COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
752 SOUTH FRANKLIN STREET · FT. BRAGG · CALIFORNIA · 95437

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

August 06, 2025

Planning – Fort Brag
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection -Fort Bragg
Assessor
Air Quality Management

Mendocino County farm Bureau
Sonoma State University
Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife
California Coastal Commission
Department of Parks & Recreation

Cloverdale Rancheria
Cahto Tribe
Potter Valley Tribe
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Mendocino Fire District

CASE#: CDP_2025-0015
DATE FILED: 7/8/2025
OWNER/APPLICANT: Aaron & Denise Rosen
REQUEST: Administrative Coastal Development Permit to after-the-fact construct a 600 square-foot (sq.ft.) guest cottage and septic tank.
LOCATION: In the Coastal Zone, 1.3± miles east of the town of Mendocino, 0.2± miles southeast of the Little Lake Road (County Road 408) and Gary Lane (private) intersection, located at 10265 Gary Lane, Mendocino (APN:119-400-32).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: Shelby Miller
RESPONSE DUE DATE: August 20, 2025

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@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_2025-0015

OWNER/ APPLICANT: AARON & DENISE ROSEN

REQUEST: Administrative Coastal Development Permit to after-the-fact construct a 600 square-foot (sq.ft.) guest cottage and septic tank.

LOCATION: In the Coastal Zone, 1.3± miles east of the town of Mendocino, 0.2± miles southeast of the Little Lake Road (County Road 408) and Gary Lane (private) intersection, located at 10265 Gary Lane, Mendocino.

APN: 119-400-32

PARCEL SIZE: 2± Acres

GENERAL PLAN: Rural Residential 5-Acres Minimum with a variable density of 2-Acres Minimum (RR5(2))

ZONING: Rural Residential 5-Acres Minimum (RR:5)

EXISTING USES: Residential

DISTRICT: 5 (Williams)

RELATED CASES:
MS 114-76: Minor subdivision of four lots, water quantity evaluation, onsite wells on each lot, and creation of 60 x 50 feet roadway easement (Gary Ln). (Parcel 2).
F-1851: Residence
CE 40-98: Septic repair (Septic 9465-F). July 28, 1998.
BF 2005-0417: Construct a 672 square foot garage with a 196 square foot loft.

REFERRAL AGENCIES

LOCAL
☒ Air Quality Management District
☒ Assessor's Office
☒ Building Division Fort Bragg
☒ Department of Transportation (DOT)
☒ Environmental Health (EH)
☒ Mendocino Fire District
☒ Planning Division Fort Bragg
☒ Northwest Information Center
☒ Mendocino County Farm Bureau

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

FEDERAL
☒ US Department of Parks & Recreation

TRIBAL
☒ Cloverdale Rancheria
☒ Cahto tribe
☒ Potter Valley Tribe
☒ Redwood Valley Rancheria
☒ Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: **Previous addresses include 43697 Little Lake Road, and 10335 Gary Lane, Mendocino.**

STAFF PLANNER: SHELBY MILLER **DATE:** 8/6/2025

ENVIRONMENTAL DATA

1. MAC:
GIS
N/A

2. FIRE HAZARD SEVERITY ZONE:
CALFIRE FRAP maps/GIS
HIGH

3. FIRE RESPONSIBILITY AREA:
CALFIRE FRAP maps/GIS
STATE

4. FARMLAND CLASSIFICATION:
GIS
Rural Residential/Rural Commercial

5. FLOOD ZONE CLASSIFICATION:
FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:
Coastal Groundwater Study/GIS
CRITICAL

7. SOIL CLASSIFICATION:
Mendocino County Soils Study Eastern/Western Part
Quinliven-Ferncreek Complex

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
YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:
GIS; General Plan 3-10
Mendocino Headlands is approximately a half mile from project site, but not a directly adjacent parcel.

17. LANDSLIDE HAZARD:
Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
5-7 Risk

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
N/A

22. OAK WOODLAND AREA:
USDA
N/A

23. HARBOR DISTRICT:
Sec. 20.512
No

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:
LCP Land Use maps/GIS
Barren

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:
LCP Land Capabilities maps/GIS; 20.500
High Productivity Timberland and Beach Deposits and Stream Alluvium and Terraces (Zone 3) – Intermediate Shaking

26. LCP HABITATS & RESOURCES:
LCP Habitat maps/GIS; 20.496
Coastal Forest at southeast property boundary

27. COASTAL COMMISSION APPEALABLE AREA:
Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
No

28. CDP EXCLUSION ZONE:
CDP Exclusion Zone maps/GIS
NO

29. HIGHLY SCENIC AREA:
Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020
NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:
Biological Resources & Natural Area Map; GIS; General Plan 4-9

31. BLUFFTOP GEOLOGY:
GIS; 20.500.020
No

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.gov/planning

Case No(s)	CDP 2025-0015
CDF No(s)	TBD
Date Filed	7/8/2025
Fee	$6653.-
Receipt No.	PRJ0073677
Received by	Sandy Arellano

Office Use Only

COASTAL ZONE APPLICATION FORM

RECEIVED
JUL 03 2025
PLANNING & BUILDING SERV
FORT BRAGG, CA

APPLICANT

Name: Aaron Rosen
Mailing Address: PO Box 544
Email: rosen20@comcast.net
City: mendocino State: ca Zip Code: 95460 Phone: 707-357-3727

PROPERTY OWNER

Name: Aaron Rosen
Mailing Address: PO Box 544
Email: rosen20@comcast.net
City: mendocino State: ca Zip Code: 95460 Phone: 707-357-3727

AGENT

Name:
Mailing Address:
Email:
City: State: Zip Code: Phone:

PARCEL SIZE

2.02 ☐ Square feet ☒ Acres

STREET ADDRESS OF PROJECT

10265 Gary Ln. mendocino ca. 95460

ASSESSOR'S PARCEL NUMBER(S)

119400 32 00

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

Signature of Applicant/Agent — Date: 6/7/25
Signature of Owner — Date: 6/7/25

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FORT BRAGG, CA

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 your 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.

One story Guest House w/ Septic Tank. location was in a naturally clear area. only Pea gravel was needed For mud control

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
☒ Single Family	1	1596
☐ Mobile Home		
☐ Duplex		
☐ Multifamily		

If Multifamily, number of dwelling units per building: Metal Guest House 600 S/F

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

Total square footage of structures: N/A
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.

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5. Are there existing structures on the property? ☒ Yes ☐ No
If yes, describe below and identify the use of each structure on the plot plan.

main Residence, Detached garage, Greenhouse, carport + storage

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 11'9" feet.

8. Lot area (within property lines): 2.02 ☐ square feet ☒ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	3228 square feet	6000 square feet	_____ square feet
Paved area	-0- square feet	_____ square feet	_____ square feet
Landscaped area	1200 square feet	_____ square feet	_____ square feet
Unimproved area	[redacted] square feet	_____ square feet	_____ square feet
	91004		

GRAND TOTAL: 95832 square feet
(Should equal gross area of parcel)

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

11. Parking will be provided as follows:

Number of Spaces Existing 1 Proposed _____ Total 1

Number of covered spaces 1 Size 4800
Number of uncovered spaces _____ Size _____
Number of standard spaces _____ Size _____
Number of handicapped spaces _____ Size _____

12. Utilities will be supplied to the site as follows:

A. Electricity
- [x] Utility Company (service exists to the parcel).
- [ ] Utility Company (requires extension of services to site: _____ feet _____ miles
- [ ] On Site generation, Specify: _____
- [ ] None

B. Gas
- [x] Utility Company/Tank
- [ ] On Site generation, Specify: _____
- [ ] None

C. Telephone: [ ] Yes [x] No

13. Will there by any exterior lighting? [x] 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 _____
- [x] Septic Tank
- [ ] Other, specify _____

15. What will be the domestic water source?

- [ ] Community water system, specify supplier _____
- [x] Well
- [ ] Spring
- [ ] Other, specify _____

16. Is any grading or road construction planned? [ ] Yes [x] 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? N/A cubic yards.

Location of dredged material disposal site: N/A

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.

Provide one copy only

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: 6/7/25

Applicant

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JUL 03 2025
PLANNING & BUILDING SERV
FORT BRAGG CA

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 — Date: 6/7/25

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

AUTHORIZATION OF AGENT

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

Owner — Date: 6/7/25

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**
Aaron Rosen		
Mailing Address	**Mailing Address**	**Mailing Address**
PO Box 544 Mendocino, Ca. 95460		

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PLANNING & BUILDING SERV
FORT BRAGG, CA

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SVCS.

860 North Bush Street • Ukiah, California 95482
120 West Fir Street • Fort Bragg, California 95437

Julia Krog, Director
Phone: 707-234-6650
Fax: 707-463-5709
FB Phone: 707-964-5379
FB Fax: 707-961-2427
pbs@mendocinocounty.gov
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Acknowledgement 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 Resolution No.'s 11-072, 16-150, 18-122, 19-170, 21-194 and 23-190)

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 ***$98.00/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.

Applicant Signature — Date: 6/7/25

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FORT BRAGG, CA

OFFICE USE ONLY:

CDP2025-0015 Rosen

Project or Permit Number

COMPLETE FOR PROJECTS LOCATED WITHIN THE COASTAL ZONE ONLY

DECLARATION OF POSTING

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

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

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on 7/6/25 (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:

one story Guest House

(Description of development)

Located at:

10265 Bay Ln. Mendocino Ca. 95460 / 119400320

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

Exterior Fence

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

Owner/Authorized Representative

7/6/25

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.

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JUL 03 2025
PLANNING & BUILDING SERV
FORT BRAGG, CA

Sara Pierce
Acting Auditor-Controller/Treas.-Tax Collector
501 Low Gap Rd, Room 1060
Ukiah, CA 95482
www.mendocinocounty.gov/ttc

MENDOCINO COUNTY SECURED TAX STATEMENT

FOR FISCAL YEAR JULY 1, 2024 THROUGH JUNE 30, 2025

FOR TAX YEAR 2024 - 2025

Print Date: 10/10/2024

PROPERTY INFORMATION

BILL NUMBER:	1728747	TAX RATE AREA:	104004
PARCEL NUMBER:	1194003200	ACRES:	2.0000
LOCATION:	10265 GARY LN MENDOCINO CA		
LIEN DATE OWNER:	ROSEN TTEE AARON, ROSEN TTEE DENISE		

**********AUTO**SCH 5-DIGIT 95472 AA 7081 1/1_P36 T32

AARON ROSEN TTEE
AARON & DENISE ROSEN TTEES
10265 GARY LN
MENDOCINO CA 95460-9619

SEE REVERSE FOR IMPORTANT INFORMATION

MasterCard VISA AMERICAN EXPRESS DISCOVER ELECTRONIC CHECK

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) 234-6859**
Personal Property	**(707) 234-6815**

COUNTY VALUES AND EXEMPTIONS

VALUE DESCRIPTION	VALUE
Land	$268,051
Structures	$235,885
Business Personal Property	$23,093
Less: Homeowners' Exemption	$7,000
Net Value	$520,029

VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS

TELEPHONE NUMBERS	DESCRIPTION		TAX RATE PERCENT	AGENCY TAXES/CHARGES
707-234-6859	County Wide Base Tax		1.000	$5,200.28
707-961-1234	Mendocino Cst Hospital BIR	pd 12/3	0.011	pd 3/18 $57.20
707-937-5868	Mendocino Unified Bond		0.116	$603.24
707-476-4172	Mendo College/Rdwd JC Bond		0.008	$41.60
510-725-2930	Mendo Coast Hosp Measure C		0.000	$144.00
707-937-0131	Mendo Fire Assessment	√ 528	0.000	$70.00
707-937-5868	Mendo USD Maint Asmnt		0.000	√ 540 $30.00

DUE AND PAYABLE ON	11/01/2024
1ST INSTALLMENT	3,073.16
DELINQUENT AFTER	12/10/2024

DUE AND PAYABLE ON	02/01/2025
2ND INSTALLMENT	3,073.16
DELINQUENT AFTER	04/10/2025

TOTAL TAXES
6,146.32

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FORT BRAGG, CA

COASTAL ZONE DEVELOPMENT

COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

AP# 000-000-00 **LASTNAME, FIRSTNAME** **STREET ADDRESS** **CITY, STATE ZIP**	AP# 119-400-43 Gordon, Robert E and Karen A PO Box 723 Mendocino, CA 95460	
AP# 119-400-09 Lowenstein Jr, Thomas 173 Monte Vista Dr Napa, CA 94559		
AP# 119-400-14 Colburn, Minucha TTEE 51735 Via Roblade La Quinta, CA 92253		
AP# 119-400-15 Lee, Katherine E TTEE PO Box 2 Mendocino, CA 95460		
AP# 119-400-28 Kadarauch, David TTEE 10300 Gary Ln Mendocino, CA 95460		
AP# 119-400-29 Daly, Gary William 10295 Gary Ln Mendocino, CA 95460		
AP# 119-400-31 Tanuj, Kandi Dutta 1870A Union St San Francisco, CA 94123		
AP# 119-400-33 Nelson, Nancy Wallace TTEE PO Box 611 Mendocino, CA 95460		RECEIVED JUL 03 2025 PLANNING & BUILDING SERV FORT BRAGG, CA
AP# 119-400-34 Ratcliffee, Georgia and John PO Box 79 Mendocino, CA 95460		

COASTAL ZONE DEVELOPMENT

COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

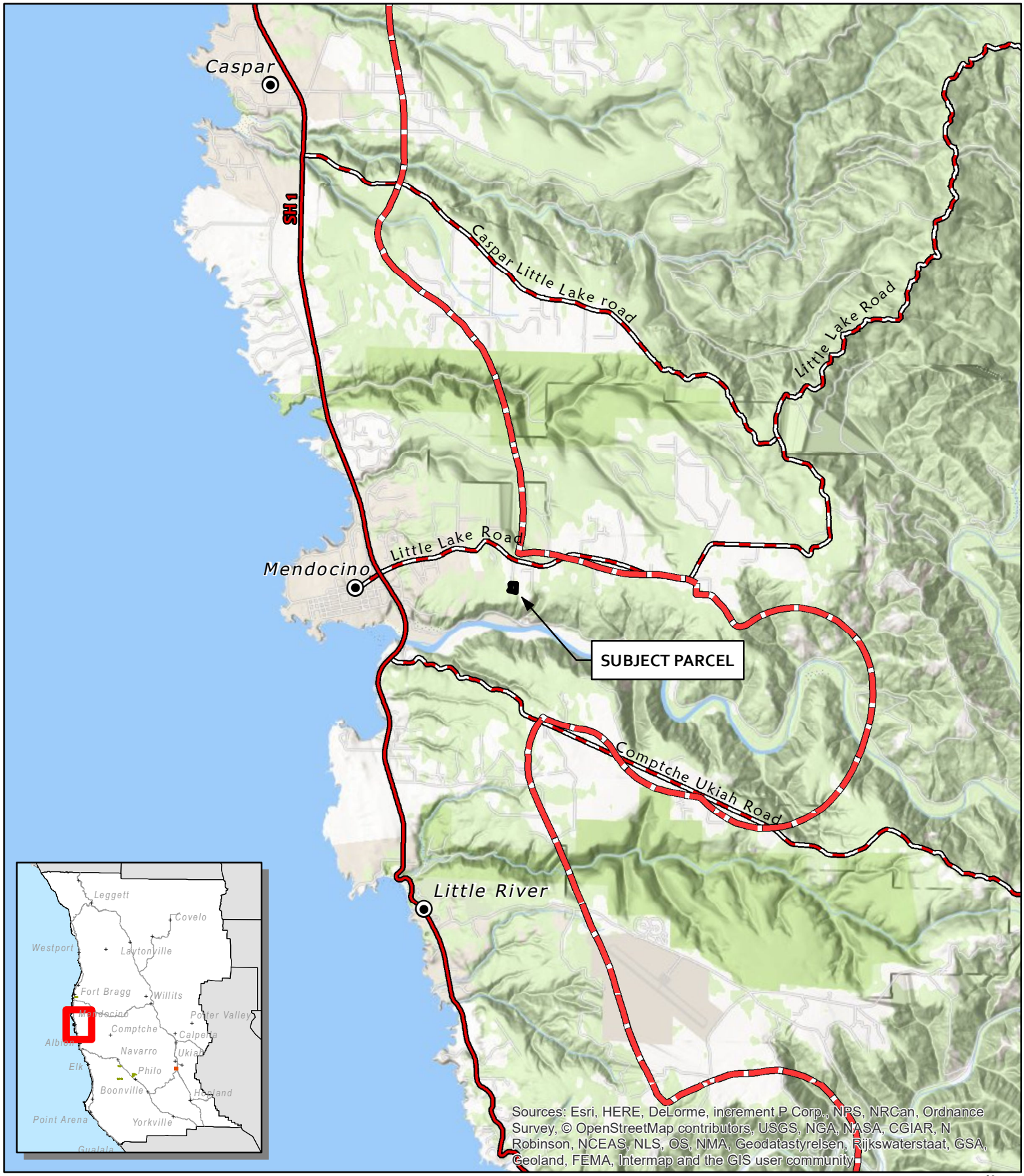
List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

AP# 000-000-00 **LASTNAME, FIRSTNAME** **STREET ADDRESS** **CITY, STATE ZIP**		
AP# 119-400-44 Gordon, Robert E and Karen A PO Box 723 Mendocino, CA 95460		
AP# 119-400-45 Gordon, Robert E and Karen A PO Box 723 Mendocino, CA 95460		

Features & Specs

Room Type	outdoor
Specific Uses For Product	Outdoor
Indoor Outdoor Usage	Outdoor
Power Source	Corded Electric
Other Special Features of the Product	Dimmable
Control Method	App
Light Source	LED
Number of Light Sources	1
Voltage	120 Volts
Embellishment Feature	Crystal
Lighting Method	Downlight
Wattage	60 watts
Bulb Base	E26
Controller Type	Push Button
Switch Type	Dimmer
Water Resistance Level	Water Resistant
Brightness	800 lumen
Efficiency	energy-efficient
Mounting Type	Wall Mount

RECEIVED
JUL 03 2025
PLANNING & BUILDING SERV
FORT BRAGG, CA



CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
APN: 119-400-32
APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

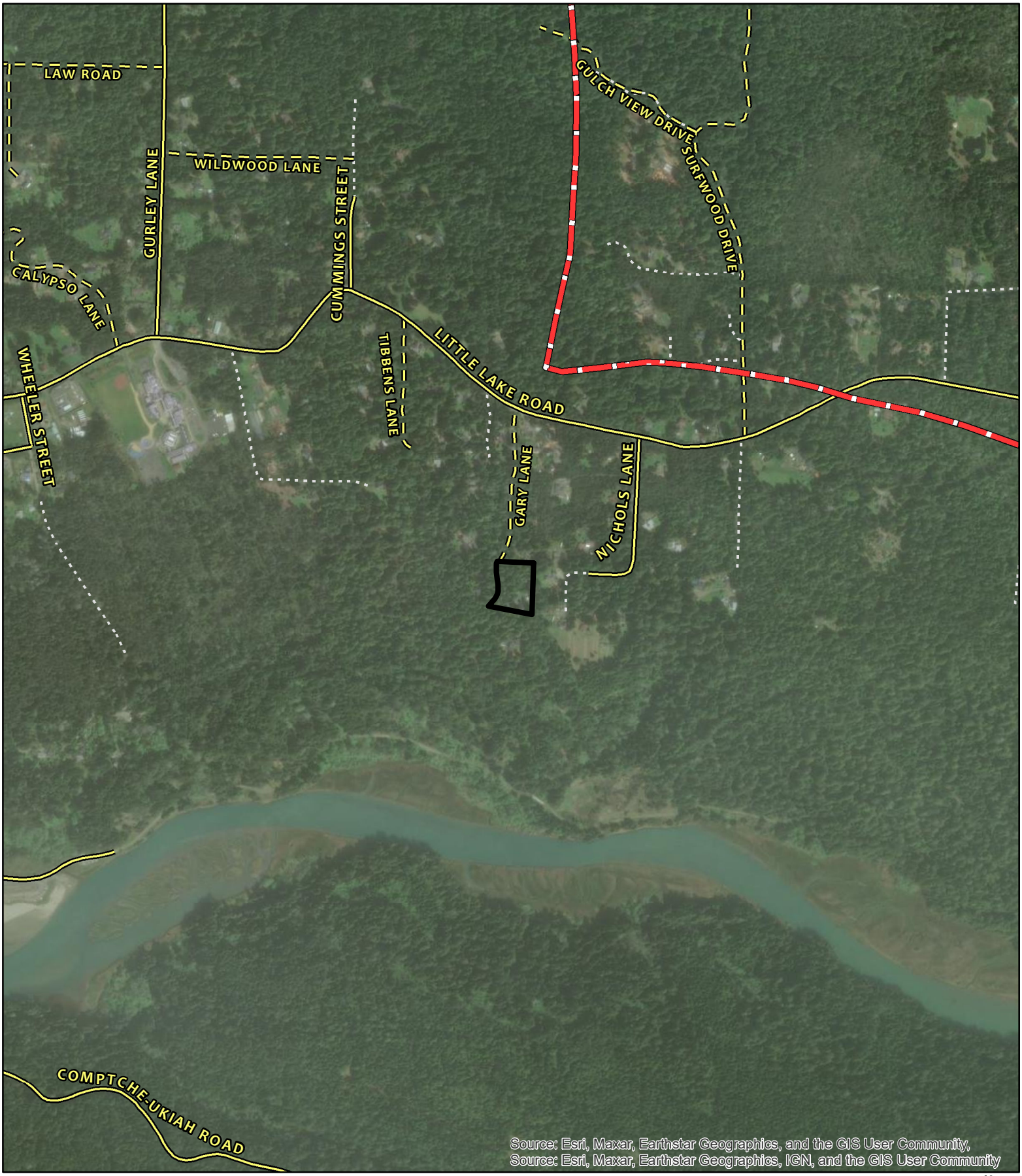
Major Towns & Places
Major Roads
Coastal Zone Boundary
Highways

0 2,800 5,600 Feet
0 0.5 1 Miles

1:63,360

LOCATION

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
APN: 119-400-32
APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

Coastal Zone Boundary
Public Roads
Private Roads
Driveways/Unnamed Roads

0 455 910 Feet
0 0.075 0.15 Miles

N
W E
S

1:10,000

AERIAL IMAGERY

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
APN: 119-400-32
APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

= = = Private Roads

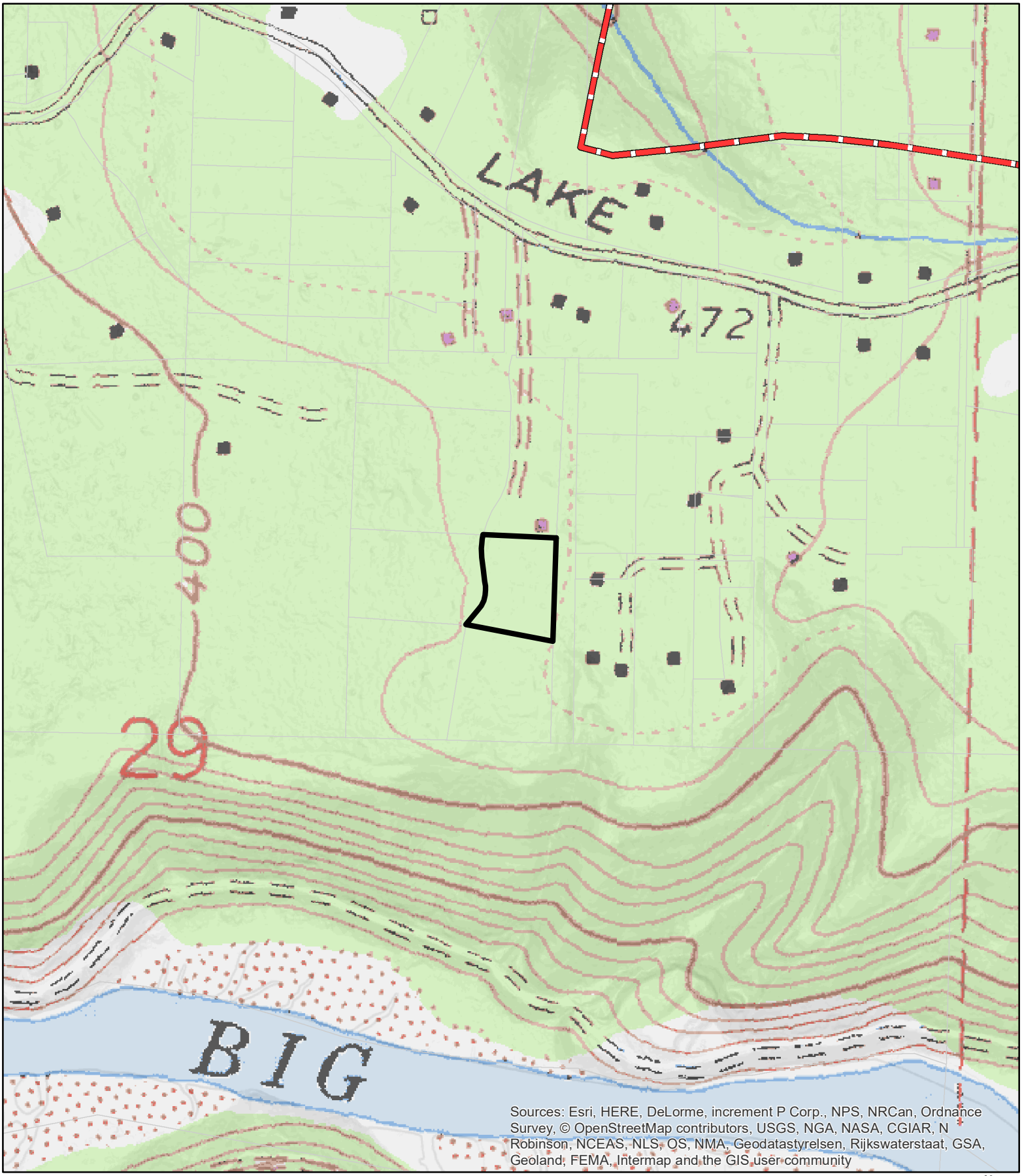
0 25 50 Feet
0 0.005 0.01 Miles

N W E S

1:600

AERIAL IMAGERY

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
APN: 119-400-32
APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

Coastal Zone Boundary

Assessors Parcels

0 225 450 Feet
0 0.04 0.08 Miles

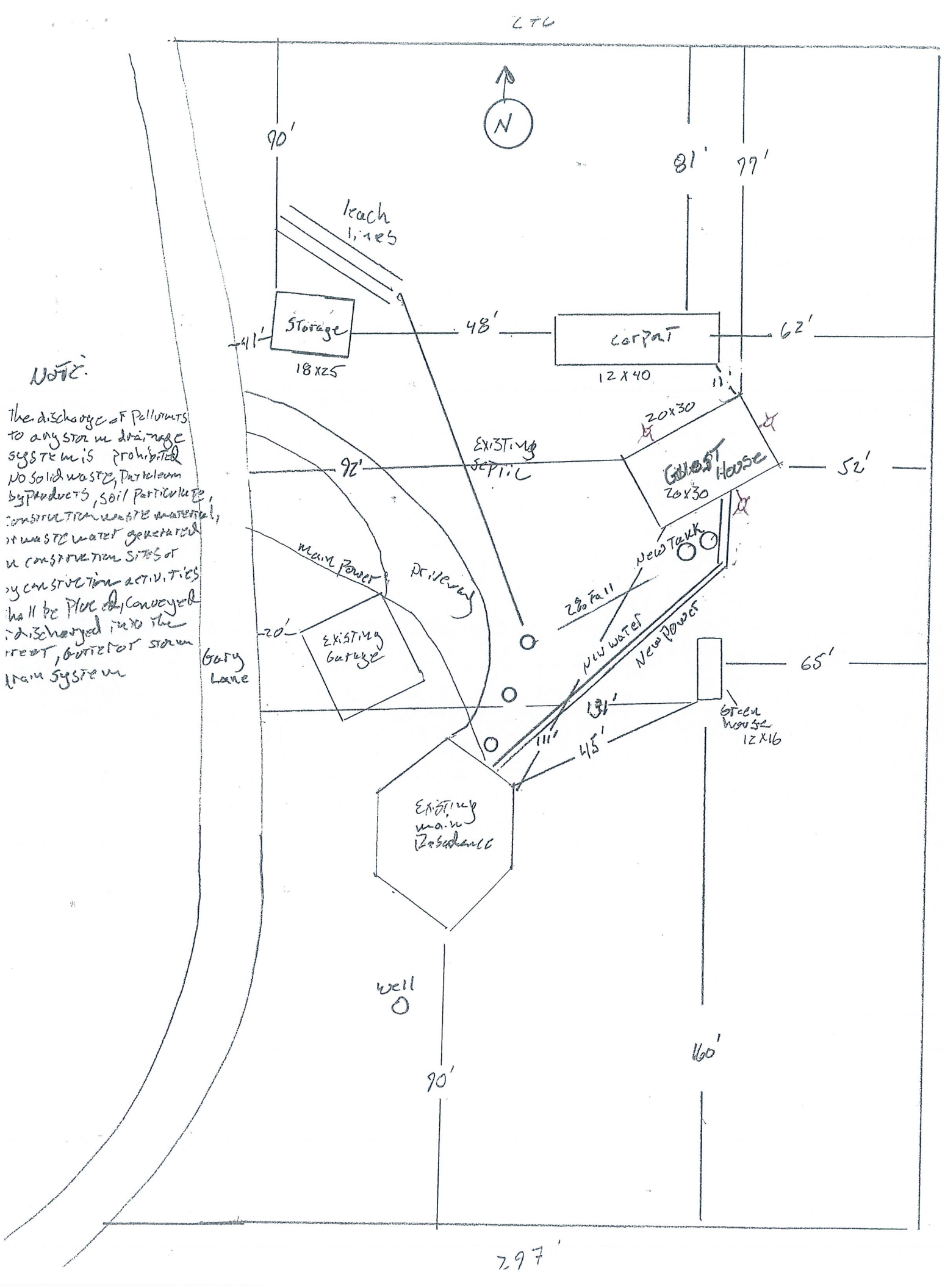
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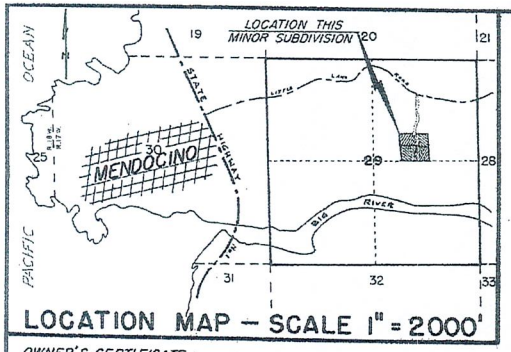
TOPOGRAPHIC MAP

CONTOUR INTERVAL IS 40 FEET

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES


276
N
90'
81'
77'
leach lines
Storage
18x25
48'
carport
12x40
62'
11'
20x30
Existing septic
92'
Guest House
20x30
52'
NOTE:
The discharge of Pollutants to any storm drainage system is prohibited No solid waste, Petroleum byproducts, soil Particulate, construction waste material, or waste water generated on construction sites or by construction activities shall be Placed, Conveyed or Discharged into the street, gutter or storm drain system
Main Power
Driveway
New Tank
26' Fall
New water
New Power
20'
Existing Garage
Gary Lane
65'
131'
111'
415'
Green house
12x16
Existing main Residence
well
160'
90'
297'

11-71 48430



LOCATION MAP — SCALE 1" = 2000'

OWNER'S CERTIFICATE

The undersigned, being all parties having any record title interest in the land within this division hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the following:

(A) All roadway easements other than county maintained.

(B) Rights of way and easements for water, gas, sewer and drainage pipes and for poles and overhead and underground wires and conduits for electric, telephone and television services, together with any and all appurtenances appertaining thereto, on, over and across those strips of land designated public utility easements.

(C) Easements for drainage purposes, on, over, across, under and through all natural drainage courses and on, over and across those strips of land designated drainage easement.

Winston W. Baumgartner
WINSTON W. BAUMGARTNER

Virginia F. Baumgartner
VIRGINIA F. BAUMGARTNER

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF MENDOCINO ss

On this 2 day of March 1977 before me the undersigned, a notary public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared WINSTON W. BAUMGARTNER and VIRGINIA F. BAUMGARTNER known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

My commission expires Sept. 1, 1980

Cheryl Cronemiller
Notary Public in and for the County of Mendocino, State of California

OFFICIAL SEAL
CHERYL CRONEMILLER
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
MENDOCINO COUNTY
My Commission Expires Sept. 1, 1980

PROOF OF OWNERSHIP CERTIFICATE

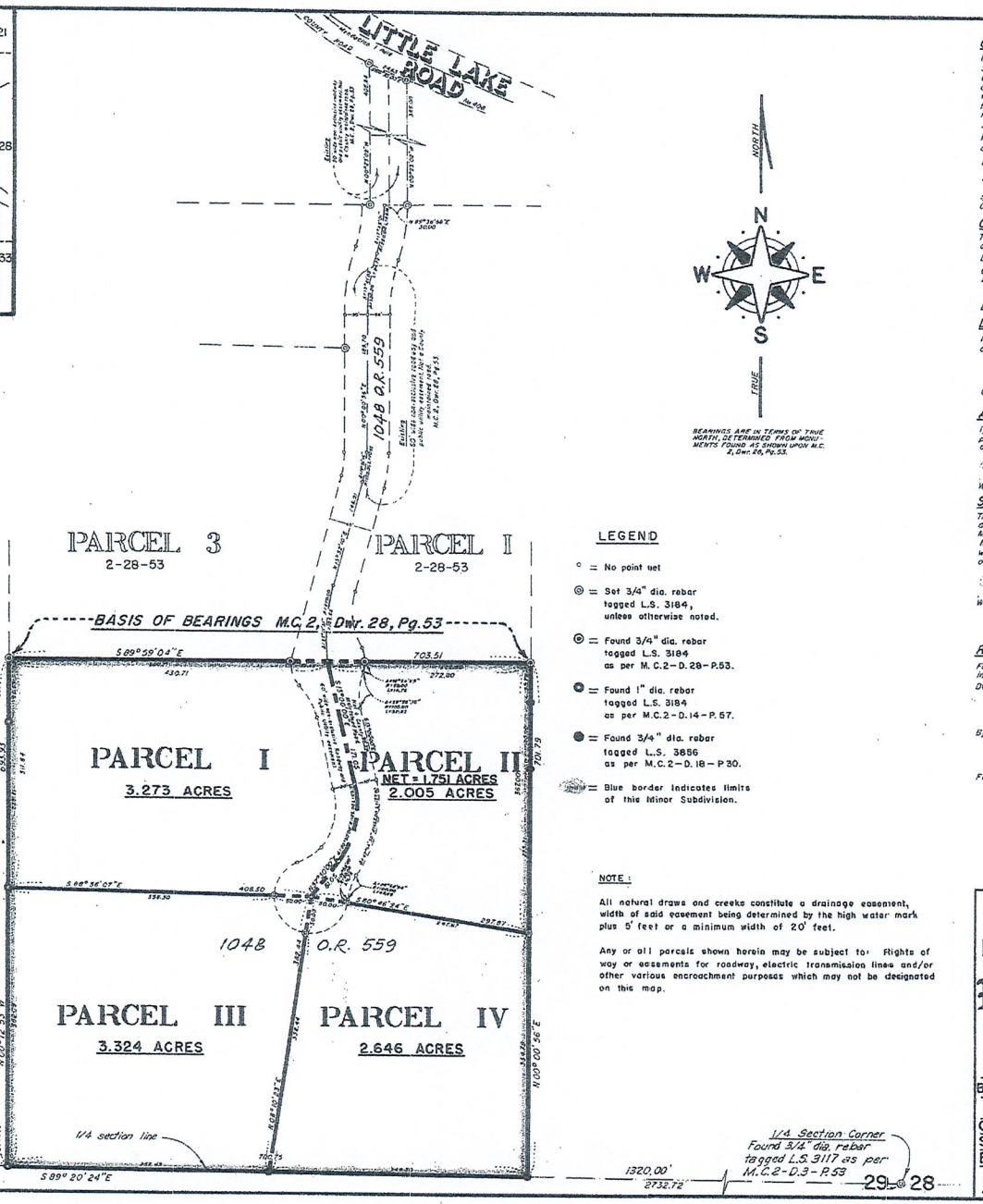
I hereby certify that the proof of ownership report made by First American Title Co. this 1 day of April 1977 conforms to the provisions of the Subdivision Map Act

Signed Viola Richardson
County Recorder

By R. Oleijenbruns, Asst.

NOTE:

For the division of Section 29 see M.C.2 — D.3 — P.53.



BEARINGS ARE IN TERMS OF TRUE NORTH, DETERMINED FROM MONUMENTS FOUND AS SHOWN UPON M.C. 2, Dwr. 26, Pg. 53.

LEGEND

° = No point set

◎ = Set 3/4" dia. rebar tagged L.S. 3184, unless otherwise noted.

◎ = Found 3/4" dia. rebar tagged L.S. 3184 as per M.C.2-D.28-P.53.

● = Found 1" dia. rebar tagged L.S. 3184 as per M.C.2-D.18-P.57.

● = Found 3/4" dia. rebar tagged L.S. 3856 as per M.C.2-D.18-P.30.

= Blue border indicates limits of this Minor Subdivision.

NOTE:

All natural draws and creeks constitute a drainage easement, width of said easement being determined by the high water mark plus 5' feet or a minimum width of 20' feet.

Any or all parcels shown herein may be subject to: Rights of way or easements for roadway, electric transmission lines and/or other various encroachment purposes which may not be designated on this map.

CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE

I, Viola N. Richardson, Clerk of the Board of Supervisors of the County of Mendocino, State of California, hereby certify that said Board of Supervisors by resolution on the 29th day of March 1977, approved the within map and accepted on behalf of the public all lands, rights of way and easements offered for public use as designated on the within map for the purpose specified thereon; excepting therefrom and specifically rejecting Items A and C from Owners Certificate, until such time, however, as such easements are accepted by Resolution of the Board of Supervisors.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of this office to be affixed.

Dated this 29th day of March 1977.

Viola N. Richardson

By: Joyce Hart, Deputy
Clerk of the Board of Supervisors

COUNTY SURVEYOR'S CERTIFICATE

This map conforms with the requirements of the Subdivision Map Act and local ordinance.

Dated March 28, 1977

C.F. CAMPBELL, COUNTY SURVEYOR
Mendocino County, State of California

By Lindsay E. Johnston L.S. 4141 Deputy

DIRECTOR OF PLANNING'S CERTIFICATE

I, Philip Gorny, Chief Planner hereby verify that this map substantially conforms to the approved Tentative Map and the conditions of approval thereof.

Gary De Salvatore
Chief Planner

ACCURACY CERTIFICATE

I, WILLIAM K. DODGE, hereby certify that all survey work required in the preparation of this map and related monumentation was performed to an accuracy of one in five thousand.

William K. Dodge
WILLIAM K. DODGE L.S. 3184

SURVEYOR'S CERTIFICATE

This map was prepared by me or under my direction and was compiled from record data and is based upon a field survey in conformance with the requirements of the Subdivision Map Act at the request of Winston W. and Virginia F. Baumgartner on July 20, 1976. I hereby state that the parcel map procedures of the local agency have been complied with and that this parcel map conforms to the approved tentative map and the conditions of approval thereof which were required to be fulfilled prior to recording of the parcel map.

William K. Dodge
WILLIAM K. DODGE L.S. 3184

REGISTERED LAND SURVEYOR
No. 3184
STATE OF CALIFORNIA

RECORDER'S CERTIFICATE

Filed this 2 day of April 1977 at 10:54 AM in Map Case 2 Drawer 30 Page 6 at the request of WILLIAM K. DODGE.

By Viola Richardson Deputy
County Recorder - VIOLA RICHARDSON

By: R. Oleijenbruns, Asst

Fee $5.00

SHEET 1 OF 1

PARCEL MAP
OF
MINOR SUBDIVISION NO. 114-76
LANDS OF
Winston W. & Virginia F. Baumgartner

BEING PARCEL 4 OF M.S. No. 202-75, M.C. 2, Dwr. 28, Pg. 53

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 29

T. 17N., R. 17W., M.D.B. & M.

COUNTY OF MENDOCINO — STATE OF CALIFORNIA

SCALE 1" = 100'

FEBRUARY 1977

JOB NO. 4632

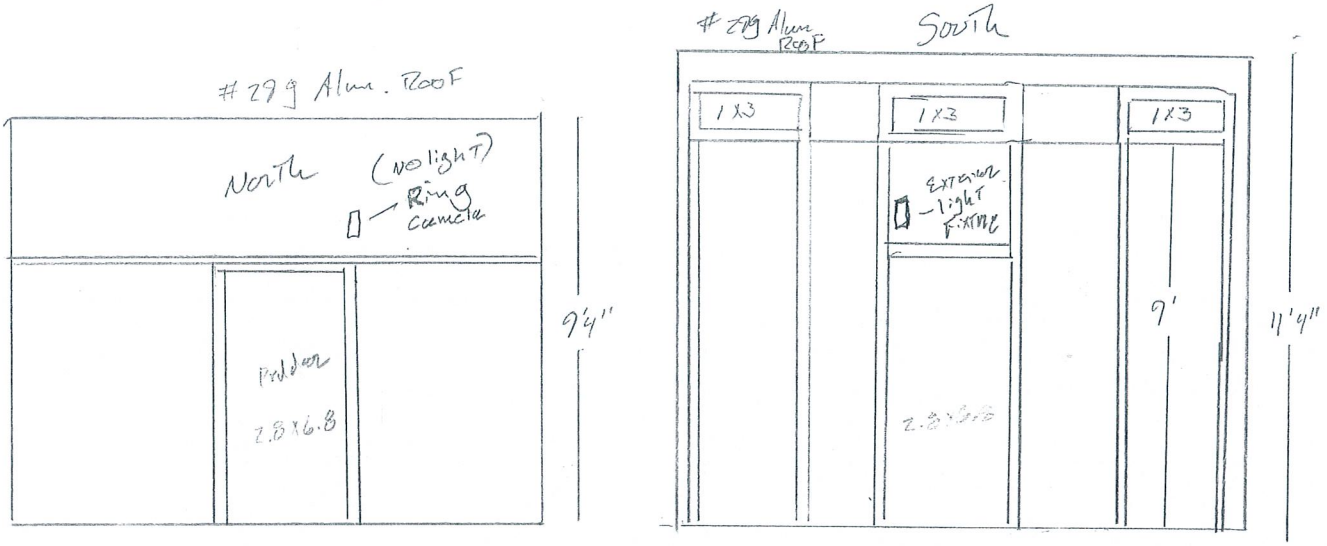
MAP CASE NO. 2

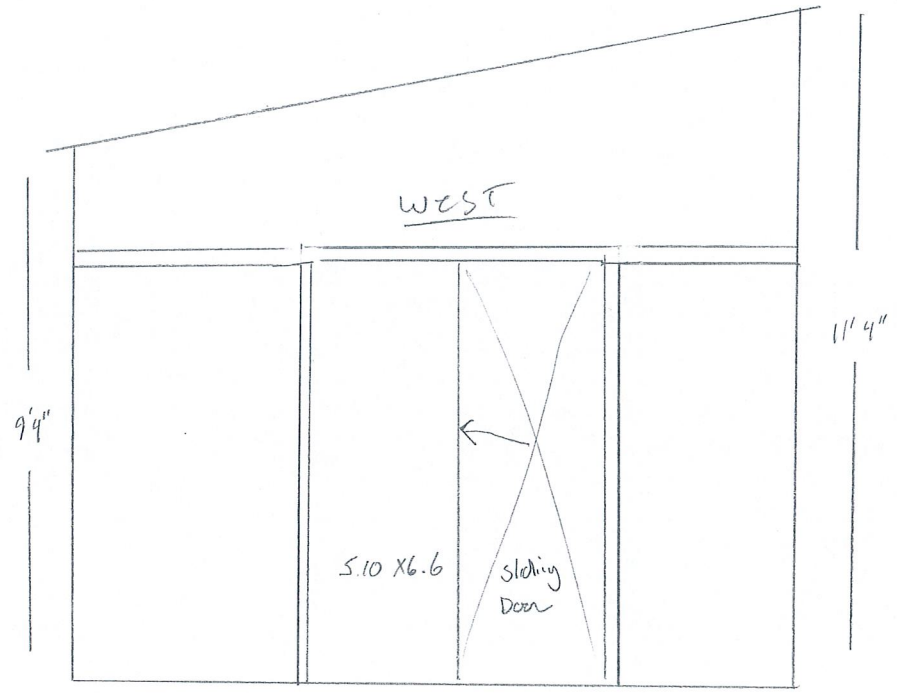
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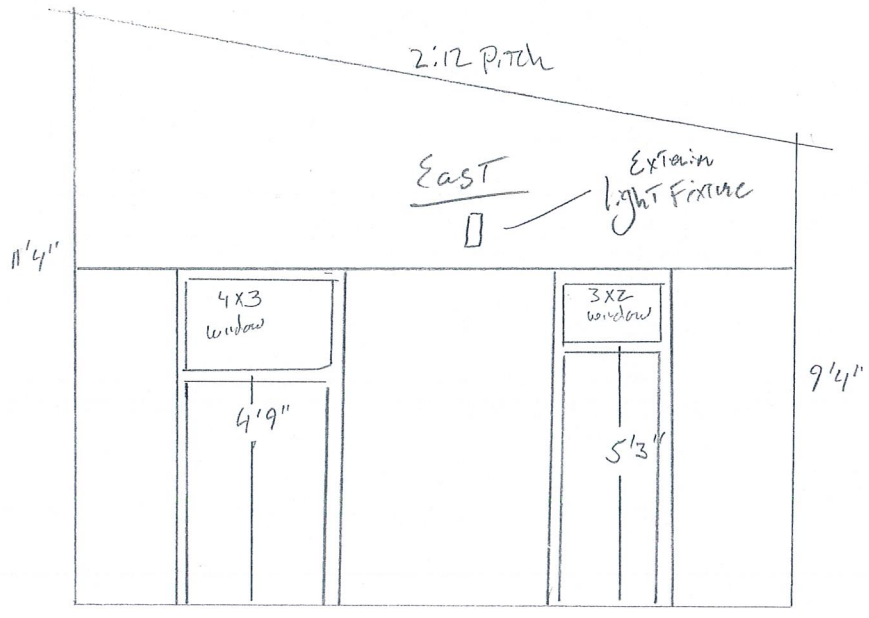
PAGE NO. 6

42761

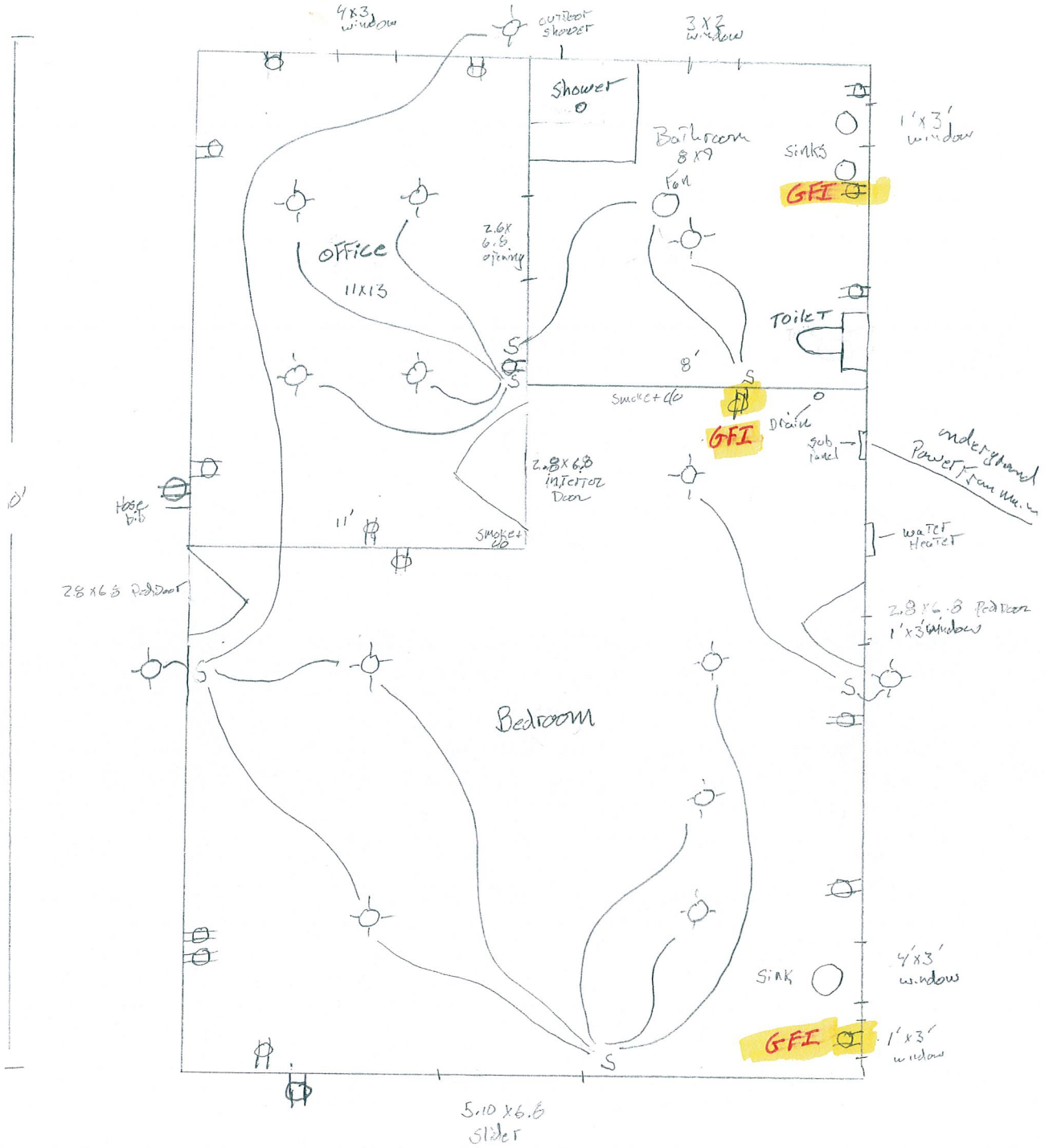
Guest House Elevations







Guesthouse Floor Plan



Exterior Finish Schedule

Exterior Siding - Alum. 29g Grey

Siding Trim - Alum 29g Black

window Trim - Alum 29g Black

sliding Door - Vinyl Black

Pal. Doors Metal Sage Green

windows Vinyl Black

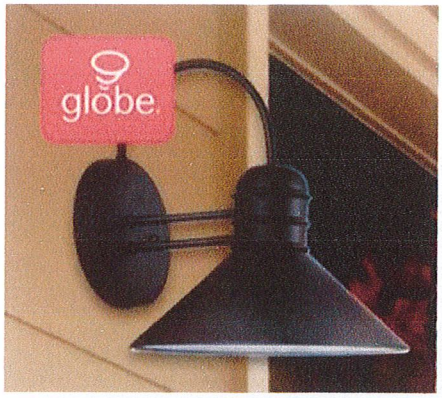
Light Exterior Schedule

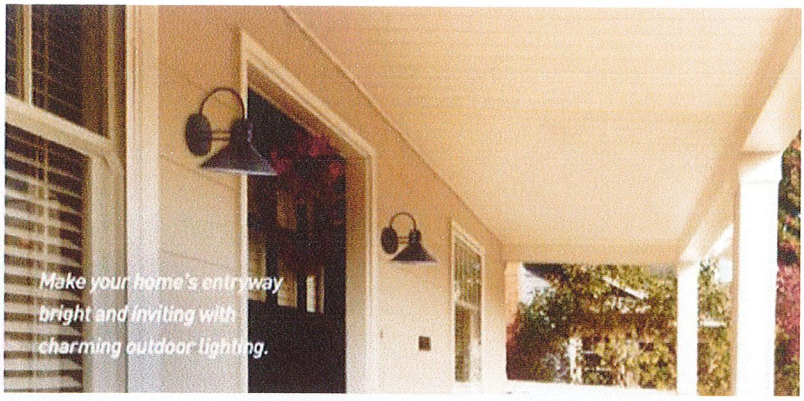
Ring camera installed @ approx. 8' Black + no light.

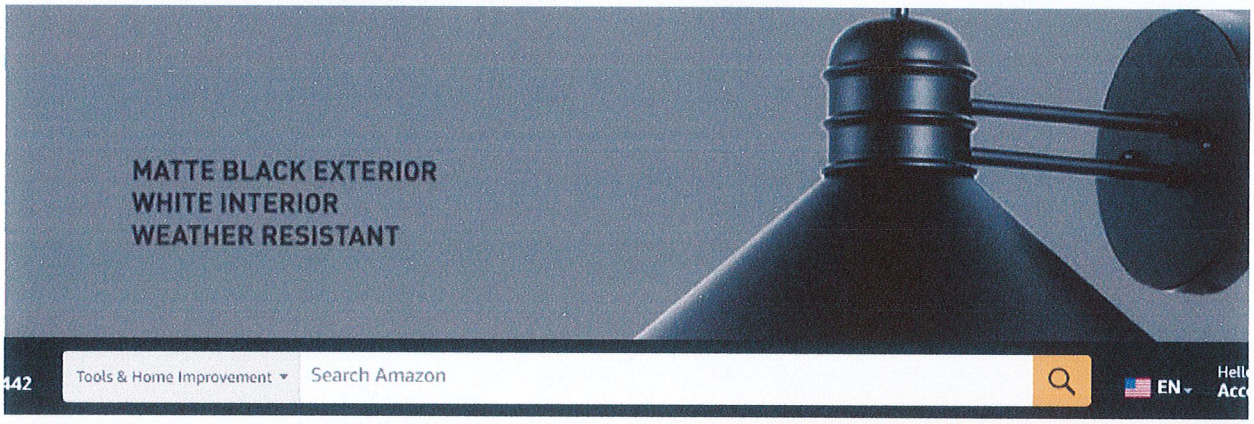
2@ Exterior light Fixtures 60 W Black

All lights controlled by interior switches

RECEIVED
JUL 03 2025
PLANNING & BUILDING SERV
FORT BRAGG, CA









MADE WITH RESPECT™

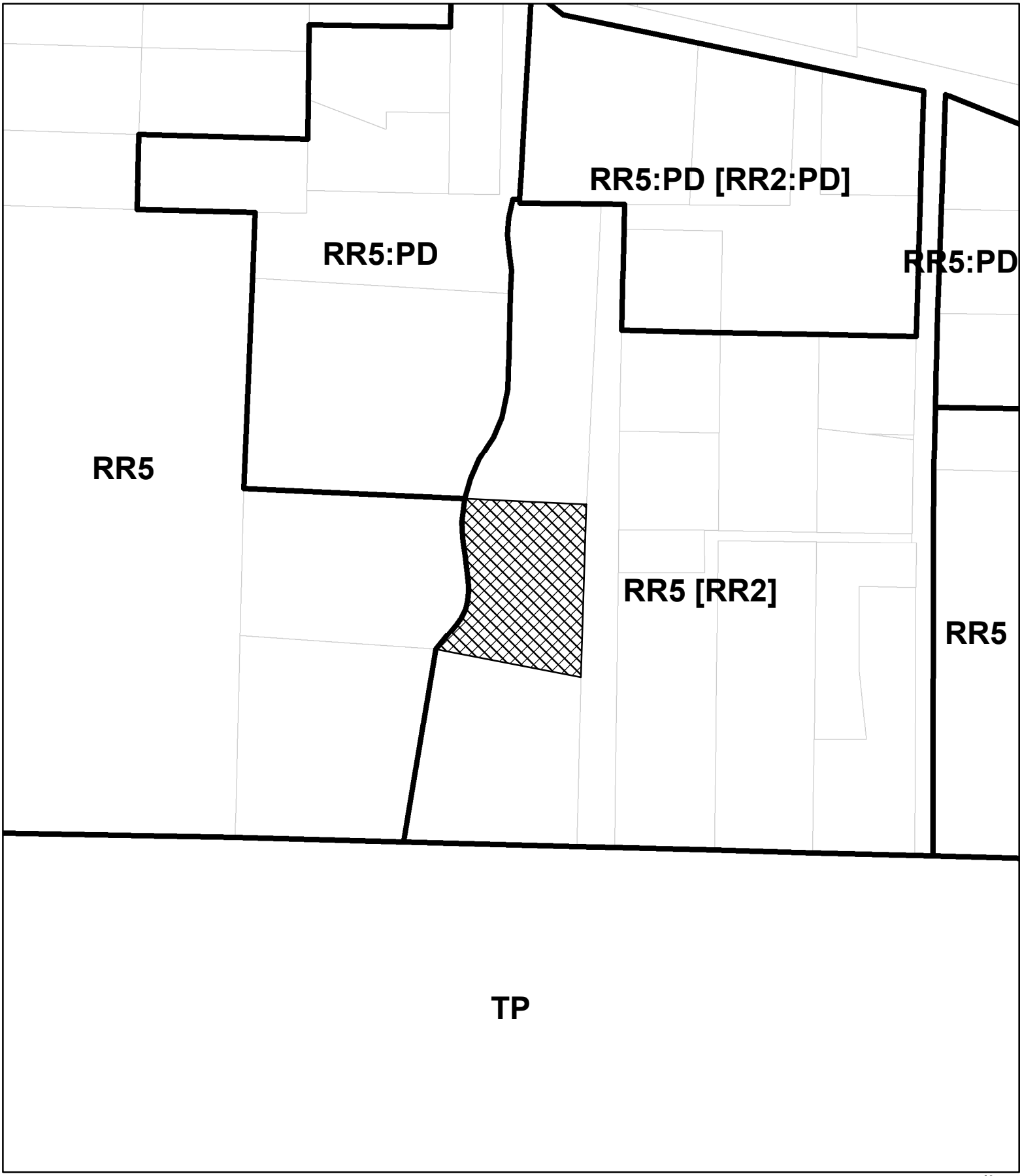
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#globeelectric

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JUL 03 2025
PLANNING & BUILDING SERV
FORT BRAGG, CA





CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
APN: 119-400-32
APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

Zoning Districts
Assessors Parcels

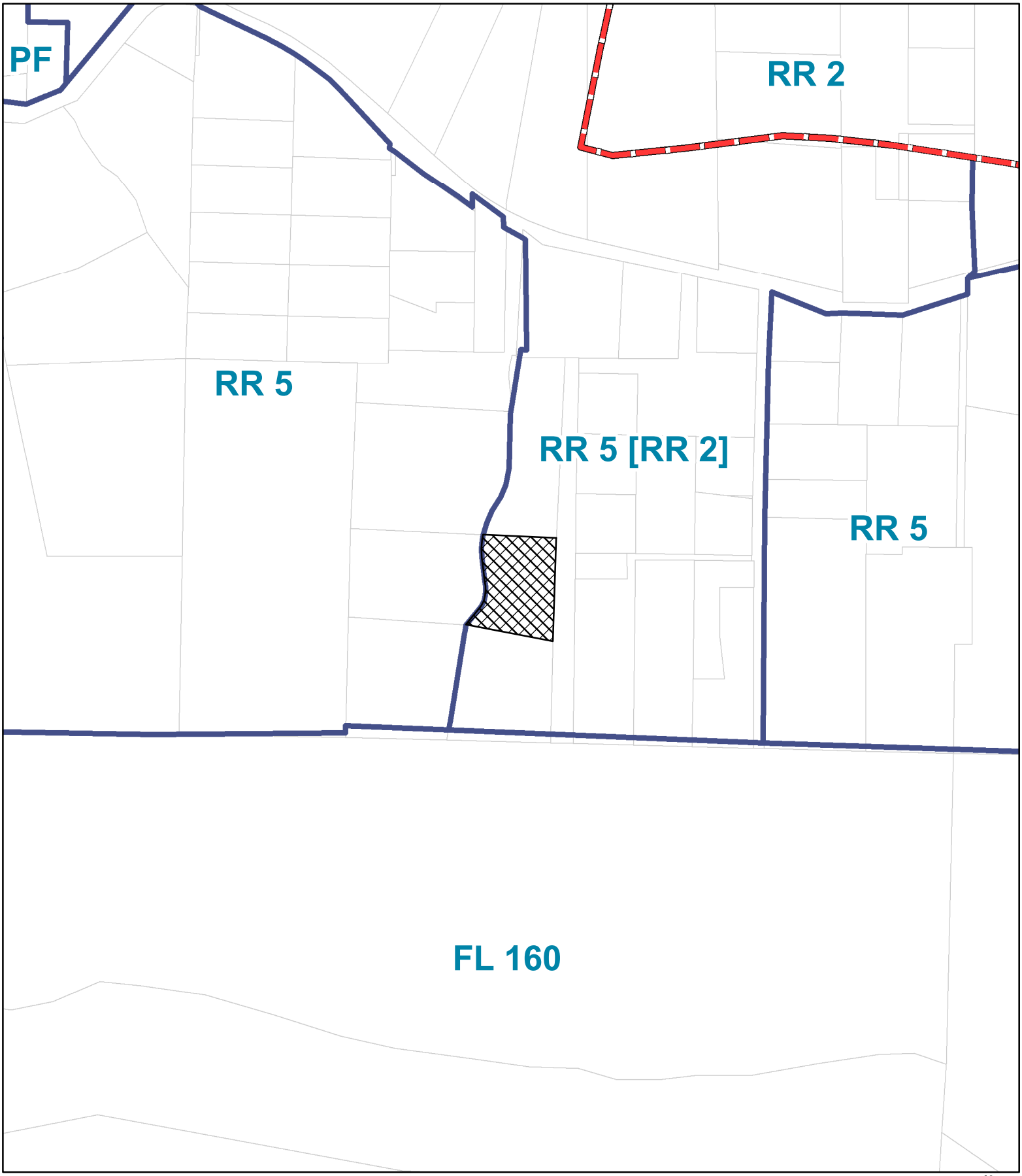
0 135 270 Feet
0 0.0225 0.045 Miles

N
W E
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1:3,000

ZONING

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CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
APN: 119-400-32
APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

Coastal Zone Boundary

Assessors Parcels

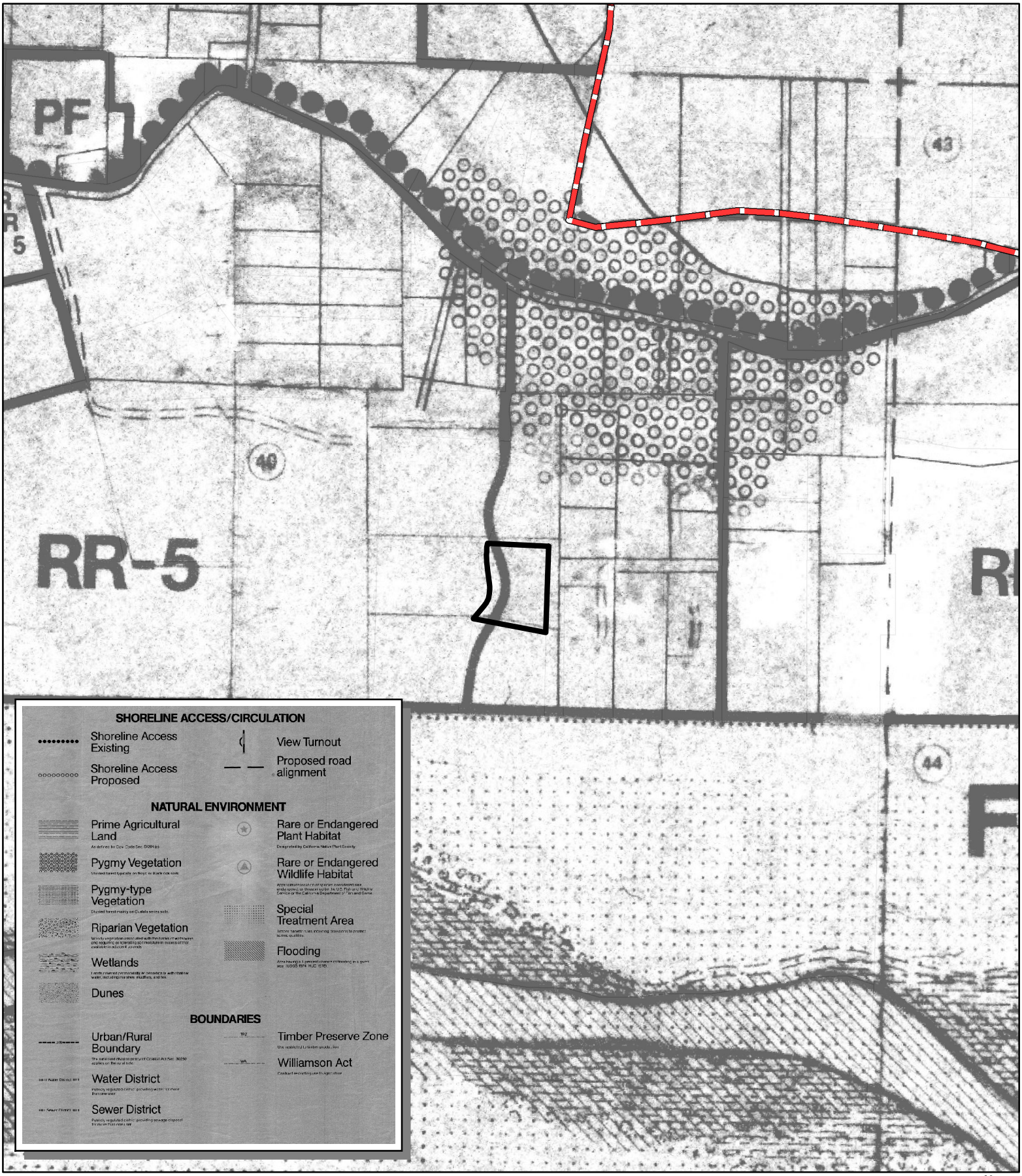
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0 0.04 0.08 Miles

N W E S

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GENERAL PLAN

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CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
APN: 119-400-32
APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

Coastal Zone Boundary

Assessors Parcels

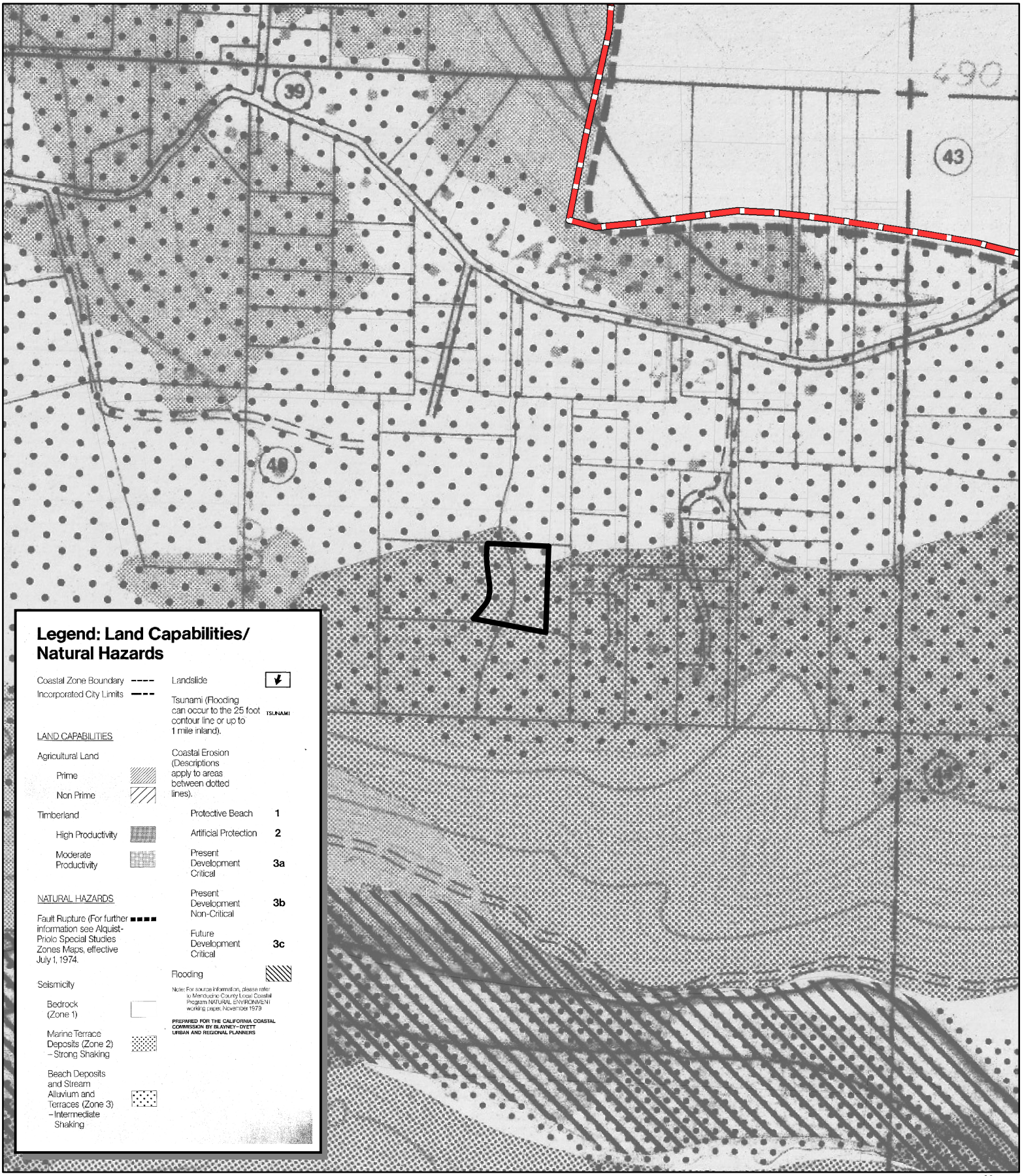
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0 0.05 0.1 Miles

N W E S

1:6,000

LCP LAND USE MAP 17: MENDOCINO

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
APN: 119-400-32
APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

Coastal Zone Boundary

Assessors Parcels

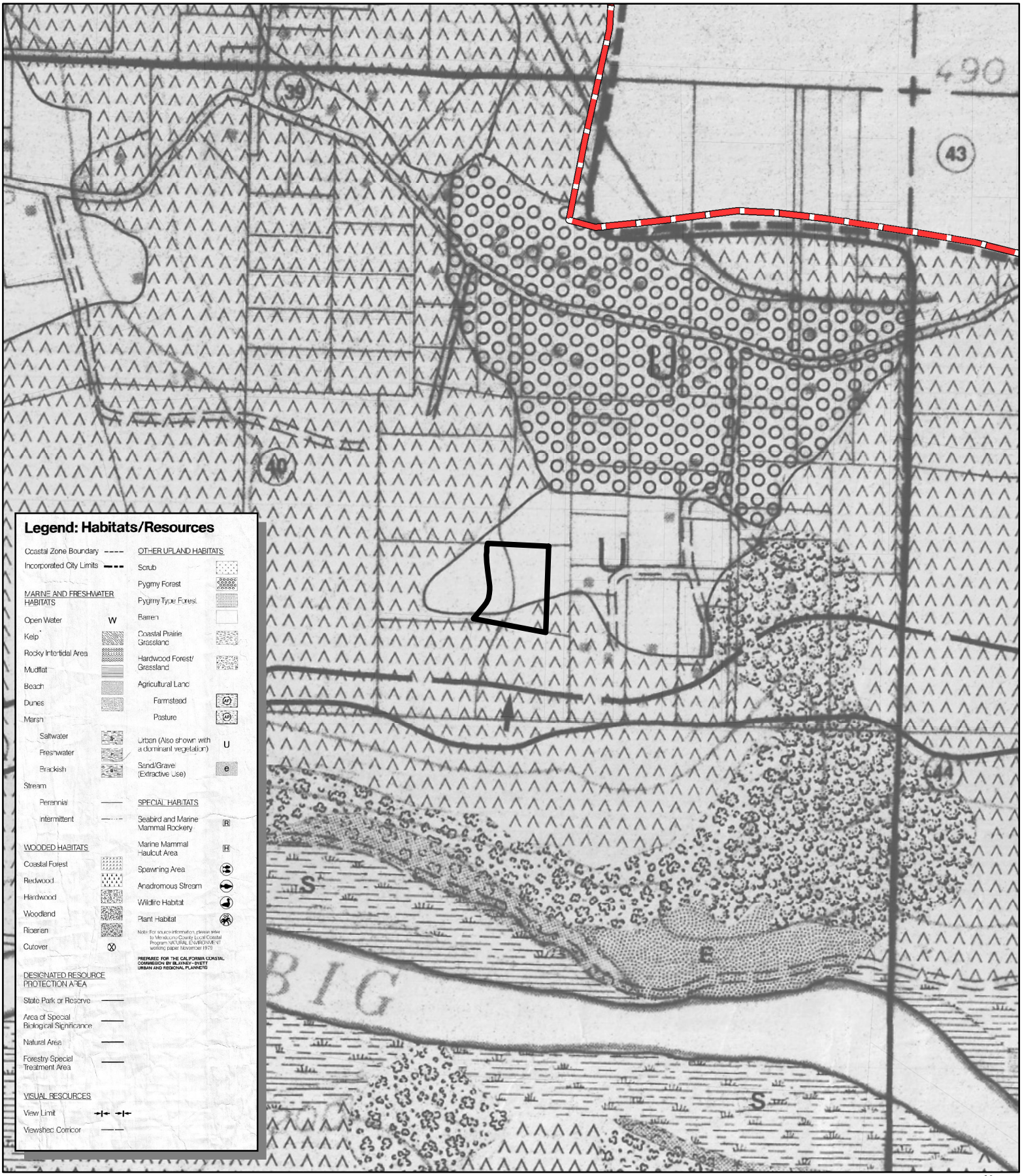
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0 0.05 0.1 Miles

N W E S

1:6,000

LCP LAND CAPABILITIES & NATURAL HAZARDS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
APN: 119-400-32
APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

Coastal Zone Boundary

Assessors Parcels

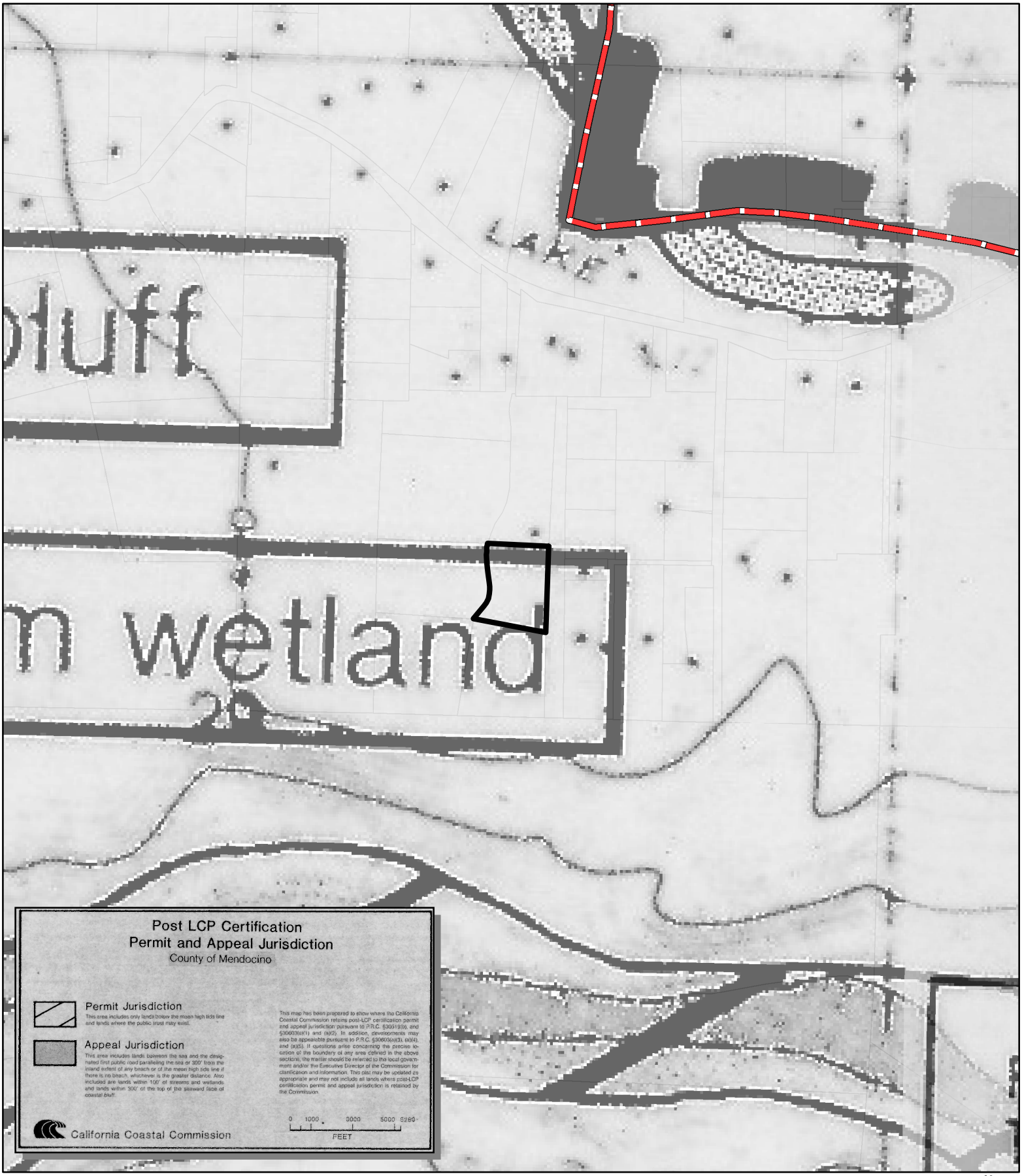
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N W E S

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LCP HABITATS & RESOURCES

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CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
APN: 119-400-32
APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

Coastal Zone Boundary

Assessors Parcels

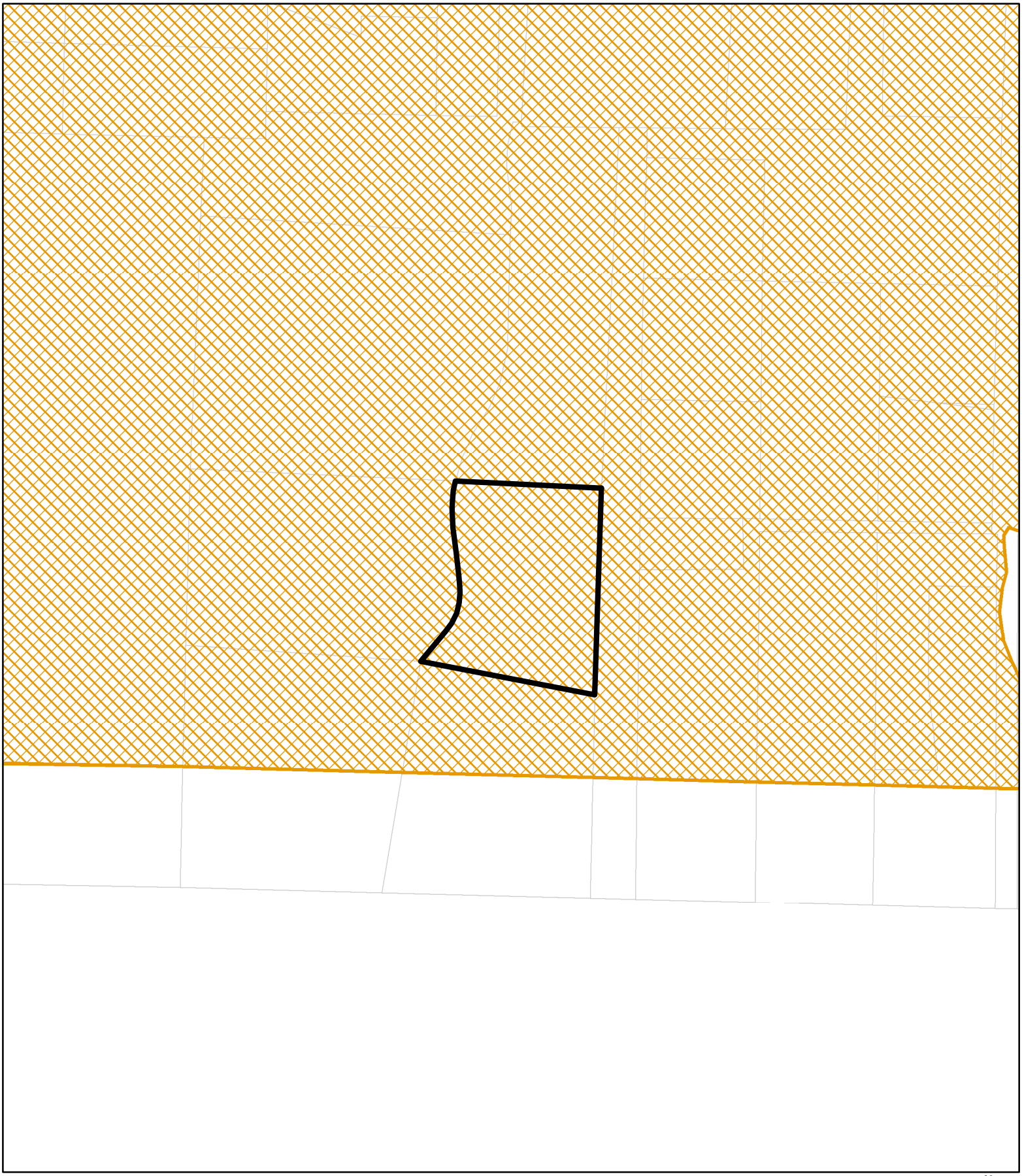
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N W E S

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POST LCP CERTIFICATION & APPEAL JURISDICTION

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CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
APN: 119-400-32
APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

CDP Exclusion Areas

Assessors Parcels

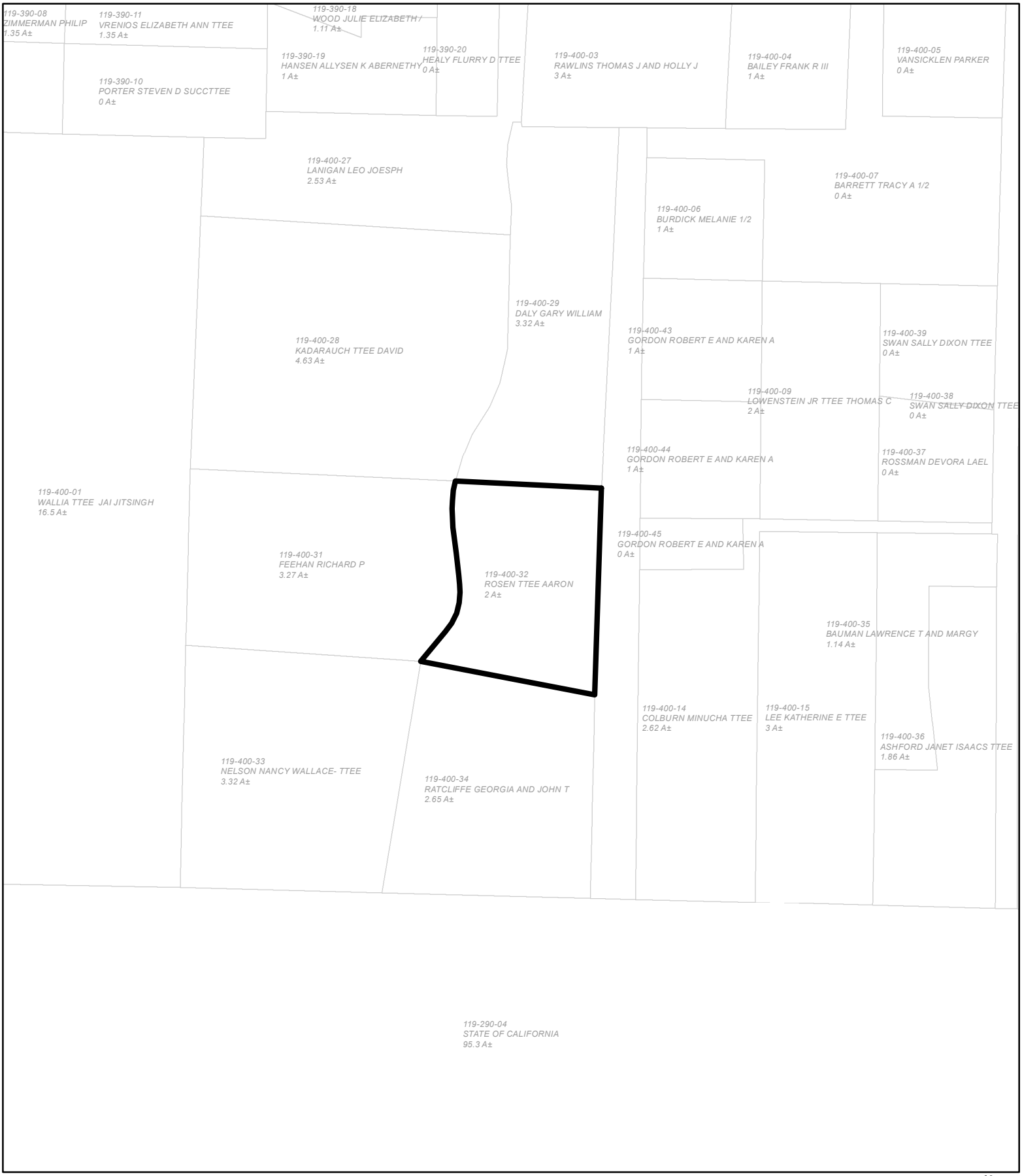
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0 0.02 0.04 Miles

N W E S

1:2,500

CDP EXCLUSION AREAS

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CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
APN: 119-400-32
APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

Assessors Parcels

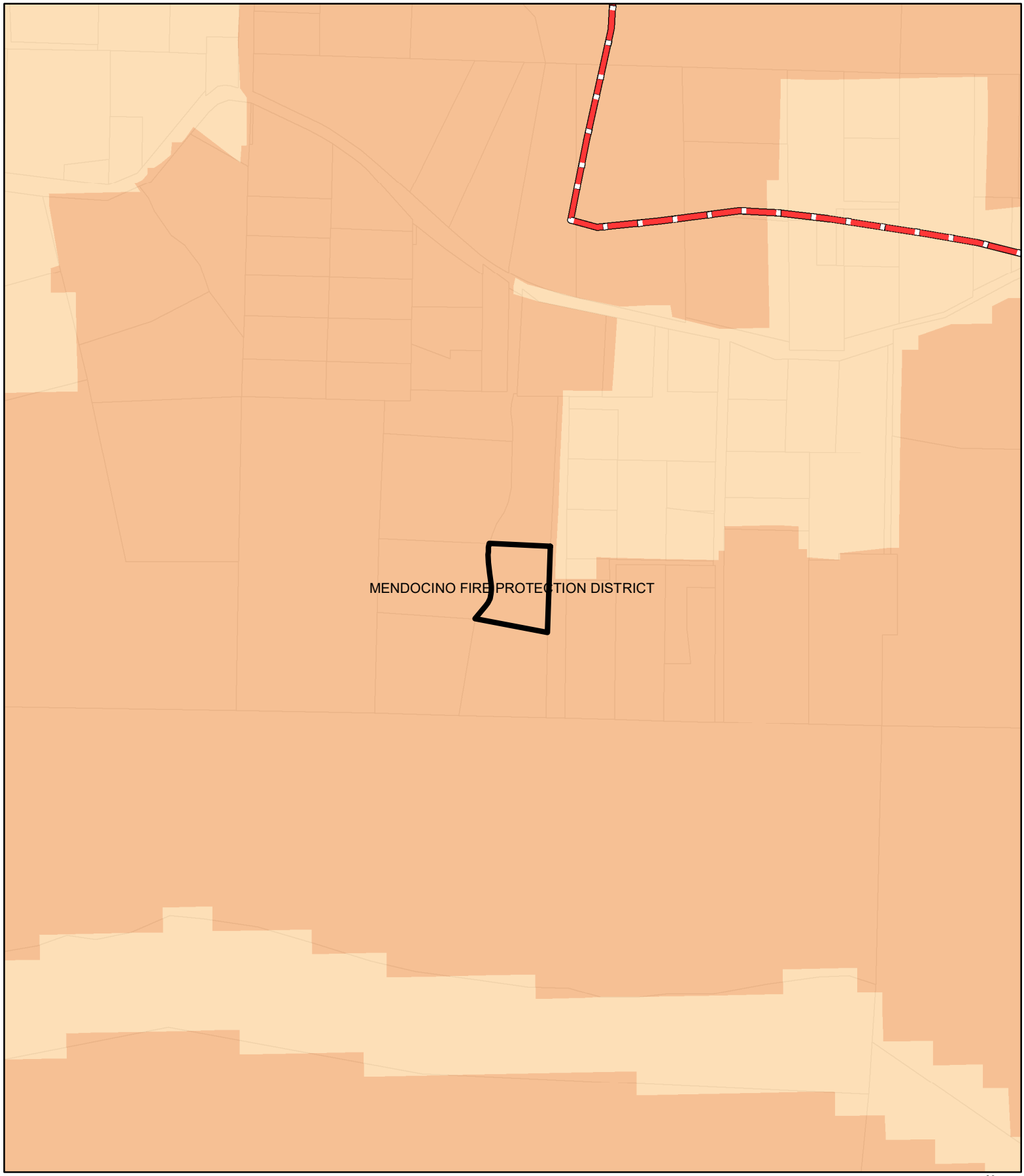
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ADJACENT PARCELS

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CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
APN: 119-400-32
APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

Coastal Zone Boundary
High Fire Hazard
Moderate Fire Hazard
County Fire Districts
Assessors Parcels

0 270 540 Feet
0 0.05 0.1 Miles

N
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1:6,000

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
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APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

Coastal Zone Boundary

Assessors Parcels

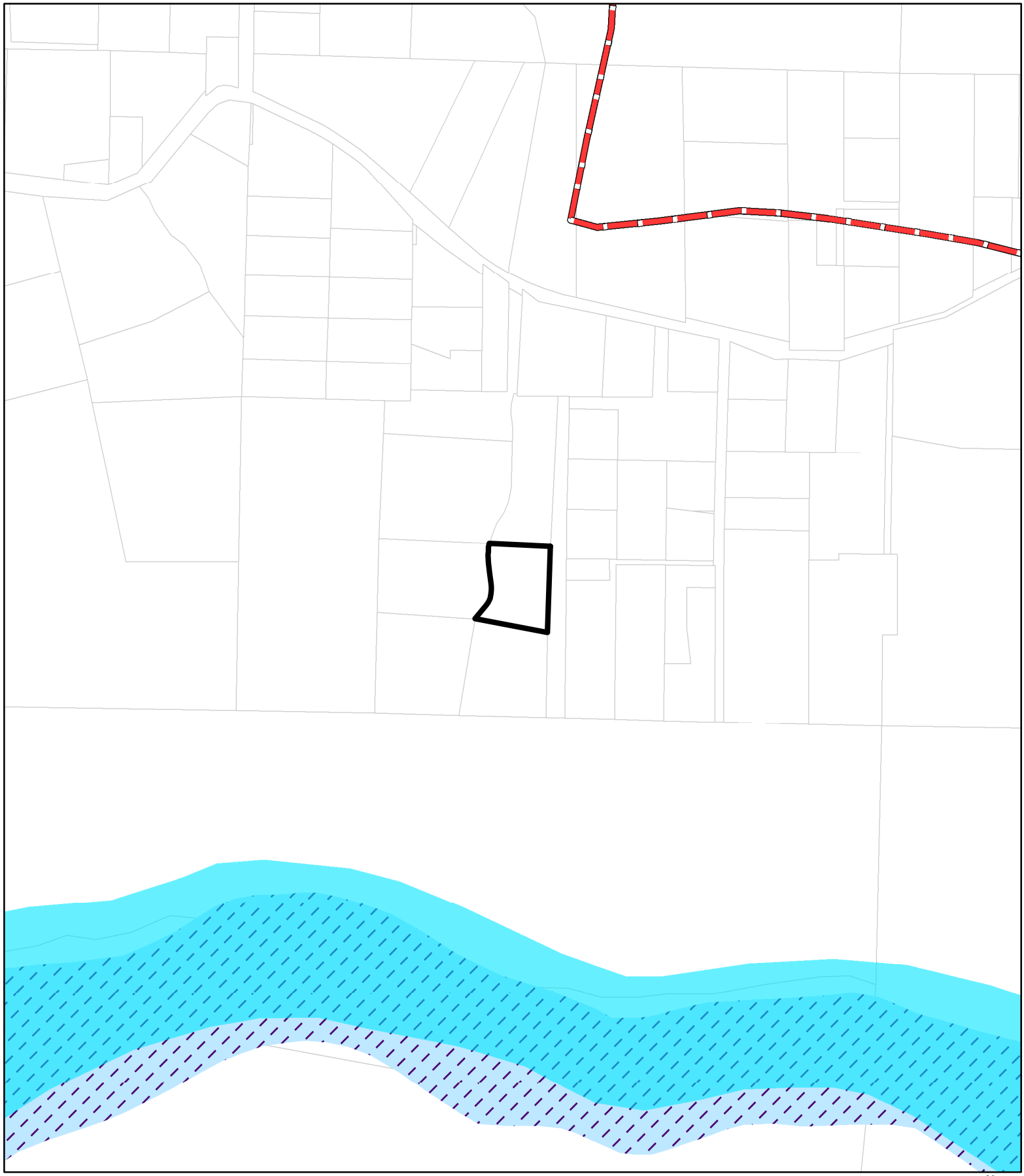
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N W E S

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WILDLAND-URBAN INTERFACE

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CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
APN: 119-400-32
APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

Coastal Zone Boundary
Assessors Parcels
1% Annual Chance Flood Hazard
Tsunami Inundation Zones

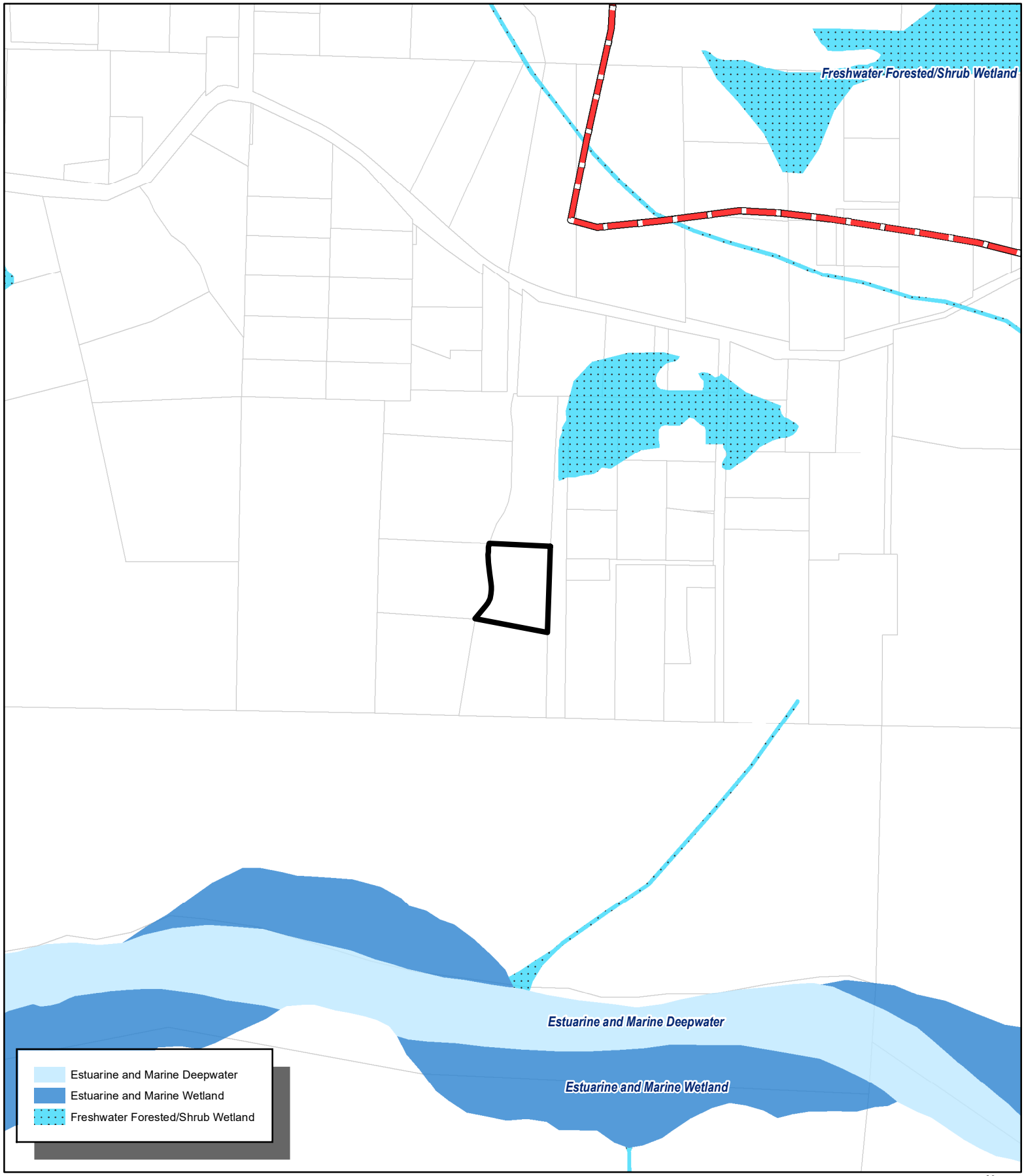
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FLOOD & TSUNAMI INUNDATION ZONES

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CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
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APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

Coastal Zone Boundary
Assessors Parcels

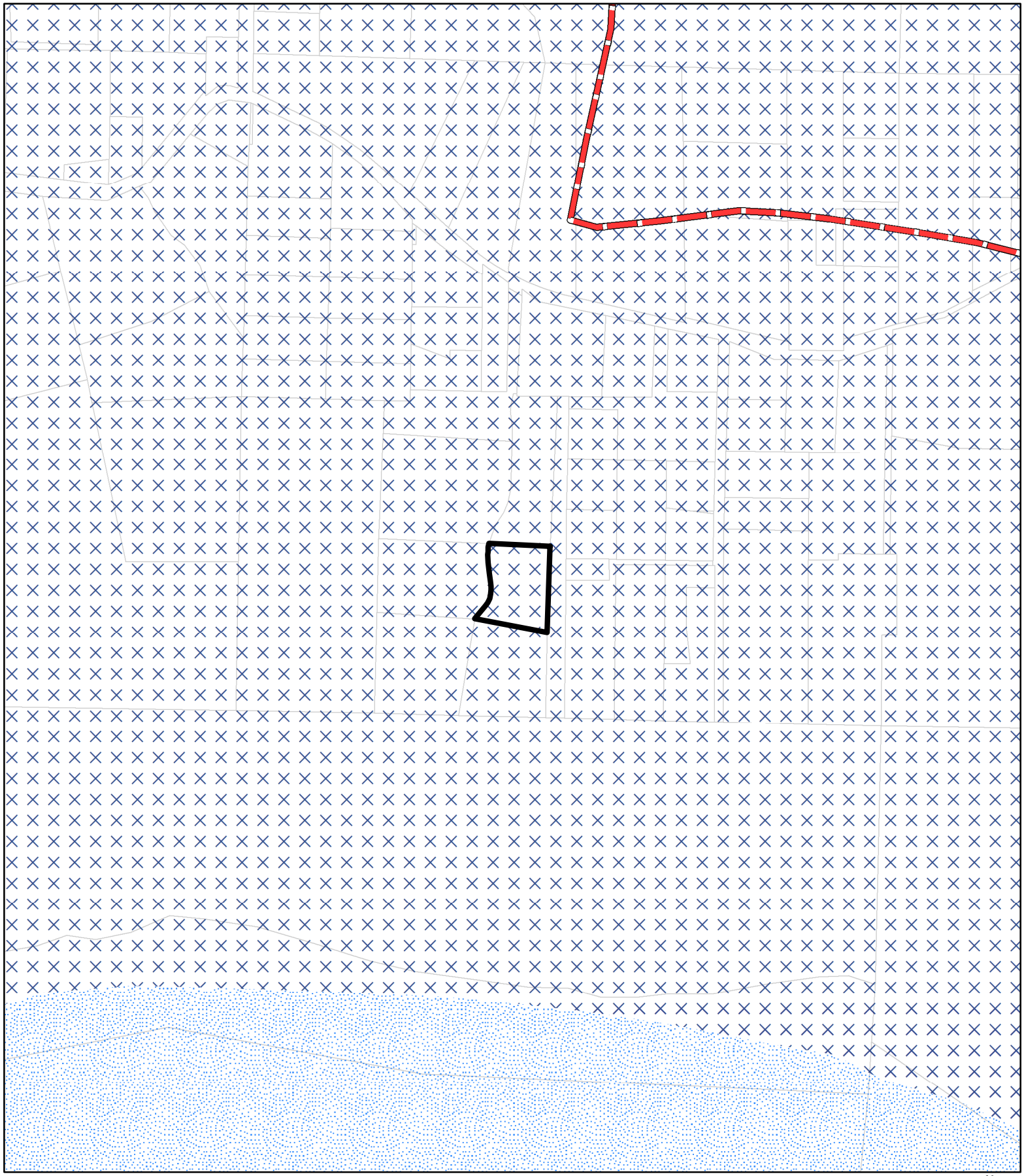
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0 0.05 0.1 Miles

N W E S

1:6,000

WETLANDS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
APN: 119-400-32
APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

Coastal Zone Boundary
Assessors Parcels
Critical Water Resources
Sufficient Water Resources

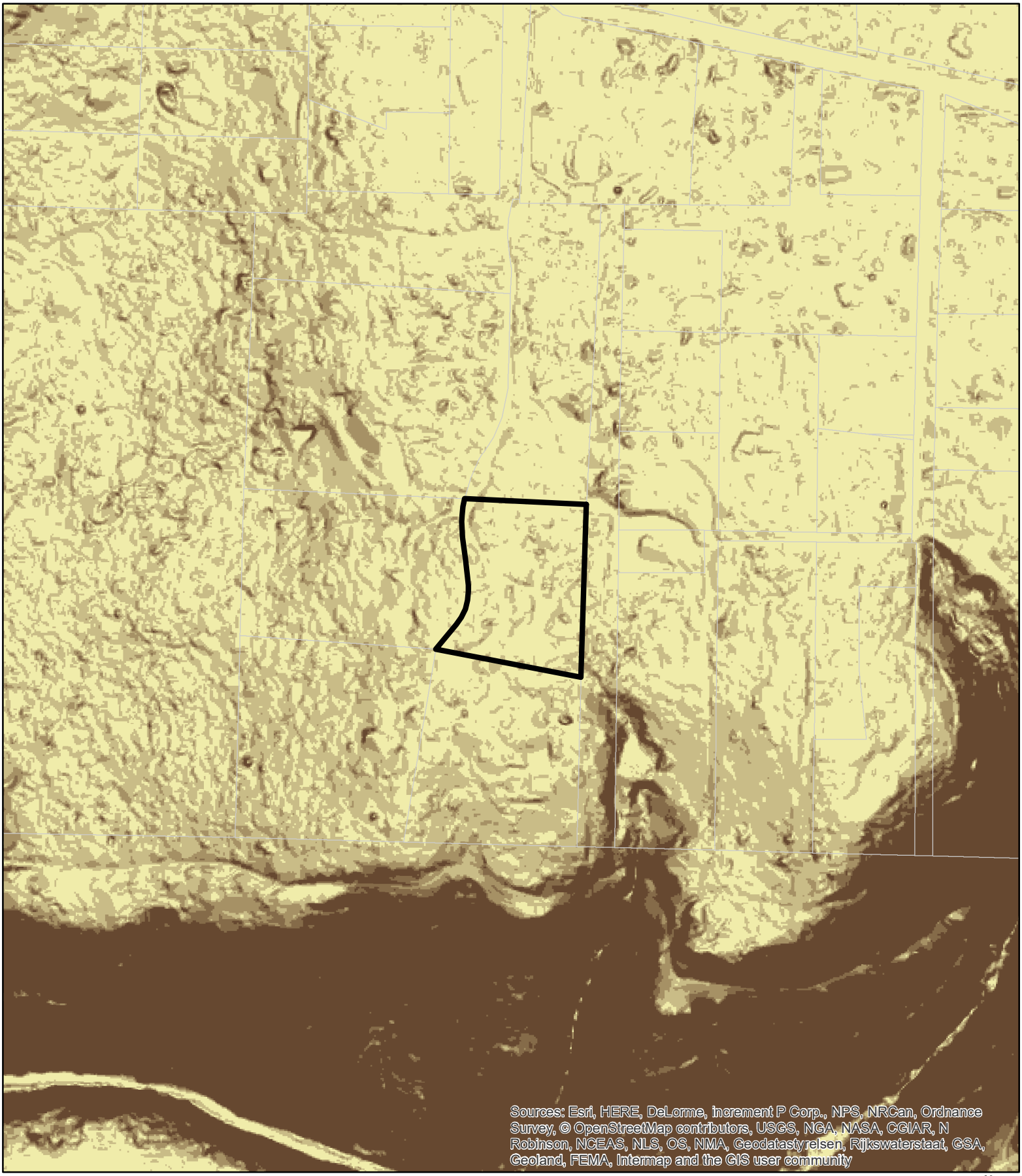
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COASTAL GROUND WATER RESOURCES

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
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APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

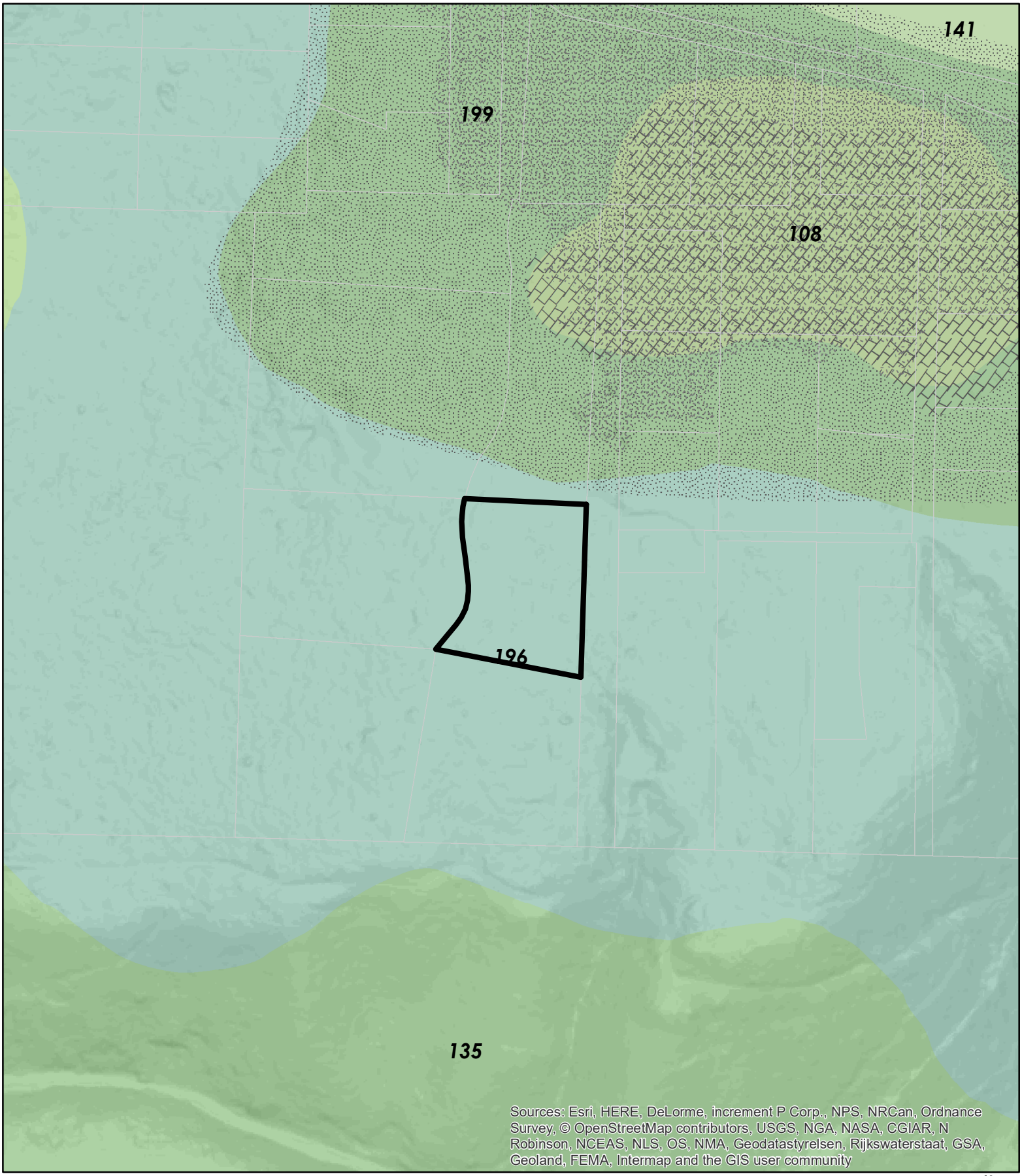
Assessors Parcels
0 - 10%
10% - 20%
20% - 30%
30% - 40%
40% - 50%

0 135 270 Feet
0 0.0225 0.045 Miles
1:3,000

N W E S

ESTIMATED SLOPE

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CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
APN: 119-400-32
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AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

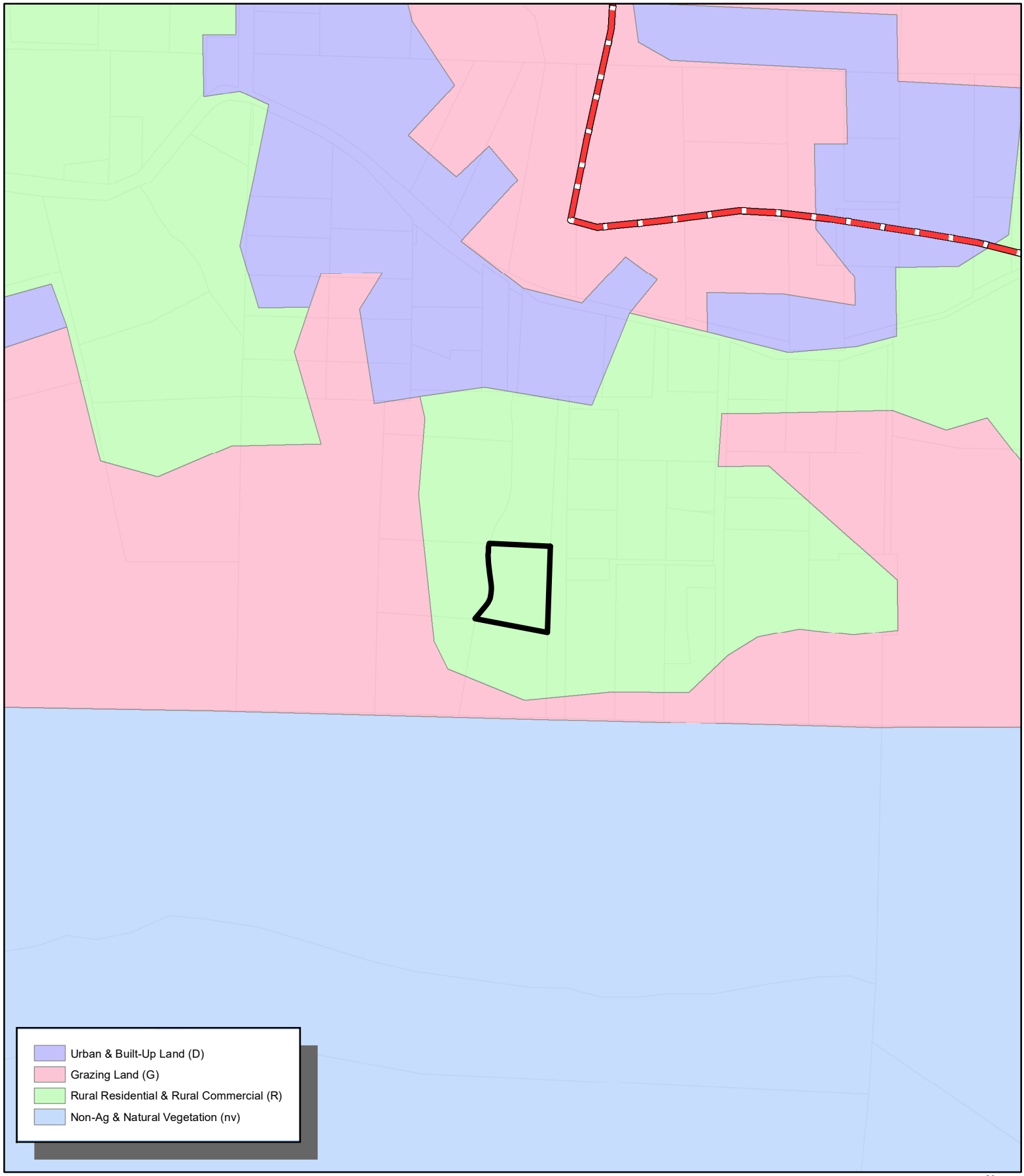
Assessors Parcels
Mendocino Cypress 110922
Blacklock & Aborigine
Shinglemill-Gibney Complex

0 135 270 Feet
0 0.0225 0.045 Miles
1:3,000

N W E S

WESTERN SOIL CLASSIFICATIONS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
APN: 119-400-32
APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

Coastal Zone Boundary

Assessors Parcels

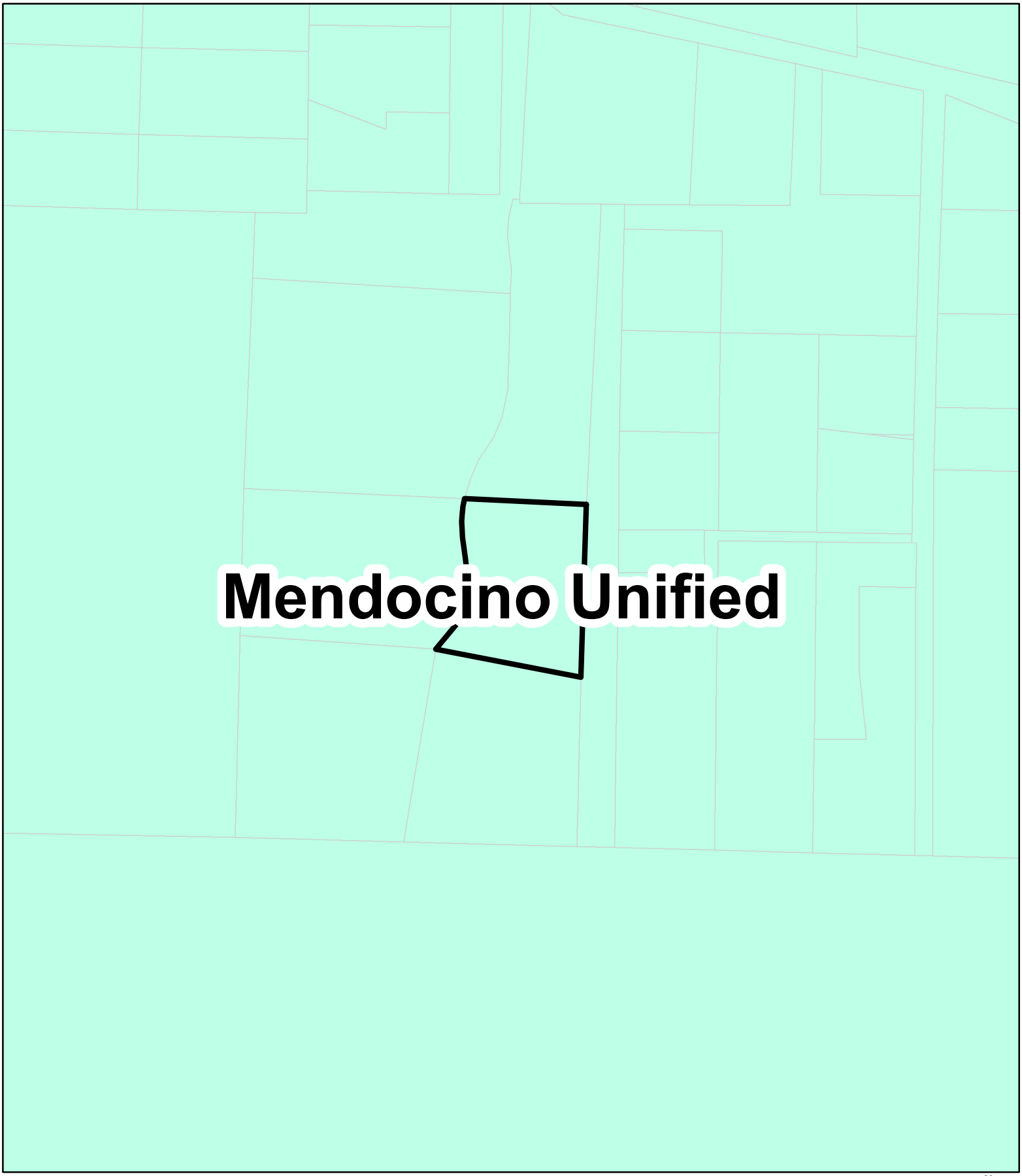
0 270 540 Feet
0 0.05 0.1 Miles

N W E S

1:6,000

IMPORTANT FARMLANDS

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CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
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APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

Assessors Parcels

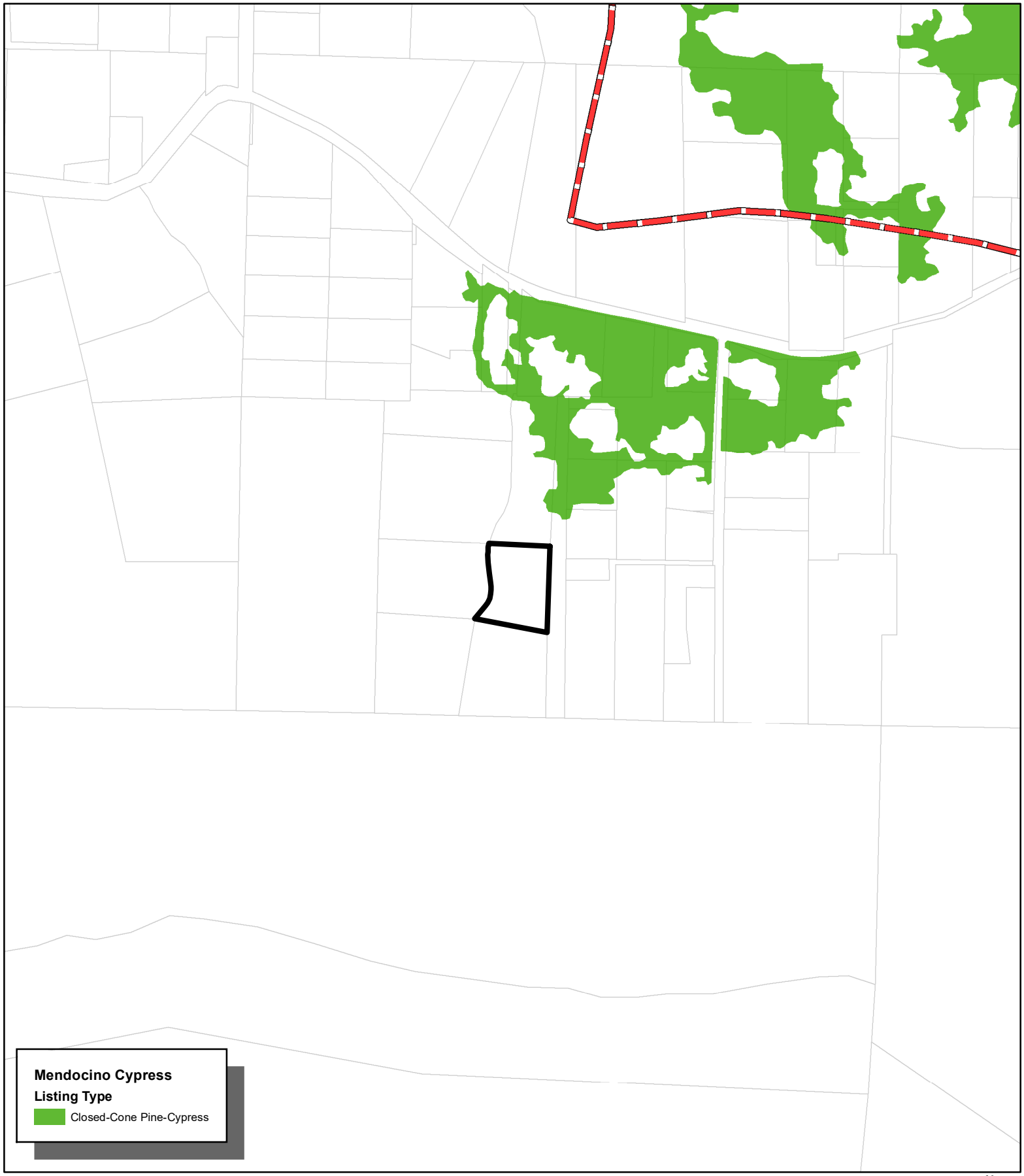
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0 0.0225 0.045 Miles

N
W E
S

1:3,000

SCHOOL DISTRICT

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CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
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APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

Coastal Zone Boundary

Assessors Parcels

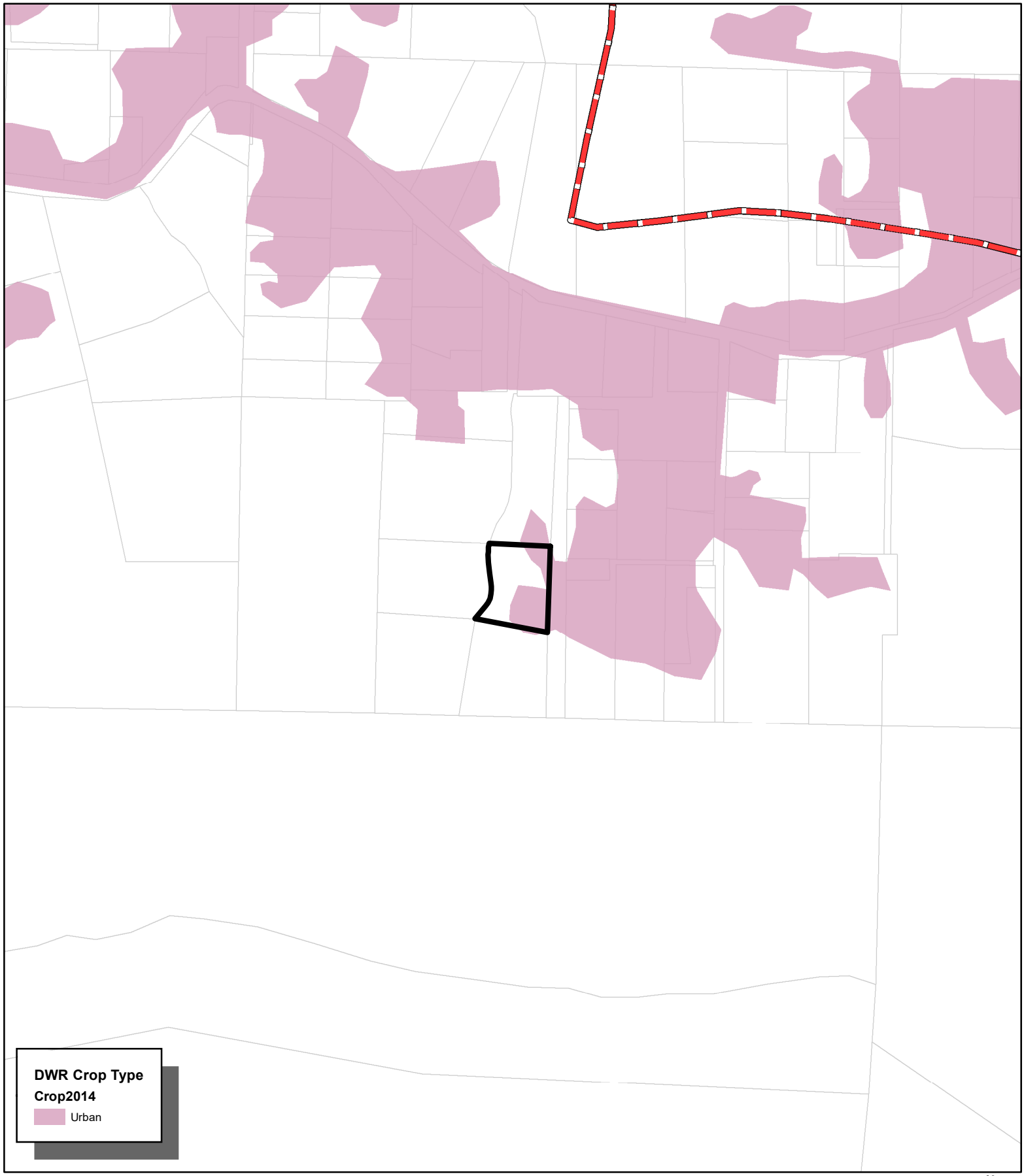
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0 0.05 0.1 Miles

N
W E
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1:6,000

MENDOCINO CYPRESS

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CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
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APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

Coastal Zone Boundary

Assessors Parcels

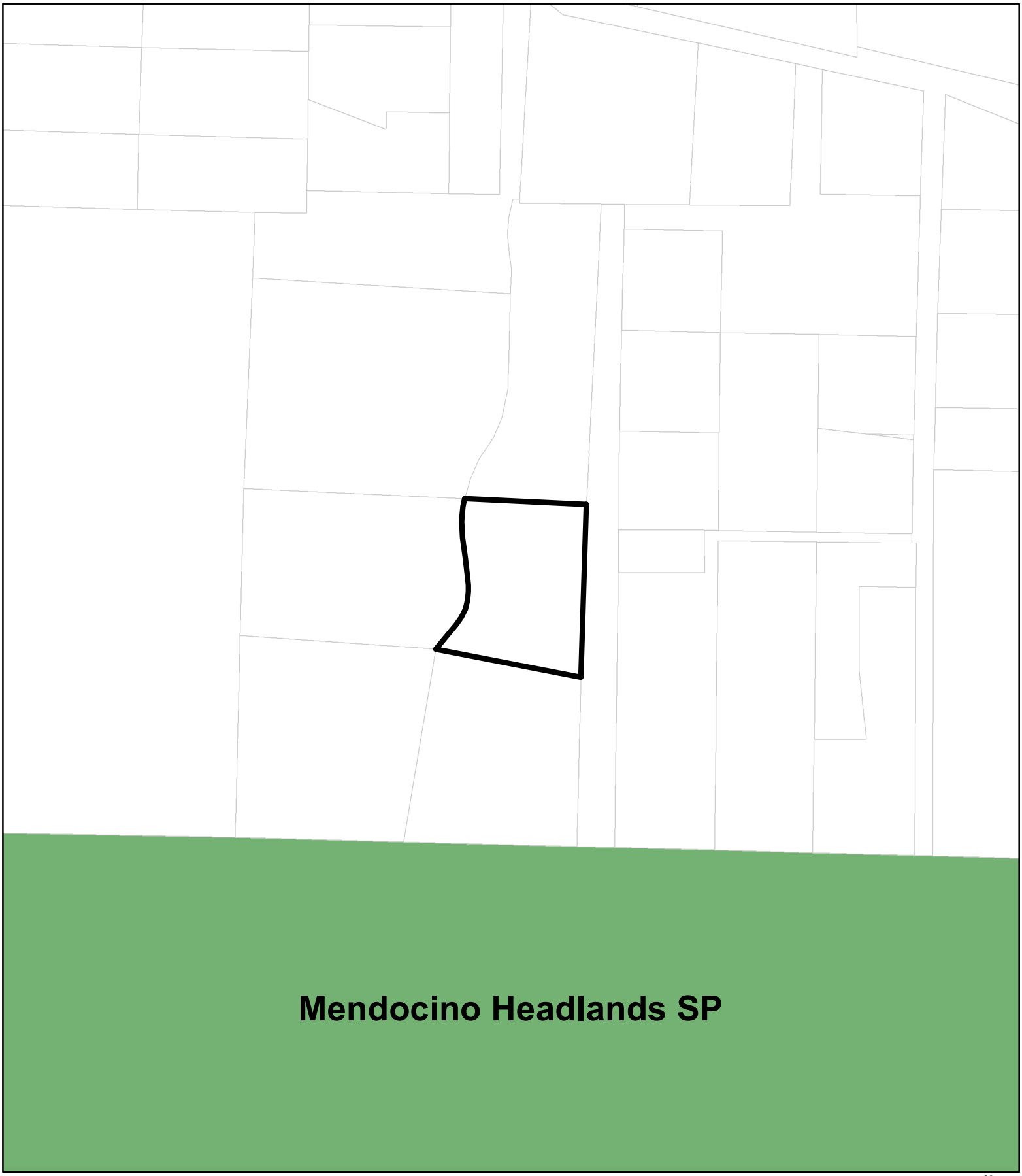
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0 0.05 0.1 Miles

N
W E
S

1:6,000

CROP TYPES

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CASE: CDP 2025-0015
OWNER: ROSEN, Aaron
APN: 119-400-32
APLCT: Aaron Rosen
AGENT:
ADDRESS: 10265 Gary Ln., Mendocino

Assessors Parcels
State Parks

0 135 270 Feet
0 0.0225 0.045 Miles

N
W E
S

1:3,000

STATE PARKS

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