



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

September 27, 2021

Planning – FB  
 Department of Transportation  
 Environmental Health - Ukiah  
 Building Inspection - Ukiah  
 Assessor  
 Air Quality Management  
 Archaeological Commission

Sonoma State University  
 Airport Land Use Commission  
 Caltrans  
 Department of Forestry/ CalFire  
 -Land Use  
 -Resource Management  
 Department of Fish and Wildlife

RWQCB  
 State Clearinghouse  
 Cloverdale Rancheria  
 Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians  
 Little Lake Fire District

**CASE#:** MS\_2021-0004

**DATE FILED:** 7/16/2021

**OWNER/APPLICANT:** DAVID DEMERA

**REQUEST:** Minor Subdivision of a 115 acre parcel, creating two lots. Lot 1 will be 72.5 acres and lot 2 will be 42.5 acres.

**LOCATION:** Inland, 1.0± West of Willits city center, lying on the north side of State Route 20 (SR 20), 0.40± Miles northwest of its intersection with Pepperwood Way (private); located at 1450 West State Route 20, Willits; APN: 038- 130- 93 and 038-180-51.

**SUPERVISORIAL DISTRICT:** 3 (Hascheck)

**STAFF PLANNER:** MATT GOINES

**RESPONSE DUE DATE:** October 12, 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: MS\_2021- 0004

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**OWNER:** David DeMera

**APPLICANT:** David DeMera

**AGENT:** N/A

**REQUEST:** Minor Subdivision of a 115 acre parcel, creating two lots. Lot 1 will be 72.5 acres and lot 2 will be 42.5 acres.

**LOCATION:** Inland, 1.0± West of Willits city center, lying on the north side of State Route 20 (SR 20), 0.40± Miles northwest of its intersection with Pepperwood Way (private); located at 1450 West State Route 20, Willits; APN: 038- 130- 93 and 038-180-51.

**APN/S:** APN: 038-130- 93 and 038-180-51

**PARCEL SIZE:** 115 Acres

**GENERAL PLAN:** Rural Residential (RR:5)

**ZONING:** Rural Residential (RR:5)

**COMBINING**

**DISTRICTS:** Planned Development (PD)  
Airport Height (AH)

**EXISTING USES:** Vacant land

**DISTRICT:** 3 (Haschak)

**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>	Rangelands (RL-160)	Rangelands (RL-160)	126.5 Acres	Residential
<b>EAST:</b>	Rural Residential (RR- 5) Public Facilities (PF)	Rural Residential (RR- 5) Public Facilities (PF)	35, 8.53, 30, 5.19, 5, 11, acres	Residential
<b>SOUTH:</b>	Remote Residential (RMR:40)	Upland Residential (UR- 40)	20.26, 36.5 acres	Campground, Vacant land
<b>WEST:</b>	Rangelands (RL-160)	Rangelands (RL-160)	75, 126.5 acres	Residential, Vacant land

### REFERRAL AGENCIES

#### LOCAL

- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor's Office
- Building Division Ukiah
- Department of Transportation (DOT)
- Environmental Health (EH)

- Little Lake Fire District
  - Planning Division Fort bragg
  - Sonoma State University
- STATE**
- CALFIRE (Land Use)
  - CALFIRE (Resource Management)
  - California Dept. of Fish & Wildlife

- California State Clearinghouse
- CALTRANS
- Regional Water Quality Control Board
- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

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**ADDITIONAL INFORMATION:** The subject property has two Assessor Parcel Numbers but is one legal parcel.

**STAFF PLANNER:** Matt Goines

**DATE:** 9/24/2021

## ENVIRONMENTAL DATA

**1. MAC:**

GIS

*No*

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*High*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*CalFire*

*Little Lake Fire Department*

**4. FARMLAND CLASSIFICATION:**

GIS

*Grazing Land (G)*

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)

*N/A*

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS

*N/A*

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part

*110—Boontling loam, 9 to 15 percent slopes*

*149—Gibwell loamy sand, 9 to 15 percent*

*slopes*

**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

*N/A*

**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

*N/A*

**15. NATURAL DIVERSITY DATABASE:**

CA Dept. of Fish & Wildlife Rarefind Database/GIS

*N/A*

**16. STATE FOREST/PARK/RECREATION AREA ADJACENT:**

GIS; General Plan 3-10

*Yes*

**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

*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

*Yes*

**22. OAK WOODLAND AREA:**

USDA

*No*

**23. HARBOR DISTRICT:**

Sec. 20.512

*No*

## CASE: MS\_2021- 0004

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**APPLICANT:** David DeMera

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*slopes*

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**9. WILLIAMSON ACT CONTRACT:**

GIS/Mendocino County Assessor's Office

*No*

**10. TIMBER PRODUCTION ZONE:**

GIS

*No*

**11. WETLANDS CLASSIFICATION:**

GIS

*N/A*

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Earthquake Fault Zone Maps; GIS

*No*

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*No*

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

GIS; General Plan 3-11

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**18. WATER EFFICIENT LANDSCAPE REQUIRED:**

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Policy

*Yes*

**22. OAK WOODLAND AREA:**

USDA

*No*

**23. HARBOR DISTRICT:**

Sec. 20.512

*No*



PLANNING & BUILDING SERVICES

CASE NO:	MS-2021-0004
DATE FILED:	7-16-21
FEE:	
RECEIPT NO:	
RECEIVED BY:	Matt & Angele
Office Use Only	

MINOR SUBDIVISION APPLICATION FORM

APPLICANT:

Name: DAVID DeMERA Phone: 707 9536400  
 Mailing Address: 18300 MORGAN VALLEY RD  
 City: LOWER LAKE State/Zip: CA 95475 Email: demera@GOLDRUSH.COM

PROPERTY OWNER:

Name: DAVID & DEMERA TRUSTEE OF THE DEMERAL DEMERA  
 Phone: 2015 REVOKABLE TRUST  
 Mailing Address: SAME DATED JULY 2, 2015  
 City: State/Zip: Email:

AGENT:

Name: Phone:  
 Mailing Address:  
 City: State/Zip: Email:

ASSESSOR'S PARCEL NUMBER/S: 038-180-51 038-130-93

NUMBER OF PARCELS REQUESTED: 2

Parcel Number	Proposed Size	Proposed Land Use	Existing Buildings
Parcel 1	72.5 ACRES	SAME USE	NONE
Parcel 2	42.5 ACRES	SAME USE	NONE
Parcel 3			
Parcel 4			
Remainder Parcel			





**SITE AND PROJECT DESCRIPTION QUESTIONNAIRE**

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

**THE PROJECT**

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

EXISTING WELLS ON EACH PARCEL

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NO GRADING OR VEGETATION REMOVAL

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ALL ROADS ARE ALREADY EXISTING

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2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: <input type="checkbox"/> Other:	<u>NONE</u>				
GRAND TOTAL (Equal to gross area of Parcel):					

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

Estimated No. of Employees per shift: N/A

Estimated No. of shifts per day: \_\_\_\_\_

Type of loading facilities proposed: \_\_\_\_\_



4. Will the project be phased?

YES  NO If yes, explain your plans for phasing:

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5. Will vegetation be removed on areas other than the building sites and roads?

YES  NO If no, explain:

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6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?

YES  NO If yes, explain:

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

	Number	Size
No. of covered spaces:	N/A	
No. of uncovered spaces:		
No. of standard spaces:		
No. of accessible spaces:		
Existing no. of spaces:		
Proposed additional spaces:		
Total:		

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

YES  NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

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9. For grading or road construction, complete the following: *NONE*

Amount of cut: \_\_\_\_\_ cubic yards

Amount of fill: \_\_\_\_\_ cubic yards

Max. height of fill slope: \_\_\_\_\_ feet

Max. height of cut slope: \_\_\_\_\_ feet

Amount of import/export: \_\_\_\_\_ cubic yards

Location of borrow or disposal site: \_\_\_\_\_

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

YES  NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

YES  NO

12. Will the development provide public or private recreation opportunities?

YES  NO If yes, explain how:

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13. Is the proposed development visible from State Highway 1 or other scenic route?

YES  NO

14. Is the proposed development visible from a park, beach or other recreational area?

YES  NO

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

Diking:  YES  NO

Filling:  YES  NO

Dredging:  YES  NO

Structures:  Open Coastal Waters  Wetlands  Estuaries  Lakes

If so, what is the amount of material to be dredged/filled?: \_\_\_\_\_ cubic yards

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

Has a U.S. Army Corps of Engineers permit been applied for?  YES  NO

16. Will there be any exterior lighting?

YES  NO If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

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

Electricity:  Utility Company (service exists to parcel)  
 Utility Company (requires extension of service to site): \_\_\_\_\_ feet \_\_\_\_\_ miles  
 On Site Generation – Specify:

Gas:  Utility Company/Tank  
 On Site Generation – Specify:  
 None

Telephone:  YES  NO

**18. What will be the method of sewage disposal?**

- Community Sewage System (specify supplier): \_\_\_\_\_
- Septic Tank
- Other (specify): \_\_\_\_\_

**19. What will be the domestic water source:**

- Community Water System (specify supplier): \_\_\_\_\_
- Well
- Spring
- Other (specify): \_\_\_\_\_

**20. Are there any associated projects and/or adjacent properties under your ownership?**

- YES
- NO If yes, explain: (e.g., Assessor's Parcel Number, address, etc.)

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**21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, State and Federal agencies:**

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**22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)**

PROPERTY LIES BETWEEN OLD KOA CAMPGROUND & WILLIAMS CEMETARY

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**23. Are there existing structures on the property? If yes, describe below and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.**

- YES
- NO

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**24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.**

- YES
- NO

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25. What is the maximum height of all structures?

Existing: \_\_\_\_\_ feet  
Proposed: \_\_\_\_\_ feet *N/A*

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?

Existing: \_\_\_\_\_ square feet  
Proposed: \_\_\_\_\_ square feet *N/A*

27. What is the total lot area within property lines?

Total Lot Area: *115*  acres  square feet

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

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

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30. Indicate the surrounding land uses:

	Vacant	Residential	Agriculture	Commercial	Industrial	Public Facility	Timberland	Other
North:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
East:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>CEMETERY</i>
South:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
West:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <i>200 KOA</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*CAMP GROUND*

## CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
  
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

 _____ Owner/Authorized Agent	6.8.2021 _____ Date
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**NOTE:** IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

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

_____ Owner	_____ Date
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### 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 1 of the application form.

<b>Name</b> DAVID DeMORA	<b>Name</b>	<b>Name</b>
<b>Mailing Address</b> 18300 MORGAN VALLEY RD LOWER LAKE, CA 95457	<b>Mailing Address</b>	<b>Mailing Address</b>

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)

Located at:

\_\_\_\_\_  
\_\_\_\_\_  
(Address of development and Assessor's Parcel Number)

The public notice was posted at:

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

\_\_\_\_\_  
Owner/Authorized Representative

\_\_\_\_\_  
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.



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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LOCATION: \_\_\_\_\_  
\_\_\_\_\_

APPLICANT: \_\_\_\_\_  
\_\_\_\_\_

ASSESSOR'S PARCEL NUMBER: \_\_\_\_\_  
\_\_\_\_\_

DATE NOTICE POSTED: \_\_\_\_\_

**FURTHER INFORMATION IS AVAILABLE AT:**

COUNTY OF MENDOCINO  
DEPARTMENT OF PLANNING & BUILDING SERVICES  
[pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org)  
860 North Bush Street, Ukiah, CA 95482, 707-234-6650  
120 West Fir Street, Fort Bragg, CA 95437, 707-964-5379  
HOURS: 8:00 - 5:00

## Indemnification And Hold Harmless

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

### Indemnification Agreement

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

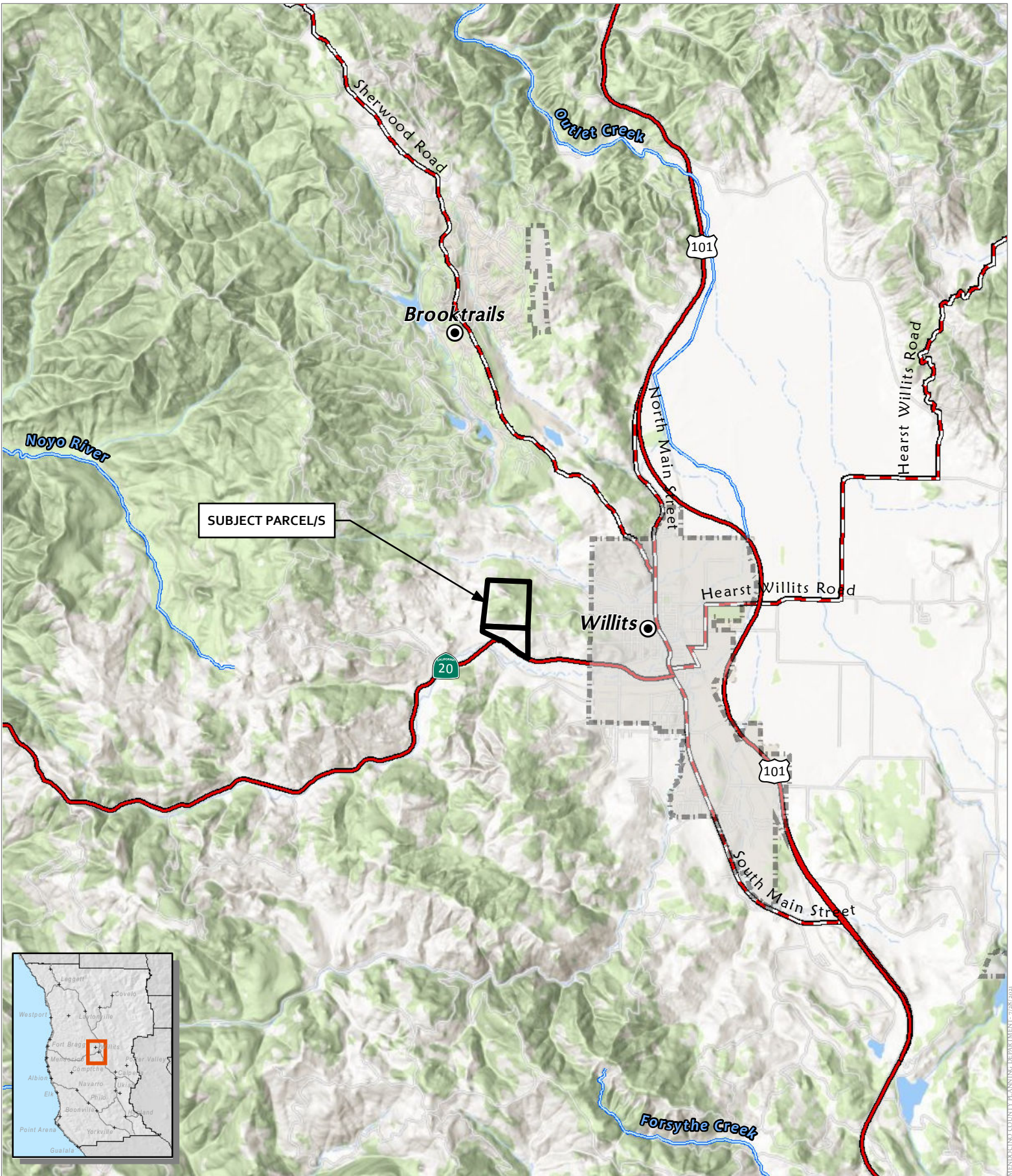
6-8-2021

\_\_\_\_\_  
Date



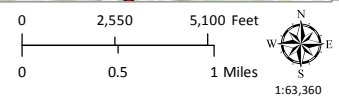
\_\_\_\_\_  
Applicant





CASE: MS 2021-0004  
 OWNER: DeMERA, David  
 APN: 038-180-51  
 APLCT: David DeMera  
 AGENT:  
 ADDRESS: 1450 W. Highway 20, Willits

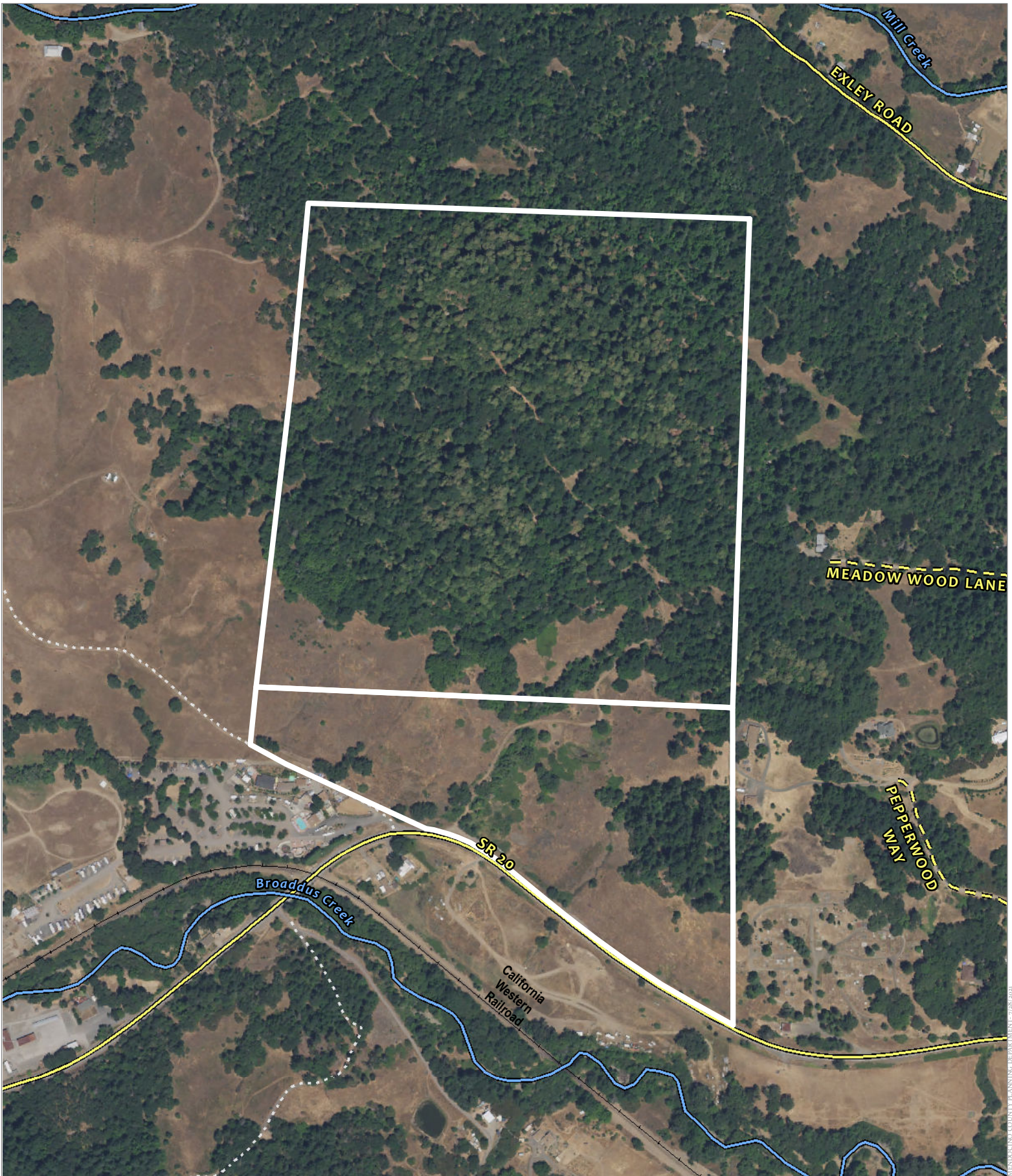
- Major Towns & Places
- Major Roads
- City Limits
- Highways






LOCATION MAP

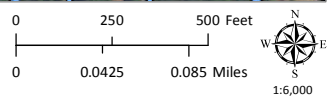
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/28/2021





CASE: MS 2021-0004  
OWNER: DeMERA, David  
APN: 038-180-51  
APLCT: David DeMera  
AGENT:  
ADDRESS: 1450 W. Highway 20, Willits

-  Named Rivers
-  Public Roads
-  Private Roads



AERIAL IMAGERY

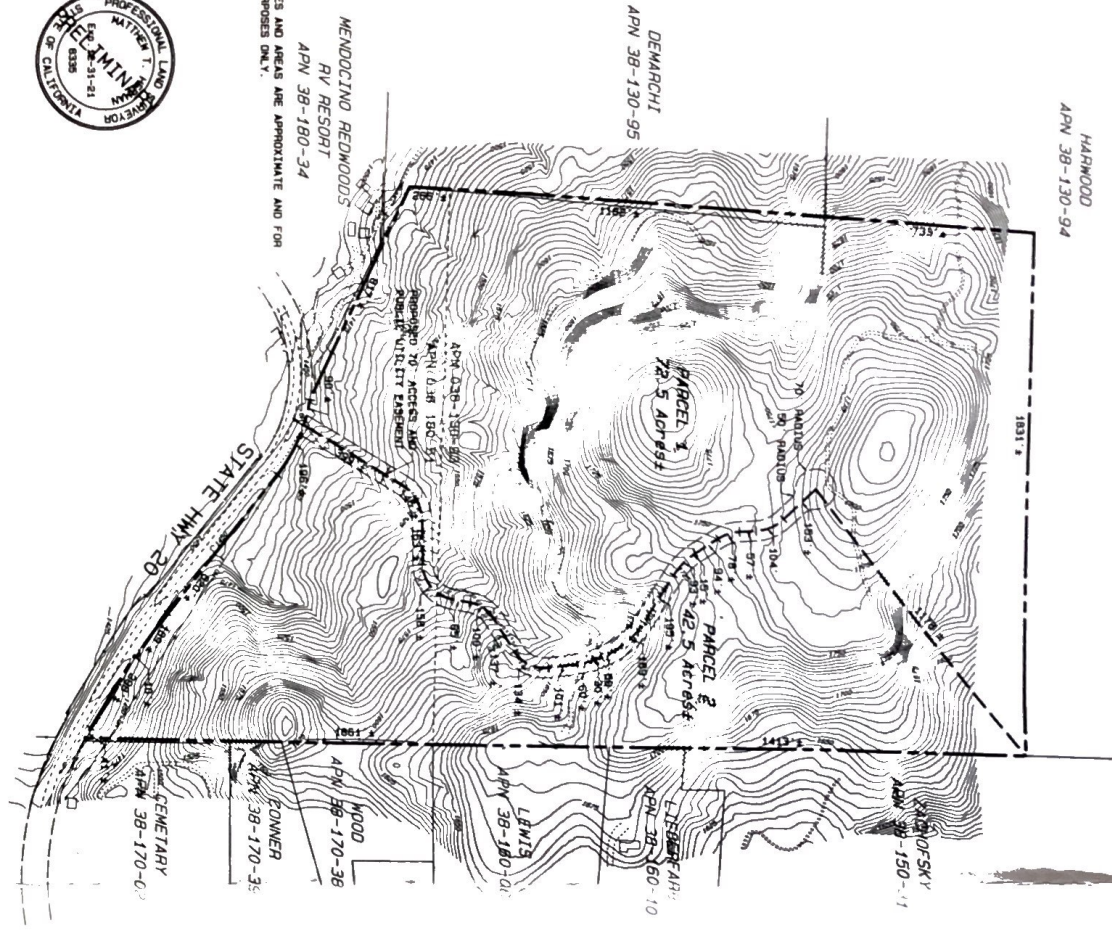
RENDERING COUNTY PLANNING DEPARTMENT 7/28/2021





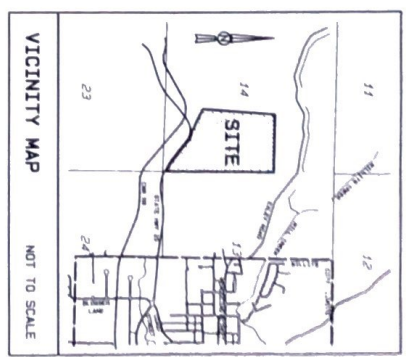
**MAP PREPARED BY**  
 SHW CONSULTING ENGINEERS & GEOLOGISTS, INC.  
 SURVEYING, ENGINEERING AND PLANNING SERVICES  
 P.O. BOX 38 - 493 SOUTH MAIN STREET  
 WILLITS, CALIFORNIA 95490  
 (707) 459-4318 FAX (707) 459-1884

**NOTE**  
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY.



**LEGEND**

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING RIGHT OF WAY LINES
	APPROXIMATE EXISTING ASSESSOR'S PARCEL LINE
	EXISTING EDGE OF PAVED ROAD
	EXISTING EDGE OF UNPAVED ROAD
	EXISTING CONTIGUA AT 5 FOOT INTERVAL
	OVERHEAD ELECTRIC LINES



**OWNER & SUBDIVIDER**

DAVID G. GERBA  
 1380 WOODMAN VALLEY ROAD  
 1080 WILSON AVENUE  
 WILLITS, CA 95497  
 707-964-2500

**UTILITIES**

ELECTRICAL - PACIFIC GAS & ELECTRIC COMPANY  
 TELEPHONE - SBC  
 WATER - WELL

**ZONING**

038-180-51 R9S RURAL, RESIDENTIAL  
 AN AIRPORT HEIGHT  
 038-130-93 R9S RURAL, RESIDENTIAL  
 AN AIRPORT HEIGHT  
 PO PLANNED DEVELOPMENT

**GENERAL PLAN**

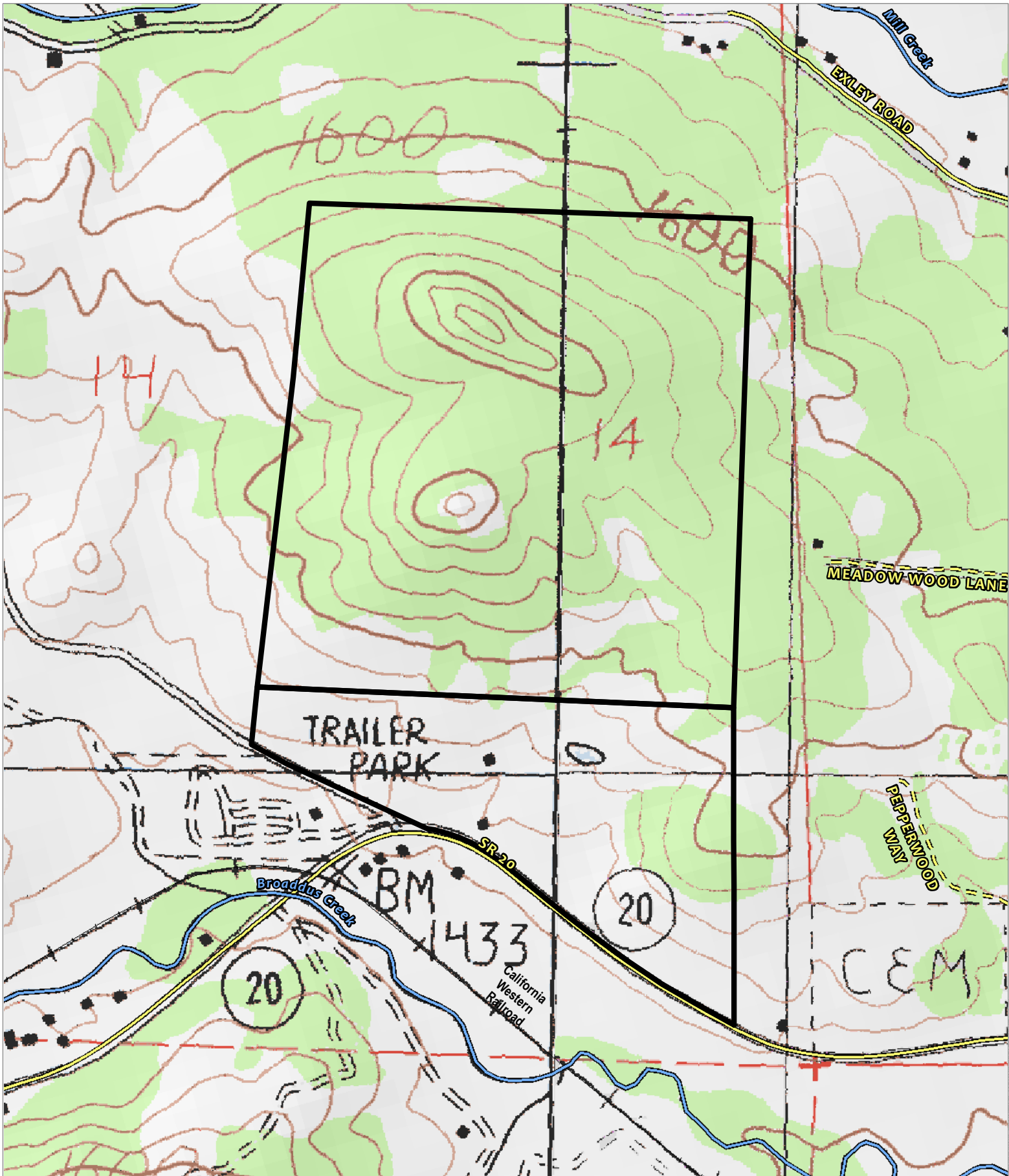
038-180-51 R9G - RURAL RESIDENTIAL  
 038-130-93 R9G - RURAL RESIDENTIAL

**EXISTING SIZE**




038-180-51 27.0 AC. ±  
 038-130-93 88.5 AC. ±

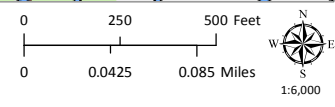
**TENTATIVE MAP**

OF A  
 MINOR LAND DIVISION  
 BEING A PORTION OF SECTION 14, TOWNSHIP 18  
 NORTH, RANGE 14 WEST, M.D.M.  
 MENDOCINO COUNTY,  
 CALIFORNIA  
 JULY, 2021  
 SCALE: 1" = 300'



CASE: MS 2021-0004  
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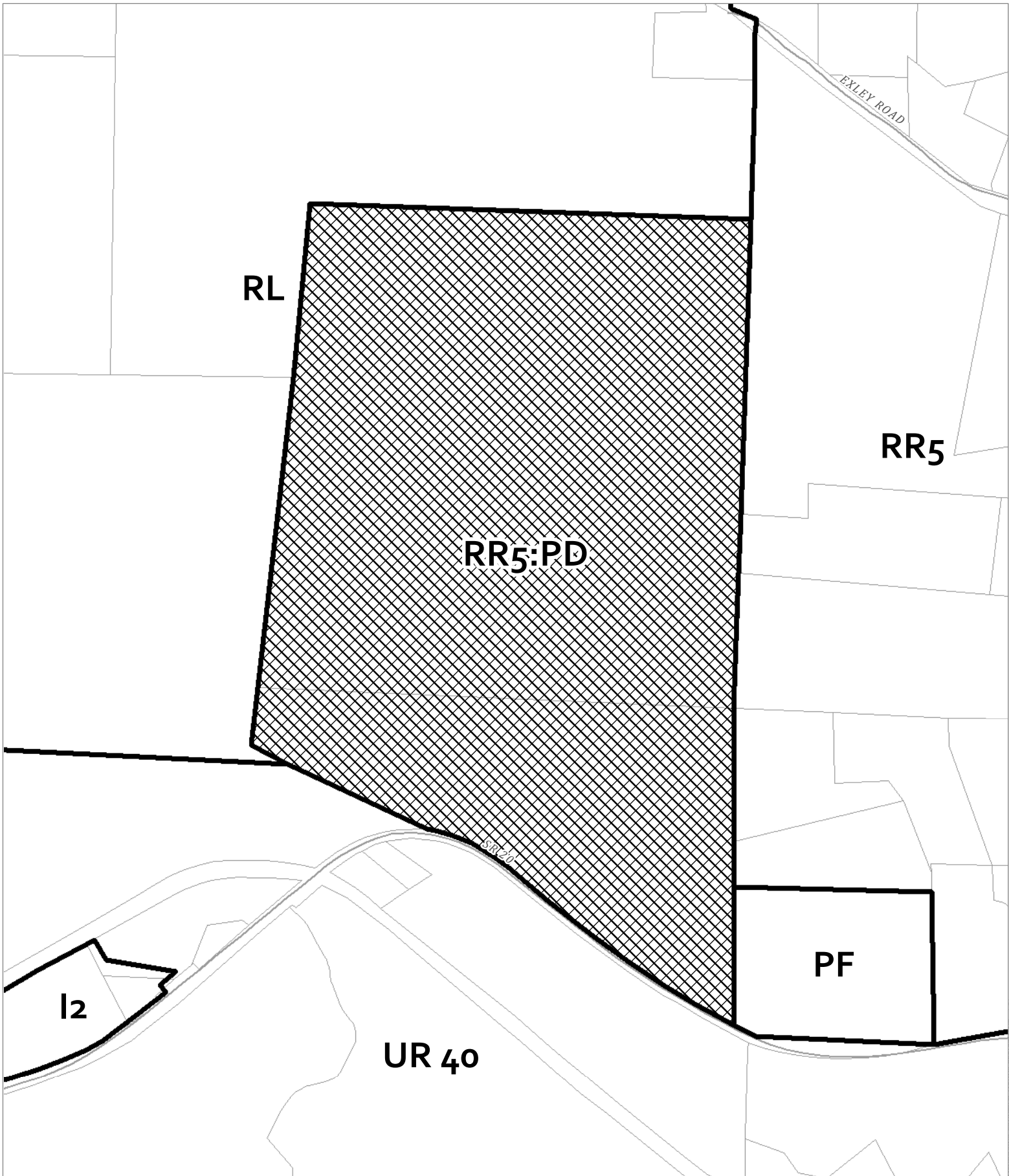
-  Named Rivers
-  Public Roads
-  Private Roads



**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

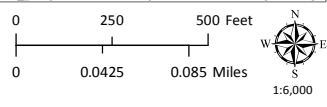
REDUCING COUNTY PLANNING DEPARTMENT 2021





CASE: MS 2021-0004  
 OWNER: DeMERA, David  
 APN: 038-180-51  
 APLCT: David DeMera  
 AGENT:  
 ADDRESS: 1450 W. Highway 20, Willits

 Zoning Districts  
 Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT 7/28/2021

RL 160

RR 5



PL

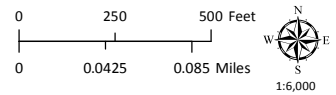
RMR 40

I

EXLEY ROAD

SR 20

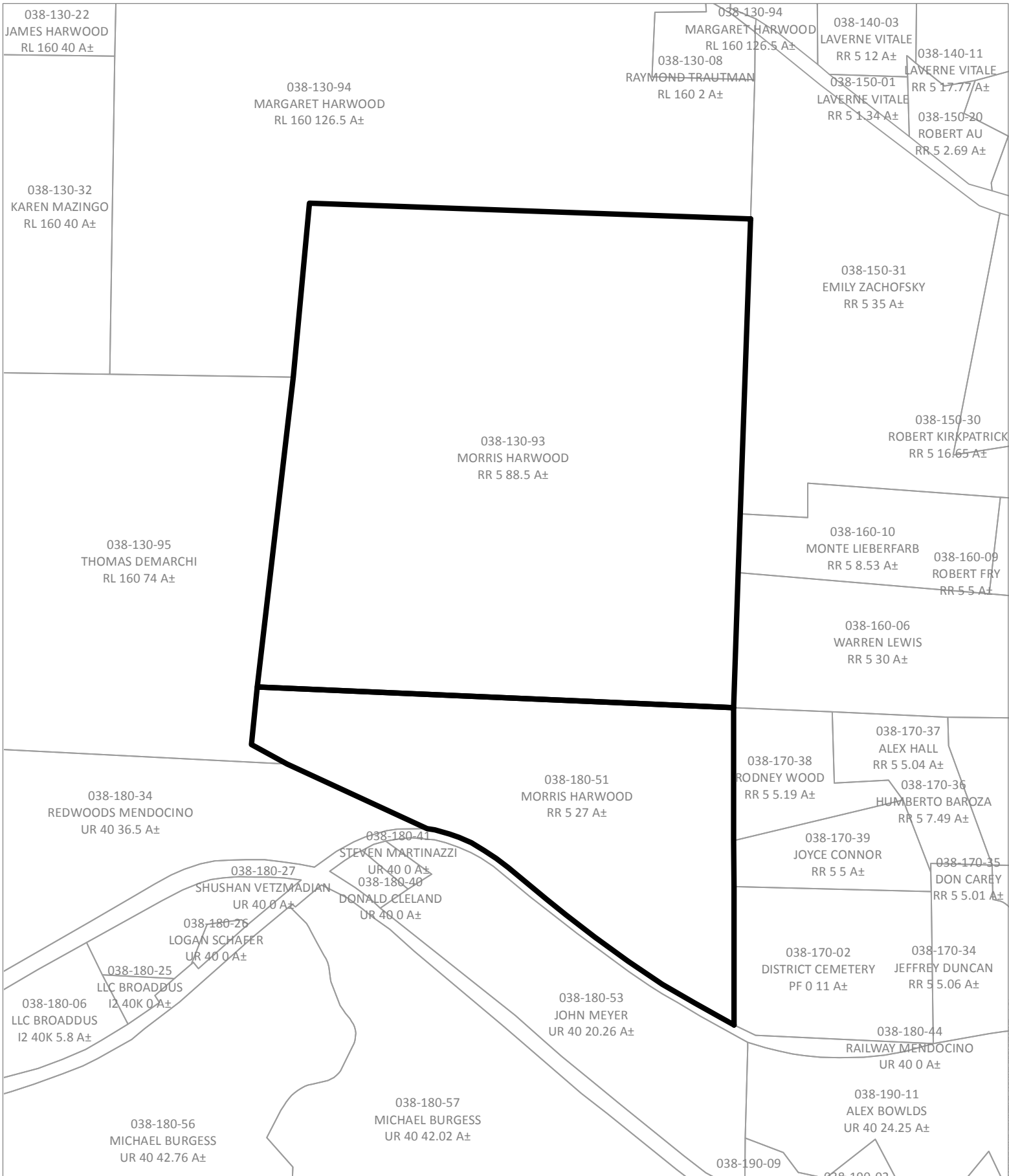
 General Plan Classes  
 Public Roads



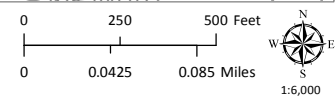
CASE: MS 2021-0004  
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 APN: 038-180-51  
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 AGENT:  
 ADDRESS: 1450 W. Highway 20, Willits

GENERAL PLAN CLASSIFICATIONS

VENTURA COUNTY PLANNING DEPARTMENT 7/28/2021

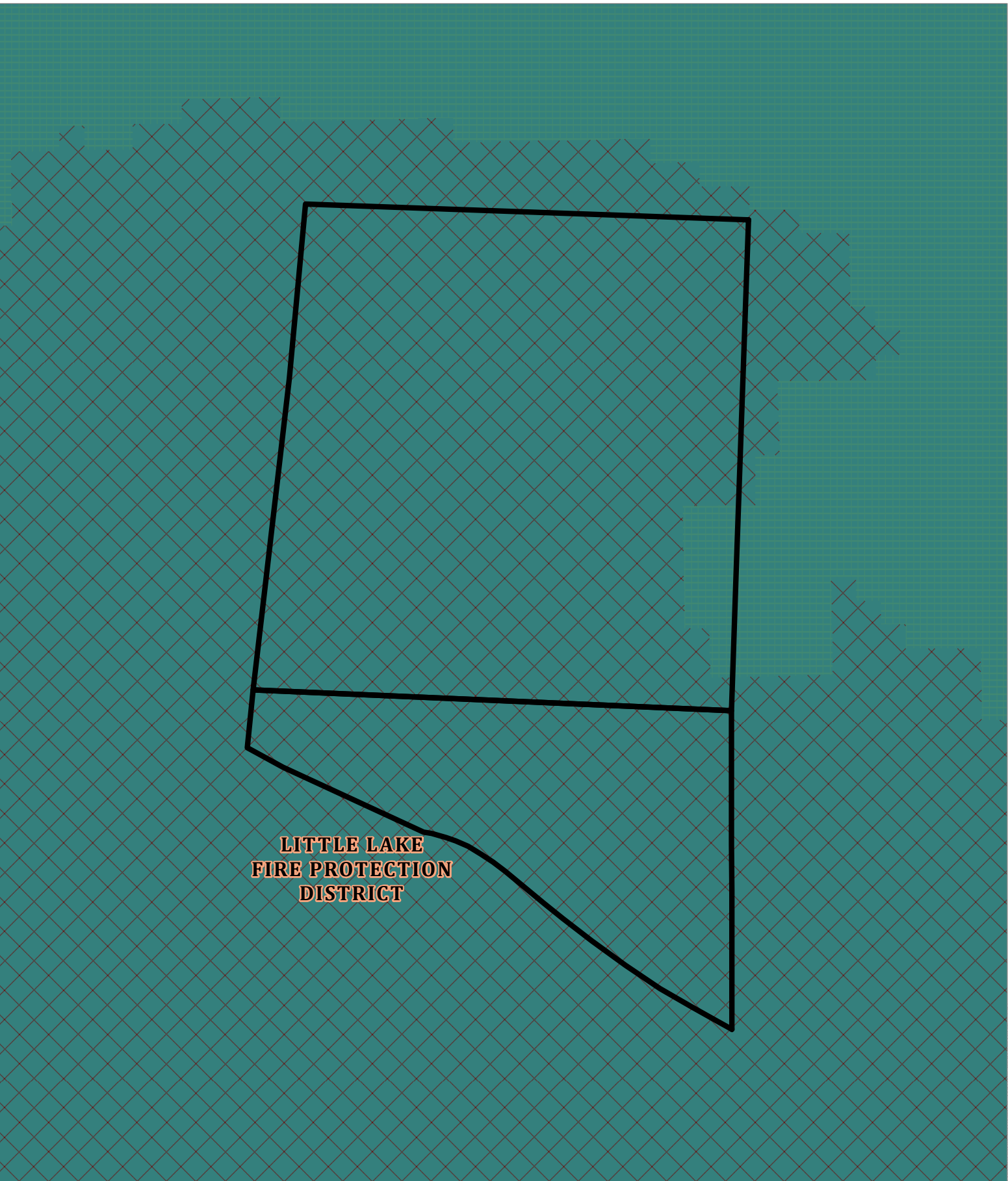


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 OWNER: DeMERA, David  
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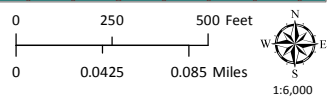
ADJACENT PARCELS

MENDOCINO COUNTY PLANNING DEPARTMENT 7/28/2021



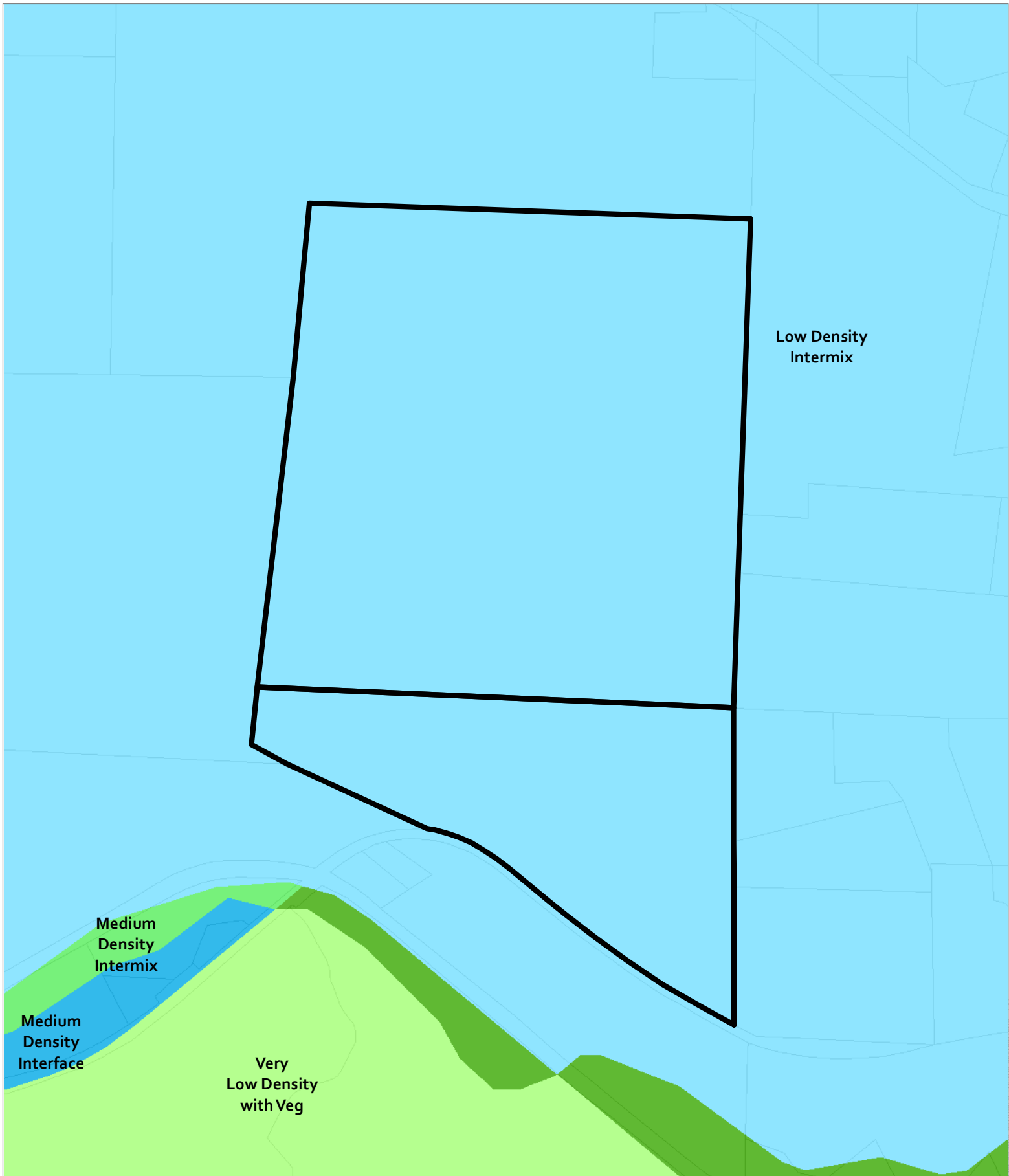
CASE: MS 2021-0004  
 OWNER: DeMERA, David  
 APN: 038-180-51  
 APLCT: David DeMera  
 AGENT:  
 ADDRESS: 1450 W. Highway 20, Willits

 High Fire Hazard  
 Moderate Fire Hazard  
 County Fire Districts

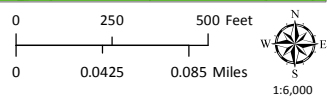


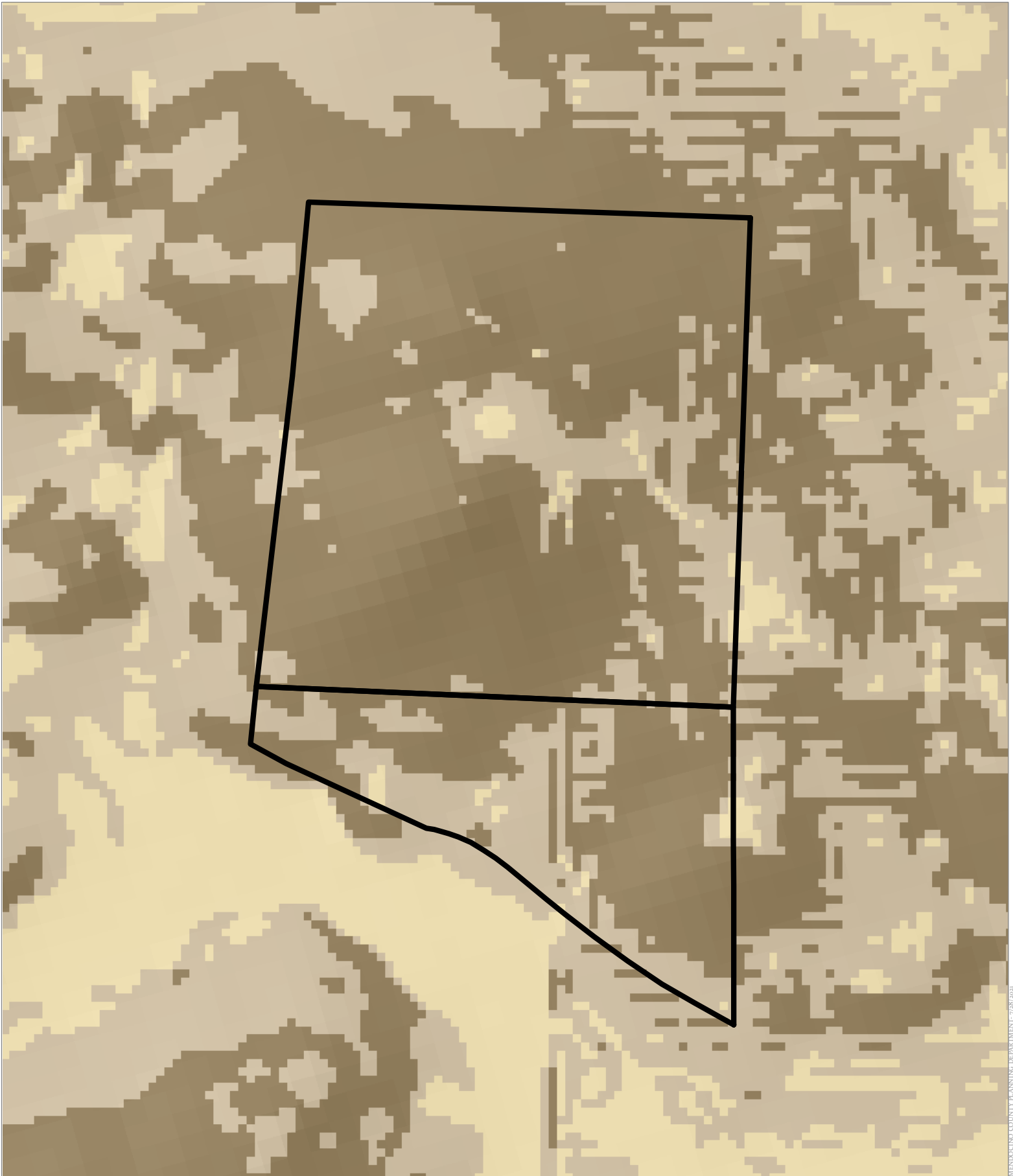
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/28/2021



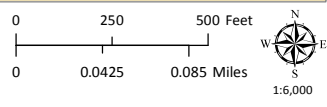
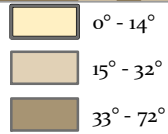
CASE: MS 2021-0004  
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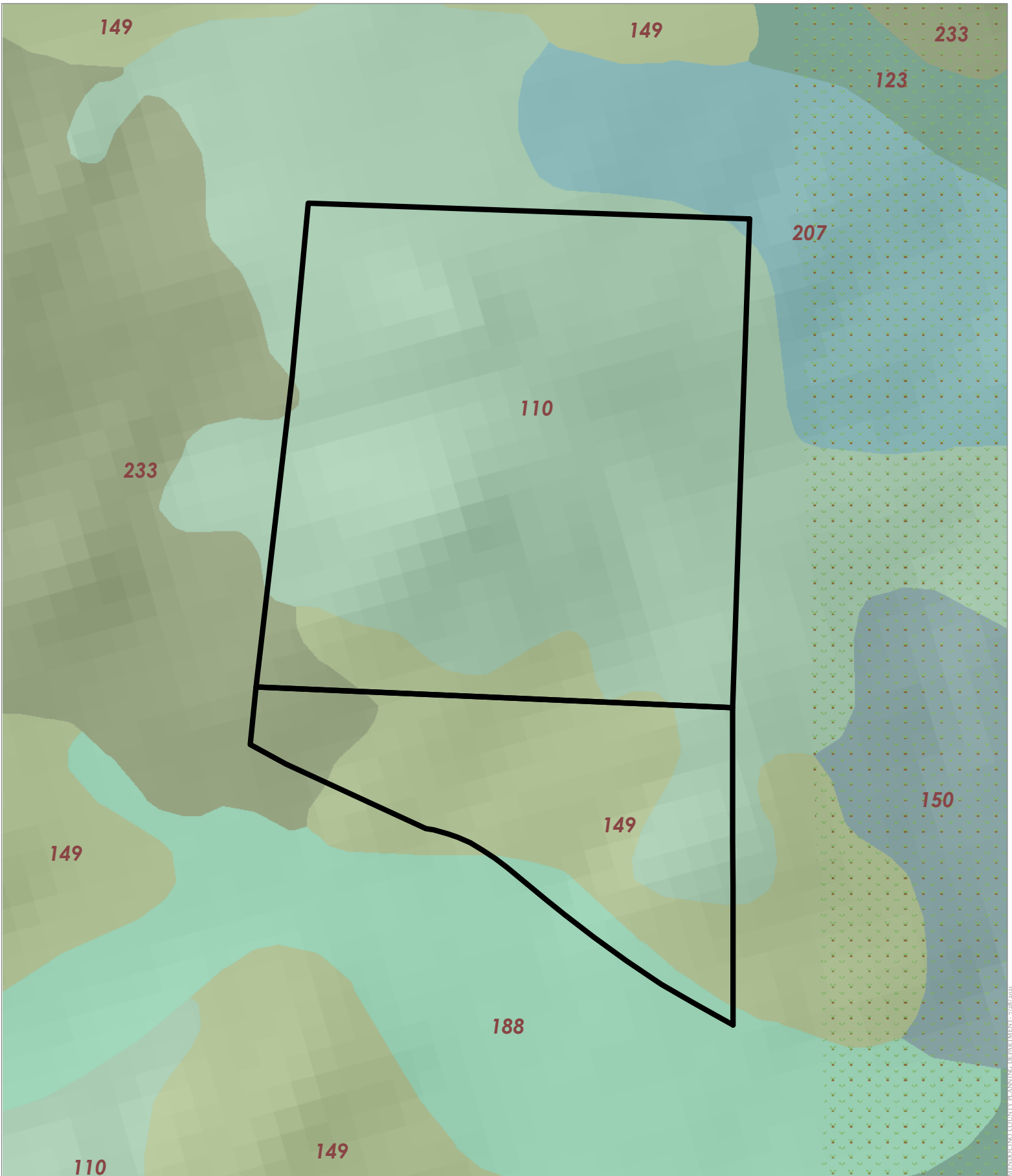
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/28/2021

CASE: MS 2021-0004  
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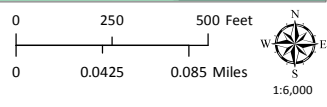
ESTIMATED SLOPE





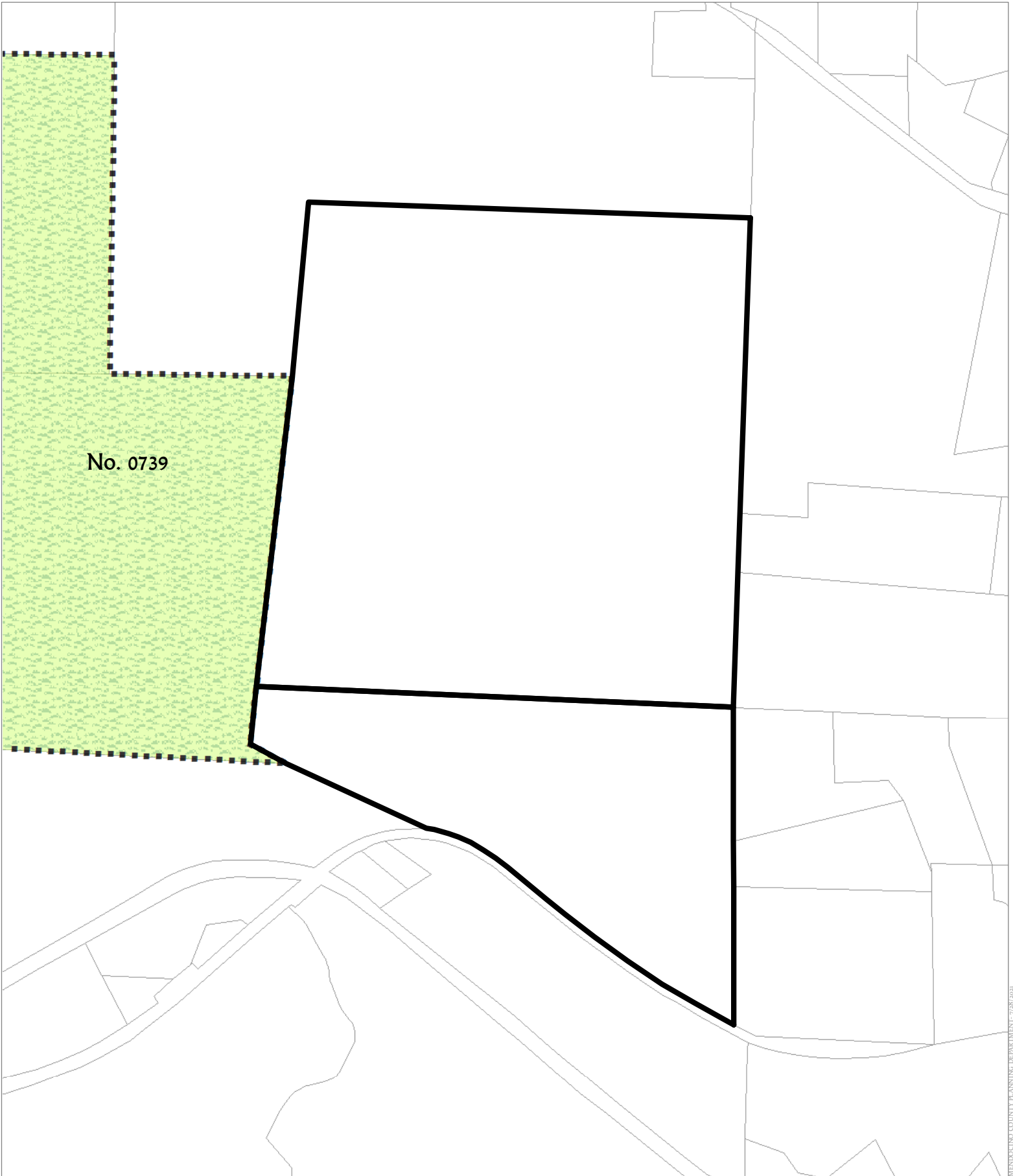
CASE: MS 2021-0004  
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 Naturally Occurring Asbestos



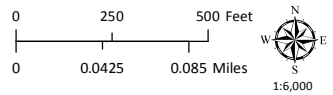
EASTERN SOIL CLASSES

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/28/2021



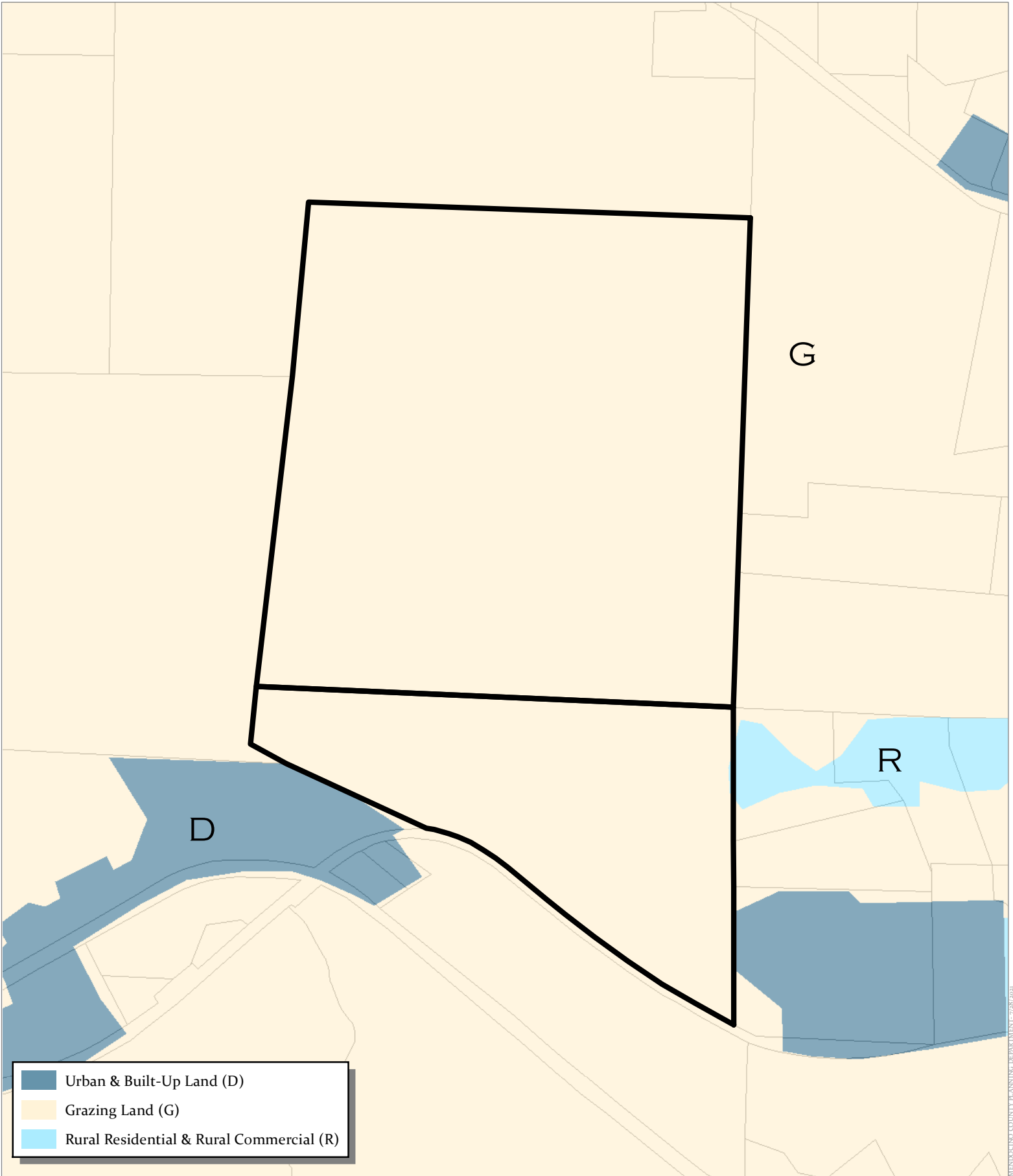
No. 0739

 Contract Boundaries



CASE: MS 2021-0004  
OWNER: DeMERA, David  
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LANDS IN WILLIAMSON ACT CONTRACTS



- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)

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