:

3. If the project is commercial, industrial, or institutional, complete the following:

   Total square footage of structures:
   Estimated employees per shift:
   Estimated shifts per day:
   Type of loading facilities proposed:

4. Will the proposed project be phased? □ Yes  X No
   If Yes, explain your plans for phasing.
   House remodel phase one.
   Garage/Game room phase two.

RECEIVED

APR 2 2 2020
PLANNING & BUILDING SERV
FORT BRAGG CA
5. Are there existing structures on the property?  [X] Yes  [ ] No
If yes, describe below and identify the use of each structure on the plot plan.
Existing Single Family Residence
Existing Pump House

6. Will any existing structures be demolished?  [ ] Yes  [X] No
Will any existing structures be removed?  [ ] Yes  [X] No
If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure ___________ 20 ___________ feet.

8. Lot area (within property lines): ________ .95 ________ square feet  [X]  acres

9. Lot Coverage:

<table>
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<th>EXISTING</th>
<th>NEW PROPOSED</th>
<th>TOTAL</th>
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<tbody>
<tr>
<td>Building coverage</td>
<td>2428</td>
<td>3112</td>
<td>3112</td>
</tr>
<tr>
<td>Paved area</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Landscaped area</td>
<td>1000</td>
<td>37270</td>
<td>37270</td>
</tr>
<tr>
<td>Unimproved area</td>
<td>37954</td>
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</table>

GRAND TOTAL: 41382 square feet
(Should equal gross area of parcel)

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

11. Parking will be provided as follows:

<table>
<thead>
<tr>
<th>Number of Spaces</th>
<th>Existing</th>
<th>Proposed</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Number of covered spaces</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Number of uncovered spaces</td>
<td>4</td>
<td></td>
<td>Size 10x20</td>
</tr>
<tr>
<td>Number of standard spaces</td>
<td>0</td>
<td></td>
<td>Size</td>
</tr>
<tr>
<td>Number of handicapped spaces</td>
<td>0</td>
<td></td>
<td>Size</td>
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</tbody>
</table>
12. Utilities will be supplied to the site as follows:

A. Electricity
   ☐ Utility Company (service exists to the parcel).
   ☐ Utility Company (requires extension of services to site: _______ feet _______ miles
   ☐ On Site generation, Specify: ________________________________
   ☐ None

B. Gas
   ☐ Utility Company/Tank
   ☐ On Site generation, Specify: ________________________________
   ☐ None

C. Telephone: ☐ Yes □ No

13. Will there be any exterior lighting? ☐ Yes □ No
   If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

14. What will be the method of sewage disposal?
   ☐ Community sewage system, specify supplier ________________________________
   ☐ Septic Tank
   ☐ Other, specify ________________________________

15. What will be the domestic water source?
   ☐ Community water system, specify supplier ________________________________
   ☐ Well
   ☐ Spring
   ☐ Other, specify ________________________________

16. Is any grading or road construction planned? ☐ Yes □ No
    If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

A. Amount of cut: ___________________ cubic yards
B. Amount of fill: ___________________ cubic yards
C. Maximum height of fill slope: ___________________ feet
D. Maximum height of cut slope: ___________________ feet
E. Amount of import or export: ___________________ cubic yards
F. Location of borrow or disposal site: ________________________________
17. Will vegetation be removed on areas other than the building sites and roads?  □ Yes  ❌ No  
If yes, explain:

18. Does the project involve sand removal, mining or gravel extraction?  □ Yes  ❌ No  
If yes, detailed extraction, reclamation and monitoring may be required.

19. Will the proposed development convert land currently or previously used for agriculture to another use?  □ Yes  ❌ No  
If yes, how many acres will be converted? ____________ acres (An agricultural economic feasibility study may be required.)

20. Will the development provide public or private recreational opportunities?  □ Yes  ❌ No  
If yes, explain:

21. Is the proposed development visible from:
   A. State Highway 1 or other scenic route?  □ Yes  ❌ No  
   B. Park, beach or recreation area?  □ Yes  ❌ No  

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?  □ Yes  ❌ No  
If yes, explain:

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?
   A. Diking  □ Yes  ❌ No  
   B. Filling  □ Yes  ❌ No  
   C. Dredging  □ Yes  ❌ No  
   D. Placement of structures in open coastal waters, wetlands, estuaries or lakes  □ Yes  ❌ No  

Amount of material to be dredged or filled? ____________ cubic yards.

Location of dredged material disposal site:

______________________________________________________________

Has a U.S. Army Corps of Engineers permit been applied for?  □ Yes  ❌ No  

If you need additional room to answer any question, attach additional sheets.
CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.

2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

   Sue Garrett
   ____________________________  ____________________________
   Owner/Authorized Agent        Date

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

AUTHORIZED OF AGENT

Mark Mertle

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

   ____________________________  3-23-2020
   Owner                          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.

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
<th>Name</th>
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<tr>
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<table>
<thead>
<tr>
<th>Mailing Address</th>
<th>Mailing Address</th>
<th>Mailing Address</th>
</tr>
</thead>
</table>
DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must Post, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the Declaration of Posting, the Department of Planning and Building Services cannot process the application.

As Proof of Posting, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on ______________ (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

Complete remodel Single Family Residence

(Description of development)

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

(Address of development and Assessor’s Parcel Number)

The public notice was posted at:

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

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

Owner/Authorized Representative

3-23-2020

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.
INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: 3-23-2020

[Signature]
Susan Garrett
Applicant
**Property Detail**
Mendocino, CA  SUSAN RANOCZAK, ASSESSOR

Parcel # (APN): 017-172-14-00  Use Description: RESID. SINGLE FAMILY
Parcel Status: ACTIVE
Owner Name: GARRETT SUSAN K TTEE

Mailing Address: 11588 BOTTLE ROCK RD KELSEYVILLE CA 95451
Situs Address: 17750 FREITAS LN FORT BRAGG CA 95437-8363 R005

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<th><strong>ASSESSMENT</strong></th>
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<tr>
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<td>Land Value:</td>
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<td>076011</td>
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<td>Year Assd:</td>
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<tr>
<td>Improve Type:</td>
<td>Price/SqFt:</td>
</tr>
<tr>
<td>Property Tax:</td>
<td>HO Exempt?: N</td>
</tr>
<tr>
<td>Delinquent Yr:</td>
<td></td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th><strong>SALES HISTORY</strong></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Sale 1</td>
<td>Sale 2</td>
</tr>
<tr>
<td>Recorded Doc #:</td>
<td>10062</td>
</tr>
<tr>
<td>Recorded Doc Type:</td>
<td></td>
</tr>
<tr>
<td>Transfer Amount:</td>
<td>$9,000</td>
</tr>
<tr>
<td>Sale 1 Seller (Grantor):</td>
<td>Code1:</td>
</tr>
<tr>
<td>1st Trst Dd Amt:</td>
<td></td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th><strong>PROPERTY CHARACTERISTICS</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Acres:</td>
<td></td>
</tr>
<tr>
<td>Lot SqFt: 36,000 sq.ft</td>
<td>Year Built:</td>
</tr>
<tr>
<td>Bldg/Liv Area:</td>
<td>Effective Yr:</td>
</tr>
<tr>
<td>Units:</td>
<td>Total Rooms:</td>
</tr>
<tr>
<td>Buildings:</td>
<td>Bedrooms:</td>
</tr>
<tr>
<td>Stories:</td>
<td>Bathrooms (Full):</td>
</tr>
<tr>
<td>Style:</td>
<td>Bathrooms (Half):</td>
</tr>
<tr>
<td>Construct:</td>
<td></td>
</tr>
<tr>
<td>Quality:</td>
<td>Garage SqFt:</td>
</tr>
<tr>
<td>Building Class:</td>
<td>Timber Preserve:</td>
</tr>
<tr>
<td>Condition:</td>
<td>Ag Preserve:</td>
</tr>
<tr>
<td>Other Rooms:</td>
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</tbody>
</table>

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*** The information provided here is deemed reliable, but is not guaranteed.
NOTICE OF PENDING PERMIT

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

PROPOSED DEVELOPMENT: Complete remodel Single Family Residence

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

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

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

DATE NOTICE POSTED:

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

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

APR 16 2020
PLANNING & BUILDING SERV
FORT BRAGG, CA

PLOT PLAN

SCALE: 5" = 100'

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

[Signature]

Applicant Signature

Date

[3-17-2020]

OFFICE USE ONLY:

CDP_2020-0016

Project or Permit Number

RECEIVED

APR 22 2020

PLANNING & BUILDING SERV
FORT BRAGG CA
CASE: CDP 2020-0016
OWNER: GARRETT, Susan
APN: 017-172-14
APLCT: Sue Garrett
AGENT: Mark Mertle
ADDRESS: 17750 Freitas Lane, Fort Bragg

Named Rivers
Public Roads
Private Roads

MENDOCINO COUNTY PLANNING DEPARTMENT - 5/4/2020
AERIAL IMAGERY
EXISTING HOUSE NOT PART OF THIS PROJECT
EXISTING GARAGE NOT PART OF THIS PROJECT
EXISTING GRAVEL PARKING AREA
EXISTING SEPTIC TANK LOCATION
EXISTING 200 AMP SERVICE
EXISTING 10' WIN. WIDE DRIVEWAY ALL WEATHER FLAT W/ NOT MORE THAN 10% GRADE. APPROX 100'
EXISTING GRAVEL PARKING AREA
Future garage
EXISTING PLUMPL HOUSE
EXISTING WELL LOCATION
HOUSE REPAIR / REMODEL PROJECT

TOPOGRAPH CONTOURED
LOT IS RELATIVELY FLAT
GRADING EXCAVATION FOR NEW CONC.
FOOTINGS. SEE FOUNDATION PLAN

RECEIVED
APR 16 2020
PLANNING & BUILDING SERV
FORT BRAGG CA

PLOT PLAN

SCALE: 5'' = 100'

HOUSE REPAIR / REMODEL FOR:
SUE GARRETT - MERTLE
17740 FREITAS LANE
FORT BRAGG, CA 95437
A.P.N. 017-172-140
CASE: CDP 2020-0016
OWNER: GARRETT, Susan
APN: 017-172-14
APLCT: Sue Garrett
AGENT: Mark Mertle
ADDRESS: 17750 Freitas Lane, Fort Bragg

Legend: Land Capabilities/ Natural Hazards

- Coastal Zone Boundary
- Incorporated City Limits
- Tsunami (flooding can occur to the 26-foot contour line up to 1 mile inland)
- Coastal Erosion
- Descriptions apply to areas between dotted lines
- Protective Beach
- Artificial Protection
- Present Development: Critical
- Present Development: Non-Critical
- Future Development: Critical
- Flooding

Assessors Parcels

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

ESTIMATED SLOPE

- 0° - 14°
- 15° - 32°
- 33° - 72°
CASE: CDP 2020-0016
OWNER: GARRETT, Susan
APN: 017-172-14
APLCT: Sue Garrett
AGENT: Mark Mertle
ADDRESS: 17750 Freitas Lane, Fort Bragg

Shinglemill-Gibney Complex

WESTERN SOIL CLASSES