



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

JULIA KROG, 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

April 5, 2022

Planning – FB
 Department of Transportation
 Environmental Health - Fort Bragg
 Building Inspection - Fort Bragg
 Assessor
 Farm Advisor
 Agriculture Commissioner

Forestry Advisor
 Air Quality Management
 Resource Lands Protection Committee
 Caltrans
 Department of Fish and Wildlife
 Coastal Commission
 RWQCB

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

CASE#: B_2022-0005

DATE FILED: 2/16/2022

OWNER: RONALD CRAIG & KATHLEEN BRYSON

APPLICANT: NATE BRYSON

AGENT: SUSAN RUSCHMEYER

REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the boundaries between three (3) lots. Lot 1 (APN 144-270-04) will increase to 129.64± acres, Lot 2 (APN 144-160-23) will decrease to 5.21± acres, Lot 3 (APN 144-170-13) will increase to 4.82± acres.

LOCATION: In the Coastal Zone, 1.35± miles north of Gualala, on the west side of and at the intersection of State Route 1 and Big Gulch Road (CR 543); located at 37275 Glennen Dr., and 37701 South Highway 1, Gualala; APN's: 144-160-23, 144-170-13, & 144-270-04.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: ANGIE LANE

RESPONSE DUE DATE: April 19, 2022

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: B_2022-0005

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APN/S: 144-160-23, 144-170-13, & 144-270-04

PARCEL SIZE(S): 124.82±, 6.52±, & 3.5± acres

GENERAL PLAN: Lot 1 - Rangeland 160 acre minimum (RL160). Lots 2 & 3 - Rural Residential five acre minimum variable to two acre minimum (RR5(2):R)

ZONING: Lot 1 - Rangeland 160 acre minimum (RL160). Lots 2 & 3 - Rural Residential five acre minimum variable to two acre minimum (RR5(2):R)

EXISTING USES: Residential

DISTRICT: 5 (Williams)

RELATED CASES: B_2018-0020

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential five acre minimum variable to two acre minimum (RR5(2))	Rural Residential five acre minimum (RR5)	5.5± acres	Residential
EAST:	Forest Land 160 acre minimum (FL160)	Timberland Production (TP)	65.44± acres	Vacant
SOUTH:	Rural Residential five acre minimum variable to one acre minimum (RR5(1))	Rural Residential five acre minimum (RR5)	0.5± acres	Residential
WEST:	Rangeland 160 acre minimum (RL160)	Range Land 160 acre minimum (RL160)	5± acres	Vacant

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor's Office
- Building Division Fort Bragg
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH) FB
- Farm Advisor
- Forestry Advisor
- LAFCO
- Planning – Fort Bragg
- Community Services District
- South Coast Fire District
- Gualala MAC

- Sanitation District
- School District
- North Gualala Water Company
- Mendocino Transit Authority (MTA)
- Planning Division — [Fort Bragg](#)
- Resource Lands Protection Com.
- Sonoma State University
- Trails Advisory Council

STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)
- California Coastal Commission
- California Div. of Mine Reclamation
- California Dept. of Fish & Wildlife
- California Highway Patrol
- California Native Plant Society

- California State Clearinghouse
- CALTRANS
- Regional Water Quality Control Board
- Sierra Club

FEDERAL

- Sierra Club
- US Department of Fish & Wildlife
- US Department of Health Services
- US Department of Parks & Recreation
- US Natural Resources Conservation

TRIBAL

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

ADDITIONAL INFORMATION:

STAFF PLANNER: ANGIE LANE

DATE: 4/5/2022

ENVIRONMENTAL DATA

1. MAC:

GIS

Gualala Municipal Advisory Council Area

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Cal-Fire and South Coast Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS

Grazing Land and Urban & Built-Up Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

Critical Water Areas

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

124, 116, 101, 145, & 196

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

YES

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

Freshwater Pond, Freshwater Emergent Wetland, Riverine, and Freshwater Emergent Wetland

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

YES [RUSS no CNDDDB where the adjustment is, or map made but some on the property](#)

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 (Eel Only); GIS

No

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

No

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

Shoreline Access Existing and Prime Agricultural Land

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

Non-Prime Agriculture, Bedrock (Zone 1), Marine Terrace Deposits (Zone 2) – Strong Shaking, and Beach Deposits and Stream Alluvium and Terraces (Zone 3)- Intermediate Shaking

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

Mudflat

27. COASTAL COMMISSION APPEALABLE AREA:

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

Yes

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

NO

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

Wetlands

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

N/A



Planning and Building
Services

Case No:	B 2022-0005
CalFire No:	
Date Filed:	2/16/22
Fee:	\$3,076-
Receipt No:	47830
Received By:	ROF
Office use only	

APPLICATION FORM

APPLICANT

Name: NATE BRYSON, ^{SON &} AGENT Phone: 1-801-318-0689
 Mailing Address: 3853 SHERWOOD DRIVE
 City: PROVO State/Zip: UTAH 84604 email: nate@plus11.com

PROPERTY OWNER

Name: KATHLEEN BRYSON
RONALD CRAIG BRYSON Phone: 1-801-318-0689
 Mailing Address: 3853 SHERWOOD DRIVE
 City: PROVO State/Zip: UTAH 84604 email: nate@plus11.com

AGENT

Name: SUSAN D. RUSCHMEYER, PLS
PACIFIC LAND SURVEYS Phone: 707-875-3208
 Mailing Address: PO BOX 574
 City: SUVALALA State/Zip: CA 95445 email: SDRPLS6702@gmail.com

Assessor's Parcel Number(s)	Parcel Owner(s)	Street Address	Acreage Adjusted	
			Before	After
144-160-23 144-170-13	RONALD CRAIG BRYSON KATHLEEN BRYSON	37275 GLENNEN DR SUVALALA	10.03	5.21
144-270-04	R CRAIG BRYSON TRUST KATHLEEN D. BRYSON TRUST	37701 S. HWY 1 SUVALALA	*ESTIMATED APMAP 124.82±	PLUS 4.82± 129.64±
NOT SURVEYED BY PLS			NO PLS CALL	

Briefly describe the proposed parcel adjustments: (Acreage to be adjusted from Assessor's Parcel Number into Assessor's Parcel Number, etc.):
10.03 ACRES
 THE REMAINDER PARCEL PER C2D47P90, M.C.R., WHICH HAS BEEN PREVIOUSLY ADJUSTED PER PLS MAPS D87 P82, M.C.R., IS BEING ADJUSTED TO BECOME LOT 1, HOUSE PARCEL, 5.21 AC, AND THE REMAINING 4.82 ACRES WILL BECOME A PART OF APN 144-270-04, ADJOINING LANDS OF BRYSON.

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

Susan D. Ruschmeyer 02-03-2022
 Signature of Applicant/Agent Date Signature of Owner Date

Project Description Questionnaire For Boundary Line Adjustments Located In the Coastal Zone

The purpose of this questionnaire is to provide additional information related to the Coastal Zone concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer the picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions.

Present Use Of Property																																																					
1.	Are there existing structures on the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe below, and identify the use of each structure on the map to be submitted with your application. <u>EXISTING HOUSE & OUTBUILDINGS PER SHEET 2</u> <u>OF 2 OF TLA SITE PLAN</u>																																																				
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?																																																				
3.	Lot area (within property lines): _____ <input type="checkbox"/> square feet <input type="checkbox"/> acres.																																																				
4.	Lot Coverage: <u>LOT 1 & LOT 2 = 10.03 AC.</u> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;"></th> <th style="width: 30%; text-align: center;">Existing</th> <th style="width: 30%; text-align: center;">Proposed after Adjustment</th> <th style="width: 20%;"></th> </tr> </thead> <tbody> <tr> <td><u>LOT 1</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Building Coverage</td> <td style="text-align: center;"><u>AS SHOWN</u> sq ft</td> <td style="text-align: center;">_____ sq ft</td> <td style="text-align: center;"><u>NO</u></td> </tr> <tr> <td>Paved Area</td> <td style="text-align: center;"><u>AS SHOWN</u> sq ft</td> <td style="text-align: center;">_____ sq ft</td> <td style="text-align: center;"><u>CHANGE</u></td> </tr> <tr> <td>Landscaped Area</td> <td style="text-align: center;"><u>AS SHOWN</u> sq ft</td> <td style="text-align: center;">_____ sq ft</td> <td></td> </tr> <tr> <td>Unimproved Area</td> <td style="text-align: center;"><u>AS SHOWN</u> sq ft</td> <td style="text-align: center;">_____ sq ft</td> <td></td> </tr> <tr> <td>TOTAL:</td> <td style="text-align: center;"><u>5.21</u> sq ft AC</td> <td style="text-align: center;"><u>5.21</u> sq ft AC</td> <td></td> </tr> <tr> <td><u>LOT 2</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Building Coverage</td> <td style="text-align: center;"><u>- 0 -</u> sq ft</td> <td style="text-align: center;"><u>- 0 -</u> sq ft</td> <td></td> </tr> <tr> <td>Paved Area</td> <td style="text-align: center;"><u>- 0 -</u> sq ft</td> <td style="text-align: center;"><u>- 0 -</u> sq ft</td> <td></td> </tr> <tr> <td>Landscaped Area</td> <td style="text-align: center;"><u>- 0 -</u> sq ft</td> <td style="text-align: center;"><u>- 0 -</u> sq ft</td> <td></td> </tr> <tr> <td>Unimproved Area</td> <td style="text-align: center;"><u>4.82</u> sq ft</td> <td style="text-align: center;"><u>4.82</u> sq ft</td> <td></td> </tr> <tr> <td>TOTAL:</td> <td style="text-align: center;"><u>4.82</u> sq ft AC</td> <td style="text-align: center;"><u>4.82</u> sq ft AC</td> <td></td> </tr> </tbody> </table>		Existing	Proposed after Adjustment		<u>LOT 1</u>				Building Coverage	<u>AS SHOWN</u> sq ft	_____ sq ft	<u>NO</u>	Paved Area	<u>AS SHOWN</u> sq ft	_____ sq ft	<u>CHANGE</u>	Landscaped Area	<u>AS SHOWN</u> sq ft	_____ sq ft		Unimproved Area	<u>AS SHOWN</u> sq ft	_____ sq ft		TOTAL:	<u>5.21</u> sq ft AC	<u>5.21</u> sq ft AC		<u>LOT 2</u>				Building Coverage	<u>- 0 -</u> sq ft	<u>- 0 -</u> sq ft		Paved Area	<u>- 0 -</u> sq ft	<u>- 0 -</u> sq ft		Landscaped Area	<u>- 0 -</u> sq ft	<u>- 0 -</u> sq ft		Unimproved Area	<u>4.82</u> sq ft	<u>4.82</u> sq ft		TOTAL:	<u>4.82</u> sq ft AC	<u>4.82</u> sq ft AC	
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(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>N/A</u> LOT 1 Existing Spaces _____ Proposed Spaces _____ LOT 2 Existing Spaces _____ Proposed Spaces _____																																																				
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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: _____

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

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.

LOT 1 AND LOT 2 COMBINED EQUAL
THE PREVIOUSLY ADJUSTED REMAINDER
PARCEL PER C2 D47 P90 AND MAPS
D87 P82, M.C.R.

THE PURPOSE OF THIS BLA IS
TO ADD THE UNIMPROVED PORTION
OF THE REMAINDER^{LOT 2} TO APN
144-270-04 AND LEAVE THE
IMPROVED PARCEL LOT 1.

ALL LANDS INVOLVED ARE OWNED
BY THE BRYSONS.

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.

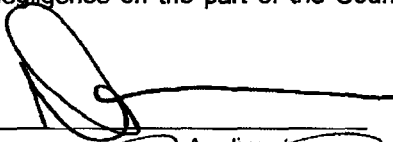
Indemnification Agreement

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.

2/2/22

Date

2/2/22



Applicant

Phang Jye owner

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
- NO NEW DEVELOPMENT

Location: 37275 GLENN DRIVE AND
37701 S. HIGHWAY ONE GUALALA

Applicant: NATE BRYSON

Assessor's Parcel Number: 144-160-23, 144-170-13 AND
144-270-04

Date Noticed Posed: FEB 2022

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)

APN 144-160-23 / 144-170-13 / 144-270-04

Located at:

37275 GLENNEN DRIVE AND 37901 S.
HIGHWAY ONE GUALALA

(Address of development and Assessor's Parcel Number)

SOUTH
WEST

The public notice was posted at:

ENTRANCE TO APN 144-270-04

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

Owner/Authorized Representative

FEB 2022

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



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SVCS.

860 NORTH BUSH STREET • UKLAH, CALIFORNIA 95482
 120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR
 JULIA ACKER-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

ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

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

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

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

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

Applicant Signature

2/4/22

Date

OFFICE USE ONLY:

Project or Permit Number

APN 145-070-01
Crown Castle Towers06-2 LLC
46440 Big Gulch Road
3800 Sherwood Drive
Provo, UT 84604

APN 144-260-01/144-160-17
Bryson R. Craig & Kathleen
Big Gulch Road
3800 Sherwood Drive
Provo, UT 84604

APN 144-170-12
Bennell, Susan E.
37151 Glennen Drive
P.O. Box 1575
Gualala, CA 95445

APN 144-170-07 & -08
Parkin, Richard
37151 Glennen Drive
P.O. Box 1484
Gualala, CA 95445

APN 144-300-24
Kreck, Trent & Elizabeth
P.O, Box 1654
37051 Glennen Drive
Gualala, CA 95445

APN 144-170-04
County of Mendocino
Cemetery

APN 145-121-14
Wilson, James R. & Bet
37000 Big Gulch Road
P.O. Box 674
Gualala, CA 95445

APN 144-160-08
Hieatt, Kimberly
Glennen Drive
P.O. Box 1484
Culver City, CA 90232

APN 145-125-04
Lampert, Herbert A. & Sondra
46991 Big Gulch Road
3624 Hadley Road
Santa Rosa, CA 95404

APN 145-125-03
Claflin Revocable Trust
Robert Claflin
46951 Big Gulch Road
Gualala, CA 95445

APN 145-125-02,-05,-01
Rabinowitz, Peter D.
46901 Big Gulch Road
P.O. Box 1231
Gualala, CA 95445

APN 145-125-16
Pataki, Helen.
Big Gulch Road
17754 Meekland Ave.#24
Hayward, CA 94541

APN 145-126-01
Chell, Steven & Carol
37800 Pacific View Road
P.O. Box 19
Gualala, CA 95445

PACIFIC LAND SURVEYS

P.O. Box 316 Bodega, CA 94922
P.O. Box 574 Gualala, CA 95445
800.373.3208 Phone • 707.875.3208 Voice mail
• 707.884.1318 Fax
• email .sdrpls6702@gmail.com
• web site <http://www.pacificlandsurveys.com>

Transmittal of February 08,2022

TO: Russell Ford
County of Mendocino
Planning Department
860 North Bush Street
Ukiah, CA 95482
707.234.6670
fordr@mendocinocounty.org

FR: Susan Ruschmeyer, PLS
P.O. 574
Gualala, CA 95445



SUBMITTAL FOR BRYSON / BRYSON BLA

APN 144-160-23, 144-170-13 and 144-270-04

The following is enclosed for the above-described project”

- **One (1) signed BLA Application, Includes Indemnification Agreement and Project Description Questionnaire, Declaration of Posting, and Notice of Pending Permit**
- **One (1) set of two (2) sheets BLA Site Plan 24”x36”:**
- **One (1) copy of Bryson Deed I.N. 2020-02235, M.C.R INCLUDES AP MAP**
- **One (1) copy of Bryson Deed I.N. 2007-21077, M.C.R INCLUDES AP MAPS**
- **One (1) set of mathematical closures for BLA Lot 1, Lot 2 and Adjusted Remainder Parcel 8 (eight) pages**
- **One (1) reduced copy of C2 D47 P 90 (three sheets) REDUCED Copy**
- **One (1) reduced copy of Maps D87 P82(one sheet) REDUCED Copy**
- **One (1) package of addressed and stamped envelopes for adjoiners**
- **One (1) check for \$ 3076.00 for application fee #10365 Byson**



Susan Ruschmeyer <sdrpls6702@gmail.com>

Bryson BLA Submittal Documents Attached

1 message

Susan Ruschmeyer <sdrpls6702@gmail.com>

Tue, Feb 8, 2022 at 6:35 AM

To: Russell Ford <fordr@mendocinocounty.org>, Russell Ford <fordr@co.mendocino.ca.us>

Good morning Russ -

We had a bit of trouble with the "fillable" new BLA forms you sent online, lots of things wouldn't work right, and the text size was really a problem - so we did the best we could with filling out the forms manually - hope that works -

Attached are the following pdf documents for the Bryson BLA Application in Gualala:

- One (1) copy of signed application documents (including check copy)
 - Deeds for Bryson properties
 - Two recorded maps pertinent to project
 - One (1) 24"x36" set of two (2) sheets BLA "Site Plan"
 - Calculations for New resultant BLA parcels and for existing Remainder C 2 D47 P90 - See Note below****
- ****My intention is to file a Record of Survey for the project once we get approval - So the resulting legal descriptions will have a basis of bearings that coincides with my Record of Survey map for Bennell - Maps 87 Page 82 - I know you don't do this part of the review, but thought I would mention it.

I have the Preliminary Title Reports for the properties and can also email, please let me know.

I will ship out the entire package and the check asap.

Please confirm receipt and let me know if you need anything else.






Thank you!


Best
SDR

--

Susan D. Ruschmeyer, PLS
Pacific Land Surveys
P.O.Box 316 Bodega, CA 94922
P.O. Box 574 Gualala CA 95445 Administrative
707.875.3208 Ph 707.884.1318 FAX


9 attachments

-  **BLALot2_Closure.txt**
3K
-  **Bryson_BLA_Signed_Application_Forms.pdf**
3626K
-  **37701_S_Highway_1_Recorded_Documents_37701_S_HIGHWAY_1_21077.pdf**
193K
-  **2020-02235Bryson.pdf**
172K
-  **Maps_87_082.pdf**
607K

 **C2D47P90 (1).pdf**
1082K

 **BrysonRemainderClosure.txt**
6K

 **Bryson BLA House Parcel #1.txt**
4K

 **PacificLandSurvey_Bryson_Full.pdf**
890K

NOTES

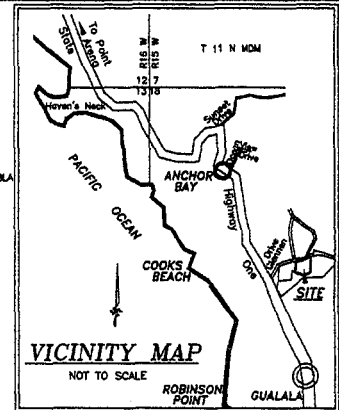
1. Basis of Bearings is North 44°04'47" West between POINT "A" and POINT "B", both found 1/2" iron pipes and caps LS 3089 at the respective easternmost and northernmost corners of Parcel 2 as shown on (R1), the Parcel Map of Minor Subdivision No. MS 38-87, filed for record as C2 D47 P90, Official Records, Mendocino County Records. All record data shown in parenthesis on this map is per that record map (R1). POINT "A" - POINT "B" = N44°04'47"W 375.49' M, (N44°04'47"W 375.54'R1).
2. Distances and dimensions shown are in feet and decimals thereof. All offsets are perpendicular.
3. Lands of Bennell, 37031 Glennen Drive, Gualala, CA 95445, 707.884.9275, APN 144-170-08. Existing parcel size = 2.52 acres+-; proposed parcel size = 2.52 acres.
4. Lands of O'Neil, P.O. Box 442, Gualala, CA 95445, 707.884.3880, APN 144-160-22, 144-170-09. Existing parcel size = 10.00 acres+-; proposed parcel size = 10.00 acres.
5. Zoning of Bennell property is RRS(2); Building Setback Lines: 20 feet Front, Rear and Side. Zoning of O'Neil property is RRS(2); Building Setback Lines: 30 feet Front, Rear and Side.
6. Water is provided to both sites by North Gualala Water Company. Septic is private on both parcels.

Line Course Table

LINE NUMBER	LENGTH C OR M	BEARING C OR M	LENGTH RECORD	BEARING RECORD
L1	152.08'C	S23°07'59"W C	NONE	S23°07'54"W R1
L2	24.00'C	S23°07'59"W C	NONE	S23°07'54"W R1
L3	107.84'C	N41°47'41"E C	NONE	NONE
L4	60.68'C	N11°31'42"W C	NONE	NONE
L5	288.54'C	S39°21'12"E C	NONE	NONE
L6	258.33'C	N44°04'47"W C	NONE	N44°04'47"W R1
L7	118.19'C	N42°08'34"W C	NONE	NONE
L8	117.16'C	S44°04'47"E C	NONE	S44°04'47"E R1
L9	4.11'C	S32°18'13"W C	NONE	S32°18'43"W R1
L10	62.33'M	N79°07'13"W M	NONE	NONE

LEGEND

- Set 1/2" iron pipe & Cap PLS 6702 unless otherwise noted
- Found 1/2" iron pipe & Cap LS 3089 unless otherwise noted
- (N72°22'28"E 205.83')
- Boundary of subject property
- Proposed New Boundary Line per BLA
- Boundary of other lands
- I.N. Instrument Number M.C.R. Mendocino County Records
- O.R. Official Records
- Indicates BLA Parcel



REFERENCES

R1 C2 D47 P90, M.C.R.

COUNTY SURVEYOR'S NOTE

This map is approved for filing in accordance with California Government Code Section 66412(d) and County Code Section 17-17(B)(S), pursuant to County approved Boundary Line Adjustment No. BLA B_2018-0020.

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8786 of the Professional Land Surveyors' Act this 14th day of August, 2019.

BY: *Howard N. Dashiell*
Howard N. Dashiell - LS 7148 Exp. Date = 6/30/21
County Surveyor
Mendocino County, California



SURVEYOR'S STATEMENT

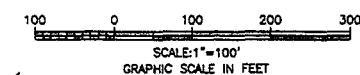
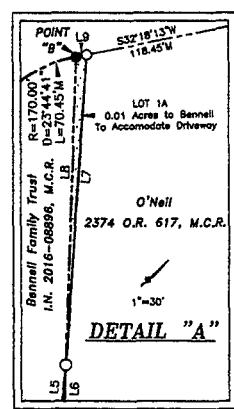
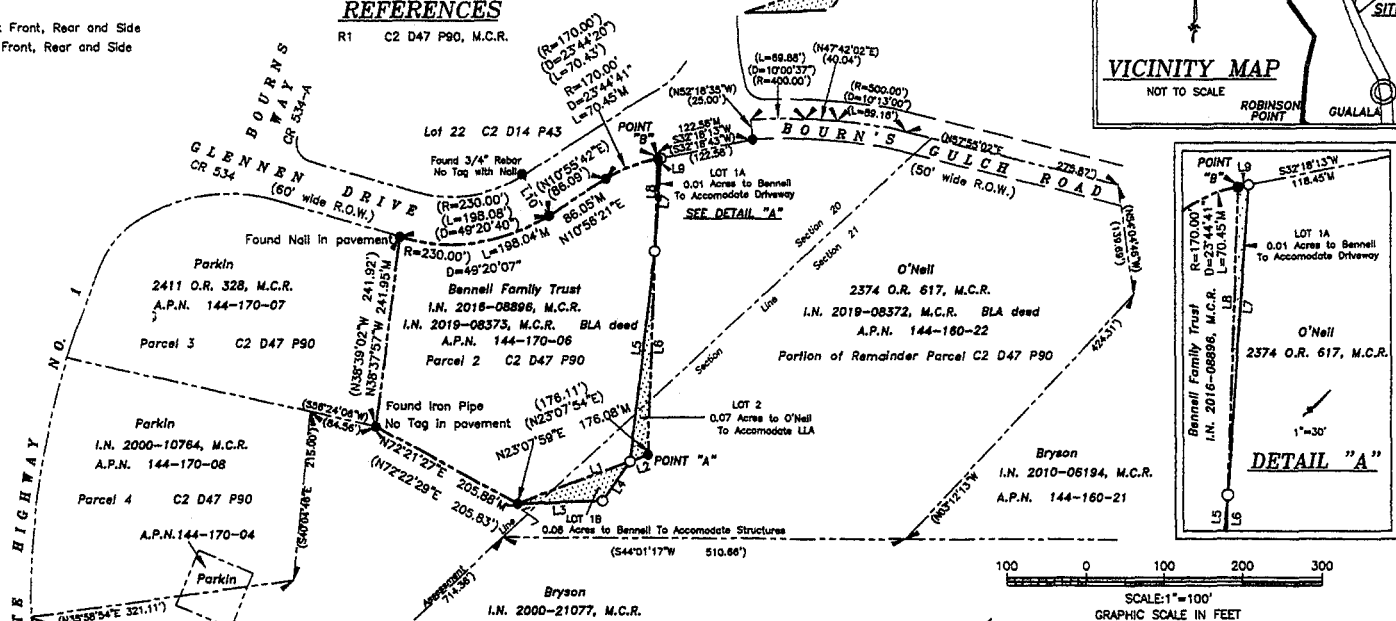
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act at the request of Susan E. Bennell in February 2018.

PACIFIC LAND SURVEYS, a sole proprietorship



Dated: 08-01-2019

Susan D. Ruschmeyer P.L.S. 6202
License Expires 06/30/20



**Record of Survey
BLA B 2018-0020**

Between a portion of the Lands of The Bennell Family Trust. As described in Instrument No. 2016-08896, of the Lands of O'Neil. As described in Book 2374 of Official Records at Page 817. And being shown on the map entitled "Parcel Map of Minor Subdivision No. M.S.38-87..." Filed for record in Map Case 2, Drawer 47, Page 90, all Official Records, Mendocino County Records. 37031 & 37275 Glennen Drive Gualala Involving A.P.N. 144-170-08, 144-180-22 & 144-170-09 LYING WITHIN SECTIONS 20 & 21, T.11 N., R.15 W., M.D.M. COUNTY OF MENDOCINO STATE OF CALIFORNIA
PACIFIC LAND SURVEYS
P.O. BOX 316 BODEGA, CA 94922 • 707.878.3208
SCALE: 1" = 100' • AUGUST 2019 • SHEET 1 OF 1

COUNTY RECORDER'S STATEMENT

Filed this 27th day of August, 2019 at 2:15 a.m./p.m. in Maps, Drawer 87, Page 82, M.C.R., at the request of S.D. Ruschmeyer.

Katrina Bartolome - County Recorder
By: *Margaret Quinn*
Deputy

FEE: \$84.00

Serial # 036

OWNER'S STATEMENT

The undersigned being all parties having any record or interest in the land within this division, hereby consent to the preparation and recording of this map.

Richard K. Fair
Richard K. Fair, Clerk

Betty A. Young
Betty A. Young, Clerk

ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF MENDOCINO

On this 22nd day of January, 1989,
before me, Joy Ellen Glaze,
a notary public in and for said County and State,
residing therein, duly commissioned and sworn,
personally appeared Richard K. Fair
Betty A. Young
personally known to me on the basis of satisfactory evidence to be the
persons whose names are subscribed to this instrument.
My commission expires MARCH 1, 1991.
Joy Ellen Glaze
Notary Public in and for IN
County of Mendocino
State of California

ACCURACY STATEMENT

I, Joseph J. Schert, hereby certify that all survey work required in the preparation of this map and related monumentation was performed to an accuracy of 1:5000.
Joseph J. Schert
Joseph J. Schert, L.S. 5000

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in accordance with the requirements of the Subdivision Map Act and local ordinance at the request of Richard K. Fair and Betty A. Young in March, 1989. I hereby state that this parcel map substantially conforms to the substantially approved tentative map. I further state that all monuments are set and occupy the positions indicated and that such monuments are sufficient to enable the survey to be retraced.
Steven K. Fair
Steven K. Fair, L.S. 5000
License expires 12-31-92

BOND STATEMENT

I, Joyce Beard, Clerk of the Board of Supervisors of the County of Mendocino, State of California, hereby certify that the deposit as required by the Subdivision Map Act, Section 6504 of Title 7 of the Government Code, Division 2, has been filed.
Dated this 22nd day of JANUARY, 1989.
Joyce Beard - Clerk, Board of Supervisors
Loretta J. Ellard
Loretta J. Ellard, Deputy

DIRECTOR OF PLANNING'S STATEMENT

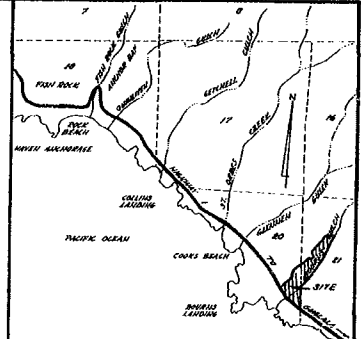
This map substantially conforms to the approved tentative map and the conditions of approval thereof.
Dated JANUARY 25, 1989
Raymond Holt, Director of Planning and Building Services,
Mendocino County, State of California
BY: *Allen R. Frea*
Allen R. Frea, Deputy

PROOF OF OWNERSHIP STATEMENT

I hereby certify that the proof of ownership report made by Joseph J. Schert, L.S. 5000 conforms to the provisions of the Subdivision Map Act.
Harold A. Young
Harold A. Young
County Recorder
BY: *Fergus Bennett*
Fergus Bennett
Deputy

COUNTY SURVEYOR'S STATEMENT

This map conforms with the requirements of the Subdivision Map Act and local ordinance.
Dated JAN 25, 1989
C. F. Campbell, County Surveyor
County of Mendocino
State of California
BY: *Steven K. Fair*
Steven K. Fair, Deputy County Surveyor
L.S. 5000
License expires 12-31-92



LOCATION MAP SCALE 1"=2000'

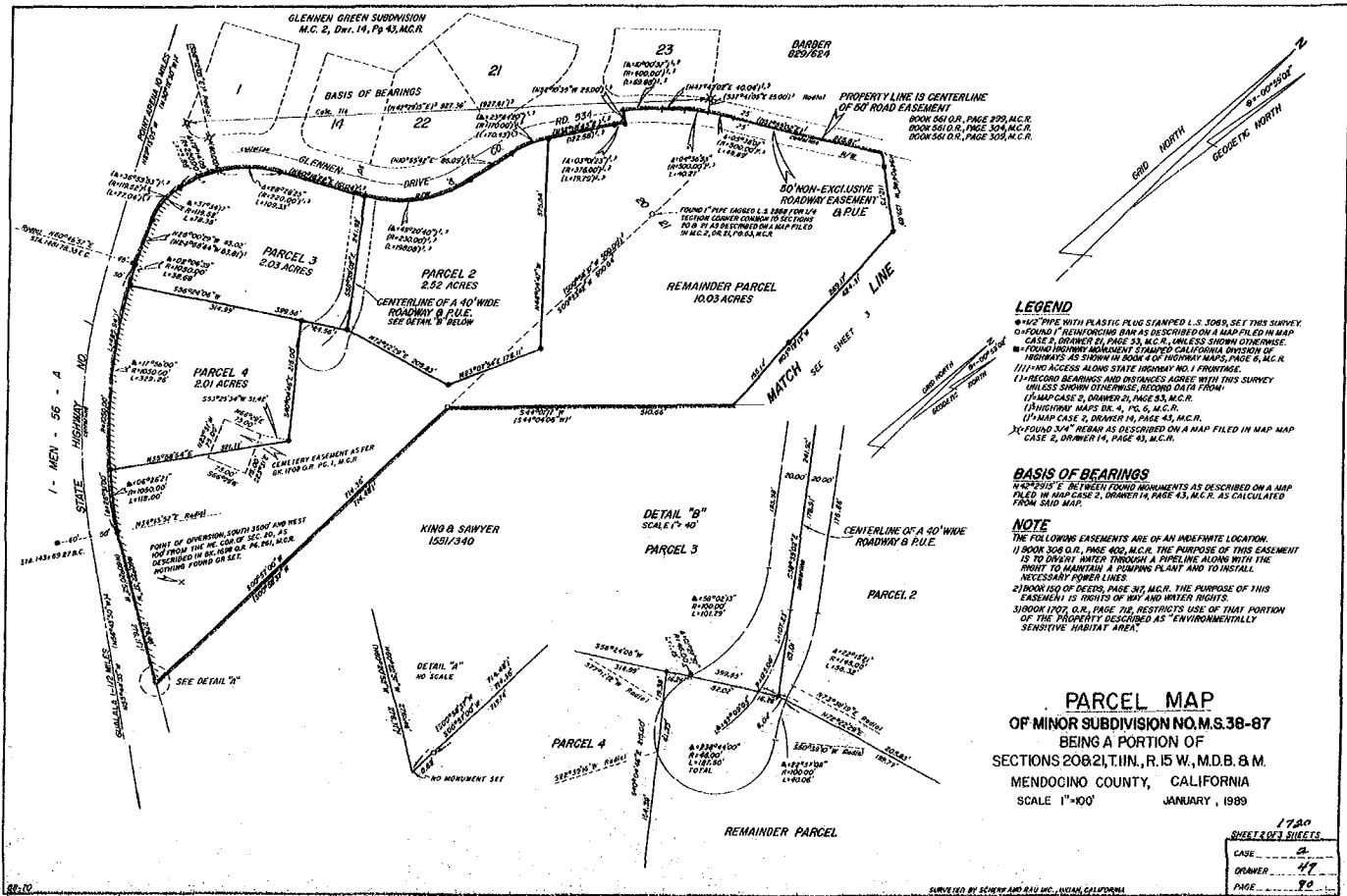
NOTES
No natural crests and dikes constitute a drainage easement, width of said easement being determined by the high water mark plus 5 feet, or an addition width of 20 feet. Future development may be subject to County adopted fire safe standards.

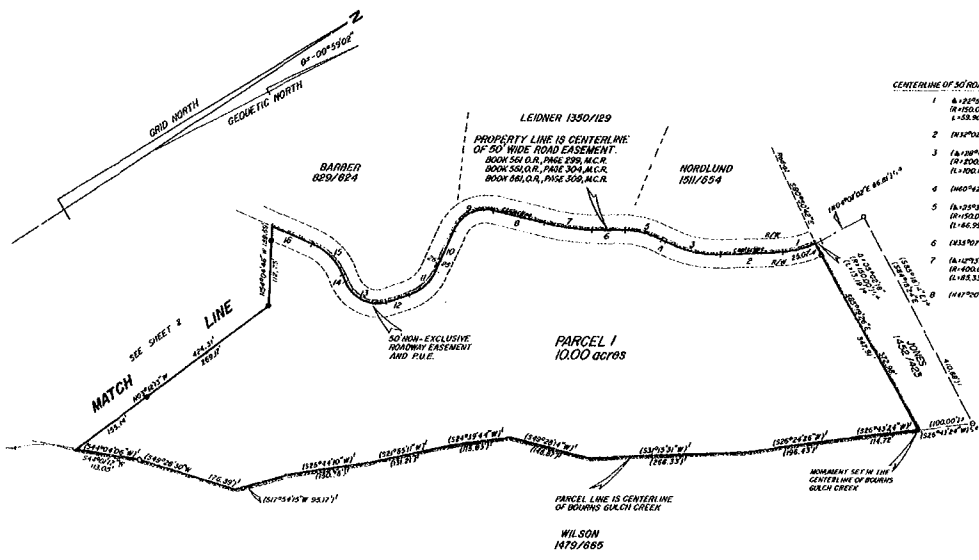
**PARCEL MAP
OF MINOR SUBDIVISION NO. M.S. 38-87
BEING A PORTION OF
SECTIONS 20B, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
MENDOCINO COUNTY, CALIFORNIA
JANUARY, 1989**

Surveyed by Schert and Rau Inc., Ukiah, California

COUNTY RECORDER'S STATEMENT
Filed this 21 day of January, 1989, at
2:12 P.M. in Case 87 District 977, Page 76
of the request of Richard K. Fair
Marilyn A. Young
County Recorder
File # 1622
BY: *Fergus Bennett*
Fergus Bennett
Deputy

1720
SHEET 1 OF 3 SHEETS
CASE 87
DRAWER 47
PAGE 90





CENTERLINE OF 30' ROAD EASEMENT

1	81°22'54"	9	141°02'00"
2	101°20'00"	10	161°10'00"
3	121°20'00"	11	181°20'00"
4	141°20'00"	12	201°30'00"
5	161°20'00"	13	221°40'00"
6	181°20'00"	14	241°50'00"
7	201°20'00"	15	262°00'00"
8	221°20'00"	16	282°10'00"

LEGEND
 1" = 100' PIPE WITH PLASTIC FLAG STAMPED L.S. 3089, SET IN THIS SURVEY.
 4" ROUND 1" REINFORCING BARS AS DESCRIBED ON A MAP FILED IN MAP CASE 2, DRAWER 21, PAGE 53, M.C.R.
 (1) RECORD BEARINGS AND DISTANCES AGREE WITH THIS SURVEY UNLESS SHOWN OTHERWISE, RECORD DATA FROM:
 (1) MAP CASE 2, DRAWER 21, PAGE 53, M.C.R.
 (2) S.N. 1452, O.R., PG. 483, M.C.R.

BASIS OF BEARINGS
 SEE SHEET 2

PARCEL MAP
 OF MINOR SUBDIVISION NO. M.S. 38-87
 BEING A PORTION OF
 SECTIONS 20B21, T.11N., R.15 W., M.D.B. & M.
 MENDOCINO COUNTY, CALIFORNIA
 SCALE 1"=100' JANUARY, 1989

1700

SHEETS OF SHEETS	
CASE	2
DRAWN	27
PAGE	98

PREPARED BY SCS&F AND FAU INC., OROVILLE, CALIFORNIA



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: R CRAIG BRYSON
 3853 SHERWOOD DR

B_2022-0005

PROVO UT 84604

Receipt: PRJ_047830

Date: 2/16/2022

Project Number: B_2022-0005

Pay Method: CHECK 10365

Project Description: Coastal.Bryson.2lots.Gualala

Received By: RUSSELL FORD

Site Address: 37275 GLENNEN DR

<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

LEGEND

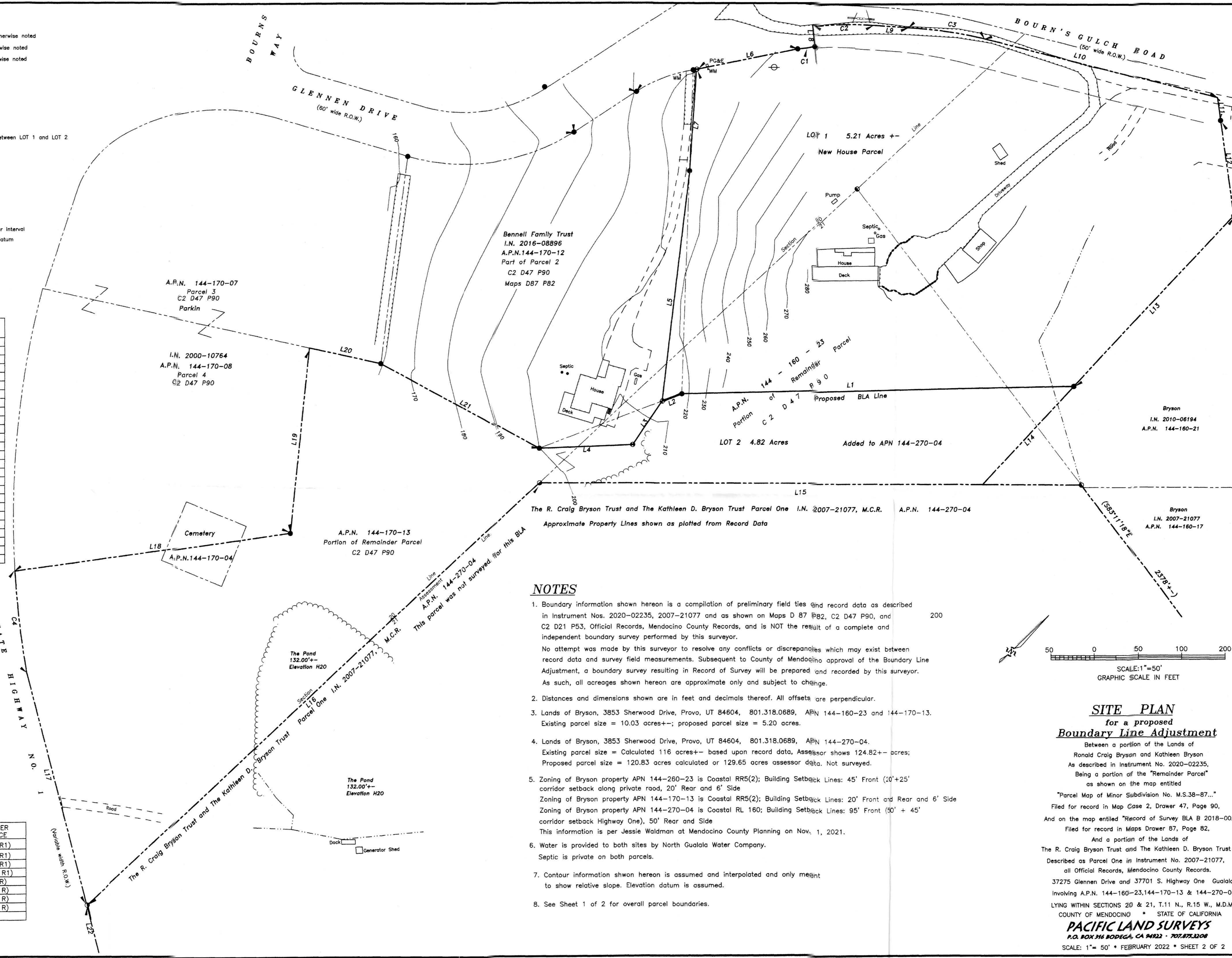
- Found 1/2" Iron Pipe & Cap PLS 6702 per Maps D87 P82 M.C.R. unless otherwise noted
- Found 1" Rebar & Brass Tag LS 3184 per C2 D21 P53 M.C.R. unless otherwise noted
- Found 1/2" Iron pipe & Cap LS 3089 per C2 D47 P90 M.C.R. unless otherwise noted
- Found fence post or sign post
- (R1) Reference per C2 D47 P90 M.C.R. (R) Other Reference
- ⊙ Sanitary Sewer Manhole ⊕ Overhead Utility Pole
- (N72°22'23"E 205.83') Record data per reference cited in Note 1
- Boundary of Bryson lands involved in this BLA
- L1 Proposed New Boundary Line Adjustment Line between LOT 1 and LOT 2
- Boundary of other lands
- Edge of pavement
- Flowline of drainage or swale
- Existing fence line
- Edge of riparian vegetation or tree dripline
- Edge of gravel driveway or walk
- Roughly interpolated approximate 10-foot contour interval based upon minimal survey data and assumed datum

Line Course Table

LINE NUMBER	LENGTH C OR M	BEARING C OR M	LENGTH RECORD	BEARING RECORD
L1	51.82'C	S23°07'59"W C	NONE	NONE
L2	24.00'C	S23°07'59"W C	NONE	(S23°07'59"W R1)
L3	07.84'C	N41°47'41"E C	NONE	NONE
L4	30.68'C	N11°31'42"W C	NONE	NONE
L5	68.54'C	S39°21'12"E C	NONE	NONE
L6	118.45'C	N32°18'13"E M	NONE	(N32°18'43"E R1)
L7	18.19'C	N42°08'34"W C	NONE	NONE
L8	25.00'C	N52°02'21"W C	(25'R1)	(N58°18'35"W R1)
L9	40.04'C	N47°58'16"E C	(40.04'R1)	(S47°42'02"W R1)
L10	75.87'C	N58°01'47"E C	(275.87'R1)	(S57°55'02"W R1)
L11	26.96'C	S53°58'01"E C	(26.96'R1)	(S54°04'46"E R1)
L12	12.57'M	S53°58'01"E M	(112.73'R1)	(S54°04'46"E R1)
L13	69.14'M	S03°12'40"E M	(269.17'R1)	(S03°12'13"E R1)
L14	55.02'C	S03°12'40"E C	(155.14'R1)	(S03°12'13"E R1)
L15	10.74'M	S44°01'31"W M	(510.66'R1)	(S44°01'17"W R1)
L16	13.75'M	S00°57'40"W M	(714.36'R1)	(S00°57'00"W R1)
L17	76.46'C	N60°21'57"W C	(276.46'R1)	(N60°22'37"W R1)
L18	21.24'C	N36°00'27"E C	(321.11'R1)	(N35°58'54"E R1)
L19	15.00'C	N40°06'28"W C	(215.00'R1)	(N40°04'46"W R1)
L20	34.56'C	N56°28'11"E C	(84.56'R1)	(N56°24'05"E R1)
L21	05.89'M	N72°21'27"E M	(205.89'R1)	(N56°24'05"E R1)
L22			(94.03'R)	(S60°22'37"E R)
L23			(37.58'R)	(S29°16'30"W R)
L24			(55.70'R)	(N63°40'10"W R)
L25			(528.25'R)	(N77°32'30"W R)
L26			(31'+-)	(N88°36'30"W R)

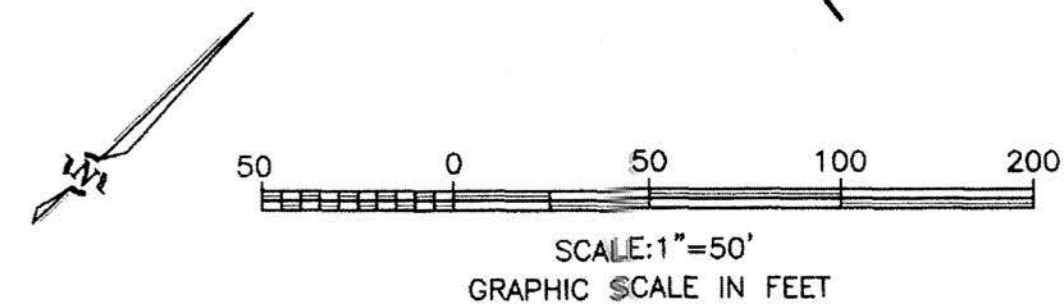
CURVE TABLE

CURVE NUMBER	DELTA CALCULATED	ARC LENGTH CALCULATED	RADIUS CALCULATED	RADIUS PER REFERENCE
C1	03°00'47"	19.72'	375.00'	(375.00' R1)
C2	10°00'37"	69.89'	400.00'	(375.00' R1)
C3	10°13'57"	89.30'	500.00'	(500.00' R1)
C4	06°26'21"	118.00'	1050.00'	(1050.00' R1)
C5	94°00'00"	49.22'	30.00'	(30.00' R)
C6	87°03'20"	303.88'	200.00'	(200.00' R)
C7	13°52'20"	90.79'	375.00'	(375.00' R)
C8	11°04'00"	72.43'	375.00'	(375.00' R)



NOTES

- Boundary information shown hereon is a compilation of preliminary field ties and record data as described in Instrument Nos. 2020-02235, 2007-21077 and as shown on Maps D 87 P82, C2 D47 P90, and C2 D21 P53, Official Records, Mendocino County Records, and is NOT the result of a complete and independent boundary survey performed by this surveyor. No attempt was made by this surveyor to resolve any conflicts or discrepancies which may exist between record data and survey field measurements. Subsequent to County of Mendocino approval of the Boundary Line Adjustment, a boundary survey resulting in Record of Survey will be prepared and recorded by this surveyor. As such, all acreages shown hereon are approximate only and subject to change.
- Distances and dimensions shown are in feet and decimals thereof. All offsets are perpendicular.
- Lands of Bryson, 3853 Sherwood Drive, Provo, UT 84604, 801.318.0689, APN 144-160-23 and 144-170-13. Existing parcel size = 10.03 acres+-; proposed parcel size = 5.20 acres.
- Lands of Bryson, 3853 Sherwood Drive, Provo, UT 84604, 801.318.0689, APN 144-270-04. Existing parcel size = Calculated 116 acres+- based upon record data, Assessor shows 124.82+- acres; Proposed parcel size = 120.83 acres calculated or 129.65 acres assessor data. Not surveyed.
- Zoning of Bryson property APN 144-260-23 is Coastal RR5(2); Building Setback Lines: 45' Front (20'+25') corridor setback along private road, 20' Rear and 6' Side
Zoning of Bryson property APN 144-170-13 is Coastal RR5(2); Building Setback Lines: 20' Front and Rear and 6' Side
Zoning of Bryson property APN 144-270-04 is Coastal RL 160; Building Setback Lines: 95' Front (50' + 45') corridor setback Highway One), 50' Rear and Side
This information is per Jessie Waldman at Mendocino County Planning on Nov. 1, 2021.
- Water is provided to both sites by North Gualala Water Company. Septic is private on both parcels.
- Contour information shown hereon is assumed and interpolated and only meant to show relative slope. Elevation datum is assumed.
- See Sheet 1 of 2 for overall parcel boundaries.



SITE PLAN for a proposed Boundary Line Adjustment

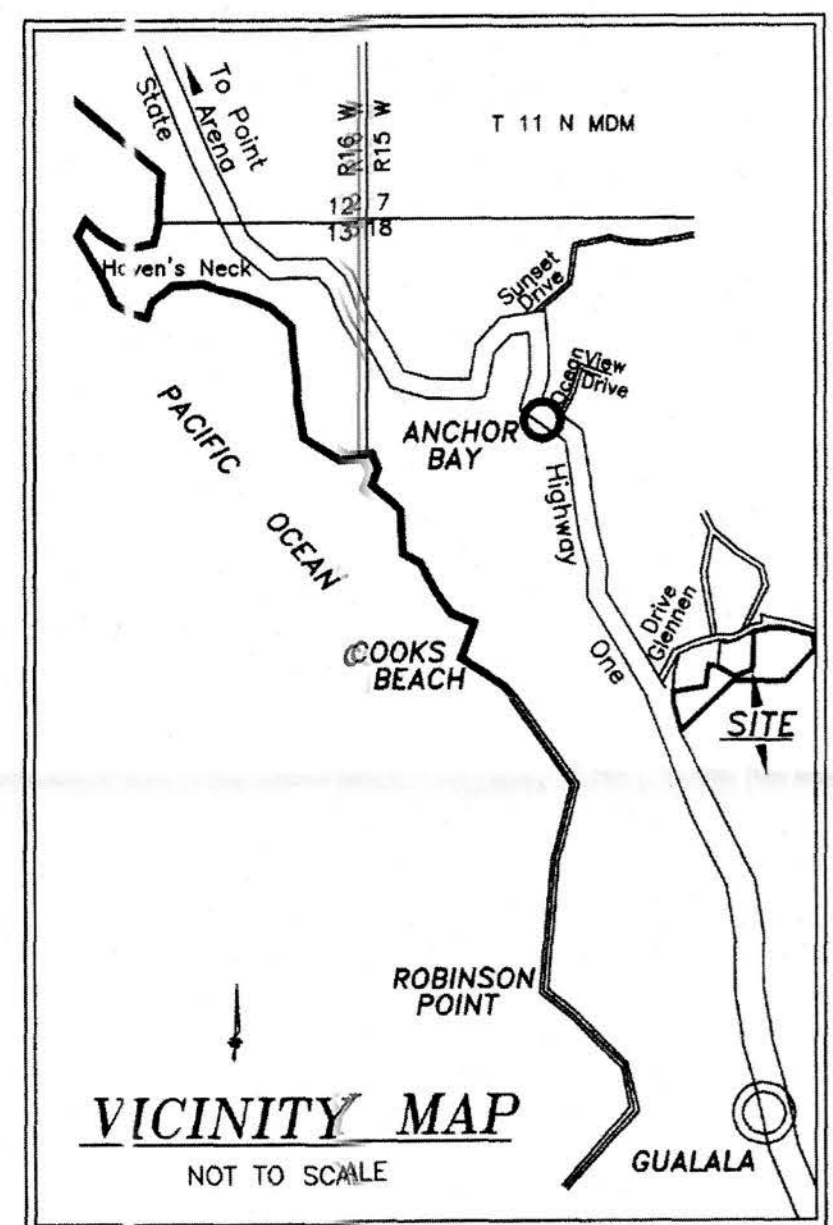
Between a portion of the Lands of Ronald Craig Bryson and Kathleen Bryson as described in Instrument No. 2020-02235, Being a portion of the "Remainder Parcel" as shown on the map entitled "Parcel Map of Minor Subdivision No. M.S.38-87..." Filed for record in Map Case 2, Drawer 47, Page 90, And on the map entitled "Record of Survey BLA B 2018-0020" Filed for record in Maps Drawer 87, Page 82, And a portion of the Lands of The R. Craig Bryson Trust and The Kathleen D. Bryson Trust Described as Parcel One in Instrument No. 2007-21077, all Official Records, Mendocino County Records, 37275 Glenn Drive and 37701 S. Highway One Gualala Involving A.P.N. 144-160-23, 144-170-13 & 144-270-04 LYING WITHIN SECTIONS 20 & 21, T.11 N., R.15 W., M.D.M. COUNTY OF MENDOCINO * STATE OF CALIFORNIA

PACIFIC LAND SURVEYS
P.O. BOX 316 BODEGA, CA 94922 • 707.875.3208

SCALE: 1"= 50' * FEBRUARY 2022 * SHEET 2 OF 2

NOTES

- Boundary information shown hereon is a compilation of preliminary field ties and record data as described in instrument Nos. 2020-02235, 2007-21077 and as shown on Maps D 87 P82, C2 D47 P90, and C2 D2 P53, Official Records, Mendocino County Records, and is NOT the result of a complete and independent boundary survey performed by this surveyor.
No attempt was made by this surveyor to resolve any conflicts or discrepancies which may exist between record data and survey field measurements. Subsequent to County of Mendocino approval of the Boundary Line Adjustment, a boundary survey resulting in Record of Survey will be prepared and recorded by this surveyor.
As such, all acreages shown hereon are approximate only and subject to change.
- Distances and dimensions shown are in feet and decimals thereof. All offsets are perpendicular.
- Lands of Bryson, 3855 Sherwood Drive, Provo, UT 84604, 801.318.0689, APN 144-160-23 and 144-170-13. Existing parcel size = 10.03 acres+-; proposed parcel size = 5.20 acres.
- Lands of Bryson, 3855 Sherwood Drive, Provo, UT 84604, 801.318.0689, APN 144-270-04. Existing parcel size = Calculated 116 acres+- based upon record data, Assessor shows 124.82+- acres; Proposed parcel size = 120.83 acres calculated or 129.65 acres assessor data. Not surveyed.
- Zoning of Bryson property APN 144-260-23 is Coastal RR5(2); Building Setback Lines: 45' Front (20'+25' corridor setback along private road, 20' Rear and 6' Side
Zoning of Bryson property APN 144-170-13 is Coastal RR5(2); Building Setback Lines: 20' Front and Rear and 6' Side
Zoning of Bryson property APN 144-270-04 is Coastal RL 160; Building Setback Lines: 95' Front (50' + 45' corridor setback Highway One), 50' Rear and Side
This information is per Jessie Waldman at Mendocino County Planning on Nov. 1, 2021.
- Water is provided to both sites by North Gualala Water Company.
Septic is private on both parcels.
- See Sheet 2 of 2 for detail of Boundary Line Adjustment area.



SURVEYOR'S STATEMENT

This map correctly represents a survey made by me or under my direction at the request of Natie Bryson in October 2021.

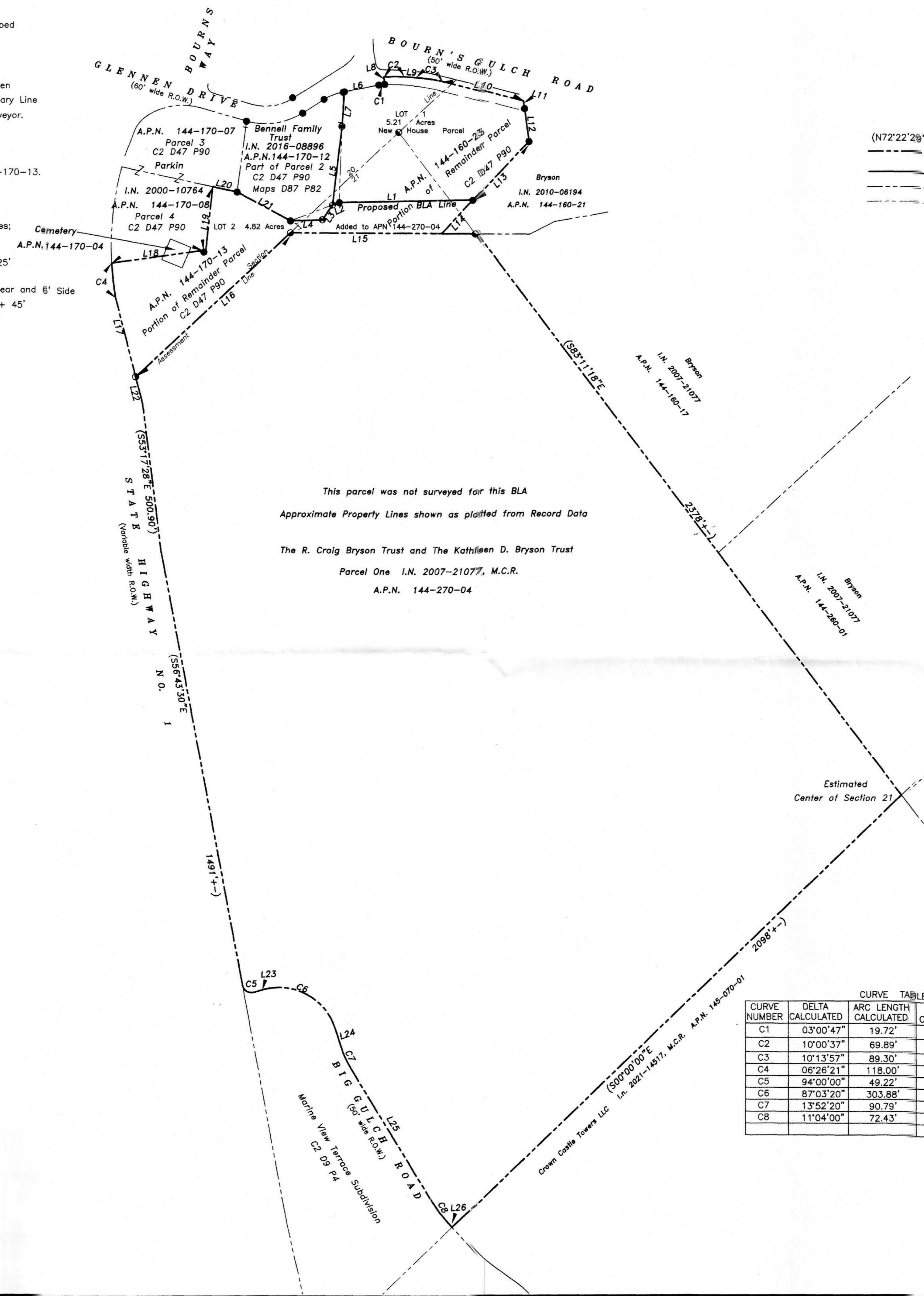
PACIFIC LAND SURVEYS, a sole proprietorship
 Dated: 02-03-2022 S.D. Ruschmeyer
 Susan D. Ruschmeyer P.L.S. 6702
 License Expires 06/30/22



LEGEND

- Found 1/2" Iron Pipe & Cap PLS 6702 per Maps D87 P82 M.C.R. unless otherwise noted
- Found 1" Rebar & Brass Tag LS 3184 per C2 D21 P53 M.C.R. unless otherwise noted
- Found 1/2" Iron pipe & Cap LS 3089 per C2 D47 P90 M.C.R. unless otherwise noted
- Found fence post or sign post
- (R1) Reference per C2 D47 P90 M.C.R. (R) Other Reference

- (N72°22'29"E 205.83') Record data per reference cited in Note 1
- Boundary of Bryson lands involved in this BLA
- Proposed New Boundary Line Adjustment Line between LOT 1 and LOT 2
- Boundary of other lands
- Parcel line of record - preexisting

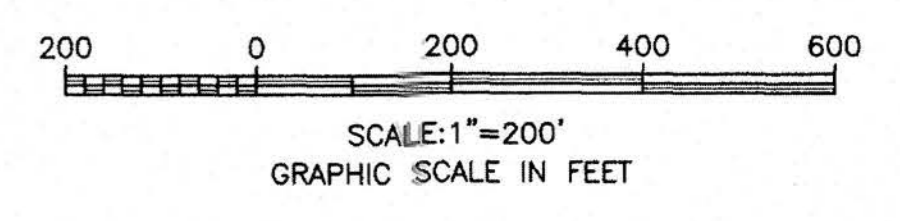


Line Course Table

LINE NUMBER	LENGTH C OR M	BEARING C OR M	LENGTH RECORD	BEARING RECORD
L1	451.82'C	S23°07'59"W C	NONE	NONE
L2	24.00'C	S23°07'59"W C	NONE	(S23°07'54"W R1)
L3	107.84'C	N41°47'41"E C	NONE	NONE
L4	60.68'C	N11°31'42"W C	NONE	NONE
L5	268.54'C	S39°21'12"E C	NONE	NONE
L6	118.45'C	N32°18'13"E M	NONE	(N32°18'43"E R1)
L7	118.19'C	N42°08'34"W C	NONE	NONE
L8	25.00'C	N52°02'21"W C	(25'R1)	(N58°18'35"W R1)
L9	40.04'C	N47°58'16"E C	(40.04'R1)	(S47°42'02"W R1)
L10	275.87'C	N58°01'47"E C	(275.87'R1)	(S57°55'02"W R1)
L11	26.96'C	S53°58'01"E C	(26.96'R1)	(S54°04'46"E R1)
L12	112.57'M	S53°58'01"E M	(112.73'R1)	(S54°04'46"E R1)
L13	269.14'M	S03°12'40"E M	(269.17'R1)	(S03°12'13"E R1)
L14	155.02'C	S03°12'40"E C	(155.14'R1)	(S03°12'13"E R1)
L15	510.74'M	S44°01'31"W M	(510.66'R1)	(S44°01'17"W R1)
L16	713.75'M	S00°57'40"W M	(714.36'R1)	(S00°57'00"W R1)
L17	276.46'C	N60°21'57"W C	(276.46'R1)	(N60°22'37"W R1)
L18	321.24'C	N36°00'27"E C	(321.11'R1)	(N35°58'54"E R1)
L19	215.00'C	N40°06'28"W C	(215.00'R1)	(N40°04'46"W R1)
L20	84.56'C	N56°28'11"E C	(84.56'R1)	(N56°24'05"E R1)
L21	205.89'M	N72°21'27"E M	(205.89'R1)	(N56°24'05"E R1)
L22			(94.03'R)	(S60°22'37"E R)
L23			(37.58'R)	(S29°16'30"W R)
L24			(55.70'R)	(N63°40'10"W R)
L25			(528.25'R)	(N77°32'30"W R)
L26			(31'+-)	(N88°36'30"W R)

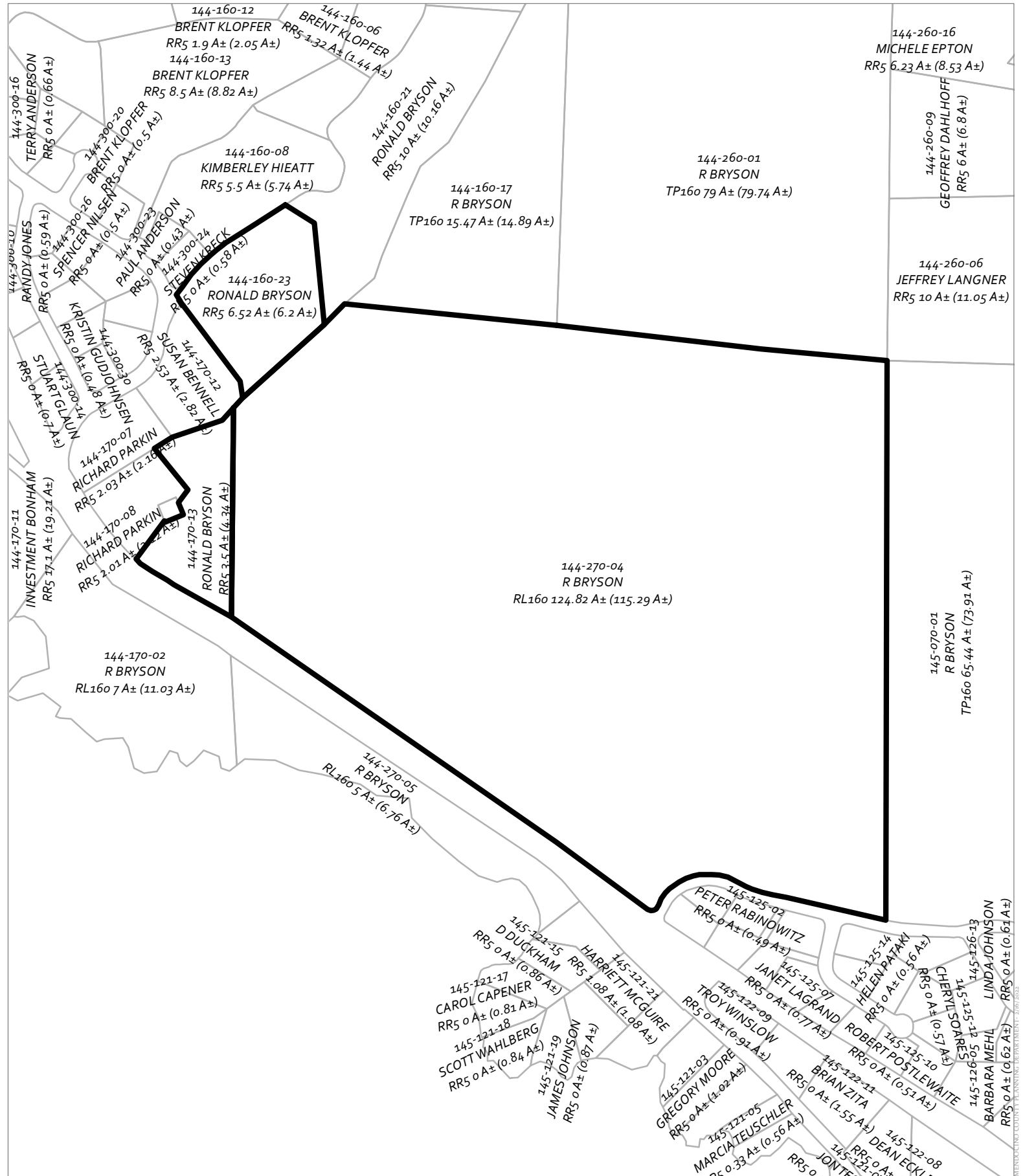
CURVE TABLE

CURVE NUMBER	DELTA CALCULATED	ARC LENGTH CALCULATED	RADIUS CALCULATED	RADIUS PER REFERENCE
C1	03°00'47"	19.72'	375.00'	(375.00' R1)
C2	10°00'37"	69.89'	400.00'	(375.00' R1)
C3	10°13'57"	89.30'	500.00'	(500.00' R1)
C4	06°26'21"	118.00'	1050.00'	(1050.00' R1)
C5	94°00'00"	49.22'	30.00'	(30.00' R)
C6	87°03'20"	303.88'	200.00'	(200.00' R)
C7	13°52'20"	90.79'	375.00'	(375.00' R)
C8	11°04'00"	72.43'	375.00'	(375.00' R)

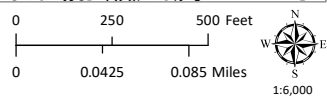


SITE PLAN for a proposed Boundary Line Adjustment

Between a portion of the Lands of Ronald Craig Bryson and Kathleen Bryson
 As described in Instrument No. 2020-02235,
 Being a portion of the "Remainder Parcel" as shown on the map entitled
 "Parcel Map of Minor Subdivision No. M.S.38-87..."
 Filed for record in Map Case 2, Drawer 47, Page 90,
 And on the map entitled "Record of Survey BLA B 2018-0020"
 Filed for record in Maps Drawer 87, Page 82,
 And a portion of the Lands of The R. Craig Bryson Trust and The Kathleen D. Bryson Trust
 Described as Parcel One in Instrument No. 2007-21077,
 all Official Records, Mendocino County Records.
 37275 Glennen Drive and 37701 S. Highway One Gualala
 Involving A.P.N. 144-160-23, 144-170-13 & 144-270-04
 LYING WITHIN SECTIONS 20 & 21, T.11 N., R.15 W., M.D.M.
 COUNTY OF MENDOCINO STATE OF CALIFORNIA
PACIFIC LAND SURVEYS
 P.O. BOX 316 BODDGA, CA 94022 - 707.873.2208
 SCALE: 1"= 200' * FEBRUARY 2022 * SHEET 1 OF 2





CASE: B 2022-0005
 OWNER: BRYSON, Ronald & Kathleen
 APN: 144-160-23, ET AL
 APLCT: Nate Bryson
 AGENT: Susan Ruschmeyer, PLS
 ADDRESS: 37275 Glennen Drive, Gualala

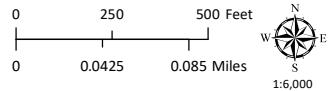


ADJACENT PARCELS



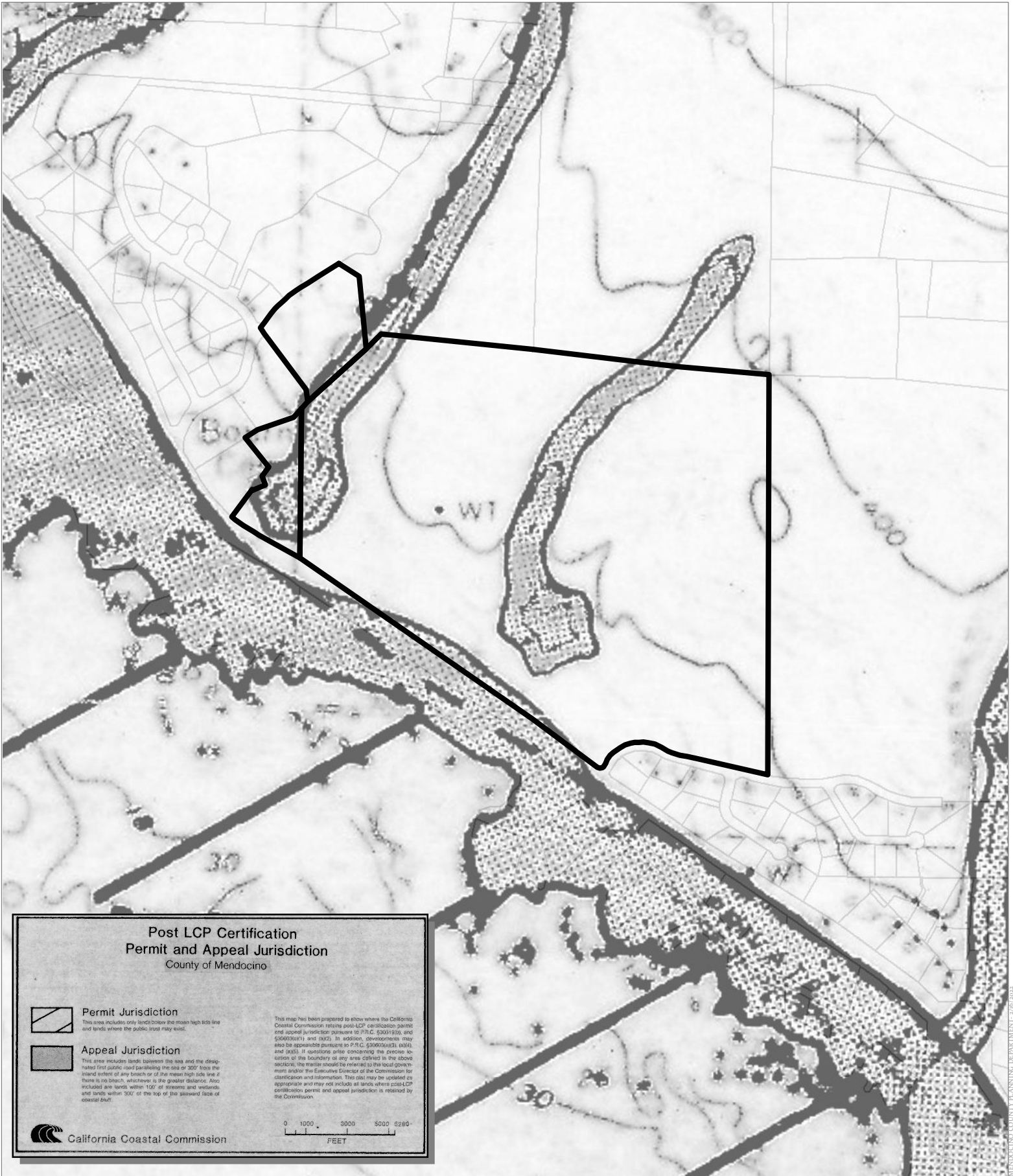
CASE: B 2022-0005
 OWNER: BRYSON, Ronald & Kathleen
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 ADDRESS: 37275 Glennen Drive, Gualala

 Public Roads
 Private Roads



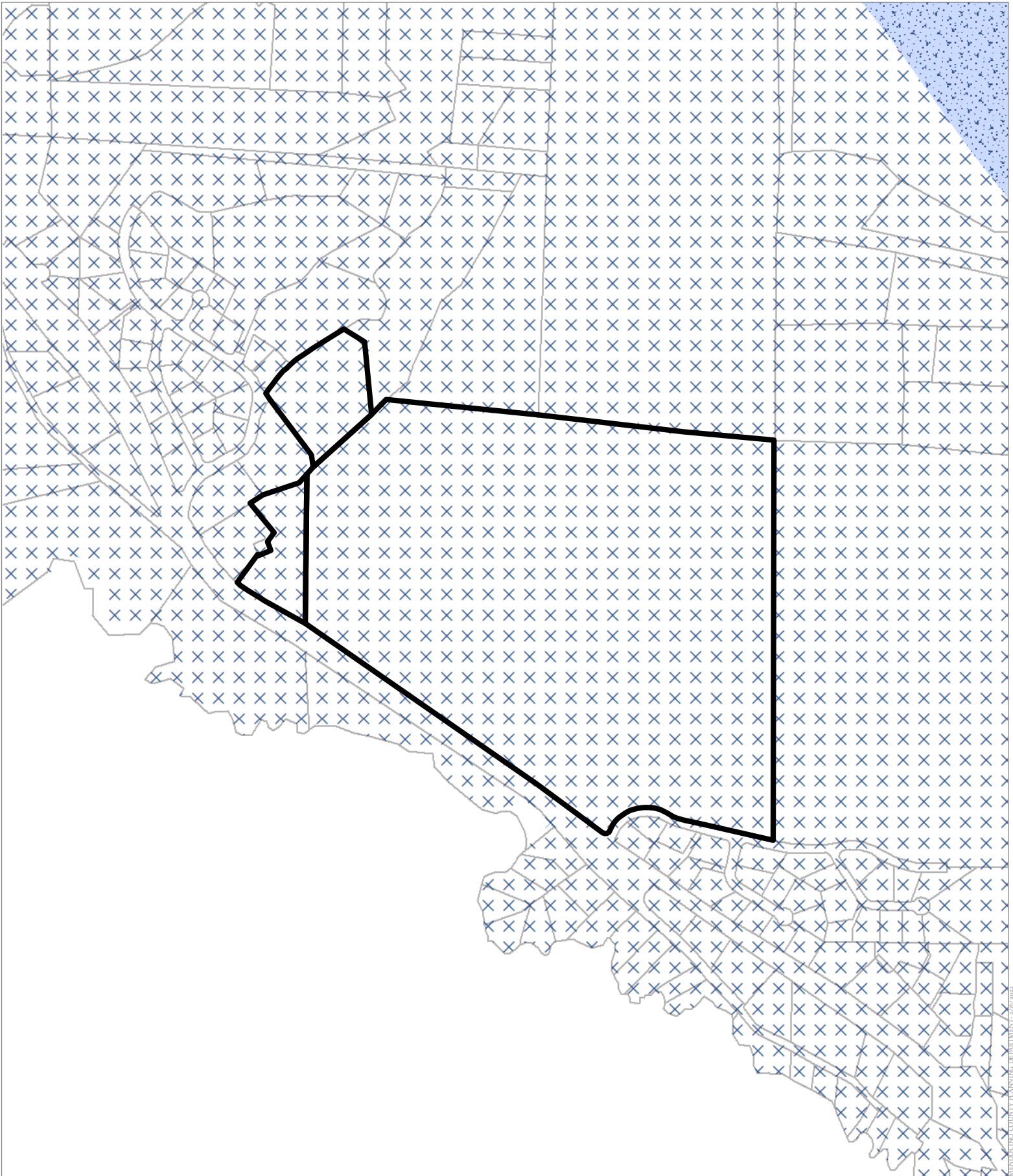
AERIAL IMAGERY

REDDING COUNTY PLANNING DEPARTMENT - 2/17/2022





CASE: B 2022-0005
 OWNER: BRYSON, Ronald & Kathleen
 APN: 144-160-23, ET AL
 APLCT: Nate Bryson
 AGENT: Susan Ruschmeyer, PLS
 ADDRESS: 37275 Glennen Drive, Gualala

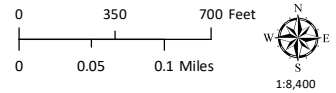
POST LCP CERTIFICATION & APPEAL JURISDICTION



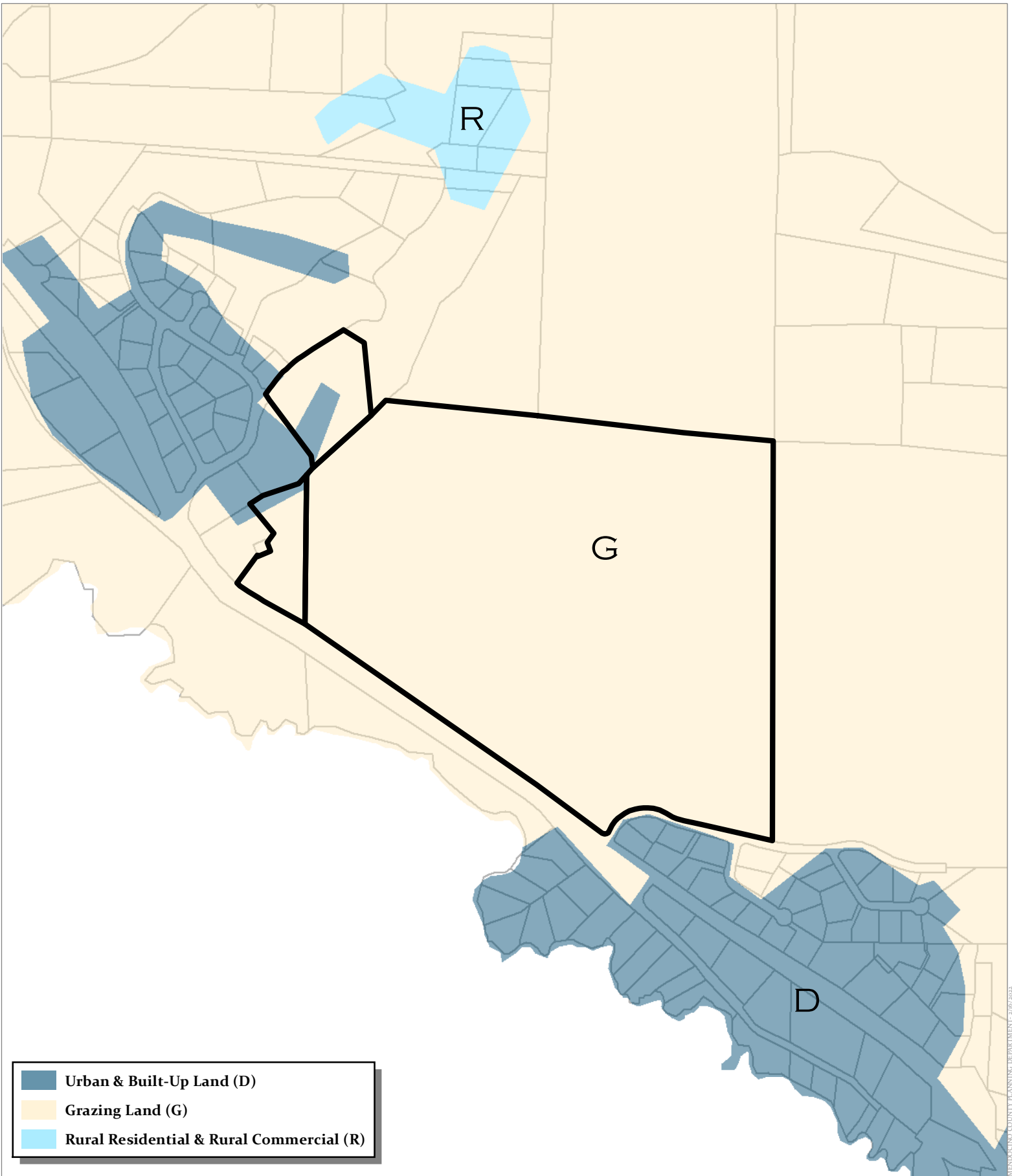
RENO COUNTY PLANNING DEPARTMENT 2/10/2022

CASE: B 2022-0005
 OWNER: BRYSON, Ronald & Kathleen
 APN: 144-160-23, ET AL
 APLCT: Nate Bryson
 AGENT: Susan Ruschmeyer, PLS
 ADDRESS: 37275 Glennen Drive, Gualala

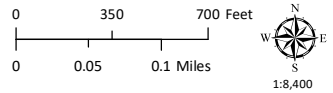
-  Critical Water Areas
-  Critical Water Resources Bedrock

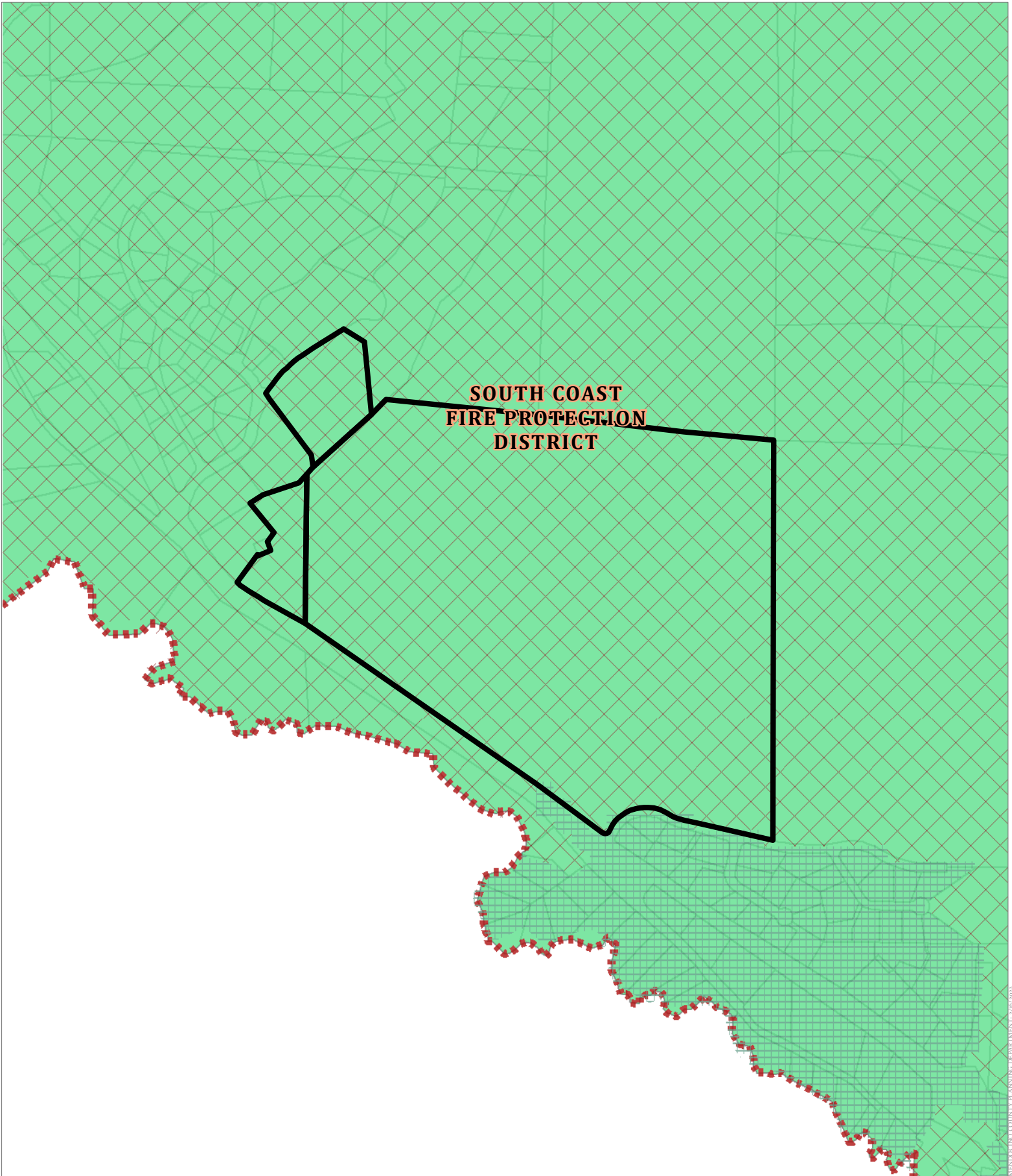


GROUND WATER RESOURCES



CASE: B 2022-0005
 OWNER: BRYSON, Ronald & Kathleen
 APN: 144-160-23, ET AL
 APLCT: Nate Bryson
 AGENT: Susan Ruschmeyer, PLS
 ADDRESS: 37275 Glennen Drive, Gualala

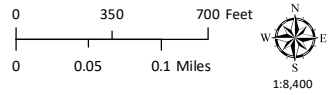




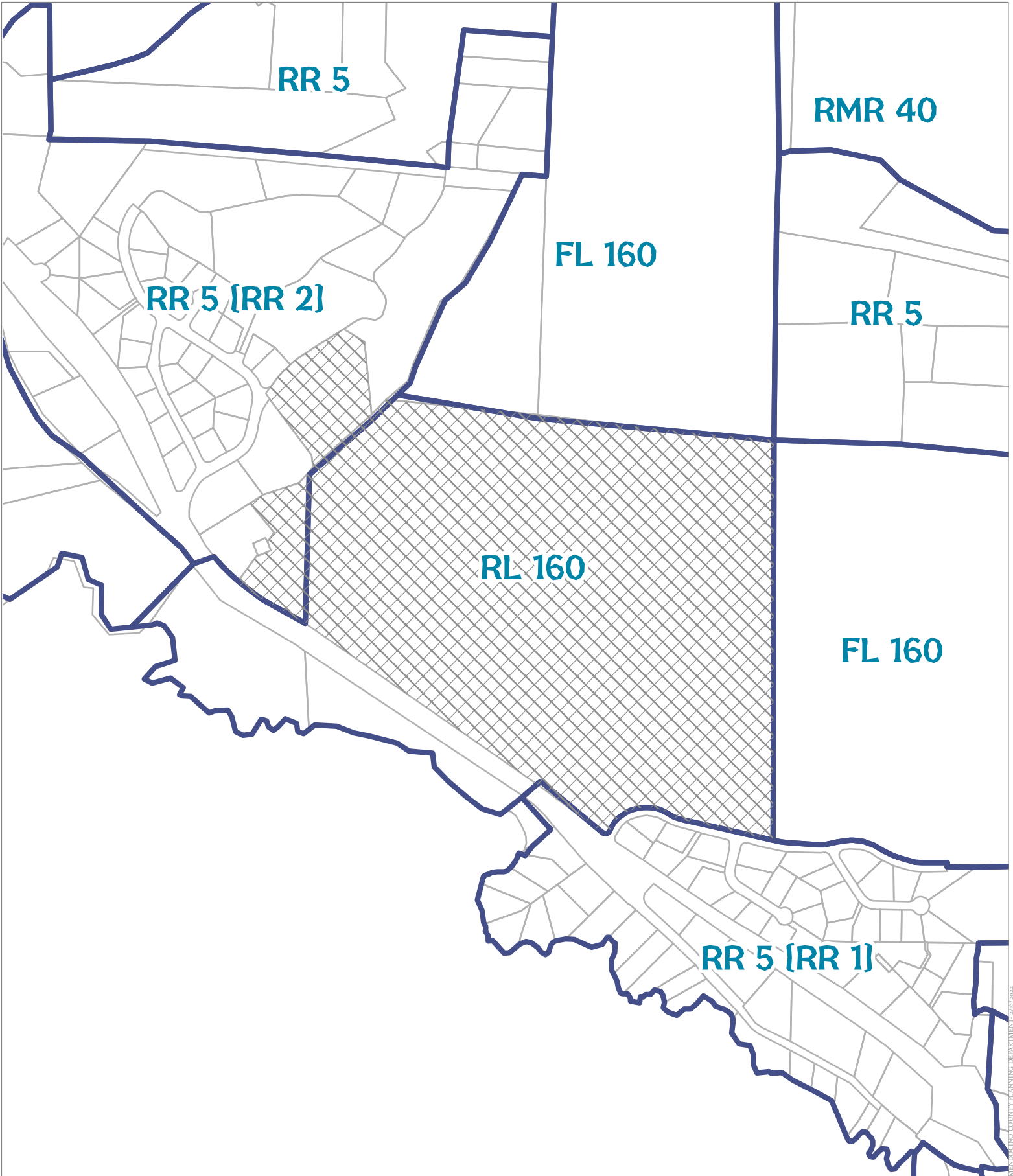
**SOUTH COAST
FIRE PROTECTION
DISTRICT**

CASE: B 2022-0005
 OWNER: BRYSON, Ronald & Kathleen
 APN: 144-160-23, ET AL
 APLCT: Nate Bryson
 AGENT: Susan Ruschmeyer, PLS
 ADDRESS: 37275 Glennen Drive, Gualala

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

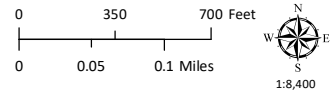


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

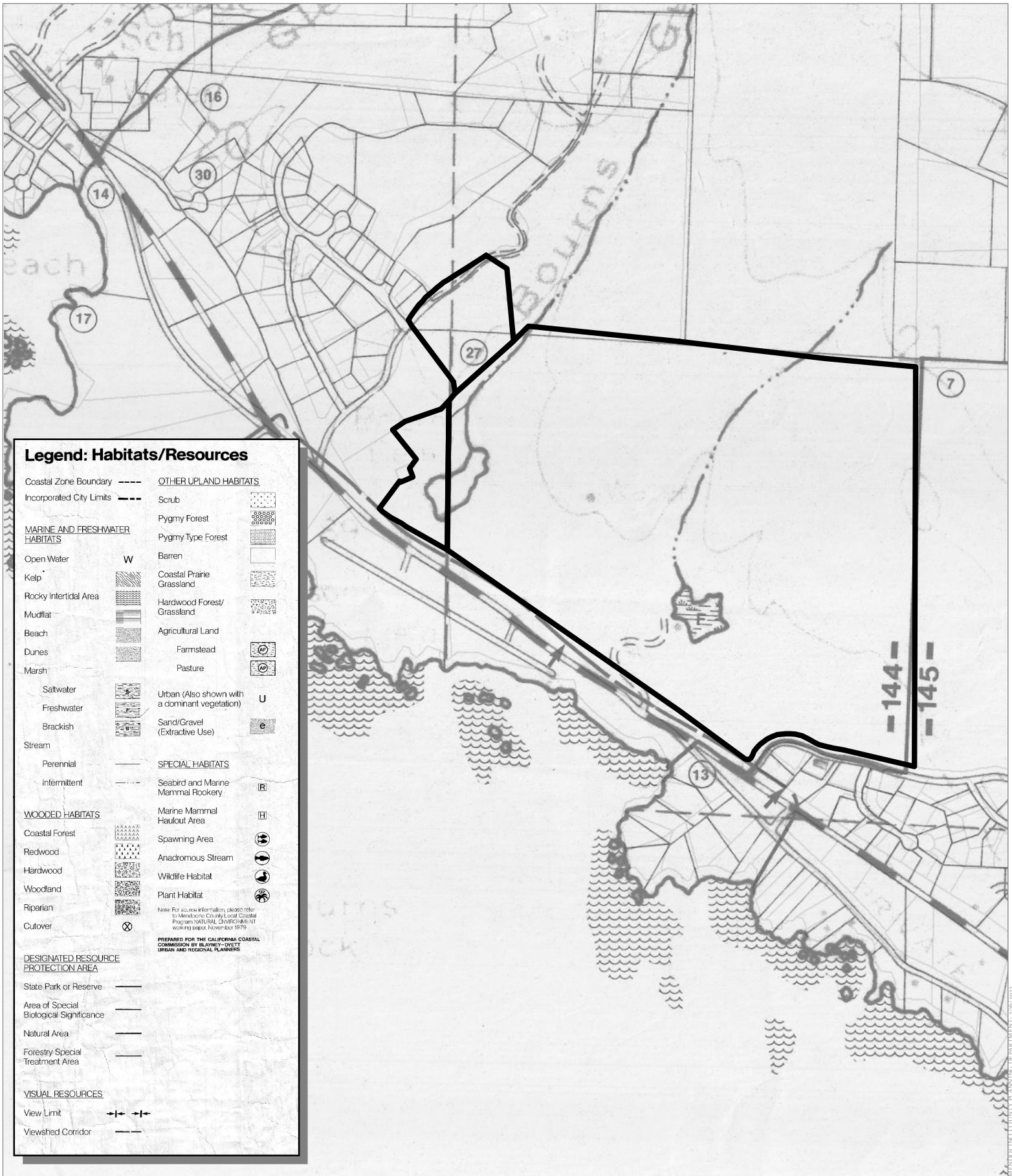


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 APN: 144-160-23, ET AL
 APLCT: Nate Bryson
 AGENT: Susan Ruschmeyer, PLS
 ADDRESS: 37275 Glennen Drive, Gualala

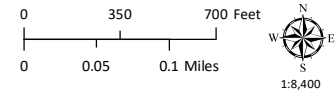
 General Plan Classes

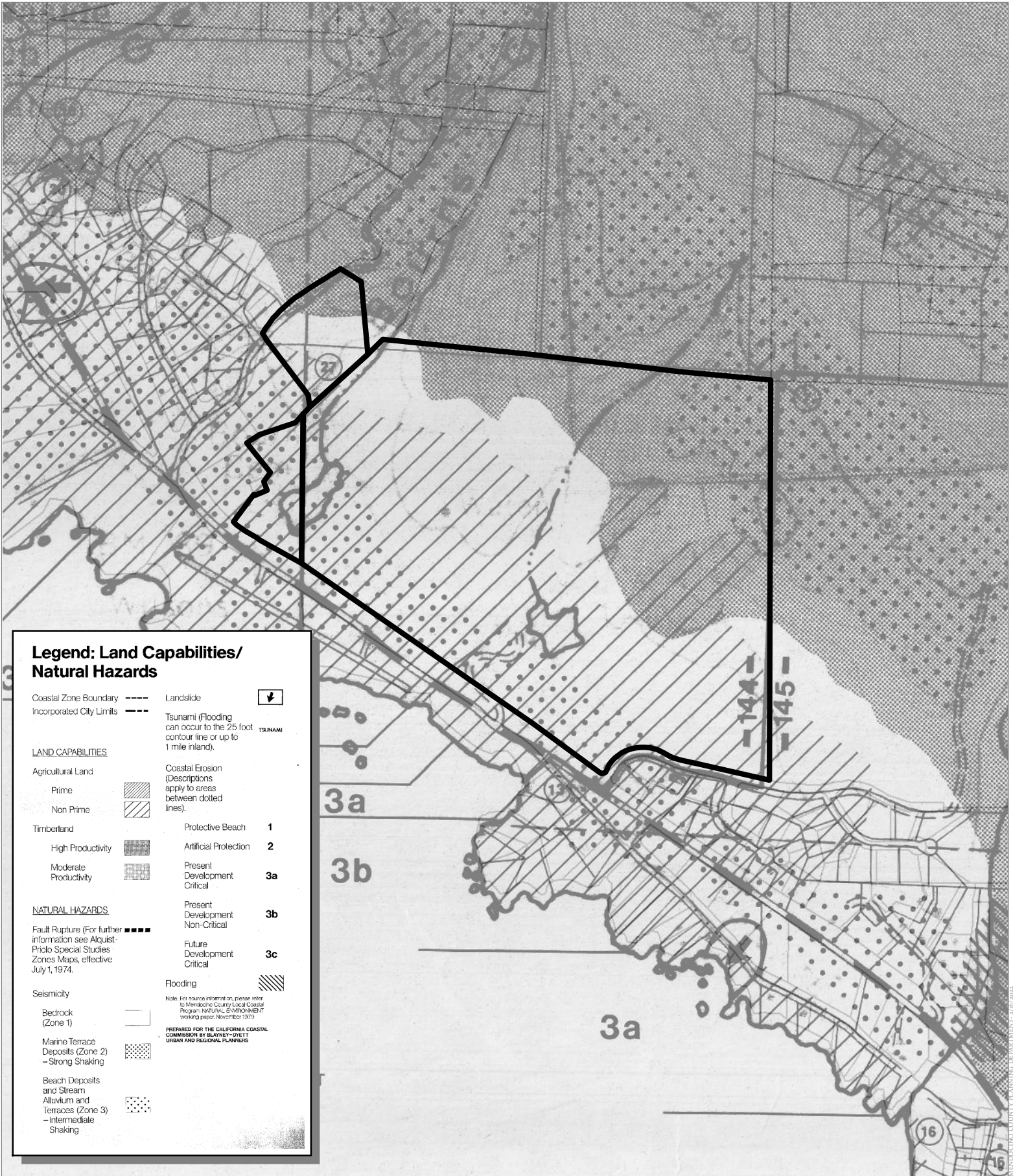


GENERAL PLAN CLASSIFICATIONS



CASE: B 2022-0005
 OWNER: BRYSON, Ronald & Kathleen
 APN: 144-160-23, ET AL
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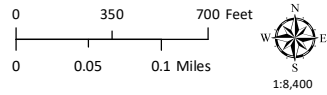


**Legend: Land Capabilities/
Natural Hazards**

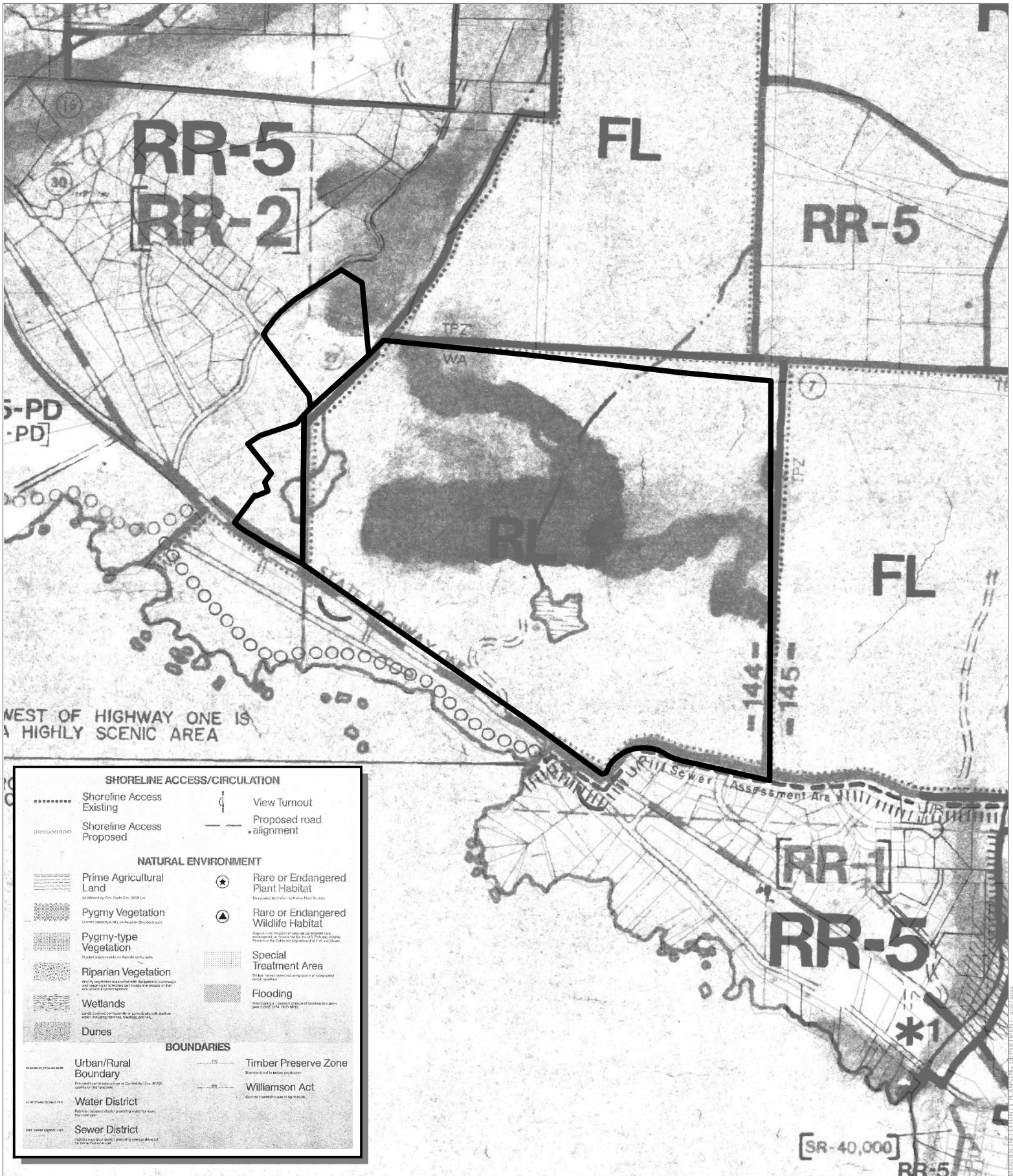
- Coastal Zone Boundary
- Incorporated City Limits

- 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.) **TSUNAMI**
- 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

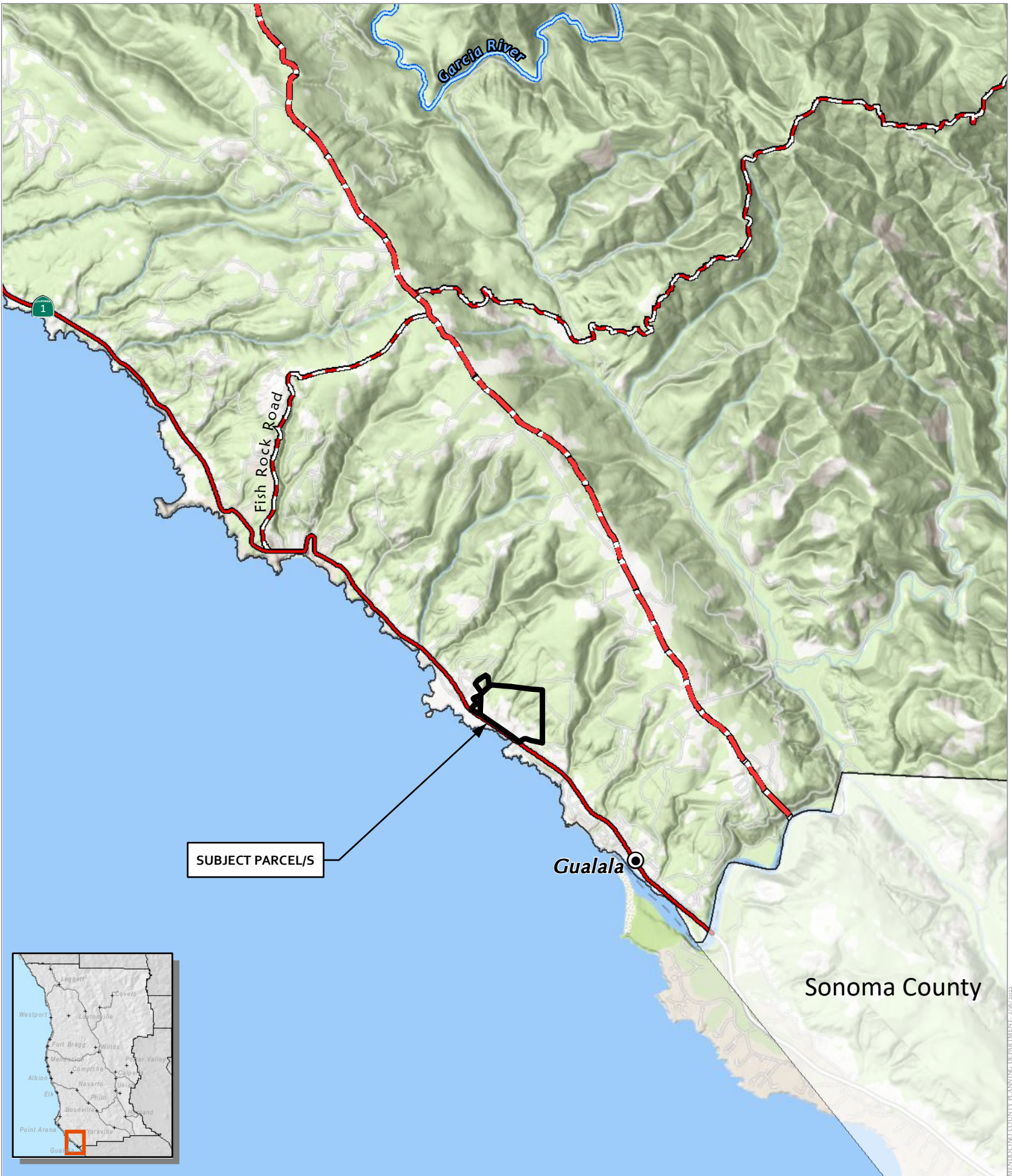
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BILANES-DRETT URBAN AND REGIONAL PLANNERS



CASE: B 2022-0005
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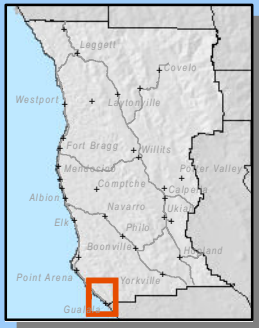
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SUBJECT PARCEL/S

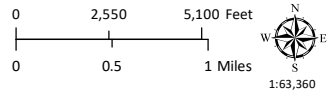
Gualala

Sonoma County



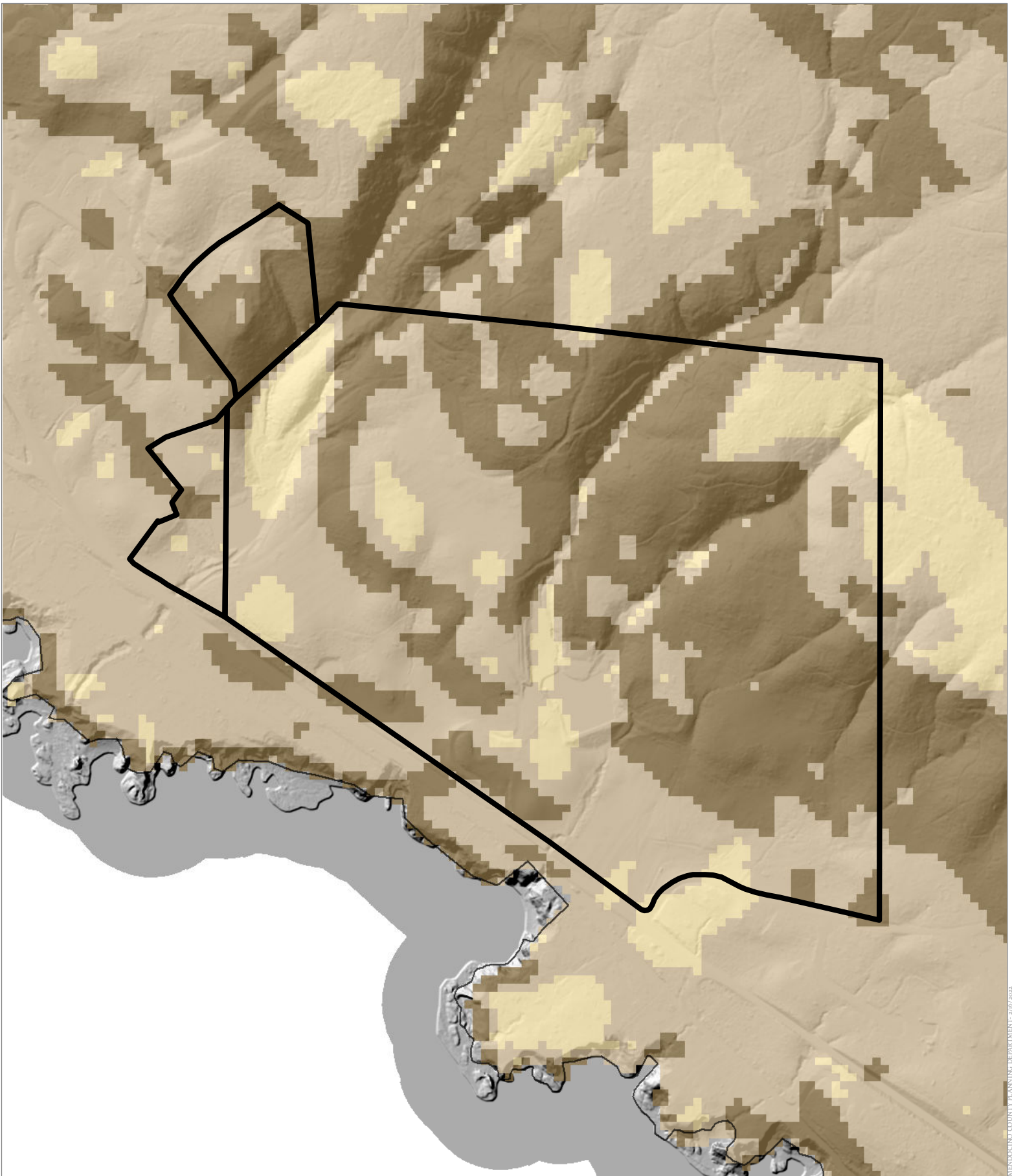
CASE: B 2022-0005
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 ADDRESS: 37275 Glennen Drive, Gualala

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

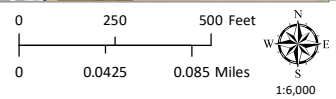
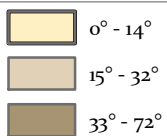


LOCATION MAP

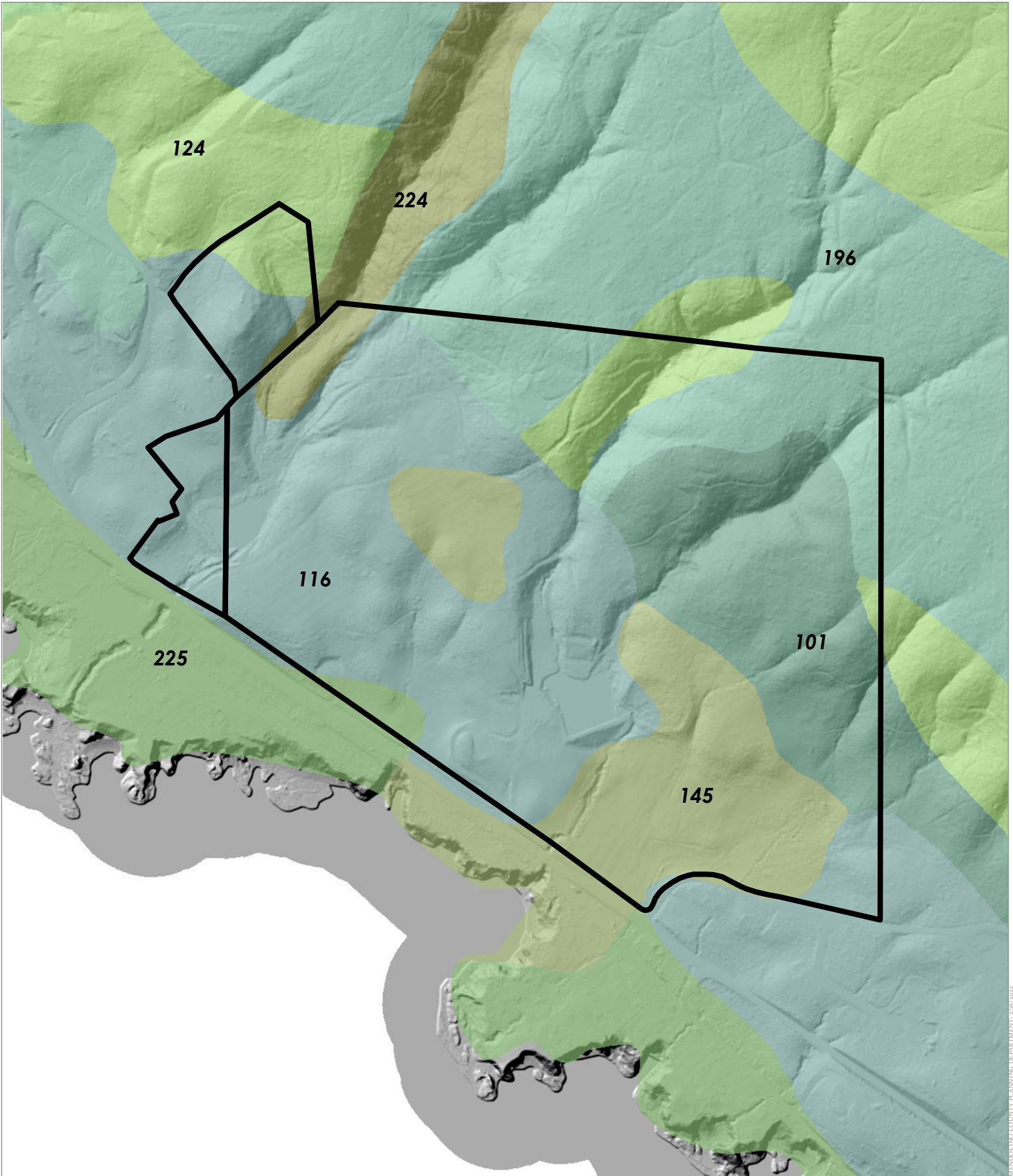
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/10/2023



CASE: B 2022-0005
OWNER: BRYSON, Ronald & Kathleen
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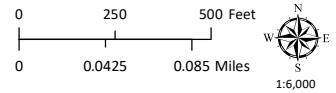


ESTIMATED SLOPE

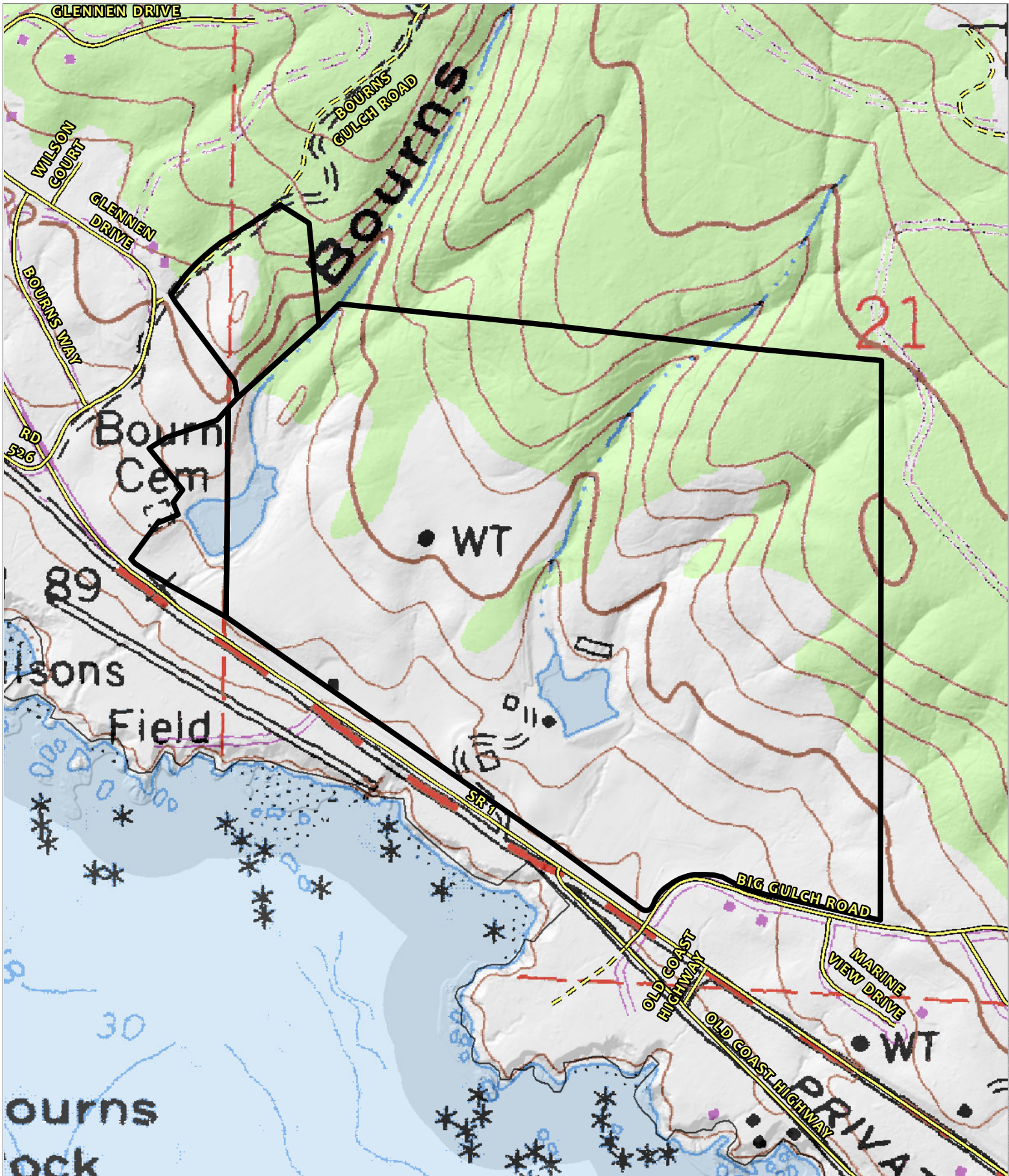


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/10/2023

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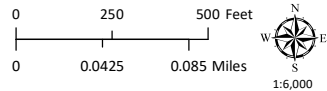


WESTERN SOIL CLASSES



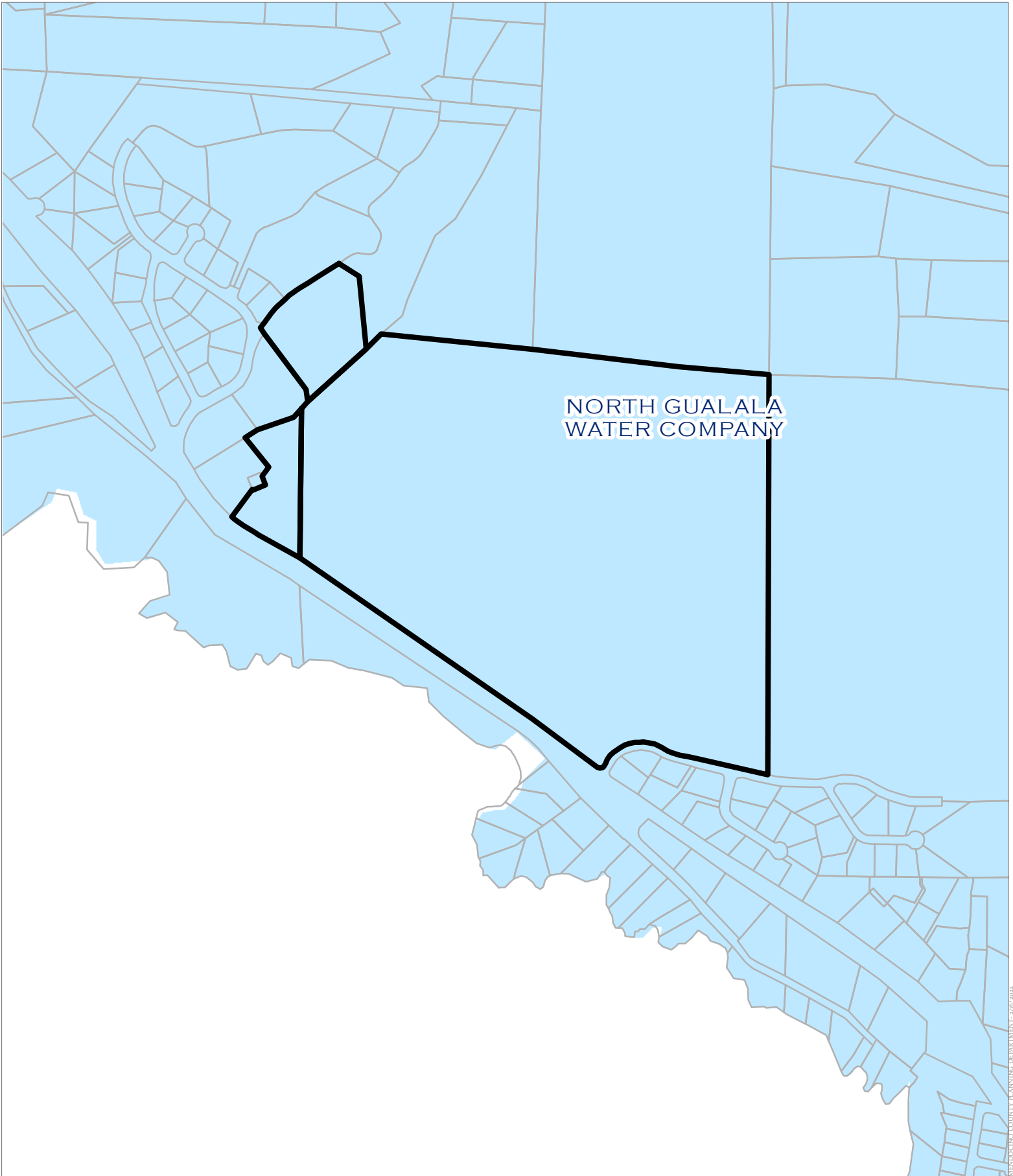
CASE: B 2022-0005
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 ADDRESS: 37275 Glennen Drive, Gualala

- Public Roads
- Private Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

PRODUKING COUNTY PLANNING DEPARTMENT 2/16/2022

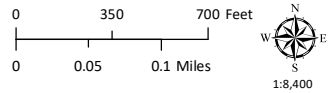


NORTH GUALALA
WATER COMPANY

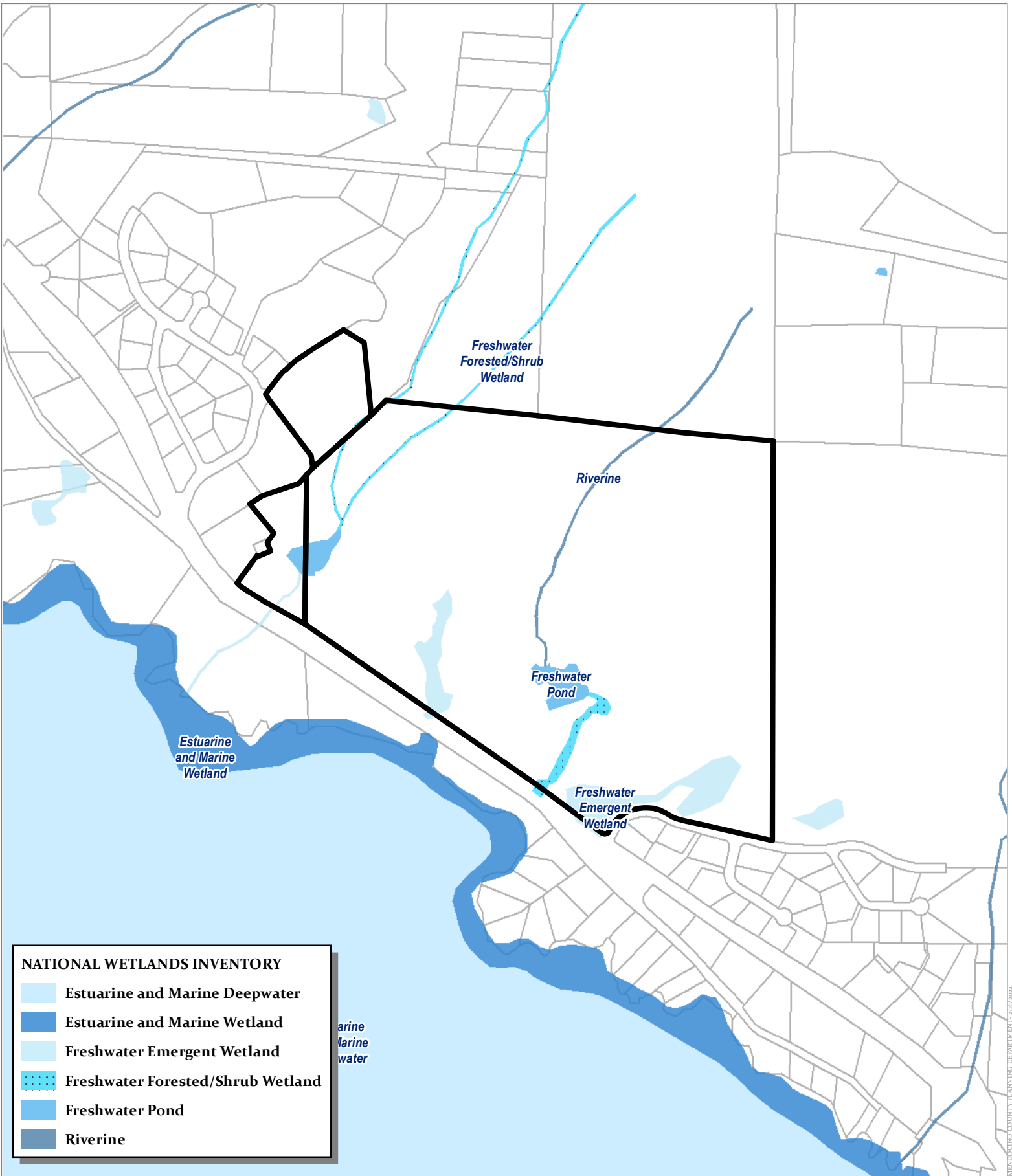
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/10/2022

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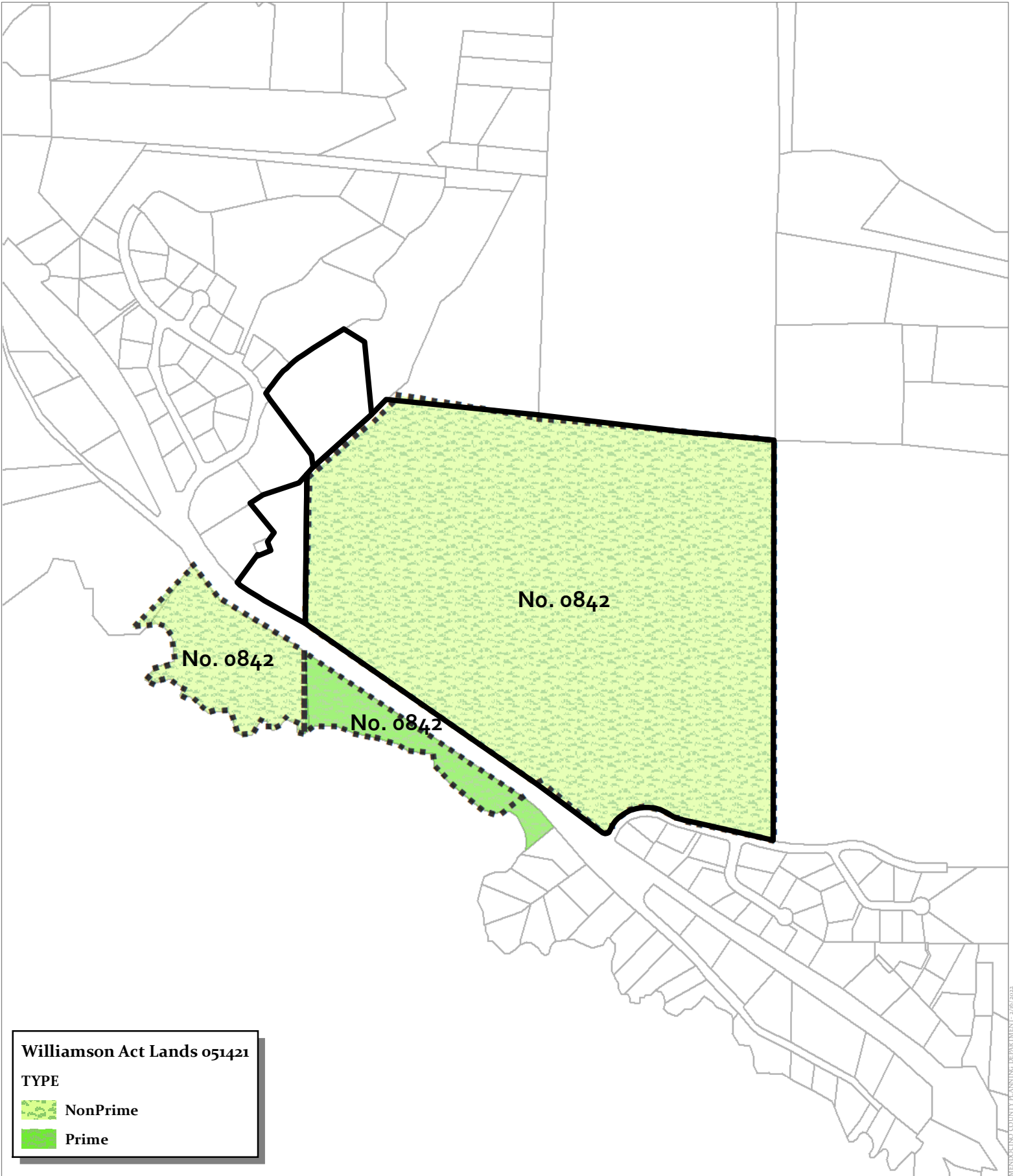
 County Water Districts



WATER DISTRICTS



CASE: B 2022-0005
 OWNER: BRYSON, Ronald & Kathleen
 APN: 144-160-23, ET AL
 APLCT: Nate Bryson
 AGENT: Susan Ruschmeyer, PLS
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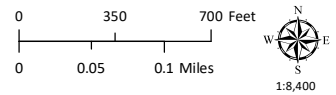


Williamson Act Lands 051421

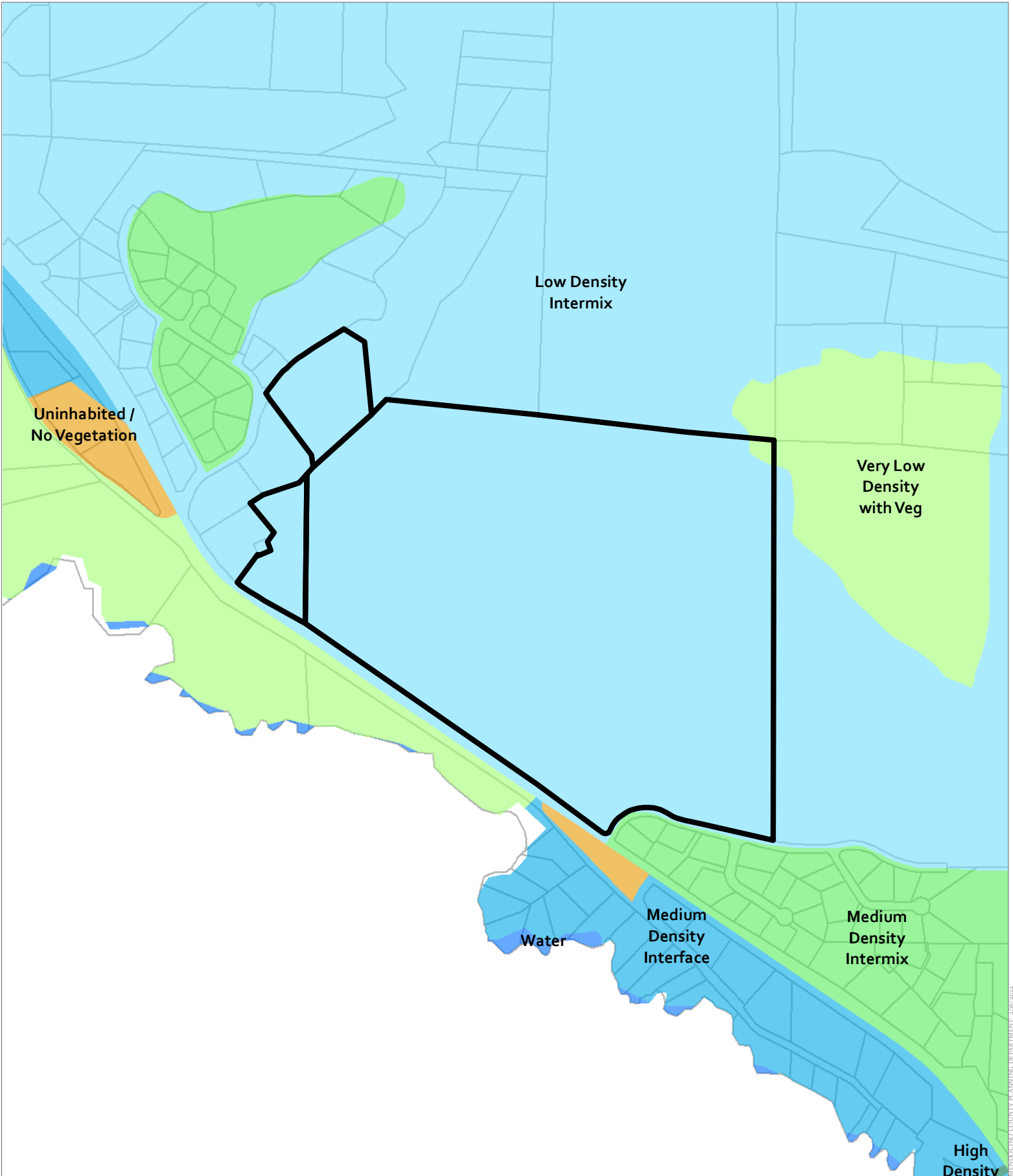
TYPE

-  NonPrime
-  Prime

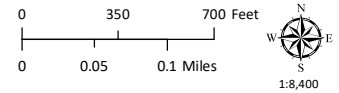
 Contract Boundaries



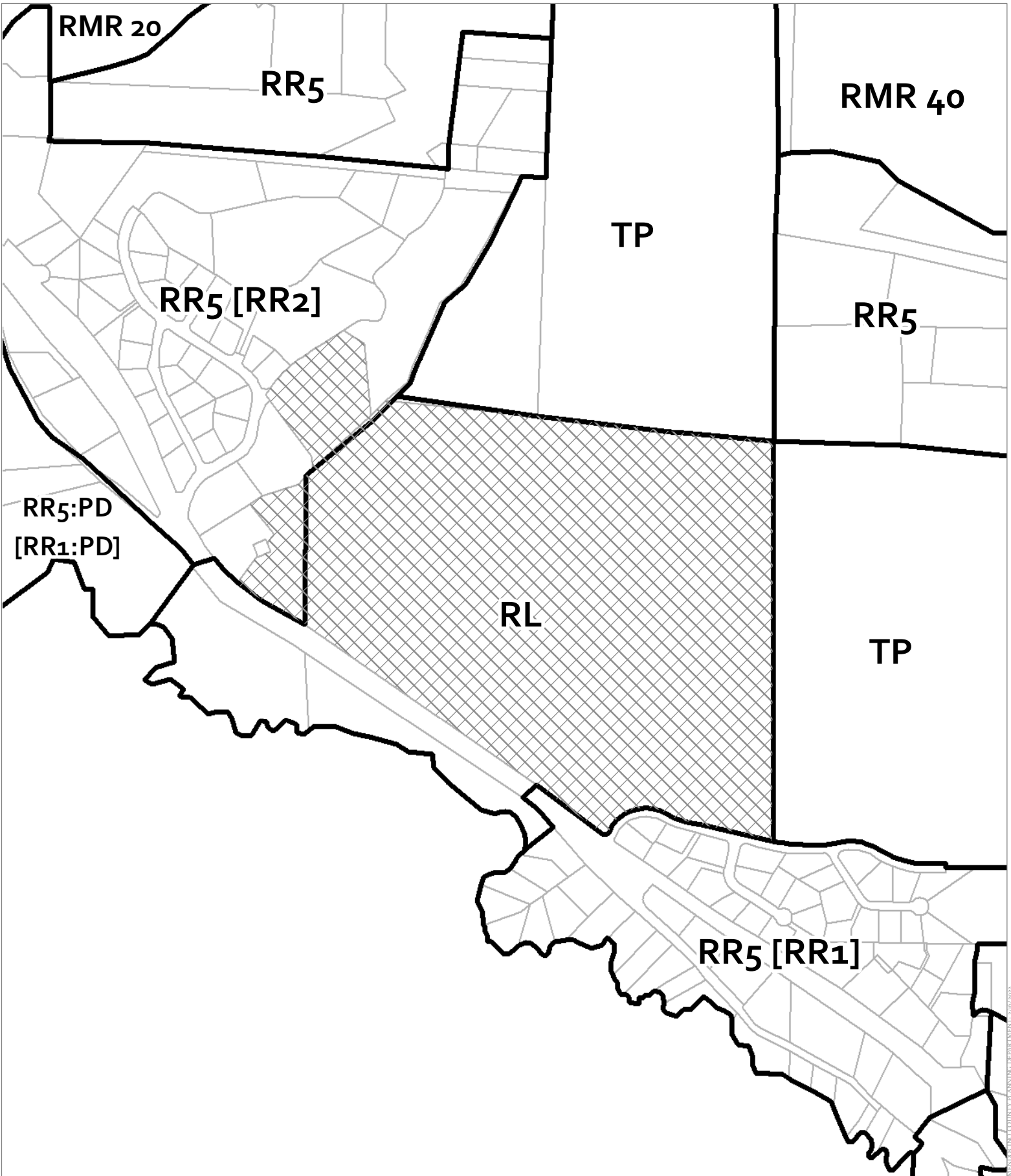
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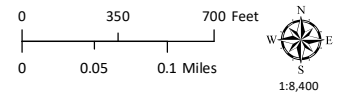


MENDOCINO COUNTY PLANNING DEPARTMENT | 2/10/2023



CASE: B 2022-0005
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 APN: 144-160-23, ET AL
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 ADDRESS: 37275 Glennen Drive, Gualala

 Zoning Districts



ZONING DISPLAY MAP

GAVIN COUNTY PLANNING DEPARTMENT 2/10/2022