



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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

BRENT SCHULTZ, DIRECTOR  
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pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

June 10, 2020

Department of Transportation  
Environmental Health - Ukiah  
Building Inspection - Ukiah  
County Assessor  
Assessor  
Agricultural Commissioner

Archaeological Commission  
Sonoma State University  
Caltrans  
CalFire - Prevention  
Department of Fish and Wildlife  
Long Valley Fire District

Laytonville MAC  
Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians

**CASE#:** MS\_2020-0003

**DATE FILED:** 4/28/2020

**OWNER:** JOHN A & NATALIE M SMYTHE

**APPLICANT:** THOMAS E. SMYTHE

**REQUEST:** Minor Subdivision of a 216.5± acre parcel into two parcels of 90± acres (APN: 013-180-01) and 126.5± acres (APN: 013-190-23).

**LOCATION:** 3.4± miles north of Laytonville town center, lying west of US Highway 101, 1.3± miles north of its intersection with Ten Mile Creek Road (private road); located at 48600 and 48650 N. Highway 101, Laytonville (APNs: 013-180-01 & 013-190-23).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**SUPERVISORIAL DISTRICT:** 3

**STAFF PLANNER:** CHEVON HOLMES

**RESPONSE DUE DATE:** June 24, 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](mailto: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 \_\_\_\_\_

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**APN/S:** 013-180-010 (north parcel) & 013-190-023 (south parcel)

**PARCEL SIZE:** 216.5 ± Acres Total: 90± for the north parcel & 126.5± acres for the south parcel

**GENERAL PLAN:** Agriculture 40 Acre Minimum (AG40)

**ZONING:** Agriculture 40 Acre Minimum (AG:40)

**EXISTING USES:** Residential/Primarily Vacant

**DISTRICT:** 3<sup>rd</sup> Supervisorial District (Haschak)

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Rangeland 160 Acre Minimum	Rangeland 160 Acre Minimum	5± Acres	Agricultural & Residential US 101
<b>EAST:</b>	United States Highway 101	United States Highway 101	N/A	Residential
<b>SOUTH:</b>	Agriculture 40 Acre Minimum	Agriculture 40 Acre Minimum	8.784± & 12.844± Acres	Residential
<b>WEST:</b>	Remote Residential 20 Acre Minimum, Rural Residential 10 & 40 Acre Minimum	Upland Residential 20 & 40 Acre Minimum, Rural Residential 10 Acre Minimum	75±, 20.1±, 42.5 & 29.8± Acres	Residential, Cannabis Cultivation

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**REFERRAL AGENCIES**

**LOCAL**

- Agricultural Commissioner
- Archaeological Commission
- Assessor's Office
- Building Division Ukiah
- County Addresser
- Department of Transportation (DOT)

- Environmental Health (EH)
- Long Valley Fire District
- Laytonville MAC
- Sonoma State University

**STATE**

- CALFIRE (Land Use)

- California Dept. of Fish & Wildlife
- CALTRANS

**TRIBAL**

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

**ADDITIONAL INFORMATION:** The 216.5± subject parcel is currently assigned two Assessor Parcel Numbers (APNs) associated with the proposed final configuration as APN 013-180-01 with the 90± acre parcel to the north and APN 013-190-023 with the 126.5± acre parcel to the south.

As provided by the applicant in the application, existing development on the northern parcel includes two permitted houses large metal shop, two wells (one to provide to water to the proposed southern parcel) and two permitted septic systems. The subject parcel is adjacent to US Highway 101 and have legal encroachments.

**STAFF PLANNER:** CHEVON HOLMES

**DATE:** 6/10/2020

## ENVIRONMENTAL DATA

### **1. MAC:**

GIS

*Yes/Laytonville*

### **2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*Very High & High Fire Hazard*

### **3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*Long Valley Fire Protection District & State Responsibility Area*

### **4. FARMLAND CLASSIFICATION:**

GIS

*Grazing (G)*

### **5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)

*YES*

### **6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS

*N/A*

### **7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part

*155-Haploxeralfs-Argixerolls Complex*

*169-Hopland-Witherell-Squawrock Complex*

*197-Riverwash*

*210-Talmage Gravelly Loam*

*233-Xerochrepts-Haploxeralfs-Argixerolls 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

*YES*

### **10. TIMBER PRODUCTION ZONE:**

GIS

*NO*

### **11. WETLANDS CLASSIFICATION:**

GIS

*Freshwater Forested/Shrub Wetland & Riverine*

### **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

*NO*

### **17. LANDSLIDE HAZARD:**

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

*NO*

### **18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34

*NO*

### **19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

*NO*

### **20. SPECIFIC PLAN/SPECIAL PLAN AREA:**

Various Adopted Specific Plan Areas; GIS

*NO*

### **21. STATE CLEARINGHOUSE REQUIRED:**

Policy

*NO*

### **22. OAK WOODLAND AREA:**

USDA

*NO*

### **23. HARBOR DISTRICT:**

Sec. 20.512

*NO*



Planning and Building Services

Case No:	_____
CalFire No:	_____
Date Filed:	_____
Fee:	_____
Receipt No:	_____
Received By:	_____
<i>Office use only</i>	

### APPLICATION FORM

**APPLICANT**

Name: Thomas E. Smythe Phone: (707) 489-2549

Mailing Address: PO Box 249

City: Laytonville State/Zip: CA 95454 email: tsmythe@ncrm.com

**PROPERTY OWNER**

Name: Natalie M. Smythe Phone: (916) 456-5729

Mailing Address: 5814 Shepard Avenue

City: Sacramento State/Zip: CA 95819 email: NA

**AGENT**

Name: Same as Applicant Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State/Zip: \_\_\_\_\_ email: \_\_\_\_\_

Parcel Size: 216.5 (Sq. feet/Acres) Address of Property: 48650 US Hwy 101 North

Assessor Parcel Number(s): 013-180-01 & 013-190-23

**TYPE OF APPLICATION:**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Administrative Permit     | <input type="checkbox"/> Flood Hazard                   | <input type="checkbox"/> Rezoning           |
| <input type="checkbox"/> Agricultural Preserve     | <input type="checkbox"/> General Plan Amendment         | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use          | <input checked="" type="checkbox"/> Land Division-Minor | <input type="checkbox"/> Use Permit-Minor   |
| <input type="checkbox"/> CDP- Admin                | <input type="checkbox"/> Land Division- Major           | <input type="checkbox"/> Use Permit-Major   |
| <input type="checkbox"/> CDP- Standard             | <input type="checkbox"/> Land Division-Parcel           | <input type="checkbox"/> Variance           |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision    | <input type="checkbox"/> Other              |
| <input type="checkbox"/> Development Review        | <input type="checkbox"/> Modification of Conditions     |   |
| <input type="checkbox"/> Exception                 | <input type="checkbox"/> Reversion to Acreage           |   |

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

Thomas Smythe 4/26/2020  
 Signature of Applicant/Agent Date Signature of Owner Date

**SITE AND PROJECT DESCRIPTION QUESTIONNAIRE**

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

**THE PROJECT**

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

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Minor subdivision to create two (2) legal parcels as currently configured by the the APN. North parcel is 90 acres and southern parcel is 126.5 acres. Zoning is AG 40.

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Northern parcel has 2 houses and large metal shop, 2 wells with one well to provide water to southern parcel when created. Both houses permitted with permitted septic. Shop is permitted.

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Properties are adjacent US HWY 101 and have legal encroachments for each parcel. No grading necessary all encroachments existing.

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2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family	1				2,000
<input checked="" type="checkbox"/> Mobile Home	1				1,200
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Multifamily					
<input checked="" type="checkbox"/> Other: <u>metal shop</u>	1				3,500
<input type="checkbox"/> Other: _____					
<b>Total Structures Paved</b>					8,700
<b>Area Landscaped Area</b>					
<b>Unimproved Area</b>					

**GRAND TOTAL (Equal to gross area of Parcel)**

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

Estimated employees per shift: \_\_\_\_\_  
 Estimated shifts per day: \_\_\_\_\_  
 Type of loading facilities proposed: \_\_\_\_\_

4. Will the proposed project be phased?  Yes  No If yes, explain your plans for phasing:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

5. Will vegetation be removed on areas other than the building sites and roads?  Yes  No Explain:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

7. How much off-street parking will be provided? NA

	Number	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	_____	
Proposed Additional Spaces	_____	
Total	_____	

8. Is any road construction or grading 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.).

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

9. For grading or road construction, complete the following: NA
- 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 \_\_\_\_\_

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

11. 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.

12. Will the development provide public or private recreational opportunities?  Yes  No  
If yes, explain below:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes? **NA**

Diking :  Yes  No  
Filling:  Yes  No  
Dredging:  Yes  No

Placement of structures in:  
 open coastal waters  
 wetlands  
 estuaries  
 lakes

If so, 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

16. 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.  
\_\_\_\_\_  
\_\_\_\_\_

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

A. Electricity:  
 Utility Company (service exists to the parcel) Existing PG&E  
 Utility Company (requires extension of service to site: \_\_\_\_\_ feet \_\_\_\_\_ miles)  
 On Site Generation - Specify: \_\_\_\_\_

B. Gas:  
 Utility Company/Tank  
 On Site Generation - Specify: \_\_\_\_\_  
 None

C. Telephone:  Yes  No

18. What will be the method of sewage disposal?  
 Community sewage system - Specify supplier \_\_\_\_\_  
 Septic Tank  
 Other - Specify: \_\_\_\_\_

19. What will be the domestic water source:  
 Community water system - Specify supplier \_\_\_\_\_  
 Well  
 Spring  
 Other - Specify: \_\_\_\_\_

20. Are there any associated projects and/or adjacent properties under your ownership?  
 Yes       No      If yes, explain (e.g., Assessor's Parcel Number, address, etc.):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:  
CAL TRANS verification of encroachment, CAL FIRE MEU 4290 form  
 \_\_\_\_\_  
 \_\_\_\_\_

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):  
48650 US HWY 101 North, Mile Post 72.07, 2.8 miles north of  
Laytonville west side of highway  
 \_\_\_\_\_  
 \_\_\_\_\_

23. Are there existing structures on the property?       Yes       No  
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.  
3 structures, 2 houses, 1 metal shop, 2 pump houses, 2 small  
garages  
 \_\_\_\_\_  
 \_\_\_\_\_

24. Will any existing structures be demolished or removed?       Yes       No  
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

25. Project Height. Maximum height of existing structures NA feet. Maximum height of proposed structures NA feet.

26. Gross floor area of existing structures 8,700 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures \_\_\_\_\_ square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 216.5  square feet       acres.

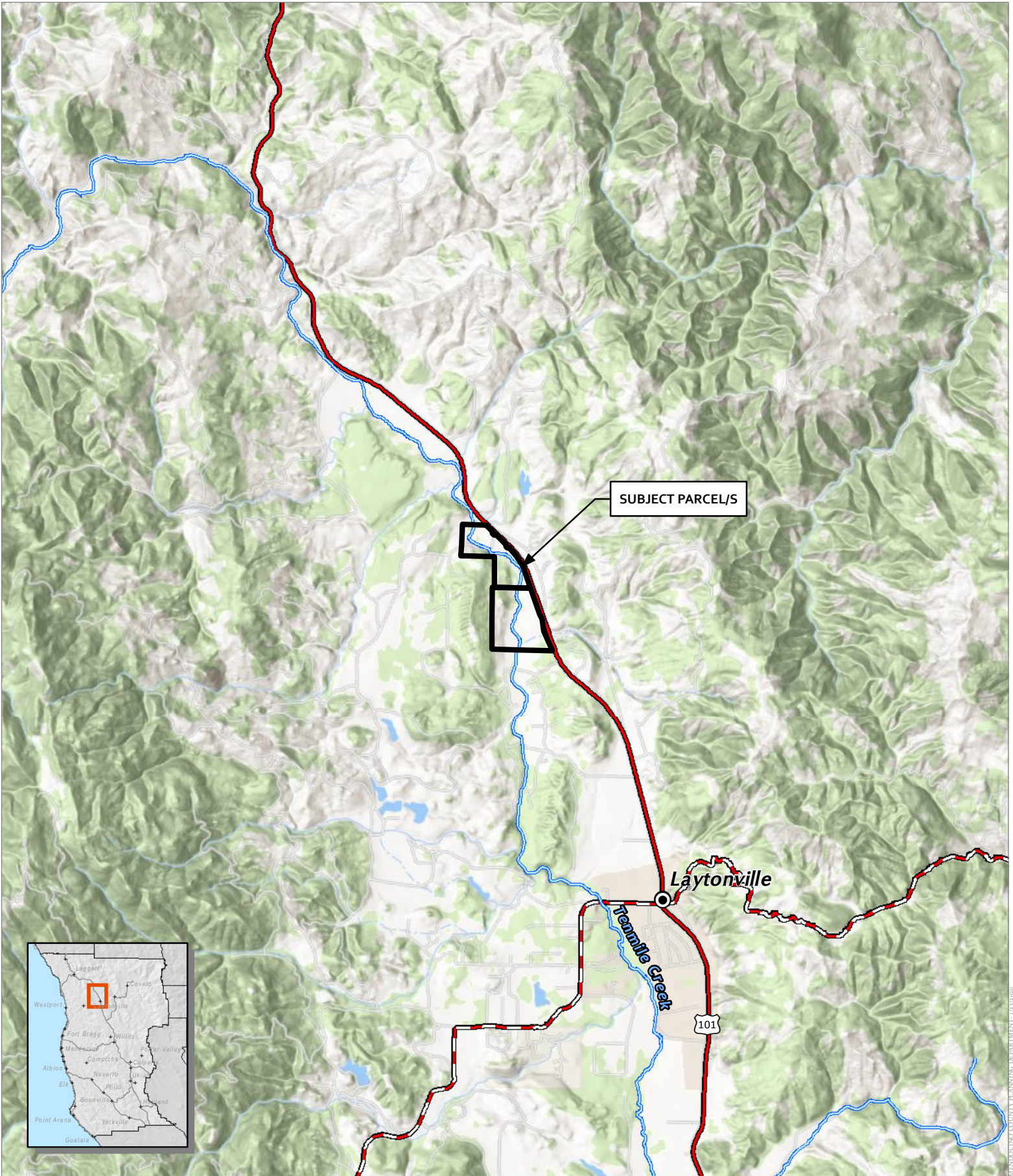
28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.  
Property is grassland, timberland,  
 \_\_\_\_\_  
 \_\_\_\_\_

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.  
Adjacent properties grassland and timberland. Agriculture, rural  
residential uses  
 \_\_\_\_\_

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural	X	X	X	X
Commercial Industrial				
Institutional Timberland				
Other				





SUBJECT PARCEL/S

Laytonville

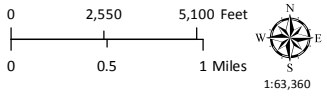
Tenmile Creek

101



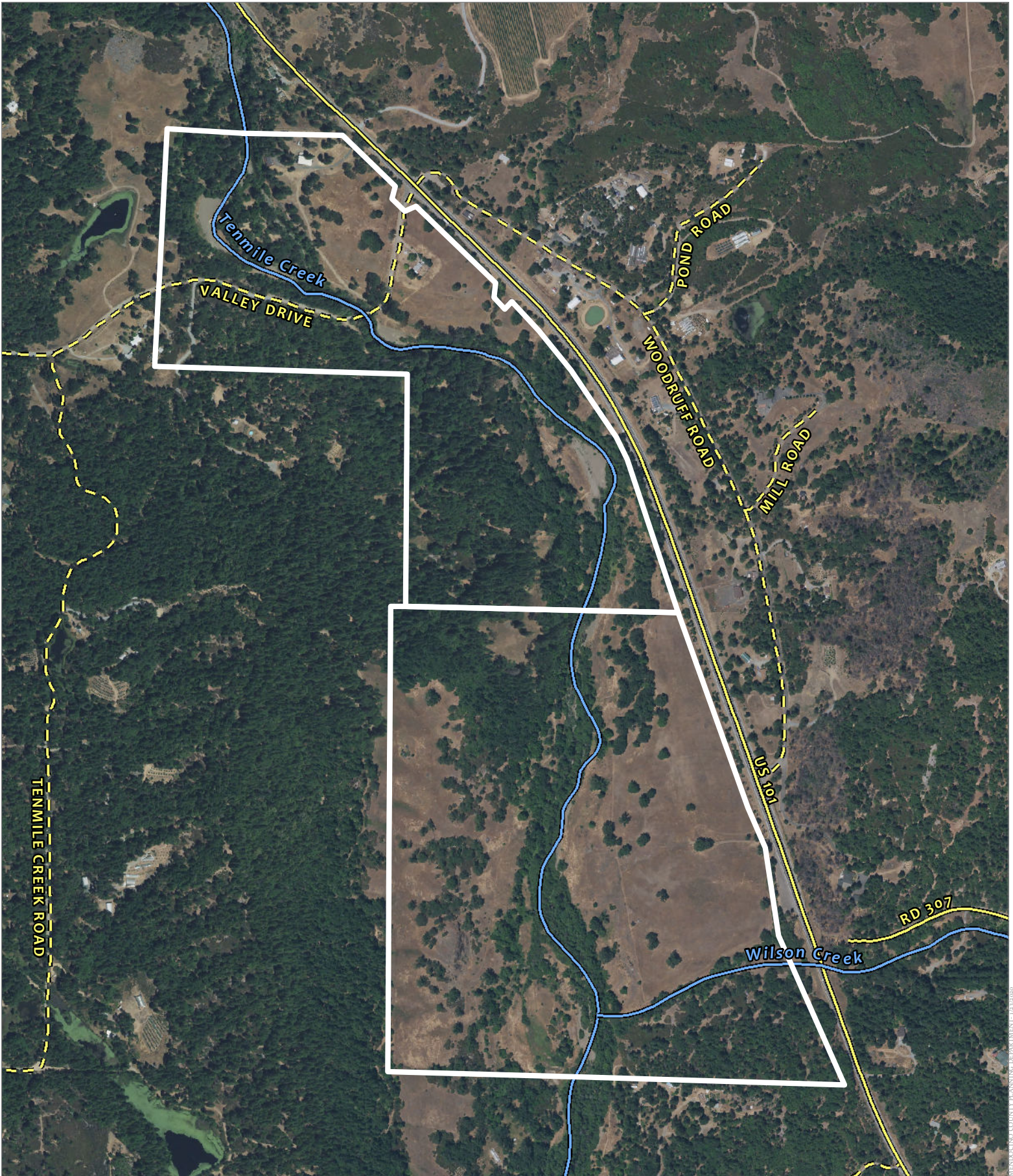
CASE: MS 2020-0003  
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 APLCT: Natalie Smythe Trust  
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 ADDRESS: 48600 N. Highway 101, Laytonville

- Major Towns & Places
- == Major Roads
- ~ Major Rivers
- Highways






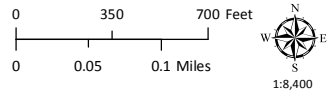
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/23/2020

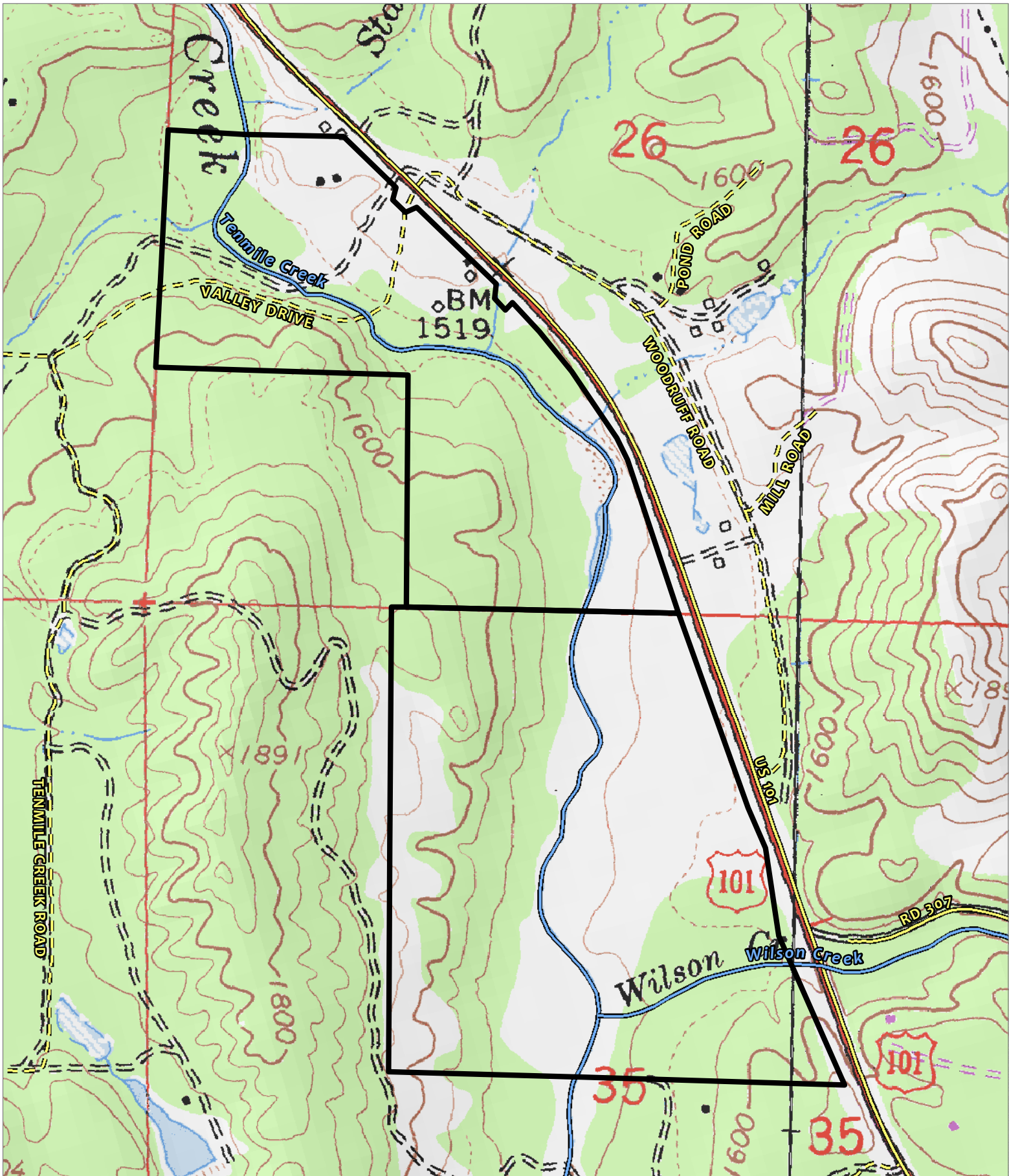


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-  Named Rivers
-  Public Roads
-  Private Roads

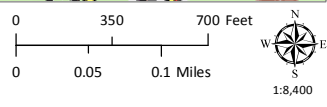


AERIAL IMAGERY



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









**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

TENDON COUNTY PLANNING DEPARTMENT 1/23/2020

**Smythe Ranch  
Tentative Subdivision Map  
APN 013-180-01 & 013-190-23**

Por. Sec.26 & 35, T22N, R15W, MDBM  
Cahto Peak and Laytonville USGS 7.5 Min. Quad

	Property Boundary		Concrete Bridge 16' Wide
	Permanent Road		Flood Hazard Zone
	Well		Perennial Stream
	Gate		140', 200' Distance to property line
	House/Shop		
	Septic Field		

40' contours  
1 inch = 666.67 feet

**Date: 5/11/2020**

Easement: Utility  
04/09/1952,  
Book 313, Pg 370

Right of way 09/10/1968 as  
Book 772, Pg 676 and  
Easement 10/27/1972 as  
Book 904, Pg 407

Easement 06/13/2000 as  
2000-09250 & 2000-09251

Minor subdivision of 2 parcels,  
divided at this existing parcel line

Easements for encroachments  
and CalTrans RofW: State of Cal  
3/1/1918, Bk 118, Pg 404  
11/10/1932, B 80, Pgs 11 & 13

**013-180-01  
90 acres**

**013-190-23  
122.5 acres**

**MP 72.07**

**Laytonville 2.5 miles**

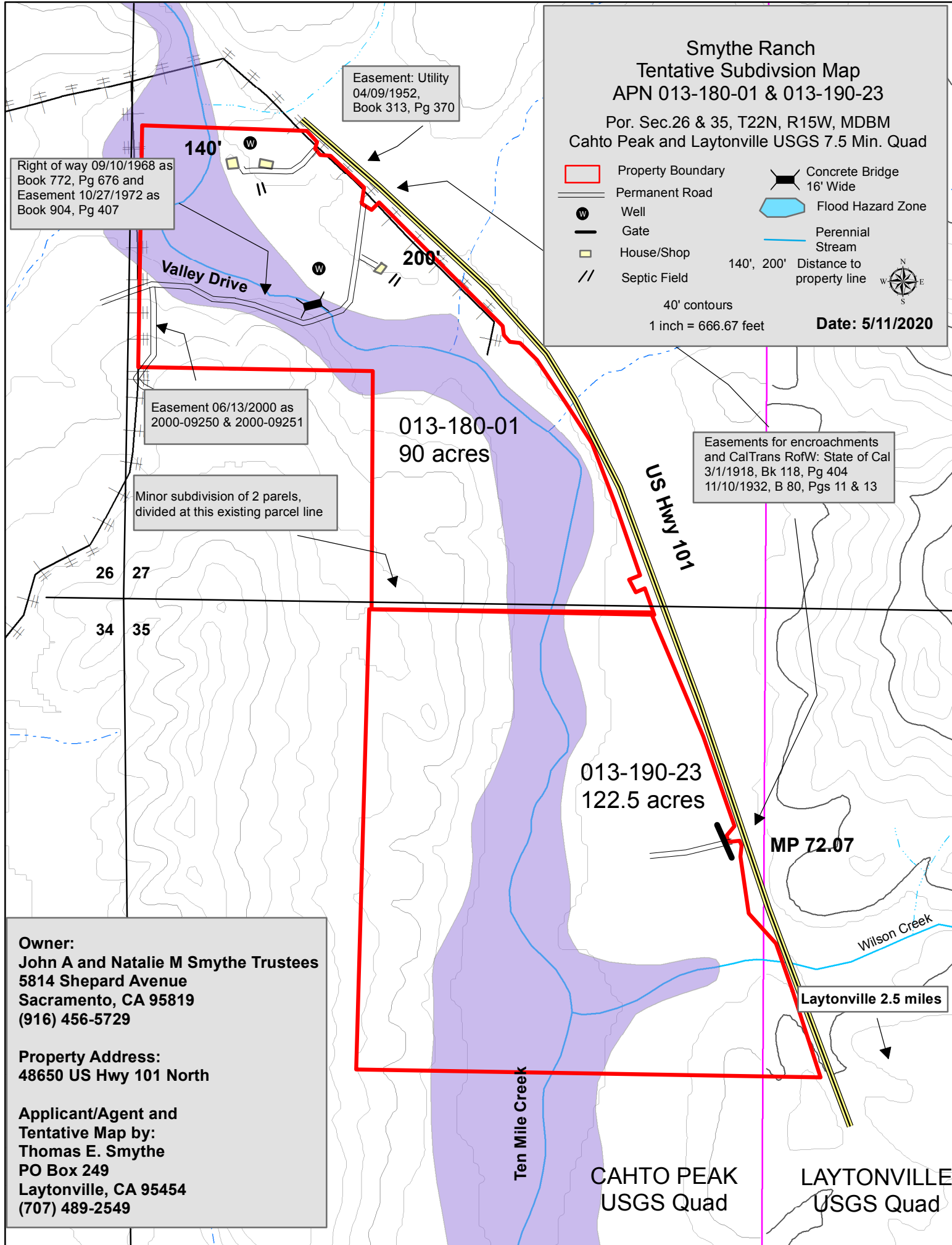
**Owner:**  
John A and Natalie M Smythe Trustees  
5814 Shepard Avenue  
Sacramento, CA 95819  
(916) 456-5729

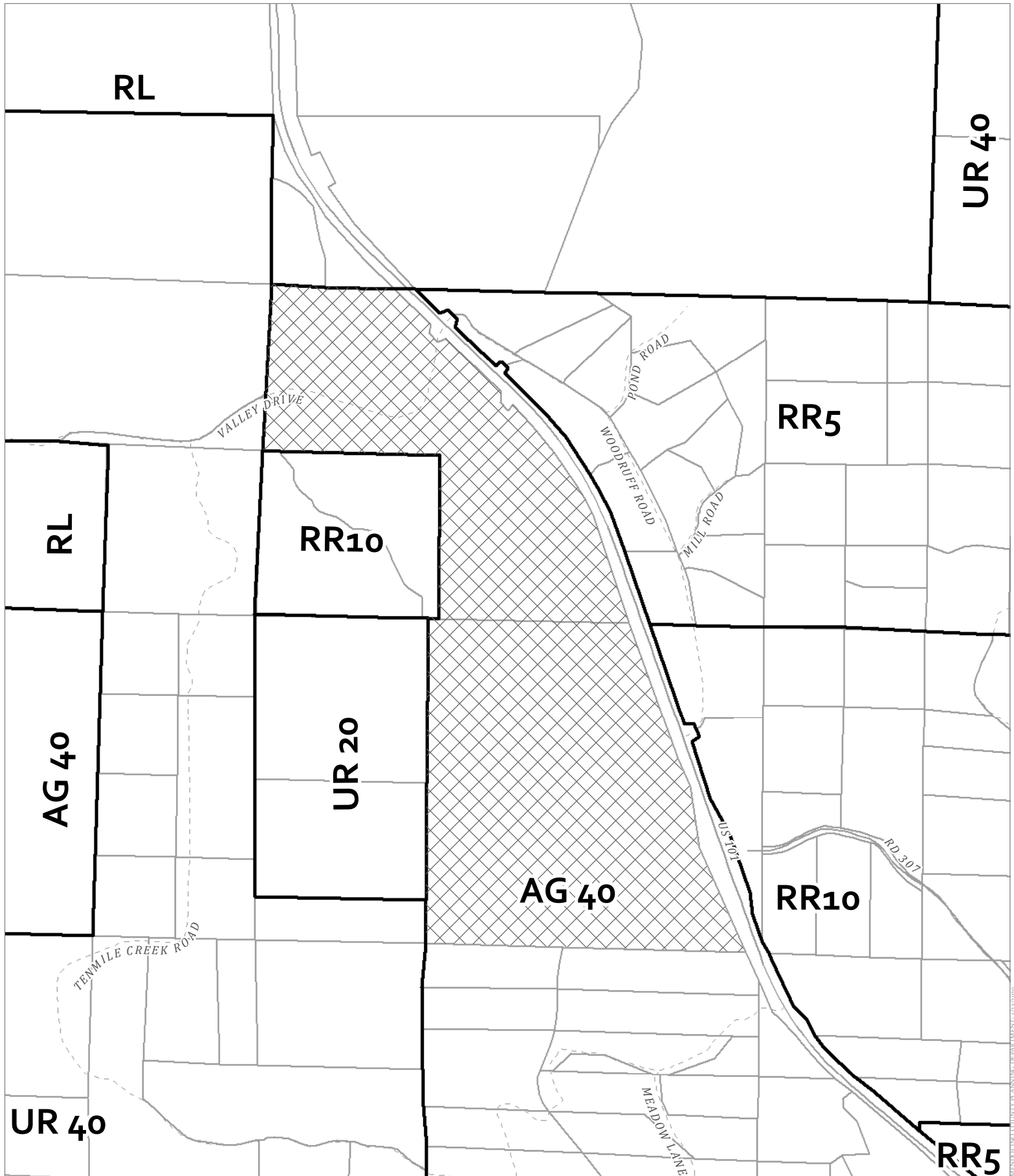
**Property Address:**  
48650 US Hwy 101 North

**Applicant/Agent and  
Tentative Map by:**  
Thomas E. Smythe  
PO Box 249  
Laytonville, CA 95454  
(707) 489-2549




**CAHTO PEAK  
USGS Quad**

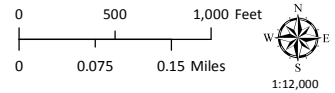
**LAYTONVILLE  
USGS Quad**

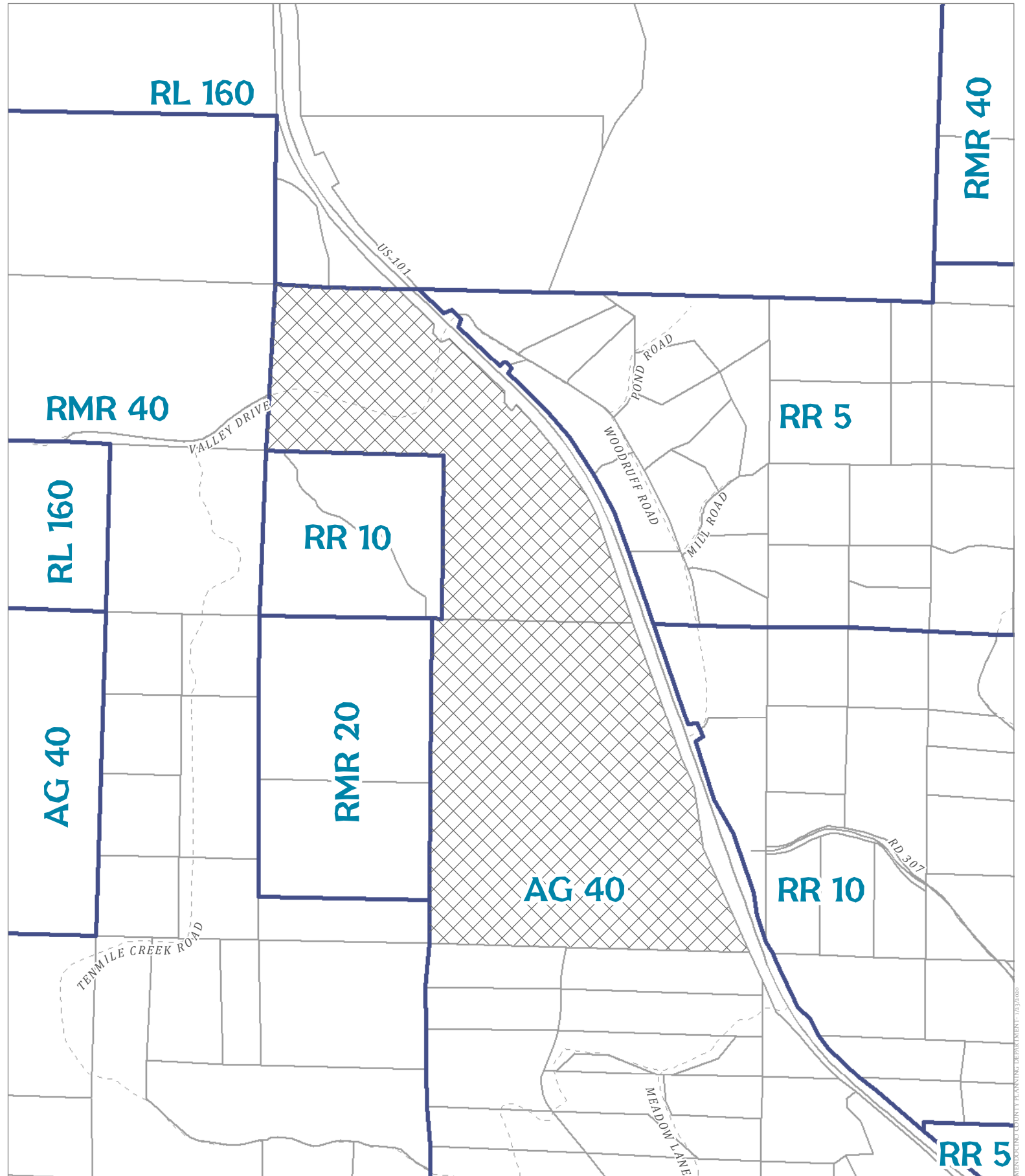







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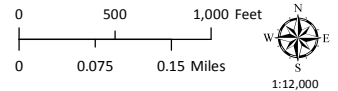
-  Zoning Districts
-  Public Roads
-  Assessors Parcels





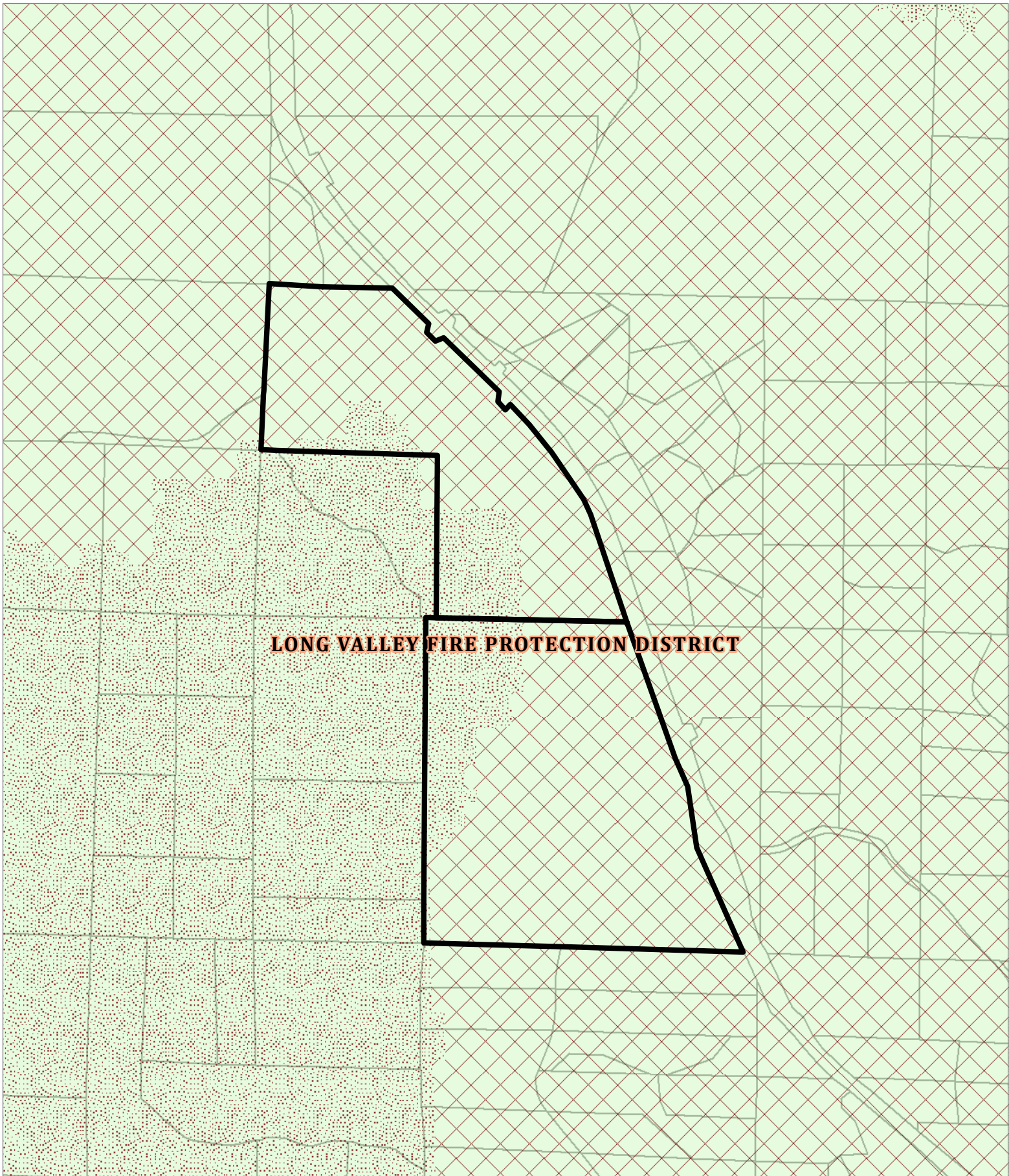
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-  General Plan Classes
-  Public Roads
-  Assessor's Parcels







GENERAL PLAN CLASSIFICATIONS

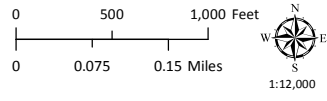
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/23/2020



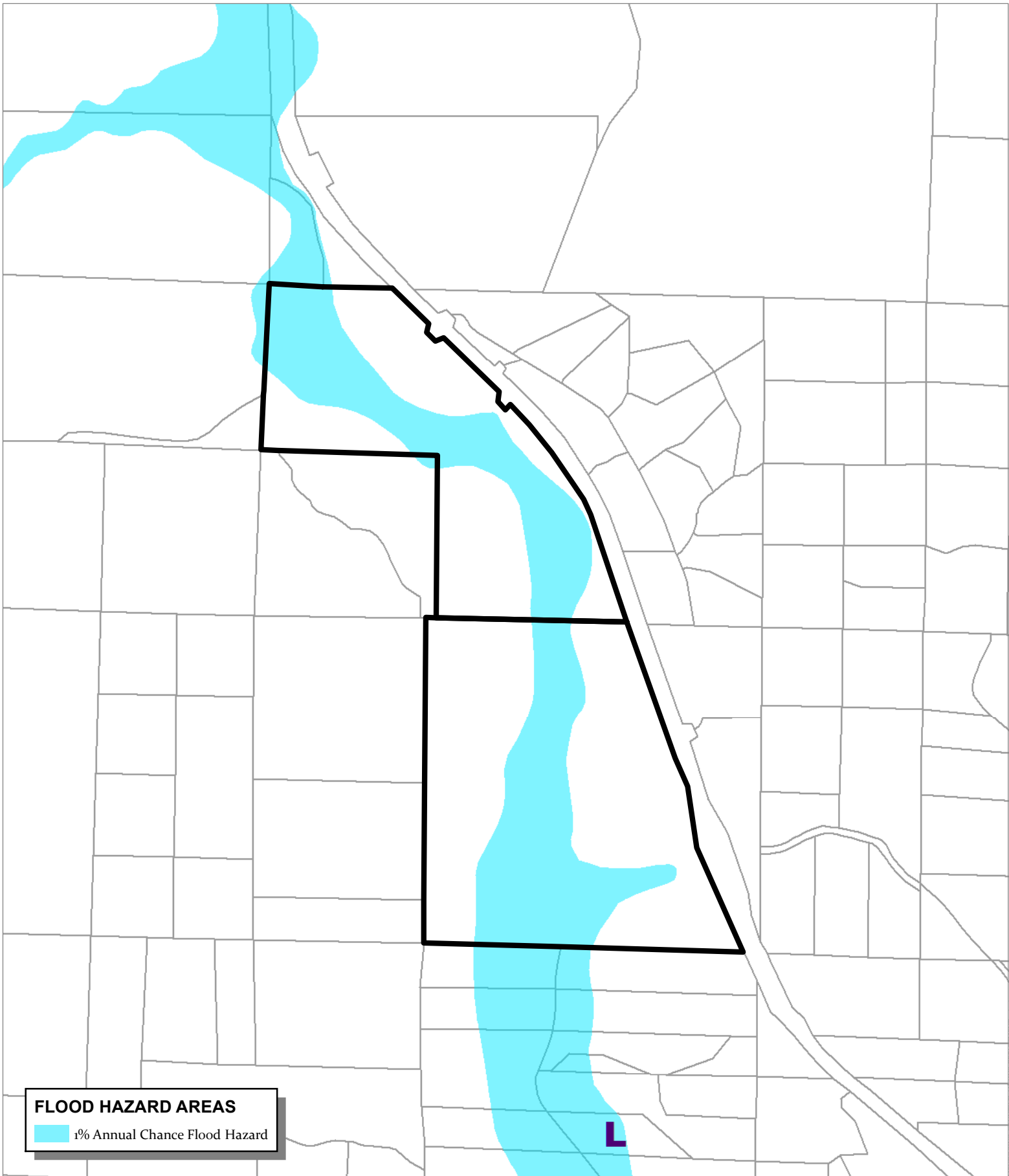
**LONG VALLEY FIRE PROTECTION DISTRICT**


CASE: MS 2020-0003  
 OWNER: SMYTHE, John & Natalie  
 APN: 013-180-01, 013-190-23  
 APLCT: Natalie Smythe Trust  
 AGENT: John & Tom Smythe  
 ADDRESS: 48600 N. Highway 101, Laytonville

 Very High Fire Hazard   
  Assessors Parcels  
 High Fire Hazard  
 County Fire Districts





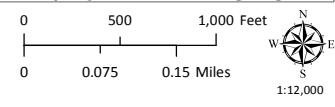
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA



**FLOOD HAZARD AREAS**  
 1% Annual Chance Flood Hazard

CASE: MS 2020-0003  
 OWNER: SMYTHE, John & Natalie  
 APN: 013-180-01, 013-190-23  
 APLCT: Natalie Smythe Trust  
 AGENT: John & Tom Smythe  
 ADDRESS: 48600 N. Highway 101, Laytonville

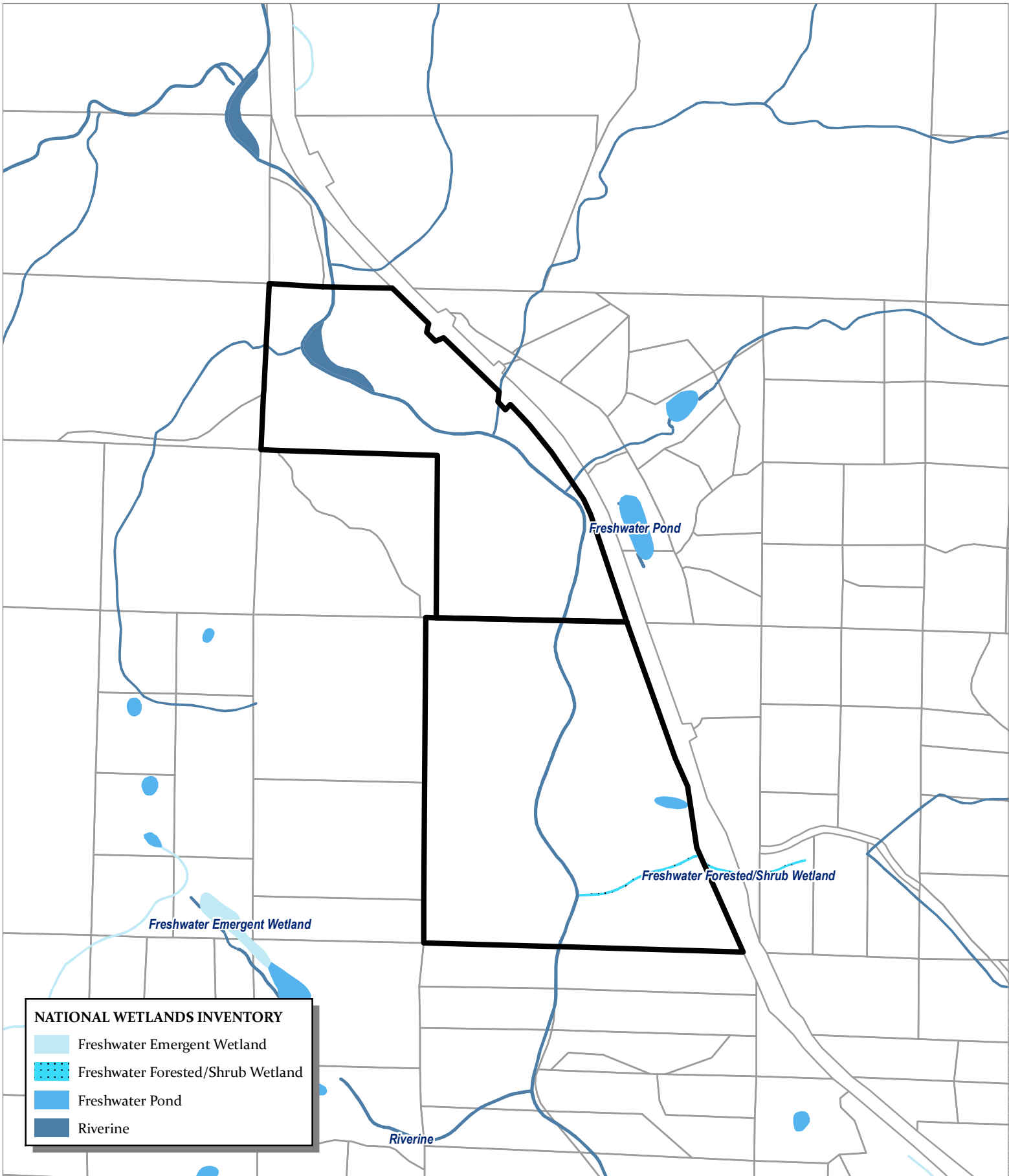
 LOMA Letters  
 Assessors Parcels



SPECIAL FLOOD HAZARD AREAS

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/23/2020



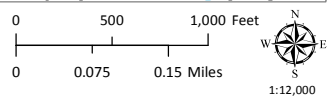


**NATIONAL WETLANDS INVENTORY**

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

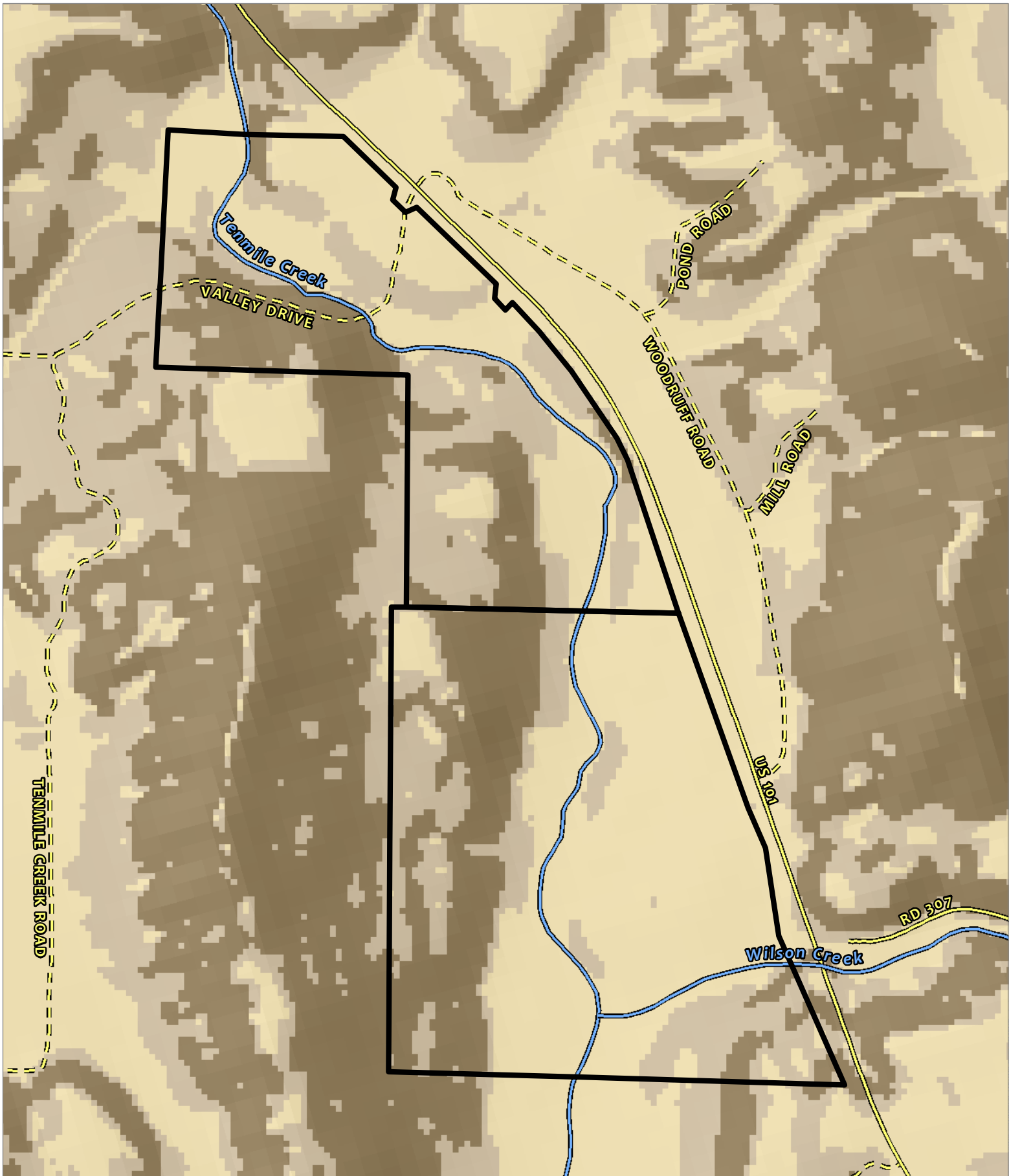
CASE: MS 2020-0003  
 OWNER: SMYTHE, John & Natalie  
 APN: 013-180-01, 013-190-23  
 APLCT: Natalie Smythe Trust  
 AGENT: John & Tom Smythe  
 ADDRESS: 48600 N. Highway 101, Laytonville

Assessors Parcels

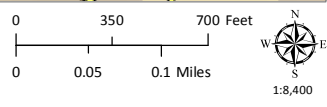
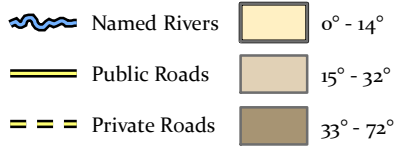


**WETLANDS**

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/23/2020

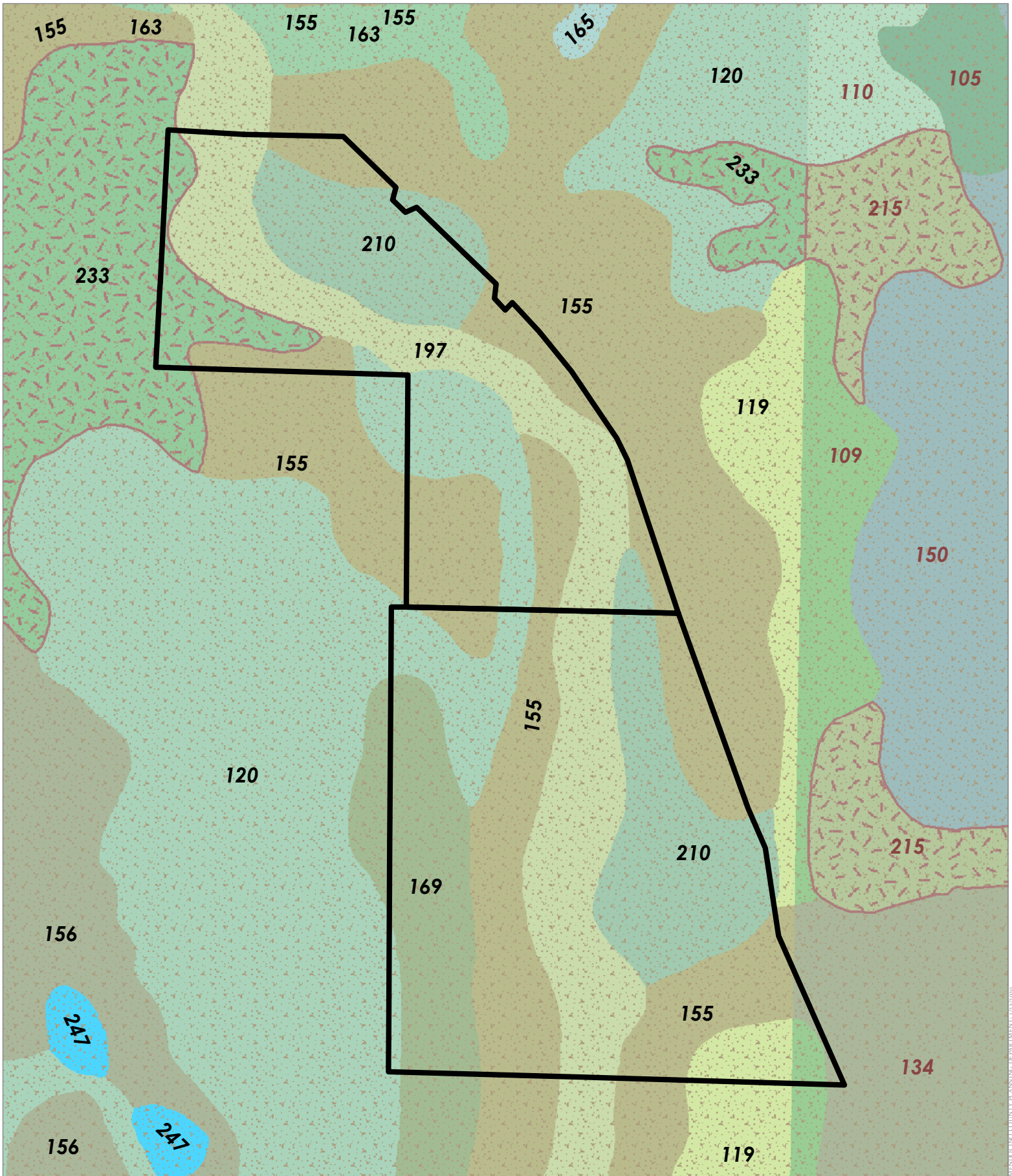


CASE: MS 2020-0003  
 OWNER: SMYTHE, John & Natalie  
 APN: 013-180-01, 013-190-23  
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 AGENT: John & Tom Smythe  
 ADDRESS: 48600 N. Highway 101, Laytonville





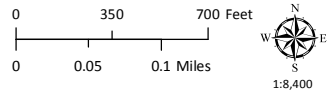
ESTIMATED SLOPE

TENDOCINO COUNTY PLANNING DEPARTMENT - 1/23/2020



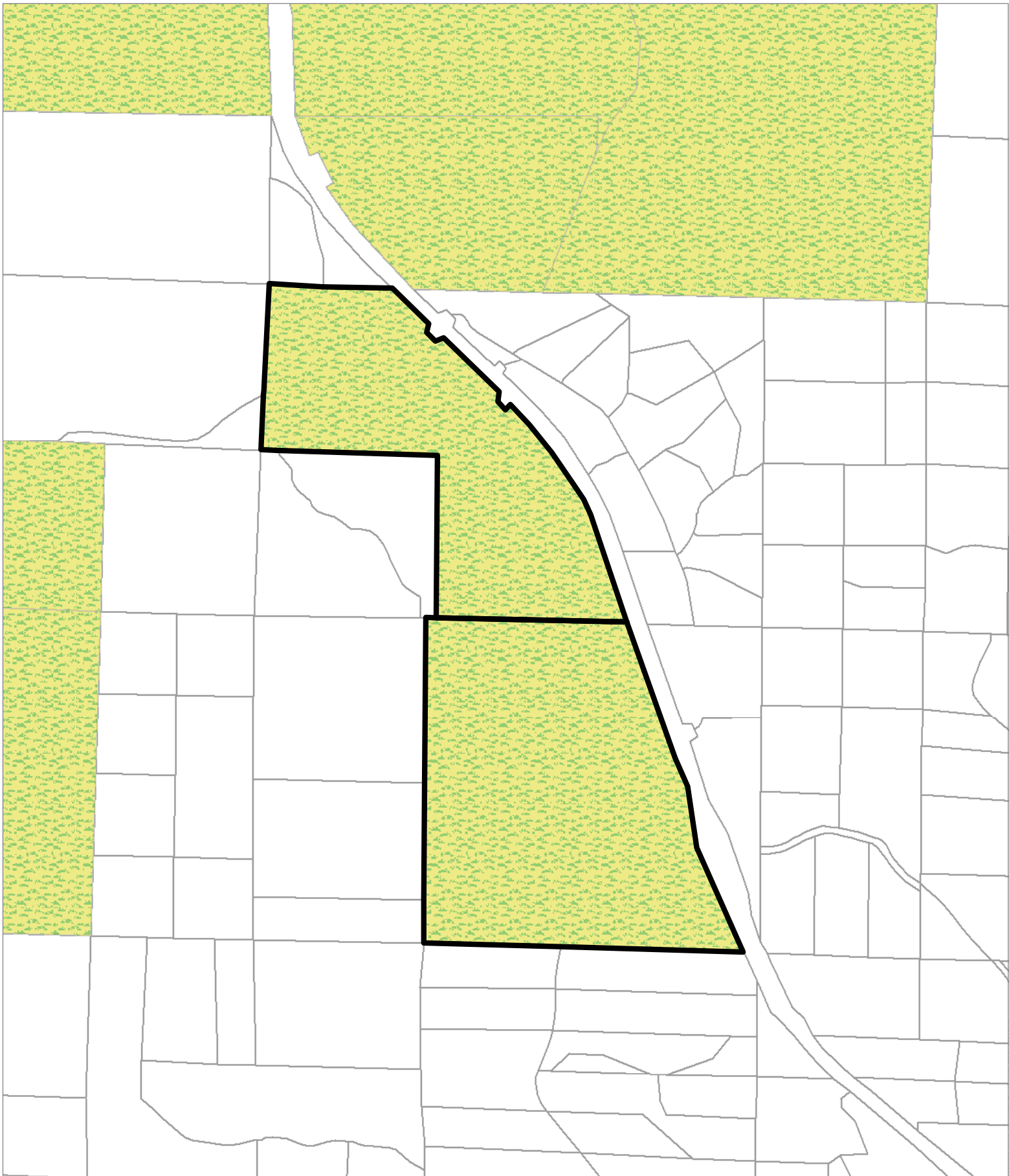
CASE: MS 2020-0003  
 OWNER: SMYTHE, John & Natalie  
 APN: 013-180-01, 013-190-23  
 APLCT: Natalie Smythe Trust  
 AGENT: John & Tom Smythe  
 ADDRESS: 48600 N. Highway 101, Laytonville

 Naturally Occurring Asbestos  
 Eastern Serpentine Inclusions






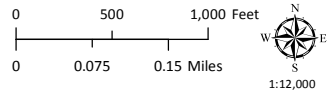
WESTERN SOIL CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/23/2020



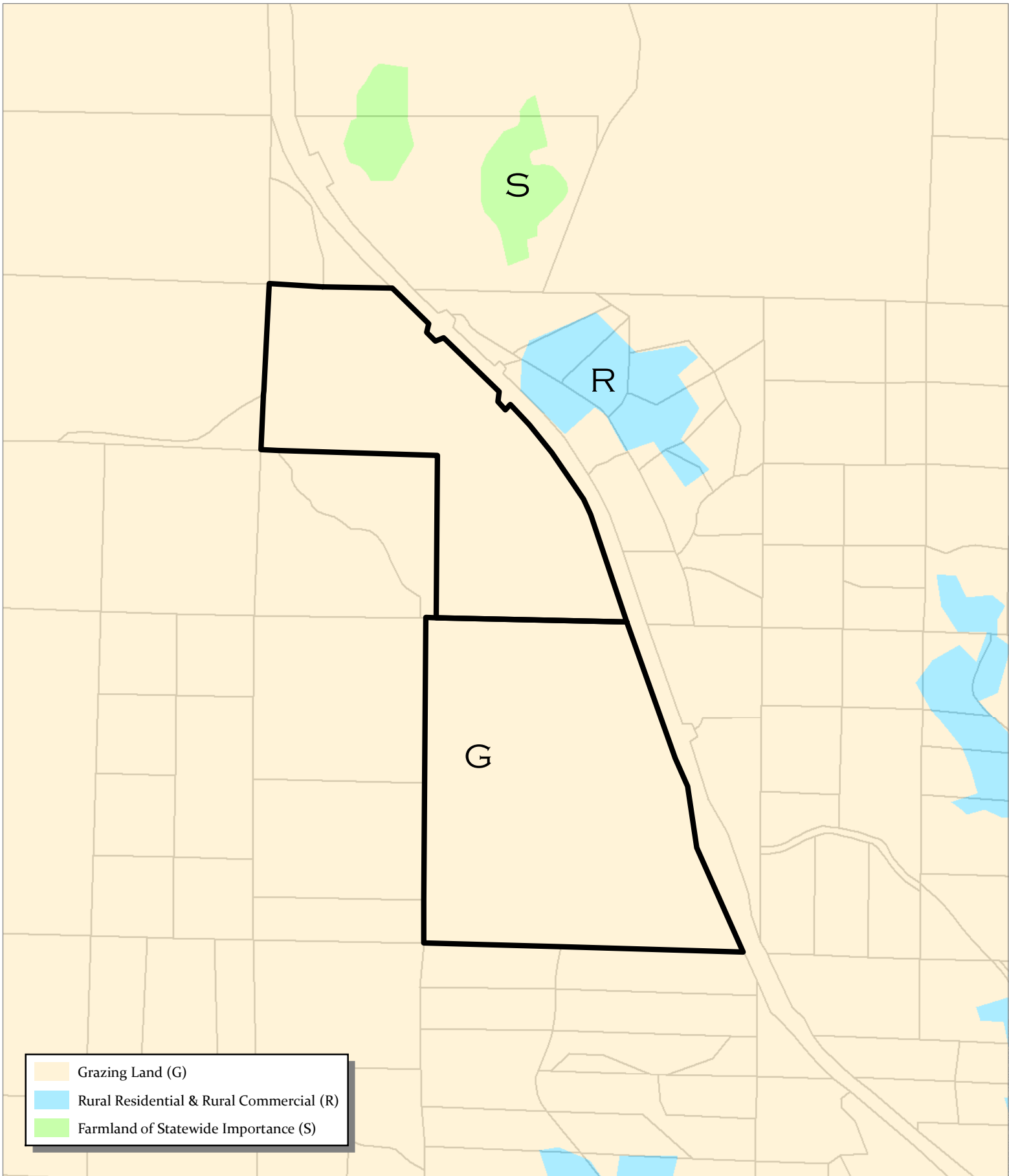
CASE: MS 2020-0003  
 OWNER: SMYTHE, John & Natalie  
 APN: 013-180-01, 013-190-23  
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 ADDRESS: 48600 N. Highway 101, Laytonville

-  Williamson Act 2018
-  Non-Prime Ag 2018
-  Assessor's Parcels



LANDS IN WILLIAMSON ACT CONTRACTS

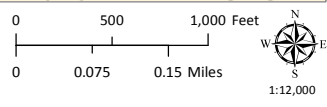
MENDOCINO COUNTY PLANNING DEPARTMENT - 1/23/2020



- Grazing Land (G)
- Rural Residential & Rural Commercial (R)
- Farmland of Statewide Importance (S)

CASE: MS 2020-0003  
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Assessor's Parcels



FARMLAND CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 1/23/2020