



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

June 06, 2023

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Archeological Commission

Air Quality Management
Sonoma State University
Department of Fish and Wildlife
Redwood Valley Municipal Advisory Council
Cloverdale Rancheria

Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Redwood Valley/Calpella Fire District

CASE#: U_2023-0007

DATE FILED: 5/18/2023

OWNER/APPLICANT: CHESTER COLLINS

REQUEST: Authorization for the short-term rental (provision of room and board) of two guest rooms in an existing single-family dwelling accessed via a private drive.

LOCATION: 5.7± miles north of Redwood Valley town center, on a private easement east off the south branch of Rancheria Road (CR 237A), southwest of its (Rancheria Road's) intersection with West Road (CR 237), located at 2304 Rancheria Rd, Redwood Valley.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: ROB FITZSIMMONS

RESPONSE DUE DATE: June 20, 2023

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

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APPLICANT: CHESTER COLLINS

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APNs: 161-110-32

PARCEL SIZE: 1.7± acres

GENERAL PLAN: Rural Residential

ZONING: Rural Residential, 5 acre minimum; Floodplain

EXISTING USES: Residential

DISTRICT: 1, McGourty

RELATED CASES: IC_2022-0722, IC_2023-0101

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	RR1	RR5	4.5± ac	Residential
EAST:	RR5	RR5	1.5± ac	Residential
SOUTH:	RR1	RR1:FP	3.7± ac	Agricultural
WEST:	RR1	RR5	1.25/1.7± ac	Residential

REFERRAL AGENCIES

LOCAL

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

- Redwood Valley/Calpella FPD
- Redwood Valley MAC

- Sonoma State University

STATE

- California Dept. of Fish & Wildlife

FEDERAL

TRIBAL

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

ADDITIONAL INFORMATION:

Project site is accessed via a private easement which curves around a small, fenced cemetery and passes through two residential parcels before reaching the subject parcel.

STAFF PLANNER: ROB FITZSIMMONS

DATE: 6/6/2023

ENVIRONMENTAL DATA

1. MAC:

GIS
Redwood Valley MAC

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
Local Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS
Rural Residential and Rural Commercial; Grazing Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
YES, Other

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
180 – Pinoleville gravelly loam, 15-30% slopes
170 – Ornbau-Zeni loams, 30-50% slopes

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
NO

10. TIMBER PRODUCTION ZONE:

GIS
NO

11. WETLANDS CLASSIFICATION:

GIS
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
YES

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
NO

23. HARBOR DISTRICT:

Sec. 20.512
NO



PLANNING & BUILDING SERVICES

CASE NO:	V 2023-0007
DATE FILED:	5.18.2023
FEE:	\$ 3,885.00
RECEIPT NO:	PRJ-056470
RECEIVED BY:	STEVEN SWITZER
Office Use Only	

APPLICATION FORM

APPLICANT:

Name: Chester Collins Phone: (707) 513-3590
 Mailing Address: 2304 Rancheria Road
 City: Redwood Valley State/Zip: CA 95470 Email: globalnooster@icloud.com

PROPERTY OWNER:

Name: Chester Collins Phone: (707) 513-3590
 Mailing Address: 2304 Rancheria Road
 City: Redwood Valley State/Zip: CA 95470 Email: globalnooster@icloud.com

AGENT:

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

ASSESSOR'S PARCEL NUMBER/S: #1611103200

TYPE OF APPLICATION:

- | | | |
|---|---|--|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit - Cottage |
| <input type="checkbox"/> Agricultural Preserve: New Contract | <input type="checkbox"/> Land Division - Minor | <input type="checkbox"/> Use Permit - Minor |
| <input type="checkbox"/> Agricultural Preserve: Cancellation | <input type="checkbox"/> Land Division - Major | <input checked="" type="checkbox"/> Use Permit - Major |
| <input type="checkbox"/> Agricultural Preserve: Rescind & ReEnter | <input type="checkbox"/> Land Division - Parcel | <input type="checkbox"/> Use Permit - Modification |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division - Re-Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Other |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |
| <input type="checkbox"/> Flood Hazard Development Permit | <input type="checkbox"/> Rezoning | |

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

Chester Collins 5/1/2023 Steven Switzer 5/1/2023
 Signature of Applicant/Agent Date Signature of Owner Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

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

THE PROJECT

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

~~To list room in house on air b and b.~~
~~up to two bedrooms.~~

I live at the house (owner.)
 I would like to rent out my guest room(s)
 One or two bedrooms of my home by month,
 week or day.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: <input type="checkbox"/> Other:	2		120 square feet		240 sq feet
			120 square feet		
GRAND TOTAL (Equal to gross area of Parcel):					

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

Estimated No. of Employees per shift: 0

Estimated No. of shifts per day: 0

Type of loading facilities proposed: 0

4. Will the project be phased?

YES NO If yes, explain your plans for phasing:

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

YES NO If no, explain:

N/A no building sites.

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:	_____	10 feet by 16 feet each
No. of uncovered spaces:	2	_____
No. of standard spaces:	_____	_____
No. of accessible spaces:	_____	_____
Existing no. of spaces:	_____	_____
Proposed additional spaces:	_____	_____
Total:	_____	_____

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

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

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: _____

ject involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans

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.)

N/A

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

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

Maximum height of all structures?

_____ feet
N/A feet

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

Existing: 3,200 square feet
Proposed: _____ square feet

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

Total Lot Area: 1.62 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:

A nice house in Mendocino County.

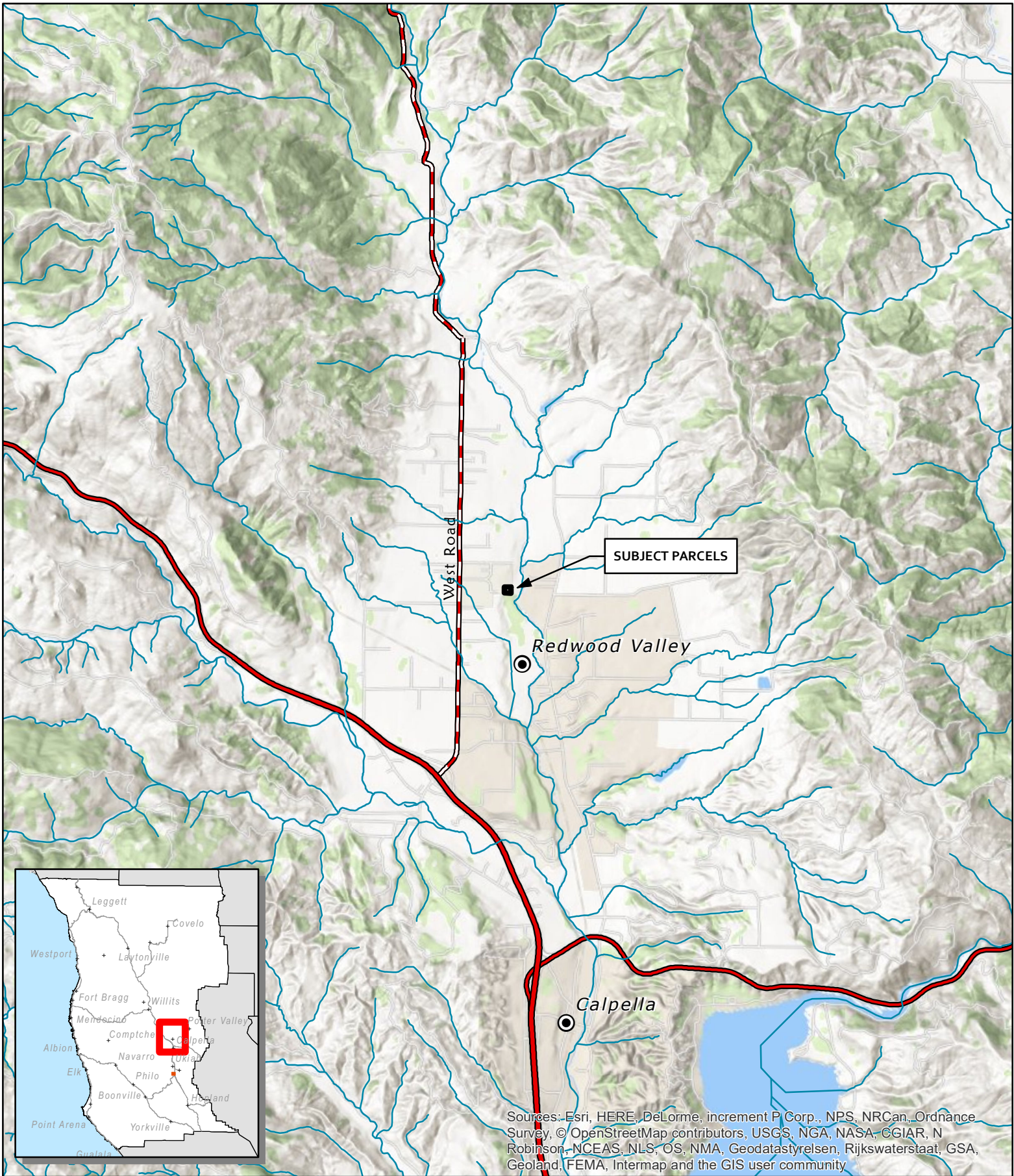
29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.

N/A

30. Indicate the surrounding land uses:

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

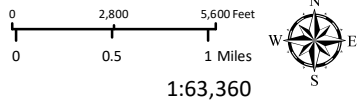
HORSES AND OTHER ANIMALS



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: U 2023-0007
OWNER: COLLINS, Chester
APN: 161-110-32
APLCT: Chester Collins
AGENT:
ADDRESS: 2304 Rancheria Rd.

- Major Towns & Places
- Major Roads
- Hydrology
- Highways



1:63,360

LOCATION

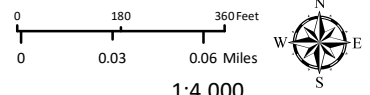
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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- Hydrology
- = = Public Roads
- = = = Private Roads



1:4,000

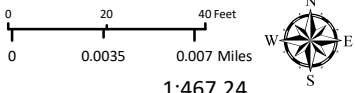
AERIAL IMAGERY

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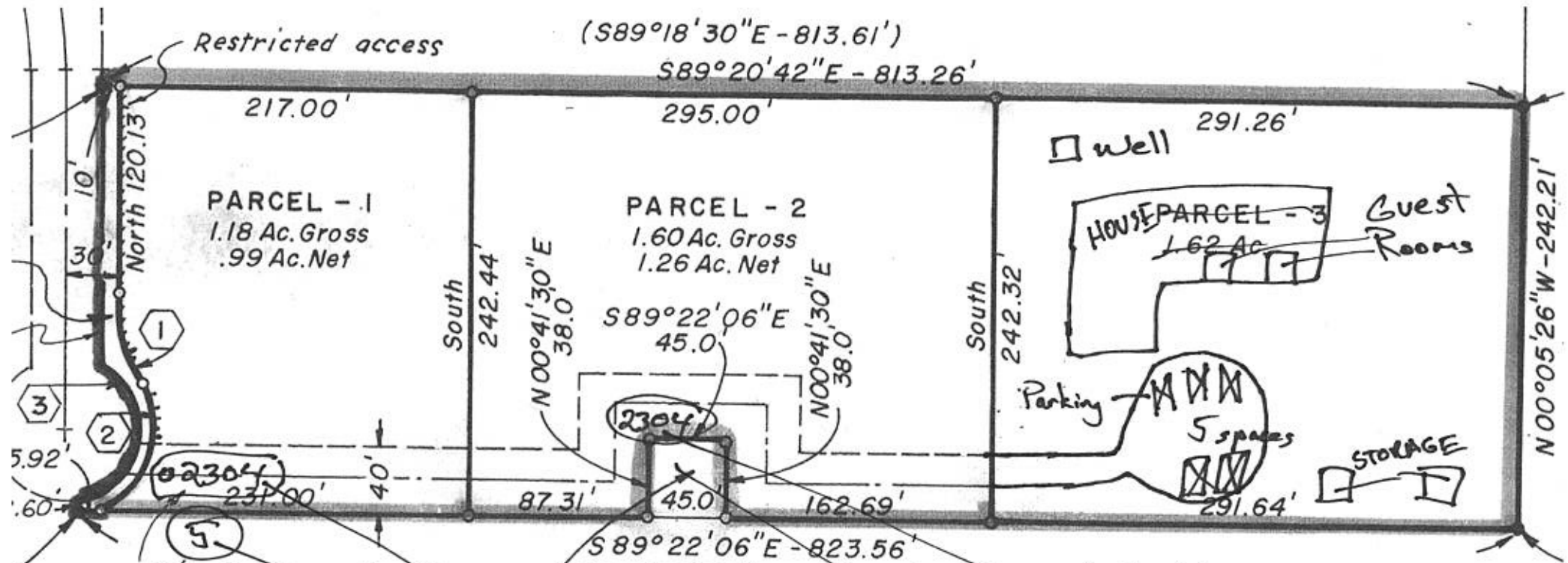
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AERIAL IMAGERY

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Chester Colling
 2304 Rancheria Rd
 Redwood Valley, CA
 APN 161-110-32

↑
 N
 ↑



marked address sign with arrow

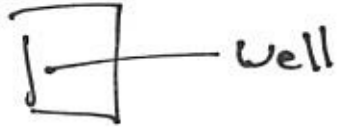
marked mail Box with arrow

five (5) mile per hour sign

Cemetery fenced and marked

40 private road and

291.26'



Well



Chester Collins
2304 Rockwood Rd
Redwood Valley CA
APN 161-110-32

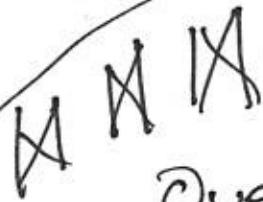
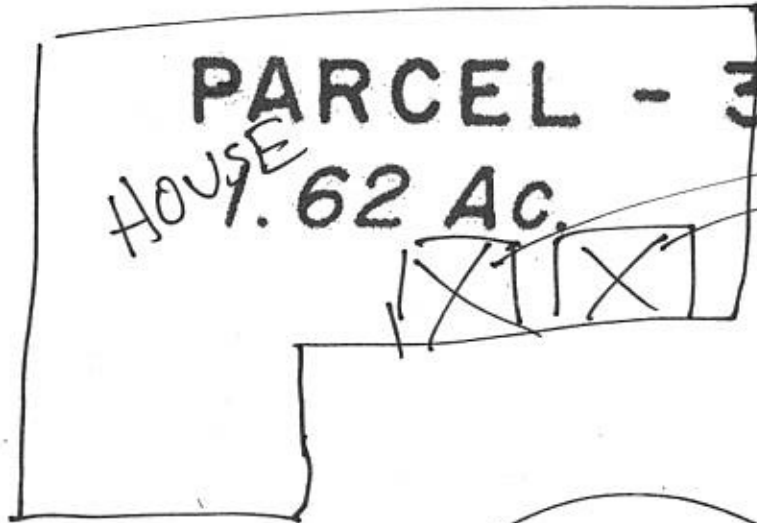
PARCEL - 3

HOUSE
1.62 AC.

GUEST ROOMS

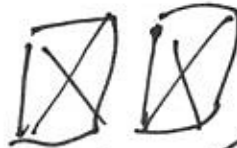
South

242.32'



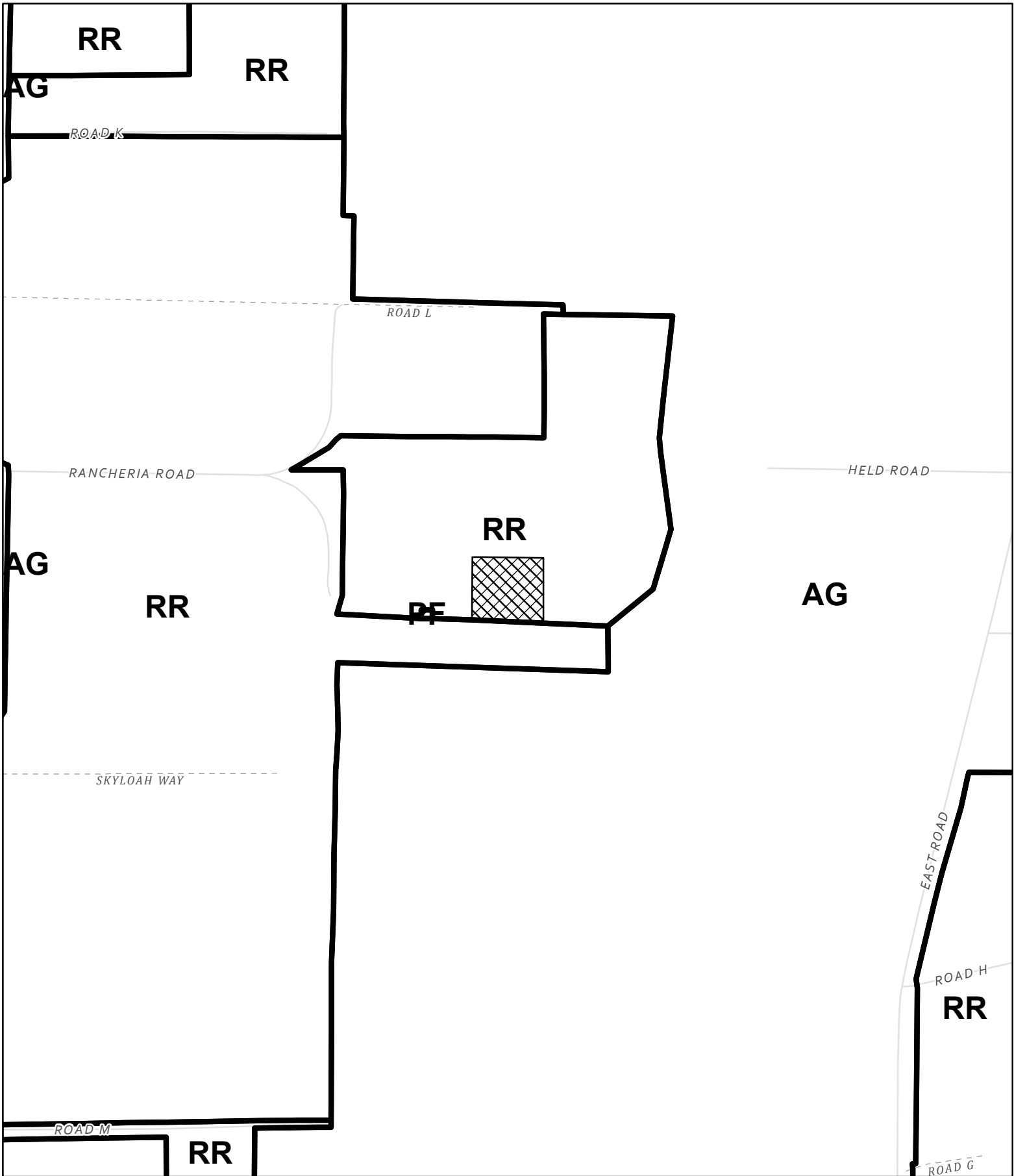
Over 5
parking spaces

Storage






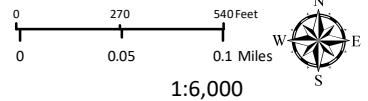
291.64'





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AGENT:
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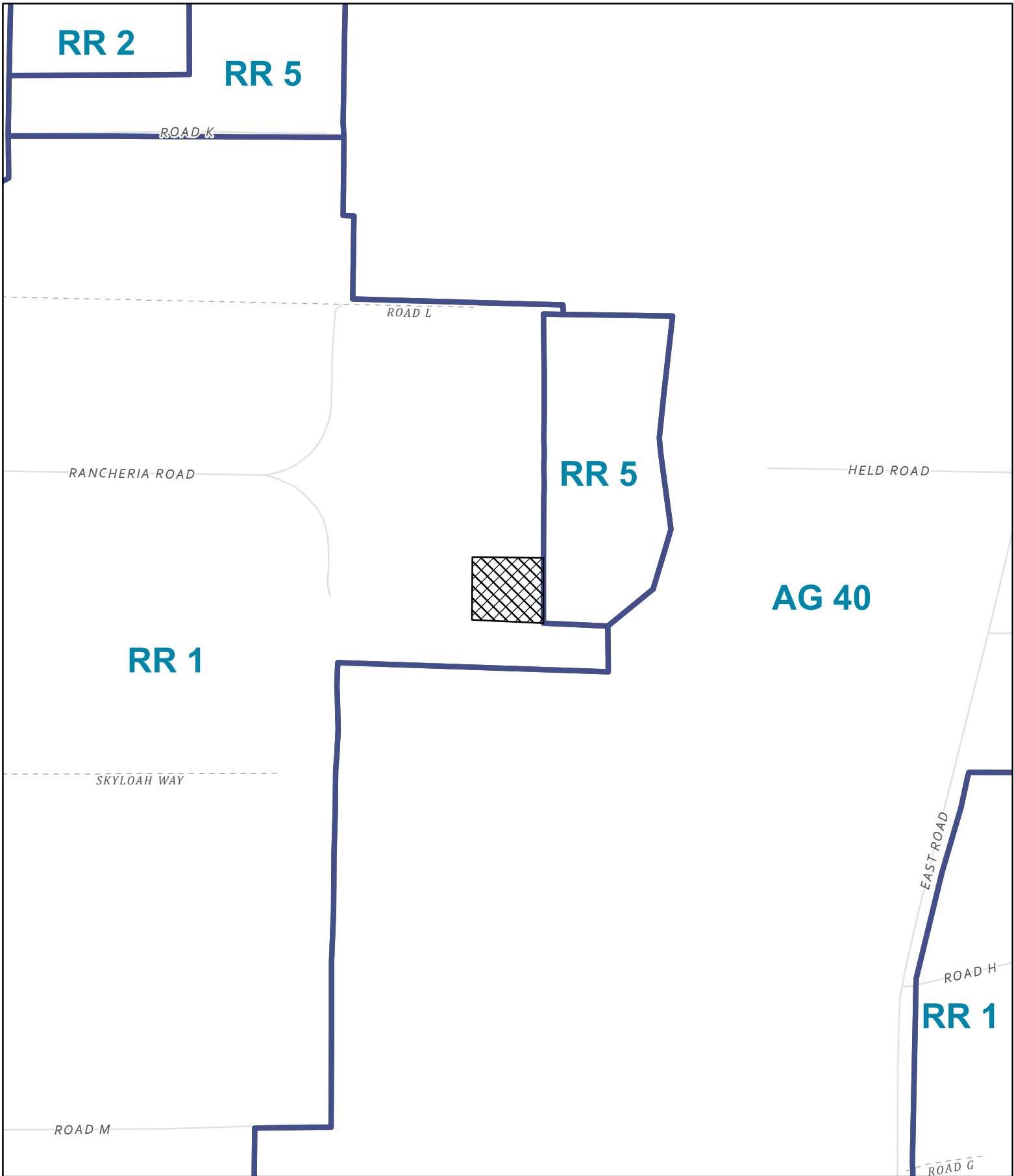
-  Zoning Districts
-  Public Roads
-  Private Roads



1:6,000

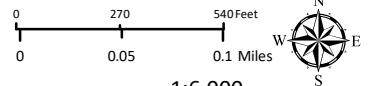
ZONING

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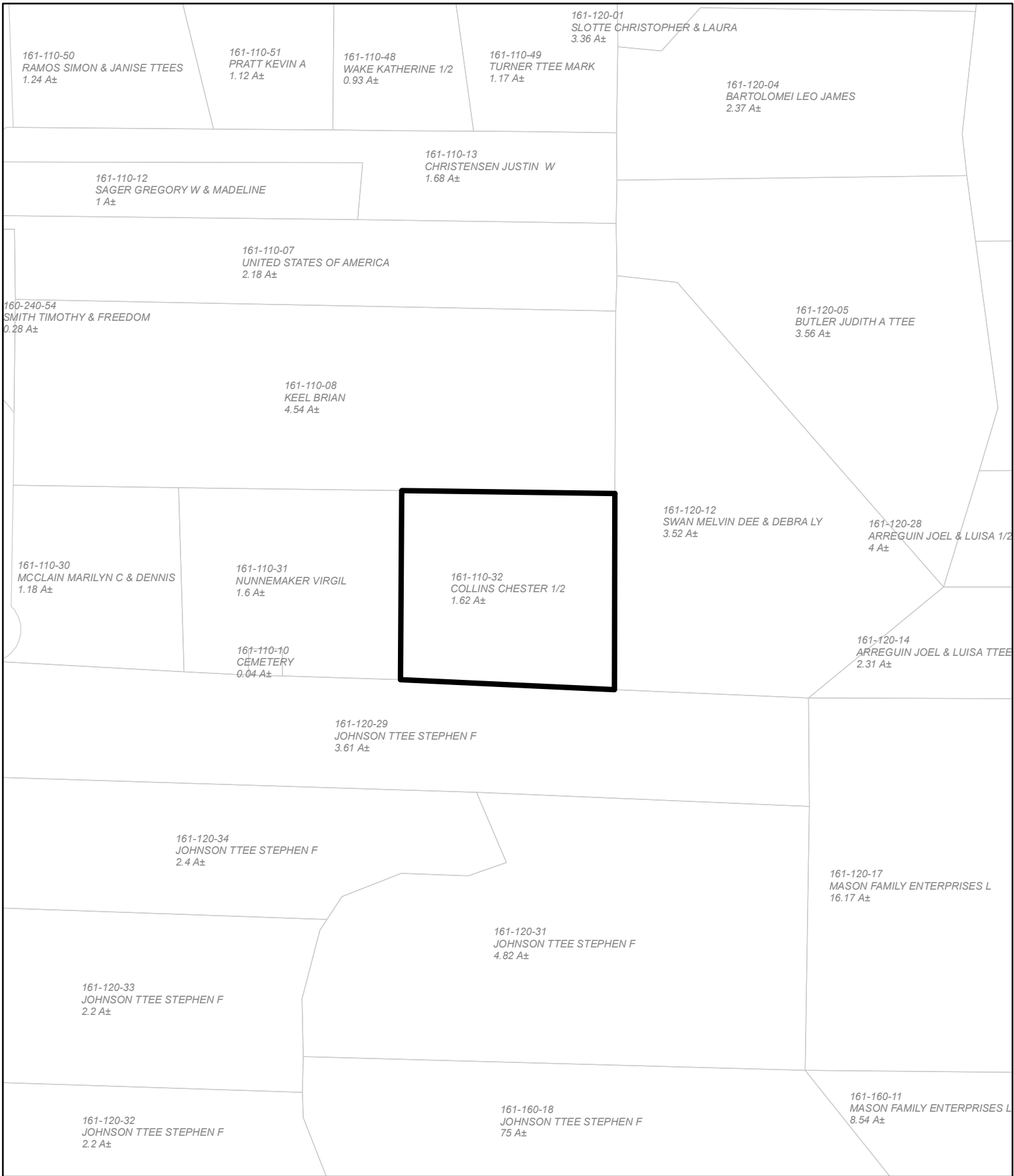
CASE: U 2023-0007
OWNER: COLLINS, Chester
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ADDRESS: 2304 Rancheria Rd.

——— Public Roads
 - - - - Private Roads




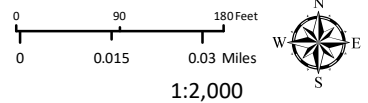
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GENERAL PLAN

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AGENT:
ADDRESS: 2304 Rancheria Rd.

 Assessors Parcels



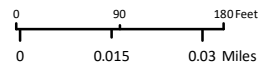
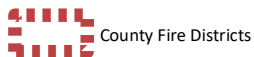
ADJACENT PARCELS

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REDWOOD VALLEY/CALPELLA FIRE PROTECTION DISTRICT



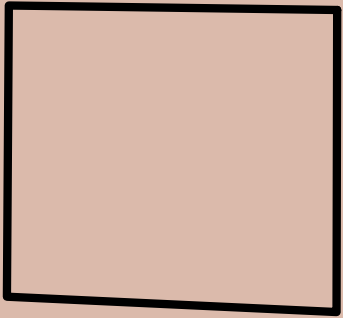
CASE: U 2023-0007
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1:2,000
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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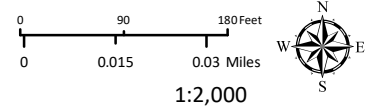
Med_Dens_Intermix



Low_Dens_Intermix

Med_Dens_Interface

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WILDLAND-URBAN INTERFACE



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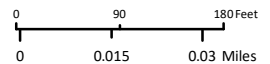
Zone D

Zone A

AREA OF MINIMAL FLOOD HAZARD *Zone X*

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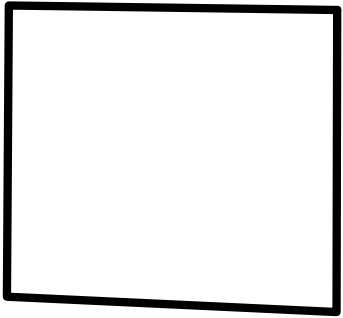
-  1% Annual Chance Flood Hazard
-  Area of Undetermined Flood Hazard



1:2,000

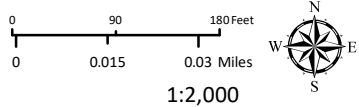
FLOOD ZONES

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 Riverine

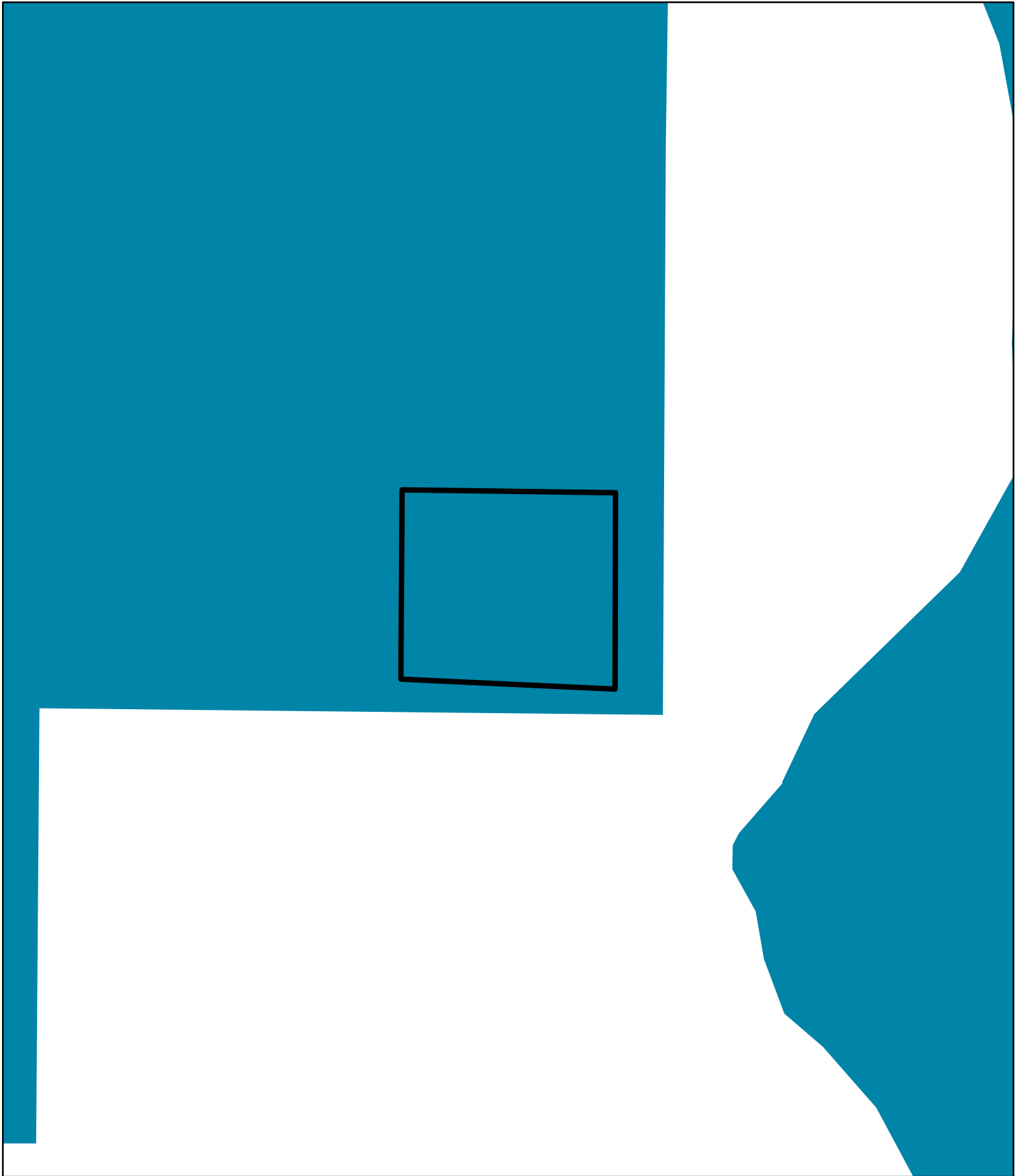
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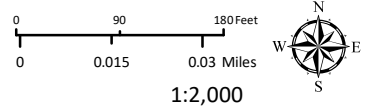
WETLANDS

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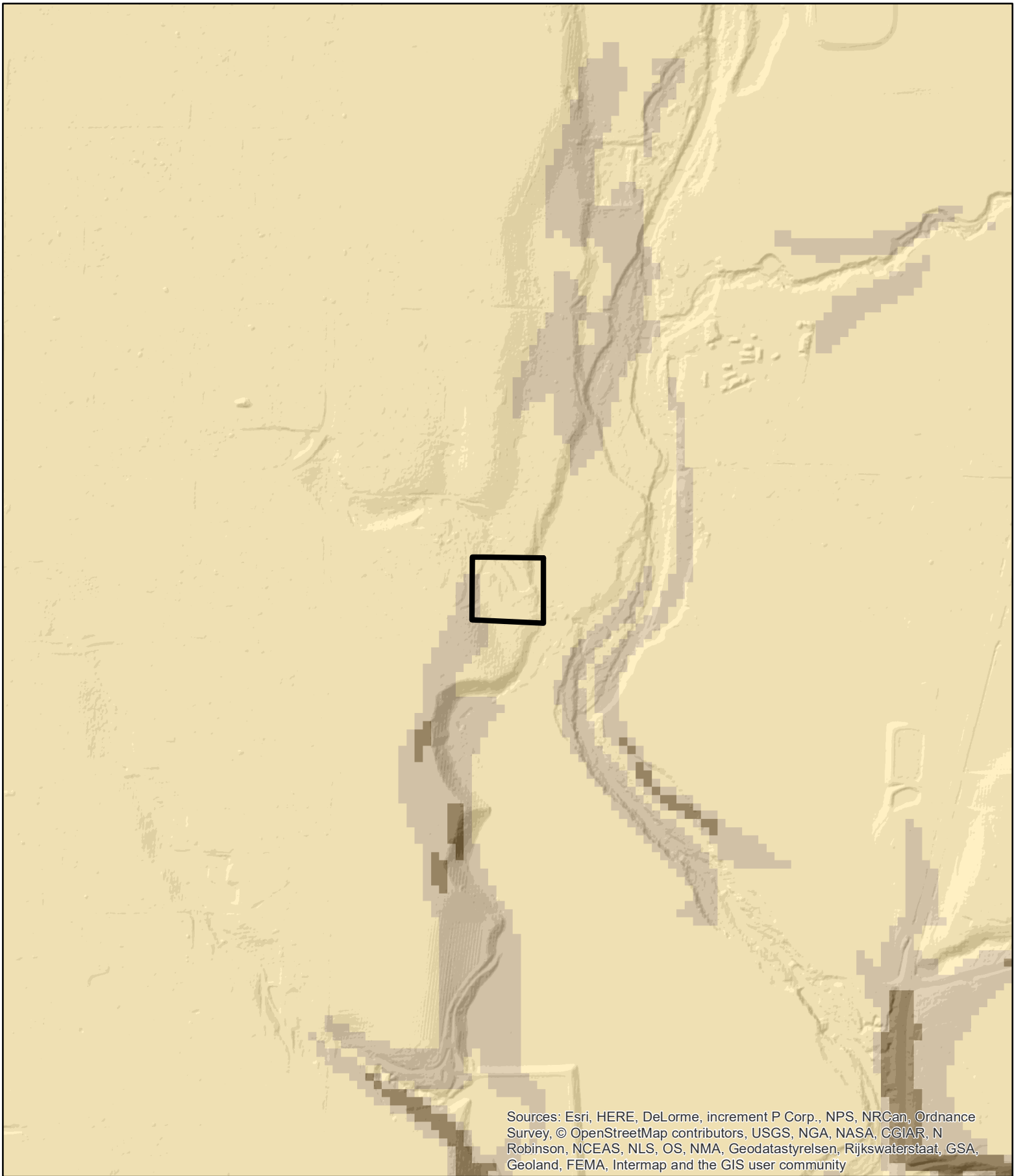
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ADDRESS: 2304 Rancheria Rd.

 Ukiah Stormwater Areas



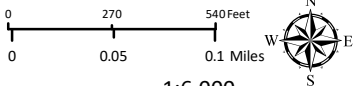
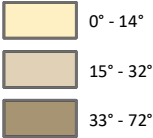
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MS4 STORMWATER

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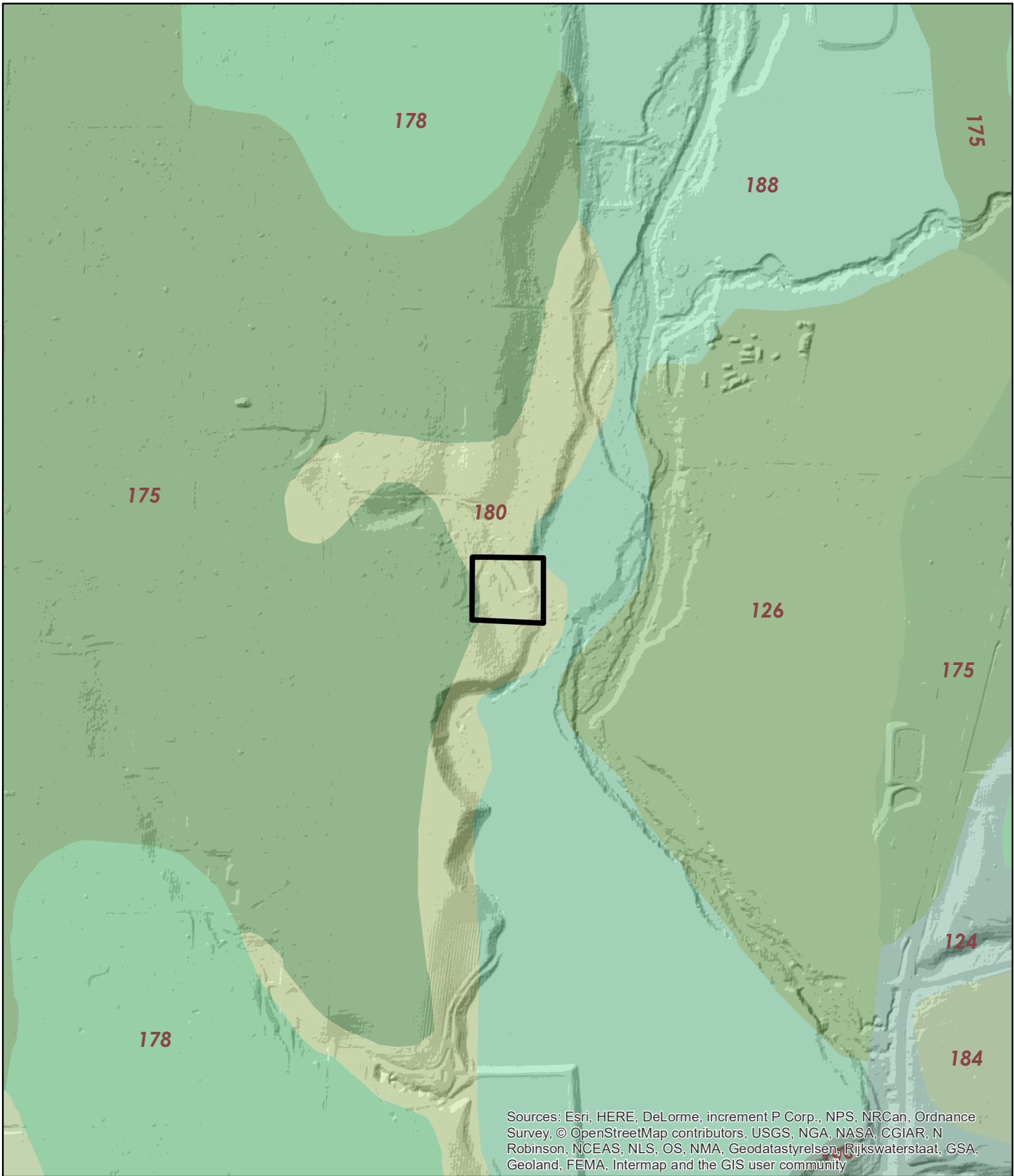
CASE: U 2023-0007
OWNER: COLLINS, Chester
APN: 161-110-32
APLCT: Chester Collins
AGENT:
ADDRESS: 2304 Rancheria Rd.



1:6,000

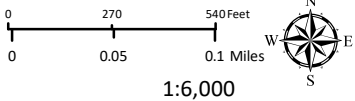
ESTIMATED SLOPE

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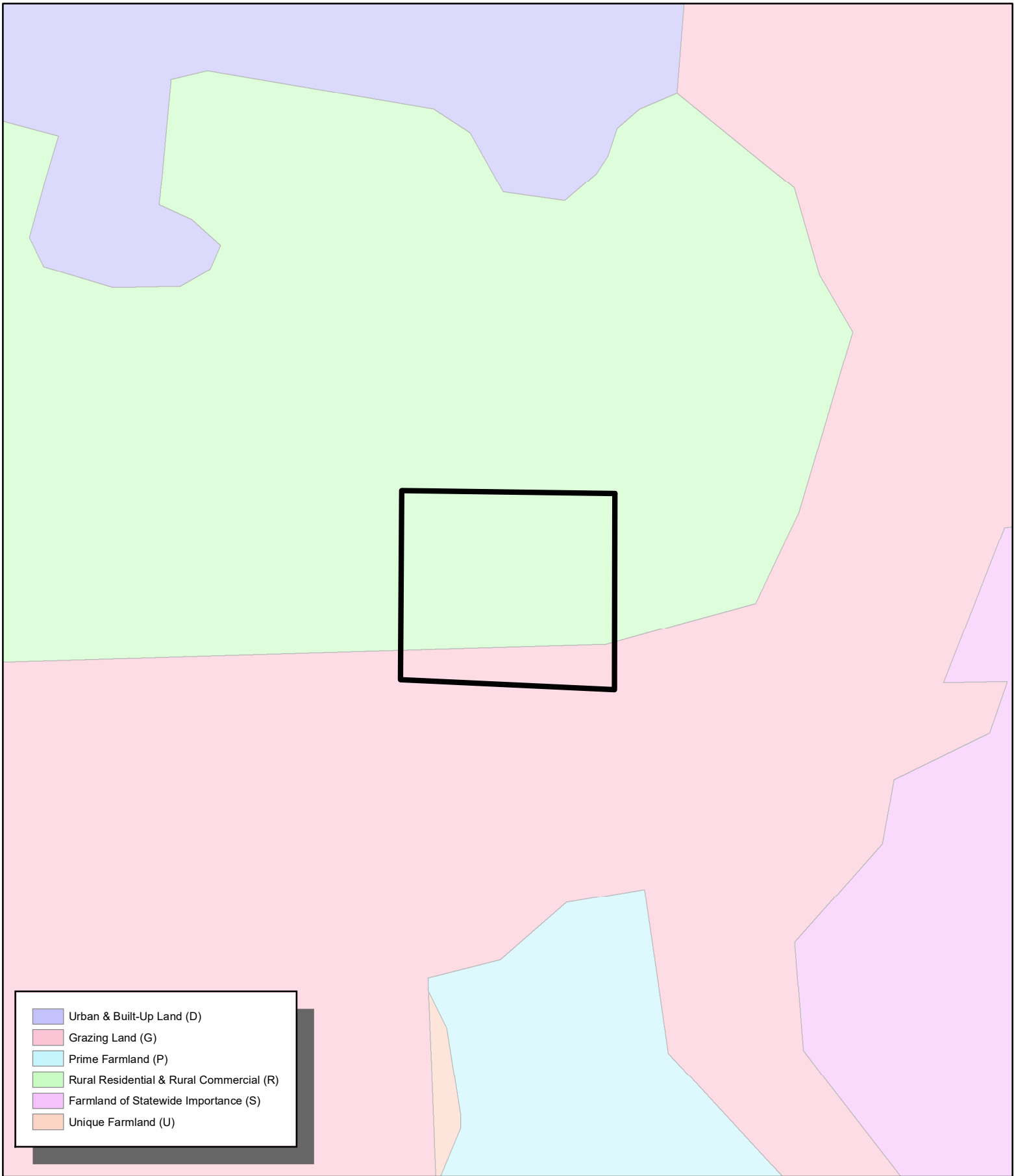
CASE: U 2023-0007
OWNER: COLLINS, Chester
APN: 161-110-32
APLCT: Chester Collins
AGENT:
ADDRESS: 2304 Rancheria Rd.



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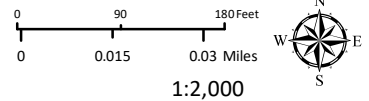
EASTERN SOIL CLASSIFICATIONS

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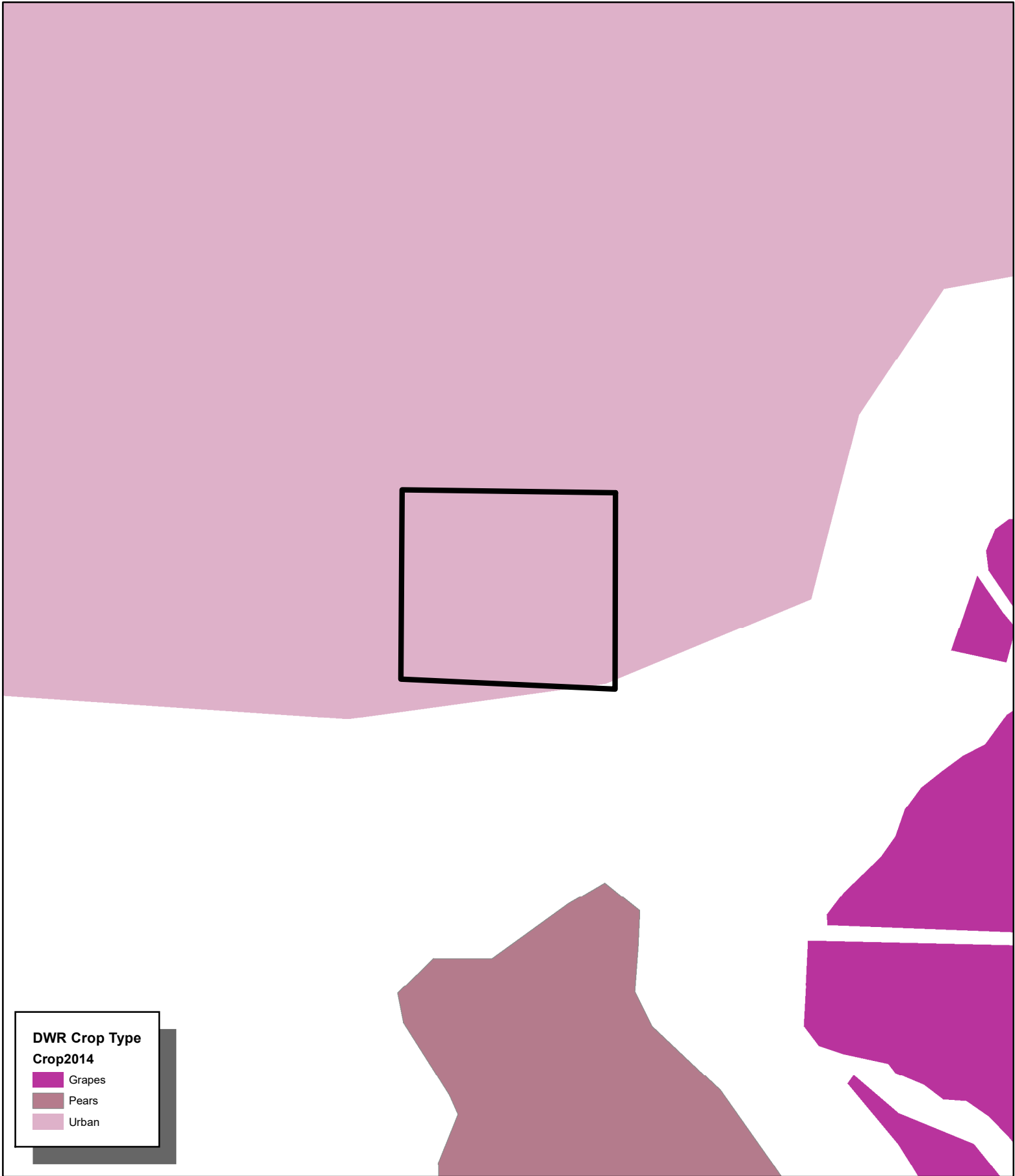
- Urban & Built-Up Land (D)
- Grazing Land (G)
- Prime Farmland (P)
- Rural Residential & Rural Commercial (R)
- Farmland of Statewide Importance (S)
- Unique Farmland (U)

CASE: U 2023-0007
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AGENT:
ADDRESS: 2304 Rancheria Rd.



IMPORTANT FARMLANDS

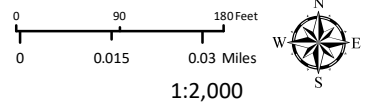
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DWR Crop Type
Crop2014

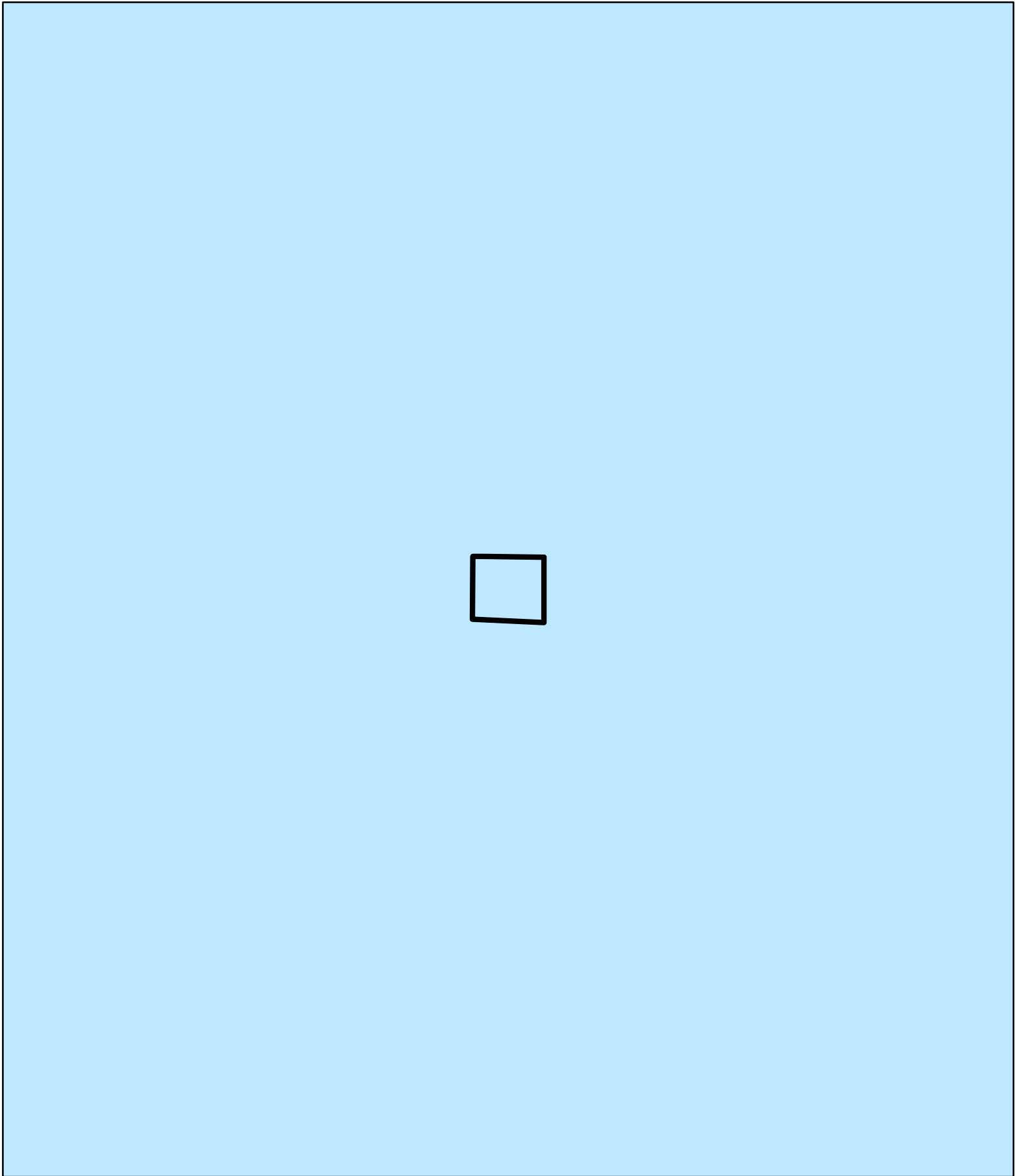
- Grapes
- Pears
- Urban

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OWNER: COLLINS, Chester
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


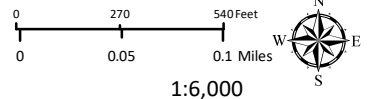
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DWR CROP TYPE

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CASE: U 2023-0007
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AGENT:
ADDRESS: 2304 Rancheria Rd.

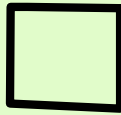
 County Water Districts



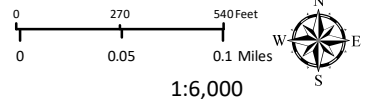
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COUNTY WATER DISTRICT

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Redwood Valley MAC REDWOOD VALLEY MUNICIPAL ADVISORY COUNCIL

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