



**COASTAL PERMIT ADMINISTRATOR STAFF REPORT
COASTAL BOUNDARY LINE ADJUSTMENT**

**MAY 12, 2022
B_2021-0058**

SUMMARY

OWNER: MAX BALLANTINE
35501 S HWY 1 UNIT 110
GUALALA, CA 95445

APPLICANT: VINEET JAGGI
1207 OLIVERA TERRACE
SUNNYVALE, CA 94087

AGENT: RICHARD SEALE
420 REDWOOD AVE
FORT BRAGG, CA 95437

REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the boundaries between two lots in Anchor Bay. Lot 1 (APN 144-035-06) will decrease to 0.24± acres and Lot 2 (APN 144-035-07) will increase to 0.34± acres.

LOCATION: In the Community of Anchor Bay, lying on the east side of Hwy 1 (SR 1), 730± feet east of its intersection with Ocean View Ave (private), located at 46841 & 46851 Ocean View Avenue, Anchor Bay; APN:144-035-06, and -07.

GENERAL PLAN: Lot 1 & 2: Rural Residential (RR5(SR))

ZONING: Lot 1 & 2: Rural Residential (RR)

ACREAGE: Lot 1 – 0.25± Acres (before) / 0.24± Acres (after)
Lot 2 – 0.33± Acres (before) / 0.34± Acres (after)

SUPERVISORIAL DISTRICT: 5 (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: LIAM CROWLEY

BACKGROUND

PROJECT DESCRIPTION: Coastal Development Boundary Line Adjustment to reconfigure the boundaries between two lots in Anchor Bay. Lot 1 (APN: 144-035-06) will decrease to 0.24± acres and Lot 2 (APN: 144-035-07) will increase to 0.33± acres.

RELATED APPLICATIONS:

On-Site

- BF_2010-0122 for a deck
- BF_2003-0996 for a SFR addition and garage
- BL_2021-0136 for a vacation home rental

Neighboring Property

- U_2001-0004 for a SFR and attached garage
- B_2021-0014 lot merge of APN: 144-032-01 and 144-032-02
- BF_1997-0979 repair/replace

SITE CHARACTERISTICS: The lots are located in the Anchor Bay Subdivision approximately 3.5± miles north of Gualala. The northwestern edges of the lots front Ocean View Avenue, a private road. The lots are located 750± feet northeast of the intersection of Ocean View Avenue and State Route 1 (SR 1). Both lots are less than one (1) acre in size. Mapping shows the site sloping downwards towards the sea, southwest of the lots (see attached *Topographic Map*). A creek is located southeast of the lots. According to the submitted application, a residence exists at 46841 Ocean View Avenue on Lot 2.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential RR5(SR)	RR5	0.27± Acres	Residential
EAST	RR10	RR10	2.1± Acres	Vacant
SOUTH	RR5(SR)	RR5	0.24± Acres	Residential
WEST	RR5(SR)	RR5	0.16±, 0.15± Acres	Residential

PUBLIC SERVICES:

Access: Ocean View Avenue (private)
 Fire District: South Coast FPD, State Responsibility Area
 Water District: North Gualala Water Company
 Sewer District: Mendocino County Waterworks District #2 Anchor Bay
 School District: Arena Union Elementary

AGENCY COMMENTS: On December 1, 2021, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT
Assessor's Office	No Response
Building Division (Fort Bragg)	No Response
County Addresser	No Comment
Department of Transportation (DOT)	No Comment
Environmental Health (Fort Bragg)	No Comment
South Coast Fire Protection District	No Response
Gualala Municipal Advisory Council	Comments
Planning Division (Fort Bragg)	No Comment
CALFIRE (Land Use)	No Comment
California Coastal Commission	No Response
California Dept. of Fish and Wildlife	No Response
Redwood Valley Rancheria	No Comment
Mendocino County Waterworks District #2 Anchor Bay	Comments
North Gualala Water Company	Comments

KEY ISSUES

1. General Plan and Zoning Consistency: Both lots have a General Plan classification of Rural Residential 5 acre minimum (RR5). Both lots are within the Rural Residential zoning district (RR). Lot 1 is currently a legal nonconforming lot at 0.25± acres. Lot 2 is currently a legal nonconforming lot at 0.33± acres. The proposed project involves a boundary line adjustment which would transfer 160± square feet of land from Lot 1 to Lot 2. The lots would remain legal nonconforming after the adjustment. No additional physical development is proposed as part of the project. The adjustment would constitute an approximate 1.4% reduction in the total area of Lot 1. Therefore, the proposed adjustment is not expected to inhibit future development on either lot. In addition, the small adjustment would not create any new parcels or building sites that were not already present. As such, the project conforms to Mendocino County Code (MCC) Section 20.516.015 regarding boundary line adjustments in the Coastal Zone. Future development on either lot may require a Coastal Development Permit.

2. Division of Land Regulations: The project was reviewed by the Mendocino County Subdivision Committee on May 12th, 2022 at which time the Subdivision Committee made recommendations concerning approval to the Coastal Permit Administrator per the required findings of Mendocino County Code Section Chapter 17-17.5. No conflicts with the County Division of Land Regulations were identified at the meeting.

3. Natural Resources: Mapping associates the lots with barren habitat. A perennial stream is located approximately 50± feet southeast of the lots (see attached *LCP Habitats & Resources*). No timber or agricultural resources were identified on the project site. LCP mapping does not associate the site with any sensitive resource areas (see attached *LCP Land Use Map 30: Anchor Bay*). As such, no known Environmentally Sensitive Habitat Areas (ESHAs) are present on the site. The adjustment is not expected to create any parcel that would be fully impacted by environmental setbacks or ESHA buffers. Despite the small size of both lots, the small scale of the boundary line adjustment is not expected to limit any future building sites should an ESHA be identified. If future development is proposed for either lot, further investigation may be required to determine if an ESHA occurs on the subject lot.

4. Agency Comments: On December 1, 2021 the project was referred to the Mendocino County Division of Environmental Health (EH), who subsequently notified both the North Gualala Water Company and Mendocino County Waterworks District #2 Anchor Bay of the project. These agencies have water and sewer jurisdiction over the lots, respectively. Both agencies responded without objections to the boundary line adjustment (see *Exhibit A – Agency Comments*).

On April 7, 2022 the Gualala Municipal Advisory Council voted to recommend approval of the project.

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 net loss of density; transferring 160± square feet from Lot 1 to Lot 2 will not affect the number of units that may be constructed;
2. The boundary line adjustment will not create any new parcels. In this case, changing the orientation of a segment of the side yard boundary to transfer 160± square feet from Lot 1 to Lot 2 would not alter either parcel in such a way that would constitute the creation of a new parcel;
3. The parcels subject to the adjustment are not located within an environmentally sensitive habitat area, and no fully impacted parcel will be created as a result of the adjustment. The parcels are not identified on County Land Use Maps in the vicinity of any sensitive resources;
4. No substandard lot will result from the adjustment. After the adjustment, Lot 1 and Lot 2 will continue to be designated as legally nonconforming parcels. The transfer of 160± square feet from Lot 1 to Lot 2 will not inhibit future development of either parcel, as sufficient space will exist for building sites after the adjustment;
5. The lots subject to the adjustment are mapped within an area designated Critical Water Resources (CWR) identified in the Mendocino County Coastal Groundwater Study, and is consistent with the study. No structures are proposed as part of the project, and the project would not create any new

parcels. The lots are within the jurisdiction of the North Gualala Water Company, who responded without objection to the proposed adjustment;

6. No pygmy vegetation or pygmy-capable soils were identified on the project site. The lots are not within the mapped range of pygmy-capable soils or known pygmy vegetation;
7. The project is not located within a designated “Highly Scenic” area. In addition, there is no physical development proposed as part of the project. Therefore, there will be no scenic impacts as a result of the boundary line adjustment;
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;
9. Any future development will require a Coastal Development Permit, unless determined to be exempt.

ENVIRONMENTAL RECOMMENDATION: The project is Categorically Exempt – Class 5a: Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel. The project involves a boundary line adjustment of 160± square feet from Lot 1 to Lot 2, and would not involve any physical change to the environment. The adjustment would not create any new parcel. Therefore, no further environmental review is required (Sec. 15305(a)).

COASTAL ELEMENT CONSISTENCY RECOMMENDATION: The proposed project is consistent with applicable goals and policies of the General Plan and Coastal Element.

Policy 3.1-3.2 discusses the prohibition of a boundary line adjustment if it is located within an ESHA and (1) creates 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 because the resulting parcel would not be located entirely within an ESHA nor would the resulting parcel provide inadequate building site locations. Mapping does not associate the lots with sensitive resources, and the transfer of 160± square feet of land from one lot to the other would not substantially decrease the lot size or impact the shape of either lot in a way that would prevent future development.

Policy 3.5-3 discusses the necessity of visual resource impact analysis for development in areas designated as “Highly Scenic”. The adjusting of boundary lines will not change ocean or coastal views from public areas, and there are no structures or any other physical change to the land proposed as part of the project.

Policy 3.8-7 states that “proposed development, including lot line adjustments” shall be approved only where a community sewage disposal system with available capacity exists and is obligated to provide service. The subject lots are served by the North Gualala Water Company and Mendocino County Waterworks District #2 Anchor Bay for water and sewer, respectively. These agencies were contacted to determine if there were any concerns regarding the proposed boundary line adjustment. Both agencies responded without objections to the boundary line adjustment. Therefore, it can be inferred that the community sewage disposal system currently in place to serve the lots has available capacity and is obligated to provide service in the event of future development. The project is therefore consistent with this policy.

RECOMMENDATION

Staff recommends that the Coastal Permit Administrator approves Coastal Development Boundary Line Adjustment B_2021-0058, 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:

FINDINGS:

1. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(1), the proposed boundary line adjustment is in conformity with the certified local coastal program. The proposed project would preserve the intent of the Rural Residential land use classification (Coastal Element Chapter 2.2) because no physical development is proposed. The proposed project is consistent with Coastal Element Policy 3.1-1, 3.1-2, 3.1-21, and 3.1-32 as there are no identified sensitive resource areas on

the project site, as shown on the LCP Land Use Maps, that would constitute an ESHA. The proposed project is consistent with all other applicable policies that discuss boundary line adjustments; 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. There is no physical development associated with the proposed boundary line adjustment. The adjustment involves the transfer of 160± square feet of land, which will not impact the existing and adequate utilities provided by North Gualala Water Company, Mendocino County Waterworks District #2 Anchor Bay and others, existing access from Ocean View Avenue, drainage, and other facilities that serve the lots. Future development that requires a Coastal Development Permit will be subject to further review to determine if existing utilities support such development; 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 Rural Residential zoning district, as well as the provisions of the Mendocino County Coastal Zoning Code, and preserves the integrity of the Rural Residential zoning district. The existing legal nonconforming lots would remain less than the five (5) acre minimum of the Rural Residential district after adjustment. No new nonconforming lot would be created. As no physical development is proposed, the proposed project would not have any impact on the integrity of the district; and
4. Pursuant to Mendocino County Coastal Zoning Code Section 20.532.095(A)(4), the proposed project would 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 provisions 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 boundary line adjustment 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. The proposed adjustment will not result in additional parcels beyond what currently exist; therefore, public services remain sufficient.

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 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 Quitclaim 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_2021-0058 and is intended to create no new parcel."

4. Per Mendocino County Code Section 17-17.5(I) (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 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.*"
9. Approval of this Coastal Development Boundary Line Adjustment does not authorize any tree removal activities on either parcel. Such activities would need to be reviewed under a separate request and may require a Coastal Development Permit.


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.

4/11/22

DATE



LIAM CROWLEY
PLANNER I

Appeal Period: 10 Days
Appeal Fee: \$2,620.00

ATTACHMENTS:

- | | |
|--|---|
| A. Location Map | K. Appealable Areas |
| B. Aerial Imagery | L. Adjacent Parcels |
| C. Aerial Imagery (Vicinity) | M. Fire Hazard Zones & Responsibility Areas |
| D. Topographic Map | N. Wildland-Urban Interface Zones |
| E. Tentative Map | O. Ground Water Resources |
| F. Zoning Display Map | P. Estimated Slope |
| G. General Plan Classifications | Q. Western Soil Classes |
| H. LCP Land Use Map 30: Anchor Bay | R. Farmland Classifications |
| I. LCP Land Capabilities & Natural Hazards | S. Application Form |
| J. LCP Habitats & Resources | |

EXHIBIT A

- Agency Comments



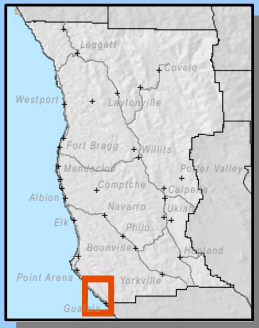
SUBJECT PARCEL/S

Fish Rock Road






Garcia River

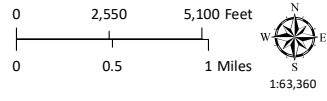
Gualala

Sonoma County



CASE: B 2021-0058
 OWNER: JAGGI, Vineet
 APN: 144-035-06, 07
 APLCT: Vineet Jaggi
 AGENT: Richard Seale
 ADDRESS: 46851 Ocean View Avenue, Fort Bragg

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



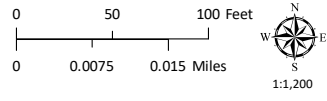
LOCATION MAP
 ATTACHMENT A

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/17/2023



CASE: B 2021-0058
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APLCT: Vineet Jaggi
AGENT: Richard Seale
ADDRESS: 46851 Ocean View Avenue, Fort Bragg

== Private Roads

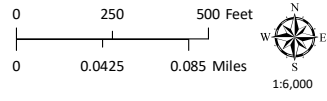


MENDOCINO COUNTY PLANNING DEPARTMENT - 01/12/2021



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- Public Roads
- Private Roads

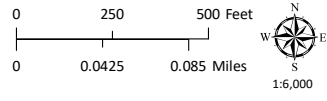


MENDOCINO COUNTY PLANNING DEPARTMENT - 01/17/2021



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- Public Roads
- - - - Private Roads

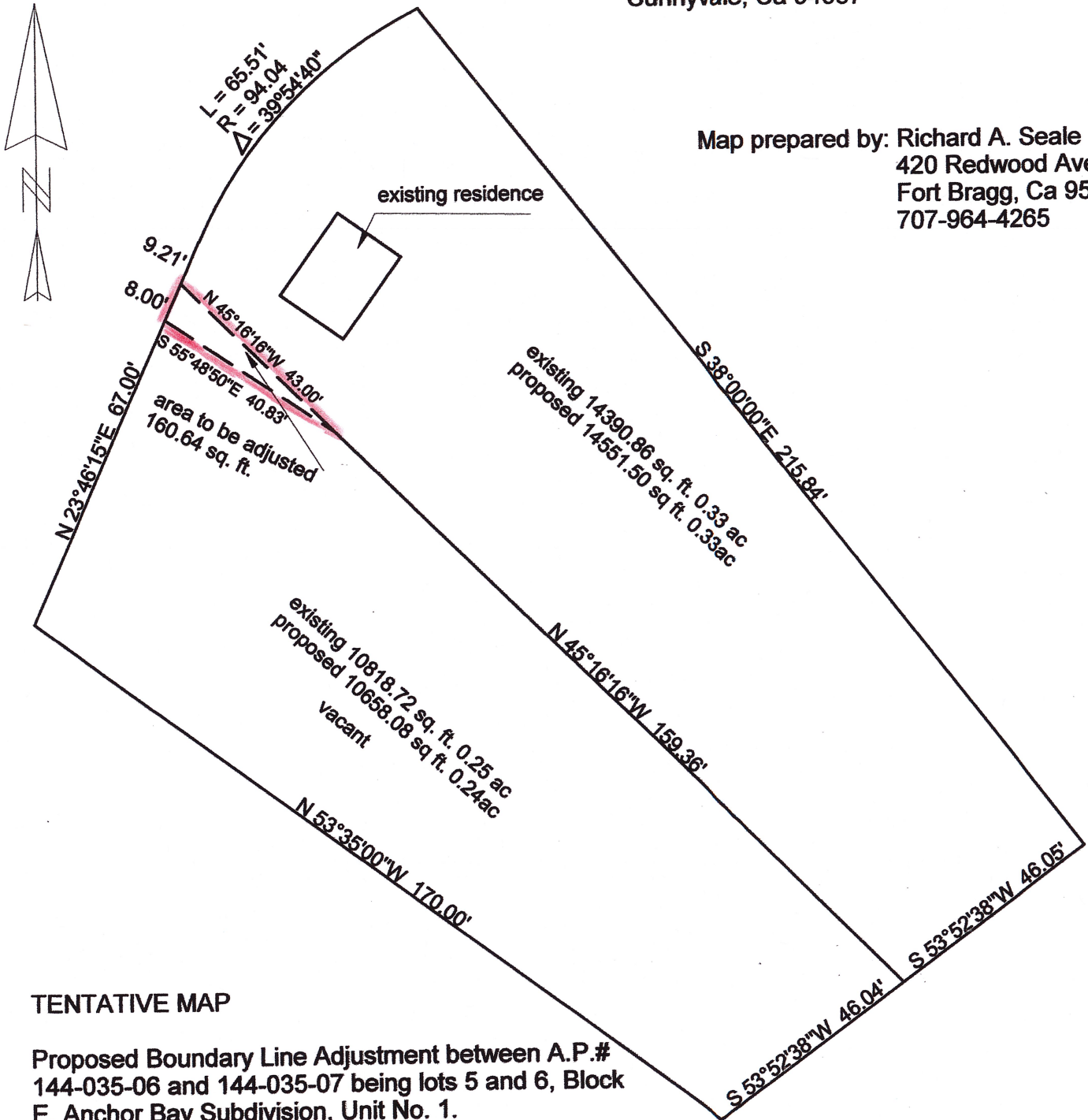


TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

Owners: A.P.# 144-035-06
Max Ballantine
35501 S. Hwy One
Gualala, Ca 95445

A.P. # 144-035-07
Vineet Jaggi
1207 Olivera Terrace
Sunnyvale, Ca 94087

Map prepared by: Richard A. Seale
420 Redwood Ave.
Fort Bragg, Ca 95437
707-964-4265



TENTATIVE MAP

Proposed Boundary Line Adjustment between A.P.#
144-035-06 and 144-035-07 being lots 5 and 6, Block
E, Anchor Bay Subdivision, Unit No. 1.

Mendocino County
Scale 1" = 30'

California
October, 2021

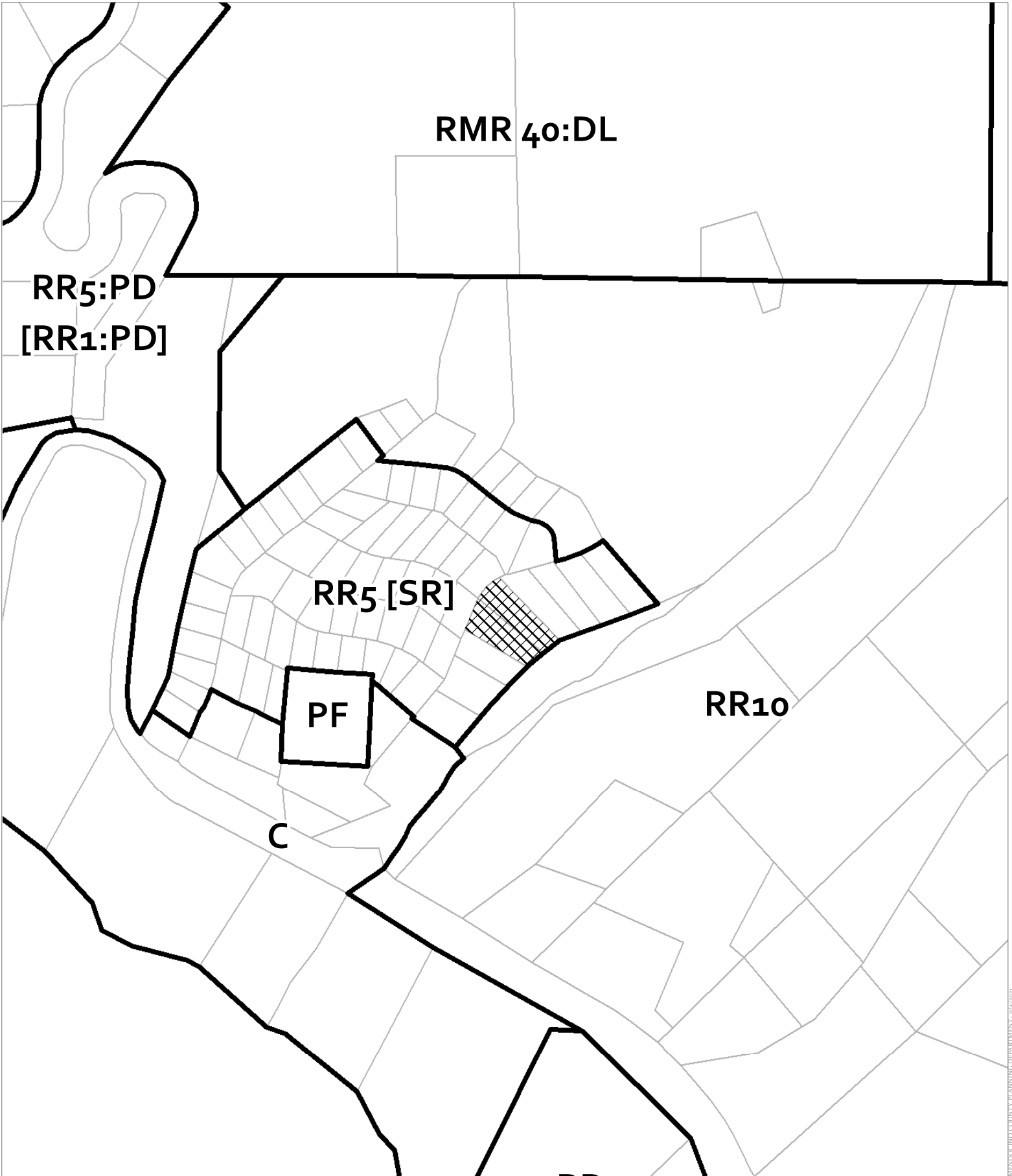
Sheet one of one

RECEIVED

OCT 25 2021

PLANNING & BUILDING SERV
FORT BRAGG CA

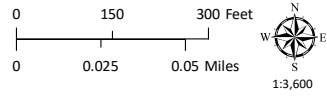
ATTACHMENT E

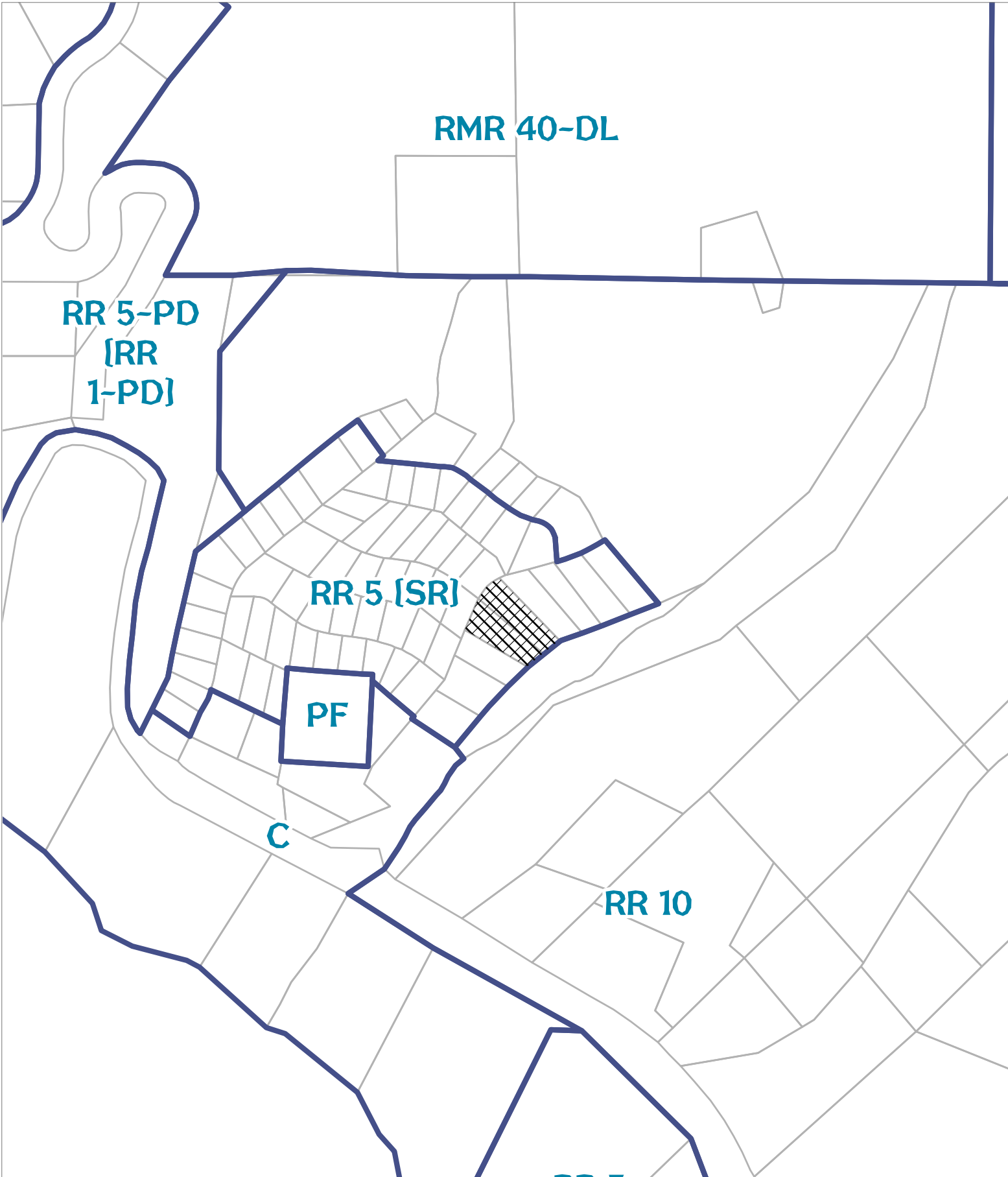


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/1/2021


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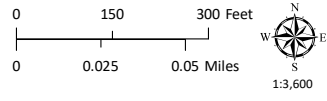
 Zoning Districts



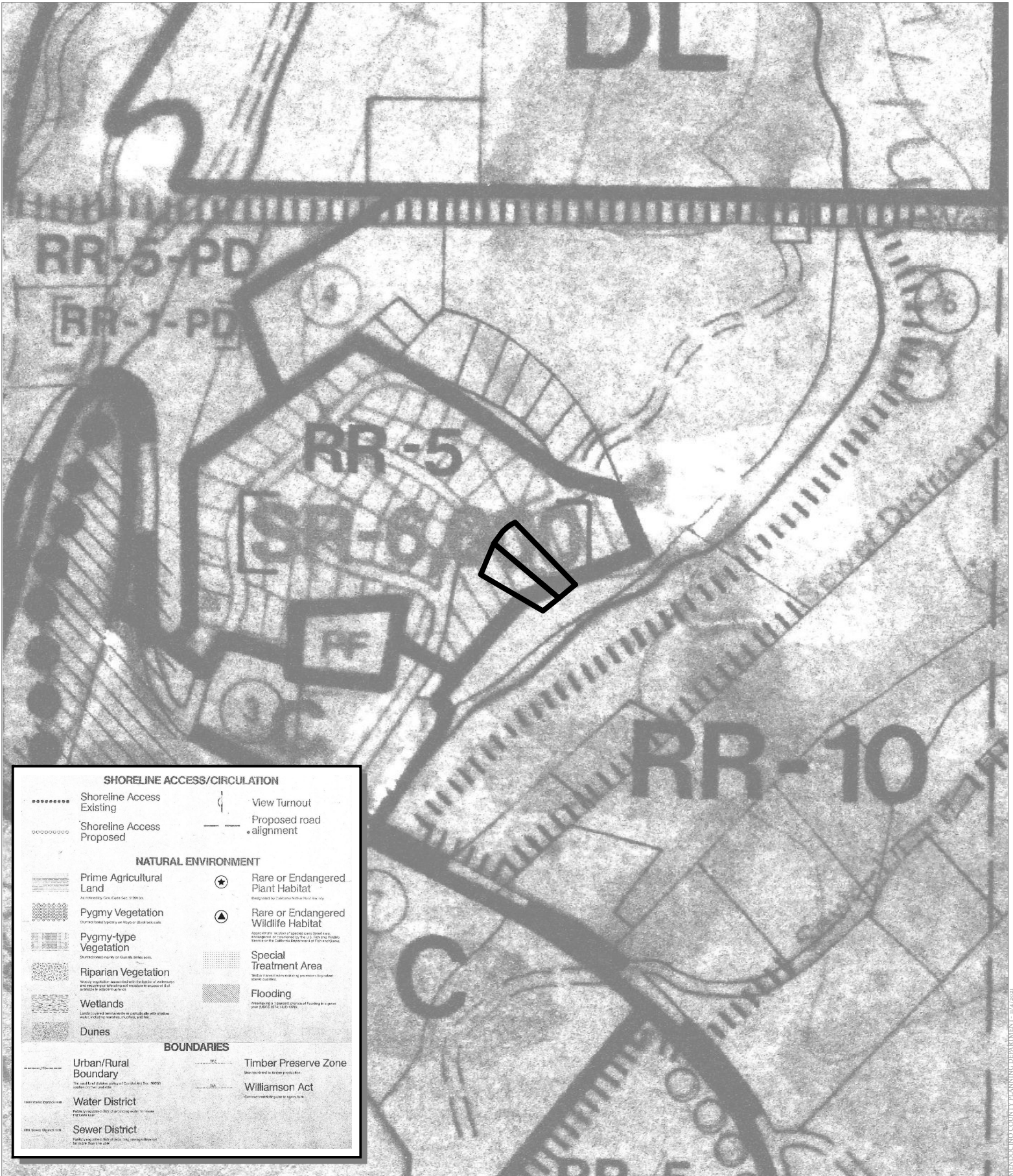


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 General Plan Classes



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/17/2021



SHORELINE ACCESS/CIRCULATION

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

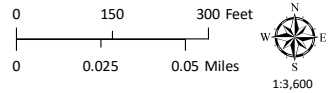
NATURAL ENVIRONMENT

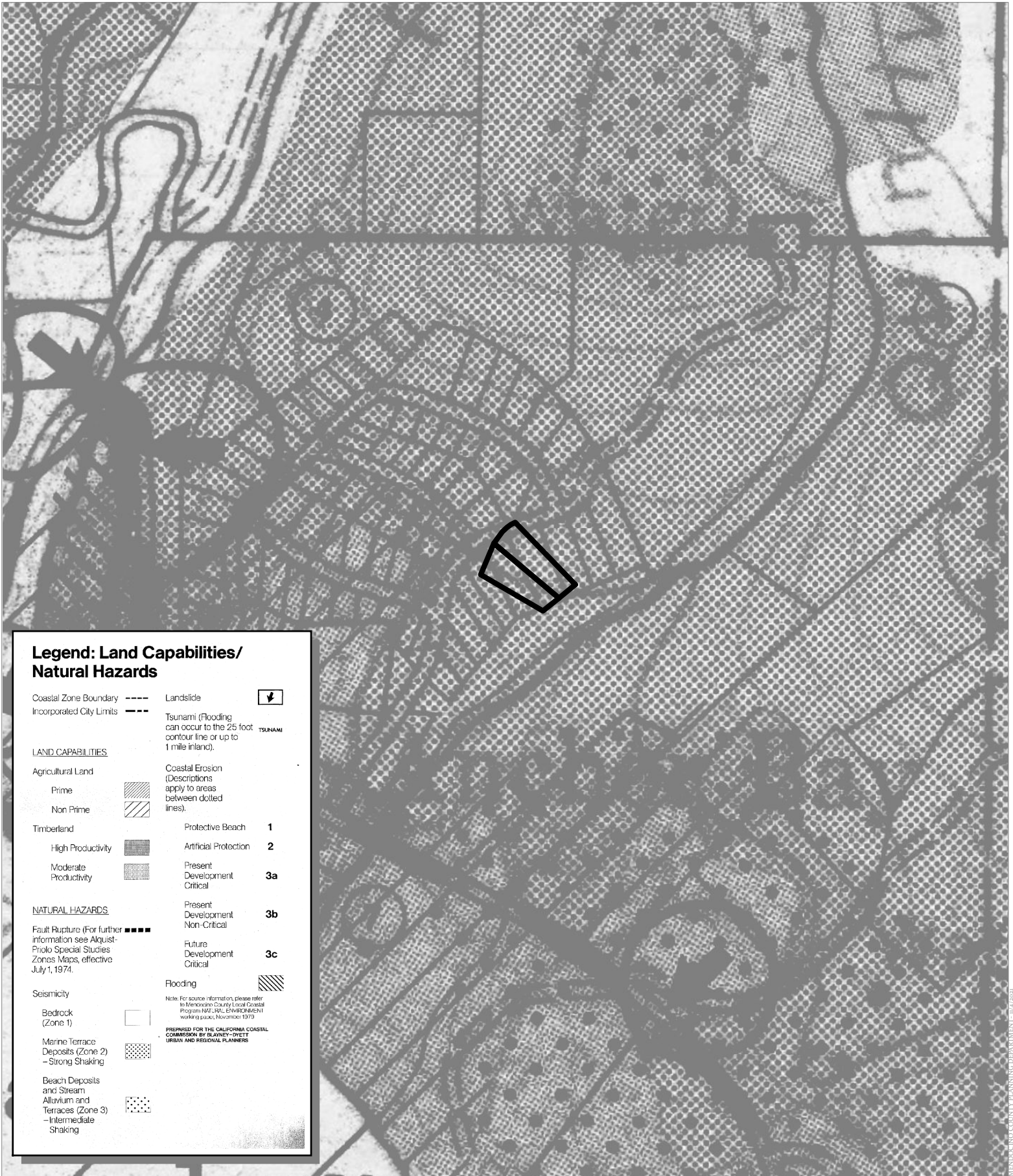
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

BOUNDARIES

- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

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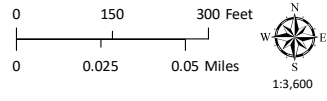




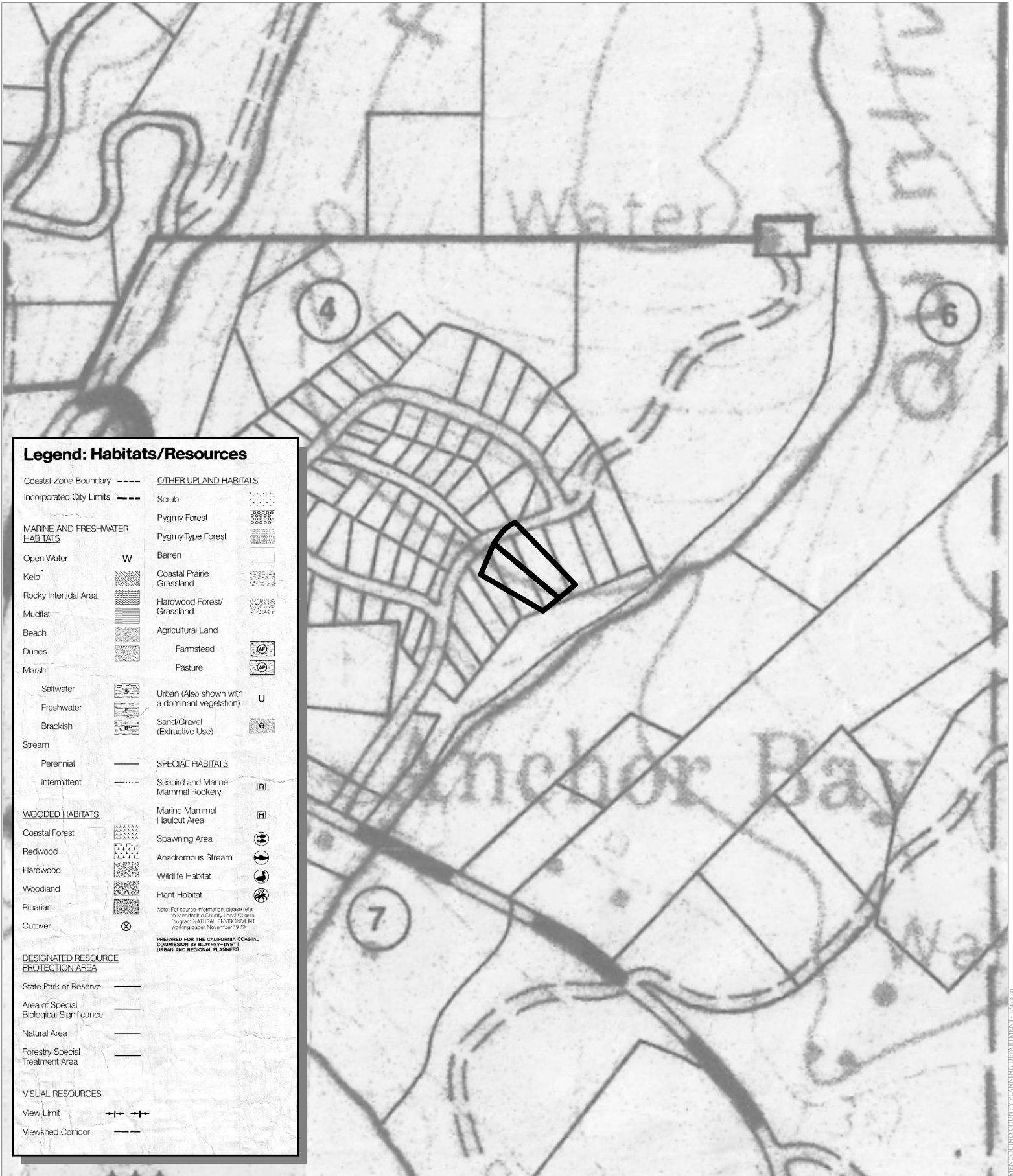
**Legend: Land Capabilities/
Natural Hazards**

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

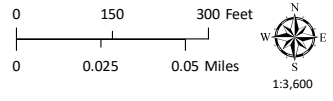
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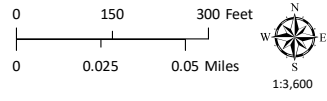


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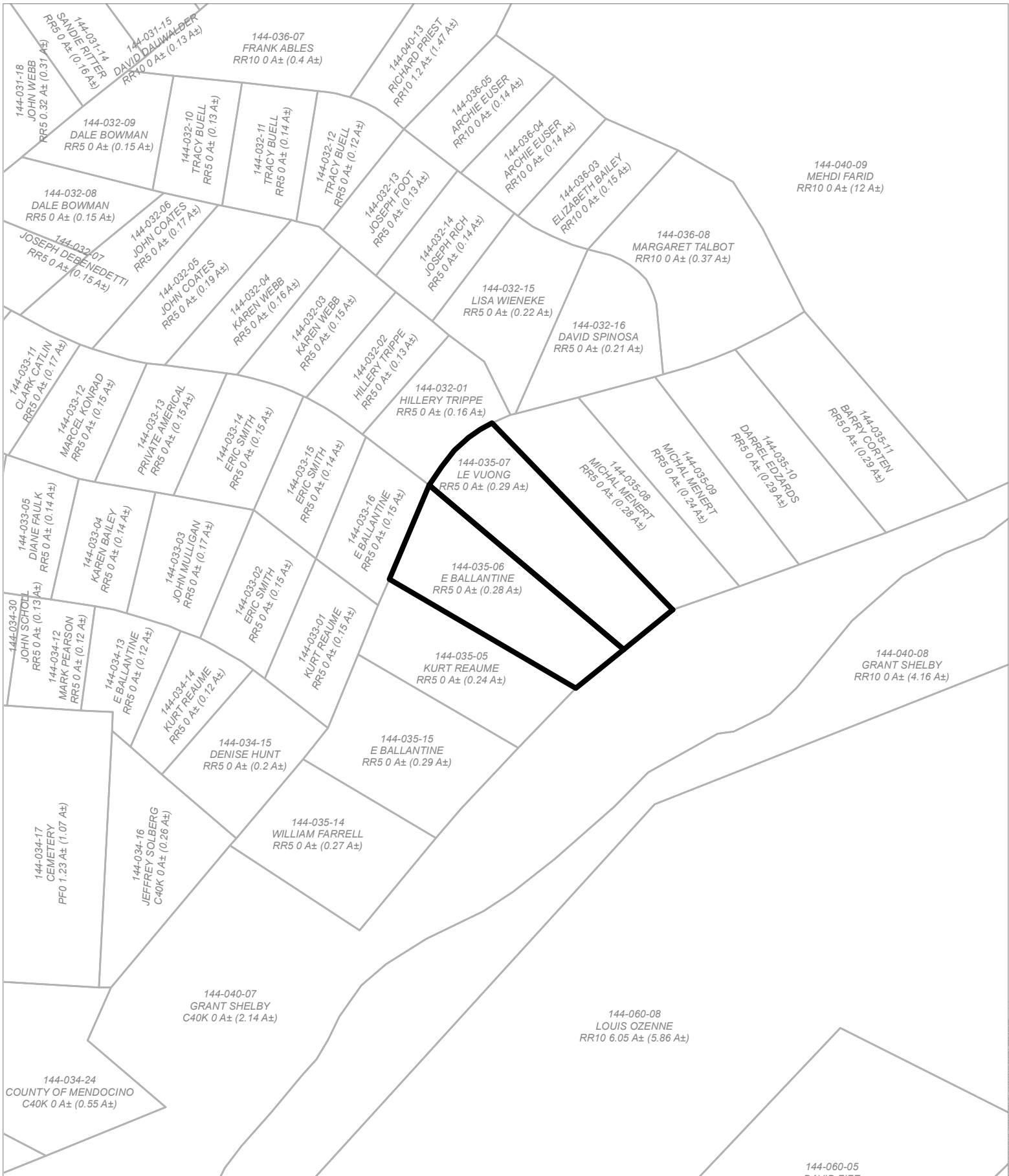




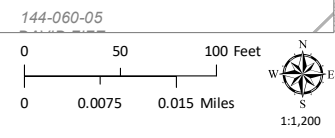
CASE: B 2021-0058
 OWNER: JAGGI, Vineet
 APN: 144-035-06, 07
 APLCT: Vineet Jaggi
 AGENT: Richard Seale
 ADDRESS: 46851 Ocean View Avenue, Fort Bragg



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/1/2021

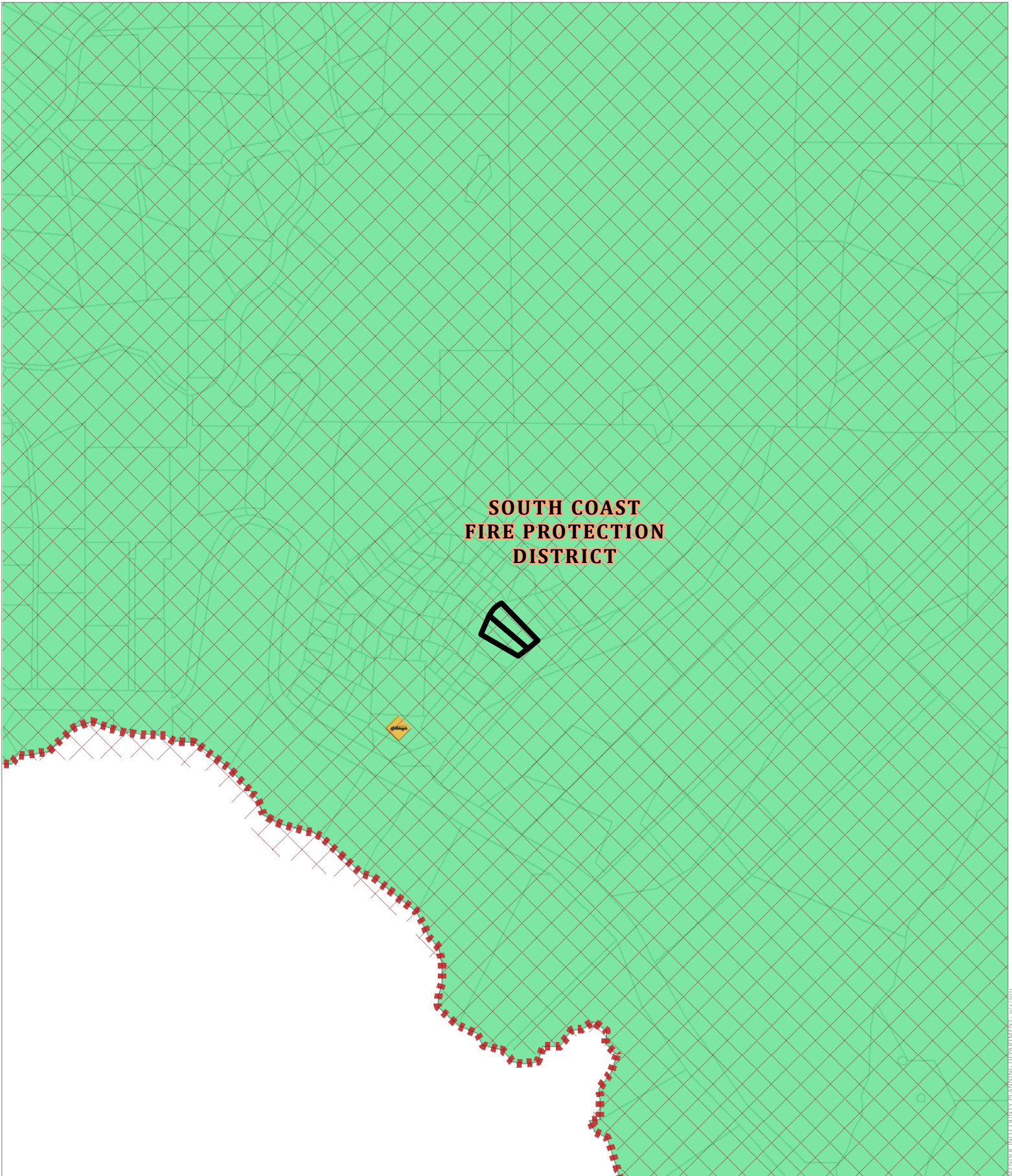


CASE: **B 2021-0058**
 OWNER: **JAGGI, Vineet**
 APN: **144-035-06, 07**
 APLCT: **Vineet Jaggi**
 AGENT: **Richard Seale**
 ADDRESS: **46851 Ocean View Avenue, Fort Bragg**



ADJACENT PARCELS
 ATTACHMENT L

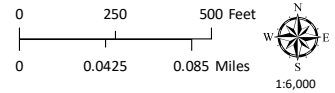
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/1/2021



**SOUTH COAST
FIRE PROTECTION
DISTRICT**

CASE: B 2021-0058
 OWNER: JAGGI, Vineet
 APN: 144-035-06, 07
 APLCT: Vineet Jaggi
 AGENT: Richard Seale
 ADDRESS: 46851 Ocean View Avenue, Fort Bragg

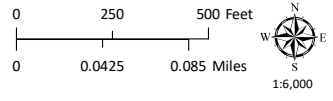
 High Fire Hazard
  County Fire Districts
 Fire Stations



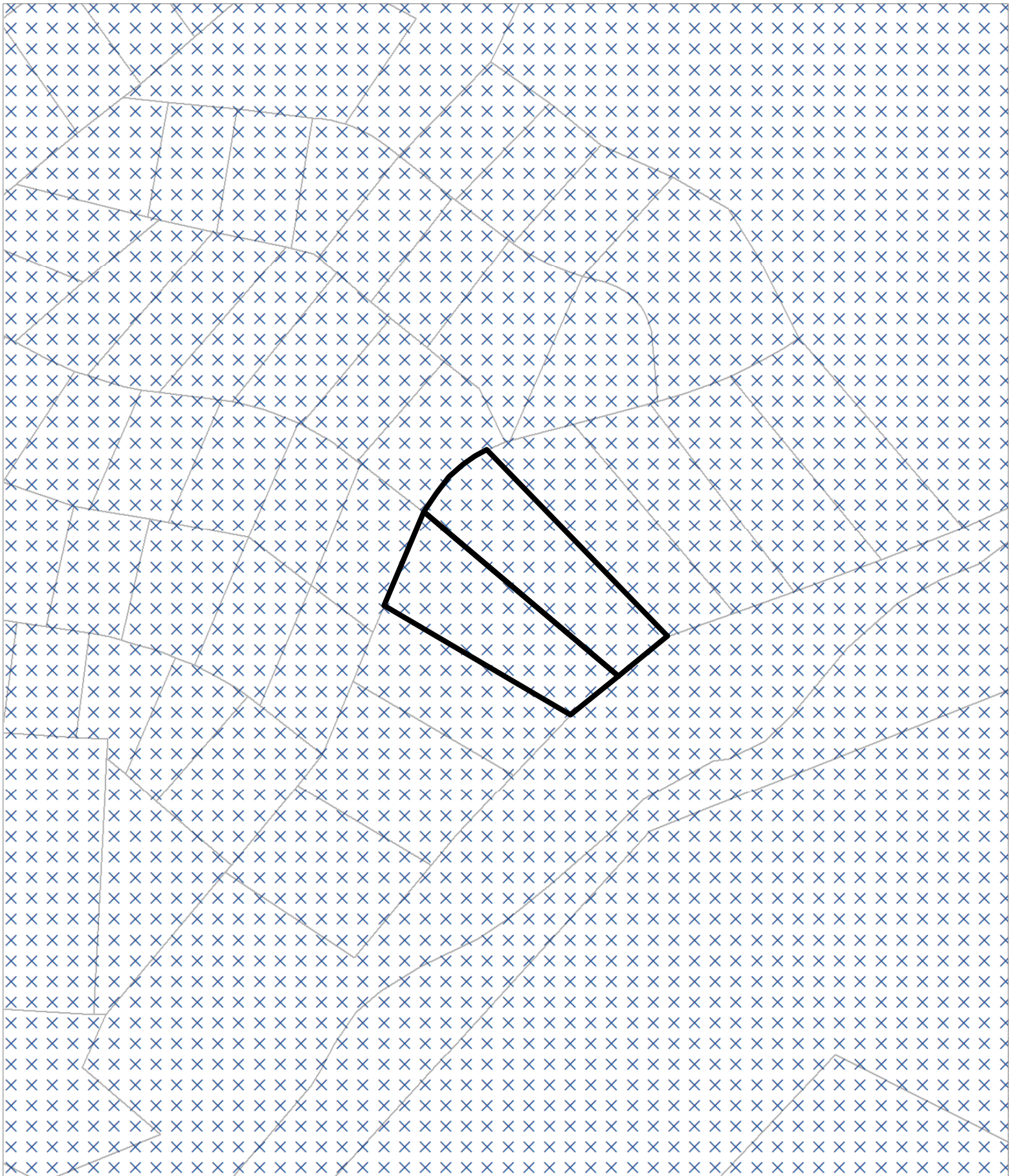
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA



CASE: B 2021-0058
 OWNER: JAGGI, Vineet
 APN: 144-035-06, 07
 APLCT: Vineet Jaggi
 AGENT: Richard Seale
 ADDRESS: 46851 Ocean View Avenue, Fort Bragg




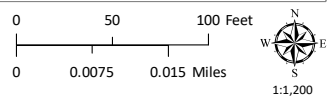
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/17/2021

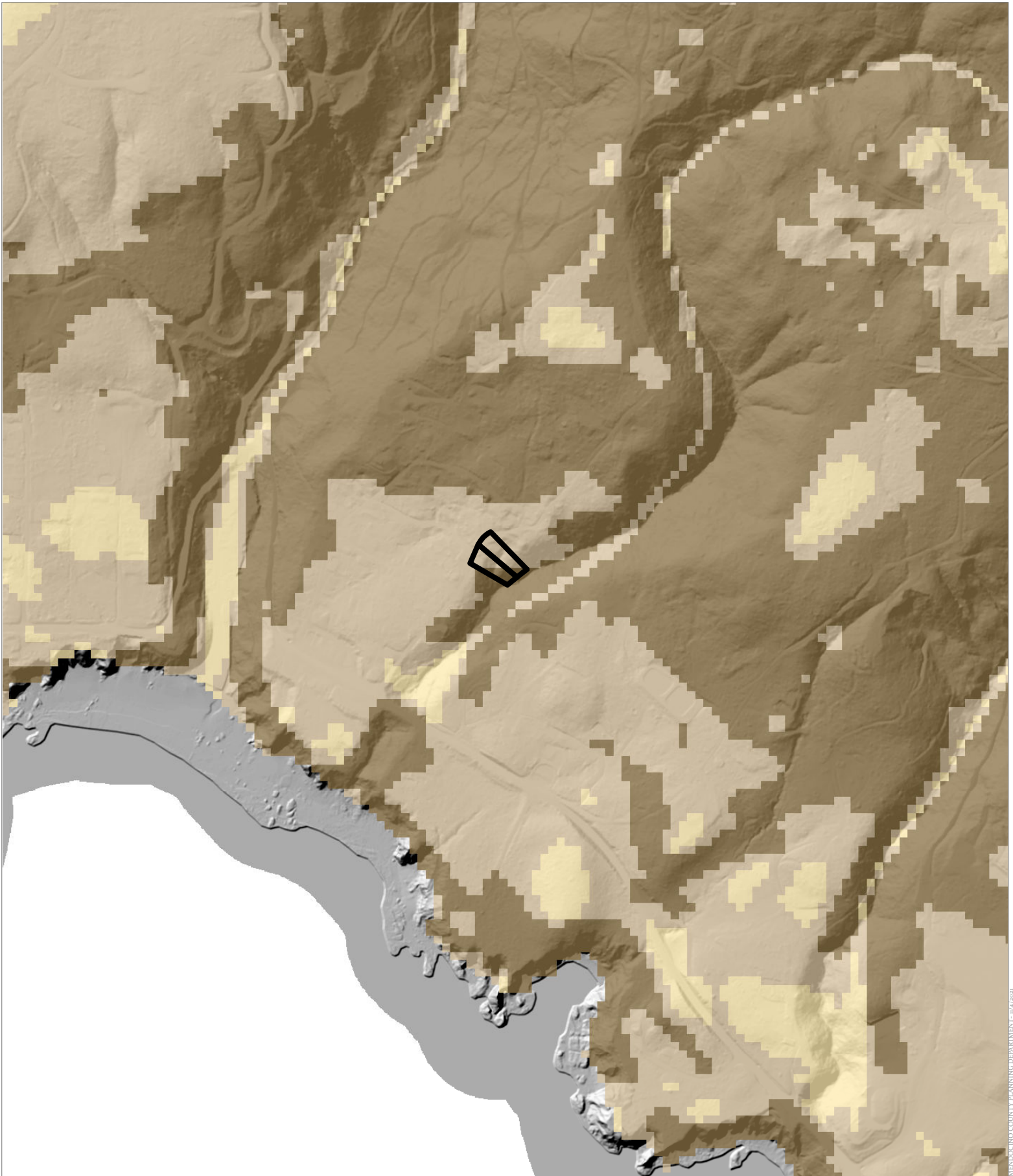


MENDOCINO COUNTY PLANNING DEPARTMENT - 11/2023

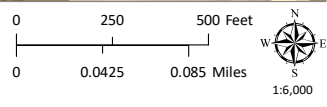
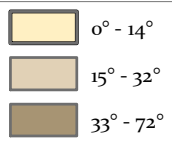
CASE: B 2021-0058
OWNER: JAGGI, Vineet
APN: 144-035-06, 07
APLCT: Vineet Jaggi
AGENT: Richard Seale
ADDRESS: 46851 Ocean View Avenue, Fort Bragg

 Critical Water Areas



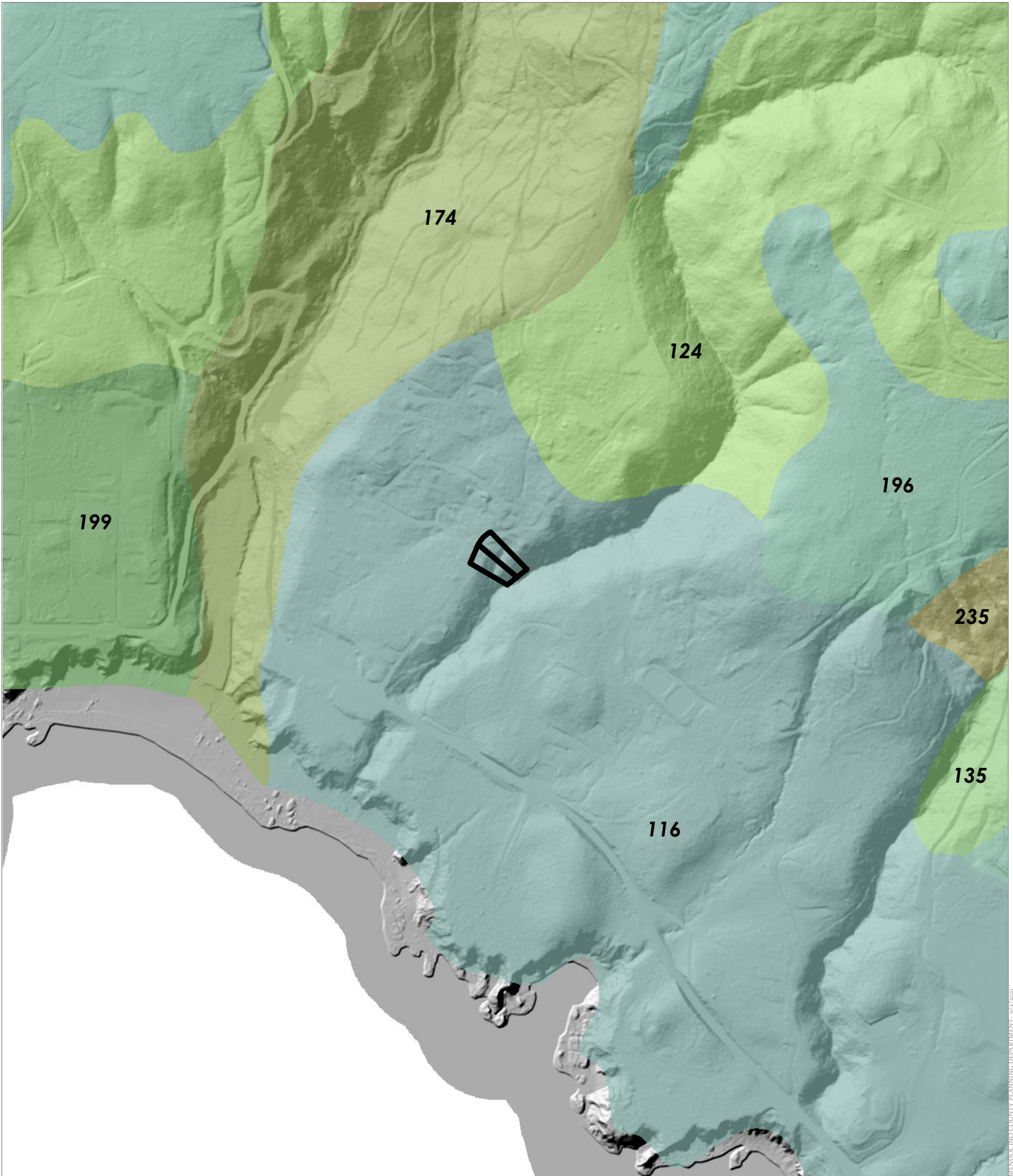


CASE: B 2021-0058
 OWNER: JAGGI, Vineet
 APN: 144-035-06, 07
 APLCT: Vineet Jaggi
 AGENT: Richard Seale
 ADDRESS: 46851 Ocean View Avenue, Fort Bragg




ESTIMATED SLOPE
 ATTACHMENT P

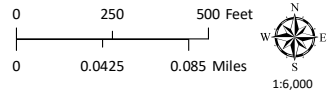
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/7/2024

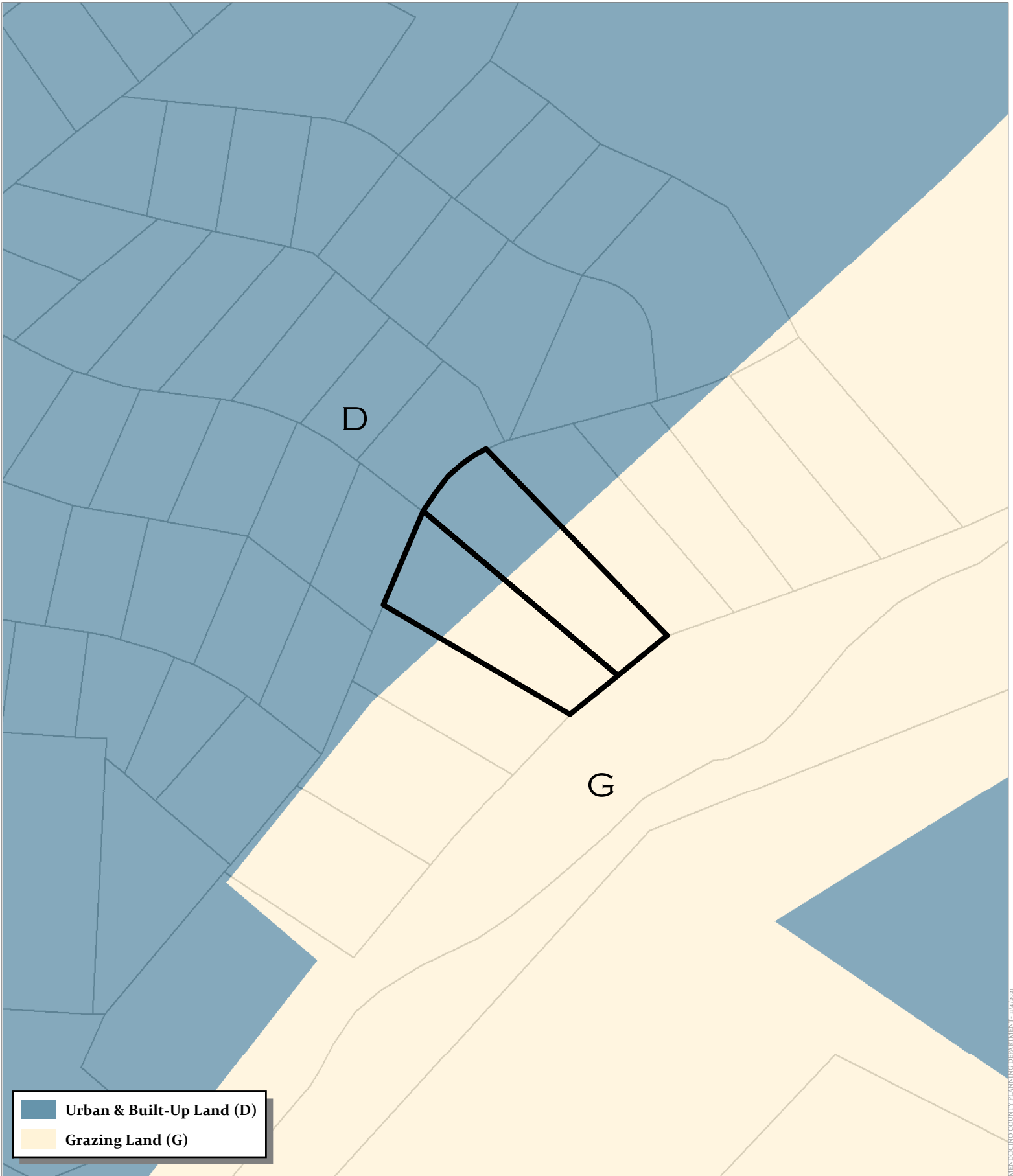


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/1/2021

CASE: B 2021-0058
 OWNER: JAGGI, Vineet
 APN: 144-035-06, 07
 APLCT: Vineet Jaggi
 AGENT: Richard Seale
 ADDRESS: 46851 Ocean View Avenue, Fort Bragg

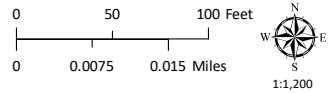
 Shinglemill-Gibney Complex





Urban & Built-Up Land (D)
 Grazing Land (G)

CASE: B 2021-0058
 OWNER: JAGGI, Vineet
 APN: 144-035-06, 07
 APLCT: Vineet Jaggi
 AGENT: Richard Seale
 ADDRESS: 46851 Ocean View Avenue, Fort Bragg





Planning and Building Services

Case No:	B-2021-0058
CalFire No:	
Date Filed:	10-25-2021
Fee:	3,076. ⁰⁰
Receipt No:	PBJ-045989
Received By:	M. WALDMAN
<i>Office use only</i>	

APPLICATION FORM

APPLICANT

Name: Vineet Jaggi Phone: 408-569-1610

Mailing Address: 1207 Olivena Terrace

City: Sunnyvale State/Zip: CA 94087 email: Vjaggi1@yahoo.com

PROPERTY OWNER

Name: Max Ballantine Phone: _____

Mailing Address: 35501 S. Hwy One unit 110

City: Guadalupe State/Zip: Ca 95445 email: _____

AGENT

Name: Richard Seale Phone: 907-964-4265

Mailing Address: 420 Redwood Ave

City: Fort Bragg State/Zip: CA. 95437 email: _____

Assessor's Parcel Number(s)	Parcel Owner(s)	Street Address	Acreage Adjusted Before After	
APN 144-035-06	Max Ballantine	46851 Ocean View Ave 35501 S. Hwy One Guadalupe Unit 110	0.25 ac	0.24 Ac.
APN 144-035-07	Vineet Jaggi	46841 Ocean View Ave	0.33 ac	0.33 Ac.
	Subeena Jaggi	View Ave		
	Vishesh Jaggi	Guadalupe, CA 95445		

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

Boundary Line Adjustment from A.P. # 144-035-06 to A.P. # 144-035-07
160.64 sq. ft.

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

V. Jaggi July 27, 2021
Signature of Applicant/Agent Date

Max Ballantine 10-1-21
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																																						
<p>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>Residence at 46841 Ocean View Avenue</u></p>																																						
<p>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?</p>																																						
<p>3. Lot area (within property lines): <u>10,818</u> <input checked="" type="checkbox"/> square feet <input type="checkbox"/> acres. <u>14,551</u> <input checked="" type="checkbox"/></p>																																						
<p>4. Lot Coverage: <u>NA.</u></p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 5px;"><u>LOT 1</u></th> <th style="text-align: center; padding: 5px;">Existing</th> <th style="text-align: center; padding: 5px;">Proposed after Adjustment</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Building Coverage</td> <td style="text-align: center; padding: 5px;">_____ sq ft</td> <td style="text-align: center; padding: 5px;">_____ sq ft</td> </tr> <tr> <td style="padding: 5px;">Paved Area</td> <td style="text-align: center; padding: 5px;">_____ sq ft</td> <td style="text-align: center; padding: 5px;">_____ sq ft</td> </tr> <tr> <td style="padding: 5px;">Landscaped Area</td> <td style="text-align: center; padding: 5px;">_____ sq ft</td> <td style="text-align: center; padding: 5px;">_____ sq ft</td> </tr> <tr> <td style="padding: 5px;">Unimproved Area</td> <td style="text-align: center; padding: 5px;">_____ sq ft</td> <td style="text-align: center; padding: 5px;">_____ sq ft</td> </tr> <tr> <td style="padding: 5px;">TOTAL:</td> <td style="text-align: center; padding: 5px;">_____ sq ft</td> <td style="text-align: center; padding: 5px;">_____ sq ft</td> </tr> </tbody> </table> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 5px;"><u>LOT 2</u></th> <th style="text-align: center; padding: 5px;">Existing</th> <th style="text-align: center; padding: 5px;">Proposed after Adjustment</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Building Coverage</td> <td style="text-align: center; padding: 5px;">_____ sq ft</td> <td style="text-align: center; padding: 5px;">_____ sq ft</td> </tr> <tr> <td style="padding: 5px;">Paved Area</td> <td style="text-align: center; padding: 5px;">_____ sq ft</td> <td style="text-align: center; padding: 5px;">_____ sq ft</td> </tr> <tr> <td style="padding: 5px;">Landscaped Area</td> <td style="text-align: center; padding: 5px;">_____ sq ft</td> <td style="text-align: center; padding: 5px;">_____ sq ft</td> </tr> <tr> <td style="padding: 5px;">Unimproved Area</td> <td style="text-align: center; padding: 5px;">_____ sq ft</td> <td style="text-align: center; padding: 5px;">_____ sq ft</td> </tr> <tr> <td style="padding: 5px;">TOTAL:</td> <td style="text-align: center; padding: 5px;">_____ sq ft</td> <td style="text-align: center; padding: 5px;">_____ sq ft</td> </tr> </tbody> </table>			<u>LOT 1</u>	Existing	Proposed after Adjustment	Building Coverage	_____ sq ft	_____ sq ft	Paved Area	_____ sq ft	_____ sq ft	Landscaped Area	_____ sq ft	_____ sq ft	Unimproved Area	_____ sq ft	_____ sq ft	TOTAL:	_____ sq ft	_____ sq ft	<u>LOT 2</u>	Existing	Proposed after Adjustment	Building Coverage	_____ sq ft	_____ sq ft	Paved Area	_____ sq ft	_____ sq ft	Landscaped Area	_____ sq ft	_____ sq ft	Unimproved Area	_____ sq ft	_____ sq ft	TOTAL:	_____ sq ft	_____ sq ft
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TOTAL:	_____ sq ft	_____ sq ft																																				
<p>(If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet.)</p>																																						
<p>5. Parking will be provided as follows: <u>NA</u></p> <table style="width:100%; border-collapse: collapse;"> <tbody> <tr> <td style="width: 20%; padding: 5px;">LOT 1</td> <td style="padding: 5px;">Existing Spaces _____</td> <td style="padding: 5px;">Proposed Spaces _____</td> </tr> <tr> <td style="padding: 5px;">LOT 2</td> <td style="padding: 5px;">Existing Spaces _____</td> <td style="padding: 5px;">Proposed Spaces _____</td> </tr> </tbody> </table> <p>(If more than two lots are being adjusted, submit the above information for each additional lot on an attached sheet).</p>			LOT 1	Existing Spaces _____	Proposed Spaces _____	LOT 2	Existing Spaces _____	Proposed Spaces _____																														
LOT 1	Existing Spaces _____	Proposed Spaces _____																																				
LOT 2	Existing Spaces _____	Proposed Spaces _____																																				

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.

RECORDING REQUESTED BY:
Redwood Empire Title Company of Mendocino
County

2020-17626
Recorded at the request of:
REDWOOD EMPIRE TITLE
12/23/2020 09:46 AM
Fee: \$16.00 Pgs: 1 of 2

OFFICIAL RECORDS
Katrina Bartolomie - Clerk-Recorder
Mendocino County, CA



**Mail Tax Statements and
When Recorded Mail Document To:**
Vineet Jaggi and Sabeena Jaggi
1207 Ollivera Terrace
Sunnyvale, CA 94087

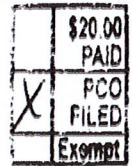
Escrow No.: 20202294DN

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s) Documentary Transfer Tax stamps in the sum of \$528.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated area: City of Gualala



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

Le Thuy Vuong

hereby **GRANT(S)** to

Vineet Jaggi and Sabeena Jaggi, husband and wife and Vishesh Jaggi, an unmarried man, as tenants in common

the following described real property:

Lot 6 of Block E, as numbered and designated upon the Map of Anchor Bay Subdivision #1 filed July 19, 1960 in Map Case 2, Drawer 1, Page 55, Mendocino County Records.

APN: 144-035-07

Dated: December 16, 2020

Le Thuy Vuong
Le Thuy Vuong

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of YOLO

On 12-18-2020 before me,
J. PETERSEN, Notary Public,

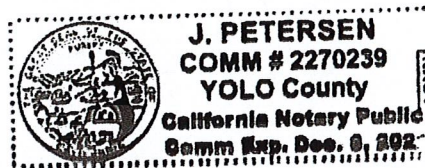
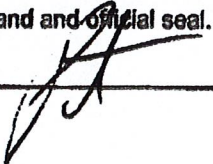
personally appeared LE THUY KUONG

LE THUY KUONG who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/~~she~~ they executed the same in his/~~her~~ their authorized capacity(ies), and that by his/~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature _____ (Seal)



RECORDING REQUESTED BY:

REQUESTOR'S NAME

E MAX BALLANTINE

WHEN RECORDED MAIL TO:

RECIPIENT'S NAME

E MAX BALLANTINE

STREET ADDRESS -or- P.O. BOX

35501 S. HWY 1, UNIT 110

CITY

GUALALA

CA

CA.

ZIPCODE

95445

2019-12309

Recorded at the request of

E MAX BALLANTINE

10/03/2019 03:31 PM

Fee: \$22.00 Pgs 1 of 4

OFFICIAL RECORDS

Katrina Bartolome - Clerk-Recorder
Mendocino County, CA



	\$20.00
	PAID
	PCO
	FILED
X	Exempt

SPACE DIRECTLY ABOVE RESERVED FOR RECORDER'S USE

DOCUMENT TITLE(S) CORRECTION DEED

58 characters max. per line

Reason for re-recording: *This document is being recorded to correct document No. 2019-04887 which was recorded 05/08/2019, to correct the Grantor(s) name and form of title. APN 144-035-0600*

The Grantor(s) name and form of title in the Grant Deed recorded on 05/08/2019 No. 2019-04887 inaccurately lists form of title as Andrea Abernethy Lunsford, Trustee of the Andrea Abernethy Lunsford Living Trust dated Dec 3, 2019, whereby, the correct Grantor(s) name and form of title is Andrea Abernethy Lunsford, an unmarried woman as listed on document No. 2009-06935 recorded 05/14/2001

Legal description for APN-144-035-06 attached as Exhibit "A".

Recording requested by (name):

E MAX BALLANTINE

And when recorded, mail this deed and tax statements to (name and address):

E MAX BALLANTINE
35501 S. HWY 1, UNIT 110
GUALALA, CA, 95445

2019-04887

Recorded at the request of
DIANE PHILLIPS E MAX BALLANTINE
05/08/2019 10:11 AM
Fee: \$94.00 Pgs: 1 of 3

OFFICIAL RECORDS
Katrina Bartolome - Clerk-Recorder
Mendocino County, CA



\$20.00
PAID
PCO
FILED
Exempt

GRANT DEED

APN: 144-035-0600

DOCUMENTARY TRANSFER TAX \$ 0
EXEMPTION (R&T CODE) 11930
EXPLANATION GIFT

Signature of Declarant or Agent determining tax

For a valuable consideration, receipt of which is hereby acknowledged,

GRANTOR(S) ANDREA ABERNETHY LUNSFORD, TRUSTEE OF THE ANDREA
(Current Owner(s), including form of title)
ABERNETHY LUNSFORD LIVING TRUST DATED DECEMBER 3, 2001

hereby grant(s) to GRANTEE(S) E MAX BALLANTINE
(New Owner(s))

as TRUSTEE OF THE BALLANTINE LEGACY TRUST DATED JAN 22, 2014.
(An Unmarried Person / Joint Tenants / Tenants in Common / Community Property / Community Property with Right of Survivorship / etc.)

the following real property in the City of GUALALA, County of
MENDOCINO, California: (insert legal description)

See EXHIBIT "A" attached hereto for legal description

Date: 5-6-19

Andrea A. Lunsford
(Signature of declarant)
ANDREA A. LUNSFORD
(Typed or written name of declarant)

Date: _____

(Signature of declarant)

(Typed or written name of declarant)

This form must be signed in front of a notary.

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma

On May 6, 2019 before me, Cynthia Cione, Notary Public
(insert name and title of the officer)

personally appeared Andrea Abernethy Lunsford who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cynthia Cione (Seal)

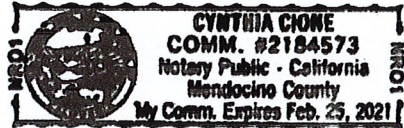


EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Mendocino, State of California,
described as follows:

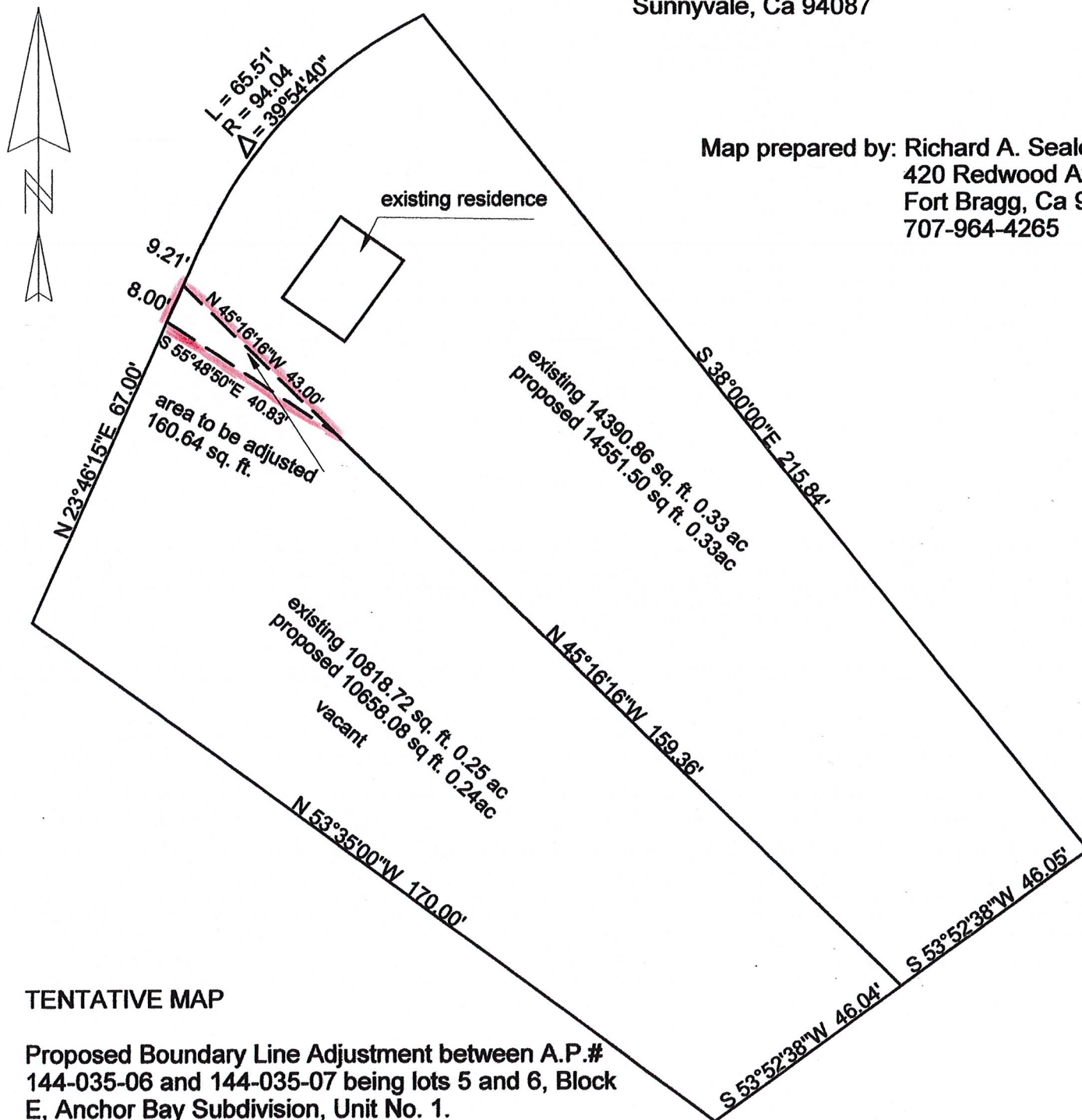
**LOT 5 OF BLOCK E AS NUMBERED AND DESIGNATED UPON THE MAP OF ANCHOR BAY
SUBDIVISION #1 RECORDED JULY 19, 1960 IN MAP CASE 2, DRAWER 1, PAGE 55, MENDOCINO
COUNTY RECORDS.**

APN: 144-035-06

Owners: A.P.# 144-035-06
Max Ballantine
35501 S. Hwy One
Gualala, Ca 95445

A.P. # 144-035-07
Vineet Jaggi
1207 Olivera Terrace
Sunnyvale, Ca 94087

Map prepared by: Richard A. Seale
420 Redwood Ave.
Fort Bragg, Ca 95437
707-964-4265



TENTATIVE MAP

Proposed Boundary Line Adjustment between A.P.#
144-035-06 and 144-035-07 being lots 5 and 6, Block
E, Anchor Bay Subdivision, Unit No. 1.

Mendocino County
Scale $1'' = 30'$

California
October, 2021

Dirk Larson - RE: Boundary line Adjustment for 46841 & 46851 Ocean View Ave; Anchor Bay

From: "Jen Caughey" <mcwd2@mcn.org>
To: "Dirk Larson" <larsondj@mendocinocounty.org>
Date: 12/13/2021 8:18 PM
Subject: RE: Boundary line Adjustment for 46841 & 46851 Ocean View Ave; Anchor Bay
Cc: "Christina Pallmann" <pallmann@mendocinocounty.org>

Ok thank you
We do not have any objections

From: Dirk Larson <larsondj@mendocinocounty.org>
Sent: Monday, December 13, 2021 2:43 PM
To: Jen Caughey <mcwd2@mcn.org>
Cc: Christina Pallmann <pallmann@mendocinocounty.org>
Subject: RE: Boundary line Adjustment for 46841 & 46851 Ocean View Ave; Anchor Bay

Good Afternoon-

This Boundary Line Adjustment (BLA) project does not propose to create any new parcel(s), owners are simply moving the property line between two existing, separate legal lots. Although one of the parcels involved with this BLA is vacant, no new development is being requested as part of this particular project. If they do propose to develop the vacant lot with a residence in the future, post BLA, they will be required to apply for a Coastal Development Permit (CDP) at which time confirmation of hookups to the district or proof of well/septic systems would occur as part of the application process.

I have attached the tentative map for your review. Feel free to reach out to me with any other questions you may have.

Best,

Dirk J. Larson

Dirk J. Larson
Planner II
Planning and Building Services
Mendocino County
860 N. Bush St
Ukiah, CA 95482
707-234-6650

>>> "Jen Caughey" <mcwd2@mcn.org> 12/13/2021 1:33 PM >>>

Dirk Larson - EH Comment on B_2021-0058

From: Christina Pallmann
To: Dirk Larson
Date: 12/14/2021 10:02 AM
Subject: EH Comment on B_2021-0058

Hi Dirk,

Sewage (Mendocino County Waterworks Distirct #2 Anchor Bay) is ok with this BL as is Water (North Gualala Water Co.) with the info below that should be shared with the owners.

Thank-you,

Christina Pallmann

Registered Environmental Health Specialist 2
Mendocino Count Dept of Environmental Health
120 West Fir St.
Fort Bragg, California 95437
pallmannc@mendocinocounty.org

>>> "North Gualala Water Co." <office@ngwco.com> 12/14/2021 9:41 AM >>>
See my email below,

David

PO Box 1000
38958 Cypress Way
Gualala, CA 95445
Ph. 707-884-3579
FAX 707-884-1620
office@ngwco.com

On Mon, Dec 13, 2021 at 3:06 PM David Bower <davidbower001@gmail.com> wrote:

We don't have any reason to object. I would caution them as we already have meter boxes / lines in there, and it's usually at the property pin to split the property line with our facilities, they would probably need to grant a utility easement for the parcel that is shrinking to pull water across to meet the meter box. The shrinking property doesn't *need* this, but it would mean that the second parcel (if vacant) future water service would start with a mainline tap, which would probably cost \$4-5,000 extra. Our maps show the meter box designated for the two parcels is on the corner that is subject for a BLA.

It looks like they are doing this to correct a side parcel setback (since I have no information stating this, I'm basing my assumption on the lines as redrawn). If they are doing this to correct setback issues, then

From: Christina Pallmann <pallmannc@mendocinocounty.org>
Sent: Monday, December 13, 2021 11:09 AM
To: mcwd2@mcn.org
Cc: Dirk Larson <larsondj@mendocinocounty.org>
Subject: Boundary line Adjustment for 46841 & 46851 Ocean View Ave; Anchor Bay

Dear MCWD2,

The Department of Environmental Health has received a Boundary Line Adjustment referral for APN: 114-035-06 & APN: 144-035-07.

I believe you manage both septic and water supply for this subdivision.

Have you been informed of this BL and do you have any objections?

Thank you very much,

Christina Pallmann

Registered Environmental Health Specialist 2
Mendocino Count Dept of Environmental Health
120 West Fir St.
Fort Bragg, California 95437
pallmannc@mendocinocounty.org



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