



SUMMARY

OWNER: EDWARD C. & JOANNA C. SCHIRO, TRUSTEES
1605 BRYDEN LANE
SANTA ROSA, CA 95404

REQUEST: Coastal Development Boundary Line Adjustment to transfer 18± acres from parcel 1 to parcel 2. Parcel 1 (APN: 017-220-68) will decrease to 5± acres, and parcel 2 (APN: 017-310-28), will increase to 36± acres.

LOCATION: In the Coastal Zone, 2± miles south of the City of Fort Bragg, on the south side of Boice Ln. (CR 413), 0.35± miles east of the intersection with Hwy. 1 (SH 1), located at 17600 Boice Ln., Fort Bragg (APNs: 017-220-68 & 017-310-28).

ACREAGE: APN 017-310-28: 18.29± (before) / 36.29± (after) 1.29±
APN 017-220-68: 23± (before) / 5 (after)

GENERAL PLAN: Rural Residential, 5 acre minimum (RR-5)

ZONING: Rural Residential, 5 acre minimum (RR-5)

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Categorically Exempt: Class 5(a) (Minor lot line adjustments not resulting in the creation of any new parcel).

RECOMMENDATION: Approve Boundary Line Adjustment B 2018-0056 with Standard Conditions.

STAFF PLANNER: Russell Ford

BACKGROUND

PROJECT DESCRIPTION: Edward & Joanna Schiro own two legal parcels at the intersection of Boice Lane (CR 413) and Creekside Lane (private) in the Fort Bragg area, the eastern parcel at 23± acres and the western parcel at 18.29± acres. Both lots were previously recognized through Certificates of Compliance (CC 14-02) and a minor subdivision was applied for but never completed (CDMS 17-04). The applicants wish to transfer 18 acres from the larger parcel to the smaller, creating a 5 acre parcel adjacent to Boice Lane with the remainder becoming a single 36.29± acre lot. Both lots are currently developed with Single Family Residences and outbuildings. The western parcel is also accessed via Buttonwillow Way, a private road.

APPLICANT'S STATEMENT: "18± acres to be moved from 017-22-068 into 017-31-028 to leave no less than a full 5 acre parcel in 017-22-068."

RELATED APPLICATIONS:

On-Site:

- Certificate of Compliance 17-04 recognized several separate lots.

- Coastal Development Boundary Line Adjustment CDB 28-03 transferred 4.75± acres from APN: 017-220-66 to APN: 017-220-65.
- Coastal Development Minor Subdivision CDMS 17-04 was applied for but never completed.

Neighboring Property:

- No applicable projects

SITE CHARACTERISTICS: The project sits on a marine terrace less than 1 mile from the Pacific Ocean. The area is predominantly flat and heavily forested. Both parcels are developed with Single Family Residences and associated accessory structures. The eastern parcel is accessed via Boice Lane (CR 413) and the western parcel is accessed via Button Willow Way (private). A small riverine corridor cuts through the eastern parcel just south of the developed area.

The site is almost entirely comprised of Tregoning-Cleone complex type soils, which are mainly bishop pine, Mendocino cypress and huckleberry. Included with these soils are small areas of Blacklock, Cabrillo, Harecreek and Heeser and Tropaquepts soil types. A very small portion (.4± acres) of pygmy capable Tropaquepts soil is found on the eastern parcel at the roadway. Additionally, Pygmy Cypress forest can be found at the southeast corner of the eastern lot.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential 5 ac. (RR-5)	Rural Residential 5 ac. (RR-5)	5±	Residential
EAST	Rural Residential 5 ac. (RR-5)	Rural Residential 5 ac. (RR-5)	16±	Residential
SOUTH	Rural Residential 5 ac. (RR-5)	Rural Residential 5 ac. (RR-5)	14±	Forestland
WEST	Rural Residential 5 ac. (RR-5) Rural Residential 2 ac.[RR-2]	Rural Residential 5 ac. (RR-5) Rural Residential 2 ac.[RR-2]	14	Residential

PUBLIC SERVICES:

Access: Boice Lane (CR 413)
 Fire District: Fort Bragg Rural Fire Protection District
 Water District: None
 Sewer District: None
 School District: Fort Bragg Unified

AGENCY COMMENTS: On September 27, 2018 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT
Department of Transportation	No Comment
Planning Division (Fort Bragg)	No Comment
Environmental Health (Fort Bragg)	No Comment
Building Division (Fort Bragg)	N/A
CALFIRE	No Comment
CDFW	Notification of any future development
Coastal Commission	N/A
Fort Bragg Rural FPD	N/A

KEY ISSUES

1. General Plan and Zoning Consistency: The site is currently zoned and classified as Rural Residential 5 acre minimum (RR-5) and both lots are developed with Single Family Residences and accessory structures. The stated intent of the R-R district is “to create and enhance residential areas where agricultural use compatible with a permanent residential use is desired”. The existing sites do not have an agricultural use per se, however the existing timber stands qualify as “resource lands” while not being directly classified as a logging type district such as Timber Production (TP) or Forestland (FL). The R-R district is also intended to apply to rural or semi-rural areas where urban levels of service are not available and where large lots are desired, which is directly compatible with the existing site use.

2. Division of Land Regulations: This project is scheduled to be reviewed by the County Subdivision Committee on November 8, 2018 at which time the Subdivision Committee will make recommendations concerning approval to the Coastal Permit Administrator per the required finding in Section 17-17.5 of the Mendocino County Code. No conflicts with the County Division of Land Regulations were identified.

3. Natural Resources: There is a very small portion of pygmy capable Tropaquepts type soil identified on the eastern parcel. Additionally, the southeast portion of that parcel also hosts Pygmy Cypress and Mendocino Pygmy Cypress Forest sites, which are both identified as protected. As a Boundary Line Adjustment, no additional development or site disturbance is requested or approved, and no impacts to the sensitive sites are anticipated from this project. The new boundary line will not intersect either of these locations. Any further development may require a Coastal Development Permit and will be further reviewed at that time.

COASTAL POLICY CONSISTENCY REVIEW: Staff reviewed the project relative to coastal issues and determined the following:

1. The boundary line adjustment will not result in a change of density. The proposed adjustment does not provide for future divisions beyond that which currently exist;
2. The boundary line adjustment will not create any new parcels;
3. The parcels subject to the adjustment are not situated within an environmentally sensitive habitat area.
4. No substandard lot will result from the adjustment. All proposed lots will conform to district minimums.
5. The property subject to the adjustment is in an area designated MWR (Marginal Water Resources) identified in the Mendocino County Groundwater Study, and is consistent with the study.
6. A small portion of the project is located on property containing pygmy vegetation. No impacts to any existing vegetation are anticipated.
7. The project is not located within a designated “Highly Scenic” area.
8. The project is an appealable project, as it is a boundary line adjustment.
9. The 5 acre parcel must be certified by a licensed Land Surveyor to verify that it maintains the 5 acre minimum.

ENVIRONMENTAL RECOMMENDATION: The application is Categorically Exempt – Class 5a. Therefore, no further environmental review is required.

COASTAL ELEMENT CONSISTENCY RECOMMENDATION: The proposed project is consistent with applicable goals and policies of the General Plan and Coastal Element.

RECOMMENDED MOTION

The Coastal Permit Administrator approves Coastal Development Boundary Line Adjustment B_2018-0056, subject to the following Conditions of Approval, finding that the application and supporting documents and exhibits contain sufficient information and conditions to establish, as required by the Coastal Zoning Code, that:

1. The proposed boundary line adjustment is in conformance with the Coastal Element; and,
2. The proposed development will be provided with adequate utilities, access roads, drainage, and other necessary facilities;
3. The proposed boundary line adjustment is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of the Coastal Zoning Code and preserves the integrity of the zoning district; and,
4. The proposed boundary line adjustment will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA);
5. The proposed boundary line adjustment will not have any adverse impacts on any known archaeological or paleontological resource;
6. Other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed adjustment;
7. The proposed adjustment is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the 10 working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. This application is valid for 24 months from the effective date. No extensions can be granted.
2. That for each proposed adjusted parcel provide one perimeter description of each parcel. The new deed description submitted shall be prepared by, and bear the seal of, a Licensed Land Surveyor.
3. That each transfer of real property be by means of a quit claim deed containing the following wording to be contained within the legal description:

"Any and all lands and any and all interest thereto lying within the following described real property (perimeter description of the adjusted parcel(s))."

And,

"This deed is given pursuant to Mendocino County Coastal Development Boundary Line Adjustment B 2018-0056 and is intended to create no new parcel."

4. Per Mendocino County Code Section 17-17.5(I) (2):

"That the Treasurer-Tax Collector certifies that all taxes and assessments due on each parcel affected by the adjustment have been paid or cleared, and that a deposit to secure payment of the taxes and assessments which are due but not yet payable have been made."

The enclosed **Certificate of the Official Redeeming Officer form** must be certified by the Treasurer-Tax Collector and a copy returned to the Department of Planning and Building Services.

5. After you have been given clearance to record the new documents, you must send a **copy** of the recorded deed(s) to the Department of Planning and Building Services. Upon review and approval of this information, you will receive a Completion Certificate.
6. In the event that archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.
7. A note shall be placed on the deeds and/or legal descriptions stating that *"Future development may require additional studies and/or may be subject to restrictions"* and that *"Future development shall be in conformance with the criteria for development within the Environmentally Sensitive Habitat and Special Treatment Areas as set forth in the Coastal Plan and Coastal Zoning Code."*
8. A note shall be placed on the deeds and/or legal descriptions stating, *"The Boundary Line Adjustment shall not relinquish, remise, release or terminate any prior right, interest in rights-of-way, easements, or other rights which may be appurtenant to and/or an encumbrance to the subject properties."*

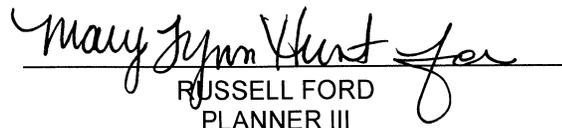
Once the deed(s) and/or instrument(s) have been prepared, please send a copy to the Department of Planning and Building Services. After we have reviewed the documents and accepted them as correct and all conditions of approval have been met, we will notify you. **DO NOT RECORD ANY DOCUMENTS UNTIL YOU HAVE RECEIVED APPROVAL OF THE DEED(S).**

PLEASE NOTE: Title must be transferred identical to the title now being held (all owners with their exact names).

NOTE: APPLICANTS OR OTHER PERSONS WHO ARE DISSATISFIED WITH A DECISION OF THE COASTAL PERMIT ADMINISTRATOR FOR A COASTAL DEVELOPMENT PERMIT FOR A BOUNDARY LINE ADJUSTMENT MAY APPEAL THE ACTION TO THE BOARD OF SUPERVISORS. AN APPEAL MUST BE MADE IN WRITING ALONG WITH THE APPLICABLE FEE TO THE CLERK OF THE BOARD OF SUPERVISORS WITHIN TEN (10) DAYS OF THE COASTAL PERMIT ADMINISTRATOR'S DECISION. THE APPEAL ISSUE WILL BE PLACED ON THE NEXT AVAILABLE BOARD OF SUPERVISOR'S AGENDA FOR CONSIDERATION, AND THE APPELLANT WILL BE NOTIFIED OF THE TIME AND DATE. APPEALS TO THE BOARD OF SUPERVISORS DO NOT NECESSARILY GUARANTEE THAT THE COASTAL PERMIT ADMINISTRATOR'S DECISION WILL BE OVERTURNED. IN SOME CASES, THE BOARD OF SUPERVISORS MAY NOT HAVE THE LEGAL AUTHORITY TO OVERTURN THE DECISION OF THE ADMINISTRATOR.

10-29-2018

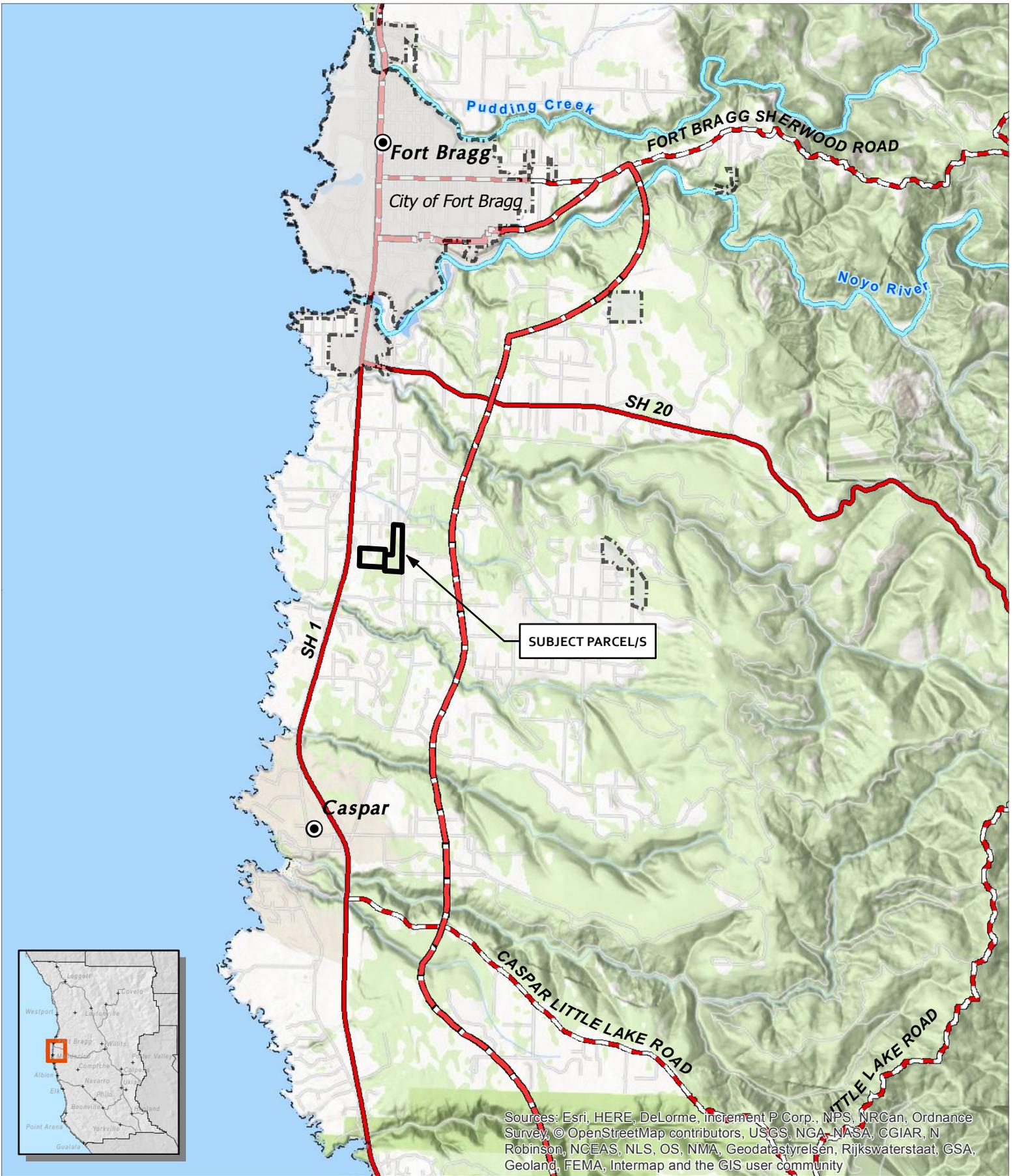
DATE


RUSSELL FORD
PLANNER III

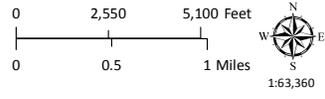
Appeal Period: 10 Days
Appeal Fee: \$1,616.00

ATTACHMENTS:

- | | |
|---------------------------------|----------------------------------|
| A. Location Map | K. Adjacent Parcels |
| B. Aerial Vicinity Map | L. Fire Hazard Zones |
| C. Aerial Map | M. Coastal Groundwater Resources |
| D. Tentative Map | N. Local Soils |
| E. Zoning Map | O. Wetlands |
| F. General Plan Classifications | |
| G. LCP Land Use | |
| H. LCP Habitats & Resource | |
| I. LCP Land Capabilities | |
| J. Appealable Areas | |



CASE: B 2018-0056
 OWNER: SCHIRO, Edward & Joanna
 APN: 017-220-68, 017-310-28
 APLCT: Edward & Joanna Schiro
 AGENT:
 ADDRESS: 17600 Boice Lane, Fort Bragg



LOCATION MAP

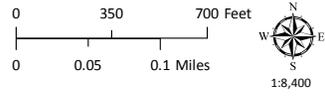
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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

CASE: B 2018-0056
 OWNER: SCHIRO, Edward & Joanna
 APN: 017-220-68, 017-310-28
 APLCT: Edward & Joanna Schiro
 AGENT:
 ADDRESS: 17600 Boice Lane, Fort Bragg

-  Named Rivers
-  Driveways/Unnamed Roads
-  Public Roads
-  Private Roads



AERIAL IMAGERY

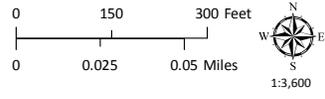
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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

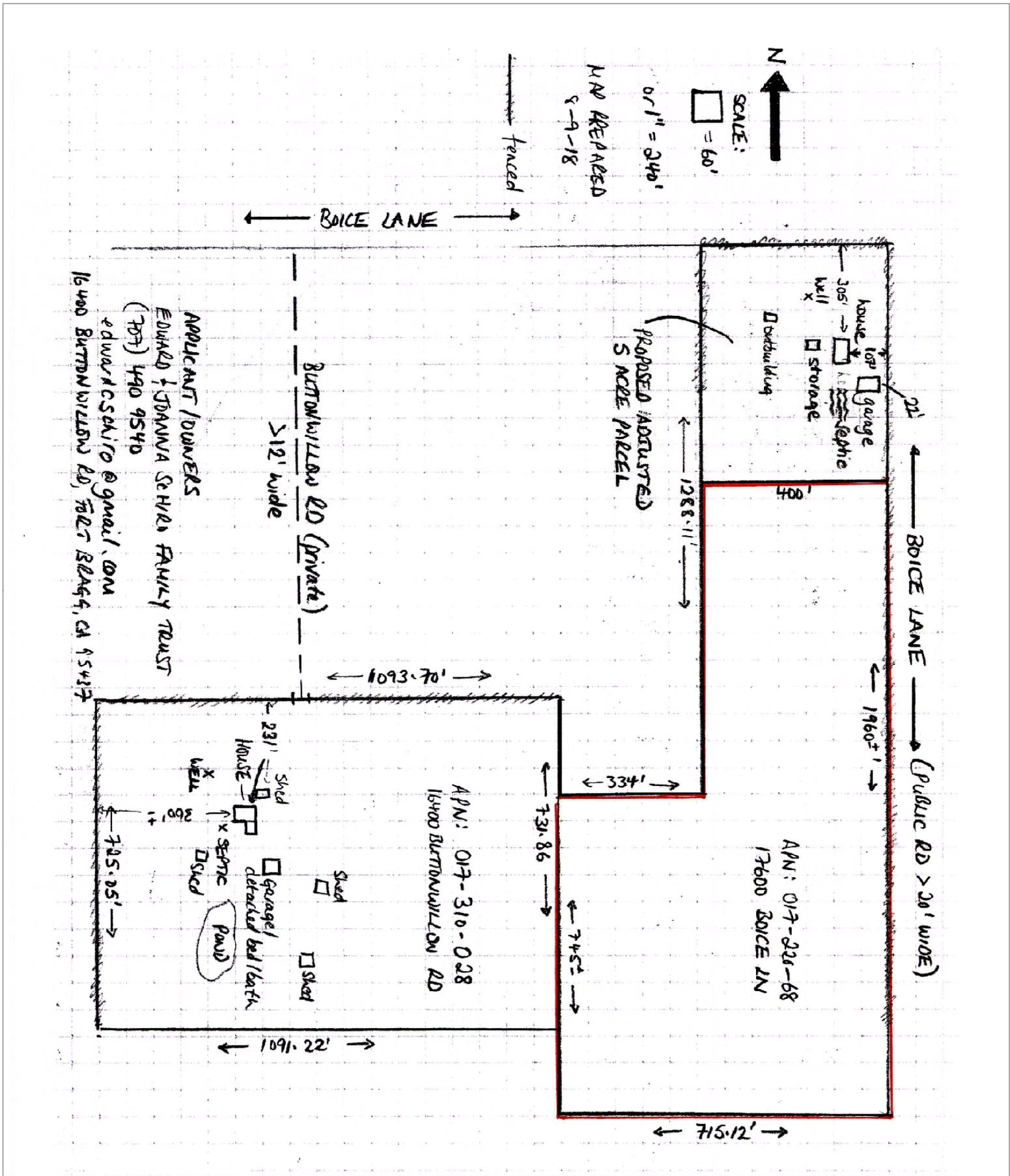
CASE: B 2018-0056
 OWNER: SCHIRO, Edward & Joanna
 APN: 017-220-68, 017-310-28
 APLCT: Edward & Joanna Schiro
 AGENT:
 ADDRESS: 17600 Boice Lane, Fort Bragg

- Public Roads
- Private Roads
- Driveways/Unnamed Roads



AERIAL IMAGERY

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

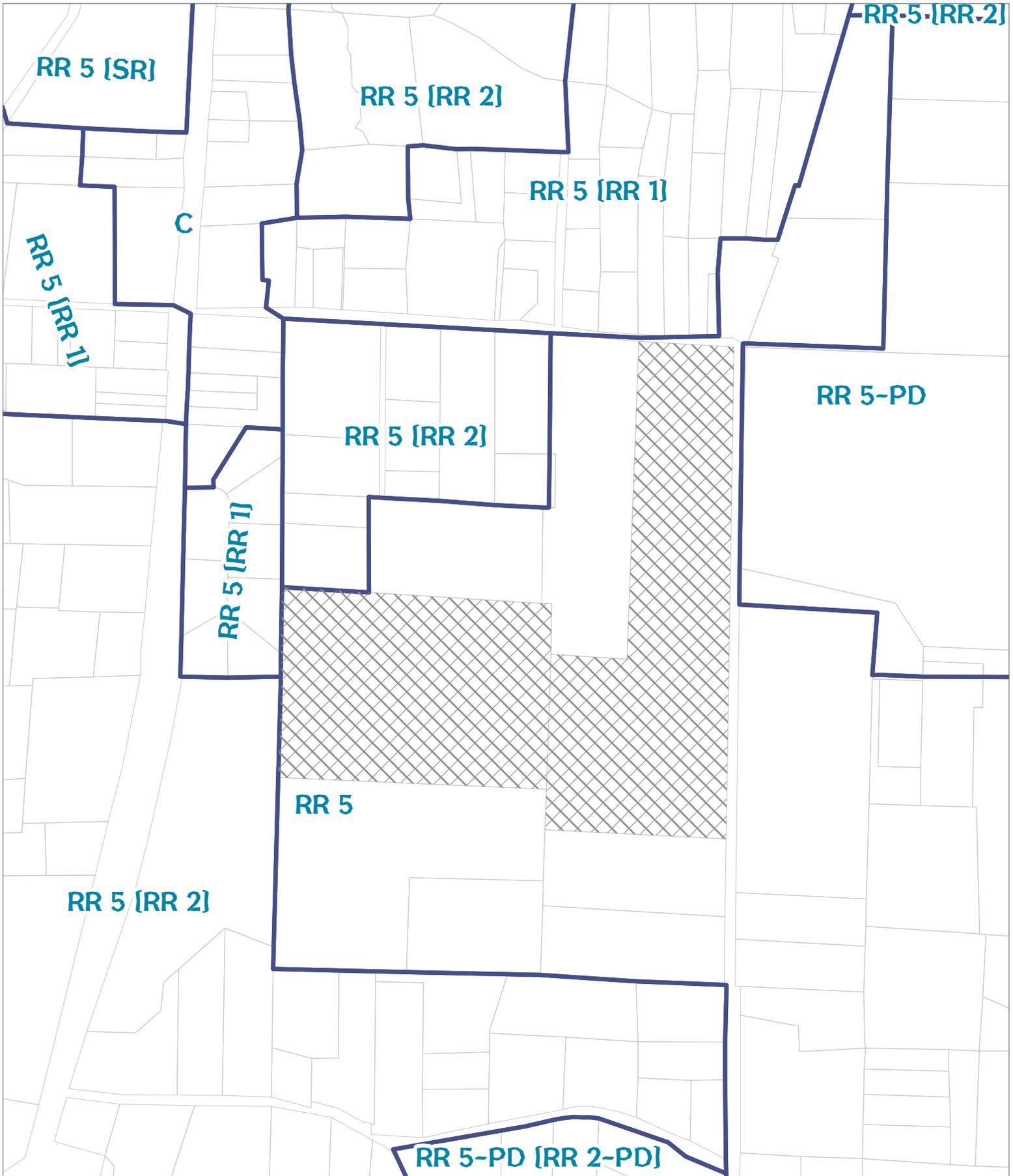


CASE: B 2018-0056
 OWNER: SCHIRO, Edward & Joanna
 APN: 017-220-68, 017-310-28
 APLCT: Edward & Joanna Schiro
 AGENT:
 ADDRESS: 17600 Boice Lane, Fort Bragg

NO SCALE

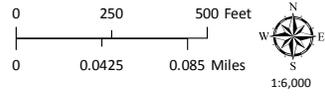
TENTATIVE MAP

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



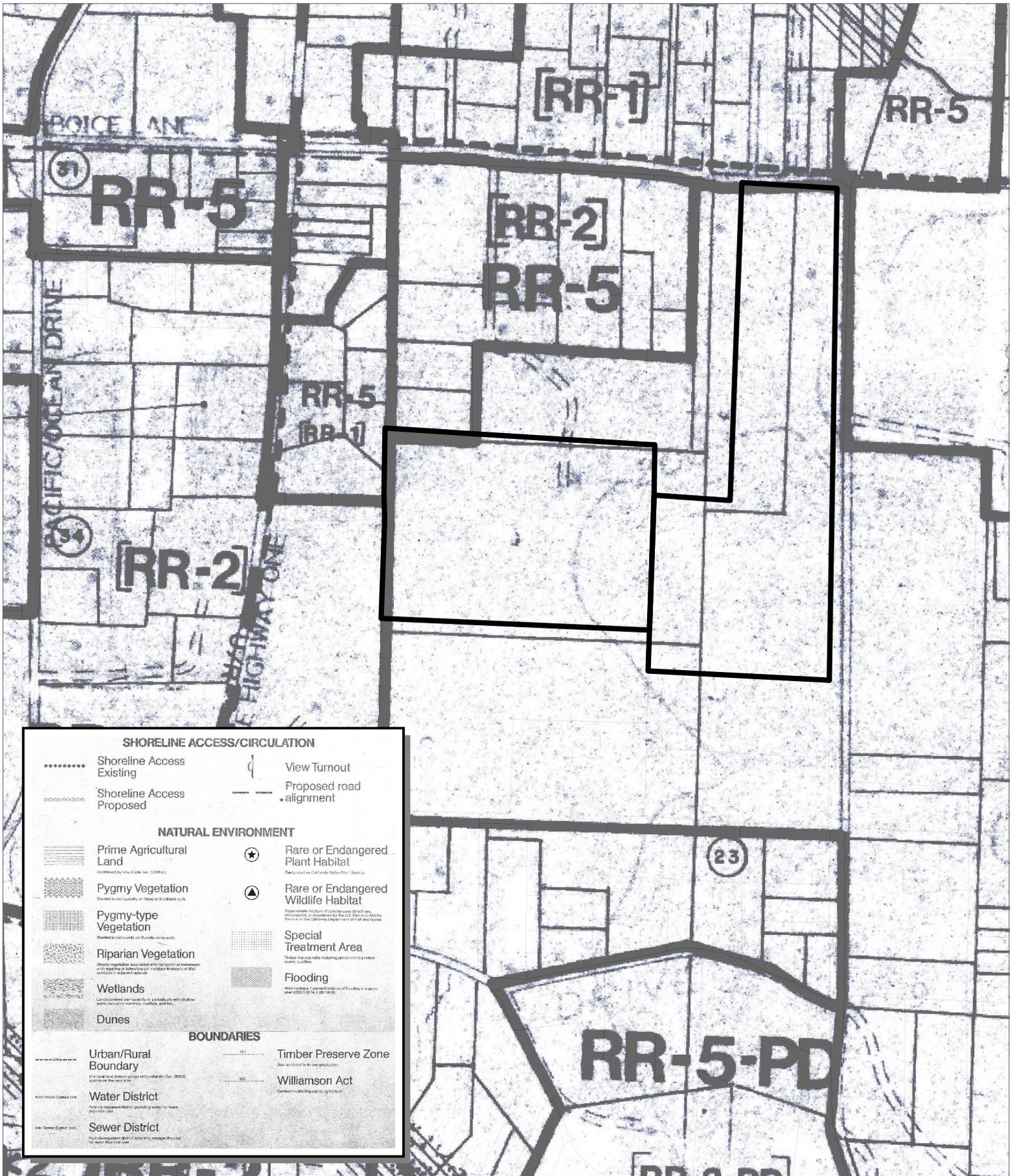
CASE: B 2018-0056
 OWNER: SCHIRO, Edward & Joanna
 APN: 017-220-68, 017-310-28
 APLCT: Edward & Joanna Schiro
 AGENT:
 ADDRESS: 17600 Boice Lane, Fort Bragg

 General Plan Classes

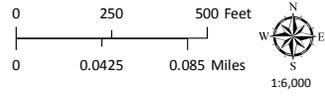


GENERAL PLAN CLASSIFICATIONS

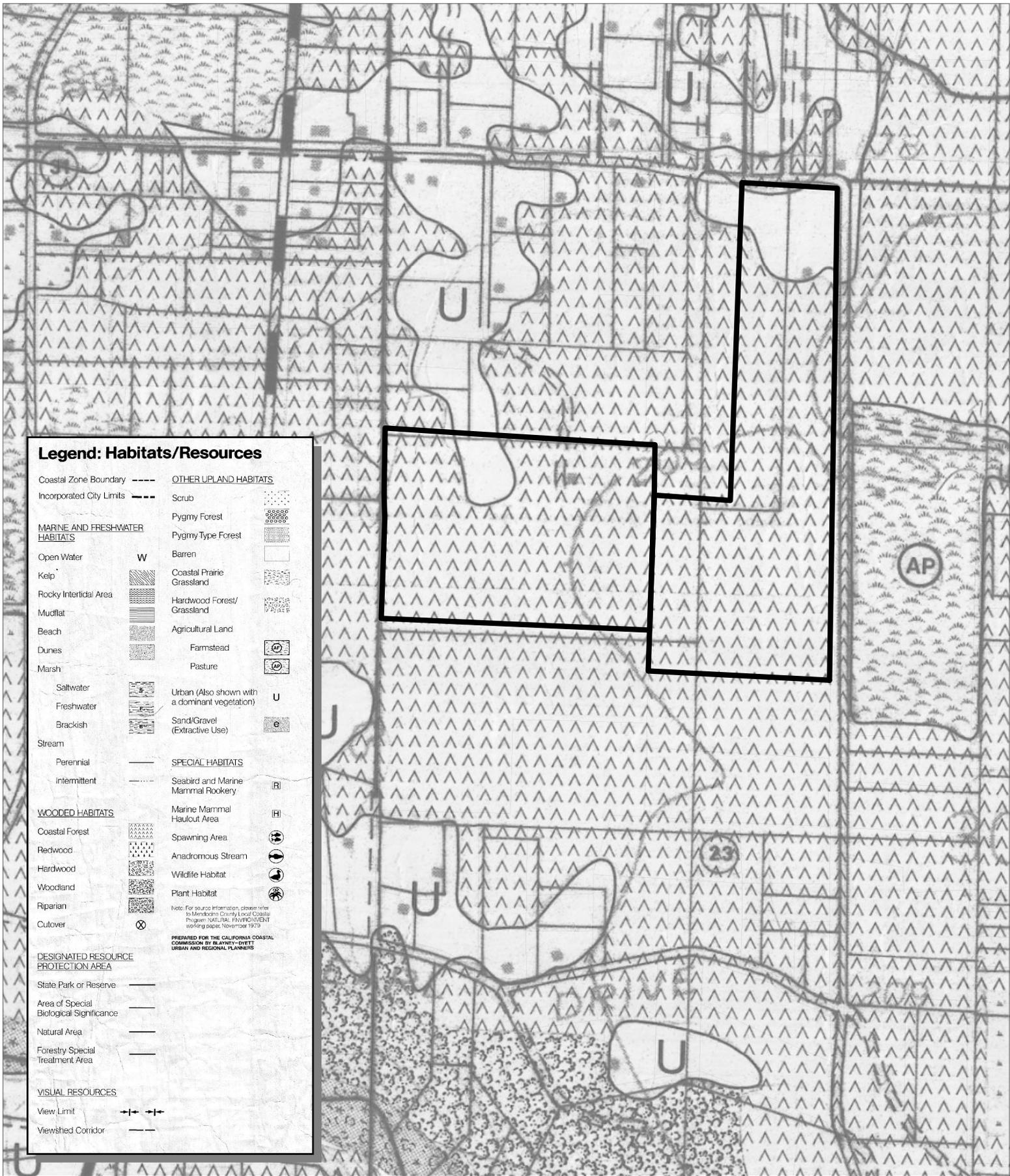
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: B 2018-0056
 OWNER: SCHIRO, Edward & Joanna
 APN: 017-220-68, 017-310-28
 APLCT: Edward & Joanna Schiro
 AGENT:
 ADDRESS: 17600 Boice Lane, Fort Bragg



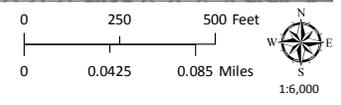
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



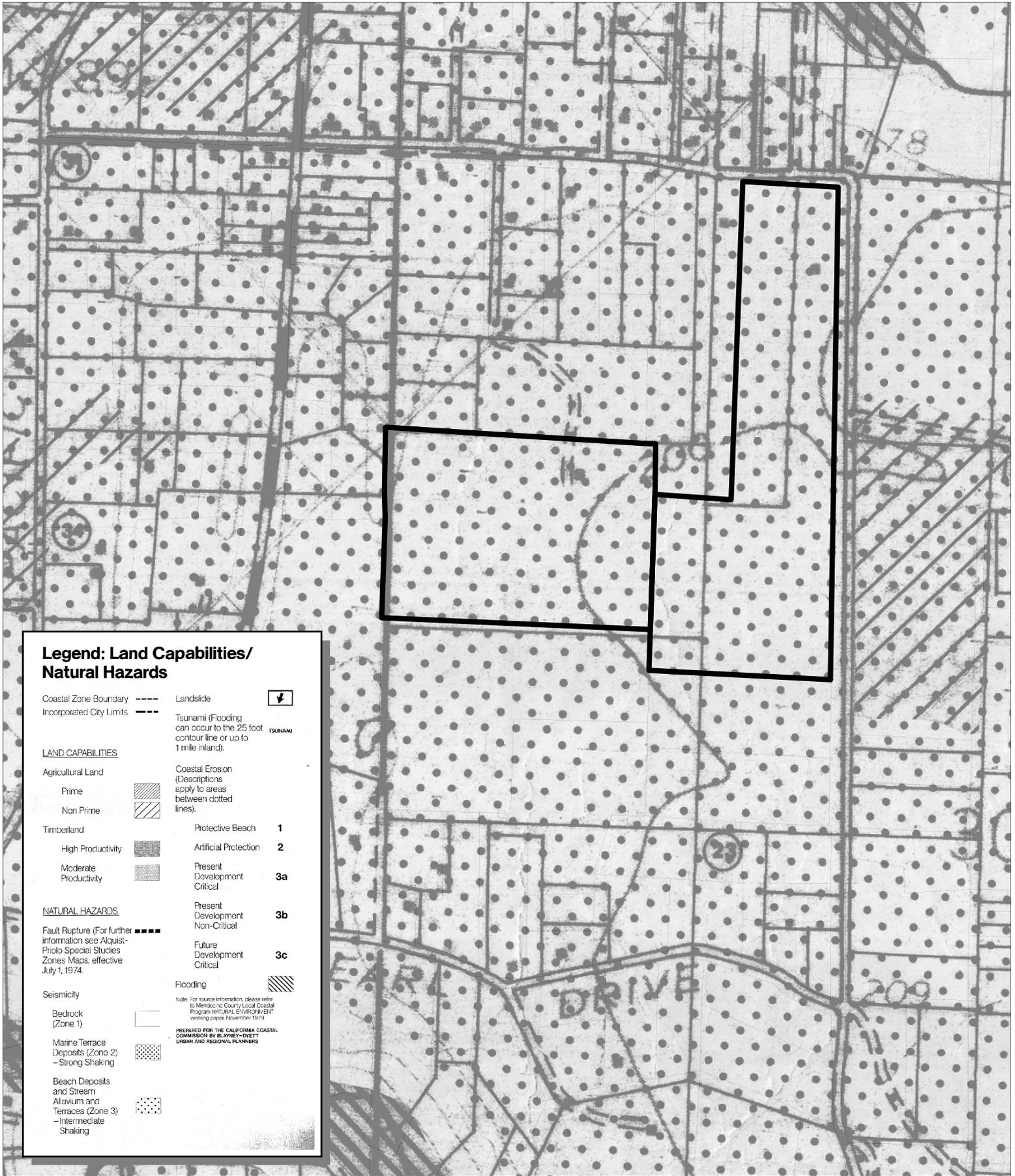
Legend: Habitats/Resources

Coastal Zone Boundary	----	OTHER UPLAND HABITATS
Incorporated City Limits	----	Scrub
MARINE AND FRESHWATER HABITATS		Pygmy Forest
Open Water	W	Pygmy Type Forest
Kelp	[Symbol]	Barren
Rocky Intertidal Area	[Symbol]	Coastal Prairie
Mudflat	[Symbol]	Grasland
Beach	[Symbol]	Hardwood Forest/
Dunes	[Symbol]	Grasland
Marsh	[Symbol]	Agricultural Land
Saltwater	[Symbol]	Farmstead
Freshwater	[Symbol]	Pasture
Brackish	[Symbol]	Urban (Also shown with
Stream	[Symbol]	a dominant vegetation)
Perennial	—	Sand/Gravel
Intermittent	---	(Extractive Use)
WOODED HABITATS		SPECIAL HABITATS
Coastal Forest	[Symbol]	Seabird and Marine
Redwood	[Symbol]	Mammal Rookery
Hardwood	[Symbol]	Marine Mammal
Woodland	[Symbol]	Haulout Area
Riparian	[Symbol]	Spawning Area
Cutover	[Symbol]	Anadromous Stream
		Wildlife Habitat
		Plant Habitat
		<small>Note: For source information, please refer to Mendocino County Local Coastal Program Natural Resource Inventory working paper, November 1979</small>
		<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-DWYTT URBAN AND REGIONAL PLANNERS</small>
DESIGNATED RESOURCE PROTECTION AREA		
State Park or Reserve	—	
Area of Special Biological Significance	—	
Natural Area	—	
Forestry Special Treatment Area	—	
VISUAL RESOURCES		
View Limit	—+—+—	
Viewshed Corridor	—+—	

CASE: B 2018-0056
 OWNER: SCHIRO, Edward & Joanna
 APN: 017-220-68, 017-310-28
 APLCT: Edward & Joanna Schiro
 AGENT:
 ADDRESS: 17600 Boice Lane, Fort Bragg



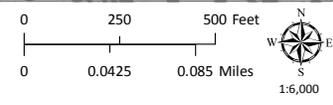
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND. DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



**Legend: Land Capabilities/
Natural Hazards**

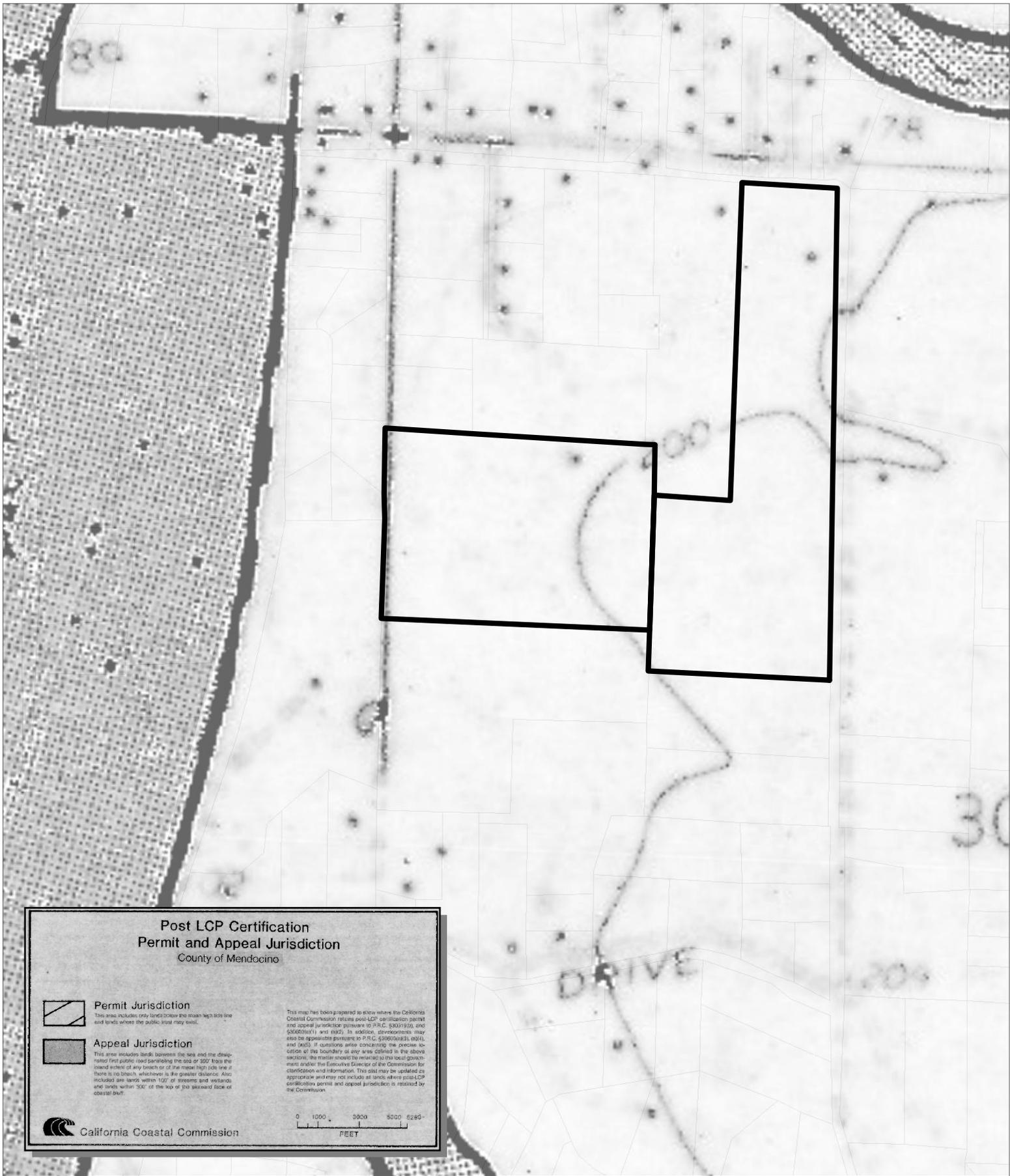
Coastal Zone Boundary	----	Landslide	
Incorporated City Limits	----	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
LAND CAPABILITIES			
Agricultural Land		Coastal Erosion (Descriptions apply to areas between dotted lines).	
Prime			
Non Prime			
Timberland		Protective Beach	1
High Productivity		Artificial Protection	2
Moderate Productivity		Present Development Critical	3a
		Present Development Non-Critical	3b
		Future Development Critical	3c
NATURAL HAZARDS			
Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.	-----	Flooding	
Seismicity		<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.</small> <small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY TILANEY-DYETT URBAN AND REGIONAL PLANNERS</small>	
Bedrock (Zone 1)			
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

CASE: B 2018-0056
 OWNER: SCHIRO, Edward & Joanna
 APN: 017-220-68, 017-310-28
 APLCT: Edward & Joanna Schiro
 AGENT:
 ADDRESS: 17600 Boice Lane, Fort Bragg



LCP LAND CAPABILITIES & NATURAL HAZARDS

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



**Post LCP Certification
Permit and Appeal Jurisdiction**
County of Mendocino



Permit Jurisdiction

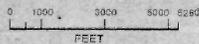
This area includes only lands between the mean high tide line and lands where the public trust may exist.



Appeal Jurisdiction

This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the lowest extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 500' of the top or the seaward face of coastal bluffs.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.S.C. §§33150, and 50003(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.S.C. §§3004(a)(2), 6024, and 6025. If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This data may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.



California Coastal Commission

CASE: B 2018-0056

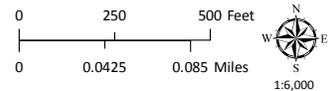
OWNER: SCHIRO, Edward & Joanna

APN: 017-220-68, 017-310-28

APLCT: Edward & Joanna Schiro

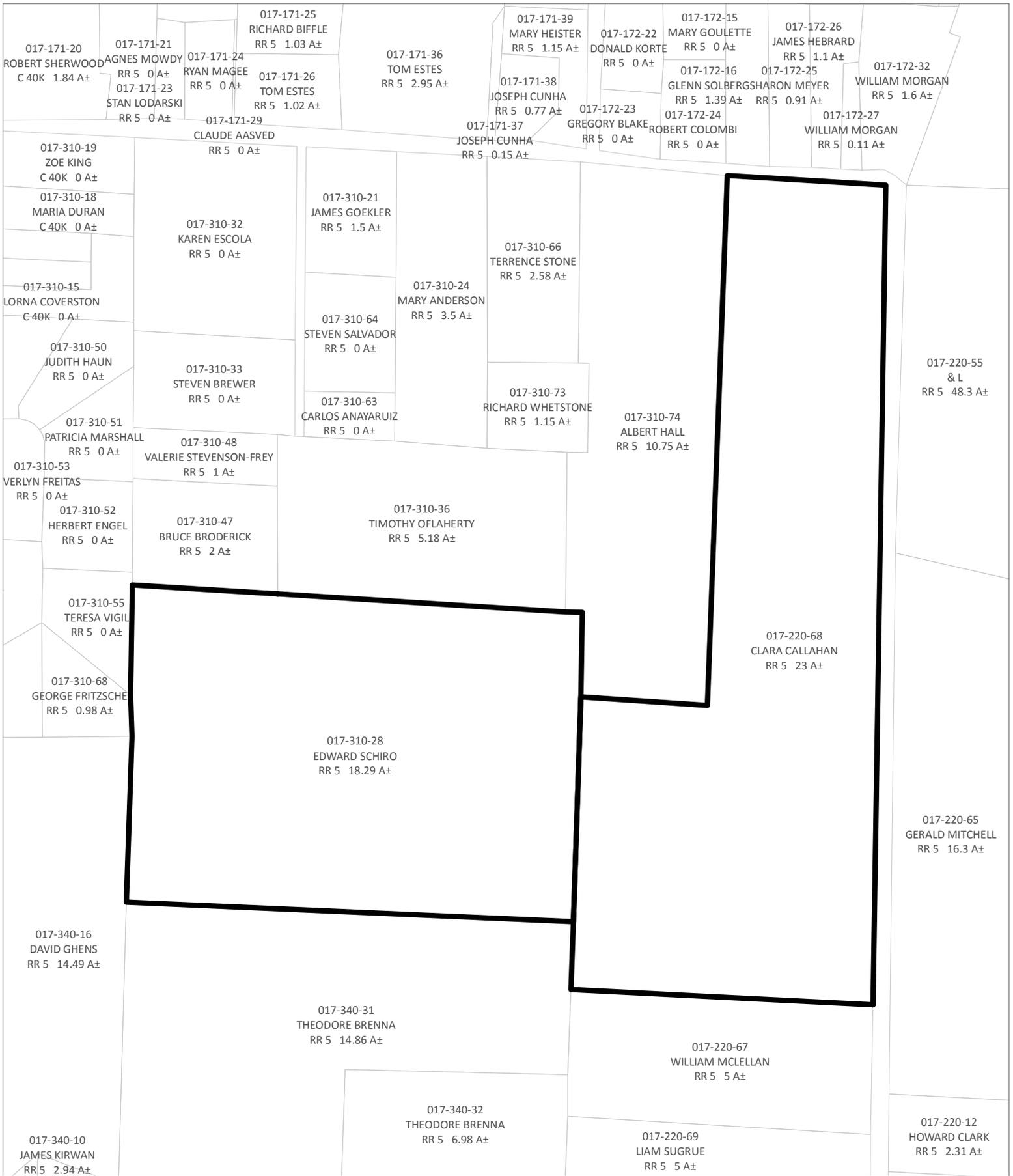
AGENT:

ADDRESS: 17600 Boice Lane, Fort Bragg

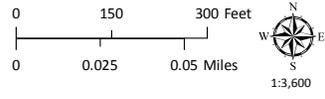


APPEALABLE AREAS

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

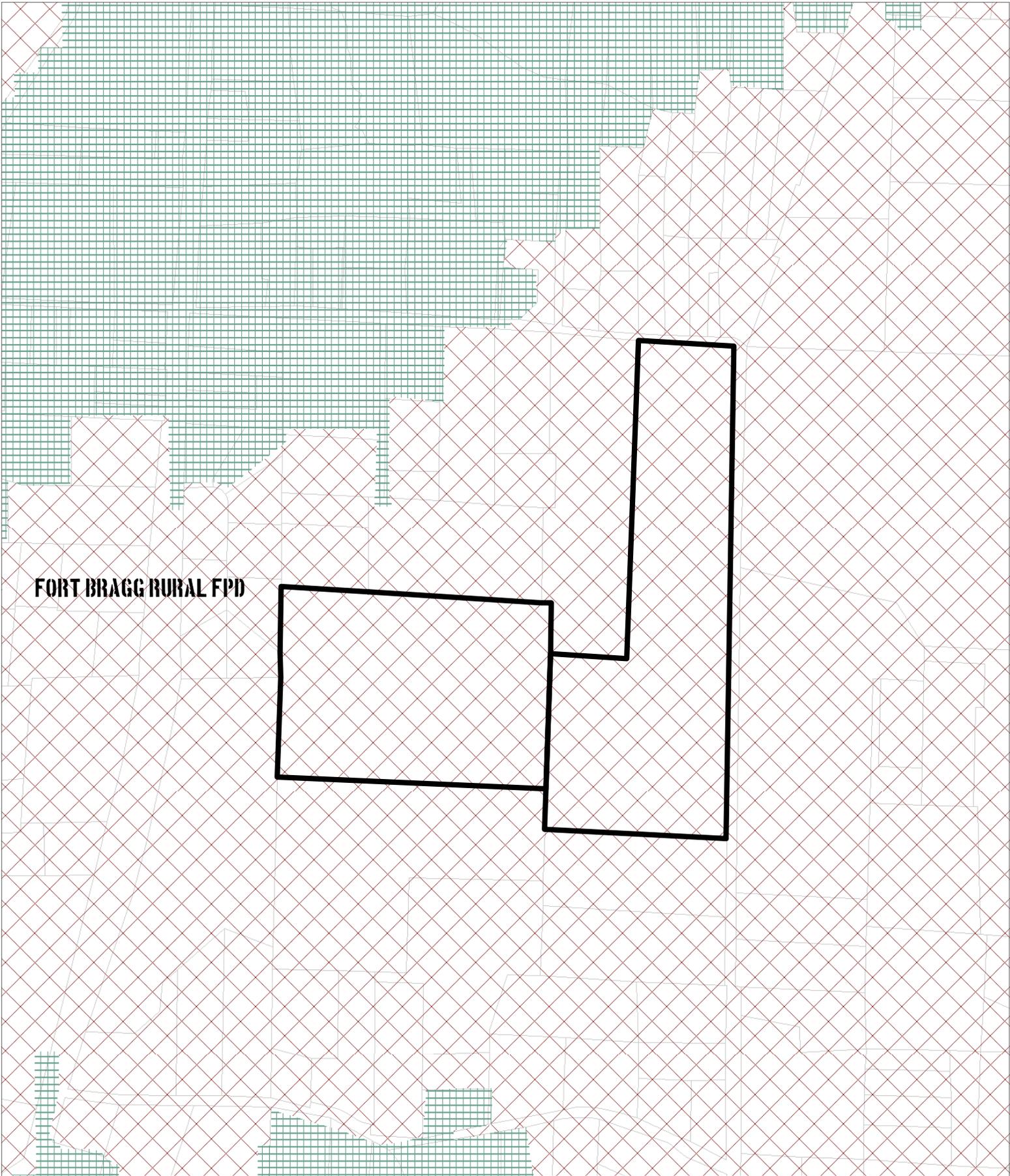


CASE: **B 2018-0056**
 OWNER: **SCHIRO, Edward & Joanna**
 APN: **017-220-68, 017-310-28**
 APLCT: **Edward & Joanna Schiro**
 AGENT:
 ADDRESS: **17600 Boice Lane, Fort Bragg**



ADJACENT PARCELS

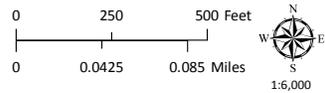
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



FORT BRAGG RURAL FPD

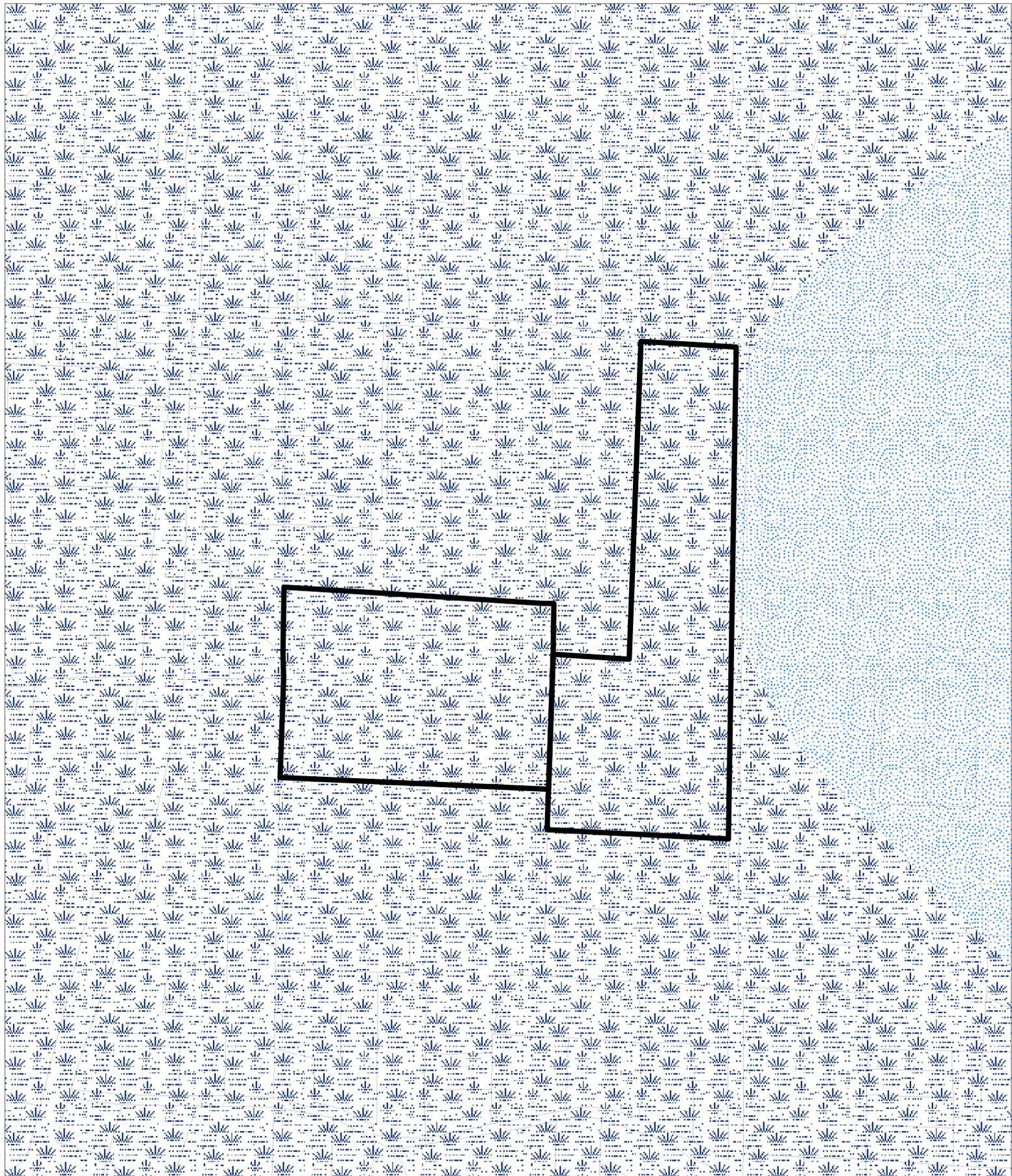
CASE: B 2018-0056
 OWNER: SCHIRO, Edward & Joanna
 APN: 017-220-68, 017-310-28
 APLCT: Edward & Joanna Schiro
 AGENT:
 ADDRESS: 17600 Boice Lane, Fort Bragg

-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard



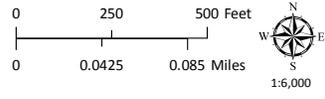
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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



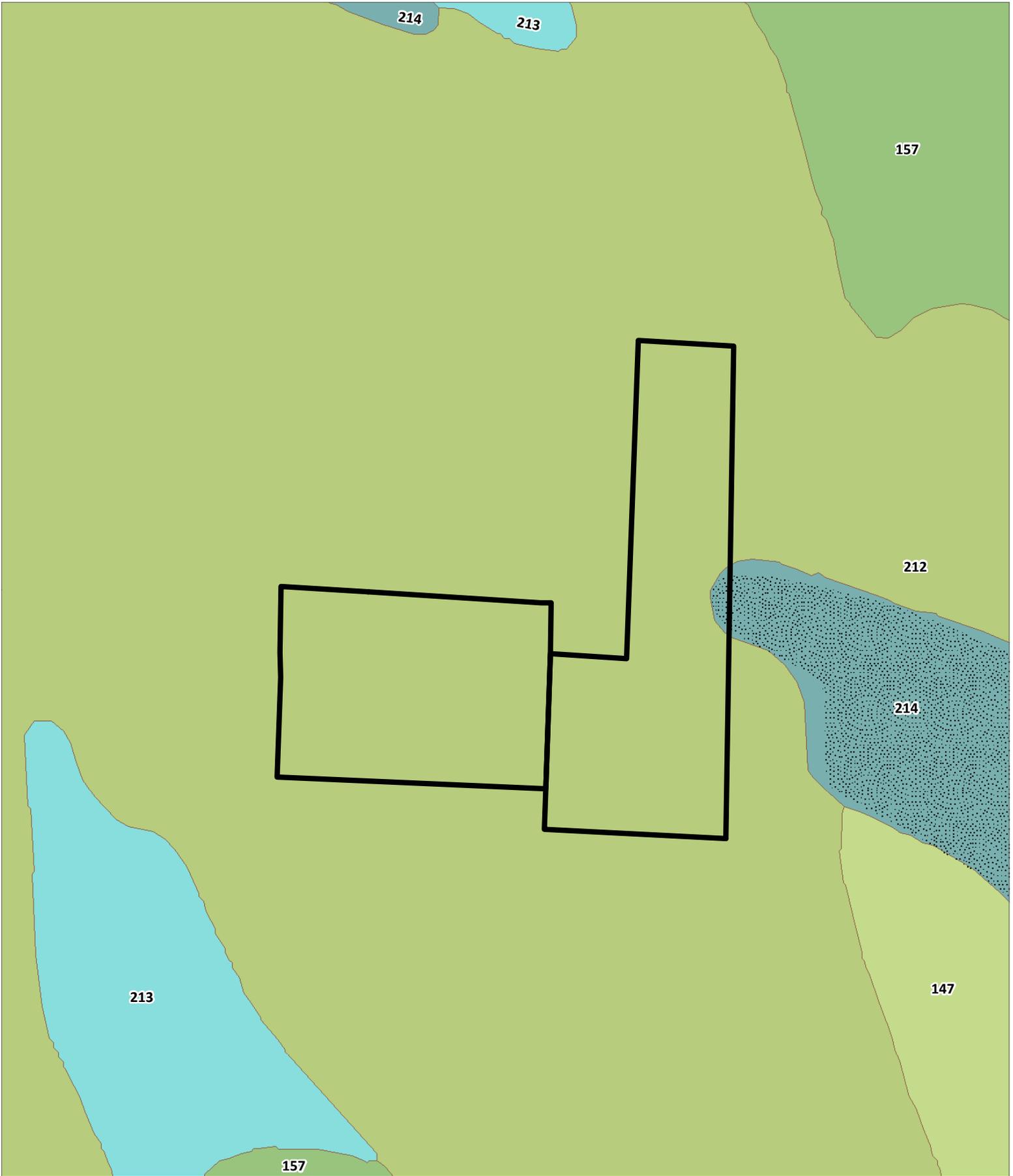
CASE: B 2018-0056
 OWNER: SCHIRO, Edward & Joanna
 APN: 017-220-68, 017-310-28
 APLCT: Edward & Joanna Schiro
 AGENT:
 ADDRESS: 17600 Boice Lane, Fort Bragg

-  Sufficient Water Resources
-  Marginal Water Resources



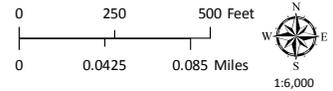
GROUND WATER RESOURCES

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



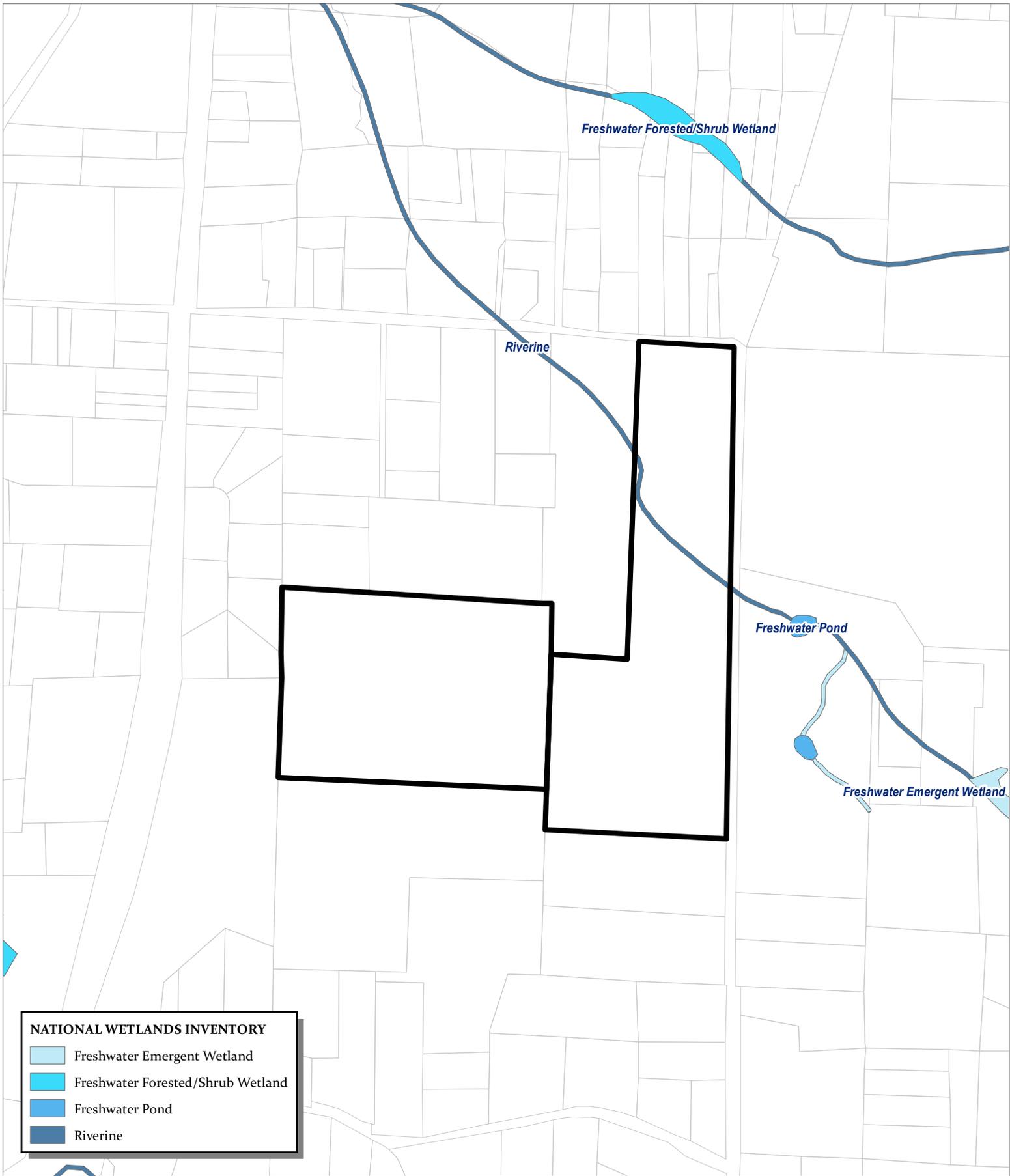
CASE: B 2018-0056
 OWNER: SCHIRO, Edward & Joanna
 APN: 017-220-68, 017-310-28
 APLCT: Edward & Joanna Schiro
 AGENT:
 ADDRESS: 17600 Boice Lane, Fort Bragg

 Shinglemill-Gibney Complex
 Western Study Soil Types



LOCAL SOILS

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



CASE: B 2018-0056
 OWNER: SCHIRO, Edward & Joanna
 APN: 017-220-68, 017-310-28
 APLCT: Edward & Joanna Schiro
 AGENT:
 ADDRESS: 17600 Boice Lane, Fort Bragg

WETLANDS

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