



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

IGNACIO GONZALEZ, INTERIM 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 14, 2017

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Emergency Services
Assessor
County Water Agency- Sarah Dukett

Sonoma State University
Russian River Flood Control
Department of Fish and Wildlife
RWQCB
State Clearinghouse
Redwood Valley MAC

Redwood Valley Water District
MS4 Ukiah Storm Water
Redwood Valley Fire District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: MS_2016-0004

DATE FILED: 7/20/2016

OWNER: DON DOOLEY AND PAULINE WRIGHT

APPLICANT: ZACHARY A. KUCHERA and RANI L. WEITALA

AGENT: GEORGE C. RAU

REQUEST: Subdivision of an 11.9± acre parcel into two 5.8± acre parcels for residential use.

LOCATION: In Redwood Valley, 1.3± miles southwest of town center, west of US HWY 101. 8100 Vineyard Oaks Dr., Redwood Valley, CA, 95470; APN: 162-210-47-00

STAFF PLANNER: Eduardo Hernandez

RESPONSE DUE DATE: August 28, 2017

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 _____

OWNER:

Don Dooley and Pauline Wright

APPLICANT:

Zachary A. Kuchera and Rani L. Weitala

AGENT:

George C. Rau, Rau & Associates, Inc.

REQUEST:

Subdivision of an 11.9± acre parcel into two 5.8± acre parcels for residential use

LOCATION:

In Redwood Valley, 1.3± miles southwest of town center, west of US HWY 101, lying off Vineyard Oaks Drive (County Road 236B). Located at 8100 Vineyard Oaks Dr, Redwood Valley, CA 95470.
APN: 162-210-47-00

ACREAGE:

11.95 ±

GENERAL PLAN:

Rural Residential

ZONING:

RR 1

COASTAL ZONE:

NO

EXISTING USES:

Residential

SUPERVISORIAL DISTRICT:

3

TOWNSHIP:

16N

RANGE:

12W

SECTION:

8

USGS QUAD#:

47

RELATED CASES ON SITE: B_2016-0003 transferred 1.3± acres from subject parcel 162-210-47 to 162-210-46

RELATED CASES IN VICINITY: N/A

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOTS ACREAGES	ADJACENT USES
NORTH:	Rural Residential	RR1	1.10± & 2.36±	Residential
EAST:	Rural Residential	RR1	1.24± & 1.47±	Residential
SOUTH:	Rural Residential	RR1	0.43±, 0.47± & 11.5±	Residential
WEST:	Rural Residential	RR1	1.52±, 1.94± & 2±	Residential

REFERRAL AGENCIES:

☐ Planning (FB)

☒ Department of Transportation

☒ Environmental Health (Ukiah)

☒ Building Inspection (Ukiah)

☒ Emergency Services

☒ Assessor

☐ Farm Advisor

☐ Agriculture Commissioner

☐ Forestry Advisor

☐ Air Quality Management District

☐ ALUC

☒ County Water Agency

☐ Archaeological Commission

☒ Sonoma State University

☐ US Fish & Wildlife Service

☐ Army Corps of Engineers

☒ Russian River Flood Control / Water Conservation Improvement District

☐ Trails Advisory Council

☐ Native Plant Society

☒ State Clearinghouse

☐ Caltrans

☐ CalFire

☒ Department of Fish & Wildlife

☐ Coastal Commission

☒ RWQCB

☐ Division of Mines & Geology

☐ Department of Health Services

☐ Department of Parks & Recreation

☐ Department of Conservation

☐ Soil Conservation Service

☒ Cloverdale Rancheria

☒ Redwood Valley Rancheria

☒ Sherwood Valley Band of Pomo Indians

☐ CHP

☐ MTA

☐ County Addresser

☐ LAFCO

☐ Gualala MAC

☒ Redwood Valley MAC

☐ Westport MAC

☐ Sierra Club

☐ Ukiah Unified School District

☐ Sewer District

☒ Redwood Valley Water District

☒ Redwood Valley Fire District

☐ Community Services

☐ City Planning

☒ MS4 Ukiah Storm Water

☐ Potter Valley Tribe

ADDITIONAL INFORMATION: A Biological assessment report dated March 24, 2017 indicates no wildlife species would be adversely affected by this minor subdivision.

ASSESSOR'S PARCEL #: 162-210-47-00

PROJECT COORDINATOR: EDUARDO HERNANDEZ

DATE: 08/01/2017

ENVIRONMENTAL DATA

		COUNTY WIDE
Yes	No	
NO		1. Alquist-Priolo Earthquake Fault Zone
YES		2. Floodplain/Floodway Map
NO / NO		3. Within/Adjacent to Agriculture Preserve / Timberland Production
NO		4. Within/Near Hazardous Waste Site
NO		5. Natural Diversity Data Base
NO		6. Airport CLUP Planning Area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map 0° to 32 ° degrees slope
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Fire Hazard Severity Classification: <input checked="" type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF Redwood Valley-Calpella
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils Russian Loam, and Talmage Gravelly Sandy Loam
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Specific Plan Area MS4 Storm Water Area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area



Planning and Building
Services

Revised

Case No:	MS 2016-0004
CalFire No:	
Date Filed:	
Fee:	1100 -
Receipt No:	
Received By:	
Office use only	

APPLICATION FORM

TRANSFER MS 2016-0004 (FRENY) TO NEW OWNERS
APPLICANT ZACH KUCHERA, RANI WEITALA ZACH KUCHERA
 Name: DON DOOLEY, PAULINE WRIGHT-DOOLEY Phone: 415 715 7399

Mailing Address: 705 N. STATE ST #632
 City: Ukiah State/Zip: CA 95482 email: 9

PROPERTY OWNER

Name: Same as Applicant Phone:

Mailing Address:

City: State/Zip: email:

AGENT

Name: RAU AND ASSOCIATES, INC GEORGE RAU Phone: (707) 462-6536 X 120

Mailing Address: 100 N. PINE ST

City: Ukiah State/Zip: CA 95482 email: george@rauandassoc.com

Parcel Size: 11.9 AC (Sq. feet/Acres) Address of Property: 8100 VINEYARD OAKS DRIVE REDWOOD VALLEY

Assessor Parcel Number(s): 162-210-30

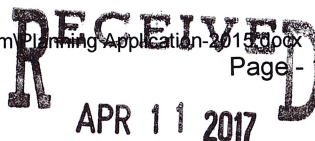
TYPE OF APPLICATION:

- | | | |
|--|---|---|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use | <input checked="" type="checkbox"/> Land Division-Minor | <input type="checkbox"/> Use Permit-Minor |
| <input type="checkbox"/> CDP- Admin | <input type="checkbox"/> Land Division- Major | <input type="checkbox"/> Use Permit-Major |
| <input type="checkbox"/> CDP- Standard | <input type="checkbox"/> Land Division-Parcel | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |

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

George C. Rau 4-11-2017 Signature of Applicant/Agent Date
 [Signature] 12-3-16 Signature of Owner Date

Z:\1.PBS Forms\COMPLETED Form\Planning Application-2015\000x Page-



Planning & Building Services

Revised app (need file)
 rec 4-11-2017
 Tuller rec 4-25-2017

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

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

THE PROJECT

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

The project site is located at 8100 Vineyard Oaks Drive in Redwood Valley, CA described as APN: 162-21-30. It is approximated 12 acres in size. There are two buildings on the parcel, a house and a garage. There is an existing septic system, two wells, two water meters, and the electricity is provided by PG&E. There are no communications or gas utilities. The site is a relatively flat, fenced field with poison oak, and lives oaks along the borders. Forsythe Creek makes up the western boundary, and there are rural residential parcels along the other boundaries. Part of the property is in a floodplain. There is a single driveway accessed directly off of Vineyard Oaks Drive. There is a small landscaped area near the residence, and a graveled parking area. No demolition is taking place.

proposed 2 pcd division

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____	1	2	1200 SF ±	1500 SF ±	± 2700
Total Structures Paved Area Landscaped Area Unimproved Area	1	—	1200 ± 800	1500 800	± 2700 ± 1600
			503,300		501,000 ±
GRAND TOTAL (Equal to gross area of Parcel)			505,300		505,300

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

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

4. Will the proposed project be phased? ☐ Yes ☒ No If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No Explain:

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☒ No If yes, explain:

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

	Number	Size
Number of covered spaces	<u>1 EXISTING</u>	<u>10' x 22' ±</u>
Number of uncovered spaces	<u>4 to 6</u>	<u>10' x 20'</u>
Number of standard spaces	_____	_____
Number of handicapped spaces	<u>-</u>	_____
Existing Number of Spaces	<u>5 to 7</u>	
Proposed Additional Spaces	<u>4 to 6</u>	
Total	<u>9 to 13</u>	

8. Is any road construction or grading planned? ☒ Yes ☐ No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

EXISTING DRIVEWAY MUST BE WIDENED FROM 12' ± TO 18' ±. SLOPE OF EXISTING VARIES BETWEEN 14% AND 20%. FLATTEN SLOPE BY CUT AND FILL OF APPROX. 150 CY.

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

A. Amount of cut	<u>150 CY ±</u>	cubic yards
B. Amount of fill	<u>150 CY ±</u>	cubic yards
C. Maximum height of fill slope	<u>6</u>	feet
D. Maximum height of cut slope	<u>10</u>	feet
E. Amount of import or export	<u>0</u>	cubic yards
F. Location of borrow or disposal site	<u>0</u>	

10. Does the project involve sand removal, mining or gravel extraction? ☐ Yes ☒ No
If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
☐ Yes ☒ No
If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? ☐ Yes ☒ No
If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

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

Diking : ☐ Yes ☒ No
Filling: ☐ Yes ☒ No
Dredging: ☐ Yes ☒ No

Placement of structures in:
☐ open coastal waters
☐ wetlands
☐ estuaries
☐ lakes

If so, amount of material to be dredged or filled? _____ cubic yards.
Location of dredged material disposal site? _____

Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ☐ No

16. Will there be any exterior lighting? ☐ Yes ☒ No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

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

A. Electricity:
☒ Utility Company (service exists to the parcel)
☐ Utility Company (requires extension of service to site: _____ feet _____ miles)
☐ On Site Generation - Specify: _____

B. Gas:
☐ Utility Company/Tank
☐ On Site Generation - Specify: _____
☒ None

C. Telephone: ☐ Yes ☒ No

18. What will be the method of sewage disposal?
☐ Community sewage system - Specify supplier _____
☒ Septic Tank
☐ Other - Specify: _____

19. What will be the domestic water source:
☒ Community water system - Specify supplier REDWOOD VALLEY CSD (2 SERVICES)
☒ Well
☐ Spring
☐ Other - Specify: _____

20. Are there any associated projects and/or adjacent properties under your ownership?
☐ Yes ☒ No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):

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

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

23. Are there existing structures on the property? ☒ Yes ☐ No
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.

24. Will any existing structures be demolished or removed? ☐ Yes ☒ No
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures 15 feet. Maximum height of proposed structures N/A feet.

26. Gross floor area of existing structures 2K square feet (including covered parking and accessory buildings). Gross floor area of proposed structures _____ square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 12 ☐ square feet ☒ acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
(1) HOUSE, (1) GARAGE, OPEN GRASSY LAND, FENCED
BOUNDERS FOLSYTHE CREEK.

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

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural (RR-1)	X	X	X	X
Commercial Industrial				
Institutional Timberland				
Other				

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

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


 _____
Owner/Authorized Agent

12-3-16
Date

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

AUTHORIZATION OF AGENT

I hereby authorize Rau and associates to act as my representative and to bind me in all matters concerning this application.

 _____
Owner

12-3-16
Date

MAIL DIRECTION

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

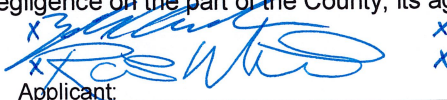
Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

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.

 _____
Applicant

Date: 12-3-16

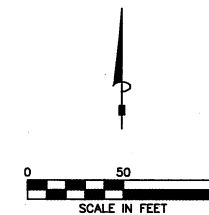
OWNER / SUBDIVIDER:
Z. KUCHERA, ETAL
705 NORTH STATE STREET, APT 632
UKIAH, CA 95482

PREPARED BY:
RAU & ASSOCIATES, INC.
100 N. PINE STREET
UKIAH, CA 95482

NOTES:

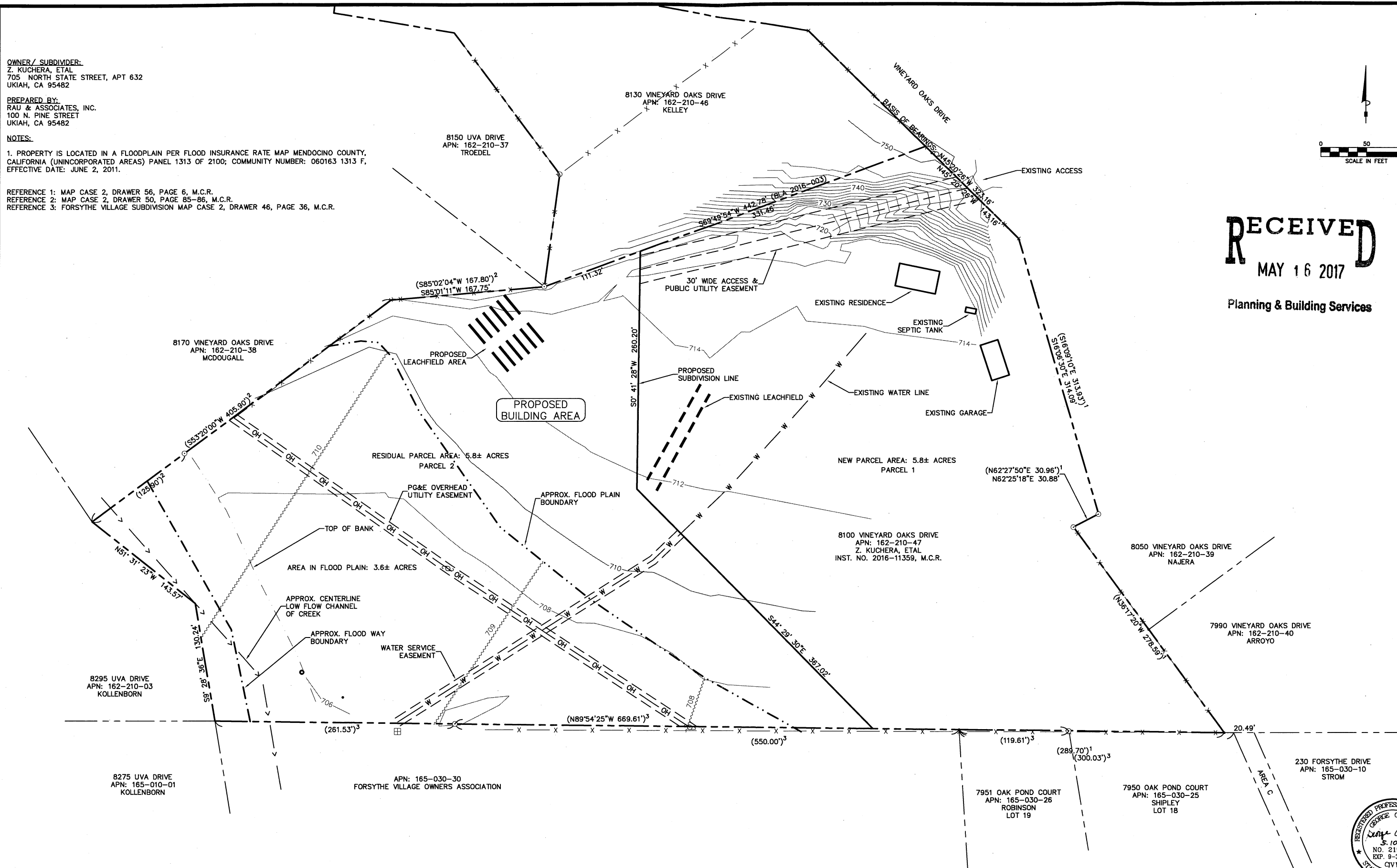
1. PROPERTY IS LOCATED IN A FLOODPLAIN PER FLOOD INSURANCE RATE MAP MENDOCINO COUNTY, CALIFORNIA (UNINCORPORATED AREAS) PANEL 1313 OF 2100; COMMUNITY NUMBER: 060163 1313 F, EFFECTIVE DATE: JUNE 2, 2011.

REFERENCE 1: MAP CASE 2, DRAWER 56, PAGE 6, M.C.R.
REFERENCE 2: MAP CASE 2, DRAWER 50, PAGE 85-86, M.C.R.
REFERENCE 3: FORSYTHE VILLAGE SUBDIVISION MAP CASE 2, DRAWER 46, PAGE 36, M.C.R.



RECEIVED
MAY 16 2017

Planning & Building Services



DATE:	REVISION:	BY:	COMPUTER NO. SERVER
5/10/17	REV. OWNERS AND FLOOD PLAN	MAW	

OWNER: Z. KUCHERA, R. WEITALA
D. DOOLEY, P. WRIGHT-DOOLEY

LOCATION: 8100 VINEYARD OAKS DRIVE
REDWOOD VALLEY, CALIFORNIA

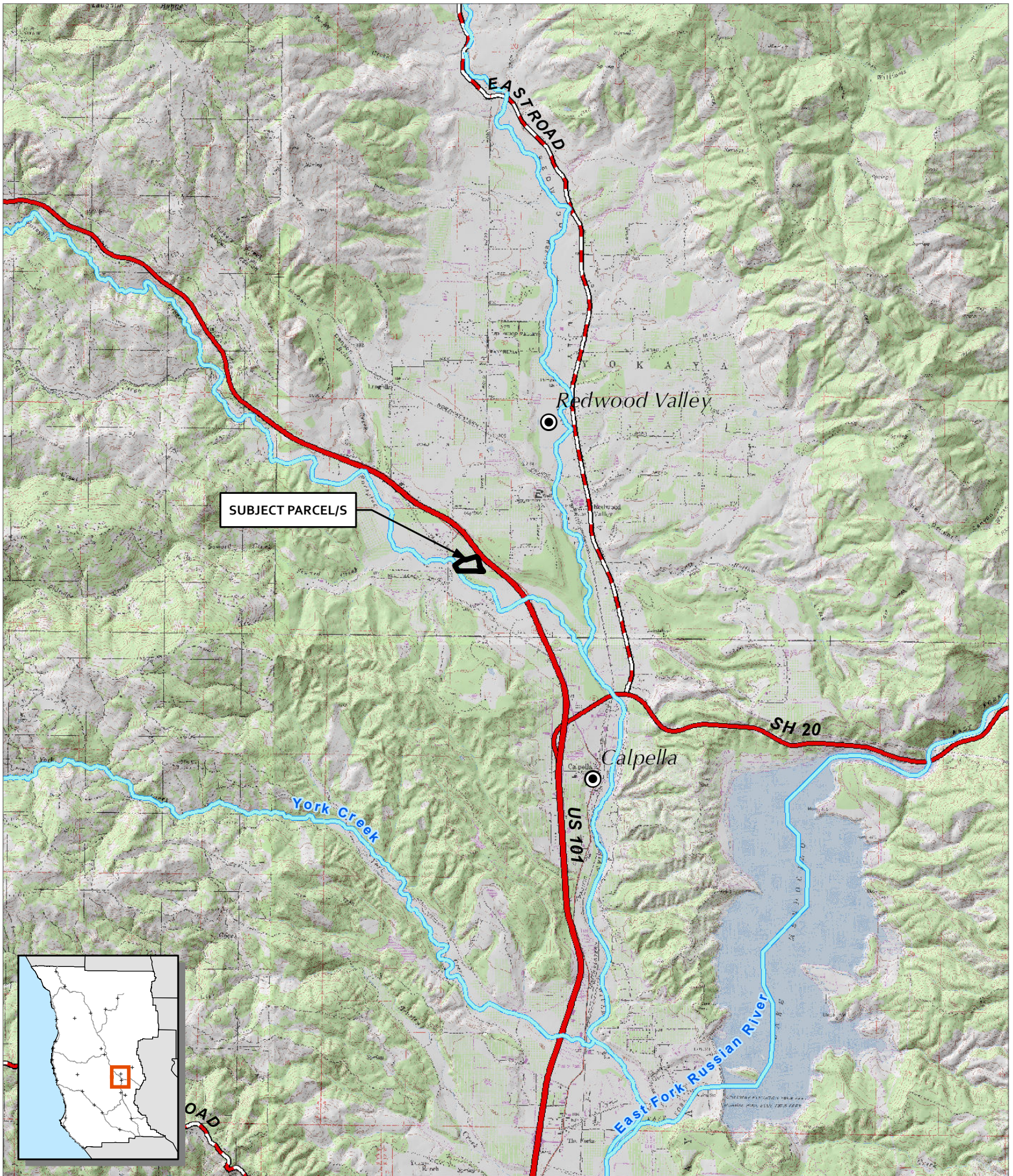
RAU AND ASSOCIATES INC.
CIVIL ENGINEERS · LAND SURVEYORS
100 NORTH PINE STREET · (707) 462-6536 · UKIAH, CA 95482

DRAWING: TENTATIVE MAP

PROJECT: MINOR SUBDIVISION

DATE: MAY 2016
SCALE: AS SHOWN
DRAWN: JCI
CHECKED: GCR
REVIEWED: GCR
JOB NO. R16028

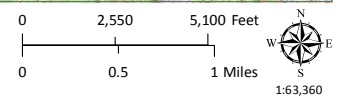
SHEET 1 of 1 SHEETS



CASE: MS 2016-0004
OWNER: DOOLEY, Don & Pauline, ET AL
APN: 162-210-47

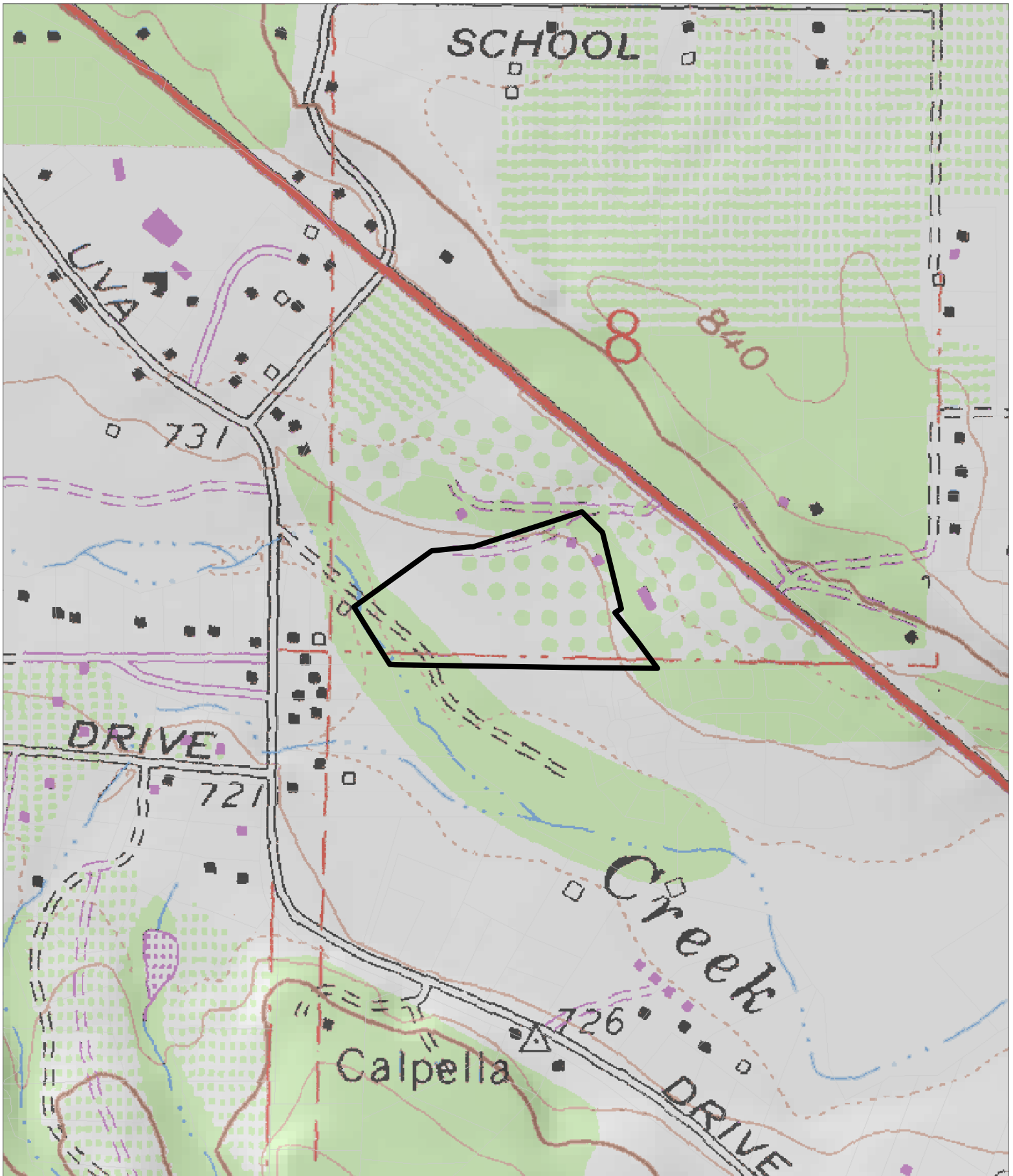
APLCT: Don Dooley, ET AL
AGENT: Rau & Associates
ADDRESS: 8100 Vineyard Oaks Drive, Redwood Valley

Major Towns & Places
Major Roads
Major Rivers
Highways



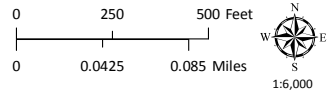
LOCATION MAP

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



CASE: MS 2016-0004
OWNER: DOOLEY, Don & Pauline, ET AL
APN: 162-210-47

APLCT: Don Dooley, ET AL
AGENT: Rau & Associates
ADDRESS: 8100 Vineyard Oaks Drive, Redwood Valley



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

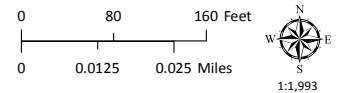
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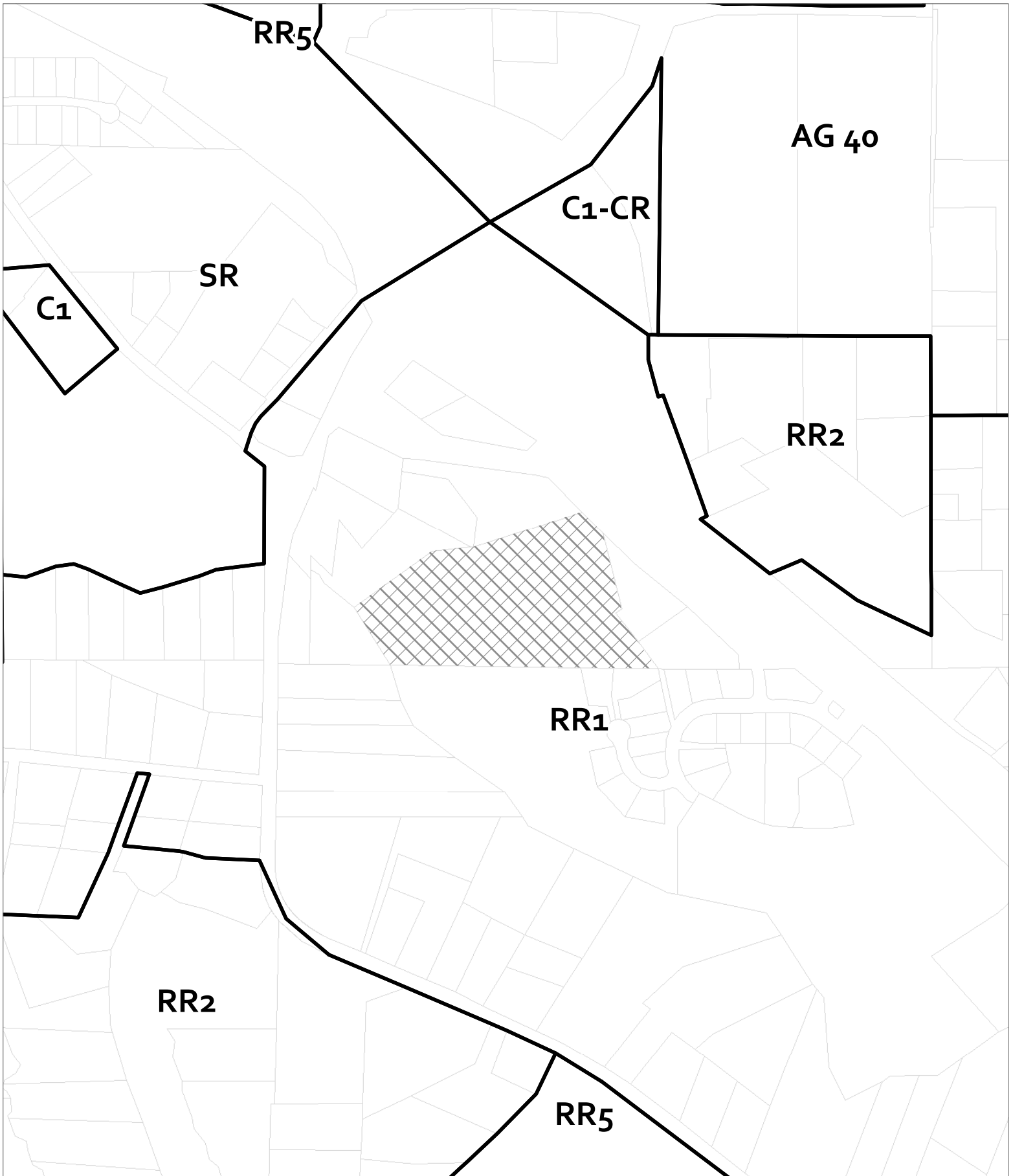
APLCT: Don Dooley, ET AL
AGENT: Rau & Associates
ADDRESS: 8100 Vineyard Oaks Drive, Redwood Valley

- Major Rivers
- Named Rivers
- Public Roads
- Highways



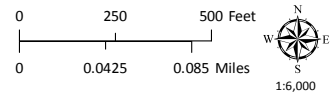
AERIAL IMAGERY

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



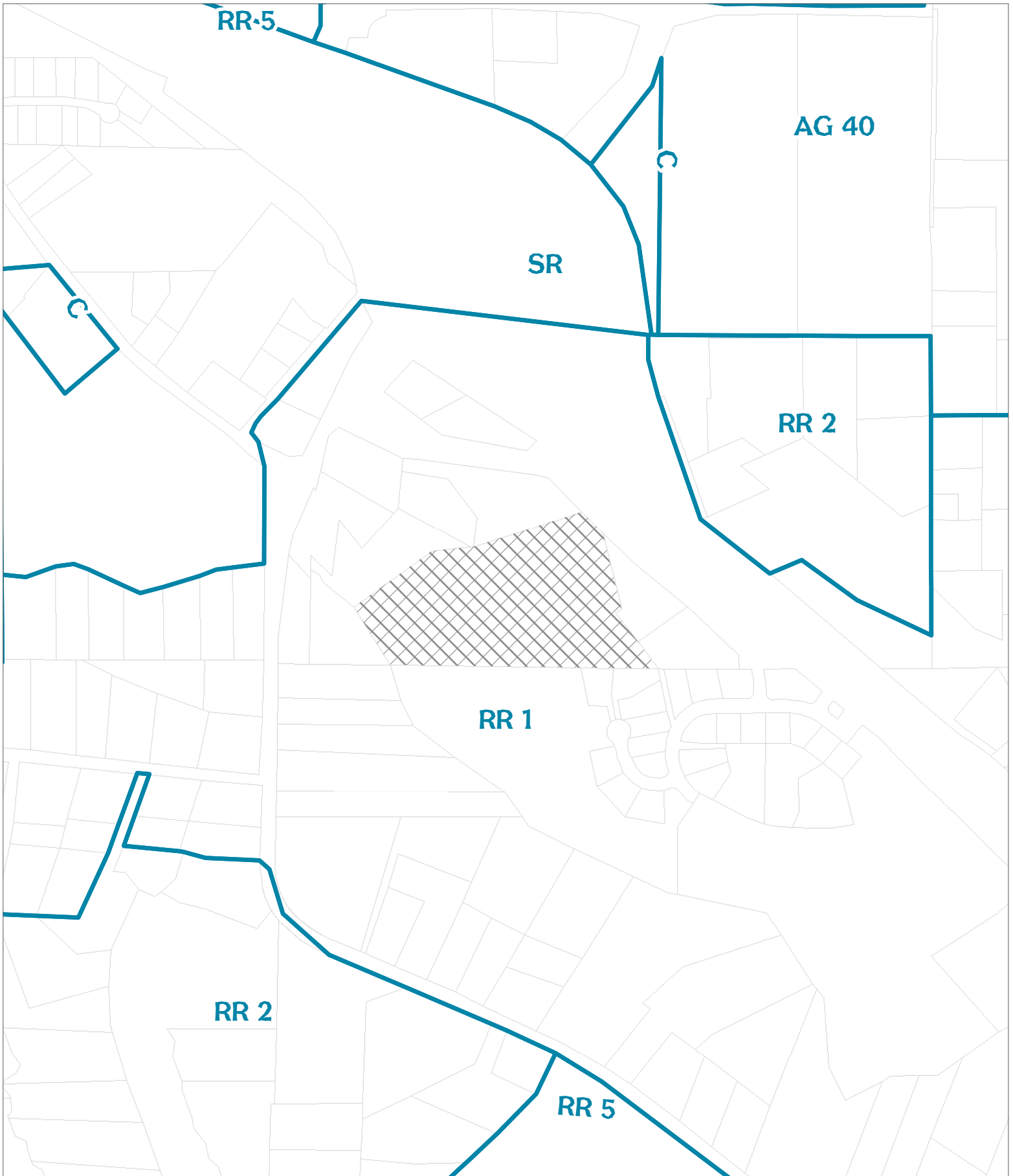
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AGENT: Rau & Associates
ADDRESS: 8100 Vineyard Oaks Drive, Redwood Valley

 Zoning Districts



ZONING DISPLAY MAP

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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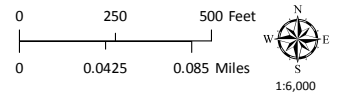


CASE: MS 2016-0004
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APN: 162-210-47

APLCT: Don Dooley, ET AL
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ADDRESS: 8100 Vineyard Oaks Drive, Redwood Valley

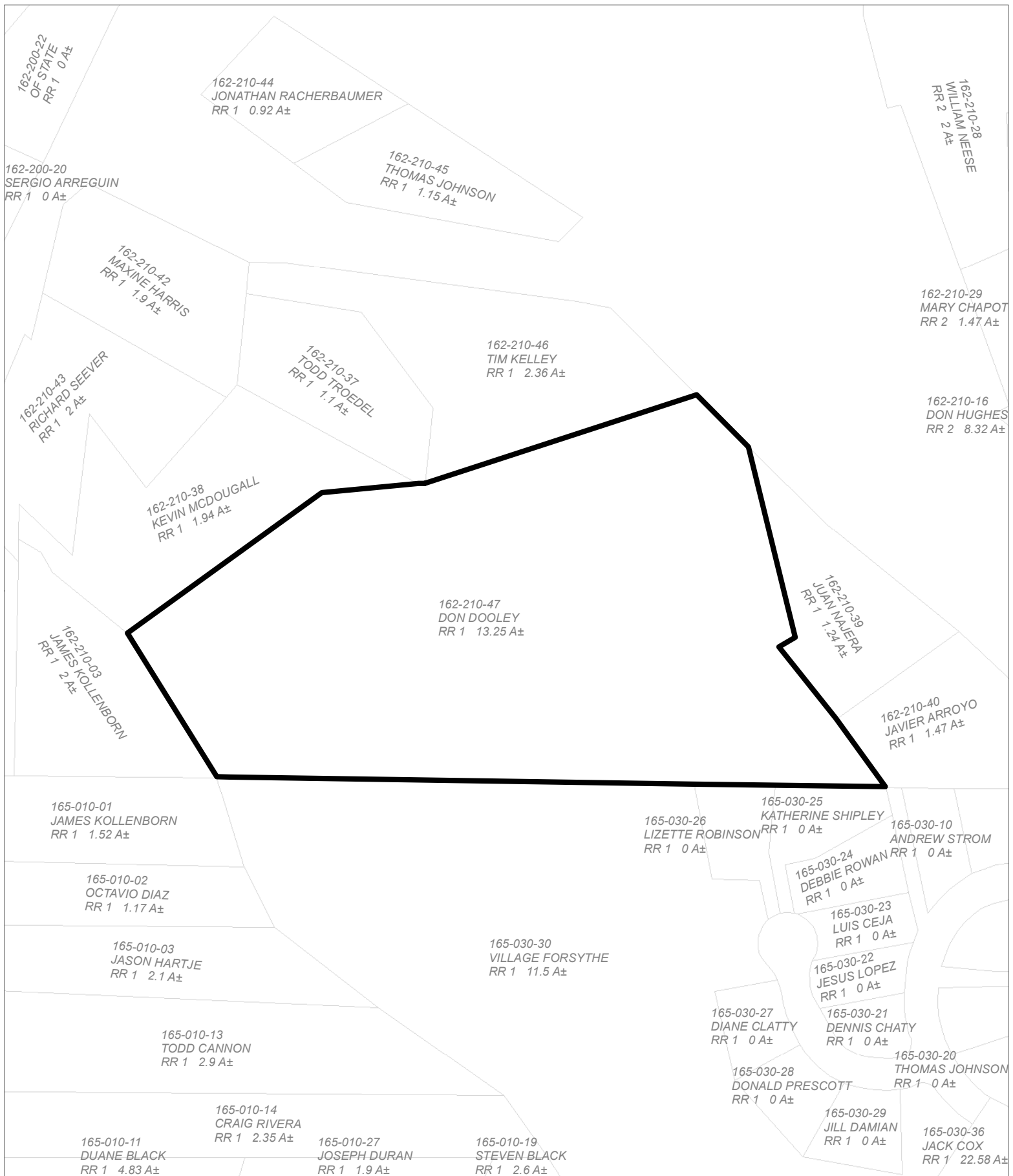


General Plan Classes

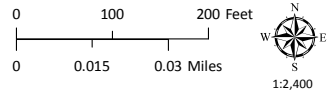


GENERAL PLAN CLASSIFICATIONS

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

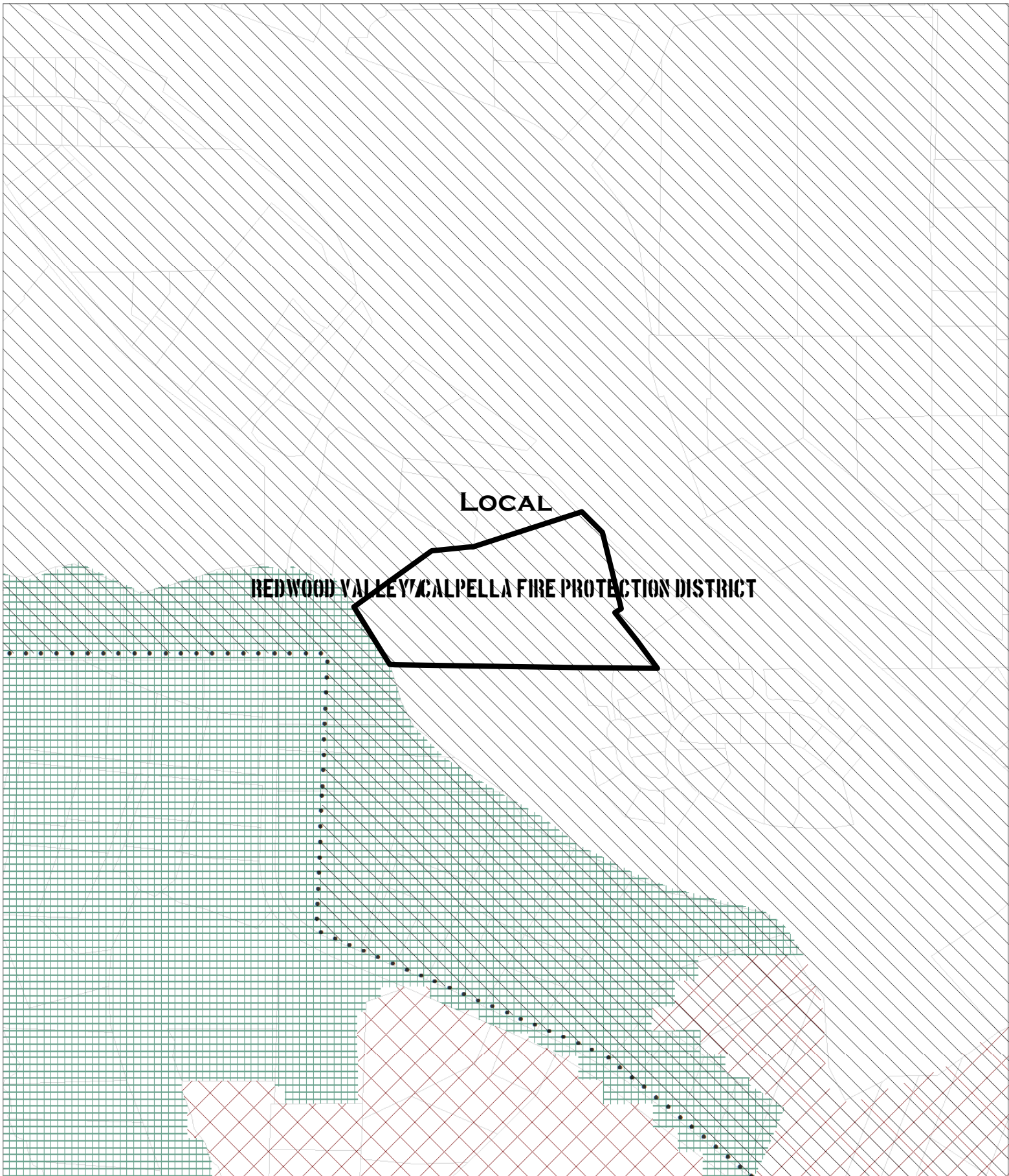


CASE: MS 2016-0004
 OWNER: DOOLEY, Don & Pauline, ET AL
 APN: 162-210-47
 APLCT: Don Dooley, ET AL
 AGENT: Rau & Associates
 ADDRESS: 8100 Vineyard Oaks Drive, Redwood Valley






ADJACENT PARCELS


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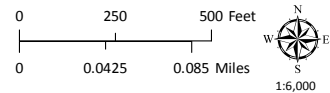


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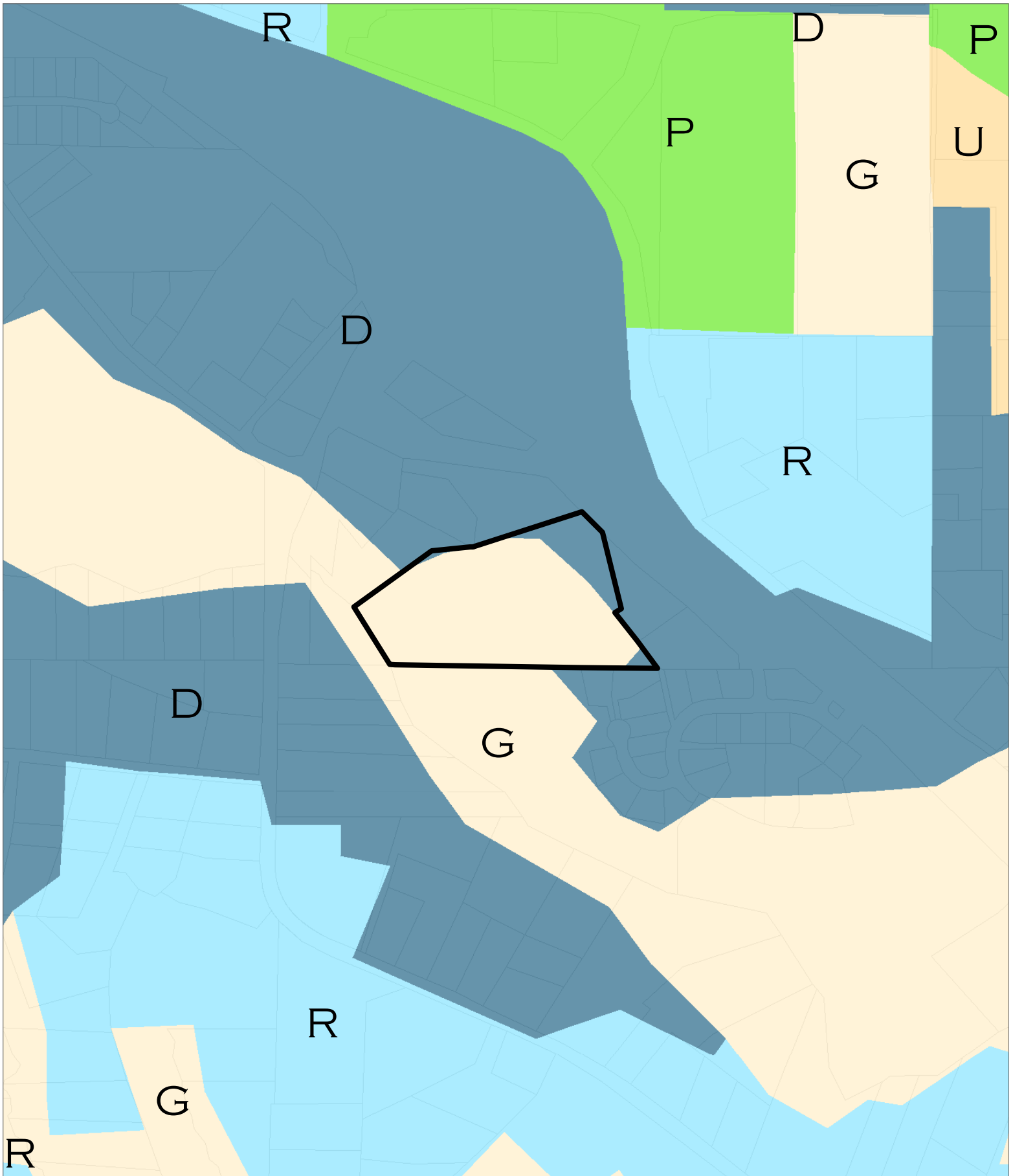
-  County Fire Districts
-  Local Responsibility Areas
-  High Fire Hazard

 Moderate Fire Hazard



FIRE HAZARD ZONES

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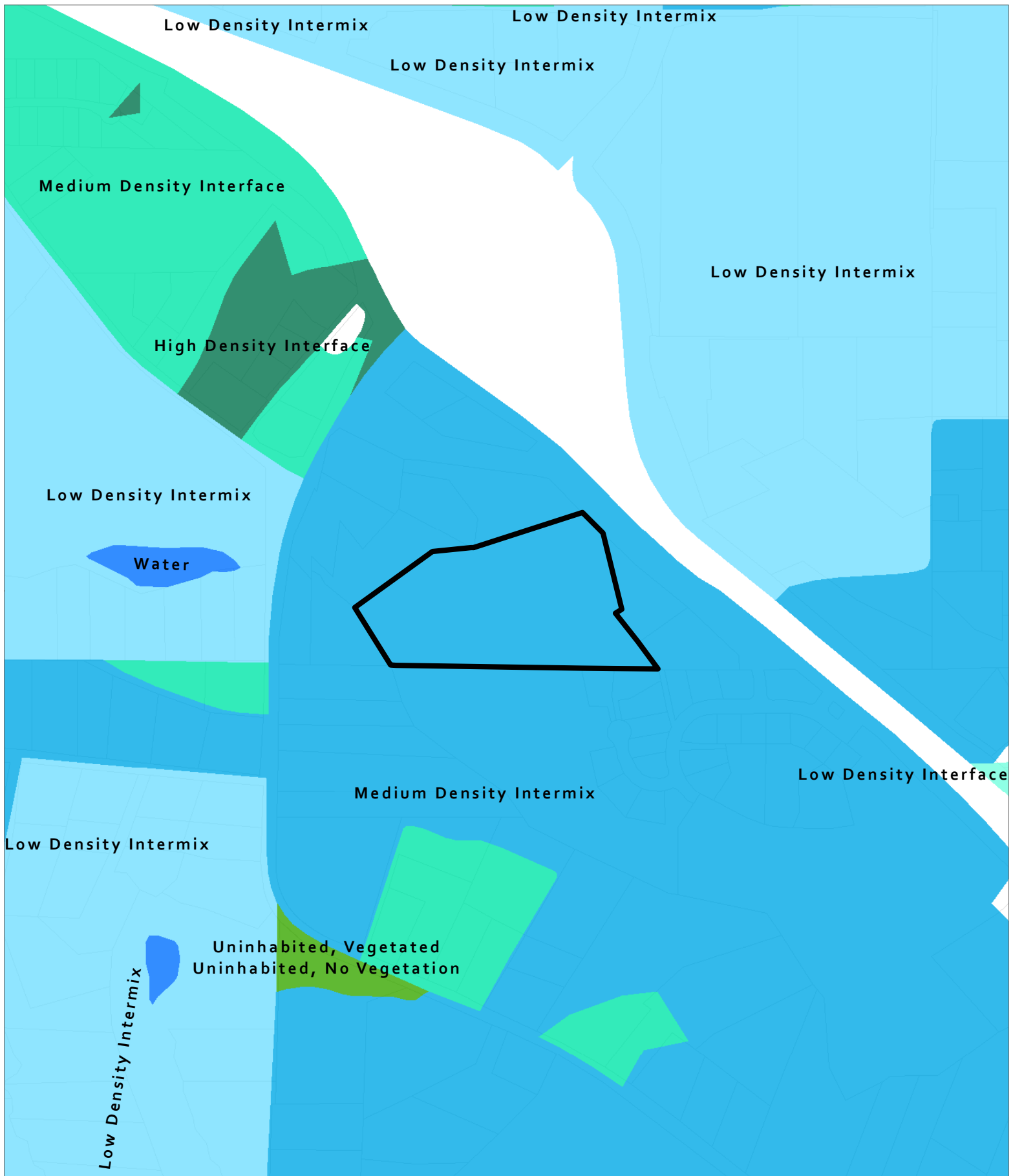


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Urban & Built-Up Land (D)

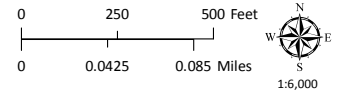
IMPORTANT FARMLAND

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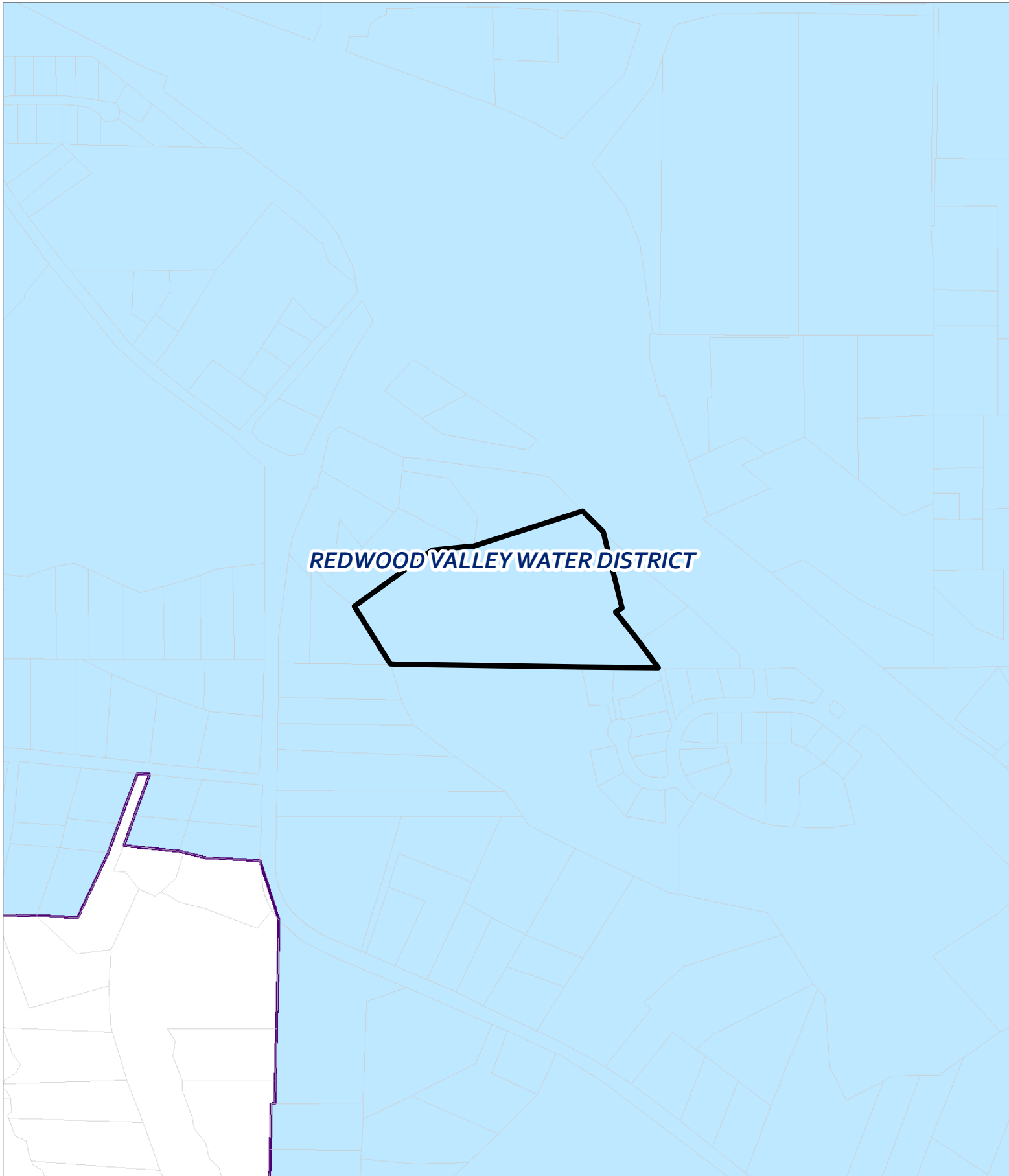
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Water



WILDLAND-URBAN INTERFACE ZONES

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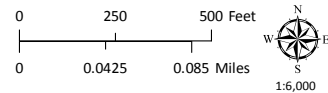


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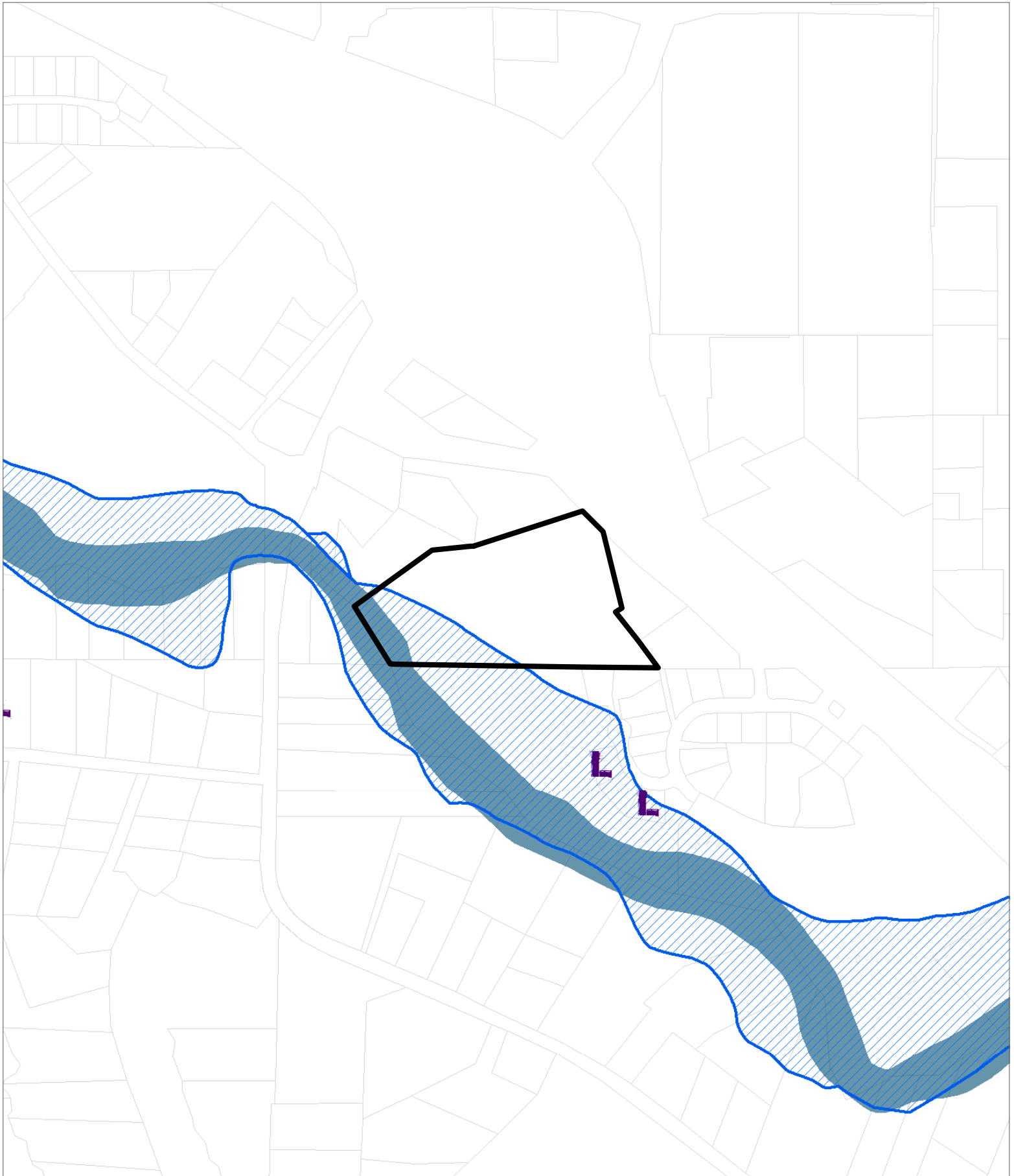


County Water Districts






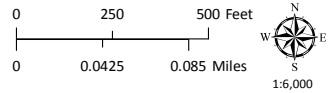
WATER DISTRICTS

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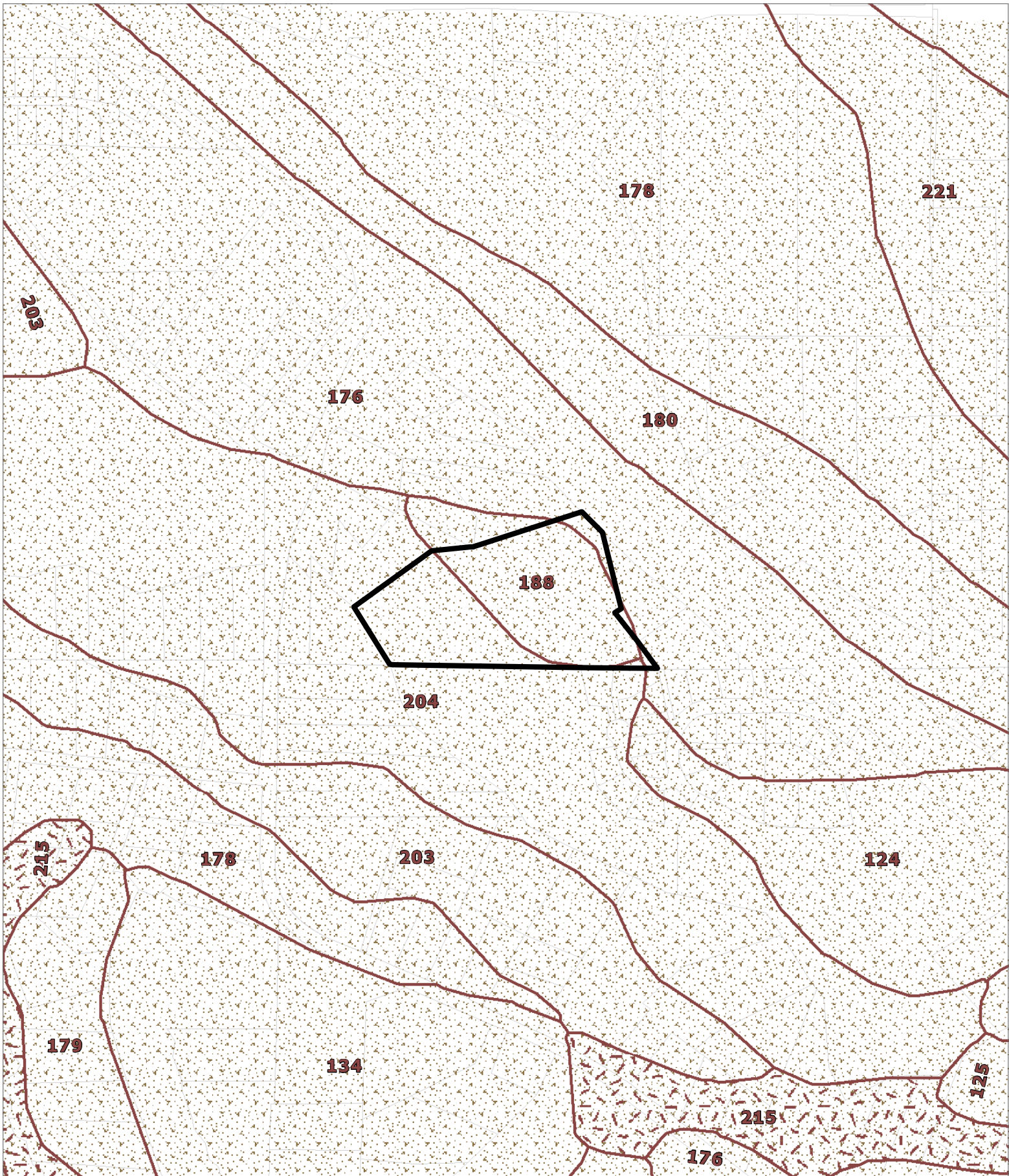
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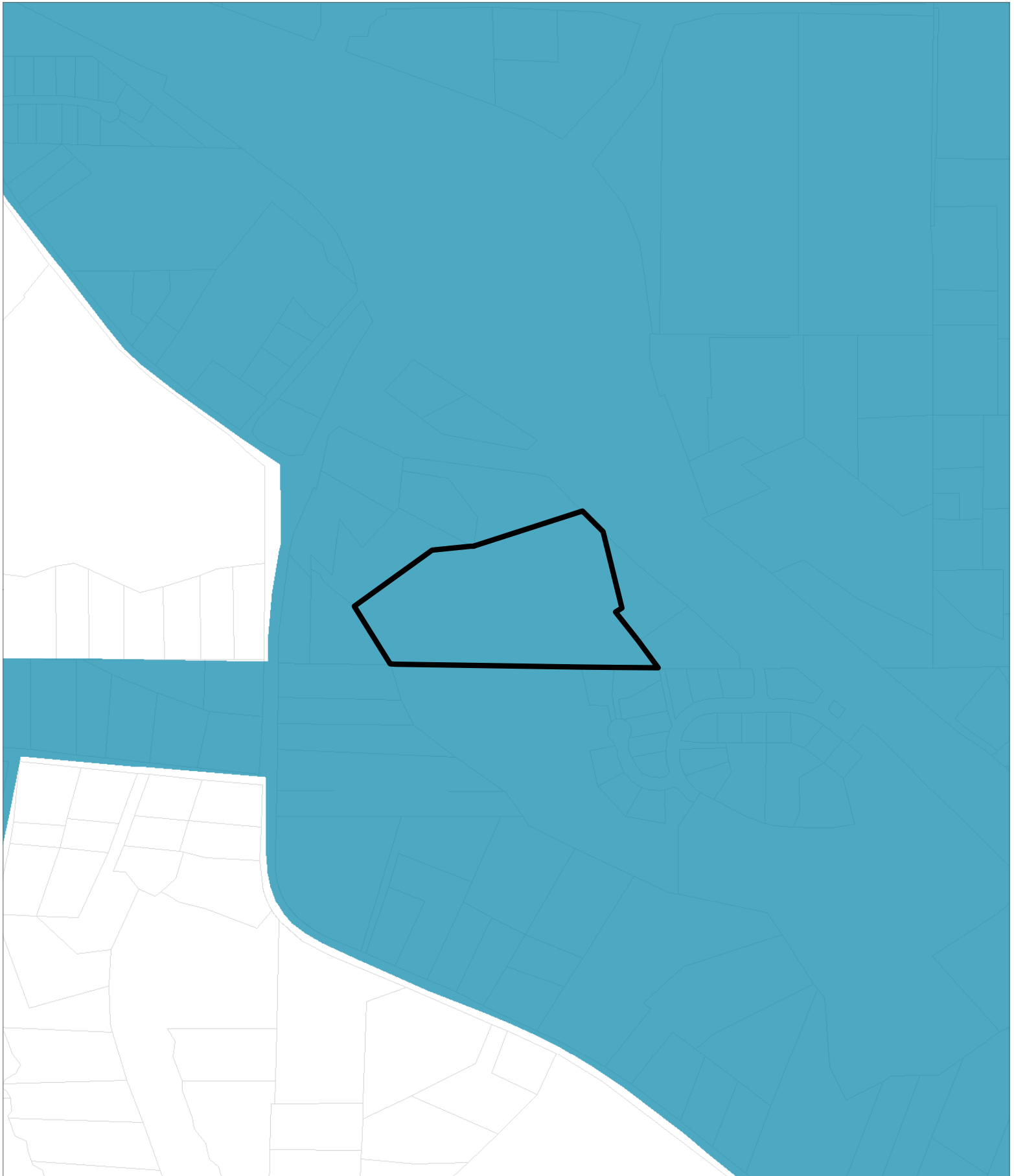
 LOMA Letters  Floodway
 Flood Zone



FEMA FLOOD ZONE
NFIP MAPS, JULY 18th, 2017

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 Ukiyah Stormwater Areas

STORMWATER PERMITTING ZONES

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