



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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

October 29, 2020

Planning – FB
Department of Transportation
Environmental Health - FB
Assessor

CALFIRE – Resource Management
CALFIRE – Land Use
Department of Fish and Wildlife
California Coastal Commission

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Manchester-Point Arena Rancheria

CASE#: B_2017-0043

DATE FILED: 6/30/2017

OWNER: TRAVIS SWITHENBANK

APPLICANT: VANCE RICKS

AGENT: JIM RONCO

REQUEST: Boundary Line Adjustment to align parcel boundary with coastal boundary line between Lot "A" (APN: 069-320-01) and Lot "B" (APN: 069-320-02). Lot "A" will increase to 11.35± acres. Lot "B" will decrease to 10.35± acres.

LOCATION: 4 ± mi. north of the city of Fort Bragg. The subject parcels are approximately 700 feet east of the intersection of State Highway 1 (SH-1) and Nameless Ln. within unincorporated Mendocino County. The property is currently addressed at 32800 Nameless Lane, Fort Bragg (APN Number(s): 069-320-01 and 069-320-02).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: MARK CLISER

RESPONSE DUE DATE: November 12, 2020

PROJECT INFORMATION CAN BE FOUND AT:

https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals

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

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

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

REVIEWED BY:

Signature Department Date

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APN/S: 069-320-01 & 069-320-02

PARCEL SIZE: 10.85± / 10.86±

GENERAL PLAN: RR1:*

ZONING: RR:1

EXISTING USES: Residential

COASTAL ZONE: YES (SPLIT)

DISTRICT: 4 (Gjerde)

RELATED CASES: *MD 168-72 (Minor Division):* Completed division of an approximate 85 acre parcel into 3 parcels of 25.175 acres (Parcel 1), 22.582 acres (Parcel 2), and 37 acres (Parcel 3). Map recorded October 11, 1972; *MS 19-76 (Minor Subdivision):* Completed division of a 37 acre parcel into 4 parcels of 10.847 acres (Parcel 1), 10.855 acres (Parcel 2), 10.091 acres (Parcel 3) and 5.204 acres (Parcel 4). Map recorded July 1, 1976.

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Rural Residential RR:1; RR:5	Rural Residential RR:1; RR:5	2.5±; 2.4±; 2.4±; 3.4±; 2± acr	Residential
EAST:	Rural Residential RR:5	Rural Residential RR:1; RR:5	5.2±; 5.7± acres	Residential
SOUTH:	Rural Residential RR:1; RR:5	Rural Residential RR:1; RR:5	1.5±; 1.9±; 1.3±; 1±; 2.2±; 1±	Residential
WEST:	Rural Residential RR:1	Rural Residential RR:1	1.2±; 1±; 1± acres	Residential

REFERRAL AGENCIES

LOCAL

- Assessor's Office
- Department of Transportation (DOT)
- Environmental Health (FB)
- Planning Division Fort Bragg

STATE

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

TRIBAL

- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians
- Manchester-Point Arena Rancheria

ADDITIONAL INFORMATION:

STAFF PLANNER: MARK CLISER

DATE: 10/28/2020

ENVIRONMENTAL DATA

1. MAC:

GIS

NA

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Calfire / Fort Bragg Rural FPD

4. FARMLAND CLASSIFICATION:

GIS

G / R

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Sufficient / Marginal

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Western / Bishop Pine

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

Yes

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NA

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

NA

17. LANDSLIDE HAZARD:

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

NA

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NA

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NA

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NA

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NA

22. OAK WOODLAND AREA:

USDA

NA

23. HARBOR DISTRICT:

Sec. 20.512

NA

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

Riparian Vegetation

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Timberland High Productive / Beach Deposits and Stream Alluvium and Terraces (Zone 3) – Intermediate Shaking

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Hardwood Forest / Grasslands & Sand/ Gravel

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

NA

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

NA



Planning and Building Services

Case No:	B-2017-0043
CalFire No:	
Date Filed:	6/30/2017
Fee:	1,410.00
Receipt No:	16227
Received By:	JA
<i>Office use only</i>	

APPLICATION FORM

APPLICANT
 Name: Vance Recks Phone: 707-891-3414
 Mailing Address: 10580 West Rd
 City: Rodwood Valley State/Zip: Ca 95480 email: vancrstv@gmail.com

PROPERTY OWNER
 Name: Travis Swithenbank Phone: 707-964-7460
 Mailing Address: P.O. Box 1600
 City: Ft. Bragg State/Zip: Ca 95437 email:

AGENT
 Name: Jim Renco Phone: 707-477-7616
 Mailing Address: 445 N. State St.
 City: Ukiah State/Zip: Ca 95482 email: jim@jimrencoconsulting.com

Assessor's Parcel Number(s)	Parcel Owner(s)	Street Address	Acreage Adjusted	
			Before	After
069-320-01	Swithenbank	32700 Nameless Ln	10.85ac	11.35ac
069-320-02	Swithenbank	32800 Nameless Ln	10.86	10.35

Briefly describe the proposed parcel adjustments: (Acreage to be adjusted from Assessor's Parcel Number into Assessor's Parcel Number, etc.):
re organization of existing legal parcels (Pd 1 & 2 Ms. 19-76) to conform with inland & coastal zone boundary lines

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

Jim Renco 6/28/17 [Signature] 6/28/17
 Signature of Applicant/Agent Date Signature of Owner Date

Project Description Questionnaire For Boundary Line Adjustments Located In the Coastal Zone

The purpose of this questionnaire is to provide additional information related to the Coastal Zone 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 the 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.

Present Use Of Property																																								
<p>1. Are there existing structures on the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="font-size: small;">If yes, describe below, and identify the use of each structure on the map to be submitted with your application.</p> <p><i>"01" lots 3 residential structures consisting of 5300 sq ft combined which will remain unchanged</i></p>																																								
<p>2. Will any existing structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Will any existing structures be removed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="font-size: small;">If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable?</p>																																								
<p>3. Lot area (within property lines): <u>21.71</u> <input type="checkbox"/> square feet <input checked="" type="checkbox"/> acres.</p>																																								
<p>4. Lot Coverage:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 35%; text-align: center;">Existing</th> <th style="width: 35%; text-align: center;">Proposed after Adjustment</th> </tr> </thead> <tbody> <tr> <td><u>LOT 1</u></td> <td></td> <td></td> </tr> <tr> <td>Building Coverage</td> <td style="text-align: center;"><u>5300</u> sq ft</td> <td style="text-align: center;">_____ sq ft</td> </tr> <tr> <td>Paved Area</td> <td style="text-align: center;">_____ sq ft</td> <td style="text-align: center;">_____ sq ft</td> </tr> <tr> <td>Landscaped Area</td> <td style="text-align: center;">_____ sq ft</td> <td style="text-align: center;">_____ sq ft</td> </tr> <tr> <td>Unimproved Area</td> <td style="text-align: center;"><u>467761</u> sq ft</td> <td style="text-align: center;">_____ sq ft</td> </tr> <tr> <td>TOTAL:</td> <td style="text-align: center;"><u>473306</u></td> <td style="text-align: center;">_____ sq ft</td> </tr> <tr> <td><u>LOT 2</u></td> <td></td> <td></td> </tr> <tr> <td>Building Coverage</td> <td style="text-align: center;"><u>0</u> sq ft</td> <td style="text-align: center;">_____ sq ft</td> </tr> <tr> <td>Paved Area</td> <td style="text-align: center;">_____ sq ft</td> <td style="text-align: center;">_____ sq ft</td> </tr> <tr> <td>Landscaped Area</td> <td style="text-align: center;">_____ sq ft</td> <td style="text-align: center;">_____ sq ft</td> </tr> <tr> <td>Unimproved Area</td> <td style="text-align: center;"><u>473306</u> sq ft</td> <td style="text-align: center;">_____ sq ft</td> </tr> <tr> <td>TOTAL:</td> <td style="text-align: center;"><u>473306</u></td> <td style="text-align: center;">_____ sq ft</td> </tr> </tbody> </table> <p style="font-size: small;">(If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet.)</p>			Existing	Proposed after Adjustment	<u>LOT 1</u>			Building Coverage	<u>5300</u> sq ft	_____ sq ft	Paved Area	_____ sq ft	_____ sq ft	Landscaped Area	_____ sq ft	_____ sq ft	Unimproved Area	<u>467761</u> sq ft	_____ sq ft	TOTAL:	<u>473306</u>	_____ sq ft	<u>LOT 2</u>			Building Coverage	<u>0</u> sq ft	_____ sq ft	Paved Area	_____ sq ft	_____ sq ft	Landscaped Area	_____ sq ft	_____ sq ft	Unimproved Area	<u>473306</u> sq ft	_____ sq ft	TOTAL:	<u>473306</u>	_____ sq ft
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<p>5. Parking will be provided as follows:</p> <table style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="width: 20%;">LOT 1</td> <td style="width: 20%;">Existing Spaces <u>4</u></td> <td style="width: 20%;">Proposed Spaces <u>same</u></td> </tr> <tr> <td>LOT 2</td> <td>Existing Spaces <u>none</u></td> <td>Proposed Spaces <u>none</u></td> </tr> </tbody> </table> <p style="font-size: small;">(If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet.)</p>		LOT 1	Existing Spaces <u>4</u>	Proposed Spaces <u>same</u>	LOT 2	Existing Spaces <u>none</u>	Proposed Spaces <u>none</u>																																	
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6. Is any grading or road construction planned? Yes No
 If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.):

For grading or 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: _____

7. 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.)

8. Will the alteration of parcel boundaries create any new building sites which are visible from State Highway 1 or other scenic route? Yes No

9. Will the alteration of parcel boundaries create any new building sites which are visible from a park, beach or other recreational area? Yes No

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

SUBMIT ONLY ONE COPY

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

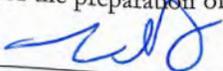
As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought 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.

6/28/17
Date

[Signature]
Applicant

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

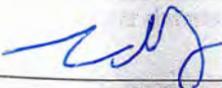
6/28/17

Date

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

AUTHORIZATION OF AGENT

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



Owner

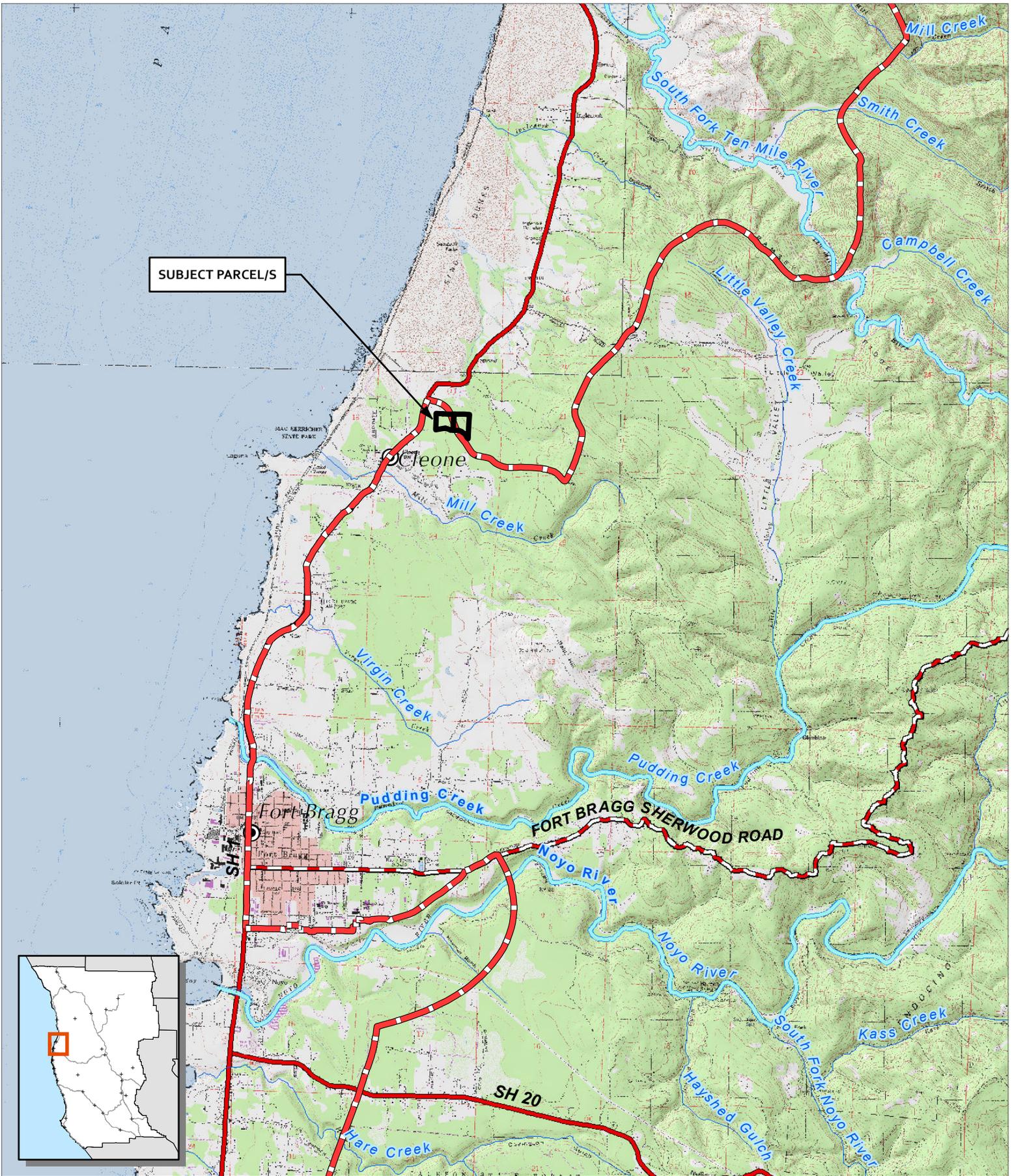
6/28/17

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

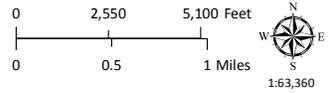


SUBJECT PARCEL/S



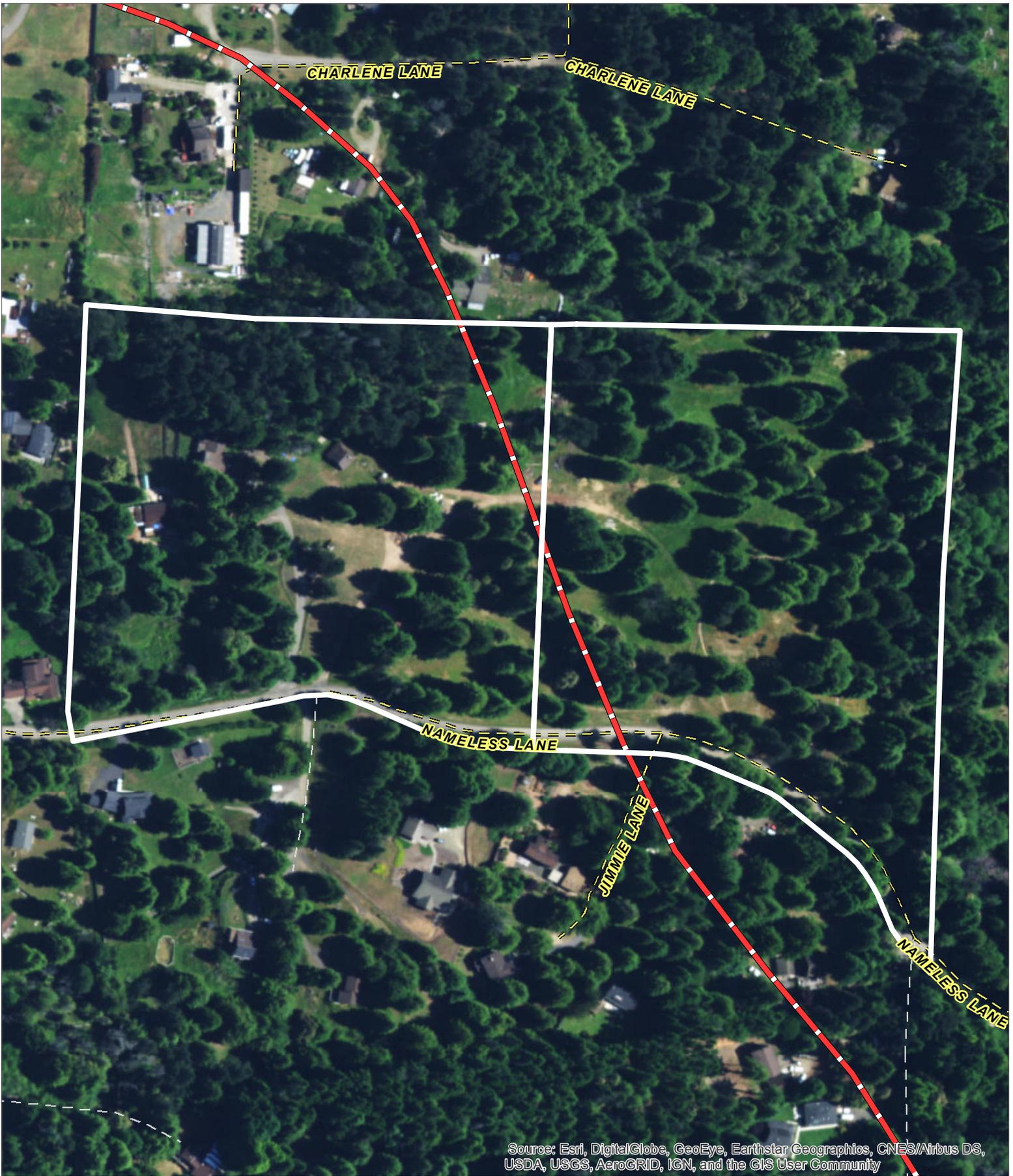
CASE: B 2017-0043
 OWNER: SWITHENBANK, Travis
 APN: 069-320-01
 APLCT: Vance Ricks
 AGENT: Jim Ronco
 ADDRESS: 32800 Nameless Lane, Fort Bragg

- Coastal Zone Boundary
- Named Rivers
- Major Towns & Places
- Highways
- Major Rivers
- Major Roads



LOCATION MAP

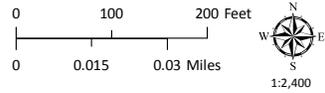
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



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

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- - - Coastal Zone Boundary
- - - Private Roads
- - - Driveways/Unnamed Roads

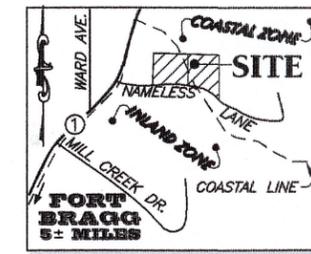


AERIAL IMAGERY

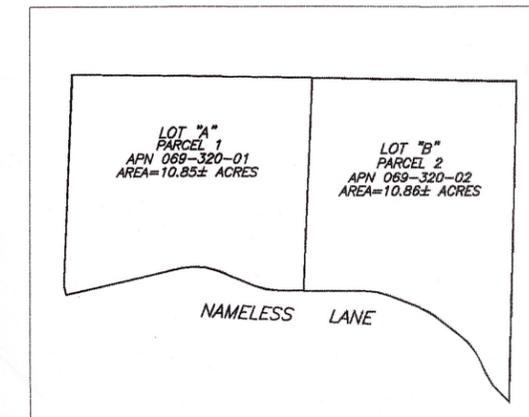
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BOUNDARY LINE ADJUSTMENT

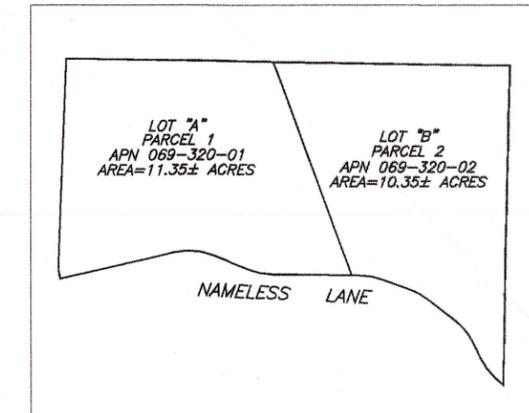
Lands of SWITHENBANK
 32800 & 32700 NAMELESS LANE
 FORT BRAGG, CA.
 APN 069-320-01 & 02



LOCATION MAP
 NO SCALE



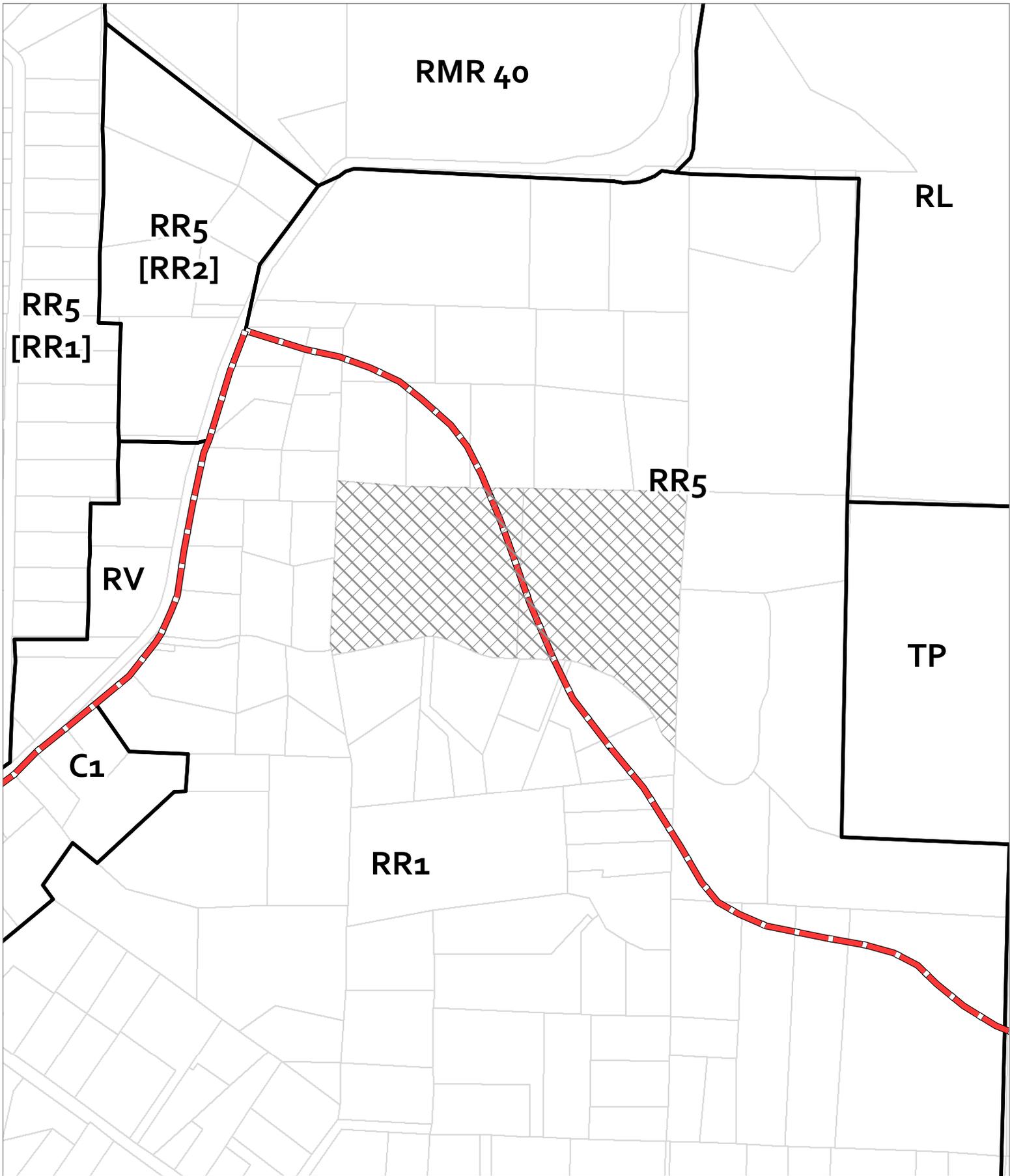
EXISTING PARCEL CONFIGURATION
 NO SCALE



PROPOSED PARCEL CONFIGURATION
 NO SCALE

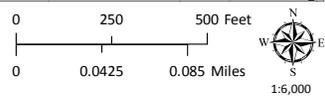
PROFESSIONAL LAND SURVEYOR
 W. VANCE RICKS
 No. 8384
 EXP. 12-31-2017
 STATE OF CALIFORNIA
 23 JUNE, 2017

VANCE
 LAND SURVEYING
 10580 WEST ROAD REDWOOD VALLEY, CA. 95470 (707) 891-3414



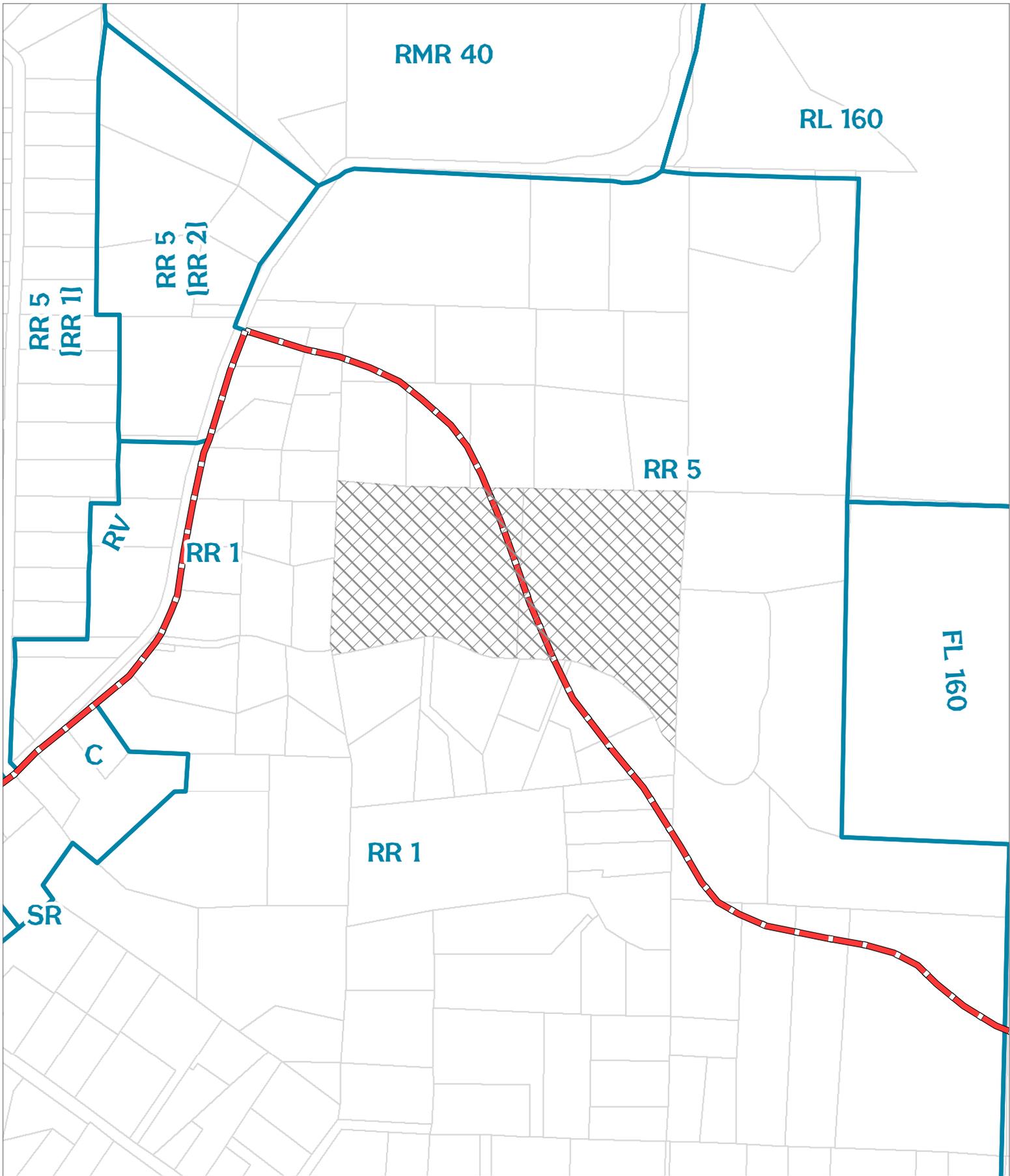
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 Coastal Zone Boundary
 Zoning Districts



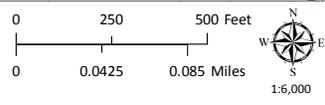
ZONING DISPLAY MAP

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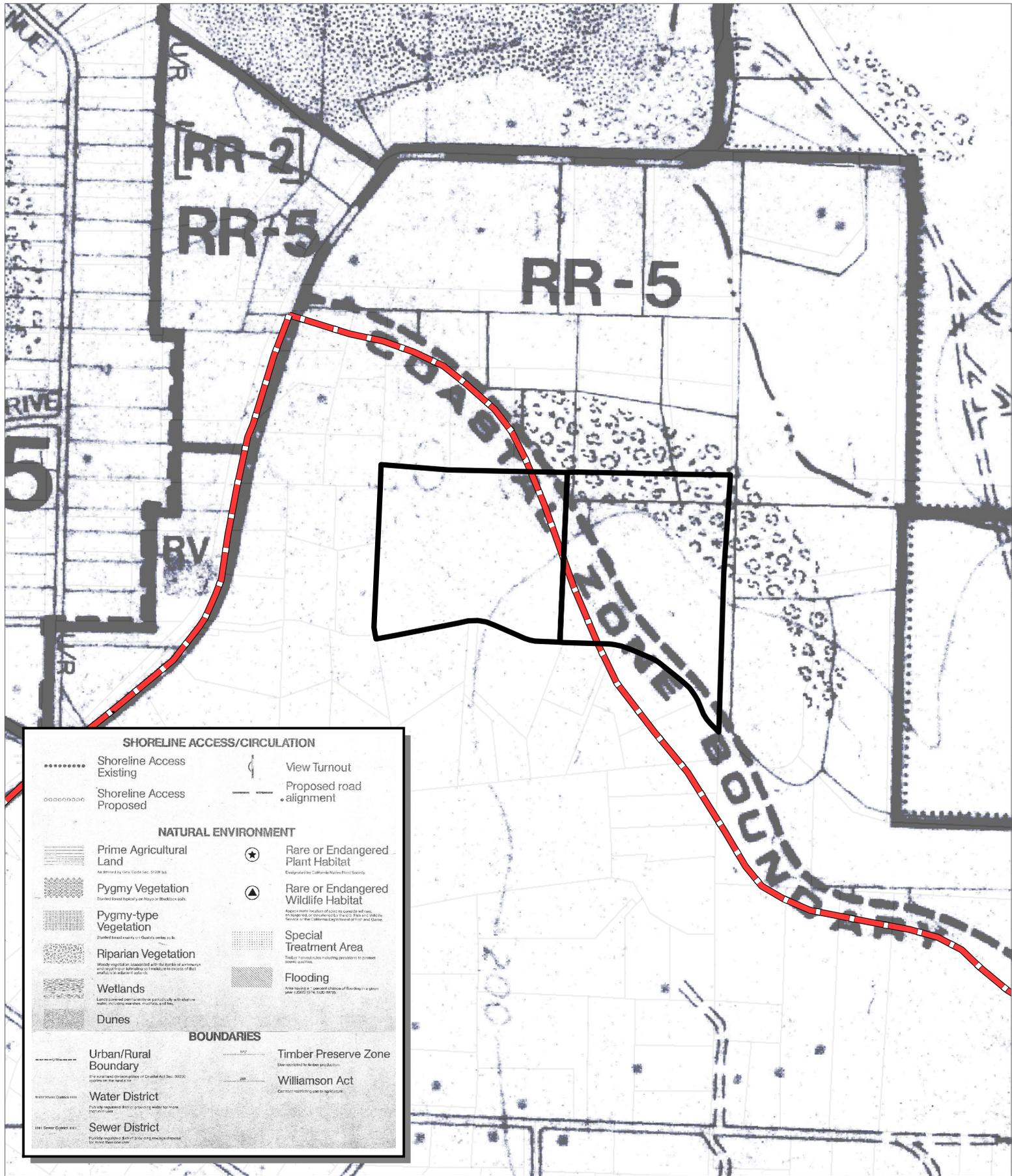
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 Coastal Zone Boundary
 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

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SHORELINE ACCESS/CIRCULATION

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

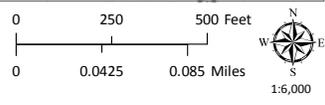
NATURAL ENVIRONMENT

- Prime Agricultural Land
As defined by the Code Sec. 509.04
- Pygmy Vegetation
Startled forest habitat on bays or Blackfoot soils
- Pygmy-type Vegetation
Startled forest habitat on quality sandy soils
- Riparian Vegetation
Wetland habitat associated with the banks of streams and creeks or watering of meadows in areas of flat and/or low relief soils
- Wetlands
Land covered periodically or periodically with shallow water, including swamps, marshes, and bays
- Dunes
- Rare or Endangered Plant Habitat
Designated by California Native Plant Society
- Rare or Endangered Wildlife Habitat
Appropriate location of focus on species at risk, including or threatened by the U.S. Fish and Wildlife Service or the California Department of Fish and Game
- Special Treatment Area
Take-up ground rules including cessation to protect biotic quality
- Flooding
Area having a "special chance of flooding" in a given year (USDA 1974, Title 1600)

BOUNDARIES

- Urban/Rural Boundary
The rural land use zone prior to Ordinance Dec. 2020 (prior to the start of the)
- Water District
Publicly required district providing water for more than 100 people
- Sewer District
Publicly required district providing sewage disposal for more than 100 people
- Timber Preserve Zone
Use restricted to timber production
- Williamson Act
Contract limiting use to agriculture

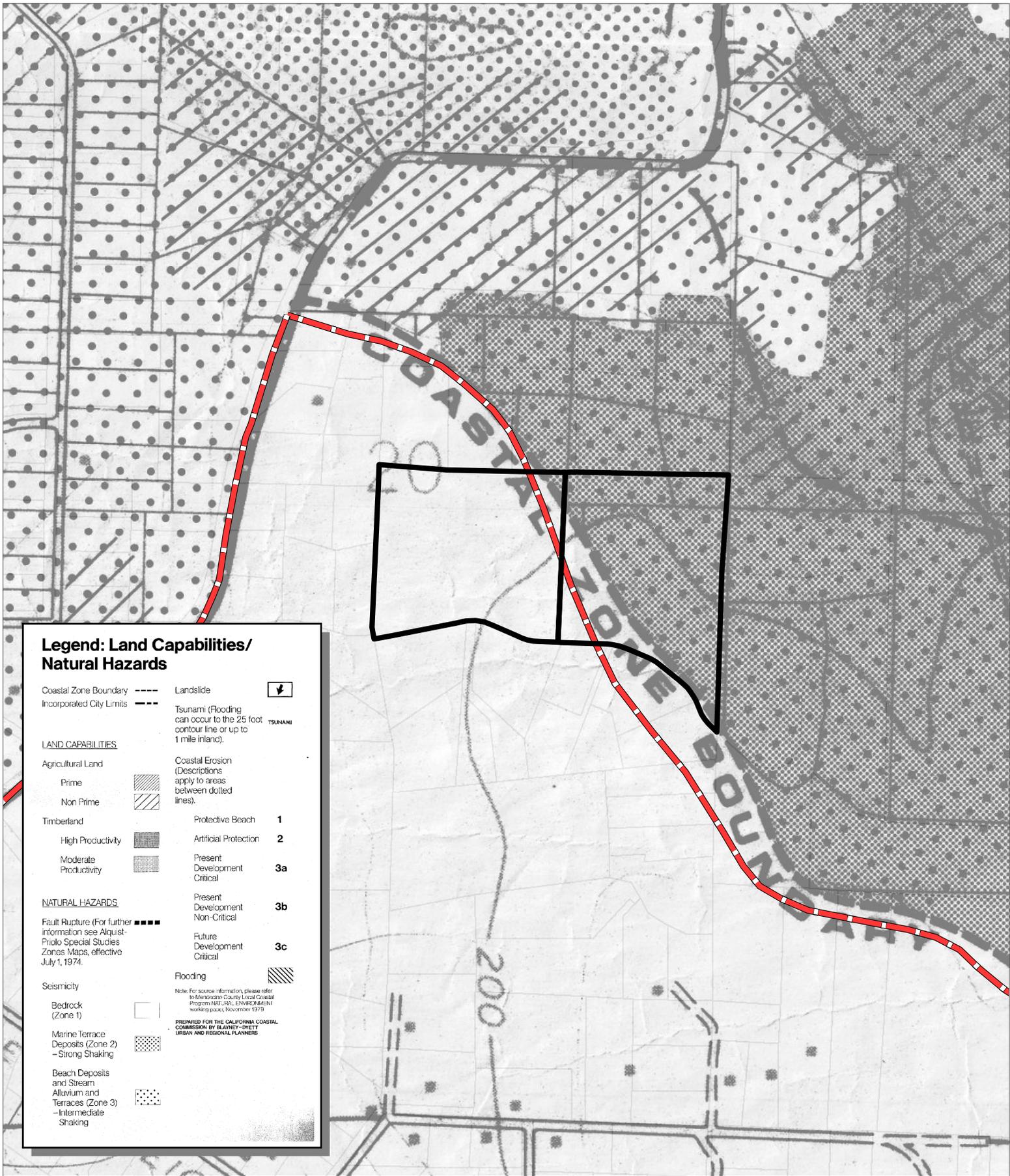
CASE: B 2017-0043
 OWNER: SWITHENBANK, Travis
 APN: 069-320-01
 APLCT: Vance Ricks
 AGENT: Jim Ronco
 ADDRESS: 32800 Nameless Lane, Fort Bragg



Coastal Zone Boundary

LCP LAND USE MAP 12: CLEONE

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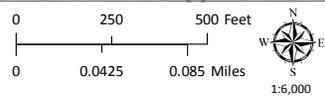


**Legend: Land Capabilities/
Natural Hazards**

- Coastal Zone Boundary - - - - -
 - Incorporated City Limits - - - - -
- LAND CAPABILITIES**
- Agricultural Land
 - Prime
 - Non Prime
 - Timberland
 - High Productivity
 - Moderate Productivity
- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.)
 - Seismicity
 - Bedrock (Zone 1)
 - Marine Terrace Deposits (Zone 2) - Strong Shaking
 - Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking
 - Landslide
 - Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).
 - Coastal Erosion (Descriptions apply to areas between dotted lines).
 - Protective Beach 1
 - Artificial Protection 2
 - Present Development Critical 3a
 - Present Development Non-Critical 3b
 - Future Development Critical 3c
 - Flooding

Note: For source information, please refer to Mendocino County Local Coastal Program Map, 2010, ENVIRONMENTAL WORKING GROUP, November 1979

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY ELJANEY-DRETT URBAN AND REGIONAL PLANNERS

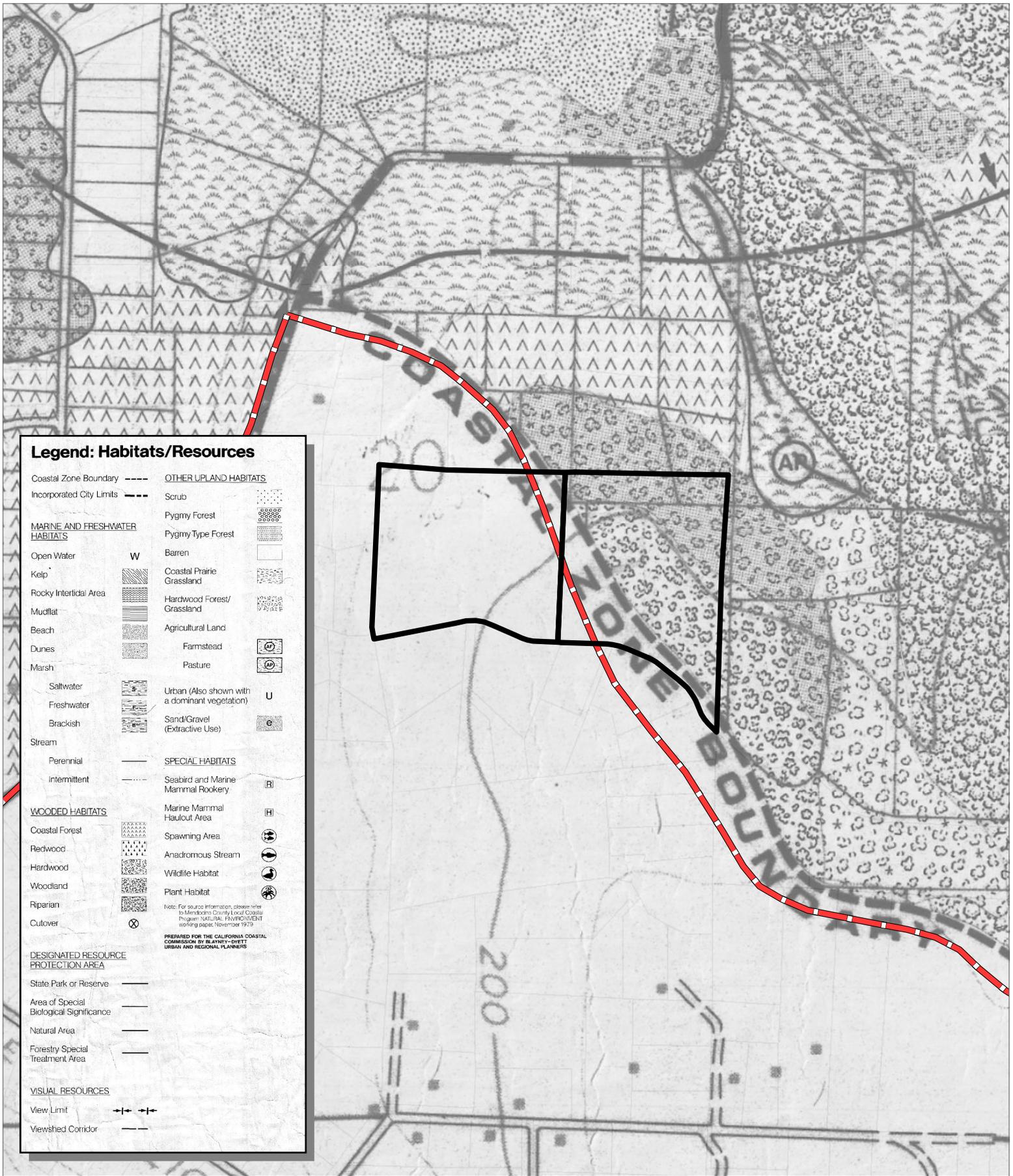


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Coastal Zone Boundary

LAND CAPABILITIES & NATURAL HAZARDS

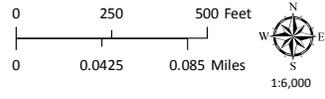
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Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
MARINE AND FRESHWATER HABITATS		Pygmy Forest	[Pattern]
Open Water	W	Pygmy Type Forest	[Pattern]
Kelp	[Pattern]	Barren	[Pattern]
Rocky Intertidal Area	[Pattern]	Coastal Prairie Grassland	[Pattern]
Mudflat	[Pattern]	Hardwood Forest/Grassland	[Pattern]
Beach	[Pattern]	Agricultural Land	[Pattern]
Dunes	[Pattern]	Farmstead	[Symbol]
Marsh	[Pattern]	Pasture	[Symbol]
Saltwater	[Pattern]	Urban (Also shown with a dominant vegetation)	U
Freshwater	[Pattern]	Sand/Gravel (Extractive Use)	e
Brackish	[Pattern]		
Stream		SPECIAL HABITATS	
Perennial	—	Seabird and Marine Mammal Rookery	[Symbol]
Intermittent	---	Marine Mammal Haulout Area	[Symbol]
WOODED HABITATS		Spawning Area	[Symbol]
Coastal Forest	[Pattern]	Anadromous Stream	[Symbol]
Redwood	[Pattern]	Wildlife Habitat	[Symbol]
Hardwood	[Pattern]	Plant Habitat	[Symbol]
Woodland	[Pattern]		
Riparian	[Pattern]		
Culover	[Symbol]		
<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 BLAVINCH-DYETT 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	---		

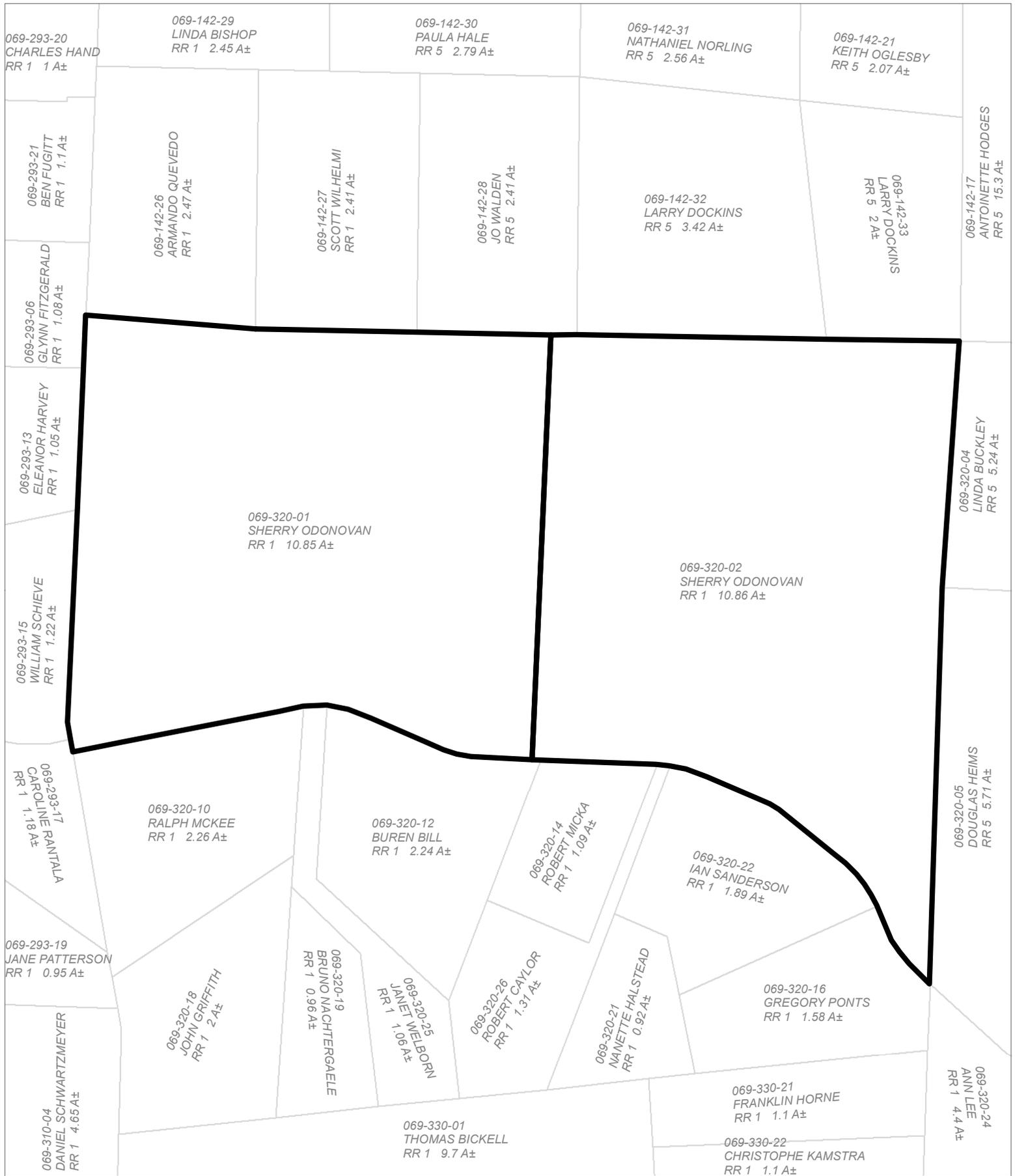
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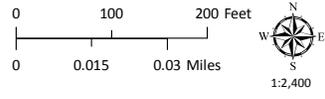
Coastal Zone Boundary

HABITATS & RESOURCES

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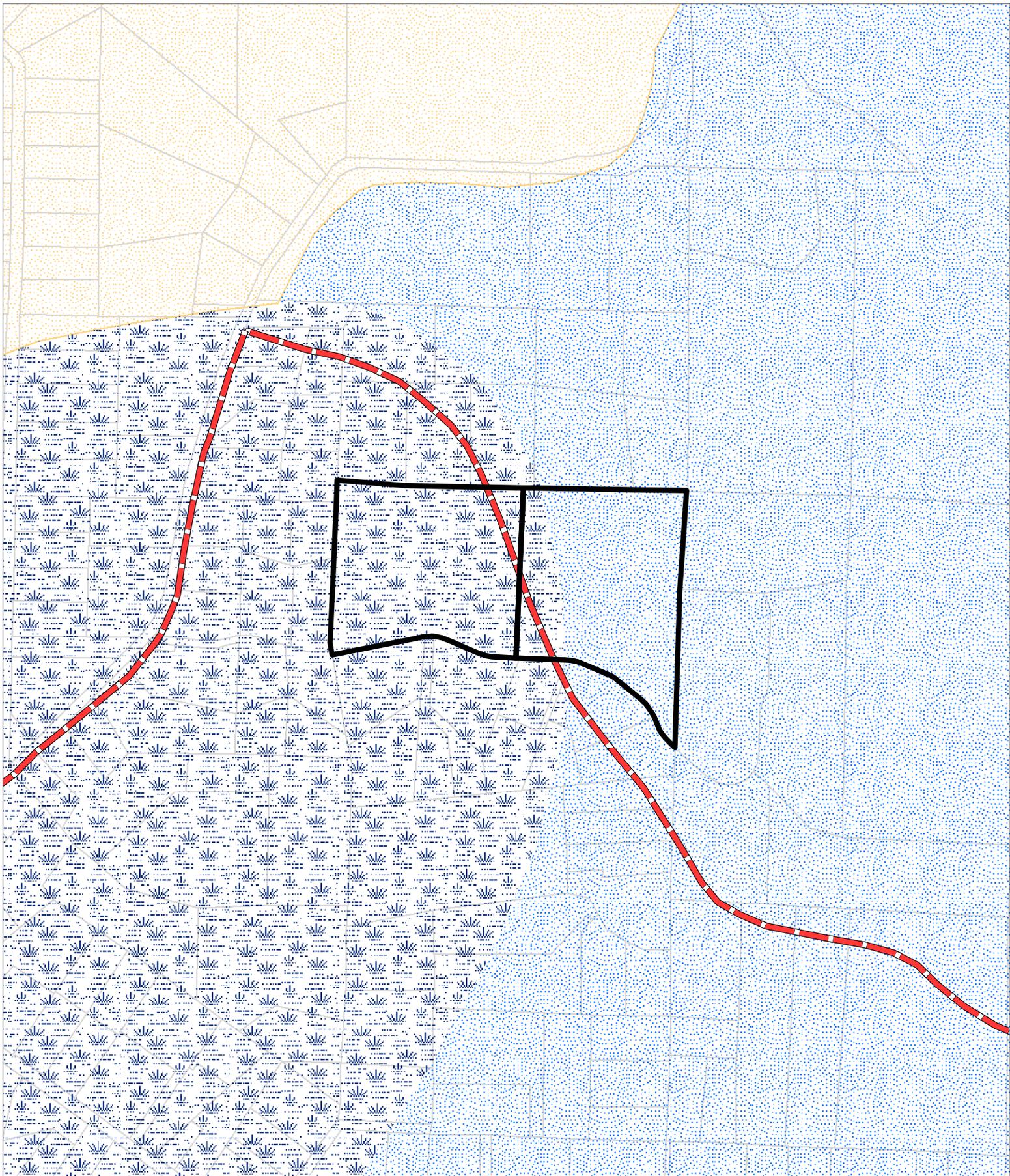


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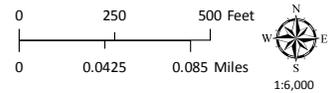
ADJACENT PARCELS

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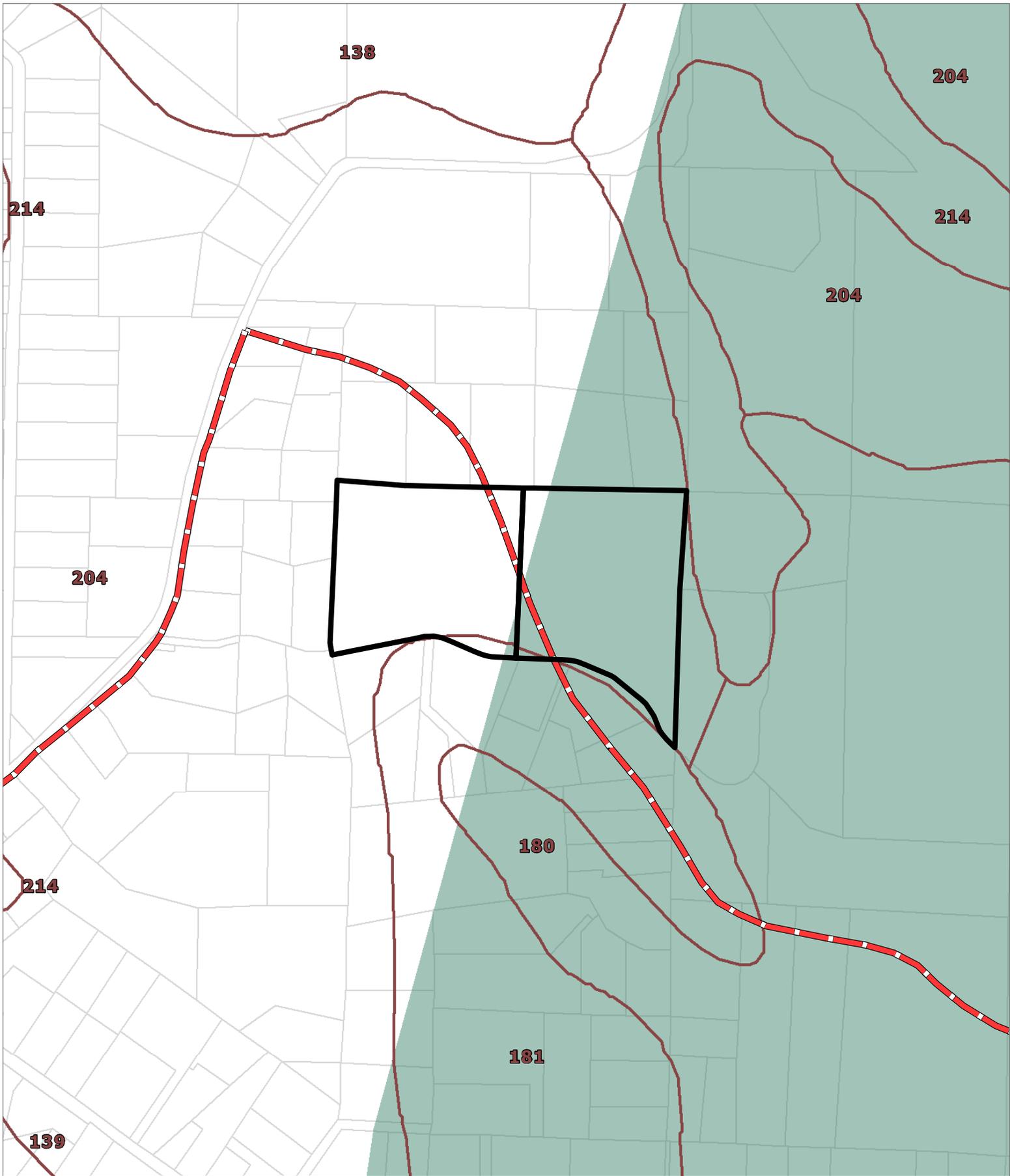
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-  Coastal Zone Boundary
-  Dunes
-  Sufficient Water Resources
-  Marginal Water Resources



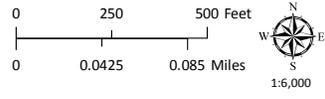
GROUND WATER RESOURCES

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-  Coastal Zone Boundary
-  Western Soil Classes
-  Bishop Pine



LOCAL SOILS

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