



**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  
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 pbs@mendocinocounty.org  
 www.mendocinocounty.org/pbs

July 23, 2021

Planning – Ukiah  
 Department of Transportation  
 Environmental Health - Ukiah/Fort Bragg  
 Building Inspection - Fort Bragg

Assessor  
 Department of Forestry/ CalFire  
 Department of Fish and Wildlife  
 Coastal Commission  
 Elk Community Services

Cloverdale Rancheria  
 Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians  
 California Native Plant Society

**CASE#:** CDP\_2021-0025

**DATE FILED:** 5/14/2021

**OWNER/APPLICANT:** BEVERLY S AND GARY D GILLEY

**AGENT:** CARL RITTIMAN

**REQUEST:** A Standard Coastal Development Permit to remove and replace existing pressurized lateral within existing leaching trench currently obstructed by roots.

**LOCATION:** In the Coastal Zone, 4.8± miles south of Albion town center, on the west side of Navarro Bluff Road (CR 517A), south of its intersection with State Route 1 (SR 1); located at 1520 Navarro Bluff Road, Albion; APN: 126-140-16.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** CHEVON HOLMES

**RESPONSE DUE DATE:** August 6, 2021

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://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](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 \_\_\_\_\_

**CASE: CDP\_2021-0025**

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**OWNER:** GARY D & BEVERLY S GILLEY

**APPLICANT:** GARY D & BEVERLY S GILLEY

**AGENT:** CARL RITTIMAN

**REQUEST:** A Standard Coastal Development Permit to remove and replace existing pressurized lateral within existing leaching trench currently obstructed by roots.

**LOCATION:** In the Coastal Zone, 4.8± miles south of Albion town center, on the west side of Navarro Bluff Road (CR 517A), south of its intersection with State Route 1 (SR 1), located at 1520 Navarro Bluff Road, Albion; APN: 126-140-16.

**APN:** 1261401600

**PARCEL SIZE:** 0

**GENERAL PLAN:** Rural Residential (RR5(1)DL)

**ZONING:** Rural Residential (RR5(1))

**EXISTING USES:** Residential

**DISTRICT:** 5<sup>th</sup> Supervisorial District (Williams)

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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>	Rural Residential (RR5(1))	Rural Residential (RR5(1)DL)	0.41± Acre	Residential
<b>EAST:</b>	Range Land (RL160)	Range Land (RL160)	State Route 1	Residential
<b>SOUTH:</b>	Rural Residential (RR5(1))	Rural Residential (RR5(1)DL)	0.86± Acre	Residential
<b>WEST:</b>	Pacific Ocean	Pacific Ocean	Pacific Ocean	Residential

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**REFERRAL AGENCIES**

**LOCAL**

- Assessor's Office
- Building Division (FB)
- Department of Transportation (DOT)
- Environmental Health (EH)
- Elk Community Services District

- Planning Division (Ukiah)

**STATE**

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

- California Native Plant Society

**TRIBAL**

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

**ADDITIONAL INFORMATION:**

**STAFF PLANNER:** CHEVON HOLMES

**DATE:** 7/23/2021

## ENVIRONMENTAL DATA

### 1. MAC:

GIS

**NO**

### 2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

**Moderate**

### 3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

**ELK COMMUNITY SERVICES DISTRICT & STATE RESPONSIBILITY AREA**

### 4. FARMLAND CLASSIFICATION:

GIS

**URBAN & BUILT-UP LAND (D)  
GRAZING LAND (G)**

### 5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

**NO**

### 6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

**CRITICAL**

### 7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

**139 DYSTROPEPTS**

**144 FLUMEVILLE CLAY LOAM**

### 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

**ESTUARINE AND MARINE WETLAND**

### 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**

## FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

### 24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

**LCP LAND USE MAP 19: NAVARRO**

### 25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

**BEACH DEPOSITS AND STREAM ALLUVIUM AND TERRACES (ZONE 3)**

### 26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

**BARREN**

### 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

**NO**

### 30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

**NO**

### 31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

**YES**

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



Case No(s)	CDP 2021-0025
CDF No(s)	
Date Filed	5-14-2021
Fee	
Receipt No.	
Received by	<i>Juliana</i>
	Office Use Only

**COASTAL ZONE APPLICATION FORM** RECEIVED

**APPLICANT**

MAY 14 2021

PLANNING & BUILDING SERV  
FORT BRAGG CA

Name GARY D. AND BEVERLY S. GILLEY  
Mailing Address P.O. BOX 427  
City PENRYN State CA Zip Code 95663 Phone 916 759 3441

**PROPERTY OWNER**

Name GARY D. AND BEVERLY S. GILLEY  
Mailing Address P.O. BOX 427  
City PENRYN State CA Zip Code 95663 Phone 916 759 3441

**AGENT**

Name CARL RITTIMAN  
Mailing Address P.O. BOX 590  
City MENDOCINO State CA Zip Code 95460 Phone 707 937 0804

**PARCEL SIZE**

0.17  Square feet  
 Acres

**STREET ADDRESS OF PROJECT**

1520 NAVARRO BLOFF RD

**ASSESSOR'S PARCEL NUMBER(S)**

126-140-16

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

*Carl Rittiman*

Signature of Applicant/Agent

Date

Signature of Owner

Date

# COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that 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 and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

*The existing pressurized lateral within the existing leaching trench is plugged with roots. The lateral piping will be removed and replaced within the existing leaching trench*

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	<u>1</u>	<u>480</u>
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: \_\_\_\_\_

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

Total square footage of structures: N/A  
 Estimated employees per shift: \_\_\_\_\_  
 Estimated shifts per day: \_\_\_\_\_  
 Type of loading facilities proposed: \_\_\_\_\_

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

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

RESIDENCE, WATER TANK, PUMP HOUSE, SHEDS

6. Will any existing structures be demolished?  Yes  No  
 Will any existing structures be removed?  Yes  No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure NA feet.

8. Lot area (within property lines): 0.17  square feet  acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>948</u> square feet	<u>N/A</u> square feet	<u>N/A</u> square feet
Paved area	<u>—</u> square feet	<u>↓</u> square feet	<u>↓</u> square feet
Landscaped area	<u>—</u> square feet	<u>↓</u> square feet	<u>↓</u> square feet
Unimproved area	<u>7652</u> square feet	<u>↓</u> square feet	<u>↓</u> square feet

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

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

11. Parking will be provided as follows:

Number of Spaces	Existing	Proposed	Total
Number of covered spaces	_____	<u>NA</u>	_____
Number of uncovered spaces	_____	_____	_____
Number of standard spaces	_____	_____	_____
Number of handicapped spaces	_____	_____	_____

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

A. Electricity

- Utility Company (service exists to the parcel).  
 Utility Company (requires extension of services to site: \_\_\_\_\_ feet \_\_\_\_\_ miles)  
 On Site generation, Specify: \_\_\_\_\_  
 None

B. Gas

- Utility Company/Tank  
 On Site generation, Specify: \_\_\_\_\_  
 None

C. Telephone:  Yes  No

13. 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.

NA

14. What will be the method of sewage disposal?

- Community sewage system, specify supplier \_\_\_\_\_  
 Septic Tank  
 Other, specify \_\_\_\_\_

15. What will be the domestic water source?

- Community water system, specify supplier \_\_\_\_\_  
 Well  
 Spring  
 Other, specify \_\_\_\_\_

16. 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 and road construction, complete the following:

- A. Amount of cut: \_\_\_\_\_ cubic yards  
B. Amount of fill: \_\_\_\_\_ cubic yards  
C. Maximum height of fill slope: \_\_\_\_\_ feet  
D. Maximum height of cut slope: \_\_\_\_\_ feet  
E. Amount of import or export: \_\_\_\_\_ cubic yards  
F. Location of borrow or disposal site: \_\_\_\_\_  
\_\_\_\_\_

17. Will vegetation be removed on areas other than the building sites and roads?  Yes  No  
 If yes, explain:

---

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

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19. Will the proposed development convert land currently or previously used for agriculture to another use?  Yes  No  
 If yes, how many acres will be converted? \_\_\_\_\_ acres (An agricultural economic feasibility study may be required.)

---

20. Will the development provide public or private recreational opportunities?  Yes  No  
 If yes, explain:

---

21. Is the proposed development visible from:

A. State Highway 1 or other scenic route?  Yes  No  
 B. Park, beach or recreation area?  Yes  No

---

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

---

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

A. Diking  Yes  No  
 B. Filling  Yes  No  
 C. Dredging  Yes  No  
 D. Placement of structures in open coastal waters, wetlands, estuaries or lakes  Yes  No

Amount of material to be dredged or filled? \_\_\_\_\_ cubic yards.

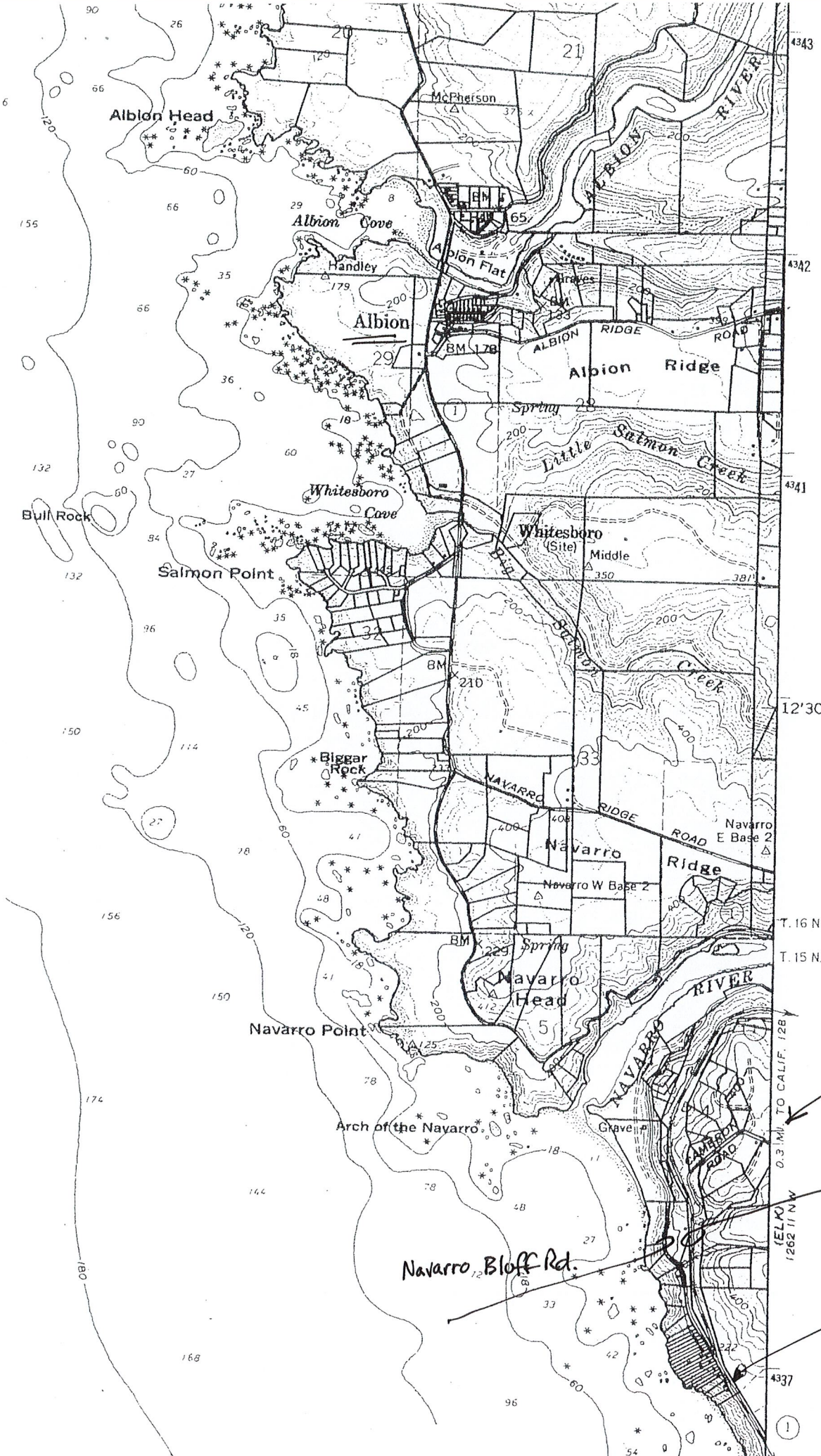
Location of dredged material disposal site: \_\_\_\_\_

Has a U.S. Army Corps of Engineers permit been applied for?  Yes  No

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



VICINITY MAP



12'30"

T. 16 N.

T. 15 N.

1282 1/2 N.W.

0.3 MI. TO CALIF. 128

4337

1

Cameron Rd

Hwy 1

THIS  
PARCEL

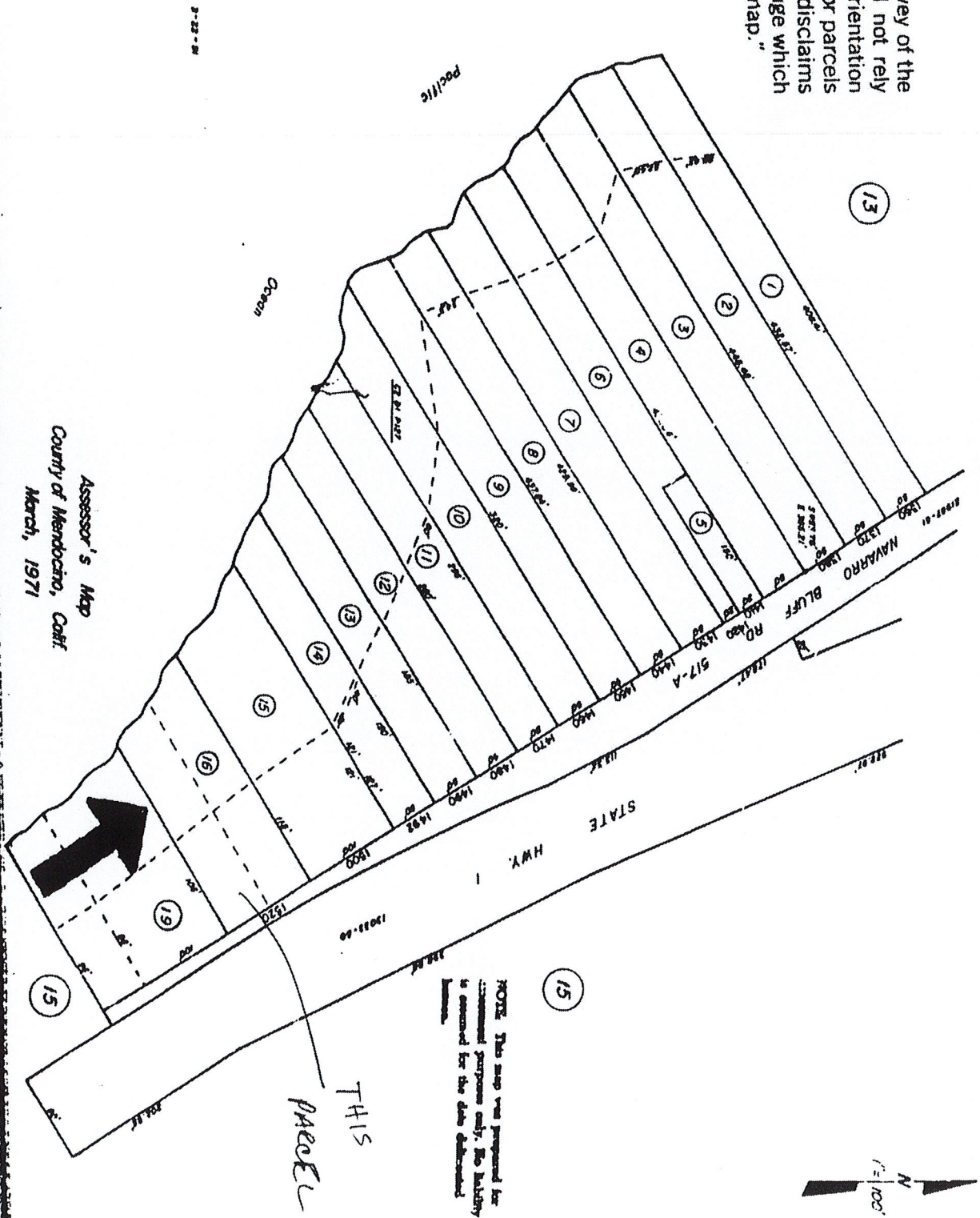
Navarro Bluff Rd.

This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation of the general location of the parcel or parcels depicted. First American expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.

Por. of Lots 1 & 2 Sec. 9 T.15N. R.17W. M.D.B.8M.

104-043

126-14



NOTE: This map was prepared for informational purposes only. No liability is assumed for the data depicted.

THIS PARCEL

Assessor's Map  
County of Mendocino, Calif.  
March, 1971

2-22-88

1279/11

EXISTING LEACHFIELD  
TO BE REPAIRED

BURIED  
EXISTING SEPTIC TANK  
PUMP CHAMBER

PUMP  
HOUSE

WATER  
TANK

DRIVEWAY

DECK

HOUSE

DECK

SHED

SHED

APPROXIMATE TOP OF BLUFF

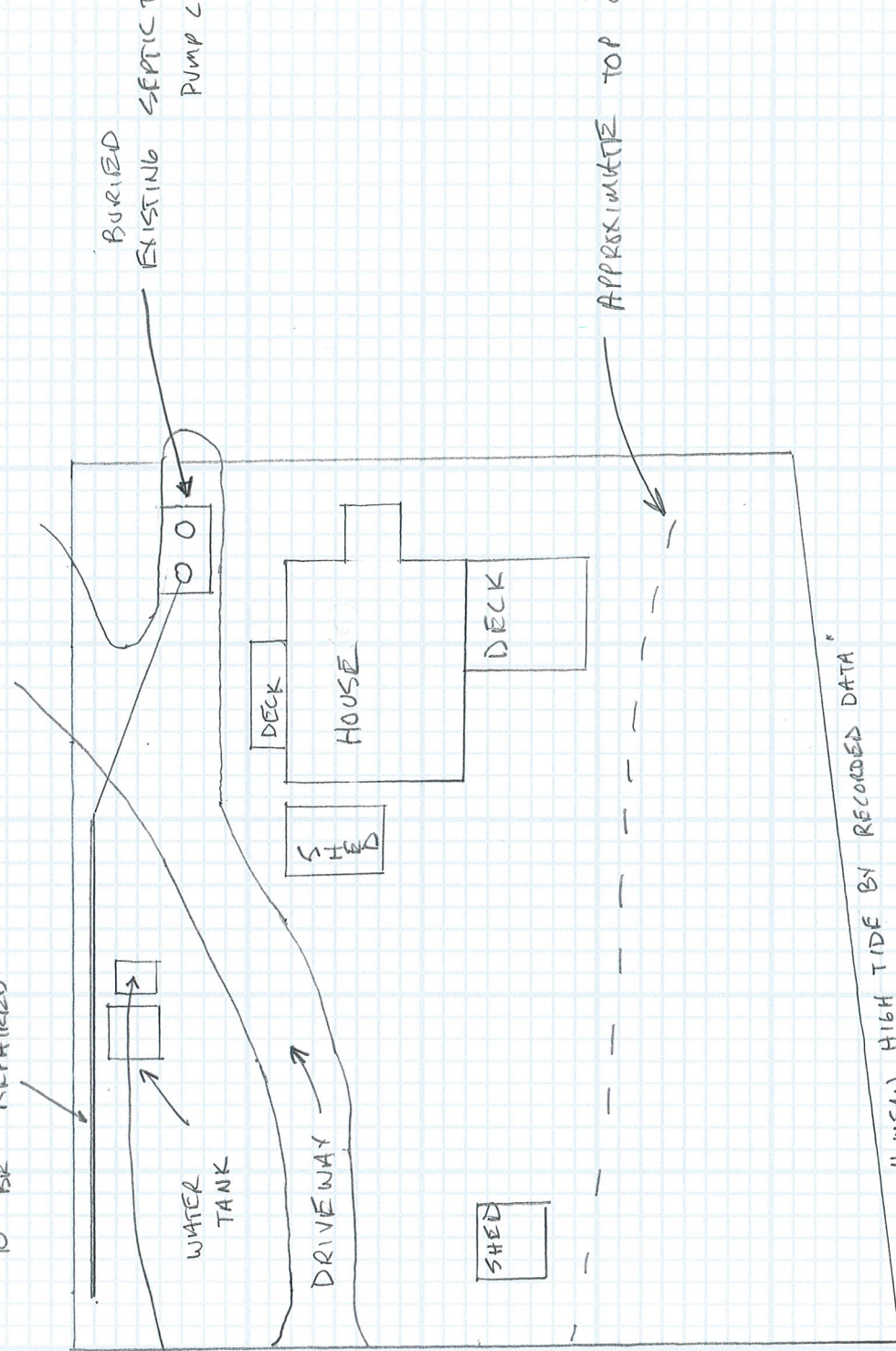
" MEAN HIGH TIDE BY RECORDED DATA "



1" = 20'

SITE PLAN

1520 NAVARRO BLUFF RD.



**INDEMNIFICATION AND HOLD HARMLESS**

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

**INDEMNIFICATION AGREEMENT**

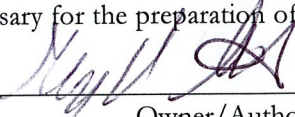
As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: 5/1/21

  
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.

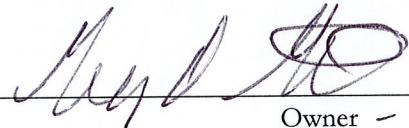
  
\_\_\_\_\_  
Owner/Authorized Agent ✓

5/1/21  
\_\_\_\_\_  
Date

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

### AUTHORIZATION OF AGENT

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

  
\_\_\_\_\_  
Owner -

5/1/21  
\_\_\_\_\_  
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.

<b>Name</b>	<b>Name</b>	<b>Name</b>
<b>Mailing Address</b>	<b>Mailing Address</b>	<b>Mailing Address</b>

COMPLETE FOR PROJECTS  
LOCATED WITHIN THE  
COASTAL ZONE ONLY

# NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE  
IS PENDING BEFORE THE COUNTY OF MENDOCINO:

PROPOSED DEVELOPMENT: REMOVE AND REPLACE  
ROOTED PIPING WITHIN EXISTING LEACHFIELD

LOCATION: 1520 NAJARRO BLUFF ROAD

APPLICANT: GARY D. AND BEVERLY S. GILLEY

ASSESSOR'S PARCEL NUMBER(S): 126-140-16

DATE NOTICE POSTED: 5/12/21

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO  
PLANNING & BUILDING SERVICES  
860 NORTH BUSH STREET  
UKIAH, CA 95482  
707-234-6650

COMPLETE FOR PROJECTS  
LOCATED WITHIN THE  
COASTAL ZONE ONLY

DECLARATION OF POSTING

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

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

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on 5/12/21 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

REPLACE ROOTED UP PIPING IN EXISTING LEACHFIELD  
(Description of development)

Located at: 1520 NAVARRO BLUFF ROAD APN 126-140-16  
(Address of development and Assessor's Parcel Number)

The public notice was posted at:  
POST ADJACENT TO DRIVEWAY LEADING TO HOUSE  
(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

[Signature]  
Owner/Authorized Representative

5.12.21  
Date

(A copy of the notice which was posted shall be attached to this form).

**NOTE:** YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

D4

RECORDING REQUESTED BY

Placer Title Company  
Escrow Number: P-212442  
Branch: 102

AND WHEN RECORDED MAIL TO

Gary D. Gilley and Beverly S. Gilley  
P.O. Box 427  
Penryn, CA 95663

2017-07527  
Recorded at the request of:  
PLACER TITLE CO  
06/09/2017 10:51 AM  
Fee: \$19.00 Pgs: 1 of 3

OFFICIAL RECORDS  
Susan M. Ranochak - Clerk-Recorder  
Mendocino County, CA



A.P.N.: 126-140-16-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

**GRANT DEED** page 1002

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$242.00 City Transfer Tax: \$0.00

Unincorporated Area  City of Albion

computed on full value of property conveyed, or

computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Nevin Appel, an unmarried man**

Hereby GRANT(S) to **Gary D. Gilley and Beverly S. Gilley, husband and wife, as joint tenants**

The land described herein is situated in the State of California, County of Mendocino, City of Albion, described as follows:

Parcel One:

Starting at a point where the North line of Section 9, Township 15 North, Range 17 West Mount Diablo Meridian intersects the shore line of the Pacific Ocean running thence South 1378.08 feet and 673.21 feet East to a point in the West line of the California State Highway as the point of beginning; thence South 31° East along said West line of said Highway 100 feet; thence South 59° West to a point in the shore line of the Pacific Ocean; thence meandering said shore line North 38° West, to a point which bears South 59° West and distant 115 feet from the point of beginning, and thence North 59° East 115 feet to the point of beginning.

Excepting therefrom all that portion thereof conveyed to Christian Anderson, et ux by Deed recorded July 15, 1952 in Book 321 of Official Records at page 157, Mendocino County Records.

Also excepting therefrom all that portion thereof conveyed to the State of California by Deed recorded May 27, 1958 in Book 485 of Official Records at page 339, Mendocino County Records.

Also excepting therefrom all that portion thereof conveyed to the State of California by Deed recorded May 27, 1958 in Book 485 of Official Records at page 343, Mendocino County Records.

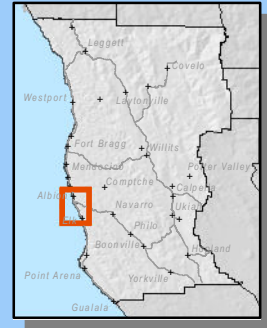
Excepting any portion of the above described property along the shore below the line of natural ordinary high tide and also excepting any artificial accretions to said land water ward of said line of natural ordinary high tide.

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

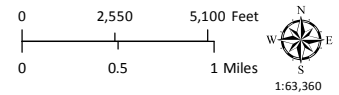
Name	Street Address	City & State
------	----------------	--------------





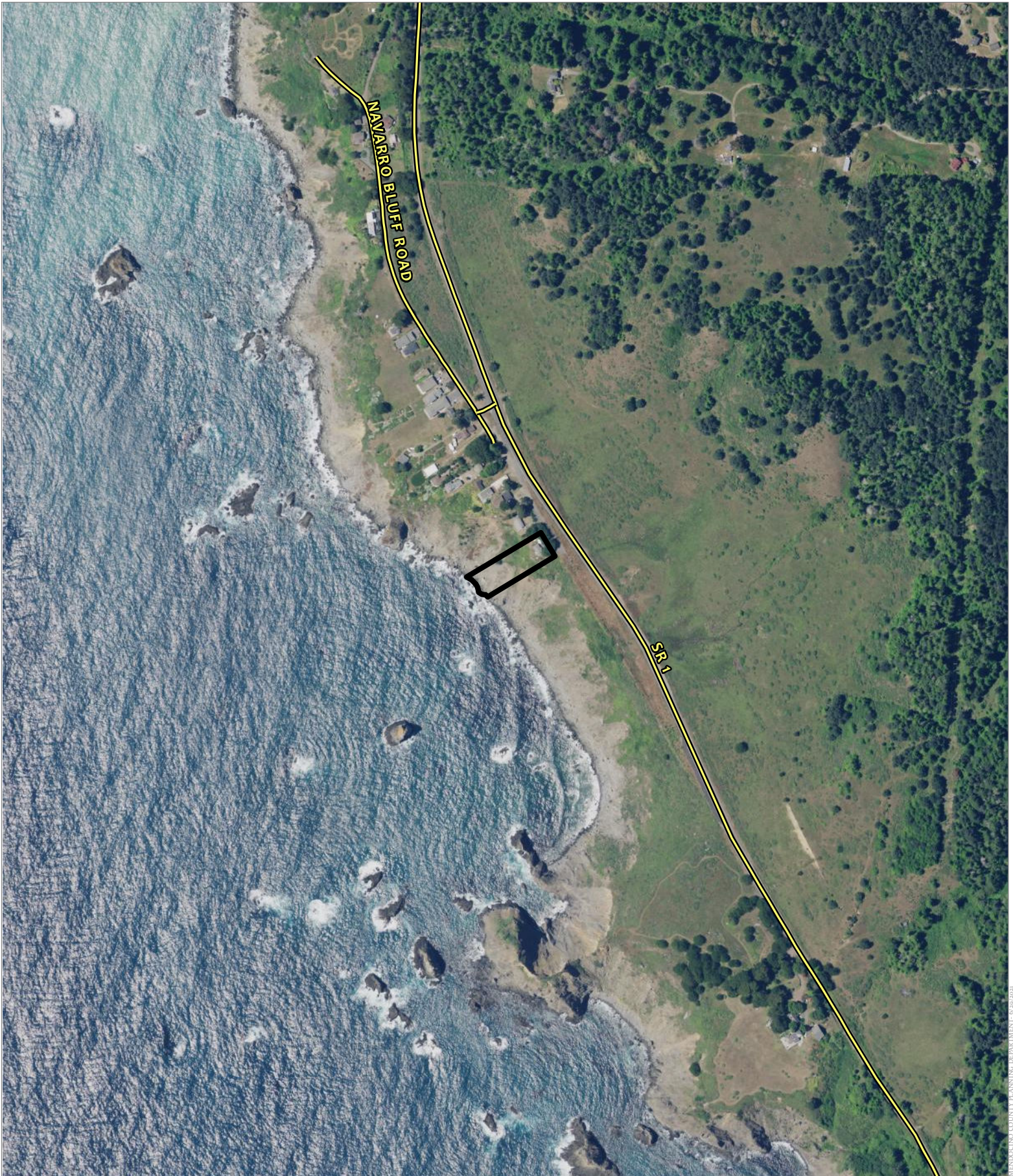
CASE: CDP 2021-0025  
 OWNER: GILLEY, Gary & Beverly  
 APN: 126-140-16  
 APLCT: Gary D. & Beverly S. Gilley  
 AGENT: Carl Rittiman  
 ADDRESS: 1520 Navarro Bluff Road, Albion

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



LOCATION MAP

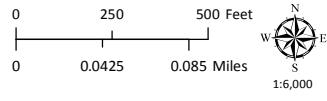
MENDOCINO COUNTY PLANNING DEPARTMENT - 06/29/2021



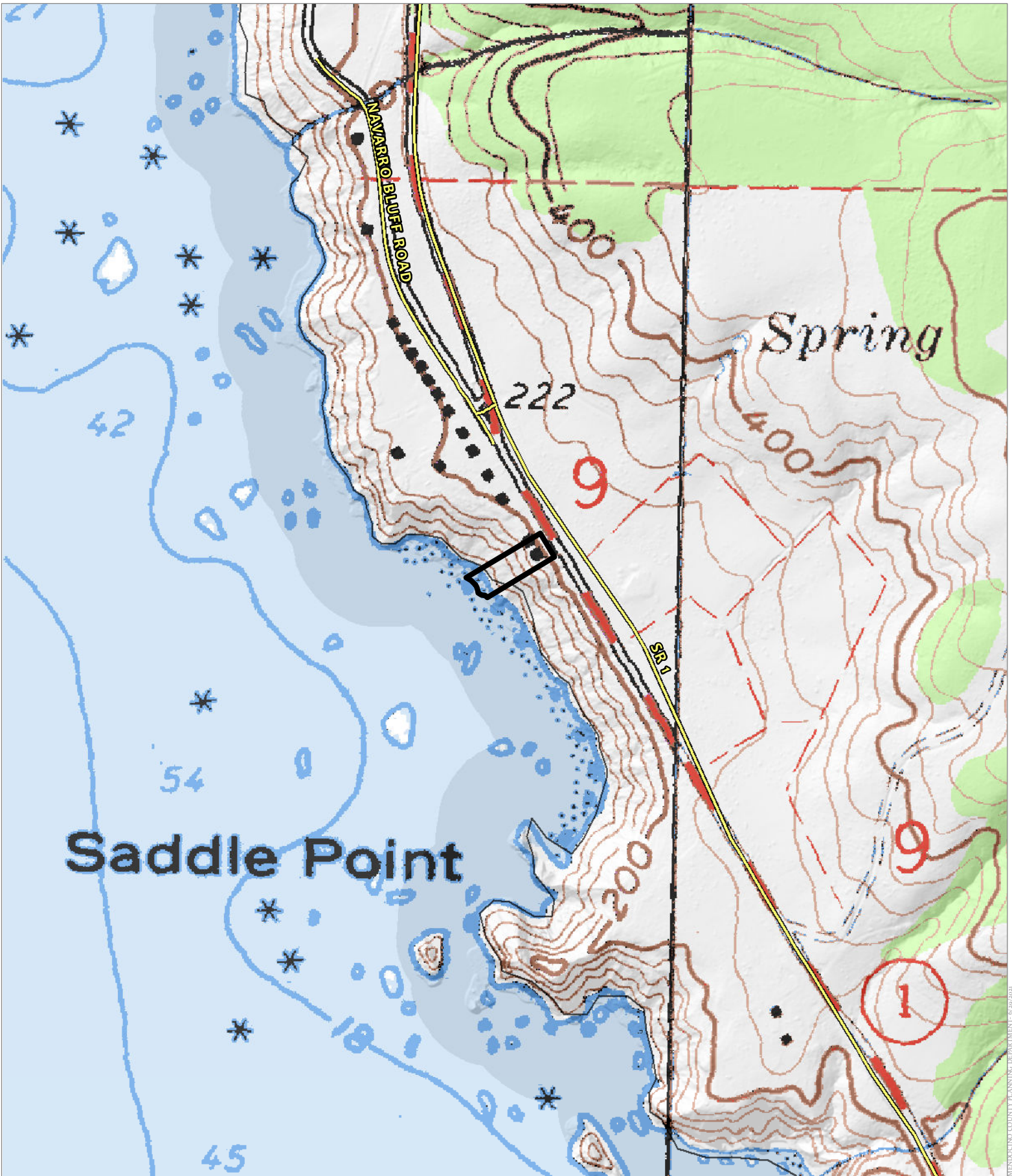
MEMPHIS COUNTY PLANNING DEPARTMENT 06/29/2021

CASE: CDP 2021-0025  
OWNER: GILLEY, Gary & Beverly  
APN: 126-140-16  
APLCT: Gary D. & Beverly S. Gilley  
AGENT: Carl Rittiman  
ADDRESS: 1520 Navarro Bluff Road, Albion

Public Roads

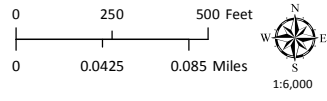


AERIAL IMAGERY



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 Public Roads



**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT 06/29/2021

EXISTING LEACHFIELD  
TO BE REPAIRED

BURIED  
EXISTING SEPTIC TANK  
PUMP CHAMBER

PUMP  
HOUSE

WATER  
TANK

DRIVEWAY

DECK

HOUSE

DECK

SHED

SHED

APPROXIMATE TOP OF BLUFF

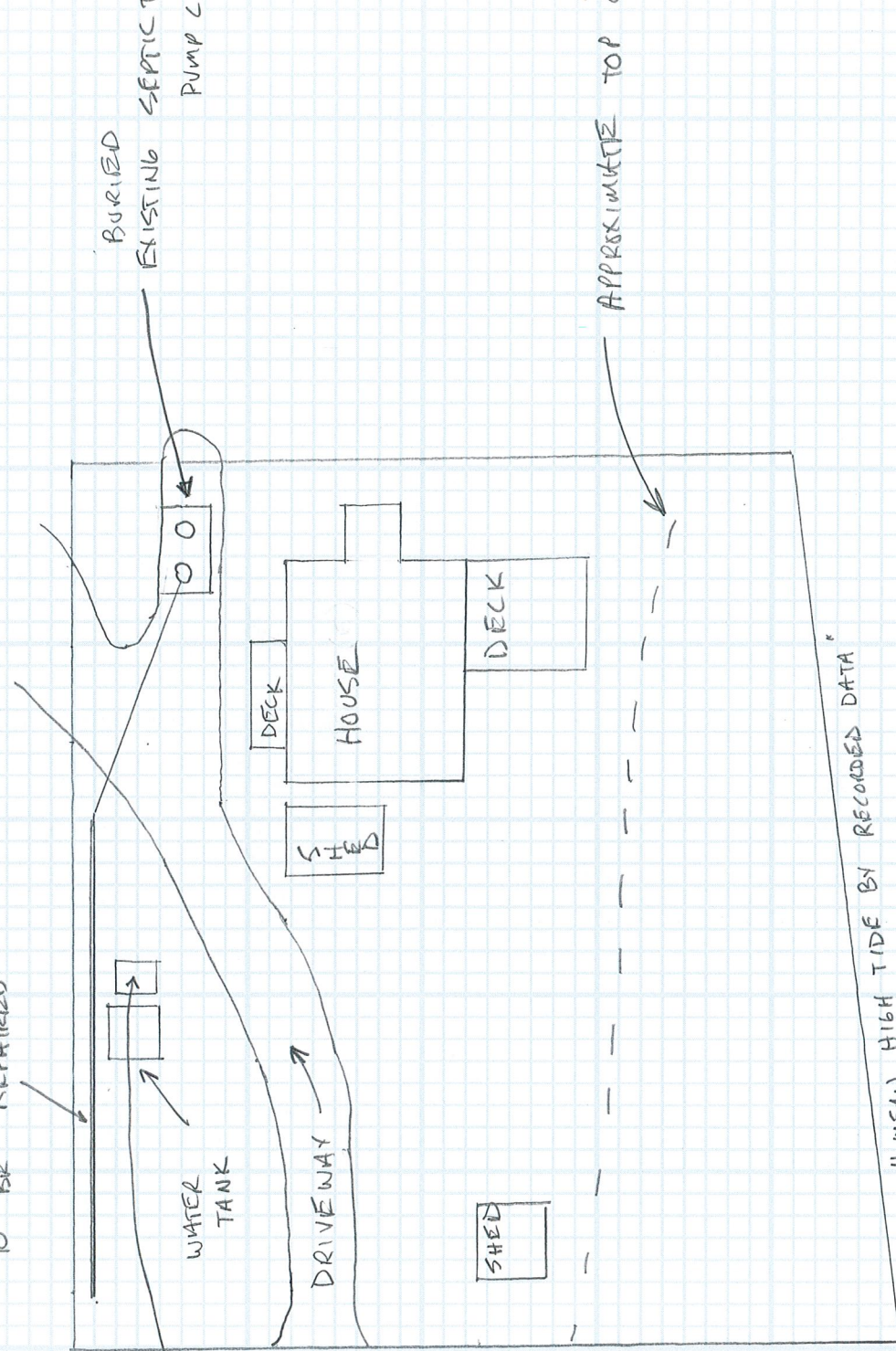
" MEAN HIGH TIDE BY RECORDED DATA "

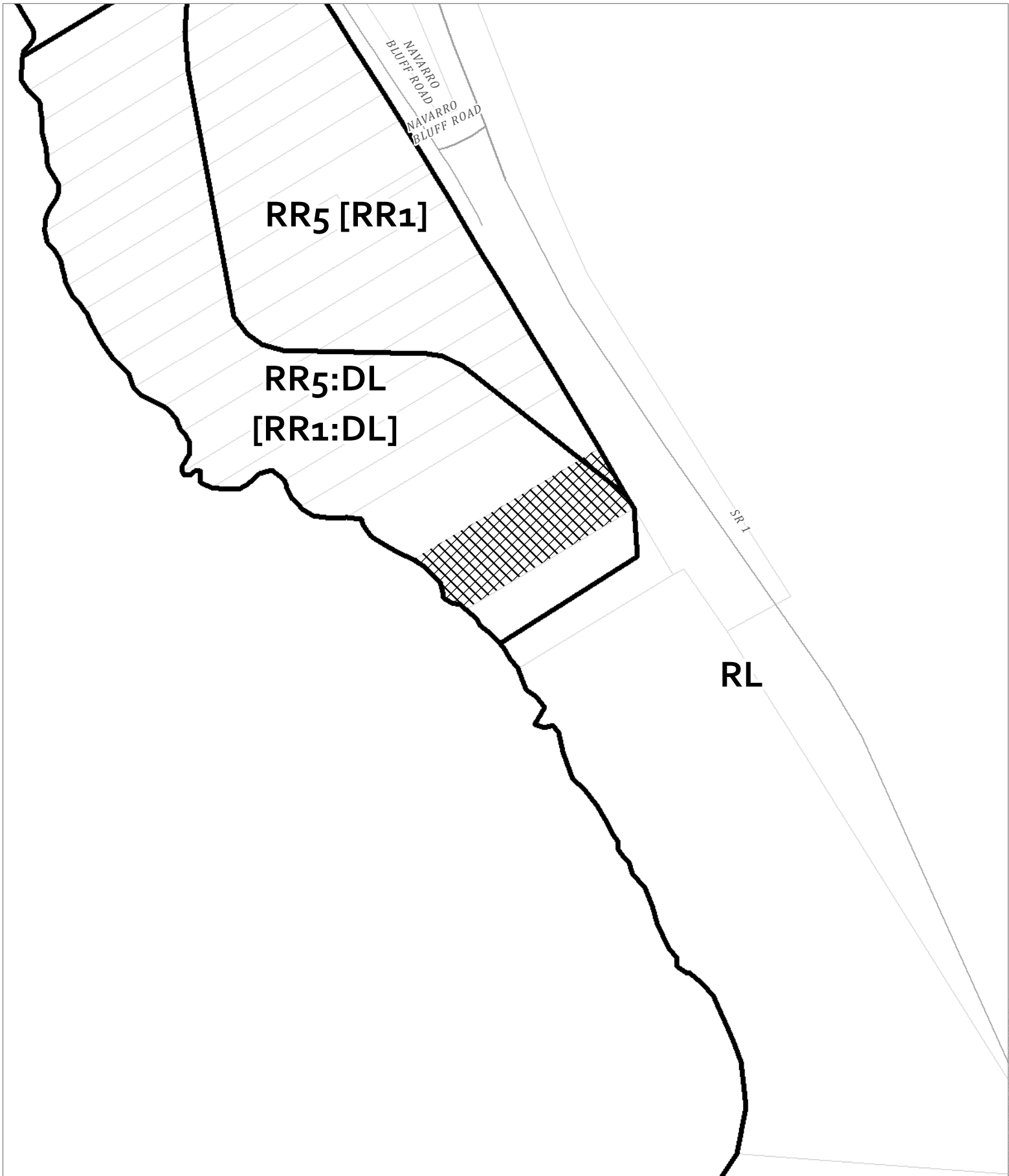


1" = 20'


SITE PLAN

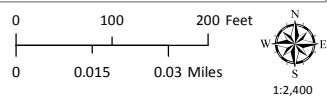
1520 NAVARRO BLUFF RD.

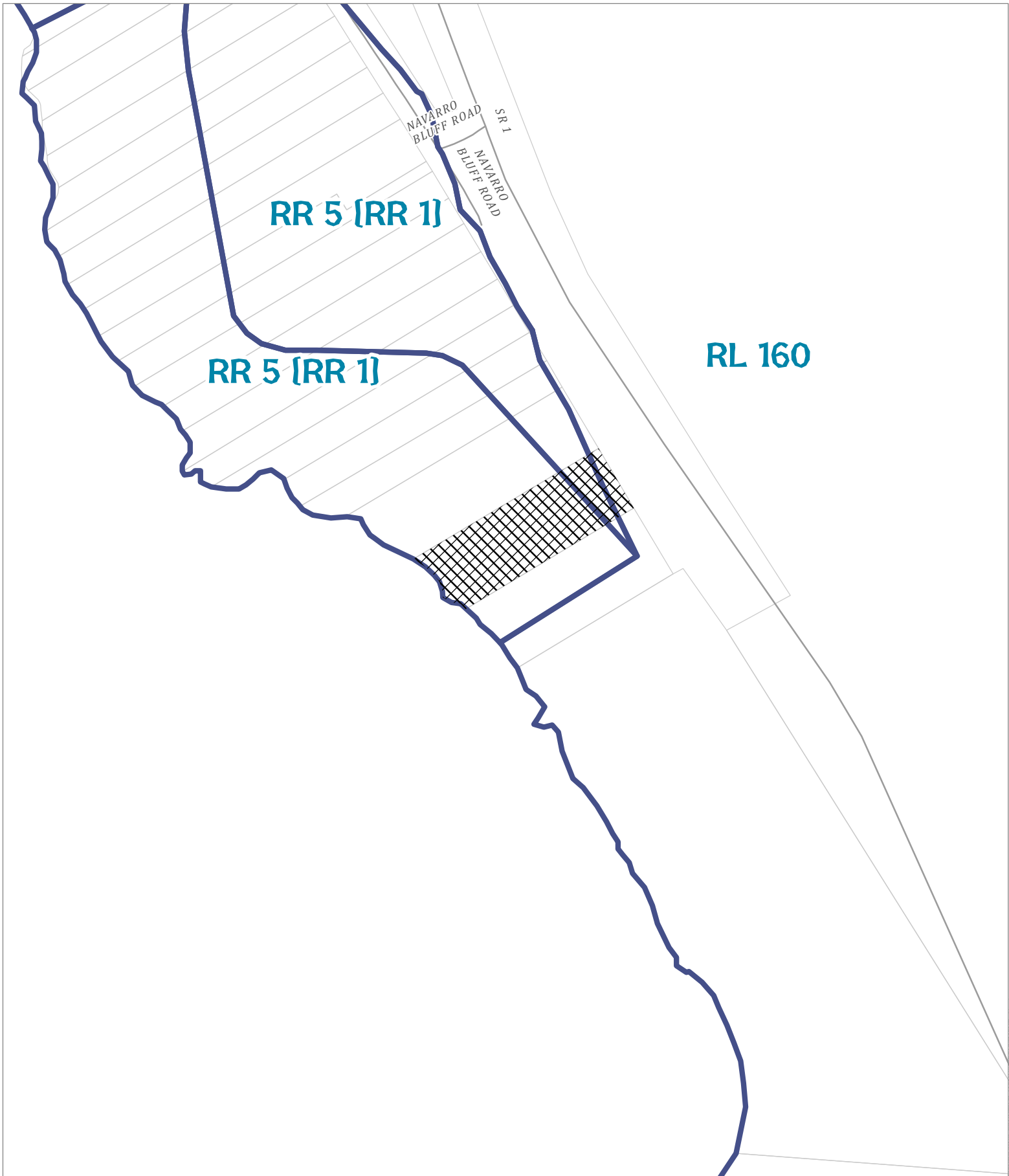






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 Zoning Districts  
 Public Roads





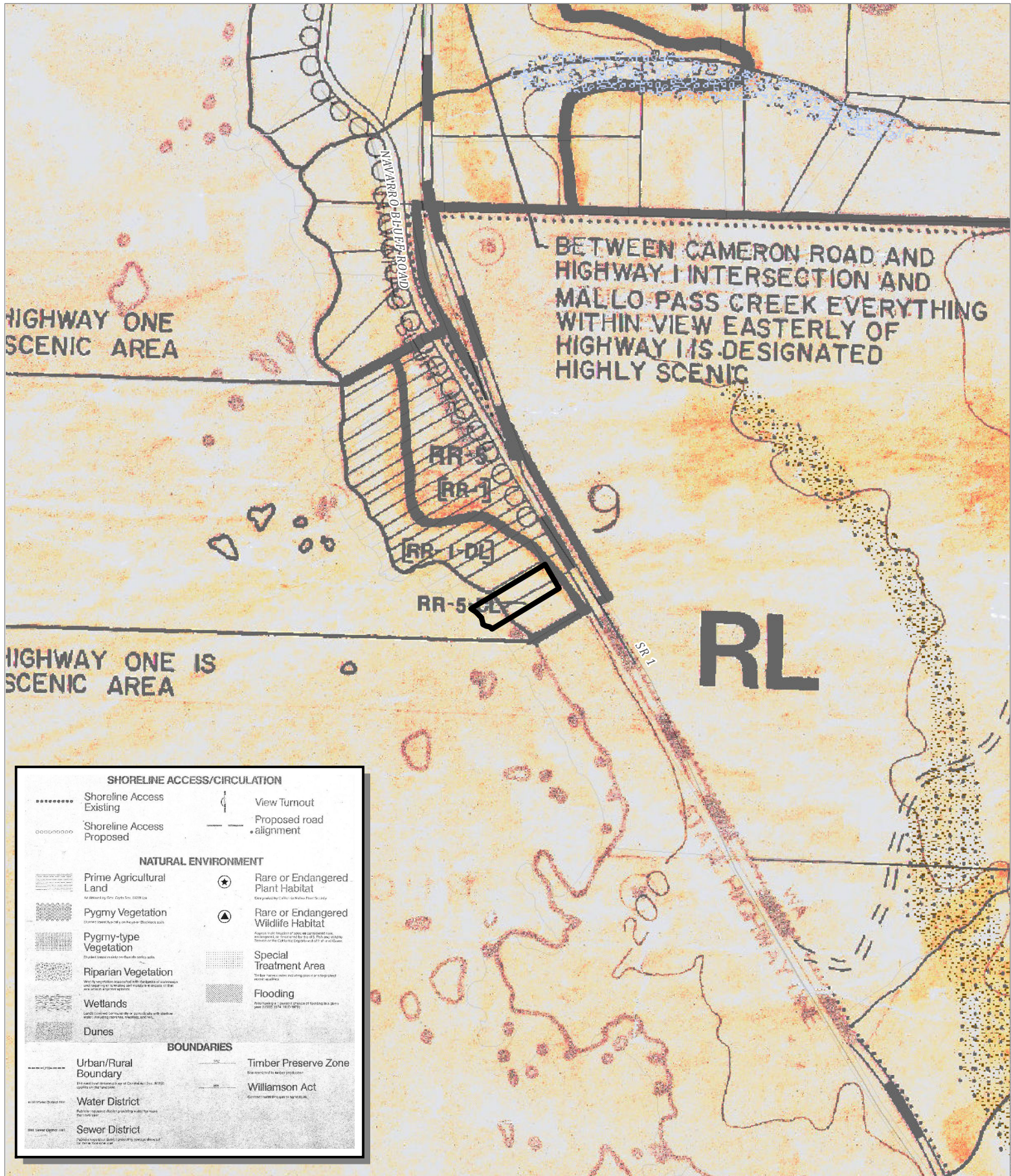
CASE: CDP 2021-0025  
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 General Plan Classes  
 Public Roads

0 100 200 Feet  
 0 0.015 0.03 Miles  
 N  
 W E  
 S  
 1:2,400

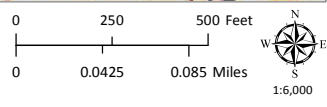
GENERAL PLAN CLASSIFICATIONS

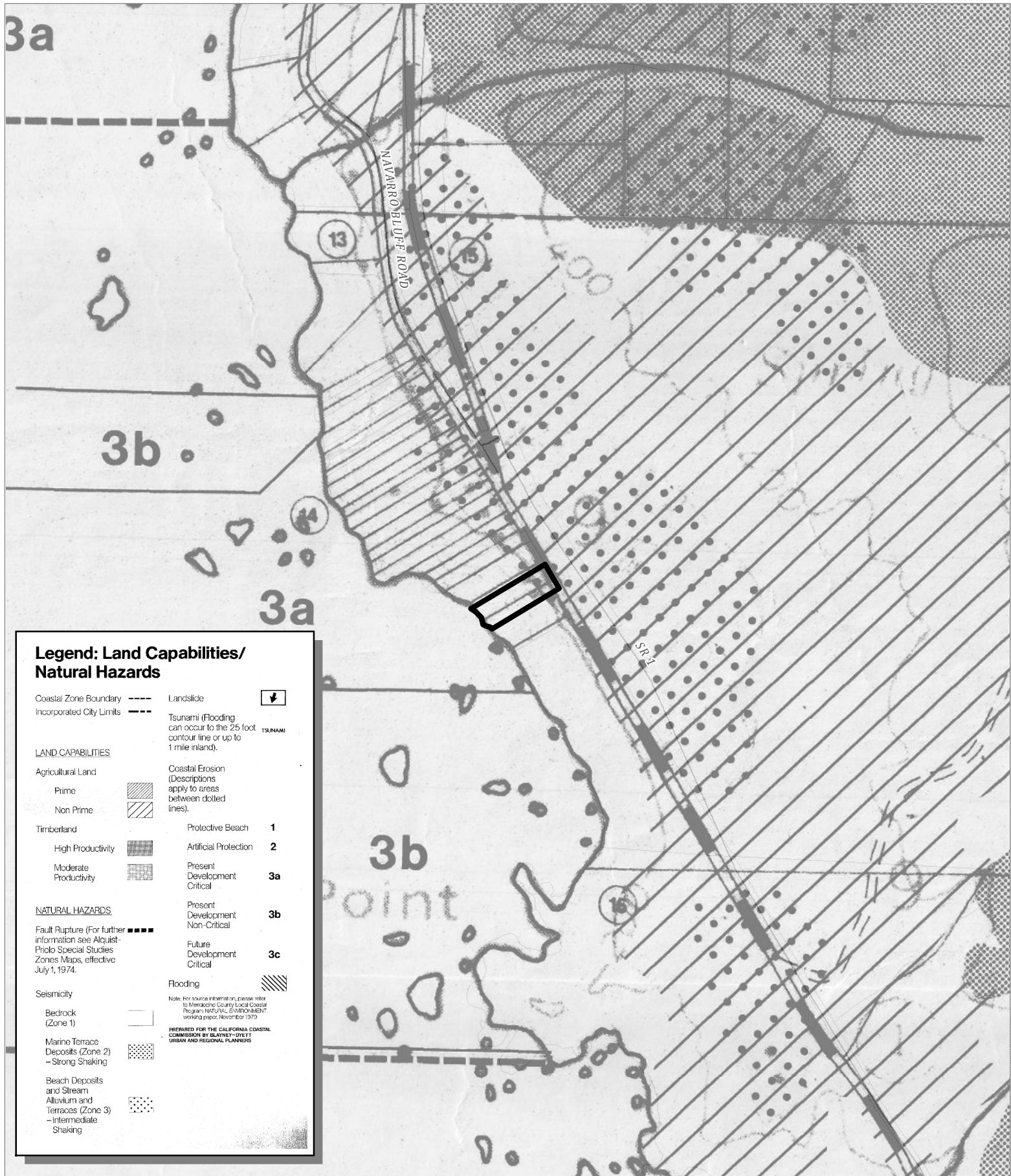
MENDOCINO COUNTY PLANNING DEPARTMENT - 06/30/2021



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— Public Roads



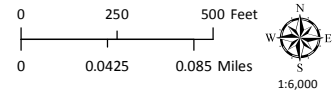


**Legend: Land Capabilities/  
Natural Hazards**

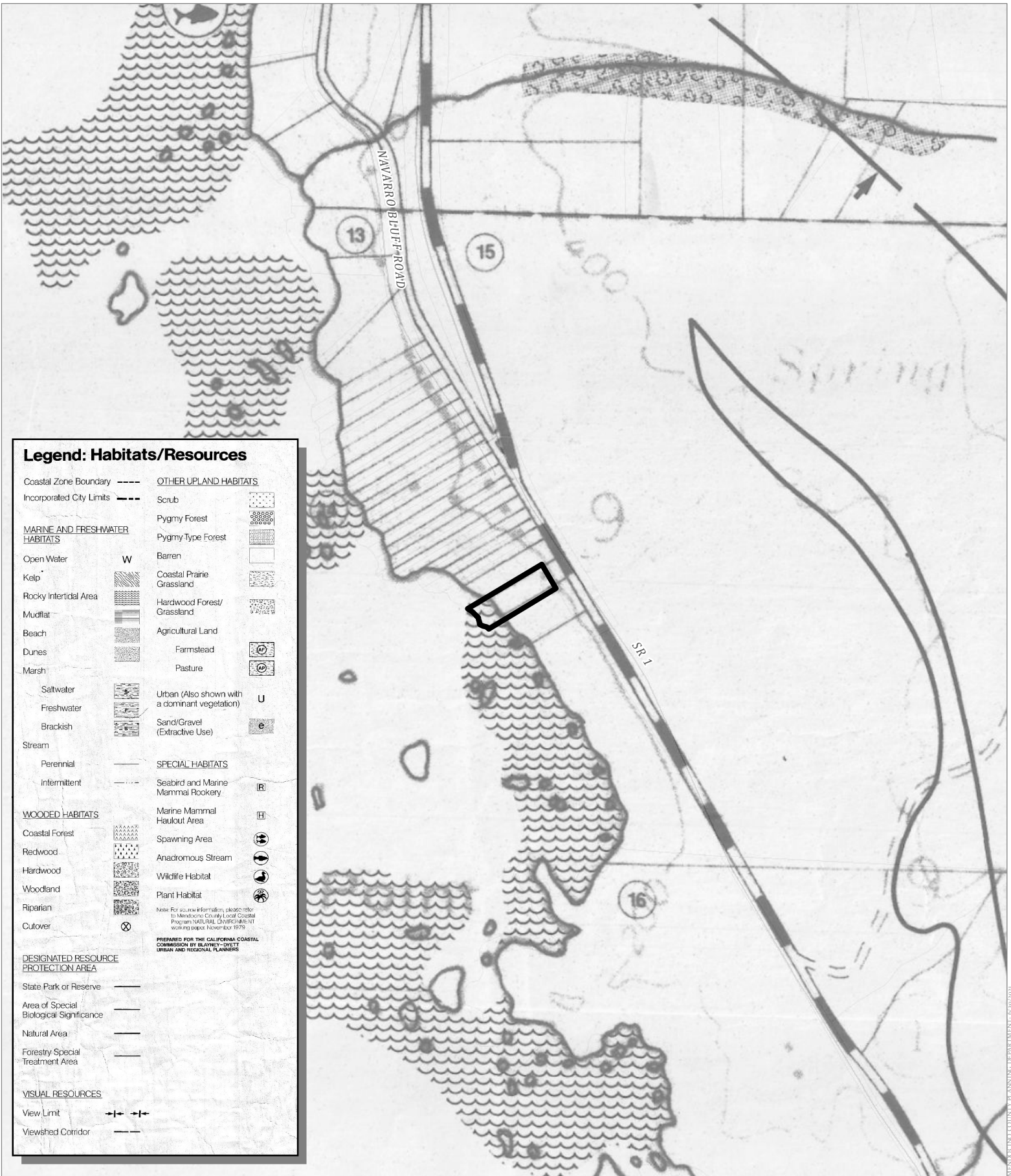
- |   |     |  |    |
|---|-----|--|----|
| Coastal Zone Boundary   | --- | Landslide  |    |
| Incorporated City Limits  | --- | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).   |    |
| <b>LAND CAPABILITIES</b>  |     |  |    |
| Agricultural Land   |     | Coastal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

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Public Roads







**Legend: Habitats/Resources**

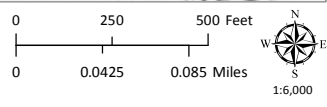
Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	---	Scrub
<b>MARINE AND FRESHWATER HABITATS</b>		
Open Water	W	Pygmy Forest
Kelp	[Symbol]	Pygmy Type Forest
Rocky Intertidal Area	[Symbol]	Barren
Mudflat	[Symbol]	Coastal Prairie Grassland
Beach	[Symbol]	Hardwood Forest/Grassland
Dunes	[Symbol]	Agricultural Land
Marsh	[Symbol]	Farmstead
Saltwater	[Symbol]	Pasture
Freshwater	[Symbol]	Urban (Also shown with a dominant vegetation)
Brackish	[Symbol]	Sand/Gravel (Extractive Use)
Stream	[Symbol]	
Perennial	---	<b>SPECIAL HABITATS</b>
Intermittent	---	Seabird and Marine Mammal Rookery
<b>WOODED HABITATS</b>		
Coastal Forest	[Symbol]	Marine Mammal Haulout Area
Redwood	[Symbol]	Spawning Area
Hardwood	[Symbol]	Anadromous Stream
Woodland	[Symbol]	Wildlife Habitat
Riparian	[Symbol]	Plant Habitat
Cutover	[Symbol]	
<b>DESIGNATED RESOURCE PROTECTION AREA</b>		
State Park or Reserve	---	
Area of Special Biological Significance	---	
Natural Area	---	
Forestry Special Treatment Area	---	
<b>VISUAL RESOURCES</b>		
View Limit	---+---+---	
Viewshed Corridor	---	

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL CHARACTERISTICS work map paper November 1979.

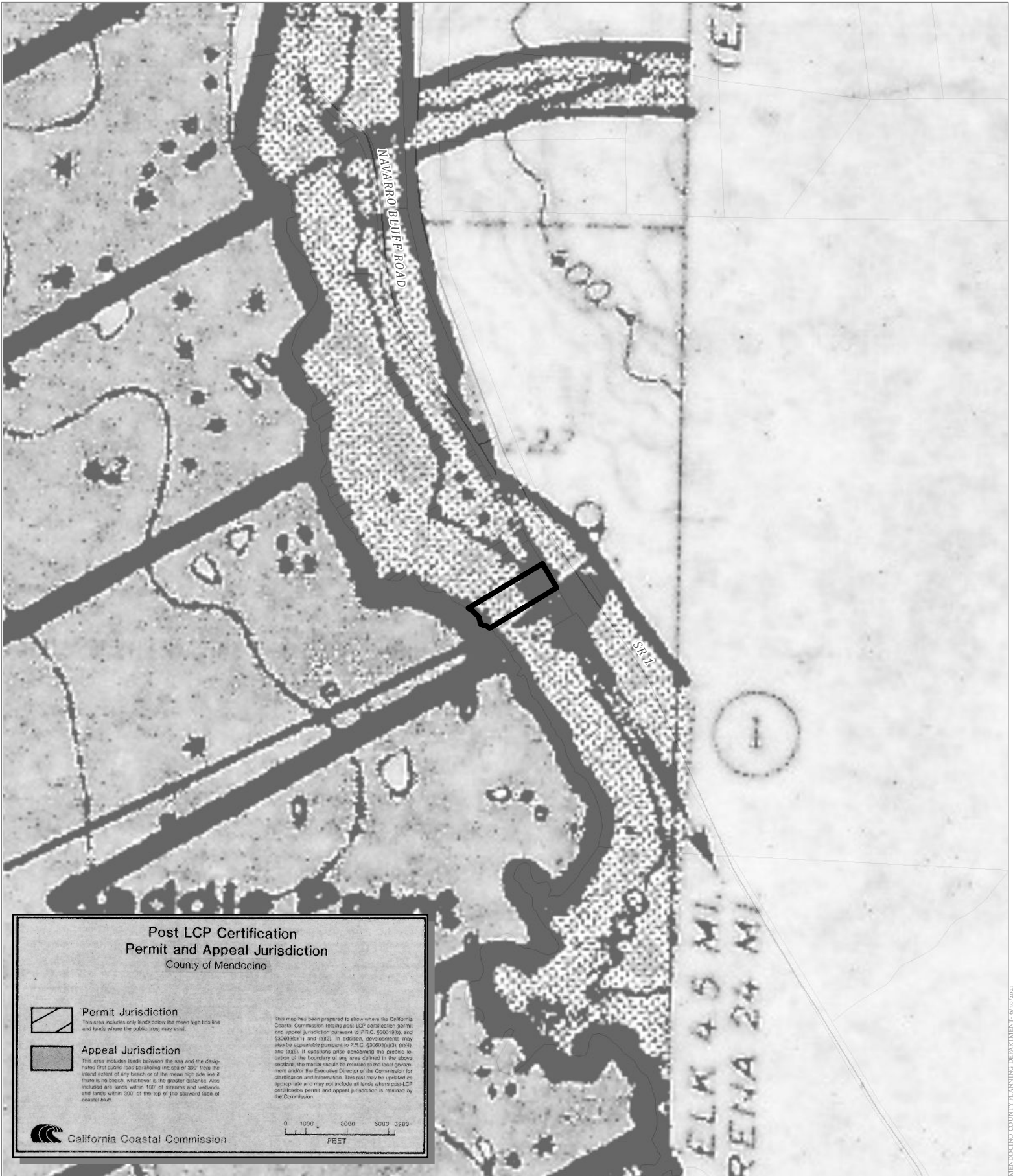
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVNEY-DWETT URBAN AND REGIONAL PLANNERS

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Public Roads



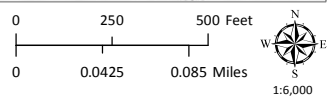
MENDOCINO COUNTY PLANNING DEPARTMENT - 06/30/2021



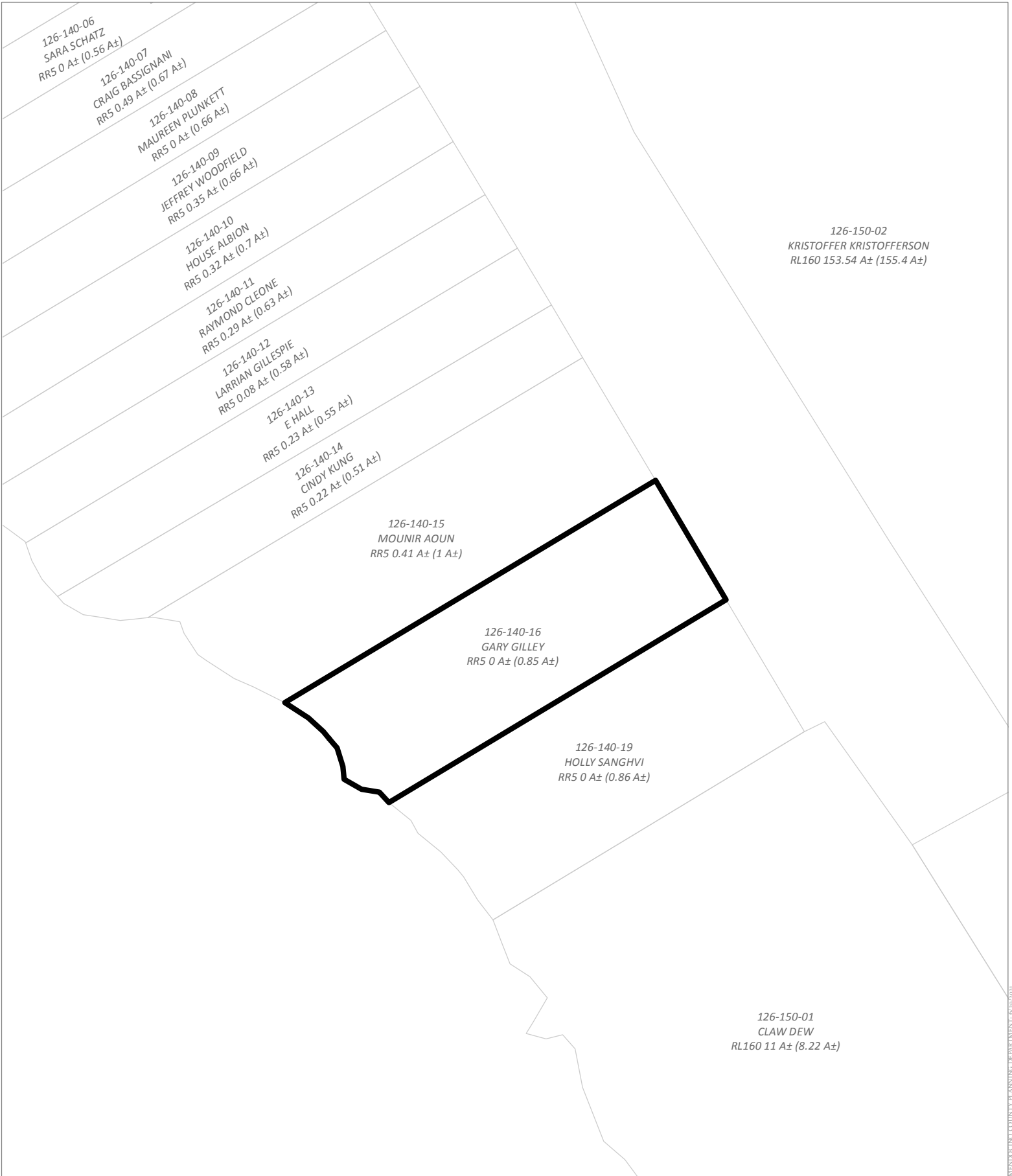
MENDOCINO COUNTY PLANNING DEPARTMENT - 06/30/2021

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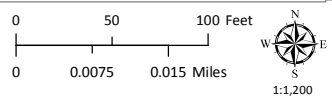
Public Roads



**POST LCP CERTIFICATION & APPEAL JURISDICTIONS**



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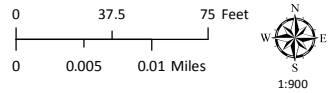
ADJACENT PARCELS



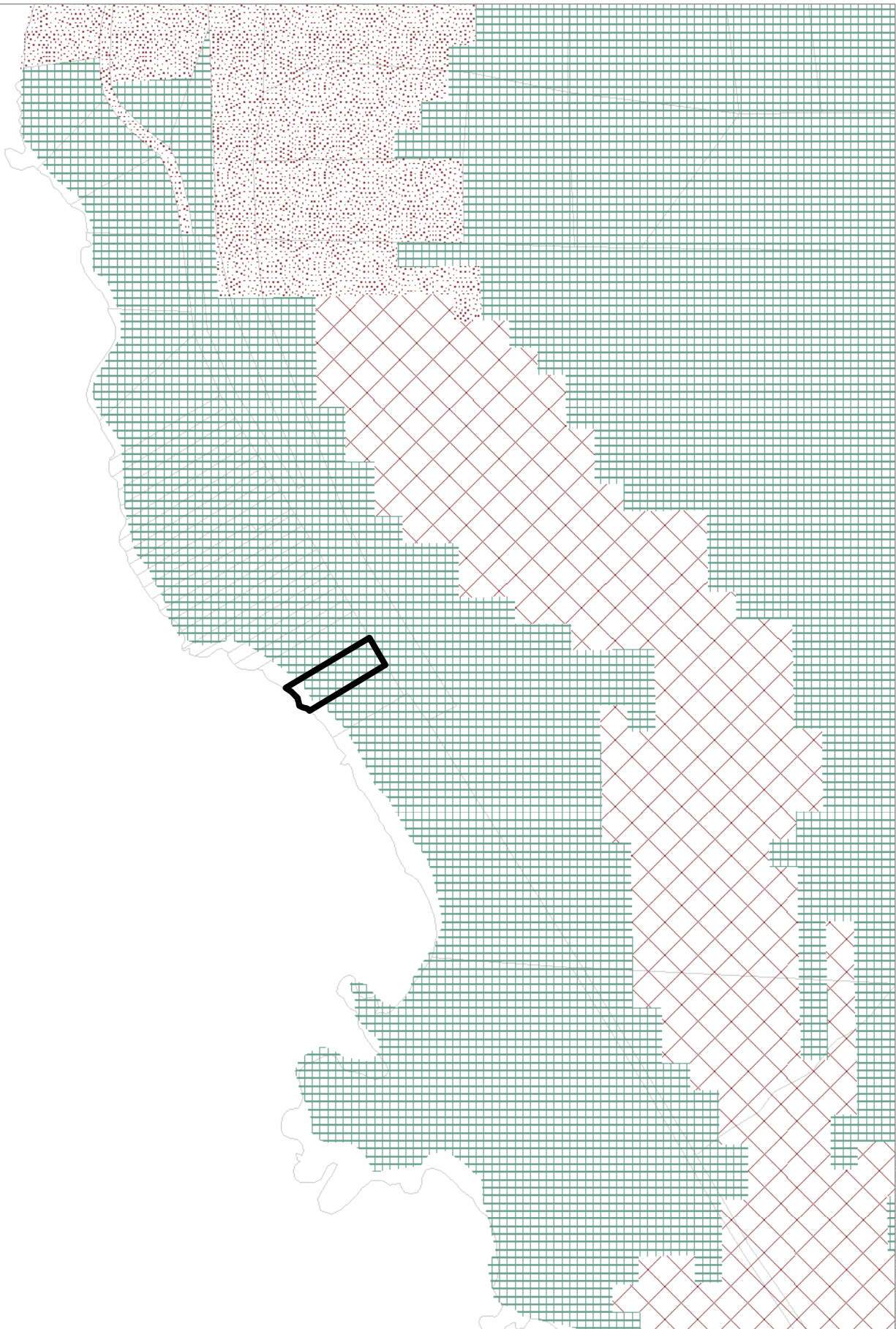
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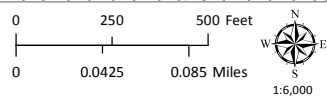


AERIAL IMAGERY



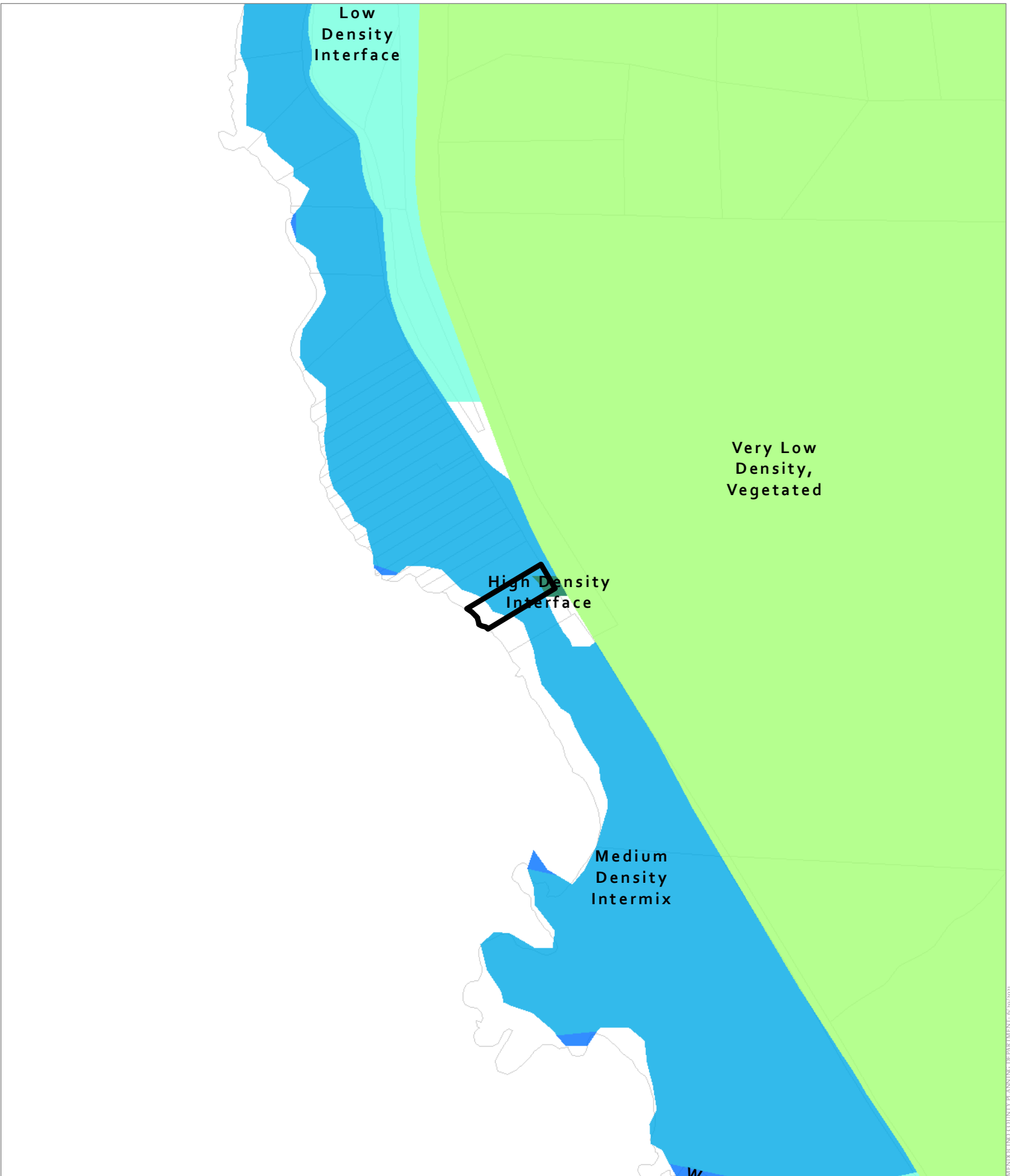
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-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard



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

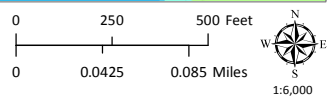
MERCED COUNTY PLANNING DEPARTMENT 09/29/2021



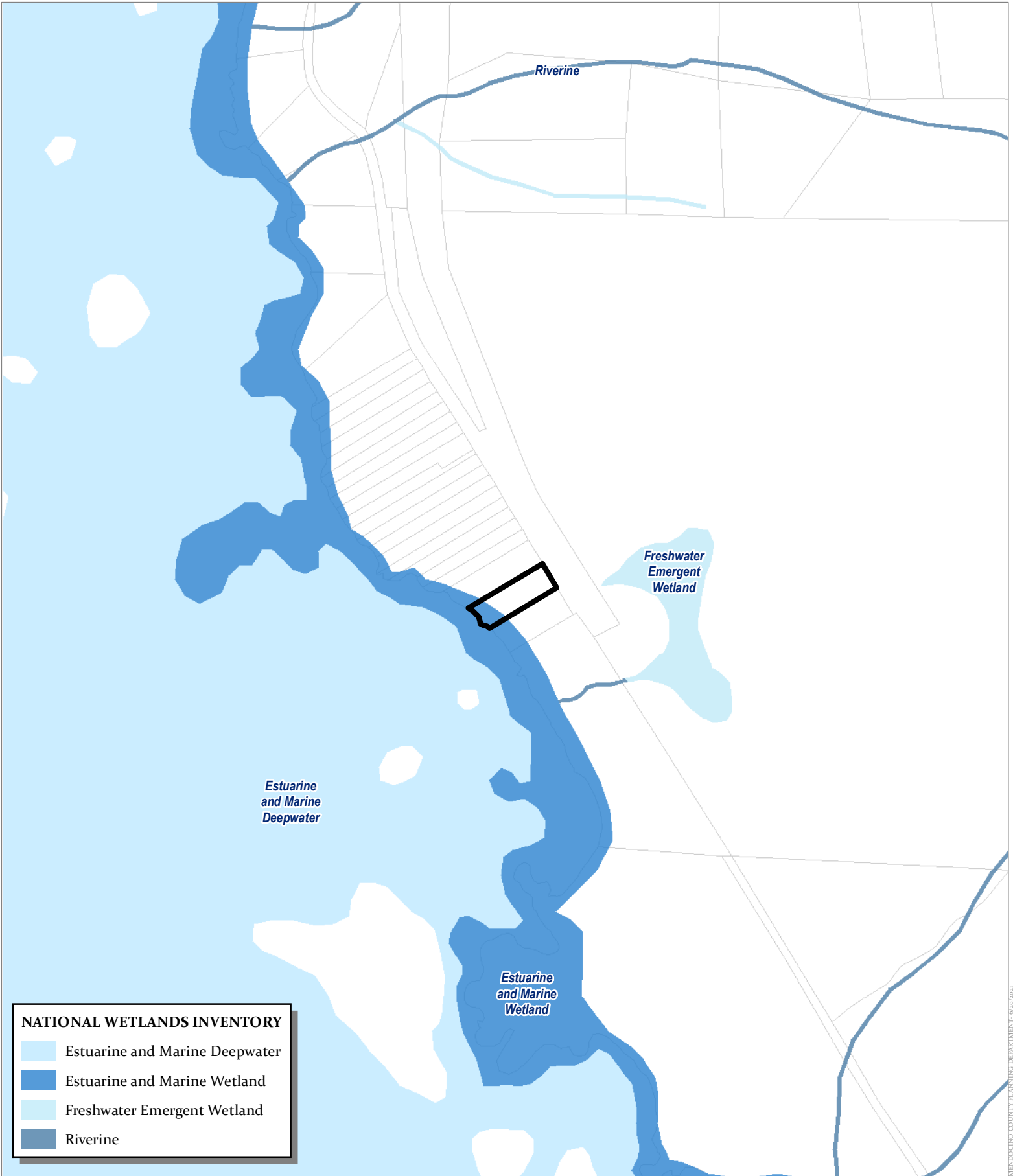
MENDOCINO COUNTY PLANNING DEPARTMENT - 06/29/2021

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 Water



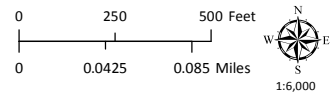
**WILDLAND-URBAN INTERFACE ZONES**



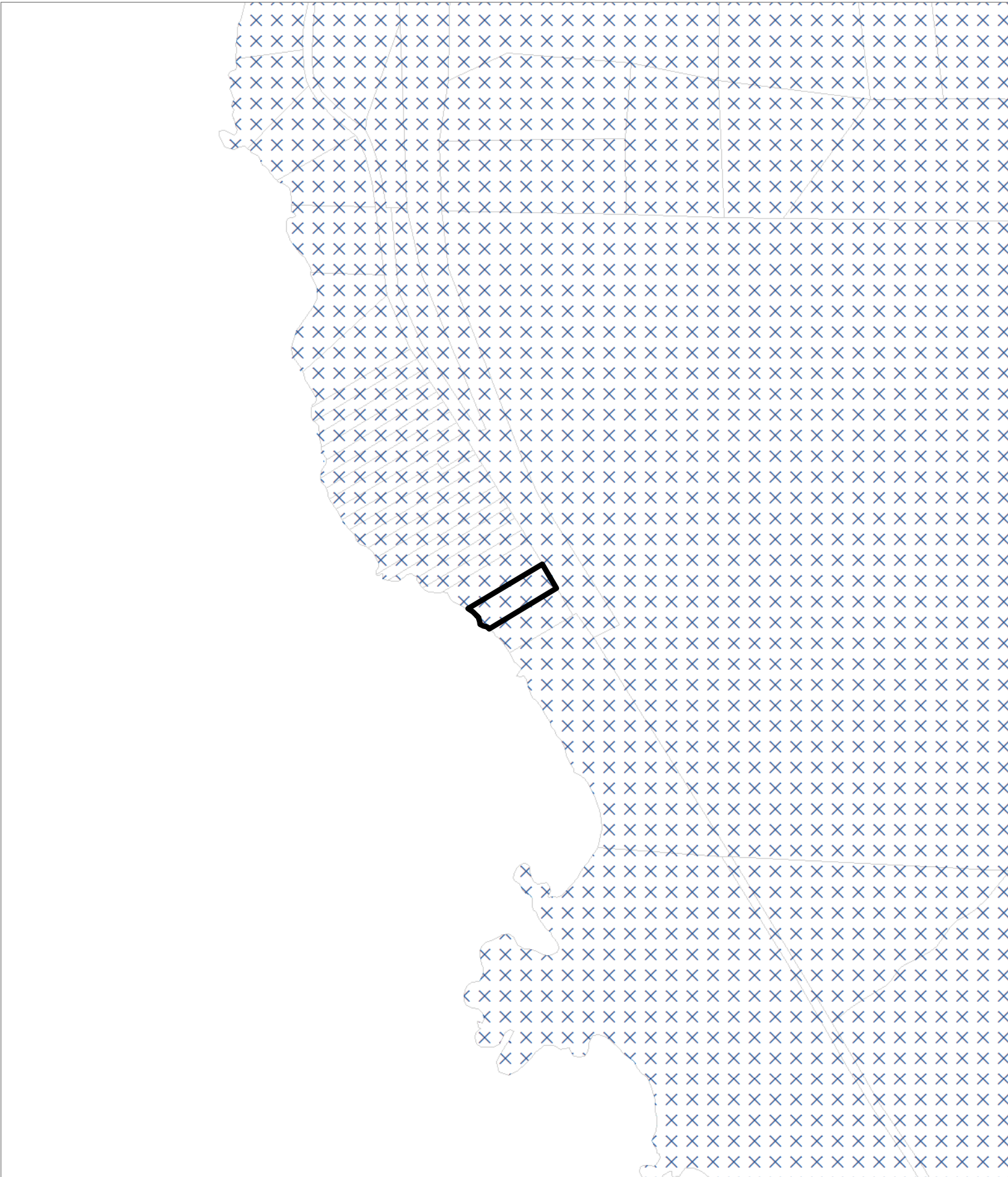
**NATIONAL WETLANDS INVENTORY**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Riverine

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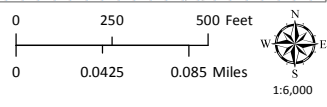
MENDOCINO COUNTY PLANNING DEPARTMENT - 01/29/2021



HERKULES COUNTY PLANNING DEPARTMENT 6/29/2021

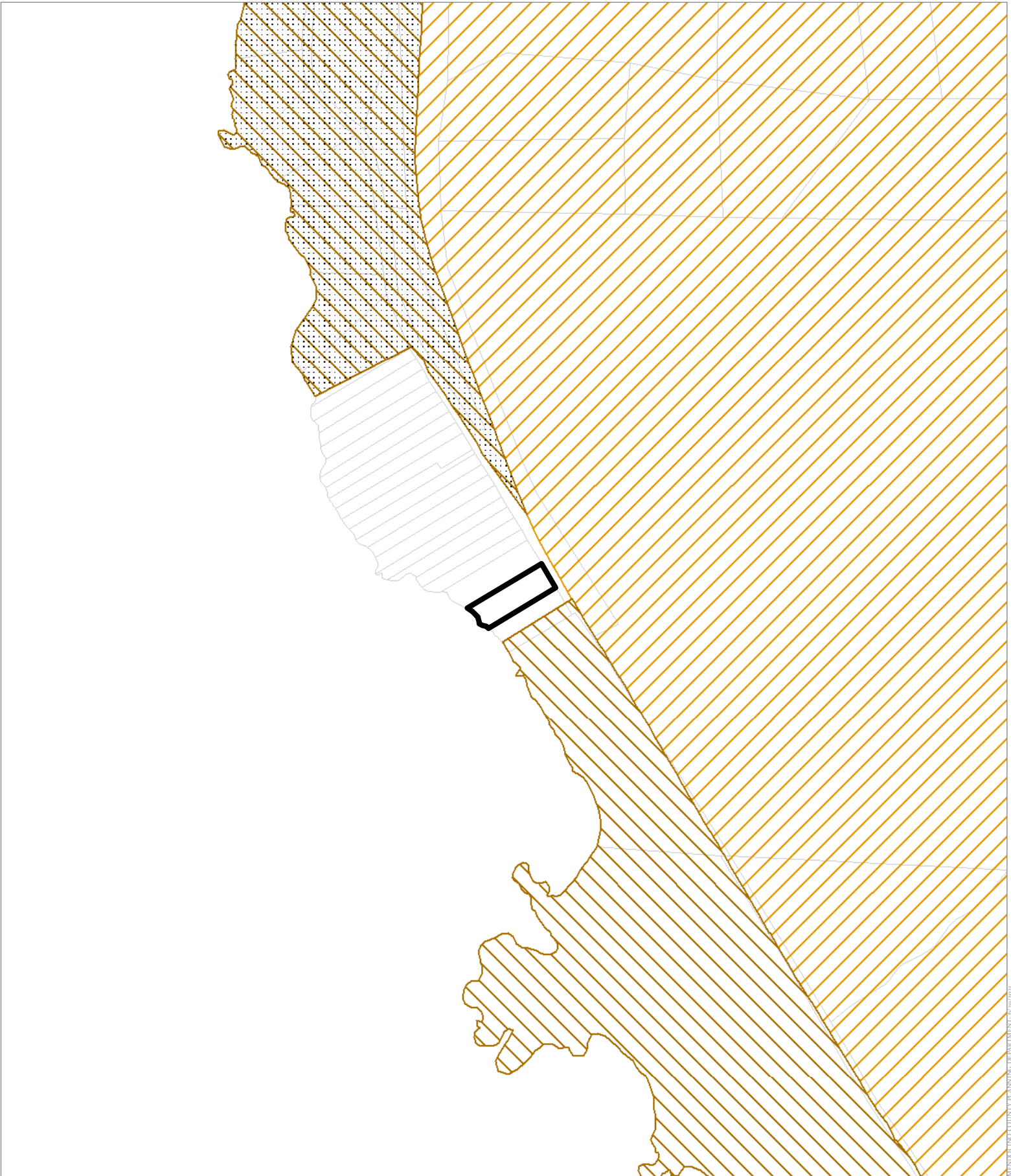
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 Critical Water Areas






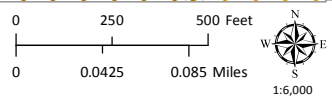
GROUND WATER RESOURCES





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-  Tree Removal Area
-  Highly Scenic Area
-  Highly Scenic Area (Conditional)

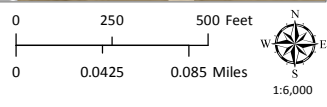
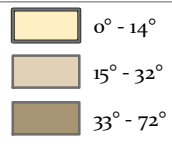


**HIGHLY SCENIC & TREE REMOVAL AREAS**

MENDOCINO COUNTY PLANNING DEPARTMENT - 09/29/2021

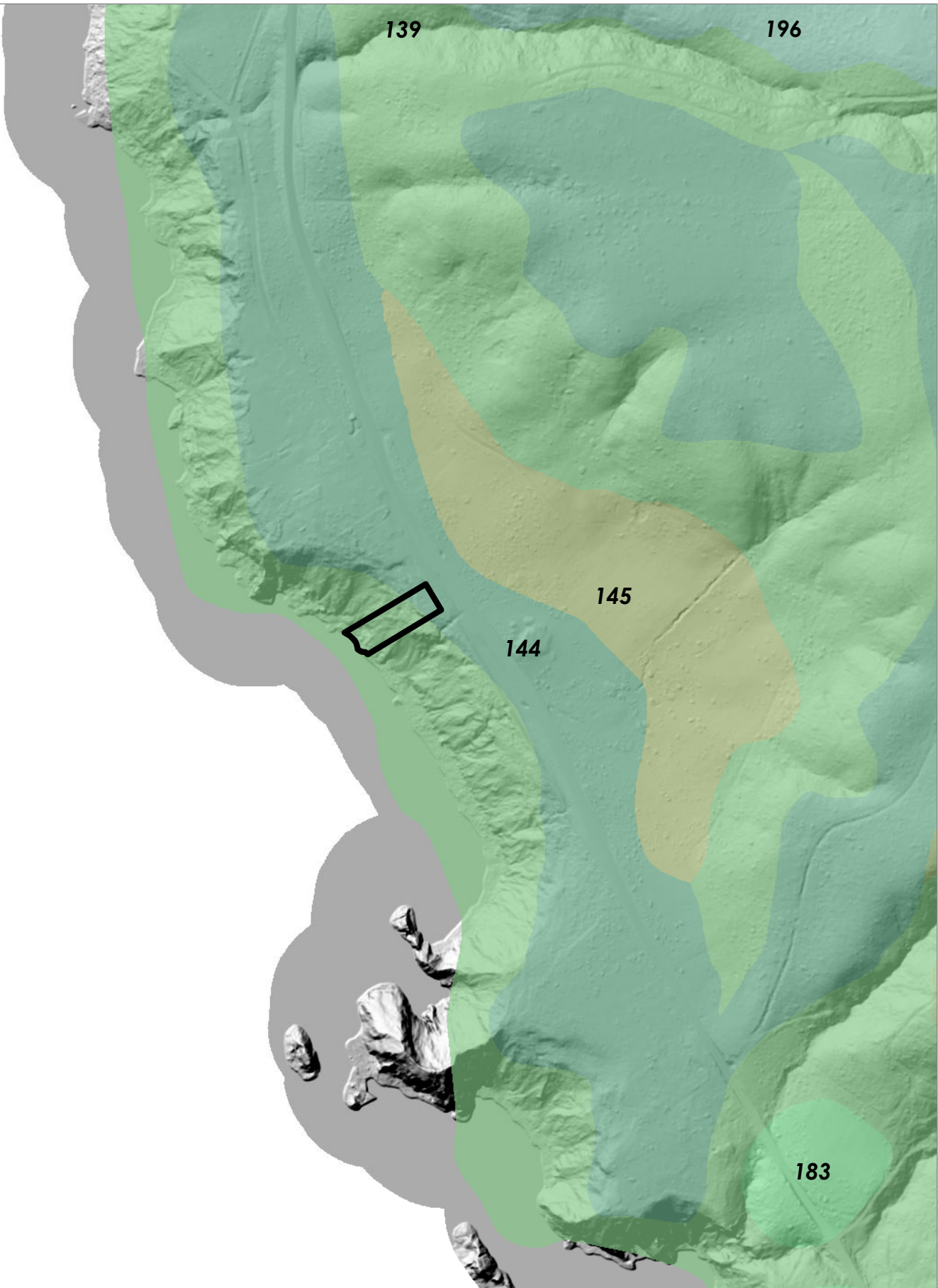


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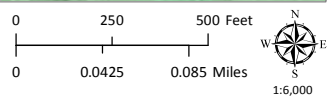
ESTIMATED SLOPE

MENDOCINO COUNTY PLANNING DEPARTMENT - 06/29/2021



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


WESTERN SOIL CLASSES

NV

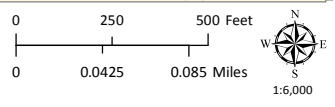
R

D

G

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

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FARMLAND CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 6/29/2021