



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

IGNACIO "NASH" GONZALEZ, INTERIM DIRECTOR
 JULIA ACKER KROG, ASSISTANT 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

June 24, 2021

Planning – Ukiah
 Department of Transportation
 Environmental Health - Fort Bragg
 Building Inspection - Fort Bragg
 Assessor
 Agriculture Commissioner

Air Quality Management
 Resource Lands Protection Committee
 Department of Forestry/ CalFire
 Prevention
 Resource Management
 Coastal Commission

County Addresser- Russ Ford
 Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: B_2021-0028

DATE FILED: 5/13/2021

OWNER: ISHVI AUM

APPLICANT/AGENT: W VANCE RICKS

REQUEST: Boundary Line Adjustment to reconfigure 4± acres between two separate legal parcels. Parcel A (APN 118-160-06) will decrease from 17.38± acres to 13.38± acres and Parcel B (APN 118-160-35) will increase from 16.89± acres to 20.89± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 1.1 miles south of Caspar, on the west side of State Route 1; located at 13751 Point Cabrillo Drive, Caspar; APN's: 118-160-06 & 118-160-35.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: TIA SAR

RESPONSE DUE DATE: July 8, 2021

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: B_2021-0028

OWNER: ISHVI AUM

APPLICANT: VANCE RICKS

AGENT: VANCE RICKS

REQUEST: Boundary Line Adjustment to reconfigure 4± acres between two separate legal parcels. Parcel A (APN 118-160-06) will decrease from 17.38± acres to 13.38± acres and Parcel B (APN 118-160-35) will increase from 16.89± acres to 20.89± acres.

LOCATION: In the Coastal Zone, 1.1 miles south of Caspar, on the west side of State Route 1; located at 13751 Point Cabrillo Drive, Caspar; APN's: 118-160-06 & 118-160-35.

APN/S: 118-160-06 & 118-160-35

PARCEL SIZE: 17.52± Acres

GENERAL PLAN: Coastal Element Chapter 4.6
Rural Residential (RR10(PD):R)

ZONING: Rural Residential (RR:10)

EXISTING USES: Vacant

DISTRICT: 4

RELATED CASES:

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	RR10-PD	RR10:PD	28.82± Acre	Residence
EAST:	RR10-PD	RR10:PD	1.4± Acre	Vacant
SOUTH:	RR10-PD	RR10:PD	10.55± Acre	Residence
WEST:	RR5-PD	RR5:PD	1.79± Acre	Residence

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Assessor's Office
- Building Division FB
- County Addresser
- Department of Transportation (DOT)

- Environmental Health (FB)
- Planning Division (Ukiah)
- Resource Lands Protection Com.

STATE

- CALFIRE (Land Use)

- CALFIRE (Resource Management)
- California Coastal Commission

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: TIA SAR

DATE: 6/23/2021

ENVIRONMENTAL DATA

1. MAC:

GIS
NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
Mendocino Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS
Grazing Land (G) and Rural Residential and Rural Commercial

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
Critical Water Areas

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
Western Soil Classes 214, 161, 117 & 125

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
YES

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
NO

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 (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

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS
Existing Shoreline Access

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500
Non-Prime and Beach Deposits and Stream Alluvium and Terraces (Zone 3)-Intermediate Shaking

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496
Barren Upland and Intermittent Stream

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
YES

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
HIGHLY SCENIC

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9
NO

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020
NO



Planning and Building Services

Case No: B 2021-0028
CalFire No:
Date Filed: 5/13/21
Fee: 43,076
Receipt No: 41981
Received By: RDF
<i>Office use only</i>

APPLICATION FORM

APPLICANT
Name: W. Vance Ricks Phone: (707) 891-3414

Mailing Address: 10580 West Road
City: Redwood Valley State/Zip: Ca. 95470 email: vancestr@gmail.com

PROPERTY OWNER
Name: Ishvi Aum Phone: (707) 937-3624

Mailing Address: P.O. Box 1033
City: Mendocino State/Zip: Ca. 95460 email: ishvi@aumconstruction.com

AGENT
Name: _____ Phone: _____

Mailing Address: _____
City: _____ State/Zip: _____ email: _____

Assessor's Parcel Number(s)	Parcel Owner(s)	Street Address	Acreage Adjusted	
			Before	After
118-160-06 (Lot "A")	Ishvi Aum	13751 Point Cabrillo Dr	17.38±	13.38±
118-160-35(Lot "B")	Ishvi Aum	13501 Point Cabrillo Dr	16.89±	20.89±

Briefly describe the proposed parcel adjustments: (Acreage to be adjusted from Assessor's Parcel Number into Assessor's Parcel Number, etc.):
Adjusting approximately 4± acre from Lot "A" to Lot "B"

I certify that the information submitted with this application is true and accurate.
W. Vance Ricks 5/5/21 Ishvi Aum 5/5/21
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

1. Are there existing structures on the property? Yes No
If yes, describe below, and identify the use of each structure on the map to be submitted with your application.

2. 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?

3. Lot area (within property lines): 34.27 square feet acres.

4. Lot Coverage:

<u>LOT 1</u>	Existing	Proposed after Adjustment
Building Coverage	0 _____ sq ft	0 _____ sq ft
Paved Area	0 _____ sq ft	0 _____ sq ft
Landscaped Area	0 _____ sq ft	0 _____ sq ft
Unimproved Area	0 _____ sq ft	0 _____ sq ft
TOTAL:	0 _____ sq ft	0 _____ sq ft

<u>LOT 2</u>	Existing	Proposed after Adjustment
Building Coverage	0 _____ sq ft	0 _____ sq ft
Paved Area	0 _____ sq ft	0 _____ sq ft
Landscaped Area	0 _____ sq ft	0 _____ sq ft
Unimproved Area	0 _____ sq ft	0 _____ sq ft
TOTAL:	0 _____ sq ft	0 _____ sq ft

(If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet.)

5. Parking will be provided as follows:

LOT 1	Existing Spaces 0 _____	Proposed Spaces 0 _____
LOT 2	Existing Spaces 0 _____	Proposed Spaces 0 _____

(If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet.)

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: _____

<p>7. Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, how many acres will be converted? _____ acres. (An agricultural economic feasibility study may be required.)</p>	
<p>8. Will the alteration of parcel boundaries create any new building sites which are visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>9. Will the alteration of parcel boundaries create any new building sites which are visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

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



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

ACKNOWLEDGMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors in Resolution No.'s 11-072, 16-150, 18-122 and 19-170):

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended

al

Applicant Signature

5/5/21

Date

OFFICE USE ONLY:

Project or Permit Number



Mendocino County

Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: W VANCE RICKS
10580 WEST RD

REDWOOD VALLEY CA 95470

Project Number: B_2021-0028
Project Description: Aum.Coastal.2pcls.Mendocino
Site Address: 13751 POINT CABRILLO DR

B_2021-0028

Receipt: PRJ_041981

Date: 5/13/2021

Pay Method: CHECK 1982

Received By: RUSSELL FORD

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
ASSESSOR FEES	1100-1120-826390		\$165.00
DIVISION OF LAND ASSESSOR FEE			\$165.00
BASE FEES	1100-2851-826180	2	\$1,098.00
BLA BASE			\$1,098.00
COASTAL	1100-2851-822609		\$941.00
			\$941.00
DOT FEES	1100-1910-826182		\$400.00
BLA DOT FEES DOT1A			\$400.00
EH FEES	1100-4011-822606		\$245.00
BLA EH			\$245.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00

Total Fees Paid: \$3,076.00

NOTICE OF
FENCING PROJECT





PROFF OF OWNERSHIP

RECORDING REQUESTED BY:
Redwood Empire Title Company of Mendocino
County

**Mail Tax Statements and
When Recorded Mail Document To:**

Ishvi Aum
PO Box 1033
Mendocino, CA 95460

2021-01009
Recorded at the request of:
REDWOOD EMPIRE TITLE
01/25/2021 09:48 AM
Fee: \$16.00 Pgs: 1 of 2

OFFICIAL RECORDS
Katrina Bartolomie - Clerk-Recorder
Mendocino County, CA



	\$20.00
	PAID
X	PCO
	FILED
	Exempt

Escrow No.: 20210068CW

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s) Documentary Transfer Tax stamps in the sum of \$341.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated area of Mendocino

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James O. Johnson and Anita M. Johnson, Trustees of the James O. Johnson and Anita M. Johnson Revocable Trust

hereby GRANT(S) to

Ishvi Aum, an unmarried man

the following described real property:

Tract One:

A portion of Section 12, Township 17 North, Range 18 West, M.D.M., described as follows:

Beginning at a fence post marking the Northeast corner of lands now owned by Martin Brinzing and known as the one quarter Section corner in the East boundary of Section 12, Township 17 North, Range 18 West, M.D.M., run South along said Section line on the boundary of land owned by Brinzing and Fratis a distance of 937.7 feet; thence leaving said section line run North 69° West across the lands of Brinzing a distance of 1340 feet to an iron pipe marking the Northeast corner of an acre of land owned by Berglund; thence West along the North line of Berglund 97 feet, more or less, to the East boundary of the State Highway No. 1; thence along said East boundary North 19° East, a distance of 490.8 feet to the Northwest corner of lands owned by Brinzing; thence East on the line between Brinzing and Fratis 1194 feet to the point of beginning.

Excepting therefrom that portion of said land as described in that certain Grant Deed to the State of California, recorded January 16, 1964, in Book 648, page 497, Mendocino County Records.

Tract Two:

That portion of Section 12, Township 17 North, Range 18 West, Mount Diablo Base and Meridian, conveyed to the State of California by deed recorded January 16, 1964, in Book 648 of Official Records, page 497, Mendocino County Records, which lies within the following described boundaries:

Beginning at the Southwesterly terminus of the course numbered (5) in said deed to the State of California;

(1) Thence, North 1° 03' East, 14.67 feet;

(2) Thence, North 60° 40' 04" East, 39.45 feet to the North line of the land described in said deed to the State of California;

(3) Thence, along said North line, South 88° 46' 06" East, 25.98 feet to the Northeasterly terminus of said course numbered (5);

(4) Thence, along said course, South 61° 8' West, 69.26 feet to the point of beginning.

The bearings and distance used in the above description are on the California Coordinate System, Zone 2. Multiply distance shown by 1.0000807 to obtain ground distances.

APN: 118-160-06

Dated: January 19, 2021

James O. Johnson and Anita M. Johnson, Trustees of the
James O. Johnson and Anita M. Johnson Revocable Trust

[Handwritten signature of James O. Johnson]
James O. Johnson, Trustee

[Handwritten signature of Anita M. Johnson]
Anita M. Johnson, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

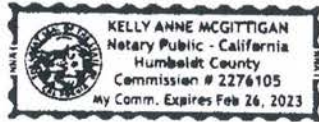
State of California
County of Humboldt
On January 20, 2021 before me,
Kelly Anne McGittigan, Notary Public,
personally appeared James O. Johnson and Anita M. Johnson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature *[Handwritten Signature]* (Seal)



Recording requested by (name):
Ishvi Aum
When recorded, mail to
and mail tax statements to:
Ishvi Benzvi Aum
PO Box 1033
Mendocino CA 95460

2020-16027
Recorded at the request of
ISHVI AUM
11/25/2020 09:28 AM
Fee: \$100.00 Pgs: 1 of 5

OFFICIAL RECORDS
Katrina Bartolomie - Clerk-Recorder
Mendocino County, CA



	\$20.00
	PAID
X	PCO
	FILED
	Exempt

Recorder's Use Only

GRANT DEED

Assessor's Parcel No.: 118-160-35

DOCUMENTARY TRANSFER TAX \$	<u>0.00</u>
EXEMPTION (R&T CODE) RTC	<u>11930</u>
EXPLANATION	<u>Transfer between spouses</u>
<u>Nancy Susan Lebrun</u>	
Signature of Declarant or Agent determining tax	

For a valuable consideration, receipt of which is hereby acknowledged,

GRANTOR(S) Nancy Susan Lebrun, a married woman, spouse of the Grantee herein
(owners who are signing deed)

(current owner(s) form of title)

hereby grant(s) to GRANTEE(S) Ishvi Benzvi Aum, a married man
(new owners, including current owners if staying on title)

as his sole and separate property
(new owner(s) form of title)

the following real property in the City of _____, County of
Mendocino, California (insert legal description):

See Exhibits "A" and "B" attached hereto

THE GRANTOR IS EXECUTING THIS INSTRUMENT FOR THE PURPOSE OF RELINQUISHING ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST, INCLUDING, BUT NOT LIMITED TO, ANY COMMUNITY PROPERTY INTEREST IN AND TO THE LAND DESCRIBED HEREIN AND PLACING TITLE IN THE NAME OF THE GRANTEE AS HIS SOLE AND SEPARATE PROPERTY.

Date: 11/18/2020

Nancy Susan Lebrun
(Signature of declarant)
Nancy Susan Lebrun
(Print name)

Date: _____

(Signature of declarant)

(Print name)

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of MENDOCINO)

On NOV. 18, 2020 before me, C. SOUTHERS, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared NANCY SUSAN LEBRUN
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature C. SOUTHERS

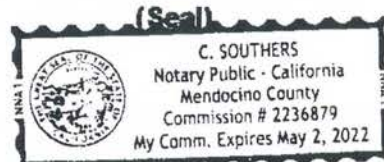


EXHIBIT "A"
 Legal Description:
Resulting Parcel "A"

This deed is given pursuant to Mendocino County Coastal Development Boundary Line Adjustment B_2019-0012 and is intended to create no new parcel.

This 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.

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.

Any and all lands and any and all interest thereto lying within the following described real property.

All that certain real property situate in the unincorporated area of the County of Mendocino, State of California and lying within the Southeast Quarter of Section 12, Township 17 North, Range 18 West, Mount Diablo Base and Meridian, more particularly described as follows:

Beginning at a ¼" rebar tagged "LS 3184" on the Westerly line of California State Highway One, at the Southerly terminus of the course, *North 01°08'00" East, 342.16 feet* as shown on that certain Record of Survey, recorded September 17, 1991 and filed in Map Case 2, Drawer 54, Page 18, Mendocino County Records; thence from said **Point of Beginning**, along the exterior boundary lines of the Land to be described as follows: *North 89°50'32" West, 1183.20 feet (Record = North 89°50'43" West)* to a ¼" iron pipe, with no tag on the Easterly Right-of-Way of the former State Highway One, now Point Cabrillo Road, County Road Number 564; thence along said Easterly Right-of-Way, *North 02°46'01" East, 203.74 feet*; thence along a curve to the right, having a radius of 10120.00 feet, thru a central angle of *02°57'40"*, an arc length of 523.01 feet; thence along a reverse curve to the left, having a radius of 1220.00 feet, thru a central angle of *05°44'35"*, an arc length of 122.29 feet (*Record = central angle 06°55'55", arc length 147.60 feet*) to a ¼" rebar tagged "LS 3184"; thence leaving said Easterly Right-of-Way, *South 88°54'48" East, 117.83 feet (Record = South 88°51'30" East, 117.69 feet)* to a ¼" rebar tagged "LS 3184"; thence *North 28°27'11" East, 400.45 feet (Record = North 28°28'48" East, 400.39 feet)* to a ¼" rebar tagged "LS 3184"; thence *South 68°10'20" East, 902.11 feet (Record = South 68°12'02" East, 901.80 feet)* to a ¼" rebar tagged "LS 3184 on the Westerly line of said State Highway One; thence along said Westerly line, *South 01°09'33" West, 172.95 feet (Record = South 01°08'00" West, 173.01 feet)*; thence *South 08°00'07" West, 201.41 feet (Record = South 07°58'34" West, 201.46 feet)*; thence *South 07°55'51" East, 151.88 feet (Record = South 07°57'24" East, 151.92 feet)*; thence *South 01°09'33" West, 342.08 feet (Record = South 01°08'00" West, 342.16 feet)* to the **Point of Beginning**.

Excepting therefrom that portion of the above described parcel, more particularly described as follows:

Beginning at a ¼" rebar tagged "LS 3184" on the Westerly line of California State Highway One, at the Southerly terminus of the course, *North 01°08'00" East, 342.16 feet* as shown on that certain Record of Survey, recorded September 17, 1991 and filed in Map Case 2, Drawer 54, Page 18, Mendocino County Records; thence from said **Point of Beginning**, along the exterior boundary lines of the Land to be described as follows: *North 89°50'32" West, 1183.20 feet (Record = North 89°50'43" West)* to a ¼" iron pipe, with no tag on the Easterly Right-of-Way of the former State Highway One, now Point Cabrillo Road, County Road Number 564; thence along said Easterly Right-of-Way, *North 02°46'01" East, 203.74 feet*; thence along a curve to the right, having a radius of 10120.00 feet, thru a central angle of *00°33'48"*, an arc length of 99.50 feet; thence leaving said Right-of-Way, *North 83°37'00" East, 1169.13 feet* to the Westerly line of said State Highway One; thence along said Westerly line, *South 07°55'51" East, 95.00 feet (Record = South 07°57'24" East)*; thence *South 01°09'33" West, 342.08 feet (Record = South 01°08'00" West, 342.16 feet)* to the **Point of Beginning**.

EXHIBIT "A"
Legal Description:
Resulting Parcel "A"

Containing 16.89 Acres more or less

Portion of APNs 118-160-33 & 34

Prepared by,



W. Vance Ricks, PLS 8594

Dated: 29 July, 2019,

File No. 18-71



EXHIBIT "B"
Legal Description:
Resulting Parcel "B"

This deed is given pursuant to **Mendocino County Coastal Development Boundary Line Adjustment B_2019-0012** and is intended to create no new parcel.

This 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.

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.

Any and all lands and any and all interest thereto lying within the following described real property.

All that certain real property situate in the unincorporated area of the County of Mendocino, State of California and lying within the Southeast Quarter of Section 12, Township 17 North, Range 18 West, Mount Diablo Base and Meridian, more particularly described as follows:

Beginning at a ¼" rebar tagged "LS 3184" on the Westerly line of California State Highway One, at the Southerly terminus of the course, *North 01°08'00" East, 342.16 feet* as shown on that certain Record of Survey, recorded September 17, 1991 and filed in Map Case 2, Drawer 54, Page 18, Mendocino County Records; thence from said Point of Beginning, along the exterior boundary lines of the Land to be described as follows: *North 89°50'32" West, 1183.20 feet (Record = North 89°50'43" West)* to a ¼" iron pipe, with no tag on the Easterly Right-of-Way of the former State Highway One, now Point Cabrillo Road, County Road Number 364; thence along said Easterly Right-of-Way, *North 02°46'01" East, 203.74 feet*; thence along a curve to the right, having a radius of 10120.00 feet, thru a central angle of 00°33'48", an arc length of 99.50 feet; thence leaving said Right-of-Way, *North 83°37'00" East, 1169.13 feet* to the Westerly line of said State Highway One; thence along said Westerly line, *South 07°55'51" East, 95.00 feet (Record = South 07°57'24" East)*; thence *South 01°09'33" West, 342.08 feet (Record = South 01°08'00" West, 342.16 feet)* to the Point of Beginning.

Containing 10.00 Acres more or less

Portion of APNs 118-160-33 & 34

Prepared by,

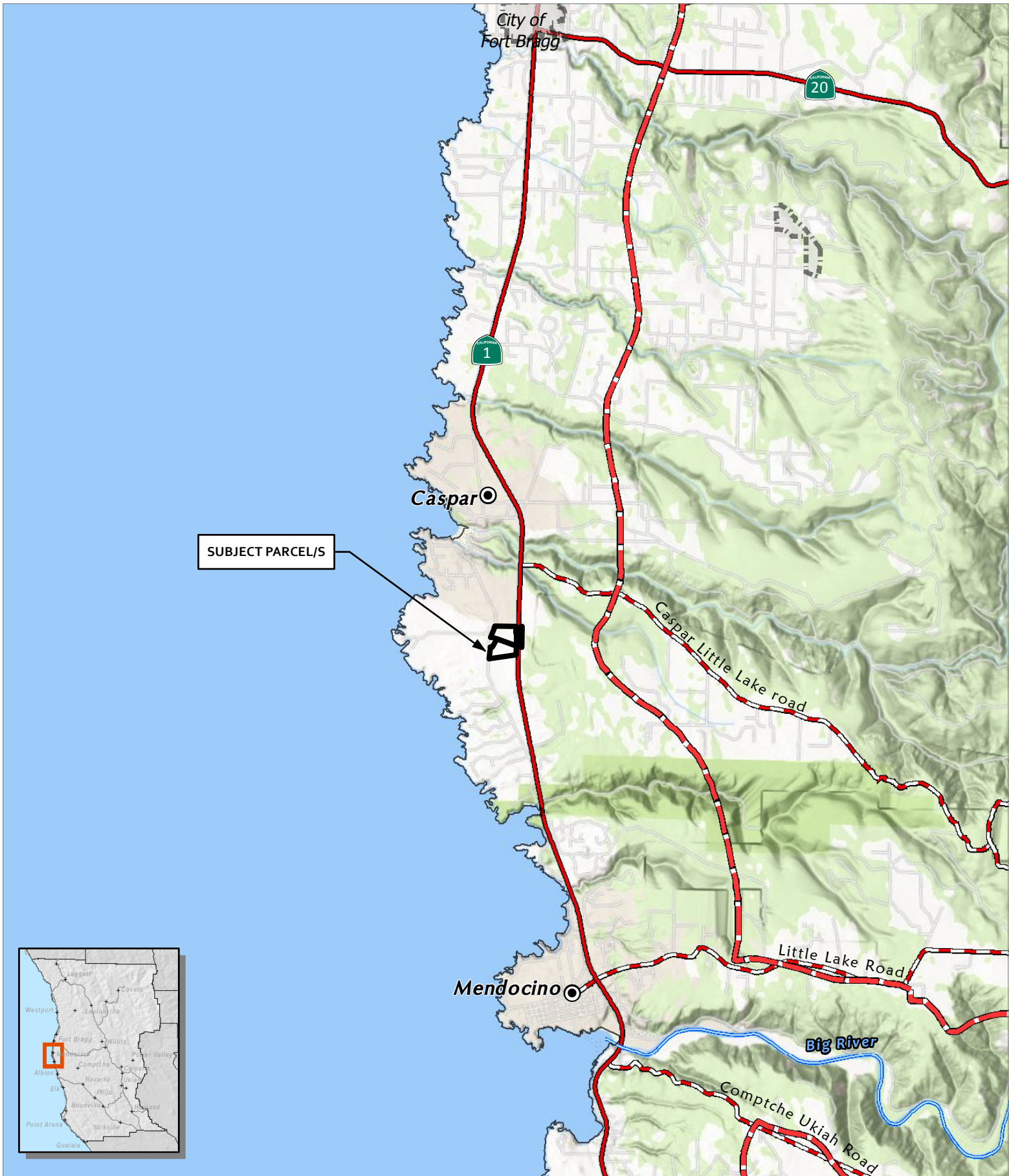


W. Vance Ricks, PLS 8594

Dated: 29 July, 2019,

File No. 18-71



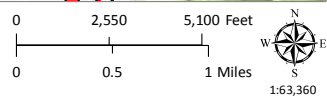


SUBJECT PARCEL/S



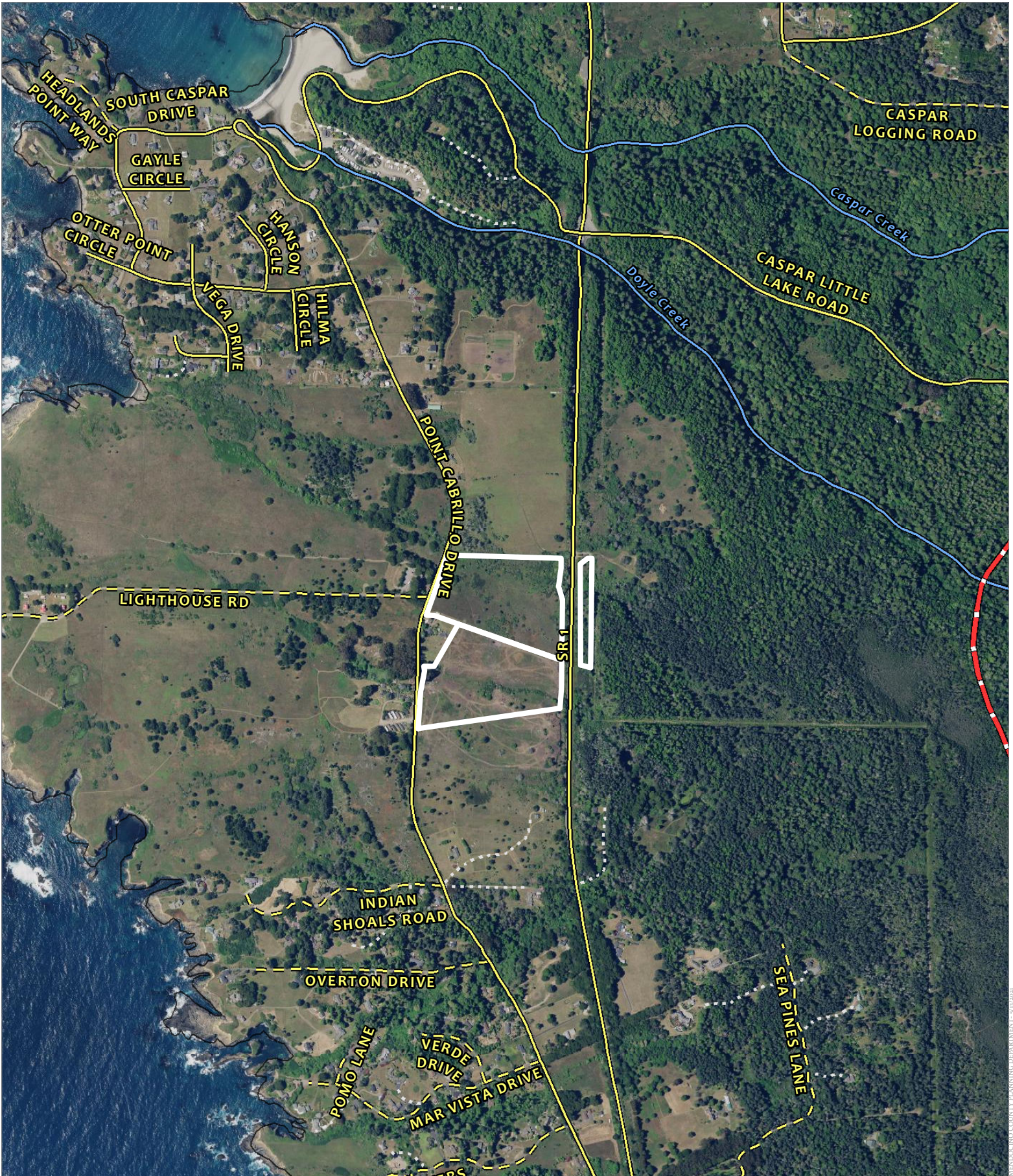
CASE: B 2021-0028
 OWNER: AUM, Ishvi
 APN: 118-160-06, 35
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino

- Major Towns & Places
- Highways
- Major Roads
- City Limits
- Coastal Zone Boundary



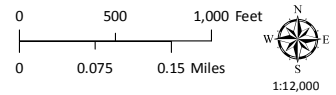
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT 5/12/2021



CASE: B 2021-0028
 OWNER: AUM, Ishvi
 APN: 118-160-06, 35
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino

- Coastal Zone Boundary
- Private Roads
- Named Rivers
- Public Roads



AERIAL IMAGERY





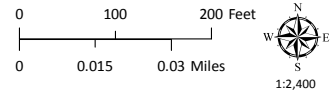
LIGHTHOUSE
RD

POINT CABRILLO DRIVE

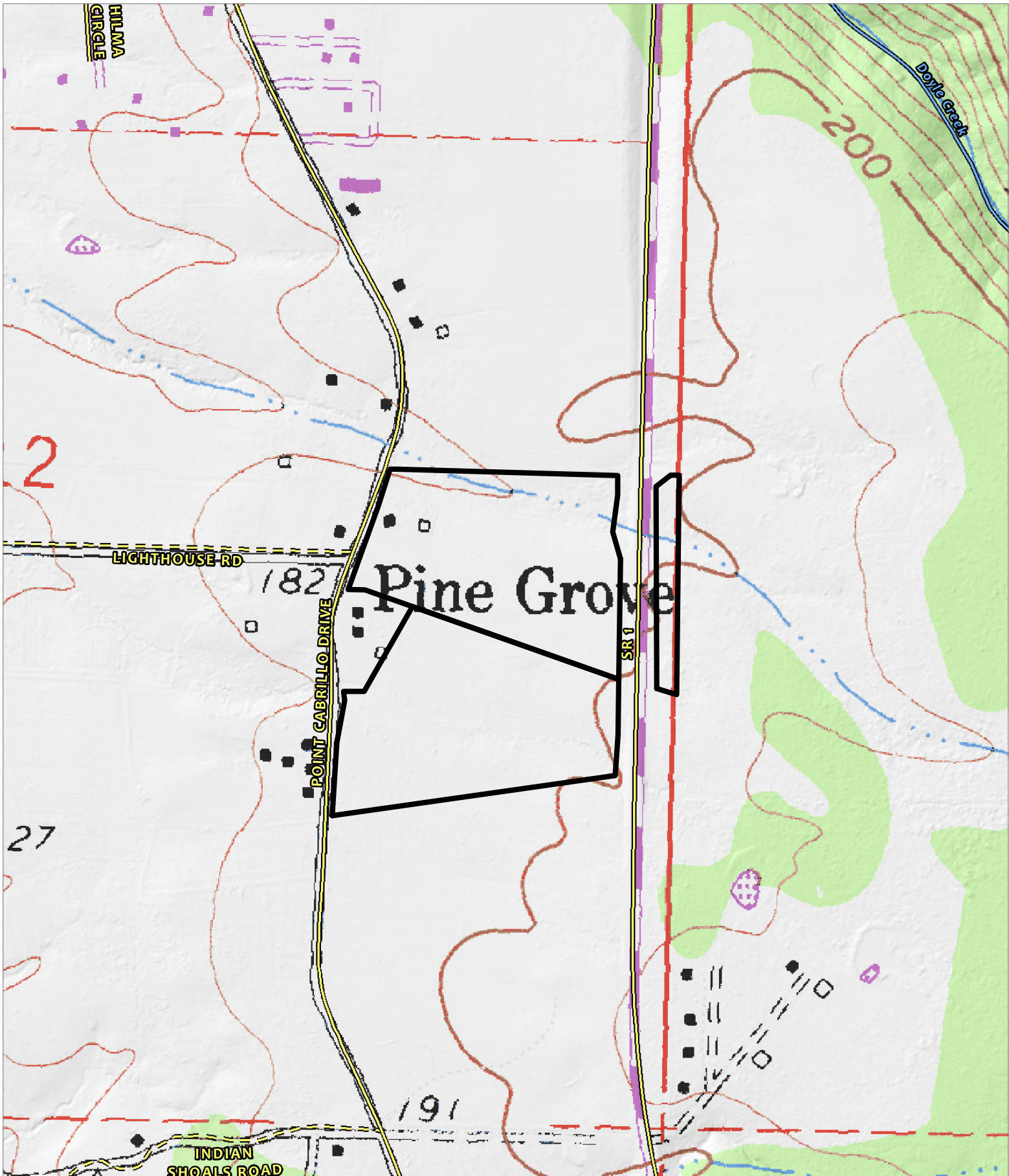
SR 1

CASE: B 2021-0028
OWNER: AUM, Ishvi
APN: 118-160-06, 35
APLCT: W. Vance Ricks
AGENT: W. Vance Ricks
ADDRESS: 13501 Point Cabrillo Drive, Mendocino




 Public Roads
 Private Roads

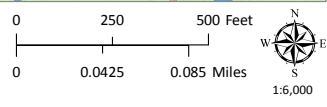


AERIAL IMAGERY



CASE: B 2021-0028
 OWNER: AUM, Ishvi
 APN: 118-160-06, 35
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino

-  Named Rivers
-  Public Roads
-  Private Roads

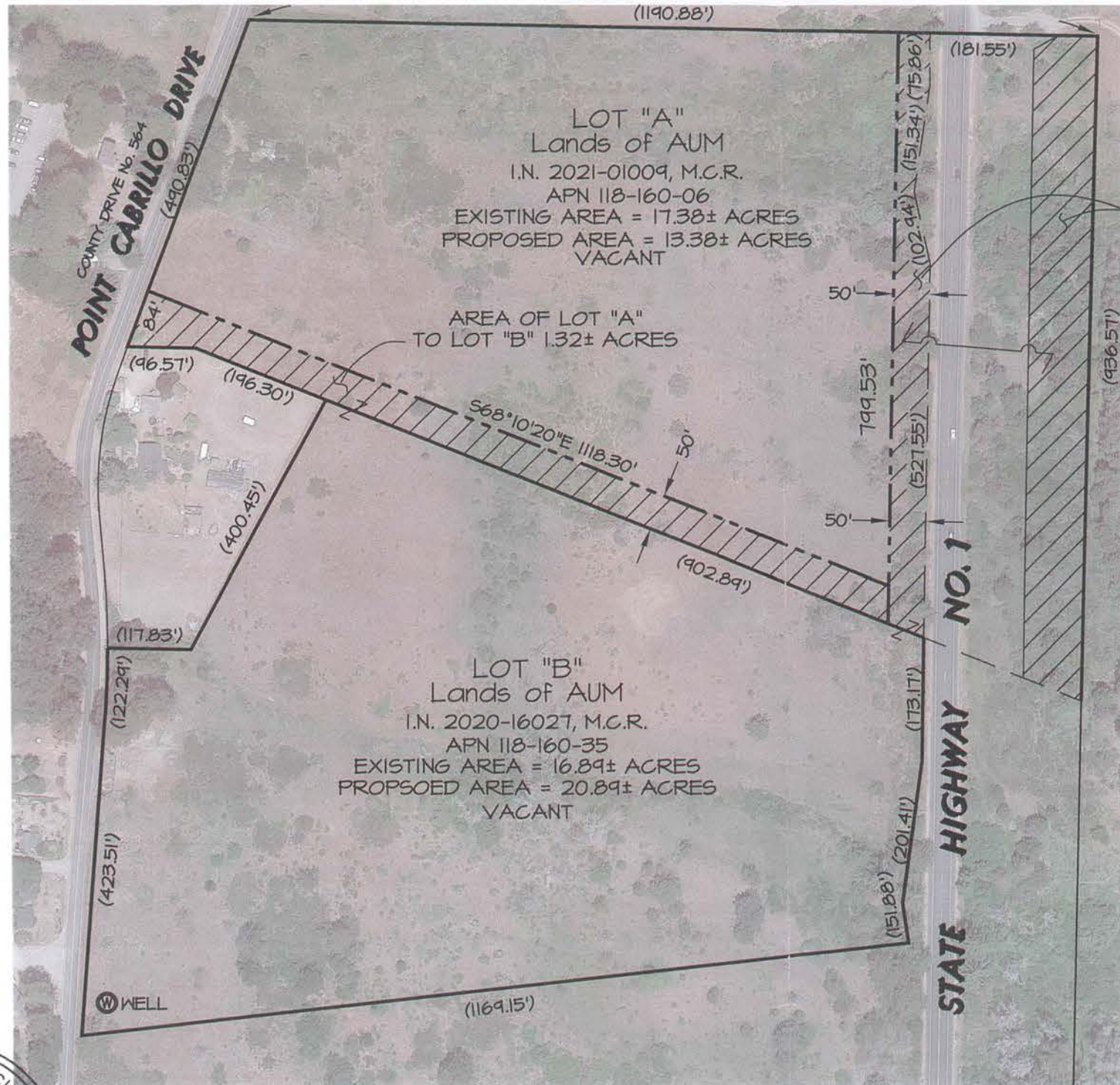
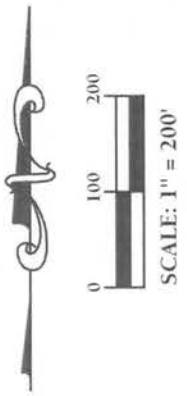


TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/13/2021

BOUNDARY LINE ADJUSTMENT EXHIBIT

Lands of AUM
 13501 & 13751 POINT CABRILLO DRIVE
 APNs 118-160-06 & 35



LEGEND

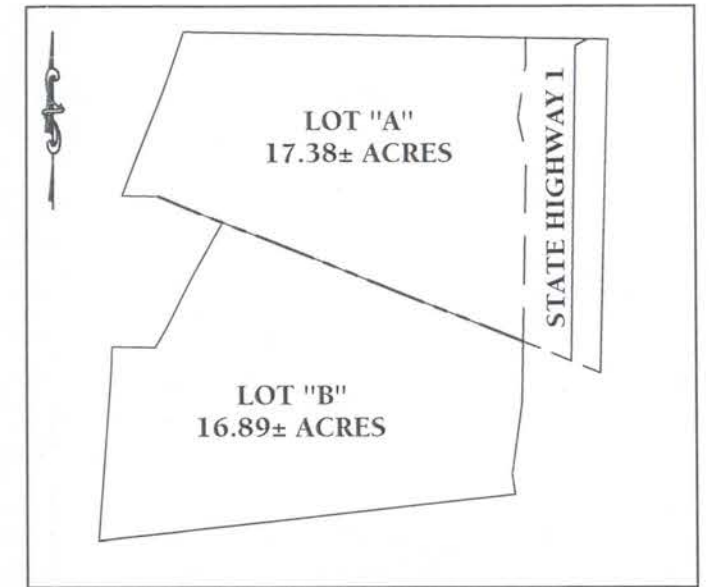
- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- APN ASSESSOR'S PARCEL NUMBER

AREA OF LOT "A"
 TO LOT "B" 2.68± ACRES

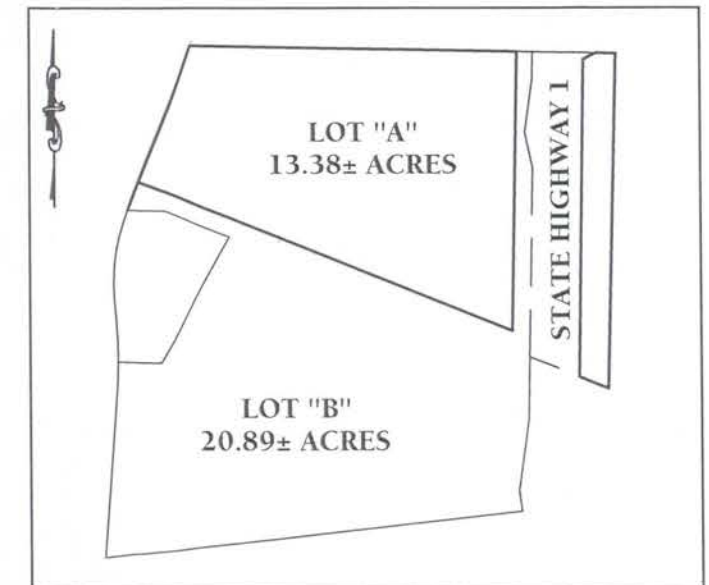
AREA OF LOT "A"
 TO LOT "B" 1.32± ACRES

LOT "B"
 Lands of AUM
 I.N. 2020-16027, M.C.R.
 APN 118-160-35
 EXISTING AREA = 16.89± ACRES
 PROPOSED AREA = 20.89± ACRES
 VACANT

LOT "A"
 Lands of AUM
 I.N. 2021-01009, M.C.R.
 APN 118-160-06
 EXISTING AREA = 17.38± ACRES
 PROPOSED AREA = 13.38± ACRES
 VACANT



EXISTING CONFIGURATION
 NO SCALE



PROPOSED CONFIGURATION
 NO SCALE

W. VANCE RICKS
 No. 8394
 STATE OF CALIFORNIA
 30 APRIL, 2021
 FILE No. 18-71

VANCE
LAND SURVEYING
 10580 WEST ROAD REDWOOD VALLEY, CA. (707) 891-8414

RR5 [RR1]

FL


TP

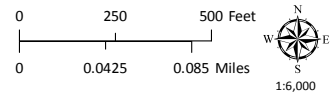
OS

RR5:PD

RR10:PD

RR5 [RR1]

 Zoning Districts



CASE: B 2021-0028
 OWNER: AUM, Ishvi
 APN: 118-160-06, 35
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino

ZONING DISPLAY MAP

RR 5 [RR 1]

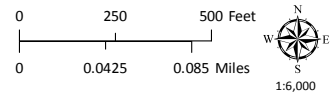
FL 160

OS

RR 5-PD

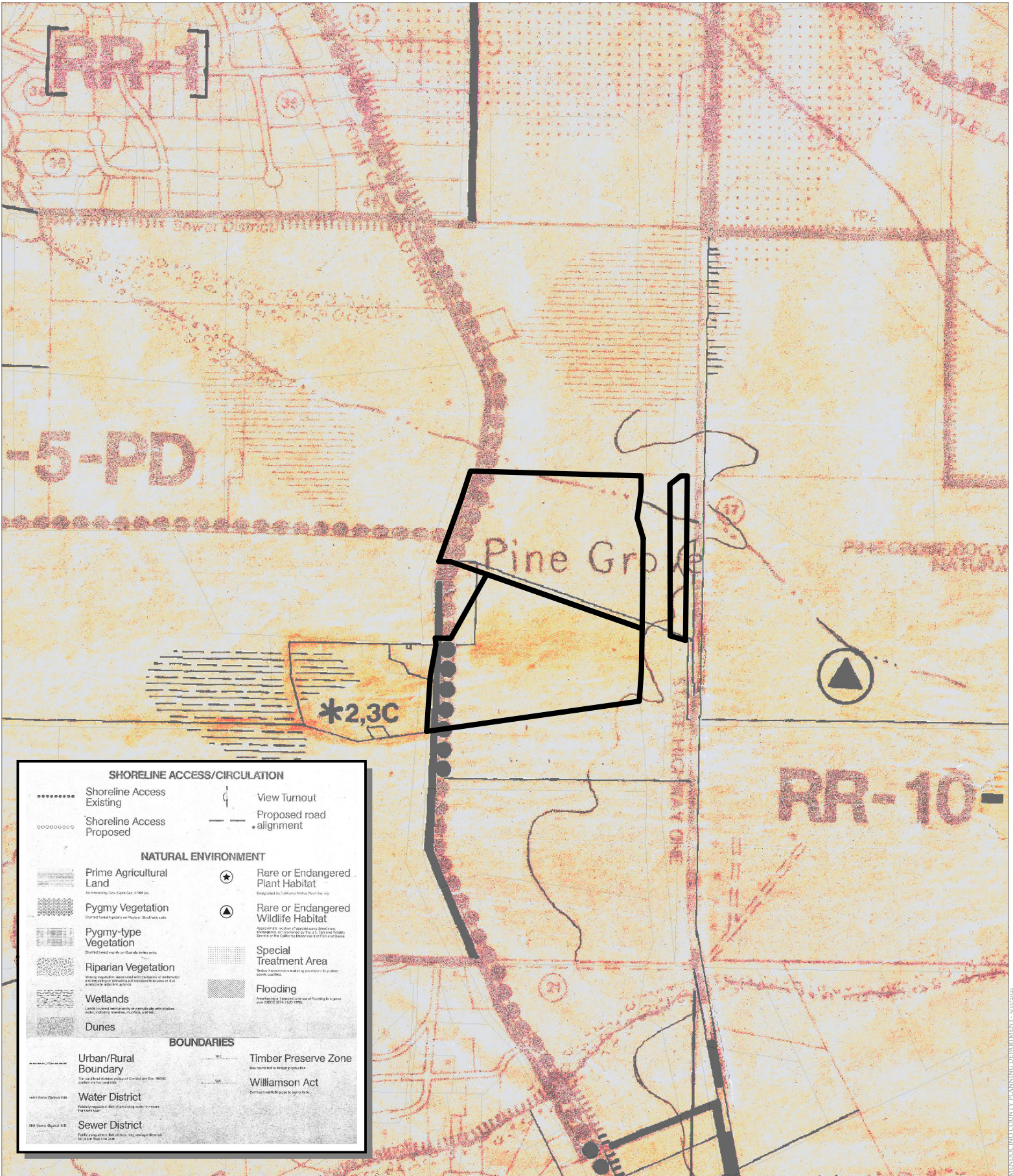
RR 10-PD

General Plan Classes

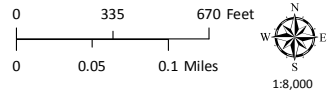


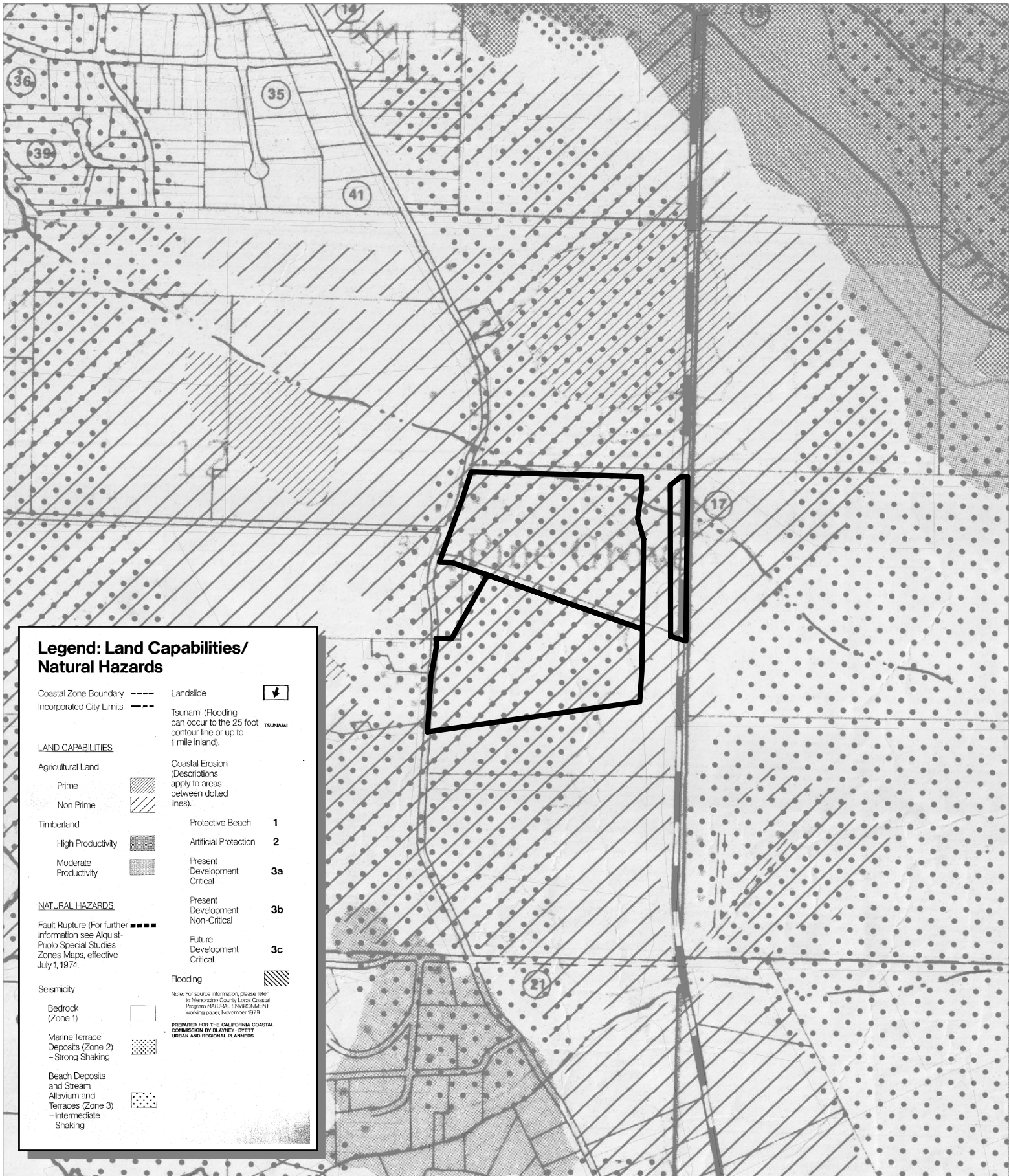
CASE: B 2021-0028
 OWNER: AUM, Ishvi
 APN: 118-160-06, 35
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino

GENERAL PLAN CLASSIFICATIONS



CASE: B 2021-0028
 OWNER: AUM, Ishvi
 APN: 118-160-06, 35
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino





Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary - - - - -
 Incorporated City Limits - - - - -

LAND CAPABILITIES

Agricultural Land
 Prime [diagonal lines] Non Prime [diagonal lines]

Timberland
 High Productivity [stippled] Moderate Productivity [stippled]

NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974.) [dashed line]

Seismicity
 Bedrock (Zone 1) [white] Marine Terrace Deposits (Zone 2) - Strong Shaking [stippled] Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [dotted]

Landslide [arrow pointing down]

Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). [wavy lines]

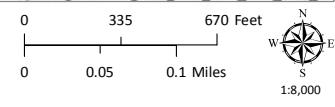
Coastal Erosion (Descriptions apply to areas between dotted lines).
 Protective Beach 1
 Artificial Protection 2
 Present Development Critical 3a
 Present Development Non-Critical 3b
 Future Development Critical 3c

Flooding [diagonal lines]

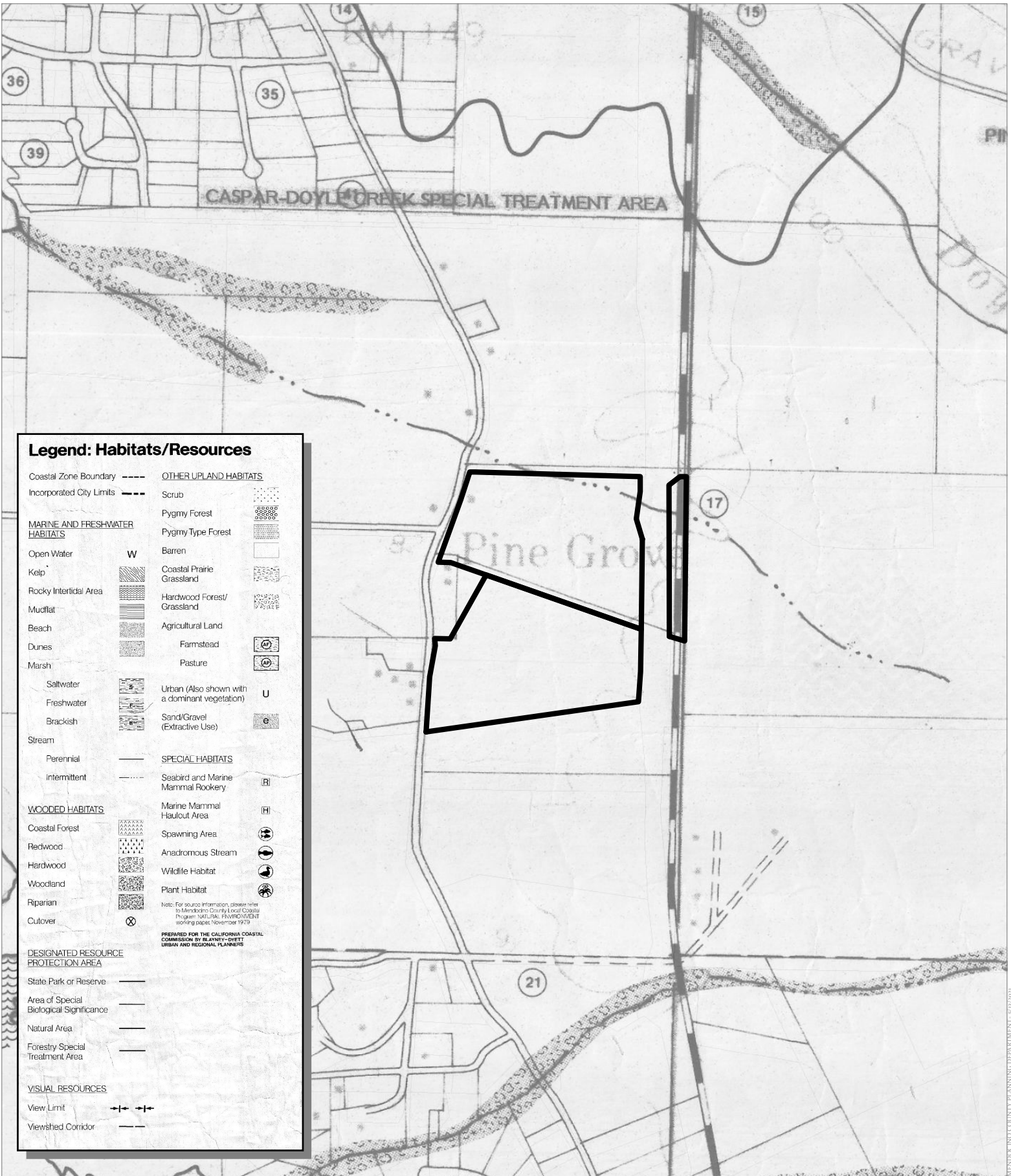
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1975.

PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-TWETT URBAN AND REGIONAL PLANNERS

CASE: B 2021-0028
 OWNER: AUM, Ishvi
 APN: 118-160-06, 35
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino



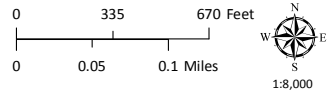
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/2021



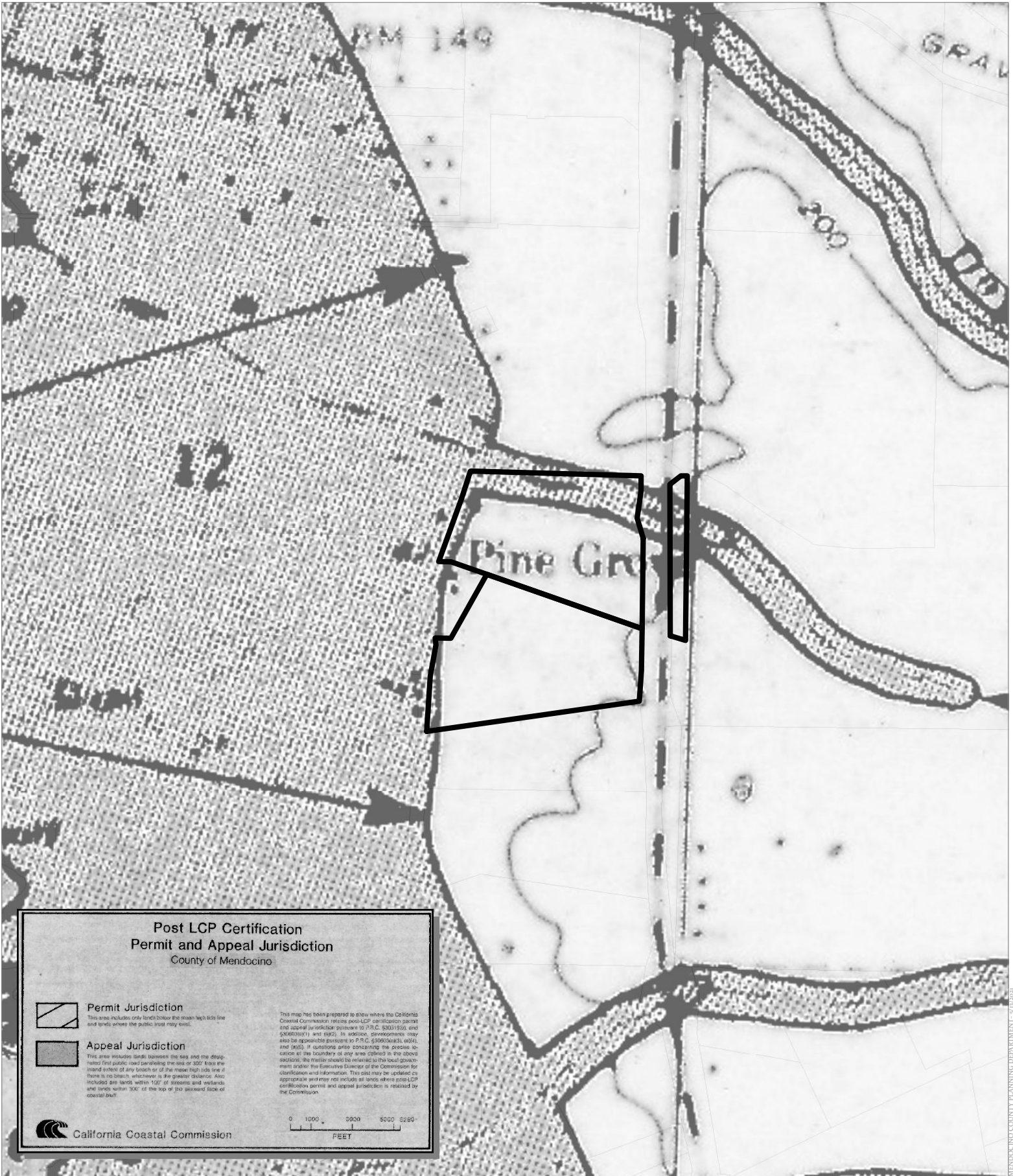
Legend: Habitats/Resources

- Coastal Zone Boundary - - - - -
 - Incorporated City Limits - - - - -
 - MARINE AND FRESHWATER HABITATS**
 - Open Water W
 - Kelp
 - Rocky Intertidal Area
 - Mudflat
 - Beach
 - Dunes
 - Marsh
 - Saltwater
 - Freshwater
 - Brackish
 - Stream
 - Perennial
 - Intermittent
 - WOODED HABITATS**
 - Coastal Forest
 - Redwood
 - Hardwood
 - Woodland
 - Riparian
 - Cutover
 - 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
 - OTHER UPLAND HABITATS**
 - Scrub
 - Pygmy Forest
 - Pygmy Type Forest
 - Barren
 - Coastal Prairie Grassland
 - Hardwood Forest/Grassland
 - Agricultural Land
 - Farmstead
 - Pasture
 - Urban (Also shown with a dominant vegetation) U
 - Sand/Gravel (Extractive Use) e
 - SPECIAL HABITATS**
 - Seabird and Marine Mammal Rookery
 - Marine Mammal Haulout Area
 - Spawning Area
 - Anadromous Stream
 - Wildlife Habitat
 - Plant Habitat
- Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979
- PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY-DYETT URBAN AND REGIONAL PLANNERS

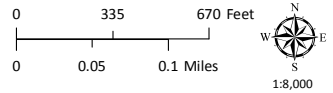
CASE: B 2021-0028
 OWNER: AUM, Ishvi
 APN: 118-160-06, 35
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino



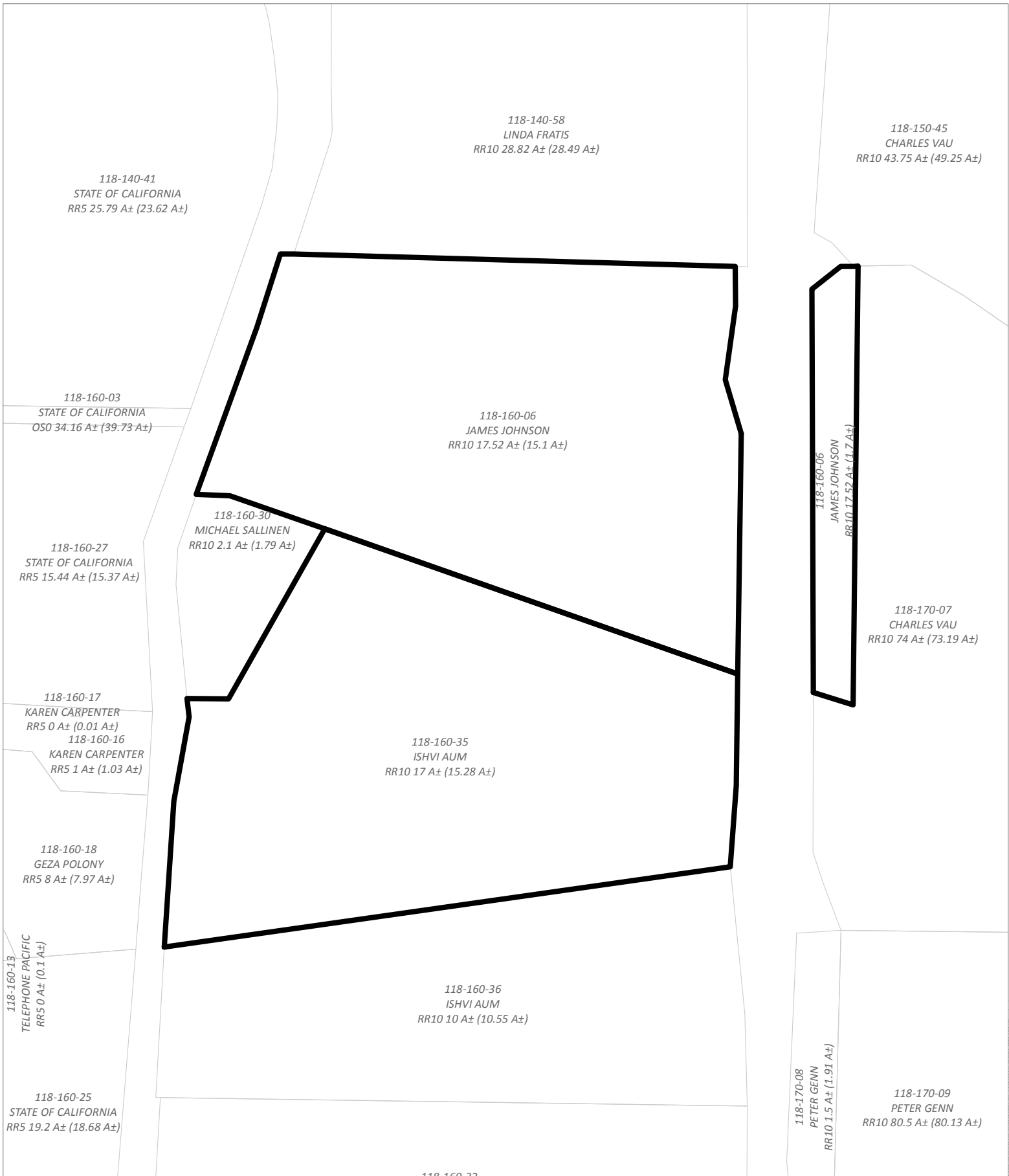
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2021



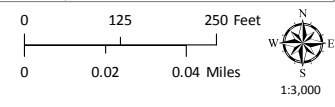
CASE: B 2021-0028
 OWNER: AUM, Ishvi
 APN: 118-160-06, 35
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino



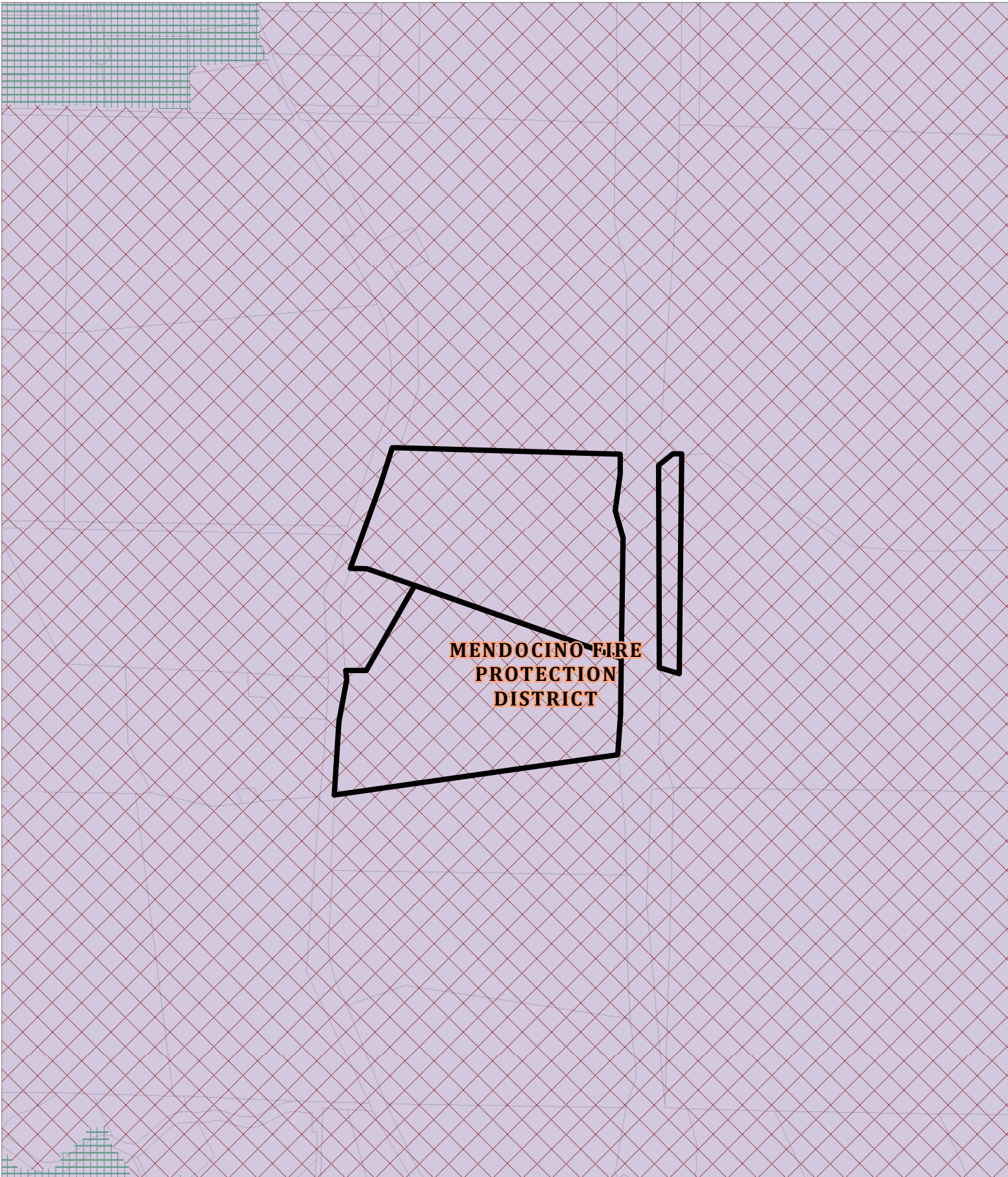
MENDOCINO COUNTY PLANNING DEPARTMENT - 5/2021






CASE: B 2021-0028
 OWNER: AUM, Ishvi
 APN: 118-160-06, 35
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino

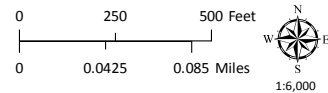


ADJACENT PARCELS

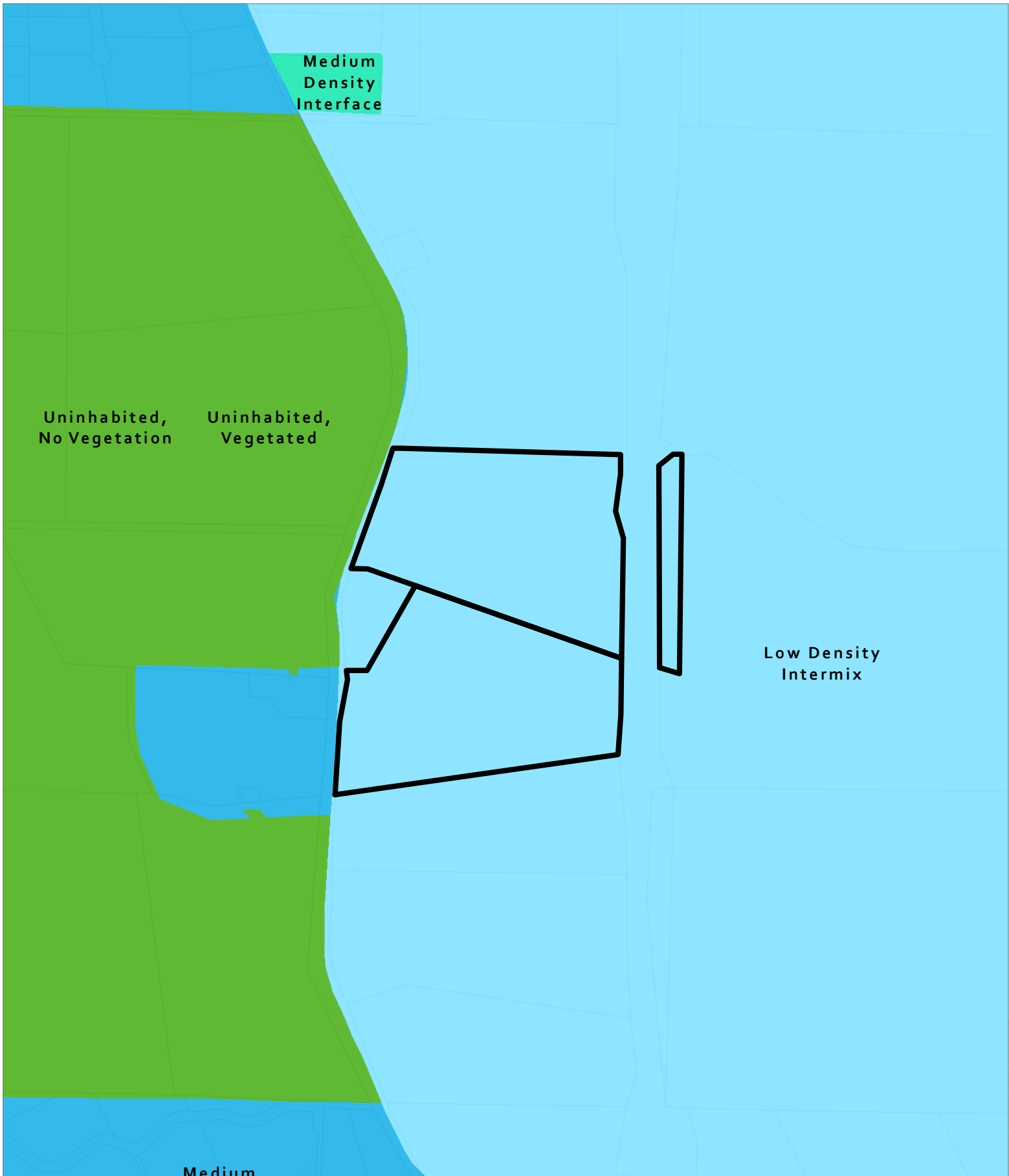


CASE: B 2021-0028
 OWNER: AUM, Ishvi
 APN: 118-160-06, 35
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino

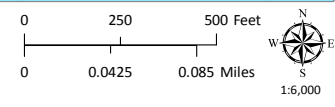
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts

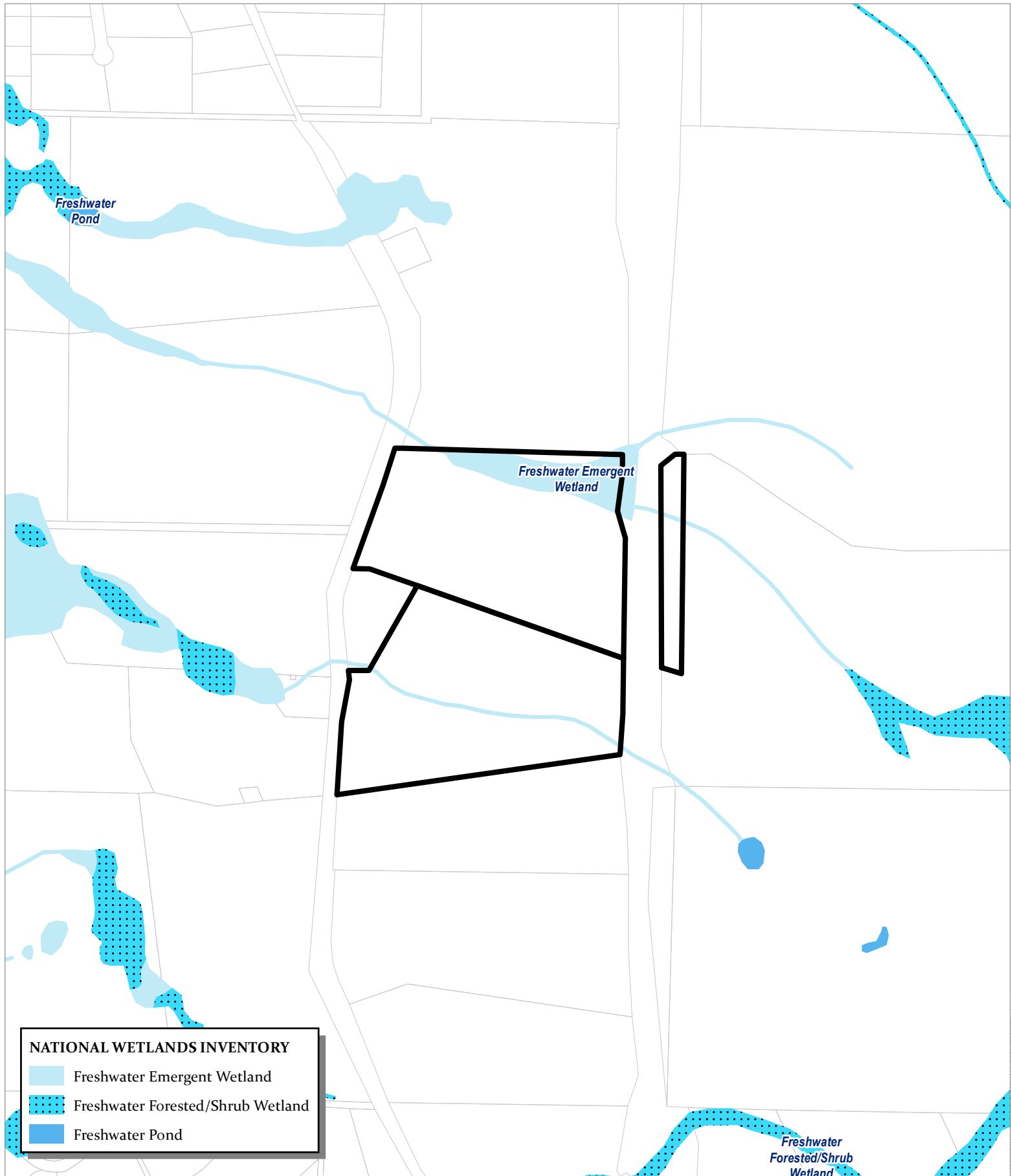


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA



CASE: B 2021-0028
 OWNER: AUM, Ishvi
 APN: 118-160-06, 35
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino

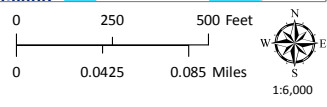




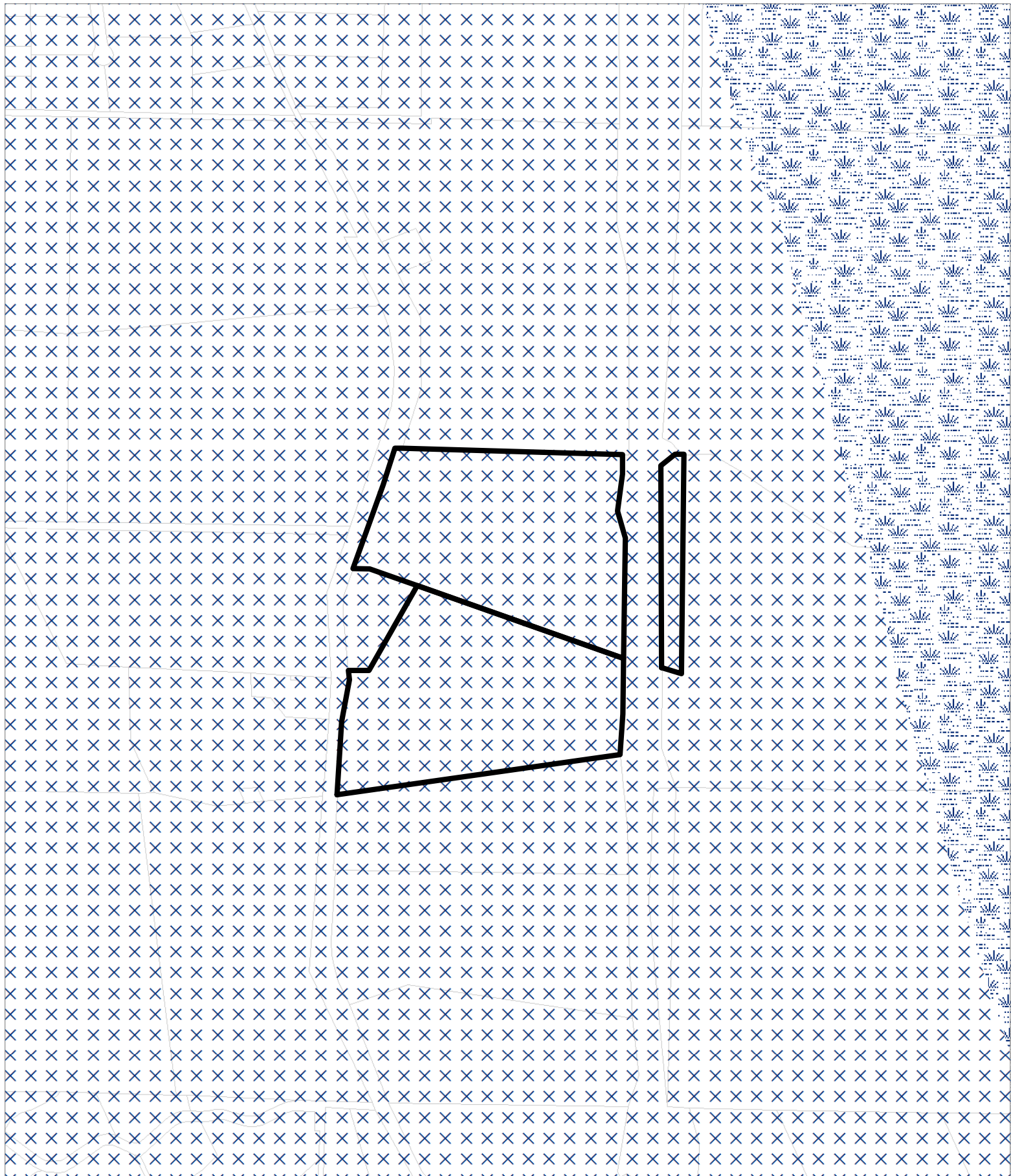
NATIONAL WETLANDS INVENTORY

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



CASE: B 2021-0028
 OWNER: AUM, Ishvi
 APN: 118-160-06, 35
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino

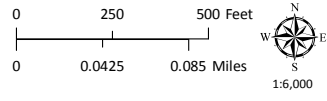


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2021

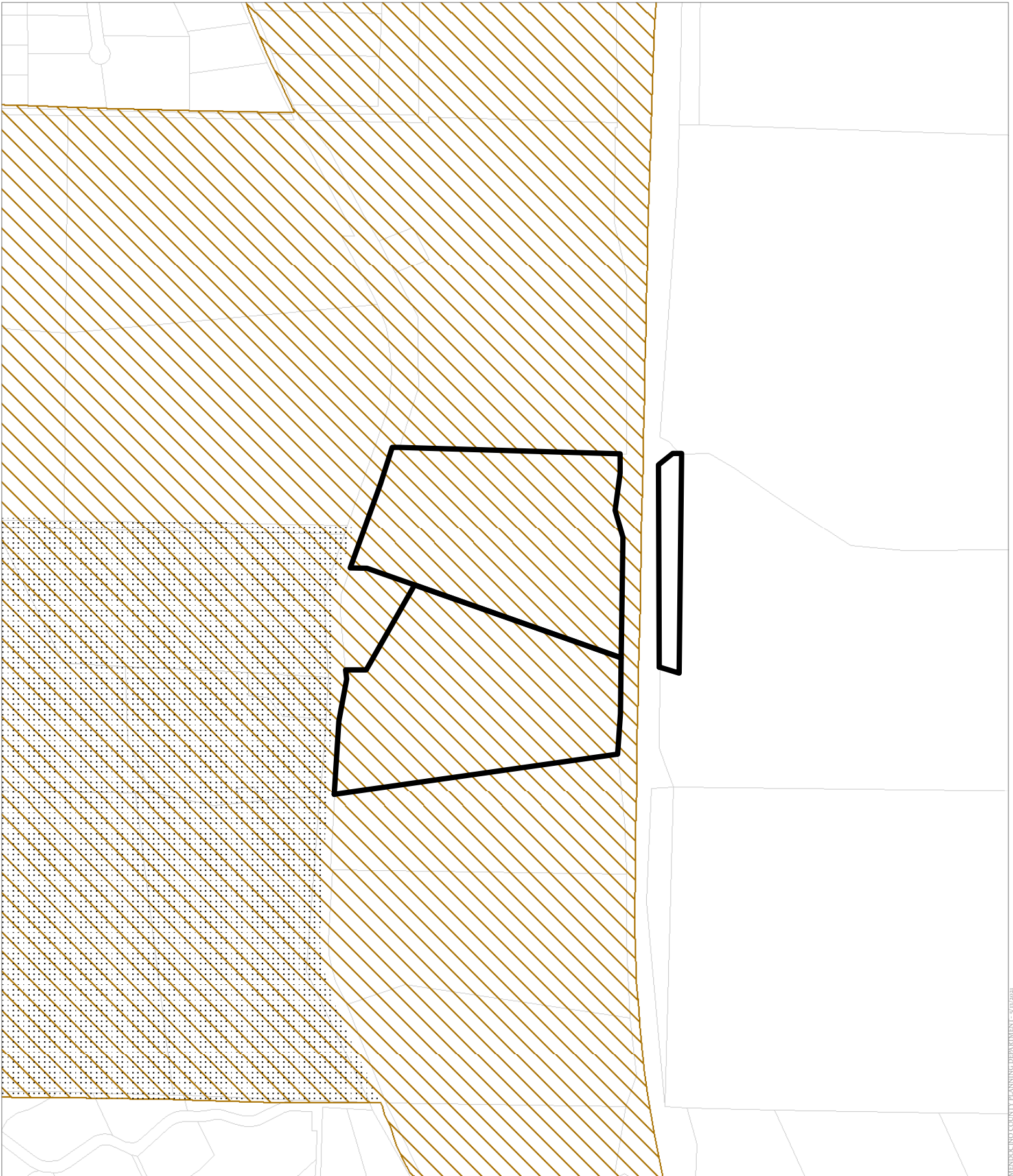


CASE: B 2021-0028
 OWNER: AUM, Ishvi
 APN: 118-160-06, 35
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino

 Critical Water Areas
 Marginal Water Resources





GROUND WATER RESOURCES



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/19/2021

CASE: B 2021-0028
 OWNER: AUM, Ishvi
 APN: 118-160-06, 35
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino

 Tree Removal Area
 Highly Scenic Area

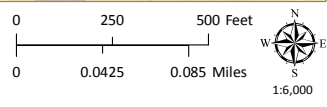
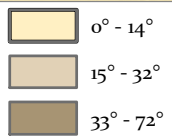
0 250 500 Feet
 0 0.0425 0.085 Miles

 1:6,000

HIGHLY SCENIC & TREE REMOVAL AREAS

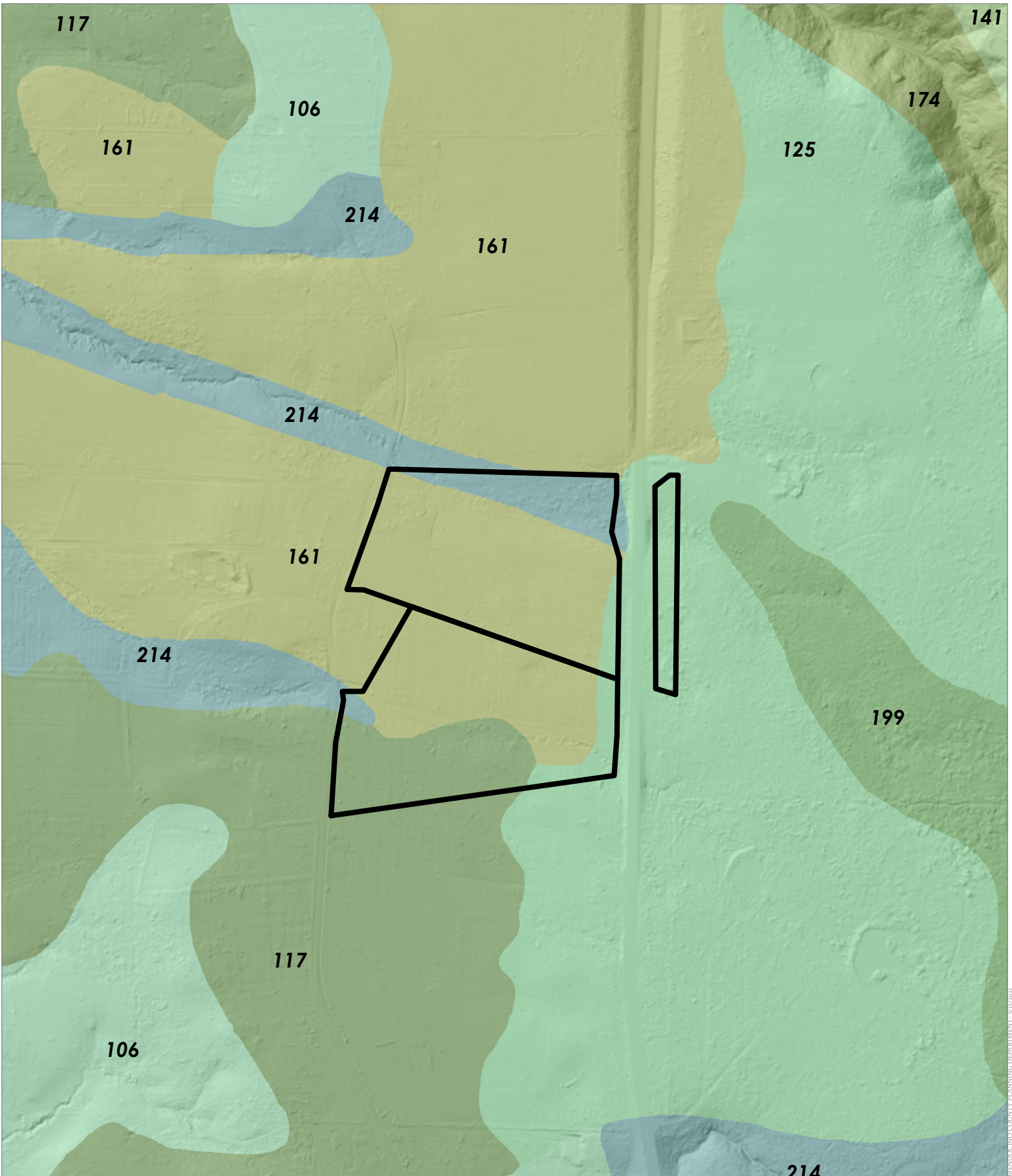


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/19/2021


CASE: B 2021-0028
OWNER: AUM, Ishvi
APN: 118-160-06, 35
APLCT: W. Vance Ricks
AGENT: W. Vance Ricks
ADDRESS: 13501 Point Cabrillo Drive, Mendocino

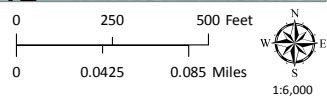


ESTIMATED SLOPE



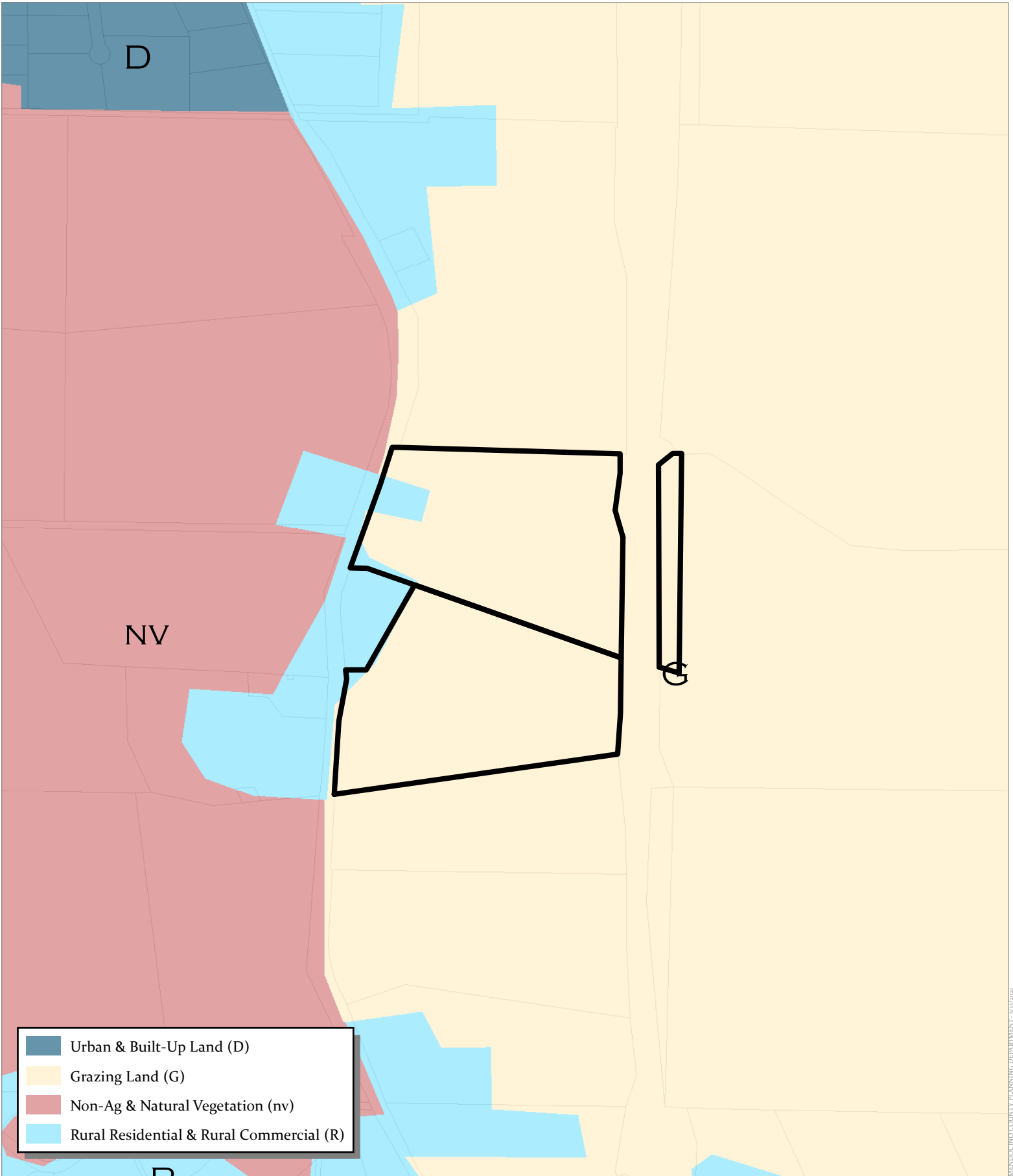
CASE: B 2021-0028
 OWNER: AUM, Ishvi
 APN: 118-160-06, 35
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino





 Shinglemill-Gibney Complex



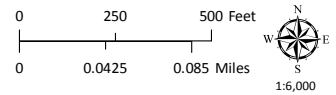
WESTERN SOIL CLASSES

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/19/2021

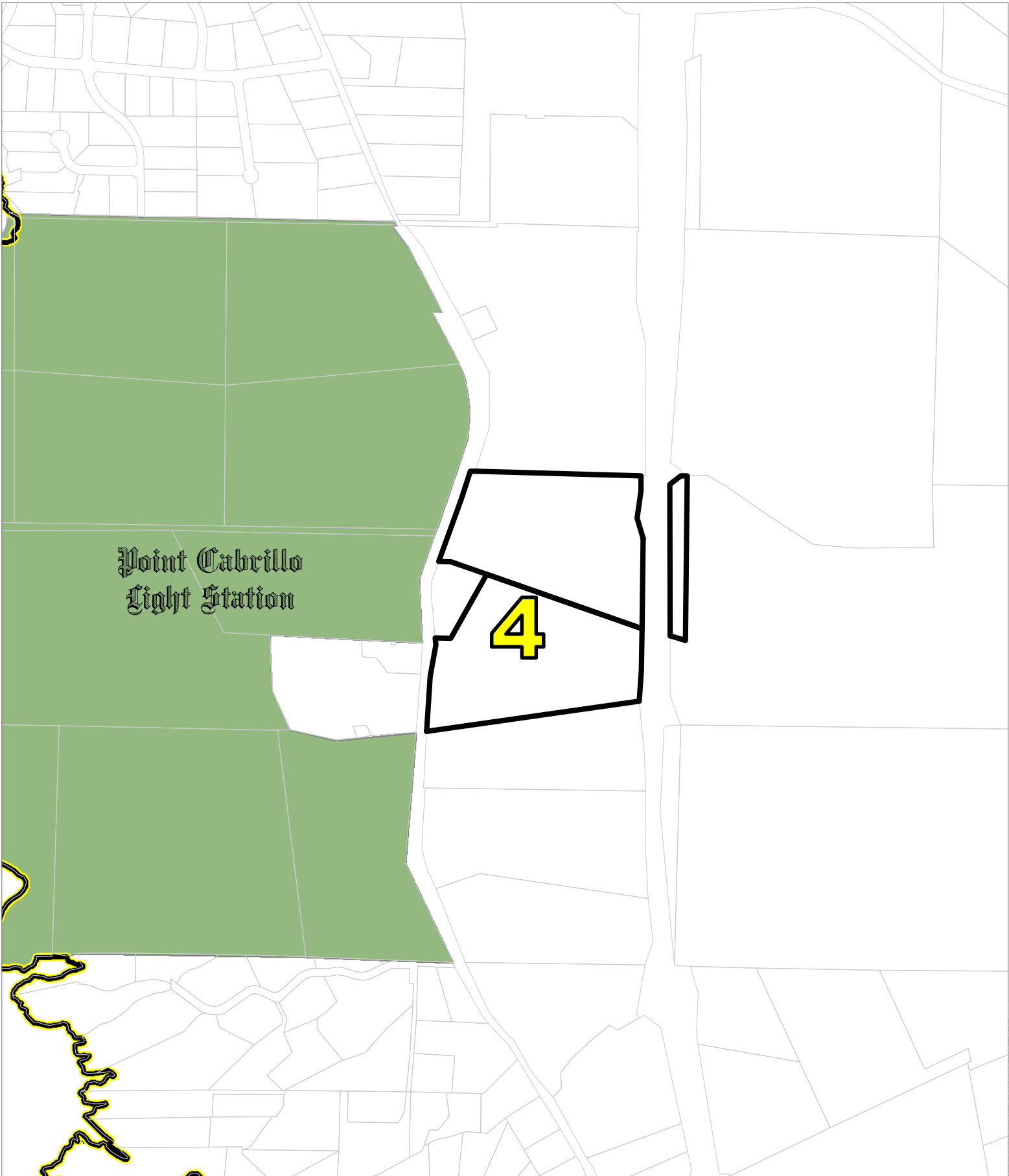


	Urban & Built-Up Land (D)
	Grazing Land (G)
	Non-Ag & Natural Vegetation (nv)
	Rural Residential & Rural Commercial (R)

CASE: B 2021-0028
 OWNER: AUM, Ishvi
 APN: 118-160-06, 35
 APLCT: W. Vance Ricks
 AGENT: W. Vance Ricks
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino





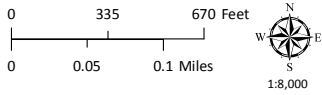
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2021



Point Cabrillo
Light Station

4

 Supervisorial Districts 2010
 State Parks



CASE: B 2021-0028
OWNER: AUM, Ishvi
APN: 118-160-06, 35
APLCT: W. Vance Ricks
AGENT: W. Vance Ricks
ADDRESS: 13501 Point Cabrillo Drive, Mendocino