



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

November 4, 2022

Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor
Forestry Advisor
Air Quality Management
Archaeological Commission

Mendocino Cannabis Department
Sonoma State University
Treasurer-Tax Collector
Caltrans
Department of Forestry/ CalFire
-Land Use
-Resource Management

California Department of Fish and Wildlife
Regional Water Quality Control Board
Sierra Club
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Fort Bragg Rural Fire Protection District

CASE#: U_2022-0008

DATE FILED: 10/21/2022

OWNER/APPLICANT: JOEL DEVERS

AGENT: RAY VAN PELT

REQUEST: Establishment of a small (up to 2,500 square foot) indoor cannabis cultivation on a previously nonconforming cultivation site existing prior to January 1, 2016.

ENVIRONMENTAL DETERMINATION:

LOCATION: 4.6± miles east-northeast of the center of Fort Bragg, along a private drive 0.6± miles north of its intersection with Highway 20 (SR 20), located at 27984 Highway 20, Fort Bragg.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: ROB FITZSIMMONS

RESPONSE DUE DATE: November 18, 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: U_2022-0008

OWNER/ APPLICANT:

Joel Devers

AGENT:

Ray Van Pelt

REQUEST:

Establishment of a small (up to 2,500 square foot) indoor cannabis cultivation on a previously nonconforming cultivation site existing prior to January 1, 2016.

LOCATION:

4.6± miles east-northeast of the center of Fort Bragg, along a private drive 0.6± miles north of its intersection with Highway 20 (SR 20), located at 27984 Highway 20, Fort Bragg.

APN:

020-422-28

PARCEL SIZE:

3.00± acres

GENERAL PLAN:

Forest Lands 160ac

ZONING:

Timberland Production

EXISTING USES:

Residential and Previously Unpermitted Commercial Cannabis Cultivation

DISTRICT:

4, Gjerde

RELATED CASES: AG_2017-0745, IC_2021-0885, BF_2021-0715, CFBL_2018-0135, WW_21133

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	FL160	FL160	20.0± acres	Agricultural
EAST:	FL160	TP160	63.7± acre	Timberland
SOUTH:	FL160	TP160	141.5± acres	Timberland
WEST:	FL160	TP160	20.0± acres	Timberland

REFERRAL AGENCIES

LOCAL

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

- Sanitation District
- School District
- Water District
- Mendocino Cannabis Department
- Planning Division
- Resource Lands Protection Com.
- Sonoma State University
- Treasurer-Tax Collector

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:

On 9/19/2017, the applicant's father applied for a permit (AG_2017-0745) for mixed-light cannabis cultivation on the subject parcel. The initial submittal packet included evidence that the site was host to cannabis cultivation prior to legalization. The applicant was allowed to continue to cultivate, at the level proposed by AG_2017-0745, while the cultivation permit was being processed by the County. As of 10/27/2022, final action on AG_2017-0745 has not been made (it has neither been issued or denied).

On 11/16/2021, the site was inspected by the California Department of Cannabis Cultivation, and found to have incorporated indoor cultivation, in contradiction with the site's mixed-light provisional state license and in-process County permit. A site visit with County staff confirmed that all indoor cultivation had been abated. The applicant intends to switch their County permit application and State license to allow for indoor cultivation, but must be approved for a Minor Use Permit prior to finalizing the changeover of the former. Consequently, they applied for this permit, U_2022-0008, on 10/21/2022.

The project site was cleared of trees at some point between December 2005 and June 2006, based on historic satellite imagery. The subject parcel was further cleared under a CalFire Less Than 3 Acre Conversion for residential use (1-17EX-019MEN) in 2017, but the cannabis cultivation operations are restricted to the earlier clearing.

The existing Indoor cultivation facility, a 1440 square foot metal building, is unpermitted, but an application for a Building Permit to legalize it has been submitted (BF_2021-0715). Three additional structures are proposed. As proposed, two employees per shift are anticipated.

The applicant's anticipated water usage is 50,000 gallons per year. The applicant has stated they use a recirculation system that results in no wastewater.

STAFF PLANNER: ROB FITZSIMMONS

DATE: 11/4/2022

ENVIRONMENTAL DATA

1. MAC:

GIS
NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
High/Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS
Grazing Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
Critical Water Resources Bedrock (CWRbr)

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
221 – Vandamme loam

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
NO

10. TIMBER PRODUCTION ZONE:

GIS
YES

11. WETLANDS CLASSIFICATION:

GIS
NO

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
NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
NO

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy
NO

22. OAK WOODLAND AREA:

USDA
YES

23. HARBOR DISTRICT:

Sec. 20.512
NO



PLANNING & BUILDING SERVICES

Office Use Only box containing: CASE NO: U-2022-0008, DATE FILED: 10/21/22, FEE: \$3,585, RECEIPT NO: PRS-052780, RECEIVED BY: LCR

APPLICATION FORM

APPLICANT:

Name: Joel Devers Phone: 404-907-6336
Mailing Address: 12850 Highway 9 North #216
City: Alpharetta State/Zip: Ga 30004 Email: ogsinc420@gmail.com

PROPERTY OWNER:

Name: Joel Devers Phone: 404-907-6336
Mailing Address: 12850 Highway 9 North #216
City: Alpharetta State/Zip: Ga 30004 Email: Joeldevers@yahoo.com

AGENT:

Name: Ray Van Pelt Phone: 707-485-4349
Mailing Address: P.O. Box 1355
City: Willits State/Zip: CA Email: rvp1151@yahoo.com

ASSESSOR'S PARCEL NUMBER/S: 0204222800

TYPE OF APPLICATION:

- Administrative Permit, Agricultural Preserve: New Contract, Agricultural Preserve: Cancellation, Agricultural Preserve: Rescind & ReEnter, Airport Land Use, Development Review, Exception, Flood Hazard Development Permit, General Plan Amendment, Land Division - Minor, Land Division - Major, Land Division - Parcel, Land Division - Re-Subdivision, Modification of Conditions, Reversion to Acreage, Rezoning, Use Permit - Cottage, Use Permit - Minor, Use Permit - Major, Use Permit - Modification, Variance, Other

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

Signature of Applicant/Agent: [Signature] Date: 9/24/2022
Signature of Owner: [Signature] Date: 9/24/2022

4. Will the project be phased?

YES NO If yes, explain your plans for phasing:

Build one building at a time

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

YES NO If no, explain:

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

YES NO If yes, explain:

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

	Number	Size
No. of covered spaces:	_____	_____
No. of uncovered spaces:	10	_____
No. of standard spaces:	_____	_____
No. of accessible spaces:	2	_____
Existing no. of spaces:	_____	_____
Proposed additional spaces:	Parking is plentiful	_____
Total:	_____	_____

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

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

9. For grading or road construction, complete the following:

Amount of cut: _____ cubic yards

Amount of fill: _____ cubic yards

Max. height of fill slope: _____ feet

Max. height of cut slope: _____ feet

Amount of import/export: _____ cubic yards

Location of borrow or disposal site: _____

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

YES NO

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

YES NO

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

YES NO If yes, explain how:

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

YES NO

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

YES NO

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

Diking: YES NO

Filling: YES NO

Dredging: YES NO

Structures: Open Coastal Waters Wetlands Estuaries Lakes

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

Location of dredged material disposal site?: N/A

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

16. Will there be any exterior lighting?

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

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

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

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

Telephone: YES NO

18. What will be the method of sewage disposal?

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

19. What will be the domestic water source:

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

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

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

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

N/a

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

Property located right off 5 mile marker on highway 20

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

- YES NO

1600 square foot metal building - indoor cannabis grow

12 x 10 wooden shed - Storage

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

- YES NO

25. What is the maximum height of all structures?

Existing: 15-30 feet

Proposed: 15-30 feet

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

Existing: 1600 square feet

Proposed: 4800 square feet

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

Total Lot Area: 3 acres square feet

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

Simple....1600 square foot metal building and a 12x 10 wooden shed.....I plan to build 3 more buildings and a small house that's already included in a

Previous permit.

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

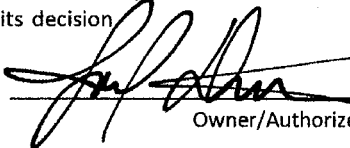
One close neighbor....he is an older gentleman...Davis Borson

30. Indicate the surrounding land uses:

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

CERTIFICATION AND SITE VIEW AUTHORIZATION

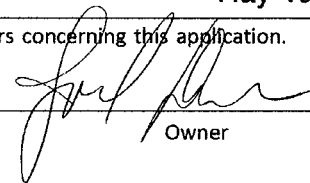
1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted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


9/24/2022
 Owner/Authorized Agent Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize Ray Van Pelt to act as my representative
 and to bind me in all matters concerning this application.


9/24/2022
 Owner Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

Name Joel Dewers	Name Ray Van Pelt	Name
Mailing Address 12850 Highway 9 North #16 Alpharetta GA 30004	Mailing Address P.O. Box 1355 Willits, Ca 95490	Mailing Address

COMPLETE FOR PROJECTS
LOCATED IN THE COASTAL
ZONE ONLY

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on _____
(date of posting), I or my authorized representative posted the "NOTICE OF PENDING
PERMIT" for application to obtain a Coastal Development Permit for the development of:

(Description of development)

Located at:

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

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

Owner/Authorized Representative

Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

COMPLETE FOR PROJECTS
LOCATED IN THE COASTAL
ZONE ONLY

NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE COUNTY OF MENDOCINO.

PROPOSED DEVELOPMENT: _____

LOCATION: _____

APPLICANT: _____

ASSESSOR'S PARCEL NUMBER: _____

DATE NOTICE POSTED: _____

FURTHER INFORMATION IS AVAILABLE AT:

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

Indemnification And Hold Harmless

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

Indemnification Agreement

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

9/24/2022

Date



Applicant



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SVCS.

860 NORTH BUSH STREET • UKIAH, 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

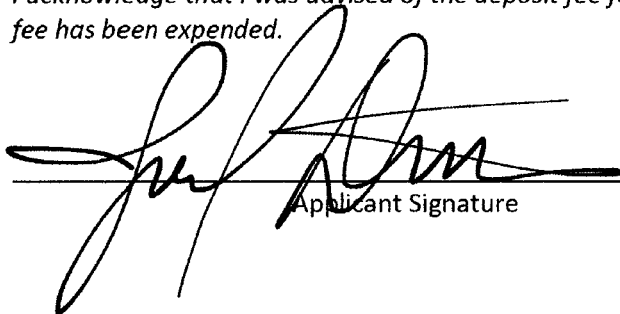
ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

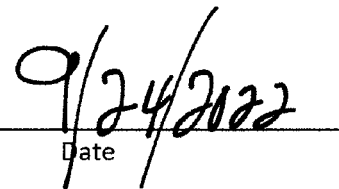
By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122 and 19-170)

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


 Date

OFFICE USE ONLY:

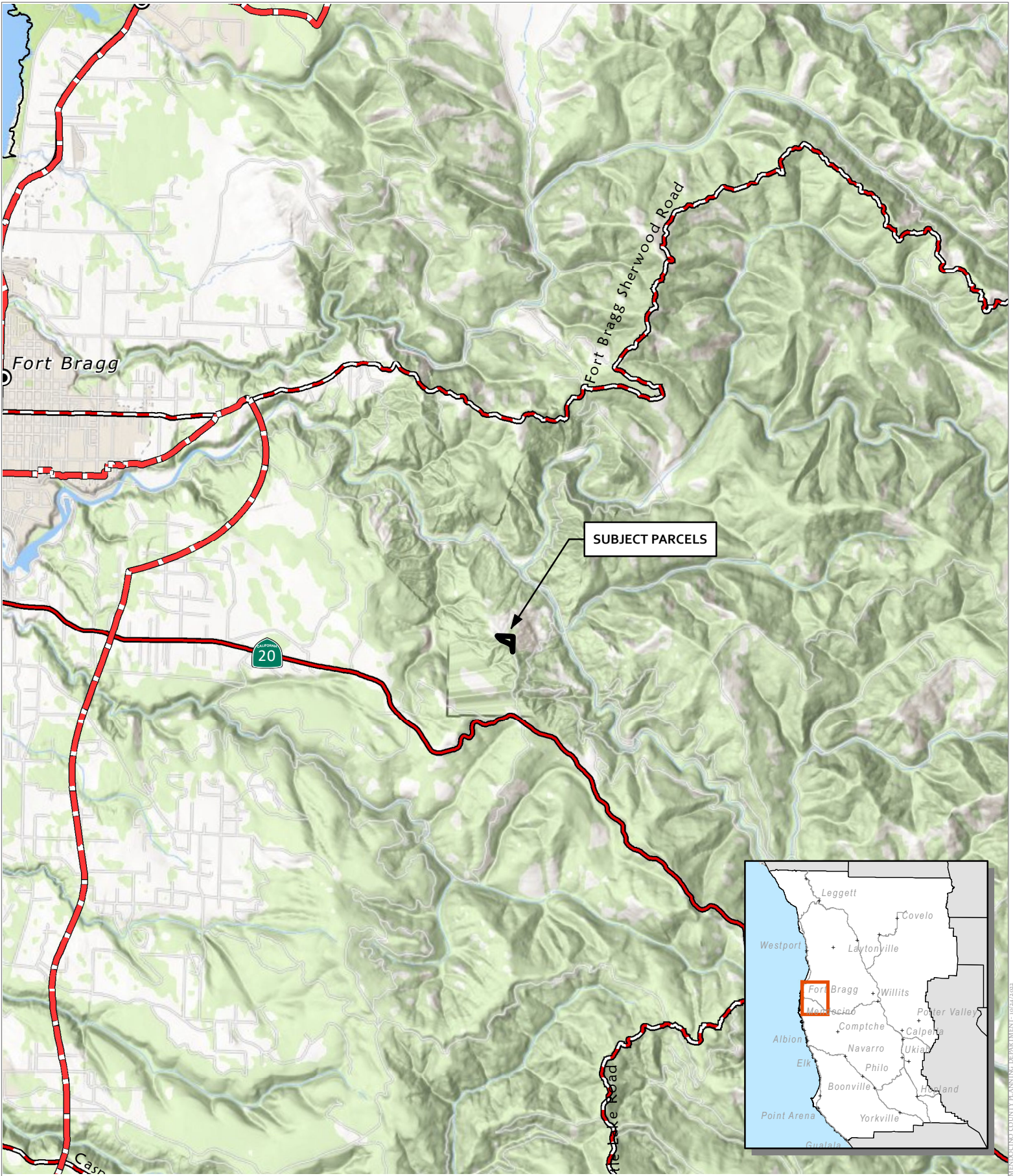
 Project or Permit Number

Coastal Zone Development

Complete for projects located in the coastal zone only

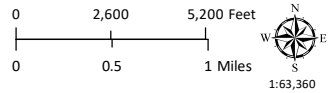
List all property owners within 300 feet and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

APN Lastname, Firstname Street Address City, State Zip		



CASE: U 2022-0008
OWNER: DEVERS, Joel
APN: 020-422-28
APLCT: Joel Devers
AGENT: Ray Van Pelt
ADDRESS: 27984 Hwy 20, Fort Bragg

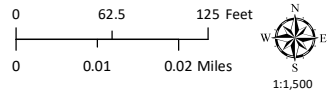
- Major Towns & Places
- Major Roads
- ▬ Coastal Zone Boundary
- Highways



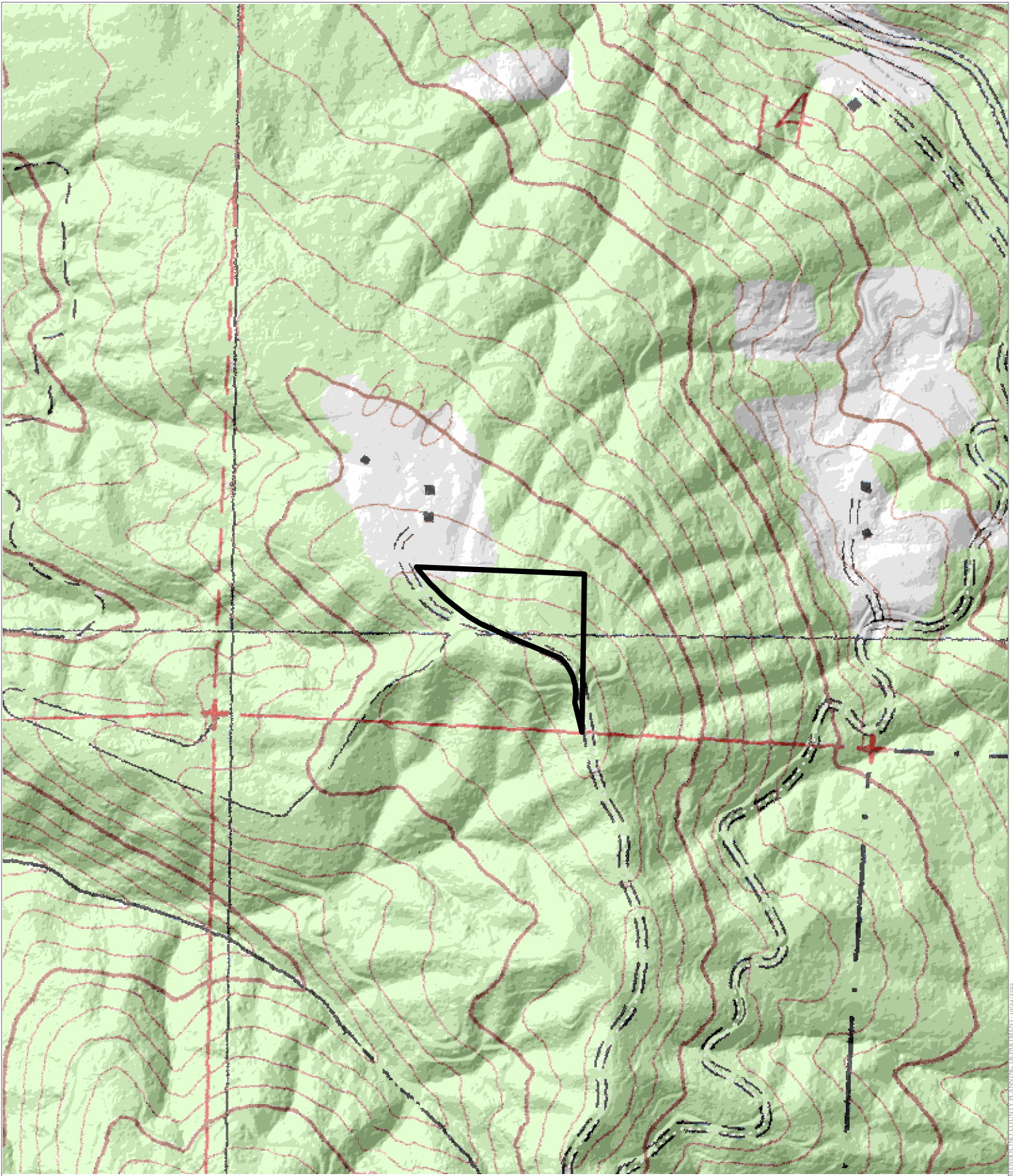
LOCATION



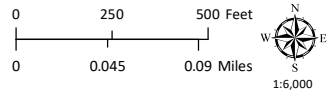
CASE: U 2022-0008
OWNER: DEVERS, Joel
APN: 020-422-28
APLCT: Joel Devers
AGENT: Ray Van Pelt
ADDRESS: 27984 Hwy 20, Fort Bragg



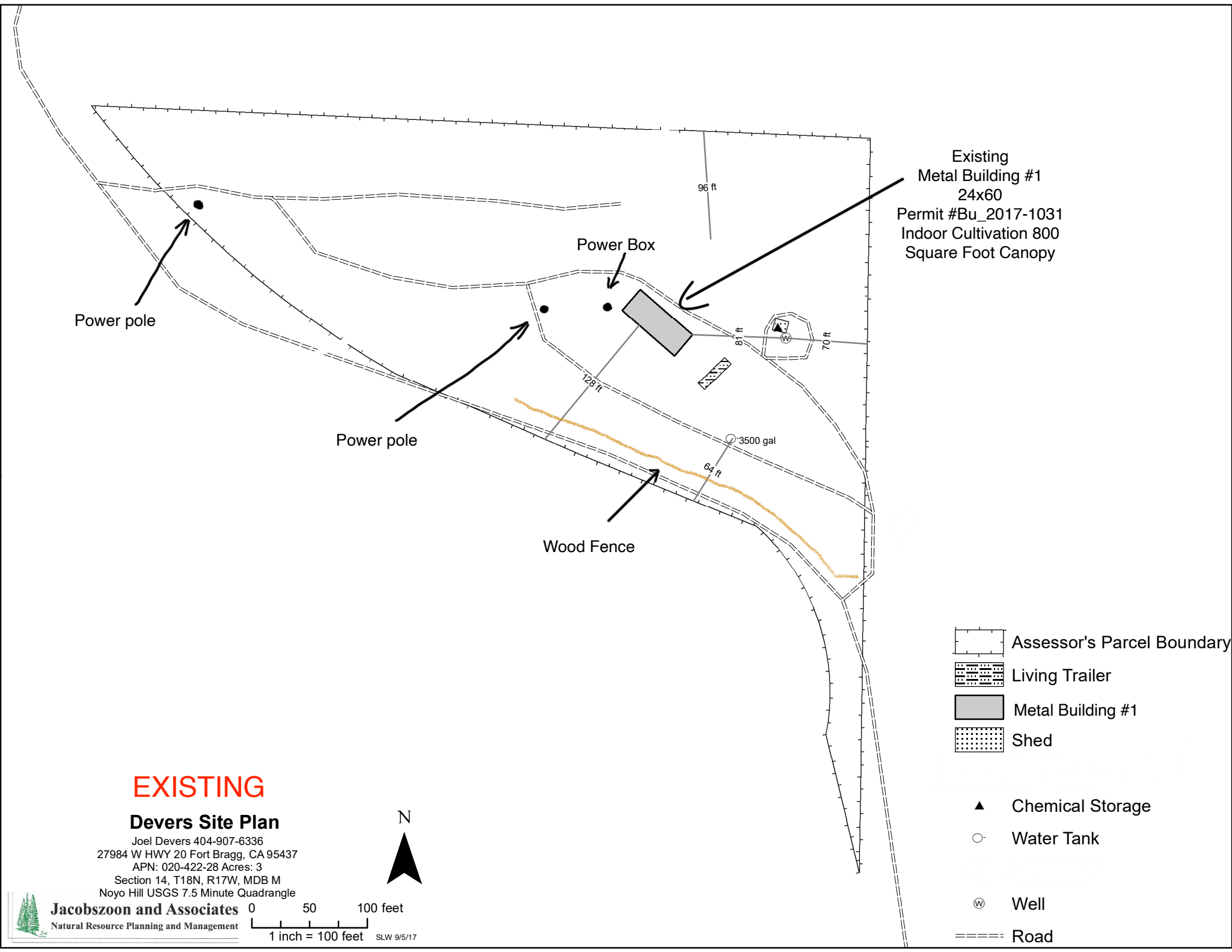
AERIAL IMAGERY



CASE: U 2022-0008
OWNER: DEVERS, Joel
APN: 020-422-28
APLCT: Joel Devers
AGENT: Ray Van Pelt
ADDRESS: 27984 Hwy 20, Fort Bragg



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET



Existing
 Metal Building #1
 24x60
 Permit #Bu_2017-1031
 Indoor Cultivation 800
 Square Foot Canopy









Power pole

Power Box

Power pole

Wood Fence

3500 gal

-  Assessor's Parcel Boundary
-  Living Trailer
-  Metal Building #1
-  Shed
-  Chemical Storage
-  Water Tank
-  Well
-  Road

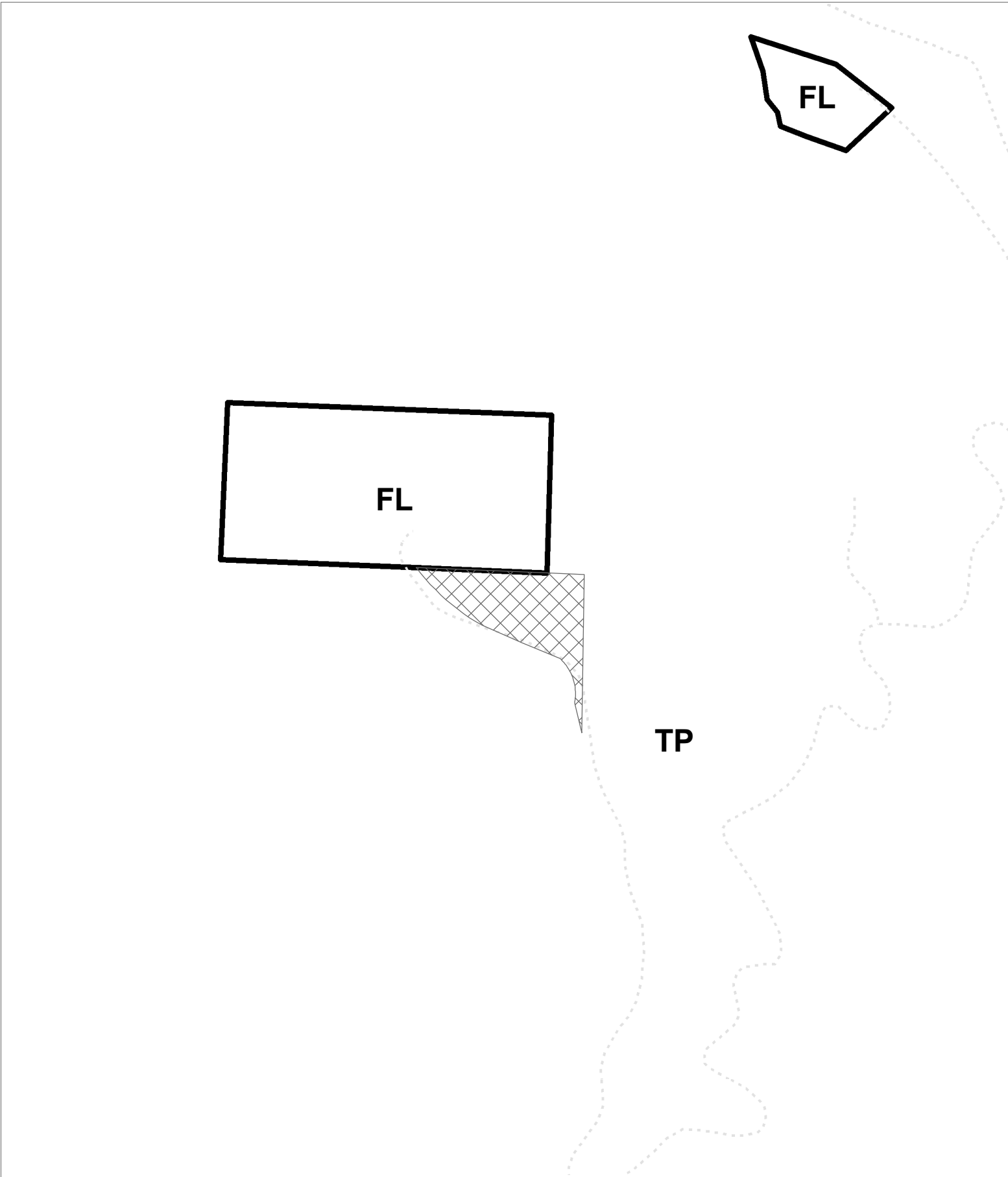
EXISTING

Devers Site Plan


Joel Devers 404-907-6336
 27984 W HWY 20 Fort Bragg, CA 95437
 APN: 020-422-28 Acres: 3
 Section 14, T18N, R17W, MDB M
 Noyo Hill USGS 7.5 Minute Quadrangle

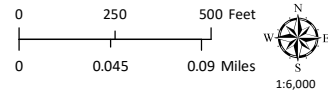


0 50 100 feet
 1 inch = 100 feet SLW 9/5/17

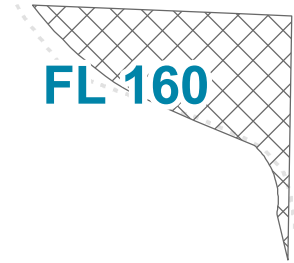


CASE: U 2022-0008
OWNER: DEVERS, Joel
APN: 020-422-28
APLCT: Joel Devers
AGENT: Ray Van Pelt
ADDRESS: 27984 Hwy 20, Fort Bragg

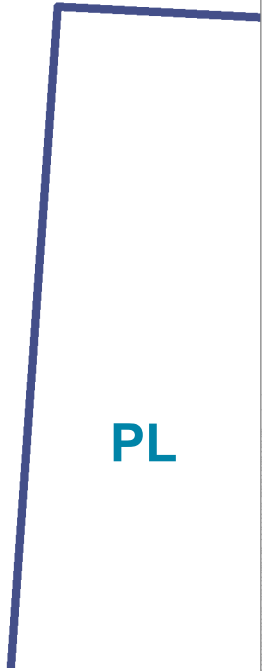
 Zoning Districts



ZONING



FL 160

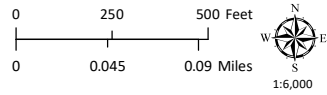


PL



General Plan Classes

CASE: U 2022-0008
OWNER: DEVERS, Joel
APN: 020-422-28
APLCT: Joel Devers
AGENT: Ray Van Pelt
ADDRESS: 27984 Hwy 20, Fort Bragg



GENERAL PLAN

020-422-26
H2o PROJECTS LLC
10.11 A±

020-422-25
LITTLE LESTER ARLEN
28.25 A±

020-422-04
BORSON DAVID ETTEE
20 A±

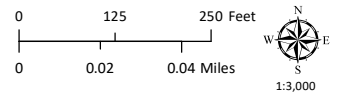
020-422-27
ANDERSONTIMOTHY & JULIET
63.67 A±

020-422-28
DEVERS JOEL
3 A±

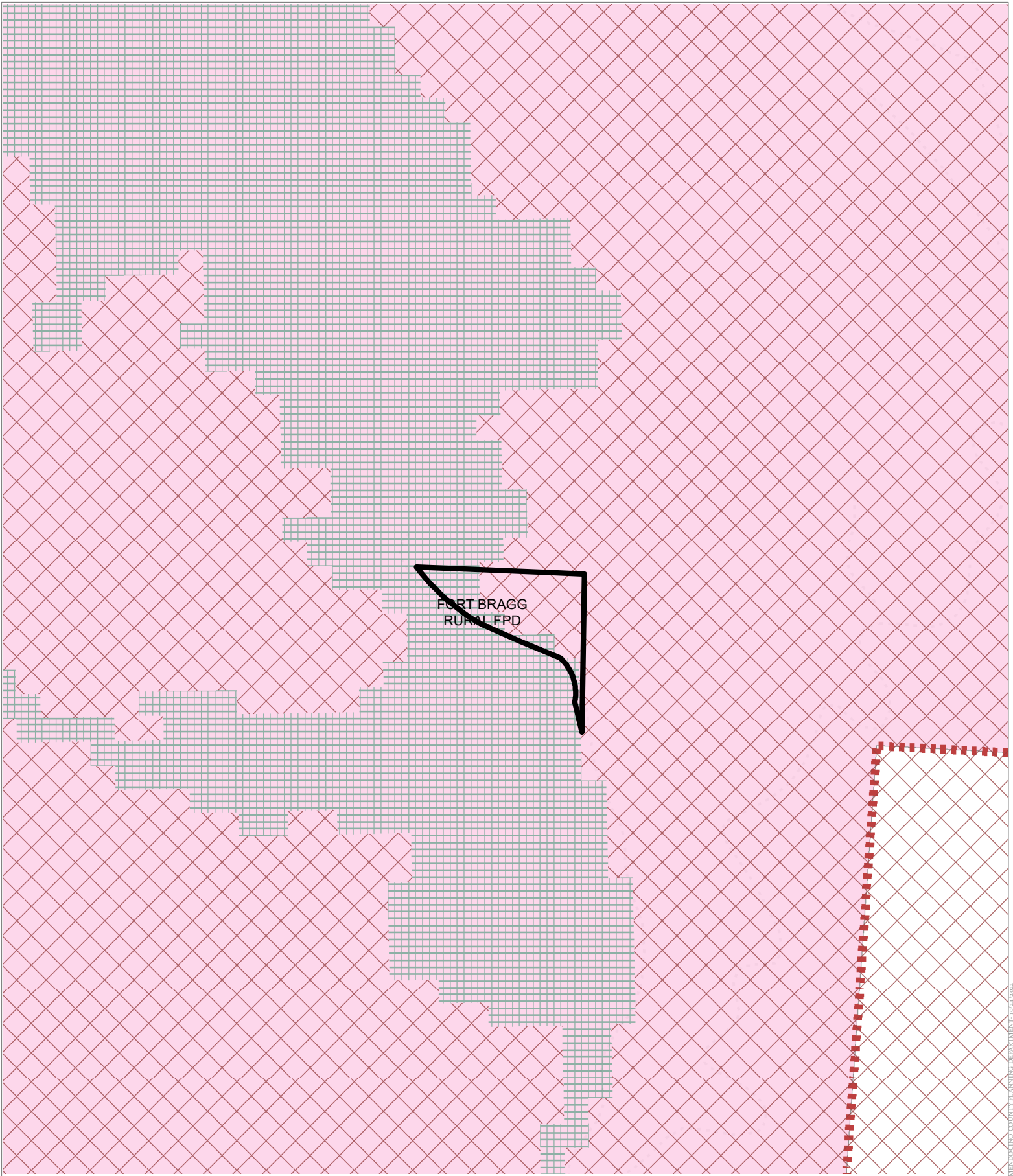
020-422-05
BURCH ROGER A & MICHELE M
20 A±

020-422-18
BURCH ROGER A & MICHELE M
141.5 A±

CASE: U 2022-0008
OWNER: DEVERS, Joel
APN: 020-422-28
APLCT: Joel Devers
AGENT: Ray Van Pelt
ADDRESS: 27984 Hwy 20, Fort Bragg



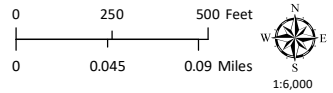
ADJACENT PARCELS



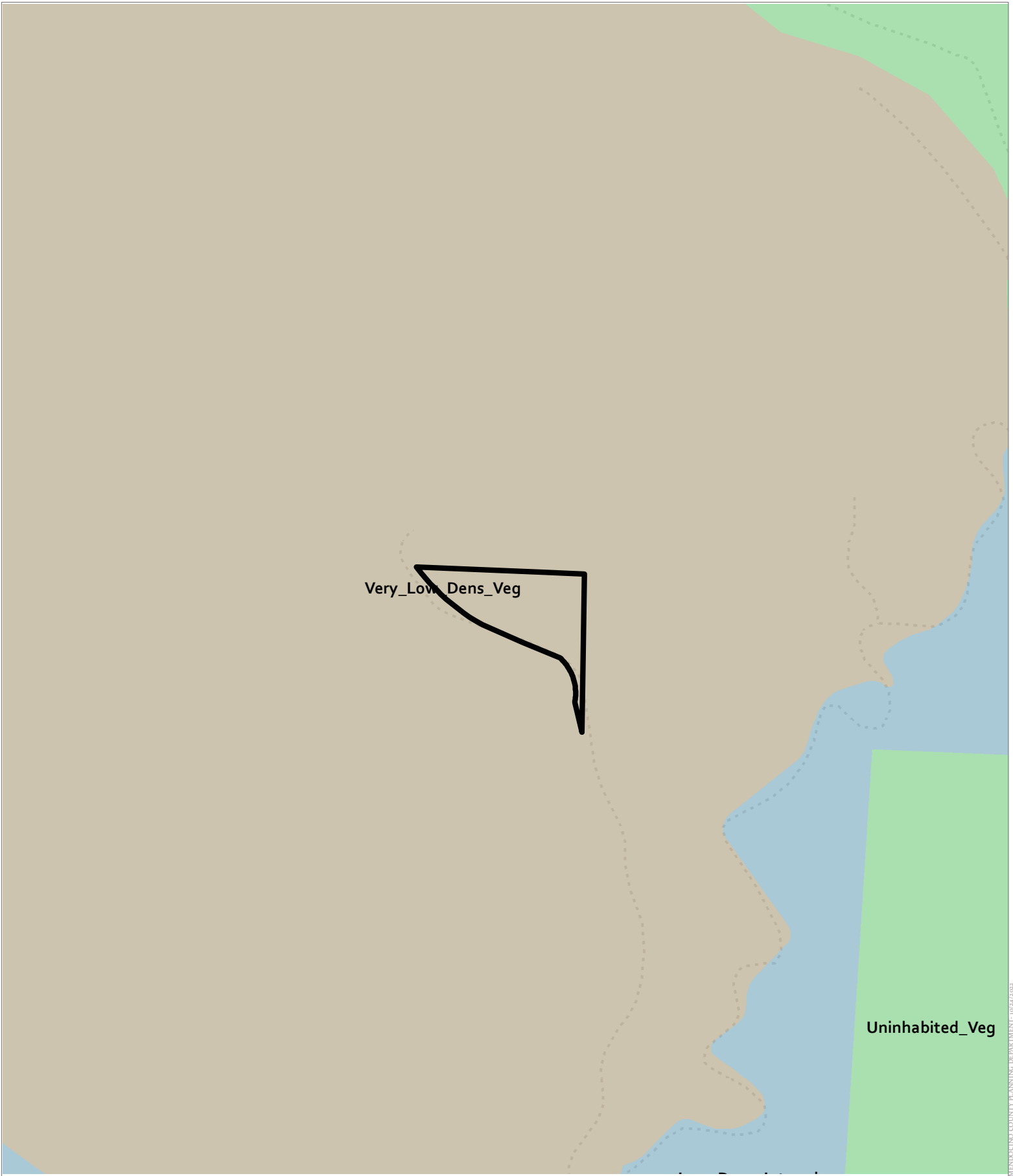
FORT BRAGG
RURAL FPD

CASE: U 2022-0008
OWNER: DEVERS, Joel
APN: 020-422-28
APLCT: Joel Devers
AGENT: Ray Van Pelt
ADDRESS: 27984 Hwy 20, Fort Bragg

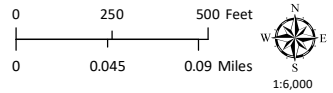
 High Fire Hazard
 Moderate Fire Hazard
 County Fire Districts



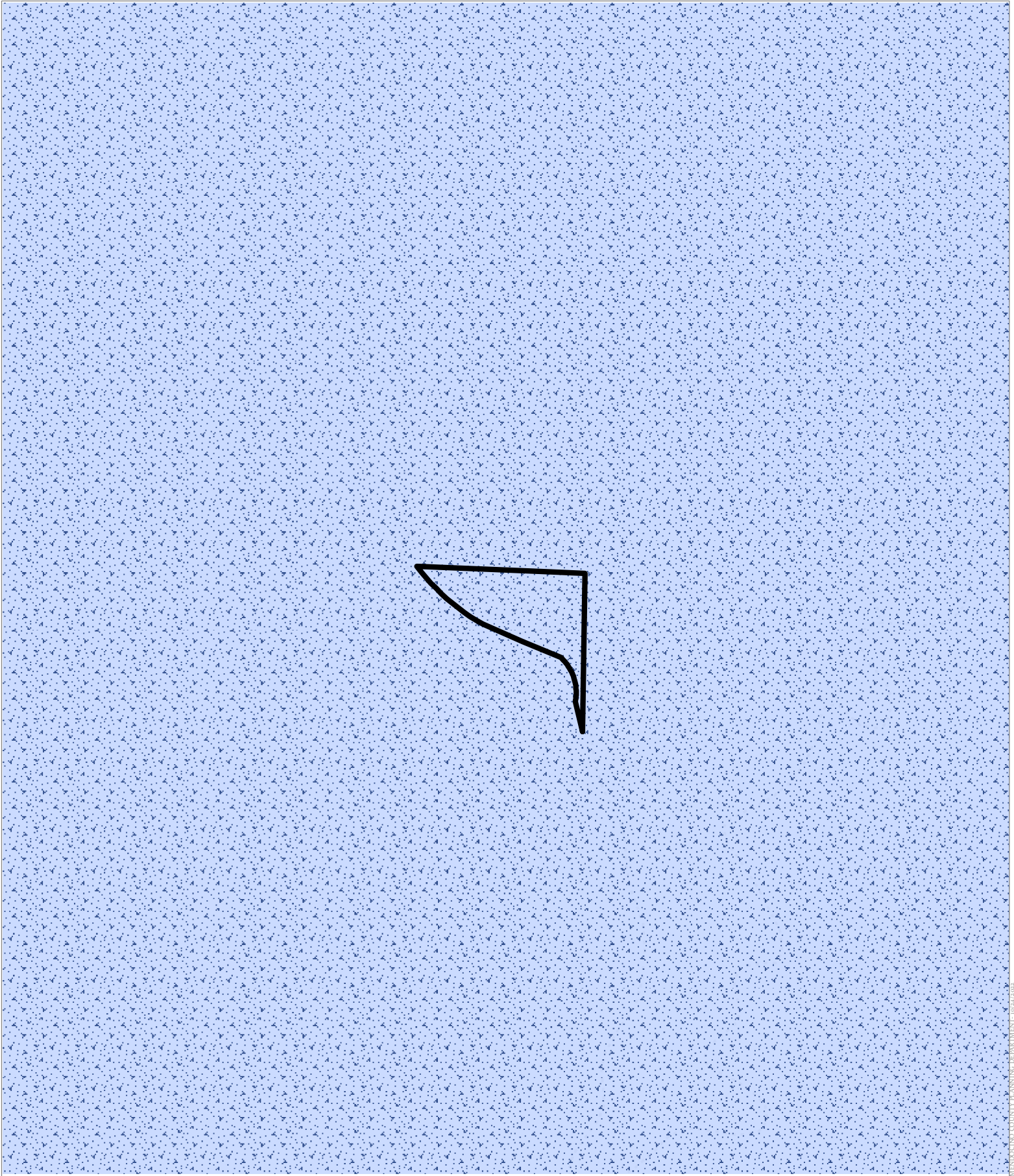
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



CASE: U 2022-0008
OWNER: DEVERS, Joel
APN: 020-422-28
APLCT: Joel Devers
AGENT: Ray Van Pelt
ADDRESS: 27984 Hwy 20, Fort Bragg

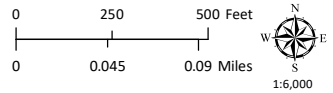


WILDLAND-URBAN INTERFACE



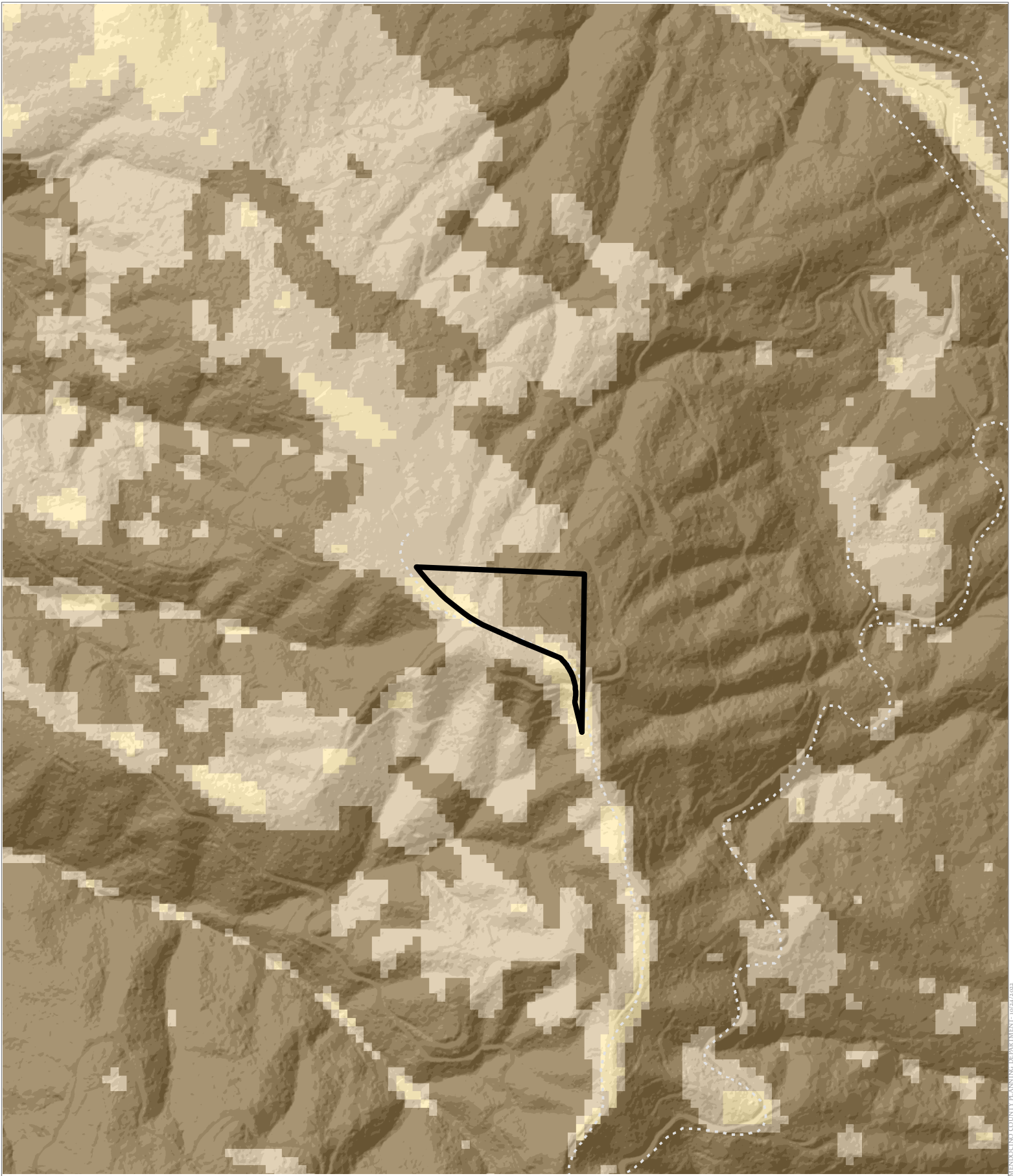
CASE: U 2022-0008
OWNER: DEVERS, Joel
APN: 020-422-28
APLCT: Joel Devers
AGENT: Ray Van Pelt
ADDRESS: 27984 Hwy 20, Fort Bragg

 Critical Water Resources Bedrock

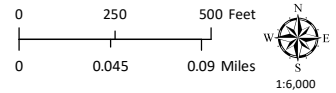
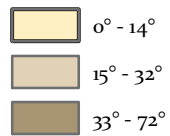


COASTAL GROUND WATER RESOURCE

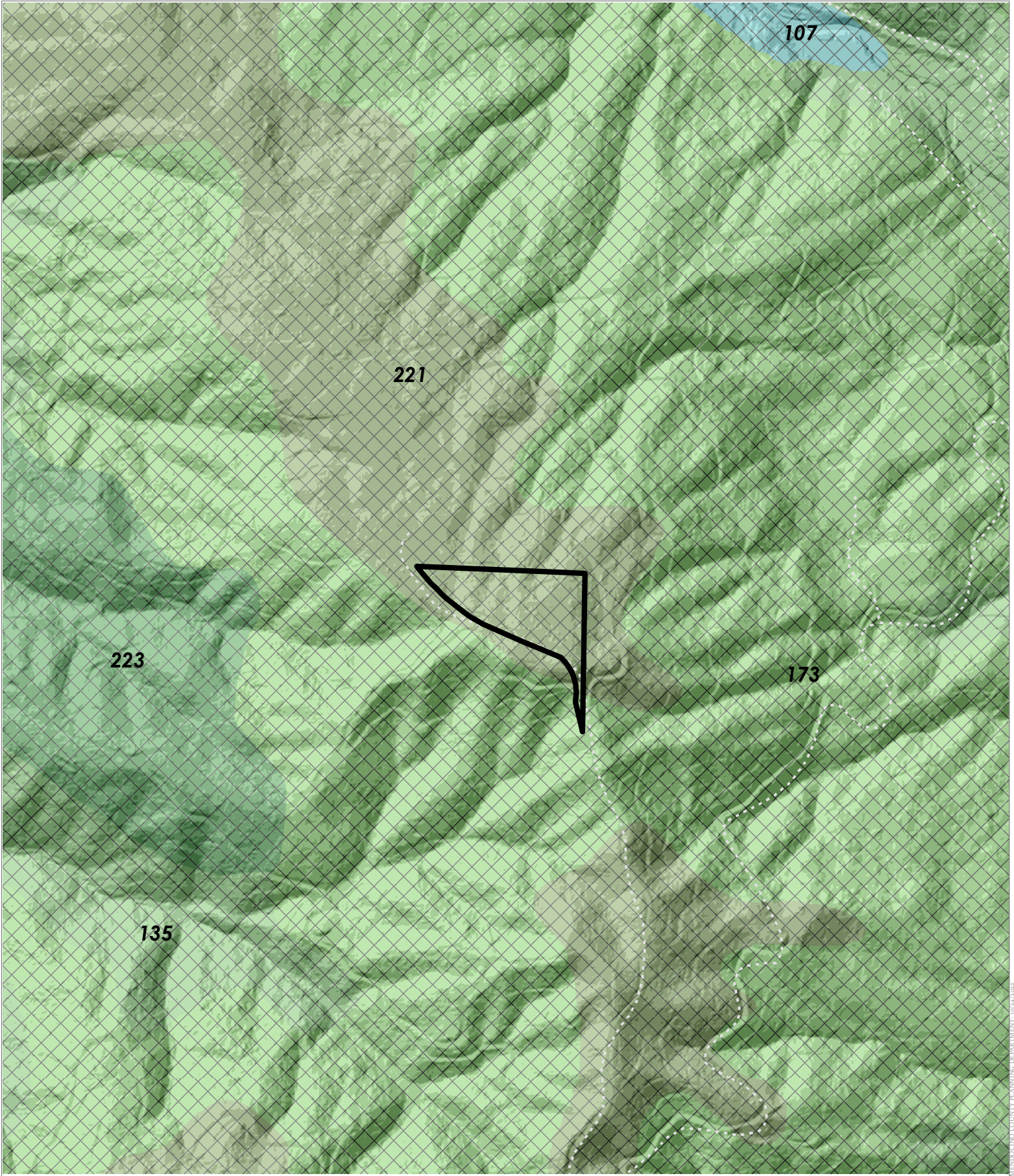
MENDOCINO COUNTY PLANNING DEPARTMENT HWY 20/28



CASE: U 2022-0008
OWNER: DEVERS, Joel
APN: 020-422-28
APLCT: Joel Devers
AGENT: Ray Van Pelt
ADDRESS: 27984 Hwy 20, Fort Bragg

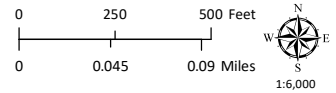


ESTIMATED SLOPE

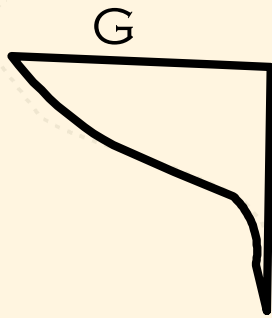


CASE: U 2022-0008
OWNER: DEVERS, Joel
APN: 020-422-28
APLCT: Joel Devers
AGENT: Ray Van Pelt
ADDRESS: 27984 Hwy 20, Fort Bragg

 Bishop Pine

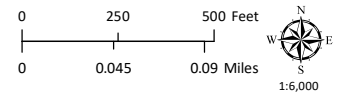


WESTERN SOIL CLASSIFICATIONS



 **Grazing Land (G)**

CASE: U 2022-0008
OWNER: DEVERS, Joel
APN: 020-422-28
APLCT: Joel Devers
AGENT: Ray Van Pelt
ADDRESS: 27984 Hwy 20, Fort Bragg



IMPORTANT FARMLAND