



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

August 9, 2023

Planning – Fort Bragg
Department of Transportation
Environmental Health -Fort Bragg
Building Inspection - Fort Bragg
Agriculture Commissioner

Air Quality Management
Department of Forestry/ CalFire
-Land Use
-Resource Management
California Coastal Commission

County Addresser
Potter Valley Tribe
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: B\_2023-0018

DATE FILED: 6/22/2023

OWNER: AUM ISHVI BENZVI

APPLICANT/AGENT: VANCE RICKS

REQUEST: Coastal Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN 118-160-38) will decrease from 20.9± acres to 20.4± acres, Lot 2 (APN 118-160-30) will increase from 2.1± acres to 2.6± acres.

LOCATION: In the Coastal Zone, 1.24± miles south of Caspar community center, lying on the west side of Hwy 1 (SR 1), 0.67± miles southwest of its intersection with Point Cabrillo Drive, located at 13551 & 13561 Point Cabrillo Drive, Caspar. (APNs 118-160-30, -38)

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: DIRK LARSON

RESPONSE DUE DATE: August 23, 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

## CASE: B\_2023-0018

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**OWNER:** ISHVI AUM

**APPLICANT:** VANCE RICKS

**AGENT:** VANCE RICKS

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**APN/S:** 118-160-30, -38

**PARCEL SIZE:** 20.9

**GENERAL PLAN:** Coastal Element Chapter 4.6  
Rural Residential (RR(PD):R)

**ZONING:** Rural Residential (RR:10)

**EXISTING USES:** Residential

**DISTRICT:** 4<sup>th</sup> (Gjerde)

**RELATED CASES:** B\_2021-0028

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	RR10-PD	RR10:PD	28.82± Acre	Residence
<b>EAST:</b>	RR10-PD	RR10:PD	1.4± Acre	Vacant
<b>SOUTH:</b>	RR10-PD	RR10:PD	10.55± Acre	Residence
<b>WEST:</b>	RR5-PD	RR5:PD	1.79± Acre	Residence

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### REFERRAL AGENCIES

#### LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Building Division FB
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (FB)

- Planning Division FB

#### STATE

- CALFIRE (Land Use)
- CALFIRE (Resource Management)

- California Coastal Commission

#### TRIBAL

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

### **ADDITIONAL INFORMATION:**

**STAFF PLANNER:** DIRK LARSON

**DATE:** 8/9/2023

## ENVIRONMENTAL DATA

### 1. MAC:

GIS

*NO*

### 2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

*High Fire Hazard*

### 3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

*Mendocino Fire Protection District*

### 4. FARMLAND CLASSIFICATION:

GIS

*Grazing Land (G)*

### 5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

*NO*

### 6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

*Critical Area*

### 7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

*Western Soils Classes, 214, 1621, 117, 125*

### 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

*YES*

### 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](http://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*

## FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

### 24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

*Existing Shoreline Access*

### 25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

*Non-Prime and Beach Deposits and Terraces*

### 26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

*Barren Upland and Intermittent Stream*

### 27. COASTAL COMMISSION APPEALABLE AREA:

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

*YES*

### 28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

*NO*

### 29. HIGHLY SCENIC AREA:

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

*HIGHLY SCENIC*

### 30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

*NO*

### 31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

*NO*



PLANNING & BUILDING SERVICES

Case No: B-2023-0018, Date Filed: 6/21/23, Fee: \$3091.00, Receipt No: PRJ-057082, Received By: DJS

BOUNDARY LINE ADJUSTMENT APPLICATION FORM

APPLICANT

Name: Vance Ricks, Phone: (707) 891-3414, Mailing Address: 10580 West Road, City: Redwood Valley, State/Zip: Ca. 95470, Email: vancestr@gmail.com

PROPERTY OWNER

Name: Ishvi Aum (Lot "A") David & Shelly Deaton, Trustees (Lot "B"), Phone: (707) 937-3624, Mailing Address: P.O. Box 1033, City: Mendocino, State/Zip: Ca. 95460, Email: ishvi@aumconstruction.com

AGENT

Name: \_\_\_\_\_, Phone: \_\_\_\_\_, Mailing Address: \_\_\_\_\_, City: \_\_\_\_\_, State/Zip: \_\_\_\_\_, Email: \_\_\_\_\_

Table with 5 columns: LOT NO., ASSESSOR'S PARCEL NUMBERS, PARCEL OWNER/S, STREET ADDRESS, LOT ACREAGE BEFORE / AFTER. Rows include Lot A (118-160-35, Aum, 13561 Point Cabrillo Dr) and Lot B (118-160-30, Deaton Trust, 13561 Point Cabrillo Dr).

BRIEFLY DESCRIBE THE PROPOSED PARCEL ADJUSTMENTS: (ACREAGE TO BE ADJUSTED FROM ASSESSOR'S PARCEL NUMBER INTO ASSESSOR'S PARCEL NUMBER, ETC.)

Adjusting 0.5± acres from Lot "B" to Lot "A"

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

Signature of Applicant/Agent, Date: 6 June '23, Signature of Owner, Date: 06/06/23

## 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.

<b>PRESENT USE OF PROPERTY</b>																																																																																			
<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.                      Lot "B" - Residence, Garage, Studio &amp; Barn                      _____                      _____                      _____</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 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): _____ <input type="checkbox"/> acres <input type="checkbox"/> square feet</p>																																																																																			
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<p>6) Will the alteration of parcel boundaries create any new building sites which are visible from State Highway 1 or another scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>																																																																																			
<p>7) Will the alteration of parcel boundaries create any new building sites which are visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>																																																																																			

**ANY ADDITIONAL DEVELOPMENT INCLUDING, BUT NOT LIMITED TO, BUILDING CONSTRUCTION, GRADING OR TREE REMOVAL IS NOT REVIEWED AS PART OF A BOUNDARY LINE ADJUSTMENT AND REQUIRES A SEPARATE COASTAL DEVELOPMENT PERMIT.**

If you need more room to answer any question, please attach additional sheets.

## 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.

6 June '23

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  
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[pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org)  
[www.mendocinocounty.org/pbs](http://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.*

A handwritten signature in blue ink, appearing to be a stylized 'R' followed by a horizontal line.

6 June '23

Applicant Signature

Date

#### OFFICE USE ONLY:

Project or Permit Number

COMPLETE FOR  
PROJECTS LOCATED IN  
THE COASTAL ZONE ONLY

## Notice of Pending Permit

A coastal permit application for development on this site is pending before the county of Mendocino.

Proposed Development: Boundary Line Adjustment  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Location: 13501 & 13561 Point Cabrillo Drive  
\_\_\_\_\_  
\_\_\_\_\_

Applicant: Ishvi Aum & Deaton Trust  
\_\_\_\_\_

Assessor's Parcel Number: 118-160-30 & 118-160-35  
\_\_\_\_\_

Date Noticed Posed: \_\_\_\_\_

For Further Information, Please Contact the Planning and Building Department:

COUNTY OF MENDOCINO PLANNING & BUILDING SERVICES  
860 North Bush Street  
UKIAH, CA 95482  
707-234-6650  
[pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org)  
HOURS: 8:00 - 5:00



COMPLETE FOR  
PROJECTS LOCATED IN  
THE COASTAL ZONE ONLY

**DECLARATION OF POSTING**

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

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

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on June 6, 2023 (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:

Boundary Line Adjustment

\_\_\_\_\_  
\_\_\_\_\_  
(Description of development)

Located at:

13501 and 13561 Point Cabrillo Drive, APNs 118-160-30 & 35

\_\_\_\_\_  
\_\_\_\_\_  
(Address of development and Assessor's Parcel Number)

The public notice was posted at:

Fence Post along Point Cabrillo Drive North of Driveway to 13561 Point Cabrillo Drive, APN 118-160-30

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



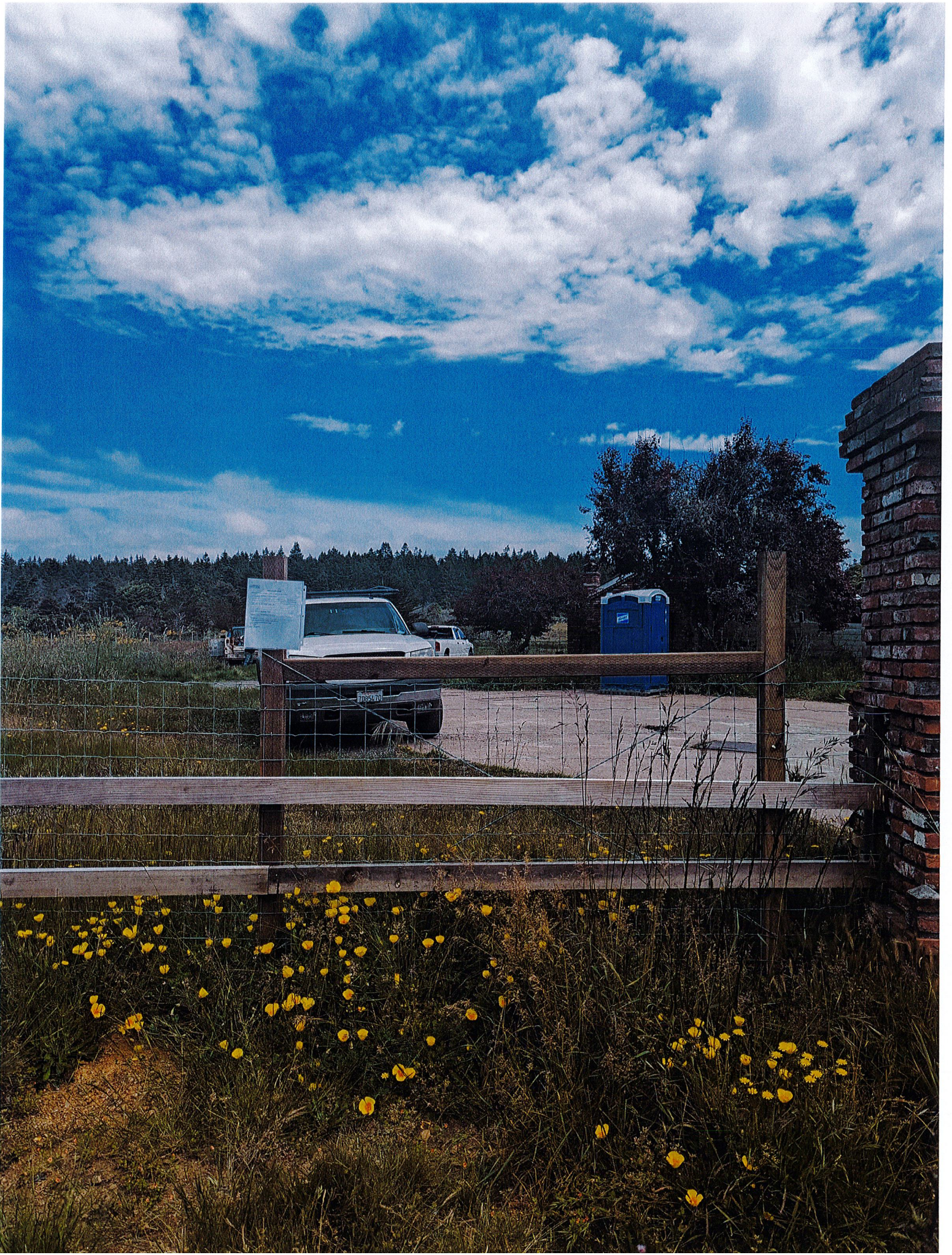
\_\_\_\_\_  
Owner/Authorized Representative

06/06/23

\_\_\_\_\_  
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**



COMPLETE FOR  
PROJECTS LOCATED IN  
THE COASTAL ZONE ONLY

**Notice of Pending Permit**

A coastal permit application for development on this site is pending before the county of Mendocino.

Proposed Development: Boundary Line Adjustment

Location: 13501 & 13561 Point Cabrillo Drive

Applicant: Ishvi Aum & Deaton Trust

Assessor's Parcel Number: 118-160-30 & 118-160-35

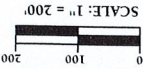
Date Noticed Posted: \_\_\_\_\_

For Further Information, Please Contact the Planning and Building Department:

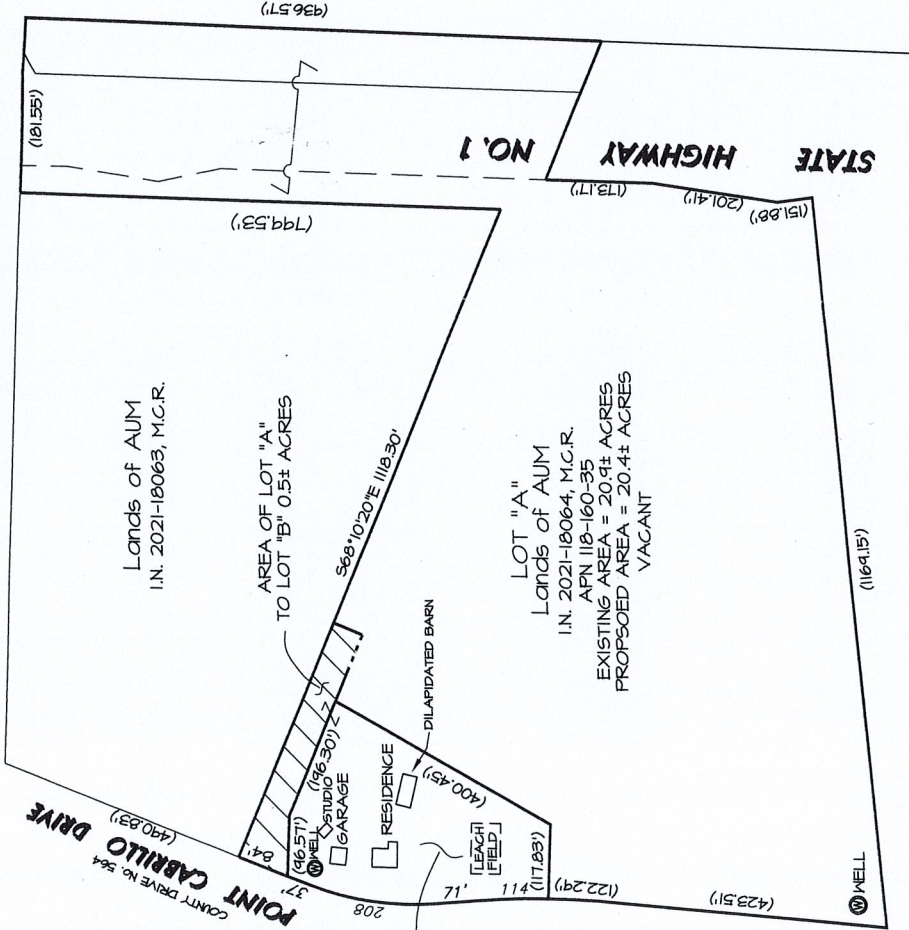
COUNTY OF MENDOCINO PLANNING & BUILDING SERVICES  
860 North Bush Street  
UKIAH, CA 95482  
707-234-6650  
pb@mendocinocounty.org  
HOURS: 8:00 - 5:00

# BOUNDARY LINE ADJUSTMENT EXHIBIT

Lands of AUM & DEATON TRUST  
 13501 & 13561 POINT CABRILLO DRIVE  
 APNs 118-160-30 & 35



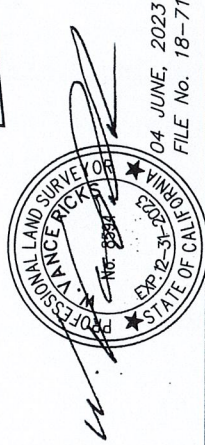
**LEGEND**  
 ——— EXISTING BOUNDARY LINE  
 - - - - - PROPOSED BOUNDARY LINE  
 ——— APN  
 ——— ASSESSOR'S PARCEL NUMBER



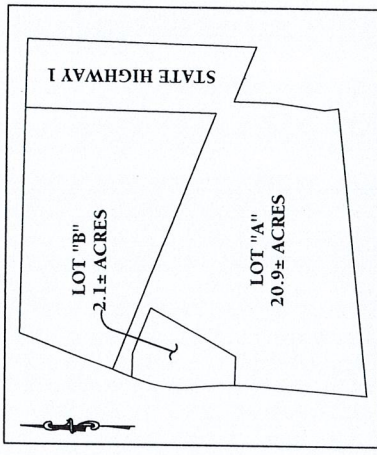
LOT "B"  
 Lands of DEATON TRUST  
 I.N. 2022-11332, M.C.R.  
 APN 118-160-30  
 EXISTING AREA = 2.1± ACRES  
 PROPOSED AREA = 2.6± ACRES

LOT "A"  
 Lands of AUM  
 I.N. 2021-18064, M.C.R.  
 APN 118-160-35  
 EXISTING AREA = 20.9± ACRES  
 PROPOSED AREA = 20.4± ACRES  
 VACANT

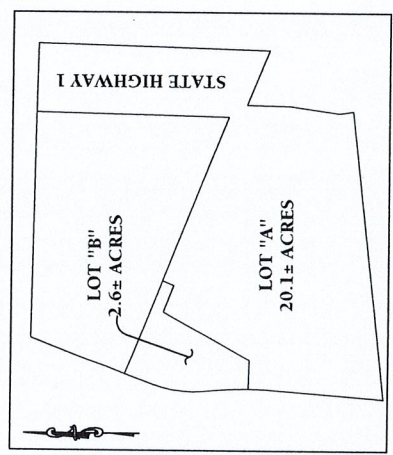
**VANCE SURVEYING**  
 10580 WEST ROAD REDWOOD VALLEY, CA. (707) 891-8414



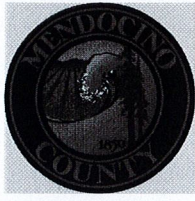
04 JUNE, 2023  
 FILE No. 18-71



EXISTING CONFIGURATION  
 NO SCALE



PROPOSED CONFIGURATION  
 NO SCALE



# Mendocino County

---

## Planning and Building Services

860 North Bush Street  
 Ukiah, CA 95482  
 (707) 234-6650

120 West Fir Street  
 Fort Bragg, CA 95437  
 (707) 964-5379

**Paid By:** AUM ISHVI BENZVI /  
 PO BOX 1033

**B\_2023-0018**

MENDOCINO CA 95460

**Receipt:** PRJ\_057082

**Date:** 6/22/2023

**Project Number:** B\_2023-0018

**Pay Method:** CHECK 12497

**Project Description:**

**Received By:** DIRK LARSON

**Site Address:** 13551 POINT CABRILLO DR

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
ASSESSOR FEES	1100-1120-826390		\$165.00
DIVISION OF LAND ASSESSOR FEE			\$165.00
BASE FEES	1100-2851-826180	2	\$1,373.00
BLA BASE			\$1,373.00
COASTAL	1100-2851-822609		\$1,200.00
			\$1,200.00
DOT FEES	1100-1910-826182		\$400.00
BLA DOT FEES DOT1A			\$400.00
EH FEES	1100-4011-822606		\$250.00
BLA EH			\$250.00
GENERAL PLAN	1100-2851-826188		\$175.00
			\$175.00
RECORDS MANAGEMENT	1222-2852-826260		\$128.00
			\$128.00
<b>Total Fees Paid:</b>			<b>\$3,691.00</b>



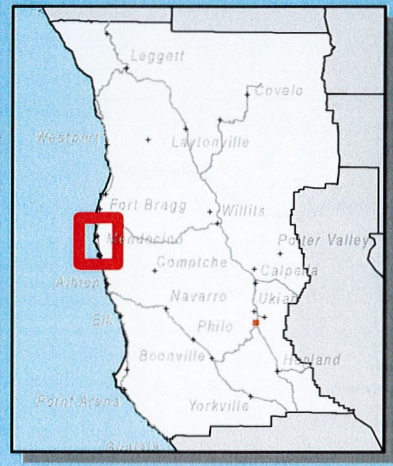
SUBJECT PARCELS

Caspar

Caspar Little Lake road





Little Lake Road

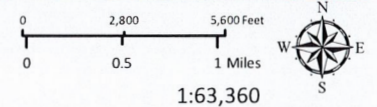
Mendocino



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**CASE: B 2023-0018**  
**OWNER: Aum & Deaton**  
**APN: 118-150-35 & 30**  
**APLCT: Vance Ricks**  
**AGENT:**  
**ADDRESS: 13561 Point Cabrillo Dr.**

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



1:63,360

LOCATION

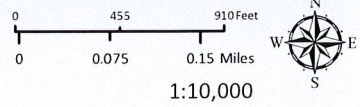
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**APLCT: Vance Ricks**  
**AGENT:**  
**ADDRESS: 13561 Point Cabrillo Dr.**

- Highways (2017)
- Public Roads
- - - Driveways/Unnamed Roads



1:10,000  
**AERIAL IMAGERY**

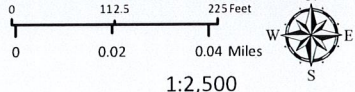
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**APLCT: Vance Ricks**  
**AGENT:**  
**ADDRESS: 13561 Point Cabrillo Dr.**

— Highways (2017)  
— Public Roads

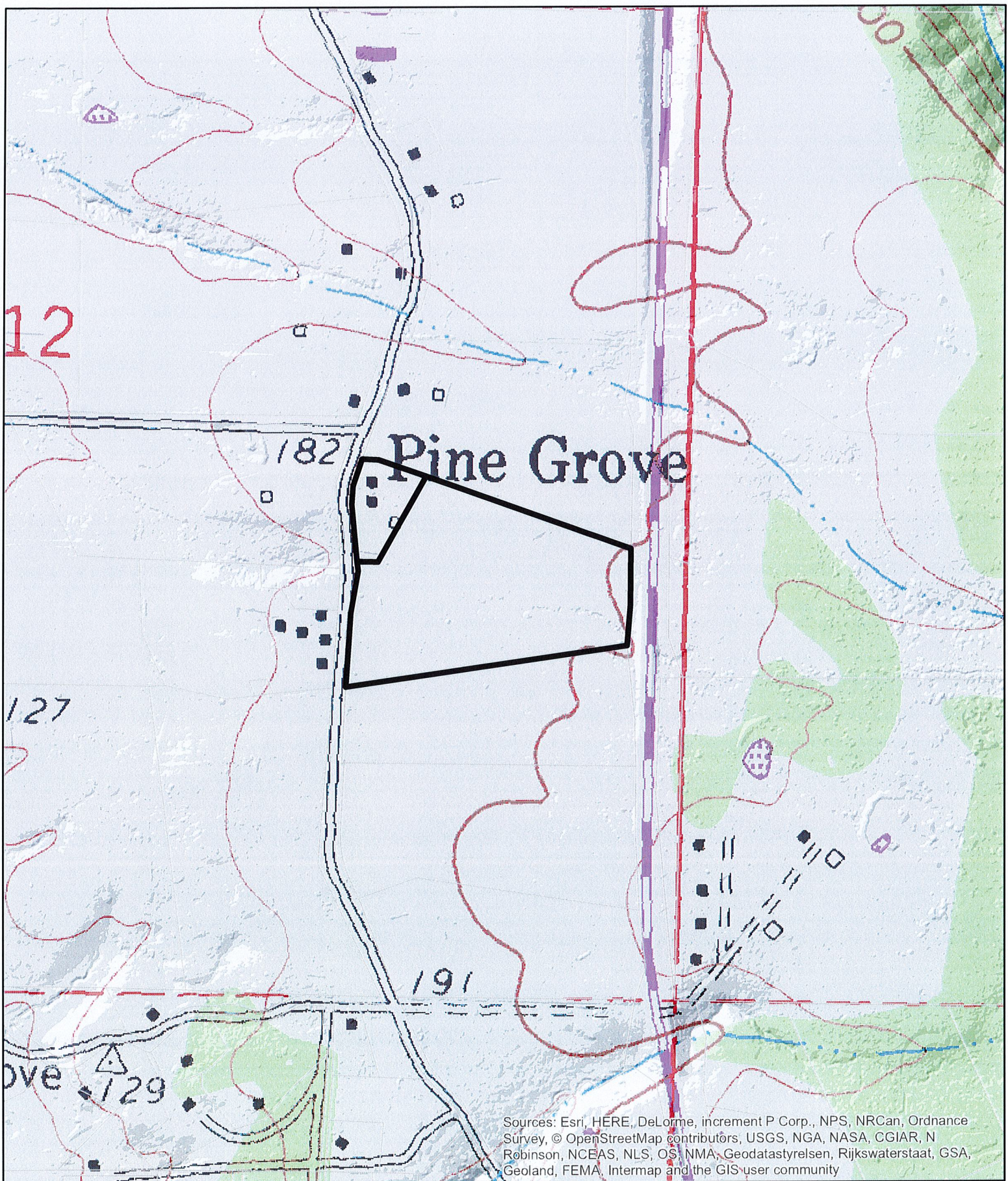


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AERIAL IMAGERY


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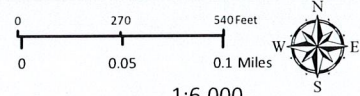




Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

**CASE: B 2023-0018**  
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**APN: 118-150-35 & 30**  
**APLCT: Vance Ricks**  
**AGENT:**  
**ADDRESS: 13561 Point Cabrillo Dr.**

 Assessors Parcels



1:6,000  
**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

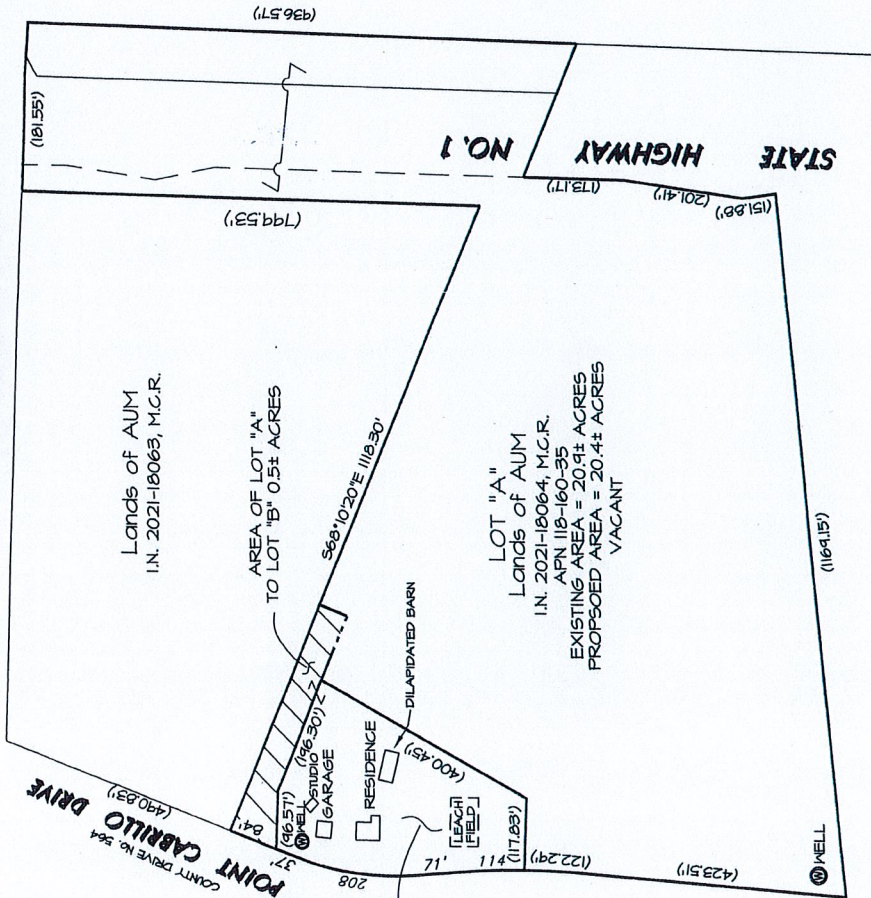
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# BOUNDARY LINE ADJUSTMENT EXHIBIT

Lands of AUM & DEATON TRUST  
 13601 & 13661 POINT CABRILLO DRIVE  
 APNs 118-160-30 & 35

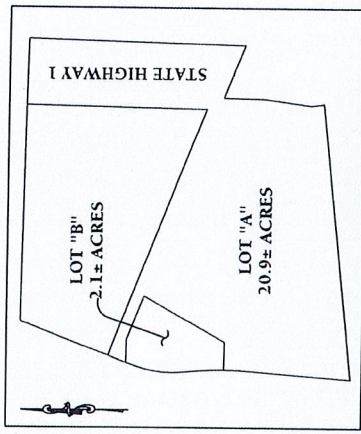
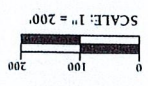
## LEGEND

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

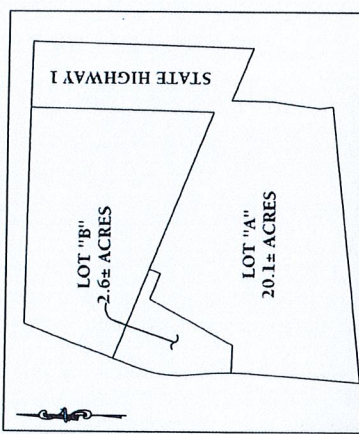


**LOT "B"**  
 Lands of DEATON TRUST  
 I.N. 2022-1832, M.C.R.  
 APN 118-160-30  
 EXISTING AREA = 2.1± ACRES  
 PROPOSED AREA = 2.6± ACRES

**LOT "A"**  
 Lands of AUM  
 I.N. 2021-18064, M.C.R.  
 APN 118-160-35  
 EXISTING AREA = 20.9± ACRES  
 PROPOSED AREA = 20.4± ACRES  
 VACANT



EXISTING CONFIGURATION  
 NO SCALE

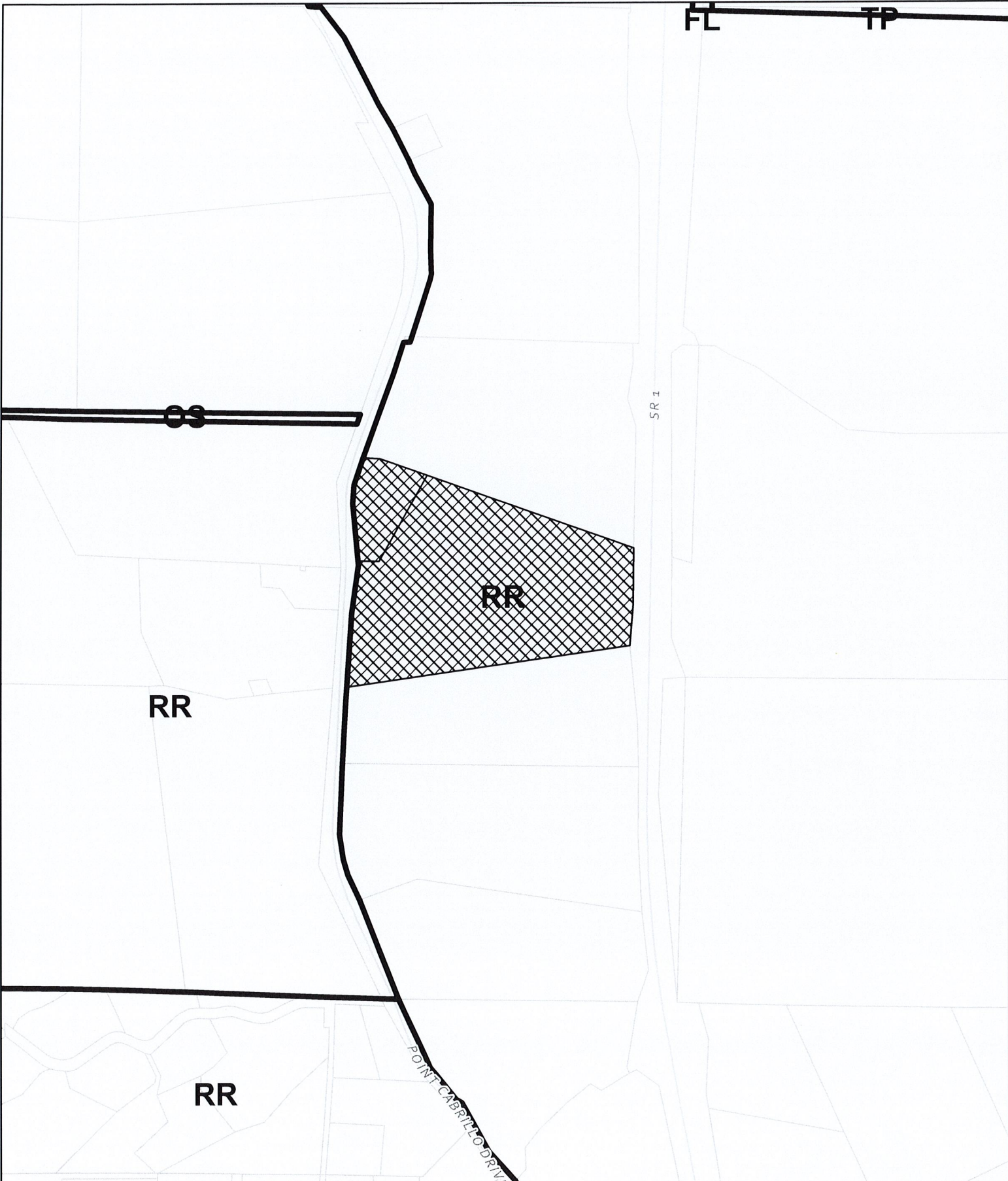


PROPOSED CONFIGURATION  
 NO SCALE




# VANCE SURVEYING

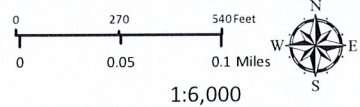
10580 WEST ROAD REDWOOD VALLEY, CA. (707) 891-9414

04 JUNE, 2023  
 FILE No. 18-71



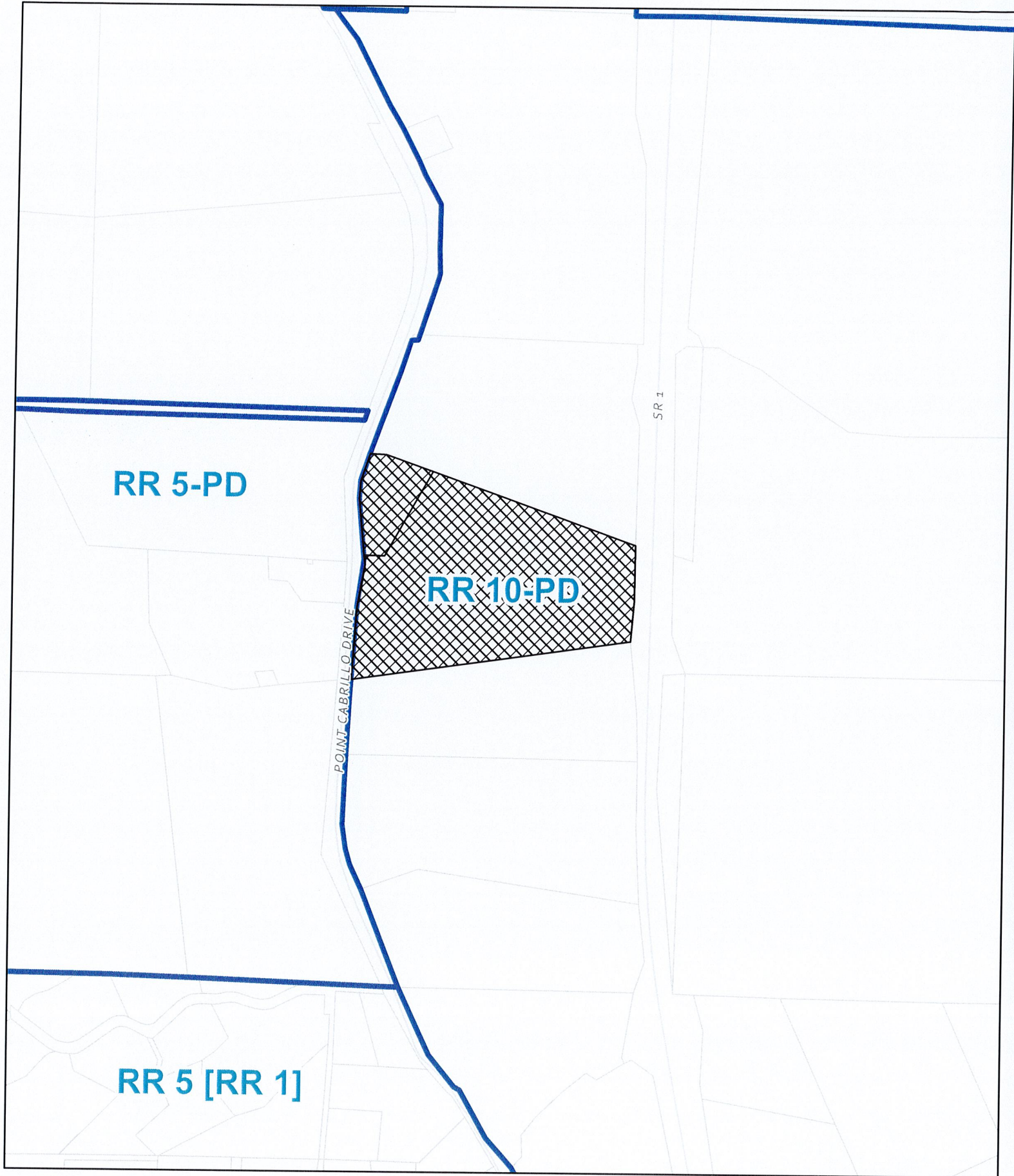
**CASE:** B 2023-0018  
**OWNER:** Aum & Deaton  
**APN:** 118-150-35 & 30  
**APLCT:** Vance Ricks  
**AGENT:**  
**ADDRESS:** 13561 Point Cabrillo Dr.

-  Zoning Districts
-  Public Roads
-  Assessors Parcels



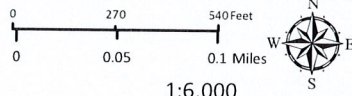
**ZONING**

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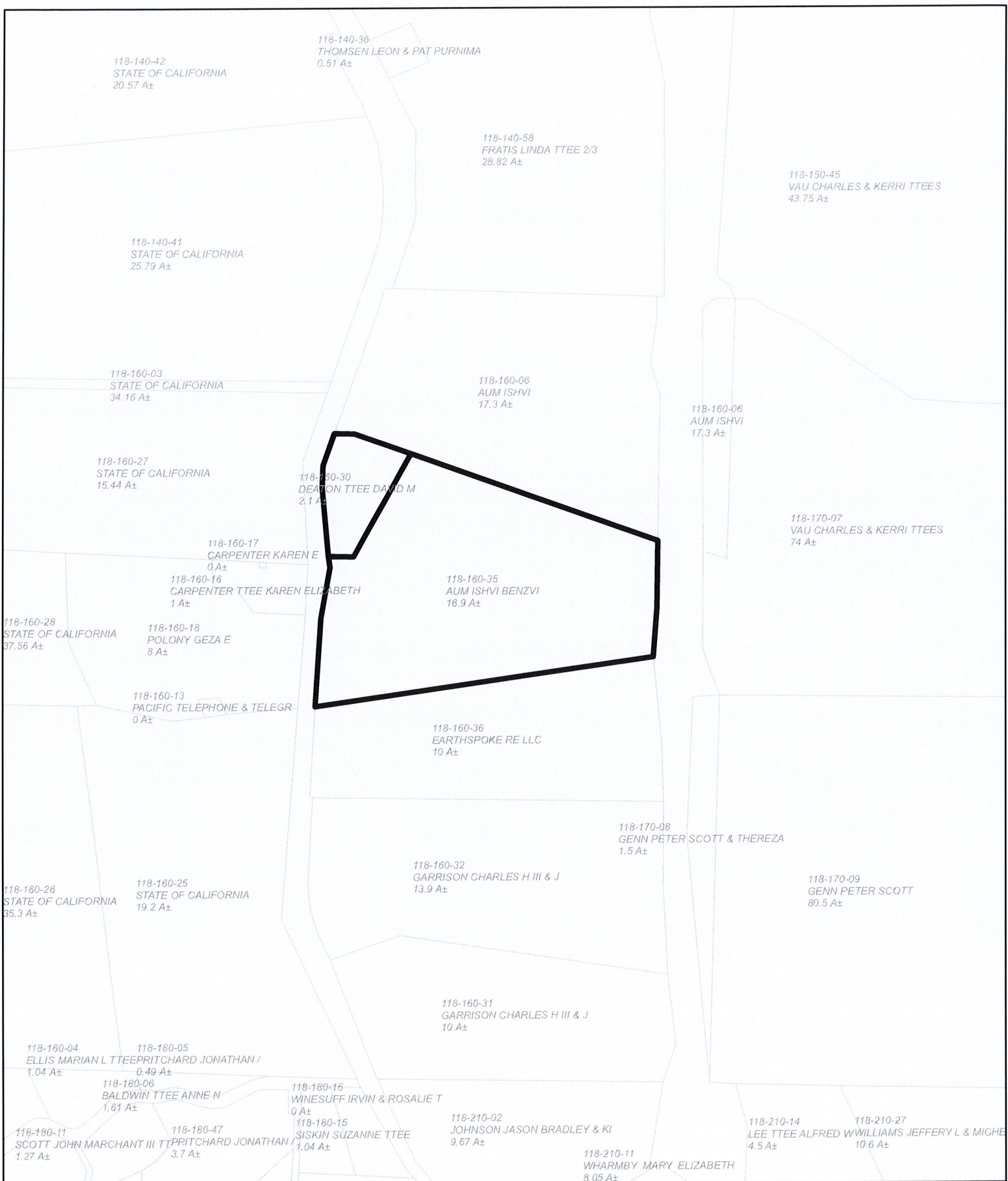
**CASE:** B 2023-0018  
**OWNER:** Aum & Deaton  
**APN:** 118-150-35 & 30  
**APLCT:** Vance Ricks  
**AGENT:**  
**ADDRESS:** 13561 Point Cabrillo Dr.

Public Roads  
 Assessors Parcels




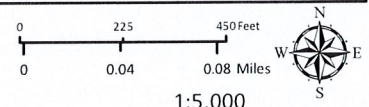
1:6,000  
**GENERAL PLAN**

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**CASE: B 2023-0018**  
**OWNER: Aum & Deaton**  
**APN: 118-150-35 & 30**  
**APLCT: Vance Ricks**  
**AGENT:**  
**ADDRESS: 13561 Point Cabrillo Dr.**

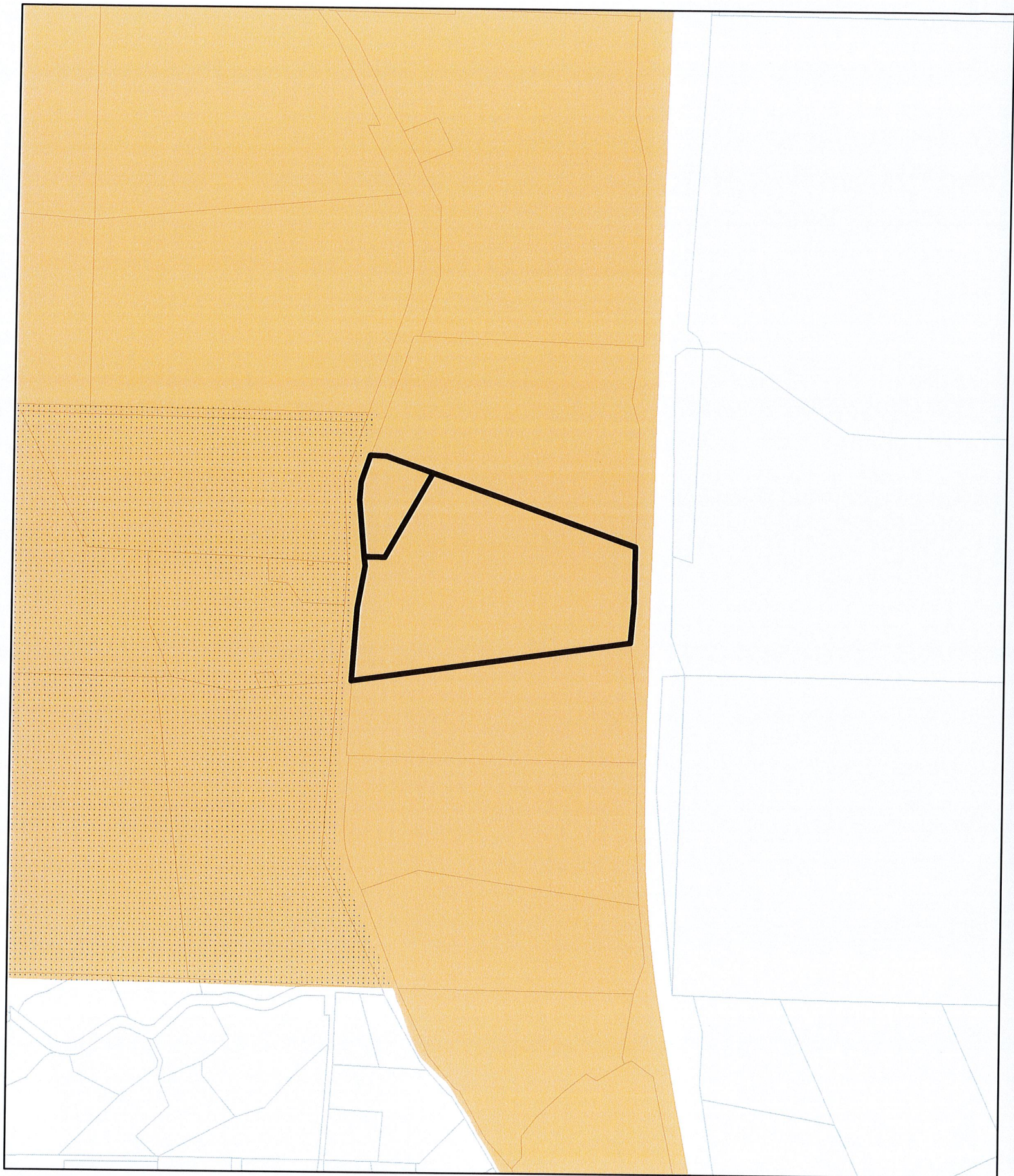
 Assessors Parcels



1:5,000




**ADJACENT PARCELS**

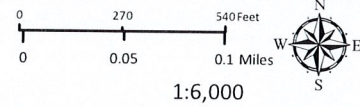
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**CASE: B 2023-0018**  
**OWNER: Aum & Deaton**  
**APN: 118-150-35 & 30**  
**APLCT: Vance Ricks**  
**AGENT:**

**ADDRESS: 13561 Point Cabrillo Dr.**

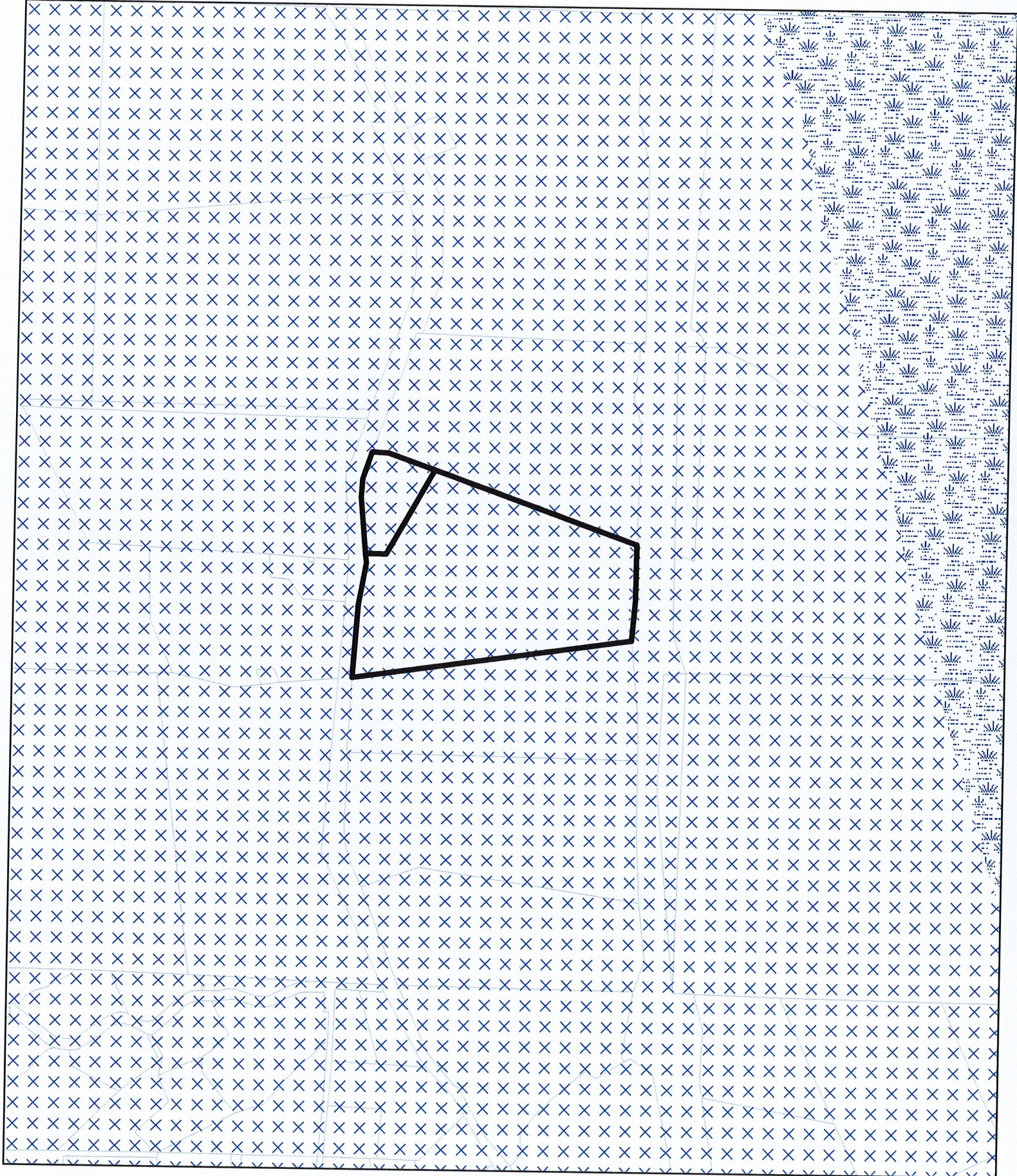
-  Tree Removal Area
-  Highly Scenic Area
-  Assessors Parcels






1:6,000

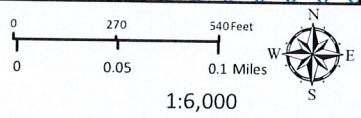
**HIGHLY SCENIC & TREE REMOVAL AREAS**

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**DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



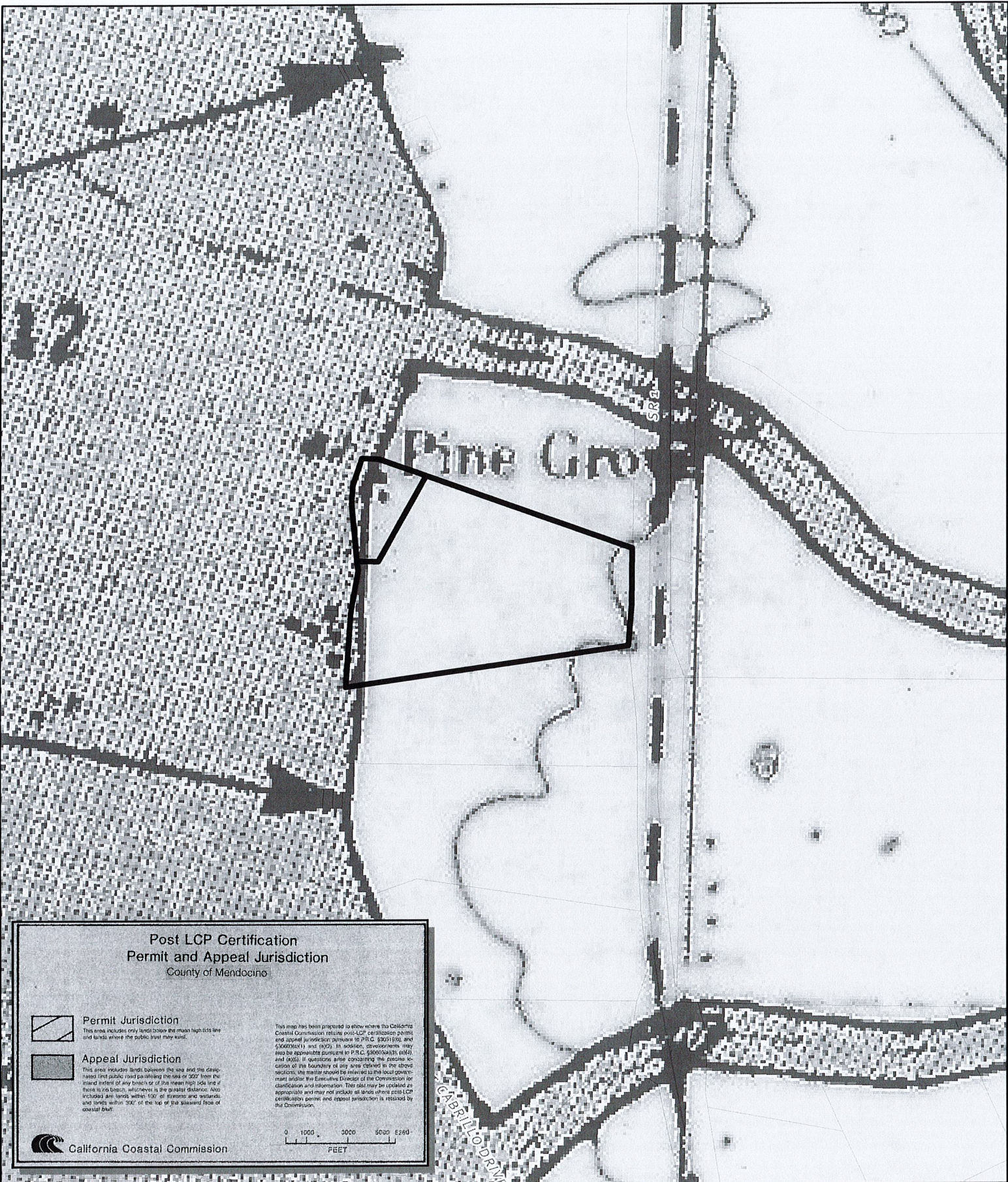
**CASE: B 2023-0018**  
**OWNER: Aum & Deaton**  
**APN: 118-150-35 & 30**  
**APLCT: Vance Ricks**  
**AGENT:**  
**ADDRESS: 13561 Point Cabrillo Dr.**

-  Critical Water Resources
-  Marginal Water Resources
-  Assessor's Parcels




**COASTAL GROUND WATER RESOURCES**

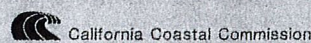
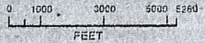
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**Post LCP Certification  
Permit and Appeal Jurisdiction**  
County of Mendocino

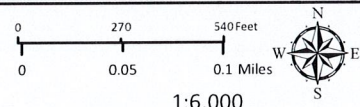
-  **Permit Jurisdiction**  
This area includes only lands above the mean high tide line and lands where the public trust may exist.
-  **Appeal Jurisdiction**  
This area includes lands between the sea and the designated first public road paralleling the sea or 500' from the inland extent of any beach up to the mean high tide line if there is no beach, whichever is the greatest distance. Also included are lands within 100' of rivers and wetlands and lands within 500' of the top of the seaward face of coastal bluff.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.L.C. §§201100, and §30070(a)(1) and (a)(2). In addition, developments may also be appropriate pursuant to P.L.C. §§3006(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all areas where post-LCP certification permit and appeal jurisdiction is retained by the Commission.



**CASE: B 2023-0018**  
**OWNER: Aum & Deaton**  
**APN: 118-150-35 & 30**  
**APLCT: Vance Ricks**  
**AGENT:**  
**ADDRESS: 13561 Point Cabrillo Dr.**

-  Public Roads
-  Assessors Parcels



**POST LCP CERTIFICATION & APPEAL JURISDICTION**

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