



**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 GONZALEZ, INTERIM DIRECTOR  
 JULIA 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

September 22, 2021

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

Assessor  
 Department of Forestry/ CalFire  
 -Land Use  
 Department of Fish and Wildlife  
 Coastal Commission

Cloverdale Rancheria  
 Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians  
 Gualala MAC  
 South Coast Fire District

**CASE#:** B\_2021-0040

**DATE FILED:** 7/27/2021

**OWNER:** Sunny Ridge West Farm, LLC

**APPLICANT:** RONALD S HORN

**AGENT:** RICHARD SEALE

**REQUEST:** Coastal Development Boundary Line Adjustment to adjust approximately two acres from Lot #1 (APN 027-501-37) to Lot #2 (027-501-46). Lot #1 will go from 22.9 acres to 20.94 acres and Lot 2 will go from 2.05 acres to 4.0 acres.

**LOCATION:** In the Coastal Zone, 7.9± miles northwest of Gualala town center, lying on the west side of Iversen Road (CR 503) 1.3± miles northeast of its intersection with Iversen Drive (private); Located at 45000 and 44951 Iversen Road; APNs: 027-501-37 and 02-501-46.

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** MATT GOINES

**RESPONSE DUE DATE:** October 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: B\_2021\_0040

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**APPLICANT:** Ronald S. Horn

**AGENT:** Richard Seale

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**APN/S:** 027-501-37 and 027-501-46

**PARCEL SIZE:** 22.9 Acres and 2.05 Acres

**GENERAL PLAN:** Remote Residential (RMR:20)

**ZONING:** Remote Residential (RMR-20)

**EXISTING USES:** Vacant land

**DISTRICT:** 5 (Williams)

**RELATED CASES:** N/A

	<b>ADJACENT GENERAL PLAN</b>	<b>ADJACENT ZONING</b>	<b>ADJACENT LOT SIZES</b>	<b>ADJACENT USES</b>
<b>NORTH:</b>	Remote Residential (RMR:20)	Remote Residential (RMR-20)	7.19±, 0.8±, 9.1±, 17.4± acres	Residential
<b>EAST:</b>	Remote Residential (RMR:20)	Remote Residential (RMR-20)	7.45± acres	Residential
<b>SOUTH:</b>	Remote Residential (RMR:20) and Forest Land (FL:160)	Remote Residential (RMR-20) and Forest Land (FL-160)	83.48±, 24.4±, 16.96± acres	Residential
<b>WEST:</b>	Remote Residential (RMR:20)	Remote Residential (RMR-20)	3.5±, 1.05± acres	Residential

### REFERRAL AGENCIES

#### LOCAL

- Assessor's Office
- Building Division Fort Bragg
- Department of Transportation (DOT)
- Environmental Health (EH)
- South Coast Fire District
- Gualala MAC

- Planning Division Fort Bragg

#### STATE

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

#### TRIBAL

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

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**ADDITIONAL INFORMATION:** N/A

**STAFF PLANNER:** Matt Goines

**DATE:** 9/21/2021

## ENVIRONMENTAL DATA

### 1. MAC:

GIS

*Gualala*

### 2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

*High*

### 3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

*CalFire*

*South Coast Fire Protection*

### 4. FARMLAND CLASSIFICATION:

GIS

*Grazing Land (G)*

*Rural Residential & Rural Commercial (R)*

### 5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

*N/A*

### 6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

*Critical Water Resource Bedrock*

### 7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

*177—Iversen sandy loam, 2 to 15 percent slopes*

*199—Shinglemill-Gibney complex, 2 to 9 percent slopes*

*188—Ornbaun-Zeni complex, 30 to 50 percent slopes*

*158—Havensneck sandy loam, 2 to 15 percent slopes*

### 8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

*Yes (Soil) - Shinglemill-Gibney Complex*

### 9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

*N/A*

### 10. TIMBER PRODUCTION ZONE:

GIS

*N/A*

### 11. WETLANDS CLASSIFICATION:

GIS

*N/A*

### 12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

*N/A*

### 13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

*N/A*

### 14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

*N/A*

### 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

*N/A*

### 17. LANDSLIDE HAZARD:

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

*N/A*

### 18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

*N/A*

### 19. WILD AND SCENIC RIVER:

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

*N/A*

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

Various Adopted Specific Plan Areas; GIS

*N/A*

### 21. STATE CLEARINGHOUSE REQUIRED:

Policy

*N/A*

### 22. OAK WOODLAND AREA:

USDA

*N/A*

### 23. HARBOR DISTRICT:

Sec. 20.512

*N/A*

## FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

### 24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

*Map 27: Hull Gulch*

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

LCP Land Capabilities maps/GIS; 20.500

*High Productivity*

*Beach Deposits and Stream Alluvium and Terraces*

*(Zone 1) Bedrock*

*(Zone 3) Intermediate Shaking*

### 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

*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

*No*

### 31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

*N/A*



Planning and Building Services

Case No: <b>B 2021-0040</b>
CalFire No:
Date Filed: <b>7/27/21</b>
Fee: <b>\$3,076-</b>
Receipt No: <b>43896</b>
Received By: <b>RDF</b>
<i>Office use only</i>

### APPLICATION FORM

**APPLICANT**

Name: Ronald S. Horn Phone: 707-884-4069

Mailing Address: P.O. Box 2

City: Point Arena State/Zip: Ca. 95468 email:

**PROPERTY OWNER**

Name: Sunny Ridge West Farm, LLC. Phone: 707-884-4069

Mailing Address: P.O. Box 262

City: Point Arena State/Zip: Ca. 95468 email:

**AGENT**

Name: Richard Seale Phone: 707-964-4265

Mailing Address: 420 Redwood Ave

City: Fort Bragg State/Zip: Ca. 95437 email:

Assessor's Parcel Number(s)	Parcel Owner(s)	Street Address	Acreage Adjusted	
			Before	After
027-501-37	Ronald Horn	4500 Iversen Rd. Gualala	22.9 Ac.	20.94 Ac.
027-501-46	Sunny Ridge West Farm	449.51 Iversen Rd. Gualala	2.05 Ac.	4.01 Ac.

Briefly describe the proposed parcel adjustments: (Acreage to be adjusted from Assessor's Parcel Number into Assessor's Parcel Number, etc.):

Adjust approx. 2.0 ac. from A.P. # 027-501-37 to 027-501-46

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

Signature of Applicant/Agent

Date



Signature of Owner

Date

Ronald S. Horn

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.

7-7-21

Date

Ronald S Horn

Applicant 

## 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe below, and identify the use of each structure on the map to be submitted with your application.																			
<hr/> <hr/> <hr/> <hr/> <hr/> <hr/>																				
2.	Will any existing structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will any existing structures be removed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable?																			
<hr/> <hr/> <hr/> <hr/> <hr/> <hr/>																				
3.	Lot area (within property lines): <u>22.4 and 2.0</u> <input type="checkbox"/> square feet <input checked="" type="checkbox"/> acres.																			
4.	Lot Coverage: <u>NA</u>																			
	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 2px;">LOT 1</th> <th style="text-align: center; padding: 2px;">Existing</th> <th style="text-align: center; padding: 2px;">Proposed after Adjustment</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">Building Coverage</td> <td style="text-align: center; padding: 2px;">_____ sq ft</td> <td style="text-align: center; padding: 2px;">_____ sq ft</td> </tr> <tr> <td style="padding: 2px;">Paved Area</td> <td style="text-align: center; padding: 2px;">_____ sq ft</td> <td style="text-align: center; padding: 2px;">_____ sq ft</td> </tr> <tr> <td style="padding: 2px;">Landscaped Area</td> <td style="text-align: center; padding: 2px;">_____ sq ft</td> <td style="text-align: center; padding: 2px;">_____ sq ft</td> </tr> <tr> <td style="padding: 2px;">Unimproved Area</td> <td style="text-align: center; padding: 2px;">_____ sq ft</td> <td style="text-align: center; padding: 2px;">_____ sq ft</td> </tr> <tr> <td style="padding: 2px;">TOTAL:</td> <td style="text-align: center; padding: 2px;">_____ sq ft</td> <td style="text-align: center; padding: 2px;">_____ sq ft</td> </tr> </tbody> </table>	LOT 1	Existing	Proposed after Adjustment	Building Coverage	_____ sq ft	_____ sq ft	Paved Area	_____ sq ft	_____ sq ft	Landscaped Area	_____ sq ft	_____ sq ft	Unimproved Area	_____ sq ft	_____ sq ft	TOTAL:	_____ sq ft	_____ sq ft	
LOT 1	Existing	Proposed after Adjustment																		
Building Coverage	_____ sq ft	_____ sq ft																		
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LOT 2	Existing	Proposed after Adjustment																		
Building Coverage	_____ sq ft	_____ sq ft																		
Paved Area	_____ sq ft	_____ sq ft																		
Landscaped Area	_____ sq ft	_____ sq ft																		
Unimproved Area	_____ sq ft	_____ sq ft																		
TOTAL:	_____ sq ft	_____ 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: <u>NA</u>																			
	LOT 1	Existing Spaces _____ Proposed Spaces _____																		
	LOT 2	Existing Spaces _____ Proposed Spaces _____																		
(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: \_\_\_\_\_

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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

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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.

COMPLETE FOR  
PROJECTS LOCATED IN  
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: Boundary Line Adjustment

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

Location: 45000 Iversen and 44951 Iversen

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

Applicant: Ron Horn and Sunny Ridge West Farm, LLC (also Ron Horn)

Assessor's Parcel Number: 027-501-37 027-501-46

Date Noticed Posed: 7-12-21

For Further Information, Please Contact the Planning and Building Department:

COUNTY OF MENDOCINO  
PLANNING & BUILDING SERVICES  
860 N. Bush St  
UKIAH, CA 95482  
707-234-6650  
HOURS: 8:00 - 5:00





COMPLETE FOR  
PROJECTS LOCATED IN  
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 \_\_\_\_\_ (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:

\_\_\_\_\_

(Description of development)

*Boundary Line Adjustment*

Located at: *45000 Iversen Road*

\_\_\_\_\_

(Address of development and Assessor's Parcel Number)

The public notice was posted at: *Gate at entrance 45000 Iversen Road 027-501-37*

\_\_\_\_\_

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

*Richard Seale*

Owner/Authorized Representative

*7-12-21*

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 A



# 300Ft from 027-501-37 & 46

APN	OWNER	ADDRESS	CITY	STATE	ZIP	SITUS_3	
02750113	MASON ELMER JR & EVELYN ANN TT	PO BOX 355	GUALALA	CA	95445		
02750114	PRATT BARBARA J TTEE	PO BOX 324	POINT ARENA	CA	95468	45301	IVERSEN RD
02750115	MASON JEFFREY B & KELLI C	PO BOX 972	GUALALA	CA	95445	45375	IVERSEN RD
02750116	FLYNN THOMAS RICHARD & LAURIE	126 PENDEGAST ST	WOODLAND	CA	95695	45201	IVERSEN RD
02750117	VARGAS FLORENCE	PO BOX 1516	GUALALA	CA	95445	45493	IVERSEN RD
02750118	MORE BLAKE	PO BOX 765	POINT ARENA	CA	95468	45483	IVERSEN RD
02750123	FOX GEOFFREY A & MARY KUNKEL 1	44900 IVERSEN RD	GUALALA	CA	95445	44900	IVERSEN RD
02750126	HORN RONALD S TTEE	PO BOX 2	POINT ARENA	CA	95468	44801	IVERSEN RD
02750130	SHARON DOUGLAS G & FRANCES KAY	1325 CHERRY POINT RD	CANADA V0R1NZ	CA	C0060		
02750131	SHARON DOUGLAS G & FRANCES KAY	1325 CHERRY POINT RD	CANADA V0R1NZ	CA	C0060	45801	IVERSEN RD
02750136	KOSTICK MARIA	45101 IVERSEN RD	GUALALA	CA	95445	45101	IVERSEN RD
02750145	SUNNY RIDGE WEST FARM LLC	PO BOX 262	POINT ARENA	CA	95468	44931	IVERSEN RD



RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO  
Kristen D. Drake  
Attorney at Law  
PO Box 862  
Gualala, CA 95445-0862

2004-05364  
Recorded at the request of  
K DRAKE  
03/12/2004 04:45A  
Fee: 10.00 No of Pages: 2

OFFICIAL RECORDS  
Marsha A Wharff, Clerk-Recorder  
Mendocino County, CA

MAIL TAX STATEMENTS TO:  
Ronald S. Horn  
PO Box 2  
Point Arena, CA 95468

 2004-05364  
Pg: 1/2

APNs: 027-501-37

Space above line for Recorder's Use

NO TAX DUE. § 11930 (Transfer to Rev. Trust)

GRANT DEED

Documentary transfer tax is NONE. §11930 (Transfer to Rev. Trust)

Unincorporated area \_ City of



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRANTOR Ronald S. Horn, hereby GRANTS to Ronald S. Horn, trustee of the RGF Revocable Trust dated January 2, 2004, that real property in the County of Mendocino, State of California, described in Exhibit "A" attached hereto and incorporated herein.

Dated: 2-6-04

Ronald S. Horn  
Ronald S. Horn

State of California )  
County of Mendocino ) ss

On February 6, 2004 before me, Kristen D. Drake, a notary public in and for the State of California, personally appeared Ronald Horn, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by their signature on the instrument, the person, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature Kristen D. Drake





Exhibit A

*Legal*

Order No. 24457

DESCRIPTION

The land referred to herein is situated in the State of California, County of Mendocino, and is described as follows:

All that certain real property situate in the County of Mendocino, State of California, being a portion of Section 34, Township 12 North, Range 16 West, Mount Diablo Base and Meridian, described as follows:

Beginning at the Northerly corner of the lands of Sundstrom as described in that deed recorded in Book 1648 Official Records, Page 454, Mendocino County Records; said point of beginning being a 3" x 3" stake with tag stamped L.S. 2332 in a fenceline on the Southerly side of Iverson Road (County Road #503); thence along the West line of said Sundstrom land South 31' 01' 36" West, 531.36 feet to a 3/4 inch iron pipe lying 50 feet West of the most Westerly point of the former Delmer E. Allen home; thence along the Southerly line of said Sundstrom land South 53' 04' 19" East, 337.61 feet to a 3" x 3" stake with tag stamped L.S. 2332 being the Southeast corner of the West half of the Northwest quarter of the Southeast quarter of said Section 34 as shown on that Record of Survey recorded in Map Case 1, Drawer 8, Page 77, Mendocino County Records; thence North 89' 42' 10" West, 721.37 feet; thence North 75' 29' 52" West, 859.81 feet to the Southeast corner of the lands of Hessing as described in that deed recorded in Book 952 Official Records, Page 567, Mendocino County Records; thence along the East line of said Hessing land and the East line of the lands of Cremonini as described in that deed recorded in Book 324 Official Records, Page 366, Mendocino County Records, North 0' 12' 13" West, 475.00 feet to the Northeast corner of said lands of Cremonini; thence along the North line of said lands of Cremonini, South 89' 47' 47" West, 417.70 feet to the Northwest corner thereof; thence North 0' 12' 13" West, 184.65 feet; thence South 89' 48' 46" East, 615.06 feet to a 2 inch iron pipe; thence continuing South 89' 48' 46" East, 322.15 feet; thence South 39' 30' 00" East, 631.26 feet; thence North 50' 30' 00" East, 639.60 feet; thence South 47' 00' 14" East, 199.00 feet to the point of beginning.

~~ALL INFORMATION CONTAINED~~

\*\*\*

Book: 2456

Page: 267



2004-05364  
Pg: 2/2





**RECORDING REQUESTED BY:**  
Redwood Empire Title Company of Mendocino  
County

**Mail Tax Statements and  
When Recorded Mail Document To:**  
Sunny Ridge West Farm, LLC, a California limited  
liability company

**2016-16285**  
Recorded at the request of:  
REDWOOD EMPIRE TITLE  
12/05/2016 10:32 AM  
Fee: \$19.00 Pgs: 1 of 3  
**OFFICIAL RECORDS**  
Susan M. Ranochak - Clerk-Recorder  
Mendocino County, CA



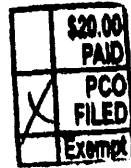
**Escrow No.:** 20162450DN

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

**The undersigned grantor(s) declare(s) Documentary Transfer Tax stamps in the sum of \$56.65**

- 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: City of Gualala



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

Susan Hollander, an unmarried woman

**hereby GRANT(S) to**

Sunny Ridge West Farm, LLC, a California limited liability company

**the following described real property:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF;



Dated: November 21, 2016

Susan Hollander  
Susan Hollander

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.

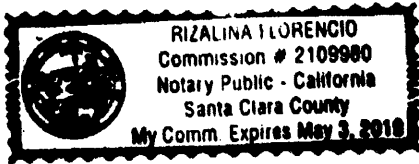
State of California  
County of San Francisco  
On Nov. 21, 2016 before me,  
Rizalina Florencio, Notary Public,  
personally appeared Susan E. Hollander

\_\_\_\_\_ 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 Rizalina Florencio (Seal)





Escrow No.: 20162450DN  
Title Order No.:

**EXHIBIT A**

THE LAND REFERRED TO HEREIN BELOW IS DESCRIBED AS FOLLOWS:

TRACT ONE:

THE EAST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 34, T 12 N, R 16 W, LYING SOUTHERLY OF THE IVERSEN LANDING ROAD.

THE ABOVE DESCRIPTION IS PURSUANT TO MENDOCINO COUNTY CERTIFICATE OF COMPLIANCE NO. 23-2006, RECORDED JULY 25, 2007 AS 2007-13711 OF OFFICIAL RECORDS.

APN: 027-501-45

TRACT TWO:

ALL THAT CERTAIN REAL PROPERTY SITUATED, LYING AND BEING IN SECTION 34, TOWNSHIP 12 NORTH, RANGE 16 WEST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3" X 3" STAKE WITH TAG STAMPED "LS 2332" IN THE SOUTHEAST CORNER OF THE WEST HALF (W-1/2) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF THE SAID SECTION 34 AS SHOWN ON A RECORD OF SURVEY MAP FILED IN CASE 1 OF MAPS, DRAWER 8, AT PAGE 77, MENDOCINO COUNTY RECORDS; THENCE NORTH 52° 27' 30" WEST, 337.49 FEET TO A 3/4" DIAMETER IRON PIPE DIE STAMPED "LS 3234" SET 50 FEET WEST OF THE MOST WESTERLY POINT OF A CERTAIN DWELLING KNOWN AS THE DELMER E. ALLEN HOME; THENCE NORTH 31° 31' 50" EAST, 531.31 FEET TO A 3" X 3" STAKE WITH TAG STAMPED "LS 2332" IN A FENCELINE ON THE SOUTHERLY SIDE OF THE IVERSEN LANDING (COUNTY) ROAD; THENCE SOUTH 0° 53' 30" WEST, 658.60 FEET (CALLED 625.97 FEET ON THE ABOVE-MENTIONED RECORD OF SURVEY) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION IS PURSUANT TO MENDOCINO COUNTY CERTIFICATE OF COMPLIANCE NO. 23-2006, RECORDED JULY 25, 2007 AS 2007-13712 OF OFFICIAL RECORDS.

APN: 027-501-46

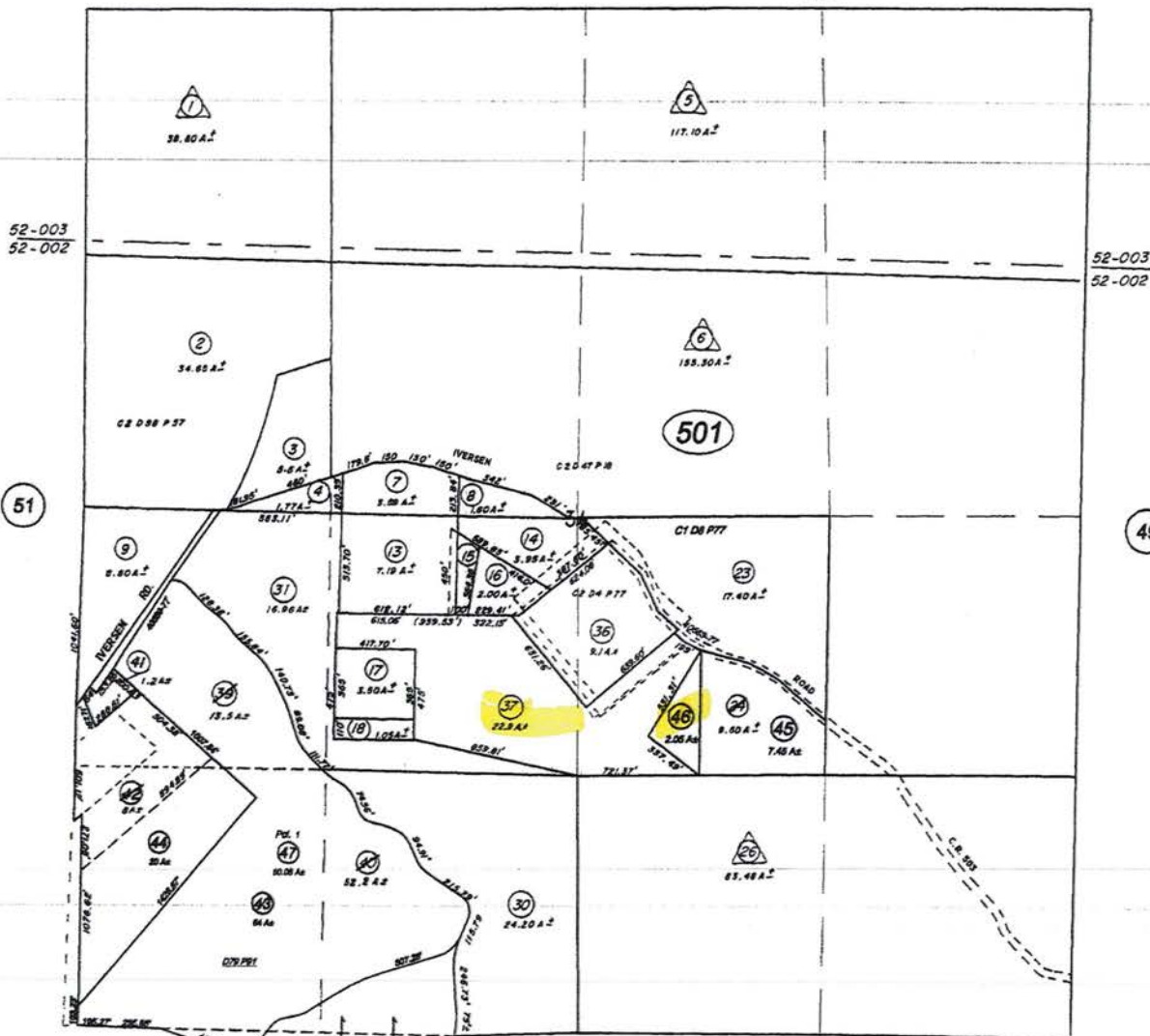


Sec. 34 T.12N. R.16W. M.D.B.& M.

52-002  
52-003

27-50

45



NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

JUL 26 2010  
Assessor's Map  
County of Mendocino, Calif.  
Updated July 12, 2010

BK  
142  
04

2-4-77







# 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: REDWOOD CREDIT UNION**  
PO BOX 6104

SANTA ROSA

CA 95406

**Project Number: B\_2021-0040**

**Project Description: Horn.Sunny Ridge.2lots.Gualal**

**Site Address: 45001 IVERSEN RD**

**B\_2021-0040**

**Receipt: PRJ\_043896**

**Date: 7/27/2021**

**Pay Method: CHECK 13372665**

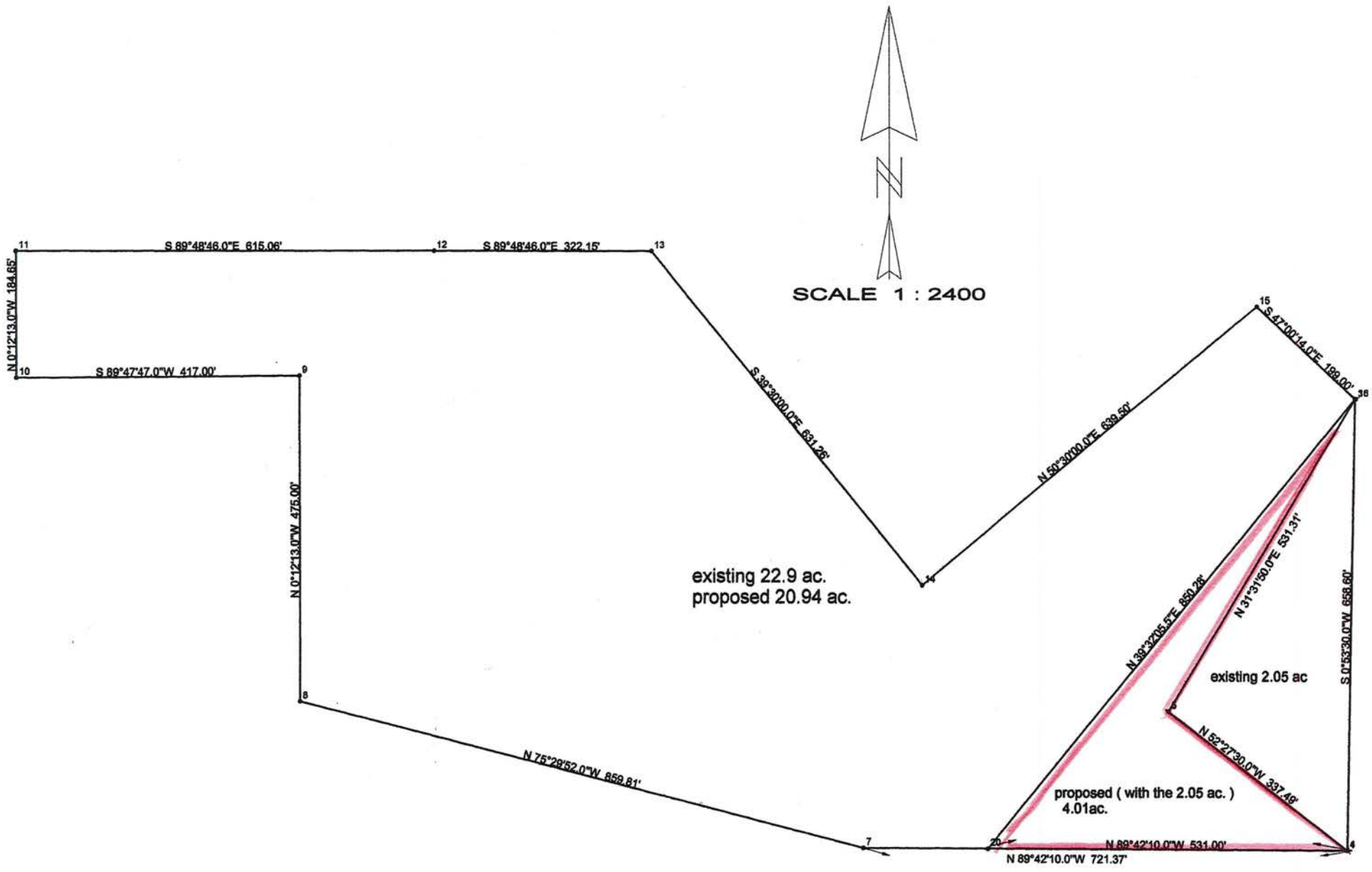
**Received By: RUSSELL FORD**

<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**








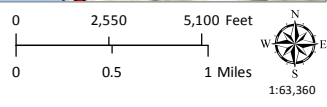






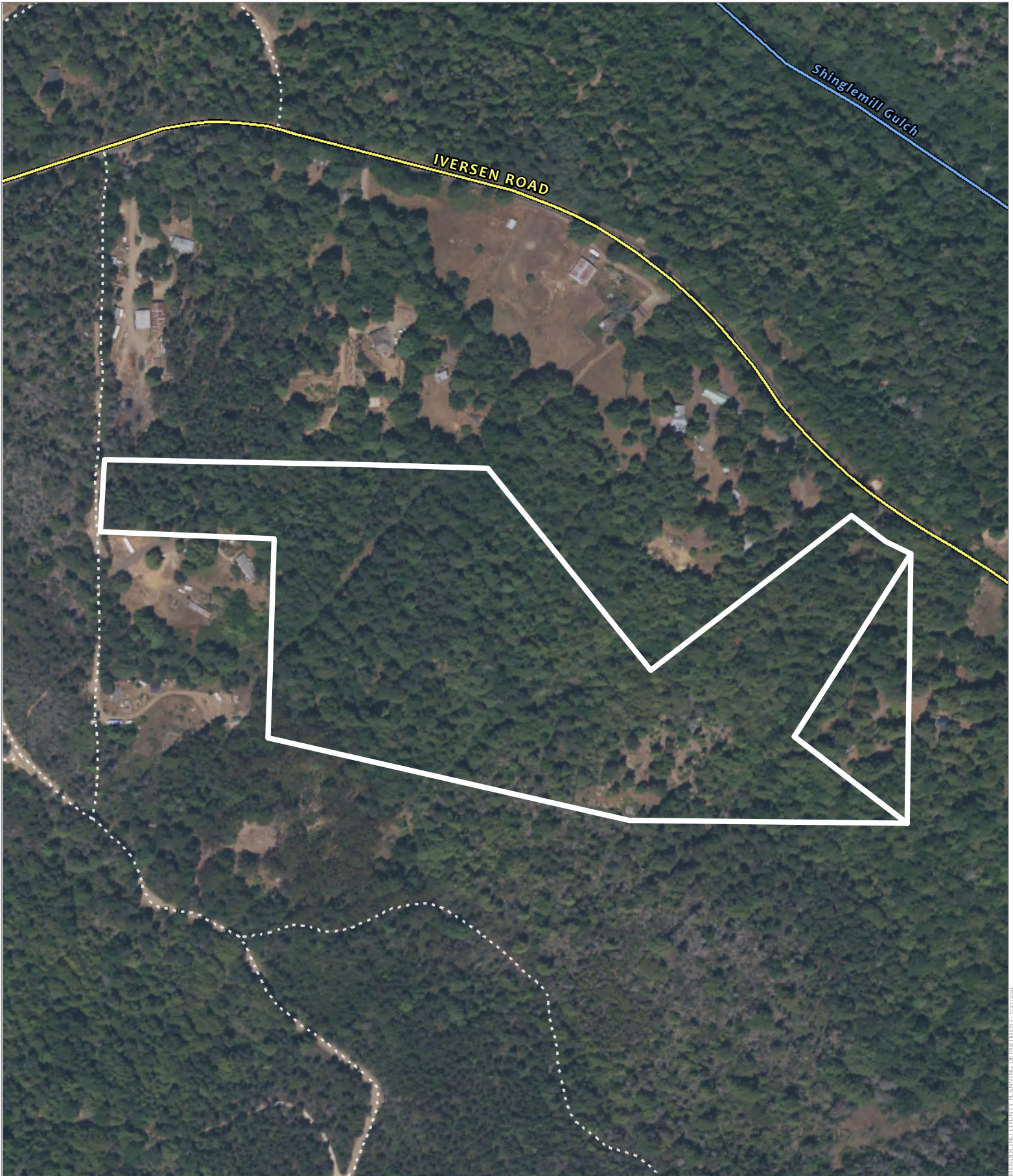
CASE: B 2021-0040  
 OWNER: HORN/SUNNY  
 APN: 027-501-37, 46  
 APLCT: Ronald S. Horn  
 AGENT: Richard Seale  
 ADDRESS: 45001 Iversen Road, Gualala

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





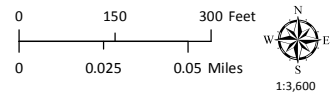
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT 7/27/2021



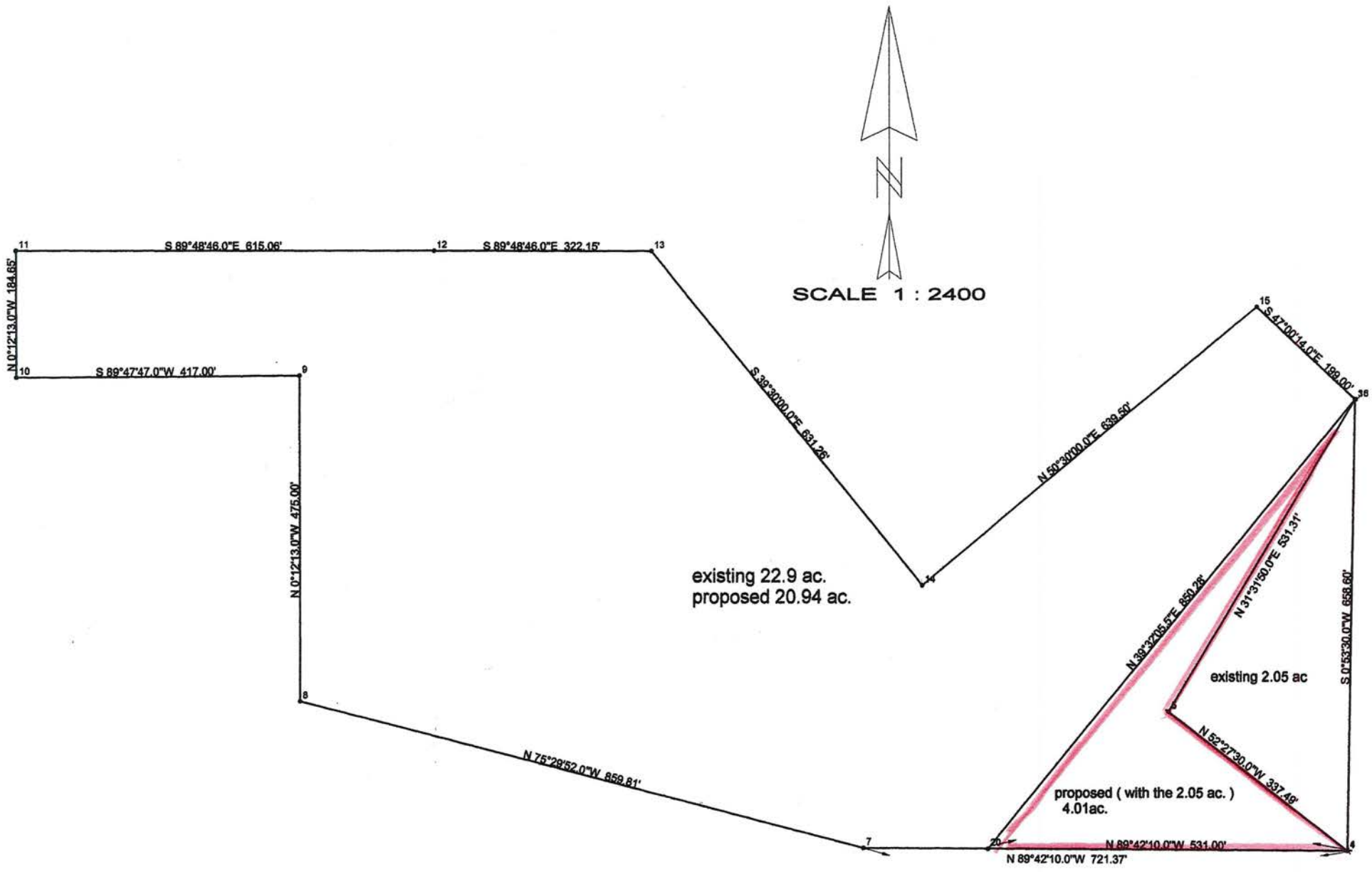
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APN: 027-501-37, 46  
APLCT: Ronald S. Horn  
AGENT: Richard Seale  
ADDRESS: 45001 Iversen Road, Gualala

-  Named Rivers
-  Public Roads

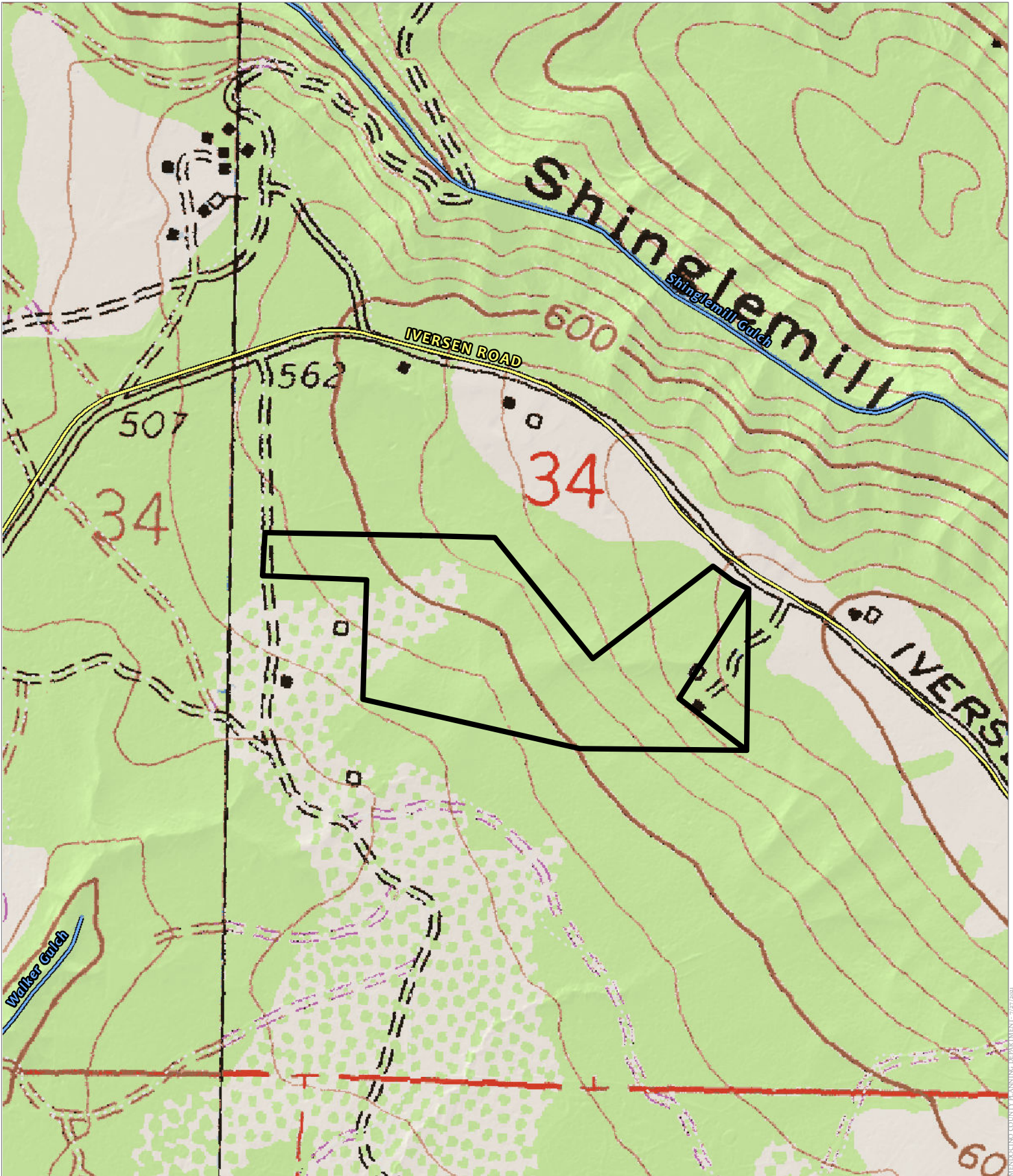


AERIAL IMAGERY



STENOGRAPHY COUNTY PLANNING DEPARTMENT 7/27/2021

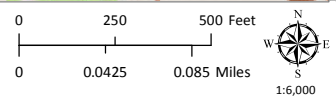






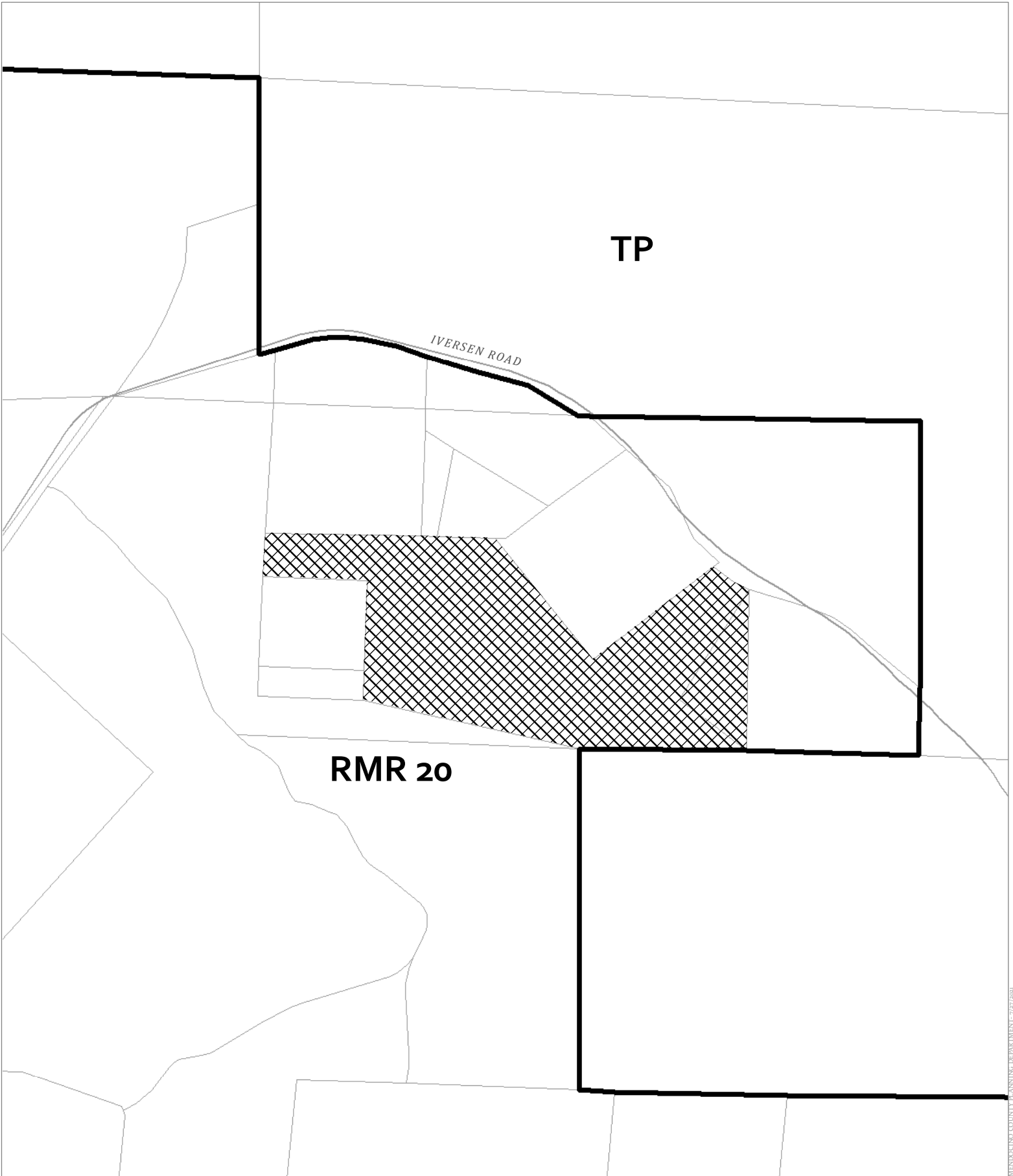
CASE: B 2021-0040  
 OWNER: HORN/SUNNY  
 APN: 027-501-37, 46  
 APLCT: Ronald S. Horn  
 AGENT: Richard Seale  
 ADDRESS: 45001 Iversen Road, Gualala

-  Named Rivers
-  Public Roads



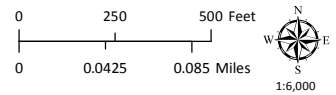
**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

YREBO COUNTY PLANNING DEPARTMENT 7/27/2021

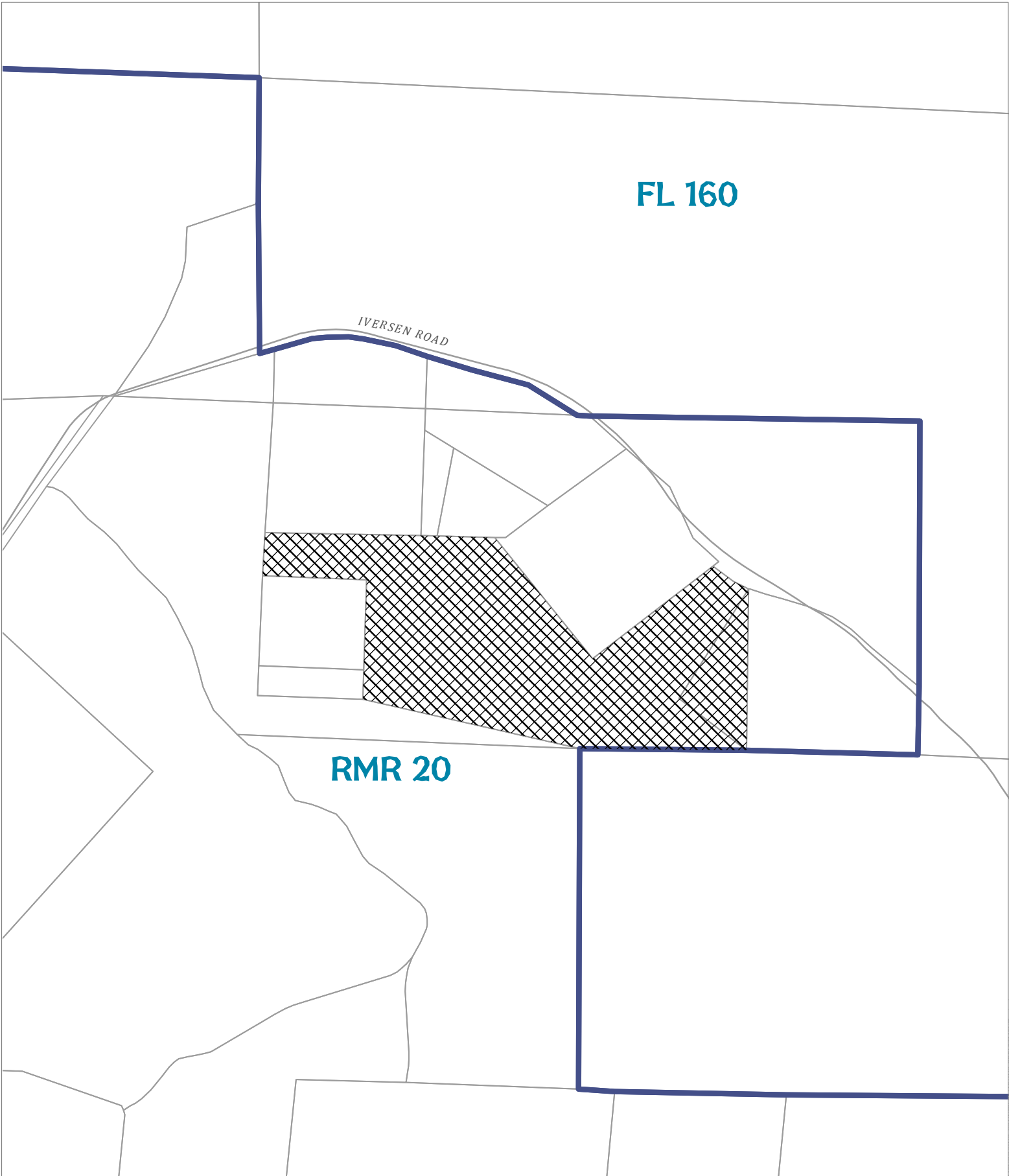


CASE: B 2021-0040  
 OWNER: HORN/SUNNY  
 APN: 027-501-37, 46  
 APLCT: Ronald S. Horn  
 AGENT: Richard Seale  
 ADDRESS: 45001 Iversen Road, Gualala



 Zoning Districts  
 Public Roads

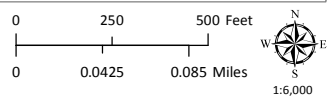


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/27/2021

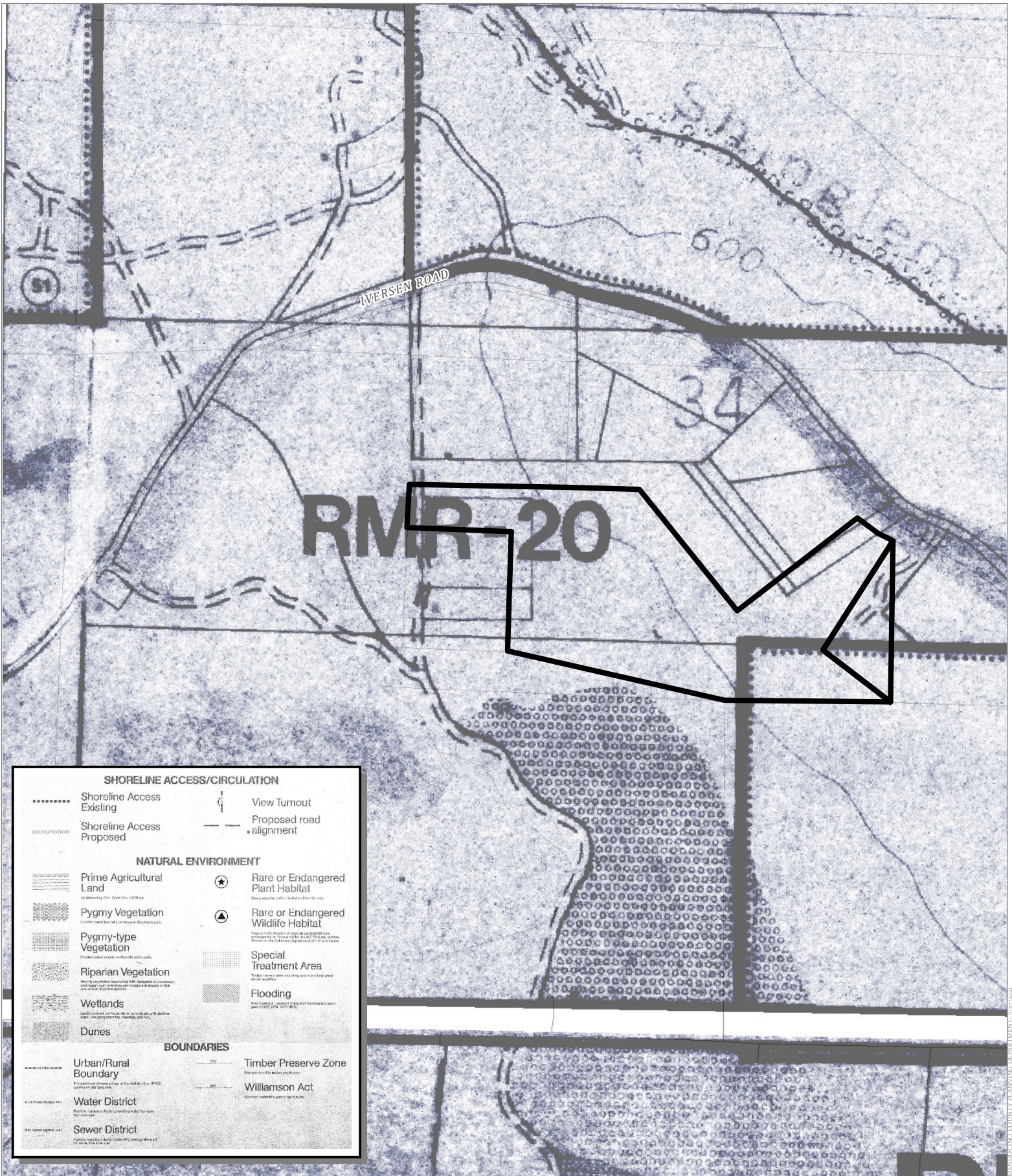


CASE: B 2021-0040  
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 ADDRESS: 45001 Iversen Road, Gualala

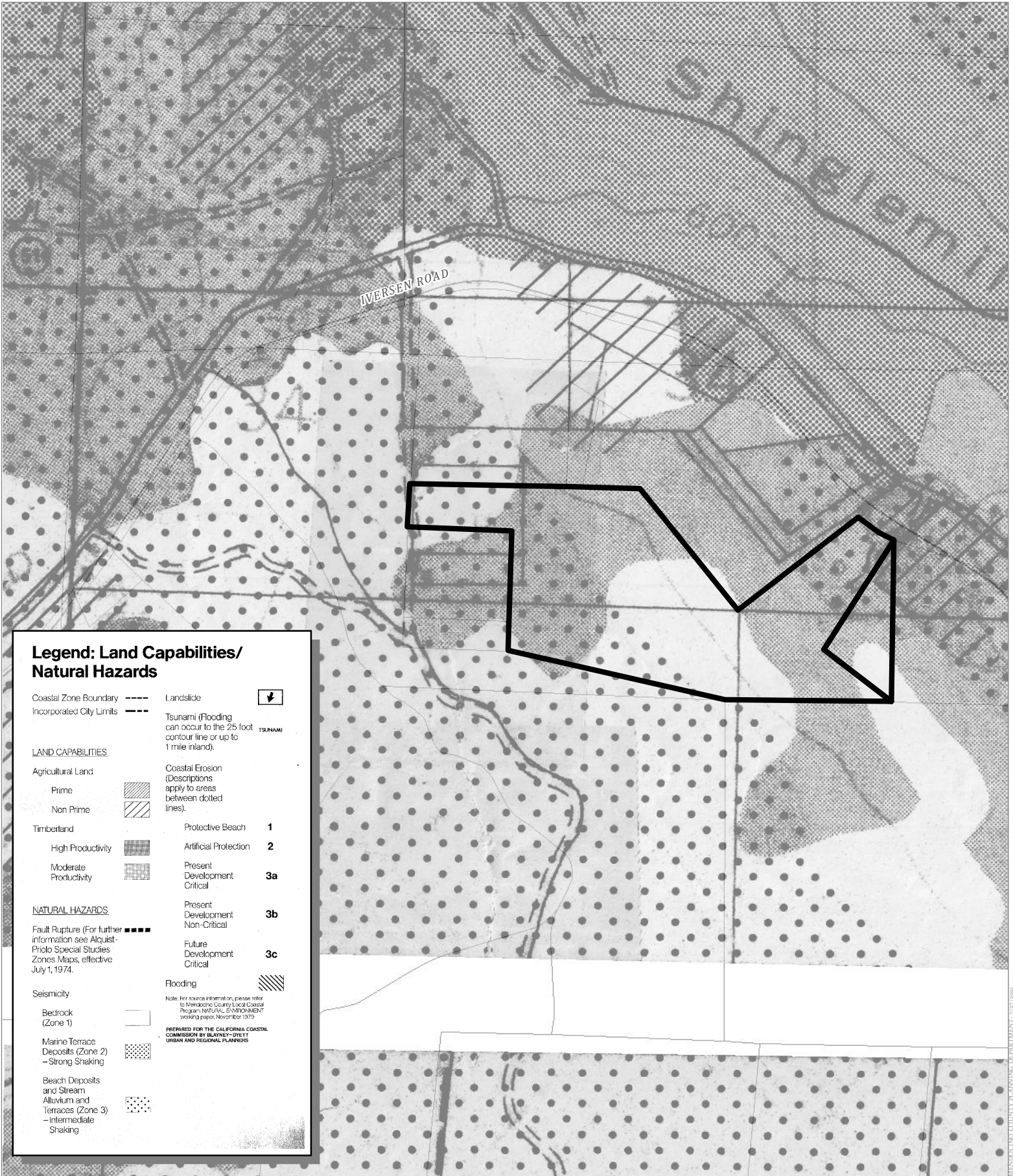
 General Plan Classes  
 Public Roads



MENOCINGO COUNTY PLANNING DEPARTMENT - 7/27/2021



CASE: B 2021-0040  
 OWNER: HORN/SUNNY  
 APN: 027-501-37, 46  
 APLCT: Ronald S. Horn  
 AGENT: Richard Seale  
 ADDRESS: 45001 Iversen Road, Gualala



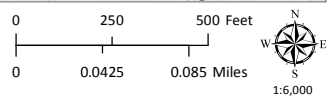
**Legend: Land Capabilities/  
Natural Hazards**

- 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

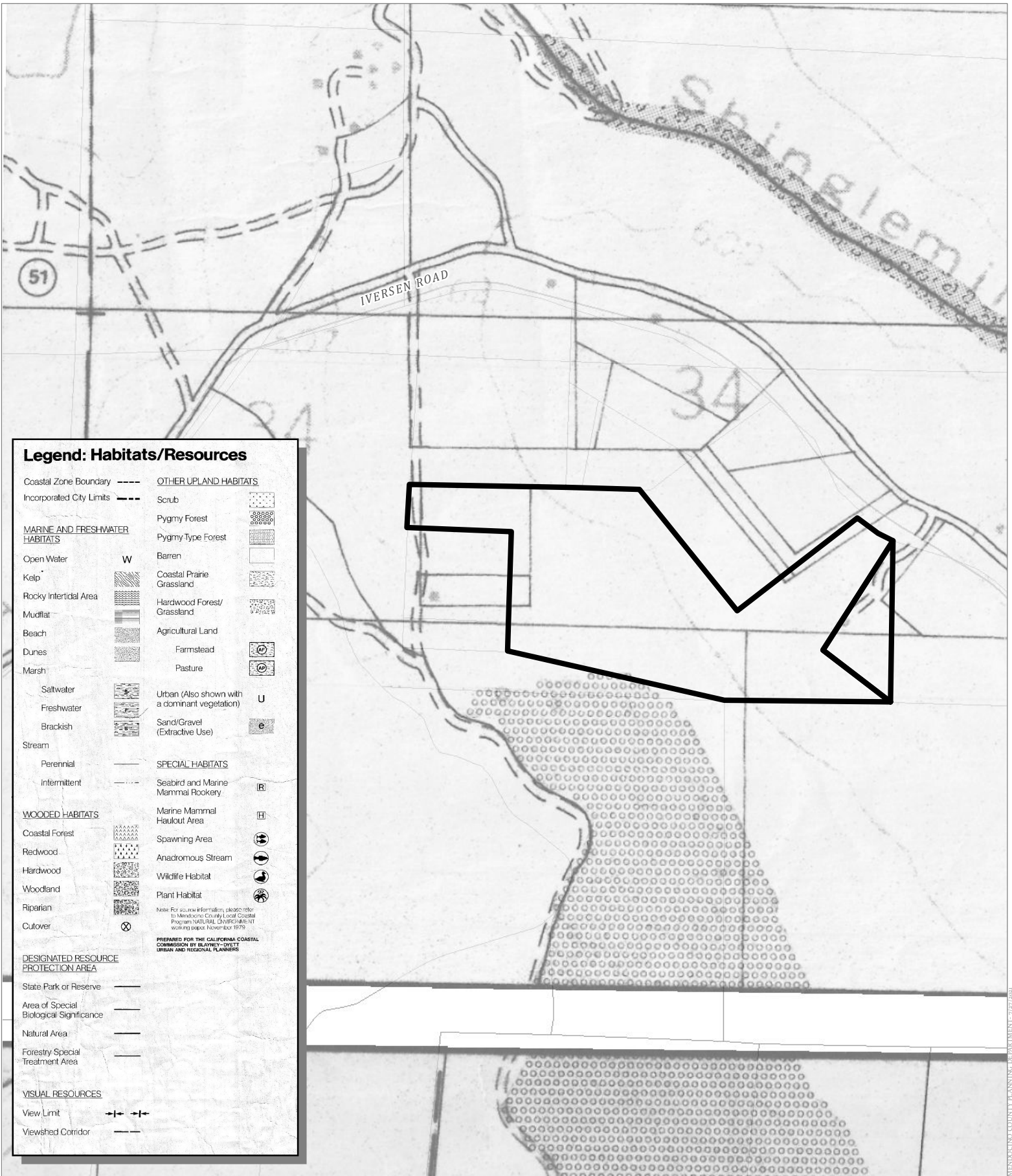
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.  
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY ILLIENY-DRETT URBAN AND REGIONAL PLANNERS

CASE: B 2021-0040  
 OWNER: HORN/SUNNY  
 APN: 027-501-37, 46  
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 AGENT: Richard Seale  
 ADDRESS: 45001 Iversen Road, Gualala

Public Roads



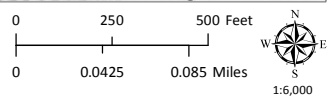
MENDOCINO COUNTY PLANNING DEPARTMENT 7/97/2008



**Legend: Habitats/Resources**

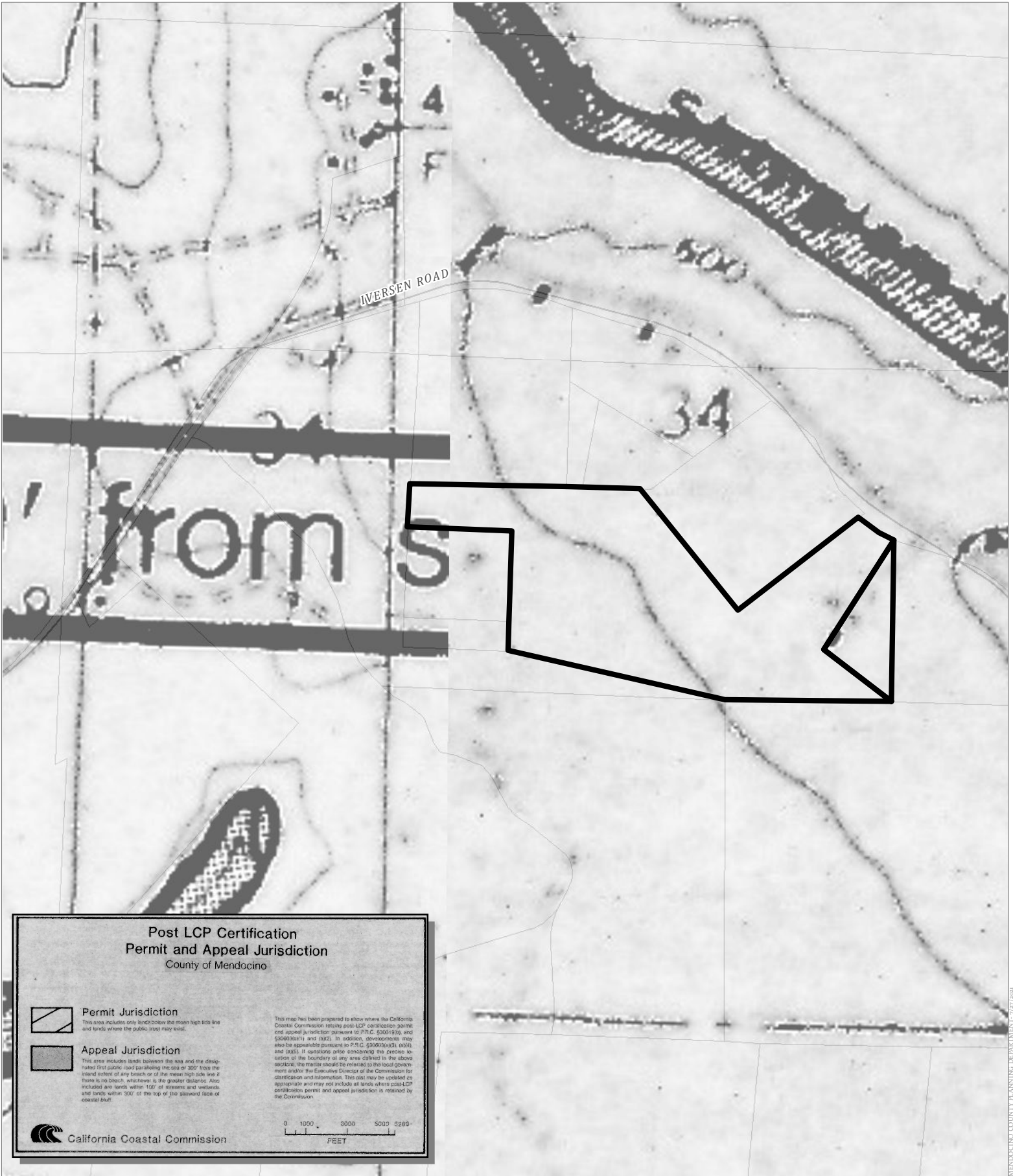
Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	
<b>MARINE AND FRESHWATER HABITATS</b>		Pygmy Forest	
Open Water	W	Pygmy Type Forest	
Kelp		Barren	
Rocky Intertidal Area		Coastal Prairie Grassland	
Mudflat		Hardwood Forest/Grassland	
Beach		Agricultural Land	
Dunes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

— Public Roads



CASE: B 2021-0040  
 OWNER: HORN/SUNNY  
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 ADDRESS: 45001 Iversen Road, Gualala

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/27/2021



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

 **Permit Jurisdiction**  
This area includes only lands below the mean high tide line and lands where the public trust may exist.

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

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.H.C. §30512(b), and §30602(a)(1) and (a)(2). In addition, developments may also be approvable pursuant to P.H.C. §30602(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the reader should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

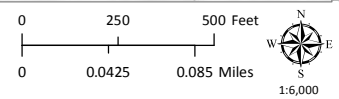




FEET

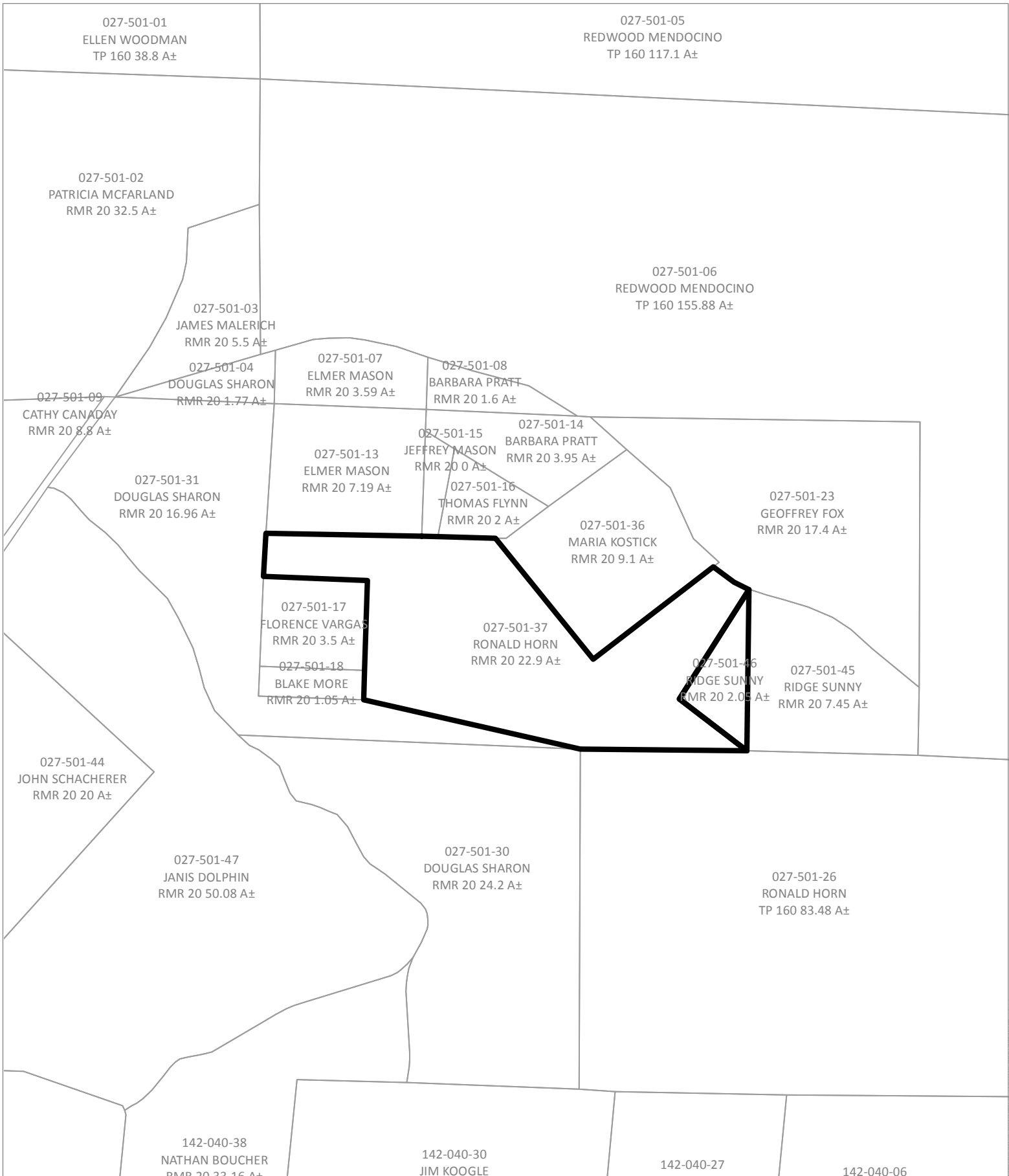
**CASE: B 2021-0040**  
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**APN: 027-501-37, 46**  
**APLCT: Ronald S. Horn**  
**AGENT: Richard Seale**  
**ADDRESS: 45001 Iversen Road, Gualala**

Public Roads

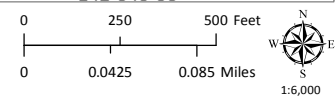


**POST LCP CERTIFICATION & APPEAL JURISDICTION**

MENDOCINO COUNTY PLANNING DEPARTMENT 4/27/2021



CASE: B 2021-0040  
 OWNER: HORN/SUNNY  
 APN: 027-501-37, 46  
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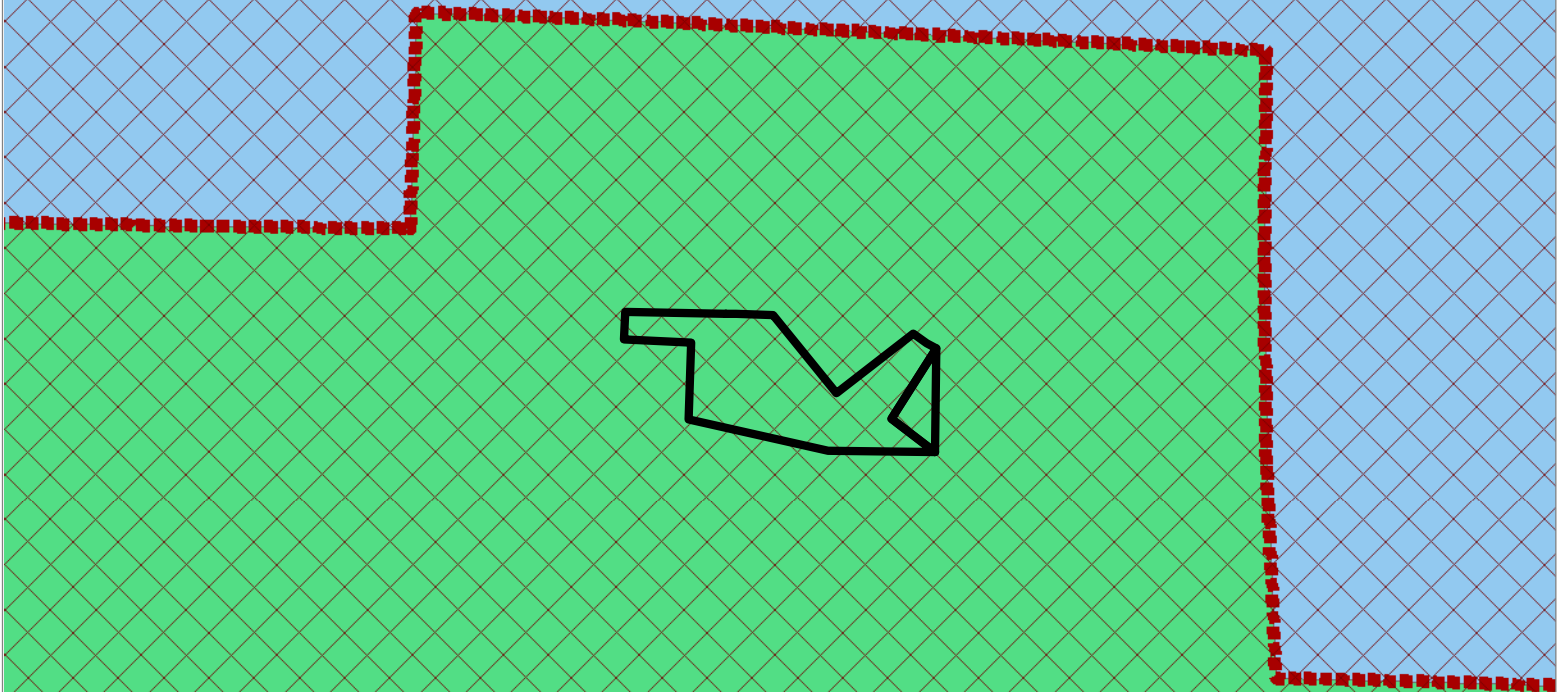


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/27/2021

ADJACENT PARCELS




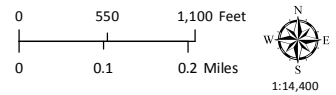
**REDWOOD COAST FIRE  
PROTECTION DISTRICT**



**SOUTH COAST FIRE  
PROTECTION  
DISTRICT**

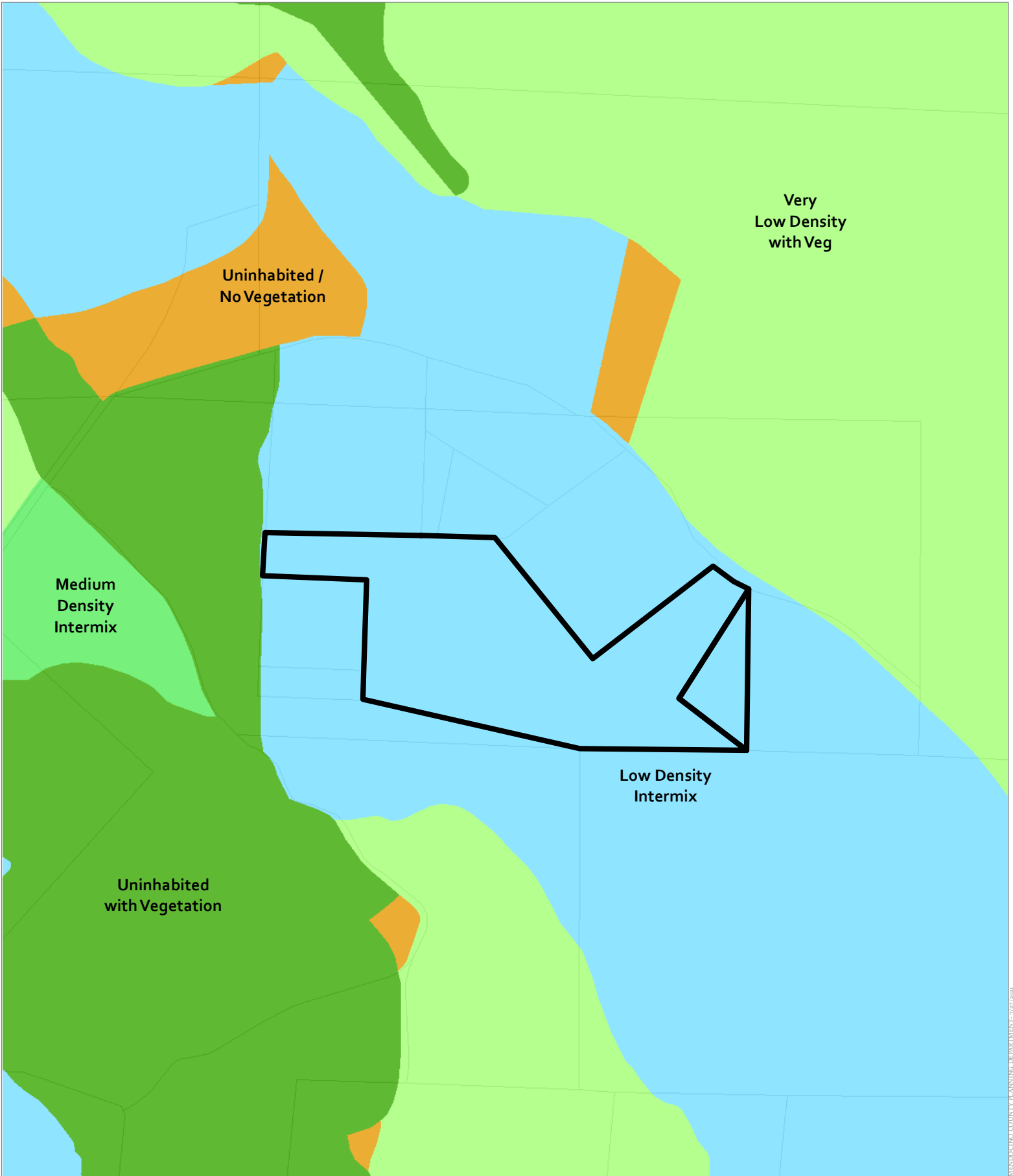
CASE: B 2021-0040  
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 High Fire Hazard  
 County Fire Districts

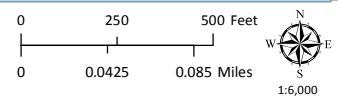


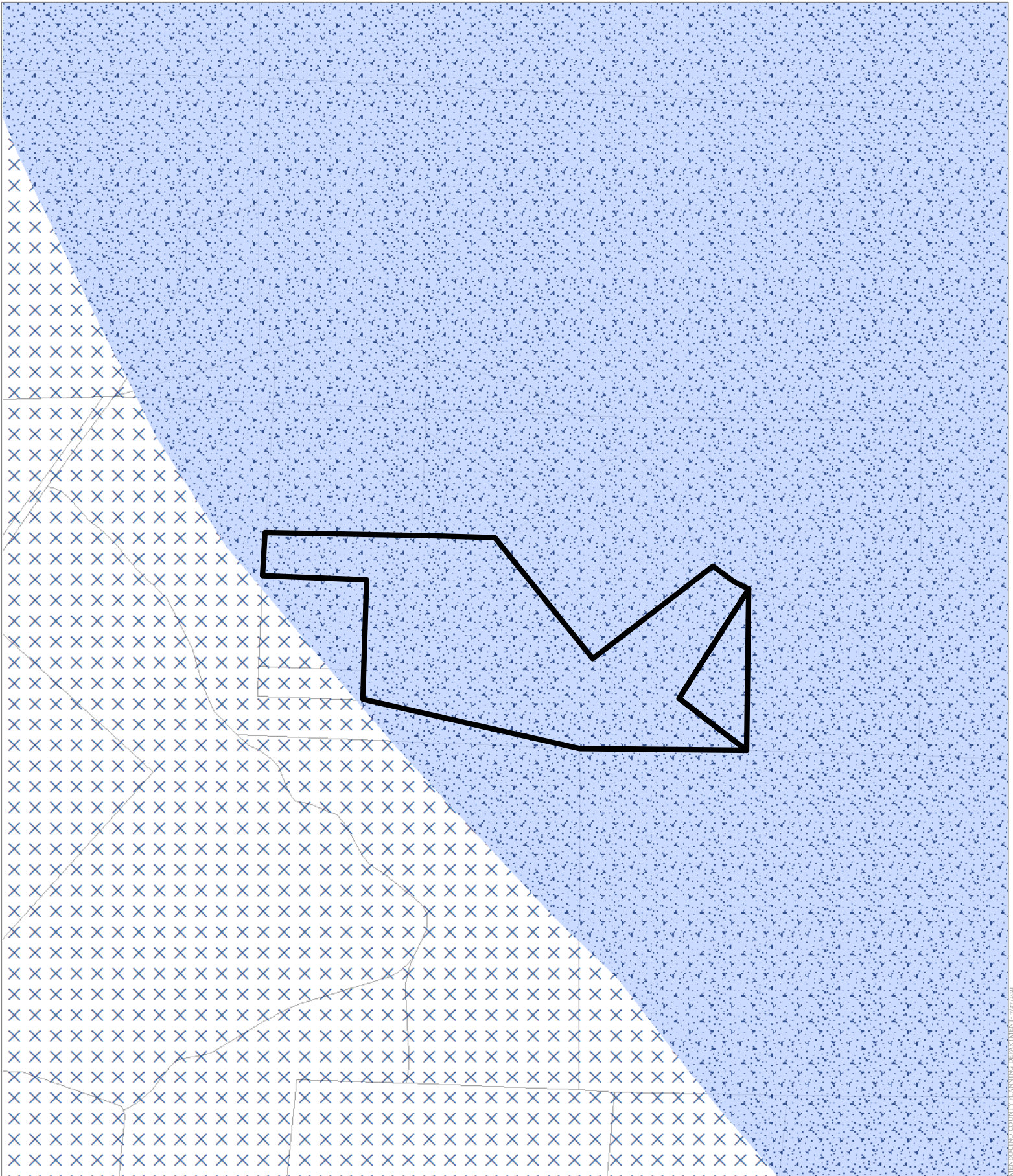
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA

RENDERING COUNTY PLANNING DEPARTMENT 7/27/2021





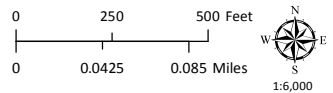
CASE: B 2021-0040  
 OWNER: HORN/SUNNY  
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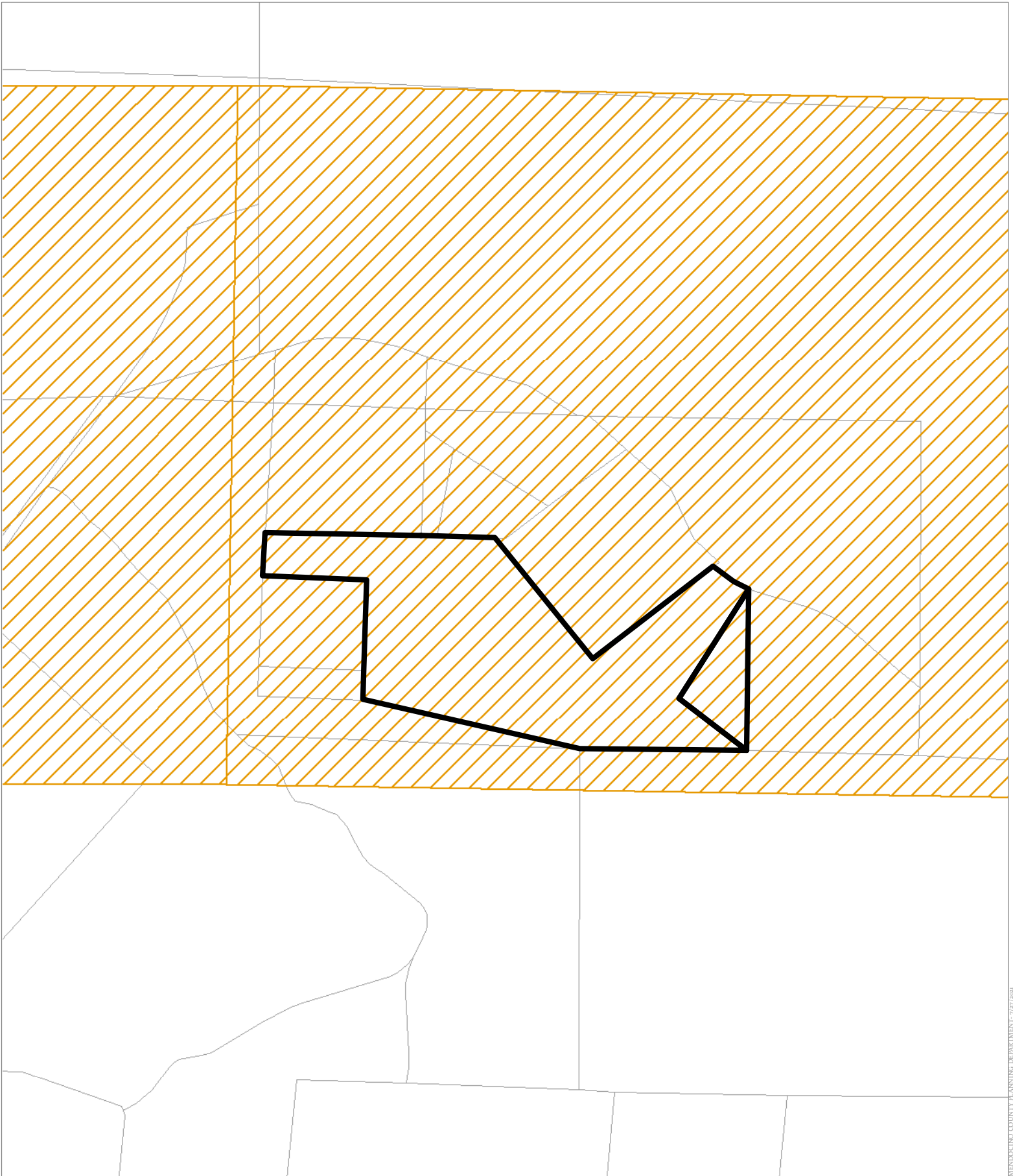





CASE: B 2021-0040  
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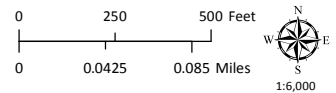
-  Critical Water Areas
-  Critical Water Resources Bedrock





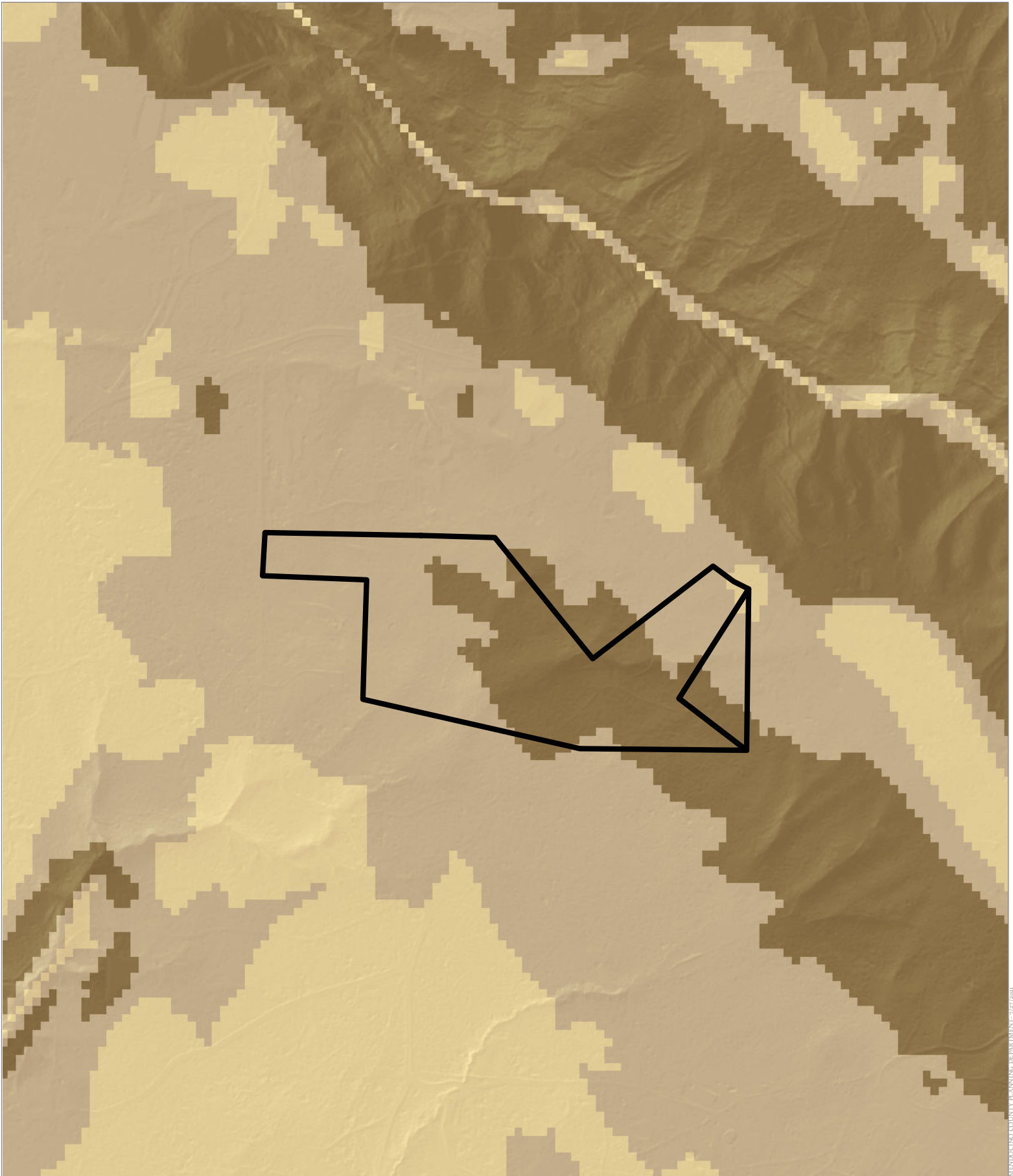
CASE: B 2021-0040  
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 Highly Scenic Area (Conditional)

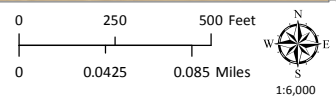
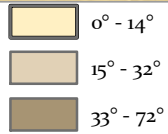


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/27/2021

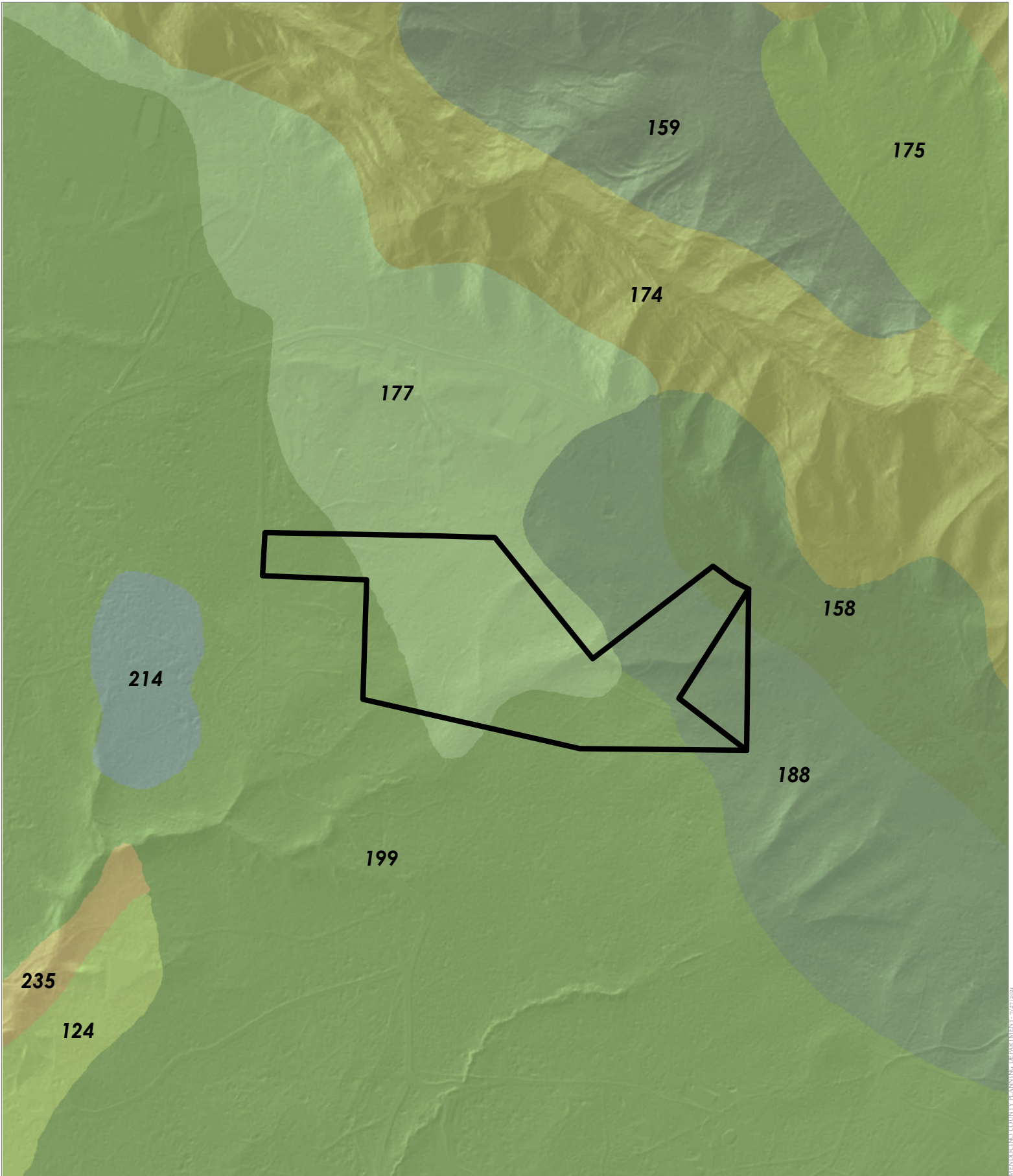
HIGHLY SCENIC & TREE REMOVAL AREAS






CASE: B 2021-0040  
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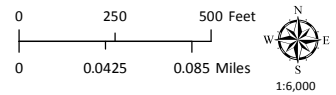


ESTIMATED SLOPE



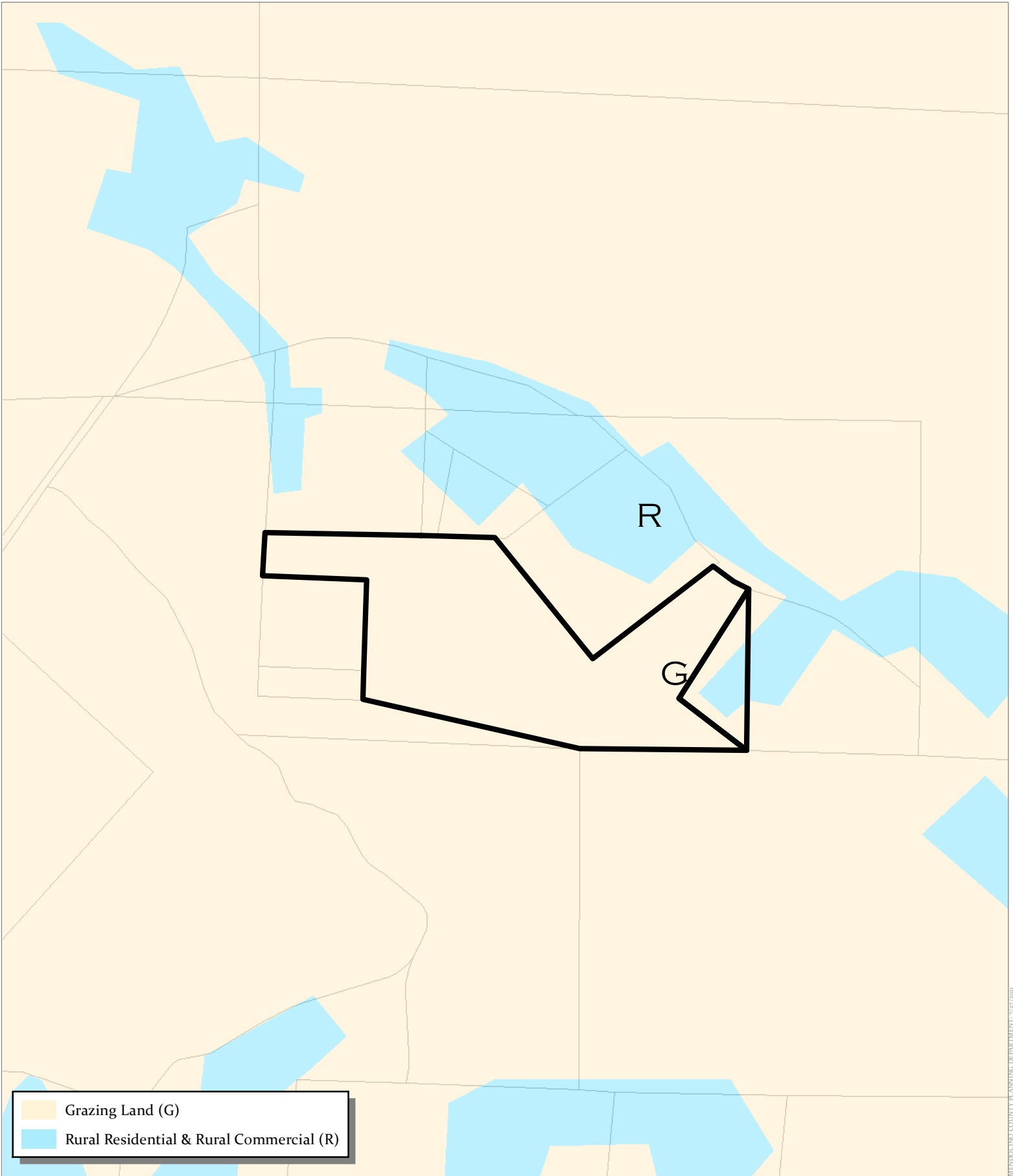
CASE: B 2021-0040  
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-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex
-  Bishop Pine



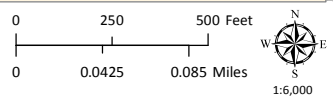
WESTERN SOILS

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/27/2021

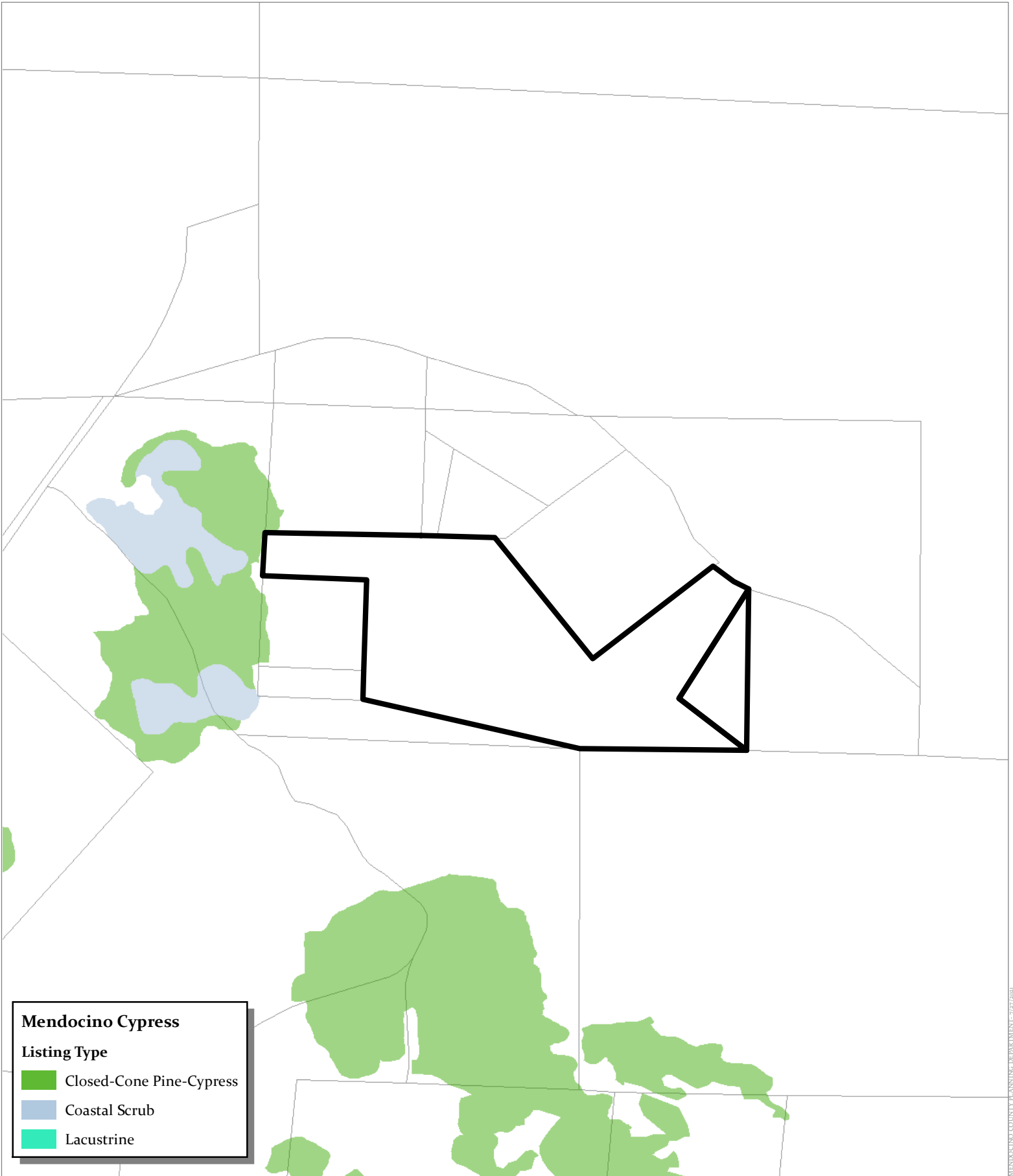


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/27/2021

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FARMLAND CLASSIFICATIONS

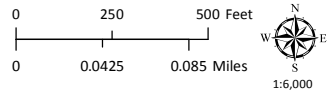


**Mendocino Cypress**

**Listing Type**

- Closed-Cone Pine-Cypress
- Coastal Scrub
- Lacustrine

CASE: B 2021-0040  
 OWNER: HORN/SUNNY  
 APN: 027-501-37, 46  
 APLCT: Ronald S. Horn  
 AGENT: Richard Seale  
 ADDRESS: 45001 Iversen Road, Gualala



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/27/2021