



**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

October 26, 2023

Planning – Fort Bragg  
Environmental Health - Fort Bragg  
Assessor  
Agriculture Commissioner  
Air Quality Management

Native Plant Society  
Caltrans  
Department of Fish and Wildlife  
California Coastal Commission  
Regional Water Quality Control Board

Gualala Municipal Advisory Council  
Cloverdale Rancheria  
Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians  
South Coast Fire District

**CASE#:** B\_2023-0027

**DATE FILED:** 8/22/2023

**OWNER/APPLICANT:** PETER G BRIGHAM

**AGENT:** MENDOCINO SURVEYORS

**REQUEST:** Coastal Development Boundary Line Adjustment to reconfigure the boundaries between the two (2) lots in Gualala. Lot 1 will increase to 2.94± acres, Lot 2 will decrease to 4.02±.

**LOCATION:** In the Coastal Zone, 5.5± miles north of Gualala, on the east side of State Route 1 (SR 1), 0.12± miles from its intersection with Gypsy Flat Road (private), located at 46900 Gypsy Flat Drive; APN: 143-050-07 and 33301 South CA HWY 1; APN: 143-050-14

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** SHELBY MILLER

**RESPONSE DUE DATE:** November 9, 2023

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://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](mailto: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 \_\_\_\_\_

# REPORT FOR BOUNDARY LINE ADJUSTMENT

CASE: B\_2023-0027

**OWNER:** PETER G BRIGHAM

**APPLICANT:** PETER G BRIGHAM

**AGENT:** Mendocino Surveyors

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**APN/S:** 143-050-07-00, 143-050-14

**PARCEL SIZE:** 2.26± acres

**GENERAL PLAN:** RMR40:R

**ZONING:** RMR:40

**EXISTING USES:** Undeveloped

**DISTRICT:** 5

**RELATED CASES:**

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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>	Remote Residential (RMR40:)	Remote Residential (RMR40:)	36.23± acres; 8.0± acres	Residential
<b>EAST:</b>	Remote Residential (RMR40:)	Remote Residential (RMR40:)	36.23± acres	Residential
<b>SOUTH:</b>	Remote Residential (RMR40:)	Remote Residential (RMR40:)	36.23± acres	Residential
<b>WEST:</b>	Rural Residential (RR5:)	Rural Residential (RR5:)	1.25± acres; 1.37± acres	Residential

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## REFERRAL AGENCIES

### LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Assessor's Office
- Environmental Health (EH)
- South Coast Fire District
- Gualala MAC

- Planning Division Fort Bragg

### STATE

- California Coastal Commission
- California Dept. of Fish & Wildlife
- California Native Plant Society
- CALTRANS

- Regional Water Quality Control Board

### FEDERAL

### TRIBAL

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

**ADDITIONAL INFORMATION:**

**STAFF PLANNER:** SHELBY MILLER

**DATE:** 10/16/2023

## ENVIRONMENTAL DATA

### 1. MAC:

GIS

Yes

### 2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

High

### 3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

SRA

### 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 Water Resources

### 7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Shinglemill-Gibney Complex

### 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

N/A

### 18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

N/A

### 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

N/A

### 21. STATE CLEARINGHOUSE REQUIRED:

Policy

No

### 22. OAK WOODLAND AREA:

USDA

N/A

### 23. HARBOR DISTRICT:

Sec. 20.512

No

## FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

### 24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

30: Anchor Bay

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

LCP Land Capabilities maps/GIS; 20.500

Fire Hazard High

### 26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

No

### 27. COASTAL COMMISSION APPEALABLE AREA:

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

Yes

### 28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

NO

### 29. HIGHLY SCENIC AREA:

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

NO

### 30. BIOLOGICAL RESOURCES & NATURAL AREAS:

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

Yes

### 31. BLUFFTOP GEOLOGY:

GIS; 20.500.020

No

Mendocino County

SEP 13 2023



Planning & Building Services  
PLANNING & BUILDING  
SERVICES

CASE NO:	B-2023-0027
DATE FILED:	9-13-2023
FEE:	\$ 4,168.48
RECEIPT NO:	PRJ-058570 & 058752
RECEIVED BY:	<i>M. Rodis</i>
<small>Office Use Only</small>	

**BOUNDARY LINE ADJUSTMENT APPLICATION FORM**

**APPLICANT**

Name: Peter Brigham Phone: \_\_\_\_\_  
 Mailing Address: 3701 SACRAMENTO STREET #291  
 City: SAN FRANCISCO State/Zip: CA Email: pbrigham1@gmail.com

**PROPERTY OWNER**

Name: PETER BRIGHAM Phone: \_\_\_\_\_  
 Mailing Address: 3701 SACRAMENTO STREET  
 City: SAN FRANCISCO State/Zip: CA Email: pbrigham1@gmail.com

**AGENT**

Name: MENDOCINO SURVEYORS Phone: 707-937-9900  
 Mailing Address: PO BOX 1162  
 City: MENDOCINO State/Zip: CA Email: INFO@MENDOCINOSURVEYORS.COM

LOT NO.	ASSESSOR'S PARCEL NUMBERS	PARCEL OWNER/S	STREET ADDRESS	LOT ACREAGE	
				BEFORE	AFTER
1	143-050-07	PETER BRIGHAM	48900 GYPSY FLAT GUALALA, CA 95445	2.25 AC	2.94 AC
2	143-050-14	PETER BRIGHAM	33301 SOUTH CA HWY 1 GUALALA, CA 95445	4.7	4.02

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

APPROXIMATELY .69 ACRES WILL BE ADJUSTED FROM APN: 143-050-14 INTO 143-050-07

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

*[Signature]* 7/17/23 *[Signature]* 7/17/23  
 Signature of Applicant/Agent Date Signature of Owner Date



## Indemnification And Hold Harmless

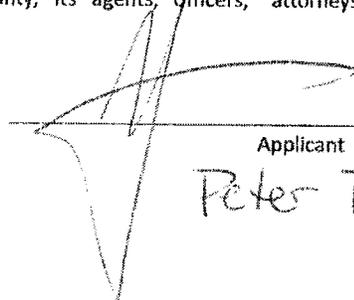
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

### 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.

7/17/23

Date



Applicant

Peter Brigham



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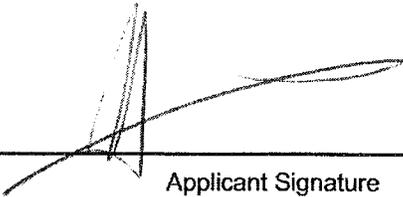
ACKNOWLEDGMENT OF DEPOSIT/HOURLY FEE

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 in 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

*July 17 2023* \_\_\_\_\_  
 Date

**OFFICE USE ONLY:**

\_\_\_\_\_  
 Project or Permit Number

## Project Description Questionnaire for Boundary Line Adjustments Located In the Coastal Zone

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

PRESENT USE OF PROPERTY					
1) Are there existing structures on the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe below, and identify the use of each structure on the map to be submitted with your application. <div style="padding-left: 40px;">Single family residence and well/pump house</div>					
2) Will any existing structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will any existing structures be removed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.					
3) Lot area (within property lines): <u>6.95</u> <input checked="" type="checkbox"/> acres <input type="checkbox"/> square feet					
4) Lot Coverage:					
<b>LOT 1</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>LOT 2</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Building Coverage	<u>1358</u> SF	<u>1358</u> SF	Building Coverage	<u>0</u> SF	<u>0</u> SF
Paved Area	<u>746</u> SF	<u>746</u> SF	Paved Area	<u>354</u> SF	<u>354</u> SF
Landscaped Area	<u>4000</u> SF	<u>4000</u> SF	Landscaped Area	<u>0</u> SF	<u>0</u> SF
Unimproved Area	<u>92,108</u> SF	<u>121,934</u> SF	Unimproved Area	<u>204,447</u> SF	<u>174,717</u> SF
TOTAL:	<u>98,210</u> SF	<u>128,037</u> SF	TOTAL:	<u>204,894</u> SF	<u>175,068</u> SF
<b>LOT 3</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>LOT 4</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Building Coverage	_____ SF	_____ SF	Building Coverage	_____ SF	_____ SF
Paved Area	_____ SF	_____ SF	Paved Area	_____ SF	_____ SF
Landscaped Area	_____ SF	_____ SF	Landscaped Area	_____ SF	_____ SF
Unimproved Area	_____ SF	_____ SF	Unimproved Area	_____ SF	_____ SF
TOTAL:	_____ SF	_____ SF	TOTAL:	_____ SF	_____ SF
5) Parking will be provided as follows:					
LOT 1	Existing Spaces:	<u>3</u>	Proposed Spaces:	<u>3</u>	
LOT 2	Existing Spaces:	<u>0</u>	Proposed Spaces:	<u>0</u>	
LOT 3	Existing Spaces:	_____	Proposed Spaces:	_____	
LOT 4	Existing Spaces:	_____	Proposed Spaces:	_____	
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					
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					

**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.



2006-23149  
Pg: 1/2

RECORDING REQUESTED BY  
Financial Title Company  
AND WHEN RECORDED MAIL TO

2006-23149  
Recorded at the request of  
TITLE COURT SERVICE  
11/22/2006 03:30P  
Fee: 10.00 No of Pages: 2

Name **Peter G. Brigham**  
Street Address **602 Prime Square City**  
**1-1-7 Hiroo, Shibuya-Ku**  
City, State Zip **Tokyo, Japan 150-0012**  
Order No. **10006773-659-CG1**

OFFICIAL RECORDS  
Marsha A Wharff, Clerk-Recorder  
Mendocino County, CA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
City of Gualala or  Unincorporated Area  
City Conveyance Tax is \$n/a  
Parcel No. 143-050-14

Documentary Transfer Tax is \$440.00  
 computed on full value of interest or property conveyed, or  
 full value less value of liens or encumbrances remaining at the time of sale

Signature of Declarant or Agent Determining Tax/ Firm Name

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**Paul E. Jimison and Sally J. Jimison, husband and wife**  
hereby GRANT(s) to  
**Peter G. Brigham an unmarried man**  
the following real property:

	\$20.00 PAID
X	PGO FILED
	Exempt

SEE "EXHIBIT A" ATTACHED

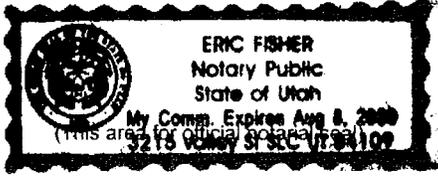
Dated: November 7, 2006  
STATE OF Utah CALIFORNIA  
COUNTY OF Salt Lake } s.s.  
On 11/8/2006 before me,  
Eric Fisher

Paul E. Jimison  
Paul E. Jimison  
Sally J. Jimison  
Sally J. Jimison

Notary Public, personally appeared  
Paul E Jimison  
Sally J Jimison

personally known to me (or 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.

WITNESS my hand and official seal.  
Signature Eric Fisher



MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name \_\_\_\_\_ Street Address \_\_\_\_\_ City & State \_\_\_\_\_

## Exhibit A

### DESCRIPTION:

ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF MENDOCINO, AND STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF MENDOCINO, STATE OF CALIFORNIA BEING A PORTION OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 16 WEST, MOUNT DIABLO BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF LOT 1 OF CLIFF DWELLERS AND SUBDIVISION RECORDED IN MAP CASE 2, DRAWER 5, PAGE 33, MENDOCINO COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT 1 NORTH 2 DEGREES 24' 26" EAST, 400.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 OF CLIFF DWELLERS SUBDIVISION; THENCE ALONG THE WEST LINE OF THE C.S. FIELD PROPERTY AS SHOWN ON MAP ON OLD STAGEROAD ACRES PER MAP CASE 2, DRAWER 1, PAGE 69, MENDOCINO COUNTY, NORTH 2 DEGREES 03' 16" EAST, 492.01 FEET TO A 3/4 INC REBAR; THENCE LEAVING SAID WEST LINE SOUTH 61 DEGREES 33' 38" WEST, 525.06 FEET TO A 3/4 INCH REBAR ON THE EAST LINE OF STATE HIGHWAY ONE; THENCE SOUTH 38 DEGREES 08' 49" EAST, ALONG THE EAST LINE OF STATE HIGHWAY ONE, 37.88 FEET; THENCE SOUTH 44 DEGREES 15' 30" WEST, 8.95 FEET; THENCE SOUTH 34 DEGREES 06' 23" EAST, 386.35 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 OF CLIFF DWELLERS SUBDIVISION; THENCE CONTINUING SOUTH 34 DEGREES 06' 23" EAST, 345.00 FEET TO THE POINT OF BEGINNING.

APN: 143-050-14



2006-23149  
Pg: 2/2

2020-15669  
Recorded at the request of:  
SYNRGO  
11/19/2020 11:58 AM  
Fee: \$94.00 Pgs: 1 of 3

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

	\$20.00
	PAID
X	PCO
	FILED
	Exempt

RECORDING REQUESTED BY:  
Pacific Coast Title

AND WHEN RECORDED MAIL TO:

Mr. Peter G. Brigham  
3701 Sacramento St #291  
San Francisco, CA 94118



Title Order No.: 10191425

THIS SPACE FOR RECORDER'S USE ONLY:

Escrow No.: 032336-MH

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$0.00**

"This conveyance establishes sole and separate property of a spouse, R & T 11911."

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 AND

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

**Peter G. Brigham (who acquired title as an unmarried man) and Kareen Ibrahimchah, husband and wife**  
hereby GRANT(s) to:

**Peter G. Brigham, a married man as his sole and separate property**

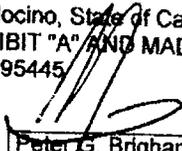
the real property in the City of Gualala, County of Mendocino, State of California, described as:

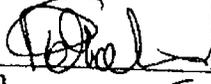
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 46900 Gypsy Flat Road, Gualala, CA 95445

AP#: 143-050-07-00

Dated October 30, 2020

  
Peter G. Brigham

  
Kareen Ibrahimchah

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~~ ENGLAND, UK  
COUNTY OF LONDON.

On 13 - November 2020 before me, CHARLES D GUTHRIE  
appeared PETER G. BRIGHAM and KAREEN IBRAHIMCHAH, 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.

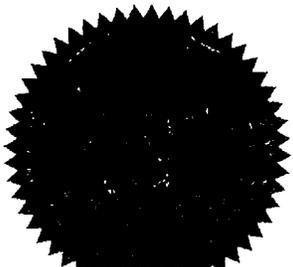
Signature   
(Seal)

Charles D. Guthrie LLB, TEP  
**NOTARY PUBLIC**  
Golden Cross House, 8 Duncannon Street,  
London WC2N 4JF - Info@NotaryPublic.London  
0203 174 2458 / 07850 123 141  
www.NotaryPublic.London

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE



MY COMMISSION IS FOR LIFE  
My Commission does not expire  
Charles D. Guthrie LLB, TEP  
NOTARY PUBLIC



<b>APOSTILLE</b> (Convention de La Haye du 5 octobre 1961)	
<b>1. Country:</b> Pays / Pais:	United Kingdom of Great Britain and Northern Ireland
<b>This public document</b> Le présent acte public / El presente documento público	
<b>2. Has been signed by</b> a été signé par ha sido firmado por	Charles D Guthrie
<b>3. Acting in the capacity of</b> agissant en qualité de quien actúa en calidad de	Notary Public
<b>4. Bears the seal / stamp of</b> est revêtu du sceau / timbre de y está revestido del sello / timbre de	The Said Notary Public
<b>Certified</b> Attesté / Certificado	
<b>5. at</b> à / en	London
<b>6. the</b> le / el día	13 November 2020
<b>7. by</b> par / por	Her Majesty's Principal Secretary of State for Foreign, Commonwealth and Development Affairs
<b>8. Number</b> sous no / bajo el numero	APO-2124833
<b>9. Seal / stamp</b> Sceau / timbre Sello / timbre	
<b>10. Signature</b> Signature Firma	O. Matti 

This Apostille is not to be used in the UK and only confirms the authenticity of the signature, seal or stamp on the attached UK public document. It does not confirm the authenticity of the underlying document. Apostilles attached to documents that have been photocopied and certified in the UK confirm the signature of the UK official who conducted the certification only. It does not authenticate either the signature on the original document or the contents of the original document in any way.

If this document is to be used in a country not party to the Hague Convention of the 5th of October 1961, it should be presented to the consular section of the mission representing that country

To verify this apostille go to [www.verifyapostille.service.gov.uk](http://www.verifyapostille.service.gov.uk)

PACIFIC COAST TITLE COMPANY  
TITLE NO.: 10191425-OCT-JJ

PRELIMINARY REPORT  
ROW NO.:

**LEGAL DESCRIPTION**

**EXHIBIT A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF GUALALA, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL ONE:**

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 16 WEST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT APPROVED MAY 29, 1873, IN THE COUNTY OF MENDOCINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 1, 2, 11 AND 12, TOWNSHIP 11 NORTH, RANGE 16 WEST, MOUNT DIABLO BASE AND MERIDIAN; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 12, EAST 1330.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, SOUTH 469.58 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARIES OF THE LAND TO BE DESCRIBED AS FOLLOWS:

CONTINUING ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12 SOUTH 313.50 FEET; THENCE EAST, 313.50 FEET; THENCE NORTH 313.50 FEET; THENCE WEST, 313.50 FEET TO THE POINT OF BEGINNING.

**PARCEL TWO:**

THAT CERTAIN EASEMENT DESCRIBED IN THE DEED TO TOM SWEGLE, ET UX IN THE DEED RECORDED JULY 18, 1958 IN BOOK 488 OF OFFICIAL RECORDS, PAGE 600, MENDOCINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

ALSO: A RIGHT OF WAY FOR ROAD PURPOSES DESCRIBED AS A STRIP OF LAND 20 FEET IN UNIFORM WIDTH, BOUNDED ON THE SOUTHWESTERLY END BY STATE HIGHWAY 1 AND ON THE NORTHWESTERLY END BY THE ABOVE DESCRIBED PROPERTY, THE CENTER LINE OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF STATE HIGHWAY NO. 1 FROM WHICH THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE ABOVEMENTIONED SECTION 12, TOWNSHIP 11 NORTH, RANGE 16 WEST, MOUNT DIABLO BASE AND MERIDIAN, BEARS SOUTH 4 DEGREES 30 MINUTES WEST, 114.18 FEET; THENCE ALONG THE CENTER LINE OF SAID RIGHT OF WAY, NORTH 58 DEGREES 00 MINUTES EAST, 386.10 FEET; THENCE NORTH 13 DEGREES 30 MINUTES EAST, 185.46 FEET; THENCE NORTH 45 DEGREES 00 MINUTES WEST, 89.76 FEET TO THE EASTERLY BOUNDARY OF THE HEREINABOVE DESCRIBED PARCEL OF LAND.

APN: 143-050-07-00

Charles D. Guthrie LLB, TEP  
**NOTARY PUBLIC**  
www.NotaryPublic.london

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 JULY 17, 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:

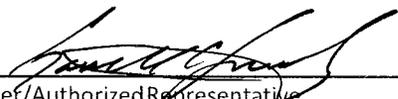
(Description of development)

Located at: PROPOSED BOUNDARY LINE ADJUSTMENT OF ASSESSOR'S PARCEL #'S  
143-050-14 (33301 S. CA HWY 1, GUALALA, CA AND 143-050-07 (46900 GYPSY FLAT RD., GUALALA, CA.  
APPROXIMATELY .69 ACRES WILL BE ADJUSTED FROM APN: 143-050-14  
INTO APN: 143-050-07

(Address of development and Assessor's Parcel Number)

The public notice was posted at: DRIVEWAY ENTRANCE AT 33301 S. CA HWY 1, GUALALA, CA  
AND  
DRIVEWAY ENTRANCE AT 46900 GYPSY FLAT RD., GUALALA, CA

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

  
\_\_\_\_\_  
Owner/Authorized Representative  
Mendocino Surveyors, Inc  
JULY 17, 2023  
\_\_\_\_\_  
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: \_\_\_\_\_  
A BOUNDARY LINE ADJUSTMET OF APPROX. .69 ACRES FROM APN: 143-050-14  
TO APN: 143-050-07

Location: 33301 S. CA HWY 1, GUALALA, CA AND 46900 GYPSY FLAT RD., GUALALAL, CA

Applicant: PETER BRIGHAM

Assessor's Parcel Number: APN:143-050-14 & APN:143-050-07

Date Noticed Posed: JULY 17, 2023

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



**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: Mendocino Surveyors, Inc.**  
P.O. Box 1162

MENDOCINO CA 95460

**Project Number: B\_2023-0027**

**Project Description: Brigham.2 Lots.Gualala**

**Site Address: 46900 GYPSY FLAT RD**

**B\_2023-0027**

**Receipt: PRJ\_058570**

**Date: 9/7/2023**

**Pay Method: CHECK 1139**

**Received By: MARCO RODRIGUEZ**

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-826180	2	\$1,439.00
BLA BASE			\$1,439.00
COASTAL	1100-2851-822609		\$1,200.00
			\$1,200.00
GENERAL PLAN	1100-2851-826188		\$92.00
			\$92.00
RECORDS MANAGEMENT	1222-2852-826260		\$147.00
			\$147.00
<b>Total Fees Paid:</b>			<b>\$2,878.00</b>



# Mendocino County

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## 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: Mendocino Surveyors, Inc.**  
 P.O. Box 1162

MENDOCINO CA 95460

**Project Number: B\_2023-0027**  
**Project Description: Brigham.2 Lots.Gualala**  
**Site Address: 46900 GYPSY FLAT RD**

**B\_2023-0027**

**Receipt: PRJ\_058752**

**Date: 9/21/2023**

**Pay Method: CHECK 1103**

**Received By: MARCO RODRIGUEZ**

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
ASSESSOR FEES	1100-1120-826390		\$200.00
DIVISION OF LAND ASSESSOR FEE			\$200.00
DOT FEES	1100-1910-826182		\$732.48
BLA DOT FEES DOT1A			\$732.48
EH FEES	1100-4011-822606		\$250.00
BLA EH			\$250.00
GENERAL PLAN	1100-2851-826188		\$108.00
			\$108.00

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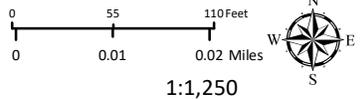
**Total Fees Paid: \$1,290.48**



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

**CASE: B 2023-0027**  
**OWNER: BRIGHAM, Peter**  
**APN: 143-050-07, & 14**  
**APLCT: Peter Brigham**  
**AGENT: Mendocino Surveyors**  
**ADDRESS: 46900 Gypsy Flat, Gualala, CA**

-  Highways (2017)
-  Public Roads
-  Private Roads



1:1,250

**AERIAL IMAGERY**

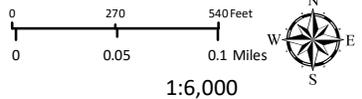
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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

**CASE: B 2023-0027**  
**OWNER: BRIGHAM, Peter**  
**APN: 143-050-07, & 14**  
**APLCT: Peter Brigham**  
**AGENT: Mendocino Surveyors**  
**ADDRESS: 46900 Gypsy Flat, Gualala, CA**

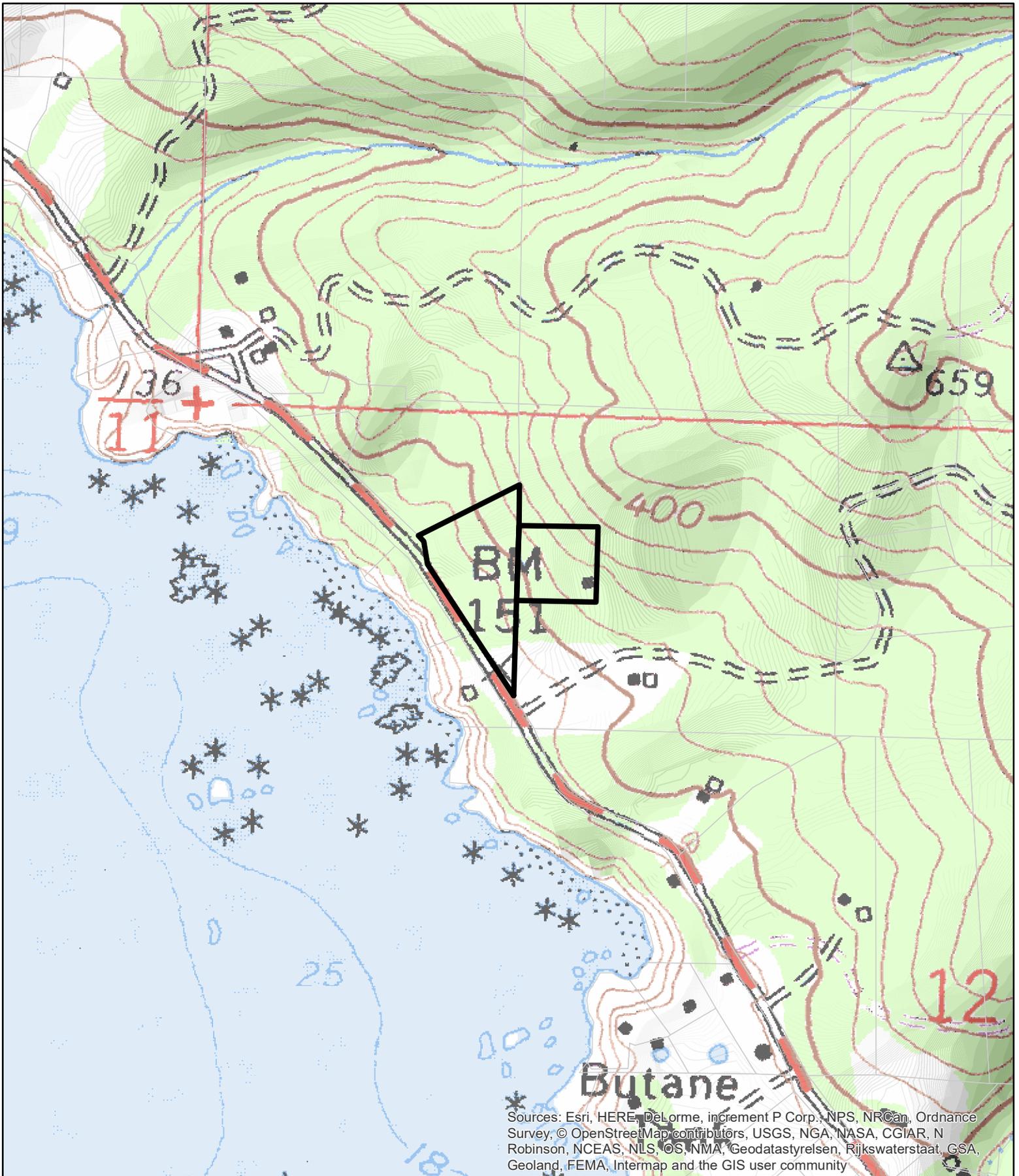
- Hydrology
- Highways (2017)
- Public Roads
- Private Roads
- Driveways/Unnamed Roads



1:6,000

AERIAL IMAGERY

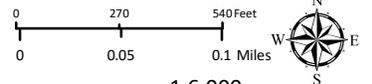
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Sources: Esri, HERE, DeLorme, InCREMENT P Corp., NPS, NRCAN, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, © S. NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

**CASE: B 2023-0027**  
**OWNER: BRIGHAM, Peter**  
**APN: 143-050-07, & 14**  
**APLCT: Peter Brigham**  
**AGENT: Mendocino Surveyors**  
**ADDRESS: 46900 Gypsy Flat, Gualala, CA**

 Assessors Parcels



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

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

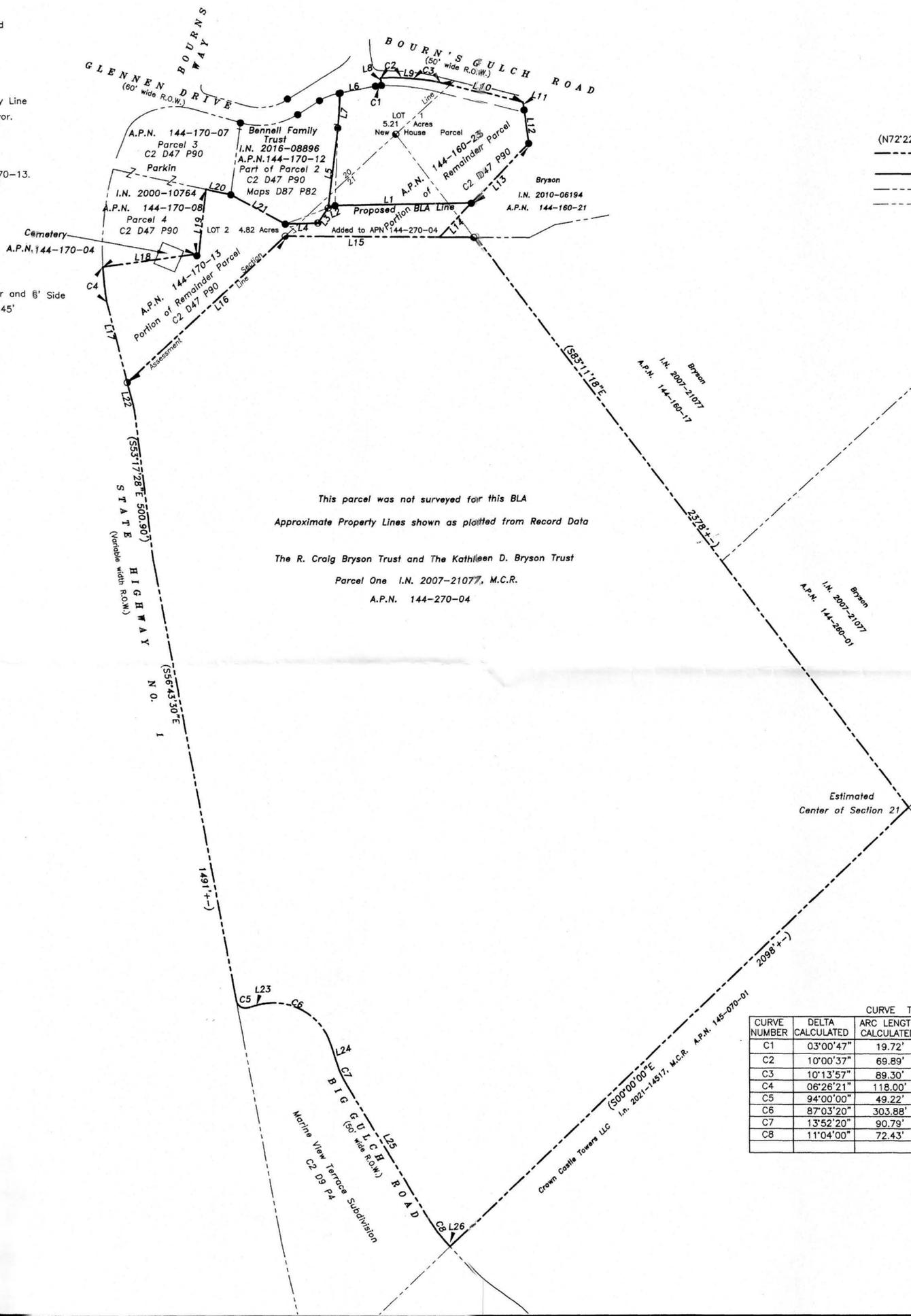
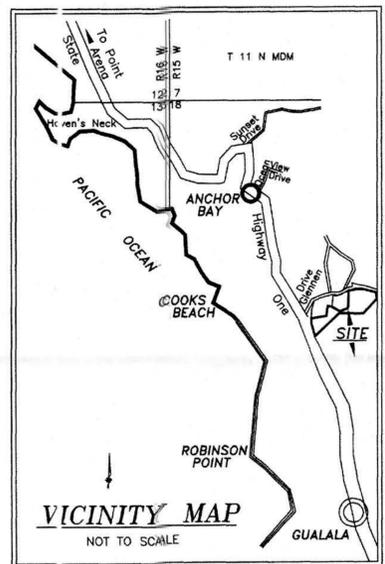
**NOTES**

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

**LEGEND**

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

- (N72°22'29"E 205.83') Record data per reference cited in Note 1
- Boundary of Bryson lands involved in this BLA
- L1 Proposed New Boundary Line Adjustment Line between LOT 1 and LOT 2
- Boundary of other lands
- Parcel line of record - preexisting



Line Course Table

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

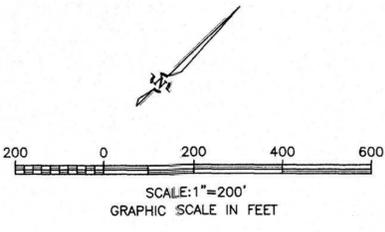
CURVE TABLE

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

**SURVEYOR'S STATEMENT**

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

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



**SITE PLAN for a proposed Boundary Line Adjustment**

Between a portion of the Lands of Ronald Craig Bryson and Kathleen Bryson As described in Instrument No. 2020-02235, Being a portion of the "Remainder Parcel" as shown on the map entitled "Parcel Map of Minor Subdivision No. M.S.38-87..."  
 Filed for record in Map Case 2, Drawer 47, Page 90, And on the map entitled "Record of Survey BLA B 2018-0020" Filed for record in Maps Drawer 87, Page 82,  
 And a portion of the Lands of The R. Craig Bryson Trust and The Kathleen D. Bryson Trust Described as Parcel One in Instrument No. 2007-21077, all Official Records, Mendocino County Records.  
 37275 Glennen Drive and 37701 S. Highway One Gualala Involving A.P.N. 144-160-23, 144-170-13 & 144-270-04 LYING WITHIN SECTIONS 20 & 21, T.11 N., R.15 W., M.D.M. COUNTY OF MENDOCINO STATE OF CALIFORNIA  
**PACIFIC LAND SURVEYS**  
 P.O. BOX 316 BODDGA, CA 94922 - 707.873.2208  
 SCALE: 1"= 200' \* FEBRUARY 2022 \* SHEET 1 OF 2

**LEGEND**

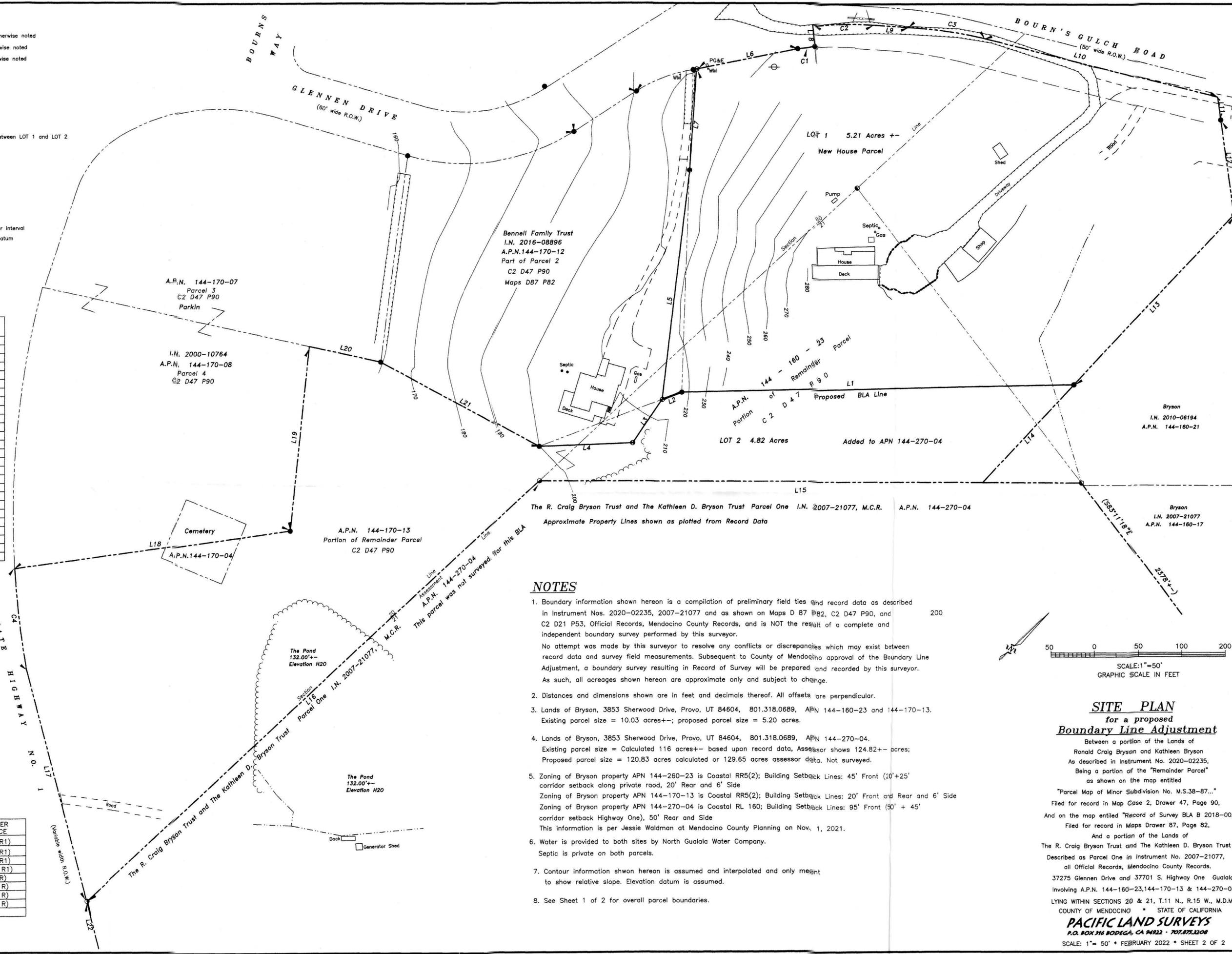
- Found 1/2" Iron Pipe & Cap PLS 6702 per Maps D87 P82 M.C.R. unless otherwise noted
- Found 1" Rebar & Brass Tag LS 3184 per C2 D21 P53 M.C.R. unless otherwise noted
- Found 1/2" Iron pipe & Cap LS 3089 per C2 D47 P90 M.C.R. unless otherwise noted
- Found fence post or sign post
- (R1) Reference per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

**Line Course Table**

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

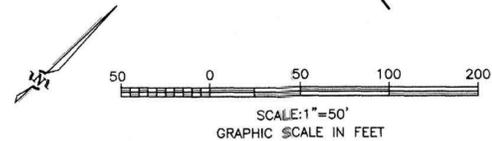
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C3	10°13'57"	89.30'	500.00'	(500.00' R1)
C4	06°26'21"	118.00'	1050.00'	(1050.00' R1)
C5	94°00'00"	49.22'	30.00'	(30.00' R)
C6	87°03'20"	303.88'	200.00'	(200.00' R)
C7	13°52'20"	90.79'	375.00'	(375.00' R)
C8	11°04'00"	72.43'	375.00'	(375.00' R)



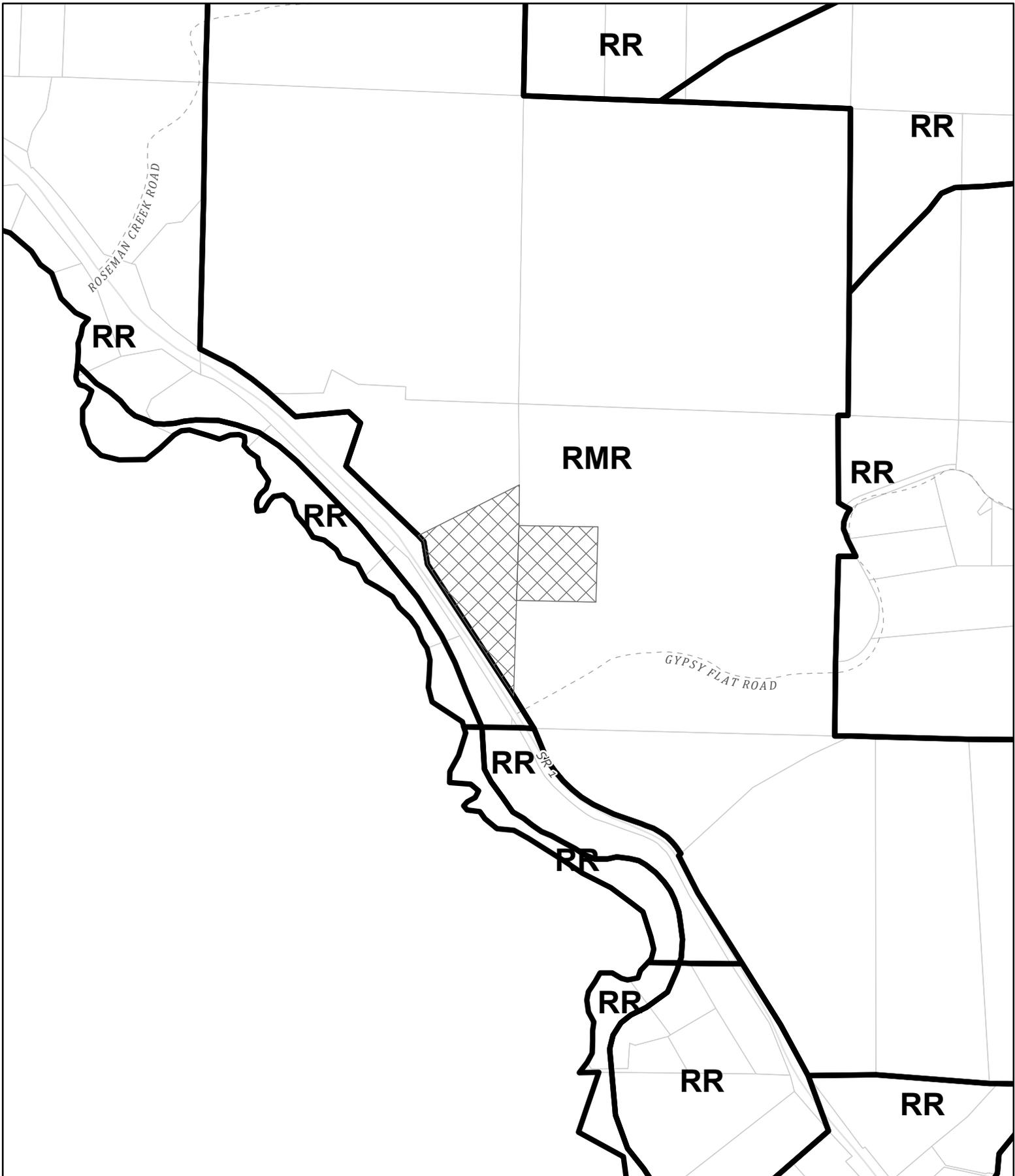
**NOTES**

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



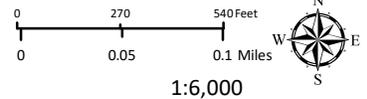
**SITE PLAN**  
for a proposed  
**Boundary Line Adjustment**

Between a portion of the Lands of  
Ronald Craig Bryson and Kathleen Bryson  
As described in Instrument No. 2020-02235,  
Being a portion of the "Remainder Parcel"  
as shown on the map entitled  
"Parcel Map of Minor Subdivision No. M.S.38-87..."  
Filed for record in Map Case 2, Drawer 47, Page 90,  
And on the map entitled "Record of Survey BLA B 2018-0020"  
Filed for record in Maps Drawer 87, Page 82,  
And a portion of the Lands of  
The R. Craig Bryson Trust and The Kathleen D. Bryson Trust  
Described as Parcel One in Instrument No. 2007-21077,  
all Official Records, Mendocino County Records,  
37275 Glenn Drive and 37701 S. Highway One Gualala  
Involving A.P.N. 144-160-23, 144-170-13 & 144-270-04  
LYING WITHIN SECTIONS 20 & 21, T.11 N., R.15 W., M.D.M.  
COUNTY OF MENDOCINO \* STATE OF CALIFORNIA  
**PACIFIC LAND SURVEYS**  
P.O. BOX 316 BODEGA, CA 94922 • 707.875.3208  
SCALE: 1"= 50' \* FEBRUARY 2022 \* SHEET 2 OF 2



**CASE: B 2023-0027**  
**OWNER: BRIGHAM, Peter**  
**APN: 143-050-07, & 14**  
**APLCT: Peter Brigham**  
**AGENT: Mendocino Surveyors**  
**ADDRESS: 46900 Gypsy Flat, Gualala, CA**

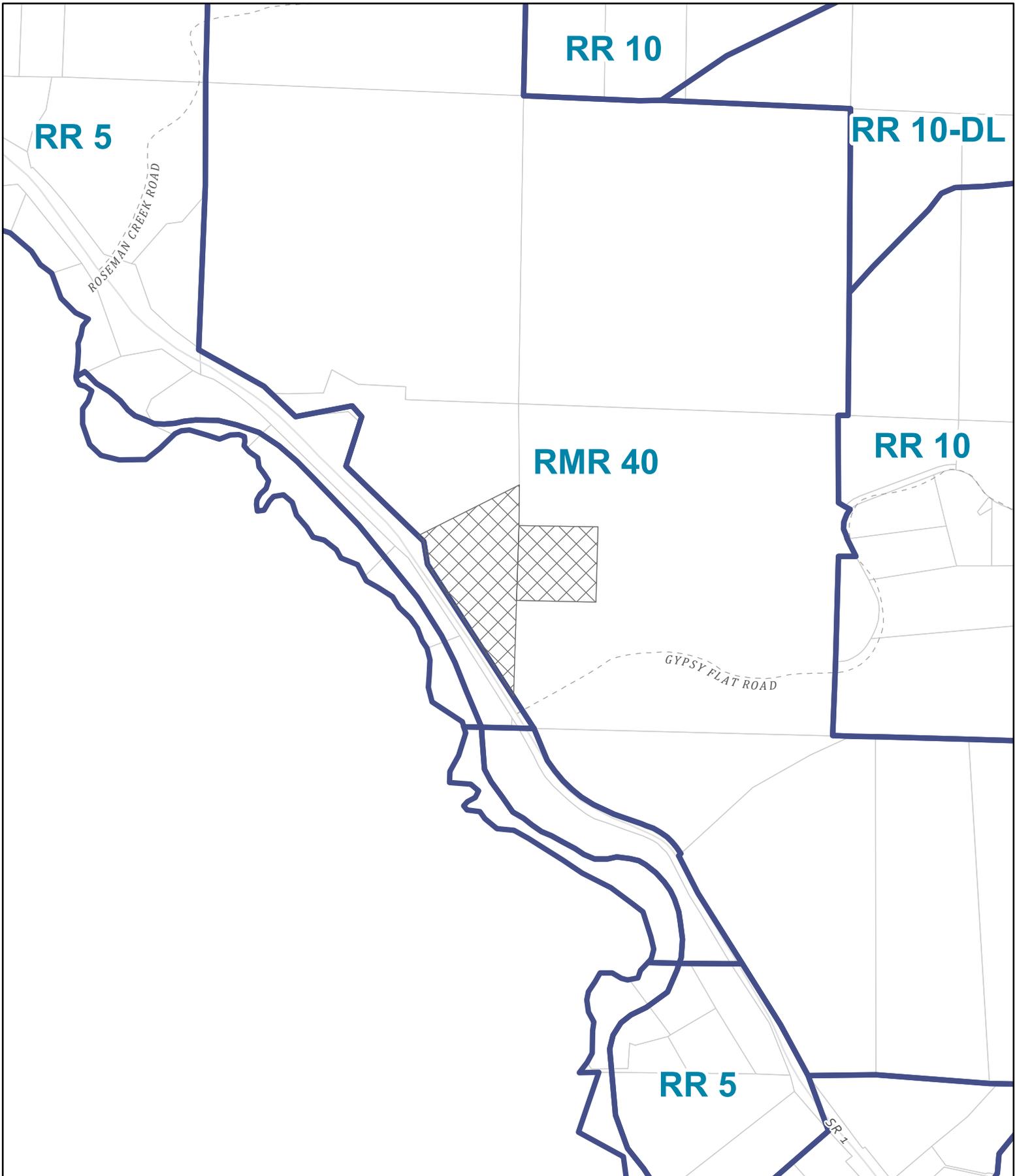
- Zoning Districts
- Assessors Parcels
- Public Roads
- Private Roads



1:6,000

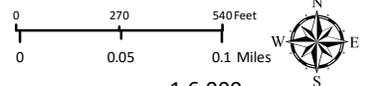
ZONING

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
**DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



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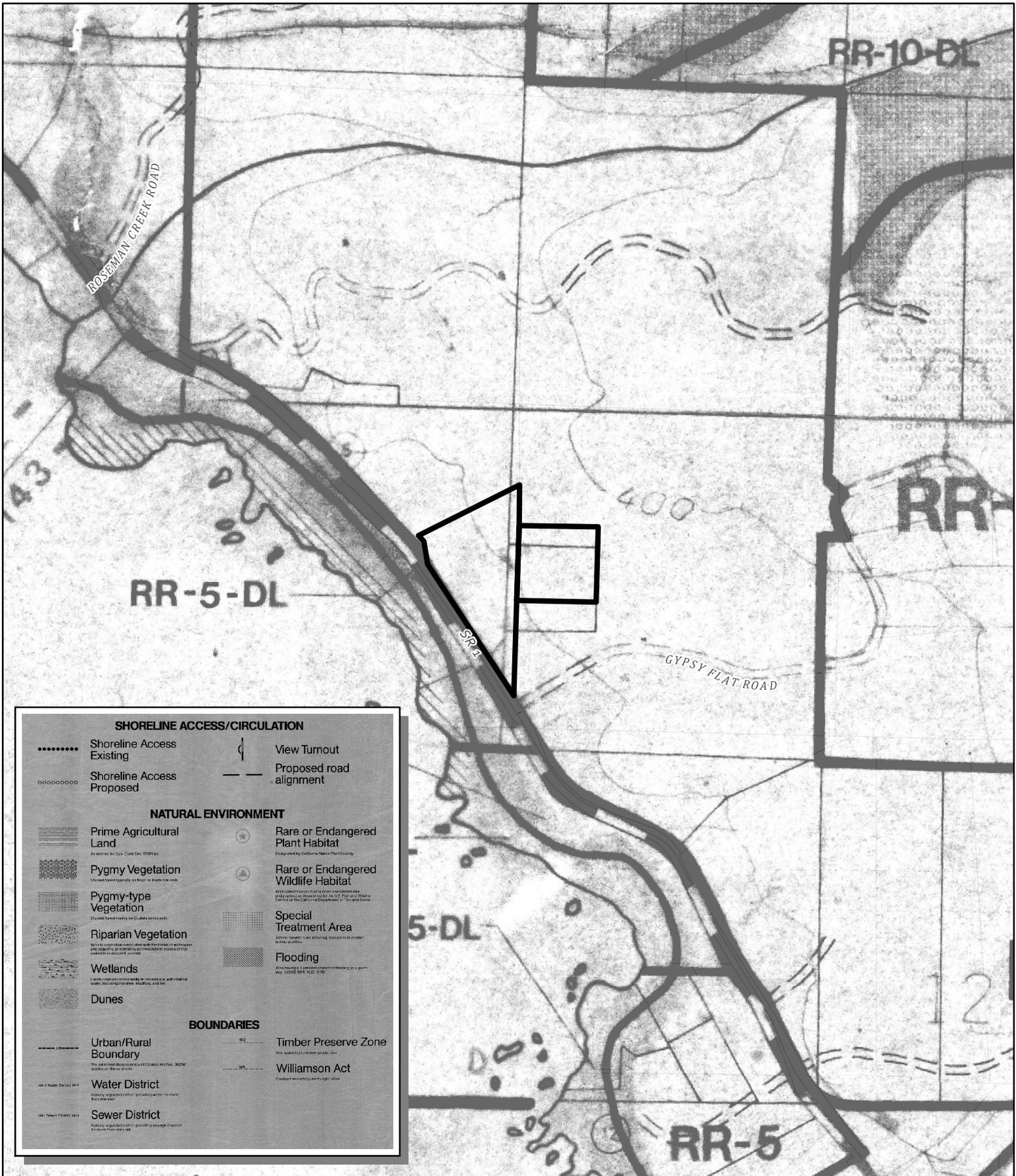
-  Public Roads
-  Private Roads
-  Assessors Parcels



1:6,000

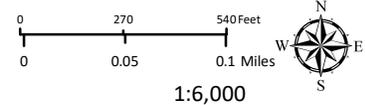
GENERAL PLAN

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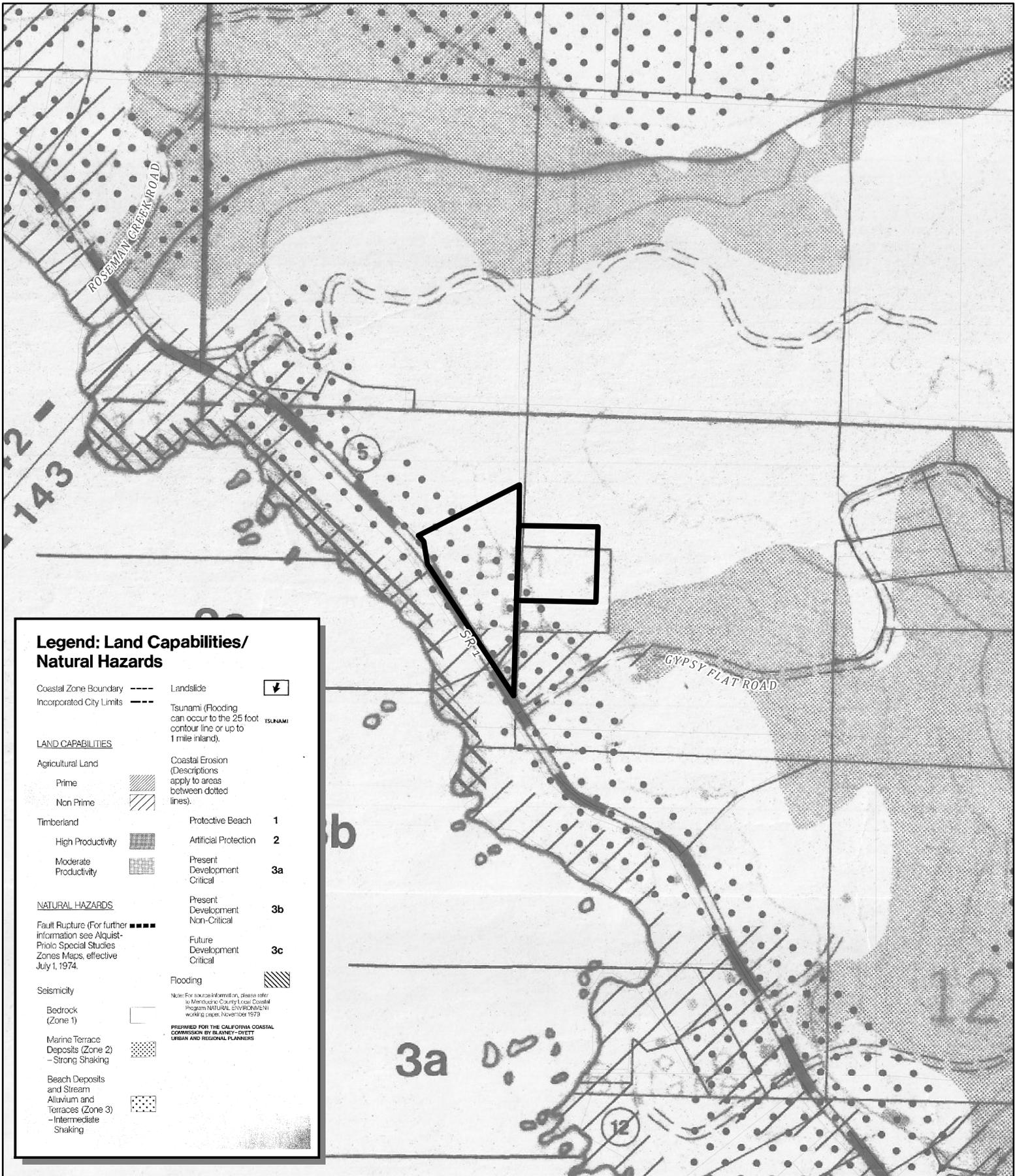
**CASE: B 2023-0027**  
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**APLCT: Peter Brigham**  
**AGENT: Mendocino Surveyors**  
**ADDRESS: 46900 Gypsy Flat, Gualala, CA**

— Public Roads  
 - - - Private Roads  
 □ Assessors Parcels



1:6,000  
 LCP LAND USE MAP 30: ANCHOR BAY

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

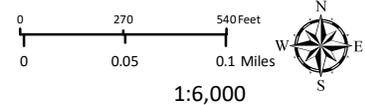


**Legend: Land Capabilities/  
Natural Hazards**

- |   |      |  |    |
|---|------|--|----|
| Coastal Zone Boundary   | ---  | Landslide  |    |
| Incorporated City Limits  | ---  | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).   |    |
| <b>LAND CAPABILITIES</b>  |      |  |    |
| 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 |
| <b>NATURAL HAZARDS</b>  |      |  |    |
| Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974. | ---- | Flooding   |    |
| Seismicity  |      | <small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENTAL working paper, November 1979.</small><br><small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-OYETT 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                               |      |  |    |

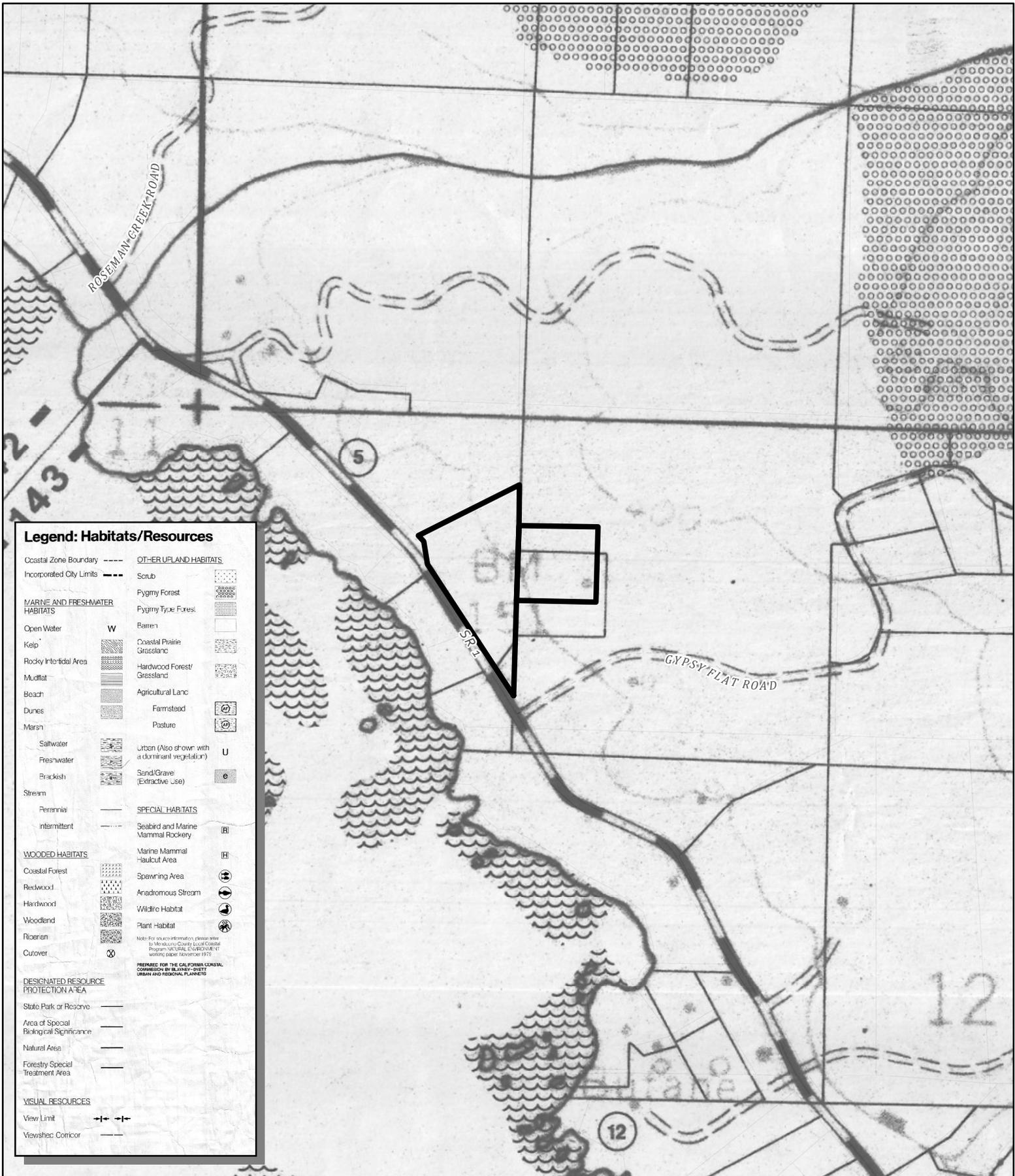
**CASE: B 2023-0027**  
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- Public Roads
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- Assessors Parcels



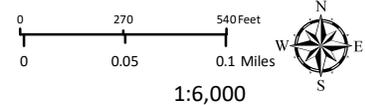
**LCP LAND CAPABILITIES & NATURAL HAZARDS**

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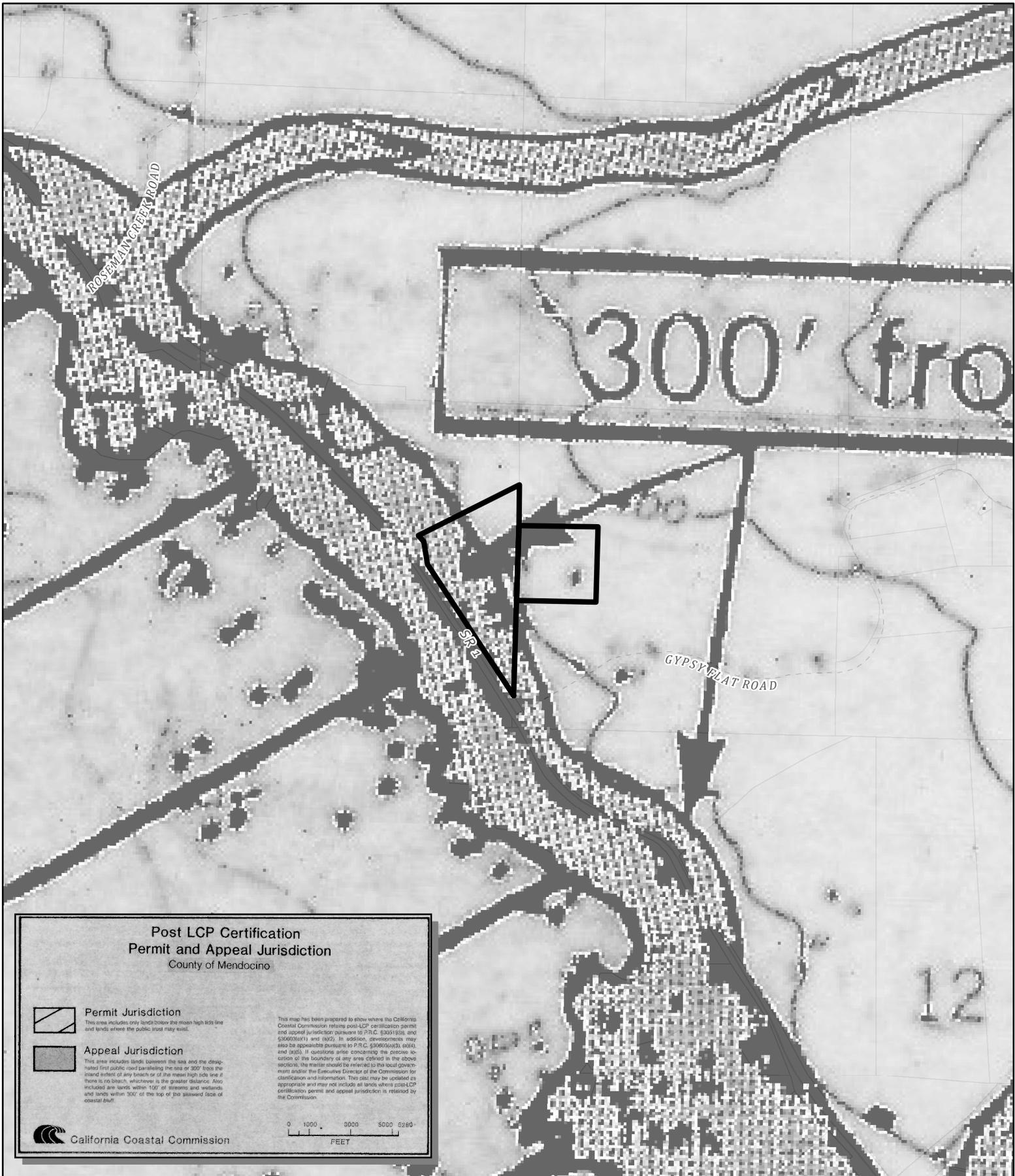
**Legend: Habitats/Resources**

Coastal Zone Boundary	---	OT-HER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	
<b>MARINE AND FRESHWATER HABITATS</b>		Pygmy Forest	
Open Water	W	Pygmy Tree Forest	
Keel	[Pattern]	Barren	
Rocky Intertidal Area	[Pattern]	Coastal Prairie	
Mudflat	[Pattern]	Grossland	
Beach	[Pattern]	Hardwood Forest/	
Dunes	[Pattern]	Grossland	
Marsh	[Pattern]	Agricultural Land	
Saltwater	[Pattern]	Farmstead	
Freshwater	[Pattern]	Pasture	
Brackish	[Pattern]	Urban (Also shown with	
Stream	[Pattern]	a dominant vegetation)	
Perennial	[Pattern]	Sand/Grave	
Intermittent	[Pattern]	(Extractive Use)	
<b>WOODED HABITATS</b>		U	
Coastal Forest	[Pattern]	e	
Redwood	[Pattern]	<b>SPECIAL HABITATS</b>	
Hardwood	[Pattern]	Seabird and Marine	
Woodland	[Pattern]	Mammal Rockery	
Riparian	[Pattern]	Marine Mammal	
Crover	[Pattern]	Haulcut Area	
<b>DESIGNATED RESOURCE PROTECTION AREA</b>		Spawning Area	
State Park or Reserve	[Symbol]	Anadromous Stream	
Area of Special Biological Significance	[Symbol]	Wildfire Habitat	
Natural Area	[Symbol]	Plant Habitat	
Forestry Special Treatment Area	[Symbol]	<small>Note: For more information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper November 1992.</small>	
<b>VISUAL RESOURCES</b>		<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-SWETT URBAN AND REGIONAL PLANNERS</small>	
View Limit	[Symbol]	<p><b>CASE: B 2023-0027</b></p> <p><b>OWNER: BRIGHAM, Peter</b></p> <p><b>APN: 143-050-07, &amp; 14</b></p> <p><b>APLCT: Peter Brigham</b></p> <p><b>AGENT: Mendocino Surveyors</b></p> <p><b>ADDRESS: 46900 Gypsy Flat, Gualala, CA</b></p>	
Viewshed Corridor	[Symbol]	Public Roads	0 270 540 Feet
		Private Roads	0 0.05 0.1 Miles
		Assessors Parcels	1:6,000



LCP HABITATS & RESOURCES

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

**Permit Jurisdiction**  
This area includes only lands below 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 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of coastal dunes.

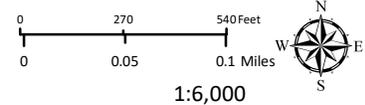
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30519(b), and §30602(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.R.C. §30605(a)(3), (a)(4), and (a)(5). If 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 lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

0 1000 3000 5000 5260

FEET

**CASE: B 2023-0027**  
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- Public Roads
- Private Roads
- Assessors Parcels



**POST LCP CERTIFICATION & APPEAL JURISDICTION**

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SUBJECT PARCELS

Fish Rock Road

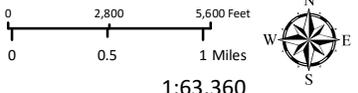
SR 1



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

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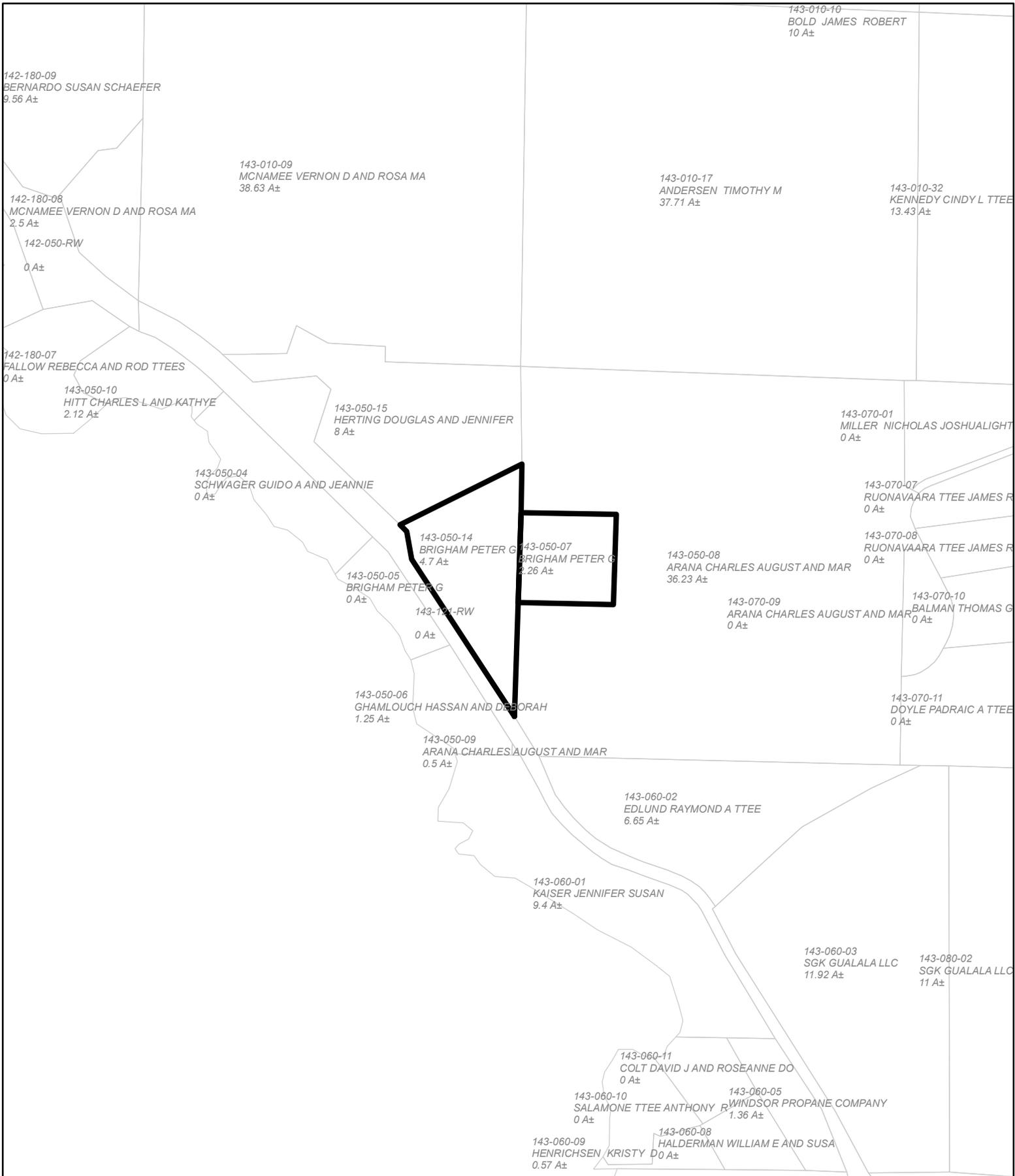
- Coastal Zone Boundary
- Major Roads
- Hydrology
- Highways



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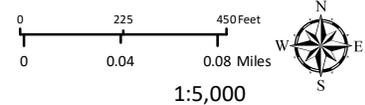
LOCATION

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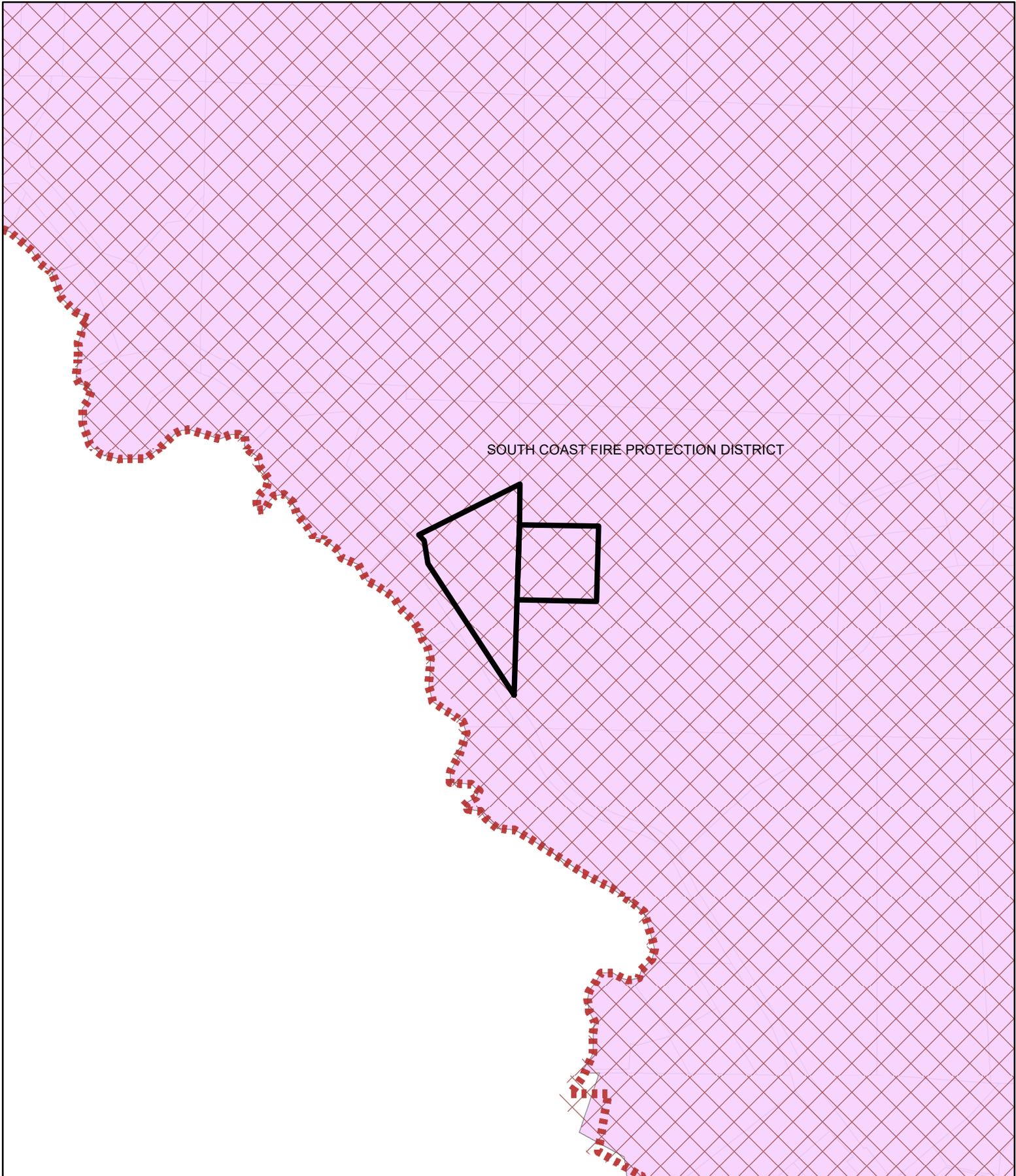
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**ADDRESS: 46900 Gypsy Flat, Gualala, CA**

 Assessors Parcels



1:5,000  
**ADJACENT PARCELS**

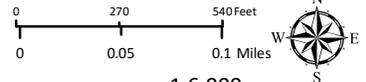
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SOUTH COAST FIRE PROTECTION DISTRICT

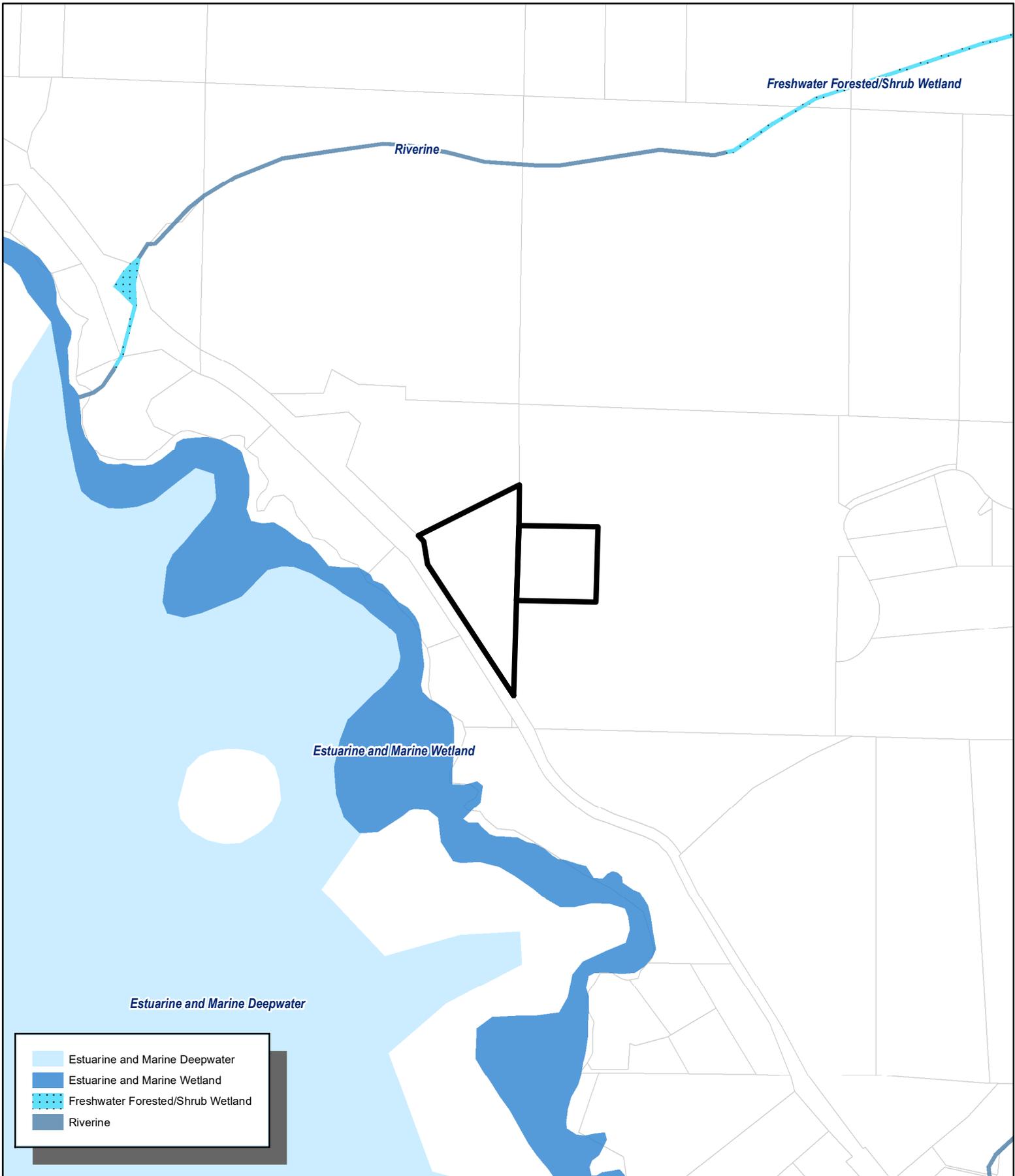
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-  High Fire Hazard
-  County Fire Districts
-  Assessors Parcels



**1:6,000**  
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

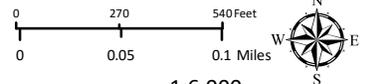
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	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Forested/Shrub Wetland
	Riverine

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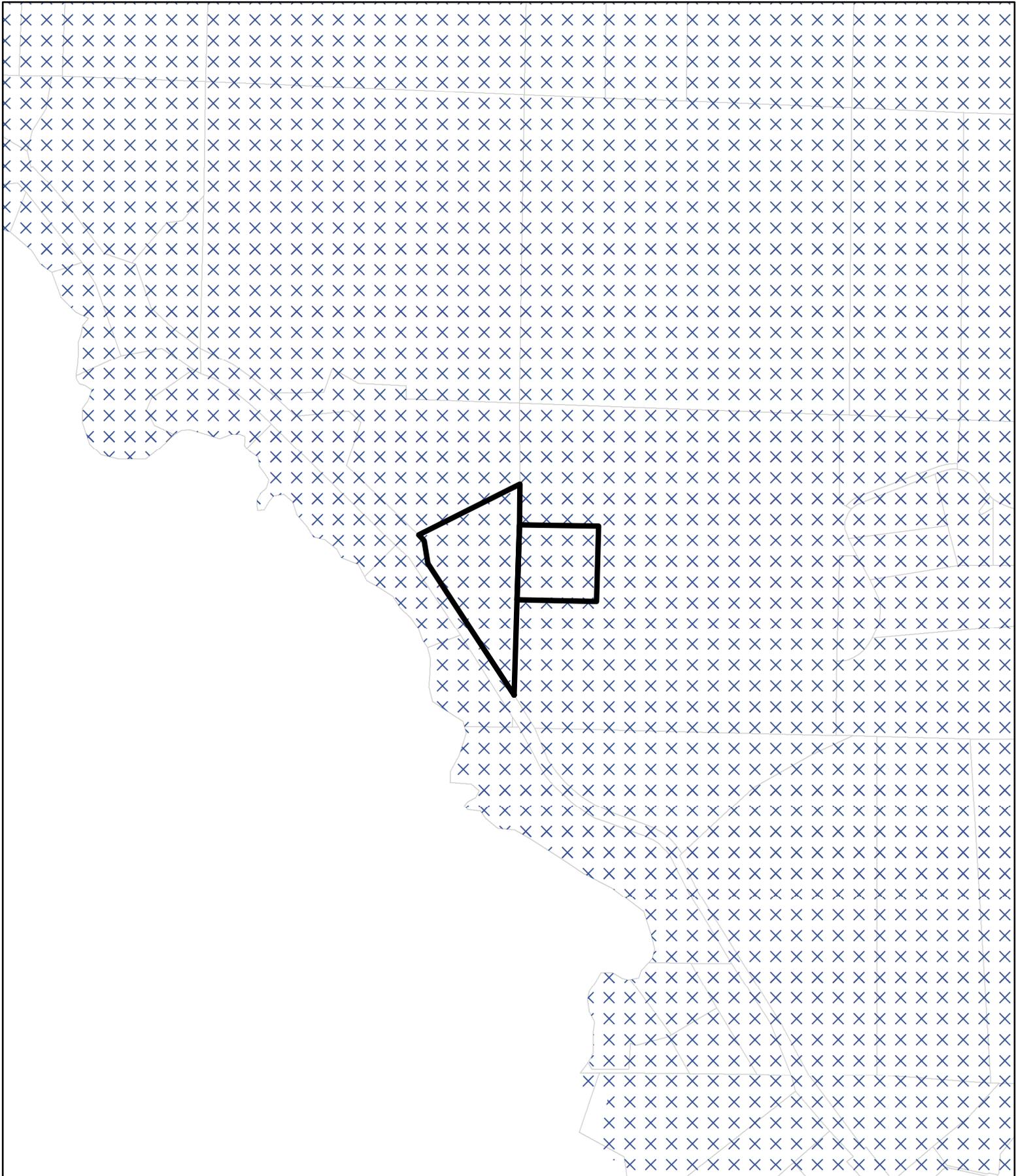
 Assessors Parcels



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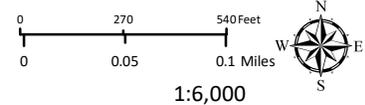
**WETLANDS**

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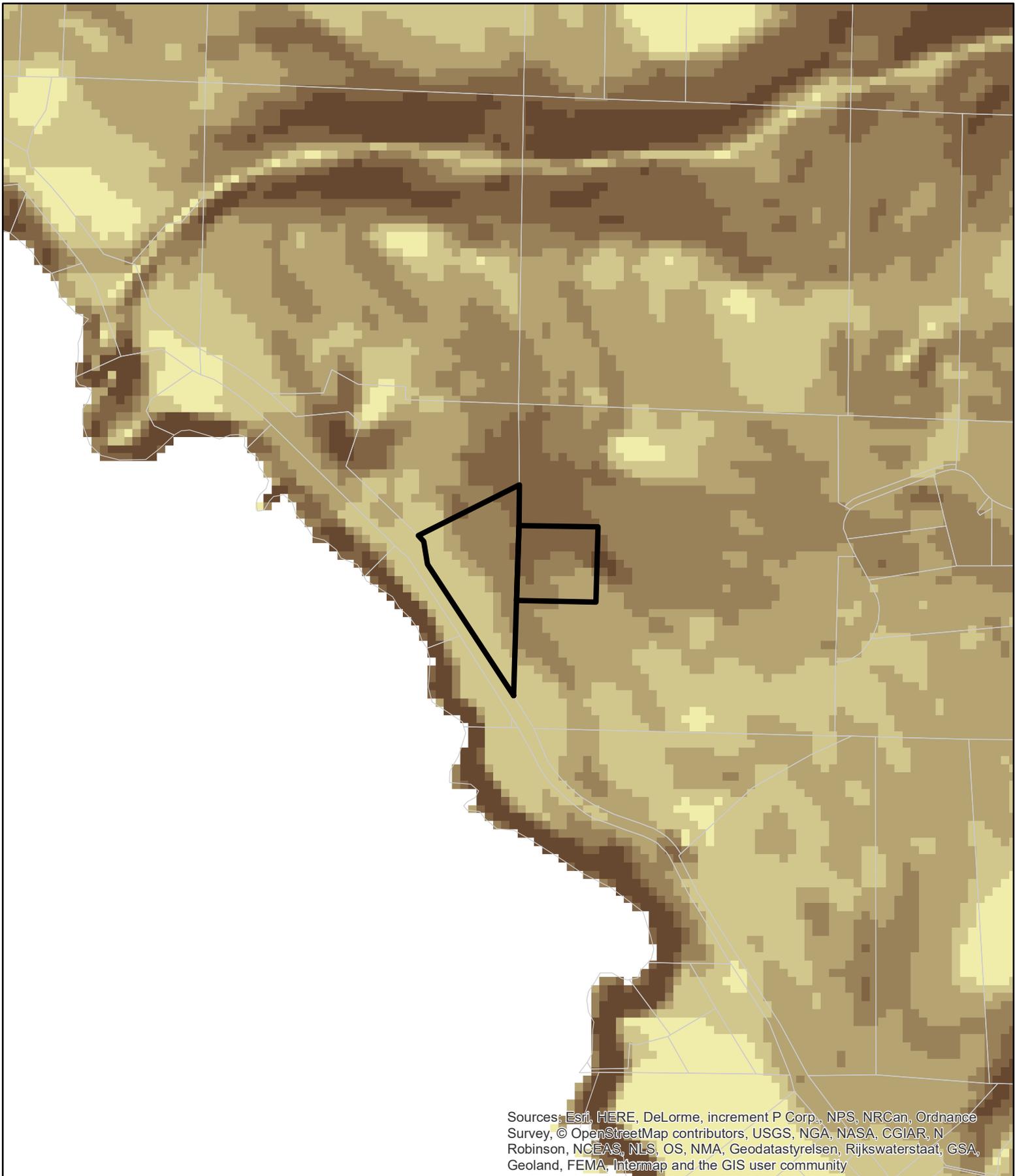
 Critical Water Resources  
 Assessors Parcels



1:6,000

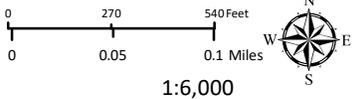
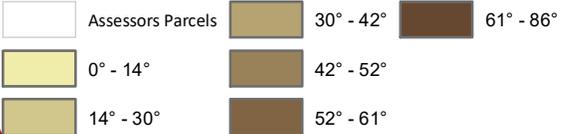
**COASTAL GROUND WATER RESOURCES**

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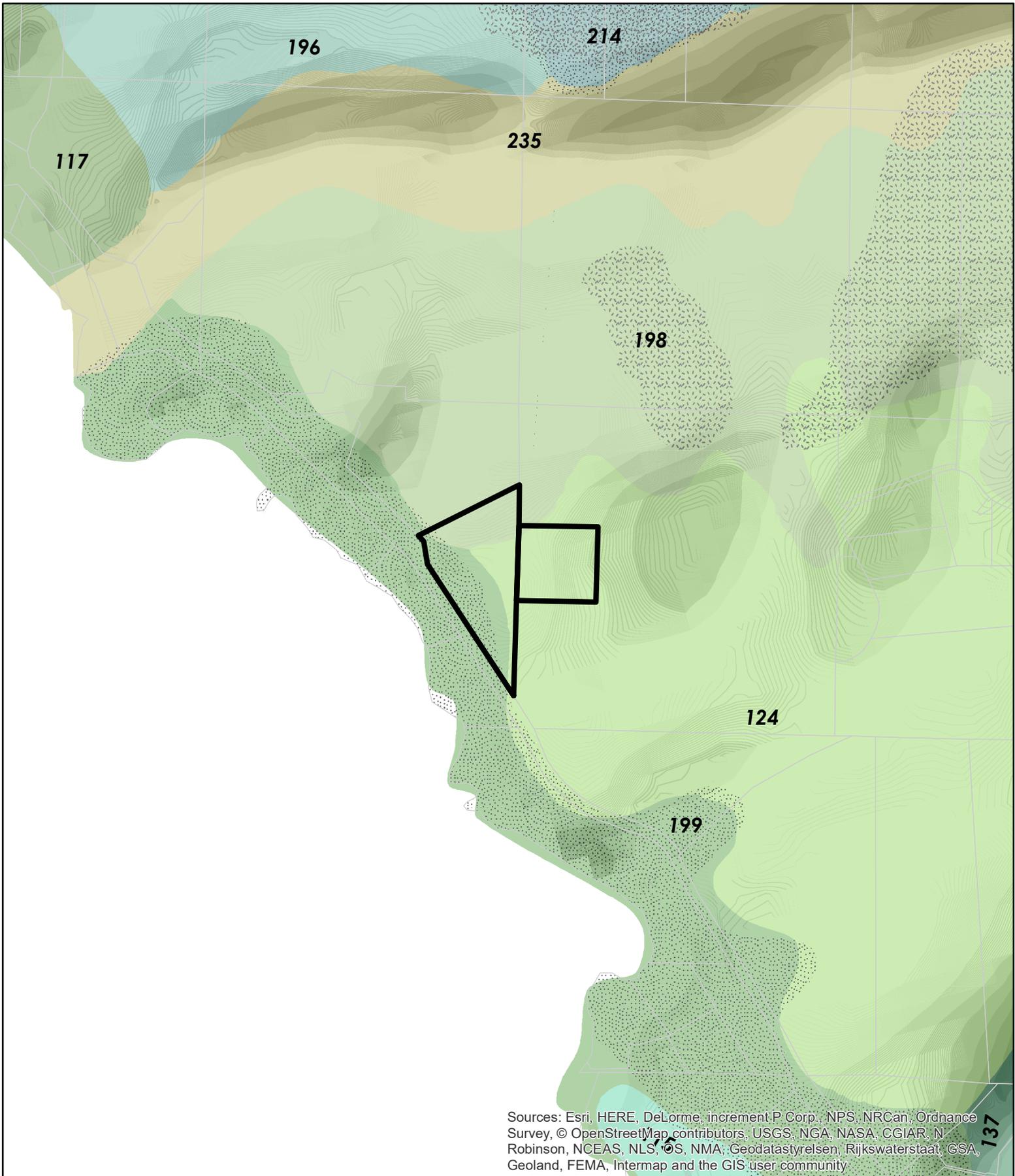
Sources: Esri, HERE, DeLorme, InCREMENT P Corp., NPS, NRCAN, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

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1:6,000  
**ESTIMATED SLOPE**

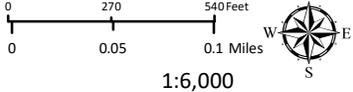
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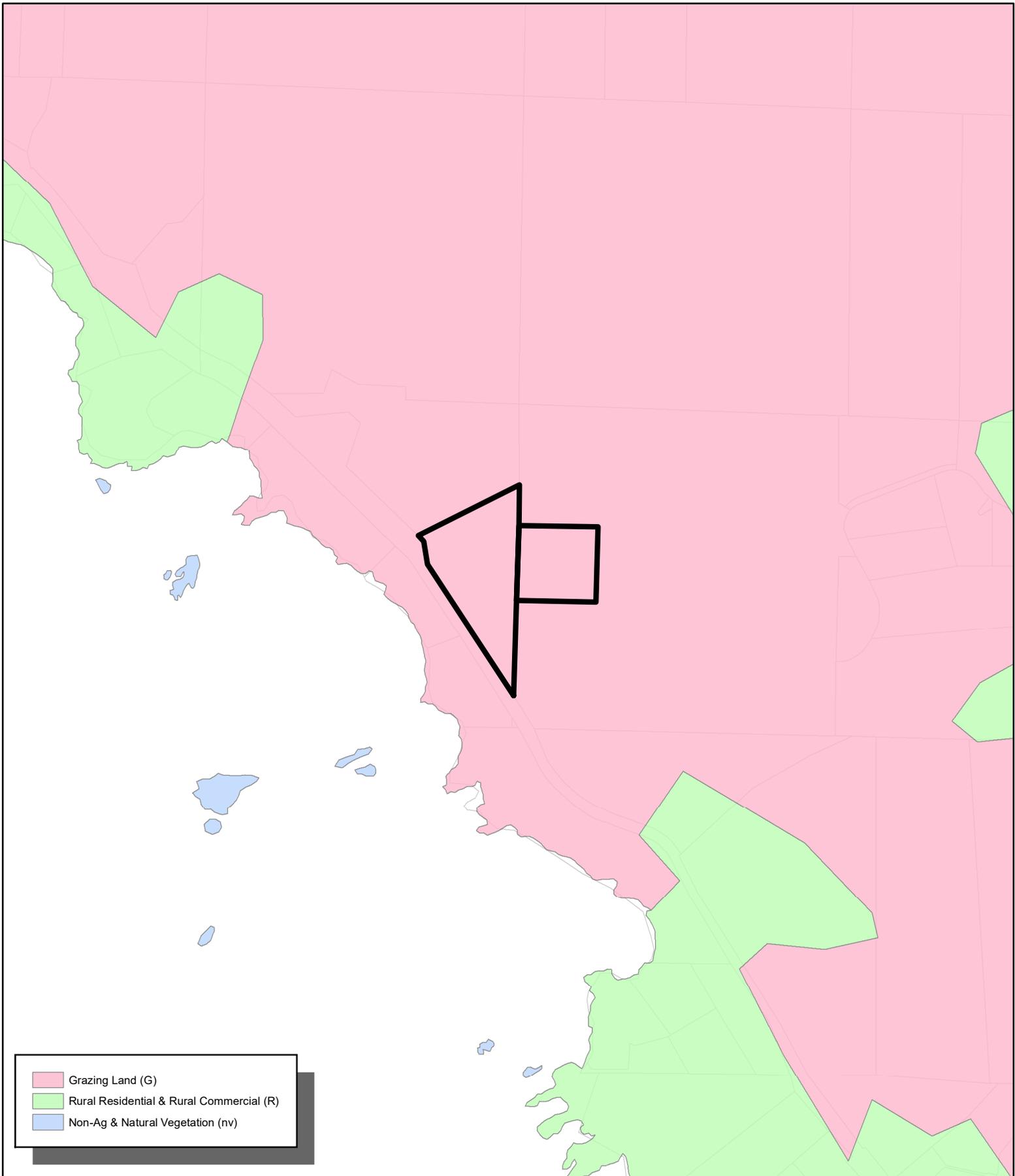
-  Assessors Parcels
-  Mendocino Cypress 110922
-  Shinglemill-Gibney Complex



1:6,000

**WESTERN SOIL CLASSIFICATIONS**

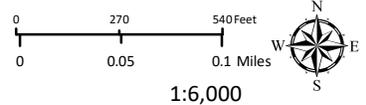
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	Grazing Land (G)
	Rural Residential & Rural Commercial (R)
	Non-Ag & Natural Vegetation (nv)

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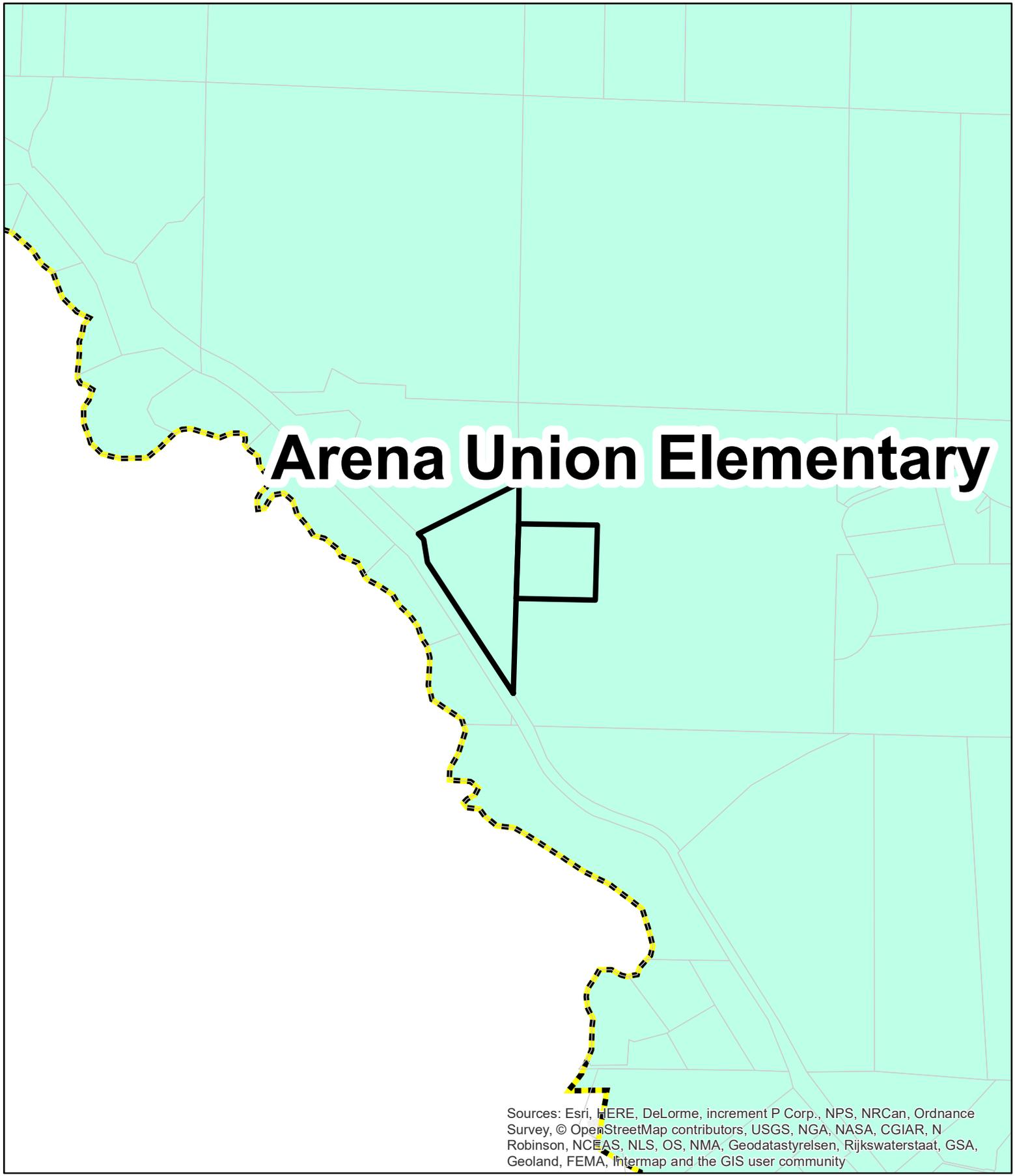
 Assessors Parcels



**IMPORTANT FARMLANDS**

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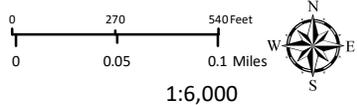
# Arena Union Elementary



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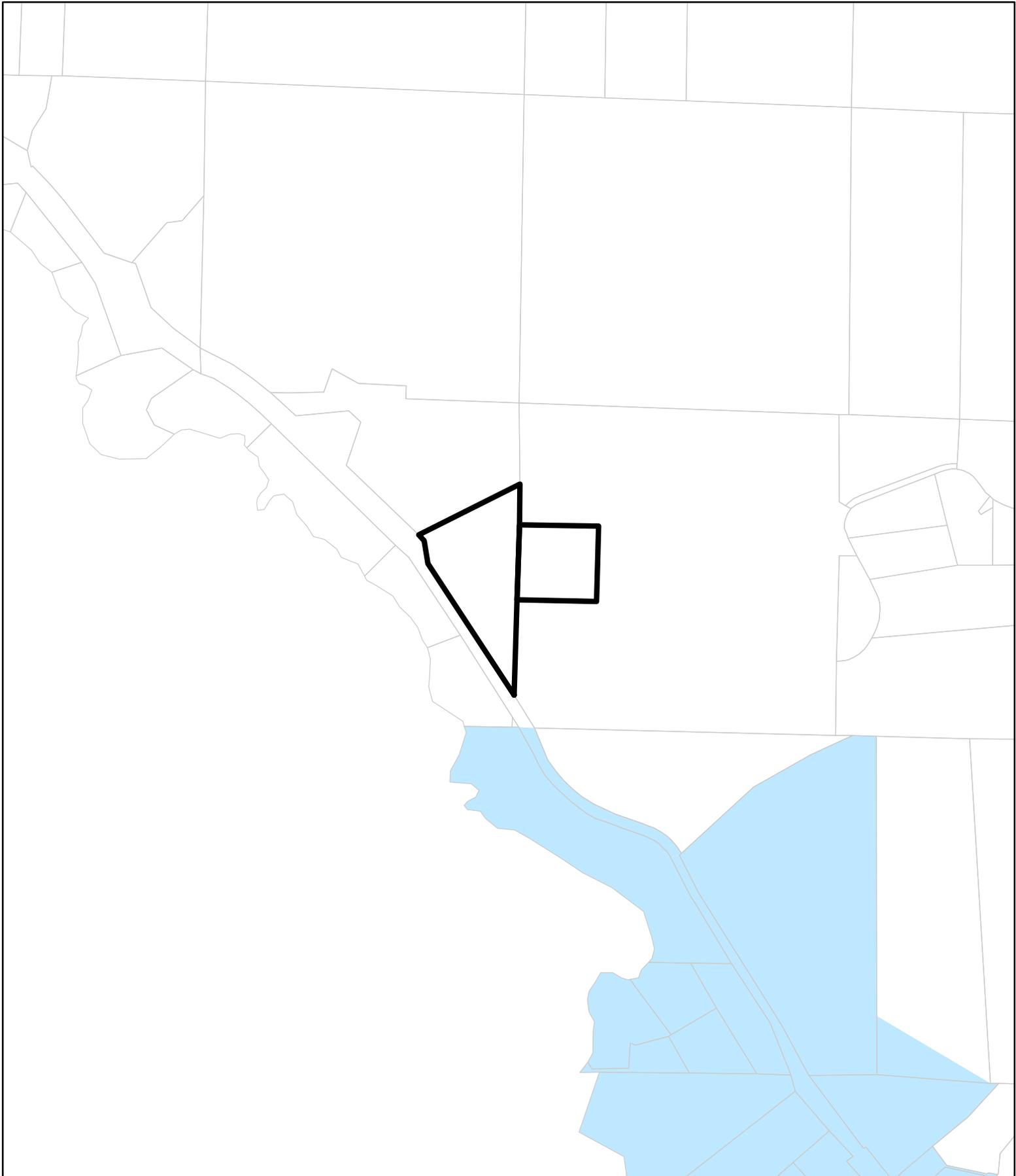
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 Assessor's Parcels



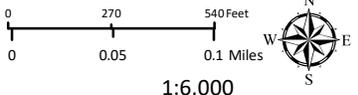
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**SCHOOL DISTRICT**

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 Assessors Parcels  
 County Water Districts



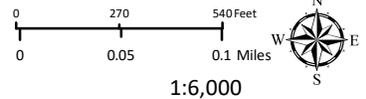
1:6,000  
**WATER DISTRICT**

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**AGENT: Mendocino Surveyors**  
**ADDRESS: 46900 Gypsy Flat, Gualala, CA**

 Assessors Parcels  
 Gualala MAC



**GUALALA MUNICIPAL ADVISORY COUNCIL**

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