



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR  
JULIA KROG, ASSISTANT DIRECTOR  
PHONE: 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 29, 2021

**PUBLIC HEARING NOTICE OF PENDING ACTION**  
**STANDARD COASTAL DEVELOPMENT PERMIT**

NOTICE IS HEREBY GIVEN THAT the Mendocino County Subdivision Committee and Coastal Permit Administrator will consider the following project on Thursday October 14, 2021. The Subdivision Committee will consider the boundary line adjustment at 9:00 a.m., or soon thereafter. The Coastal Permit Administrator will conduct a public hearing to consider issuance of a coastal development permit on the boundary line adjustment, commencing at 11:00 a.m., or soon thereafter.

This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally or via telecomment, in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

**CASE#:** B\_2021-0028

**DATE FILED:** 5/13/2021

**OWNER:** ISHVI AUM

**APPLICANT:** W VANCE RICKS

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

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 3± miles north of Mendocino, on the west side of State Hwy 1 (SH 1), 1± mile north from the intersection of Point Cabrillo Drive (CR 564) and Brest Road; Located at 13751 Point Cabrillo Drive (118-160-06) & 13551 Point Cabrillo Drive (118-160-35).

**SUPERVISORIAL DISTRICT:** 4

**STAFF PLANNER:** TIA SAR

The staff report and notice will be available for public review ten days prior to the public hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>.

Your comments regarding the above project(s) are invited; all correspondence should contain reference to the above noted case number. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 120 W. Fir Street, Fort Bragg, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) by October 13, 2021, or orally via telecomment in lieu of personal attendance. A request form to provide telecomment is available at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas> and must be received prior to 7:00 a.m. the morning of the meeting.

To submit public comments via Telecomment, a request form must be received by 7:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

Action by the Subdivision Committee and Coastal Permit Administrator shall be final unless appealed to the Board of Supervisors. The appeal must be filed in writing with a filing fee with the Clerk of the Board within 10 calendar days after such action. If appealed, the decision of the Board of Supervisors shall be final except that an approved project may be appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services, the Subdivision Committee or Coastal Permit Administrator, at or prior to, the public hearings.

**AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE.** Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m.

IGNACIO GONZALEZ, Interim Director of Planning and Building Services

**SUMMARY**

**OWNER/APPLICANT:** ISHVI AUM  
PO BOX 1033  
MENDOCINO, CA 95460

**AGENT:** VANCE RICKS  
10580 WEST ROAD  
REDWOOD VALLEY, CA 95470

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

**LOCATION:** In the Coastal Zone, 3± miles north of Mendocino, on the west side of State Highway 1 (SH 1), 1± mile north from intersection of Point Cabrillo Drive (CR 564) and Brest Road (private), Located at 13751 Point Cabrillo Drive (118-160-06) & 13551 Point Cabrillo Drive (118-160-35).

**TOTAL ACREAGE:**

Lot #	Owner(s)	APN	Acreage Before	Acreage After
1	Ishvi Aum	118-160-06 (Parcel "A")	17.38±	13.38±
2	Ishvi Aum	118-160-35 (Parcel "B")	16.89±	20.89±

**GENERAL PLAN:** Rural Residential, 10 acre minimum parcel size, with a Planned Unit Development Combining District (RR10-PD) Coastal Element, Mendocino County General Plan

**ZONING:** Rural Residential, 10 acre minimum parcel size, with a Planned Unit Development Combining District (RR10-PD) Division II, Title 20, MCC

**SUPERVISORIAL DISTRICT:** 4 (Gjerde)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt; Class 5a, Section 15305

**RECOMMENDATION:** APPROVE WITH CONDITIONS

**STAFF PLANNER:** TIA SAR

**BACKGROUND**

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

**SITE CHARACTERISTICS:** The subject parcels are located in the Coastal Zone, three (3±) miles north of the town of Mendocino; the site includes freshwater wetland and riparian features across both parcels. Aerial photos of the property show an increase in vegetation growth over the past twenty (20) years. In 1998, the property was predominantly pasture land whereas today there are patches of taller vegetation scattered over the property. It is the intent of the owner to raise cattle on the property.

The parcel is relatively flat. Elevations at the site range from 225 feet above mean sea level (AMSL) at the northeastern corner of the site, to 191 feet AMSL at the northwestern corner of the site, to 210 feet AMSL at the site's westernmost portion and 235 feet AMSL at the site's easternmost portion. The site is located within a mapped Highly Scenic Area and is located west of Highway 1. The site is not located between the first public road and the sea. There is existing shoreline access on the western boundary of the site along Point Cabrillo Drive as shown on LCP Land Use Map 15 *Caspar*.

The project site is located within a "Critical Water Areas" and a mapped high fire hazard area. The site does not contain important farmland and is classified as grazing land. The site is primarily described as barren habitat with non-prime agricultural land and is underlain by beach deposits and stream alluvium and terraces (Zone 3), which is subject to intermediate shaking. Mapping does not associate the following with the subject site: faults, landslides, erosion, flood, or tsunami hazard.

**RELATED APPLICATIONS:**

**On-Site:**

Boundary Line Adjustment B 20-90 (APNs: 118-160-07 and 118-160-08).

Coastal Development Permit CDP\_2016-0049 over the previous full parcel (APN: 118-160-29, Totaling 26.98± acres) which authorized the addition of a paved encroachment off of Point Cabrillo Drive; construction of a sliding gate; repair and replacement of a picket fence along the west side of property and wire fence on the north, east, and south sides of the property; drilling of a water well; the supply of power to the site; and installation of a new septic system.

Certificate of Compliance CC\_2018-0026 recognized two separate legal parcels (APNs: 118-160-33 and -34).

Boundary Line Adjustment B\_2019-0012 adjusted the parcels recognized under CC\_2018-0026 to their present configuration (APNs: 118-160-35 and -36). The current Coastal Development Permit is proposed on APN: 118-160-36 that resulted from the boundary line adjustment.

**Adjacent Parcels:**

Boundary Line Adjustment B 104-85 (APNs: 118-160-19 and 118-180-04).

Coastal Development Minor Subdivision CDMS 10-02.

Coastal Development Minor Subdivision CDMS 8-03.

Coastal Development Use Permit CDU 30-04 Phase II of the Point Cabrillo Light Station Restoration Project.

Coastal Development Permit CDP\_2014-0037 Standard Coastal Development Permit for Guest Cottage.

Coastal Development Permit CDP\_2020-0009 for the construction of a new driveway encroachment with rolling gate, fencing along the northern parcel boundary, installation of a well, pump house, septic system and power to the site (APN 118-160-36).

**SURROUNDING LAND USE AND ZONING:**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LOT SIZES</b>	<b>USES</b>
<b>NORTH</b>	Rural Residential 10 acre minimum, Planned Development (RR-10:PD)	Rural Residential 10 acre minimum, Planned Development (RR-10:PD)	17.52± Acres (Lot A)	Vacant
<b>EAST</b>	Rural Residential 10 acre minimum, Planned Development (RR-10:PD)	Rural Residential 10 acre minimum, Planned Development (RR-10:PD)	74±, 80.5±, and 1.5± acres	Vacant
<b>SOUTH</b>	Rural Residential 10 acre minimum, Planned Development (RR-10:PD)	Rural Residential 10 acre minimum, Planned Development (RR-10:PD)	10± Acres	Vacant
<b>WEST</b>	Rural Residential 5 acre minimum, Planned Development (RR-5:PD)	Rural Residential 5 acre minimum, Planned Development (RR-5:PD)	19.2±, 8±, 1±, and 15.44± acres	Residential/Mobile Home Park/Vacant

**PUBLIC SERVICES:**

Access: Point Cabrillo Drive  
 Fire District: Mendocino Fire Protection District  
 Water District: None  
 Sewer District: None

**AGENCY COMMENTS:** On June 24, 2021, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions of approval are contained in the conditions of approval. Any comment that would trigger a project modification or denial is discussed in full as a key issue in the following section.

<b>REFERRAL AGENCIES</b>	<b>COMMENT</b>
Planning Division (Fort Bragg)	No Comment
Department of Transportation	No Comment
Environmental Health (Fort Bragg)	No Response
Building Division (Fort Bragg)	No Comment
Assessor	No Comment
County Addresser	No Comment
California Coastal Commission	No Response
Fort Bragg Fire Protection Authority	No Response
Agriculture Commissioner	No Comment
Forestry Advisor	No Response
CalFire – Prevention	No Response
CalFire – Resource Management	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Comment
Sherwood Valley Band of Pomo Indians	No Response

### KEY ISSUES

- 1. General Plan and Zoning Consistency:** The proposed boundary line adjustment and subject parcels are subject to the Rural Residential classification, with a ten (10) acre minimum parcel size and a Planned Development Combining District (RR-10:PD) by the Mendocino General Plan Land Use designation, as well as a Rural Residential Zoning district. Both parcels currently conform to the acreage minimum requirement and remain conforming after the adjustment. Furthermore, the proposed boundary line adjustment does not entail any additional development or change that would be inconsistent with the General Plan or zoning district.
- 2. Division of Land Regulations:** The proposed boundary line adjustment was reviewed by the County of Mendocino Subdivision Committee on October 14, 2021, at which time the Committee made recommendations concerning approval if the project to the Coastal Permit Administrator per the required findings of Mendocino County Code (MCC) Section 17-17.5. No conflicts with the Division of Land Regulations were identified at the meeting.
- 3. Natural Resources:** The proposed boundary line adjustment does not exhibit environmentally sensitive habitat areas although there are freshwater wetlands onsite, per *Attachment O*. However, the proposed boundary line adjustment does not entail any physical changes and all future development will be subject to Coastal Development Permit requirements. Furthermore, the boundary line adjustment would not create any parcels which are restricted by environmental setbacks or Environmentally Sensitive Habitat Areas (ESHA) buffers. As noted above, both parcels are vacant.

**COASTAL POLICY CONSISTENCY REVIEW:** Staff reviewed the project relative to coastal issues and determined the following:

1. The boundary line adjustment will not result in a change of density as there are no structures onsite. Additionally, future divisions may be possible but would be subject to a full Coastal Development Permit and Subdivision hearing process;
2. The boundary line adjustment will not create any new parcels. The proposed boundary line adjustment only changes the property lines between the two subject parcels;
3. The parcels subject to the adjustment are not situated within an ESHA, the proposed boundary line adjustment will not impact said biological resources;
4. No substandard lot will result from the adjustment that creates an undevelopable parcel;
5. The property subject to the adjustment is in an area designated Critical Water Areas identified in the Mendocino County Coastal Groundwater Study, and is consistent with the study;
6. Any future development will require a Coastal Development Permit, unless determined to be exempt;
7. The project is located within a designated "Highly Scenic" area;
8. The project is an appealable project, as it is a boundary line adjustment and therefore is required to be processed as a Standard Coastal Development Permit.

**ENVIRONMENTAL RECOMMENDATION:** The project is Categorically Exempt under Class 5a, pursuant to California Code of Regulations Section 15305; therefore no further environmental review is required.

**COASTAL ELEMENT CONSISTENCY RECOMMENDATION:** The proposed project is consistent with applicable goals and policies of the General Plan's Coastal Element. Each section within Coastal Element Chapter 3 was reviewed for policies related to boundary line adjustments and are discussed below.

**Policy 3.1-32** prohibits boundary line adjustments if they are located within an ESHA and (1) would create a parcel entirely within an ESHA, or (2) would result in a parcel that does not have adequate building site locations. The proposed boundary line adjustment is

consistent with this policy as neither of the resulting parcels would be located entirely within an ESHA. Furthermore, the subject parcels are vacant and not proposing any development at this time and future development would be subject to a Coastal Development Permit.

**Policy 3.5-3** discusses the necessity of visual resource impact analysis for development in areas designated as “Highly Scenic.” The subject parcels are located within an area designed as Highly Scenic, but no development is proposed at this time, thus no analysis is required.

**Policy 3.8-7** discusses the requirement for adequate utilities prior to the approval of a boundary line adjustment. The parcels of the proposed boundary line adjustment are vacant with no development proposed at this time. There is existing approval to drill a water well, supply power to the site and install a septic system through a previously approved Coastal Development Permit (CDP\_2016-0049) on one of the parcels subject to the adjustment. Therefore, the proposed boundary line adjustment is consistent with this policy.

### **RECOMMENDED MOTION**

The Coastal Permit Administrator approves Coastal Development Boundary Line Adjustment B\_2021-0028, subject to the following conditions of approval, finding that the application and supporting documents and exhibits contain sufficient information and conditions to establish, as required by the Coastal Zoning Code, that:

1. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(1), the proposed project is in conformance with the Coastal Element and its policies discussed in this report. The proposed boundary line adjustment is consistent with all applicable policies that discuss boundary line adjustments. The project would not impact ESHA and does not entail any physical changes and all future development will be subject to Coastal Development Permit requirements; and,
2. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(2), the proposed project will be provided with adequate utilities, access roads, drainage, and other necessary facilities per the approved CDP\_2016-0049 (Parcel A). All future development will be subject to Coastal Development Permit requirements for Parcel B. The proposed boundary line adjustment does not change any utilities (including water provisions, septic system, and leach field) between the two subject parcels, Point Cabrillo Drive remains the primary access for both parcels; and,
3. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(3), the proposed project is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of the Mendocino County Coastal Zoning Code and preserves the integrity of the zoning district. The proposed boundary line adjustment will change the property line between two parcels within the RR zoning district to better align residential lands and activities. Both parcels are currently conforming to minimum lot size for the RR10 zoning district. The proposed boundary line adjustment would not result in the creation of any new non-conforming lot; and,
4. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(4), the proposed project will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA). The proposed boundary line adjustment was found to be categorically exempt from the provision of CEQA under a Class 5(a) exemption; and,
5. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(5), the proposed project will not have any adverse impacts on any known archaeological or paleontological resource. The proposed boundary line adjustment does not include any ground disturbing activities that would impact archaeological or paleontological resources. Additionally, as the project is categorically exempt from CEQA, the proposed boundary line adjustment is not subject to additional archaeological survey requirements per Mendocino County Code Section 22.12.050(A); and,
6. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are

adequate to serve the proposed adjustment; and,

7. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.100(A)(1), the proposed project will not impact any environmentally sensitive habitat areas. The proposed boundary line adjustment does not propose any ground disturbing or environmentally impactful activities that would affect ESHAs. Furthermore, the proposed boundary line adjustment does not create parcels that are undevelopable due to ESHA buffers or other environmental setbacks; and,
8. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.100(A)(2), the proposed project is compatible with the long-term protection of resource lands. The proposed boundary line adjustment is intended to better align the uses of the subject resources lands by shifting a portion of grazing lands from Parcel A to Parcel B; and,
9. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.100(B)(2), the proposed project will not result in the conversion of Prime Williamson Act Contracted lands to a non-agricultural use. It is not subject to any Williamson Act Contracts, the proposed boundary line adjustment is on vacant parcels and would not impact Williamson Act Contracts. The boundary line adjustment would better align future residential land uses and improve the residential viability of the subject parcels.

**CONDITIONS OF APPROVAL:**

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. This application is valid for 24 months from the effective date. No extensions can be granted.
2. That for each proposed adjusted parcel, provide one perimeter description of each parcel. The new deed description submitted shall be prepared by, and bear the seal of, a Licensed Land Surveyor.
3. That each transfer of real property be by means of a quit claim deed containing the following wording to be contained within the legal description:

*"Any and all lands and any and all interest thereto lying within the following described real property (perimeter description of the adjusted parcel(s))."*

And,

*"This deed is given pursuant to Mendocino County Coastal Development Boundary Line Adjustment B\_2021-0028 and is intended to create no new parcel."*

4. Per Mendocino County Code Section 17-17.5(l) (2):

*"That the Treasurer-Tax Collector certifies that all taxes and assessments due on each parcel affected by the adjustment have been paid or cleared, and that a deposit to secure payment of the taxes and assessments which are due but not yet payable have been made."*

The enclosed **Certificate of the Official Redeeming Officer form** must be certified by the Treasurer-Tax Collector and a copy returned to the Department of Planning and Building Services.

5. After you have been given clearance to record the new documents, you must send a **copy** of the recorded deed(s) to the Department of Planning and Building Services. Upon review and approval of this information, you will receive a Completion Certificate.
6. In the event that archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.



7. A note shall be placed on the deeds and/or legal descriptions stating that “*Future development may require additional studies and/or may be subject to restrictions*” and that “*Future development shall be in conformance with the criteria for development within the Wetland, Environmentally Sensitive Habitat and Special Treatment Areas as set forth in the Coastal Plan and Coastal Zoning Code.*”
8. A note shall be placed on the deeds and/or legal descriptions stating, “*The Boundary Line Adjustment shall not relinquish, remise, release or terminate any prior right, interest in rights-of-way, easements, or other rights which may be appurtenant to and/or an encumbrance to the subject properties.*”

Once the deed(s) and/or instrument(s) have been prepared, please send a copy to the Department of Planning and Building Services. After we have reviewed the documents and accepted them as correct and all conditions of approval have been met, we will notify you. DO NOT RECORD ANY DOCUMENTS UNTIL YOU HAVE RECEIVED APPROVAL OF THE DEED(S).

PLEASE NOTE: Title must be transferred identical to the title now being held (all owners with their exact names).

**NOTE: APPLICANTS OR OTHER PERSONS WHO ARE DISSATISFIED WITH A DECISION OF THE COASTAL PERMIT ADMINISTRATOR FOR A COASTAL DEVELOPMENT PERMIT FOR A BOUNDARY LINE ADJUSTMENT MAY APPEAL THE ACTION TO THE BOARD OF SUPERVISORS. AN APPEAL MUST BE MADE IN WRITING ALONG WITH THE APPLICABLE FEE TO THE CLERK OF THE BOARD OF SUPERVISORS WITHIN TEN (10) DAYS OF THE COASTAL PERMIT ADMINISTRATOR'S DECISION. THE APPEAL ISSUE WILL BE PLACED ON THE NEXT AVAILABLE BOARD OF SUPERVISOR'S AGENDA FOR CONSIDERATION, AND THE APPELLANT WILL BE NOTIFIED OF THE TIME AND DATE. APPEALS TO THE BOARD OF SUPERVISORS DO NOT NECESSARILY GUARANTEE THAT THE COASTAL PERMIT ADMINISTRATOR'S DECISION WILL BE OVERTURNED. IN SOME CASES, THE BOARD OF SUPERVISORS MAY NOT HAVE THE LEGAL AUTHORITY TO OVERTURN THE DECISION OF THE ADMINISTRATOR.**

9/30/2021

DATE

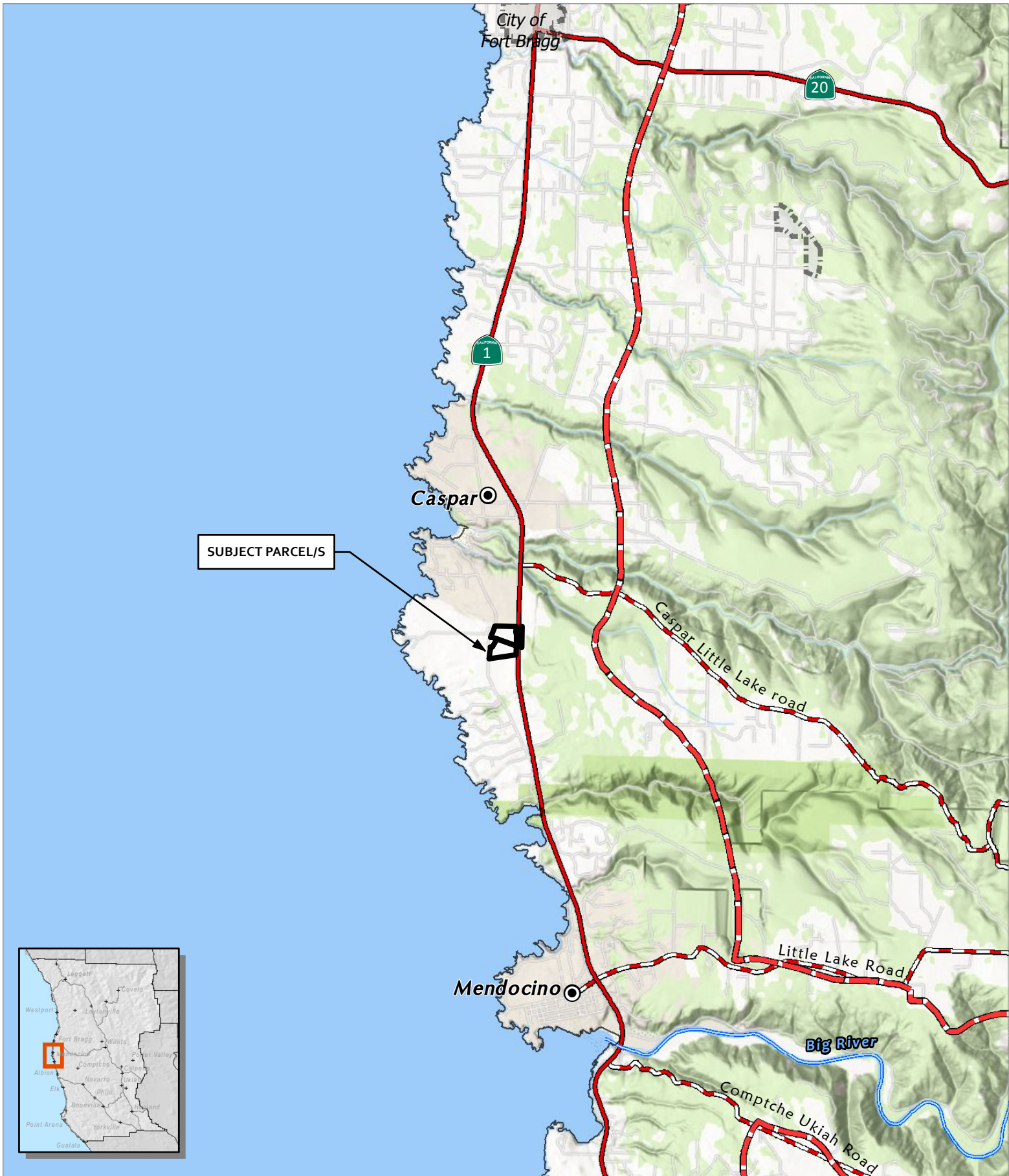


TIA SAR  
PLANNER II

Appeal Period: 10 Days  
Appeal Fee: \$1,616.00

**ATTACHMENTS:**

- |  |   |
|--|---|
| A. Location Map                            | L. Adjacent Parcels                         |
| B. Aerial Map (Vicinity)                   | M. Fire Hazard Zones & Responsibility Areas |
| C. Aerial Map (Imagery)                    | N. Wildland-Urban Interface Zones           |
| D. Topographic Map                         | O. Classified Wetlands                      |
| E. Tentative Map                           | P. Ground Water Resources                   |
| F. Zoning Display Map                      | Q. Highly Scenic & Tree Removal             |
| G. General Plan Classifications            | R. Slope                                    |
| H. LCP Land Use                            | S. Local Soils                              |
| I. LCP Land Capabilities & Natural Hazards | T. Farmland Classifications                 |
| J. LCP Habitats & Resources                | U. Misc                                     |
| K. Appealable Areas                        |   |

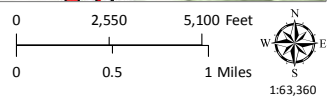


SUBJECT PARCEL/S



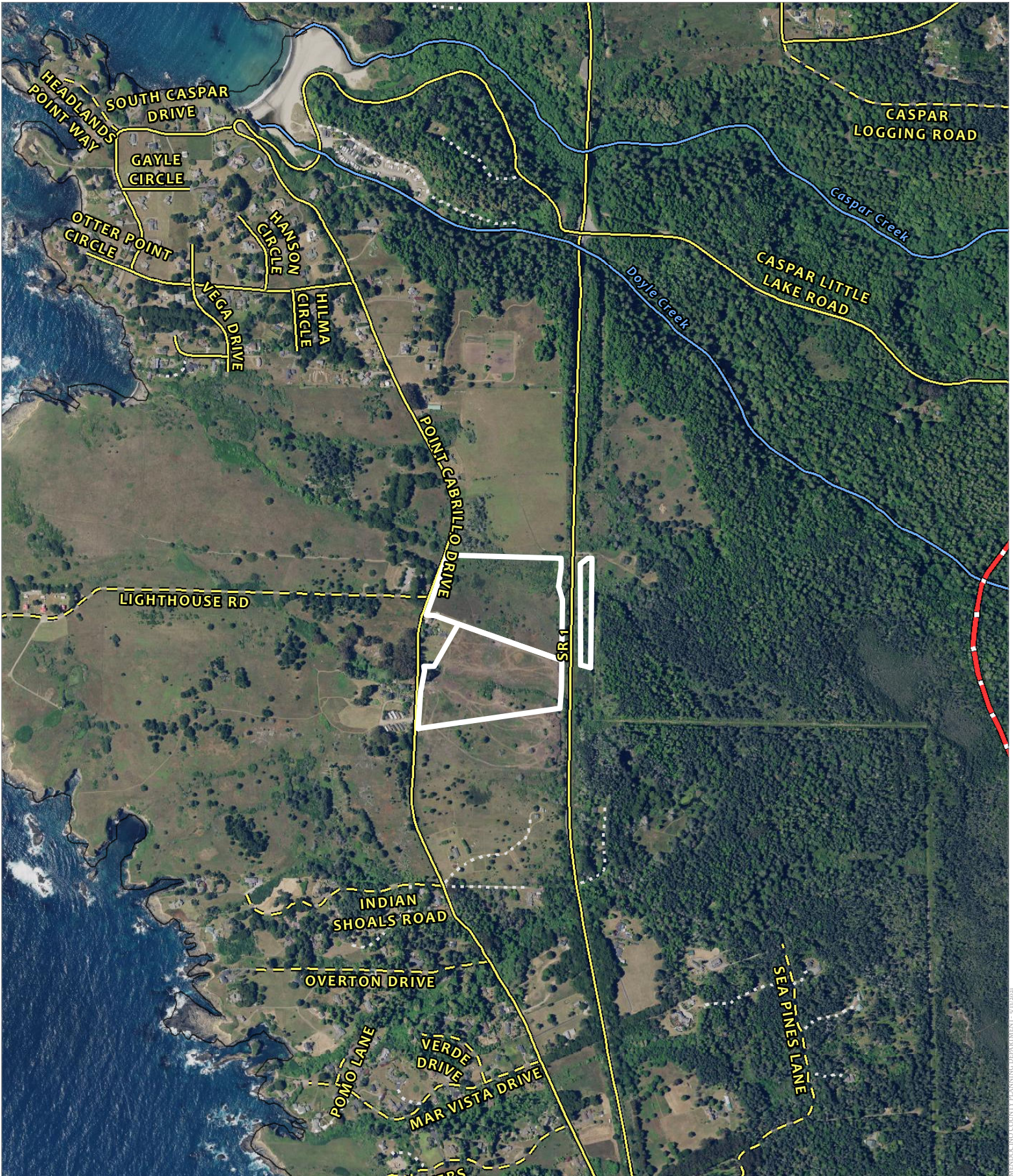
CASE: B 2021-0028  
 OWNER: AUM, Ishvi  
 APN: 118-160-06, 35  
 APLCT: W. Vance Ricks  
 AGENT: W. Vance Ricks  
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino

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



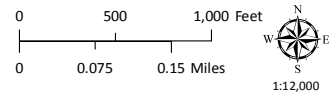
LOCATION MAP  
ATTACHMENT A

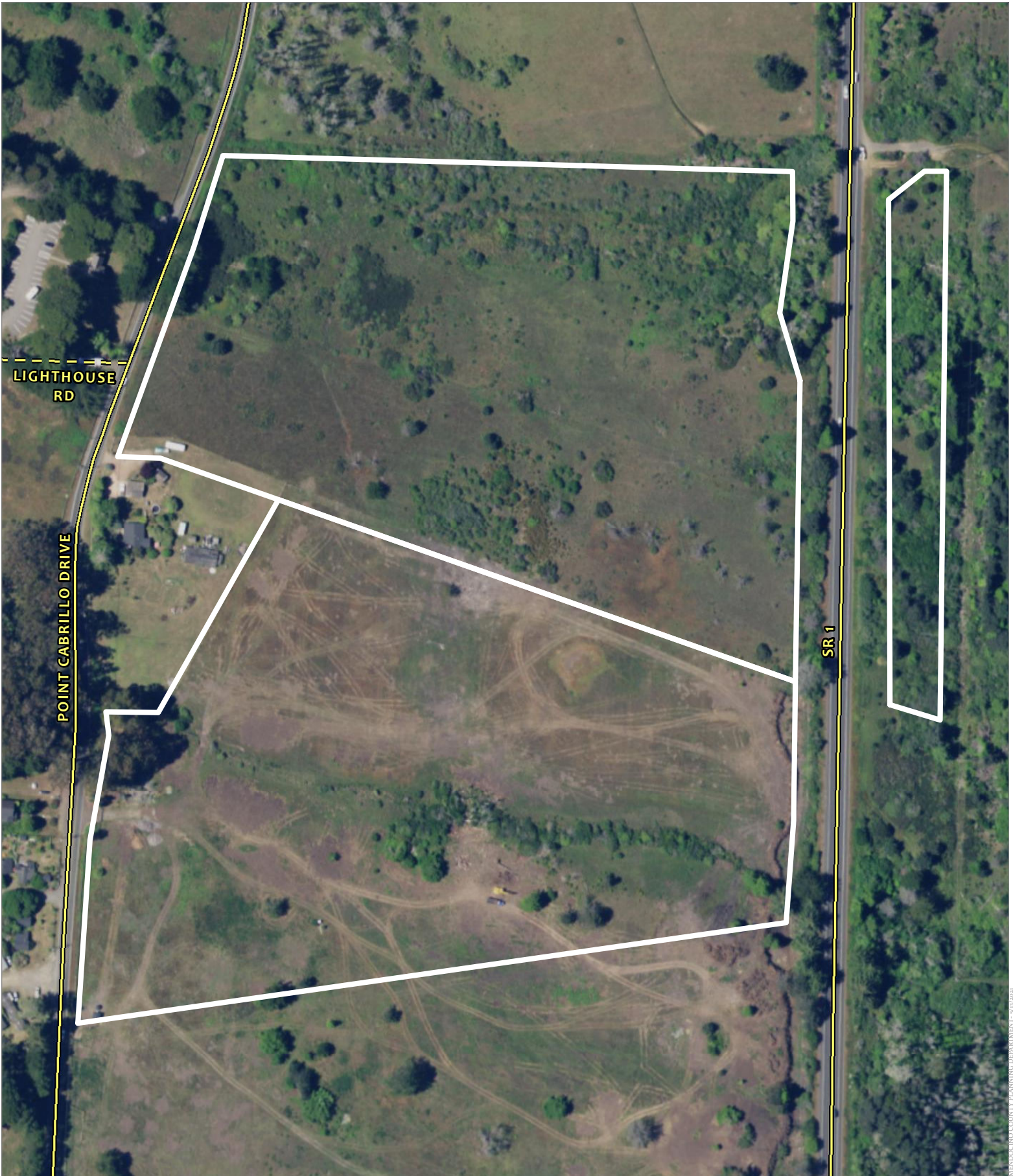
MENDOCINO COUNTY PLANNING DEPARTMENT 5/12/2021



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

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





CASE: B 2021-0028


OWNER: AUM, Ishvi

APN: 118-160-06, 35

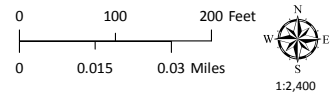
APLCT: W. Vance Ricks

AGENT: W. Vance Ricks

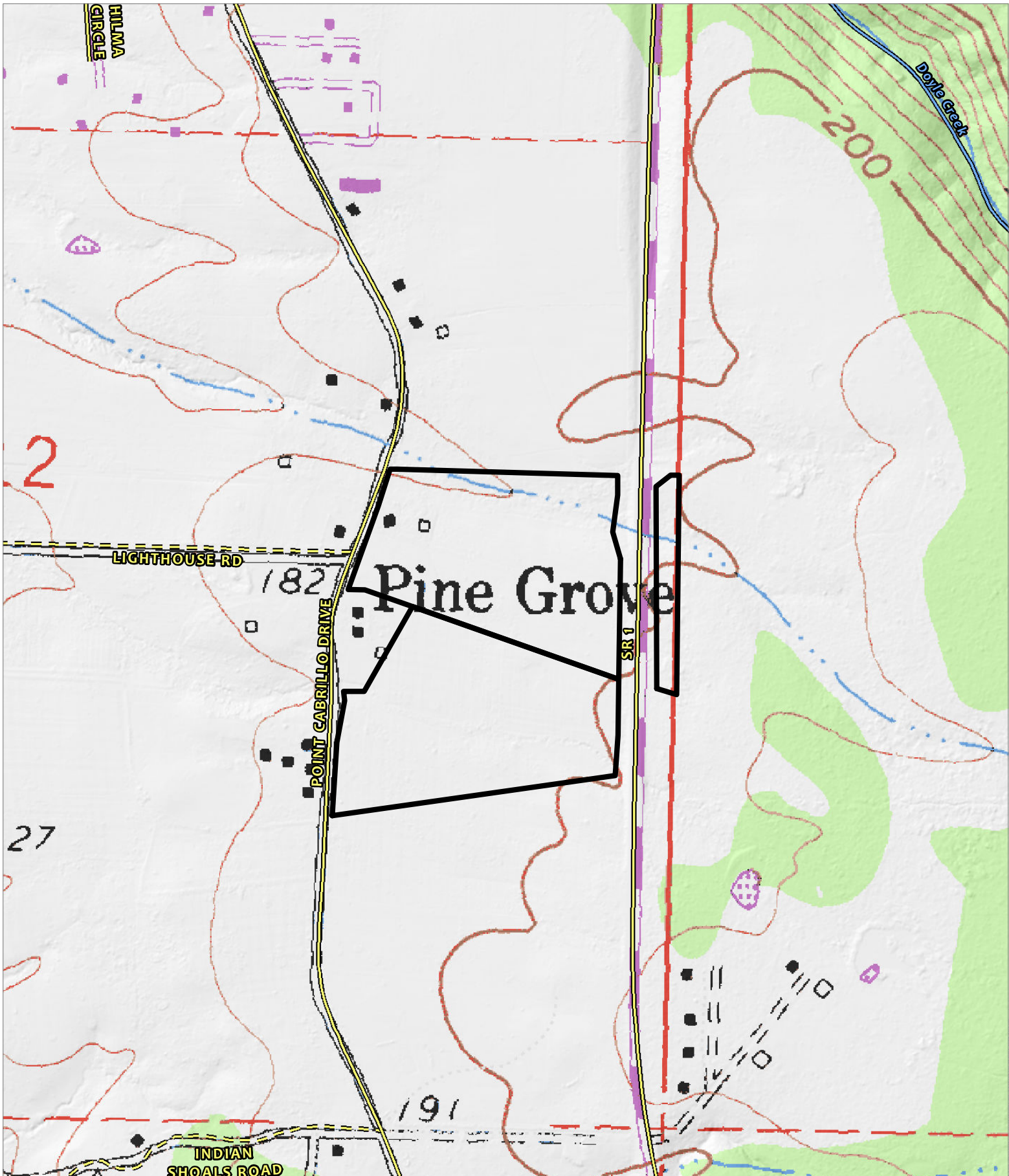
ADDRESS: 13501 Point Cabrillo Drive, Mendocino

 Public Roads




 Private Roads

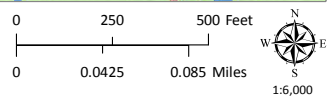


AERIAL IMAGERY  
ATTACHMENT C



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

-  Named Rivers
-  Public Roads
-  Private Roads

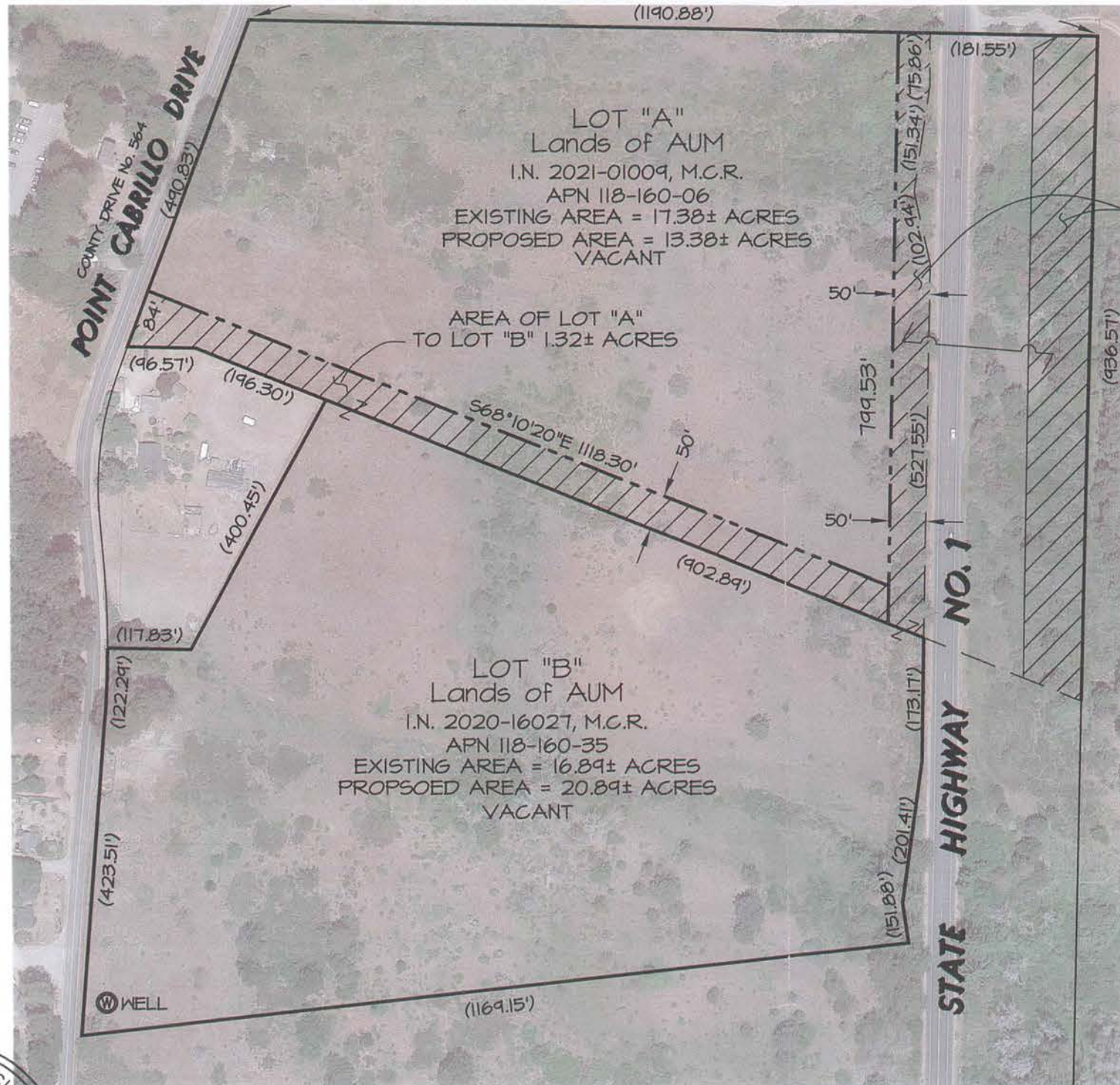
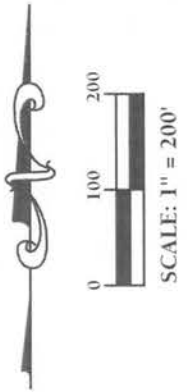


**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/19/2021

# BOUNDARY LINE ADJUSTMENT EXHIBIT

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



## LEGEND

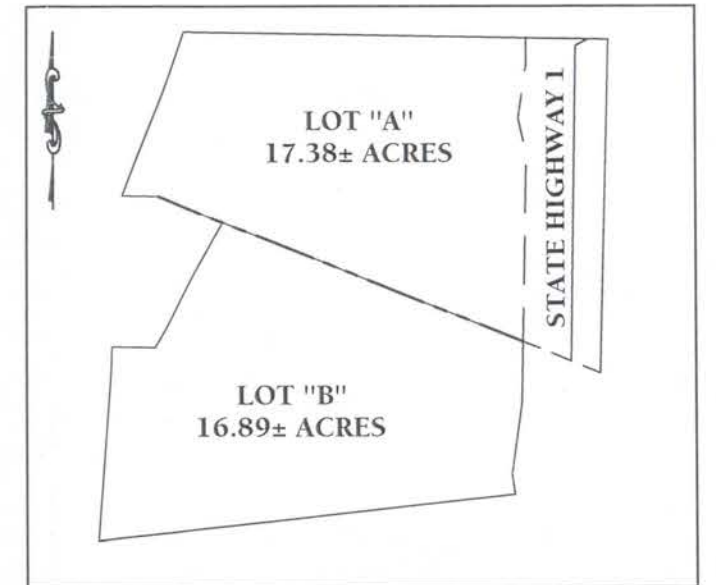
- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- APN ASSESSOR'S PARCEL NUMBER

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

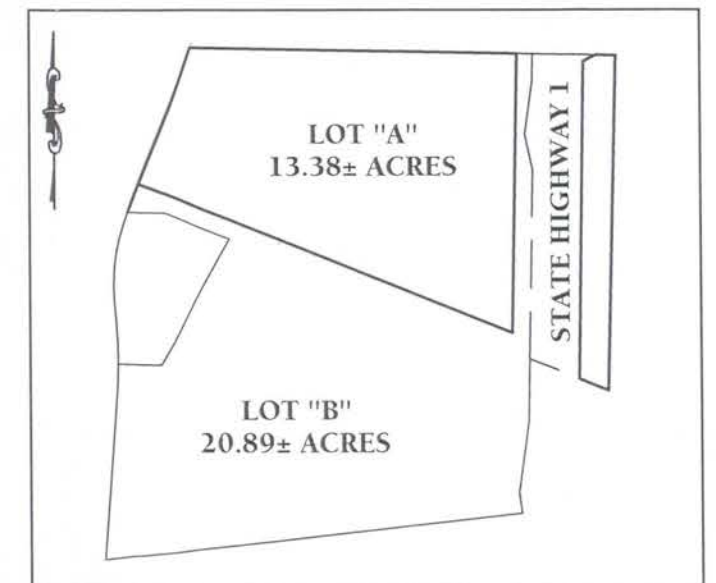
AREA OF LOT "A"  
 TO LOT "B" 1.32± ACRES

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

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



EXISTING CONFIGURATION  
 NO SCALE



PROPOSED CONFIGURATION  
 NO SCALE

W. Vance Ricks  
 No. 8334  
 30 APRIL, 2021  
 FILE No. 18-71

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

RR5 [RR1]

FL


TP

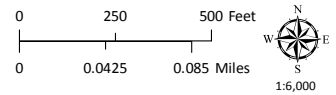
OS

RR5:PD

RR10:PD

RR5 [RR1]

 Zoning Districts



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

RR 5 [RR 1]

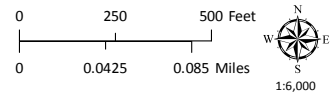
FL 160

OS

RR 5-PD

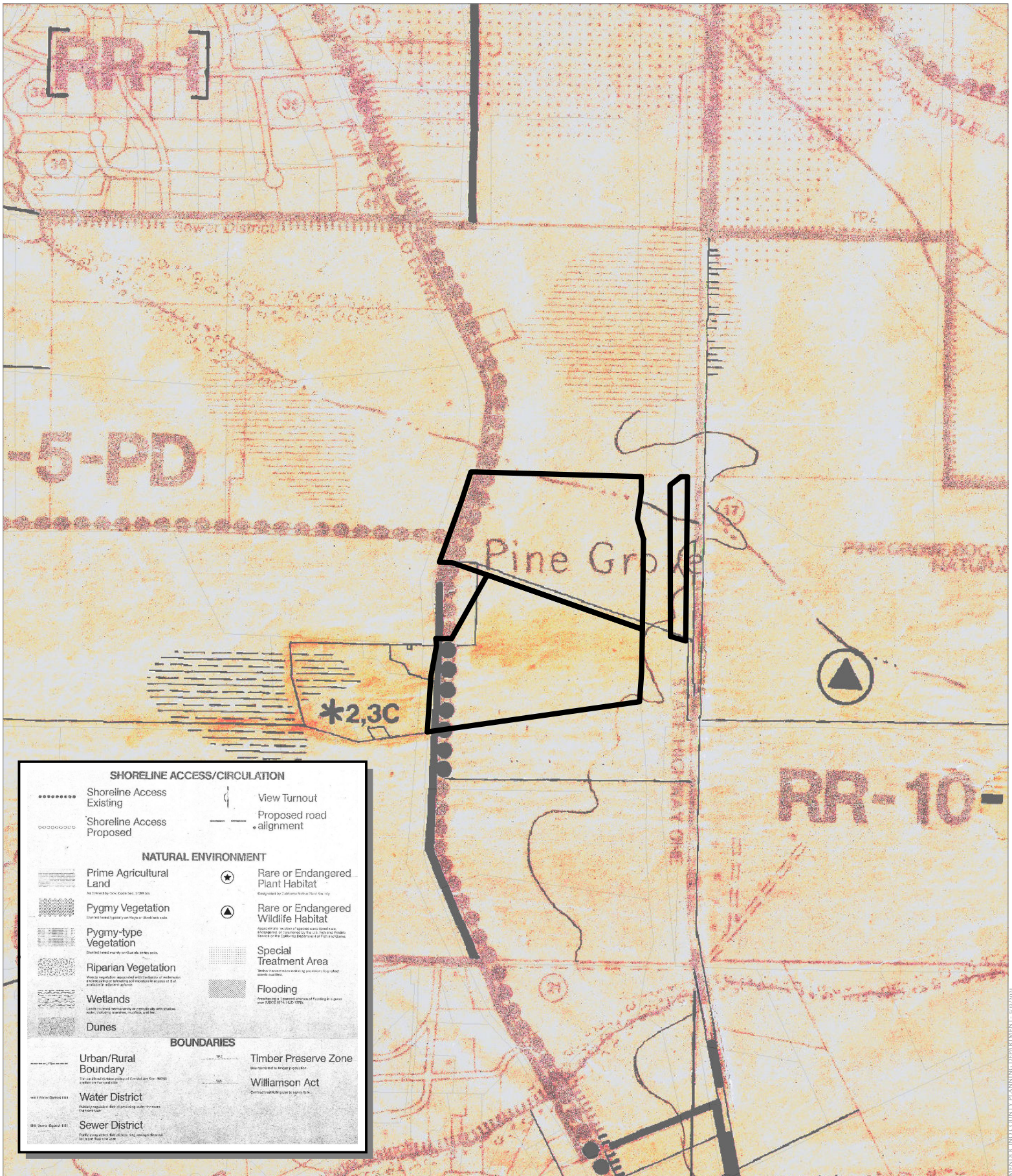
RR 10-PD

 General Plan Classes

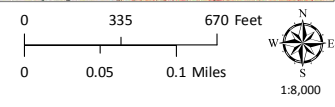


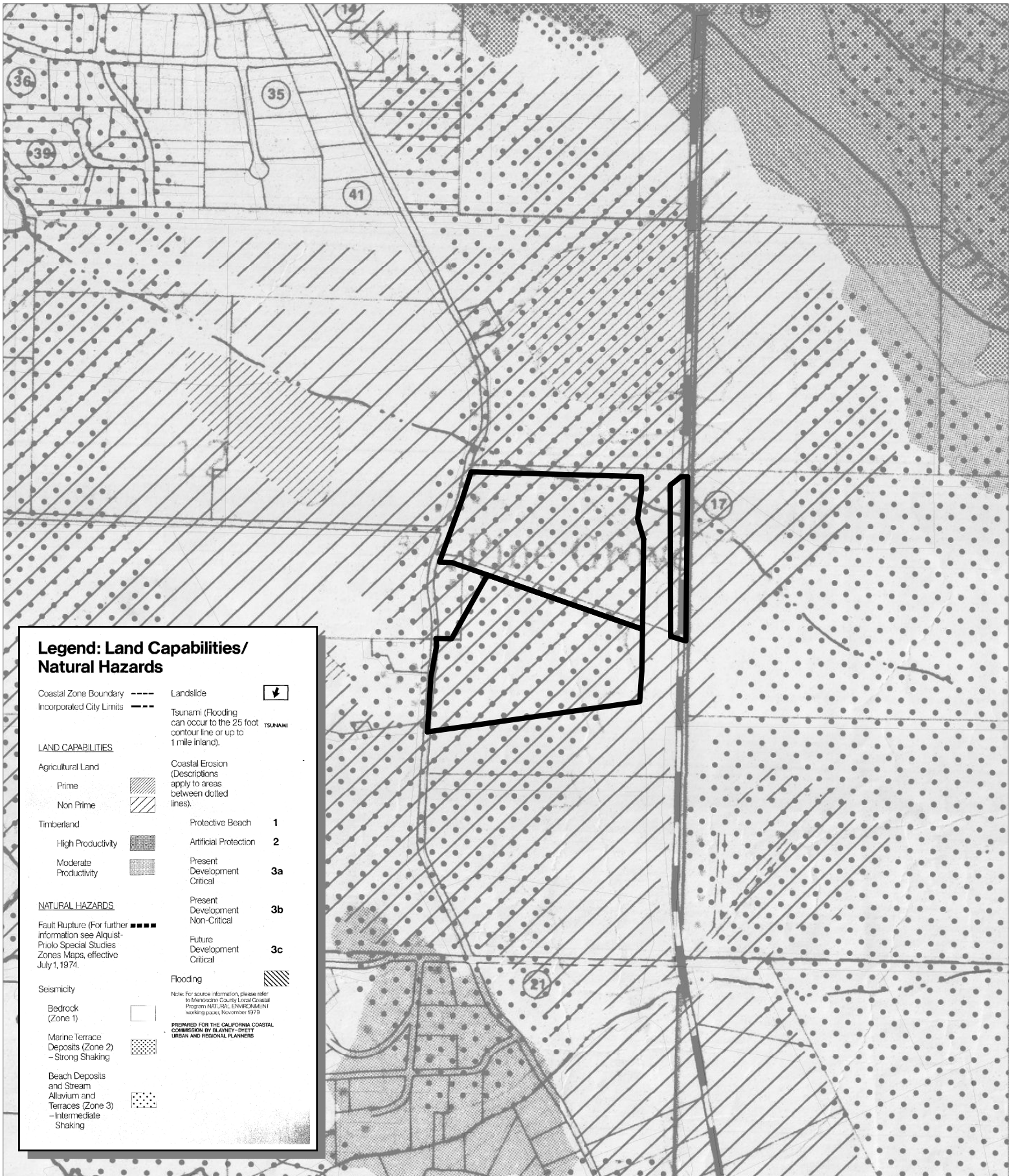
CASE: B 2021-0028  
 OWNER: AUM, Ishvi  
 APN: 118-160-06, 35  
 APLCT: W. Vance Ricks  
 AGENT: W. Vance Ricks  
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino





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





**Legend: Land Capabilities/  
Natural Hazards**

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

**LAND CAPABILITIES**

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

Timberland  
 High Productivity [stippled] [stippled]  
 Moderate Productivity [stippled] [stippled]

**NATURAL HAZARDS**

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

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

Landslide [arrow pointing down to a box]

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

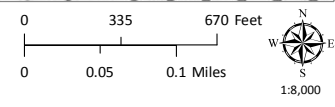
Coastal Erosion (Descriptions apply to areas between dotted lines).  
 Protective Beach 1 [diagonal lines]  
 Artificial Protection 2 [diagonal lines]  
 Present Development Critical 3a [diagonal lines]  
 Present Development Non-Critical 3b [diagonal lines]  
 Future Development Critical 3c [diagonal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

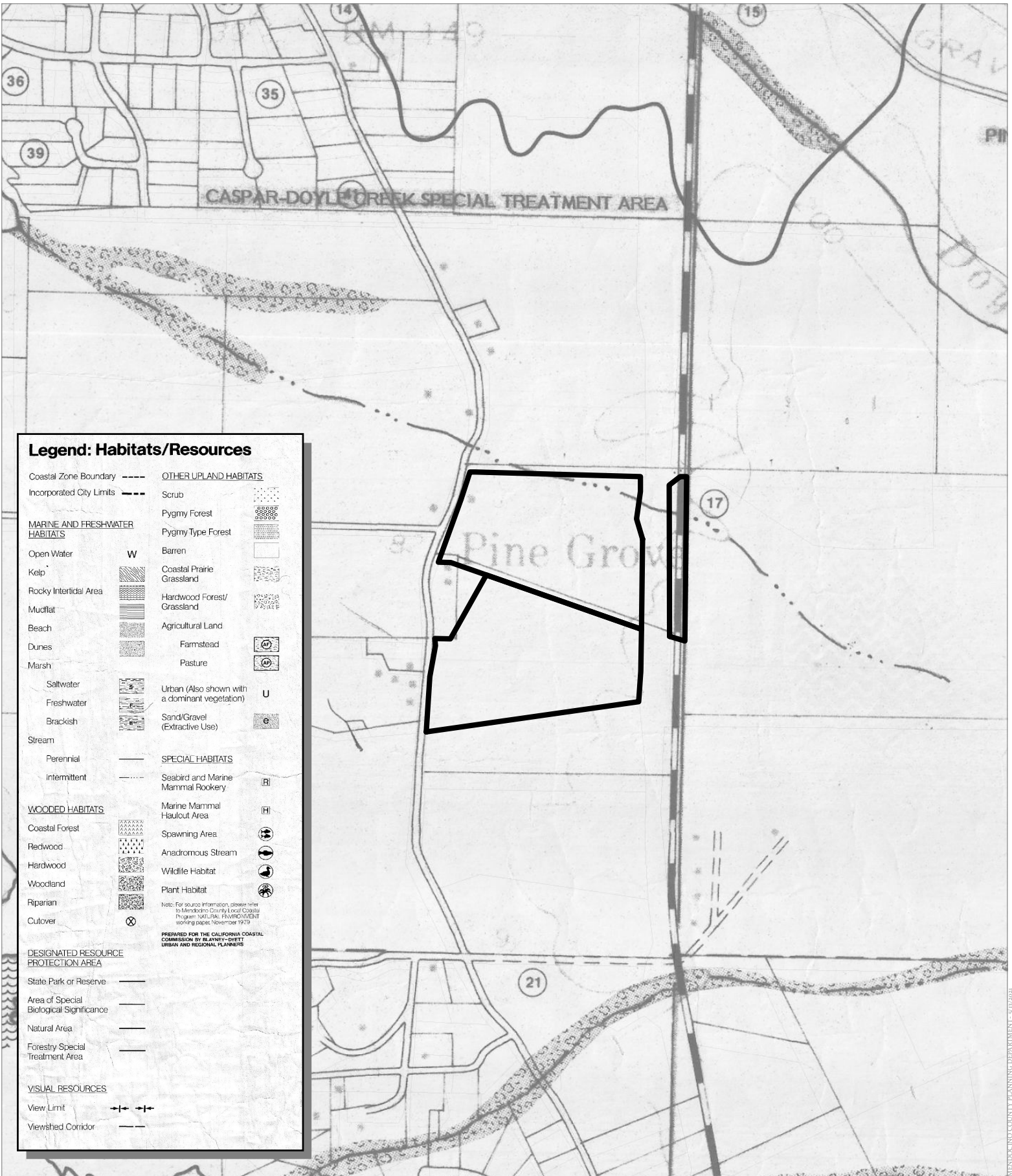
Flooding [wavy line]

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

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

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

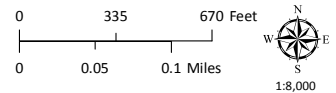


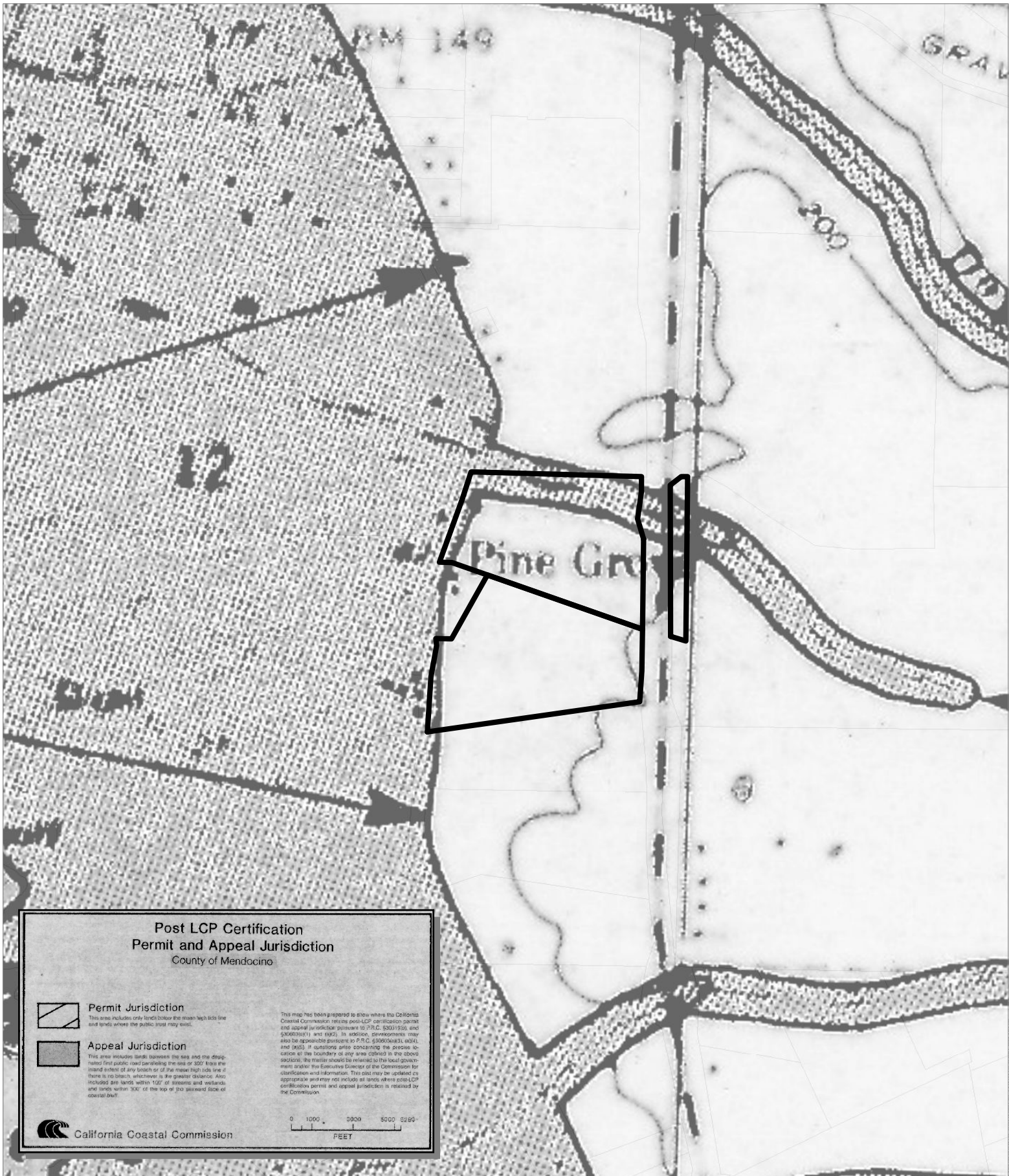


**Legend: Habitats/Resources**



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

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

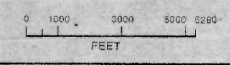
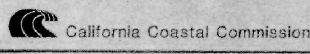




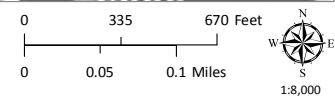
**Post LCP Certification  
Permit and Appeal Jurisdiction**  
County of Mendocino

-  **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 road paralleling the sea or 300' from the inland extent of any beach or of that 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 slope of coastal dunes.

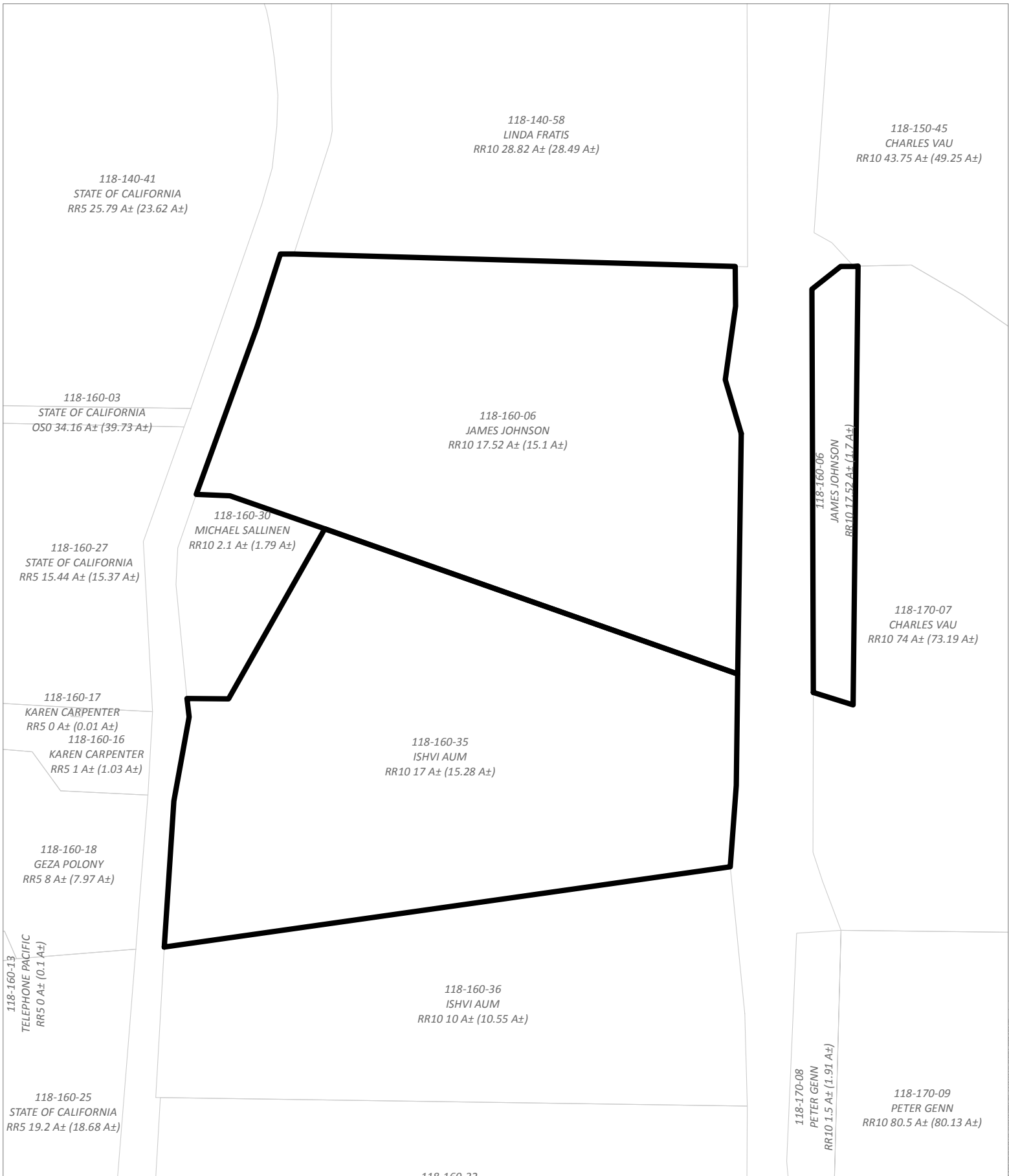
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. (300193), and (300204) and (300205). In addition, developments may also be appealable pursuant to P.R.C. (300206), (300207), and (300208). In questions arising concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government under 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.



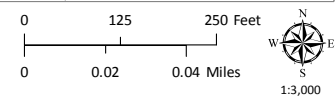
CASE: B 2021-0028  
 OWNER: AUM, Ishvi  
 APN: 118-160-06, 35  
 APLCT: W. Vance Ricks  
 AGENT: W. Vance Ricks  
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino



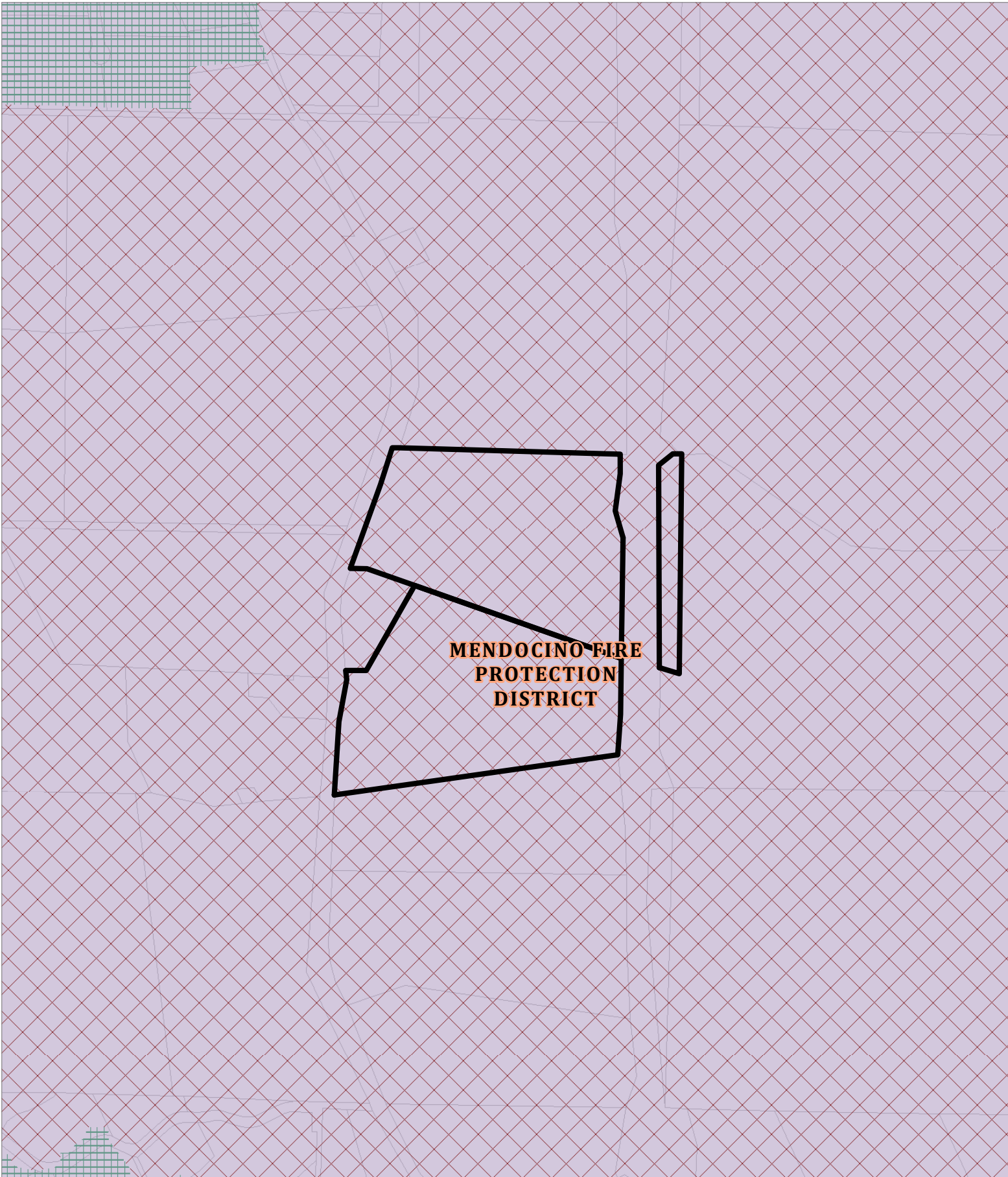
MENDOCINO COUNTY PLANNING DEPARTMENT - 5/2021



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






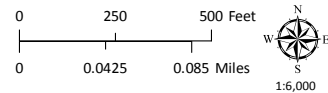
MENDOCINO COUNTY PLANNING DEPARTMENT - 5/9/2021



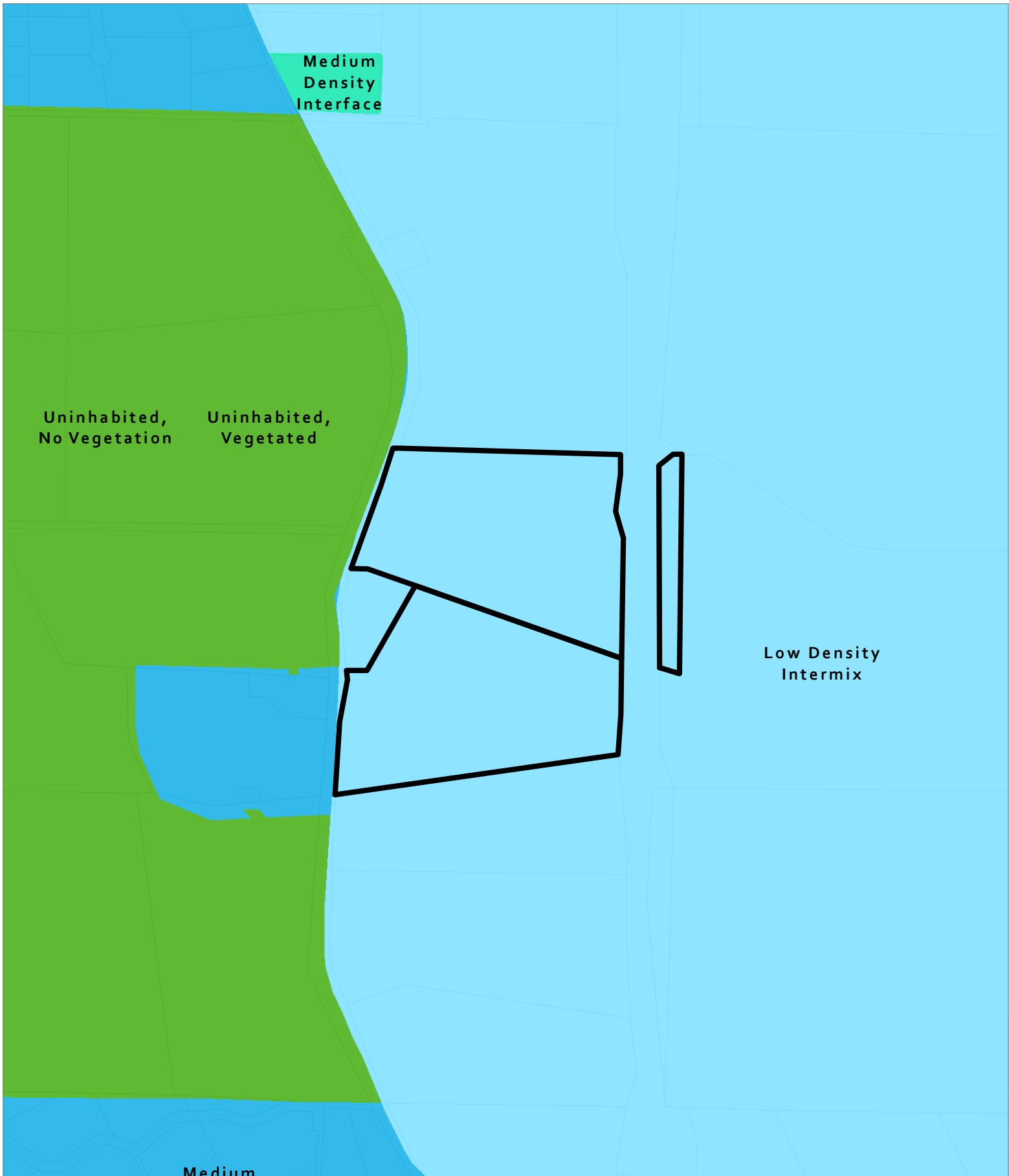
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/19/2021

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

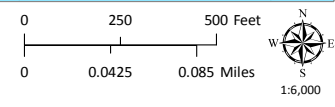
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



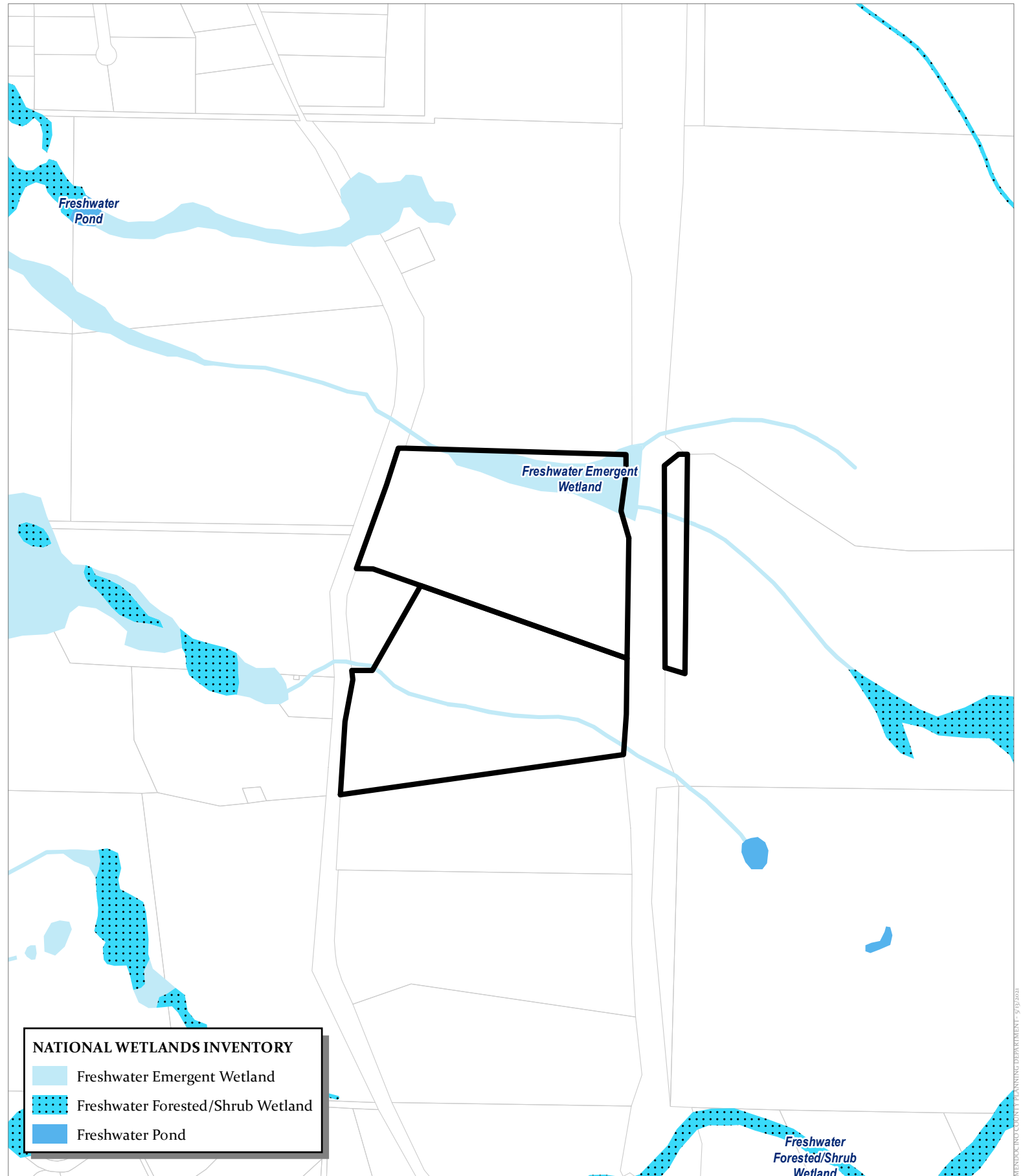
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
STATE RESPONSIBILITY AREA






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



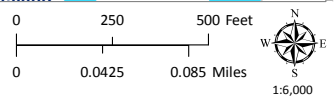
MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2021



**NATIONAL WETLANDS INVENTORY**

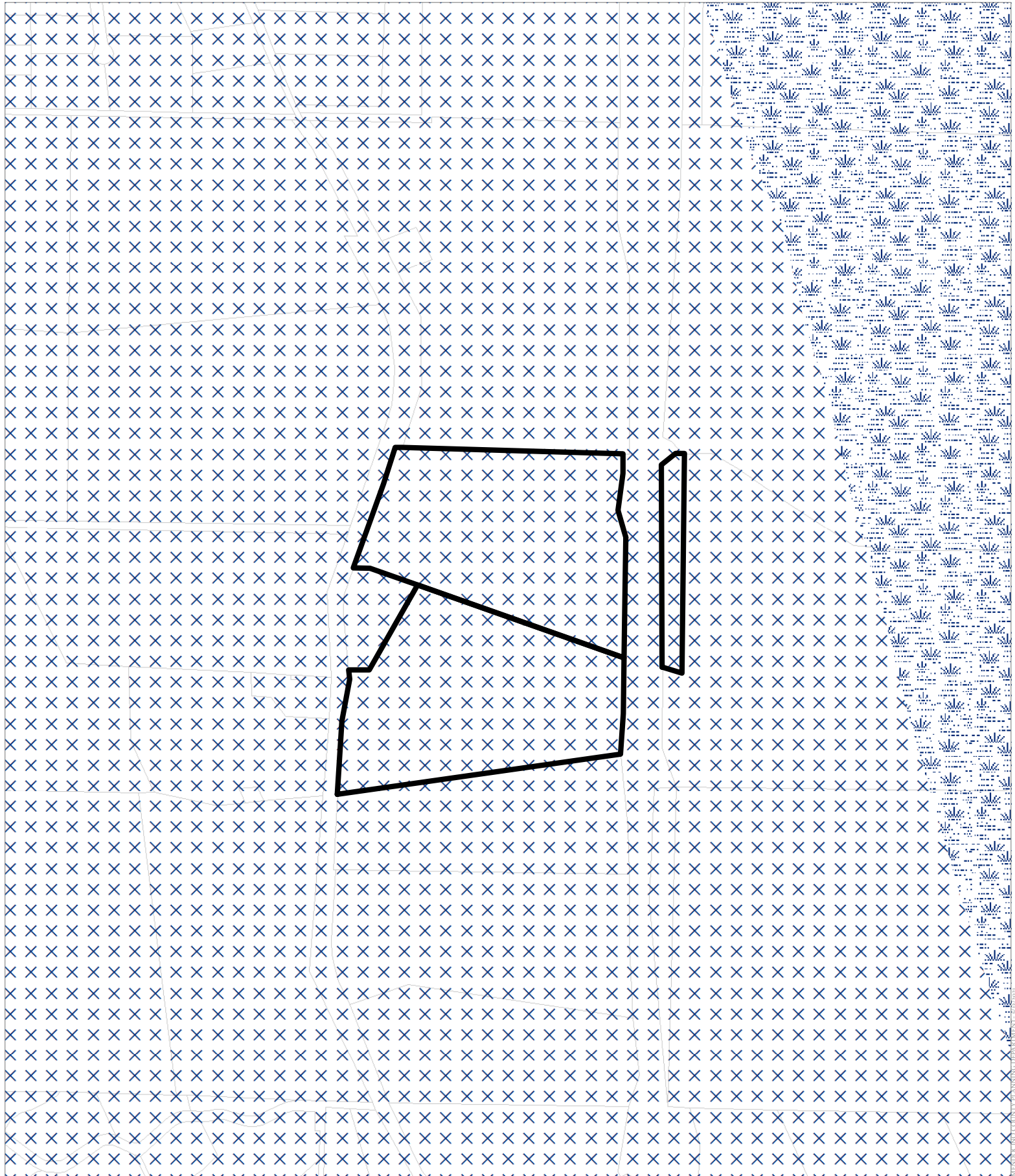
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond

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






MENDOCINO COUNTY PLANNING DEPARTMENT - 9/9/2021

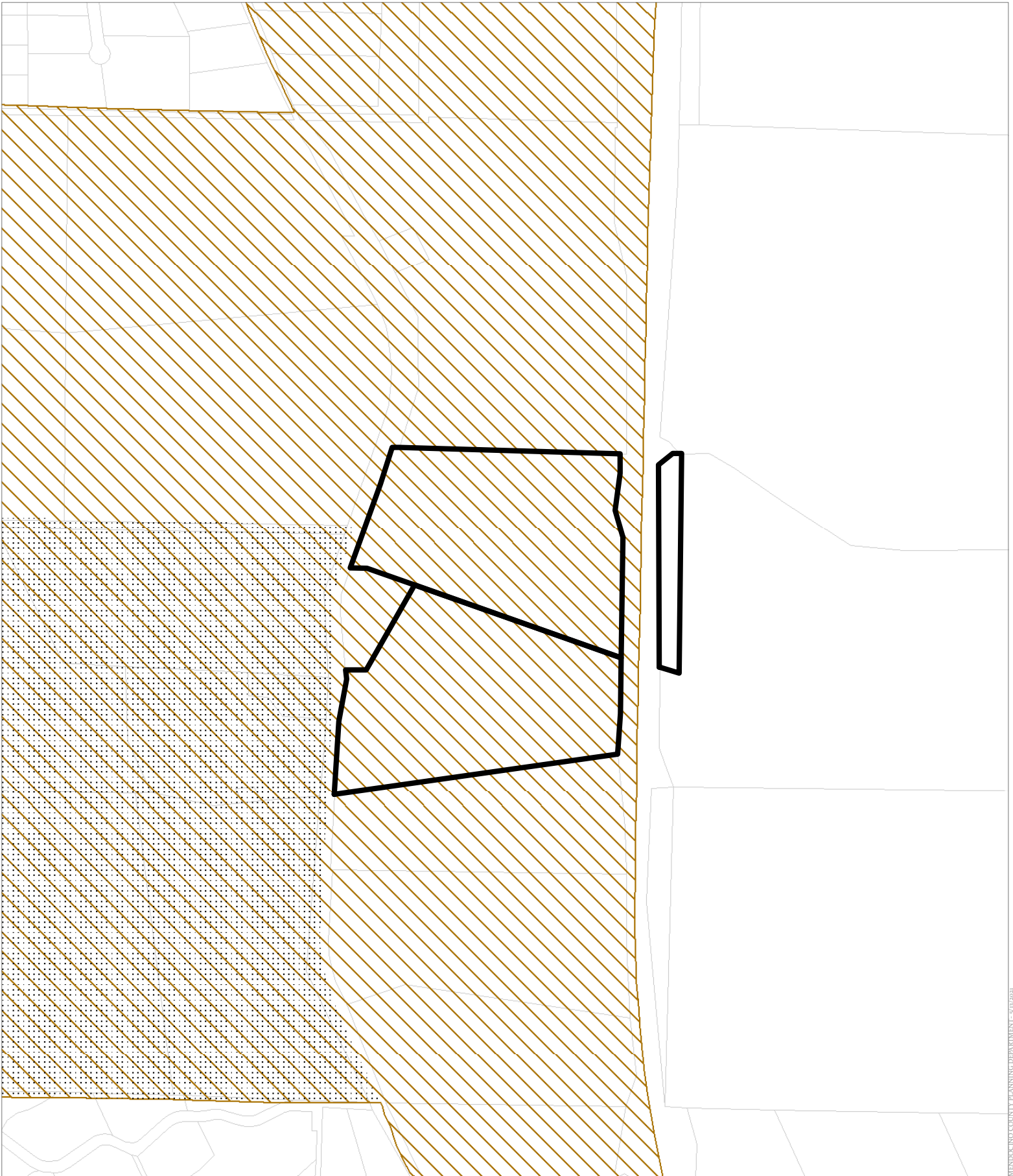




CASE: B 2021-0028  
 OWNER: AUM, Ishvi  
 APN: 118-160-06, 35  
 APLCT: W. Vance Ricks  
 AGENT: W. Vance Ricks  
 ADDRESS: 13501 Point Cabrillo Drive, Mendocino



 Critical Water Areas  
 Marginal Water Resources


0 250 500 Feet  
 0 0.0425 0.085 Miles  
  
 1:6,000



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/19/2021

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

 Tree Removal Area  
 Highly Scenic Area

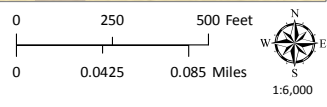
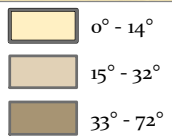
0 250 500 Feet  
 0 0.0425 0.085 Miles  
  
 1:6,000

HIGHLY SCENIC & TREE REMOVAL AREAS  
 ATTACHMENT Q

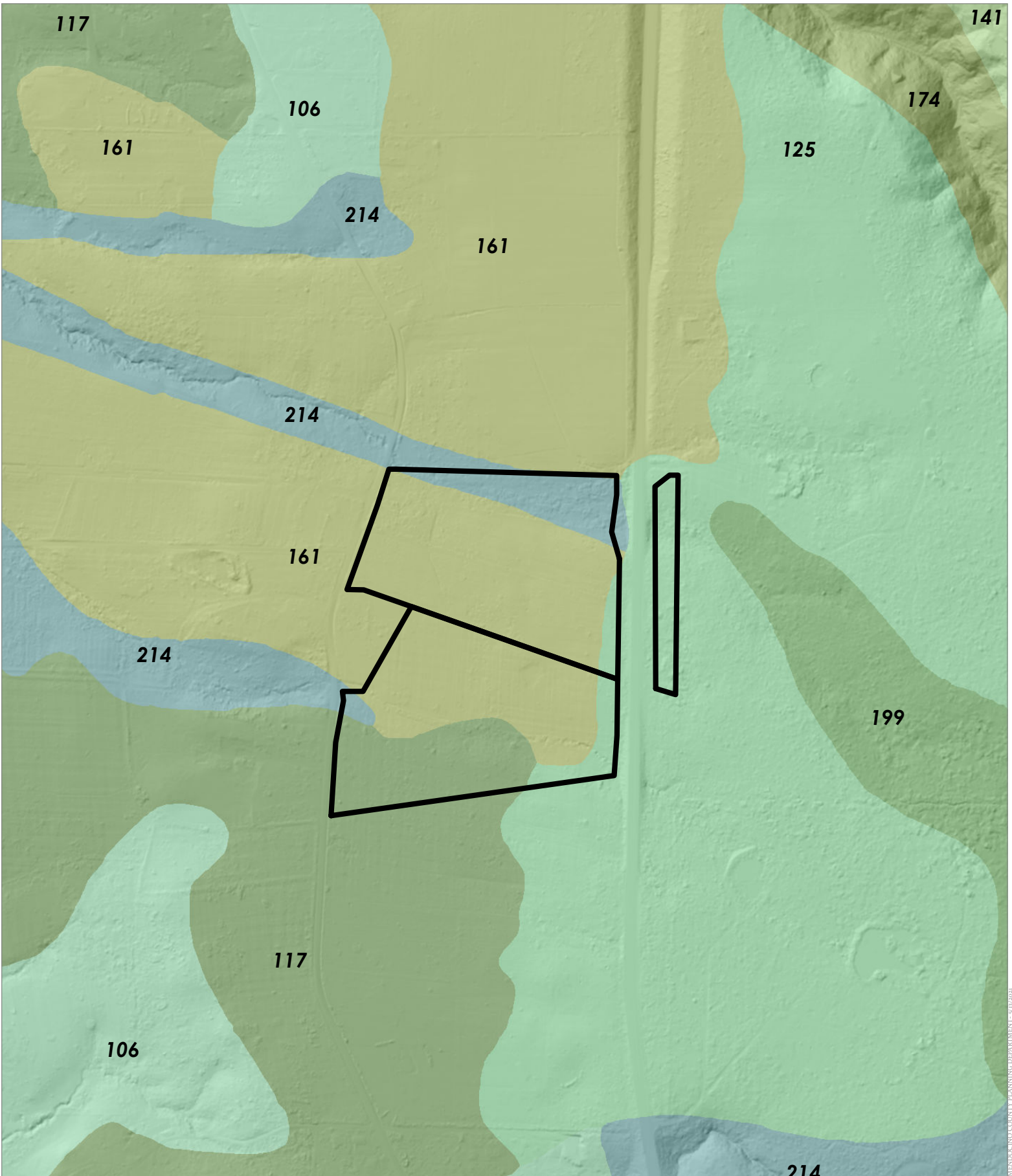


MENDOCINO COUNTY PLANNING DEPARTMENT - 9/19/2021

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




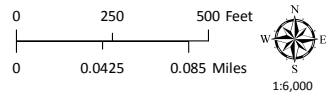
ESTIMATED SLOPE  
ATTACHMENT R

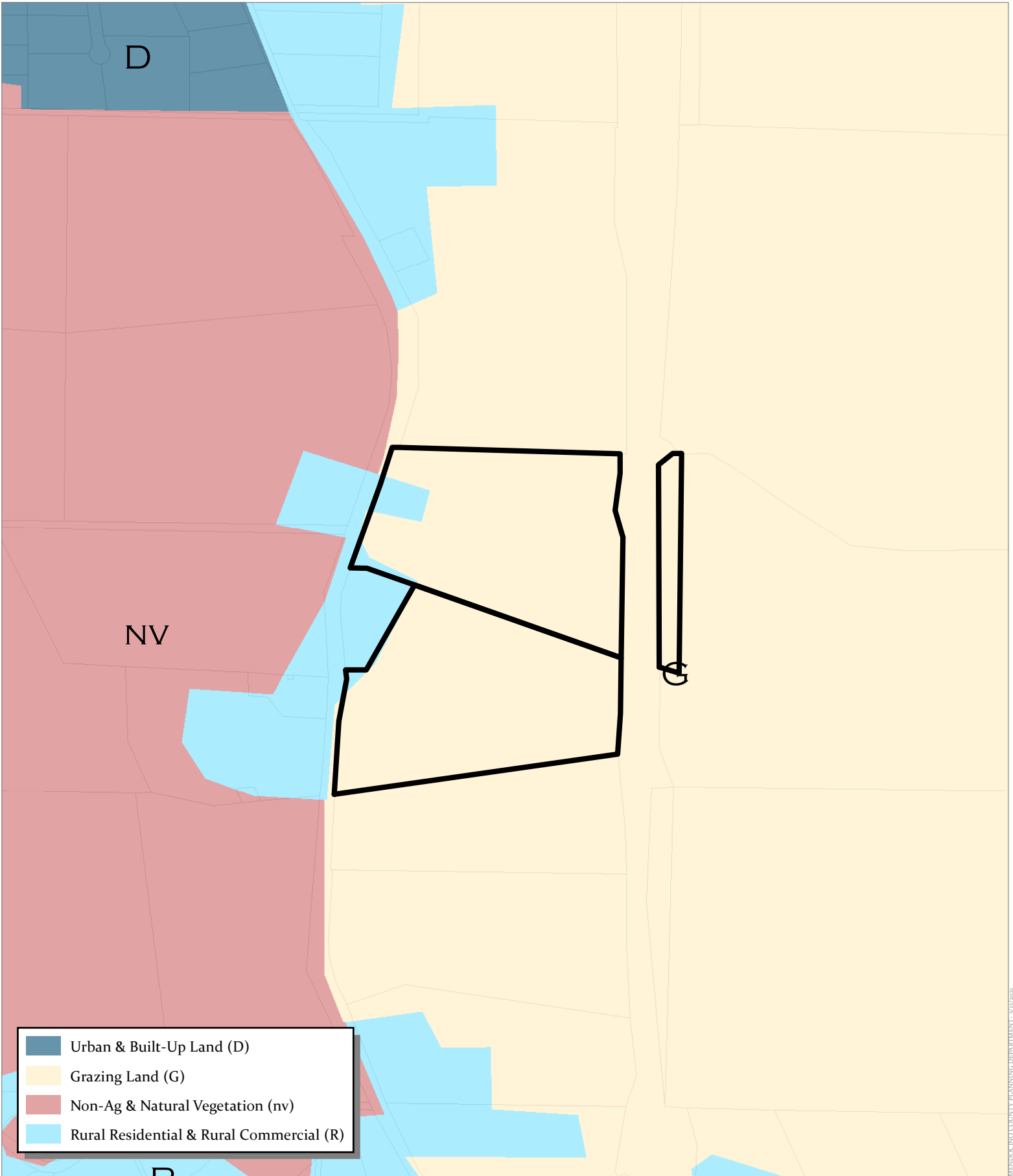






MENDOCINO COUNTY PLANNING DEPARTMENT - 9/19/2021

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

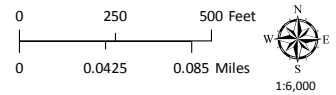
 Shinglemill-Gibney Complex

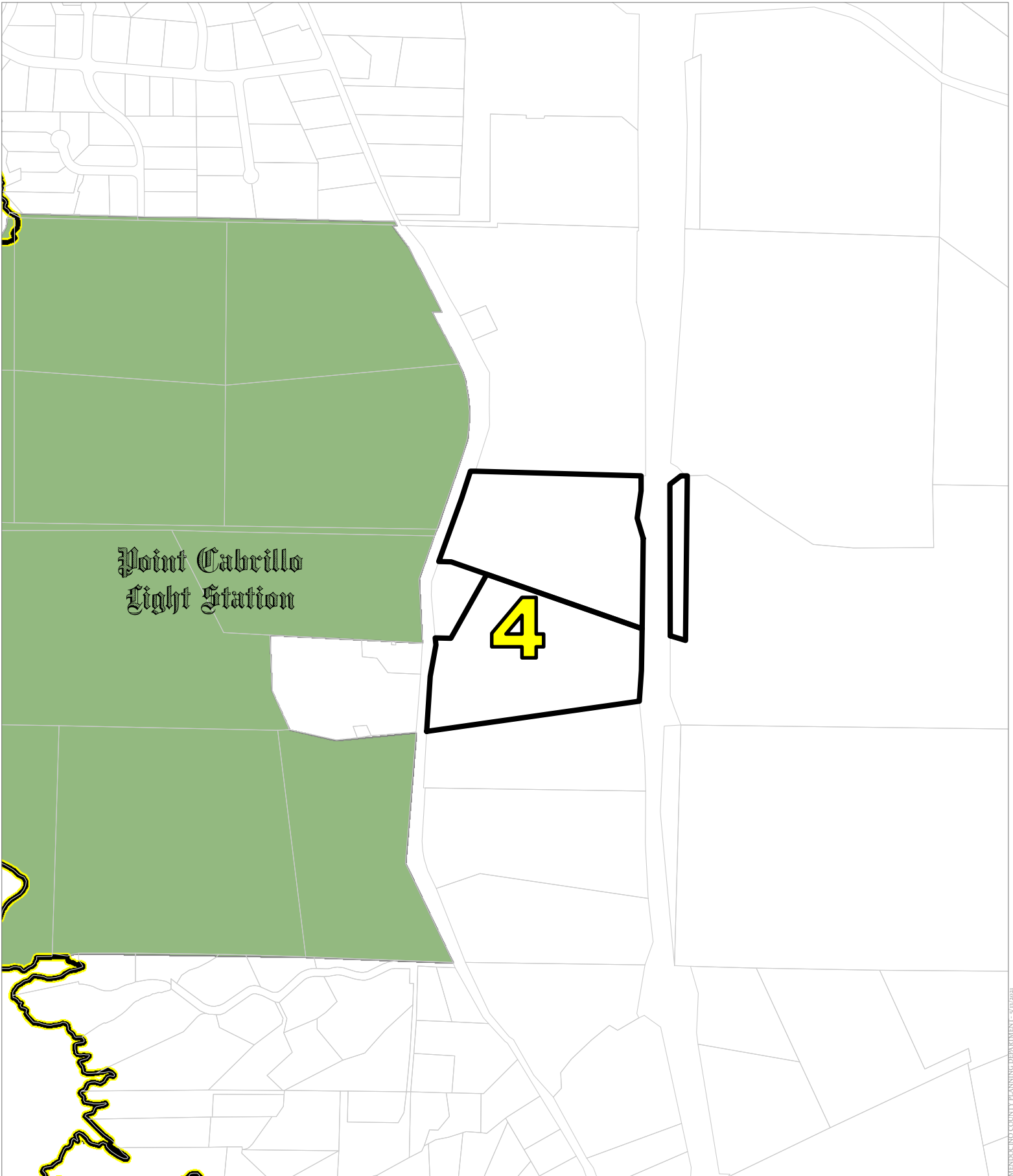




	Urban & Built-Up Land (D)
	Grazing Land (G)
	Non-Ag & Natural Vegetation (nv)
	Rural Residential & Rural Commercial (R)



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

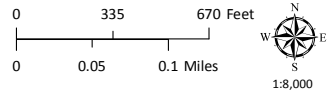




Point Cabrillo  
Light Station

4

 Supervisorial Districts 2010  
 State Parks



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